

SUBJECT: DISCUSSION / DIRECTION: COMPREHENSIVE PLAN FUTURE
LAND USE

DATE: JANUARY 21, 2025

PRESENTED BY: JEFF HIRT, AICP, PLANNING MANAGER
ROB ZUCCARO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

PURPOSE

The purpose of this item is to:

- Share the results from the Comprehensive Plan's most recent community engagement; and
- Request City Council direction on the proposed approach for the Plan's future land use framework.



BACKGROUND

The Comprehensive Plan's future land use framework is a foundational part of the Plan. It will articulate the City's official land use policy through goals, strategies, and a Future Land Use Map (FLUM). This framework will guide the City's future land use decisions like rezoning requests and PUDs and inform a future development code update.

Over the last couple of months, the project team has been using the Plan's [Vision Statement and Core Values](#) as a lens for community engagement to develop the future land use framework, among other topics, that will inform the draft Comprehensive Plan. The engagement focused on future growth options within key opportunity areas that may see land use changes, while maintaining and enhancing other areas in the community. There are four identified opportunity areas – 1) South Boulder Road, 2) Downtown Louisville, 3) McCaslin Boulevard, and 4) Redtail Ridge.

Key Land Use-Related Findings from Community Engagement

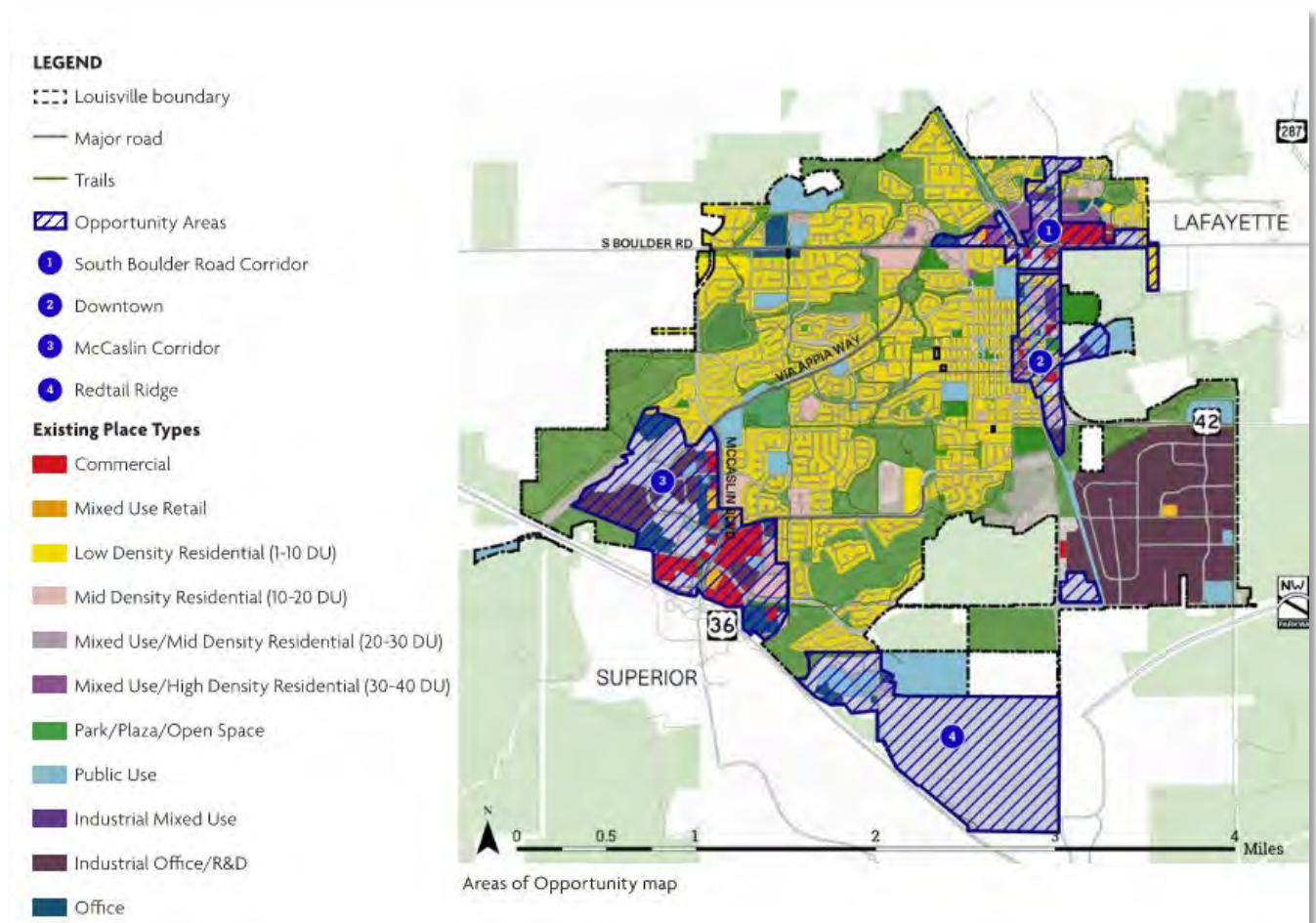
Attachment 2 is a detailed summary of the outcomes from this recent engagement that informed the recommendations in this memo. The key findings related to future land use within these opportunity areas include but are not limited to community support for:

- Land use changes from commercial-exclusive to mixed use development (including residential) at select locations, including vacant and underutilized sites in the McCaslin area;
- Some higher density mixed use development at specific locations including near the US 36 corridor;
- Allowing a wider range of housing types within these opportunity areas;
- Preserving the scale and community feel of Downtown Louisville; and
- Maintenance and enhancement of existing low density single family and parks and open space areas.

The City also conducted its statistically valid biennial resident survey in 2024 and asked some Comprehensive Plan related questions. One question asked participants to rate their level of support or opposition for the development of mixed-use housing and businesses in areas with “empty parking lots” and with “several vacant storefronts”. About 8 in 10 respondents supported such development ([City of Louisville Community Survey 2024, page 35](#)).

Comprehensive Plan Proposed Opportunity Areas

This map was shared with the community as part of recent engagement.



Comprehensive Plan Future Land Use Recommendations

Recent community input informed development of the Plan’s future land use approach summarized below in Table 1. The project team will draft the Plan’s future land use map and framework based on Planning Commission and City Council input on this recommended approach.

Future Land Use Map (FLUM) Recommendations

The Plan's draft FLUM will show the following proposed key land use elements within each of the opportunity areas. Attachments 1 and 2 provide a more detailed summary of the recent community input that was focused on these opportunity areas. These recommendations only focus on future land uses. There will be other elements of the FLUM (e.g., transportation connectivity) addressed in the Plan.

Table 1: FLUM Recommendations

Opportunity Area	FLUM Recommendations
1. South Boulder Road	• Mid-density residential uses in some locations near South Boulder Road and Highway 42, opportunity to consider 3-stories. • Mixed use residential and commercial along some parts of South Boulder Road; consider allowing residential by-right in mixed use districts.
2. Downtown Louisville	• Maintain ground floor retail and other street level active uses in commercial area. • Propose mid-density residential in some locations, including above ground floor retail. • Consider 3-stories in some locations, including near future transit. • Support enhancements to community gathering places. • Address as a special character area with supplemental policies addressing design, scale, and land use.
3. McCaslin Corridor	• Mid-density residential uses along Centennial Blvd, changing current zoning from office. • Maintain commercial (retail) as primary use along McCaslin Blvd. • High-density residential/mixed use near US 36; consider 4 stories, possibly up to 5 stories at locations along US 36. • Incorporate parks, green space, or trail connections to promote transportation and open space connectivity.

Table 1: FLUM Recommendations

Opportunity Area	FLUM Recommendations
4. Redtail Ridge	• Mid-density residential and mixed-use residential uses at some locations, opportunity to consider 3 or 4 stories. • High-density residential near relocated hospital site and along US 36; opportunity to consider 4-stories, consider transit connections. • Propose mid- to high-density housing inter-mixed with office, R&D and industrial uses when appropriate to support jobs-housing balance and vibrancy. • Consider a community green area, green corridor and trails network to promote livability/workability.

Future Land Use Category Recommendations (“Place Types”)

The Plan’s FLUM will include the following proposed place types assigned to areas of the city. The Plan will also identify other “character areas” with supplemental land use policies to the Future Land Use Map that recognize they are unique places. Such places will likely include Downtown Louisville and potentially open space areas.

Table 2: Comprehensive Plan Proposed Future Land Use (“Place Type”) Categories

Land Use Category	Example Images	Brief Description
Low Density Residential		• Only detached single family residential • 1-10 DU/acre • Up to 2-2 ½ stories
Mid Density Residential		• Only residential with some attached units (e.g., townhomes) • 10-20 DU/acre • Up to 3 stories

Table 2: Comprehensive Plan Proposed Future Land Use (“Place Type”) Categories

Land Use Category	Example Images	Brief Description
Mixed Use - Mid Density Residential		• Residential with mostly attached units (e.g., multifamily); some retail or office allowed • 20-30 DU/acre • Up to 3 stories
Mixed Use - Retail		• Mix of retail with some residential or office • 3-4 stories
Mixed Use Center - High Density Residential		• Residential with some ground floor retail or office • 30-40 DU/acre • 4 stories, up to 5 stories in some locations
Commercial		• Mostly retail, office • 3-4 stories
Industrial Mixed Use		• Light industrial with some limited retail or office • 3-4 stories

Table 2: Comprehensive Plan Proposed Future Land Use (“Place Type”) Categories

Land Use Category	Example Images	Brief Description
Industrial Office/Research and Development		• Light industrial with office, research, or labs • 3-4 stories
Office		• Mostly offices • 3-4 stories
Park		• Public parks and other community gathering places
Open Space		• Open space areas as defined in the City Charter
Public/Institutional		• Government facilities, schools, and other similar uses
DU=dwelling unit		

Future Land Use Recommendations and Alignment with Core Values

Planning Commission and City Council endorsed the Plan's Vision Statement and Core Values in September that were developed with input from thousands of Louisville residents. These will be an organizing element of the Plan (see Attachment 2, proposed Plan Table of Contents).

The future land use approach addresses the Plan's Vision Statement by fostering a more inclusive community with more housing choices and a continued focus on economic vibrancy while maintaining and enhancing the places that have created Louisville's high quality of life. More specifically, the key findings from recent community input and FLUM recommendations in Table 1 address the core values as follows:

- Community Character – maintaining or enhancing the character of existing low density residential neighborhoods and parks and open space areas, while focusing future change within opportunity areas. Such opportunity areas are predominantly either existing commercial areas or have significant vacant or underutilized sites that are already connected to infrastructure. The recommendations also recognize the need for policies to address unique community character areas like Downtown Louisville.
- Environmental Sustainability – allowing more mixed use, including housing, within opportunity areas connected to existing transportation infrastructure. This will support less vehicles miles traveled (VMT) with more people able to live closer to where they work, shop, or play. The Plan will also address the City's ability to serve new growth through water and wastewater infrastructure capacity, among other environmental sustainability goals.
- Economic Vibrancy – maintaining the existing core commercial and retail areas of the community, including Downtown Louisville, South Boulder Road, and the McCaslin corridor. Allowing new housing within opportunity areas near these commercial areas will support their economic vibrancy with more demand for nearby retail and other services.
- Community Places – maintaining and enhancing existing community places like Downtown Louisville and the City's parks and open space areas. Supplemental policies informed by community input related to these areas will address the specific elements to maintain and enhance.

Each of these values will be addressed further in the Plan. The Community Connectivity and Civic Leadership Core Values will be more directly addressed through the Comprehensive Plan's goals, strategies, and action plan.

PLANNING COMMISSION INPUT ON FUTURE LAND USE FRAMEWORK

Planning Commission discussed the same information as included in this packet on January 9. They provided comments related to the three future growth and development scenarios and specific comments on future land uses within each of the Plan's four proposed opportunity areas. The comments from Planning Commission at this meeting included:

- A desire for the Plan's future land use framework to address the areas outside of the opportunity areas related to:
 - o Transportation and open space connectivity between the opportunity areas; and
 - o Opportunities for targeted, neighborhood context-sensitive infill development.
- A desire for the Plan's future land use framework to have overarching policies related to transition areas between opportunity areas and existing neighborhoods. Such policies should address building heights and integration with surrounding transportation and open space.
- A desire for the Plan to address transportation connectivity between existing or emerging residential areas and nearby commercial areas like Downtown Louisville, South Boulder Road, and the McCaslin corridor to promote ease and safety of access.
- Several Planning Commissioners expressed that Scenario A (the lowest housing unit growth scenario) does not meet the City's adopted Housing Plan policies. There needs to be some combination of Scenarios B and C that prioritizes addressing community character and impacts.
- Regarding the **South Boulder Road** opportunity area, support for the recommendations in Table 1: FLUM Recommendations, with the following comments that the Plan should address:
 - o This opportunity area needs to connect and integrate with Downtown Louisville, particularly related to bicycle and pedestrian infrastructure.
 - o The Plan should carefully consider the transportation impacts along this corridor specifically, given its existing traffic load as an important east-west regional connector.
- Regarding the **Downtown Louisville** opportunity area, support for the recommendations in Table 1 with the following comments that the Plan should address:
 - o Downtown should be segmented into subdistricts to address building heights. Allowing three stories "by right" in the historic commercial core may be inconsistent with the existing character and put economic pressure to tear down 1-2 story buildings that are part of the community fabric. If three stories were to be allowed in the commercial core, it should be as part of a discretionary review process. Areas where three stories may be appropriate by right within downtown include the DELO area.

- Regarding the **McCaslin Corridor** opportunity area, support for the recommendations in Table 1 with the following comments that the Plan should address:
 - o Any new residential or mixed use development should be designed in a manner that promotes developing a new, cohesive neighborhood in the area west of McCaslin Boulevard. The policies to advance this need further discussion but could include bicycle and pedestrian connectivity and urban design policies.
 - o For areas appropriate for residential, primarily west of McCaslin Boulevard, the desire for a variety of housing types that transition from higher density closer to US 36 to lower density near existing residential areas.
- Regarding the **Redtail Ridge** opportunity area, support for the recommendations in Table 1 generally, but that the Plan should have clear, Redtail-specific policies that address its unique features. Such comments included:
 - o If there were to be residential, support for concentrating it near Monarch High School and the existing hospital area. The primary reasons for this are to 1) promote contiguity with existing Louisville neighborhoods and proximity to Monarch High School, and 2) ensure opportunities for significant open space in other Redtail Ridge areas to maintain Louisville's open space buffering, among other reasons.
 - o Any such residential should be sensitive to existing neighborhood context related to building heights and densities, as well as incompatible uses on other areas within or adjacent to Redtail Ridge.

The Planning Commission meeting can be viewed [at this link](#). There were also eight members of the public that spoke related to the Comprehensive Plan at Planning Commission and 12 written comments (see Attachment 3). The public speaking period starts at about 1:03 into the meeting.

SCHEDULE AND NEXT STEPS

The project team will begin drafting the Comprehensive Plan with target adoption public hearings in July. The project team will also be conducting focused engagement with numerous City boards and commissions in March to develop the Plan's content, including Planning Commission. There will be community outreach for input on the draft plan beginning in early Summer 2025 in addition to the adoption process with public hearings. The project team anticipates the next discussion/direction before City Council in March or early April.

Draft Comprehensive Plan Schedule

Deliverable	JAN	FEB	MAR	APR	MAY	JUNE	JULY
50% Draft Document <i>Microsoft Word</i>		Staff Review					
FLUM and Placetypes		Staff Worksession					
Goals and Strategies			Roadshow PC and Council Review				
80% Draft <i>Formatted PDF</i>					Staff Review		
95% Draft <i>Formatted PDF- Comments captured in comment log</i>						Public Comment PC and Council Review	
Final Adoption							PC Council
	City Staff Review Timeframe						
	Consultant Production Timeframe						

REQUESTED CITY COUNCIL ACTION

The Comprehensive Plan project team is requesting the following input from City Council:

- Do you agree with the approach for the Plan's Future Land Use Map (FLUM)?
When evaluating the FLUM, consider the following:
 - Preferred Scenario. Based on the three scenarios presented to the community, which of these, or which combinations, most closely align with your vision for the future? The community's vision?
 - FLUM. Based on community feedback, what should be carried forward to a preferred FLUM? What should not be considered? Are these the right future land use categories?
 - Plan Elements. How much housing is right for the future of Louisville? How and where should there be a focus on economic vibrancy? How can housing and mixed use housing be used to strategically influence economic vibrancy? What needs to be considered from an equity, sustainability, and resilience perspective in these plans? What are critical infrastructure aspects including transportation, utilities, and services?
 - Decision making. How should the FLUM be used to influence future zoning decisions? What flexibility should exist to allow for changing conditions?
- Do you have any comments about the Plan's proposed table of contents (see Attachment 1)?

CITY COUNCIL COMMUNICATION

ATTACHMENTS:

1. Design Workshop Memo (Project Updates, Draft Plan Table of Contents, etc.)
2. Community Engagement Round 2 Summary ([link to Engagement Summary Appendices](#))
3. Public Comments from January 9 Planning Commission
4. Presentation

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
Date: Issued: December 20, 2024
Revised: January 13, 2024
Meeting Date January 21, 2024
Project Name: Louisville Comprehensive Plan
Project #: 7131
Subject: Louisville Comprehensive Plan- City
Council Update #3

MEMORANDUM PURPOSE

The following memorandum outlines updates for the City of Louisville Comprehensive Plan. **We will discuss the following at the City of Louisville City Council on January 21, 2024.**

We anticipate the following 60-minute agenda:

General Project Update	5 Min.
Presentation on Community Engagement Window #2	10 Minutes
Scenarios and Future Land Use Map Discussion	40 Minutes
Next Steps	5 Minutes

1) PROJECT UPDATES (5 Minutes)

Progress Report. Based on the scope of work, the following deliverables have been outlined as Complete, In Progress, or Pending.

Our team has completed the following percent complete for the contract:

- **Phase 1: Project Initiation- 90% Complete.**
 - o **Complete:** This work included project kick off visits, project management plans, community engagement and stakeholder tracking, project communications and advisory board meetings. (Sept 2023-Mar 2024)
 - o **Work in Progress:** The team will continue to hold bi-weekly meetings with the town (32 of 32 Meetings complete), one update to the community engagement plans for the draft plan/engagement window #3, and additional meetings with planning commission (5 of 6 meetings completed), and council (3 of 3 meetings completed).
- **Phase 2: Vision and Trends- 100% Complete**
 - o **Complete:** This work included context and understanding as well as community engagement window #1. Deliverables included a past plan review, focus groups/1:1 interviews, and multiple assessments of existing conditions. Community engagement window #1 included an Open House and Online survey (March-April 2024)
- **Task 3: Future Needs and Trends- 100% Complete**
 - o **Complete:** This work included a second round of engagement (engagement window #2) on plan vision and values, drafting plan vision, values and goal themes, development of scenarios and community open house and workshops. This will inform the development of plan content for the 50% Draft Plan. (Oct-Dec 2024)
- **Phase 4: Strategies and Implementation- 15% Complete**
 - o **Complete:** This phase included project templates and Table of Contents (attached) and plan framework (June-July 2024)
 - o **Work in Progress:** Refining three scenarios to a single Future Land Use Map (FLUM) and Three Mile Plan, the development of goals and strategies to support the FLUM. This will constitute a 50% Draft.
 - o **Pending:** We will format an 80% of the plan for commission/council comment and feedback. (March-April 2025) Revisions will be made, and a 95% Draft will be shared with the community and presented for adoption. (May-June 2025) (100% delivered pending any final inclusions).

2) COMMUNITY ENGAGEMENT UPDATE (10 Minutes Presentation)

Our team approaches community engagement as interwoven throughout the process to guide and inform the technical content produced. This project includes three engagement windows where we will share the current state of the project and gather feedback from the community around specific questions to inform the next stages of work produced. The following table indicates the proposed engagement windows and status.



	Technical Content	Public Participation
Project Launch <i>Complete</i> Nov. to Dec. 2023	Branding and Communications	Project FAQ & Q&A Advisory Committee SKO Council and Commission SKO
Engagement Window #1 <i>Complete</i> Dec. 2023- Mar. 2024	Past Plan Review Technical Assessment	Community Vision - Focus Groups - Community Survey - Vision Open House Advisory Committee PC Meeting Council Presentation Engagement Summary
Engagement Window 1.5 <i>Complete</i> June. 2023-July 2024	Plan Vision, Values and Goals	Sharing the Community Vision and Core Values - Pop Up Events (Staff led) Advisory Committee PC Meeting Council Presentation
Engagement Window #2 Timeframe: <i>Complete</i> Oct. 2024-Dec. 2024	Plan Opportunities Future Land Use Map and Three Mile Plan Strategy Framework	Community Choices - Community Workshop - Open House We Are Here! - Engagement Summary (Attached!) - PC Meeting (Jan 6) - Council Presentation (Jan. 21)
Engagement Window #3 Timeframe: March-June 2025	Draft Plan Final Plan	Plan Review- Community Presentation Strategy Roadshows PC Meeting Adoption Meetings

Community Engagement 2 Summary. The attached community engagement summary outlines key findings from the community to inform the plan and future land use map. The key findings are also summarized in the next section of this memo.

3) SCENARIO PLANNING AND FUTURE LAND USE (40 Minutes)

The community provided feedback on their preferred direction for the three scenarios presented in community engagement window #2 (summary attached). We will share high level feedback from the community and engage in discussion to identify a preferred direction for the future of Louisville in the development of the Future Land Use Map (FLUM).

As you review the feedback, please consider the following key questions. The team will use these questions to guide the discussion at the meeting.

1. Do you agree with the approach for the Plan's Future Land Use Map (FLUM)? When evaluating the FLUM, consider the following:
 - a. Preferred Scenario. Based on the three scenarios presented to the community, which of these, or which combinations, most closely align with your vision for the future? The community's vision?
 - b. FLUM. Based on community feedback, what should be carried forward to a preferred FLUM? What should not be considered? Are these the right future land use categories?
 - c. Decision making. How should the FLUM be used to influence future zoning decisions? What flexibility should exist to allow for changing conditions?
2. Do you have any comments about the Plan's proposed table of contents (see Attachment 1)

Scenario planning. Using current drivers and trends to assume possible outcomes, the scenarios explore how different decisions may impact land use and development. The core values previously established were important when developing the 3 scenarios and were used as a lens for which to evaluate trade-offs of each alternative. The community engagement summary includes a robust assessment of the community's feedback and preference on the three scenarios.

When applied to the creation of a Future Land Use Map (FLUM), the feedback, coupled with the analysis from the existing conditions phase of work, will help to inform a shared vision for the community's future. Several themes have emerged and should inform the next stages of the Comprehensive Plan. The Future Land Use Map (FLUM) should address the following:

- **Land Use:** *Support increased housing options and focus on density toward centers in appropriate locations. This includes encouraging mid-to-high density housing along McCaslin Boulevard with the potential for up to 4-stories in certain areas by Hwy 36, mid-density infill in downtown with the potential for up to 3-stories for multi-family development, and a mix of housing types in Retail Ridge and along South Boulder Road. Continue to maintain existing single-family neighborhoods, while allowing gentle infill for contextually appropriate Accessory Dwelling Units (ADUs), duplexes and triplexes.*
- **Circulation:** *Promote transit centers and encourage connectivity through transit, bus lines, and micro-transit options. Improve pedestrian crossings, including those over rail lines, and consider adding flashing lights for pedestrian safety. Enhance signage and wayfinding along trail corridors and add more underpasses to improve accessibility. There is a desire for an pedestrian undercrossing at Coal Creek and Dillon Road.*
- **Economy:** *Support increased job opportunities and a retail balance along McCaslin Boulevard. Focus on job and commercial development in Retail Ridge and along McCaslin, as appropriate. Promote increased job opportunities downtown to enhance vitality and consider events or programs to attract people to the area.*

- **Parks and Open Space:** Encourage the development of gathering spaces, particularly downtown, and explore the addition of a soccer field. Maintain and improve open space, with particular emphasis on preserving habitat. Maintaining some open space in Redtail Ridge, such as a large community green.
- **Sustainability:** Ensure future housing and development is efficient and sustainable. Identify locations for solar energy infrastructure. Integrate transit connections into new developments to reduce commuting and vehicle miles traveled (VMT). Encourage sustainable building practices, including smaller and more compact development.
- **Equity:** Support the development of senior housing and affordable housing for families. Ensure transit stops and connections are available to support new development.

Future Land Use Map (FLUM). Future Land Use Map (FLUM) is a critical component of comprehensive planning to guide long-term development and land use decisions. It serves as a visual representation of how land is intended to be used in the future, based on the community's goals and vision. To support the uses on the map, Future Land Use Classifications (e.g., residential, commercial, industrial, open space) outline the types of development that are encouraged for the future. This is not zoning but can help to support future decisions related to zoning and policy. A review of the comments indicates the community's desire for a combination of the three scenarios. Key Findings from the Community Engagement Window and the existing conditions analysis to inform the Future Land Use Map include the following:

<i>Opportunity Area</i>	<i>Community Feedback- Key Understanding</i>	<i>Future Land Use Approach</i>
<i>Area 1: South Boulder Road</i>	• Preference for a mix of residential and mixed-use. Identified as a good location for senior and affordable housing. • Pocket parks and pedestrian connectivity and traffic flow are important. • Adaptive reuse opportunities for infill and retrofitting office to residential.	• Mid-density residential uses in some locations near South Boulder Road and Highway 42, opportunity to consider 3-stories. • Mixed use residential and commercial along some parts of South Boulder Road; consider allowing residential by-right in mixed use districts.
<i>Area 2: Downtown Louisville</i>	• Desire to see a thriving downtown, a central hub of the community. • Allow for more diverse uses in downtown such as housing but spread out so not concentrated to one area. • Desire to see mixed-use 3-story buildings at appropriate locations. • Promote commercial and retail vibrancy.	• Maintain ground floor retail and other street level active uses in commercial area. • Propose mid-density residential in some locations, including above ground floor retail. • Consider 3-stories in some locations, including near future transit. • Support enhancements to community gathering places. • Address as a special character area with supplemental policies addressing design, scale, and land use.

<i>Area 3: McCaslin Corridor</i>	• <i>Desire to see a vibrant place in the community, including a mix of uses, gathering space and connectivity.</i> • <i>Emphasis on mid-density along Centennial Blvd., mix-use and commercial along the McCaslin corridor, and high-density along the Hwy. 36 corridor.</i> • <i>Encourage safe, accessible and connected streets and pathways.</i>	• <i>Mid-density residential uses along Centennial Blvd, changing current zoning from office.</i> • <i>Maintain commercial (retail) as primary use along McCaslin Blvd.</i> • <i>High-density residential/mixed use near US 36; consider 4 stories, up to 5 stories at locations along US 36.</i> • <i>Incorporate parks, green space, or trail connections to promote transportation and open space connectivity.</i>
<i>Area 4: Redtail Ridge</i>	• <i>Desire to balanced development that promotes jobs and housing balance and preserves some open space.</i> • <i>Integrated to the City of Louisville, but can stand alone (jobs, homes, goods and services located in the same area).</i> • <i>Connectivity and congestion (both internal and on surrounding roadways) are important.</i>	• <i>Mid-density residential and mixed-use residential uses at some locations, opportunity to consider 3 or 4 stories.</i> • <i>High-density residential near relocated hospital site and along US 36; opportunity to consider 4-stories, consider transit connections.</i> • <i>Propose mid- to high-density housing inter-mixed with office, R&D and industrial uses when appropriate to support jobs-housing balance and vibrancy.</i> • <i>Consider a community green area, green corridor and trails network to promote livability/workability.</i>

Land Use Classifications. We are proposing the following Land Use Categories/ Placetypes. Each Placetype will include the following: (1) Description/Characteristics, (2) Design Elements-Land Use, Connectivity, Placemaking (3) Resilience and Sustainability Considerations, (4) Economic Vibrancy Considerations, (5) Equity Considerations.

Table 2: Comprehensive Plan Proposed Future Land Use (“Place Type”) Categories	
Land Use Category (Place Type)	Brief Description
Low Density Residential	• Only detached single family residential • 1-10 DU/acre • Up to 2-2 ½ stories
Mid Density Residential	• Only residential with some attached units (e.g., townhomes) • 10-20 DU/acre • Up to 3 stories
Mid Density Residential Mixed Use	• Residential with mostly attached units (e.g., multifamily); some retail or office allowed • 20-30 DU/acre • Up to 3 stories
Mixed Use Retail	• Mix of retail with some residential or office • 3-4 stories
Mixed Use Center/High Density Residential	• Residential with some ground floor retail or office • 30-40 DU/acre • 4 stories, up to 5 in some locations
Commercial	• Mostly retail, office • 3-4 stories
Industrial Mixed Use	• Light industrial with some limited retail or office • 3-4 stories
Industrial Office/Research and Development	• Light industrial with office, research, or labs • 3-4 stories
Office	• Mostly offices • 3-4 stories
Park	• Public parks and other community gathering places
Open Space	• Open space areas as defined in the City Charter
Public/Institutional	• Government facilities and other institutional uses
DU=dwelling unit	

4) NEXT STEPS

The following indicates the timeline for the development of the City of Louisville Comprehensive Plan.

Deliverable	JAN	FEB	MAR	APR	MAY	JUNE	JULY
50% Draft Document <i>Microsoft Word</i>		Staff Review					
FLUM and Placetypes		Staff Worksession					
Goals and Strategies			Roadshow <i>PC and Council Review</i>				
80% Draft <i>Formatted PDF</i>					Staff Review		
95% Draft <i>Formatted PDF- Comments captured in comment log</i>						Public Comment PC and Council Review	
Final Adoption							PC Council
	City Staff Review Timeframe						
	Consultant Production Timeframe						

DOCUMENT FORMAT

As the project plan moves into the drafting and adoption phase, it is important to consider the overall document format and contents. We will create a graphically engaging document that is clear, concise, and easy to understand that can be delivered to a variety of audiences in an accessible way of approximately 80-100 pages.

Previous project deliverables including the synthesis of existing plan review memo (complete), focus group meeting summary (complete), baseline assessments (complete), and community engagement materials and summaries 1, 1.5 and 2 (complete), and scenario planning memorandum, which will serve as a foundation of content for the Draft Plan. Other aspects of the plan document, such as strategies, future land use maps, and corresponding future land use categories are in development and will be shared with the city in 2025 according to the timeline above.

The anticipated Table of Contents for the document is outlined below.

TABLE OF CONTENTS **Subject to Change*

I. Cover

II. Letter from the Mayor or City Manager (2 page spread)

a. City staff to support the development of letter.

III. Acknowledgements (2 page spread)

a. City to support the development of acknowledgements list.

b. Land Acknowledgement (City to determine if desired)

IV. Table of Contents (2 page spread)

V. Chapter 1: Introduction (Approx. 6 Pages)

- a. About this Plan
 - i. Purpose
 - ii. Plan Process
 - iii. Community Engagement
- b. Plan Organization (Overview)
 - i. How this Plan is Organized
 - ii. Vision and Values
 - iii. Goal Summary/Plan Framework

VI. Chapter 2: Current Understanding (Approx. 10 Pages)

- a. Community Context
 - i. Regional Context
 - ii. Demographic Snapshot
 - iii. Historic Context
 - iv. Past Plan Summary
- b. Current Understanding/ Existing Conditions
 - i. Land Use and Urban Design
 - ii. Transportation and Mobility
 - iii. Environment and Sustainability
 - iv. Economic Conditions
- c. Driving Forces and Key Findings

VII. Chapter 3: Vision and Values (Approx. 6 Pages)

- a. Vision Framework
 - i. Vision Statement
 - ii. Core Values (Guiding Principle Statement)
 - 1. Overarching Values
 - a. Equity (Narrative)
 - b. Resilience (Narrative)
 - c. Sustainability (Narrative)
 - d. Vibrancy (Narrative)
 - iii. What we heard from the community/ How these were developed

VIII. Chapter 4: Plan Elements (Approx. 25 Pages)

- a. Introduction to the Plan Elements and Goals Summary
- b. Community Character: We value a balanced approach to change that maintains and enhances our community.
 - i. Background- What we heard
 - ii. Themes and Focus Areas. (Each of the following includes several goals followed by strategies to achieve the goal.)
 - 1. Housing Diversification
 - 2. Jobs and Housing Balance
 - 3. Community Identity
 - 4. Transportation and Connectivity
- c. Community Places: We value community places that bring people together and support healthy living including parks, open spaces, and other public places.

- i. Background- What we heard
 - ii. Themes and Focus Areas. (Each of the following includes several goals followed by strategies to achieve the goal.)
 - 1. Parks and Facilities
 - 2. Open Space
 - 3. Public Plazas and Community Gathering
- d. Community Connectivity: We value knowing our neighbors through a community network that is inclusive and inter-connected.
 - i. Background- What we heard
 - ii. Themes and Focus Areas. (Each of the following includes several goals followed by strategies to achieve the goal.)
 - 1. Equity, Diversity and Inclusion
 - 2. Community Events
 - 3. Community Partnerships
 - 4. Community Resilience and Adaptation
- e. Civic Leadership: We value transparent, collaborative, and fiscally responsible local government.
 - i. Background- What we heard
 - ii. Themes and Focus Areas. (Each of the following includes several goals followed by strategies to achieve the goal.)
 - 1. Core Community Services
 - 2. Transparency and Inclusivity
 - 3. Fiscal Responsibility
 - 4. Regional Collaboration
- f. Economic Vibrancy: We value thriving and dynamic businesses that support and engage the community.
 - i. Background- What we heard
 - ii. Themes and Focus Areas. (Each of the following includes several goals followed by strategies to achieve the goal.)
 - 1. Downtown Vibrancy
 - 2. Supportive Business Environment
 - 3. Placemaking and Public Realm
- g. Environmental Sustainability: We value climate action, environmental resilience, and adaptation to promote environmental sustainability for the enduring vitality of our community.
 - i. Background- What we heard
 - ii. Themes and Focus Areas. (Each of the following includes several goals followed by strategies to achieve the goal.)
 - 1. Recovery and Resilience
 - 2. Open Space and Habitats
 - 3. Sustainability and Decarbonization
 - 4. Equitable Resilience and Adaptation

IX. Chapter 4: Future Land Use (Approx. 14 Pages)

- a. About/ Purpose
- b. What we heard from the Community
 - i. How do we think about growth?

- ii. How did this inform the FLUM?
- c. Future Land Use Map
 - i. Land Uses Categories (Up to 12 Categories- Further described in the section below)
 - ii. Districts
 - iii. Nodes
 - iv. Corridors
- d. Land Use Categories
 - i. Placetype (Each Placetype will include the following:)
 - 1. Description/ Community Character
 - 2. Values Alignment
 - a. Resilience and Sustainability Considerations
 - b. Economic Vibrancy Considerations
 - c. Equity Considerations
 - 3. Urban Design
 - a. Land Use
 - i. Density/Scale
 - ii. Architectural Considerations
 - b. Community Connectivity
 - c. Community Placemaking
- e. Three Mile Plan
 - i. Annexation Areas
 - ii. Partners and IGAs
 - iii. Infrastructure Planning/Water Supply

X. Chapter 5: Next Steps (Approx. 4 Pages)

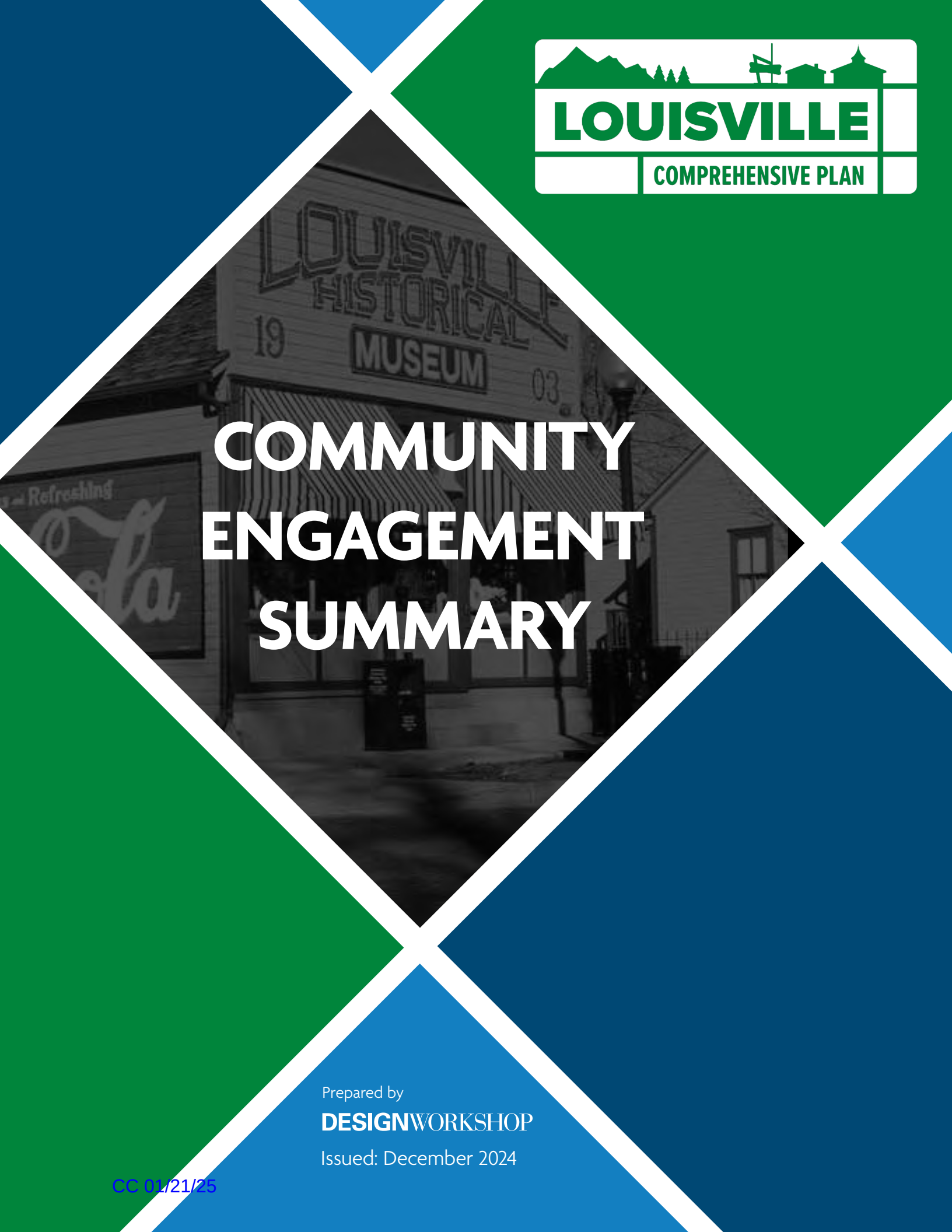
- a. Implementation Matrix Highlights and/or Priority Actions
- b. Regulatory Requirements and Recommendations
- c. Conclusion

XI. Glossary and List of Acronyms (Approx. 3 Pages)

- a. *City to support in the identification of terms.*
- b. *DW to develop definitions.*

XII. Appendix

- a. Implementation Matrix
- b. Previous Plans Review (Memorandum)
- c. Baseline Assessments (Compiled Memorandum)
- d. Community Engagement Summary (Compiled Focus Groups, Engagement Summaries)

A black and white photograph of the Louisville Historical Museum building, which has a sign that reads "LOUISVILLE HISTORICAL MUSEUM" and "19 03". The building is surrounded by a geometric pattern of blue and green triangles.

COMMUNITY ENGAGEMENT SUMMARY

Prepared by
DESIGNWORKSHOP
Issued: December 2024



1. Introduction

The City of Louisville has conducted community-wide engagement to understand the community's preferred growth scenarios as a part of the process to create a new Comprehensive Plan. Once understood, these will inform the City's Future Land Use Map. This summary document outlines the feedback received in Engagement Window 2, which included an open house event and a community survey. Questions in these activities were focused on understanding the preferred growth scenarios of the community and asked about topics such as opportunity areas for development, job growth, transportation and the environment. Engagement Window 2 built off the feedback in Engagement Window 1. The summary of Engagement Window 1 can be found [here](#).

Engagement

The Louisville community survey was conducted online from November 7 to December 3, 2024 and was hosted via the ESRI's survey platform. Over the course of four weeks, 81 responses were collected. The survey was noticed on EngageLouisville.com, and flyers with QR codes were posted around the city. The survey was also noticed through social media posts.

The open house was held in Louisville on November 7, 2024 at the Recreation and Senior Center and drew over 100 participants. Three Workshops were held throughout the day, from 11-12:30, 1:30-2:00, 2:30-4:00. These meetings included a presentation followed by a map activity. The evening open house was held from 5:00-7:00 and was an open pass through format with a scavenger hunt to visit different 'stations' around the room. The boards for this event are located on the adjacent page and full size images are in the Appendix.

The results from these activities are used to refine the future land use map and develop the draft goals and strategies of the Comprehensive Plan. This is the third effort in this process to gather feedback from the community.

This document includes the following sections:

- 1) Introduction
- 2) Analysis Methodology
- 3) Community Values
- 4) Scenario Planning Workshops
- 5) Preferred Scenarios
- 6) Key Findings
- 7) Appendices



The collage displays a variety of planning documents for the Louisville 2040 Comprehensive Plan. At the top left, the title "THE LOUISVILLE COMPREHENSIVE PLAN" is prominent. Below it, a "VISION STATEMENT" declares Louisville's commitment to being an equitable, resilient, and sustainable community. A "CORE VALUES" section lists six guiding principles: a balanced approach to growth, equity, environmental protection, economic vitality, community character, and a healthy, vibrant, and resilient city. The "COMMUNITY CHARACTER" section includes a map of the Louisville area and a list of key facts. The "COMMUNITY PLACES" section features a map of the Louisville area and a list of key facts. The "CIVIC LEADERSHIP" section includes a map of the Louisville area and a list of key facts. The "COMMUNITY CONNECTIVITY" section includes a map of the Louisville area and a list of key facts. The "ECONOMIC VIBRANCY" section includes a map of the Louisville area and a list of key facts. The "ENVIRONMENTAL SUSTAINABILITY" section includes a map of the Louisville area and a list of key facts. The bottom section of the collage features several maps and scenarios, including "OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR", "OPPORTUNITY AREA 2: DOWNTOWN", "OPPORTUNITY AREA 3: MCCASLIN CORRIDOR", and "SCENARIO 1: A balanced approach to growth".

2. Analysis Methodology

The following analysis includes a summary of responses and insight into the community's vision, values and priorities. To analyze the individual responses to each of the questions, key sub-themes were formulated based on the frequency of responses.

The following factors influenced how data is shown throughout the report.

- Not every survey participant answered every question and as a result, summaries of each set of results is based on the individuals who answered the specific question.
- Questions at the open house and workshop events were similar to the community survey, and where possible the results have been combined in this summary to share the overall community feedback from this Engagement Window.

Each question identifies key understanding from the responses and references quotes from Louisville residents.



Engagement Workshops at the Louisville Recreation and Senior Center



Open House Participants from November 8th, 2024



Workshop Participants from November 8th, 2024

3. Community Values

A core values answers the question ‘Who are we and what guides us? There are six theme areas, each of which has evolved from the previous 2012 Values through extensive outreach and discussion with staff, leadership, and the community. Each of these values has been reviewed and endorsed by Louisville Planning Commission and City Council. The following analysis includes a summary of responses from the community values boards. The community could provide open comments at the open house and online survey. The following includes a summary of understanding, themes and selected quotes. Open comments are included in the Appendix.

1. What strategies or actions would you like to see to enhance **COMMUNITY CHARACTER** in Louisville?

Key Understanding

To enhance community character in Louisville, residents emphasize housing diversity and affordability, calling for zoning changes to allow denser, mixed-use developments, more affordable options, and diverse housing types at appropriate locations, such as duplexes and triplexes, to sustain families and promote inclusivity.

Revitalization and preservation efforts focus on restoring downtown as a vibrant core while protecting the city’s small-town charm. Adjustments in zoning and land use to repurpose underutilized spaces and integrate mixed-use developments into suitable areas are desired.

Equity and inclusivity are highlighted as critical gaps needing attention in vision statements and policies. Improved pedestrian and cyclist safety infrastructure, like better crossings and bike routes, is a shared priority, alongside expanding recreational amenities and safeguarding natural areas and wildlife to maintain Louisville’s unique identity and quality of life.

Housing Diversity and Affordability

“More mixed use and denser housing options with commercial space on the ground floor.”

“More affordable housing options so people can afford to live here.”

“Housing diversification is most needed.”

“Permit more units within existing old town neighborhoods.”

“Housing for families with young kids. More affordable. Support our schools.”

“Would like to see zoning changes so that duplexes/triplexes could be integrated into existing residential neighborhoods.”

Revitalization and Preservation

“Revitalize downtown – we need our core gathering spaces back.”

“Keep Louisville unique; it’s fast losing all of its once charming character.”

“Put small-town character back in the vision statement and core values.”

Land Use Changes and Pedestrian Safety

“Redo residential zoning districts; allow more mixed use in some areas that have been residential.”

“Instead of reducing and confusing car traffic lanes, make crossings that light up or stop traffic for pedestrians and bikes.”

“Safer pedestrian crossings. Blinking lights at Cherry/Bella Vista crossing.”

“Repurpose existing commercial buildings.”

“Safer bike routes in the downtown area.”

COMMUNITY VALUES

2. What strategies or actions would you like to see to enhance **COMMUNITY PLACES** in Louisville?

Key Understanding

To enhance Louisville’s community places, residents prioritize expanding housing and economic diversity with affordable multi-unit housing, senior housing, and retail developments to attract families and support workers. Enhancing community spaces through parks, plazas, food halls, and downtown events fosters vibrant public life.

Improving infrastructure with better multi-modal connections, mixed-use developments, and recreational facilities like pickleball and indoor tennis courts is also emphasized. Long-term planning includes protecting natural areas, planting more trees, preparing for disasters, and managing growth to maintain Louisville’s small-town charm.

Housing and Economic Diversity

“No more single-family houses; more multi-units and retail developments to attract young families.”

“More affordable housing units, such as apartments, for people who work in Louisville.”

“Senior housing that is cheap to build.”

Community Spaces and Gathering Areas

“Rework McCaslin to have community spaces like parks. Think big.”

“More community gathering spots – food halls, public markets.”

“Downtown community events like street fairs, ice skating, food fests, and farmers markets.”

“Create a public plaza in Centennial Valley.”

“An amphitheater downtown.”

Infrastructure and Accessibility

“Strong multi-modal connections around town. Create new and enhance existing.”

“Mixed use in downtown; remove/reduce arbitrary height restrictions.”

“Dedicated pickleball courts.”

“Indoor tennis courts.”

Environmental and Long Term Planning

“More trees for birds/raptors; we are losing trees.”

“There needs to be a real disaster planning budget.”

“Move Avista to Red Tail Ridge property.”

“Cap growth to keep Louisville’s small-town feel.”

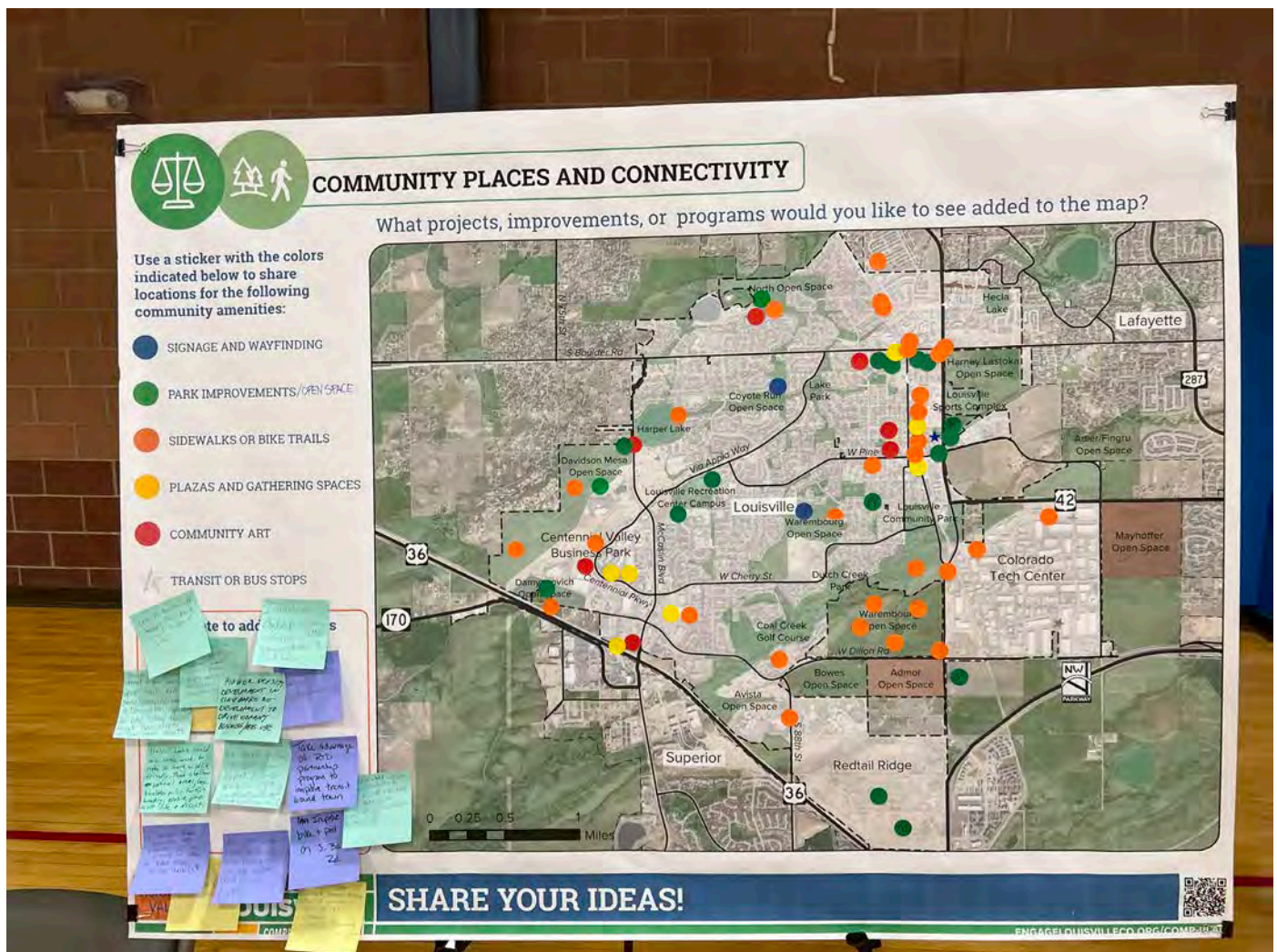
COMMUNITY VALUES

3. What projects, improvements, or programs would you like to see added to the map related to **COMMUNITY CHARACTER and **COMMUNITY PLACES**?**

Key Understanding

To enhance community character and places in Louisville, residents suggest projects such as improving connectivity with better multi-modal transportation connections to Boulder, more bike trails, and underpasses for safer bicycle crossings. Enhancements include adding signs and maps on open space trails for easier navigation and improving bike/pedestrian access on South Boulder Road.

They also propose wildlife-friendly upgrades to Harper Lake, benches and structures at Davidson Mesa dog park, and better utilization of open space behind the police station. Higher-density development at the Cinebarre site could foster vibrant business and arts use. Partnerships like RTD could expand transit options, while downtown bike path alternatives address e-bike congestion.



Community Places and Connectivity Board at Open House

COMMUNITY VALUES

4. What strategies or actions would you like to see to enhance **CIVIC LEADERSHIP** in Louisville?

Key Understanding

To strengthen civic leadership in Louisville, residents propose strategies to increase responsiveness from City Council and providing more opportunities for town and youth civic leadership.

Suggestions include hosting regular ward meetings, “coffee with your local official” events, and leveraging local stakeholder groups for collaboration. Enhanced regional cooperation with Superior and Lafayette on community activities is also encouraged to foster broader community connections.

Accessible and Responsive Governance

“More online engagement from city council”

“Coffee with your local official.”

Enhanced Leadership Opportunities

“More opportunities for town civic leadership.”

“More opportunities for youth civic leadership.”

“Regular monthly ward meetings.”

Community Collaboration and Stakeholder Engagement

“Utilize local stakeholder groups/ individuals more often.”

“Collaborate with Superior and Lafayette on community activities.”

COMMUNITY VALUES

5. What strategies or actions would you like to see to enhance **COMMUNITY CONNECTIVITY** in Louisville?

Key Understanding

To enhance community connectivity in Louisville, residents suggest stronger regional coordination, particularly with county trails, and solving the “last mile” problem to improve transit accessibility. Ideas include extending the Powerline Trail to connect key bike routes, adding more bike lanes, and expanding public transit options, such as connections to the CTC and reduced car dependency.

Proposals also include a pedestrian underpass across South Boulder Road at the Highway 42 intersection to encourage walking, partnering with school districts for connectivity, and exploring county-level transportation management instead of RTD. Balancing car access with pedestrian and bike priorities remains a key concern.

Regional and Local Connectivity

“Coordinate to have stronger regional connections, especially with county trails.”

“Public transit to CTC from other communities.”

“Powerline Trail should connect to Lookout Road and eventually link the diagonal bikeway and highline trail.”

Addressing Transportation Gaps

“Need to solve the ‘last mile problem’ – make it easy to get from McCaslin Park to ride to residences.”

“Tunnel from Union Jack area to King Soopers to promote walking from Delo to grocery.”

Transit Infrastructure Alternatives

“More bike lanes, more access to transit. We need people to get out of their car dependency.”

“Need more transit connections. Fewer cars as time goes on.”

“Focusing/prioritizing bicycle and pedestrian connectivity is a huge mistake. Bottom line, people want to drive their cars.”

Governance and Partnerships

“Dissolve RTD and handle transportation at the county level.”

“How could the city partner with school districts?”

COMMUNITY VALUES

6. What strategies or actions would you like to see to enhance **ECONOMIC VIBRANCY** in Louisville?

Key Understanding

To boost economic vibrancy in Louisville, residents propose prioritizing retail over office spaces and encouraging mixed-use developments with condos, ground-floor retail, and parks. Suggestions include attracting local businesses that cater to residents, offering incentives for commercial stores on McCaslin, and creating spaces for artists and small shops.

Enhancing the McCaslin corridor with residential, business, and light industrial uses, increasing density to blend residences with retail, and attracting high-quality restaurants are key strategies. Downtown revitalization, including tidying up unsafe structures, supporting businesses through tax breaks or lower rents, and adding multi-family housing, is also emphasized to create a more dynamic and accessible local economy.

Revitalization of Commercial Areas

"Redo McCaslin corridor with more residential, business, and light industrial."

"Support more businesses downtown. Tax breaks? Lower rents?"

"Downtown needs some tidying up. Some business structures are unkept and unsafe."

Diversified Housing Options

"Condos for diversity of housing with ground floor retail."

"More density and intermingling of residences and retail."

"New urbanism for McCaslin. More affordable and attainable housing, mixed-use, and parks."

"More multi-family housing."

Local Businesses and Retail Development

"Include local businesses aimed at residents, not tourists."

"Can incentives be used to attract and maintain commercial stores on McCaslin?"

"Attract nicer restaurants."

"Artist space or studios or small shops."

Mixed-Use and Urban Design

"Less office, more retail."

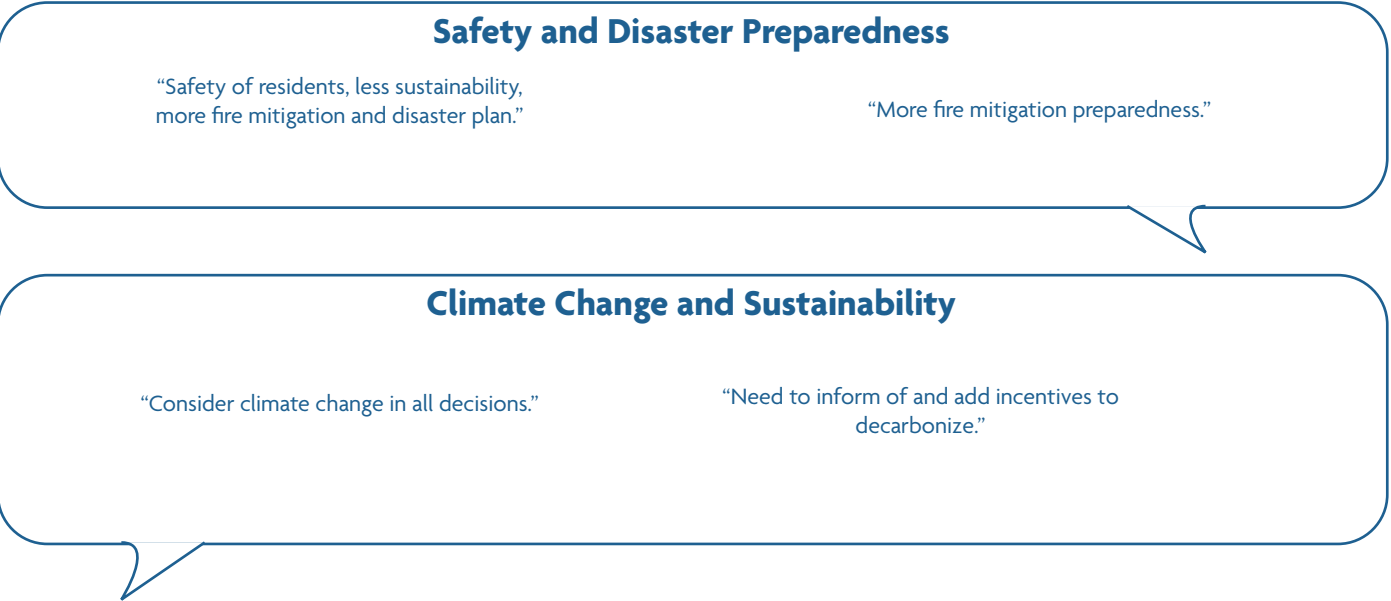
"Mixed-use development."

COMMUNITY VALUES

7. What strategies or actions would you like to see to enhance ENVIRONMENTAL SUSTAINABILITY in Louisville?

Key Understanding

To enhance environmental sustainability in Louisville, residents emphasize prioritizing fire mitigation and disaster planning to ensure safety. Suggestions include incorporating climate change considerations into all city decisions and providing incentives to encourage decarbonization efforts.

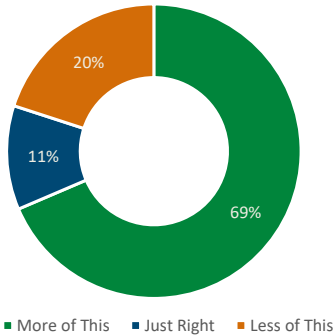


COMMUNITY VALUES

8. Which land uses would you like to see more or less of?

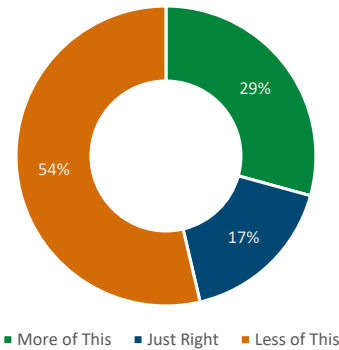
Mixed Use Retail:

69% of open house participants indicated that they would like to see more mixed use retail in Louisville. 20% indicated that they would like to see less of it while 11% indicated that Louisville already has the right amount.



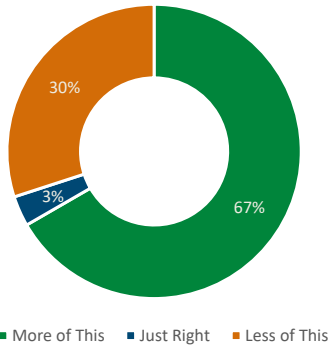
Low Density Residential:

29% of open house participants indicated that they would like to see more low density residential development. 54% indicated that they would like to see less of it while 17% indicated that Louisville already has the right amount.



Mid Density Residential:

62% of open house participants indicated that they would like to see more mid density residential development. 3% indicated that they would like to see less of it while 30% indicated that Louisville already has the right amount.

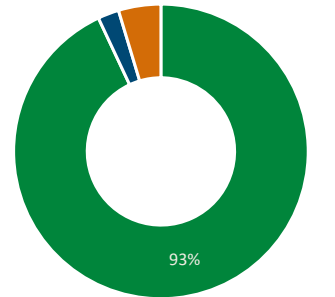


COMMUNITY VALUES

8. Which land uses would you like to see more or less of?

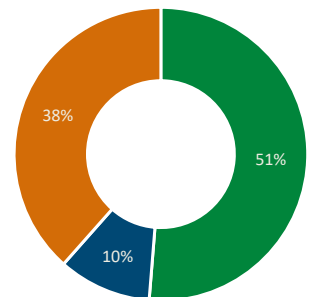
Mixed Use/Mid Density Residential:

93% of open house participants indicated that they would like to see more mixed use/ mid density residential in Louisville. 5% indicated that they would like to see less of it while 2% indicated that Louisville already has the right amount.



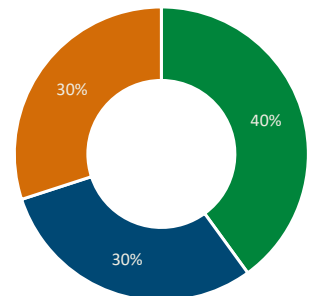
Mixed Use/High Density Residential:

51% of open house participants indicated that they would like to see more mixed use/ high density residential development. 38% indicated that they would like to see less of it while 10% indicated that Louisville already has the right amount.



Commercial:

40% of open house participants indicated that they would like to see more commercial development. 30% indicated that they would like to see less of it while 30% indicated that Louisville already has the right amount.

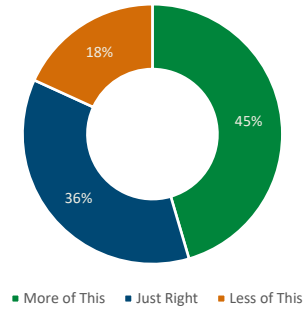


COMMUNITY VALUES

8. Which land uses would you like to see more or less of?

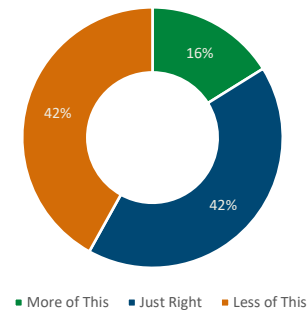
Industrial Mixed Use:

45% of open house participants indicated that they would like to see more industrial mixed use development in Louisville. 18% indicated that they would like to see less of it while 36% indicated that Louisville already has the right amount.



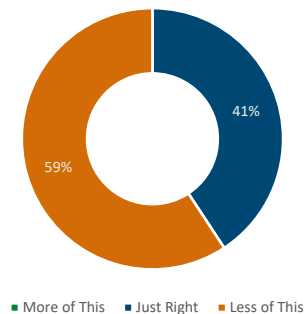
Industrial Office/R&D:

16% of open house participants indicated that they would like to see more industrial office/R&D development in Louisville. 42% indicated that they would like to see less of it while 42% indicated that Louisville already has the right amount.



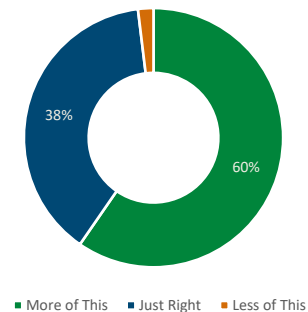
Office:

0% of open house participants indicated that they would like to see more office development in Louisville. 59% indicated that they would like to see less of it while 41% indicated that Louisville already has the right amount.



Park/Plaza/Open Space

60% of open house participants indicated that they would like to see more parks/plazas/open space in Louisville. 2% indicated that they would like to see less of it while 38% indicated that Louisville already has the right amount.



4. Scenarios

Scenario planning explores and evaluates potential future developments and outcomes in a city by creating multiple possible scenarios based on driving forces about key factors like population growth, economic trends, and the community vision. This effort engaged the Louisville community on three future growth and development scenarios to inform the Comprehensive Plan.



In an effort to create a shared vision for the city’s growth, community members were presented with three distinct growth scenarios, each reflecting potential paths the city could take over the next several decades. These scenarios explored different priorities, such as housing density, transportation networks, green space preservation, and economic development strategies. Residents were encouraged to carefully consider the implications of each scenario, comparing their benefits and trade-offs.

LEGEND

--- Louisville boundary

— Major road

— Trails

▨ Opportunity Areas

1 South Boulder Road Corridor

2 Downtown

3 McCaslin Corridor

4 Redtail Ridge

Existing Place Types

■ Commercial

■ Mixed Use Retail

■ Low Density Residential (1-10 DU)

■ Mid Density Residential (10-20 DU)

■ Mixed Use/Mid Density Residential (20-30 DU)

■ Mixed Use/High Density Residential (30-40 DU)

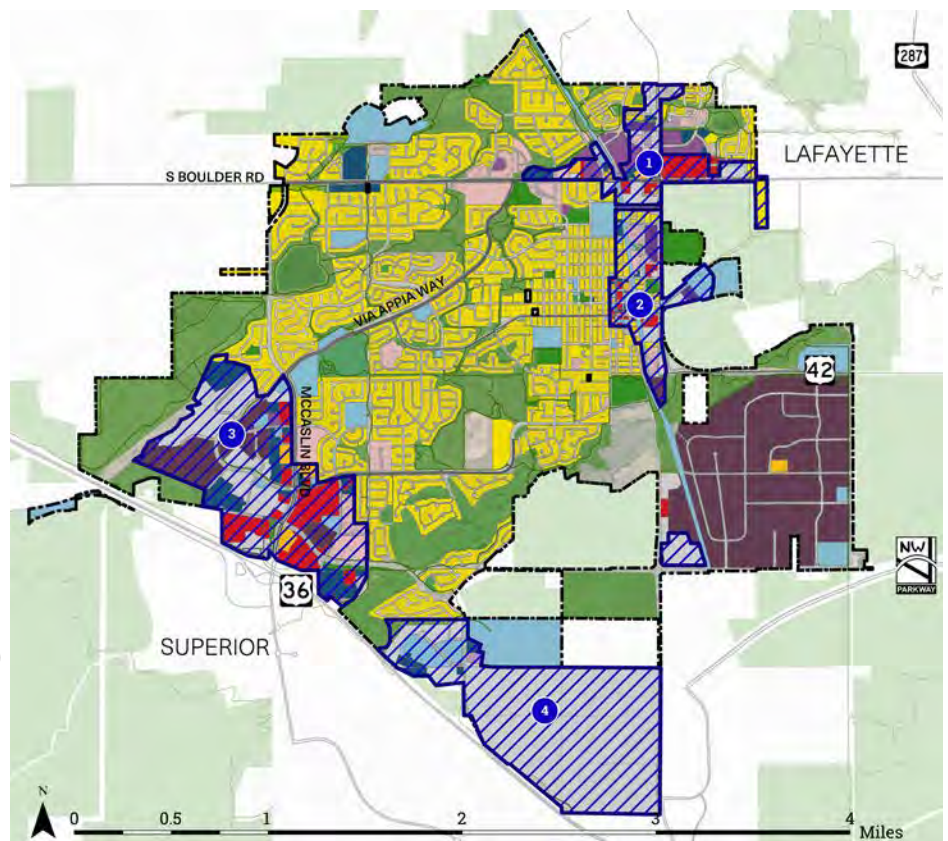
■ Park/Plaza/Open Space

■ Public Use

■ Industrial Mixed Use

■ Industrial Office/R&D

■ Office



Areas of Opportunity map

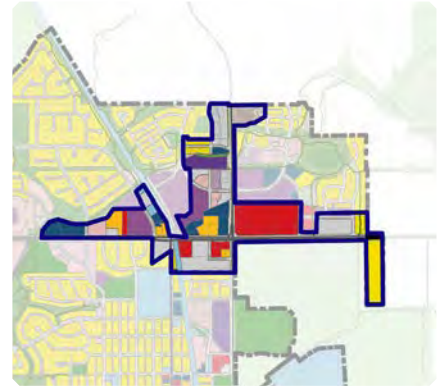
THE FOUR OPPORTUNITY AREAS

AREAS OF STABILITY AND AREAS OF CHANGE

Scenario planning focused on specific areas that are more likely to change, referred to as opportunity areas. For this exercise, other areas less likely to change are referred to as Areas of Stability. The scenario planning activities asked the Louisville community what should change look like within these Opportunity Areas.

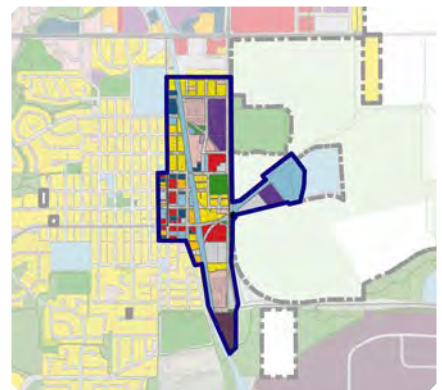
Opportunity Area 1: South Boulder Road Corridor

South Boulder Road has potential for infill/redevelopment. Scenario planning will explore trade-offs between increased housing, retail/commercial uses, and connectivity.



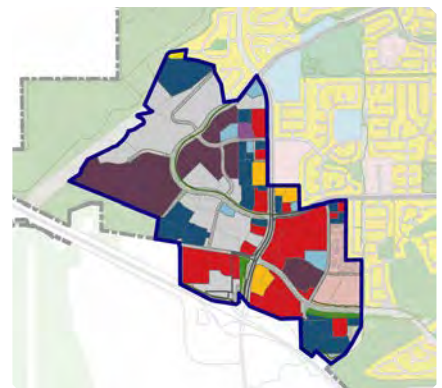
Opportunity Area 2: Downtown

Downtown Louisville is a mix of historic buildings and local businesses along Main Street. A future transit station north of Downtown is a central opportunity for redevelopment. As population in this area increases, the opportunity for successful retail also increases.



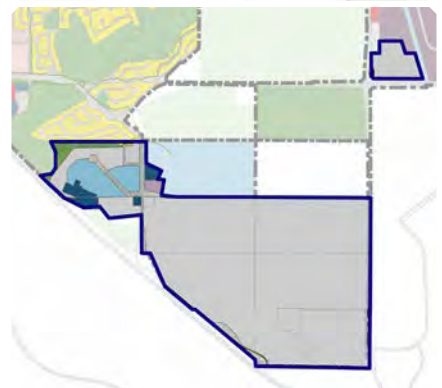
Opportunity Area 3: McCaslin Corridor

With current commercial vacancies, this area has potential to include infill/redevelopment. Scenario planning will explore trade-offs between increased housing, retail, commercial uses, and connectivity.



Opportunity Area 4: Redtail Ridge

Redtail Ridge can address potential opportunities for growth and density of different land uses. Adventist Hospital property may become a redevelopment site if the hospital moves to Redtail Ridge.

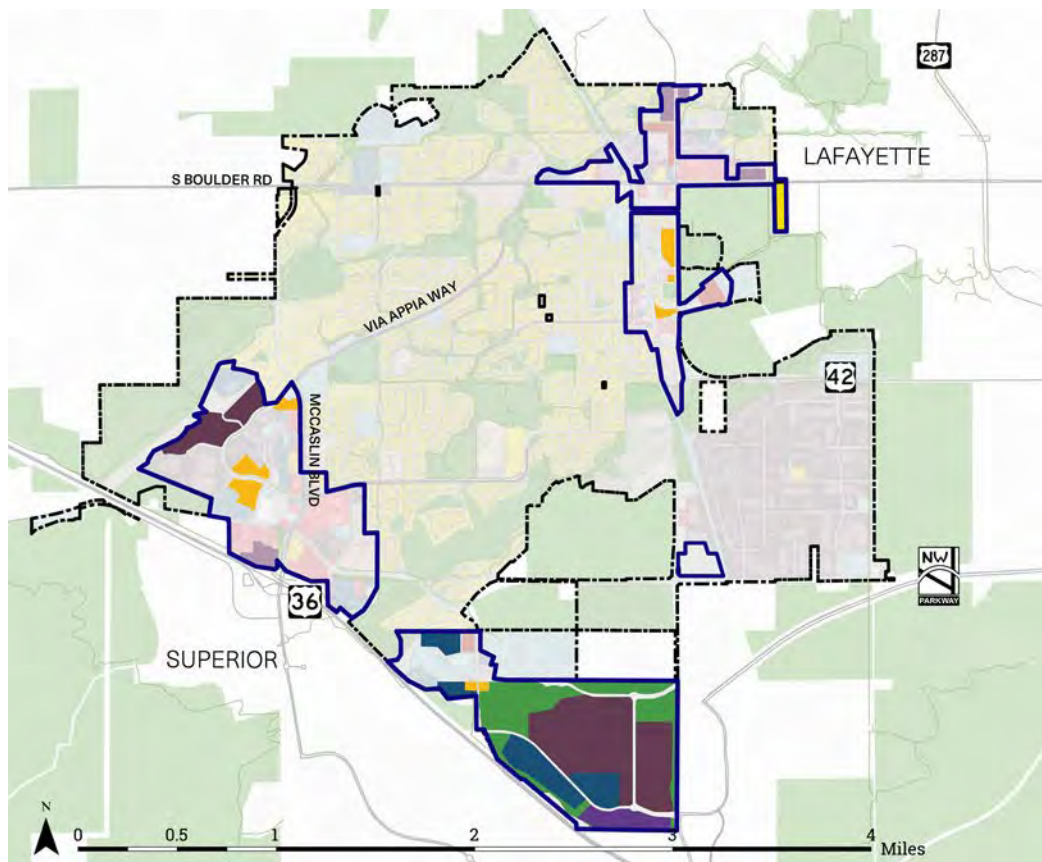


SCENARIOS

Scenario A: Stay the Course

Scenario A looked at a potential future where current trends continue with minimal intervention or change within the community. Based on these existing trends, in this scenario, jobs would continue increasing, but the population would grow minimally. Scenario A explored the following potential trade-offs based on internal assessment:

- **Housing:** This scenario would include limited housing growth and focus on single-family housing typologies with a few mid-density projects along commercial corridors. Potential trade-offs to maintaining a limited growth approach/less supply of inventory may continue the trend of out pricing for young families and an increasing ageing population.
- **Employment:** Current trends indicate significant job growth in R&D and industrial/manufacturing. Louisville would continue to attract employees who do not live in Louisville, but without addressing the housing supply, the trend of high commute numbers and possible loss of retail may continue.
- **Commercial Growth:** The current leakage of spending indicates more money being spent in adjacent communities and may continue to experience retail vacancy along commercial corridors and Downtown.
- **Scenario A Values Alignment:** Scenario A aligns with the community value to maintain the small-town character and the unique character of the neighborhoods. Connected transit options and environmental sustainability are lower alignment due to increased need for vehicle trips to surrounding communities.



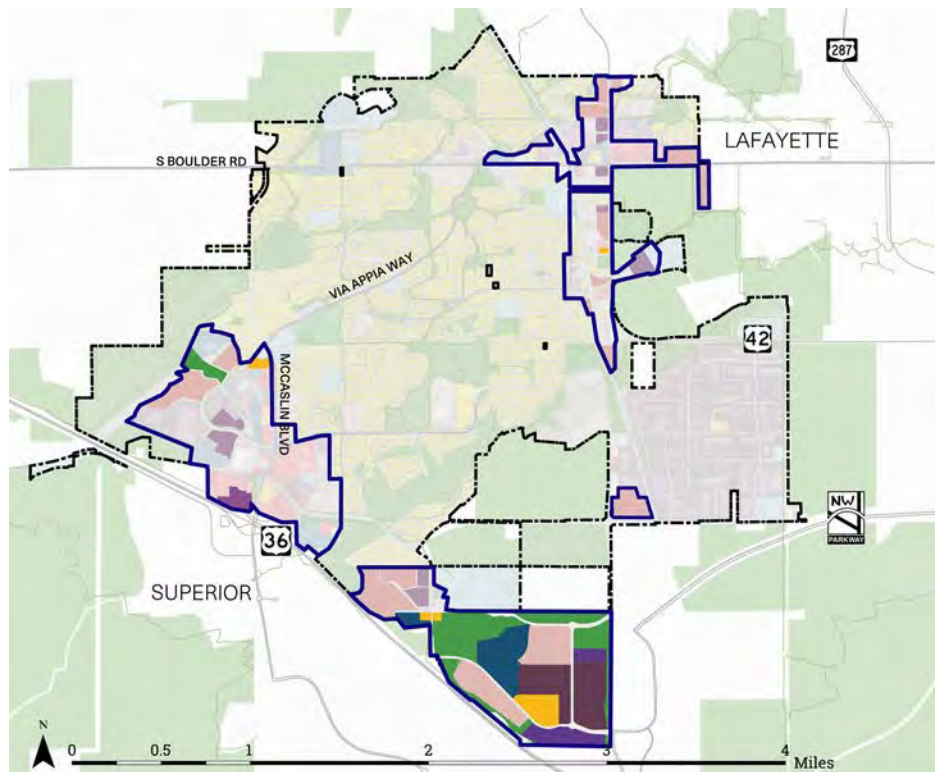
Scenario B: A Stay the Course map

SCENARIOS

Scenario B: A Home for Everyone

This scenario focused on economic stability. This included a decrease in the amount of commuting for employees as the job market increases in Louisville and an increase in housing supply, such as different housing types and choices. More affordable housing options for employees would support the future and current workforce to live in Louisville. This scenario also focused on increased retail spending and commercial growth. Mixed commercial centers would be concentrated along McCaslin Blvd. and South Boulder Road. Essential needs retail, like grocery, along with specialty sources would line these roads, creating easy access for locals and direct connections to bring in regional business. Local commercial growth would be focused on Downtown Louisville. This scenario would also consider the impacts of Redtail Ridge development- focused as a workforce center. Scenario B explored the following potential trade-offs based on internal assessment:

- **Housing:** This scenario explored a mix of housing types, with a focus on targeting the employment sector and proximity and access to jobs. The density in the opportunity areas was measured in this scenario and had an emphasis on community centers and transit-oriented development. This included an increased population in focused areas, looking at the number of possible units to capture potential employees. Traffic and connectivity in relation to increased units in key areas was also considered.
- **Employment:** This scenario explored the number of jobs created from increased focus on employment and retail centers. It also explored the redevelopment of Downtown Louisville and the number of housing units needed in certain areas of town to be walkable and connected. This resulted in a decrease in out-of-Louisville commute numbers and increased opportunities for biking and walking to local jobs.
- **Commercial Growth:** This scenario identified additional opportunities for commercial and retail space and anticipated number of jobs tied to it. It is anticipated that this would decrease retail and commercial leakage in Louisville. The possible impacts to Downtown Louisville were also considered.
- **Scenario B Values Alignment:** Scenario B aligns with the community values to support vibrant commercial areas and increase transportation options. This scenario would result in higher density in employment areas which may be lower in alignment with the small-town character and moderate alignment with the unique character of the neighborhoods.



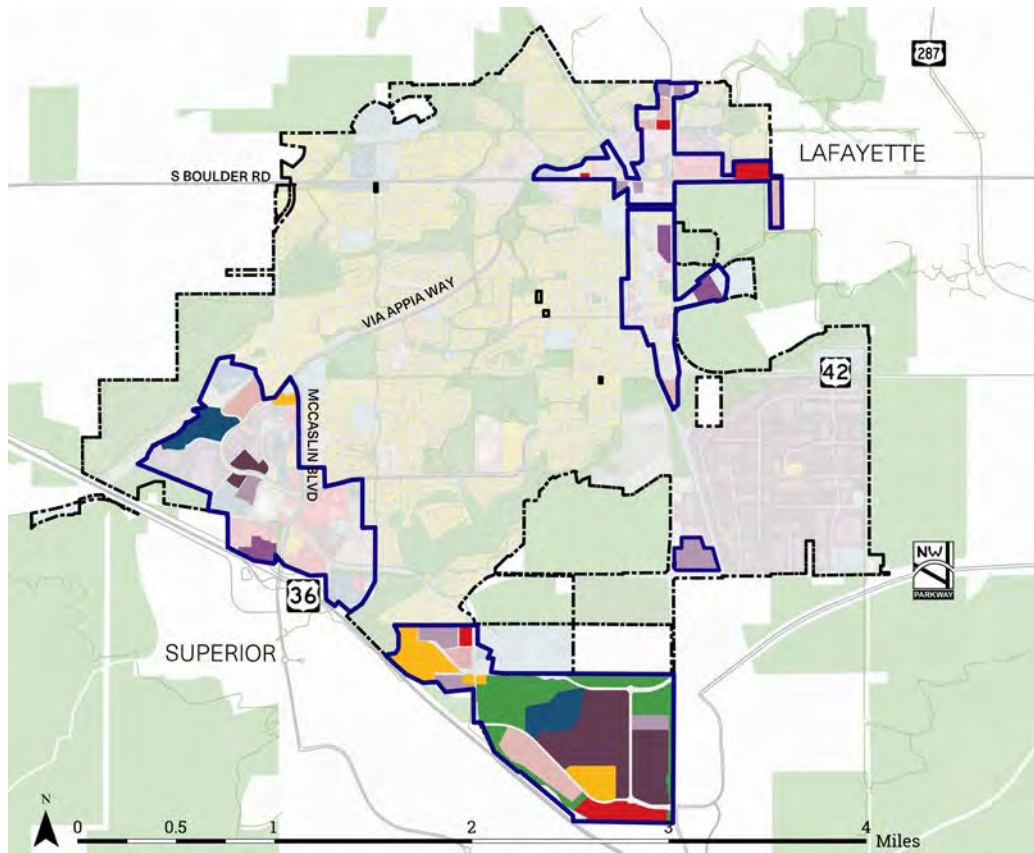
Scenario B: A Home for Everyone map

SCENARIOS

Scenario C: Live and Work in Louisville

Scenario C included different types of housing and density along McCaslin Blvd., Highway 42, and South Boulder Road and explored redevelopment scenario to encourage mixed-use districts to include both commercial and residential. Housing types concentrated in these areas included TOD, mixed-use of commercial-residential and office-residential. An opportunity existed to increase ADUs in existing residential areas as well as missing middle housing types such as duplexes and townhomes. To accommodate increased housing, the Redtail Ridge area presented the greatest opportunity. The focus on increasing housing supply would improve affordability and create opportunities for younger generations to call Louisville home. Scenario C explored the following potential trade-offs based on internal assessment:

- **Housing:** This scenario explored a mix of housing types, with a focus on increasing housing throughout the community, including Redtail Ridge and infill/redevelopment along McCaslin Blvd., South Boulder Road, and Highway 42. Density in the opportunity areas was measured by measuring units per acre in this scenario. To accommodate future growth, higher density or smaller housing types were necessary. Impacts on roadways and services which were right sized.
- **Employment:** This scenario maintained the current economic forecast as anticipated and measured the number jobs within the current and projected employment and retail centers and redevelopment of Downtown Louisville. The focus on housing would likely still result in result in a decrease in out-of-Louisville commute numbers and increased opportunities for biking and walking within the community.
- **Commercial Growth:** This scenario identified possible additional square footage of commercial and retail, anticipated number of jobs, and where in Louisville this may be captured, with a focus on local jobs and downtown revitalization.
- **Scenario C Values Alignment:** Scenario C aligns with the community values to support the unique quality of life, transportation and connectivity. This could result in a mix of housing types that are lower in alignment with the unique character of the neighborhoods.



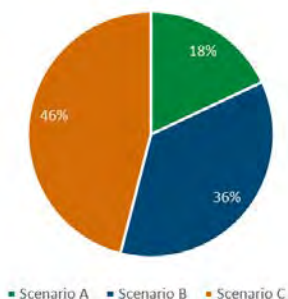
Scenario C: Live and Work in Louisville

SCENARIOS

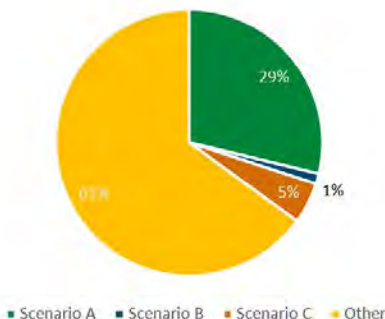
1. What is your preferred scenario and why did you choose this scenario?

The boards at the Open House, the scavenger hunt card, and the Online Survey asked participant to select their preferred scenario. The open house received 50 responses while the online survey received 80 responses. A total of 130 responses were collected.

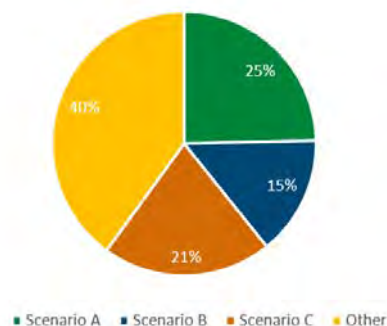
Open House Responses



Online Survey Responses



Total Responses



Key Understanding

Scenario A

(Open House) Supporters appreciate its alignment with Louisville’s small-town scale, valuing minimal growth and its potential to maintain the city’s character. Some see it as a plan that works well for jobs and aligns with their preference for “less is more” in community development. However, others find it uninspiring, with insufficient housing options and a failure to address key issues such as affordability, economic diversity, and transportation. Concerns include lack of vibrant commercial spaces and fears of creating a commuter city. Some call for a greater focus on inclusivity, housing affordability, and improved public infrastructure to better meet the city’s future needs.

(Online Survey) Participants who preferred Scenario A emphasized their desire for lower residential/housing density and more open space, aligning with their reasons for moving to or appreciating the area. They valued features like fewer stoplights and less parking congestion, which contribute to the town’s unique charm. Some appreciated the mixed-use focus but stressed preserving commercial zones to support fiscal health rather than adding residential developments. Additionally, they saw the scenario as a way to maintain livability and preserve the community’s identity.

Scenario B

(Open House) Scenario B received more positive feedback, with many participants viewing it as their favorite option. Supporters appreciate its balance between housing and job growth, highlighting opportunities at Redtail Ridge and the McCaslin area. Suggestions include improving walkability through new urbanism, integrating housing near businesses, and including public spaces in higher-density areas. While some worry that high-density housing could erode community bonds, others argue that increased housing is essential for addressing affordability and attracting young families. Concerns about traffic and transportation infrastructure persist, but overall, Scenario B is praised for its forward-thinking approach and alignment with Louisville’s growth needs.

(Online Survey) Participants who favored Scenario B highlighted its perceived balance between housing and job growth, with many appreciating its realistic approach to development. They supported the inclusion of more housing, especially affordable options and better distribution, but preferred a limit of no more than three stories to maintain a lower-density feel. Some noted the importance of walkability and open space integration, such as “ribbons” of green areas, while others emphasized the need for housing where people can easily access jobs and services. Specific mentions included updates to McCaslin Boulevard, keeping Redtail Ridge commercial, and avoiding additional office space.

SCENARIOS

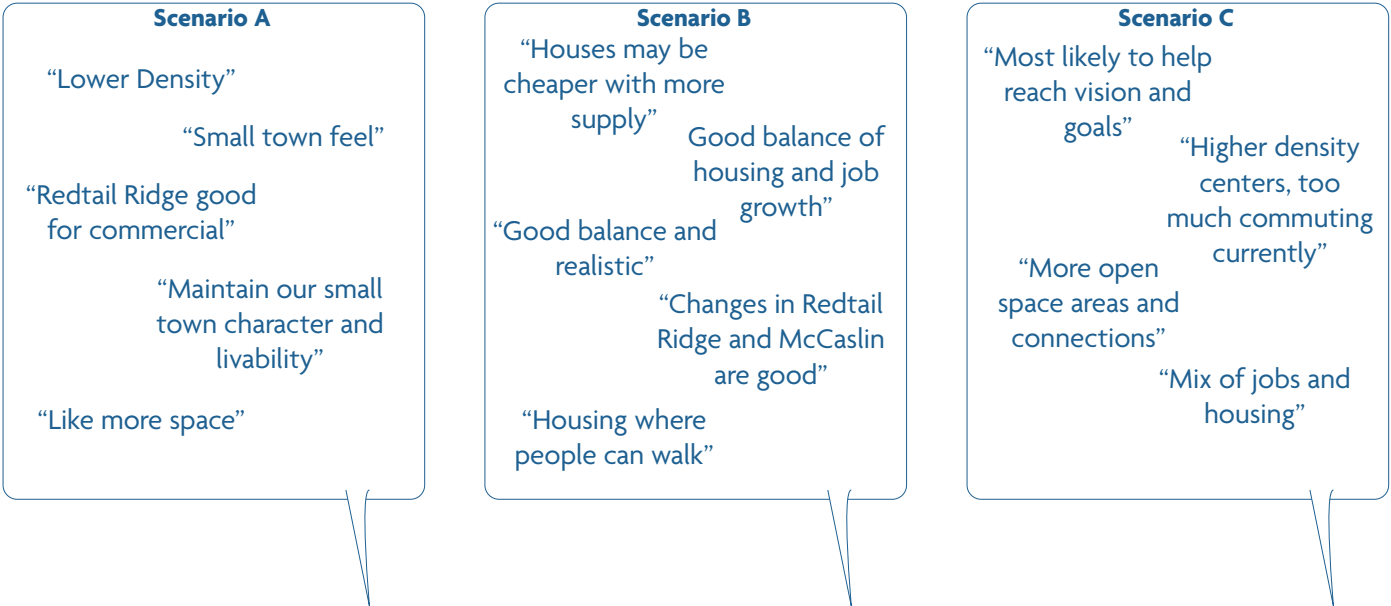
Scenario C

(Open House) Supporters admire its emphasis on climate action, economic vitality, and sustainability, viewing higher-density housing as a way to promote inclusivity and reduce the city’s carbon footprint. They appreciate the focus on place-making and fostering diversity. However, some argue that the proposal for over 4,000 new housing units is excessive and incompatible with Louisville’s low-density character and quality of life. Many are opposed to housing development at Redtail Ridge, preferring infill opportunities near existing areas such as South Boulder and the North End.

(Online Survey) Participants who chose Scenario C valued its alignment with broader goals like economic vitality, sustainability, and community vision. This scenario was seen as a balanced approach to integrating housing and job growth while addressing critical issues such as climate change, economic and cultural diversity, and affordability. Many appreciated its focus on clustering higher-density development near public transit and mixed-use areas to reduce commuting and improve efficiency in utilities. The intentional inclusion of green space and path connections, especially along the McCaslin corridor, was also a key factor. Participants saw Scenario C as a way to create a more vibrant and diverse Louisville, supporting local businesses, accommodating population growth sustainably, and fostering a stronger sense of community.

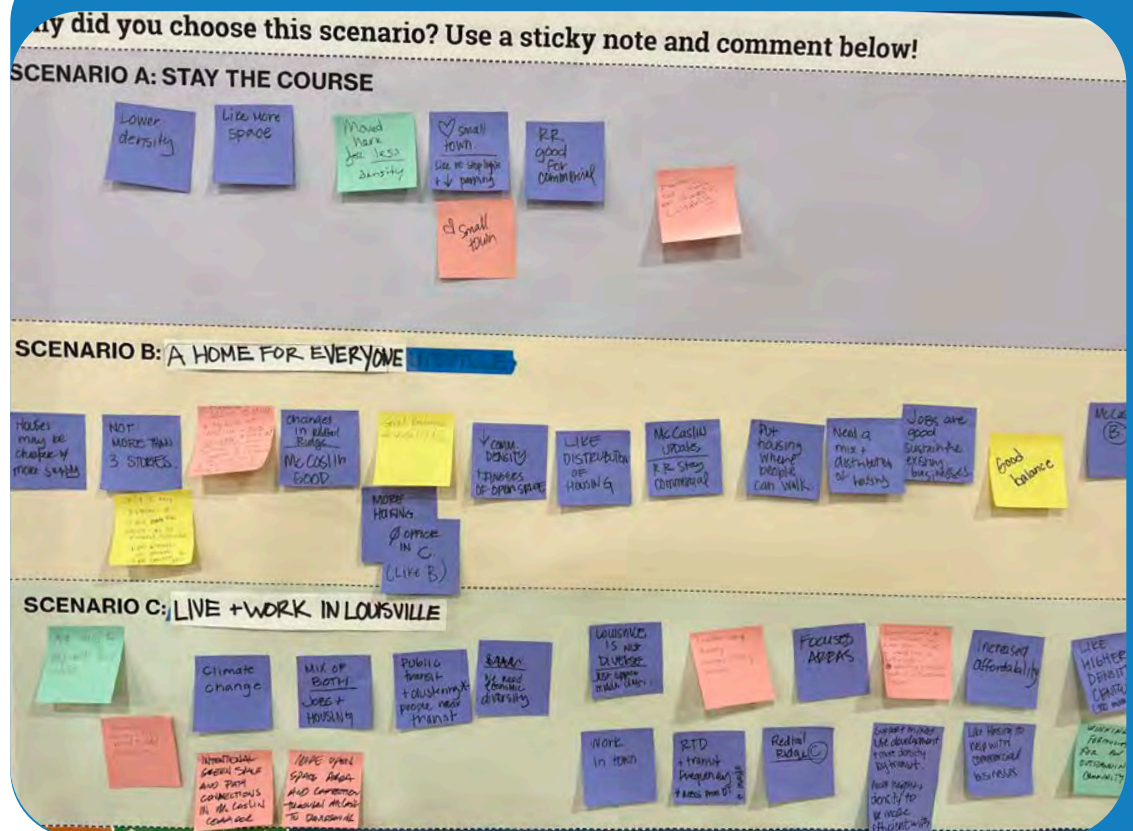
Other

(Only available on the Survey) Participants who selected “Other” within the online survey generally expressed dissatisfaction with the proposed scenarios, citing concerns about overdevelopment, urban sprawl, and a departure from Louisville’s small-town character. Many preferred preserving green space and wildlife habitats, particularly at Redtail Ridge, and advocated for limiting growth to within already developed areas. Infrastructure capacity, such as traffic congestion and city services, was a frequent concern, with participants emphasizing the inability to support additional housing or jobs without degrading quality of life. Suggestions included focusing on infill development along transit corridors, maintaining affordability, and ensuring sustainability.





Open House Participants from November 8th, 2024



Comments on Scenarios from Open House

5. Scenario Planning Workshops

During the November Workshops, Louisville residents participated in a mapping activity focused on scenario planning to help shape the city's future. Scenario planning was introduced as a strategic process that explored and evaluated potential developments and outcomes by creating scenarios based on key driving forces such as population growth, economic trends, and the community's vision. By considering various possibilities, this approach provided a framework to think critically about how Louisville could evolve over time.

The workshop activity began with a presentation that provided participants with essential background information, context, and updates on the planning process. This ensured everyone was informed and aligned on the purpose of the upcoming activities. The presentation set the stage for the rest of the workshop by outlining key objectives and insights. Residents were introduced to two key concepts: Areas of Stability and Opportunity Areas. Areas of Stability referred to parts of Louisville expected to experience minimal change, such as established neighborhoods or preserved green spaces, while Opportunity Areas represented places more likely to evolve and develop, such as underutilized commercial corridors or areas with potential for redevelopment. There were four identified Opportunity Areas for the scenario planning activity, these area are described on the adjacent page.

Following this, a chip game/sticker activity engaged participants in exploring future development scenarios for the city. A large map of the planning area was displayed, and participants worked corroboratively at tables to allocate stickers, each representing different land uses or development types, on the map. Guided by facilitators and instructional materials, participants prioritized and placed the stickers to reflect their preferences for development, ensuring alignment with community values. After the allocation, participants discussed the implications of their choices, considering factors such as infrastructure, environmental impacts, social equity, and economic feasibility. Facilitators led these discussions to encourage diverse perspectives and address critical issues. The exercise promoted collaborative decision-making and provided valuable insights for the planning process.

How to Play the Game.

Welcome to the Sticker Game! Your participation will help shape the future of Louisville! Follow these steps to create your vision for the future. The objective of the game is to balance the number of housing units and the number of jobs to meet the requirements for a vibrant, resilient, and sustainable Louisville.

Step 1: Review the Map
Familiarize yourself with the map which indicates 4 areas of opportunity to influence future development.

Step 2: Understand the Stickers
Each sticker represents a different type land use. The color and number of jobs or units are shown on the legend on the left. Take a moment to think for yourself and then discuss as a team how you want these areas of the city in the future. Discuss your ideas as before placing your stickers.

Step 3: Place Your Stickers
Place the stickers on the map according to your vision. You do not need to use all the minimum number of jobs and units to meet the growth requirements.

Step 4: Consider Trade-offs
Remember that there are trade-offs in land use decisions. Consider how less dense housing takes more space and how close housing balance your choices to create a scenario that reflects your vision for the future.

Step 5: Discuss and Adjust
Work as a group to place your stickers. Discuss why you choose certain types of development? Be open to feedback and adjustments.

Step 6: Name and Present Your Scenario
Once your group agrees on the final placement, we will present you participants and explain your choices.

How Many Units?
Count the number of UNITS you have and fill in the box.

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?
Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

LOUISVILLE COMMUNITY OPEN HOUSE - STICKER GAME ACTIVITY

ENRANGELOUISVILLE.ORG/COMP-PLAN

SCENARIO PLANNING KEY

Each participant was provided with a set of stickers, each representing a different type of land use, scaled to 1-acre increments. The stickers allowed residents to visualize and actively plan options such as residential single-family, residential multi-family, retail/commercial, mixed-use, parks/open space, and employment/industrial, each clearly marked with corresponding units or jobs.

The stickers represented a variety of land uses, including:



Commercial

Areas with three to four establishments, primarily consisting of retail stores or office spaces, designed to serve the community's shopping and professional needs.



Office

Buildings with three to four stories, primarily dedicated to office spaces, providing workplaces for businesses and professional services.



Industrial Office/R&D

Facilities designed for light industrial use combined with office spaces, research areas, or laboratory environments, supporting innovation and specialized industries.



Industrial Mixed Use

Areas that incorporate light industrial uses alongside limited retail or office spaces, blending industrial functions with commercial or professional activities in a flexible environment.



Mixed Use Center/High Density Residential (30-40 DU)

Buildings of up to five stories, featuring high-density residential units (30-40 dwelling units per acre) alongside some retail or office spaces, creating a vibrant, multi-functional environment.



Mixed Use/Mid Density Residential (20-30 DU)

Buildings of up to three stories, primarily residential with a density of 20-30 dwelling units per acre, designed to provide a balanced, community-oriented living space.



Mid Density Residential (10-20 DU)

Buildings of three to four stories, featuring a mix of residential units, retail spaces, and some office areas, creating a balanced environment with both living and commercial opportunities.



Low Density Residential (1-10 DU)

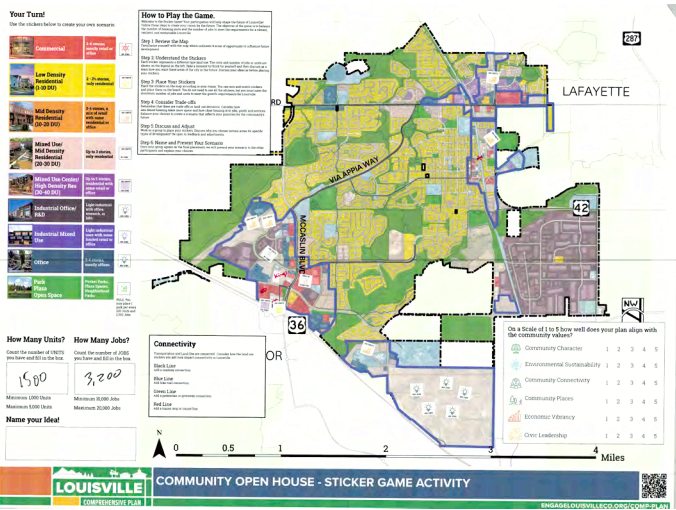
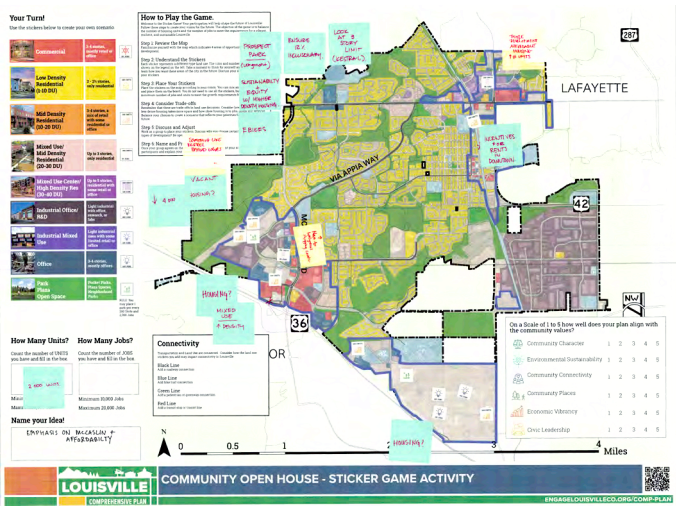
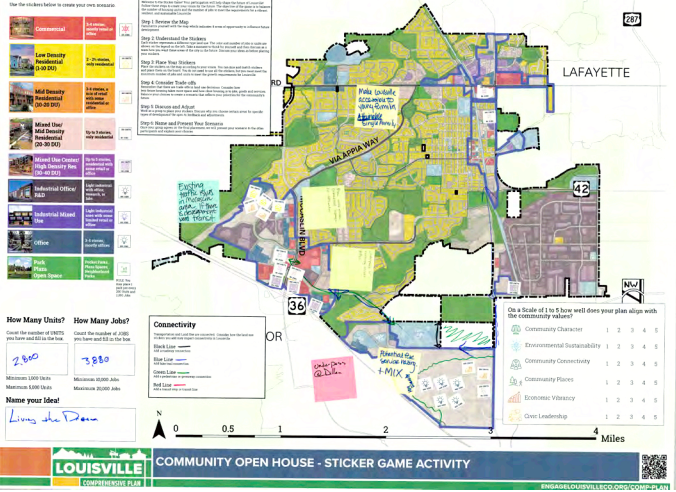
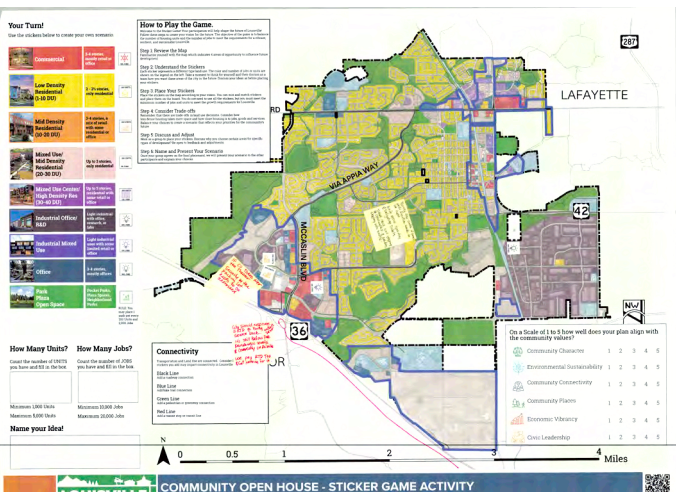
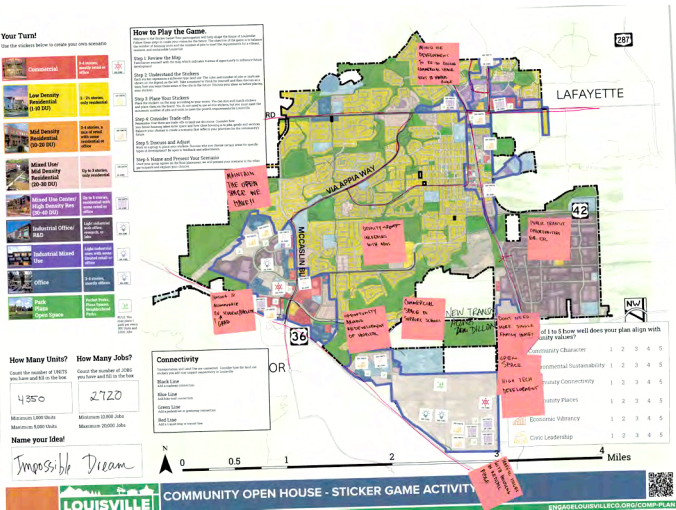
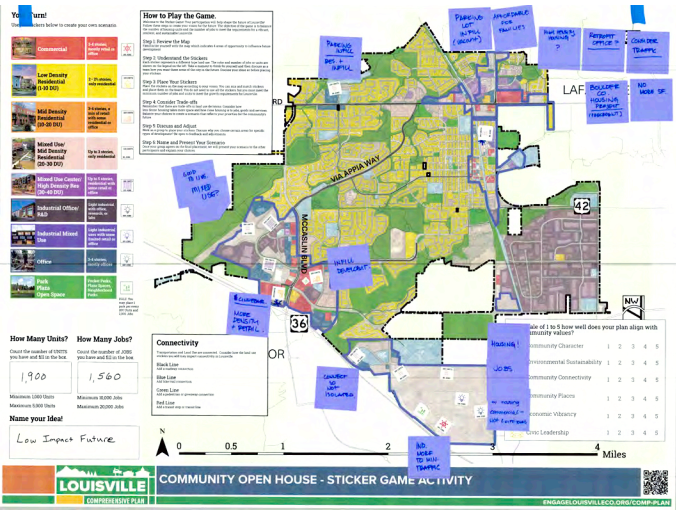
Buildings of two to two-and-a-half stories, consisting solely of residential units with a density of 1-10 dwelling units per acre, offering a more suburban, single-family or small multi-family living environment.



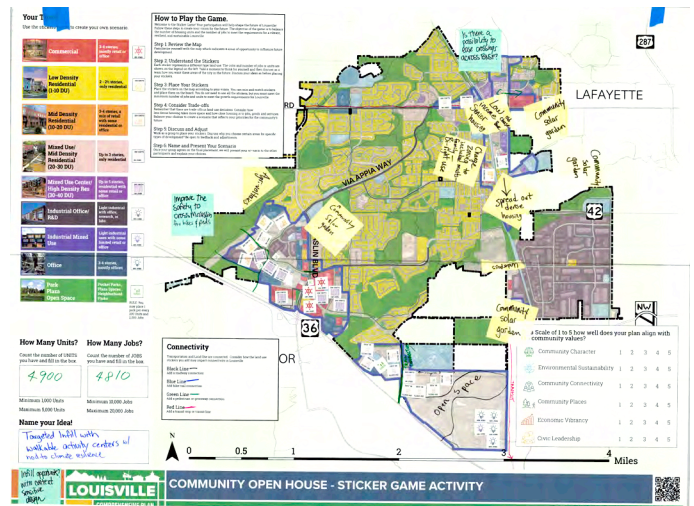
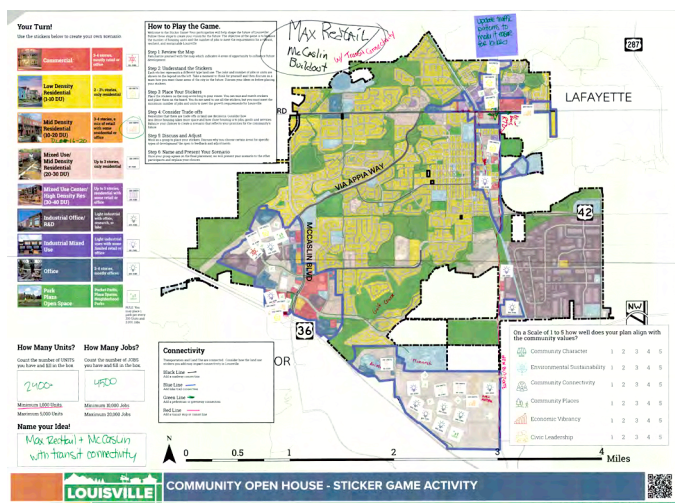
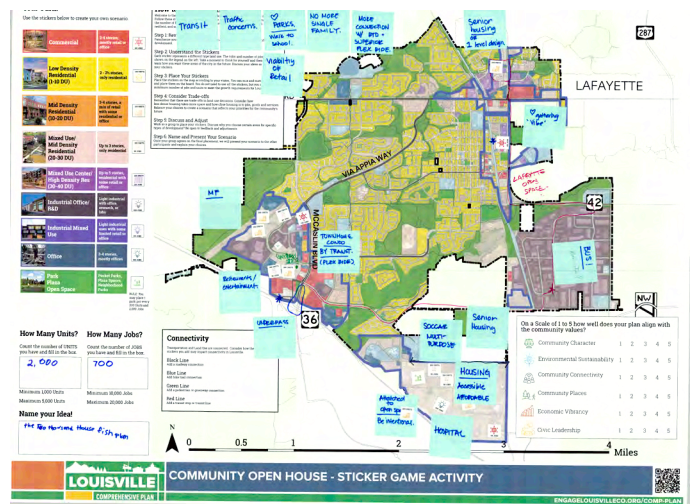
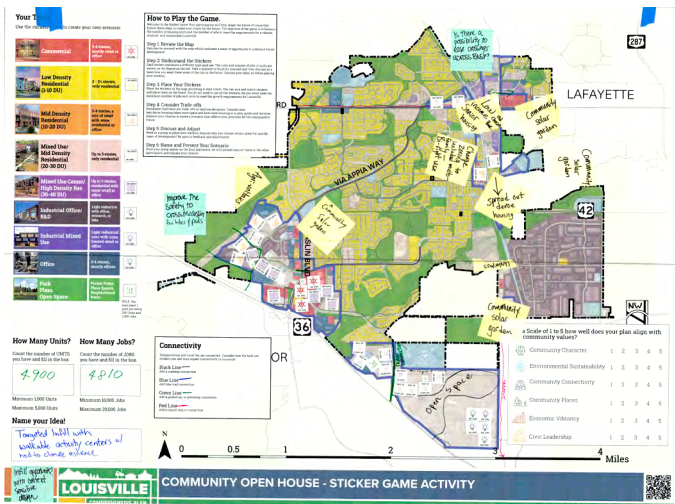
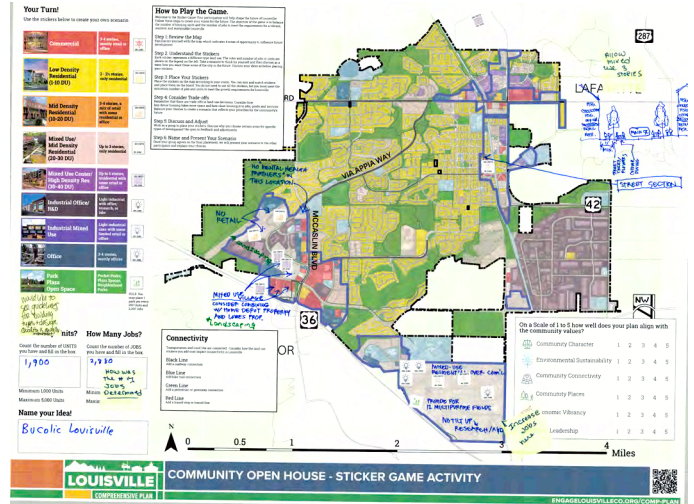
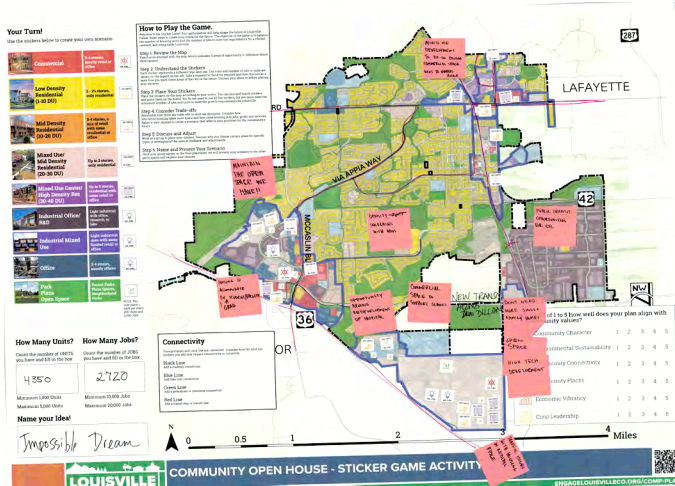
Park, Plaza, Open Space

Areas designated for pocket parks, plaza spaces, or neighborhood parks, providing green, recreational spaces for the community to relax, gather, and engage in outdoor activities.

STICKER GAME ACTIVITY RESULTS



STICKER GAME ACTIVITY RESULTS



OPEN RESPONSE FEEDBACK

The chip/sticker activity provided an opportunity for participants to voice specific thoughts, concerns, and action items in support of their decisions for the mapping activity with sticky notes. These ideas were recorded and are as follows.

Land Uses

“More affordable housing”

“No more single family homes”

“Low income senior housing”

“Rent incentives for downtown businesses”

“Give incentives for renting downtown”

“Change zoning to allow for more multi-family housing”

“Change zoning to allow for multi-family housing as a by right use”

“Mixed-use development to re-do existing commercial space next to Hunters Ridge”

“More density, more retail”

“Senior housing”

Transportation

“Consider traffic with high density”

“Improved traffic safety”

“Update traffic patterns to make it easier for bikes”

“Public transit opportunities for CTC”

“Need better transportation networks for bikes and pedestrians”

“More RTD connections”

“New RTD bus stop at intersection of 42 and South Boulder Road”

“Connect areas of Louisville versus isolating them”

“Underpass crossing across Dillon”

Parks, Recreation, and Open Space

“Maintain open space”

“Invest in wayfinding for trails”

“Community Gardens”

“Provide 12 multi-purpose fields”

“More Parks”

“Dedicated open space in Redtail Ridge”

“Integrate open space into developments”

“Community Solar Gardens”

“Soccer/multi-purpose fields in Redtail Ridge”

OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR FEEDBACK

The sticker activity results for Opportunity Area 1: South Boulder Road Corridor highlighted a strong preference for a mix of residential and mixed-use development, with a particular emphasis on integrating housing, open space, and some commercial elements. The majority of participants favored mixed-use/mid-density residential (20-30 dwelling units per acre) and mixed-use center/high-density residential (30-40 DU) as key land uses, aiming to provide a blend of housing types along with retail or office space. There was also strong support for low-density residential options to maintain a balance with more urban development while preserving some residential character in the area. An overarching theme throughout the feedback was the desire to incorporate parks and open space throughout the area, creating a walkable and family-friendly environment, with some commercial uses along South Boulder Road to serve local needs.

In terms of redevelopment, there was significant interest in utilizing vacant parking lots for infill development. This approach would repurpose underused spaces to accommodate the growing demand for both residential and commercial spaces. The community also expressed a clear need for affordable housing, with particular support for low-income senior housing and housing options suitable for families. Multiple participants agreed with this need, along with eliminating single-family housing options, which helps stress the importance of creating diverse housing opportunities to ensure that the development is inclusive and accessible to all segments of the population. Residents also voiced strong support for high-density housing, emphasizing the need for well-planned vertical development to make efficient use of available space. A number of participants advocated for retrofit office spaces, suggesting that existing commercial buildings could be repurposed to meet the needs of the community.

Traffic concerns were raised, with several participants urging the Plan to consider the impact of increased density on traffic flow and overall mobility in the area. The Boulder Colorado Housing Project was cited as a precedent for integrating sustainable housing and community-focused development.



Composite sticker activity summary

Key Understanding



Housing Focus: Mixed-use/mid-density (20-30 DU) and high-density (30-40 DU) residential, with low-density options. Desire to see less single-family housing.



Parks & Open Space: Integrate parks, open space, and commercial along South Boulder Road.



Affordable Housing: Support for low-income senior and family housing.



Redevelopment: Parking lot infill and retrofit office spaces.



Community: Gathering spaces to promote community.

OPPORTUNITY AREA 2: DOWNTOWN FEEDBACK

Results from the sticker activity revealed a vision for Opportunity Area 2: Downtown, emphasizing a vibrant, dynamic district that balances residential, commercial, and mixed-use development. Feedback highlighted a desire to create a downtown that is inviting, with diverse housing options, thriving businesses, and a focus on sustainability. Participants desired the downtown to remain a central hub for the community.

Participants gave the suggestion to change zoning regulations to permit multi-family housing and by-right uses, which reflect a desire to streamline development, accommodate diverse housing needs, and encourage innovative projects. To maintain a balanced urban layout, participants stressed the importance of spreading out dense housing, ensuring no single area becomes overly congested.

Mixed-use development also emerged as a priority, with broad support for allowing three-story mixed-use buildings that would help blend residential and commercial spaces. Such developments would attract foot traffic, foster economic vitality, and create a sense of community. Incentives for renting downtown spaces, both for residential and commercial purposes, were also strongly encouraged. These incentives could play a pivotal role in drawing businesses and residents to the area, further solidifying downtown as a thriving, multi-functional space.

Land use preferences focused on a mix of commercial and mid-density residential developments to create a balanced and lively downtown. Proposed housing options ranged from mid-density residential units (10-20 dwelling units per acre) to higher-density residential within mixed-use centers (20-30 dwelling units per acre). The community expressed a clear vision for a downtown that integrates vibrant commercial activity, accessible housing, and sustainability features, creating a dynamic environment that serves diverse community needs and enhances the city's overall appeal.



Composite sticker activity summary

Key Understanding



Sustainability Focus: Promote eco-friendly initiatives and position downtown as a progressive, sustainable hub.



Flexible Zoning: Update zoning to allow multi-family housing and by-right uses, encouraging diverse and innovative development opportunities.



Mixed-Use Development: Prioritize three-story mixed-use buildings that combine residential and commercial spaces to boost vibrancy and economic activity.



Incentives for Growth: Introduce incentives to attract renters for both residential and commercial spaces, ensuring a thriving and balanced downtown community.



Balanced Land Use: Emphasize mid-density residential (10-20 du/ac) and mixed-use developments (20-30 du/ac) alongside increased commercial activity for a dynamic urban core.

Participants envisioned Opportunity Area 3: McCaslin Corridor, as a dynamic, well-connected area with a focus on mixed-use development, sustainability, and integrated open spaces. The proposed land uses reflect a thoughtful balance between density, functionality, and preserving natural elements, creating a versatile corridor that accommodates both growth and community priorities.

Participants also emphasized strategic infill development, particularly in the Cinebarre site, along with increased density and expanded retail opportunities. Support for higher-density residential options designed to promote inclusivity and environmental stewardship are desired. A community solar garden was also proposed, aligning with the area's sustainability goals. However, some participants supported additional community-focused uses in the area.

[illegible]

Composite sticker activity summary



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OPPORTUNITY AREA 4: REDTAIL RIDGE FEEDBACK

Sticker activity feedback showed that participants envisioned Opportunity Area 4: Redtail Ridge, as a hub for balanced development that promotes job growth, diverse housing options, and open space preservation, while maintaining strong connections to the broader Louisville community.

A strong emphasis was placed on creating employment opportunities through office, industrial, and mixed-use developments. These spaces were seen as integral to fostering economic vitality in the area. The southern portion of Redtail Ridge near US 36, and the existing location of the AdventHealth Avista site on the northwest, were identified as a prime location for mixed-use developments that blend residential and commercial uses. This area was viewed as ideal for mid-density residential housing (20-30 dwelling units per acre), mixed-use/mid-density housing, and high-density residential housing (30-40 dwelling units per acre), with an emphasis on multi-family options to address growing housing demands.

Participants also highlighted the need to ensure Redtail Ridge is not an isolated enclave but fully integrated into the rest of Louisville. Connectivity was seen as essential, with calls for improved transportation planning to minimize traffic congestion while ensuring accessibility for all residents. Preserving open spaces and integrating green areas throughout the development were recurring themes, reflecting the community’s desire to maintain Louisville’s character and environmental integrity.

Sustainability was another significant focus, with participants proposing innovative ideas such as a community solar garden to promote renewable energy use within the development. Commercial development was emphasized as a key factor in supporting the local economy, schools, and community needs. Additionally, participants called for senior housing to address the needs of Louisville’s aging population, emphasizing the importance of inclusivity in the area’s design.



Composite sticker activity summary

Key Understanding



Balanced Development: Redtail Ridge should integrate job-generating uses, diverse housing options, and open spaces to create a vibrant and sustainable community.



Housing Diversity: The community prioritizes multi-family, mixed-use, and mid- to high-density residential developments to address growing housing needs.



Connectivity and Accessibility: Ensuring strong connections to Louisville while minimizing traffic is essential to avoid isolation and enhance integration.



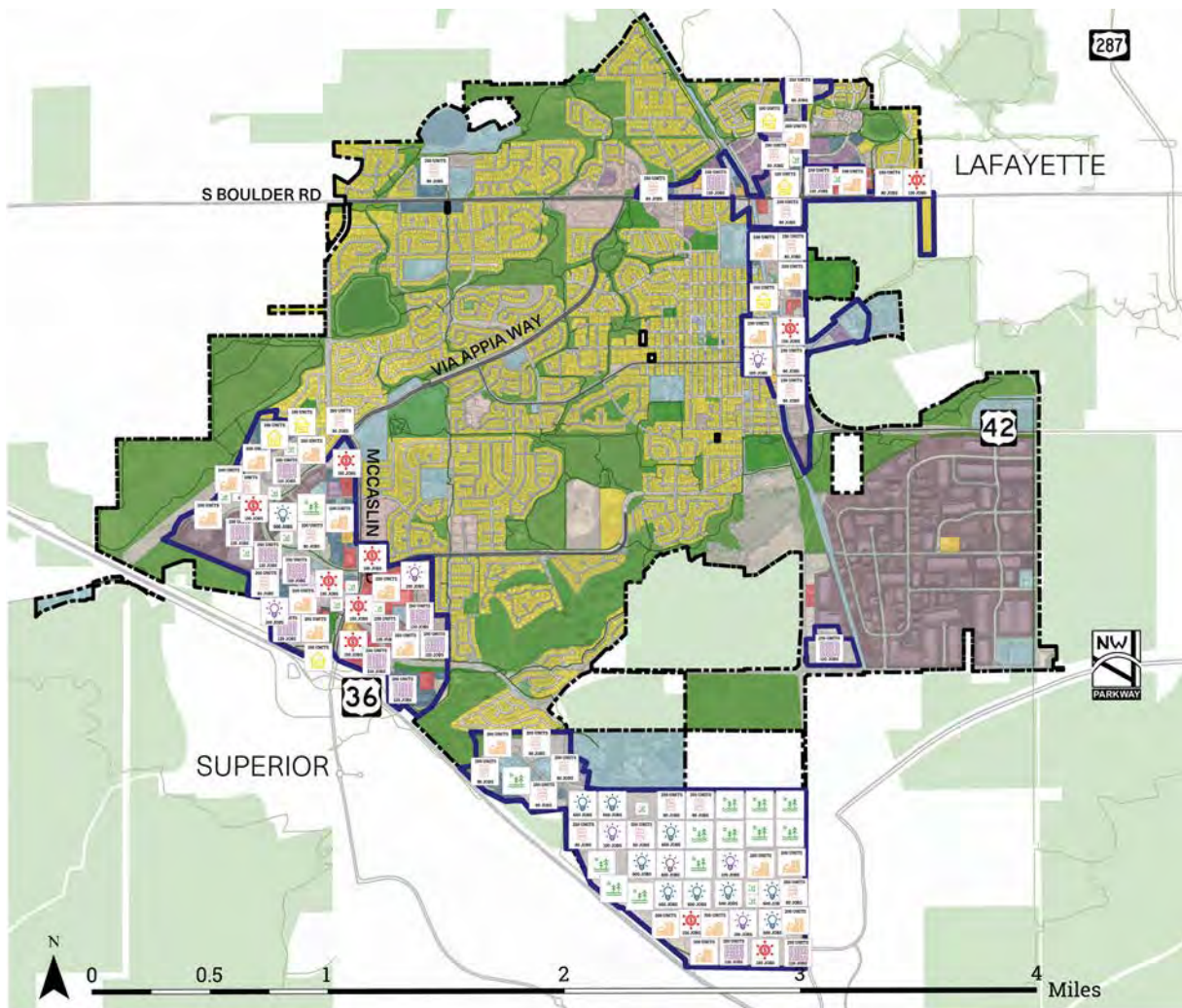
Sustainability and Supportive Services: Open space preservation, renewable energy initiatives, and commercial developments are critical to supporting schools, seniors, and the broader community.

OVERALL RESULTS

Feedback from the activity highlighted varying preferences for growth, with some participants prioritizing residential development while others emphasized expanding employment opportunities. This balance of perspectives showcased the community's diverse needs and priorities, setting a foundation for a comprehensive approach to planning Louisville's future.

In addition to engaging in a sticker activity where participants visually indicated their preferences, residents contributed detailed feedback through sticky note comments. Common themes that emerged from these notes included strong support for mixed-use and infill development, reflecting a desire to optimize land use and encourage vibrant, multi-functional spaces. Many participants advocated for increased density paired with retail opportunities but expressed concerns about the potential traffic issues that could accompany high-density development. Maintaining open space while pursuing denser urban environments was another priority for many residents. Connectivity and safety were frequently mentioned as critical considerations in the face of potential growth. Residents called for improvements to transportation infrastructure, increasing the presence Regional Transportation District (RTD) services and enhancing safety measures for pedestrians and cyclists. Ideas for creating a more interconnected city included expanding multi-family zoning, utilizing parking lot infill for vacant areas, and providing incentives to strengthen the downtown core. There was also a strong emphasis on making Louisville feel more cohesive, ensuring that all areas are well-integrated and accessible rather than isolated.

Overall, the feedback emphasized a forward-thinking approach to development, with calls for innovative zoning changes, sustainable land use, and investment in connectivity. Participants expressed a clear vision of a vibrant, inclusive Louisville where growth is carefully planned to balance residential and employment needs, improve accessibility, and maintain the city's unique character and sense of community.



6. Key Findings

The three scenarios presented in community Engagement Window #2 provide feedback from the community on their preferred direction. These possible outcomes explore how different decisions may impact land use and development. When applied to the creation of a Future Land Use Map (FLUM), the feedback will help to inform a shared vision for the community's future. A review of the comments indicate the communities desire for a combination of the three scenarios. Several themes have emerged from the community to inform the next stages of the Comprehensive Plan. Community input supports the Future Land Use Map (FLUM) addressing the following:

Land Use: Support increased housing options and focus on density toward centers in appropriate locations. This includes encouraging mid-to-high density housing along McCaslin Boulevard with the potential for up to 5-stories in certain areas by Hwy 36, mid-density infill in downtown with the potential for up to 3-stories for multi-family development, and a mix of housing types in Retail Ridge and along South Boulder Road. Continue to maintain existing single-family neighborhoods, while allowing gentle infill for contextually appropriate Accessory Dwelling Units (ADUs), duplexes and triplexes.

Circulation: Promote transit centers and encourage connectivity through transit, bus lines, and micro-transit options. Improve pedestrian crossings, including those over rail lines, and consider adding flashing lights for pedestrian safety. Enhance signage and wayfinding along trail corridors, and add more underpasses to improve accessibility. There is a desire for an pedestrian underpass at Coal Creek and Dillon Road.

Economy: Support increased job opportunities and a retail balance along McCaslin Boulevard. Focus on job and commercial development in Redtail Ridge and along McCaslin, as appropriate. Promote increased job opportunities in downtown to enhance vitality and consider events or programs to attract people to the area.

Parks and Open Space: Encourage the development of gathering spaces, particularly in downtown, and explore the addition of a soccer field. Maintain and improve open space, with particular emphasis on preserving habitat. Comments suggest maintaining some open space in Retail Ridge, such as a large community green.

Sustainability: Ensure future housing and development is efficient and sustainable. Identify locations for solar energy infrastructure. Integrate transit connections into new developments to reduce commuting and vehicle miles traveled (VMT). Encourage sustainable building practices, including smaller and more compact development. Increase focus on disaster planning and response.

Equity: Support the development of senior housing and affordable housing for families. Ensure transit stops and connections are available to support new development.

Next Steps

Future Land Use Map (FLUM) is a critical component of comprehensive planning to guide long-term development and land use decisions. It serves as a visual representation of how land is intended to be used in the future, based on the community's goals and vision. To support the uses on the map, Future Land Use Classifications (e.g., residential, commercial, industrial, open space) outline the types of development that are encouraged for the future. This is not zoning but can help to support future decisions related to zoning and policy.

KEY FINDINGS

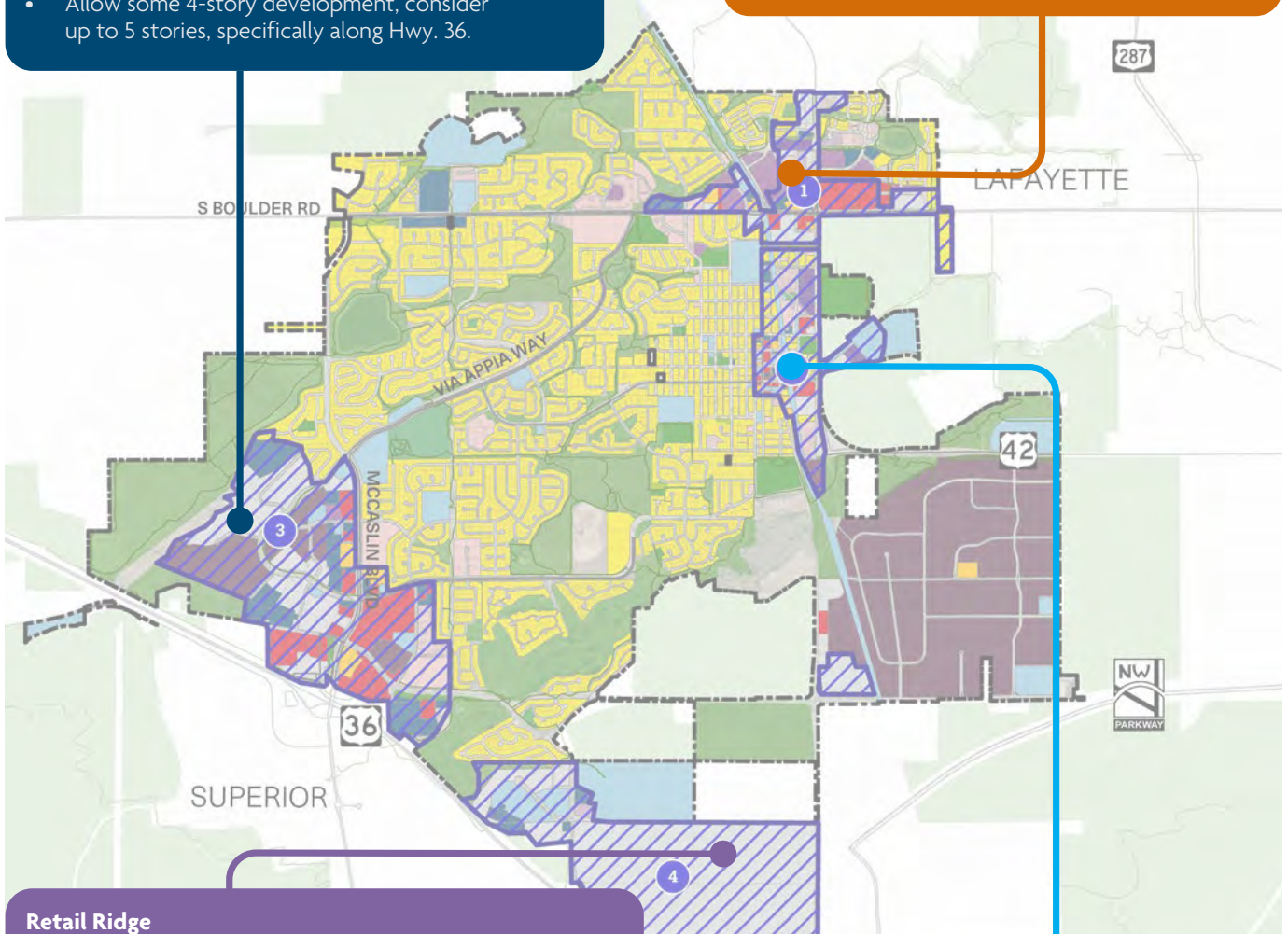
Future Land Use Map Framework. The following indicates general direction for the Future Land Use Map, based on areas of alignment from the community.

McCasin Blvd..

- Infill, higher density residential along Hwy. 36/ Cinnebarre site.
- Mid-density housing along Centennial Blvd..
- Increased pedestrian-bike connectivity and gathering-green space.
- Allow some 4-story development, consider up to 5 stories, specifically along Hwy. 36.

South Boulder Road

- Mid-density infill, good location for affordable and/or senior housing.
- Encourage mixed retail/commercial along roadways.
- Improve infrastructure that enables safe pedestrian access across S. Boulder Road.



Retail Ridge

- Jobs and retail-commercial should be prioritized.
- Some limited housing, mid-to higher density may be appropriate.
- Housing on former Adventist site.
- Desire to see some open space maintained.
- Traffic and circulation needs to be studied with future development.
- Support for higher-density 4-story development, specifically along Hwy. 36.

Downtown

- Incentives for infill housing in Downtown.
- Encourage increased retail opportunities.
- Increased programs, events and gathering spaces.
- Encourage bike-pedestrian connectivity to downtown to and from other areas of the community.
- Higher density, 3-story residential development in some areas of downtown.

Appendix

The following indicates additional information included as appendices.

- 1) Open House Engagement Boards
- 2) Copy of Online Survey and Story Map
- 3) Open Response Comments from Open House

Jeff Hirt

From: tamar krantz <tamarkrantz@gmail.com>
Sent: Saturday, January 4, 2025 1:09 PM
To: Planning Commission
Cc: Steve Brauneis
Subject: Please revise Future Land Use Map Recommendations. The Community Wants Something New.

Dear Planning Commissioners,

Thanks for your continued volunteer service to Louisville.

The Community Engagement Summary of December 2024 in your packet includes an important message: ***Participants were not satisfied with the scenarios presented and want to see something new.*** Please ask for survey results to be included in the consultants conclusions and ask staff to revise the Future Land Use Map Recommendations to reflect survey results.

The first sentence of the Community Engagement Summary says:

"The City of Louisville has conducted community-wide engagement to understand the community's preferred growth scenarios as a part of the process to create a new Comprehensive Plan. Once understood, these will inform the City's Future Land Use Map."

Please take the time to understand the feedback on the growth scenarios before diving into the Future Land Use Map recommendations.

The community's preferred growth scenarios were "none of the above" followed by the lowest growth scenario, scenario A.

When asked "What is your preferred scenario? A, B,C, or none", 40% selected "none ". Since the largest number of participants chose neither A, B, or C, it seems clear to me that residents are looking for something new. Please look at the pie charts on page 21 of the community engagement summary and copied below. The survey included a long answer box for respondents to say why they preferred their selected scenario. These answers are summarized on page 21 and 22 and copied below. A new scenario should be developed to represent the majority who chose "none of the above".

The overall results presented on page 33 and the "key findings" on page 34 of the Community Engagement Summary ignore these results. **Please review the data and ask the consultant to revise their conclusions to better reflect the data.**

I would expect the future land use map recommendations to incorporate the findings of community engagement. However, the recommendations included in the table on page 3 of your staff packet also ignore the survey results.

For example, the recommendations focus heavily on the density and number of stories while the scenarios were presented in terms of the number of new housing units and jobs. One of the recommendations for the McCaslin area is "High-density residential/mixed use near US 36; consider 4 stories, possibly up to 5 stories at locations along US 36." The scenario descriptions in the survey did not include any mention of the number of stories. For the map activity, participants did place stickers that had a picture of two purple buildings with the

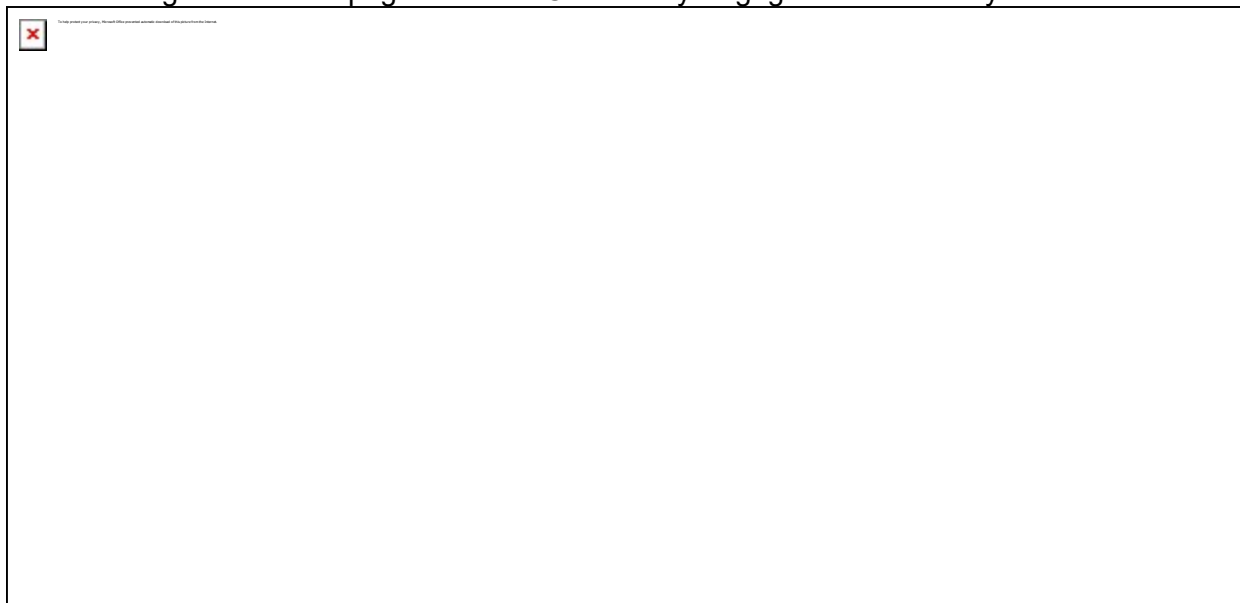
text “250 units/120 Jobs.” but the sticker didn't show density or height. The placement of stickers by map activity participants cannot lead to the conclusion that most residents are in favor of up to 5 stories in the McCaslin area. If the Future Land Use Map recommendations are going to focus on the number of stories allowed in each area, this should have been one of the questions asked in the survey! The scenarios did include specifics on jobs and housing. This information should be included in the recommendations. The most popular growth scenario included 234 new housing units and 2,230 new jobs in the McCaslin area. This should be in Table 1.

Please request a new table of Future Land Use Map recommendations reflective of survey results and community desires.

Respectfully,

Tamar Krantz.
Ward 3.

The following data is from page 21 of the Community Engagement Summary:



WHY THE MOST PREFERED SCENARIOS WERE SELECTED (page 21 and 22)

“Participants who selected “Other” within the online survey generally expressed dissatisfaction with the proposed scenarios, citing concerns about overdevelopment, urban sprawl, and a departure from Louisville’s small-town character. Many preferred preserving green space and wildlife habitats, particularly at Redtail Ridge, and advocated for limiting growth to within already developed areas. Infrastructure capacity, such as traffic congestion and city services, was a frequent concern, with participants emphasizing the inability to support additional housing or jobs without degrading quality of life. Suggestions included focusing on infill development along transit corridors, maintaining affordability, and ensuring sustainability.”

“Scenario A (Open House) Supporters appreciate its alignment with Louisville’s small-town scale, valuing minimal growth and its potential to maintain the city’s character. Some see it as a plan that works well for jobs and aligns with their preference for “less is more” in community development. However, others find it uninspiring, with insufficient housing options and a failure to address key issues such as affordability, economic diversity, and transportation. Concerns include lack of vibrant commercial spaces and fears of creating a commuter city. Some call for a greater focus on inclusivity, housing affordability, and improved public

infrastructure to better meet the city's future needs. (Online Survey) Participants who preferred Scenario A emphasized their desire for lower residential/housing density and more open space, aligning with their reasons for moving to or appreciating the area. They valued features like fewer stoplights and less parking congestion, which contribute to the town's unique charm. Some appreciated the mixed-use focus but stressed preserving commercial zones to support fiscal health rather than adding residential developments. Additionally, they saw the scenario as a way to maintain livability and preserve the community's identity."

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Jeff Hirt

From: Jeff Hirt
Sent: Wednesday, January 8, 2025 11:23 AM
To: Planning Commission
Subject: FW: Comp Plan Process

This was intended for the Planning Commission inbox FYI.

Jeff Hirt

From: John Leary <johntleary@comcast.net>
Sent: Wednesday, January 8, 2025 10:56 AM
To: Planning <planning@louisvilleco.gov>
Cc: City Council <Council@louisvilleco.gov>
Subject: Comp Plan Process

Members of the Planning Commission,

As an elder citizen of our town, my well-being is something I need to protect. I don't need to get involved in things I lose sleep over. I initially intended to observe the housing and comprehensive plan processes from a distance and stay on the "sidelines." However, I did go to an early meeting that was ostensibly set up, as part of the public process, for the purpose of giving input to the consultants doing the housing study. I left the meeting frustrated. The meeting was with a couple of the consultant company's staff who, while being open and friendly, clearly had no understanding of my concerns. I said to myself "enough is enough," and quit participating in the process, until now.

I have reviewed the information for your January 9th meeting and I am very concerned about the process being used to evaluate potential comp plan land-use alternatives. Different land-use scenarios have been created for the public to prioritize, but absent is the information needed by the public to make intelligent judgments about the scenarios. This needed information is driven by a combination of statutory requirements and common-sense factors for assessing land-use impacts. Exercises with sticky colored dots may be interesting and engaging, but they are no substitute for data-based decision making.

Here are a few examples of needed information:

- 1) Impacts from traffic congestion. Levels of service changes should be assessed for each scenario.
- 2) Impacts on the historical character of our downtown. This should be done in the context of the downtown design guidelines which have been incorporated into the City Code.

- 3) Parking impacts. Will adjoining neighborhoods bear the “costs” of new developments? How would underground parking impact already high construction costs? What would be the costs of building and maintaining parking structures?
- 4) Market studies for varying land uses. Would mixed-use commercial components be feasible? Some of you favored an inward facing retail component of the DELO apartment development. The applicant refused, arguing the vast majority of business would come from Highway 42. The City Council agreed with the applicant. I also note, the original plan developed by the Commission called for a core area which would have 1st floor commercial with residential above. This was also deemed to be economically infeasible.
- 5) View impairment. For over 140 years, Louisville has gone without more than three story buildings. This has given Louisville a special character by preserving views, tree top canopies, and protected against the many impacts of overcrowding. We need to know which view corridors would be threatened. I note that the City survey found that 2/3’s of the public opposes allowing 4 and 5 story buildings.
- 6) Short and long-term fiscal sustainability. Each scenario needs to be modeled for fiscal impacts. But, only after the model is updated to reflect lasting COVID impacts and the repeal of the Gallagher Amendment. I cringe every time I hear some say use the term “under-performing” commercial property. It takes years to develop commercial property. Years ago, the possibility of building residential units on “under- performing” land in the Colorado Technological Center was discussed. It was rejected because of its long term negative fiscal impacts. It has taken over 40 years to develop the CTC. Vacant commercial land is like money in the bank.

Some may say that the above types of analyses should be left to be done in the subdivision approval process. That would be after the fact, and the antithesis of comprehensive planning. It would not be fair to the development community nor the public. Most importantly, our Municipal Code requires that a development must be consistent with the Comprehensive Plan. The Plan must give meaningful guidance upon which the public can rely. We cannot make it up as we go along. Doing so would not be “comprehensive.”

Now, the provision of affordable housing and the desire for live/work possibilities seem to be driving forces in the comp plan process. Affordable housing is a credible goal that may require tradeoffs if this endeavor is to be successful. We need to know what these tradeoffs will be so we can choose wisely.

Live/work is a much more complicated, and therefore more questionable goal. As background for this issue, in the last 40 plus years, Louisville’s population has roughly grown 4 times. During this same period job growth has increase roughly 5 times. During this period the percentage of people who live and work in the city has stayed around 10%. People live in Louisville for a number of reasons. Live/work is not near the top. A couple of years ago I had a conversation with a person who heads one of the consulting firms the City has used for market studies and other fiscal issues. He told me that Broomfield, who seems to subscribe to a “build, build, build” philosophy for everything (my view not his), has a live/work percentage of 13. In Boulder it is 18%. How much should we give up in pursuit of an ambiguous goal?

In sum, in striving for more affordable housing, our land-use goals must be made on the basis of data and information, not on speculative ideologies. Ideological based change may or may not serve our interests well. Good data and information will.

Thanks,

John Leary
1116 LaFarge Ave

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Jeff Hirt

From: Laura Pederson <lppederson@comcast.net>
Sent: Thursday, January 9, 2025 8:06 AM
To: Planning Commission; Planning
Subject: No More Changes to RTR Development Plan

Why is it that no matter how clearly the residents of Louisville make their preferences known about RTR, the development plan is continuously under pressure to increase density and erode the green space provisions?

The answer is corporate greed and increased profits.

PLEASE respect the wishes of the citizens of Louisville:

No increased building height allowances.

No rezoning to allow residential development.

Thanks and Regards,

Laura Parks-Pederson

2297 Cliffrose Lane

Louisville, Co. 80027

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Jeff Hirt

From: Kat Anderson <kat.little99@gmail.com>
Sent: Thursday, January 9, 2025 10:43 AM
To: Planning
Subject: Redtail Ridge

Dear Planning Commission,

I'm in favor of plan A which allows 45 residences at at RedTail Ridge. I'm in agreement with Preserve Louisville's suggestion below.

Thank you,
Katherine Anderson
Louisville resident

- No height increases unless they are very clearly coupled a requirement to cluster buildings and parking lots, thus increasing green space at the site.
- No rezoning to allow residential development at RTR unless it is 1) coupled with clear affordability requirements, and 2) unless overall site density is maintained.

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Jeff Hirt

From: richardtarde@gmail.com
Sent: Wednesday, January 8, 2025 11:21 PM
To: Planning
Subject: Comments on Redtail Ridge

Categories: Jeff Reviewing

Hi,
I have been a resident of Louisville for more than 40 years. I have watched the trials and tribulations of the Storage Tech property with much concern. Our city has always prioritized quality of life, and we need to continue this.

I would like to weigh in on the Comprehensive Plan growth scenarios. I support the lowest growth we can do, that is Scenario A, 1,500 units. I do not support excess growth.

Also, I do not support residential development or the increase of maximum height on the redtail ridge property. We need to concentrate the residential units where they are needed, i.e. in the McCaslin corridor. We need lower income housing to support our business.

If you need to add residential growth to Redtail Ridge, the green space needs to be maximized. This area is a beautiful resource for the city, lets no ruin it in the misguided pursuit of commercialization.

Richard Tarde
421 W. Sycamore CT
Louisville, CO 80027
720-903-6206

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Jeff Hirt

From: Laura Page <lpage53@gmail.com>
Sent: Wednesday, January 8, 2025 9:39 PM
To: Planning
Subject: Redtail Ridge

Categories: Jeff Reviewing

Dear Members of the Planning Commission,

Regarding possible changes to development standards on the Redtail Ridge property, we are opposed to any increase in allowed height from three stories to four unless the grading plan is adjusted such that the horizontal height of a 4-story building would match that of a 3-story building on the same development. ConocoPhillips' plan was going to work with the natural topography. The current plans for Redtail Ridge call for essentially bulldozing the terrain flat.

We are also opposed to residential development on the property because the detached nature of the property from the core of Louisville will likely result in most of the purchasing power of any future residents going to closer retail in Broomfield. Louisville will be stuck with the costs of residential growth without revenues from retail.

Better to add residential units nearer the transit center, as the State calls for. There appear to be many undeveloped lots or unused buildings in the Centennial Valley Business Park. Why not change zoning there to allow for residential development? It makes sense to add it near retail and potential employers.

If you do pursue residential growth at Redtail Ridge, we ask that you restrict it to the type of senior housing that is in high demand in Louisville, and mandate affordability. The juxtaposition to existing and future health services would be beneficial as would the proximity to schools that could foster intergenerational interactions.

If we *had* to choose to add any residential units, of the three scenarios proposed by the Comprehensive Plan Project Team, we would select Scenario A.

Please do NOT allow for any more building coverage on the property than was promised by the developers when the development of Redtail Ridge was approved. Do not allow any less solar energy development nor any other backpedaling on environmental standards.

Thank you for your consideration.

Laura Page
Celeste Niehaus
920 Rex St

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Jeff Hirt

From: joy brook <joyalbrook@hotmail.com>
Sent: Thursday, January 9, 2025 1:07 PM
To: Planning
Subject: No more destruction!

Please do my make any changes which will create more destruction of our town. The citizens voted to limit red tail Ridge and the council has refused to listen to our citizens. This used to be such a beautiful town and continues to be densified and destroyed creating horrible traffic and air pollution. Please do not give control to the developers and do not make anything more dense.

No height increases!!
Increase green space.

No rezoning to allow residential development at RTR!

When buildings are put right on the street and height is increased, It destroys any view of the mountains we might have. Having the parking lot on the street and the building back with low height at least gives us some view of the mountains.

Help preserve our small town character!!

I worked hard all my life to retire and enjoy my home and now my town is being destroyed and my quality of life diminished.

Please think of the citizens and their needs, not the developers. They continue to take more and more and lie.

🌲 Tane Mahuta E Tu! 🌲

🌍 Blessings to the Creator, trees! Stand Tall! 🌊 🏔️ 💥

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Jeff Hirt

From: Annie Parnell <parnell.sisterhood@gmail.com>
Sent: Thursday, January 9, 2025 4:16 PM
To: Planning
Subject: City Planning

Categories: Jeff Reviewing

Dear Council-

This is preposterous and infuriating. You represent us, the citizens, and the future citizens of this community. My family and I would support your actions if:

- **No** height increases unless they are very clearly coupled a requirement to cluster buildings and parking lots, thus increasing green space at the site.
- **No** rezoning to allow residential development at RTR unless it is 1) coupled with clear affordability requirements, and 2) unless overall site density is maintained.

Regards,
C. Horst
136 Hoover Avenue
Louisville, CO

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Jeff Hirt

From: Dani Coleman <dani.coleman@gmail.com>
Sent: Thursday, January 9, 2025 5:47 PM
To: Planning
Subject: Comment on comprehensive plan discussion

Categories: Jeff Reviewing

As I drive out of Louisville, whether past Broomfield or Superior, I see all the new construction of housing and I admire how these cities are doing their part to alleviate the housing crisis in our county, state and country.

I'm sure you'll be hearing from a lot of Louisvillians tonight who are against growth. Please realize that they, and the people who filled out the survey for anti-growth, are the motivated few in a community filled with others who don't mind sharing our wonderful town but might not have the motivation or time to come to meetings or even fill out surveys. Indeed, the harder people have to work to keep up with increasing rent, the less control they have over their time, and the less voice they get in community decisions, a feedback that has led to the housing crisis. I'm sure you're aware that you are not hearing from the residents who had to move away after a divorce or illness made Louisville housing inaccessible.

Instead of justifying our financial interest as homeowners by exacerbating scarcity, I want us to use our land to build housing. Imagine the difference our town could make by permitting climate-friendly high-density housing in proximity to the jobs in our community. Imagine our schools full again instead of spending resources recruiting students from nearby areas. Imagine if we added a circle bus route to deal with increased traffic and connect the parts of our town to regional transportation (much like the City of Boulder revolutionized bus service with the Hop in the 1990s).

Imagine the positive difference we could make in the world, rather than denying our responsibility as part of the larger community and pushing the consequences elsewhere.

Thank you all for the time and energy you put in to making the city a better and better place to live.

Sincerely,
Danielle Coleman

278 Jackson Cir
25 year resident of Louisville

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Jeff Hirt

From: d ervin <debra.c.ervin@gmail.com>
Sent: Thursday, January 9, 2025 5:06 PM
To: Planning
Subject: Red Tail Ridge

Categories: Jeff Reviewing

I would like to emphasize that that I favor Scenario A of the planning committees Comprehensive Site Plan Project Teams growth scenarios.

I would like to voice my concern about traffic management under any scenario. I do not favor paying for any traffic management under these scenarios. The developers should be paying for that, and city leadership should be strenuously advocating for that AND low cost housing as part of all of these scenarios.

I will also exercise my right to free speech, which I have defended with my US Army active duty service. I will use my free speech right to inquire what exactly is the benefit to Louisville city government to continue to ignore the majority of Louisville citizens when they indicate they really wish to preserve the small town ambiance of Louisville.

Please discontinue the californication of Louisville for the benefit of the few. Reconsider the scope of these projects, especially in view of climate change and dwindling local water supplies.

Debra Ervin

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Jeff Hirt

From: Diane Shepard <dmshepard@comcast.net>
Sent: Thursday, January 9, 2025 12:14 PM
To: Planning
Subject: Comprehensive Plan 2025

Categories: Jeff Reviewing

Hello,

I'm writing my views regarding your discussion tonight about future land use in Louisville and Redtail Ridge (RTR) development guidelines. First, thank you for your attention to how we will build out RTR. I live very close to that area and do appreciate your efforts.

There are a couple items I want to speak on.

1. Whether to increase the maximum height at RTR from 3 to 4 stories.

I'm not in favor of increasing height allowance from 3 to 4 stories and do want any 3 story buildings, and parking lots, to be clustered together so that there is more open/green space left at the site. I am an avid photographer and I can tell you that any buildings on that property will block one of our city's best view of sunrises. This may seem inconsequential to you, though it is of great importance to me and others who value the wonder of our natural spaces.

2. Whether to allow residential development.

I am not in favor of rezoning to allow residential development at RTR unless it is coupled with clear affordability requirements, and unless overall site density is maintained. I find it hard to believe any developer will complete new housing units that are truly affordable in this area. We have enough impact still rebuilding homes from the Marshall fire and this includes to our infrastructure/roads increased use with all the construction trucks. I can't walk down my own street without smelling diesel fuel even before 7am in the morning. I can hear trucks traveling along Dillon Road at those same wee hours of the morning. This is more disruptive than you may realize.

I do think that the housing proposal for the old Cinebarre site, near mass transit corridor along McCaslin and Hwy 36, is a useful plan. Part of my reasoning for this is that they will redevelopment an area that is already paved over with concrete and that new resident traffic would be very near entrance/exit to Louisville and shopping areas along McCaslin. So, they can go in/out of their new neighborhood without increasing traffic in more established neighborhoods.

Overall, I am most in favor of Scenario A in the proposed plan with 1,150 new residential units; including 45 at RTR.

Thanks again for listening and keeping your current residents, who have lived in Louisville 30 years, in mind.

--

Diane Shepard
Louisville, Colorado

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Jeff Hirt

From: Sal <sal@bitstream.net>
Sent: Thursday, January 9, 2025 4:18 PM
To: Planning
Subject: New housing

Categories: Jeff Reviewing

Dear Planning Commission,

It seems like people are always talking about the need for affordable housing, but nobody is building it! Can you please be sure include plenty of affordable housing in the new comp plan?

I support scenario A. Let's keep Louisville small. If people want density, they can move to Boulder!

Thanks,
Sally Bruggeman

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LOUISVILLE

COMPREHENSIVE PLAN

Louisville Comprehensive Plan
City Council Meeting
January 21, 2025

Agenda

Updates

Presentation & Community
Engagement Scenarios Summary

— Public Comment —

Presentation & Future Land Use Map
Discussion

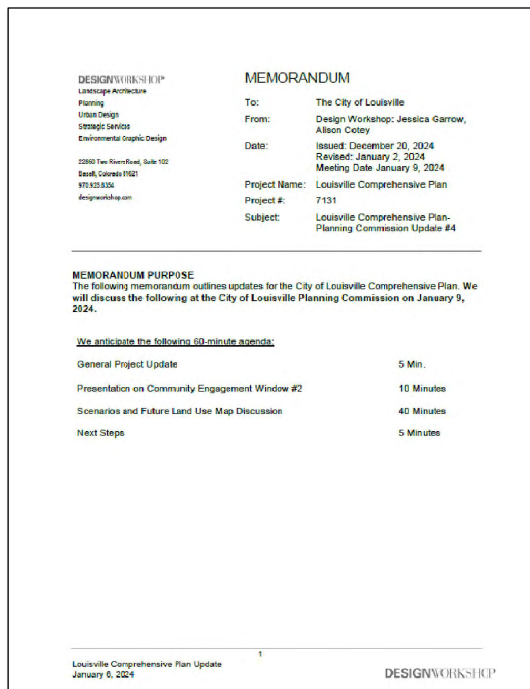
Next Steps

CC 01/21/25

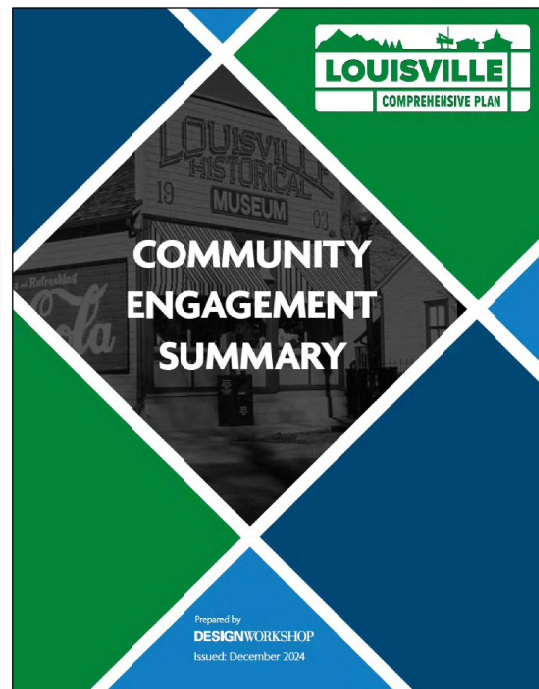


Follow Along

Page # Here



Memorandum

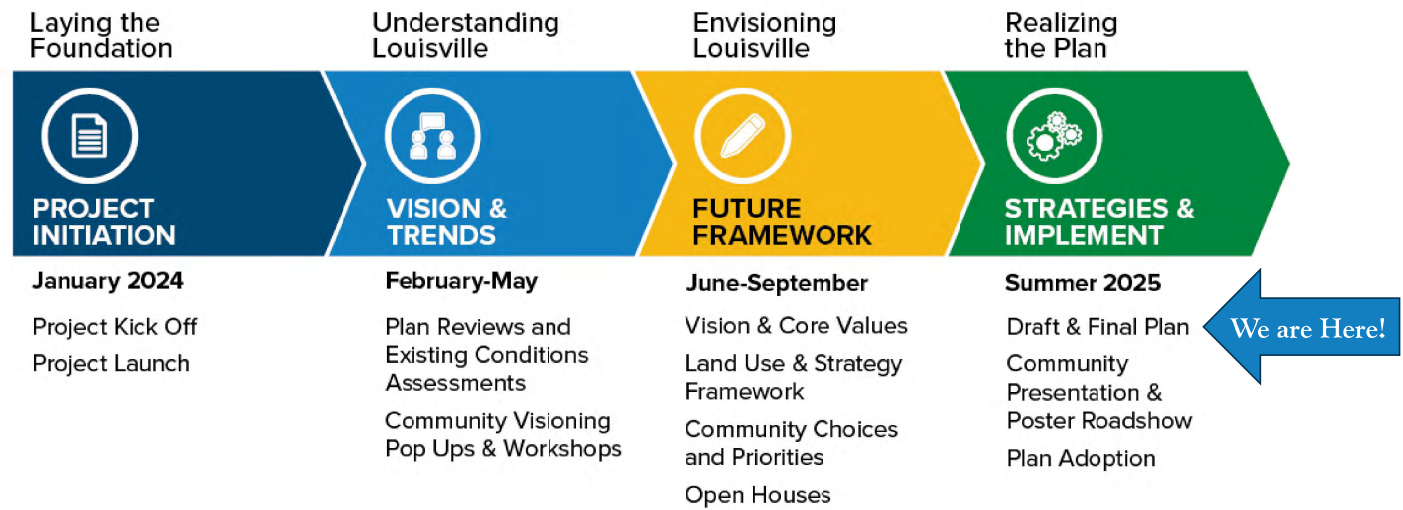


Community Engagement Summary

Where Are We Now?



Plan Process

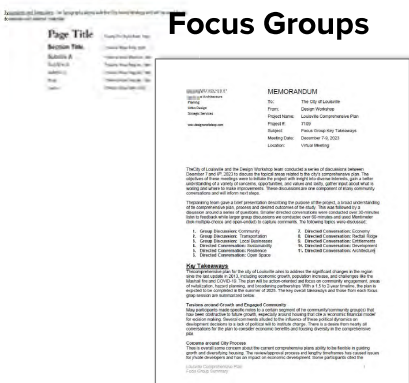


What have we done so far?

Project Launch



Focus Groups



Past Plans Review

Plan Title	Downtown Louisville Framework Plan (1999)
Agency/Issuing Reference	City of Louisville
Summary	The plan is organized into nine sections: General Streetways Proposals (pg. 6); Outcomes, Public & Private Spaces (pg. 10); Pedestrian, Bicycle & Transit Systems (pg. 12); Automobile Circulation (pg. 16); Parking (pg. 20); Public Right System (pg. 26); Public Art Plan (pg. 28); Architectural Style & Character (pg. 29); Residential Commercial Mixed-Use Component (pg. 32). Key Issues (pg. 31): 1. Lack of development vision 2. Balancing traditions with new development 3. Preservation of historic resources 4. Zoning restrictions 5. Potential parking demand 6. Circulation constraints 7. Increased regional traffic 8. Public information (outreach and marketing) Project Goals (pg. 31): 1. Downtown should develop in a manner that enhances its traditional character 2. Enhance downtown for all users 3. Create a positive climate for investment 4. Be inclusive of the varied community 5. Balance public concerns and needs 6. Balance the interests of public and private Key Recommendations (pg. 32): 1. Develop formal urban design 2. Review city's current zoning 3. Adequate public spaces to be 4. Adequate access to downtown 5. Enhance alternative modes of 6. Develop downtown parking 7. Establish an improvement 8. Prioritize historic preservation

Existing Conditions Memorandum



Community Engagement (1 and 1.5)



Supporting Memorandum (TOC and Plan Precedents, Core Values Scenarios)

Phase 4: Strategies and Implementation

Memo Page 2

15% Complete



Complete

- This phase included project templates and Table of Contents and plan framework



In-Progress

- Refining three scenarios to a single Future Land Use Map (FLUM) and Three Mile Plan, the development of goals and strategies to support the FLUM.
- This will constitute a 50% Draft.



Pending

- We will format an 80% of the plan for commission/council comment and feedback. (March-April 2025)
- Revisions will be made, and a 95% Draft will be shared with the community and presented for adoption. (May-June 2025)

Community Engagement Update

Memo Page 3

Project Launch	Engagement Window #1	Engagement Window 1.5	Engagement Window #2	Engagement Window #3
Complete Nov. to Dec. 2023	Complete Dec. 2023 to Mar. 2024	Complete June 2024 to July 2024	In Progress Oct. 2024 to Dec. 2024	Pending March to June 2025
<u>Technical Content</u> • Branding and Communications	<u>Technical Content</u> • Past Plan Review • Technical Assessment	<u>Technical Content</u> • Plan Vision, Values, and Goals	<u>Technical Content</u> • Plan Opportunities • Future Land Use Map and Three Mile Plan • Strategy Framework	<u>Technical Content</u> • Draft Plan • Final Plan
<u>Public Participation</u> • Project FAQ & Q&A • Advisory Committee SKO • Council and Commission SKO	<u>Public Participation</u> • Community Vision • Focus Groups • Community Survey • Vision Open House • Advisory Committee PC Meeting • Council Presentation • Engagement Summary	<u>Public Participation</u> • Sharing Community Vision and Core Values • Pop Up Events • Advisory Committee PC Meeting • Council Presentation	<u>Public Participation</u> • Community Choices • Community Workshop • Open House • Engagement Summary • PC Meeting • Council Presentation	<u>Public Participation</u> • Plan Review – Public Draft Review • Strategy Roadshows – City Boards and Commissions • PC Meeting • Adoption Meetings

Engagement Summary



Open House, Workshops, and Online Activity

Engagement
Summary Pages 2-5

Engagement Activities



Events held Nov. 8 including 3 90-minute Workshops and 2-hour Open House.

Over 40 Workshop participants and 150 Open House participants.

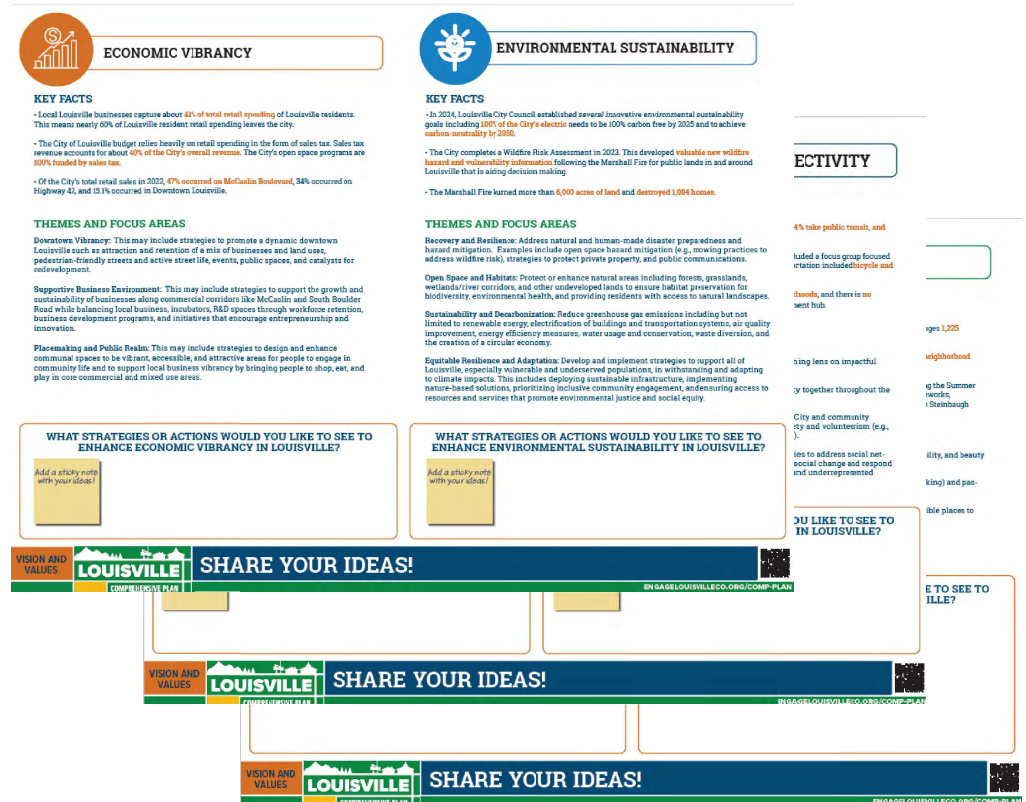
Online storymap and survey hosted on EngageLouisville from Nov. 8 to Dec. 3 with over 80 responses.

Mailer sent to every Louisville resident, notice went out through all City communications channels.

Core Values

These core values will serve as the foundation of the Plan.

The boards at the open house offered and opportunity to provide feedback and suggestions for the future of Louisville.



Core Values Feedback Summary

Engagement Summary Pages 6-12

Key Findings

- Affordable Housing
- Downtown Revitalization
- Preservation of Small-Town Charm

Key Findings

- Fire Mitigation/Disaster Planning
- Climate Considerations
- Incentivize Decarbonization

Key Findings

- Regional Trail Coordination
- Bike Lanes
- Public Transit



Key Findings

- Mixed-use Development
- Local Businesses
- Enhance McCaslin
- Diverse Retail

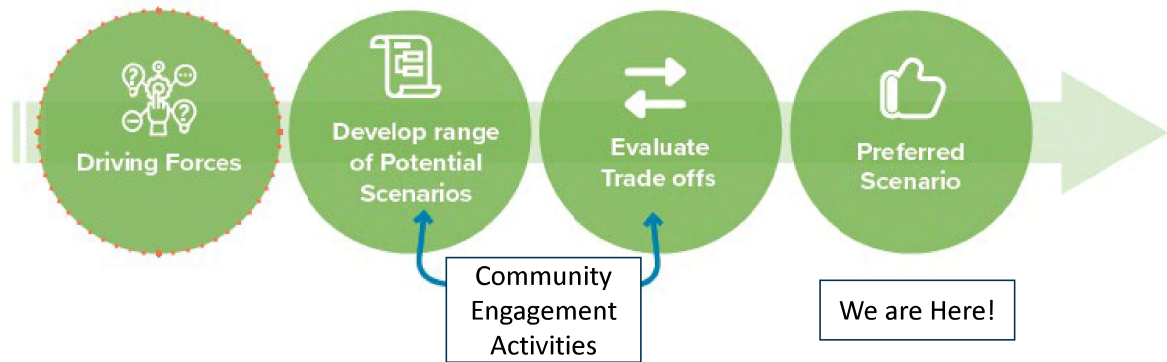
Key Findings

- City Council Engagement
- Civic Leadership Opportunities
- Regional Collaboration

Key Findings

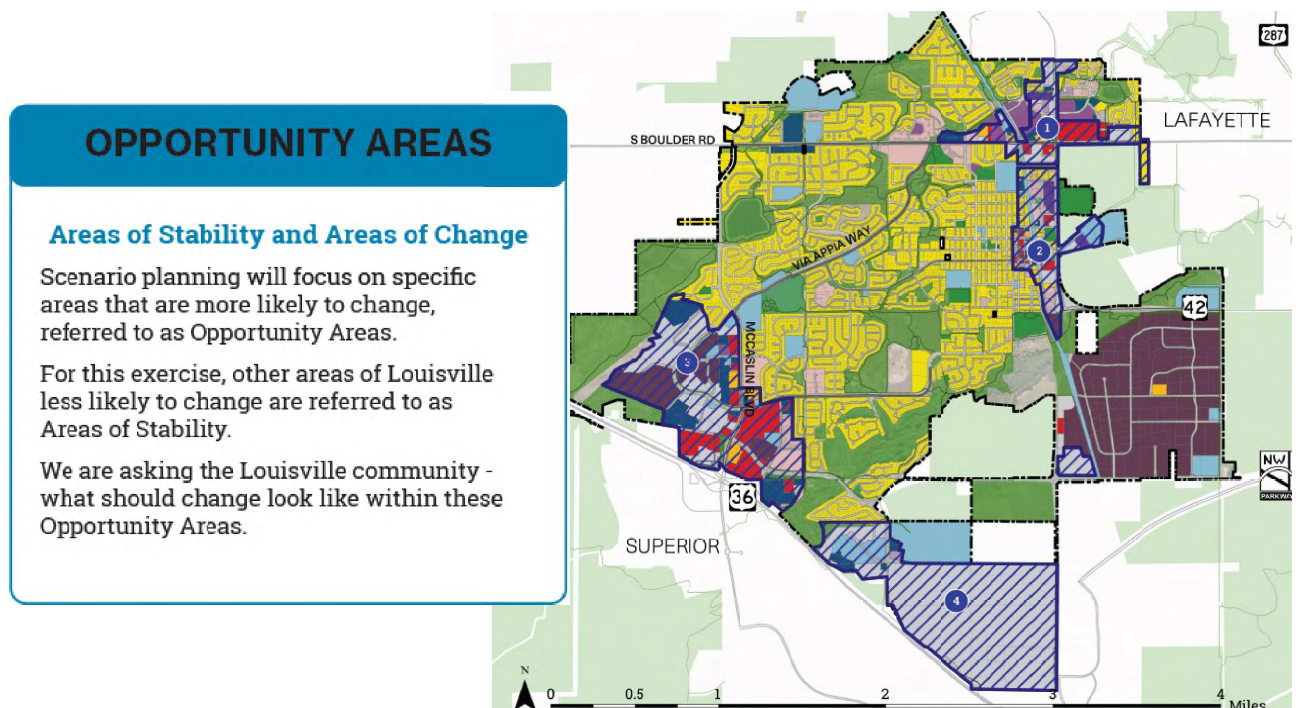
- Senior Housing
- Natural Areas
- Parks, Plazas, and Programming
- Recreation Facilities

Scenario Planning Overview



Scenario planning explores and evaluates potential future developments and outcomes in a city by creating multiple possible scenarios based on driving forces about key factors like population growth, economic trends, and the community vision. The City is asking for Louisville community input on three future growth and development scenarios to inform the Comprehensive Plan.

Areas of Stability and Areas of Change

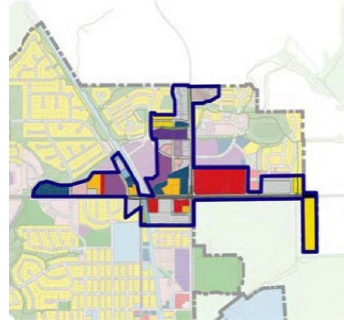


Opportunity Areas Overview

Intended to inform and support decisions but there are no guarantees relative to units and jobs.

The approach to each scenario was to focus on four core opportunity areas where there is the most potential for land use changes.

Within each opportunity area, three potential future scenarios were explored with the community.



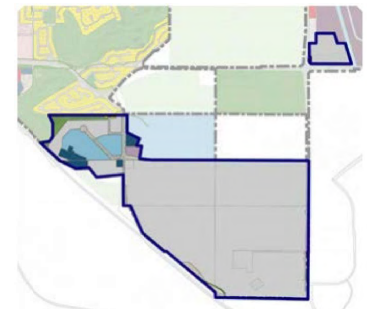
Opportunity Area 1: S Boulder Road



Opportunity Area 2: Downtown



Opportunity Area 3: McCaslin Corridor



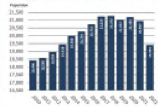
Opportunity Area 4: Redtail Ridge

Driving Forces



COMMUNITY CHARACTER

Population is both declining and aging.



Louisville's population peaked in 2018 and decreased by 1,789 residents (8.4%) from 2020 to 2022.

Population is projected to decline with out new housing development. (Source: Colorado Dept of Local Affairs)



Median Age: 43 years.
Highest in Boulder County



Age: Residents ages 25-44 dropped 27%, 2011-2021

(Source: Louisville Housing Plan, 2024)

Housing is increasingly unattainable.

FOR MORE INFORMATION REFER TO THE LOUISVILLE HOUSING PLAN (2024)

Louisville lacks a diversity of housing choices with about 70% of the City's housing stock single family detached units.

The median price of a home in 2023 in Louisville is \$896,000, an increase of 132% over the last decade.

74% of Louisville households would not be able to afford the current median home sales price.

About 2,500 new housing units would be needed in Louisville to maintain its current share of Boulder County's population by 2047.

THE GOALS OF THE HOUSING PLAN ARE TO:



Goal 1: Increase Residential Development Opportunities in Louisville



Goal 2: Expand and Maintain Access to Affordable Housing



Goal 3: Diversify Louisville's Housing Stock

(Source: Louisville Housing Assessment, 2024)

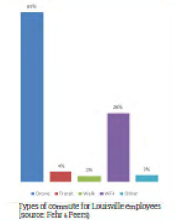


COMMUNITY CONNECTIVITY

Residents commute out, the workforce commutes in.

40% of Louisville employed residents leave the city for work.

Most employees live in surrounding areas such as Boulder, Lafayette, Longmont, and Broomfield.



ECONOMIC VIBRANCY

Employment is Strong.

Employment growth will be significant, as Louisville projects as many as 17,349 more jobs in the next 20 years.

Residents spend \$outside of Louisville.

Louisville retail businesses capture only about 40% of total Louisville resident spending, largely due to significant retail development in surrounding cities.



ENVIRONMENTAL SUSTAINABILITY

Hazard mitigation, biodiversity, and decarbonization are high priorities as Louisville evolves.

Habitat restoration and Wildland Urban Interface (WUI) mitigation are needed to reduce hazards and maintain biodiversity. The City of Louisville continues to be a leader in establishing aggressive clean energy and carbon emission reduction goals. As the community changes, these goals need to be monitored closely.



COMMUNITY PLACES

Louisville has 2x more parks than neighboring communities.

98% of Louisville residents live within a 10-minute walk of a park.

45 parks in Louisville (835 acres), which is nearly double neighboring municipalities of Lafayette (20 parks) and Superior (26 parks).

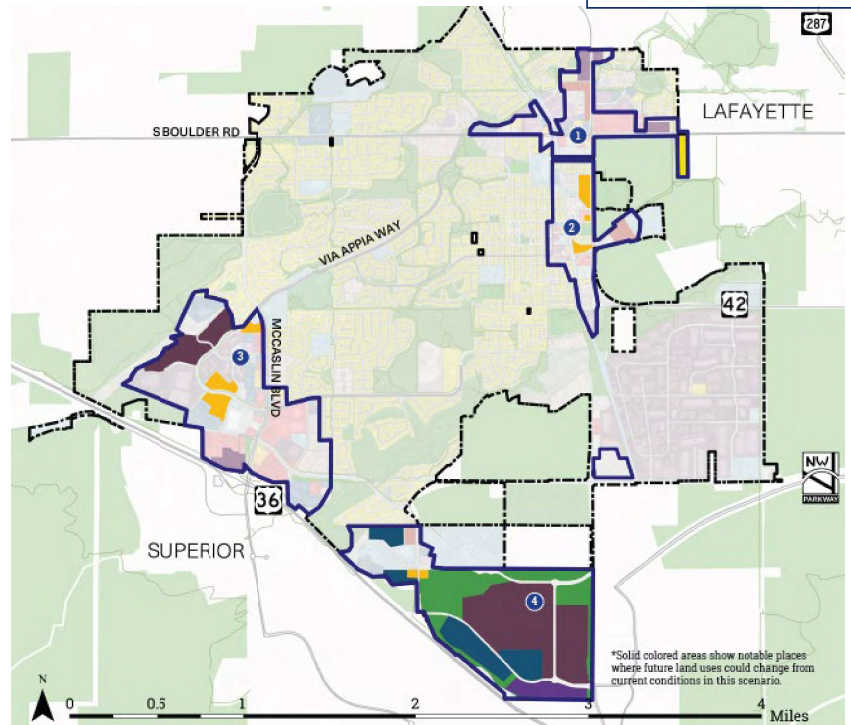
(Source: Louisville Parks and Rec, Spirit Environmental)

The community continues to highly value these places, which also means any new development in Louisville is redevelopment or something like this.

Downtown is the Heart of Louisville. ❤️

Scenario A: Stay the Course

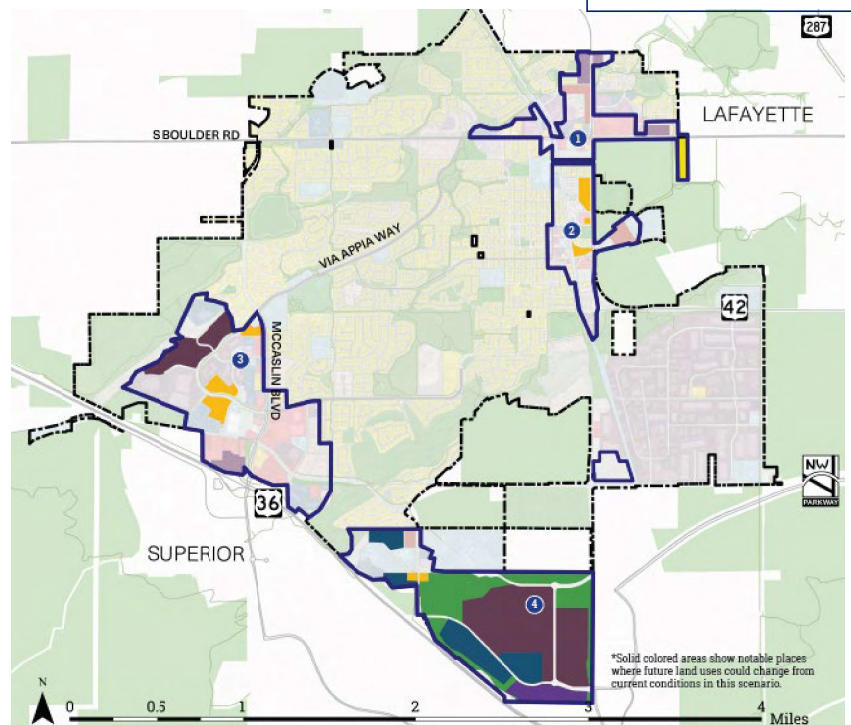
Scenario A projects a future where minimal intervention leads to job growth, but limited population increases, reflecting current trends.



Scenario A: Stay the Course

Key Findings

- Support for small-town scale, minimal growth, and job-friendly planning.
- Concerns about housing affordability, inclusivity, and vibrant commercial spaces.
- Preference for low density, open space, charm preservation, and mixed-use focus



Scenario B: A Home for Everyone

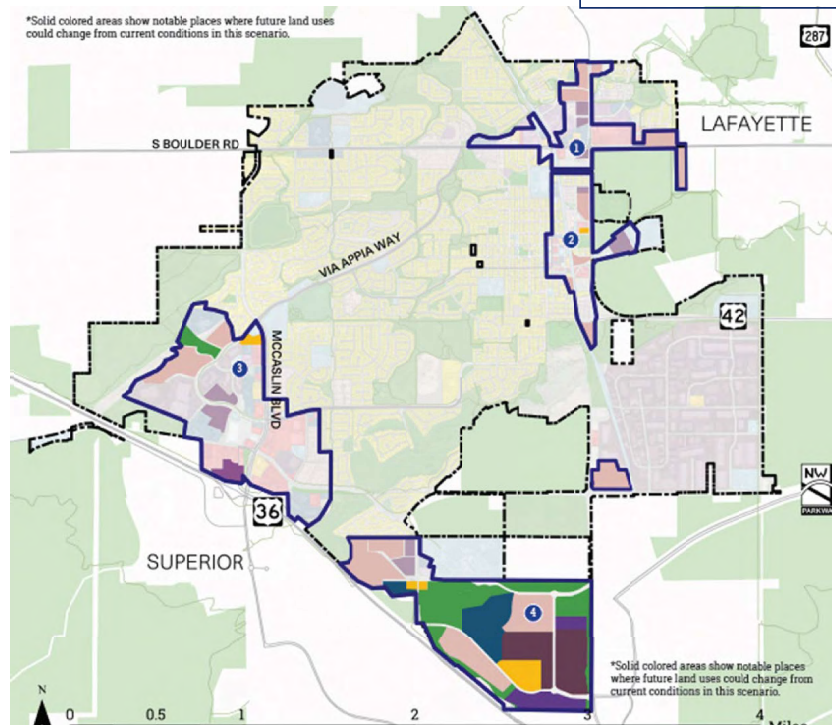
Scenario B envisions significant housing and population growth, affordable workforce housing, mixed-use commercial centers on McCaslin and South Boulder, and local commercial growth downtown.

5,608 new housing units

Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
812 units	482 units	1,548 units	2,766 units

9,414 new jobs total

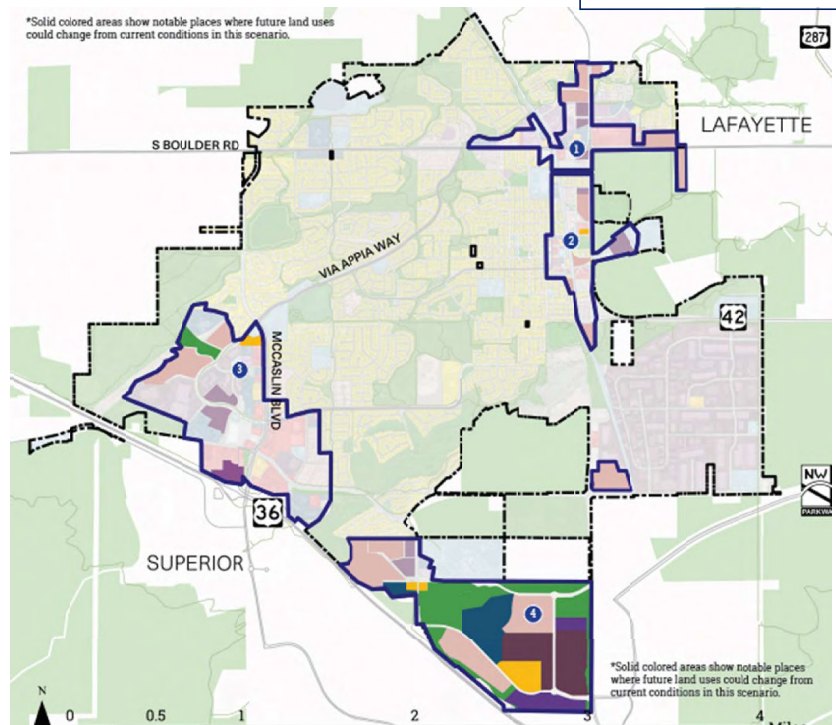
Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
30 jobs	63 jobs	338 jobs	8,983 jobs



Scenario B: A Home for Everyone

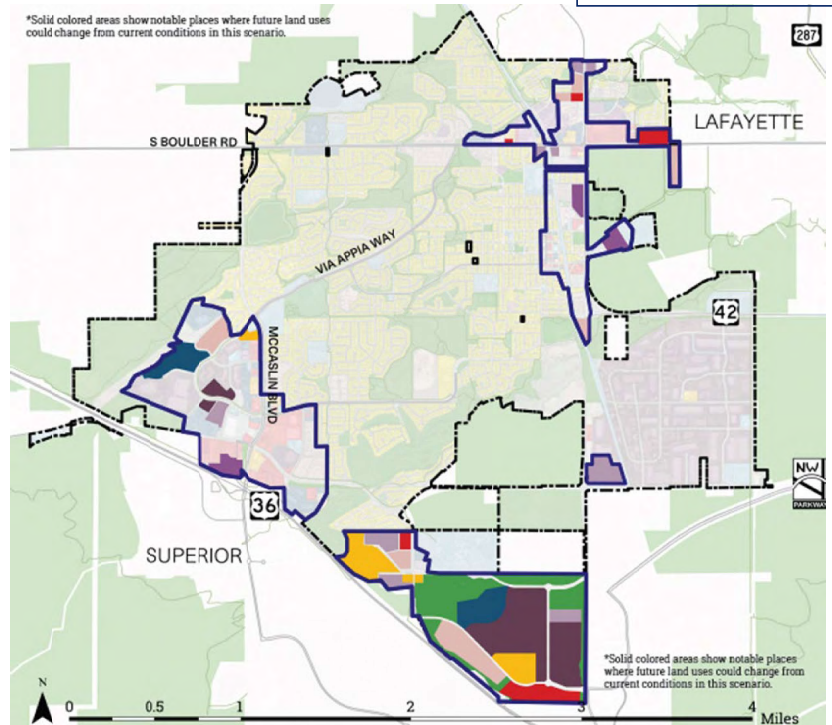
Open House Feedback

- Support for balancing housing and job growth, especially at Redtail Ridge and McCaslin.
- Emphasis on walkability, public spaces, open space integration, and housing near businesses.
- Concerns about high-density housing but recognized as key for affordability and attracting families.



Scenario C: Live and Work in Louisville

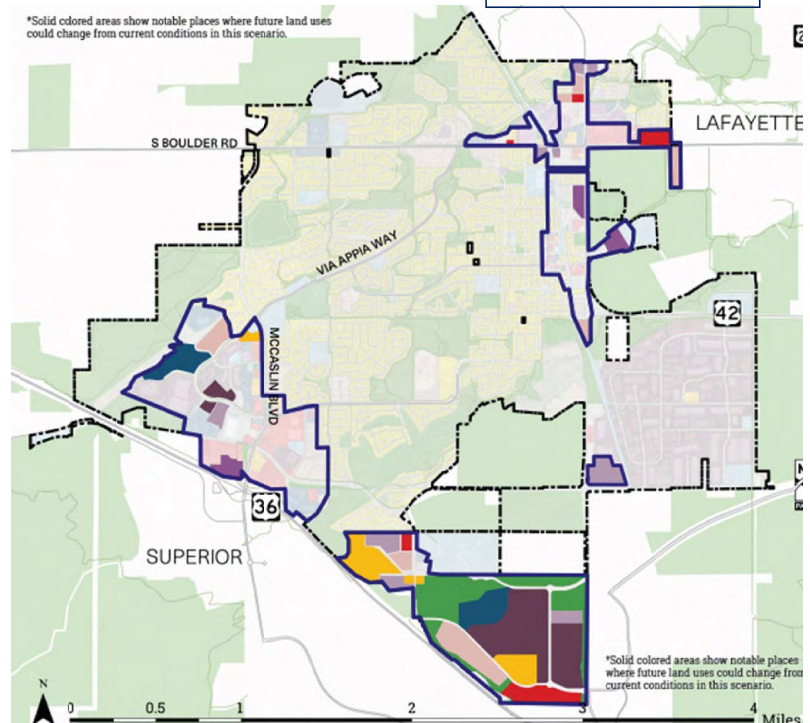
Scenario C emphasizes economic stability with job and housing growth, mixed-use and transit-oriented development, diverse housing options, and Redtail Ridge as a hub for affordability and younger residents.



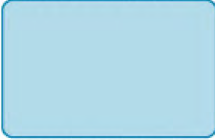
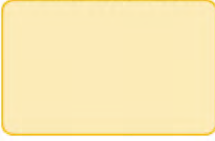
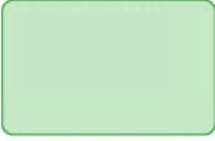
Scenario C: Live and Work in Louisville

Open House Feedback

- Praised for climate action, sustainability, economic vitality, and inclusivity through higher-density housing.
- Concerns over excessive housing units, Redtail Ridge development, and compatibility with low-density character.
- Support for clustering housing near transit, mixed-use areas, and incorporating green spaces along McCaslin.



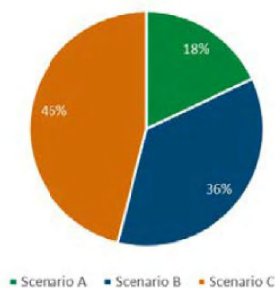
SCENARIOS AND VALUES ALIGNMENT

	 COMMUNITY CHARACTER	 COMMUNITY PLACES	 COMMUNITY CONNECTIVITY	 ECONOMIC VIBRANCY	 ENVIRONMENTAL SUSTAINABILITY
SCENARIO A: STAY THE COURSE  Place a dot in the box if this is your preferred scenario!	Maintain slow population growth through continued development of single-family and lower density homes, but may also continue trends of population decline, declining school enrollment, and higher retail vacancies that puts this character at risk.	Current parks, trail systems, recreation amenities are maintained.	More vehicle-oriented travel.	As housing growth remains low, retail is less thriving. Office and Research and Development continues to drive job growth. Minimum growth of good and service businesses without additional population to support retail.	Lower density housing maintains high commutability and reliance on personal vehicles, increasing carbon emissions.
SCENARIO B: A HOME FOR EVERYONE  Place a dot in the box if this is your preferred scenario!	Increased focus on a mixture of housing types to address housing affordability challenges and offer more options for families and the local workforce. Changes are focused on select areas with densities and building types that are sensitive to existing neighborhood character.	Improve downtown plazas and parks to support more active street life. Opportunity for increased events and gathering.	Increase transportation options with a focus on overall connectivity for walkability and bikeability.	Increase in mid-density housing supports workforce and entry level housing options. This in turn supports neighborhood centers with access to retail, goods and services.	Missing middle and more compact housing choices can support in a reduction of vehicle miles traveled and support and increase to transit connection, decreasing carbon emissions.
SCENARIO C: LIVE AND WORK IN LOUISVILLE  Place a dot in the box if this is your preferred scenario!	Focused areas of medium and higher density housing to create vibrant places with retail centers and transit access, increasing proximity to goods and services while supporting retail vitality and transit options. Changes are focused on select areas with densities and building types.	Increase overall parks system, trails and linkages to support new development densities. Ability to support additional programs, services, and events for all ages (from youth to seniors).	Increased transit frequency with higher density housing centers and provide multimodal linkages to access housing and jobs within the community.	Higher-density centers also serve as a hub for jobs and services. With higher employment growth, there is a need to increase housing for all incomes and ages beyond the current gap.	Higher density centers support increased transit, a reduction of commuting and an overall decreasing carbon emissions. Mixed use centers allow for goods and service available by walking or biking to support increased community health and more vibrant places.

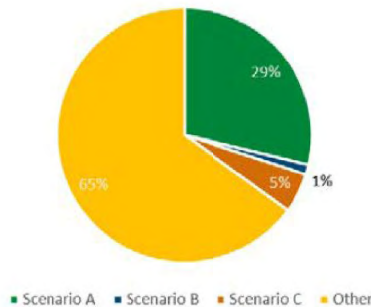
Community Preferences

Engagement
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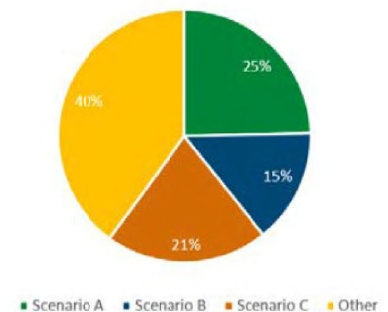
Open House Responses



Online Survey Responses



Total Responses



Scenario Open Comment Summary

Participants who selected “Other” within the online survey generally cited concerns for urban sprawl, and a departure from Louisville’s small-town character.

Infrastructure capacity was a frequent concern, with participants emphasizing the inability to support additional housing or jobs without degrading quality of life.

Suggestions included focusing on infill development along transit corridors, maintaining affordability, and ensuring sustainability.

Many comments indicate a desire to see a “middle-ground” Scenario.

“I like aspects of scenarios B and C, especially the better balance between housing and employment growth of scenario B and the greater variety of housing options of scenario C. I would prioritize housing in more developed areas like the McCaslin Corridor, but I would support well-planned housing development at Redtail Ridge.”

“The city should come up with a new scenario to preserve our small town character, affordability, and economic and environmental sustainability.”

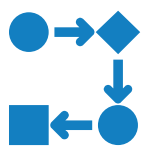
“I welcome more housing in Louisville, of all types! But I strongly object to the destruction of climate-balancing green space and wildlife habitat for it. New commercial buildings and housing should be INFILL only. Why is there not a scenario here that limits new development to the already built-up areas of the McCaslin corridor and downtown?”

Open Comment Sample

Planning Commission Comment Summary

- Need to ‘Move the Needle’, Louisville is changing, and we need to be proactive and intentional about future development.
- Opportunity areas focus on the ‘edges’
- Consider targeted, neighborhood context-sensitive development within existing neighborhoods as well, maybe ADU’s.
- Transition of opportunity areas to neighborhoods.
- Ensure transportation and connectivity is included, the interface between the different uses.
- Consider TOD and reduction on VMT.
- Concern that A is not deliberate for how to plan for change.
- A combination of B and C.

5- Minute Reflection



Q1. Preferred Scenario. Based on the three scenarios presented to the community, which of these, or which combinations, most closely align with your vision for the future? The community's vision?

Public Comment



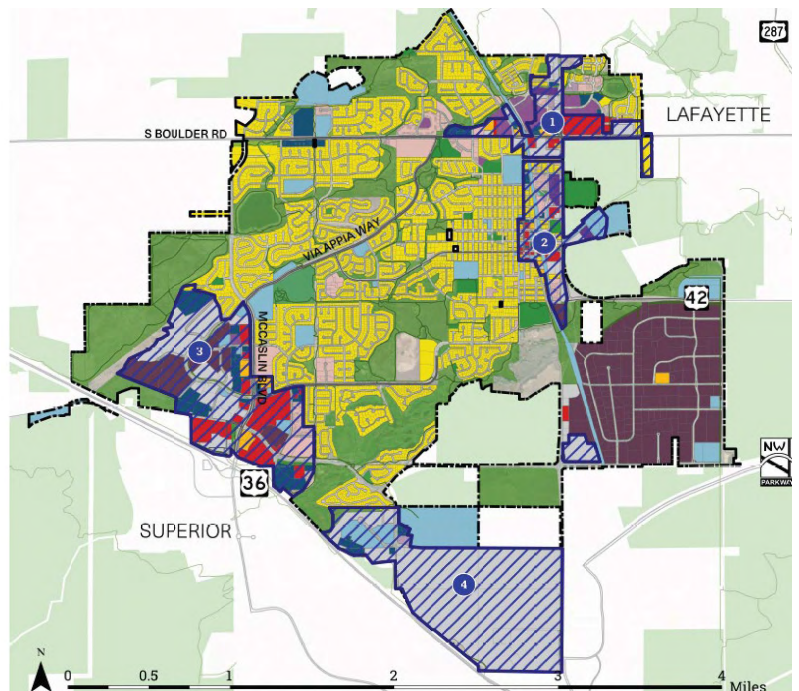
Future Land Use



Future Land Use Map

Memo Page 4

- A Future Land Use Map (FLUM) is a critical component of comprehensive planning to guide long-term development and land use decisions.
- It serves as a visual representation of how land is intended to be used in the future, based on the community's goals and vision.



Community Engagement

Memo Page 4

How to Play the Game.

Welcome to the Sticker Game! Your participation will help shape the future of Louisville. Follow these steps to create your vision for the future. The objective of the game is to balance the number of housing units and the number of jobs to meet the requirements for a vibrant, resilient, and sustainable Louisville.

Step 1: Review the Map
Familiarize yourself with the map which indicates 4 areas of opportunity to influence future development.

Step 2: Understand the Stickers
Each sticker represents a different type of land use. The color and number of jobs or units are shown on the legend on the left. Take a moment to think for yourself and then discuss as a team how you want these areas of the city in the future. Discuss your ideas as before placing your stickers.

Step 3: Place Your Stickers
Place the stickers on the map according to your vision. You may place them on the board. You do not need to use all 11 minimum number of jobs and units to meet the growth requirements.

Step 4: Consider Trade-offs
Remember that there are trade-offs in land use decisions. C. Best-use housing takes more space and low density housing takes less space. Balance your choices to create a scenario that reflects your vision.

Step 5: Discuss and Adjust
Wait as a group to place your stickers. Discuss why you choose types of development? Be open to feedback and adjustments.

Step 6: Name and Present Your Scenario
Once your group agrees on the final placement, we will present your participants and explain your choices.

Your Turn!
Use the stickers below to create your own scenario.

Sticker	Units	Jobs
Low Density Residential (Lot 200)	1	1
Mid-Density Residential (Lot 100)	2	2
Mid-Density Residential (Lot 50)	3	3
Mid-Density Residential (Lot 25)	4	4
Mid-Density Residential (Lot 12.5)	5	5
Mid-Density Residential (Lot 6.25)	6	6
Mid-Density Residential (Lot 3.125)	7	7
Mid-Density Residential (Lot 1.5625)	8	8
Mid-Density Residential (Lot 0.78125)	9	9
Mid-Density Residential (Lot 0.390625)	10	10
Mid-Density Residential (Lot 0.1953125)	11	11

How to Play the Game

Follow these steps to create your own scenario for the future of Louisville.

- Step 1: Review the Map
- Step 2: Understand the Stickers
- Step 3: Place Your Stickers
- Step 4: Consider Trade-offs
- Step 5: Discuss and Adjust
- Step 6: Name and Present Your Scenario

On a scale of 1 to 5 how well does our plan align with the community values?

Community Character	1	2	3	4	5
Economic Sustainability	1	2	3	4	5
Community Connectivity	1	2	3	4	5
Community Places	1	2	3	4	5
Economic Viability	1	2	3	4	5
Civic Leadership	1	2	3	4	5

How Many Units?
Count the number of UNITS you have and fill in the box.

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?
Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

Make sure you meet the minimum requirement!

LOUISVILLE
COMPREHENSIVE PLAN

COMMUNITY OPEN HOUSE - STICKER GAME ACTIVITY

ENGAGE.LOUISVILLE.CO.ORG/COMP_PLAN

Community Engagement

Memo Page 4



Opportunity Area 3: McCaslin Corridor

Memo Page 5-6

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Community Feedback:

- Vibrant, mixed-use spaces with connectivity.
- Mid-density on Centennial, high-density on Hwy 36.
- Safe, accessible streets and pathways.

Future Land Use Approach:

- Mid-density residential on Centennial (rezone from office).
- High-density on Hwy 36 4 stories; consider up to 5 stories in some locations
- Add parks and trail connections.



Opportunity Area 4: Redtail Ridge

Memo Page 5-6

Engagement
Summary Page 32

Community Feedback:

- Balance jobs, housing, and open space.
- Integrated, self-sufficient development.
- Improve connectivity and reduce congestion.

Future Land Use Approach:

- Mid-/high-density housing (3-4 stories).
- Transit connections near hospital site.
- Mix housing with office and industrial uses.
- Add green spaces and trails.



Overall Key Findings

Land Use: Focus density in key areas; support diverse housing types.

Circulation: Improve transit, safety, and trails.

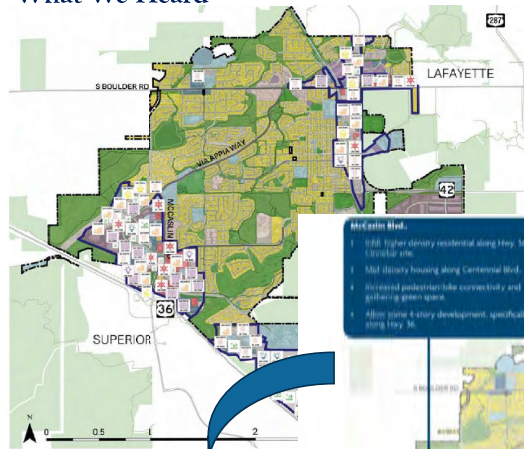
Economy: Promote jobs, retail, and events.

Parks & Open Space: Add spaces, preserve open areas.

Sustainability: Encourage efficient, resilient development.

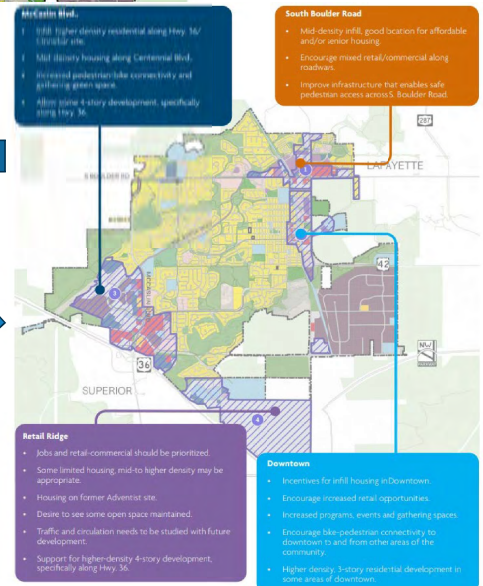
Equity: Support affordable, senior housing with transit.

What We Heard



Engagement
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Where We are Headed



Future Land Use Classifications (Placetypes)

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Engagement
Summary Page 13-16



Low Density Residential

- Only Detached Single Family Residential
- 1-10 DU/AC
- Up to 2-2.5 stories



Mixed Use/High Density Residential

- Residential with some ground floor retail or office
- 30-40 DU/AC
- 4 stories, up to 5 in some locations



Office

- Mostly offices
- 3-4 stories



Mid Density Residential

- Only residential with some attached units (e.g., townhomes)
- 10-20 DU/AC
- Up to 3 stories



Commercial

- Mostly retail, office
- 3-4 stories



Park

- Public parks or other community gathering places



Mid Density Residential Mixed Use

- Residential with mostly attached units (e.g., multifamily); some retail or office allowed
- 20-30 DU/AC
- Up to 3 stories



Industrial Mixed Use

- Light industrial with some limited retail or office
- 3-4 stories



Open Space

- Open Space areas as defined in the City Charter



Mixed Use Retail

- Mix of retail with some residential or office
- 3-4 stories



Industrial Office/Research & Development

- Light industrial with office, research, or labs
- 3-4 stories



Public/Institutional

- Government facilities and other institutional uses

Planning Commission Comment Summary

South Boulder Road

- Agree with opportunity for housing.
- Transportation and Connectivity.
- Connection to Downtown.

Downtown

- Consider sub-districts for building heights. 1-2 Downtown, maybe 3 in DELO.
- This is the areas to preserve character.

McCaslin Blvd.

- Think of this area as a neighborhood, with mixed use and housing.
- Ensure connectivity for bikes and pedestrians.
- Be sensitive to existing neighborhoods, transition development density away from Hwy. 36.

Redtail Ridge

- Think of this area as a self-sustaining extension of Louisville, with residential to support hospital and High School.
- Ensure open space connectivity.
- 'Right' balance of development, opportunity for affordable housing, live-work, jobs with appropriate neighborhood-context.

Discussion

Do you agree with the approach for the Plan's Future Land Use Map (FLUM)? When evaluating the FLUM, consider the following:



Q2. FLUM. Based on community feedback, what should be carried forward to a preferred FLUM? What should not be considered?

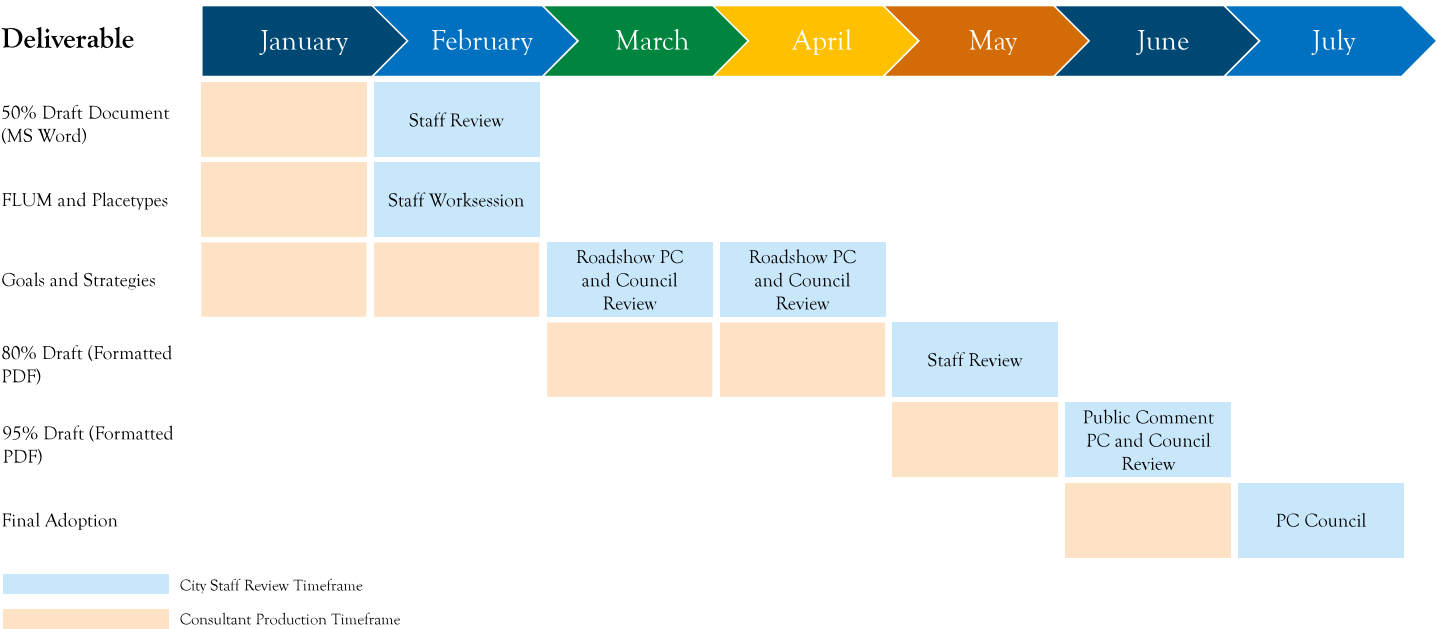
Q3. Classifications. Are these the right future land use categories?

Q4. Decision making. How should the FLUM be used to influence future zoning decisions? What flexibility should exist to allow for changing conditions?

Next Steps



Comprehensive Plan Timeline



Document Table of Contents

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Cover

Letter from the Mayor or City Manager (2-page spread)

Acknowledgements (2-page spread)

Table of Contents (2-page spread)

Chapter 1: Introduction (Approx. 6 Pages)

Chapter 2: Current Understanding (Approx. 10 Pages)

Chapter 3: Vision and Values (Approx. 6 Pages)

Chapter 4: Plan Elements (Approx. 25 Pages)

Chapter 5: Future Land Use (Approx. 14 Pages)

Chapter 6: Next Steps (Approx. 4 Pages)

Glossary and List of Acronyms (Approx. 3 Pages)

Appendix

Discussion

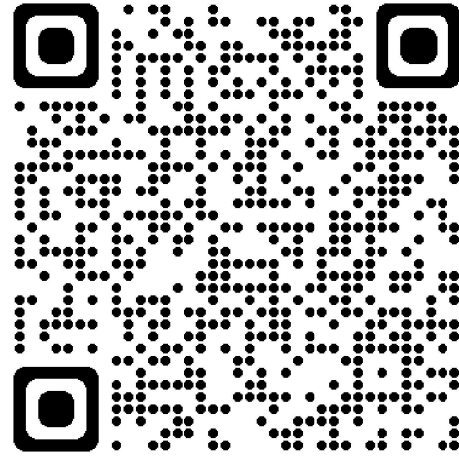


Q5. Plan Outline. Do you have any comments about the Plan's proposed table of contents (see Attachment 1) .

Thank you for coming!



Keep in Touch!



EngageLouisvilleCO.org/comp-plan

Discussion Questions



Q4. Plan Elements.

- How much housing is right for the future of Louisville?
- How and where should there be a focus on economic vibrancy?
- How can housing and mixed-use housing be used to strategically influence economic vibrancy?
- What needs to be considered from an equity, sustainability and resilience perspective in these plans?
- What are critical infrastructure aspects including transportation, utilities and services?