City of Louisville
COLORADO • SINCE 1878

Planning Commission

REVISED Agenda

August 8, 2024
City Hall, Council Chambers
749 Main Street
6:30 PM for Regular Meeting

Members of the public are welcome to attend and give comments remotely.

1) ***You can call in to +1 253 215 8782 or +1 346 248 7799 Webinar ID # 823 1948 7837 Passcode 773858***
2) ***You can log in via your computer. Please visit the City's website here to link to the meeting:*** www.louisvilleco.gov/planningcommission

The Commission will accommodate public comments during the regular meeting. Anyone may also email comments to the Commission prior to the meeting at: planning@louisvilleco.gov

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – March, April, May
5. Public Comment on Items Not on the Agenda
6. New Business - Public Hearing Items
    a. **PUD Amendment – 947 Pine:** regarding a recommendation to City Council for a PUD for a bar with virtual outdoor mini golf **REQUEST TO RENOTICE**
7. New Business – Action item
    a. **Comprehensive Plan** – affirmation of Vision and Core Values
8. Economic Vitality Program Introduction and Overview
9. Planning Commission Comments

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

10. Staff Comments
11. Select Items Tentatively Scheduled for Future Meetings
    a. Coal Creek Village residential project
    b. Natural Medicines zoning code amendment
12. Adjourn

City of Louisville
COLORADO • SINCE 1878

Planning Commission

Meeting Minutes

March 14, 2024
Electronic Meeting
6:30 PM

Call to Order – Chairperson **Brauneis** called the meeting to order at 6:30 PM.

Roll Call was taken, and the following members were present:

Commission Members Present:	Steve Brauneis, Chair Jeff Moline, Vice Chair Debra Baskett, Secretary David Bangs Cullen Choi Jennifer Hunt Jonathan Mihaly
Staff Members Present:	Rob Zuccaro, Community Development Director Jeff Hirt, Planning Manager Matt Post, Senior Planner Ben Jackson, Planning Clerk

APPROVAL OF AGENDA

Motion to approve the agenda was moved by **Baskett** and seconded by **Mihaly**. The motion was adopted by a vote of 7 to 0.

APPROVAL OF MINUTES

Mihaly noted that there was an error in the February 2024 minutes regarding the size of a building expansion where electric vehicle charging infrastructure would be required. He asked that this error be corrected.

Motion to approve the February 2024 minutes with the proposed correction was moved by **Hunt** and seconded by **Moline**. The motion was adopted by a vote of 7 to 0.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Don Parcher, resident, asked that Commission consider climate change and the loss of biodiversity in their decision-making. He also emphasized the cost human civilization had caused to the planet.

PUBLIC HEARING ITEMS – NEW BUSINESS

a) **Expedited PUD -** Resolution 2, Series 2024 recommending to the City Council approval of an ordinance amending Title 16 and Title 17 of the Louisville Municipal Code to revise the expedited PUD process, minor subdivision procedures, and subdivision definitions.

Staff Presentation:
Post introduced the presentation for the expedited PUD process proposal. He said that this was a follow-up to the expedited PUD process resolution from December 2023. Staff determined that additional updates were needed to minimize conflicts within the code, and to further expand the number of projects that would be eligible. He recapped what a PUD was, what projects needed a PUD, and why these changes were being recommended. He said that most PUD proposals could be adequately assessed with just the final PUD and plat process, and that a preliminary hearing was not necessary. He then explained the changes that were proposed.

Staff Recommendation:
Staff recommended approval of Resolution 2, Series 2024.

Commissioner Questions of Staff:
Bangs asked about how onerous it was for staff to prepare for the multiple hearings, and whether there would typically be significant changes to applications between the two.
Post said that there was a decent burden on staff, particularly given the notice requirements. He noted that it added around 1 to 2 months to the process. He added that sometimes applicants would not provide all of the relevant information at the preliminary stage, adding to the burden on staff. Overall though, there was typically very little change between an application at the preliminary and final hearing stages. He also noted that this proposal would be a relatively significant change, as far more projects would then become eligible.
Zuccaro added that the current process for planning documentation was largely a “rubber stamping” in the time between preliminary and final hearings. He said that the main difference between the two stages for plats was to the construction documentation for public infrastructure. He noted that applicants could still choose to go through the preliminary process, but that they would no longer be required to.
Bangs said that his takeaway from this was that applicants would need to be better prepared.

Zuccaro suggested that applicants well aligned with City policy would be more inclined to utilize the expedited process, whilst those with a lot of waiver requests would be more likely to stick with the current one.
Bangs asked to clarify whether applicants would get to choose which process they followed.
Zuccaro said yes.
Baskett asked whether staff had worked out where the 7 acre threshold originated.
Post said that staff still had no idea where it came from.
Baskett asked whether it could have been relevant to some other measure.
Post suggested that a 7 acre site would likely require more investment into infrastructure, and that it could therefore have been logical to require them to use the preliminary process. He noted that this was speculation, however.
Mihaly asked how many applications the proposed expedited process would have applied to in the last 5 years.
Zuccaro said that the proposed amendments would align the code with how the planning staff had been operating. It would help staff have clearer conversations with applicants, would reduce their workload, and would help to create a clearer path for applicants.
Mihaly asked whether staff had considered changing the 7 acre threshold. He also asked what kinds of commercial developments would qualify.
Zuccaro said that there had been very few developments over 7 acres in the past decade, and that the only one he could recall was the Redtail Ridge development. He suggested that big box stores may have been the target of the requirement as they would have a greater impact on the City.
Hunt asked whether the primary benefit of the proposal was likely to be developers or the City.
Post said that the main beneficiary would be the City as it would allow them to promote the right kind of development. Staff were in a position to adequately evaluate projects without the preliminary process. He added that it would also be beneficial to applicants, as it would necessitate that they ensure their proposals were complete and had enough supporting documentation to be able to pass the final process.
Hunt noted that applicants could still elect to go through the preliminary process as well.
Post confirmed this.
Zuccaro said that there would be pros and cons for applicants to go through the expedited application process. He suggested that an applicant going through the expedited process may be more reluctant to accept changes proposed by the Planning Commission or City Council.
Hunt asked whether the City Attorney had checked the proposal for any unintended consequences.
Post said no, but noted that it had been reviewed by staff, and that they had reduced the scope of the proposal.

Choi asked how "material" was being defined in the proposal, and how the director would determine whether there would be a material change.
Zuccaro said that this language had been removed from the PUD amendment, but that it remained in the plat amendment.
Post said that the draft Choi was reading may have been out of date, as they had intended to remove all language referring to density, lots, extent, and location.
Zuccaro added that they had intended to remove the language referring to density as it was not relevant to subdivisions. Staff had discussed whether it would be necessary to define material change, but the consensus was that they would be comfortable applying the code as written.
Choi asked whether there would be a staff review and recommendation as to whether a project was eligible for the expedited process before the applicant could be provided the expedited option.
Zuccaro said that this would likely come up during a pre-application review with the applicant.
Post reiterated this.
Brauneis asked whether the language as proposed was appropriate, or if a condition would be necessary.
Post said that the draft ordinance was to update the minor subdivision threshold language, and that these changes were intended to be mirrored in the expedited PUD section. As a result, a condition would be necessary to remove "extent", "location", and "or" from § 17.28.250 B (3) of the proposed ordinance.
Moline asked to clarify the condition Post proposed.
Post clarified that staff wanted to remove "extent", "location", and "or" from the draft ordinance so that it would align with the language of the minor subdivision procedure that was also to be amended by the ordinance.
Brauneis asked for explanation on the removal of language that referred to covenants that addressed the use and development of properties.
Post deferred to Zuccaro.
Zuccaro said that previously, properties needed to be subject to private covenants in order to be eligible for the expedited PUD process. He felt that the City should not be involved in overseeing private covenants, and that it was no longer relevant to eligibility for the expedited PUD process.

Public Comment:
Tamar Krantz, resident, had some concerns about the proposal. She said that she liked the goal of the proposal, but wondered whether it was necessary given that the City Attorney had said that both the preliminary and final hearings could be conducted at the same time. She was also concerned that some information could be lost as the requirements for the preliminary and final PUD processes were different. She added that there would be less opportunity for public engagement, and less opportunity for

developers to take on feedback from the community. She suggested that waiver requests should bar applicants from utilizing the expedited process. She also felt that there needed to be a clear definition of "material", as there would otherwise be too much decision-making authority given to the planning director.

Cathern Smith, resident, wanted to ensure that the Commission understood the potential consequences of the proposed changes to § 17.28.250 B. She also wanted a clearer definition of "material", and asked whether notice would be voided by last minute changes to the proposed ordinance.

Staff Closing Statement:
Post added that the requirements for the final plat process built on the requirements for the preliminary one, and that the requirements for the preliminary process would still apply to the final plat, even if the preliminary process was waived. He also noted that the City had adopted a concept plan process, which would provide for more public engagement opportunities for larger developments.
Zuccaro added that the proposed ordinance was mainly about PUDs, and that the preliminary and final plat regulations would still apply. The changes would only be applicable to properties that had already been subdivided.
Post confirmed this.

Discussion by Commissioners:
Choi felt that reducing duplicative steps was good for the City, and was in support of streamlining this process. He appreciated that there were off-ramps from this mechanism, and that staff could still push applicants into the preliminary process. He was in support of the ordinance with the proposed condition.
Baskett was in support of the proposed revisions to the ordinance, and noted that there had been lots of discussion about reducing burdensome regulation, and helping the City to be more business friendly. She added that she trusted the judgment of staff, and was in support of the proposal.
Bangs said that he was in support. He trusted that the planning director would be sensitive to public comments, and would deny an expedited process if they felt there was a need for the extra public hearings. He asked whether the amendments to the proposal would require re-noticing.
Zuccaro said that the amendments to the proposed ordinance would not require re-noticing, though the Commission could choose to request this.
Bangs asked to confirm that Zuccaro could choose to deny an applicant the option of the expedited process.
Zuccaro clarified that this would only be the case if there were changes to the plat, and that there would not be an override if it complied with the code.
Post confirmed that this was the case.

Zuccaro added that other cities did give the planning director broader authority to decide on this, however staff wanted there to be more predictability in the code.
Bangs also noted that former Mayor Maloney was still listed on the proposed ordinance, and that this would need to be changed.
Hunt said that she was also in support, as she thought it would help to lessen the on staff, and to eliminate redundancy.
Mihaly said that he was in support. He felt that there would still be enough opportunity for public engagement, and that the proposal still had sufficient checks and balances in place.
Moline said that he was in support, and that he was comfortable things would not be missed in the streamlined process.
Brauneis noted that the things that tended to come up in a final review were the things that were only required for a final review, and that the Commission would therefore not miss any important information. He was in support of the proposal.

Hunt moved to approve Resolution 2, Series 2024, with the condition that the words "extent", "location", and "or" be removed from § 17.28.250 B (3). This was seconded by **Moline**. The motion was adopted by a vote of 7 to 0.

b) **Comprehensive Plan Discussion** – project update, vision and values discussion

Staff Presentation:
Hirt introduced the discussion on the Comprehensive Plan.

Allison Cotey and **Jessica Garrow**, Design Workshop, presented an update on the Comprehensive Plan process. They covered what was and was not included in the plan, and the branding that was to be used for the plan. The focus for this discussion was to be on "Vision and Values" for the City. They asked the Commissioners how they had used previous Comprehensive Plans, and what they would like to see from the new one.

Commissioner Discussion:
Moline said that he had use the previous plan to help evaluate land use proposals, and also found it useful as a way to be reminded of what people valued in Louisville.
Brauneis noted that one challenge from previous plans was that much of the language was aspirational, making it harder to use as a determining factor.
Choi said that he had previously used the plan to provide overall context to where the City was at that point, and has applied that to his decision-making on applications before the Planning Commission. He also used it to identify what had changed in the City over time, and what parts of the plan were no longer relevant.
Cotey asked what parts of the last plan Choi felt were no longer relevant.

Choi said that there were sections on special districts and neighborhood development which had not come up in his time on the Commission.
Brauneis suggested that Choi may have been referring to a former idea to have small area plans, though this was never implemented.
Choi confirmed that this is what he was referring to.
Hunt said that as a relatively new member of the Commission, she had not yet used it.
Bangs said that he had some concern about the potential overrepresentation of a vocal minority in public comments, and that he wanted to see the survey be as balanced as possible.
Mihaly said that he appreciated the use of aspirational language, but that he wanted the focus to be on actionability. He wanted to know how the focus groups were organized, and how their memberships were selected.
Cotey said that the focus groups were topically based, and were composed of experts on the relevant subject matter.
Mihaly asked whether they were tracking the number of responses for the survey.
Cotey said that they were.
Baskett wondered if there was a way to reflect the varying viewpoints in the community in the plan.
Mihaly suggested that they should try to identify ways that they could address issues around housing whilst still preserving the character of the community.
Moline would like to see the plan give some guidance on how to balance the different values of the community. He also spoke to the importance of the plan being actionable.
Hunt thought that the City's vision and values from the last plan were still largely accurate.
Cotey asked the Commissioners if there were any values from the last plan that did not resonate with them.
Hunt said that they all resonated with her. What stood out to her, though, was that the way those values were attained had changed. This was particularly the case with the notable decline in affordability.
Brauneis said that he agreed.
Choi said that all of the points were important to him. He said that he would also add things like sustainable growth. He also noted that there had been significant changes to City services over the last decade
Bangs said that he agreed with the comments from other Commissioners, and highlighted the importance of trying to strike a balance between the different values. He also suggested that housing affordability should be its own point rather than being nested under families and individuals.
Mihaly said that the plan needed to address what "small town character" actually meant, and how residents would define it.
Hunt agreed.

Baskett thought that the plan should answer the question of how much Louisville can grow whilst still retaining its small town character. She also thought there needed to be some consideration of how the plan could facilitate on diversity, equity, and inclusion.

Public Comment:
Tamar Krantz, resident, said that she had a problem with the focus group summary, as she was concerned that it will diminish the voices of those that believe that the rate of growth in Louisville should be limited. She spoke to the importance of having a statistically valid survey.

Cathern Smith, resident, said that she wanted to see open space and parks be higher up on the list of the City's values. She also thought that one of the most important challenges facing the City was the revitalization of the McCaslin and South Boulder Road corridors.

PLANNING COMMISSION COMMENTS

None were heard.

STAFF COMMENTS

None were heard.

ADJOURNMENT

Motion to adjourn was moved by **Moline**, seconded by **Choi**, and adopted by voice vote.

The Commission adjourned at 8:42pm.

City of Louisville
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Planning Commission
Meeting Minutes
April 11, 2024
City Hall, Council Chambers
749 Main Street
6:30 PM

Call to Order – Chairperson **Brauneis** called the meeting to order at 6:34 PM.

Roll Call was taken, and the following members were present:

Commission Members Present:	Steve Brauneis, Chair Jeff Moline, Vice Chair Debra Baskett, Secretary David Bangs Cullen Choi Jennifer Hunt Jonathan Mihaly
Staff Members Present:	Rob Zuccaro, Community Development Director Jeff Hirt, Planning Manager Ben Jackson, Planning Clerk

APPROVAL OF AGENDA

Motion to approve the agenda was moved by **Moline**, seconded by **Hunt**, and adopted by voice vote.

APPROVAL OF MINUTES

Motion to approve amended Feb 2024 minutes by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None were heard.

PUBLIC HEARING ITEMS – NEW BUSINESS

a) **Planned Unit Development (PUD) – 535 E South Boulder Road** - Consideration of Resolution 3, Series 2024, regarding a recommendation to City Council for a PUD to allow a drive-through coffee restaurant at 535 E South Boulder Road.

Hirt explained that some issues had arisen since public notice was issued. He said that staff recommended continuing the application to the next scheduled meeting.

Motion to continue Resolution 3, Series 2024, was moved by **Baskett** and seconded by **Choi**. The motion was adopted by a vote of 7 to 0.

b) **Louisville Housing Plan** – consideration of draft Housing Plan prior to presentation to City Council for consideration of adoption

Staff Presentation:
Hirt introduced a presentation for the City's draft Housing Plan. He said that it was up to the Commission as to whether they wanted to vote to recommend approval of the plan to the City Council. He explained what the plan covered, why it was needed, and the adjacent efforts the City was conducting.

Commissioner Questions of Staff:
Brauneis asked whether there were statistics in the plan relating to area median income.
Zuccaro said that between 120% and 140% of area median income could be considered workforce housing. He noted that many tech companies were struggling to recruit workers in Louisville due to the high cost of housing.
Choi asked whether the numbering of strategies indicated an order of precedence.
Hirt said no, and that they had considered not numbering them to help avoid confusion regarding this. He suggested that they could preface this to make clear that they are not numbered in order of precedence. He then explained how they arrived at the layout of the options in the plan.
Mihaly asked how the proposed timeline of the Housing Plan related to the timeline of the Comprehensive Plan.
Hirt said that adoption of the Housing Plan would dovetail into the drafting of the Comprehensive Plan.
There was a discussion as to what an endorsement of the Plan by the Commission would entail, and whether it would have an impact on the City Council's consideration of the plan. There was a general agreement that the Commission should recommend the Plan to Council.
Bangs asked what the net new rate of new property construction was prior to the Marshall Fire.
Zuccaro said that it was more than 25 per year before 2017, though it had dropped to around 10 each year since then, notwithstanding the fire.
Bangs wondered whether this level of growth would be comparable to previous decades.
Zuccaro said that this would not be unprecedented compared to the 1980s and 1990s, but would be more than had been constructed in the past decade.

Bangs asked to clarify whether the Plan suggested that the 2013 Comprehensive Plan was not properly implemented, and suggested that the new Comprehensive plan should be more definitive.
Hirt noted that the 2013 plan suggested changes to the McCaslin corridor that were not implemented, and suggested that this was what the Housing Plan was referring to. He added that the new Plan was meant to be more methodical and easier to implement.
Brauneis said that 2013 Comprehensive Plan envisioned a series of neighborhood and area plans, but that this was not followed through on due to staff turnover and changes in the composition of the City Council.
Mihaly asked about the projected sizes of the additional units, and about how they reached that figure.
Hirt said that he would have to check, but he believed that they used the persons per housing unit data from the Census Bureau.
Zuccaro added that the info from the Census Bureau was specific to Louisville.
Mihaly asked whether the 1.65 occupants figure was the appropriate one to use for the City.
Zuccaro said that if the Plan were calling for more single-family detached units, then the household sizes would be bigger. However, as the Plan called for more multi-family housing, this figure was appropriate given that they tended to be smaller.
Hirt reiterated that these were not goals or aspirations, but were instead meant to be realistic projections.
Mihaly suggested that there should be a recommendation for a greater diversity of housing types, in order to prevent further sprawl.
Hirt noted that there was a recommendation for this for greenfield sites in the Plan.
Mihaly said that he thought the plan referenced entire developments on one kind of housing, rather than having different types of housing within the same development.
Hirt said that this would be addressed in the Comprehensive Plan. He asked Mihaly to clarify his previous comment.
Mihaly clarified that his concern related to having developments with segregated housing types, for example areas that were just for apartments, or just for townhomes. He felt that there should be a requirement for housing diversity within a single large development.
Hunt noted this would be similar to Central Park in Denver.
Choi asked how the City would support the recommendation for more ADUs, given they weren't currently allowed by right under the zoning code.
Hirt said that the zoning code only defined single or multi-unit uses, so they may have to create a more granular set of land uses. He added that they could also look at minimum lot sizes to address this.
Choi asked whether this was the kind of thing Staff would address as an immediate action if the Commission were to recommend adoption of the Plan.
Hirt said that they would, and that Staff would also aim to bring a package of zoning code amendments to the Commission.

Baskett noted that this would be a lot of work for staff to take on. She asked about the bill to eliminate occupancy limits that was before the State Legislature, and how it was progressing.
Hirt said that it was still in committee.
Baskett asked about the commercial linkage fee, and suggested that it could be counter to the City's economic vitality strategy. She wondered if there were other cities in Boulder County that also had one.
Zuccaro said City of Boulder had one, but that it had only been adopted recently.
Baskett said that she really liked report, and that it was well organized and well-articulated.
Hunt concurred, and added that she appreciated the thoroughness and creativity of the recommendations.
Baskett added that the suggestion to remove some of the strict requirements for mixed use buildings would be really helpful.
Hunt was interested to see whether this kind of development in downtown Superior would be successful.
Mihaly asked whether a long term residency requirement had been considered for deed-restricted affordable housing.
Zuccaro said that it could be considered.
Mihaly felt that it was a discussion worth having.
Hirt said that resort communities would provide a model for this. He also noted that the Plan also suggested raising the AMI threshold for the inclusionary housing ordinance.
Mihaly said that while a raised AMI threshold may cover more people, it would still be worth considering a residency requirement.
Choi asked how staff were feeling about the level of specificity for the goals.
Hirt said that they were all measurable and had trackable data points. Even though they were broad, they were still meaningful and usable.
Choi asked whether the first goal would allow for increasing appropriate residential development and or increasing residential development opportunities, and whether these were mutually exclusive.
Hirt felt that the need for contextually appropriate development was present in the goals.
Choi said that he wanted to ensure that the language of the recommendations would properly inform Staff's work plan.
Hirt suggested that they could add a few words like "appropriate context sensitive" to the goals.
Brauneis said that this would potentially make the document more palatable to residents.
Zuccaro said that housing unit growth was much higher between 2010 and 2017, where the City was building well over one hundred units each year. It then dropped to around 30 units per year between 2017 and 2021. He said that the 2010 to 2017 figures were in line with the projections in the Housing Plan.

Brauneis said that he felt the plan would help to develop other alternatives like deed restrictions. He suggested that staff should find a place to include language referring to the importance of maintaining the quality of life for existing residents.
Hirt said that staff would do that.
Choi said that he liked iconography used the document. He suggested that different shapes for housing stock should also be given different colors.
Moline suggested that the plan should include a direct reference to the City's stated vision, mission, and values.
Hirt said that they could tie it into the Comprehensive Plan, as the Plan would include an update to these statements.
Hunt said that she felt the Plan was not solely focused on building more houses, and that it was instead focused on more deliberate development. She said that she really appreciated this.

Public Comment:
Tamar Krantz, resident, said that she would like to see first goal changed. She felt that adding more housing for the sake of having more housing would not be good for the City. She added that the goal was far too broad and general. She noted that the housing plan EcoNorthwest created for Bainbridge Island, WA did not contain this kind of language. She also suggested that the threshold for the second goal should be raised to at least 12%.

Cyndi Bodell, resident, noted the results from the previous community character survey. She suggested that there was an infinite market of people who would like to move to Louisville, so building more housing would not necessarily make it more affordable. She also said that increases in residential height and density would bring about negative societal consequences.

Commissioner Discussion:
Moline asked whether the Commission should just recommend support for the Plan, or if they should add a statement asking the City Council to implement the proposed actions into the Comprehensive Plan or their work plans.
Zuccaro said that the City Council could appreciate this kind of language, and that staff could amend the resolution to include it.
Choi added that they should also include language about the importance of the vision, mission and values to the City as part of the amendment.

Motion to approve Resolution 4, Series 2024 with the proposed added language was moved by **Hunt** and seconded by **Baskett**. The motion was adopted by voice vote.

PLANNING COMMISSION COMMENTS

None were heard.

STAFF COMMENTS

None were heard.

ADJOURNMENT

Motion to adjourn was moved by **Moline** and adopted by voice vote.

The Commission adjourned at 7:55pm.

City of Louisville
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Planning Commission
Meeting Minutes
May 9, 2024
City Hall, Council Chambers
749 Main Street
6:30 PM

Call to Order – Chairperson **Brauneis** called the meeting to order at 6:30 PM.

Roll Call was taken, and the following members were present:

Commission Members Present:	Steve Brauneis, Chair Jeff Moline, Vice Chair Debra Baskett, Secretary David Bangs Cullen Choi Jonathan Mihaly
Commission Members Absent:	Jennifer Hunt
Staff Members Present:	Jeff Hirt, Planning Manager Genny Kline, Deputy City Clerk

APPROVAL OF AGENDA
Motion to approve the agenda was moved by **Baskett**, seconded by **Moline**, and adopted by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA
None were heard.

PUBLIC HEARING ITEMS – CONTINUED BUSINESS

a) **Planned Unit Development (PUD) – 535 E South Boulder Road** - Consideration of Resolution 3, Series 2024, regarding a recommendation to City Council for a PUD to allow a drive-through coffee restaurant at 535 E South Boulder Road.

Hirt said that there were outstanding unresolved issues with the application, so staff were recommending tabling the application indefinitely.
Brauneis noted that even though the application had not been withdrawn, it would still need to be re-noticed as a new application if it were to return.
Hirt confirmed this.

Motion to indefinitely table Resolution 3, Series 2024 was moved by **Choi** and seconded by **Mihaly**. The motion was adopted by voice vote.

PUBLIC HEARING ITEMS – NEW BUSINESS

a) **Comprehensive Plan Update Discussion –** Discussion related to existing conditions assessments, preliminary report on first round of community engagement, and continuation of discussion related to the Plan's vision and values components.

Staff Presentation:
Hirt introduced the staff presentation for a progress update on the Comprehensive Plan. He said that the new information presented was centered on the conditions assessment and a preliminary report on the community engagement results from the first round of community engagement.

Jessica Garrow and **Alison Cotey**, consultants from Design Workshop, introduced a presentation on these items. They outlined the goals and nature of the Comprehensive Plan, and then explained the "Scenario Planning" stage they had reached.
Cotey highlighted some of the findings from their focus groups, including that there were community tensions relating to growth, the burdensome development processes the City employs, the desire for additional affordable housing, and community concerns about traffic and congestion. She outlined the other related plans they had examined, and explained their findings.

Commissioner and Staff Discussion:
Mihaly asked about how the risk categories for the various open spaces were assessed.
Cotey said that she would have to look up the Environmental Assessment for the exact data, and said that she would answer this when she could find it.
Moline asked whether the vacancy rate or anticipated future construction had been a factor in their calculation of the job and residential growth predicted for the City.
Garrow said that their partners at Economic Planning Systems (EPS) had completed this analysis, and that they had factored this data into their projections.
Brauneis said that it did not appear the City would have room for 17,000 new jobs, and wondered whether that number came purely from the City's predicted share of job growth in Boulder County.
Garrow said that because the City had a strong established research and development ecosystem, there was an expectation that this would allow for the anticipated growth. She added that the degree of employment growth, and where it occurs in the City, would be an important part of the scenario planning stage.
Mihaly asked whether that figure was only looking at vacancies and proposal rates, or if it was also factored in specific industry trends.

Garrow said that EPS did factor in some industry trends, particularly related to major employers in the City, like those involved in aerospace technologies.
Bangs asked about the timeline for "future" growth, and whether it assumed that there would be changes to the existing zoning code.
Garrow said that the analysis was looking towards 2045, and that this was based off of an analysis of existing trends. The right-sizing of the projections would be part of the scenario planning.
Choi asked whether the transportation analysis would look at changes to the transportation network to areas outside the 3 mile or 20 minute driving radius, given that most Louisville residents did not work in the City, and most who worked in Louisville did not live in the City. He also asked whether RTD had been or would be part of this conversation.
Cotey answered Mihaly's earlier question about the open space risk assessment, and said that the analysis factored in the burn probability based off of the types of vegetation present in each open space. She said that they also looked at the potential risk of wildfire damage to human structures, and whether fire mitigations measures, like fuel reduction, had been implemented.
Brauneis asked how Louisville's aging population compared to other cities.
Garrow said that this directly impacted the availability of housing, and that the associated increases in housing costs has contributed to the nationwide decline in birth rates.
Brauneis asked about the end-point of the long-term trend towards an aging population, and whether it could contribute to only the very wealthy being able to afford to live in cities like Louisville.
Garrow said that this was the trajectory the City was currently on, and that they were looking to further engage with the community about changes that could help address this.
Baskett asked what the open space target for Louisville would be, and whether the City would need to acquire more land for open space.
Hirt said that the Parks Department would be starting their master plan later in the year, and that they would sequence it with the Comprehensive Plan.
Baskett said that she was trying to correlate the vacant parcels with their proposed land uses, and wondered whether they would need to dedicate some of those vacant parcels to open space.
Brauneis noted that the transportation section of the presentation did not mention the Flatiron Flyer bus service on US-36, even though it did service Louisville.
Choi said that it was not technically in Louisville. He added that the Flatiron Flyer service lacked last-mile connections to the rest of Louisville.
Brauneis also noted that RTD operated a FlexRide service in Louisville that was not included. He wondered whether the City could consider making the FlexRide service free, similar to what was operating in Lafayette.
Garrow said that they had included these services in their analysis, and added that their community surveys had found a desire for increased transit and more last mile

connections that would make transit more convenient. She also noted that RTD was a participant in their focus group, and that they were willing to collaborate with the City on this issue.

Baskett added that the CTC currently did not have any transit service. She said that she had previously spoken to RTD, and that they were opposed to any additional transit service in Louisville as they had yet to return to pre-pandemic service levels and were continuing to struggle with shortages of drivers and mechanics. She also noted the possibility of future state level funding for transit.

Hirt said that there were a number of bills that had recently passed the State Legislature that would impact the Comprehensive Plan, though staff had not yet had a chance to evaluate those impacts. He also noted that RTD was planning on increasing service on the Dash from the current 30 minutes headways up to 15 minutes in the future.

Mihaly asked when the question of where new housing should be built will be addressed as part of the Comprehensive Plan process.

Garrow said that this would be an ongoing discussion over the summer and into the fall, but that it was appropriate for the Commission to consider the question now if they wanted to.

Brauneis wondered whether the Commission should hear about the community feedback first.

Baskett wondered why the City had so many different categories for zoning. She suggested that an outcome of the Plan could be simplifying and merging some of the categories so that they would be easier to understand.

Garrow said that the Comprehensive Plan would include a future land use map that would categorize land uses in a more understandable manner than the zoning map. She added that this could then be used to simplify the zoning map.

Baskett suggested that the Plan should also examine the construction of more usable and safer bike lanes given the rise in popularity of electric bikes.

Moline noted the large amount of low-density single family housing in the City, and wanted addressing this to be a discussion point for the Commission.

Baskett also suggested that the Plan should consider a new version of a dark sky ordinance.

Brauneis said that this might be an issue for City Council rather than the Plan.

Brauneis wondered how they could focus both the Housing Plan and the Comprehensive Plan explicitly towards the construction of new affordable housing.

The next section of the discussion focused on the findings from the first round of community engagement.

Cotey presented the findings of the first round of community engagement.

Mihaly said that he would like to learn more about what people mean when they use the phrase “small town charm” to refer to Louisville.

Moline wondered whether it would be possible to use the word-cloud from the presentation to try to sort and prioritize the values from the survey.
Hirt said that they had a display board at the open house that asked what “small town” meant to those in attendance. He said that the responses from that would be coming at a later date.
Brauneis said that he would be interested to learn how people defined “improved transportation infrastructure”.
Garrow said that it tended to be more inclined towards multi-modal transportation rather than improved infrastructure solely for cars.

The final section of the discussion focused on the vision statement and core values for the Plan.

Cotey presented the findings on the core values of residents from the survey.
Mihaly asked if the intent of combining the values and goals was to help distinguish their relative priority amongst the community.
Cotey said that this was the case, and that they chose to do it like this because it would allow the Commission and City Council to more easily distinguish between the values of residents.
Mihaly suggested that in future rounds of engagement, staff could ask participants to select two or three values. This would help prevent the options from becoming too broad, and would allow them to be more meaningful.
Brauneis similarly wondered whether the options presented were too broad, and whether they would still be useful to the City by the time the next Comprehensive Plan is due.
Bangs noted the limited sample size of the survey, and that the responses were skewed towards older residents. He found it surprising that even though transportation was an important part of the Plan, it appeared to be the third least important of the survey responses.
Baskett asked whether the point on community sustainability was too broad and contained too many sub-parts.
Brauneis wondered whether the narrowing of the sustainability sub-part on social considerations down to just housing was intentional, and whether it would be worth breaking down the 14 points into economic, environmental, or social concerns.
Hirt said that City Council told staff that there could be an overarching lens on the higher level points, meaning that they could view all of the points through economic, environmental and social concerns, whilst still retaining the more granular details.
Brauneis asked if the social point was meant to be broken down just into housing.
Garrow said that the housing point was emphasized as the most important point from previous meetings with the Commission, rather than social concerns. This is why housing is used in place of social concerns.
Brauneis suggested that they should not boil it down to housing.

Garrow asked whether it would be worthwhile to test the idea of community sustainability, and to get some public feedback on it over the summer.
Bangs said that there was a risk of this idea becoming too broad, as there weren't many forms of sustainability it did not already encompass.
Choi felt that the overarching themes being broad was not a major issue, as long as the underlying points remained actionable. He suggested that it was important to tailor the level of specificity of the values and goals to the particular level within the Plan. He also suggested that having participants choose between two values may create a false dichotomy.
Mihaly asked to clarify that Choi was suggesting staff categorize actionable content rather than combining the values.
Moline said that he agreed with Choi's approach to categorizing the values and actions.
Mihaly suggested that it would be valuable to extract the points on land use, as those more directly related to the Comprehensive Plan than the other items.
Cotey said that the next round of engagement would help answer some of the outstanding questions from Commissioners, like the meaning of "small town".
Choi asked whether any of the sub-consultants would be present at future Commission meetings to help answer questions from the Commissioners.
Cotey said that they did not have any plans to do this, however Commissioners could send any questions that had to Hirt and he would be able to forward them on to the sub-consultants.

Cotey explained the next steps for the Comprehensive Plan process.
Hirt added that the City Manager's office was interested in using the values established in the Plan in areas beyond planning, such as in the City's budget.

PLANNING COMMISSION COMMENTS

None were heard.

STAFF COMMENTS

Hirt spoke about the bills that were recently passed by the Colorado Legislature. He said that staff would be conducting a legislative analysis to find what impact they would have on the City.

ADJOURNMENT

Motion to adjourn was moved by **Choi**, and was adopted by voice vote.
The Commission adjourned at 8:23 pm.

City of Louisville
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Planning Commission
Staff Report
August 8, 2024

ITEM: 947 Pine PUD Amendment Notice

STAFF: Amelia Brackett, Senior Planner

MEMO
An application for a Planned Unit Development (PUD) Amendment for 947 Pine Street was partially noticed for the August 8, 2024 Planning Commission hearing. This item needs to be re-noticed for a subsequent hearing with an updated application type.

City of Louisville
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Planning Commission
Staff Report
August 8, 2024

ITEM: Comprehensive Plan Update, Vision and Values Affirmation

STAFF: Jeff Hirt, AICP, Planning Manager
Rob Zuccaro, AICP, Community Development Director

PURPOSE

The purpose of this agenda item is for Planning Commission to affirm the Comprehensive Plan's vision and core values, learn the outcomes of the Plan's most recent round of community engagement, and receive an overall project update.

BACKGROUND

Draft Vision Statement and Core Values

Attachment 1 is the Comprehensive Plan's draft Vision Statement and Core Values. These were shaped by recent community input and will act as the foundation for the Plan. The attachment provides more detail on how the structure of the plan hinges off the Vision Statement and Core Values, hence the desire to conduct focused community engagement on them prior to finalization.

Community Engagement Round "1.5"

Attachment 2 is a summary of the most recent Comprehensive Plan community engagement that focused on refining the Vision Statement and Core Values. The project team hosted several well attended summer "intercept" events and online surveys to ask for community input on the draft Vision Statements and Core Values. Specifically, participants were asked what several subjective terms (e.g., "inclusive", "sustainable", etc.) meant to them. Attachment 1 includes a Key Understandings section with a summary of the input as well as all the individual comments received.

Update on House Bill 1313 and Approach to Scenario Planning

City staff updated Planning Commission on this recently passed bill in June. As a reminder, this bill would require the City of Louisville to establish a state-approved "Housing Opportunity Goal" (HOG) by the end of 2026. It is unlikely that the HOG can be established prior to Comprehensive Plan adoption, but the bill does allow flexibility for local governments to develop a HOG based on infrastructure capacity constraints, among other factors.

The project team will soon start developing Comprehensive Plan future land use scenarios for community input that will include evaluating appropriate locations for more residential development. As part of that scenario development, the project team will be analyzing infrastructure impacts in a manner consistent with HB 1313. In other words, to develop one or more future land use scenarios for community input that would likely comply with HB 1313.

SCHEDULE AND NEXT STEPS

Over the next two months, the project team will focus on developing future land use scenarios and other key policy choices for community input in October and early November. This will include developing the structure and outline for the Plan. Community input will inform the development of the Plan's content starting later this year.

Near Term Comprehensive Plan Update Schedule (subject to change)

Milestone	June		July		Aug		Sept		Oct		Nov		Dec	
Community Engagement Round "1.5" Vision and values refinement.	Complete ✓													
Planning Commission Review and recommend City Council confirmation of vision and values based on community input.					8/8									
City Council Confirmation of vision and values to act as foundation for Plan development.						8/20								
Community Engagement Round #2 Future growth scenarios, key choices, and tradeoffs.						Prep for engagement								
Analyze Community Input, Plan Development Will include several iterations with Planning Commission, City Council.														

REQUEST FOR PLANNING COMMISSION FEEDBACK

Staff recommends that Planning Commission affirm the Comprehensive Plan Vision and Core Values as presented.

ATTACHMENTS:

1. Vision Statement and Core Values Memo from Design Workshop
2. Engagement Window 1.5 Summary

For more project information, visit: https://www.engagelouisvilleco.org/comp-plan.

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MEMORANDUM

To:	The City of Louisville
From:	Design Workshop: Jessica Garrow, Alison Cotey Sprit Environmental, EPS, Fehr & Peers
Date:	May 15, 2024 Version 2: July 31, 2024
Project Name:	Louisville Comprehensive Plan
Subject:	Louisville Draft Vision, Values, Plan Themes and Focus Areas

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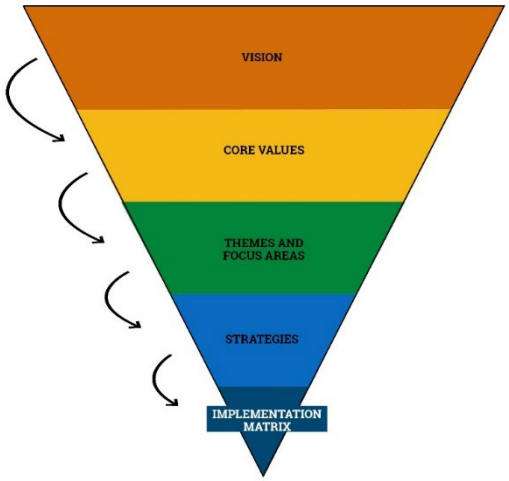
MEMORANDUM PURPOSE

The memorandum outlines an updated vision statement, core values, and focus areas for the continued development of the Comprehensive Plan. These have been crafted to reflect the community comments from focus groups, pop-up events, community surveys and community events reflected in Community Engagement Summary 1 from March 2024. These have been revised and workshopped following discussion from the Planning Commission, Council, and feedback from the community reflected in Community Engagement Summary 1.5, from June to July. This version of the vision and core values will serve as a framework for the Comprehensive Plan, and will be expanded on to develop goal statements, strategies, and actions in the next phase of work. This document will be shared with Planning Commission (8/8) and City Council (9/3) for affirmation of these values to act as the foundation for the plan's development.

PLAN FRAMEWORK

The Comprehensive Plan should provide a long-range outlook for the entire geographic area of Louisville, including all physical elements within the community, to guide growth and change.



The following plan framework outlines the anticipated structure for the Louisville Comprehensive Plan. Areas in *grey* will be provided later in the process.

1. **Vision:** A vision statement serves as an aspirational future statement, speaking to what the Louisville community hopes to achieve.
2. **Core Values**: A core value is a community ideal to guide decision-making.
3. **Themes and Focus Areas:** Each core value is aligned with a Theme and supporting Focus Areas. These are an effort or desired result to provide direction for how to achieve the community's vision.
4. ***Goals and Strategies*** *(TBD): Strategies are the 'how-to achieve your goals', and may include projects, programs, policies or partnerships. These will be developed later in the process.*
5. ***Implementation Matrix*** *(TBD): The implementation matrix outlines the steps forward including timing/priorities, leadership/personnel, and resources/budget for the plan. These will be developed later in the process.*

VISION STATEMENT

A vision statement answers the question 'What do we strive to be'? The proposed Vision Statement based on feedback to date is:

> Louisville is committed to being an equitable, resilient, and sustainable community where everyone has the opportunity to thrive – now and for future generations. We welcome a vibrant future where Louisville will evolve and adapt to change in a way that respects our past and supports our high quality of life.

CORE VALUES

A core values answers the question 'Who are we and what guides us? There are six theme areas, each with a Core Value Statement. Each of the Core Values has evolved from the previous 2012 Values through extensive outreach and discussion with staff, leadership, and the community. The six core values are listed below and seen in the graphic at right to demonstrate their relationship to the Vision Statement:

- Community Character: *We value a balanced approach to development that maintains or enhances our community character.*
- Community Connectivity: *We value an inclusive and connected community where all can live and flourish.*
- Environmental Sustainability: *We value climate action, environmental resilience, and adaptation to promote environmental sustainability for the enduring vitality of our community.*
- Economic Vibrancy: *We value vibrant commercial areas that support the community.*
- Community Places: *We value community places to bring people together and support healthy living including parks, open spaces, and other public places.*
- Civic Leadership: *We value transparent, collaborative, and fiscally sustainable local government.*

Each of these Core Values serves to support the overarching Vision Statement for the community. The key ideas in the Vision Statement – equitable, resilient, sustainable and vibrant – are important organizing principles to the plan and will be addressed throughout each section / chapter of the document.

THEMES AND FOCUS AREAS

The Themes and Focus Areas will further guide the structure of the Louisville Comprehensive Plan. These are not listed by priority level. Each Core Value is aligned with a Plan Theme and corresponding Focus Areas, which include a preliminary description of possible strategies to be explored in the next phases of work.

In the table below, each Core Value is identified in the left-hand side of the table. In the right-hand side of the table are the anticipated thematic focus areas that will be part of the specific Core Value. This is an initial listing and is based on the community feedback to date. As the work continues, the Focus Areas will continue to be refined.

Core Value	Select Themes and Focus Areas
Community Character *We value a balanced approach to development that maintains or enhances our community character.*	• **Public Safety:** *This may address strategies to prevent and protect citizens from dangers or threats, with a focus on neighborhoods.* • **Community Resilience and Adaptation:** *This may include strategies to address social networks and programs and the capacity to adapt to economic and social change and respond to natural disasters, with a focus on multi-generational support and underrepresented communities.* • **Jobs and Housing Balance:** *This may include strategies to address an overall balance between employment and housing availability to better ensure that residents can live and work in Louisville.* • **Community Heritage/Identity:** *This may include strategies to protect and promote cultural landmarks, historic sites, and preserve a sense of identity in neighborhoods through contextual building design.*

Core Value	Select Themes and Focus Areas
Community Connectivity *We value an inclusive and connected community where all can live and flourish.*	• **Multimodal Transportation Connectivity:** *This may include strategies to support all modes of transportation for a network that provides multiple options with a focus on increased trails and sidewalk connections, safe crossings, and bus access.* • **Community Facilities:** *This may include strategies to support public amenities, arts and culture, and recreational activities which foster social cohesion such as community centers, libraries, and arts facilities where people can gather and access services.* • ***Housing Diversification:*** *This may include strategies to advance the City's recently adopted Housing Plan to diversify and increase Louisville's housing supply at appropriate locations.*
Environmental Sustainability We value climate action, environmental resilience, and adaptation to promote environmental sustainability for the enduring vitality of our community.	• **Hazard Mitigation:** *This may include strategies to reduce risks from natural and human-made hazards including measures to reduce the impact of disasters, assessing potential hazards and vulnerability, and disaster preparedness.* • **Open Space and Habitats:** *This may include strategies to protect or enhance natural areas including forests, grasslands, wetlands/river corridors, and other undeveloped lands to ensure habitat preservation for biodiversity, environmental health, and providing residents with access to natural landscapes.* • **Sustainability and Decarbonization**: *This may include strategies to reduce greenhouse gas emissions including but are not limited to renewable energy, electrification of buildings and transportation systems, air quality improvement, energy efficiency measures, water use and conservation, and waste diversion and the creation of a circular economy.* • **Equitable Resilience and Adaptation**: *Develop and implement strategies to support all of Louisville, especially vulnerable and underserved populations, in withstanding and adapting to climate impacts. This includes deploying sustainable infrastructure, implementing nature-based solutions, inclusive community engagement, and ensuring access to resources and services that promote environmental justice and social equity.*

Core Value	Select Themes and Focus Areas
Economic Vibrancy *We value vibrant commercial areas that support the community.*	• **Downtown Vibrancy:** *This may include strategies to promote a dynamic downtown Louisville such as attraction and retention of a mix of businesses and land uses, pedestrian-friendly streets and active street life, events, public spaces, and catalysts for redevelopment.* • **Supportive Business Environment:** *This may include strategies to support the growth and sustainability of businesses along commercial corridors like McCaslin and South Boulder Road while balancing local business, incubators, R&D spaces through workforce retention, business development programs, and initiatives that encourage entrepreneurship and innovation.* • **Placemaking and Public Realm:** *This may include strategies to design and enhance communal spaces to be vibrant, accessible, and attractive areas for people to engage in community life and to support local business vibrancy by bringing people to shop, eat, and play in core commercial and mixed use areas.*
Community Places *We value community places to bring people together and support healthy living including parks, open spaces, and other public places.*	• **Recreational Assets:** *This may include strategies to increase or improve facilities and resources which promote physical health, leisure, and social interaction including parks, sports fields, playgrounds, trails, community centers, and aquatic facilities.* • **Accessibility:** *This may include strategies to increase or improve access to community shared spaces like parks and plazas and for those spaces to be usable by all people, welcoming, and encouraging community connections.* • **Conservation, Restoration and Preservation of Open Space:** *This may include strategies aimed at acquiring, protecting and enhancing natural environments for current and future generations.*

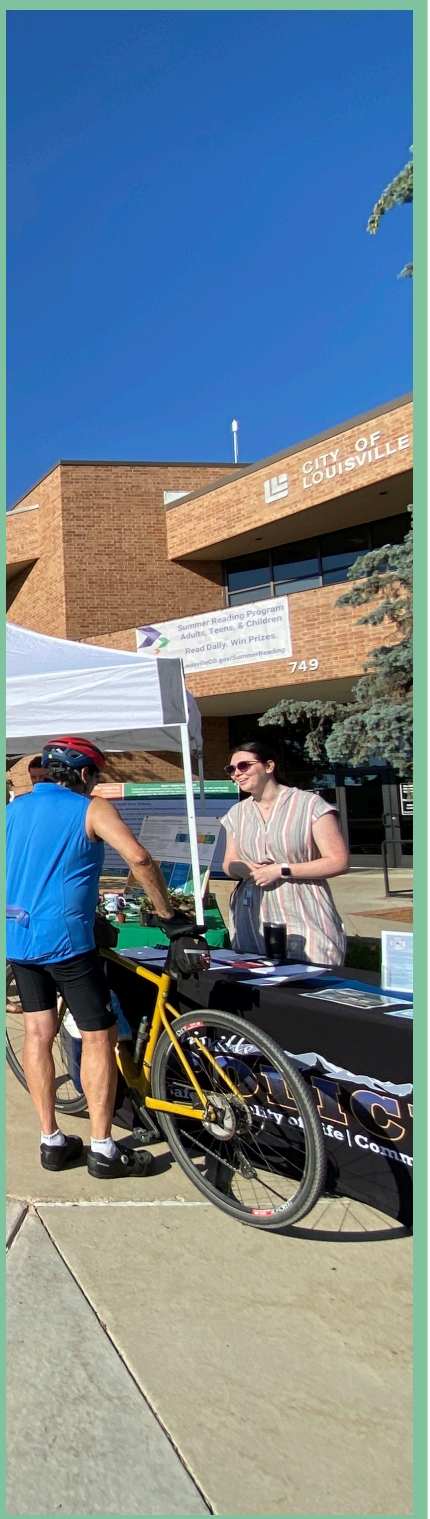
Core Value	Select Themes and Focus Areas
Civic Leadership *We value transparent, collaborative, and fiscally sustainable local government.*	• **Core Community Services:** *This may address the essential programs, resources, and support systems provided by the City in partnership with other organizations to meet the needs of residents addressing education, social services, and public safety to enhance the quality of life, support well-being, and promote equity and accessibility for all community members.* • **Transparent and Inclusive:** *This may include practices related to openness, accountability, and equity in City decision-making processes involving clear communication, access to information, honesty about actions and decisions, and ensuring a diversity of voices and perspectives are represented.* • **Regional Collaboration:** *This may include strategies to support cooperative efforts between neighboring communities to address common challenges and leverage their collective strengths which may involve joint planning, shared services, coordinated policies, and partnerships on issues such as transportation, economic development, environmental protection, and emergency response.*

LOUISVILLE
COMPREHENSIVE PLAN

SUMMER COMMUNITY ENGAGEMENT SUMMARY

Prepared by
Community Development Staff

Issued: July 2024



Introduction

The City of Louisville conducted community engagement in the Summer of 2024 to better understand the community's core values to inform the Comprehensive Plan update. This document summarizes the community input during this engagement window. This summer engagement window included five “intercept” events to engage with community members at popular summer events and at trailheads near multi-family developments to help broaden community representation. The five event locations were:

- Street Faire
- Summer Concert Series
- Bike to Work Day
- Hecla Lake Trailhead
- Ridge Place Trailhead on the Power Line Trail

Summer engagement also included two online opportunities: a survey that mirrored the in-person prompts and a mapping activity that invited participants to identify places in Louisville they thought embodied the draft values. Full reports from the two online activities are included at the end of this report.

Online and in-person participants were able to read and provide feedback on all 12 draft values. However, staff focused on three values that needed clarification and specifity:

- Louisville is a safe, welcoming, inclusive, and supportive community where all can live and flourish.
- Louisville supports vibrant commercial areas.
- Louisville supports development that maintains and enhances our unique quality of life.

Participants selected images and phrases that they felt defined each of these three values.

Intercept event at Summer Concert Series

In-Person Event Boards

Analysis Methodology

The following analysis includes a summary of responses and insight into the community's vision, values, and priorities. Participants could select as many options as they wanted, resulting in hundreds of individual responses (such as a dot on a board) from approximately 200 participants. All counts of responses are based on survey results and dots placed on boards and are approximate. The analysis also includes themes from open responses received via the online survey, in-person comment cards, and emails. In-person and online responses are grouped together in the analysis below. In addition to being able to identify any topics, in-person respondents were also asked to identify their number one topic per prompt (identified as "Priority Votes" in the tables below).

Participants were presented with the following questions and topics:

What does a "safe, welcoming, inclusive, and supportive community" mean to you?

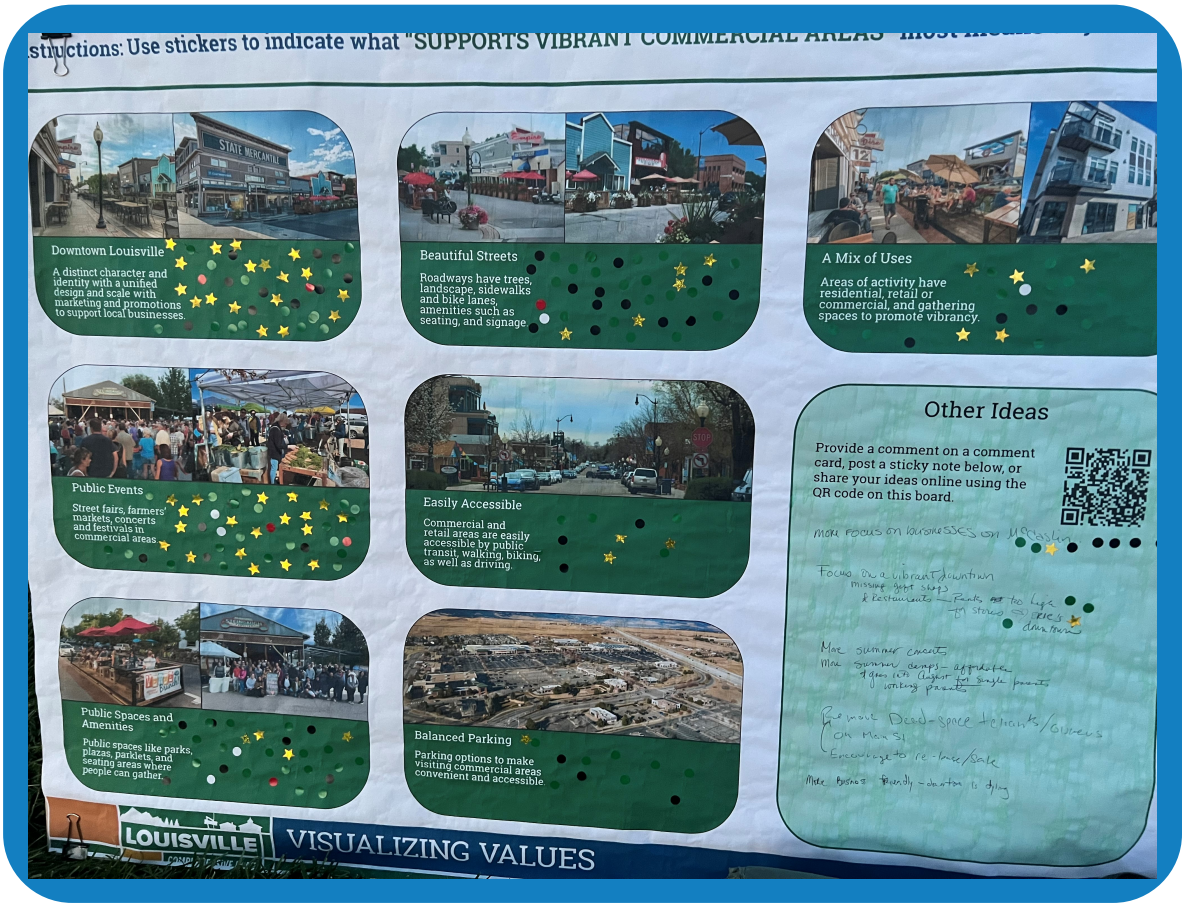
- *Cultural Events: Festivals, parades, and events celebrating different cultures, traditions, and holidays from around the world.*
- *Accessibility and Inclusivity: Public buildings, parks, and transportation systems designed to be accessible and inclusive to people of all backgrounds.*
- *Safe Streets: Roads, street crossings, sidewalks, and bike lanes that are accessible, connected, and easy to navigate for walking, biking, and driving.*
- *Community Engagement: The City and other organizations actively engage with community members with diverse perspectives on impactful topics.*
- *Inclusive Housing Policies: Zoning laws and housing policies that promote affordable housing options.*
- *Community Programs: Programs and services tailored to support minority groups, immigrants, refugees, and other underrepresented communities.*
- *Family Friendly Spaces: Community centers, libraries, and other spaces where people from different backgrounds can gather.*

What does "supports vibrant commercial areas" mean to you?

- *Downtown Louisville: A distinct character and identity with a unified design and scale with marketing and promotions to support local businesses.*
- *Beautiful Streets: Roadways have trees, landscape, sidewalks, and bike lanes, amenities such as seating, and signage.*
- *A Mix of Uses: Areas of activity have residential, retail or commercial, and gathering spaces to promote vibrancy.*
- *Public Events: Street fairs, farmers' markets, concerts and festivals in commercial areas.*
- *Easily Accessible: Commercial and retail areas are easily accessible by public transit, walking, biking, as well as driving.*
- *Public Spaces and Amenities: Public spaces like parks, plazas, parklets, and seating areas where people can gather.*
- *Balanced Parking: Parking options to make visiting commercial areas convenient and accessible.*

What does "development that maintains or enhances our unique quality of life" mean to you?

- *Zoning regulations: Zoning laws to protect the character of neighborhoods by regulating land use, building heights, and density.*
- *Community Centers: Places for neighborhood interaction and engagement.*
- *Quality Public Spaces: Well lit, well maintained streets, sidewalks, and trails to enhance safety, accessibility, and neighborhood beauty.*
- *Public Art and Community Identity: Representation of a community's culture, values, and history through artistic installations and projects in public spaces.*
- *Historic Preservation: Architectural and cultural heritage is protected or restored.*
- *Open Space: Preservation, restoration, and conservation of open space.*
- *Community Character: Qualities, traditions, and values that define and distinguish a community.*



Responses from Summer Concert Series and Power Line Trail.

Dogs at Bike to Work Day and Power Line Trail.

Key Understandings

Across the online and in-person responses for all prompts, the following topics received the most overall support related to core values: Public Events, Open Space, Family Friendly Spaces, Safe Streets, Public Spaces and Amenities, Community Centers, and Downtown Louisville. The high number of votes for these topics, as well as the unifying theme of public amenities that cross-cuts nearly all of them, suggest that public spaces for recreation, events, and gathering are central to community values and future development overall.

Most of the topics and values presented received high support. The topics that received the fewest votes across the prompts were Balanced Parking, Zoning Regulations, Historic Preservation, and Public Art and Community Identity.

What does a "safe, welcoming, inclusive, and supportive community" mean to you?

Respondents showed high support for all of the topics provided, suggesting a broad definition for this value. Safe Streets, Cultural Events, and Inclusive Housing Policies rose to the top as most relevant to this value.

Answer Options	Total Votes Received	Priority Votes (In-Person Only)
Family Friendly Spaces	98	20
Safe Streets	98	20
Cultural Events	87	14
Accessibility and Inclusivity	82	8
Inclusive Housing Policies	75	21
Community Programs	63	6
Community Engagement	62	6

What does "supports vibrant commercial areas" mean to you?

Public Events, Public Spaces and Amenities, and Downtown Louisville were key elements of this value. Most topics had relatively high support, except balanced parking.

Answer Options	Total Votes Received	Priority Votes (In-Person Only)
Public Events	103	31
Public Spaces and Amenities	92	13
Downtown Louisville	91	29
Beautiful Streets	82	10
A Mix of Uses	55	7
Easily Accessible	52	12
Balanced Parking	42	3

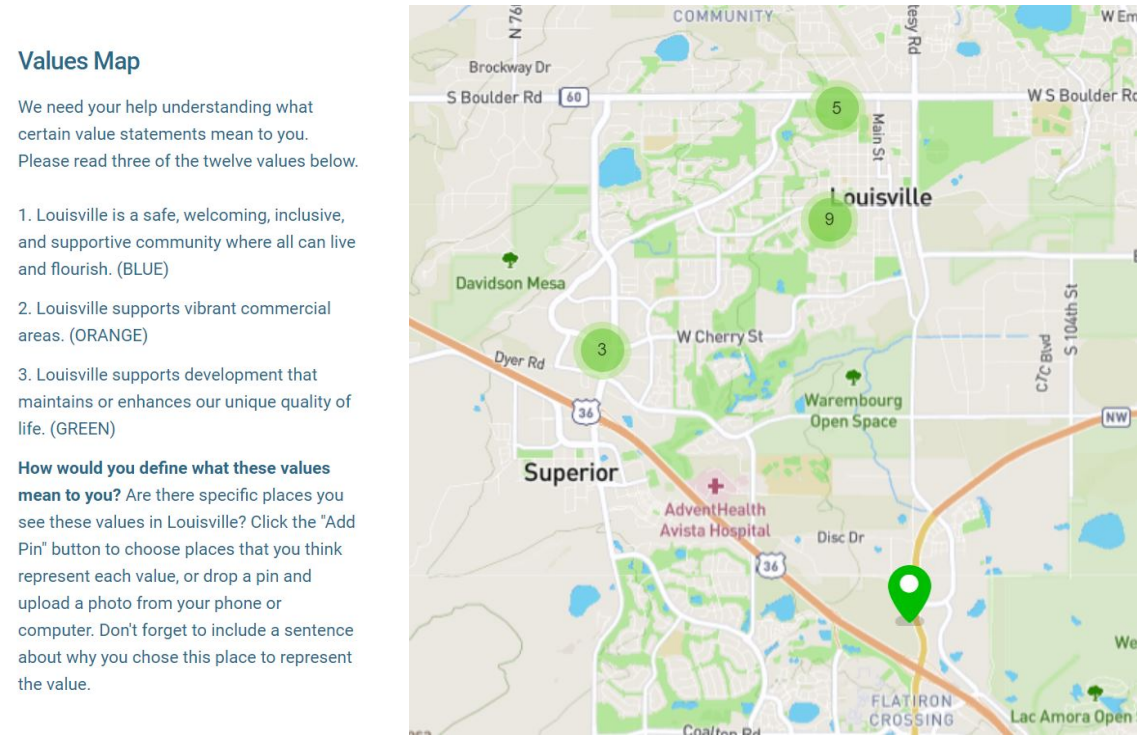
What does "development that maintains or enhances our unique quality of life" mean to you?

Open Space was the clear definer for this value. Other topics received relatively high support, as well, except for Zoning Regulations, Historic Preservation, and Public Art and Community Identity.

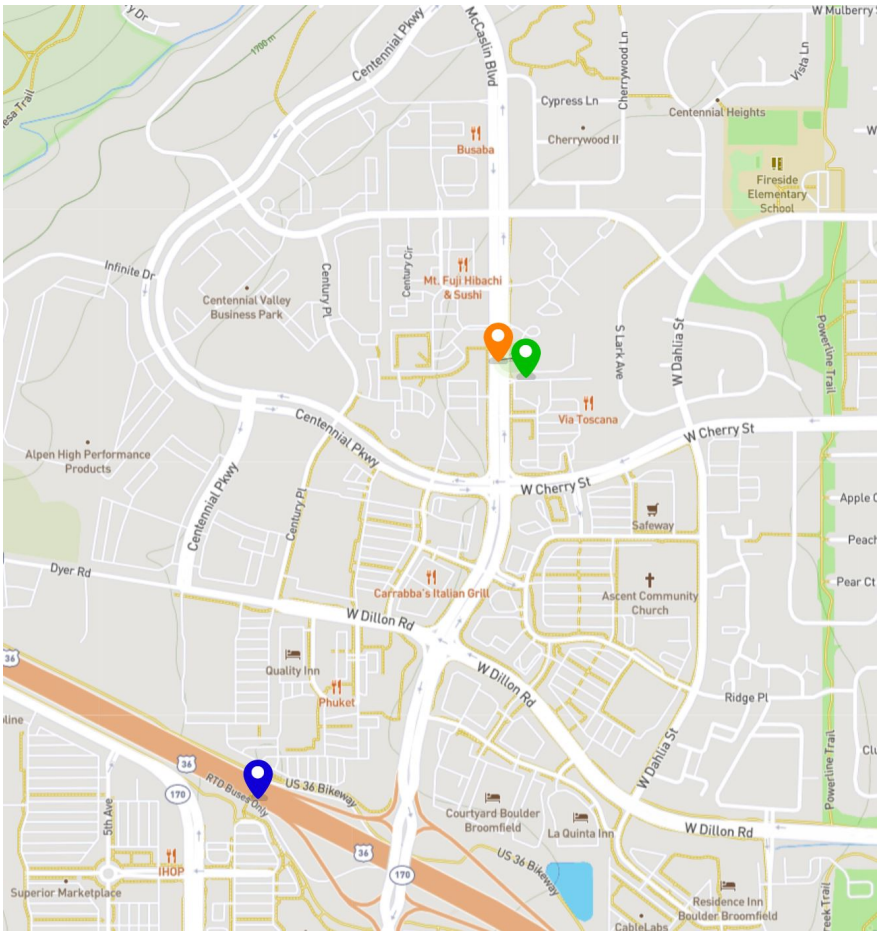
Answer Options	Total Votes Received	Priority Votes (In-Person Only)
Open Space	97	37
Quality Public Spaces	79	20
Community Character	66	13
Public Art and Community Identity	52	6
Community Centers	51	7
Historic Preservation	50	5
Zoning Regulations	47	9

The open responses provided insight into topics that respondents felt were missing in the draft values, including: multi-modal transportation, development in the McCaslin area, support for businesses, climate change and the environment (including decarbonization and biodiversity), mixed-use development, and affordable housing.

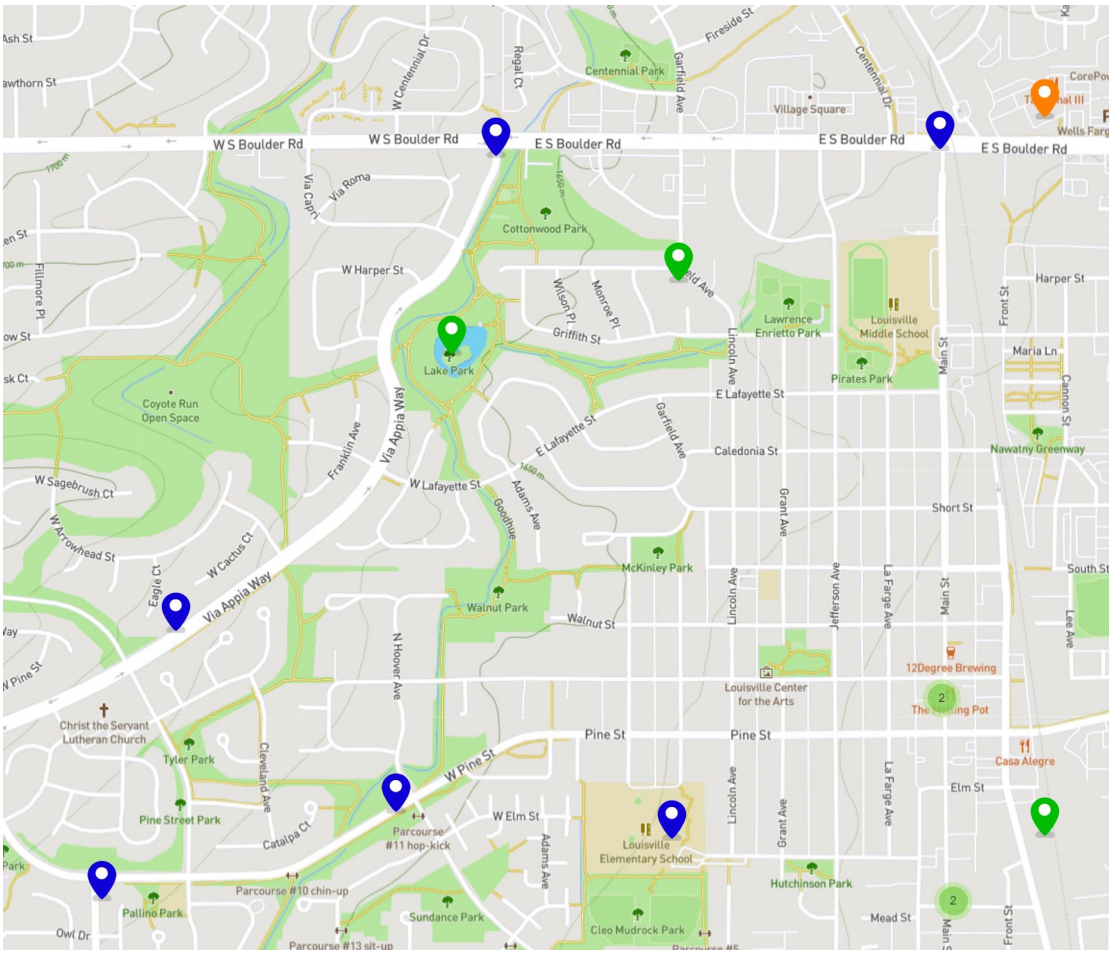
Community members also had the opportunity to identify places in the community that exemplify the core values. There were 17 responses to the online values map activity. Participants identified specific parks, trails, commercial areas, and other public spaces with values assigned to them.



Description of online mapping activity (left) and map view showing all locations selected (right).



Detailed views of online mapping activity.



Community Values Survey

SURVEY RESPONSE REPORT

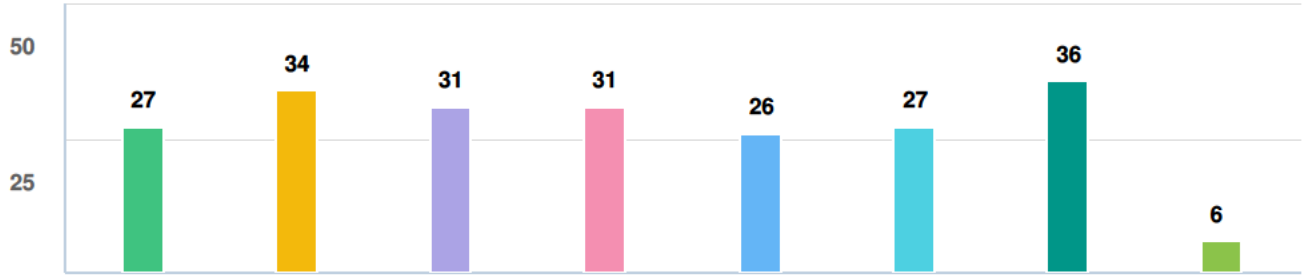
01 March 2017 - 23 July 2024

PROJECT NAME:
Louisville Comprehensive Plan Update

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 What does a "safe, welcoming, inclusive, and supportive community" mean to you?



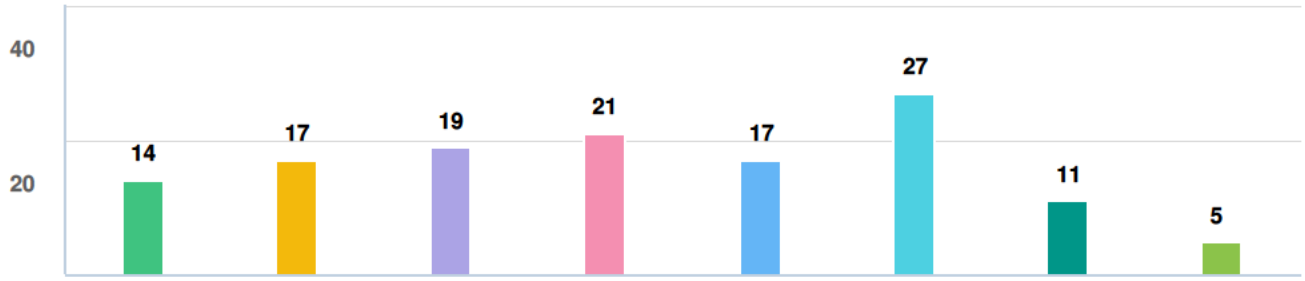
Question options

- Cultural Events - celebrating different cultures
- Accessibility and Inclusivity - all people and backgrounds have access to public facilities
- Safe Streets - streets and sidewalks are safe to navigate for walking, biking, and driving
- Community Engagement - the City actively engages with community members with diverse perspectives on impactful issues
- Inclusive Housing Policies - zoning policies to promote affordable housing

1/2

Mandatory Question (49 response(s))
Question type: Checkbox Question

Q2 What does "supports vibrant commercial areas" mean to you?



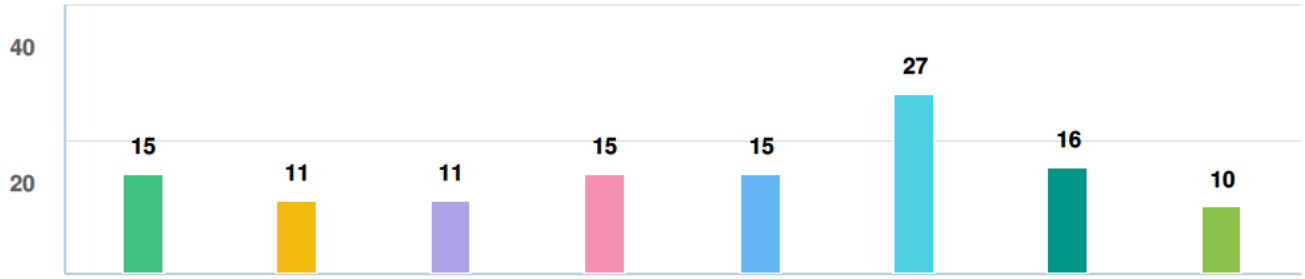
Question options

- Downtown Louisville - a distinct character and identity with a unified design, scale, and marketing
- Beautiful Streets - with trees, landscaping, and other amenities
- A Mix of Uses - commercial areas have other land uses mixed in like residential to promote vibrancy
- Public Events - festivals, concerts, markets, etc. in commercial areas
- Easily Accessible - commercial areas are easily accesible by transit, walking, biking, and driving

1/2

Mandatory Question (49 response(s))
Question type: Checkbox Question

Q3 What does "development that maintains or enhances our unique quality of life" mean to you?



Question options

- Zoning Regulations - laws to protect neighborhood character related to land use, buildings, and density
- Community Centers - places for neighbors to connect
- Public Arts and Community Identity - representation of Louisville's community culture through public art
- Historic Preservation - protection and enhancement of Louisville's architectural and cultural heritage
- Quality Public Spaces - safe and well maintained public spaces that enhance neighborhoods

1/2

Mandatory Question (49 response(s))
Question type: Checkbox Question

Q4 Do you have any feedback on the other draft values? Please provide any other input below.

[redacted]
7/01/2024 10:15 AM

look to balance all modes, including transit and aim for a 'walkable and bikeable' community. Instead of large parking lots (fields of asphalt or concrete) look to create an environment that allows for more of community engagement opportunities, public places, mid-density, walkable, connected to paths to allow citizens to get around and to places they need to get to without a car.

[redacted]
7/02/2024 05:45 PM

This document does not mention climate related/environmental concerns in any way. Emphasis must be placed on things that ranked high in the Comp Plan survey and this survey - decarbonization, strategies addressing the significant reduction in water anticipated, open space that mitigates heat sinks, SAFE transit paths for peds and bikers (get folks out of cars). Put the human first in all approachs and we will develop a great community!

[redacted]
7/03/2024 03:18 PM

Thank you so much for including public input on this important guiding document for our community. 10 years ago, we were not fully acknowledging the impacts of climate change and our path to embracing climate resilience and climate solutions as a town. Now, with the abundance of indisputable research available, we can plan for, budget for, and educate our community on the climate solutions available to Louisville's current and future generations. There are so many solutions that continue to become available as we acknowledge the importance of moving away from fossil fuels, protecting our natural resources and biodiversity, and creating a climate resilient community that is ready for the increasing heat and all the complications that it will bring for our air and water. Thank you so much for helping Louisville to be proactive and prepared as we strive to thrive today and for decades to come. Here are a few edits to consider which prioritize this important work: * Louisville is a safe, welcoming, inclusive, and supportive community where all people and biodiversity can live and flourish. * Louisville values parks, open spaces, and natural areas as essential to a thriving community. * Louisville prioritizes environmental sustainability and climate resilience. * Louisville supports vibrant commercial areas with decarbonized buildings, shade, and inviting spaces for all. * Louisville supports development that maintains or enhances our goals for decarbonization, affordable housing, and preserving biodiversity. Input on the Draft Vision Statement: DRAFT VISION STATEMENT “Louisville is committed to being a healthy, equitable, resilient, and sustainable community where all people and biodiversity have the

opportunity to thrive – now and for future generations. We welcome a resilient future that respects our past, welcomes all people, and supports our need to adapt in a changing world." Thank you again for guiding our community in this important work.

[redacted]
7/03/2024 05:24 PM

Yes. "Embrace the Future".

[redacted]
7/04/2024 05:26 AM

I was very disappointed to see the draft values. I think it's vague and says everything and nothing at the same time. I would ditch half of these so it has more depth and meaning for Louisville. Don't say the same thing four different ways. Eliminate any repetition so it's concise and memorable.

[redacted]
7/05/2024 07:09 AM

The draft values are great. The importance of the order is not an important discussion since each value will have a different meaning to each of us, and the list would likely be re-ordered if order was actually an important issue to address. The manifestation of the values in meaningful action is what matters most. In order for action to occur, zoning regulation needs to change. Density and the elimination of minimum parking requirements need to be addressed to allow for affordable housing and better mixed-use developments.

[redacted]
7/05/2024 02:35 PM

The draft values should include biodiversity as a separate value. Another value should be added for climate resilience and decarbonization. For the value "Louisville values parks, open spaces, and natural areas as essential community infrastructure," please move this to number 2 position to be consistent with the results of the community engagement survey. Also, please strike the words "as essential community infrastructure" . Our parks, open spaces, and natural areas have their own intrinsic value. They are valuable for biodiversity, climate resilience, flood control, peace of mind, quiet, and survival of species. The word infrastructure minimizes and anthropomorphizes this too much.

[redacted]
7/07/2024 07:54 AM

Community Center, Public Art, Public Events, the character of downtown Louisville - are also very important. I urge the city to think about creating a second walkable, livable community center with pocket parks and similar amenities we love about downtown around McCaslin - near the park and ride. Build upon what CU is developing with attainable housing. McCaslin needs to be more than a drive by strip of businesses.

[redacted]
7/08/2024 06:18 PM

Louisville can never be serious about any values or take any definitive steps toward becoming a vibrant city until it gets rid of the socialist morons that run the city.

[redacted]
7/08/2024 06:34 PM

The draft values are great but the issue is who will reinforce it? For example, if the members of the city council are driving their unique agenda and influencing others that is not aligned with the values, who and how will residents of this town be protected?

[redacted]
7/09/2024 06:50 AM

We are a small town and do not have the funds or staff to do a great deal, so be realistic about what we can do. Keep expectations, including historic preservation, realistic, and don't become like Boulder where many things are done to an extreme that it's difficult and expensive to update an older home downtown or homeless are allowed to camp anywhere, leaving places filled with trash and unsafe for families of those who are paying taxes (example: homeless encampments between CU and Boulder High, making it unsafe and trash-filled).

[redacted]
7/09/2024 08:27 AM

Don't change the streets - it's crazy what has been done to via Appia and Dahlia

[redacted]
7/09/2024 03:40 PM

We need to do a better job keeping our medians and other green spaces looking good. We need to stop changing our streets like was done to Polk and Via Appia. The Via Appia situation is a nightmare!

[redacted]
7/11/2024 05:47 AM

Louisville is a vibrant community and can sustain growth without compromising its relative small-town feel. Moving forward with these well thought out and comprehensive plans will draw both home shoppers and new businesses.

[redacted]
7/12/2024 07:07 PM

No

[redacted]
7/12/2024 07:28 PM

Please maintain what you've done to the area, it looks as if there are a lot of positives in the area. What I don't appreciate are other cities that have caved in to real estate and are creating higher density homes, $1M+ with little to no backyard area. That creates many issues that go unseen until the developers actually break ground. Displaced critters for one but it doesn't benefit the community in any way.

[redacted]
7/16/2024 11:55 AM

'Infrastructure' is a poor word choice for the third draft value. I would hope that Louisville also supports arts and culture.

[redacted]
7/16/2024 12:51 PM

Focus less on cosmetics and more on health. Healthy people make a healthy community. More walking and biking and healthy places to eat and gather. Not worrying about the look of 'weeds' and being perfect, but rather moving towards being a leader in creating a healthy town (no pesticides, smoke, etc). Having rules on housing prices so everyone gets the chance to live in a healthy, happy place.

[redacted]
7/16/2024 07:12 PM

Our community has been vibrant and a wonderful place to live but if our sole focus is to "maintain the small town feel" then our community will continue to fall behind the other surrounding communities that are growing and thriving. We need to have low income housing and affordable housing so that our community can grow. Instead of fearing that building on will bring more traffic we need to embrace that diversity that will be brought to our community and the positive impact it will have.

[redacted]
7/17/2024 08:03 AM

Need more Louisville specific public arts and events. All events right now make Louisville Anytown USA.

[redacted]
7/17/2024 08:03 AM

I think we need to talk more about housing and less about parking and "community character". The community character is going to change no matter what we do. We an either allow housing to be built and families to stay in the area, or let people who use "community character" to oppose any new housing developments and then families have to leave the area.

[redacted]
7/17/2024 08:28 AM

I'm struggling with the voted electors prioritizing our values right now. Yes, we want all of this, but is replanting the median on via Appia with weeds and rocks more important that supporting local businesses to stay in town. Is repainting via Appia - reducing traffic flow on a vital commuter street (even after soliciting and not listening to community feedback) really the most important priority? Oh and by not listening to the community causing at least 3 accidents and taking a life? I'm concerned by the massive amount of vacant buildings in town - especially the big boxes with huge parking lots. There's missed opportunity for amenities to our community, employment in our community and vibrancy in our community.

[redacted]
7/17/2024 12:53 PM

Grateful for the ability to participate. Thank you!

[redacted]
7/17/2024 02:07 PM

The draft values are just window dressing for the leave everything the way it is activists that stall and kill any changes to Louisville.

Optional question (24 response(s), 25 skipped)
Question type: Essay Question

Survey for Map - 4128

SURVEY RESPONSE REPORT

01 March 2017 - 24 July 2024

PROJECT NAME:
Louisville Comprehensive Plan Update

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 Your Comment

[redacted] 6/17/2024 02:23 PM	i like this place
[redacted] 6/24/2024 01:54 PM	Our main street sure is vibrant!
[redacted] 6/26/2024 11:45 AM	The new bike lanes and road diet on via appia are great. It feels like a much more welcoming bike route to get to the rec center instead of driving now. Have also driven on it and didn't experience any slow downs, still going the posted limit
[redacted] 7/01/2024 10:18 AM	Main Street has been preserved in its historic state and at the same time is able to manage a well balanced commercial, retail and community engagement environment
[redacted] 7/05/2024 07:14 AM	A redesign of the Downtown Design Handbook along with street improvements are required to attract developers and to encourage land owners to consider new development and enhancements to existing buildings to encourage a healthy mix of businesses to our Downtown area.
[redacted] 7/05/2024 07:17 AM	Elimination of minimum parking requirements and a broadening of allowable uses and/or a redesign of zoning for commercial area to allow for a mix of businesses and residential uses.
[redacted] 7/05/2024 07:24 AM	Elimination or redesign of existing GDP's in the McCaslin corridor to encourage re-development inclusive of a mixed-use commercial-residential area and the elimination of big box, single use buildings.
[redacted] 7/05/2024 07:28 AM	Re-prioritization of desired uses along the McCaslin corridor to encourage unique mixed-use neighborhoods on either side of McCaslin Blvd directing slower traffic to follow new suburban center "Main Streets" to access businesses and housing.
[redacted] 7/05/2024 07:34 AM	85% of the City's geographic area is made up of single-family homes designed around the use of an automobile with the idea that home ownership is the gold standard of housing. A reprioritization of

	housing types, a redesign of zoning standards to allow higher densities, and the elimination of minimum parking standards is required to allow for a more diverse portfolio of housing types in existing single-family neighborhoods.
[redacted] 7/05/2024 07:43 AM	The City of Louisville struggles with easy to understand and safe connectivity between all the neighborhoods. Safe crossings for foot and bicycle traffic at major arterial roads is important to continue to prioritize and de-emphasize our reliance on automobile use to connect to businesses and recreation within our City.
[redacted] 7/05/2024 08:22 AM	Downtown has naturally supported businesses over its history in varying degrees of success of continued repurposing of buildings with different business types. The prioritization of parking in our downtown over a park-like nature of a strong urban street environment encourages functionality over a strong sense of place and beauty. Our Downtown Design Guidelines are better at creating a derivative architecture that enforces limitations on what can be built and gets in the way of utilizing our limited resources - each property's minimal geographic footprint. Property owners require a greater ability to best use their limited resource and support a diverse business profile. Downtown should be a destination, and vibrancy is about seeing people enjoying the beauty of our environments (natural or human-made) and the businesses supporting our interests. The stratification of businesses in a downtown area should be both vertical and horizontal and not just one dimensionally horizontal, thus encouraging density and new zoning standards for our downtown.
[redacted] 7/11/2024 05:51 AM	We love our Parkwood LOCO Neighborhood!
[redacted] 7/11/2024 10:01 AM	Our local schools are shining examples of welcoming, inclusive, supportive communities.
[redacted] 7/11/2024 10:03 AM	The Lake Park community is amazing!

Mandatory Question (14 response(s))
Question type: Essay Question

Q2 Add Image