

ITEM: Case No. PUD-0003-2025

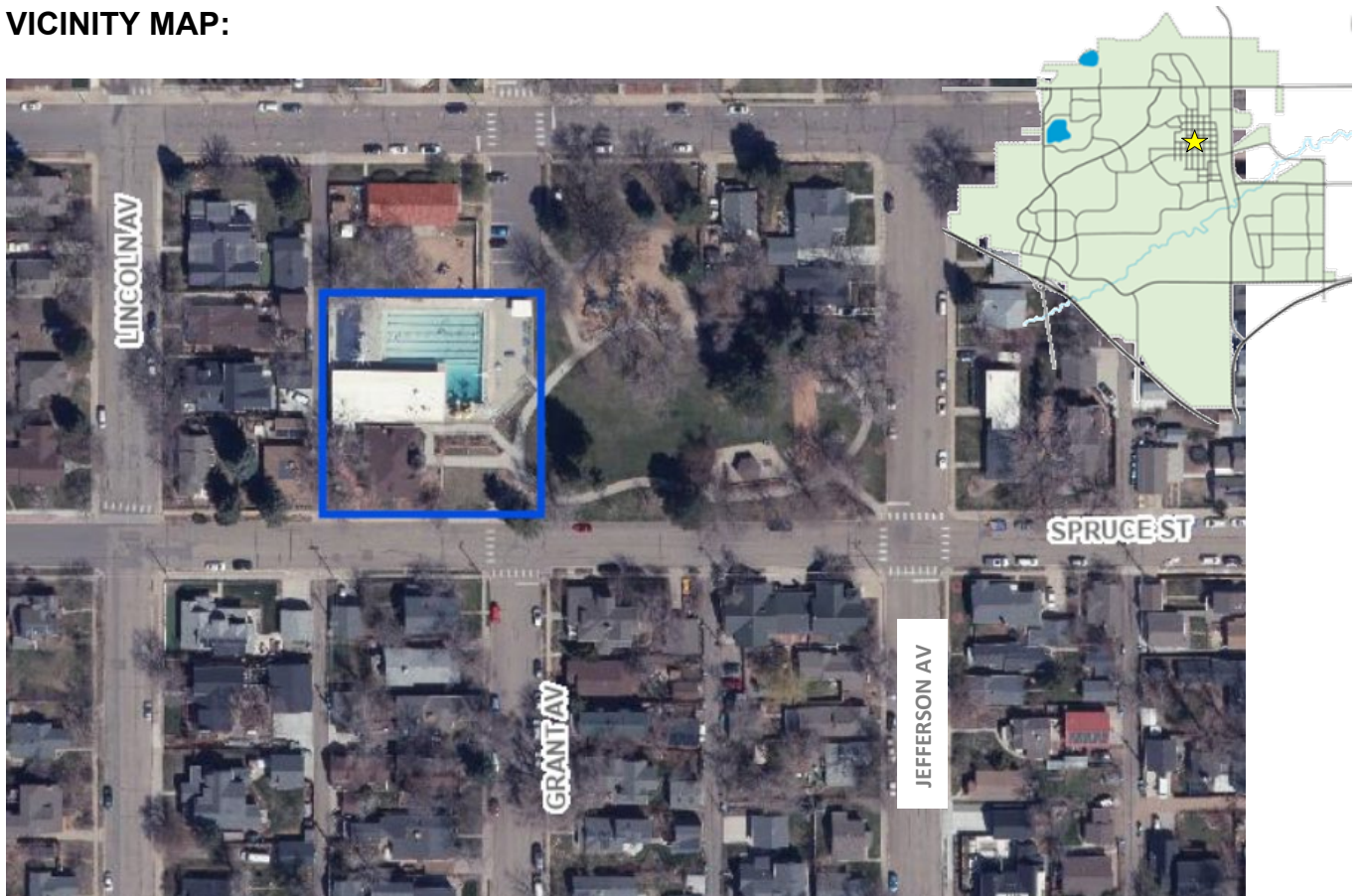
PLANNER: Emily Cline-Gibson, Planner II

APPLICANT / OWNER: City of Louisville

LOCATION: 801 Grant Avenue

REQUEST: Approval of Resolution 16, Series 2025, recommending approval of the Memory Square Planned Unit Development (PUD) Amendment #1.

VICINITY MAP:



SUMMARY:

The City of Louisville is requesting approval of a Planned Unit Development (PUD) Amendment to allow for an electronic message center sign on the Louisville Center for the Arts property located at 801 Grant Avenue.

BACKGROUND:

The subject property is zoned Residential Low Density (R-L) and is subject to the [Memory Square Planned Unit Development](#) (PUD), which establishes development patterns on the property. Signage is evaluated against the [City of Louisville Sign Code](#) ("Sign Code") and all other site design elements are subject to [Title 17](#) of the Louisville Municipal Code (LMC).

The Memory Square PUD was approved by City Council in 2017 and includes a historically landmarked building, known as the Louisville Center for the Arts, a community pool, and a pool building. The property boundaries include a vacated portion of Grant Avenue and the eastern property line borders Memory Square Park. No amendments have been made to the PUD since its original approval. One freestanding interpretive sign is located on the property, and another freestanding sign was located near the southwestern corner of the Center for the Arts building but was destroyed in a storm in 2024. The previous sign was approximately 5.5 feet tall and 7 feet wide.



Image of the Arts Center and previous sign that was destroyed.

The Louisville Center for the Arts hosts a variety of events throughout the year, including concerts, art shows, theatre

productions, classes for adults and children, and meetings. Rental times range from a minimum of 2 hours to multiple days. The building is owned by the City and operated by the City's Cultural Services Department.

Ordinance No. 715, Series 1981 established sign regulations for the City of Louisville, including sign height and size requirements and total number of signs permitted on a

property. Notable amendments to the sign regulations include minor changes in 1992-1994 and a major code amendment in 2006. In 2019, the City of Louisville repealed all previous sign regulations and adopted a city-wide Sign Code through Ordinance No. 1779, Series 2019. Any new sign proposal must comply with the 2019 adopted Sign Code.

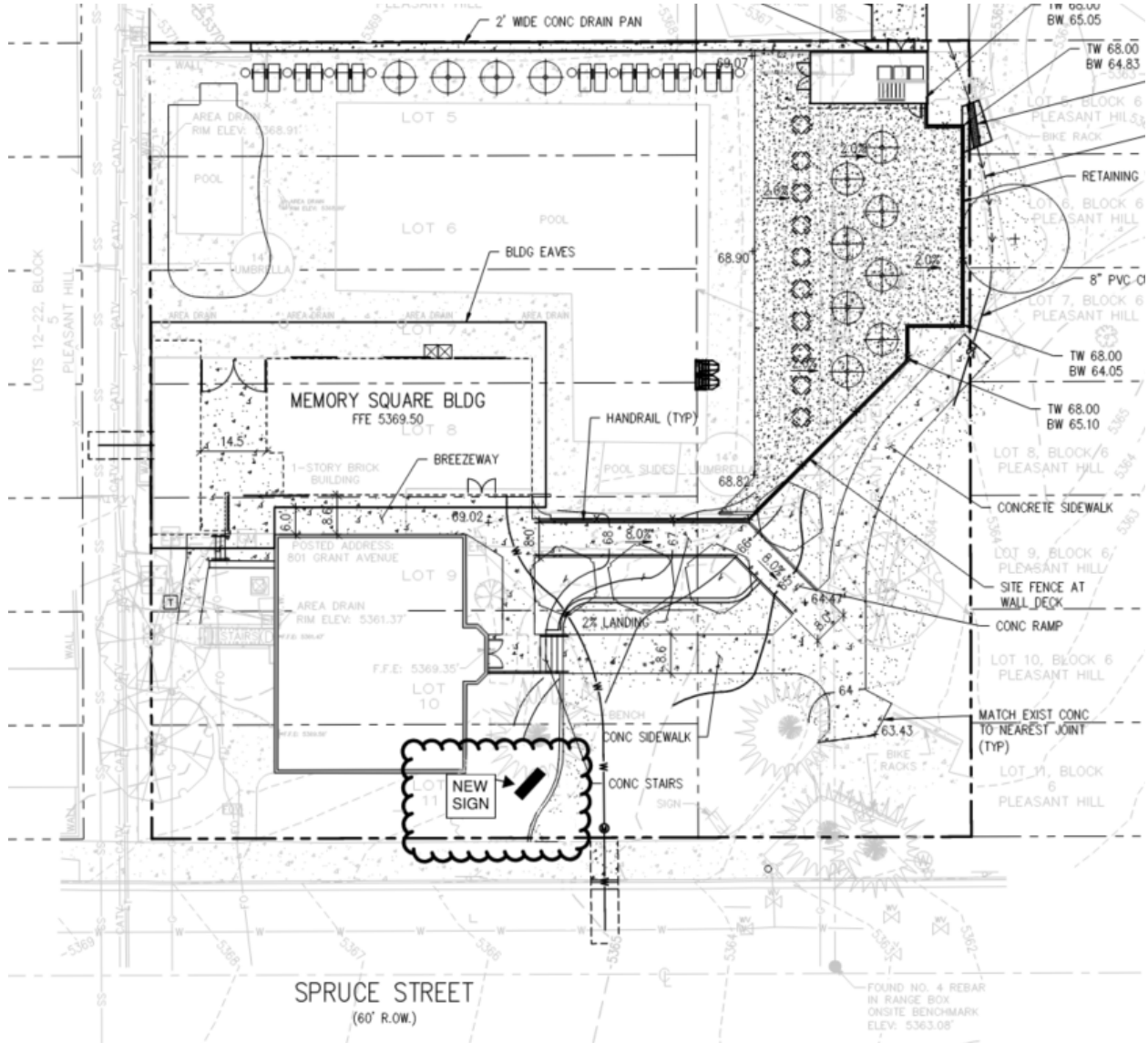
PROPOSAL:

The applicant is proposing to install one freestanding sign on the property. The proposed sign is 5 feet tall and approximately 7.7 feet wide. An approximate 1.3-ft. x 6-ft. bottom panel is proposed to be electronic and display Center for the Arts programming information, hours of operation, and potential emergency communications as deemed necessary by the City. The display text will be light colored against a dark background. The remaining sign area will not be electronic.

The sign will be located near the southeastern corner of the Center for the Arts building facing Spruce Street, in a similar location as the previous freestanding sign that was destroyed. The sign will be set back approximately 8 feet from the sidewalk and will be in an existing landscaped area. Sign posts for the destroyed sign are still located on the subject property but will be removed once the proposed sign is installed.



Rendering of the proposed electronic sign.



PUD Amendment Site Plan.

ANALYSIS:

Section 2.2 of the Sign Code exempts City and government signage from requiring a sign permit, provided all other requirements are met. If the sign is illuminated, however, the exemption only extends to illumination for safety purposes.

An electronic message center sign is defined as *a sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means*. Section 3.4 of the Sign Code regulates electronic message center signage, and states that electronic message centers that are not used as pricing signage for gasoline stations or display signs in commercial and mixed-use areas may only be permitted through the Final PUD process. Since the subject property is

residentially zoned and located in a residential area, the proposed sign must be reviewed as a PUD Amendment. Staff analysis includes review of the electronic message center sign criteria followed by requirements for freestanding signs in residential areas.

Sign Code Section 3.4 – Electronic Message Centers

There are seven criteria that all electronic message signage must meet. Staff analysis of each criterion is found below:

- 1. The electronic message area of a freestanding sign shall be integrated into the design of the freestanding sign. Such electronic message portions of freestanding signs shall not be an add-on feature, but rather must be fully integrated into the sign design.*

The proposed electronic portion of the sign is integrated into the overall design of the sign. This is demonstrated by the electronic and non-electronic portions of the sign being attached to the same posts along with matching hardware. The proposed sign is designed in a uniform manner as other signage located in City property, including the closest sign to the subject property located in Memory Square Park.

Other City signs with multiple panels also typically include a small gap between the top and bottom panels, which the proposed sign has incorporated into its design. **Staff find this criterion is met.**



Images of other City signs.

2. *All electronic message centers shall include a malfunction display and the ability to automatically shut off if a malfunction occurs.*

The software program that will be used to control the electronic sign is called Ignite OPx. This software has no subscription fees or data fees for the life of the sign. This program comes with automatic shut off and malfunction controls to be used in case of sign malfunction. **Staff find this criterion is met.**

3. *Transition method. The electronic message center shall be limited to static messages, changed only through either dissolve or fade transitions, which may otherwise not have movement, or the appearance or optical illusion of movement, of any part of the sign or structure, design, or pictorial segment of the sign, including the movement of any illumination or the flashing, scintillating or varying of light intensity.*

Ignite OPx is equipped with customizable messaging displays that allow the City complete control over message transitions, illumination, flashing, and other display methods. Only static messaging will be displayed on the sign, and transitions between messages will be limited to fade or dissolve effects, with no motion, flashing, or animation. **Staff find this criterion is met.**

4. *Transition duration. The transition duration between messages shall not exceed one (1) second.*

Transition duration between messages will not exceed one second. **Staff find this criterion is met.**

5. *Messages shall not transition on a frequent basis. The message hold time shall be appropriate for the site, surrounding neighborhood, uses, and roadway.*

The frequency of message transitions will be customized to an appropriate hold time based on the surrounding neighborhood and traffic conditions. **Staff find this criterion is met.**

6. *Lighting from an electronic message center shall not exceed 0.3 footcandles between dusk to dawn as measured from the sign's face. The City may require lower light levels if it determines less light is appropriate for the surrounding area. The electronic message center shall have automatic dimmer software or solar sensors to control brightness for nighttime viewing. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard.*

Ignite OPx software includes features that allow custom lighting based on time of day and the requirements of local zoning standards. The proposed sign will not exceed 0.3 footcandles from dusk to dawn and will include automatic dimming technology to prevent glare.

Additionally, Section 3.3 of the Sign Code outlines illumination standards for all signs, which includes the following requirement: *No illuminated sign visible from and located within three hundred (300) feet of any property in a residential zoning district may be illuminated between the hours of 11:00 p.m. or one-half hour after the use to which it is appurtenant is closed, whichever is later, and 7:00 a.m.*

Staff find this criterion is met.

7. *Existing signage proposed for conversion to the use of an electronic message center shall conform to the sign standards in these regulations prior to issuance of a sign permit. Nonconforming signs shall not be eligible for conversion to an electronic message center.*

No existing or nonconforming signage is proposed for the electronic message center. The proposed electronic signage will be attached to a new freestanding sign. **Staff find this criterion is not applicable.**

Sign Code Section 4.10.a – Freestanding Signs in Residential Areas

In addition to the electronic message center requirements outlined above, all freestanding signs must meet the requirements of Sec. 4.10.e of the Sign Code prior to the issuance of a sign permit. Staff finds the proposed sign meets the residential institutional criteria for freestanding signs.

Standard	Residential, Single-Family	Residential, Multi-Family	Residential, Institutional Use
Permitted	Yes	Yes	Yes
Permit Req'd	Yes	Yes	Yes
Max. Number	1 at each neighborhood entrance, not to exceed 4 signs. See note 6.	1 at each entry drive, not to exceed 2 signs. See note 6.	1 at each entry drive, not to exceed 2 signs. See note 6.
Max. Area	32 sf	40 sf	40 sf
Max. Height	6 ft	8 ft	8 ft
Illumination	Externally lit	Externally or halo lit	Externally or halo lit
Min. Setback	5 ft	8 ft	8 ft

Freestanding sign requirements from Sec. 4.10.e of the Sign Code.

The total area of the proposed sign, which is measured using the sign face and does not include structural supports, is approximately 18 square feet, and the maximum height, including posts, does not exceed 8 feet.

Subsection 1 clarifies that a sign may be located at a primary or secondary neighborhood entrance or entry drive, on privately owned common area, or a privately maintained median. Since no entry drives are located on the property, the sign placement is located within a common area on the property.

Subsection 4 requires all freestanding signs be located in a landscaped area that is a

minimum of three times the sign area, which would be a minimum of 54 square feet for the proposed sign. The existing landscape area is over 1,000 square feet.

PUBLIC COMMENTS:

Public comments can be found in Attachment 3.

STAFF RECOMMENDATION:

Staff recommend approval of Resolution 16, Series 2025, recommending approval of the Memory Square Planned Unit Development (PUD) Amendment #1.

ATTACHMENTS:

1. Resolution 16 Series 2025
2. Application Materials
3. Public Comments

**RESOLUTION NO. 16
SERIES 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF THE MEMORY SQUARE
PLANNED UNIT DEVELOPMENT AMENDMENT #1**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a planned unit development amendment to allow the installation of one electronic message center sign on the property located at 801 Grant Avenue; and

WHEREAS, the subject property, Lots 5-11, Block 5 and vacated adjacent Grant Avenue of the Pleasant Hill Subdivision, is in the Residential Medium Density (RM) Zone District; and

WHEREAS, the City of Louisville Sign Code requires any electronic message center signs not located in commercial and mixed-use areas be permitted only if expressly authorized in an approved planned unit development; and

WHEREAS, City staff have reviewed the information submitted and found that the application complies with the Louisville zoning regulations, sign code and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on November 13, 2025, where evidence and testimony were entered into the record.

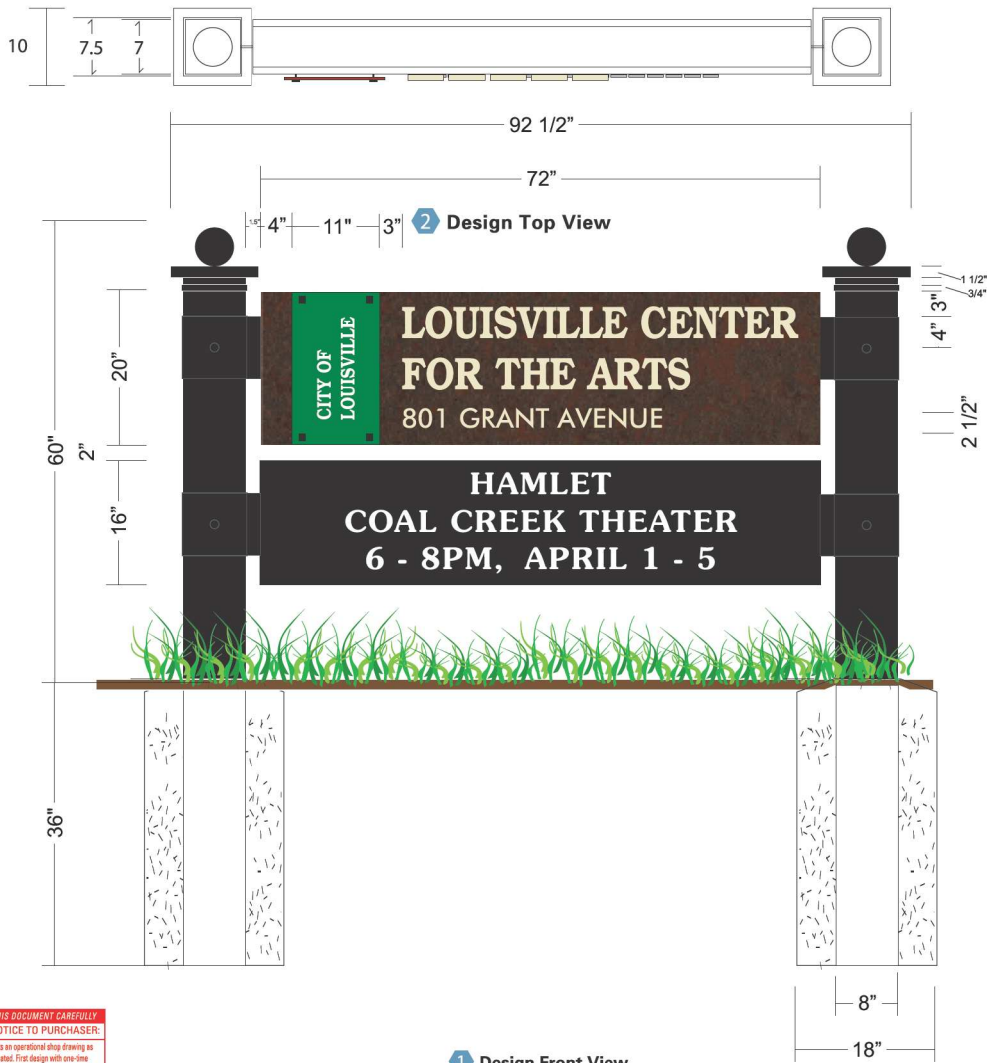
NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of the Memory Square Planned Unit Development Amendment #1 to allow the installation of one electronic message center sign on the property at 801 Grant Avenue.

PASSED AND ADOPTED this 13th day of November, 2025.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Cullen Choi, Secretary
Planning Commission

***If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application**



Color Schedule:

	PMS 3415 C
	Faux Corten Steel
	Black Satin
	PMS 7499
	3M White Vinyl

3/4=1

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Artcraft Sign Company
1717 S. Acoma St.
Denver, CO. 80223
(303) 777-7771
www.artcraftsign.com

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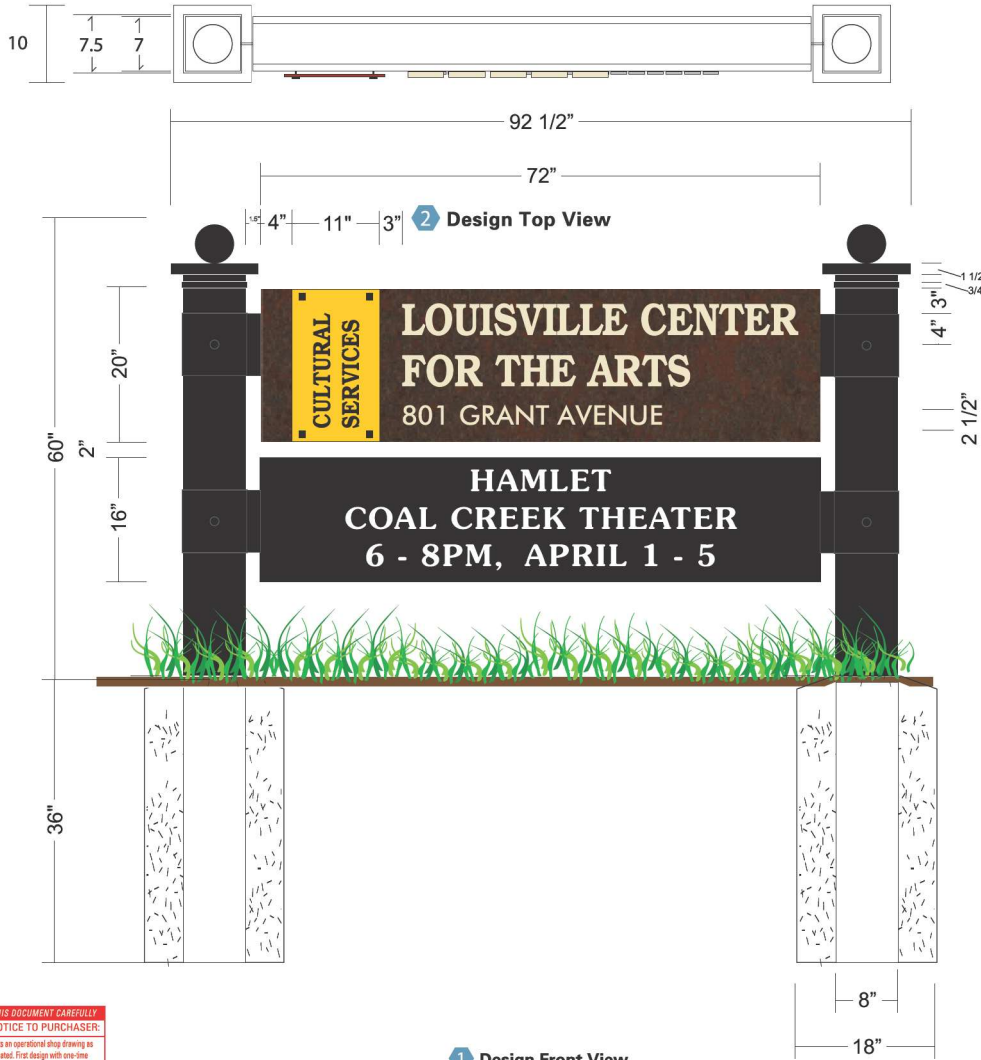
Project:
City of Louisville

Page Title:

MEMORY SQUARE

Issue/Revision Dates:

Page #:



Color Schedule:

	PMS 1235C
	Faux Corten Steel
	Black Satin
	PMS 7499
	3M Black Vinyl

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1 Design Front View



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MEMORY SQUARE

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Page #:

Watchfire's Ignite OPx is the best cloud-based solution for complying with municipal codes across multiple signs. Our outdoor displays feature built-in settings that can restrict features to meet zoning requirements, such as requiring long hold times, limiting animations, or requiring signs to be turned off at night. If a user has multiple signs in different communities, OPx allows these settings to be configured on each sign individually.

BRIGHTNESS

Watchfire's LED signs can place an upper brightness limit for day and night municipal restriction codes. This guarantees brightness codes will be followed, ensuring compliant operation for the life of the sign. For example, if a community has a daytime brightness limit of 7500 NITS, the Watchfire Service department can limit the sign controller so the brightness cannot exceed that limit. Further adjustments by the sign owner to increase the brightness above that limit, whether accidental or intended, are then restricted.

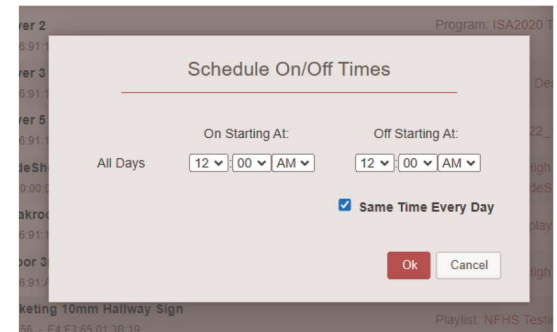
HOLD TIMES & ANIMATIONS

Signs using Ignite OPx can also have a set threshold for minimum hold times and restrict the use of transitions or animations. If a municipal ordinance calls for longer hold times, for example, 1-minute hold times per message with no animations, Watchfire can configure the sign controller to comply. Hold times and animation restrictions can be applied per sign, preventing the accidental use of content that might violate municipal codes.

ON & OFF TIMES

Ignite OPx enables signs to be configured according to municipal ordinances that require LED signs to be turned off at night. Located in the Network tab, any sign can be set to have a start on and off time. OPx users can create and edit an on/ off schedule.

Program: ISA2022_1	Configuration
Program: Iowa High S	Screen Width 90
Web Player: TradeSh	Screen Height 60
Program: CI Display	Model Type BC760
	Monitor Orientation normal
Program: Iowa High S	Monitor Connection default
Playlist: NFHS Testin	TV Standard
	Master Volume 0
Program: OAAA2018	Line Volume 0
	Mic Volume 0
Program: OAAA2018	PCM Volume 0
	NTP Server N/A
Program: Red Wall	Day Brightness 140
	Night Brightness 140
Program: Red Wall	Max Allowed Day Brightness 7000
	Max Allowed Night Brightness 7000
Program: OAAA2021	Animation No Restriction
Program: SignWorks	Minimum Hold Time No Minimum



The Watchfire service department can set brightness, hold times, and animation restrictions. For more information on how these features can be used to ensure compliance with local zoning ordinances, please call our service team at 866-637-2645.

RE: Arts Center Sign Check In

From Travis Obenauf <TravisO@ArtcraftSignCompany.com>

Date Wed 5/21/2025 8:57 AM

To Iris Belensky <ibelensky@louisvilleco.gov>

Hi Iris,

I hope that this finds you well! Please see below for the industry standard/ standard practices for EMC illumination.

Illumination Standards for Electronic Messaging Centers (EMCs)

When considering an Electronic Messaging Center (EMC), there are several industry standards and best practices related to illumination that help ensure optimal visibility, compliance, and safety.

1. Brightness Standards

The industry standard, recommended by the International Sign Association (ISA) and the Illuminating Engineering Society (IES), limits brightness to:

- **5,000 nits during the day**
- **500 nits at night**

These levels ensure the sign is readable without being overly bright or distracting.

2. Automatic Dimming

Most EMCs come equipped with **automatic brightness sensors** that adjust illumination based on ambient light. This helps maintain proper visibility in all lighting conditions while reducing energy use and minimizing light pollution.

3. Zoning Compliance

Many local municipalities have specific regulations related to EMC brightness and operating hours. A common standard is that an EMC may not exceed **0.3 footcandles above ambient light levels**, typically measured at **100 feet** from the sign.

It's always best to review local sign codes before proceeding with installation.

4. Best Practices for Operation

- Use appropriate contrast between text and background for readability.
- Avoid overly bright or fast-changing animations that could distract drivers.
- Schedule brightness levels to automatically reduce at night for safety and compliance.

By following these established guidelines, you can ensure your EMC is both effective and responsible in its illumination.

Please let me know if you have any questions.

Best regards,
Travis

Travis Obenauf – Sales Executive

1717 S. Acoma St., Denver CO 80223

O: 303.777.7771 (x127) C: 719.459.5208

TravisO@artcraftsigncompany.com / www.artcraftsign.com

Wylde Ibis, LLC - Company Operated

Dear Members of the Planning Commission,

I am writing in support of the City of Louisville's application for a Planned Unit Development (PUD) amendment to install an electronic sign in front of The Center for the Arts. We believe this sign represents a uniquely valuable opportunity to meet a pressing communication need in a way that benefits the entire community.

The Center for the Arts sits at the heart of Louisville's cultural life and serves as a hub for creativity, civic connection, and lifelong learning. While the building itself is a recognizable landmark, the public programming inside it—and across the broader Cultural Services Department—often goes unseen. We currently lack an effective, visible, and accessible means of communicating with the public about city-sponsored events and initiatives that occur in this space and beyond.

An electronic sign, owned and controlled by the City, would provide a centralized, timely, and visually engaging way to share information about community programs, public events, cultural festivals, exhibitions, and more. This tool would not serve commercial interests but rather support civic life, ensuring that residents and visitors alike are aware of the rich, diverse, and inclusive opportunities offered by the City.

We believe this request is exceptional and meets the criteria for a PUD amendment because:

- The sign would be solely used for approved content, curated and managed by City staff in alignment with community values and aesthetics.
- There is currently no comparable communication tool in this highly visible location that allows for real-time updates and wide public visibility.
- The sign supports the City's mission to foster connection, curiosity, and cultural enrichment—goals aligned with the community's character and identity.
- It meets a unique functional need, helping residents stay informed and engaged in meaningful civic and cultural experiences.

Response to Electronic Message Center Standards (Section 3.4):

We have reviewed the City of Louisville Sign Code, and the proposed electronic message center will fully comply with all applicable design and operational standards, including:

- The sign will be an integrated element of the freestanding monument sign structure—**not an add-on**—ensuring compatibility with the building and surrounding streetscape.
- The system will feature **built-in malfunction detection** and an **automatic shut-off mechanism** in the event of a failure.
- **Only static messages** will be displayed. Transitions between messages will be limited to fade or dissolve effects, with no motion, flashing, or animation.
- Transition durations will **not exceed one (1) second**, and message hold times will be adjusted to be appropriate to the adjacent neighborhood and traffic conditions.
- Lighting from the electronic message center will not exceed **0.3 footcandles from dusk to dawn** and will include **automatic dimming technology** to prevent glare or safety concerns.
- The sign will be constructed in full conformance with the City’s current sign regulations and is **not a conversion of a nonconforming sign**.

We are committed to thoughtful design, responsible use, and ongoing evaluation of this signage to ensure it aligns with Louisville’s distinctive charm and community-oriented values. We respectfully request your approval and support for this application.

Thank you for your time and consideration. Please don’t hesitate to reach out if you have any questions or would like additional materials.

Warm regards,

Brandi Cummings
Director of Cultural Services

LOTS 5-11, BLOCK 5, PLEASANT HILL ADDITION & VACATED GRANT AVENUE
801 GRANT AVENUE, LOUISVILLE, COLORADO 80027
CASE # PUD- 0003 - 2025

THE PROPOSAL INCLUDES INSTALLING AN ELECTRONIC MESSAGE CENTER SIGN ON THE SOUTHWESTERN AREA OF THE PROPERTY WHERE A PREVIOUS FREESTANDING SIGN WAS PLACED. NO ADDITIONAL LANDSCAPING OR SITE CHANGES ARE PROPOSED.

THIS PROJECT INCLUDED THE DEMOLITION OF THE EXISTING +/- 3,000 SF POOLHOUSE AND CONSTRUCTION OF A NEW OPEN AIR +/- 2,800 SF POOLHOUSE AND ASSOCIATED IMPROVEMENTS, INCLUDING A DECK EXPANSION AND OUTDOOR CABANA AND STORAGE STRUCTURES. FOUR WAIVERS WERE REQUESTED WITH THE PUD AND INCLUDED DESIGN AND SLOPE OF ROOF, REAR YARD SETBACKS, PERIMETER LANDSCAPING, AND SCREENING REQUIREMENTS.

LOTS 5-11, BLOCK 5, PLEASANT HILL ADDITION & VACATED GRANT AVENUE,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE P.M.
CITY AND OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

The vicinity map shows a grid of streets. The vertical streets from left to right are LINCOLN AVE, GRANT AVE, and JEFFERSON AVE. The horizontal streets from top to bottom are SOUTH ST, WALNUT ST, and SPRUCE ST. A shaded square labeled "PROJECT SITE" is located between Lincoln Ave and Grant Ave, and between Walnut St and Spruce St. An arrow points from the text "PROJECT SITE" to this shaded square. A large L-shaped area labeled "MENORY SQUARE PARK" is located to the east of the project site, spanning the area between Grant Ave and Jefferson Ave, and between Walnut St and Spruce St.

 VICINITY MAP

ZONING DATA	CITY STANDARDS	EXISTING	PROPOSED
TOTAL SITE AREA	NA	31,500 SQ. FT.	31,000
LOT COVERAGE	4%	28%	28%
FLOOR AREA RATIO	.65	.28	.28
BUILDING HEIGHT	2' - 0" MAX.	13 - 6 1/4" (ABOVE FINISHED GRADE)	10' - 10" (ABOVE FINISHED GRADE)
SETBACKS:			
SIDE YARD - NORTH	7' - 0"	69' - 0"	69' - 4"
REAR YARD - WEST	20' - 0"	0'	0'
STREET SIDE YARD - SOUTH	5' - 0"	14' - 4"	14' - 4"
FRONT YARD - EAST	20' - 0"	99' - 0"	99' - 0"
CDORO			
OPEN SPACE COVERAGE	3%	68%	68%

1 OF 4	COVER SHEET
2 OF 4	SITE DEVELOPMENT PLAN
3 OF 4	GRADING AND DRAINAGE PLAN
4 OF 4	UTILITY PLAN

MAYOR CHRISTOPHER LEH SIGNATURE:



NOT FOR
CONSTRUCTION

LOTS 5-11, BLOCK 5, PLEASANT HILL
ADDITION & VACATED GRANT AVENUE
801 GRANT AVENUE
LOUISVILLE, CO 80027

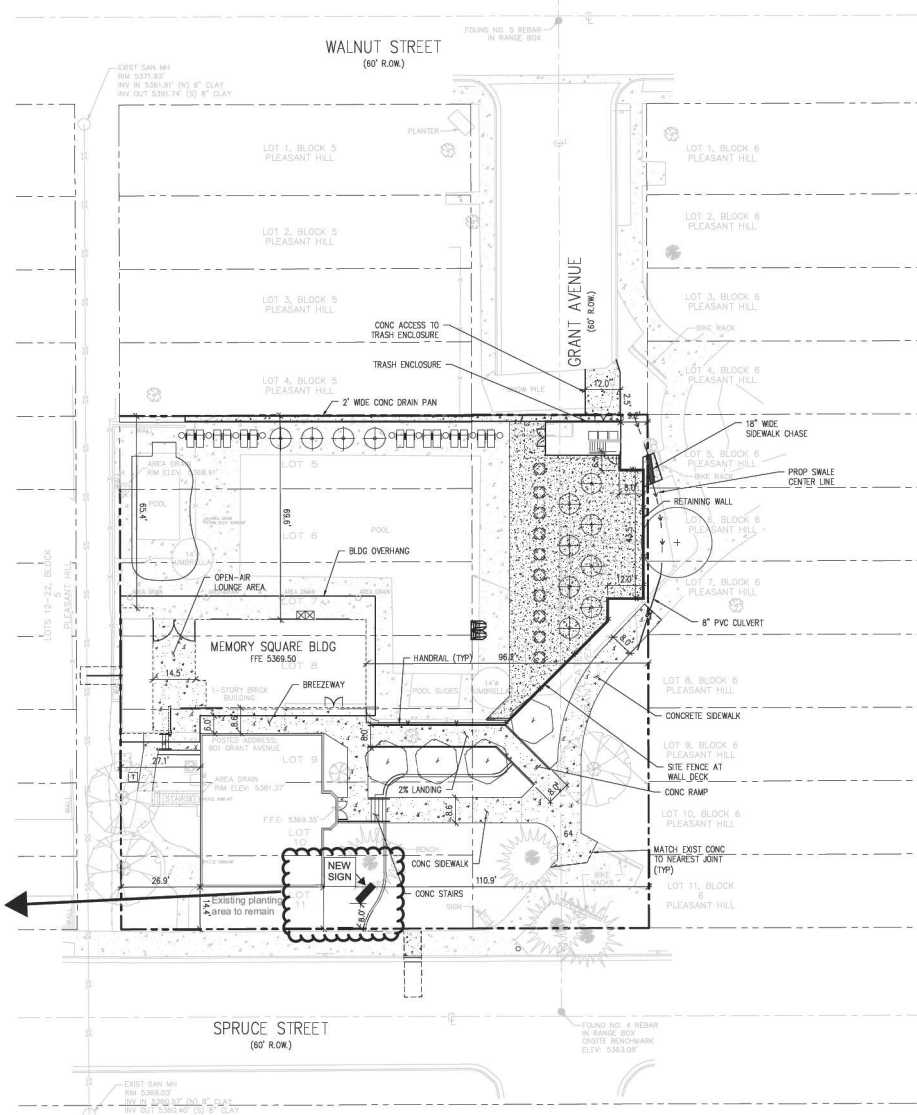
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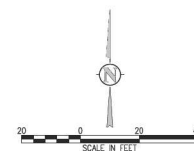
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COVER SHEET

LOTS 5-11, BLOCK 5, PLEASANT HILL ADDITION & VACATED GRANT AVENUE
801 GRANT AVENUE, LOUISVILLE, COLORADO 80027
CASE # PUD-0003-2025



- ## LEGEND
- | | |
|--|-------------------------------|
| | SURVEY CONTROL POINT |
| | BENCHMARK |
| | PROPOSED MANHOLE |
| | EXISTING MANHOLE |
| | 16" AREA DRAIN |
| | 12" AREA DRAIN |
| | COMBINATION INLET |
| | TYPE R INLET |
| | 13" TYPE F INLET |
| | FLARED END SECTION |
| | RIPRAP |
| | WATER METER |
| | FIRE HYDRANT |
| | LIGHT POLE |
| | SIGN |
| | STRUCTURE IDENTIFICATION |
| | SIGN IDENTIFICATION |
| | STORM DRAIN |
| | ROOF DRAIN |
| | SANITARY SEWER |
| | WATER |
| | IRRIGATION |
| | UNDERDRAIN |
| | TRENCH DRAIN |
| | FRENCH DRAIN |
| | PERFORATED DRAIN |
| | TELEPHONE |
| | ELECTRIC |
| | OVERHEAD ELECTRIC |
| | UNDERGROUND ELECTRIC |
| | GAS |
| | CABLE TV |
| | FIBER OPTIC |
| | FLOW LINE |
| | FENCE |
| | ABANDON UTILITY |
| | DEMO SURFACE FEATURE |
| | DEMO SUBSURFACE FEATURE |
| | DEMO TREE |
| | LIMITS OF SAWCUT |
| | PROPERTY LINE / ROW |
| | EASEMENT LINE |
| | LIMITS OF WORK |
| | LIMITS OF OVEREXCAVATION |
| | MACHINE |
| | PROPOSED BUILDING |
| | EXIST BUILDING |
| | BLDG ACCESS |
| | CONCRETE PAVING |
| | HEAVY DUTY ASPHALT PAVING |
| | EARTH |
| | GRASS PAVERS |
| | CONCRETE SCORING |
| | CURB & GUTTER |
| | QUARTER PAN |
| | SPILL/CATCH CURB TRANSITION |
| | PROPOSED INDEX CONTOUR |
| | PROPOSED INTERMEDIATE CONTOUR |
| | EXIST INDEX CONTOUR |
| | EXIST INTERMEDIATE CONTOUR |
| | PROPOSED SPOT ELEVATION |
| | EXIST SPOT ELEVATION |



**SINK
COMBS
DETHLEFS**

ARCHITECTURE DESIGN
475 LINCOLN STREET
SUITE 100
DENVER, CO 80203
Tel: 303-308-0200

NOT FOR
CONSTRUCTION

MEMORY SQUARE
PLANNED UNIT
DEVELOPMENT AND
SPECIAL REVIEW
USE

LOTS 5-11, BLOCK 5, PLEASANT HILL
ADDITION & VACATED GRANT AVENUE
801 GRANT AVENUE
LOUISVILLE, CO 80027

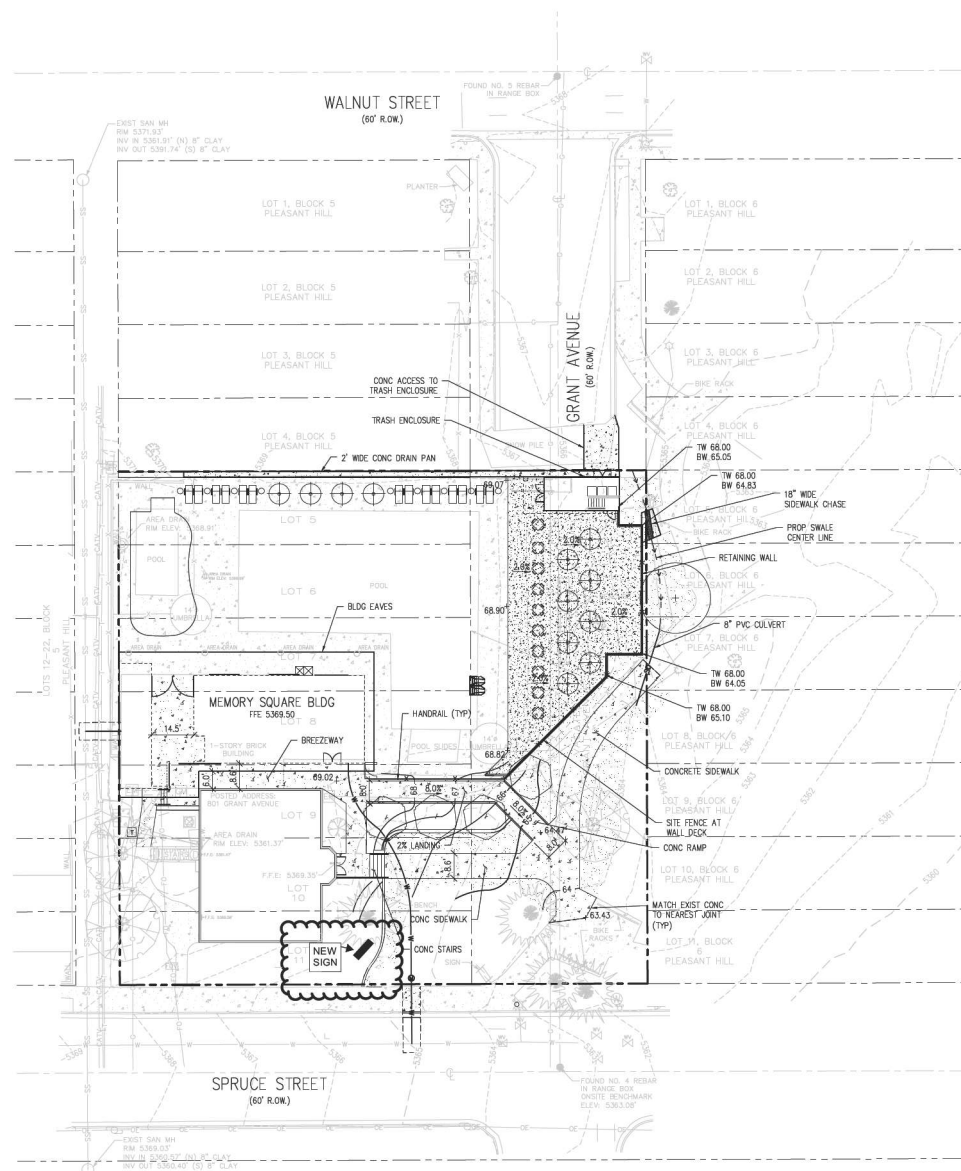
SCD Project No.: 1641

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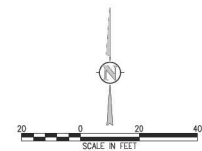
SITE DEVELOPMENT

MEMORY SQUARE PLANNED UNIT DEVELOPMENT
AND SPECIAL REVIEW USE
LOTS 5-11, BLOCK 5, PLEASANT HILL ADDITION & VACATED GRANT AVENUE
801 GRANT AVENUE, LOUISVILLE, COLORADO 80027



LEGEND

	SURVEY CONTROL POINT
	BENCHMARK
	PROPOSED MANHOLE
	EXISTING MANHOLE
	18" AREA DRAIN
	12" AREA DRAIN
	COMBINATION INLET
	TYPE R INLET
	TYPE 13 FIELD INLET
	FLARED END SECTION
	RIPRAP
	WATER METER
	FIRE HYDRANT
	LIGHT POLE
	SIGN
	STRUCTURE IDENTIFICATION
	SIGN IDENTIFICATION
	STORM DRAIN
	ROOF DRAIN
	SANITARY SEWER
	WATER
	IRRIGATION UNDERDRAIN
	TRENCH DRAIN
	FRENCH DRAIN
	PERFORATED DRAIN
	TELEPHONE
	ELECTRIC
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	GAS
	CABLE TV
	FIBER OPTIC
	FLOW LINE
	FENCE
	ABANDON UTILITY
	DEMO SURFACE FEATURE
	DEMO SUBSURFACE FEATURE
	DEMO TREE
	LIMITS OF SAWCUT
	PROPERTY LINE / ROW
	EASEMENT LINE
	LIMITS OF WORK
	OVEREXCAVATION
	MACHINE
	PROPOSED BUILDING
	EXIST BUILDING
	BLDG ACCESS
	CONCRETE PAVING
	HEAVY DUTY ASPHALT PAVING
	EARTH
	GRASS PAVERS
	CONCRETE SCORING
	CURB & GUTTER
	GUTTER PAN
	SPILL/CATCH CURB TRANSITION
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXIST INDEX CONTOUR
	EXIST INTERMEDIATE CONTOUR
	PROPOSED SPOT ELEVATION
	EXIST SPOT ELEVATION



NOT FOR
CONSTRUCTION

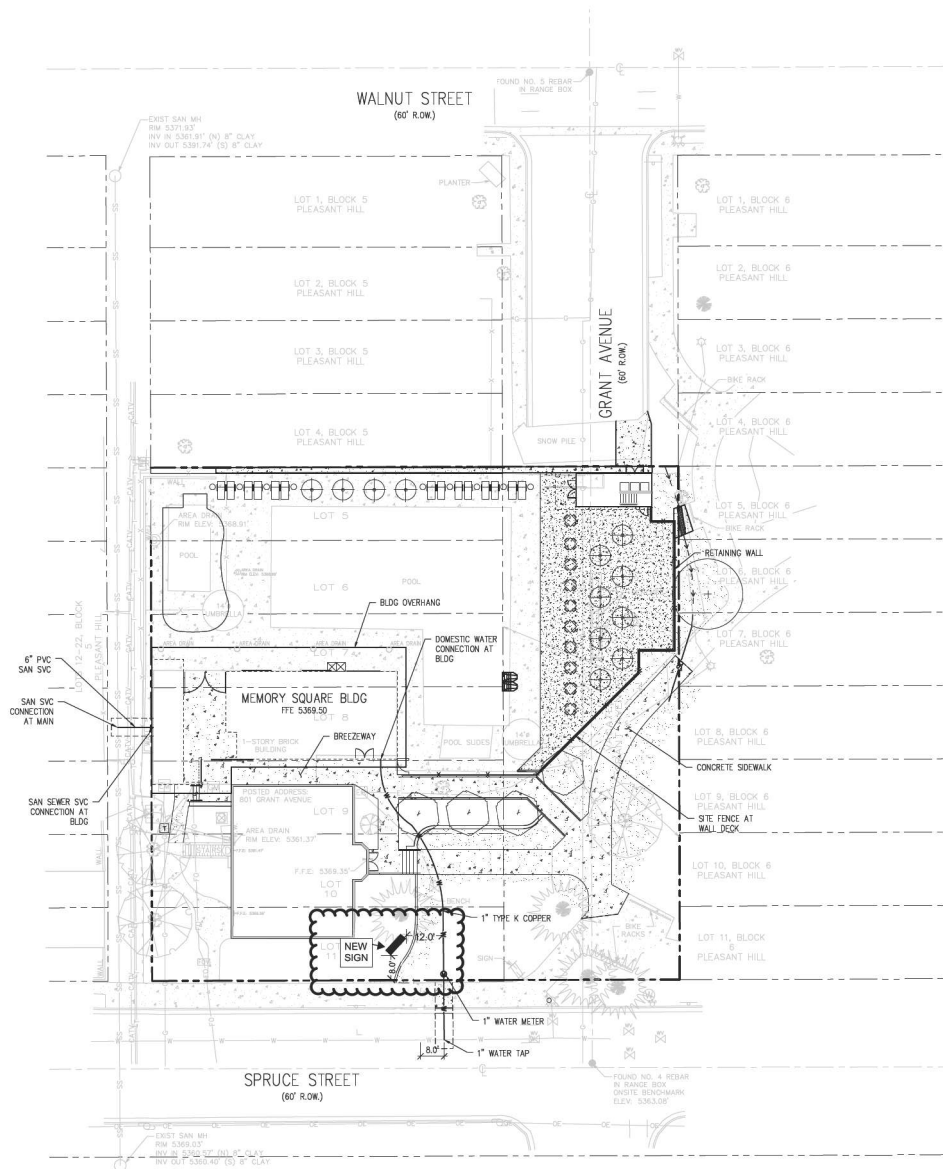
MEMORY SQUARE
PLANNED UNIT
DEVELOPMENT AND
SPECIAL REVIEW
USE

OTS 5-11, BLOCK 5, PLEASANT HILL
ADDITION & VACATED GRANT AVENUE
01 GRANT AVENUE
ISVILLE, CO 80027

[illegible]

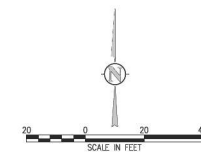
GRADING AND DRAINAGE PLAN

MEMORY SQUARE PLANNED UNIT DEVELOPMENT
AND SPECIAL REVIEW USE
LOTS 5-11, BLOCK 5, PLEASANT HILL ADDITION & VACATED GRANT AVENUE
801 GRANT AVENUE, LOUISVILLE, COLORADO 80027



LEGEND

- | | |
|--|-------------------------------|
| | SURVEY CONTROL POINT |
| | BENCHMARK |
| | PROPOSED MANHOLE |
| | EXISTING MANHOLE |
| | 18" AREA DRAIN |
| | 12" AREA DRAIN |
| | COMBINATION INLET |
| | TYPE R INLET |
| | TYPE 13 FIELD INLET |
| | FLARED END SECTION |
| | REPRAP |
| | WATER METER |
| | FIRE HYDRANT |
| | LIGHT POLE |
| | SIGN |
| | STRUCTURE IDENTIFICATION |
| | SIGN IDENTIFICATION |
| | STORM DRAIN |
| | ROOF DRAIN |
| | SANITARY SEWER |
| | WATER |
| | IRRIGATION |
| | UNDERDRAIN |
| | TRENCH DRAIN |
| | FRENCH DRAIN |
| | PERFORATED DRAIN |
| | TELEPHONE |
| | ELECTRIC |
| | OVERHEAD ELECTRIC |
| | UNDERGROUND ELECTRIC |
| | GAS |
| | CABLE TV |
| | FIBER OPTIC |
| | FLOW LINE |
| | FENCE |
| | ABANDON UTILITY |
| | DEMO SURFACE FEATURE |
| | DEMO SUBSTRUCTURE FEATURE |
| | DEMO TREE |
| | LIMITS OF SAWCUT |
| | PROPERTY LINE / ROW |
| | EASEMENT LINE |
| | LIMITS OF WORK |
| | LIMITS OF OVEREXCAVATION |
| | MATCHLINE |
| | PROPOSED BUILDING |
| | EXIST BUILDING |
| | BLDG ACCESS |
| | CONCRETE PAVING |
| | HEAVY DUTY ASPHALT PAVING |
| | EARTH |
| | GRASS PAVERS |
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| | PROPOSED INTERMEDIATE CONTOUR |
| | EXIST INDEX CONTOUR |
| | EXIST INTERMEDIATE CONTOUR |
| | PROPOSED SPOT ELEVATION |
| | EXIST SPOT ELEVATION |



**SINK
COMBS
DETHLEFS**

ARCHITECTURE DESIGN
475 LINCOLN STREET
SUITE 100
DENVER, CO 80203
Tel: 303-308-0200

NOT FOR
CONSTRUCTION

MEMORY SQUARE
PLANNED UNIT
DEVELOPMENT AND
SPECIAL REVIEW
USE

LOTS 5-11, BLOCK 5, PLEASANT HILL
ADDITION & VACATED GRANT AVENUE

801 GRANT AVENUE
LOUISVILLE, CO 80027

SCD Project No.: 1641

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Stark County Deputies.

[illegible]

UTILITY PLAN

Sharon McMonagle
500 Spruce St
Louisville, CO 80027

9/27/2025

Louisville City Planning Council
749 Main Street
Louisville, CO 80027

Re: PUD# 0003-2025: Please Do Not Approve the PUD Amendment for an Electronic Sign at the Center for the Arts

Dear Mayor and Members of the Louisville City Planning Council,

I am writing not just as concerned residents, but as a neighbor whose daily life would be directly and profoundly affected by the proposed electronic sign at the Louisville Center for the Arts. My husband and I chose to make our home here because of the peace, charm, and character of this part of Louisville. The Center for the Arts has always been a point of pride — a historic and beautiful landmark that feels in harmony with the neighborhood. Installing a glowing electronic sign would change that forever. Instead of the quiet, welcoming view we now cherish, we would be confronted with constant light, distraction, and intrusion into the privacy of our home.

This is not just about aesthetics; it's about quality of life. It's about sitting on our porch at dusk without a screen flashing in front of us. It's about sleeping without light seeping into our windows. It's about being able to feel at peace in our own home. The sign would take away something that can't be replaced: the sense of calm and comfort that makes Louisville feel like home.

I understand the City's desire to promote events and share information, but surely there are better ways to do so — ways that do not come at such a high cost to the neighbors who live closest. I love this community and want to see it continue to thrive in a way that honors its history and its people.

For these reasons, I must strongly and wholeheartedly oppose this amendment. I urge you, please, to protect the character of our neighborhood and the well-being of the families who live here by rejecting this proposal.

Thank you for listening to my concerns and for considering the very real human impact this decision would have.

With gratitude and respect,

Sharon McMonagle

500 Spruce St

Louisville, CO 80027

Regarding the proposed electronic sign for Memory Square Park/Art Center:

As neighbors in close proximity to the location of the proposed sign which will be visible from our front porch, our concerns are that if it is bright, on after sunset, contains flashing or moving/scrolling text, it might negatively affect the peaceful character of the park and neighborhood in the evening.

As pictured in the PUD the concept of cream colored text on a black background may be unobjectionable, however, the person entering digital signage information for upcoming shows will likely be prompted by the software to make the sign as visible and eye-catching as possible with colors and moving text and images.

We are fearful that the photo in the PUD may not correctly depict what the digital portion of the sign will look like under actual operation.

As a result we cannot support the sign without clarification of how it will look in use.

With such clarification, however, it's possible we would support the sign as a way to promote the Art Center.

Cameron and Ann Weise

728 Grant Ave.

Louisville, CO 80027

303-919-1551

Patrick McMonagle
500 Spruce St
Louisville, CO 80027

9/27/2025

Louisville City Council
749 Main Street
Louisville, CO 80027

Re: PUD# 0003-2025: Opposition to PUD Amendment for Electronic Sign at the Louisville Center for the Arts:

Dear Members of the Louisville Planning Commission,

I am writing to express my deepest concern and strongest opposition to the proposed PUD Amendment that would allow the installation of an electronic sign at the Louisville Center for the Arts. As one of the three homes that would face the most direct and significant impact of this change, I feel compelled to share my perspective.

An electronic sign of this nature would fundamentally alter the character of our beautiful neighborhood. The Center for the Arts is valued as a historic, community-oriented space, and the addition of an illuminated, digital sign would detract from the aesthetic integrity of both the building and the surrounding residential area. For those of us whose homes directly face the proposed sign, the effects would include light intrusion, diminished privacy, and an overall reduction in quality of life.

We recognize the importance of communication and visibility for city programs and events, but we strongly believe there are alternative ways to accomplish these goals without imposing such a permanent and intrusive burden on neighboring households. The

preservation of Louisville's unique charm and livability should remain a top priority, and this proposal stands in direct conflict with that value.

For these reasons, I am vehemently opposed to the amendment and respectfully urge the Council to deny it. I ask that you carefully consider the negative impact this would have not only on the nearby homes, but also on the broader community character that makes Louisville such a special place to live.

Thank you for your time and thoughtful consideration.

Sincerely,

Pat McMonagle

500 Spruce St

Louisville, CO 80027

From: Planning
Sent: Monday, October 6, 2025 8:44 AM
To: Emily Cline-Gibson
Subject: FW: Arts Center Sign:

From: Dave Clabots <dave.clabots@gmail.com>
Sent: Saturday, October 4, 2025 5:00 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Arts Center Sign:

[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 am against any NEON sign depicting events at the Louisville Arts Center.
Please consider the following even though it may not line up entirely with the current sign code.

- 1: The arts center building is an historic structure where neon would detract from the character of the site.
2. All events at the center are posted on the City's website.
3. There are some event organizers that string large banners on the building during an ongoing event. Perhaps this banner practice could be eliminated but I find this highly unlikely to happen.
- 4: The sign may be a detractor in the old town neighborhood.
- 5: Visibility from the sidewalk may be possible but from the street would be a distraction to the driver. This is in a very high pedestrian use area.
6. Will Parks and Recreation Dept. now request a sign for Memory Square Pool?

I hope you consider all the facts presented here. Last I checked we are in the digital age where all public events are posted online.

Thank you for your time and consideration in this matter.

Dave Clabots
725 Lincoln Ave
Louisville CO 80027

From: Planning
Sent: Monday, October 6, 2025 11:15 AM
To: Emily Cline-Gibson
Subject: FW: Electronic Sign at 801 Grant Avenue

From: Pat Finnoff <patfinnoff@gmail.com>
Sent: Monday, October 6, 2025 10:11 AM
To: Planning <planning@Louisvilleco.gov>
Cc: April Jones <ajgraphics@yahoo.com>
Subject: Electronic Sign at 801 Grant Avenue

[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.

PUD-0003-2025

I do object to having an electronic sign at the Louisville Center for the Arts. There are many other very artistic and effective ways to do signage without having light pollution in the neighborhood.

My property is at 945 Lincoln, Louisville, CO 80027
Respectfully submitted.

Pat Finnoff 🙄
303-885-1873
patfinnoff@gmail.com

From: Planning
Sent: Monday, October 6, 2025 3:59 PM
To: Emily Cline-Gibson
Subject: FW: 801 Grant - Art Center Signage - Case No. PUD-0003-2025

From: erik@hapcdesign.com <erik@hapcdesign.com>
Sent: Monday, October 6, 2025 3:45 PM
To: Planning <planning@Louisvilleco.gov>
Subject: 801 Grant - Art Center Signage - Case No. PUD-0003-2025

[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.

Louisville Planning Commission,

We live within a half of a block from the Arts Center, and as a planner and architect, I would like to voice my opposition to the proposed lighted “electronic message center” being proposed at that site. Lighted electronic signage is not appropriate in a residential neighborhood like this, especially in front of one of our great historic structures that has been so carefully restored. I do not believe that the lighted signage would be visible from our house, but we should be considerate of our neighbors who will be within line of sight to this signage.

I am confident that our creative city staff and signage designers can envision something that will be much more appropriate at this location. I walk or drive by this site almost daily and special event signage, when done well, is very effective there. I don’t think that the traffic count on Spruce is high enough to drive a lot of new patron visits to the Arts Center based on additional eye-catching signage. Other forms of broader outreach (website, central information locations such as the Library and Rec. Center, etc.) should be improved if they are not adequate to inform the community of Arts Center events.

Thank you for considering our input on this.

-Erik

J. Erik Hartronft, AIA

Hartronft Associates, p.c.
Architecture - Planning - Interiors

950 Spruce Street, Suite 2C
Louisville, CO 80027
p. 303.673.9304

erik@hapcdesign.com

From: Planning
Sent: Tuesday, October 7, 2025 10:27 AM
To: Emily Cline-Gibson
Subject: FW: 801 Grant - Art Center Signage

Categories: Projects

From: Peter Stewart <peter@stewart-architecture.com>
Sent: Monday, October 6, 2025 4:31 PM
To: Planning <planning@Louisvilleco.gov>
Subject: 801 Grant - Art Center Signage

[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.

Members of the Planning Commission,

I am writing to express my opposition to the proposed electronic sign at the Louisville Center for the Arts. I live several blocks away and for the record I am the Architect of Record for the center's preservation and rehabilitation a number of years ago. In my opinion this type of sign is not compatible with the historic art center building, the park, nor with the context of the surrounding historic residential neighborhood.

I applaud the City's efforts in promoting events and community activities in the park and at the arts center but feel this can be accomplished in a more elegant and appropriate manner. Please consider banners or other non-illuminated signs for events. Examples for inspiration:





Thank you for your consideration,

Peter Stewart

stewart

ARCHITECTURE

1132 Jefferson Ave. Louisville, CO. 80027

tel: 303.665.6668

peter@stewart-architecture.com

From: Planning
Sent: Monday, October 20, 2025 9:11 AM
To: Emily Cline-Gibson
Subject: FW: Digital Sign at The Art Center

From: Mohamed Ghali <mohamed.ghali@gmail.com>
Sent: Friday, October 17, 2025 3:50 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Digital Sign at The Art Center

[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 Louisville Planning Team,

My name is Mohamed Ghali and I have lived in Louisville for the past 17 years. I am also a board member with the Cultural Advisory Board (CAB). I am writing this email to support the idea of having a digital sign at our Arts Center at Memory Square Park.

I strongly believe that a digital sign will enhance communication with our citizens, improve engagement, economic development, enhance environment monitoring and security in our community. Below are the benefits in more detail:

1. **Enhanced Communication:** Digital signs will provide real-time information to citizens and visitors, including public transport schedules, traffic updates, weather forecasts, and emergency alerts like evacuation instructions or natural disaster warnings. They can also display public service announcements and safety reminders. This is much needed especially with fire victims of all the burnt homes!
2. **Improve Engagement:** Digital signs can also promote local community updates, cultural events, exhibitions, and festivals, stimulating tourism and increasing community involvement. Our board would really appreciate this so that we can advertise future events seamlessly.
3. **Economic Development and Revenue Generation:** Digital signs provide opportunities for advertisers to display relevant and local ads for local businesses, which can boost the local downtown economy!

4. **Environmental Monitoring:** Digital signs can display data on air quality, noise levels, and other environmental indicators, which can be used for urban planning and environmental measures.
5. **Increased Safety and Awareness:** Digital signs can be integrated with security cameras and other sensors to improve urban safety, serving as an alert system for emergency situations.

Please consider the proposed digital sign and its benefits. I strongly believe this will enhance our footprint that Louisville is a progressive city for many years to come.

Thank you,

Mohamed

From: Planning
Sent: Wednesday, October 29, 2025 8:41 AM
To: Emily Cline-Gibson
Subject: FW: Electronic Message Board at Louisville Arts Center

Categories: Projects

From: Diane Marino - HOHFaculty <diane.marino@adams12.org>
Sent: Tuesday, October 28, 2025 7:58 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Electronic Message Board at Louisville Arts Center

[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.

To: Planning Commission

From: Diane Marino, 829 Lincoln Ave, Louisville, Co. 80027

Re: Electronic Message Board,m Louisville Arts Center

A lighted electronic board is not in keeping with the historic Art Center or Memory Square Park. It would be jarring and out of place in this neighborhood.

A non-electronic board with announcements and perhaps an historically correct light would be more appropriate. (Similar to what was in place for the Center)

What is next? Electronic boards for the Methodist and Catholic Churches?

Please keep the historic nature of the Arts Center, Park and Neighborhood and deny the electronic message board.

Thank you, and
Sincerely,

Diane Marino

This is a staff email account managed by Adams 12 Five Star Schools. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.

From: Lynn Fleming <plfleming@aol.com>
Sent: Tuesday, November 4, 2025 12:44 PM
To: Planning; Emily Cline-Gibson
Cc: Iris Belensky
Subject: Proposed signage for the Arts Center

[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. I'm Lynn Fleming, board secretary for Coal Creek Theater of Louisville. I want to express my enthusiasm for the proposed new sign at the Arts Center, especially with the addition of the electronic component. Lovely and historical as the building is, it remains a hidden gem because of its location and its odd address. (It isn't really on Grant Ave.) Anything that can draw attention to the space would be beneficial.

We at Coal Creek Theater really need a means of highlighting our productions and letting the community know that we exist (now in our 36th season). The electric sign featuring what's playing at the space would be really helpful for us. I understand that the glow from such a sign would be less than what the Christmas lights generate, and those don't seem to interfere with the neighbors. (I wish we could also use those Christmas lights for all of our shows to make the entrance look special and inviting!)

While I think that the plan to make the sign similar to other City properties is a good one, I'd like it to also acknowledge that the space is unique and historical. Even if it strongly resembles the other signs, I wonder if the lettering could be somehow different, maybe with the type of font or with colors. I understand that the sign will be closer to the building than originally shown, a fact that I applaud. It needs to clearly designate that building, not the park or swimming pool.

Overall, I'm delighted that any action is afoot to bring the community to the Louisville Center for the Arts.

Regards,

Lynn Fleming
CCTL Secretary