

Louisville Revitalization Commission

Agenda

**Wednesday, August 13, 2025
City Hall, Council Chambers
749 Main Street
8:00 AM**

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to **+1 646 876 9923 or 833 548 0282 (toll free)**
Webinar ID **#852 0147 8768**
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/revitalizationcommission.

The Board will accommodate public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at VZarate@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of June 4, 2025 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Business Matters of Commission
 - a. Front and Center Update and Direction
7. Reports of Commission
 - a. Staff Updates

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303-335-4574 or ClerksOffice@LouisvilleCO.gov. A forty-eight-hour notice is requested.

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

- b. Development Updates
 - c. Downtown Business Association Updates
 - d. Chamber of Commerce Updates
- 8. Future Agenda Items
 - a. Third-Party TIF Review Reports
- 9. Commissioners' Comments
- 10. Adjourn

Louisville Revitalization Commission

Minutes

**June 14, 2025
Regular Meeting
8:00 AM**

Call to Order – Chair Williams called the meeting to order at 8:03 a.m.

Roll Call was taken and the following members were present:

Committee Members: *Corrie Williams - Chair*
Clif Harald – Vice Chair
Barbie Iglesias – Secretary
Bob Tofte
Councilmember Caleb Dickinson
Jeff Lipton
Lexi Adler

Staff Present: *Diana Langley, City Manager*
Rob Zuccaro, Director of Community Development
Vanessa Zarate, Economic Vitality Manager
Austin Brown, Economic Vitality Specialist

Others Present: *Five members of the public*

APPROVAL OF AGENDA

Chair Williams called for changes to the agenda and hearing none asked for a motion.

Motion: Commissioner Harald moved to approve the agenda. The motion was seconded by Councilmember Dickinson. **Vote:** All in favor.

APPROVAL OF MINUTES

Councilmember Harald called for changes to the May 14, 2025 meeting minutes. Commissioner Adler noted a correction that was needed on page 4 of the minutes. Staff acknowledged that they will correct the error. Chair Williams asked for a motion.

Motion: Commissioner Harald moved to approve the minutes with the correction as discussed. The motion was seconded by Commissioner Tofte. **Vote:** All in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

City of Louisville

City Council 749 Main Street Louisville CO 80027
303.666.6565 (phone) www.LouisvilleCO.gov

TRESTLE STRATEGIES PRESENTATION AND DISCUSSION

Danica Powell of Trestle Strategies and John Koval of Coburn gave an update on the development analysis at 833 Main Street, the former Chase Bank. Trestle began studying development options for the building in 2024 and presented three different development options.

Scenario 1 included demolishing the building and constructing a new market rate mixed-use project.

Scenario 2 involved keeping the building “as is” and renting to an office user tenant.

Commissioner Harald asked how competitive this building is in the Boulder County market. He wondered if there were risks in keeping the building as is. Manager Zarate responded that the building is in good shape and the owner does get frequent interest in the building. Mr. Koval agreed that the office market is tough but noted that the building has several advantages, including being currently built, ready for occupancy and located in downtown Louisville.

Commissioner Tofte asked whether zoning requirements were considered in the three scenarios. Manager Zarate confirmed that the analysis was done based on current zoning.

Scenario 3 explored subdividing the property and selling half of the lot to a developer to activate. The new owner would explore development options that contribute to the community’s goals.

The Trestle team also gave an example of some small and/or low cost projects that would help activate the building. Examples include a mural, lighting, bollards, and concrete barriers that could activate the area for public or community uses.

Chair Williams commented that she agrees that scenario 2 along with some of the low-cost activation projects is likely the best outcome for Louisville. She cautioned against adding additional retail space downtown when there are already several existing vacancies that still need activating. She also added that Louisville already has some residential properties in downtown that have not yet been filled. She emphasized adding a mural and bringing in vegetation and greenery as ways to potentially activate the space during the evening and/or weekend.

Commissioner Tofte stated that there seems to be a disconnect between market value and rent of buildings in the downtown area. He identified several vacant downtown buildings and noted that he expects many of these buildings to continue to struggle unless there is some sort of subsidy available to bridge the gap. He added that zoning limitations may also be a problem area, noting that more density may be required in order to make projects work.

Councilmember Dickinson agreed and added that high costs including interest rates and construction costs are not in line with the asking price of buildings in downtown Louisville. He concluded that while it is not the most exciting option, keeping the building as is would likely be the most realistic approach. He agreed that he would like to see some low-cost improvements to the exterior of the building, and added that this approach could still keep options open for future redevelopment.

Commissioner Iglesias asked about the City leasing the parking spaces at 833 Main Street. Manager Zarate confirmed that the City leased the spaces during the 2024 patio season (May through October), but did not lease the parking this summer because the building currently has a tenant. Manager Zarate added that the building owner is likely open to allowing the City to lease parking again in the future, but noted that it would probably need to be included in the lease with any future tenants.

Commissioner Harald emphasized that keeping the building “as is” is likely the best option considering the timing of the Front and Center project. He added that following the conclusion of the Front and Center project, additional development options could be reexamined.

Commissioner Tofte asked if the owner had expressed any ideas or improvements that the LRC could fund to help make the building more attractive to potential tenants. Manager Zarate responded that the owner has not mentioned anything, and added that the current short-term lease was by design as the building was being evaluated for redevelopment. She expects that there will be longer-term leases in place in the future.

Mr. Koval noted that scenario #2 does still include a significant financial investment in the property so any potential financial assistance could help mitigate the risk to the property owner.

Public comment from Mark Cathcart: Mr. Cathcart commented that the presentation included a plan that was not included in the publicly posted agenda packet and was disappointed that there was not more conversation around scenario #3. He encouraged the Commission to consider a future discussion around subdividing the property.

FRONT AND CENTER DISCUSSION AND UPDATE

Manager Zarate gave an overview of the Front and Center Plan and summaries from the focus group meetings. She clarified that the next focus group meeting will be on July 2nd.

JULY MEETING DATE

Manager Zarate announced that she will be out of town during the regularly scheduled July LRC meeting date, and recommended that the LRC consider canceling their meeting rather than rescheduling. She confirmed that there are no applications in for LRC review and no updates on TIF reviews or the bond process.

Commissioner Lipton made a motion to cancel the LRC's July 2025 meeting. The motion was seconded by Commissioner Tofte. Motion passed.

STAFF UPDATES

Manager Zarate gave an overview on staff updates and asked for questions.

DEVELOPMENT UPDATES

Manager Zarate gave an overview on the development updates and asked for questions.

Councilmember Kern asked if there was any additional news around Ironton. Manager Zarate responded that the project is still on pause and that the land is for sale. Councilmember Kern noted that this is an example of a situation where it would be extremely helpful to know the "why". Manager Zarate added that the market and increasing costs seem to be the primary reason for the pause. Councilmember Kern expressed her concern around the project not moving forward and hoped that it's not the start of a disturbing trend for Louisville.

Public comment from Jeff Sheets: Mr. Sheets commented that construction costs and operating costs have increased across the board. He noted that rents have typically not kept up with inflation and costs to put new tenants in existing spaces are exorbitant.

Mayor Leh commented that he was excited to hear that the former Empire building at 816 Main Street has been relisted.

Councilmember Kern asked whether the Committee could discuss the Chase building. Manager Zarate gave an overview of Trestle Strategy's report to the LRC and noted that she is happy to share the report with the EVC.

DOWNTOWN BUSINESS ASSOCIATION UPDATES

None.

CHAMBER OF COMMERCE UPDATES

Chamber Executive Director Gillian Millar gave an update on the Chamber's past and upcoming events. She thanked the LRC for their Façade Improvement Program approval and confirmed that the Chamber's building has been painted.

COMMISSIONER COMMENTS

None.

ADJOURN

Members adjourned at 9:00 a.m.

Mayor Chris Leh

Austin Brown, Economic Vitality Specialist

SUBJECT: FRONT AND CENTER CONCEPTUAL DESIGN REVIEW

DATE: AUGUST 13, 2025

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER
JORDAN JEFFERIES, ASSISTANT CITY ENGINEER
JOHN BEGGS, RVI (DESIGN CONSULTANT)
CRAIG RUSSEL, RVI (DESIGN CONSULTANT)**

SUMMARY:

The project team has been working to refine and align the Downtown Vision Plan concepts with the available project budget. As previously noted, the estimated cost of the short-term improvements identified in the Vision Plan is approximately \$14.25 million, while the available project budget is \$9 million. As a result, the team has been tasked with reducing overall costs by more than one-third while still preserving the core project vision.

To achieve this, the project team prioritized the Steinbaugh Plaza and Front Street areas during the initial phase of conceptual refinement. These areas were addressed first because their design concepts were more defined and offered fewer opportunities for cost reductions without compromising the overall vision. In addition, this area hosts many community events throughout the year and is the main public gathering space in Downtown Louisville. In contrast, Main Street presents greater flexibility for scaling or phasing improvements. By first establishing a realistic cost for Steinbaugh/Front Street, the team was then able to determine what funding remains available for Main Street and Wayfinding improvements.

The proposed final concept plan for Steinbaugh Plaza and Front Street is now complete. Drawings and cost estimates are included in the attachments. These concepts have already undergone value engineering to reduce the cost from \$6,734,330 to \$5,724,357. Cost savings were achieved by replacing enhanced pavement and pavers with standard concrete and making other material adjustments. A curbless street configuration is now proposed only on the east side of Front Street adjacent to the plaza. The project team is seeking LRC approval to proceed into detailed design for this portion of the project.

A preliminary concept and cost estimate for Main Street is also attached. These proposed improvements are significantly scaled back from the Vision Plan due to limited remaining funds. The team is requesting LRC direction on prioritizing elements for Main Street.

SUBJECT: FRONT AND CENTER UPDATE**DATE: AUGUST 13, 2025****PAGE 2 OF 5**

The project team is currently advancing the Wayfinding concept based on the remaining available budget of \$352,192. Wayfinding concepts can be quickly advanced once the budget for these improvements is determined. The project team is requesting guidance from the LRC on priority elements to pursue for both Main Street and Wayfinding.

As an alternative to scaling back improvements across all areas, the City could focus this phase of construction on Steinbaugh Plaza, Front Street, and Wayfinding, deferring Main Street improvements to a future phase. This approach would preserve the overall project vision without compromising quality to stretch the budget too thinly across all components.

BUDGET UPDATE:

Budget updates for the various project phases below are based on a \$9M total project budget for design and construction.

DESIGN BUDGET:

The design budget update below is for work completed through June 30, 2025

DESIGN PHASE BUDGET			
	DESIGN (RVI)	CMAR (ECI)	TOTAL DESIGN PHASE
BASE BUDGET	\$992,773	\$22,315	\$1,015,088
CONTINGENCY	\$171,935	\$5,750	\$177,685
TOTAL BUDGET	\$1,164,708	\$28,065	\$1,192,773
TOTAL SPENT*	\$97,146	\$0	\$97,146
FUNDS REMAINING (excluding contingency)	\$895,627	\$22,315	\$917,942

Design is currently on budget with less than 10% of the funds being expended thus far.

CONSTRUCTION BUDGET:

CONSTRUCTION PHASE BUDGET (CONCEPTS AS DEPICTED)			
	BASE BUDGET	CONTINGENCY	TOTAL
TOTAL PROJECT BUDGET	\$6,872,948	\$934,379	\$7,807,327

SUBJECT: FRONT AND CENTER UPDATE**DATE: AUGUST 13, 2025****PAGE 3 OF 5**

STEINBAUGH & FRONT ST - FINAL CONCEPT*	\$5,043,441	\$680,916	\$5,724,357
MAIN ST - PRELIMINARY CONCEPT	\$1,477,315	\$253,463	\$1,730,778
REMAINING FOR WAYFINDING	\$352,192	\$0	\$352,192

***NOTE:** The CMAR (ECI) coordinated with RVI to conduct initial value engineering and brought total costs of the Steinbaugh/Front Street concept down from \$6,734,330 to \$5,724,357. Further value engineering would likely require removal of components, size reduction of components, and/or cheaper materials.

ALTERNATIVE CONSTRUCTION BUDGET (NO MAIN ST IMPROVEMENTS):

The budget for an alternative approach is provided below. This approach focuses on Steinbaugh Plaza, Front Street, and Wayfinding, and defers Main Street Improvements to a future phase. This would allow the full vision at Steinbaugh Plaza and Front Street to be realized and allocate adequate funds for Wayfinding improvements.

ALTERNATIVE CONSTRUCTION BUDGET			
	BASE BUDGET	CONTINGENCY	TOTAL
TOTAL PROJECT BUDGET	\$6,872,948	\$934,379	\$7,807,327
STEINBAUGH & FRONT ST - FINAL CONCEPT	\$5,921,678	\$812,652	\$6,734,330
MAIN ST - PRELIMINARY CONCEPT	--	--	--
REMAINING FOR WAYFINDING	\$951,270	\$121,727	\$1,072,997

It is anticipated that the bonding for the project will cost approximately \$50,000-\$125,000. This is not accounted for in the above budget tables and will likely be accounted for in the future as a reduced contingency.

FOCUS GROUP UPDATE:

The project team has held four monthly meetings with the Front & Center Focus Group, along with a site visit to a similar ECI-led project in Wheat Ridge. The group includes event coordinators, downtown business owners, and residents, all offering valuable feedback to the design team.

ARCHITECTURAL FEEDBACK

One member of the group expressed concern that the proposed Steinbaugh Pavilion design appears too modern and lacks reference to Louisville's mining and western heritage. This participant favors a design more consistent with the existing pavilion. However, other group members have not expressed similar concerns.

RVi is addressing this feedback by incorporating historical materials—such as large timber beams and steel connectors—within a modern structure to blend heritage with contemporary design.

NOISE CONCERNS

Two Focus Group members and one resident have raised concerns about concert noise and suggested conducting an acoustical modeling analysis. The project team believes this analysis—estimated at \$50,000—is outside the project scope and would result in only minor design changes with limited effectiveness.

To address noise, the pavilion has been reoriented southwest to direct sound away from nearby neighborhoods. Landscaping around the stage will also help reduce noise.

Ultimately, concert noise levels are best managed through the soundboard, not design modifications. Further discussion and supporting data are provided in the attached materials.

PARKING IMPACTS

The Steinbaugh/Front Street improvements will remove 5 parking spaces. However, converting 2 blocks of South Street to diagonal parking will add 12 spaces.

Main Street currently loses ~20 spaces in the summer due to patios, and the concept plan would reduce an additional 8. The net impact across all improvements would be a loss of 1 space compared to current summer conditions (or 21 compared to winter).

The project team will continue exploring ways to reduce overall parking loss during final design.

PROJECT RISKS:

BNSF RAILROAD LEASE MODIFICATIONS

Some improvements within Steinbaugh Plaza fall within the BNSF lease area, which currently permits only parking and fencing. A lease modification is required to allow for structures, as a small portion of the pavilion extends into this area. Negotiations with BNSF are underway; however, coordination is often slow and unpredictable.

While the team expects BNSF will approve the changes, there remains a risk of denial. If that occurs, design modifications—such as reducing the pavilion footprint or shifting project elements—have been identified as contingency options.

SCHEDULE RISK

As with most large projects, delays in design or approvals pose a risk to the schedule.

The timeline has already slipped slightly, with 30% design now expected in November rather than September. Preliminary discussions with RVI suggest that time can be recovered in later phases, minimizing impact to the overall construction schedule. To manage this risk, the project team will request monthly schedule updates to identify and address delays early.

Construction phasing and sequencing options will be explored after the 30% design milestone is reached. This will provide clearer insight into construction duration and impacts to downtown events and businesses. Staff will continue to coordinate closely with the construction manager and local businesses to minimize disruptions.

RECOMMENDATION:

The project team is prepared to begin the detailed design phase upon receiving direction from the LRC. Staff is recommending that the LRC review the concepts as presented and provide the following direction:

- Should Steinbaugh/Front Street design be developed at the \$6,734,330 or \$5,724,357 budget level or should Steinbaugh/Front Street scope be reduced to an even lower budget level?
- Should Main Street design be developed at the \$1,730,778 budget, an increased budget amount, or should Main Street be omitted from this phase entirely?
- Should Wayfinding design be developed at the \$352,192 budget level or an increased budget level?
- Does the LRC have a different approach to implementation of the Downtown Vision Plan short-term improvements with a 37% budget shortfall

Upon direction on budgets and priorities the project team will have the information required to begin the detailed design phase. At the 30% design milestone, plans will be submitted to the Focus Group and the LRC for review and comment.

ATTACHMENT(S):

1. Conceptual Design Package
 - a. Proposed Final Concept for Steinbaugh/Front Street Improvements
 - b. Preliminary Concept for Main Street Improvements
2. Conceptual cost estimate for Steinbaugh/Front Street Improvements
3. Conceptual cost estimate for Main Street Improvements
4. Evaluation of Acoustic Modeling for Downtown Pavilion Structure

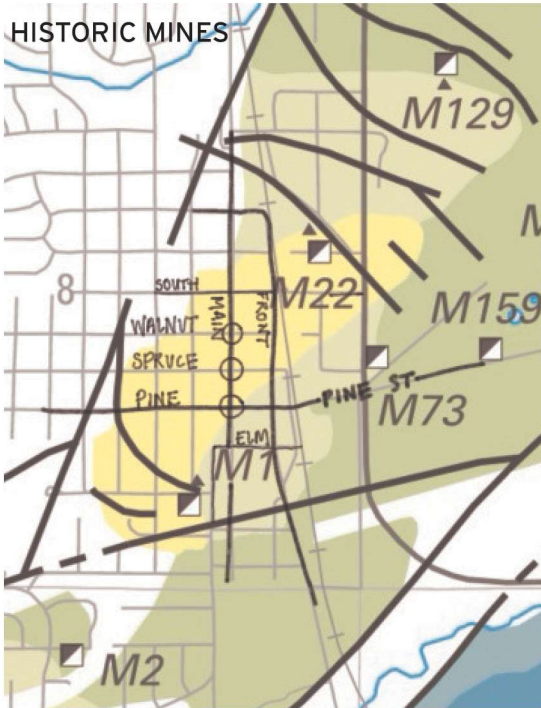


CITY OF LOUISVILLE FRONT & CENTER PROJECT LRC PRESENTATION



AUGUST 5, 2025

HISTORIC MINES



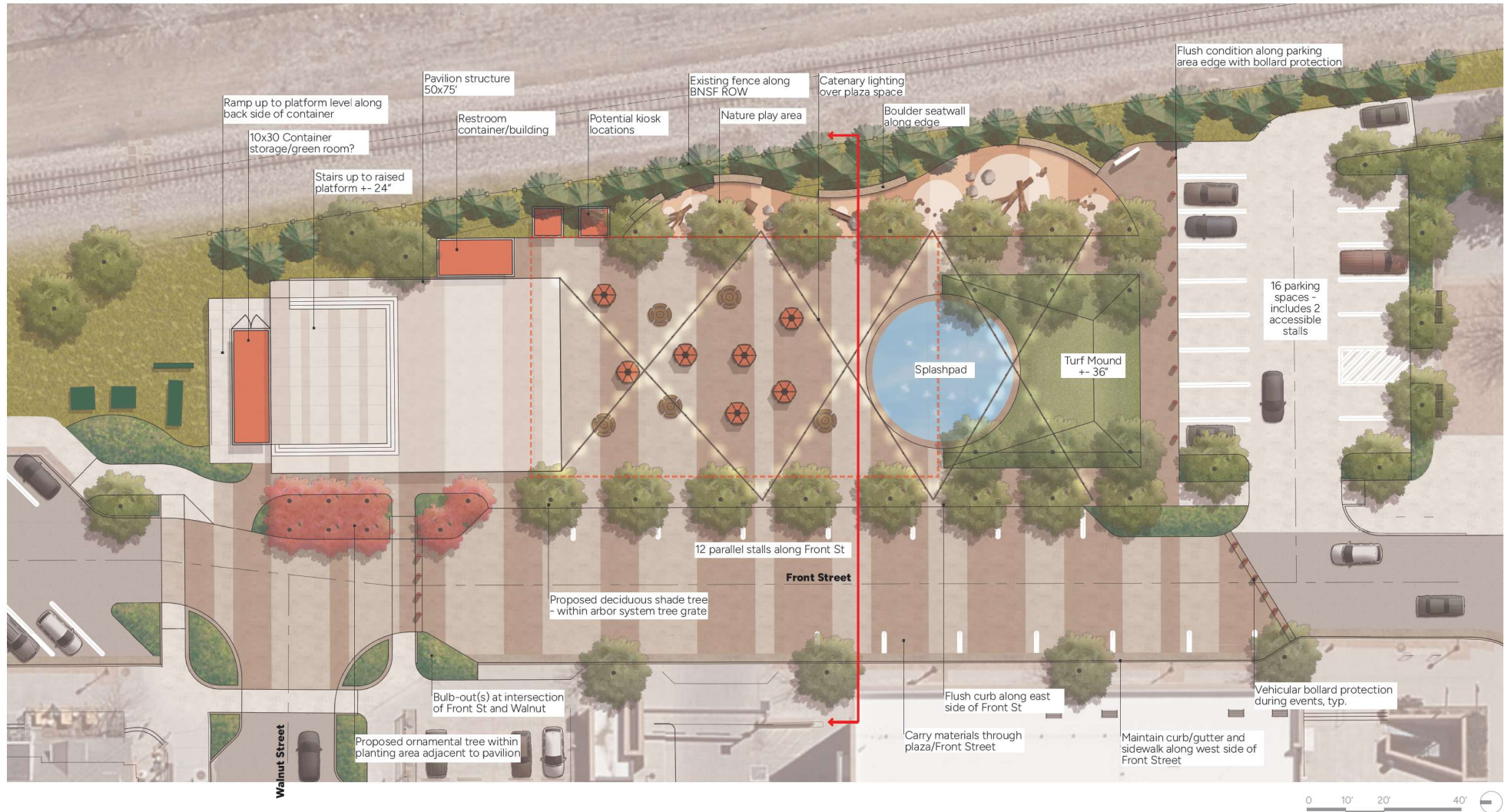
SENSE OF PLACE + DOWNTOWN IDENTITY

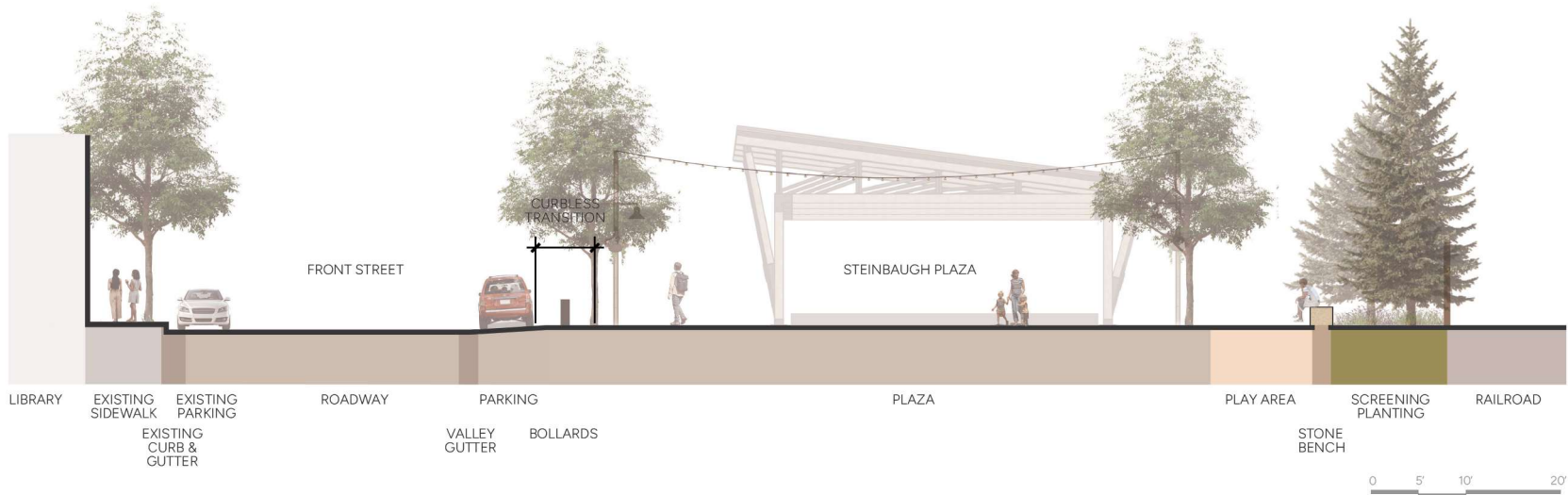
BUILD OFF THE SUCCESSES OF TODAY FOR A BRIGHTER FUTURE

- + Vibrant and activated downtown features a mosaic of historic, unique and charming architecture
- + Locally owned businesses give downtown an authentic small-town feel
- + Community events and activities bring energy and interest to downtown
- Limited space within the sidewalk and amenity zone
- Limited tree canopy



OVERALL SITE PLAN





3D VIEWS - STEINBAUGH PAVILION



3D VIEWS - STEINBAUGH PAVILION



3D VIEWS - STEINBAUGH PAVILION



3D VIEWS - STEINBAUGH PAVILION



SUMMER SOLSTICE



10:30 AM



3:30 PM

PAVILION - SHADOW STUDY

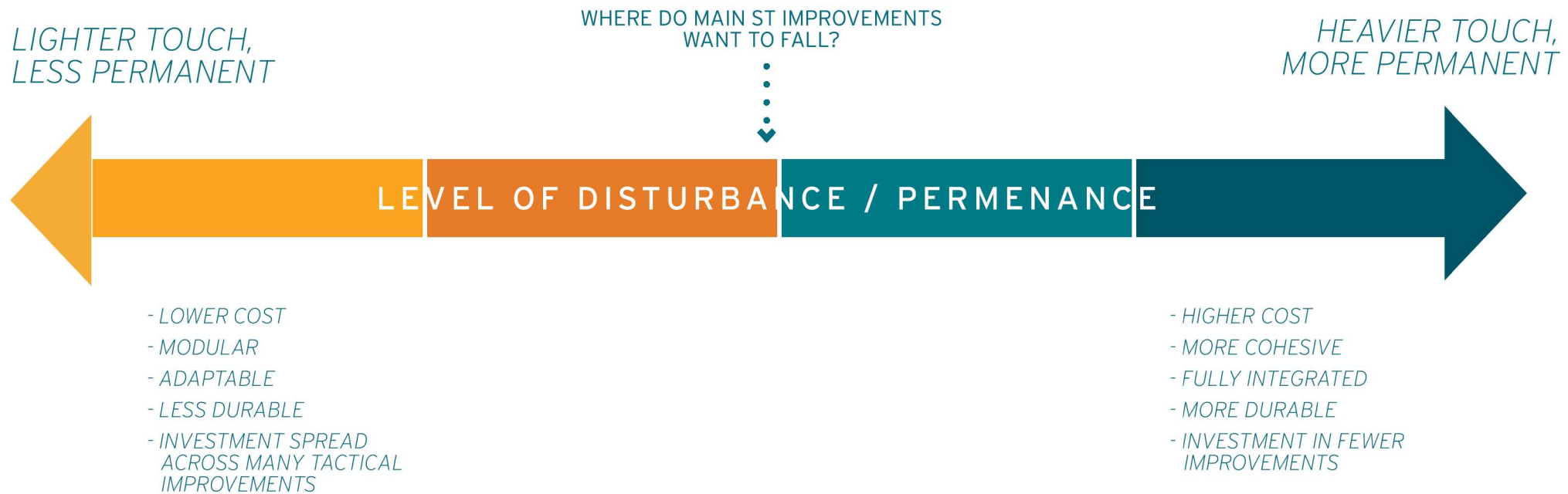


12:30 PM



5:30 PM

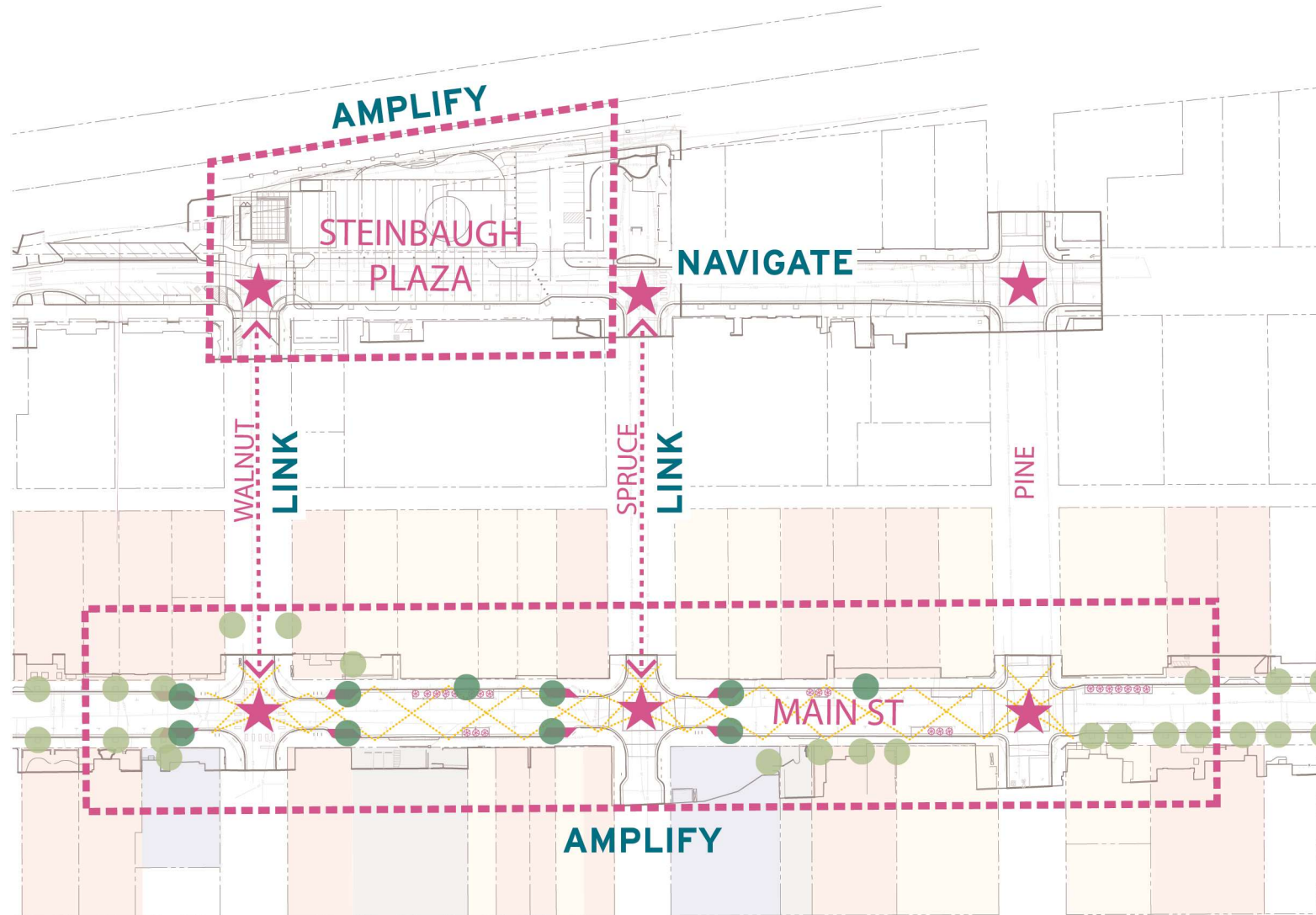
IMPROVEMENTS SPECTRUM



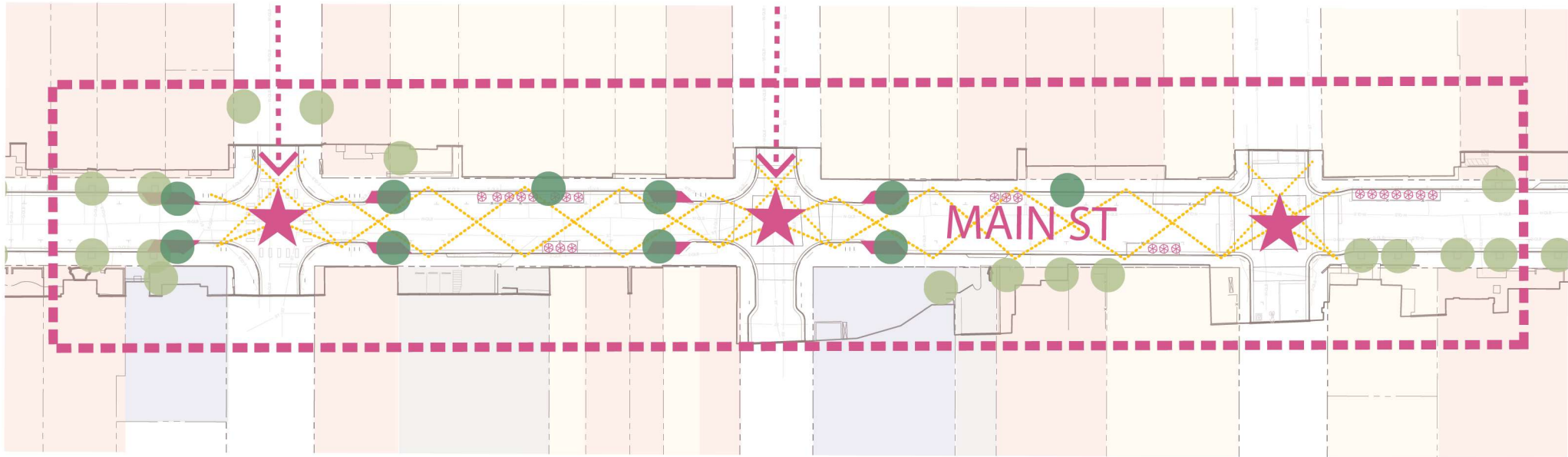
DOWNTOWN VISION FRAMEWORK OVERVIEW

LEGEND

- General Commercial/Retail
- Food/Beverage
- Civic
- Downtown Core Focus Areas
- Major Intersections
- Key Connections
- Proposed Extended Bulbouts & Expanded Public Realm
- Festoon Lighting
- Rotating Seasonal Closures, typical
- Existing Trees
- Proposed Trees



DOWNTOWN VISION FRAMEWORK OVERVIEW



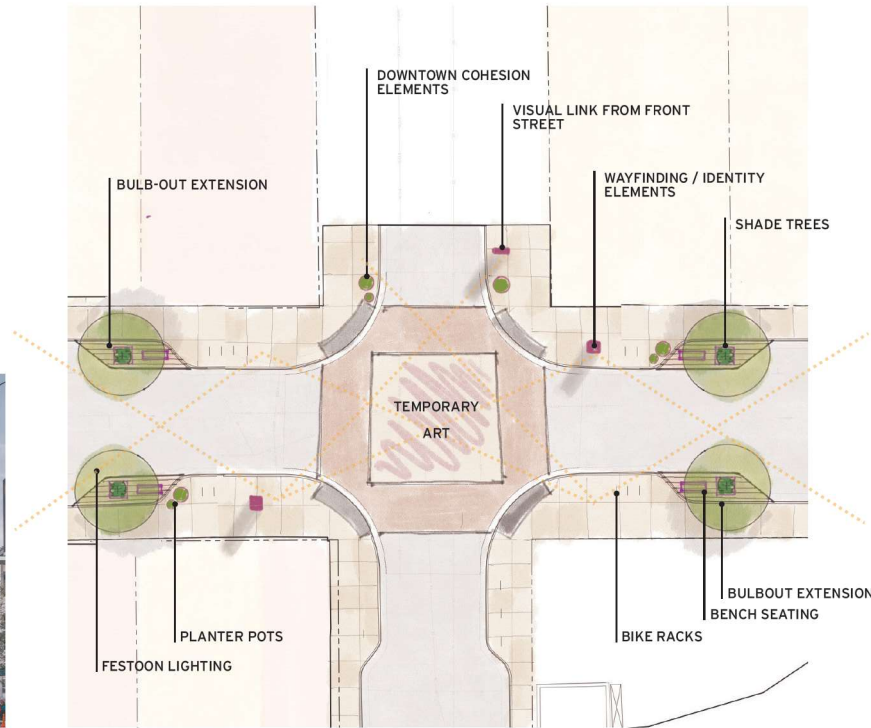
TYPICAL INTERSECTION ENHANCEMENTS

Goals

- Link Downtown core together with consistent character, materials, and furnishings
- Enhance public realm, Downtown character, and pedestrian oriented places

Design Considerations

- Emphasize corners
- Provide canopy through street trees and lighting
- Find light-touch opportunities with minimal road modifications



3D VIEWS - MAIN STREET SOUTHWEST



10' 0 5' 10' 20'

NORTH

An aerial photograph of a residential street intersection. The street is labeled 'SOUTH ST' in the center. On the left side of the street, there are several houses with driveways labeled 'DRIVEWAY'. On the right side, there are also houses with driveways labeled 'DRIVEWAY' and an 'ALLEY'. A red circle is drawn on the left side of the image, near the bottom. The map includes property lines, parking spaces, and a scale bar indicating distances of 0.50, 0.25, and 0.25. The text 'JEFFERSON AVE' is visible on the left edge, and 'LAFARGE AVE' is visible on the right edge. The bottom of the image contains a copyright notice: 'Esri Community Maps Contributors, City of Boulder, Boulder County, City and County of Broomfield, © OpenStreetMap, Microsoft, Esri, TomTom'.

Profile view of the proposed road showing elevations at 10', 0', 5', 10', and 20'. A north arrow is present.

PARKING SUMMARY



Existing South Street Parking - Jefferson Ave to Main Street

Existing Parking Total = 26 stalls

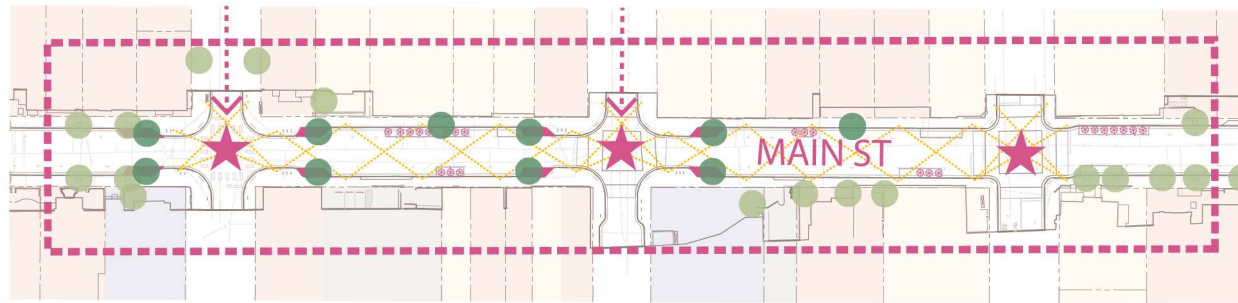
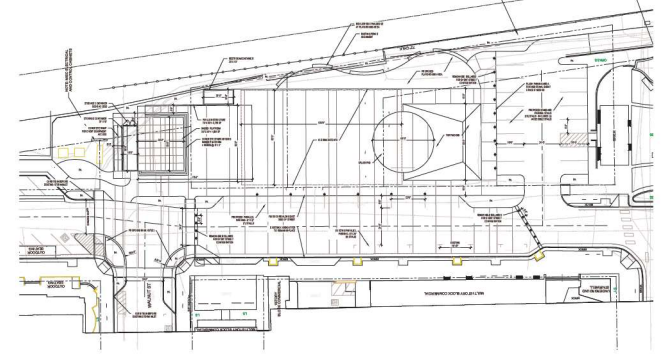
Proposed Parking Total = 38 stalls



Existing Steinbaugh + Front Street Parking

Existing Parking Total = 34 stalls

Proposed Parking Total = 29 stalls



Existing Main Street Parking - Between South and Elm Street

Existing Parking Total = 77 stalls

Existing Parking During Summer/Parklet Season = 57 stalls

Proposed Parking Loss with Conceptual Layout = +/- 8 stalls (49 stalls)

Total Existing Parking - South Street + Steinbaugh/Front St + Main Street = 117 stalls

Total Proposed Parking - South Street + Steinbaugh/Front St + Main Street = 116 stalls



LOVELAND, CO 80539
PH: 970.669.6291
FAX: 970.669.6411
www.ecisite.net

PROJECT:	Downtown Louisville - Steinbaugh Plaza Concept ROM				DATE: 7/15/2025	
Rough Order of Magnitude						
ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	NOTES AND ASSUMPTIONS
Demo/Site Prep/Earthwork						
1	Erosion Control BMP's	LS	1	\$ 45,000.00	\$ 45,000.00	1 Acre Site Inlet Protection, Curb Socks, Silt Fence, Maint.
2	Tree Protection	LS	1	\$ 2,400.00	\$ 2,400.00	9 Trees
3	Demo Existing Hardscapes	SF	25000	\$ 4.50	\$ 112,500.00	
4	Demo Fence	LF	300	\$ 12.50	\$ 3,750.00	On East Side - Need RR Requirements
5	Clear and Grub	LS	1	\$ 3,500.00	\$ 3,500.00	
6	Cap and Abandon existing utilities	LS	1	\$ 15,000.00	\$ 15,000.00	Electrical, Water for Irrigation, Storm
7	Remove Existing Steinbaug Pavilion	LS	1	\$ 30,000.00	\$ 30,000.00	Assuming no Remediation/contaminated materials
8	Remove and Salvage existing Site Furnishings	LS	1	\$ 3,500.00	\$ 3,500.00	Tables, Bike Racks, Bollards, Trash Receptacles
9	Earthwork/Grading	LS	1	\$ 30,000.00	\$ 30,000.00	Assuming Balanced Site
Subtotal (Demolition)					\$ 245,650.00	
Utilities						
10	Water Service Allowance	AL	1	\$ 35,000.00	\$ 35,000.00	Irrigation, Splash Pad, Restroom. Excludes Tap Fee
11	Sanitary Service Allowance	AL	1	\$ 20,000.00	\$ 20,000.00	Excludes Tap Fee
12	Storm Drainage Allowance	AL	1	\$ 50,000.00	\$ 50,000.00	Assuming mostly underdrain, no major storm
Subtotal (Water)					\$ 105,000.00	
Hardscapes - Concrete, Pavers, Surfacing						
13	Unit Pavers at Plaza - Pedestrian	SF	11580	\$ 32.00	\$ 370,560.00	
14	Concrete Paving b" Reinforced	SF	9990	\$ 14.00	\$ 139,400.00	Previous Estimate Vehicular Pavers - \$358,200
15	Raised Concrete Performance Slab and Stairs	SF	1360	\$ 50.00	\$ 68,000.00	
16	Back of Stage Concrete Pad/Ramp	SF	640	\$ 12.00	\$ 7,680.00	6"
17	Railing At Ramp	LF	60	\$ 335.00	\$ 20,100.00	
18	Concrete Paving at South Parking Lot	SF	5575	\$ 13.50	\$ 75,262.50	7" - VE to Asphalt
19	Flush Curb at Pavers	LF	155	\$ 55.00	\$ 8,525.00	
20	Concrete Edger at Playground	LF	290	\$ 55.00	\$ 15,950.00	
21	ADA Ramp	EA	7	\$ 3,100.00	\$ 21,700.00	Assuming all new
22	Curb and Gutter	LF	215	\$ 60.00	\$ 12,900.00	At West Edge of Drive Lane
23	R&R Concrete Paving	SF	2500	\$ 19.00	\$ 47,500.00	
24	R&R Curb and Gutter	LF	200	\$ 85.00	\$ 17,000.00	
25	R&R Asphalt Paving	SF	1500	\$ 11.00	\$ 16,500.00	
Subtotal (Hardscapes)					\$ 820,977.50	
Landscape and Irrigation						
26	East Landscape	SF	6352	\$ 8.00	\$ 50,816.00	
27	Flexible Lawn	SF	1950	\$ 5.50	\$ 10,725.00	
28	Planting Area	SF	3045	\$ 28.00	\$ 85,260.00	
29	Specimin Trees - 4" Cal.	EA	15	\$ 3,800.00	\$ 57,000.00	Assuming Alley
30	Decedious Trees - 2.5" Cal.	EA	59	\$ 950.00	\$ 56,050.00	
31	Streetscape Soil/Planting Vitality enhancement - Allowance	AL	1	\$ 150,000.00	\$ 150,000.00	CU Structural Soil/Silva Cells - Assumed for 15 Trees Only
32	Irrigation System	LS	1	\$ 175,000.00	\$ 175,000.00	
Subtotal (Landscape)					\$ 584,851.00	
Structures						
33	Pavilion Structure - 50'x60'	LS	1	\$ 900,000.00	\$ 900,000.00	3000 SF (Reduced Size from Rendering) Reduced Price From \$1,125,000
34	10x30 Container Shed	LS	1	\$ 165,000.00	\$ 165,000.00	Storage for Pavilion
35	Restroom Building	LS	1	\$ 215,000.00	\$ 215,000.00	200 SF - Need to upsized to facilitate Mech equipment for Splashpad
36	Kiosk	LS	1	\$ 85,000.00	\$ 85,000.00	
Subtotal (Structures)					\$ 1,365,000.00	
Site Amenities and Furnishings						
37	Playground Features Allowance	AL	1	\$ 300,000.00	\$ 300,000.00	Target budget (Reduced from \$425,000)
38	Playground Surfacing - EWF	SF	1950	\$ 6.75	\$ 13,162.50	Revised from PIP \$58,500
39	Sandstone Bolder Seatwall at Playground	LF	80	\$ 350.00	\$ 28,000.00	
40	Splashpad	LS	1	\$ 485,000.00	\$ 485,000.00	Reduced to 950 SF (Reduced from \$650,000)
41	Site Furnishings Allowance	AL	1	\$ 300,000.00	\$ 300,000.00	Tables, Chairs, Benches, Trash Receptacles, Bollards
42	Removable Bollards - Vehicular Rated	EA	19	\$ 2,200.00	\$ 41,800.00	
43	Screen Fence at RR Tracks	LF	330	\$ -	\$ -	Removed Per Rvi - Place holder of \$99,000
Subtotal (Playground)					\$ 1,167,962.50	
Electrical						
44	Site Electrical Allowance	AL	1	\$ 500,000.00	\$ 500,000.00	Excludes Transformer
Subtotal (Fencing)					\$	
SUBTOTAL SITE PACKAGE					\$ 4,539,441.00	
Mobilization and General Conditions						
General Conditions						
45	Mobilization/General Conditions/Bond/ Insurane	LS	1	\$ 504,000.00	\$ 504,000.00	12 Month Duration
SUBTOTAL MOBILIZATION AND GENERAL CONDITIONS					\$ 504,000.00	
TOTAL COST OF CONSTRUCTION					\$ 5,043,441.00	
Construction Contingency						
1	Construction Contingency	%	15	\$ 680,916.15	\$ 680,916.15	
SUBTOTAL CONTINGENCY					\$ 680,916.15	
TOTAL COST OF CONSTRUCTION WITH CONTINGENCY					\$ 5,724,357.15	



LOVELAND, CO 80539
PH: 970.669.6291
FAX: 970.669.6411
www.ecisite.net

PROJECT:	Downtown Louisville - Main Street Concept ROM				DATE:	8/5/2025
Rough Order of Magnitude						
ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	NOTES AND ASSUMPTIONS
Demo/Site Prep/Earthwork						
1	Erosion Control BMP's	LS	1	\$ 30,000.00	\$ 30,000.00	
2	Ped/Traffic Control Allowance	LS	1	\$ 100,000.00	\$ 100,000.00	
3	Demo Existing Hardscapes/Asphalt	SF	6500	\$ 10.00	\$ 65,000.00	
4	Potholing	LS	1	\$ 35,000.00	\$ 35,000.00	
Subtotal (Demolition)					\$ 230,000.00	
Hardscapes - Concrete, Pavers, Surfacing						
5	Concrete Paving 6" Reinforced	SF	4500	\$ 17.00	\$ 76,500.00	
6	Pavers	SF	1170	\$ 40.00	\$ 46,800.00	
7	Curb and Gutter	LF	1000	\$ 60.00	\$ 60,000.00	
8	Metal Drain Cover Allowance	LF	1000	\$ 75.00	\$ 75,000.00	
9	R&R Concrete Paving	SF	485	\$ 19.00	\$ 9,215.00	
10	R&R Asphalt Paving	SF	1000	\$ 11.00	\$ 11,000.00	
Subtotal (Hardscapes)					\$ 278,515.00	
Landscape and Irrigation						
11	Decedious Trees - 2.5" Cal.	EA	10	\$ 1,000.00	\$ 10,000.00	
12	Tree Grates	EA	10	\$ 5,000.00	\$ 50,000.00	
13	Irrigation System	LS	1	\$ 150,000.00	\$ 150,000.00	Assuming boring will be needed
Subtotal (Landscape)					\$ 210,000.00	
Site Amenities and Furnishings						
14	Site Furnisnings Allowance	AL	1	\$ 150,000.00	\$ 150,000.00	Benches/Planters
Subtotal (Playground)					\$ 150,000.00	
Electrical						
15	Site Electrical Allowance	AL	1	\$ 280,000.00	\$ 280,000.00	Not sure where power is coming from how much boring is necessary. 1,180 LF at \$200 per foot based on a Benchmark quote for the string lighting at the Woonerf.
16	Cantinary Light Pole Foundations	EA	18	\$ 1,600.00	\$ 28,800.00	
17	Cantinary Poles	EA	18	\$ 5,000.00	\$ 90,000.00	
Subtotal (Electrical)					\$ 398,800.00	
SUBTOTAL SITE PACKAGE					\$ 1,267,315.00	
Mobilization and General Conditions						
General Conditions						
18	Mobilization/General Conditions/Bond/ Insurane	LS	1	\$ 210,000.00	\$ 210,000.00	4 Month Duration
SUBTOTAL MOBILIZATION AND GENERAL CONDITIONS					\$ 210,000.00	
TOTAL COST OF CONSTRUCTION					\$ 1,477,315.00	
Construction Contingency						
1	Construction Contingency	%	20	\$ 253,463.00	\$ 253,463.00	
SUBTOTAL CONTINGENCY					\$ 253,463.00	
TOTAL COST OF CONSTRUCTION WITH CONTINGENCY					\$ 1,730,778.00	
Alternates						
ALT1	Unit Pavers at Plaza - Pedestrian	SF	5000	\$ 40.00	\$ 200,000.00	
ALT2	Streetscape Soil/Planting Vitality enhancement - Allowance	EA	10	\$ 10,000.00	\$ 100,000.00	CU Structural Soil/Silva Cells - Assumed for 15 Trees Only
ALT3	CU Structural Soil Planting	EA	10	\$ 1,200.00	\$ 12,000.00	Excavate existing material, replace with CU Soil
Subtotal (Alternates)					\$ 312,000.00	

Evaluation of Acoustic Modeling for Downtown Pavilion Structure

To: Louisville Revitalization Commission

From: Jordan Jefferies, Project Manager

Date: June 25, 2025

Subject: Evaluation of Acoustic Modeling for Downtown Pavilion Structure

Purpose

This memo evaluates the merits of conducting a professional acoustic modeling study for the new pavilion being constructed as part of the Downtown Front & Center streetscape revitalization project. While there has been some community concern about potential noise impacts from future concerts and events, staff does not recommend pursuing acoustic modeling due to its high cost, limited long-term utility, and the availability of more practical event-based sound management strategies.

Project Context

The new pavilion will anchor the plaza area in Downtown Louisville, hosting frequent community events such as concerts, food and beer festivals, and farmers markets. The pavilion is located in a commercial downtown setting, with some residential areas located roughly one city block to the east and north. A railroad corridor lies between the plaza and the eastern neighborhood, providing a physical and auditory buffer. The new design incorporates additional trees on the east side of the pavilion and an angled roof to help direct sound away from nearby neighborhoods.

The City currently hosts concerts at the existing pavilion on the same site and has collected sound level data from those events.

Noise Levels from Existing Events

Sound measurements taken during live events at the existing venue indicate noise levels ranging from 45 to 75 decibels (dB). Importantly:

- 70–75 dB readings were only observed within 1.5 blocks of the stage.
- At a distance of 2 blocks or more, all readings were 67 dB or lower.
- These levels are consistent with typical city environments.

To provide relatable context:

Sound Source	Decibel Level
Soft whisper from about 5ft away	~40 dB
Moderate rainfall, quiet office (little talking)	~50 dB
Normal conversation at a close distance	~60 dB
Vacuum cleaner (from about 10ft away)	~70-75 dB
Heavy city traffic from side of road (w/ buses/trucks)	~85 dB
OSHA hearing protection threshold	85 dB (over time)

Noise measurements previously measured during concert events are summarized in the map and the data table below

Figure 1 - Noise measurement locations

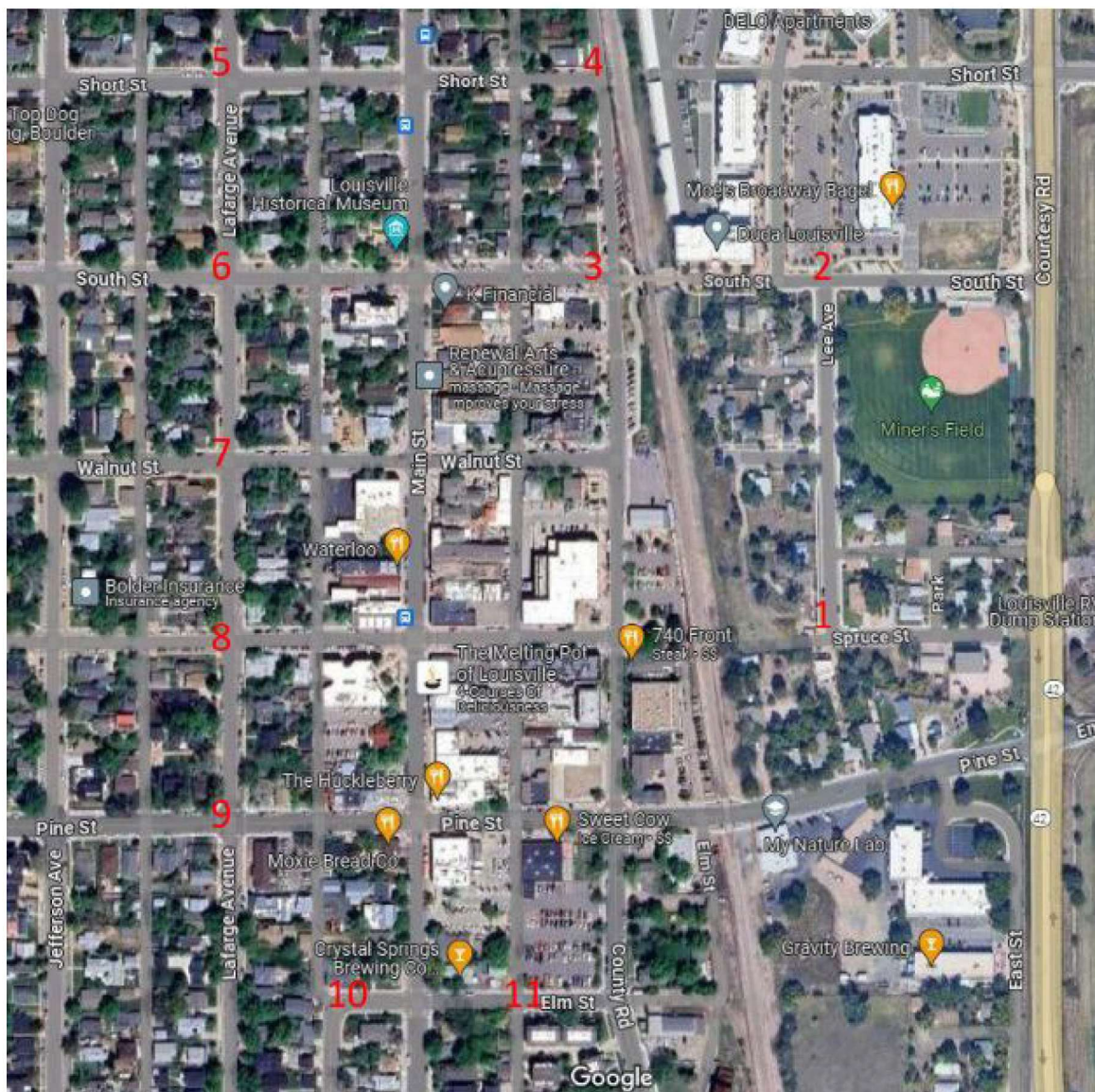


Table 1 – Noise measurement data

Measurement location (see map)	Date (All measurements taken in 2024)					
	July 12	July 15*	July 19	July 26	July 29*	August 2
1	62	60	61	52	46	70
2	53	55	53	50	53	75
3	75	60	73	55	53	68
4	60	53	58	53	54	65
5	58	58	59	52	49	56
6	52	45	50	50	54	59
7	58	45	55	53	51	66
8	55	53	54	50	52	62
9	52	60	53	62	56	67
10	48	55	48	50	51	67
11	52	56	53	55	45	63
NOTES:						
1) All measurements are in dB						
2) Data marked with * was collected on a Monday around 12 noon for comparison. All other data taken during concert events						
2) Green highlighted data indicates readings in excess of 70 dB						

Noise Standards and Regulations

While local regulations don't establish decibel levels, most cities use the EPA's guideline of 70 dB as an upper limit for outdoor exposure. Residential areas often observe lower thresholds during nighttime hours (e.g., 50–60 dB). Noise levels measured in Louisville to date largely remain within or below these commonly accepted thresholds, with a notable exception within 1.5 blocks of the stage only during concerts.

Acoustic Modeling – Overview

Acoustic modeling can forecast how sound might travel from a stage setup into surrounding areas based on terrain, buildings, and design features. The cost of modeling for the pavilion is estimated at \$50,000.

Potential Benefits

- Helps visualize sound dispersion and inform minor design refinements.
- Could be used to respond to resident concerns or demonstrate due diligence.

Limitations

- High cost vs. limited benefit: At \$50,000, modeling offers minimal design impact, especially given the acceptable sound data already collected.
- Design features already address sound: The pavilion roof is being angled to direct sound away from neighborhoods, and the City plans to incorporate tree plantings between the pavilion and the eastern residential area to provide additional buffering.
- Sound is best managed in real-time: Sound levels can be adjusted at the soundboard during each event to match the setting and audience size—offering far more flexibility than static modeling.

- Ongoing monitoring still required: Even with modeling, staff or event managers would still need to monitor and adjust sound levels during each event to ensure compliance.

Fiscal Considerations

This project has a limited construction budget. The \$50,000 required for acoustic modeling could be better used to fund visible, high-impact amenities such as:

- Enhanced landscaping, which may serve both aesthetic and sound-absorbing functions.
- Upgraded materials for lighting, seating, or surfacing that elevate the long-term quality and experience of the plaza.

Recommendation

Based on measured sound levels, the design features already incorporated, and the ability to manage volume dynamically during events, staff recommends that acoustic modeling not be pursued. The City can continue to address potential sound issues effectively through real-time monitoring and adjustments during events, while investing limited funds into higher-priority construction elements that will benefit the broader community.

SUBJECT: STAFF UPDATES

DATE: AUGUST 13, 2025

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER
AUSTIN BROWN, ECONOMIC VITALITY SPECIALIST**

SUMMARY:

In the following, staff provides updates on recent activity related to economic vitality functions.

Downtown Colorado Inc Metro Mobile Tour

Louisville is one of the highlighted communities on this year's Metro Mobile Tour. Participants will tour Superior, Louisville, Lafayette and Erie where economic development staff will highlight projects and investments being made in downtowns and urban renewal areas. If you are interested in attending, please let Vanessa know.

Small Business Development Center

The City of Louisville has a partnership agreement with the Small Business Development Center to provide one-on-one counseling, webinars, training events and knowledge series to Louisville businesses. Their main location is located at the City of Boulder offices but they bring classes into the Louisville community and participate with us in events and things such as Economic Vitality Day.

U.S 36 Collaborative Update

The U.S 36 Collaborative is in the middle of their second campaign with the Colorado Bioscience Association, a national campaign to recruit bioscience companies to the state of Colorado. The collaborative is exploring options for similar campaigns with other industry partners.

International Economic Development Annual Conference

IEDC is the international professional development organization for economic developers. Their annual conference will be held in Detroit this year with economic developers from almost all fifty states, Canada and other international countries in attendance. Economic Vitality staff will be in attendance to attend sessions, tours and participate in advisory council meetings.

Station Area Planning- Train

Staff is aware of and continues to be involved with conversations regarding the possible train coming to Louisville. Staff continues to be involved with conversations surrounding the station area planning, timing, frequency and other logistics. As conversations progress, we will bring updates to the LRC.

SUBJECT: STAFF UPDATES

DATE: AUGUST 13, 2025

PAGE 2 OF 2

Business Beat Roundtables

Economic Vitality Staff, in partnership with the Economic Vitality Committee, hosts monthly roundtables for our business community. Each month the roundtable focuses on a commercial corridor, business topic or update and provides an opportunity for our business community to interact with and provide feedback to City Council about what is going well and what could be improved upon.

ATTACHMENTS:

1. 2025 Adopted Budget

Fund 221 - URD - LRC

		FY 2025
		Adjusted
Object	Object Title	Budget
Account Type: Revenue		
411000	Property Tax	(2,249,755)
441540	City Skate	-
461100	Interest Earnings	(153,899)
493100	Bond Proceeds	(2,250,000)
Total Revenue		(4,653,654)
Account Type: Expenditure		
530830	Facade Impr Programming	300,000
530831	Property Impr Programming	350,000
532000	Advertising/Marketing	5,000
532300	Support Services-City of Louis	50,000
532303	Commission and Board URA Proje	13,880
532319	Cap Cont - COL - Downtown Stre	-
532320	Repay TIF Revenue to BoCo	169,070
532324	Cap Contr - COL - Dwnntn Vis Pl	2,250,000
532330	Repay TIF Revenue to Fire Dist	53,230
532713	Asst Agrmnt - 1303 Empire Rd	650,000
538250	Bond Maint Fees-Paying Agent	7,150
540410	Prof Serv-Investment Fee	5,000
540900	Prof Serv-Other	90,000
570100	Principal-Bonds	1,977,000
570500	Interest-Bonds	122,840
630015	Pymts fr Contr Fund-DELO Devel	130,700
Total Expenditure		6,173,870
Impact to Fund Balance		1,520,216

SUBJECT: DEVELOPMENT HIGHLIGHTS

DATE: AUGUST 13, 2025

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

In the following, Staff provides updates on recent activity related to construction and development. These updates are for the most frequently asked about sites and not for every site in a review process or under construction. All updates and timeframes are subject to change.

Site	Update
800-804 Main Street (former Wildwood Guitars)	The building is under contract and they have submitted plans to the City for reuse of the building.
809 Main Street (old Waterloo)	Project is continuing construction for the build-out of the restaurant space. There has been interest in the site, with multiple tours, but no LOI or leases signed to date.
816 Main Street (former Empire)	Staff is working with ownership and interested parties towards a sale. Site has been relisted on line for sale.
833 Main Street (former Chase)	Staff is working with ownership to assist with reinvestment on site. Staff is exploring an additional lease with the property owner for public parking on site.
1301 Courtesy Road (Delo Boom)	Delo Boom is working through City processes to construct 140 units of housing. The project will consist of studios through three-bedrooms and 13.5% affordable units.
950 Spruce Street	Construction has completed with the retail and office spaces currently being marketed for rent.
947 Pine Street (former gas station)	Birdie Bar, an eatertainment use with a bar/restaurant and simulated (virtual) golf games is under construction with a planned summer/fall opening.

SUBJECT: DEVELOPMENT HIGHLIGHTS**DATE: AUGUST 13, 2025****PAGE 2 OF 2**

1303 Empire Road (Ironton)	Ironton has approved plans for a new distillery and event center.
540 County Road (Louisville Grain Elevator)	The Grain Elevator has new owners that have engaged the City to turn the building into an activated space. Their TIF review has been started with Pioneer Development Company.
1171 W Dillon Road (former Lowe's)	The New King Soopers Marketplace plans were approved by City Council and they continue working through the process. They are planning to start construction back half of 2025, with an opening in early 2026.
1164 W Dillon Road (Cinebarre)	University of Colorado has purchased the site and is currently working on public engagement for their plans for the site.
550 McCaslin Boulevard (former Sam's Club)	Relish has opened to the public!
575 McCaslin Boulevard (former Carrabba's)	Staff is working with the broker representation to market and attract a new user to the building. No lease signed to date.

If you would like to add a site to these updates, please let me know.

ATTACHMENT(S):

None.