



City Council

June 17, 2025
Packet Addendum #1

From: [H.M](#)
To: [City Council](#)
Subject: Key additions to the draft Comp Plan
Date: Monday, June 16, 2025 11:57:40 AM

Dear City Council Members,

Hello! I'm so glad we are working on the comp plan as a community! We are making progress but there is still a lot of work to do. We need key improvements to the draft version of the plan to better support sustainability, our environment, decarbonization, our open spaces and biodiversity, and and last but definitely not least - affordable housing. Please add priorities, stronger language, and requirements to:

- **Acquire and Preserve open space:** Identify priority open space parcels for purchase on the land use map and avoid rezoning lots designated as candidate open space.
- **Enhance connectivity:** Include future underpass locations beyond the three currently planned.
- **Tie land use changes to sustainability:** Require all-electric developments for rezoned residential areas and integrate energy efficiency, dark skies, native landscaping, and green infrastructure into commercial and industrial design guidelines and zoning requirements.
- **Strengthen renewable energy commitments:** Strengthen language and our resolve and requires, we should be just "promoting" renewable energy strategies, we must "require" renewable energy in design guidelines" to ensure implementation.
- **Increase affordable housing:** Require deed-restricted affordable housing instead of fee-in-lieu for rezoned residential areas.
- **Improve mixed-use developments:** Mandate underground parking for retail accessibility and ensure envisioned retail is built concurrently with residential in neighborhood and regional centers.
- **Create functional public spaces:** Require plazas and gathering spaces with specific guidelines to ensure usability and accessibility.

These recommendations will make the plan more sustainable and effective for long-term

growth. Thank you for your time and consideration—I look forward to seeing how the council incorporates these priorities into our city's future.

Sincerely yours,

Helen Moshak

Louisville Resident

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From: [Matt Jones](#)
To: [City Council](#)
Cc: [Adam Blackmore](#); [Ember Brignull](#)
Subject: Comp Plan comments -Agenda Item 8. E.
Date: Monday, June 16, 2025 5:50:00 PM

Thank you for the opportunity to comment on the Comprehensive Plan Draft Preliminary Review. I have three comments on open space issues and one on land use specifically related to our downtown.

More generally, I am concerned about changing commercial and industrial areas to residential areas. This could have significant long-term fiscal health issues for the city.

On page 397 Plan Elements and Goal summary for Sustainability, Recreation and Open Space Focus Areas. In Conservation and Open Space Goals, thanks for including open space protection language. It would be good to add the acquisition language to the Open Space goals that is included and Recreation Asset Goals under RA.3.

On page 403 under What We Heard from community engagement under the Sustainability heading please add something like protect and acquire Open space. I recall hearing a lot about that public comments on this and it's not reflected in the summary.

On page 409 Land Use Classifications – Downtown/Central Business District under Uses for the downtown area the multi use that includes 18 to 30 dwelling units per acre seems very excessive. This could lead to tearing down old buildings in downtown that give it a historic character and such as apart from other communities. This is true also for page 401 that says in public engagement that “Downtown is the Heart” which I believe is true, but the infield housing part of the statement is likely to lead to building older buildings being torn down. Please don't kill our golden goose.

On page 414 Open Space under Uses, Primary should be the language in the city charter, “Preserve and promote native plants native wildlife and their habitats and preserve and promote cultural resources, agriculture, scenic vistas and appropriate passive recreation activities.” The current languages to vague.

My best,
Matt Jones

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From: [Jojo Follmar](#)
To: [City Council](#)
Cc: [Rob Zuccaro](#)
Subject: Comment on Agenda Item 8C
Date: Monday, June 16, 2025 10:04:05 PM

Dear Louisville City Council Members,

I want to encourage you and the University of Colorado Boulder to take steps to make the housing development at the previous Cinebarre as focused on sustainability as possible.

First off, I fully support any effort to transition abandoned large business space into housing to address the housing crisis in our area. Additionally, even though I'm not sure how applicable it would be to this case given the nature of university housing, I want to further emphasize the importance of building affordable housing with new developments to ensure more people can afford to live in this community.

As a previous Louisville resident for most of my life and a current CU student, addressing the climate crisis is a major priority for me. This housing development is a great opportunity for collaboration between the city and university to demonstrate their commitment to progress and innovation on climate change by making this housing development the most sustainable it can be. This could look like adding solar panels and heat pumps, having plenty of electric vehicle chargers, using the architecture and sun to naturally regulate temperature, and designing it with sustainable materials or with recycled materials from the Cinebarre. Overall, though, this development should not use fossil fuels so that it is not contributing as heavily to the climate crisis and it will not need to be retrofitted in the near future to remove the fossil fuels.

Addressing the climate crisis is incredibly important, and this housing development is a great way to do what universities are great at doing: pushing the boundaries and innovating to find new ways to solve big issues.

Thank you for your time and consideration,
Jojo Follmar
They/them

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From: [Tawnya Somauroo](#)
To: [City Council](#)
Subject: Please Elevate Hazard Mitigation in Louisville's Comprehensive Plan
Date: Monday, June 16, 2025 11:46:41 PM

Dear Louisville City Council,

As Louisville grows, our planning efforts must reflect the risks we face. Over the past 12 years, our community has endured repeated disasters. The majority of damage from Colorado's most expensive wildfire happened here, destroying 550 homes and causing widespread smoke, toxic, and heat damage to hundreds more. Many families were displaced, and the health impacts are still felt today—by first responders, by those who returned to damaged homes, and by residents still living with trauma. The 2013 floods damaged homes, infrastructure, and public spaces. Even smaller events, like the 2018 hailstorm, have reminded us how vulnerable we are.

These are not isolated incidents. They reflect a growing pattern linked to climate change and demand a more deliberate, proactive response.

Investing in hazard mitigation before disaster strikes is far more effective than responding afterward. A Congressional study found that every dollar spent on mitigation saves six dollars in future costs. The longer we wait, the more we put at risk—not only financially, but in human terms. Despite this, the City has passed on opportunities to mitigate homes in areas impacted by the Marshall Fire. We cannot afford to keep missing chances to make Louisville more resilient.

Right now, hazard mitigation is treated as an ill-defined “lens” in the Comprehensive Plan. That is not enough. I urge Council to instruct staff to:

- <!--[if !supportLists]-->1. <!--[endif]-->**Make hazard mitigation a clear and explicit goal** in the Comprehensive plan instead of an ill-defined ‘lens’.
- <!--[if !supportLists]-->2. <!--[endif]-->**Include risk assessment information in the Comprehensive Plan.** This is a direct recommendation from the Louisville annex of the 2022 Boulder County Hazard Mitigation Plan. Yes, great idea staff!
- <!--[if !supportLists]-->3. <!--[endif]-->**Guide development away from high-risk areas** by creating policies that discourage building in places such as floodplains.
- <!--[if !supportLists]-->4. <!--[endif]-->**Adopt and implement Firewise development and landscaping best practices** within the wildland-urban interface (WUI).
- <!--[if !supportLists]-->5. <!--[endif]-->**Promote retrofitting of critical facilities in high-risk areas** to ensure they are disaster-resilient.

Thank you for your attention and your continued service to the community.

Sincerely,
Tawnya Somauroo

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From: [Cathern Smith](#)
To: [City Council](#)
Subject: Refinement of the Draft Comp Plan
Date: Tuesday, June 17, 2025 11:49:04 AM

Dear Mayor Leh and City Council,

Louisville is a wonderful place to live. I appreciate the beauty of the land. Can anything top the beauty of a sunset over the Rockies? I appreciate the core services and the many amenities, including the library and concerts in the park. My vision for the City is that we grow modestly, maintain the existing high level of services and amenities, and lead on sustainability. I am asking you to preserve our quality of life for those living now and those to come.

Environmental and Fiscal Sustainability: We know that natural resources are limited and that today's children will live in more challenging circumstances than we do unless we commit to sustainable growth, green building and manufacturing practices, and other climate solutions.

Please quantify water and other natural resource constraints and present a plan that aligns growth with natural resource constraints. Before paving over large swaths of undeveloped land, let's prioritize redevelopment of blighted and under-developed areas. Finally, because residential does not pay its own way, please consider whether rezoning commercial areas to residential is fiscally sustainable and how the City will maintain the level of services for core services and amenities if substantial amounts of new housing are built.

City Owned Open Space: Below are a couple of ways to better align the Comp Plan with the City Charter and a drafting suggestion.

1. Without distinguishing between native and non-native plants and animals, the current draft simply says "Encourage tactics to ensure a variety of plants and wildlife can thrive for a healthy and balanced ecosystem." (See COS.2 on page 397 of the packet. Emphasis added.) The City Charter requires more than "a variety of plants." It specifically requires that City-owned open space lands are managed to "Preserve and promote native plants, native wildlife, and their habitats." And that this management is "consistent with good stewardship and sound ecological principles." (See Section 15.1(b), (c) of the City Charter, <https://www.louisvilleco.gov/home/showpublisheddocument/64/635500284987870000>)
Please align the Conservation and Open Space Goals (COS) with the City Charter by changing the wording to "Preserve and promote native plants, native wildlife, and their habitats and preserve and promote cultural resources, agriculture, scenic vistas and appropriate passive recreation activities." Note that this wording combines sub-sections 15-1(b) and (c) of the City Charter.
2. It appears that there is an assumption that Open Space lands are freely available for transportation, trails, and recreational uses. But the City Charter offers varying levels of protection to open space depending on whether the land is classified as [1] Open Space-Preserve Land; [2] Open Space-Protected Land; [3] Open Space-Visitor Land; and [4] Open Space-Other lands. See Section 15-4 of the City Charter for more information. Please ask staff to consult with the Open Space Division so that the discussion of recreational uses and connective trails within City-owned open space lands is consistent with the City Charter. See page 414 of the draft plan for an example (there are many others) where a more nuanced discussion is appropriate. Also, please note that the City Charter permits only "appropriate passive recreation activities" on City-owned open space, protecting native plants, native wildlife and their habitats. Section 15-1(c) of the City Charter.
3. Refine the language of the draft Comp Plan so that it is possible to determine what is meant by the terms "Open Space," "greenways," and "natural areas"; or whether any of these terms are complete or partial synonyms. Right now, it is not always clear when the plan is referring to City-owned open space properties whose management goals are set forth in the City Charter, other lands owned by the City (e.g., parks), or privately-

owned land with or without a conservation easement (or some combination of these lands.)

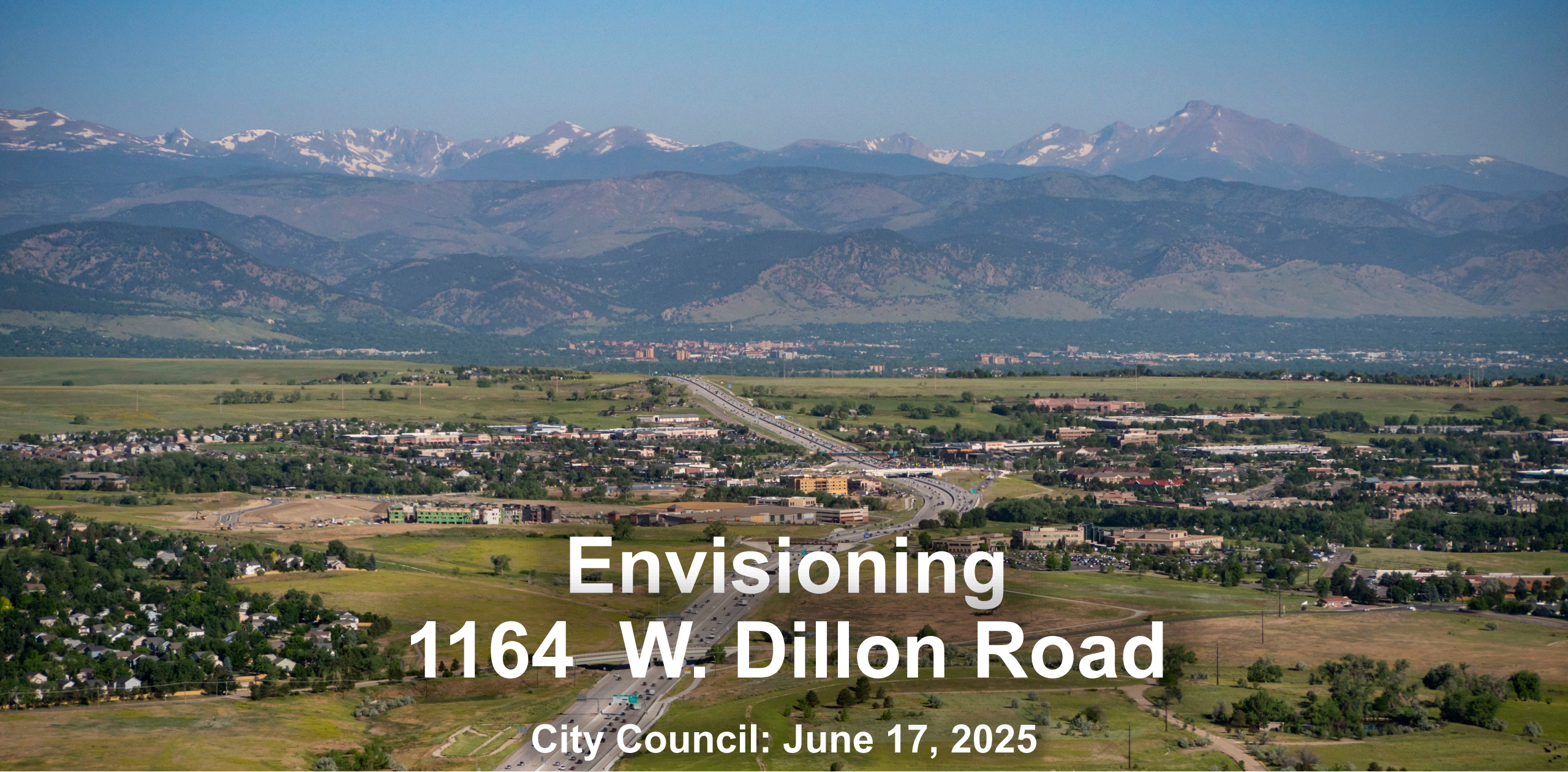
Thank you for the opportunity to comment on the draft. I look forward to seeing the next version.

Best,

Cathern Smith
Ward III

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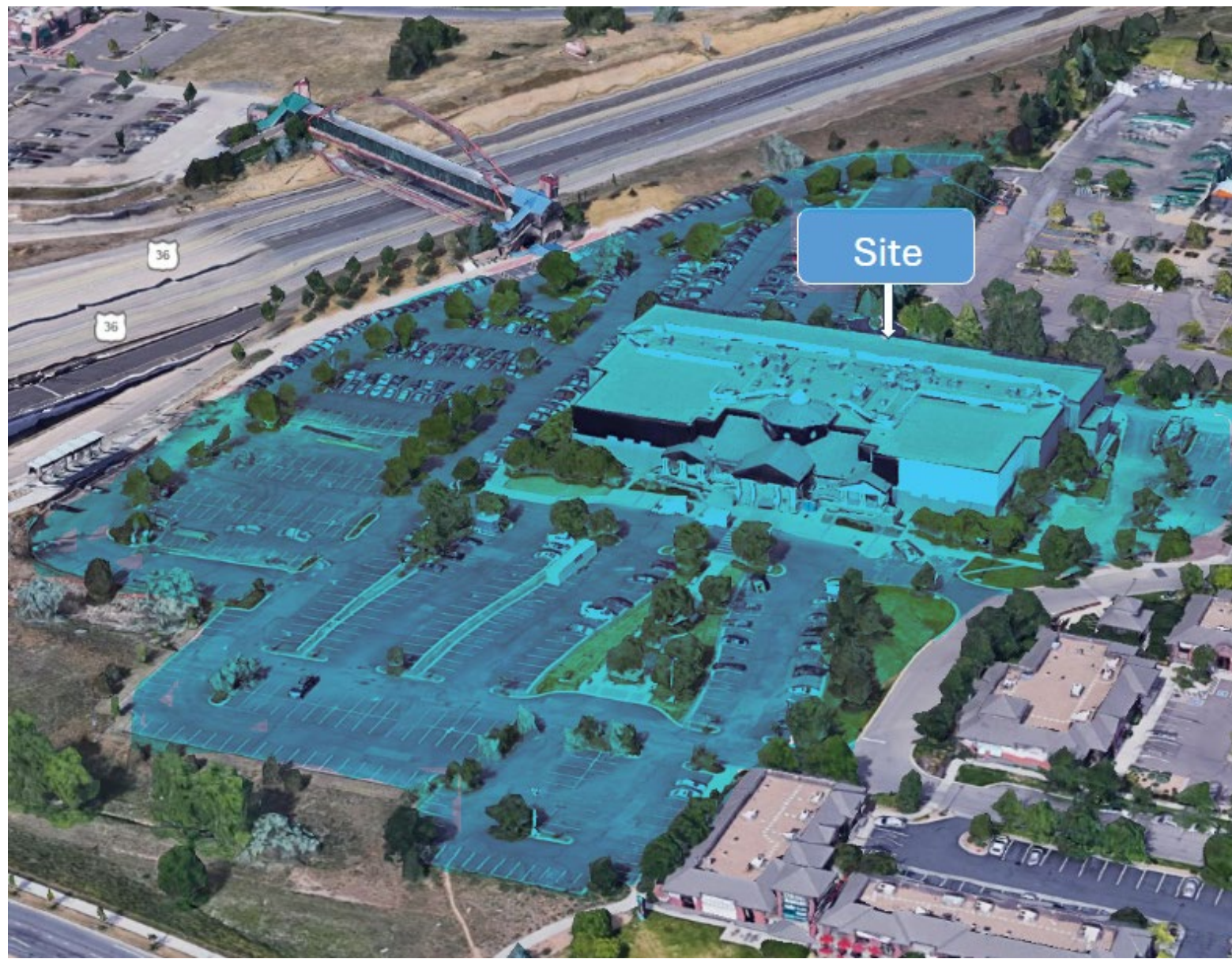
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Envisioning 1164 W. Dillon Road

City Council: June 17, 2025

Site location



Project vision and goals

CU Boulder is exploring the development of:

- A transit-oriented residential community
- Housing for faculty, staff and graduate students
- Potential for retail and other amenities valuable in a 15-minute neighborhood



July 2024 forum: Community feedback



July 2024 forum: Community feedback

- Community members said site has great potential but underutilized (opportunity to activate McCaslin corridor)
- Community members want to see:
 - Retail/restaurant amenities mixed with housing
 - Continued/enhanced transit and bikeway connections
 - Outdoor gathering spaces
 - Sustainable building practices
- Community members do not want to see "overwhelming" scale

CU Boulder Sustainability Focus

- Campus Climate Action Plan targets: 50% emissions reduction by 2030, carbon neutrality no later than 2050
- All buildings built to LEED Gold standards or better
 - Includes credits for energy efficiency, water use, embodied carbon, among others



Additional Elements

- Continue conversations with RTD
- Continue conversations with community
- Monitor market dynamics and economic conditions
- Continue to leverage and understand insights from Louisville Comprehensive Plan process

Next steps

- In collaboration with City of Louisville, draft project guidelines and development agreement based on comprehensive plan and community feedback (2025)
- Develop RFP, select developer (2026)
- Design and break ground (2027-28)

Questions?