



City Council

October 7, 2025
Packet Addendum #1

Genny Kline

From: Louisville DBA <membership@downtownlouisvilleco.com>
Sent: Friday, October 3, 2025 8:30 AM
To: City Council
Subject: Ballot Measures 300 and 301

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[View this email in your browser](#)



Dear Members,

As the Board of Directors of the Downtown Business Association, and on behalf of the executive directors of the Louisville Chamber of Commerce, we want to share why both of our organizations are strongly opposed to Ballot Measures 300 and 301. We join the entire Louisville City Council, Flatirons Habitat for Humanity, Together Colorado, and others in opposing these two measures, which sound good on paper but in reality will have the opposite effects.

- 300/301 will make it more complex and expensive to build housing of any kind, including affordable options for seniors, families, and workers.
- Drives up the costs of doing business, discourages expansion, and makes it harder to attract and retain employers.
- Puts Louisville at a competitive disadvantage compared to our neighboring communities, risking local jobs and investment.

Here's how you can help today:

That is not the future we want for Louisville. We are committed to a thriving economy where families can afford to live and where businesses can grow. We are asking *every Chamber and DBA member* to show their support by either hanging a NO on 300/301 poster or flyer in your storefront or window, or placing a yard sign outside your home or business. These visible reminders across the community will help cut through the misinformation and confusion.

👉 Yard signs and posters are available for pick-up at:

- Louisville Chamber of Commerce, 901 Main Street (Tuesday through Thursday only), Posters at The Singing Cook, 728 Main Street.
- [Click here](#) to request a yard sign, sign up to volunteer, or subscribe to receive NO on 300/301 updates.

Thank you for standing up for our business community in this critical effort. Together, we can ensure Louisville remains a place where businesses and families thrive.

With gratitude,
Louisville Downtown Business Association
Louisville Chamber of Commerce

VOTE NO ON 300 & 301

Two Misleading Measures. Two Bad Ideas.

Louisville will vote on two confusing ballot questions this November. They sound good on paper, but the truth is they will worsen housing affordability for families and seniors, raise prices on businesses, and financially punish new families and businesses.

BALLOT MEASURE 300

- ✗ Effectively blocks future housing at key sites, especially senior and permanently affordable housing.
- ✗ Imposes strict affordable housing mandates that will make it harder to build any new housing.
- ✗ Opposed by Flatirons Habitat for Humanity and other affordable housing providers.
- ✗ **The result? Less housing, higher prices, fewer options.**

BALLOT MEASURE 301

- ✗ Adds layers of costly fees and red tape on homes, businesses, and community projects.
- ✗ Passes extreme costs onto existing and new employers and hurts local businesses.
- ✗ Makes it more expensive to build, and those costs get passed to residents and small businesses.
- ✗ **The result? Fewer jobs, investment, and families coming to Louisville.**

WHO OPPOSES?

All 7 members of Louisville's City Council oppose these deceptive measures, along with these respected organizations:



**Louisville
TOGETHER**

Paid for by Louisville Together. Tim Bierman, Registered Agent.



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Louisville Downtown Business Assoc.

PO Box 311

Louisville, Co 80027

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From: [Mark Cathcart](#)
To: [City Council](#)
Subject: 10/7/25 Item 10a Ballot Questions 300 301
Date: Saturday, October 4, 2025 5:11:17 PM
Attachments: [Item 10a Ballot Questions 300 301.pdf](#)

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Please see attached for your consideration.

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++Mark.

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fctproduced.com&c=E.1.EhhzqPOHKBTlnXMO0Fgma4AZIhuveN-2b9wB4Emt7skm39-v5a780mlE9ImFoUk70PgsTZLPCOJQeCPkRCHQj99t50L-AEGeDpbP7UJtDTzzXOO.&typo=1>
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fmarkcathcart.com%2fabout%2f&c=E.1.Ua-KcCkNIPRYJR-XTFafUo1HJIA_zmYUOLFLkkF0_35ykgJthxMLQbLEv7qsGHUq3F9KKUVgcuQXgbCfMLBP7W_sXxB0LtZiogQfoCMQBU.&typo=1

Mark Cathcart, Kate Ripley
North End, Louisville CO

October 4th, 2025

**City of Louisville Ballot Question 300
Residential Rezoning**

**City of Louisville Ballot Question 301
Impact Fees**

City Council, Mayor, Mayor Pro-tem,

We urge you NOT to support ballot initiatives 300 and 301. Though they're framed as promoting affordability and responsible growth, they would achieve the opposite.

We've all seen how failed developer initiatives lead to land squatting — decades of approved development that never materializes because the financial targets of the developer can't be met. Measures 300 and 301 will only add to the problem: more aging buildings, neglected properties, and empty parcels sitting idle instead of becoming the affordable, inclusive, and mixed neighborhoods Louisville desperately needs.

Most developers won't blink. The land will sit, quietly accumulating value, which they can write off against projects outside the city. Meanwhile, our teachers, essential workers, city staff, and young families are priced out — forced to live elsewhere and drive up demand in neighboring communities. These initiatives don't solve the housing crisis; they entrench it.

PLEASE VOTE NO/AGAINST both #300 and #301

From: [Betty Solek](#)
To: [City Council](#)
Subject: Comment for Tuesday 10/7 on Ballot Questions 300 and 301
Date: Sunday, October 5, 2025 4:12:51 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

I support consideration of the two resolutions to oppose ballot questions 300 and 301.

It seems to me that Ballot question 300 would cancel the funding potential of the current Louisville ordinance which requires 12% affordable housing or fee in lieu. Perhaps your discussion will shed more light on this conflict. I think a 30% affordable housing requirement would stop residential development in Centennial Valley, an area which needs residential traffic to support the commercial area on McCaslin. I also think it second guesses the outcome of Comprehensive Plan discussion and disenfranchises the many people who came out to give comments on the Comp Plan. Since this is an off year election, there may be a lower turnout and the result of a vote will, in effect, implement the views of a few community members.

Ballot question 301 is redundant and creates another city process and a "board of board members". I'm not convinced this will be a productive process or generate useful guidance for setting impact fees. I also think the focus on impact fees neglects the actual funding sources for the city services identified in the Ballot questions.

It would be helpful to me, and others in Louisville, to identify sources of information about the two ballot questions. I have visited the City Clerk's webpage to read the actual ballot question language and attended the Ward I meeting at which some information was shared. I have also seen the flyer distributed by the ballot question proponents. Perhaps the Daily Camera will have its election bulletin available this year?

Thank you for considering my input.

Betty Solek
Louisville

From: [Diana Langley](#)
To: [Genny Kline](#)
Cc: [Rob Zuccaro](#); [Emily Cline-Gibson](#)
Subject: FW: Village Shops at Colony Square Concept Plan
Date: Monday, October 6, 2025 2:43:52 PM

Hi Genni,

Can you please include Owen Westbrook's email in the Council addendum packet tomorrow? Thank you.

Diana

From: Judi Kern <jkern@louisvilleco.gov>
Sent: Monday, October 6, 2025 2:40 PM
To: Diana Langley <dlangle@louisvilleco.gov>
Subject: Fw: Village Shops at Colony Square Concept Plan

Hi Diana,

I am not certain that Owen sent his comments to every council member.
Would it be possible to include his email in the packet.

Thank you,
Judi Kern

Get [Outlook for iOS](#)

From: newo113@aol.com <newo113@aol.com>
Sent: Monday, October 6, 2025 1:49 PM
To: Judi Kern <jkern@louisvilleco.gov>
Subject: Village Shops at Colony Square Concept Plan

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Councilmember Fahey,

I am a Ward II resident writing to express support for the concept of adding residential units above the existing retail space at the Village Shops at Colony Square. While I understand that the details of the project will need careful review, I strongly support mixed use development that increases housing density near local businesses and

transit. By increasing the housing supply in an already developed location with walking access to shops and RTD, this type of project will support the City's goals of affordable housing, sustainability, economic development, and livability.

Thank you for your attention and for your work on behalf of our community.

Sincerely,
Owen Westbrook
109 Cherrywood Ln

From: [Audrey DeBarros](#)
To: [City Council](#)
Subject: Please Oppose Initiatives 300 and 301
Date: Monday, October 6, 2025 6:54:18 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Mayor and City Council Members,

I support city council in opposing initiatives 300 and 301 to send a strong, united message to citizens, and to encourage them to do the same.

I would like to see the full build out of AdventHealth Avista and Redtail Ridge, as well as creating new opportunities that will allow more people to live in Louisville. The two initiatives would prevent such efforts from advancing.

As always, thank you for your valuable service to the City of Louisville; it is greatly appreciated.

Best,
Audrey DeBarros
839 West Mulberry Street

From: [Allison Kay](#)
To: [City Council](#)
Subject: Louisville Sustainability Advisory Board Recommendation to Adopt the Cohort Code Package with the 2024 IECC Base
Date: Monday, October 6, 2025 8:23:40 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Mayor Leh and City Council Members,

On behalf of the Louisville Sustainability Advisory Board (LSAB), I would once again like to extend our appreciation for your thoughtful deliberation during the August 26, 2025 special session regarding adoption of the 2024 International Energy Conservation Code (IECC) packages. We are grateful for the time and attention you are devoting to this critical decision, which will shape Louisville's energy, climate, and economic trajectory for decades to come.

Following careful review and discussion, LSAB continues to strongly recommend the adoption of the Cohort Code Package with the 2024 IECC base. We believe this package is the most effective, forward-looking, and strategically aligned approach to achieving Louisville's adopted sustainability, resilience, and climate objectives.

We respectfully highlight the following key considerations in support of this recommendation:

- **Preparedness for Future State Standards:** The Cohort Code Package positions Louisville to meet the forthcoming Low Energy and Carbon Code (LECC), which will apply to any code updates made after June 30, 2026. Adoption now will minimize regulatory uncertainty, avoid duplicative revisions, and reduce future compliance costs.
- **Regional Alignment and Leadership:** With Golden leading the way as the first local municipality to adopt the Cohort Package, and others, including Northglenn, actively considering adoption, Louisville's adoption will build on this regional momentum, promote consistency, reduce complexity for the building industry, and strengthen the City's leadership in advancing shared sustainability goals. Additionally, several neighboring municipalities are considering moving forward with Cohort Code adoption beginning in early 2026 and continuing throughout the year, as detailed in the Metro Regional Building Policy Cohort Adoption Status timeline included in the City Council packet.
- **Alignment with Adopted Sustainability Goals:** Louisville's Sustainability Action Plan establishes ambitious targets for greenhouse gas reductions, clean energy adoption, and energy efficiency. The Cohort Code Package directly supports these priorities by promoting all-electric construction, encouraging heat pump deployment, and raising performance standards across building types.
- **Economic and Social Benefits:** Proactive adoption will deliver long-term cost savings for residents and businesses through reduced utility expenses and avoidance of future retrofit requirements. The package's provisions for larger homes also ensure a more equitable distribution of energy efficiency responsibilities across the community.
- **Enhanced Community Resilience and Public Health:** Reducing reliance on fossil fuels, improving indoor air quality, and supporting the growth of a local clean-energy

workforce will increase Louisville's resilience to climate and energy market fluctuations while improving overall quality of life.

- **Flexibility for the Building Sector:** The inclusion of multiple compliance pathways provides necessary flexibility for builders and developers while preserving strong efficiency and performance outcomes.

The Cohort Code Package reflects years of collaborative work among building code officials and sustainability experts across the Denver region. It represents a technically sound, regionally coordinated, and future-ready framework that aligns closely with Louisville's long-term policy commitments.

We thank you again for your continued leadership in advancing Louisville's sustainability priorities and look forward to continuing our support to help ensure the City meets its ambitious climate and sustainability goals.

Sincerely,

Allison Kay
Chair, Louisville Sustainability Advisory Board

From: cal_horn@yahoo.com
To: [City Council](#)
Subject: Opposed to the purchase of 101 W. Cherry St
Date: Tuesday, October 7, 2025 9:09:34 AM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hello,

This message is in regards to tonight's agenda item regarding the purchase of 101 W. Cherry St.

I am opposed to this decision and feel this property is better suited to remain a private residence and a private sale.

This is an extremely expensive purchase for the city that is not currently budgeted. The public already has 98 acres of open space in this vicinity and does not need any further property here.

If funds are so readily available I would suggest applying those to more pressing concerns such as a total revamp of Via Appia back to four lanes and budgeting a practical solution with roundabouts at Pine and Tyler and perhaps an underpass at Sagebrush.

Thank you,

Cal Horn
Ward 1

From: [Kevin Lombardo](#)
To: [City Council](#)
Subject: 2024 I-Codes
Date: Tuesday, October 7, 2025 9:15:21 AM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hello Council!

I wanted to send a quick note voicing my support for the LSAB memo that was sent and, hopefully, to convince you to direct staff to consider the Cohort package along with the 2024 IECC base code. Of particular interest should be the chart in the package that indicates the intent of our neighboring municipalities. It stands out to me that Louisville is the only municipality opting for the 2024 IECC base code. I understand not wanting to be first (or second) to avoid becoming an outlier. However, you'll risk making Louisville an outlier by not adopting the Cohort package. Additionally, you risk compromising Louisville's decarbonization and greenhouse gas reduction goals that you've adopted.

For what it's worth, our home was on a Green Homes tour last weekend, and I had the opportunity to talk with several building industry professionals about the 2024 IECC with the Cohort recommendations, and not a single one of them was intimidated by it. In fact, they were all in support of unification across municipalities, confident that the industry would catch up quickly to learn the new requirements (especially given the DRCOG/EPA funding available for training). All were baffled by the stance that it couldn't be done.

Please reconsider staff's direction on this for the sake of consistency, climate goals, and public health. Lead with courage.

Thank you!
Kevin Lombardo
Louisville Resident

From: [Craig Maierhofer](#)
To: [City Council](#)
Subject: 2024 I-Codes
Date: Tuesday, October 7, 2025 11:47:39 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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To Whom it May Concern,

I wanted to send a quick note voicing my support for you to consider the Cohort package along with the 2024 IECC base code. Of particular interest should be the chart in the package that indicates the intent of our neighboring municipalities. It stands out that Louisville is the only municipality opting for the 2024 IECC base code without the Cohort package. I understand not wanting to be first (or second) to avoid becoming an outlier, however you risk making Louisville an outlier by NOT adopting the Cohort package. Additionally, you risk compromising Louisville's decarbonization and greenhouse gas reduction goals that you've adopted.

As a manufacturer of windows and a business located in Louisville, we have no concerns with the adoption of Cohort package. Please reconsider staff's direction on this for the sake of consistency, climate goals, and public health.

Many thanks,



Craig Maierhofer
Vice President – Business Development
Alpen High Performance Products
O: 303.834.3600 | C: 303.324.0485
cmaierhofer@thinkalpen.com
www.thinkalpen.com
335 Centennial Pkwy Ste A, 80027

From: [Mark Attard](#)
To: [City Council](#)
Subject: RE: 2024 IECC/ DRCOG Amendments
Date: Tuesday, October 7, 2025 11:52:41 AM
Attachments: [CPHC seal_en.png](#)
[Point6 Letter of Support DRCOG.pdf](#)

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Please accept the attached letter as support for the DRCOP amendments to the 2024 IECC.

Mark Attard
Co Founder/ Operations
Point 6 LLC
720.201.2418
marka@point6.pro





Letter of Support for DRCOG Amendment Package

2025.10.07

City of Louisville

Re: Support for Adoption of DRCOG Amendment Package to the 2024 IECC

Dear Mayor and City Council,

Point 6 LLC is writing in support of the Denver Regional Council of Governments (DRCOG) amendment package to the 2024 International Energy Conservation Code (IECC).

As building science professionals working across the region, we have carefully reviewed the proposed amendments and are confident that they present no undue challenges to implementation in the field. The package builds on existing practices that design teams and contractors are already familiar with and will be a manageable step forward for Louisville's building community.

We believe it is critical for Louisville to adopt the DRCOG amendments in order to:

- Maintain regional alignment - Neighboring communities are moving in this direction, and consistent standards reduce confusion and cost for design and construction teams working across jurisdictions.
- Advance climate goals - The amendments provide a clear path toward meeting Louisville's stated climate and emissions-reduction targets by ensuring that new construction aligns with a lower-carbon future.
- Support market readiness - Adopting these amendments now positions Louisville to stay ahead of state requirements and ensures that the local market continues to adapt smoothly.

For these reasons, Point 6 LLC urges the City of Louisville to adopt the DRCOG amendment package to the 2024 IECC without delay.

Respectfully,

A handwritten signature in black ink, appearing to read "Mark Attard", written over a horizontal line.

Mark Attard

Point 6 LLC

From: [Gillian Millar](#)
To: [City Council](#)
Subject: Louisville Chamber Communication - Energy Code
Date: Tuesday, October 7, 2025 12:56:42 PM

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10/7/25

Dear Louisville City Council,

The Louisville Chamber of Commerce respectfully request the Louisville City Council to adopt the 2024 base commercial energy code without addendums or subjective variables.

We believe it is best for our members to be independent of the cohort's plan and code. The 2024 base code will allow for all of our existing businesses to grow, yet remain competitive within regional and national markets. It also affords our city and energy providers time to upgrade the supportive grid infrastructure required to meet our codes.

This 2024 base energy code allows for the city to attract and retain the broadest base of businesses. It offers them the opportunity to choose their level of efficiency while still positioning our city as a sustainable leader and far ahead of most of the nation.

On the topic of sprinklers, we would like to ensure that the council takes into account the impact it has on affordable and attainable housing. Due to the multiple layers of expense driven by our building codes and fees, it is becoming cost prohibitive to build to affordable needs.

We appreciate your consideration on this matter.

Gillian Millar and the Louisville Chamber Advocacy Committee

Gillian Millar
Executive Director
Connect - Advocate - Promote
303 666 5747
LouisvilleChamber.com

From: [Mike Deborski](#)
To: [City Council](#)
Subject: Commercial Energy Code
Date: Tuesday, October 7, 2025 1:20:45 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

We heard testimony at the Business Roundtable and Business Beat last fall from multiple large CTC businesses that our energy building code would force them to relocate out of Louisville to grow their business. We heard the same concern from ownership commercial buildings on McCaslin and in Old Town. This is a common denominator amongst most of our business sector.

Thus, I stand in favor of the 2024 base commercial energy code without addendums or subjective variables. It is best for Louisville to act independent of the cohort's plan and code. By adopting the 2024 base code, it will allow for all of our existing businesses to grow and remain competitive within regional and national markets. It will also allow our city's public works and energy providers time to upgrade the supportive electrical grid and infrastructure required to meet our codes.

This 2024 base energy code allows for the city to attract and retain the broadest base of businesses. It offers our businesses, existing and new, the opportunity to choose their level of efficiency while still positioning our city as a leader in sustainability and far ahead of most of the nation.

On the topic of sprinklers; Due to the multiple layers of expense driven by our building codes and fees, it is becoming cost prohibitive to build to affordable needs. I trust that council will take into account the impact it has on affordable and attainable housing.

I appreciate your consideration on this matter.

Mike Deborski
Office # 303-666-8240
Cell # 720-312-5285
miked@oldstylesausage.com

From: [Cheryl Corsiglia](#)
To: [City Council](#)
Subject: 2024 iecc and amendments
Date: Tuesday, October 7, 2025 1:22:51 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hi,

As a builder with experience constructing new homes in your city I would like to encourage the council to adopt the 2024 IECC code with DRCOG amendments. Decarbonizing and reducing reliance on fossil fuels within the building industry is a huge investment in the future of the region. As a board member for both the Colorado Green Building Guild and Natural Building Alliance, this is an issue that I am passionate about.

Thank you,
Cheryl Corsiglia, Co-Owner
Living Craft / Design-Build
c. 720.919.6578
o. 720.588.8464

Sent from my iPhone. Please excuse my grammar and brevity.