

Christina Fernandez

From: David Sweedler <dsweedler@gmail.com>
Sent: Friday, February 6, 2026 4:00 PM
To: Planning; City Council
Subject: Latest Landscaping Guidelines only apply to Marshall Fire burn areas in Louisville and are effective immediately, Say What?

[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 Department,

In what world do we live in Louisville? These newest regs are basically punitive to Marshall Fire burned properties and show a complete lack of understanding of fire behavior. It is not just Marshall Fire burn areas that exist in the WUI in Louisville, the whole city is bordered by a large grassy WUI. Areas that were burned **ARE LESS LIKELY TO BURN AGAIN** due to loss of vegetation and mature trees. It is the remaining unburned properties that must be more vigilant towards wildfire risk management, not the recently burned areas with a total lack of mature vegetation and a new landscaping design using low water xeric design. And more importantly the horse has already left the barn as more than 90 percent of Marshall Fire properties have been completed already so these rules will only affect the remaining 10 percent of houses under construction. Too little and too focused on Marshall Fire burn areas to the exclusion of the rest of the city.

The number one fire risk that can be mitigated with new regs, is the presence of cedar fencing throughout the whole city and often directly bordering the 5 foot setback requirements on side yards throughout Louisville. Cedar Fencing is highly flammable and If you want to make a meaningful impact, do something about wood fences bordering side yards and not just require new construction use metal wing gates and fences to connect to the house.

Louisville Planning is pushing hard to adopt a new 20 year Comp Plan that proposes massive new residential growth and it is entirely growth on our borders along 96th St and 88th St, plus S Boulder Rd. These areas are directly adjacent to large grassland areas and will be in a much higher risk wildfire zone compared to older subdivisions. It is past time to make sure that developers build firewise and fire hardened structures rather than just asking existing Marshall Fire survivors to suck it up and adopt major new landscaping design guidelines that the rest of the City can ignore. And BTW, we have a covenant controlled community in CCR 3, 3A and 4 that already requires no plantings in the 5 foot buffer zone so who is this latest ruling really designed to impact.

David Sweedler
956 St Andrews Ln, Louisville CO 80027

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David Sweedler
303-908-3103
dsweedler@gmail.com

Christina Fernandez

From: Michael B. Menaker <michael@hostworks.net>
Sent: Friday, February 6, 2026 10:24 AM
To: City Council
Subject: [The Washington Post] Good news: We saved the bees. Bad news: We saved the wrong ones.

[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.

A cautionary tale...our “Bee City” status appears to have been quite misguided.

Check out this article:

Honeybees have never been in danger of extinction. But scientists are finding that they can accelerate the demise of native bee populations.

<https://wapo.st/3ZhkdWf>

--

Michael B. Menaker
1827 W Choke Cherry Dr
Louisville, CO 80027
303.588.8781

Christina Fernandez

From: Jim Bradford <jimbradford91@gmail.com>
Sent: Friday, February 6, 2026 8:56 AM
To: City Council
Subject: Train cars

[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 read that council voted to buy a lot near downtown with rail cars on it.

Louisville is not a railroad town. Never was.

You should be careful would not waste money to fabricate and then preserve a false narrative.

The \$400k could certainly be spent on something more useful and truthful. How about saving for a pedestrian underpass on south boulder road for instance?

Christina Fernandez

From: Commuting Solutions <alexis@commutingsolutions.org>
Sent: Thursday, February 5, 2026 10:49 AM
To: City Council
Subject: Up to Speed Quarterly Progress 2026

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FIRST QUARTERLY PROGRESS UPDATE 2026

Commuting
Solutions

Up to Speed

Setting the pace for the northwest metro region.

TOP STORIES

 [Advocate](#): Joint Service Progress and Approval, 17th Legislative Breakfast Recap, March Membership Meeting

 [Innovate](#): CDOT 10-Year Vision Plan Open for Public Comment

 [Educate](#): CO 119 Speed Enforcement Program, US287 Safety Project, Boulder East Arapahoe Multimodal Improvements

 [Ride](#): Winter Bike to Work Day, RTD Pass Programs, Boulder County Mountain Rides

 [Be in the Know](#): New Member Announcement, We're Hiring!

EXECUTIVE DIRECTOR MESSAGE

Hello, Commuting Solutions members and supporters!

Momentum is building across our region, and it's an exciting time for transportation. From continued progress on passenger rail to local investments like the Longmont's Coffman Street improvements, which are closely tied to advances along CO 119, we're seeing the long-planned [Northwest Area Mobility Study \(NAMS\)](#) vision continue to be implemented.

Additionally, RTD's new [Comprehensive Operational Analysis \(COA\)](#) efforts will start this month, to create a new transit vision for the Denver region and a five-year service plan. The RTD Accountability Committee delivered on Friday its [report](#) to the state legislature and Governor with its recommendations to reconstitute the 15-member board to a mix of 9 appointed/elected members, among other recommendations. Commuting Solutions is reviewing the report and providing ideas and perspectives.

The choices we make today will define how we move tomorrow, and we're energized to keep our transportation progress forward together in 2026!

With gratitude,

~Audrey DeBarros



Audrey DeBarros
Executive Director
Commuting Solutions

ADVOCATE



Joint Service Progress and Approval

The [Joint Service plan](#) to launch passenger rail between Denver and Fort Collins by 2029 continues to advance through coordinated interagency planning and formal approvals. In mid-2025, the [Regional Transportation District \(RTD\)](#), [Colorado Transportation Investment Office \(CTIO\)](#), [Clean Transit Enterprise](#), [Colorado Department of Transportation \(CDOT\)](#), and [the Front Range Passenger Rail District \(FRPRD\)](#) each unanimously approved an intergovernmental agreement (IGA) to authorize a [Joint Service Executive Oversight Committee](#) and jointly pursue track access with [BNSF Railway](#), a critical step toward realizing service on existing freight corridors. This agreement, mandated by [Senate Bill 24-184](#) and celebrated by Governor Jared Polis as a historic milestone in regional rail planning, sets the framework for collaborative development of a starter rail service with an initial goal of three daily round trips and stops in communities such as Boulder, Longmont, and Loveland.

17th Legislative Breakfast Recap



Thank you to everyone who joined Commuting Solutions and the [Northwest Mayors & Commissioners Coalition](#) for our 17th Legislative Breakfast at [CU Boulder](#) on January 8. We were honored to hear from Governor Jared Polis and other esteemed speakers who reflected on Colorado’s transportation progress, the importance of strong state and local leadership, and the path forward for Joint Service and Front Range Passenger Rail, including public engagement, BNSF lease agreement, and community station area planning and funding. If you missed the event or would like to revisit the discussion, featured speakers, and key takeaways, [visit our blog!](#)

Registration Open for Commuting Solutions March Membership Meeting

Commuting Solutions is excited to host our first [Membership Meeting](#) of 2026 on Wednesday, March 25, from 7:45–9:30 a.m. at the Butterfly Pavilion. Please join us for a morning of networking, program updates, and the opportunity to hear from guest speakers who will share insights on transportation, mobility, and what’s ahead in 2026. [Register for the March Membership meeting.](#)

INNOVATE

10-Year Plan Annual Report

CDOT 10-Year Vision Plan Open for Public Comment

The [Colorado Department of Transportation \(CDOT\) 10-Year Vision Plan](#) covering fiscal years 2027-2036 is now available for public review and comment. This plan is CDOT's roadmap for prioritizing and investing in critical transportation projects across the state for the next decade. The public comment period is running from January 26 to February 9. [Visit the 10-Year Plan Public Comment Form to learn more and provide your input.](#)

EDUCATE



Colorado Speed Enforcement Program

Civil penalties coming soon to CO 119

Drivers who exceed the speed limit by 10+ mph will receive a

\$75 Civil Penalty



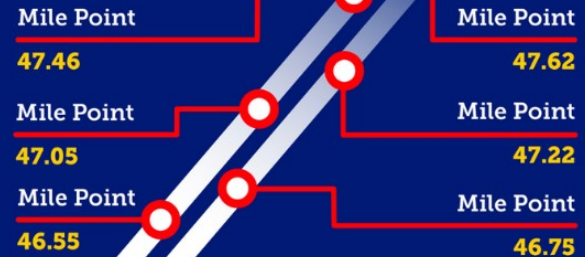
Colorado Speed Enforcement Program

Civil penalties now active on CO 119 between Boulder and Longmont



CO 119

Speed Camera Locations



CO 119 Speed Enforcement Program Underway

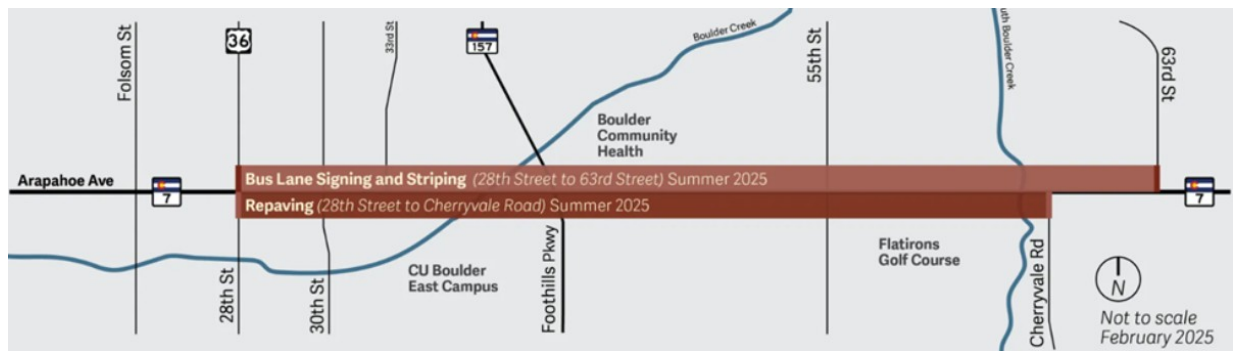
Following a record-breaking year for work zone fatalities, the Colorado Department of Transportation has launched a [Colorado Speed Enforcement Program along CO 119](#). The new program deploys camera technology in active construction work zones aiming to reduce speed-related crashes and fatalities.

During the CO 119 construction project, vehicles traveling an average of 10 mph or more over the posted speed limit will be issued a \$75 civil penalty. [Learn more about the CO 119 Speed Enforcement Program](#).

US 287 Safety Project Begins

Do you travel on US 287 between Berthoud and Lafayette? The Colorado Department of Transportation (CDOT) is kicking off the US 287 Safety Project, between Berthoud and Lafayette Visit [US 287 Improvements in Boulder County | Design Phase — Colorado Department of Transportation](#) to learn more about to status of the project. Be on the lookout for an in-person open house planned for late summer 2026 – more information to come! As one of the NAMS corridors, Commuting Solutions convenes the coalition and is exciting to continue moving forward.

Boulder East Arapahoe Multimodal Improvements



East Arapahoe, also known as CO 7, is one of Boulder's most heavily trafficked corridors and the most dangerous. To help support the increased need for safer and smoother travel along the corridor, [CDOT](#) has repaved Arapahoe Avenue between 28th street and 63rd Street. Additionally, in partnership with CDOT, the [City of Boulder](#) converted underused right lanes into curbside bus and right-turn lanes. These curbside bus and turn lanes will help improve travel for everyone by minimizing conflicts between buses and general traffic, creating safer and more efficient right turns, and reducing transit delays while maintaining reliable travel times for people driving. Visit [East Arapahoe Bus and Turn Lanes Signing & Striping Project | City of Boulder](#) for more information on this project.

RIDE



Winter Bike to Work Day

[Winter Bike to Work Day](#) is almost here! Join Way to Go and hundreds of commuters on Friday, February 13 for this annual event.

[Pledge to ride](#) your bike and you'll be entered to win weekly cash card giveaways.

Commuting Solutions and the [City of Westminster](#) will host a breakfast station near the US 36 & Sheridan pedestrian underpass from 7:00–9:00 a.m. Stop by for complementary [Vatos Tacos & Tequila](#) breakfast burritos, [Sweet Bloom Coffee Roasters](#), [Superfruit Republic](#) smoothie bowls, [PEARL iZUMi](#) giveaways, and more!

Save BIG with RTD Pass Programs

Help your employees or residents get around with RTD transit services with the [EcoPass](#) and [Neighborhood EcoPass \(NECO Pass\)](#) programs!

The RTD EcoPass is a cost-effective annual transit pass purchased by employers that gives employees unlimited rides on RTD buses, rail, and micro transit. Similarly, the Neighborhood EcoPass (NECO Pass) lets neighborhoods, apartment buildings, or homeowner associations buy annual RTD passes for residents, expanding access to transit and supporting cleaner, more connected communities. [For more information on the benefits of EcoPass and Neighborhood EcoPass programs, visit our blog.](#)



Mountain Ride 2026 Schedule Released

Funded by Boulder County, [Via Mobility Services operates the Mountain Ride service.](#) The Mountain Ride service offers reliable, affordable transportation for residents in Nederland, Eldora, and surrounding mountain communities. Serving older adults, people with disabilities, and others without access to a vehicle, Mountain Ride helps riders get to medical appointments, grocery stores, and other essential destinations—supporting independence and connection in the mountains.

BE IN THE KNOW



New Member Welcome

Commuting Solutions is thrilled to welcome [Harvest Hill | Ulysses Development Group](#) as our newest member! Their commitment to sustainable transportation and innovative solutions aligns perfectly with our mission to make getting around easier, sustainable, and more efficient for everyone.



We're Hiring!

[Commuting Solutions is hiring a full-time Employer and Community Engagement Coordinator](#). We are seeking someone who is passionate about building strong relationships and elevating commuter voices to support and advance transportation options programs.

[Commuting Solutions is also hiring a part-time Administrative Assistant](#) who will provide administrative and grant related support to the Executive Director, grant-funded programs, and the Board of Directors.

If you or anyone you know is interested in learning more about either of these roles, [please visit our website](#).



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You are receiving this email because you opted in to receive transportation news and event happenings in Colorado's northwest metro region.

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Commuting Solutions 2855 63rd St. Boulder, CO 80301 USA

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Christina Fernandez

From: John McDermott <jmcdconsult@gmail.com>
Sent: Thursday, February 5, 2026 10:00 AM
To: City Council
Subject: Coal Creek price increases
Attachments: RAB City Council Memo - 2026 Coal Creek Golf Green Fee & Pass Recommendation.pdf

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Council Members

I have just received the Coal Creek Golf course price increase recommendations from the Rec Advisory Board that will be passed on to each member of City Council to help you make a decision on the price increases for 2026. The information is deceptive at best and, once again, is not representing the true price increases for the current Coal Creek Season Pass holders. Please read below and see the attached memo. This is my response to the RAB memo.

Mr. Blackmore

Last year I paid \$2036 for my Regal Pass and my wife Pat, as a family member paid \$1527. The total was \$3563. The indicated increase included in your memo at \$2637 plus 5% equals \$2768.85 per member.

The total for both of us (since there is no family or senior discount mentioned) is now \$5,537.70, a 36% increase.

Why aren't you discussing this increase in your memo to the city council? Why are you hiding the fact that your senior residents are shouldering a ridiculous increase for next year? Pat and I are not the only ones experiencing this drastic increase in prices. City Council must be made aware of the omission of actual price increases represented in the recommendation. I am hoping this omission was accidental and not on purpose. Either way, this situation must be clarified for the City Council to make an informed decision.

John McDermott
416 Jefferson Ave, Louisville, CO 80027
303 502 7460 Mr. Blackmore

Memorandum

To: Louisville City Council
From: Recreation Advisory Board
Date: January 29, 2026
Re: 2026 Golf Course Green Fee & Pass Recommendation

The Recreation Advisory Board would like to provide feedback regarding the process used for the 2026 golf green fee and pass review, along with a formal recommendation.

In retrospect, the timing of when the Recreation Advisory Board was asked to review the proposed green fees occurred later than ideal in the planning cycle. While we were able to review and provide recommendations, the shortened timeline this year proved to be problematic.

We view this as a learning opportunity. Going forward, we will work with staff to ensure that the proposed fees and supporting data are provided earlier in the year allowing for a more transparent, collaborative, and informed review process.

Board Motion

The Standard Green fees for Weekday and Weekend rates will remain as previously posted, as well as the Preferred Player & Monarch Pass.

2026 Senior green fee rates will remain unchanged from the 2025 rates.

- 18 Holes PM - \$45.00
- 9 Holes PM - \$25.00

Staff will have the flexibility to determine senior days and times.

The Regal & Imperial passes will be adjusted for the 2026 season as follows:

- Pass pricing will be based on the Louisville Resident/Military rate, with a 5% increase, and a 25% proration applied to each pass:
 - Regal Pass: \$2637.00 + 5% increase
 - Imperial Pass: \$3498.00 + 5% increase

Annual passes will be capped at 40, with Louisville residents receiving priority.

Seconded: Michele Van Pelt
All board members were in favor.

We appreciate the opportunity to provide input on golf operations, and we value our advisory role. Lessons learned from the 2026 fee review will be used to improve the process for the future and to better support staff and City Council.

Respectfully,

Lisa Norgard
RAB, Chair

Christina Fernandez

From: T.J. Ramos <tjramos@live.com>
Sent: Wednesday, February 4, 2026 7:28 PM
To: City Council
Subject: Public comment on acquisition of Caboose property at 1155 Pine St
Attachments: 1762325946890.jpg

[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.

Do what it takes to keep it where it is as the gateway to Louisville please, please!

Sent from my T-Mobile 5G Device

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Christina Fernandez

From: LLC LLC <cateoral@gmail.com>
Sent: Wednesday, February 4, 2026 7:13 PM
To: City Council
Subject: Coal Creek Village

[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 City Council

I'd like to weigh in on the subject of Public Land Dedication and Coal Creek Village. The subject came up over and over during discussions with city planners and planning commission public statements. Over and over the issue was shut down by the city with ever changing excuses for not enforcing the requirement.

At the point of deliberations, the City Attorney was consulted and said the language for land dedication is clear and enforceable. Too late for actual public land dedication in the Coal Creek Village situation. And very disappointing.

When evaluating for Fee in Lieu please do not include private land as part of public land dedication. If the language of public land dedication is clear, do not muddy the process.

Although I'm against the Fee in Lieu philosophy, I hope the funds are used responsibly for public land acquisition in Ward 1 or a tunnel under SBoulder Rd near Main St.

Sincerely
Linda Cateora
1439 Front St
Louisville

Christina Fernandez

From: Paul Cavanagh <paulcavanagh13@gmail.com>
Sent: Wednesday, February 4, 2026 5:21 PM
To: City Council
Subject: 1155 Pine Street

[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 Members of City Council,

I am writing to express my support for the City of Louisville's proposed acquisition of the property section at 1155 Pine Street that includes the historic train cars.

This project—creating a memorable Historic East Gateway to Downtown Louisville—offers a meaningful opportunity to preserve the city's rail and industrial heritage while reflecting our shared values of stewardship, education, and responsible use of public resources. Protecting and showcasing historic assets like these train cars helps maintain the unique character that defines Louisville.

I respectfully urge City Council to approve this acquisition. Thank you for your time, service, and thoughtful consideration.

Sincerely,

Paul Cavanagh
Louisville, CO

Christina Fernandez

From: T.J. Ramos <tjramos@live.com>
Sent: Wednesday, February 4, 2026 5:19 PM
To: City Council
Subject: Forwarded from bad 1st try...
Attachments: Public comment supporting acquisition of 1155 Pine St.eml

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Sent from my T-Mobile 5G Device
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Dear Mayor and Members of City Council,

Greetings & salutations!

I heard about the Louisville Caboose being in some kind of limbo on that excellent Gateway-to-da-city spot. So, I contact you in huge support of the City of Louisville's proposed acquisition of the rather small section of property with the historic train cars at 1155 Pine Street. After all, The Price is Right no matter what it is! So is the location, location, location!

Protecting meaningful historic sites such as these extremely rare, and even coveted, train cars by keeping them on display, helps retain the wonderful character that defines the welcoming, truly American, quaintness of Louisville.

Considering all of the time, efforts (of thousands of Louisville volunteer diggers, welders, lumberjacks, heavy equipment operators, laborers, etc), and money-churning through the Louisville economy that this, now beautifully restored, caboose has been the object & focus of for so many local yokals over recent years, it should be a no-brainer for the city council to finalize this Godsend and acquire this awesome railroad artifact while they have the golden opportunity to do so. It brought the community together for "the big lift" in the face of the impending COVID shutdown, and then the awful Wildfire hit! It is remarkable that the dream was kept alive.

What an incredible story for the town of Louisville to preserve! The camaraderie was real (just look at the newsreels), new friends with the common cause of preserving our heritage for future generations. ALL ABOOOOAAAARD! Warm tummy feelings all around! The resulting togetherness prepared us to face the unforeseen calamities. It was the fruit of a seed planted by saving the Louisville caboose beforehand! An Illustrated written account of this story should be retained inside of the Caboose wherever it ends up. Some call = it a bizarre spiritual bond with an inanimate object. I call it a wonderful reminder of how the town of Louisville came together, and how many folks will continue the beautiful conversation, ad infinitum, for as long as the Louisville Caboose remains where it is to spark that conversation and retain the story for Louisville lore. I hope it doesn't cause a population boom of train people wanting to move here. Or, uh, err, ... I guess that wouldn't= be so bad!

I respectfully encourage City Council to support the acquisition opportunity of Louisville's lifetime. Thanks a whole heap.

Sincerely,
Thomas J Ramos

Christina Fernandez

From: Candace Garbow <candace.garbow@gmail.com>
Sent: Tuesday, February 3, 2026 9:11 PM
To: City Council
Cc: Clerks Office
Subject: Please support proposed acquisition

[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.

My Dear Mayor and Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Louisville, CO

Christina Fernandez

From: Ryan Pederson <4pederson@gmail.com>
Sent: Tuesday, February 3, 2026 6:52 PM
To: City Council
Subject: Sale of 1155 Pine St - train cars

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely, Ryan Pederson

Louisville, CO resident

Christina Fernandez

From: Travis Ramos <travis.ramos@gmail.com>
Sent: Tuesday, February 3, 2026 6:13 PM
To: City Council
Subject: 1155 Pine support

[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 would like to voice my support for the purchase of the portion of 1155 Pine. Though you all have heard the full story, here is what I would like to share tonight if given the chance.

Thank you very much,

“ The best stories are the small, unexpected ones.

This one started so small it was just my 4 and 7 year old and I, one a cold winter day in 2019, with shovels in our hands staring up at this gargantuan train car that was half-buried.

The next day it was the three of us again, and friend, with his shovel.

The following weekend, there were 6 or 7 of us.

And it grew and grew.

The story aired on all the local and Denver news stations.

This Hallmark-movie story unfolding of a small town - our town - attempting to save a piece of its history.

The People of Louisville - of our community - weren't rolling up our sleeves to dig out any old train car;

They were digging this train car out - The Louisville Caboose - because they were attempting to save their own memories. Their history. Our history, here.

Once we saw how important this - and our history- was to our community, our family poured the last 6 years of time, energy, and effort into doing something to carry this story forward.

...We took it as far as we could, until the dream almost broke us. And now, the City is stepping in to carry it forward;

To continue this story of creating an unforgettable Louisville landmark at the Entrance to downtown.

A historic East Gateway to Louisville.

As our city continues to grow in the coming decades, there becomes less and less of its character and history to hold onto. It's just natural. But If we aren't intentional in recognizing things like this when they come up...If it's all replaced with condos and apartments and big commercial buildings...what happens to our roots? Our history? Our character?

No one will know about the coal mines that still lie beneath our feet, right now, that this city was built on. The trains that carried the coal that stoked the fires that kept families warm in Their homes.

So, here is a chance.

A chance To honor our past, to hold onto our history, and in the face of future development and rapid growth, to keep our community grounded in our roots and who we are as people.

I support the City purchasing this section of property. Thank you. “

Travis Ramos
720-382-8727

Sent from mobile

Christina Fernandez

From: emily lammert <ejlammert@yahoo.com>
Sent: Tuesday, February 3, 2026 6:11 PM
To: City Council
Subject: Preservation of the Louisville Caboose and Boxcar - support for Ordinance No. 1914

[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,

Everyday when I take my 2.5 year old son to daycare, we drive past the Louisville Caboose and Boxcar. HE LOVES IT. He always asks to go explore it and "go in there". It captures his imagination, along with that of my entire family. This is why we choose to live in Louisville, for the authenticity, history and small town pride.

So I am writing to express my support for the preservation of these important, historic landmarks and objects of Louisville history. I'd love to see the City Council landmark these structures and allocate grant funding so that they can be enjoyed by many families for years to come. Our mining and railroad heritage isn't just a chapter in a book—it is the foundation of this community. It is a rare opportunity to participate in "history in the making" by carefully recording and restoring these artifacts so their story can be told for generations. This is so Louisville, and a big reason why my family moved here.

I urge you to support **Ordinance No. 1914** and the associated **lease-purchase agreement**. This represents a fiscally responsible and reasonable mechanism for the City to invest in our heritage. By doing so, Louisville will join the ranks of many other Colorado communities that have successfully integrated historic train cars into their local culture and public spaces.

Thank you for your time, your leadership, and your commitment to honoring Louisville's past.

Sincerely,

Emily Lammert

Christina Fernandez

From: Max Gerson <maxwellgerson@gmail.com>
Sent: Tuesday, February 3, 2026 5:29 PM
To: City Council
Subject: 1155 Pine Street

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Louisville, CO

Christina Fernandez

From: erik@hapcdesign.com
Sent: Tuesday, February 3, 2026 5:27 PM
To: City Council
Subject: City Council Agenda Item E Ordinance No. 1914, Series 2026 - 1155 Pine
Attachments: LouisvilleAerial-SE.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.

Mayor Leh and members of City Council,

Regarding tonight's City Council Agenda Item E Ordinance No. 1914, Series 2026 regarding the lease/purchase of the land and rail cars at 1155 Pine Street, I am very much in support of the City purchasing this property.

When Travis relocated those train cars, I was very pleased to see that re-created vestige of the old railroad siding, one of many that served the area coal mines and the Louisville Grain Elevator. The attached image shows the railroad siding arcing across the southeast corner of old Louisville.

When I think of the gateway signage that had been proposed in this area (like a mundane subdivision entry monument) and see these rail cars in this area instead, I am encouraged that this could remain as a very appropriate iconic gateway to old town Louisville and downtown. The purchase of the property by the city will allow this to remain a nostalgic reminder of the importance of the railroad in Louisville's history, and its future.

Thanks for considering my opinion.

-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



Christina Fernandez

From: Mike Deborski <mikedebraska@gmail.com>
Sent: Tuesday, February 3, 2026 5:16 PM
To: City Council; Diana Langley
Subject: Coal Creek Village

[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.

Mr. Mayor and Respected City Council,

I wish I had more time to review the Markel Homes proposal. At first glance, I do appreciate that staff has come up with a viable solution to the impacts upon Little Italy. To allow only emergency vehicle access from Front Street and or Harper Street, not only will preserve the quality of our historic neighborhood, it will insure it's safety as well.

The ownership and developer of this property should accept that it is faced with limited vehicular access and be willing to accept less dwelling units as a result. Their profitability should not come at Little Italys expense.

Please require that the commercial portions of this PUD be built out first. This Developer/Builder seems to have a long standing history of not fulfilling its commitments and obligations to the city of Louisville and our residents. Nearly twenty years ago, on their North End project, Michael Markel promised retail and even a brew pub that never materialized. In fact, that property still remains vacant.

Fool me once... let's not make the same mistake again.

I appreciate your consideration!

Mike Deborski

Louisville Resident

Christina Fernandez

From: David Quinn <david.quinn@compass.com>
Sent: Tuesday, February 3, 2026 5:14 PM
To: City Council
Cc: City Council
Subject: Public Comment in Support of 1155 Pine Street Acquisition

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage the City Council to support this item. Thank you for your service and consideration.

Sincerely,
David Quinn

Thank you,



[Click on my signature!](#)

Christina Fernandez

From: Carlos Calderon <carlos.a.calderon@gmail.com>
Sent: Tuesday, February 3, 2026 5:14 PM
To: City Council
Subject: historic train cars at 1155 Pine Street

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Carlos Calderon

Louisville, CO

Christina Fernandez

From: Beau Tremitiere <beau.c.tremitiere@gmail.com>
Sent: Tuesday, February 3, 2026 5:05 PM
To: City Council; cityclerk@louisvilleco.gov
Subject: Support - 1155 Pine Street Project

[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.

Good afternoon,

My name is Beau Tremitiere, and I am a Louisville resident. First, please accept my sincere gratitude to each of you — Louisville would not be the safe, welcoming, and vibrant place it is today without the effort of local officials like you putting in the time and attention to make it so. I am an attorney with a national non-profit that works with elected officials around the country, and I consider myself fortunate to live somewhere with such thoughtful and engaged local leadership.

Second, I write specifically today to express my support for the City's potential acquisition of 1155 Pine Street.

This project would preserve an iconic entry point into Downtown Louisville, preserving our storied industrial history in a manner that respects those who built this community and makes judicious use of public resources. Preserving the historic train cars is a simple but meaningful way to honor our community's past and reaffirm the character of this special town.

Thanks for your consideration.

Regards,

Beau C. Tremitiere
Mobile: 267-784-1370
beau.c.tremitiere@gmail.com

Christina Fernandez

From: Jet Sandoval <j33sandoval@gmail.com>
Sent: Tuesday, February 3, 2026 4:54 PM
To: City Council
Cc: lauryl danuff; Lauren Foster; dalejandre96@gmail.com
Subject: Fwd: Coal Creek PUD public comments for 2/3/26 mtg

[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.

RE: Coal Creek PUD for February 3rd, 2026 planning commission meeting



Dear Commissioners:

Here, at 945 Griffith St, is where our family resides. We are the only home between the railroad tracks and Front St (as illustrated by the black lines), and our driveway is just West of our home, facing South onto Griffith. Across the street is a small business just bought by a new owner.

At the time being, when a train passes on the railway beside our home (to the West) there can be up to 6-8 cars waiting along Griffith, completely blocking our driveway exit and making all street parking spots in front of our house also blocked in. The cars often back up past the Griffith/Front intersection, piling East toward Cannon St.

If a through-connection from the new PUD to Front St is permitted, we will face further challenges in exiting our property, as traffic will increase exponentially. Having lived through and been a part of the Marshall Fire, I have even greater fear in this regard, should we need to leave due to emergency or natural disaster.

I respectfully ask the commission to put specific language into the amendment ensuring one of two things 1) no through access between the PUD and Front St whatsoever at any time, or 2) written language designating the PUD's Front St access as "Emergency access only" and ensure it is designed accordingly. Neither of these amendments will slow down approval.

We do not just want traffic calming measures in front of our house— that will not significantly help our future children. Nor will I love the bright lights from signs gleaming into my front windows. We already get enough of that from the railroad crossing lights themselves! Therefore, I ask for reassurance that the city cares about me and my family as homeowners and community members, to make sure we have the safest and most accessible community to live, drive, walk, and ride around in through intentional wording in the proposal amendments.

Secondly, I ask that the commission put in writing with the amendment that a connection to Front Street NOT be called "Front St" on the new development's side (North of Harper), as this will route all GPS traffic from S Boulder Rd through it, or give people ideas to cut through. Thus, the issue will continue even if designated an emergency access only area. Furthermore, if it is called Front St while designated an emergency access only – that will be very confusing to community members and folks alike looking to reach places like the Library or Sweet Cow, which are all on Front St. The town has long lost its ability to expand the grid with S. Boulder Rd access points near Highway 42, and the burden of this reality should not fall onto the shoulders of Little Italy residents.

The developers have shown a continued interest in flexing to Little Italy's needs, like including a park on the Southwest end of the development (which I really like and appreciate), and ensuring that the existing alley behind Harper St is improved and enough land is dedicated to allow a public right-of-way. I also ask that these are 2 provisions included in written amendments to the proposal.

I know the naming of streets or "emergency-access only" designation is not a concern to the developers- they are just going to be happy to break ground, start building, and move toward making money.

So it all comes down to the City...

The revenue our city stands to make with all these new residents shopping at local businesses is enormous, whether or not there is an emergency access only point or a road named something other than "Front". The city will have its day and make its money with a new development, no matter what the details are. So please, please think about your citizens when making detailed amendments like this, and think about if this were your home, and your street corner.... Please hear us and consider us (the people who already call Louisville and Little Italy home) in all of this.

Thank you for your time,

Jet Sandoval
Resident, 945 Griffith St. Louisville
708-979-4807
j33sandoval@gmail.com

Christina Fernandez

From: Carina <carinaborunda@gmail.com>
Sent: Tuesday, February 3, 2026 4:53 PM
To: City Council
Subject: Support for Ordinance No. 1914 – Preservation of the Louisville Caboose and Boxcar

[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'm reaching out to show support for the preservation of the Louisville Caboose and the "Steinbaughxcar." The Louisville Caboose is considered a staple the city's downtown area. As I relocated to work in Louisville not even two years ago, I've noticed how a few staple establishments, businesses, and landmarks characterize the town. It struck a chord when I first saw the 1155 Pine lot with a for sale sign while driving into the city. Finding out that city council showed initial support for this project gave me hope that all the hard work put in from so many members of this community to preserve them wouldn't be in vain.

Apart from being a piece of the city's mining and railroad history, the Louisville Caboose and boxcar are seen as part of the town's identity. It's common to see visitors snapping photos of the caboose or high schoolers taking senior photos with it in the background because it is undeniably a part of Louisville. Preserving these artifacts over generations only adds to the city's rich history. I strongly advocate to preserve this Louisville heritage, so the next generation can rely on more than a book or class photos to hear how it's shaped the city. Let them witness the history firsthand.

I urge you to support Ordinance No. 1914 and the associated lease-purchase agreement. This represents a fiscally responsible and reasonable mechanism for the City to invest in our heritage. By doing so, Louisville will join the ranks of many other Colorado communities that have successfully integrated historic train cars into their local culture and public spaces.

Thank you for your time, your leadership, and your commitment to honoring Louisville's past.

Sincerely,
Carina Borunda

Christina Fernandez

From: Peter Stewart <peter@stewart-architecture.com>
Sent: Tuesday, February 3, 2026 4:52 PM
To: City Council
Subject: Support for – Preservation of the Louisville Rolling Stock (Ordinance No. 1914)

[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,

First, I am impressed by all the community members who have invested their time and efforts in caring for and preserving the Louisville train cars. This rolling stock is an important resource valued by our community because it ties our present to our past - our Louisville history. They make a bold statement, symbolizing the history of this place and our community's spirit honoring our past.

I feel its appropriate to utilize our Historic Preservation Fund in assisting this collective community effort. I urge your support

Thank you,

Peter Stewart

stewart

ARCHITECTURE

1132 Jefferson Ave. Louisville, CO. 80027

tel: 303.665.6668

peter@stewart-architecture.com

Christina Fernandez

From: Joshua Johnston <jrjohnston19@yahoo.com>
Sent: Tuesday, February 3, 2026 4:39 PM
To: City Council
Subject: Support for Ordinance No. 1914 – Preservation of the Louisville Caboose and Boxcar

[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.

Mayor and City Council Members,

I am reaching out to you in order to share my support for the preservation of the Louisville Caboose and the associated boxcar, affectionately known as the "Steinbaughxcar." I was encouraged to see the Council's support for the project during the 2024 Concept Plan meeting. I understand that the decision to landmark these two structures and to allocate grant funding is determined by City Council. I am also aware of the Historic Preservation Commission's discussions on this topic.

The Louisville caboose and boxcar are more than historic railroad equipment; they are tangible representations of the town's identity and origins. Louisville's mining and railroad heritage is not simply a historical reference, but the foundation upon which the community was established. Preserving these artifacts presents a rare opportunity to document, restore, and interpret this history so that it may be shared with future generations. This narrative is distinctively and unequivocally Louisville's.

I respectfully urge your support of Ordinance No. 1914 and the associated lease-purchase agreement. This proposal offers a fiscally responsible and prudent mechanism for the City to invest in the preservation of its heritage. By approving this measure, Louisville will join numerous Colorado communities that have successfully incorporated historic rail cars into their public spaces and cultural programs.

Thank you for your time, your leadership, and your continued commitment to honoring Louisville's history.

Sincerely,
Josh Johnston

Christina Fernandez

From: Bill McGuire <bill@dajdesign.com>
Sent: Tuesday, February 3, 2026 4:20 PM
To: City Council
Subject: Support for Ordinance No. 1914 – Preservation of the Louisville Caboose and Boxcar

[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 am writing to express my enthusiastic support for the preservation of the Louisville Caboose and the "Steinbaughxcar." Following the 2024 Concept Plan meeting, it was encouraging to see Council's initial support for this project. While I am aware of the recent Historic Preservation Commission (HPC) discussions, I fully recognize that the final decision to landmark these structures and allocate grant funding rests with the City Council.

The Louisville Caboose and boxcar are more than just vintage equipment; they are tangible links to our town's identity. Our mining and railroad heritage isn't just a chapter in a book—it is the foundation of this community. It is a rare opportunity to participate in "history in the making" by carefully recording and restoring these artifacts so their story can be told for generations. This is a narrative that is undeniably and uniquely Louisville.

I urge you to support **Ordinance No. 1914** and the associated **lease-purchase agreement**. This represents a fiscally responsible and reasonable mechanism for the City to invest in our heritage. By doing so, Louisville will join the ranks of many other Colorado communities that have successfully integrated historic train cars into their local culture and public spaces.

Thank you for your time, your leadership, and your commitment to honoring Louisville's past.

Sincerely,
Bill



BILL MCGUIRE

Architect

w: dajdesign.com

o: 303.527.1100

m: 773.558.6192



Christina Fernandez

From: Jett Hansel <jetthansel@icloud.com>
Sent: Tuesday, February 3, 2026 4:12 PM
To: City Council
Subject: 1155 Pine Street

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Louisville, CO

Christina Fernandez

From: Adrian Wisniewski <adrianthomaswisniewski@gmail.com>
Sent: Tuesday, February 3, 2026 3:35 PM
To: City Council
Subject: Train Car Property

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property at 1155 Pine Street that includes the historic train cars.

These train cars are more than just interesting artifacts — they are a visible and meaningful reminder of Louisville's roots. Louisville's history is deeply connected to rail, industry, and the hardworking people who helped build this town into what it is today. Preserving these cars, and keeping them on display in the community, offers a powerful way to honor that legacy and ensure it isn't lost over time.

This project also represents a special opportunity to create an unforgettable Historic East Gateway to Downtown Louisville — one that feels authentic and grounded in the story of our town. Protecting important historic sites like this reinforces Louisville's shared values of stewardship, education, and thoughtful use of public resources, while helping maintain the unique character that makes Louisville such a special place to live.

I respectfully encourage City Council to support this item. Thank you for your service and for your thoughtful consideration.

Sincerely,

Adrian

Christina Fernandez

From: Brad Davids <brad.davids@gmail.com>
Sent: Tuesday, February 3, 2026 3:09 PM
To: City Council
Subject: We support the caboose!

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Brad Davids
410 Main Street
Louisville, CO

Christina Fernandez

From: Jason <mr.jayson.jrs@gmail.com>
Sent: Tuesday, February 3, 2026 2:42 PM
To: City Council
Cc: City Council; cityclerk@louisvilleco.gov
Subject: 1155 Pine Street Acquisition - Public Comment

[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 whom it may concern,

I am writing to express my support for the proposed acquisition of the property at 1155 Pine Street.

This is a great opportunity for the City of Louisville to secure public land at the key location of the town boundary and its direct access to the downtown area.

I believe the train cars serve as both a valuable community asset and a tribute to Louisville's rich history. The train cars are a welcomed display that enhances the character of the area.

Purchasing this land now would ensure that it remains available for public use as the town grows, preserving an important access point and a key piece of the community for generations to come.

I strongly urge the council to act on this opportunity and make this purchase a priority.

Thank you for your consideration.

Christina Fernandez

From: Paige Dow <dow.paige@gmail.com>
Sent: Tuesday, February 3, 2026 2:33 PM
To: Clerks Office
Cc: City Council
Subject: URGENT: Public Comment in Support of 1155 Pine Street Acquisition

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating a welcoming and historic East gateway to downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville. It add character to our town and helps support the historical work and site throughout the town.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Louisville, CO

Christina Fernandez

From: Keith McInerney <keith.mcinerney@gmail.com>
Sent: Tuesday, February 3, 2026 2:24 PM
To: City Council
Subject: Historic Train Car Museum of 1155 Pine Street

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character (*a big reason my family and I moved here 4 years back*) that defines Louisville . I respectfully encourage the City Council to support this item. Thank you for your service and consideration.

Sincerely,

Keith

Keith McInerney | Denver | +1 703.678.5564

Christina Fernandez

From: Kelly Landen <fosterkmarie@gmail.com>
Sent: Tuesday, February 3, 2026 2:21 PM
To: Clerks Office
Cc: City Council
Subject: 1155 Pine Street

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Kelly and Matt Landen
Louisville, CO

Christina Fernandez

From: fosterkmarie@gmail.com
Sent: Tuesday, February 3, 2026 2:20 PM
To: cityclerk@louisvilleco.gov
Cc: City Council
Subject: 1155 Pine Street

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Kelly Landen

Christina Fernandez

From: Cynthia Corne <ccorne@comcast.net>
Sent: Tuesday, February 3, 2026 2:07 PM
To: City Council
Subject: Little Italy and Development, CCVillage PUD

[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 City Council,
Thank you for your service to Louisville.

As you consider the Markel development:

1) Please remember the safety of Louisville's Middle School community as well as the school corridor that this area represents - to Monarch as well as to Centaurus.

As part of that critical public safety consideration, please review the Planning Commission minutes and comments. These commissioners are balanced, and listen to staff, yet well understood the lack of traffic planning/consideration that happened with the plan before you. The community pointed out the lack of appropriate study of the traffic patterns in close proximity, as well as westbound (all directions really). If this high density development has access to Front Street through Little Italy, those drivers will turn right, right into the Middle School and residential corridor, down Lafayette Street to Via Appia. It simply creates too much danger to the already increased risks with e-bikes and daily/regular traffic for school and other uses of the performance/athletic facilities at LMS.

2) Little Italy is a rare gem of history for Louisville. When this development went before Planning Commission, the Louisville Historic team had just done a historic walking tour of the area. It is rich with history, which running traffic down Front Street will eliminate. To this day, this is a close-knit community. It has been a more affordable area for young families to rent/buy and also for families to pass down their homes through generations. For your reference, from the City's own website today:

Louisville's Italian Heritage
maps.arcgis.com



3) Path Forward: This group of proud Louisville residents is not opposed to the Markel development, as revised with the community, city staff, and developer. Please do not even consider the original proposal. One can only surmise that there is an outdated view of new buildings running all along Highway 42 that

some group of “visionaries” has asserted, with no consideration for Louisville’s current residents in Little Italy nor its history. And public safety for the schools. Developments are also supposed to contain public parks and this one only had a small private area.

Please look at the traffic data and concerns with were shared by the Planning Commissioners. They did not take their required change requirements lightly. That is why you have a Planning Commission. To help you to avoid a major public safety debacle as well as a non-reversible impact to a quality neighborhood (have you driven through it? Lots of pride and history there).

Thank you again.
Cynthia Corne

Co-owner 1440 Cannon Street (Little Italy)
Louisville (now reside in Iowa City, Iowa)

Christina Fernandez

From: Austin Dwyer <dwyer.austin@gmail.com>
Sent: Tuesday, February 3, 2026 2:06 PM
To: City Council
Subject: 1155 Pine Street

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,
Austin Dwyer
Louisville, CO

Christina Fernandez

From: Christina Jeon Harvey <cjeonharvey@gmail.com>
Sent: Tuesday, February 3, 2026 1:53 PM
Subject: Keep the caboose!

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Christina Harvey

Louisville, CO

Christina Fernandez

From: Benjamin Snow <benjamin.aaron.snow@gmail.com>
Sent: Tuesday, February 3, 2026 1:53 PM
To: City Council
Subject: Support of train car project

[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 Members of City Council,

I'm writing as a Louisville resident, parent, and homeowner in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

Our downtown area currently has several empty storefront, or other 'dead areas' and lacks some of the historical emphasis that other smaller towns have - I have seen strong emphasis of this on visits to Superior and Erie. I believe supporting this is an opportunity which shouldn't be lost.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Benjamin Snow
653 Ponderosa Ct, Louisville, CO 80027
Louisville, CO

Christina Fernandez

From: Chris Torrence <chris_torrence@comcast.net>
Sent: Tuesday, February 3, 2026 1:50 PM
To: City Council
Subject: Support for Ordinance No. 1914, Series 2026 - 1155 Pine Street

[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 Members of City Council,

I am writing in strong support of the lease and purchase of 1155 Pine Street.

The intersection of Pine and Highway 42 is one of the primary gateways into downtown Louisville. For many years, the only indication of this gateway was a small coal car, hidden behind a flower bed. Now, with the acquisition of the train cars on the new property, the City Council has a historic opportunity to create a new and exciting entrance to Louisville.

The history of Louisville is tied to the railroad - the railroad line brought passengers on the Interurban from Denver and Boulder, and carried away coal from the mines. In addition, with RTD finally planning on extending the commuter rail through Louisville, the railroad will once again play a role.

At 1155 Pine, the track and train cars are in place, and follow the original railroad line of the “wye” that was used to turn trains around. More work certainly needs to be done, including further restoration and preservation of the train cars, and new signs and landscaping. By agreeing to purchase this property, City Council will be able to ensure that the street corner truly becomes a gateway to Louisville, one that proudly shows off our railroad heritage and welcomes visitors to the City.

Thank you for your consideration.

-Chris Torrence
Louisville, Colorado

Christina Fernandez

From: Jay Ferguson <gaferg3@gmail.com>
Sent: Tuesday, February 3, 2026 1:48 PM
To: City Council
Subject: Public Comment in Support of 1155 Pine Street Acquisition

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

As someone who volunteered with the effort to rescue the caboose I am personally invested in seeing it be used to enhance the Louisville experience. I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Jay Ferguson
Louisville, CO

Christina Fernandez

From: scott eichorn <seichorn@yahoo.com>
Sent: Tuesday, February 3, 2026 1:48 PM
To: City Council
Subject: Caboose property

[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.

Going to keep this succinct. As a downtown resident for over 20 years, we would just like to throw our support behind securing the Caboose property at the gateway to our city.

Thanks,
Scott
Lafarge Ave

Christina Fernandez

From: Kristina Dohm <kristinadohm@hotmail.com>
Sent: Tuesday, February 3, 2026 1:45 PM
To: City Council
Subject: Public Comment in Support of 1155 Pine Street Acquisition

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Louisville, CO
Sent from my iPhone

Christina Fernandez

From: Amanda Hutnick <amanda.hutnick@gmail.com>
Sent: Tuesday, February 3, 2026 1:43 PM
To: City Council
Subject: Public Comment in Support of 1155 Pine Street

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Amanda, Ryan and Nolan Hutnick
Louisville, CO

Christina Fernandez

From: Joel Dow <joeldow@gmail.com>
Sent: Tuesday, February 3, 2026 1:41 PM
To: cityclerk@louisvilleco.gov; City Council
Subject: 1155 Pine Street support

[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 Members of City Council,

I am writing to express my enthusiastic support for acquiring the section of 1155 Pine Street housing our historic train cars.

These artifacts are more than just history; they are a defining part of Louisville's landscape. Transforming this site into a Historic East Gateway is a powerful way to celebrate our rail roots while demonstrating a commitment to education and historical stewardship. We must take this opportunity to protect the landmarks that make Louisville unique.

Please support this acquisition and help preserve the character of our downtown. I appreciate your service and your attention to this important matter.

Sincerely,

Joel Dow
Louisville, CO

Christina Fernandez

From: Nikki Fazio <nikkifhaz@gmail.com>
Sent: Tuesday, February 3, 2026 1:39 PM
To: City Council
Subject: Trains and history

[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.

Good afternoon,

I am writing this letter to beg you to PLEASE not let the trains disappear. Louisville is slowly changing, and while most of it is for the better, there are a lot of memories being torn down to make room for things that are bigger and more expensive.

Please find a way to make the trains and/or the location part of the historical society. Or find a way to preserve them in some other way, I beg you. I grew up here in Louisville and went to coal creek 30+ years ago. My kids now go to LES and LMS, and are always cruising around town on their bikes. Preserving history is so important, especially for our kids! And Louisville has such an incredible history.. it would mean the world to many of us.

Thanks so much for listening!
Nicole Fazio

Christina Fernandez

From: Mamta Shah Saxman <mamta.saxman@gmail.com>
Sent: Tuesday, February 3, 2026 1:30 PM
To: City Council
Subject: 1155 Pine St

[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.

If we could create a unique historical site for our community, I think it would be great.

Mamta
Sent from my iPhone

Christina Fernandez

From: Matt Landen <matt.landen@gmail.com>
Sent: Tuesday, February 3, 2026 1:22 PM
To: City Council; City Council
Subject: Public Comment in Support of 1155 Pine Street Acquisition

[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.

Christina Fernandez

From: Katie H <kh80027@gmail.com>
Sent: Tuesday, February 3, 2026 12:58 PM
To: City Council
Subject: Public Comment in Support of 1155 Pine Street acquisition

[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 Mr. Mayor and members of city council:

I am writing in full support of the purchase of the caboose and property at 1155 Pine Street in Louisville.

My husband and I moved to Louisville because we loved how it feels. Louisville was always a quiet, small, cozy place outside of the rush and mad growth of the front range, and the fantastic little miners' and shotgun homes, bungalows and historic buildings on and around Main contributed everything to that feeling. They did and still do house the memories, history and the energy of the people who came before us, like a living museum. But every year there are fewer of them, despite the efforts and heartbreak of the people who try to preserve what's left of Louisville's beautiful, architectural soul.

As my 80-year-old acquaintance who grew up in Louisville would say: I guess you can't stop progress. Let's not let progress be nothing more than sacrifice for the many to benefit a few. We can still choose something because it's the right thing to do. Because it preserves something that might not be tangible or definable, but that matters in a way that brand-new multi-family housing or another trophy home never will. Because a young man who has no obvious connection to the history of Louisville cared enough to preserve something that does. Because Travis brought a beautiful segment of Louisville together in support of his vision. Because a family showed up to help, on foot, carrying shovels on their shoulders. Because this process has dragged on for years and then finally the tide turned.

There's no reason to say no now! Please, let's let Travis Ramos and his wonderful kind heart fulfill their mission for the east gateway to Louisville without further delay, because the caboose and the boxcar are iconic and they hold the felt sense of what makes this town such a wonderful place to live. It's a landmark project filled with history and soul, and so many of us need to know that our leaders care about those things, too.

Thanks for listening and I vote yes, buy the property and make Travis Project Manager for whatever needs to happen going forward!

Respectfully,

Katie Heldman
Louisville, CO

Christina Fernandez

From: Ryan Hutnick <rhutnick@gmail.com>
Sent: Tuesday, February 3, 2026 12:57 PM
To: City Council
Subject: Public Comment in Support of 1155 Pine Street Acquisition

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

I personally have worked on the train car project with Travis as I have devoted my own personal time to save some of the remaining Louisville historical pieces. These artifacts are dwindling and it will be a sad time to see history get demolished or removed to make way for new fancy town homes and complexes that provide nothing to a small town. The charm of Louisville must be preserved or it faces a sad ending as it becomes just another contractor run town.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,
Ryan Hutnick

Christina Fernandez

From: Shawn Butler <shawncbutler@yahoo.com>
Sent: Tuesday, February 3, 2026 12:51 PM
To: City Council
Subject: Train Cars

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Louisville, CO

[Yahoo Mail: Search, Organize, Conquer](#)

Christina Fernandez

From: Charlie Lommen <charleslommen@gmail.com>
Sent: Tuesday, February 3, 2026 12:50 PM
To: City Council; Clerks Office
Subject: Support for 1155 Pine

[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 Members of City Council,

I am writing to voice my support for the City of Louisville's proposed acquisition of the part of 1155 Pine with the train cars.

This project has been rooted in community efforts from its very beginning. Today it stands as a remarkable and unique entrance to the city. Louisville has a rich history with the mining and rail industry playing key roles. I firmly believe that this plan is in keeping with the spirit of uplifting the history and community of this wonderful town.

I hope that all the wonderful men and women on this council can see how much it means to our community to have this project remain and be supported. I humbly request that you thoroughly consider this proposal and continue making Louisville a unique and vibrant place to live.

Best,
Charlie Lommen

Christina Fernandez

From: Sarah Ochsankehl <sochsankehl@gmail.com>
Sent: Tuesday, February 3, 2026 12:37 PM
To: City Council
Cc: Andy Ochsankehl; Clerks Office
Subject: Public Comment in Support of 1155 Pine St. Acquisition

[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 Members of City Council,

My husband and I are writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

We respectfully encourage the City Council to support this item. Thank you for your service and consideration.

Sincerely,
Sarah and Andy Ochsankehl

Sarah Ochsankehl
(c) 972.974.0991

Christina Fernandez

From: Kate Dunlap <dunlapcr@gmail.com>
Sent: Tuesday, February 3, 2026 12:35 PM
To: Clerks Office; City Council
Subject: Fwd: Please purchase 1115 Pine St. Property

[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.

Re-sending because it bounced back.

Dear Louisville City Council Members,

I'm writing in support of the city's potential purchase of the corner property near downtown with the train car - 1155 Pine Street. This property is the primary eastern entrance into town, and that train car is a key part of our town's history. If the city doesn't purchase the property, it could be redeveloped as a generic building. This is a great opportunity for the city. Please move forward with purchasing this property. Thanks,

--

Kate Dunlap (she/her)
303-503-7209
667 W. Lilac Ct.

--

Kate (she/her)

Christina Fernandez

From: Anna Marshall <keefermarshall@gmail.com>
Sent: Tuesday, February 3, 2026 12:35 PM
To: Clerks Office
Cc: City Council
Subject: Support for city acquisition of 1155 Pine Street

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Anna Marshall
Resident of Louisville, CO

Christina Fernandez

From: Leanne Duhon <leanneduhondesignco@gmail.com>
Sent: Tuesday, February 3, 2026 12:34 PM
To: City Council; Clerks Office
Subject: Please save the historic train cars!

[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 Council Members,

I'm a local resident and business owner and I'm really hoping you'll move forward with the purchase of the property at 1155 Pine Street.

Those train cars are a landmark for us, and losing them would be a shame. Using that space as a gateway to downtown is a smart move that protects our history and gives the community something to be proud of.

I'd love to see the city get behind this project. Thanks!

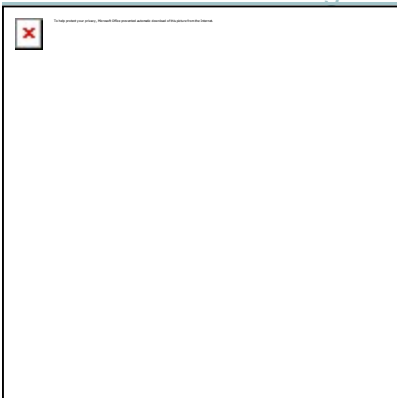
Sincerely,

Leanne Duhon

Leanne Duhon

720.347.3439

www.leanneduhondesignco.com



Christina Fernandez

From: traffdr@aol.com
Sent: Tuesday, February 3, 2026 12:34 PM
To: City Council
Subject: 2-3-2026 City Council Meeting Coal Creek Village

[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 Honorable Mayor and City Councilors:

Thank you for all you do to help keep our town feeling like a desirable Small Town without closing the doors. We are sorry this comment is so late.

Coal Creek Village:

I am unable to follow all the details, numerous public meetings nor read the very lengthy enclosed engineering and design information on this proposal. I believe property rights should be honored, even if it is a Developer's Property. However, I do not understand the benefit of going from 51 units to 187 units. That is MORE THAN THREE AND A HALF TIMES what was previously approved. How does kind of thing happen and who is to blame? We drive the streets of Louisville nearly every day and we know the rush hour traffic on Highway 42 can be very bad. We expect this will make it worse. The great people in Little Italy need representation. If there are SIX Requested Waivers, how can this be good for the adjacent community and for Louisville? Also, The Union Jack Liquor Store is a very good business, and we would be sad to see them pushed around. South Boulder Road and Highway 42 Intersection as is, is an adequate working intersection now, but adding this much density will just make it take longer to get through. Please consider all the Little Italy Community's pleas. They have worked long and hard and are being considerate. I do not know what the ideal quantity of units are to maintain compatibility with the adjacent neighborhoods, the traffic on the streets and the need to find solutions to the high cost of housing. Empathy is always good to show with concrete improvements, but Suicidal Empathy is very inconsiderate to those who have been here and built a life within the constraints of a small town. Just because you can pack them in, does not mean it is good for all.

Thank you for Considering, Respectfully,

Tom and Diane Rafferty
Ward 3

Christina Fernandez

From: Anna Marshall <keefermarshall@gmail.com>
Sent: Tuesday, February 3, 2026 12:29 PM
To: cityclerk@louisvilleco.gov
Cc: City Council
Subject: Support of 1155 Pine Street Acquisition

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Anna Marshall
Resident of Louisville, CO

Christina Fernandez

From: Chip Heldman <chipheldman@gmail.com>
Sent: Tuesday, February 3, 2026 12:20 PM
To: cityclerk@louisvilleco.gov
Cc: City Council
Subject: Caboose & train car

[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 whom it may concern,

I have been a homeowner and resident of Louisville since 1997. I would love for the East gateway to the city to include the caboose and freight car! These are a part of our history and important to us.

PLEASE support this; it is great for our community and it is important to preserve our history.

Best regards,
William "Chip" Heldman
296 S Adams Drive, Louisville

Christina Fernandez

From: Leanne Duhon <leanneduhondesignco@gmail.com>
Sent: Tuesday, February 3, 2026 12:13 PM
To: cityclerk@louisvilleco.gov
Cc: City Council
Subject: Please save the historic train cars!

[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 Council Members,

I'm a local resident and business owner and I'm really hoping you'll move forward with the purchase of the property at 1155 Pine Street.

Those train cars are a landmark for us, and losing them would be a shame. Using that space as a gateway to downtown is a smart move that protects our history and gives the community something to be proud of.

I'd love to see the city get behind this project. Thanks!

Sincerely,

Leanne Duhon

Leanne Duhon

720.347.3439

www.leanneduhondesignco.com



Christina Fernandez

From: Dilek Eccles <dilekd@gmail.com>
Sent: Tuesday, February 3, 2026 12:08 PM
To: cityclerk@louisvilleco.gov
Cc: City Council
Subject: 1155 Pine Street

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Dilek Kaufman

Louisville, CO

Christina Fernandez

From: Kate Dunlap <dunlapcr@gmail.com>
Sent: Tuesday, February 3, 2026 12:00 PM
To: cityclerk@louisvilleco.gov; City Council
Subject: Please purchase 1115 Pine St. Property

[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 City Council Members,

I'm writing in support of the city's potential purchase of the corner property near downtown with the train car - 1155 Pine Street. This property is the primary eastern entrance into town, and that train car is a key part of our town's history. If the city doesn't purchase the property, it could be redeveloped as a generic building. This is a great opportunity for the city. Please move forward with purchasing this property. Thanks,

--

Kate Dunlap (she/her)
303-503-7209
667 W. Lilac Ct.

Christina Fernandez

From: Nathan Marshall <nathantmarshall@gmail.com>
Sent: Tuesday, February 3, 2026 12:00 PM
To: cityclerk@louisvilleco.gov
Cc: City Council
Subject: Public Comment in Support of 1155 Pine Street Acquisition

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Nathan Marshall
Louisville, CO

Christina Fernandez

From: Siri Nanz Snow <sirinanz@gmail.com>
Sent: Tuesday, February 3, 2026 12:00 PM
To: City Council; City Council
Subject: Public Comment in Support of 1155 Pine Street Acquisition

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them from on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,
Siri Snow

Christina Fernandez

From: Lisa Dierauf <dierauf@gmail.com>
Sent: Tuesday, February 3, 2026 11:58 AM
To: City Council
Cc: Lisa Dierauf
Subject: Thoughts on proposed developments

[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 there. I have been a Louisville resident for 32 years. I remember when Cherry Street was a dirt road!

First of all, I'd like to say thanks for your hard working on making Louisville a great city! Projecting into the future is not an easy thing.

In general, I am not opposed to building UP, as this allows us to leave room for precious open space. (Do pay attention to viewsheds though.) But I am not okay with the rate and amount of building proposed in the draft Comprehensive Plan. The added congestion will impact the quality of Louisville. This whole area of Colorado is growing so fast. As a unique and historic city, let's pace ourselves and leave room for all of us to breath. This is not a race. And you can't get open spaces back once built upon.

Just a reminder, the benefits of Open Space are many. These include mental and physical health; habitat for biodiversity; a place for social interactions; economic value; and environmental benefits like better air quality, less noise pollution, and storm water management.

Also, I am concerned about putting a trail along a riparian corridor. These areas that weave along waterways are critical for wildlife -for food, movement, and protection. On other trails along ditches in Louisville, I have seen bald eagles and other birds of prey that ended up flying away because so many people stopped to look at them. The City of Boulder has made a concerted effort to redirect and move trails OUT of riparian areas. I'm sure you are checking in with Louisville's very competent Open Space team. It might be worth it to check in with others as well. Know that for many of us, there is a strong value for having safe spaces for wildlife.

Thanks for listening,

Lisa Dierauf

720-209-6022

Christina Fernandez

From: Joseph Pemberton <joepemberton22@gmail.com>
Sent: Tuesday, February 3, 2026 11:47 AM
To: City Council; cityclerk@louisvilleco.gov
Subject: Public Comment in Support of 1155 Pine Street Acquisition

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,

Joseph
Boulder County Resident and Employed in Louisville,CO.

Sent from my iPhone

Christina Fernandez

From: Brian Duhon <cbduhon@gmail.com>
Sent: Tuesday, February 3, 2026 11:30 AM
To: City Council; cityclerk@louisvilleco.gov
Subject: Public Comment in Support of 1155 Pine Street Acquisition

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville.

I respectfully encourage City Council to support this item. Thank you for your service and consideration.

Sincerely, brian duhon
Louisville, CO

Christina Fernandez

From: Lisa Mullings Clauset <lisa.mullings7@gmail.com>
Sent: Tuesday, February 3, 2026 11:29 AM
To: cityclerk@louisvilleco.gov
Cc: City Council
Subject: Public Comment in Support of 1155 Pine Street Acquisition

[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 Members of City Council,

I am writing in support of the City of Louisville's proposed acquisition of the section of property with the historic train cars at 1155 Pine Street.

This project, creating an unforgettable, Historic East Gateway to Downtown Louisville, represents an important opportunity to preserve Louisville's rail and industrial history while reinforcing shared community values of stewardship, education, and thoughtful use of public resources. Protecting meaningful historic sites and artifacts such as the train cars, and keeping them on display, helps retain the character that defines Louisville. This project makes Louisville unique and really encourages our community to preserve history.

I encourage City Council to support this item. Thank you for your service and consideration.

Sincerely,
Lisa Clauset
Louisville, CO

Christina Fernandez

From: Mark-Linda <mlczeman@gmail.com>
Sent: Tuesday, February 3, 2026 9:29 AM
To: City Council
Subject: Coal Creek Village PUD

[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 City Council

Re: Coal Creek Village PUD

The proposed PUD for Coal Creek Village has several issues affecting the adjacent Little Italy neighborhood. The Planning Commission recognized these issues and recommended several amendments to the proposed PUD. The Developer, Markel Homes, has spent countless hours listening and working with the Little Italy neighbors, redesigned their plans to meet the Planning Commission amendments and neighbors' concerns.

1) The original PUD has Front St connecting to S. Boulder Rd. The traffic study shows a 900% increase in traffic at Front St and Griffith St. Front St and Griffith St. is a T intersection. West towards the 3 schools on Main St or East towards Hwy 42 which will already have access from the development. The planning commission recognized this would be detrimental to the neighborhood and the Middle School at Griffith and Main (also a pre-school, K-8 school and karate school)

The amendment and new design will make the Front St between the Development and Little Italy an emergency access only. Simple traffic calming measures are NOT enough to avert a 900% traffic increase through one of the oldest Louisville neighborhoods onto a school corridor. Emergency Access only, please.

2) The original PUD has 2 parallel alleys. A new alley for the PUD and the existing alley. The existing 100+ year old alley is not platted. There's a threat that the City of Louisville will close the existing alley. This would deny access to garages and properties that back to the alley.

The amendment to work with neighbors led to a new design. Only 1 alley that is city maintained. The combined alley will take property from the Little Italy residents and property from Markel Homes and provide improved alley and better vehicle flow.

3) Little Italy neighbors have voiced concern that there is not a land dedication for this development. The loop-hole making the land dedication not required, in this situation, is that there was a development plan in the 1800s when land dedication wasn't a thing.

Markel Homes has worked with Little Italy neighbors and has made changes in their new design to include a land dedication, a park, that will serve to buffer the architectural transition between old and new.

Please recognize the hours of conversation between Markel Homes and Little Italy residents in developing a better proposal and include the changes when voting.

Linda Cateora
1439 Front St
Louisville

Christina Fernandez

From: Accounts Payable
Sent: Tuesday, February 3, 2026 8:35 AM
To: City Council
Cc: Ryder Bailey; Julie Glaser; James Franks
Subject: Warrant List Posted

Dear Councilmembers,

The weekly Warrant List is now posted [here](#) for viewing. Please let us know if you have any questions.

Thank you,

City of Louisville - Accounts Payable

749 Main Street
Louisville, CO 80027
AP@LouisvilleCO.gov



Christina Fernandez

From: cindy Bedell <cyndilarsen@yahoo.com>
Sent: Monday, February 2, 2026 11:42 PM
To: City Council
Subject: Coal Creek Village Agenda Item 2/3/26 Public Comment

[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 Councilmembers,

I am writing to submit public comments on Coal Creek Village Preliminary PUD / Plat and Rezoning.

1.) **Traffic:** The traffic that will be created by this amount of housing units + commercial development will further exacerbate the congestion and deterioration of LOS on South Boulder Road, especially at the intersection with 42. This will not only cause daily unsatisfactory service but also concern for emergency evacuation.

Downsize this development. (Is it 188 or 187 units? There seems to be some discrepancy in the packet). The development that was originally approved for this site, and expired in 2019, was for 51 units (+ 29,472 square feet of commercial).

188 or 187 housing units (+13,534square feet of commercial space} is too much density for the traffic capacity of nearby street infrastructure. Reduce the number of housing units allowed. The applicant is requesting an additional 137 or 138 housing units compared to the prior development proposal.

2.) **Traffic Impact on neighborhoods:** Please consider the adjacent "Little Italy" neighborhood's requests to mitigate traffic impacts, especially that the Front Street and Harper Street connection be emergency vehicle, bicycle, and pedestrian access only, consistent with the Planning Commission recommendation.

3.) **Architecture:**

The stark, modern architectural designs submitted are not consistent with the character of nearby neighborhoods, such as "Little Italy". These should be modified to be more consistent with nearby historic neighborhoods. The height, mass, and scale are not consistent with the existing neighborhood character.

4.) **Public Land Dedication:**

The proposal suggests a privately owned but publicly accessible .35-acre (15,246 square feet) park in the southwest portion of the site, since the last review. This is not sufficient for a development of this size. A public land dedication of at least the Louisville required minimum should be required for this 10.7 acre parcel.

Thank you for your consideration of these points,
Cindy Bedell
Ward 2
Louisville

Christina Fernandez

From: Bruce Bernhardt <bcb1982@gmail.com>
Sent: Monday, February 2, 2026 8:07 PM
To: City Council
Subject: City Council Meeting about Coal Creek Village development
Attachments: 1000003058.jpg; 1000003057.jpg; 1000003061.jpg; 1000003060.jpg; 1000003059.jpg

[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 City Council Members,

My wife and I have been residents of Louisville for the past 8 years. We live in the DELO Townhome community. We are very concerned about the proposed Coal Creek Village development planned for the area between South Boulder Road and the Little Italy community.

In particular, we're concerned about the planned extension of Front Street from the Coal Creek Village development to Griffith Street. This extension would generate additional traffic to an already congested area on Griffith Street around the Louisville Middle School, the railroad crossing, and the intersection with Rt. 42.

In addition, this extension is likely to encourage traffic to cut through our townhome community to find another way to access Rt. 42 and avoid the likely back-ups on Griffith. This portion of Front Street (south of Griffith) is a PRIVATE ROAD, which our townhome community maintains. It is NOT a city street, and it is NOT designed as a through street. Maria, Johnson, and Leonard Lanes in our community are in reality private ALLEYS.

Drivers who pass through our community on Front will likely turn on Maria, Johnson, or Leonard Lane to get to Cannon Street and on to Rt. 42. This will create a dangerous scenario. All of our garages open onto these lanes, and homeowners back out of their garages. Also very concerning is that small children often learn to bike on these lanes. We have attached a number of pictures of the DELO Townhome portion of Front Street and our DELO lanes to better illustrate our concerns.

We're asking that the Planning Commission vote NO to any plan for Coal Creek Village which includes this Front Street extension or which generates additional traffic in and around Griffith Street, Little Italy, and the DELO Townhome community.

Sincerely,

Bruce and Connie Bernhardt
1079 Leonard Lane



LEONARD LN









JOHNSON AVE

From: Anita Menendez <anita.menendez@outlook.com>
Sent: Monday, February 2, 2026 6:24 PM
To: City Council
Subject: Coal Creek Village PUD

[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.

As a long time Little Italy resident I wanted to voice my concerns regarding the impact of the Coal Creek Village development on our neighborhood.

1. City Council is voting on the **original Planned Unit Development (PUD)** for Coal Creek Village.

2. The Clear Ask (What We're Requesting)

We are asking City Council to:

1. **Uphold the Planning Commission's amendment** making the Front Street connection **emergency access only, and**
2. **Approve the PUD only with an amendment** requiring the **revised concept plan** to be used for all future planning steps.

This is not a delay request. It is a request for **better planning that is thoughtful to both the need for development and existing neighborhoods.**

One sentence you can use:

Please only approve the PUD with amendments that reflect the Planning Commission's recommendation and the collaboratively developed concept plan that represents a win-win-win for the city, developer, and Little Italy residents.

3. Why the Front Street Connection Is a Problem

The proposed Front Street connection would route traffic from **South Boulder Road / Highway 42 — one of the city's most congested and high-crash intersections — through a three-block historic neighborhood.**

Key issues:

1. **It is not a true street grid**
 - The "grid" is less than two blocks wide and dead-ends.
 - Traffic backs up into a **railroad crossing and a private parking lot.**
2. **It creates real safety risks**

- Front and Griffith are part of a **school walking and biking route**.
 - The traffic study **did not analyze bike or pedestrian safety**.
 - Routing new traffic through Front St. contradicts the Safe Routes to School priorities.
 - **“Pedestrian, bicycle and transit facilities should be considered a priority in all road designs.”** (*Transportation Master Plan*, p. 4-5)
3. **It does not solve traffic problems**
- There is **no westbound or northbound access** from the development — only southbound.
 - The connection **does not improve the major intersection** at South Boulder Road.
4. **The developer’s own traffic study shows extreme impacts**
- **Over 900% increase in traffic through Little Italy**, compared to only a **47% increase in weave maneuvers** on South Boulder Road.
 - No pedestrian or bike safety was considered.
5. The City’s own plans do not support it
- **“The Transportation Master Plan takes into account these past plans and incorporates the previous goals, strategies, and recommendations when still consistent with the City’s current transportation goals.”** (*TMP*, p. 1-3)
 1. The City’s own Transportation Master Plan supersedes older plans and does not support a Front Street auto connection.
 - **“Safety was a key theme. A lack of safe or perceived lack of safe and comfortable facilities is a barrier to walking and biking.”** (*TMP*, p. 2-2)
 1. Front Street would create exactly the problem the TMP is trying to solve.
 - **“Vehicular traffic will be safer with a design that is more in line with the context of adjacent land uses.”** (*Future42*, p. 8)
 1. Future42 reinforces context-sensitive, multimodal design

This connection routes traffic from a failing intersection through a historic neighborhood and middle school walking route without improving the intersection itself.

4. The Alley Behind Harper Street

The City:

- **Does not maintain** this alley and has **never improved it**, unlike nearly every other alley in Louisville.
- Has told residents they may **lose access to the back of their properties**.

Why this matters:

- Some homes have **primary entrances** from the alley.
- Many garages are **only accessible from the alley**.
- Improving and granting official City right of way would maintain resident access and equitably provide city services in Little Italy.

5. Building Height & Historic Character

The original PUD proposes **three-story townhomes within the few blocks of the Little Italy historic neighborhood**.

Concerns:

- Breaks the **historic scale and character** of the neighborhood.
- Conflicts with the **Old Town Overlay**, which has been **strictly enforced for existing residents** — even for back-alley garages.

The original PUD proposes buildings that are not permitted under the Old Town Overlay and destroy the character of Little Italy.

6. What Changed After the Planning Commission Hearing

Two critical developments occurred **after** the Planning Commission meeting:

1. Planning Commission Amendment

- Commissioners recognized the Front Street connection as untenable.
- They added an amendment recommending **emergency-vehicle-only access**.
- Quotes from the 10/9/25 planning commission hearing:
 - Debra Baskett: "I am persuaded by the neighbors that this is an untenable situation to have the connection go through... It is possible to do the development without the connection and I would like to see that direction pursued."
 - David Bangs: "The connection, I understand policy, and I respect the concerns of the neighbors, and I'm even more concerned about the school... and the limitations we have in that area... I want to find a middle ground, a compromise. Let's have a connection, but for emergency access only..."
 - Jeff Hirt: "If we approve this development that allows for that connection in Front Street, I really feel like this development is going to have a really detrimental effect."
 - Steve Brauneis: "I'm wrestling with policy versus reality of that particular area, that is a concern."

2. Revised Concept Plan (Developer + Neighborhood)

The developer worked collaboratively with the neighborhood and City staff on a new design that:

- Keeps the Front Street connection **emergency-only**.
- **Improves and dedicates the alley** as public right-of-way.
- Adds a **public park at Harper & Griffith** that benefits both existing and future residents.
- Avoids poor planning outcomes like **back-to-back alleys**.
- **Barely changes unit count**, making it a reasonable compromise for developer.

City staff has indicated this revised plan would likely be approvable in final.

A better plan already exists, and it addresses safety, access, and historic character without undermining the development.

7. Why This Is a Reasonable Request

- We are **not opposing the development**.
- We are supporting **better planning and safer outcomes**.
- We are asking City Council to **use its authority now**, when conditions still matter.

Please approve the PUD only with amendments that reflect the Planning Commission's decision and the win-win-win revised concept plan.

Kindly,

Anita Menendez

Broker Associate, REALTOR®, ASP

RE/MAX ELEVATE

404.747.8140

Christina Fernandez

From: Barbara Kish <barbara.kish@ymail.com>
Sent: Monday, February 2, 2026 6:17 PM
To: City Council; Diana Langley; Rob Zuccaro
Subject: Ordinance 1914 - 1155 Pine Street
Attachments: Objection Ordinance No. 1914 - 1155 Pine Purchase.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.

Hello Mayor Leh, City Council and Staff,

Attached is my comments to Ordinance 1914 - Proposal to Purchase of 1155 Pine and Railcars.

Thank you, Barb Kish

Dear Mayor Leh and Members of City Council, and Staff,

I am writing to request a full economic analysis and additional community input be provided PRIOR to approving a lease or purchase of a portion of 1155 Pine St lot, and the Rail Cars.

While no one doubts Mr. Ramos' passion for this project, being unable to 'afford it' is not a valid reason for the city to proceed. I am requesting full and transparent analysis, and open dialog. Many in our community are facing severe financial pressures, and this is an unequitable and dangerous precedent to set.

First, by the Staff's evaluation, the 0.26 entire property, including the house and railcars, is valued between \$443,000 to \$537,000, and was purchased by the Ramos family in 2023 for \$493,000 (see attached Parks and Public Landscaping Board Packet Oct 1, 2025). This begs the question - how was the \$396,000 purchase price derived? The proposal is to purchase 36% of the land, and railcars. The seller would retain the home, and 64% of the land. The math isn't working.

Second, while the railcars may evoke sentimental value for some, they do not meet the minimum requirements for restoration by the Historical Preservation Commission, as recently ruled on September 15, 2025. Specifically, the structures "do not meet the standards for social or architectural significance" AND "the current location provides a false sense of historical significance to Louisville". (See attached staff recommendations from Historic Preservation Commission Packet Sept 15, 2025). Sentiment is not reason enough to pull \$396,000, or 3.3% of the balance, from the general fund. Our city has many needs. A full cost/benefit is required. Do residents want to pay for railcars, or more open space fire mitigation? Let's have a discussion.

Third, while this proposal is limited to purchasing the railcars and triangle of land, the results are long-term commitment of taxpayer funds for preservation and maintenance. By the seller's own estimate, the cost to renovate the rail cars is more than \$355,000 (see attached Grant Request for railcar renovation submitted to the Historical Preservation Commission on Sept 15, 2025). Some work is complete, however it's evident that the rail cars need a great deal more attention.

Fourth, the purchase also includes unspecified costs for a survey, plat, subdivision and closing costs, including title insurance, fees and taxes. In addition, this doesn't account for additional costs to landscape, irrigate and maintain this new public space, signage, insurance and security. Other than the sidewalk which dead-ends on Hwy 42, this is not a pedestrian friendly area and offers no public parking lot. How much additional unbudgeted money will be spent from the General Fund to cover these costs?

Lastly, my home on Pine Street is just west of 1155 Pine. It is subject to the same zoning rules/requirements. I also own an adjacent property on Pine St. as well.

The current zoning and intended use of East Pine Street area is crystal clear, as is the intent of the Proposed Comprehensive Plan and Highway 42 Revitalization Area Comprehensive Plan Amendment. As an owner of 2 properties on East Pine, I fully support East Pine Street zoning as a “Neighborhood Center”. This last-minute proposal to purchase the rail cars and land, and retain them in this location, is in direct conflict with every single plan and policy.

I stayed silent during previous public hearings because I trusted that the established process would follow the long-established rules and guidelines. The result is that this project, in its location, does not comply with Zoning and Strategic Intent, and is outside the Historical Preservation guidelines for the railcars. In addition, the Parks Advisory Board and Open Space Board had declined the option of acquiring a portion of the lot in lieu of fees. Both Parks and Open Space Boards agreed that adding land to the existing city parcel “did not provide clear public benefit in this location”. (See attached Park and Public Landscaping Advisory Board report Oct 1, 2025)

Since the inception of this project, Mr. Ramos has diligently worked to fundraise this project, including a recent piece on the evening news. It appears that the local community is not interested in large-scale or ongoing financial support for the project.

I am speaking now because it appears that, despite all established processes, rules, and input from staff, boards and commissions, and lack of public financial support of the railcar project, the process may be going sideways. Please honor your fiduciary responsibility to all citizens.

Because of my concerns, I have submitted a Public Record Request for the background of this purchase. If needed, I will also pursue a Referendum Petition to recall this Ordinance so that it may be fully studied before a lease or sale is implemented.

In closing, I respectfully request that any lease or purchase in relation to 1155 Pine lot and rail cars be paused until a full economic analysis is complete, and additional community input is considered.

Thank you for your attention and due diligence.

Best Regards,

Barbara Kish

Excerpt from Parks and Public Landscaping Advisory Board Meeting dated 2025 10 01 for 1155 Pine St.

Staff has evaluated the applicant's request for on-site public land dedication against the criteria set forth in LMC Sec. 16.16.060. Based on this evaluation, staff finds that dedication of public land on this property would not satisfy the intent of the code.

The subject property is 9,812 square feet in size and is being developed under a PUD and Plat that establishes a live-work use and related site improvements. The property contains existing features, including a caboose and rail car which are sited directly adjacent to the City-owned property to the east, which are not proposed to be relocated as part of this application. As a result, dedicating a portion of this property to expand the City-owned parcel to the east would create a property with an odd and irregular configuration that provides no clear public benefit in this location. Further, an expansion of City-owned property would generate additional maintenance and cost obligations that the Parks Division is not willing to accept in this location.

Based on the practical difficulties associated with accepting additional public land dedication on this site, staff recommend that the City accept a fee in lieu of public land dedication. The fee in lieu shall be calculated based on the appraised value of the land to be subdivided, which equates to twelve percent (12%) of the appraised value.

For reference, Redfin currently estimates the value of the property at 1155 Pine Street between \$443,000 and \$537,000, and the property most recently sold in 2023 for \$493,000. Using this valuation range, the estimated fee in lieu would likely range from \$53,160 to \$64,400.

The final fee in lieu will be based on an appraisal, which the applicant must supply. The fee will be placed into a general fund and may be utilized for the acquisition of land for public purposes, or other public purposes as determined by the City Council.

Link: <https://laserfiche.louisvilleco.gov/WebLink/PDF10/2df6b64b-fe3d-4738-b471-bd173aaf92b9/1044392>

Excerpt from Historic Preservation Committee Meeting dated 2025 09 15 for 1155 Pine St.

Table 1. Summary of applicant requests and staff recommendations		
Request	Staff Recommendation	Rationale for Staff Recommendation
Landmark designation for the historic home (the "Miner's Mansion") and the caboose railcar (the "Louisville Caboose").	Approval for the Miner's Mansion.	The Miner's Mansion meets the age and architectural significance criteria for landmark designation.
	Denial for the Caboose.	Although the Louisville Caboose was brought to the City over 50 years ago and was part of a well-known restaurant, the relocation to 1155 Pine Street has removed it from its original historical context. The railcar itself, before it was part of a restaurant, has no historical connection to Louisville, and at its current location provides a false sense of historical significance to Louisville. Therefore, the caboose does not meet

Table 1. Summary of applicant requests and staff recommendations		
Request	Staff Recommendation	Rationale for Staff Recommendation
		standards for architectural or social significance.
Alteration certificate for restoration work for the Miner's Mansion and Caboose as well as exterior changes to accommodate the PUD application.	Approval for the Miner's Mansion with the condition that they maintain the historic window pattern on the front façade. Denial for the Louisville Caboose	With staff's condition on the windows, the Miner's Mansion would remove a non-historic porch element and restore the front façade to its original historic character. The structure does not meet the standards for social or architectural significance as discussed previously.
Extension of the Probable Cause request for the Caboose. The HPC placed an expiration date on the original approval, which expired in 2024.	Approval.	The HSA has already been completed and will provide important historic information on the structure even if not approved for landmark designation.
A Preservation and Restoration Grant for the Miner's Mansion of up to \$194,178.	Approval for up to \$150,000	Staff adjusted grant maximums are reflective of whether the scope of work is qualifying for funding and if any proposed work may qualify under "extraordinary circumstances." Additional analysis is provided in the staff report.
A Preservation and Restoration Grant for the Caboose of up to \$77,150.	Denial.	Staff finds that the Caboose does not meet the criteria for landmark designation and therefore would not qualify for grant funding.
A New Construction Grant for the rear addition (the "Haven") of \$15,000.	Approval for up to \$75,000.	The original requested amount was based on residential maximums. Staff recommends up to the maximum commercial amount.
Probable Cause approval for the boxcar railcar (the "Steinbaughxcar").	Denial.	The Steinbaughxcar has not been located in Louisville for at least 50 years and does not meet the probable cause criteria.

Link: <https://laserfiche.louisvilleco.gov/WebLink/DocView.aspx?id=1044347&dbid=0&repo=Louisville>

**Excerpt from 1155 Pine Railcar Grant Request to the Historic Preservation Commission
2025 9 15**

Proposed Budgets Qualifying for Grant Funding

Qualifying Items	Total Budget	Fund Request for Typical Items	Qualifying for Extraordinary Circumstances	Grant Request	Grant Match
Demolition	\$8,500	\$5,000	\$3,500	\$1,750	\$1,750
Site Grading, Drainage, Railbed Construction	\$21,400	\$5,000	\$16,400	\$8,200	\$8,200
Floor Reconstruction	\$14,500	\$8,000	\$6,500	\$3,250	\$3,250
Envelope - Exterior Walls	\$68,000	\$12,000	\$56,000	\$28,000	\$28,000
Roof & Waterproofing	\$17,800	\$4,000	\$13,800	\$6,900	\$6,900
Windows & Doors	\$28,000	\$12,000	\$16,000	\$8,000	\$8,000
Catwalk & Ladder Reconstruction	\$12,500	\$0	\$12,500	\$6,250	\$6,250
Structure Move	\$29,600	\$0	\$29,600	\$14,800	\$14,800
Non-Historic	\$155,000	\$0	\$0	\$0	\$0
Total Proposed Work	\$355,300	\$46,000	\$154,300	\$77,150	\$77,150

Link:

<https://laserfiche.louisvilleco.gov/WebLink/DocView.aspx?id=1044347&dbid=1&repo=Louisville>

Excerpt from the Historic Preservation Commission Agenda and Packet 2025 05 19 for 1155 Pine Street Landmark & Alteration Certificate Request

STAFF RECOMMENDATION: Staff recommend that the application be tabled by the Historic Preservation Commission until the Planned Unit Development (PUD) application is reviewed and decided by City Council. Reasons for this recommendation include:

- Inconsistency between the development plan and the intent of the **Mixed-Use – Residential (MU-R)** zone district, which states “Areas zoned MU-R should be used predominantly for higher density multi-family residential, with subsidiary commercial uses and civic uses that cater to the needs of residents and transit commuters.”
- The number and type of waivers requested with the proposed development plan demonstrate that the development does not meet the intent of the **Mixed-Use Development Design Standards and Guidelines (MUDDSG)**, and thus, does not implement the intent of Mixed-Use zone district.
- Inconsistency with the policies of the **Highway 42 Revitalization Area Comprehensive Plan Amendment**.
- **RTD and the State** have renewed planning efforts, established additional funding sources for rail, and are exploring significant investments in providing rail service to Louisville, for which the City has established land use policies through the Mixed-Use zoning overlay district and Highway 42 Revitalization Area Comprehensive Plan Amendment to support transit-oriented development in support of the rail service.

-
- The Mixed-Use zoning overlay excludes the Little Italy and Minor’s Field residential areas due to their historic value, but explicitly calls for rezoning and redevelopment of the residential properties fronting Pine Street between the railroad tracks and Highway 42. By extension, this policy has already prioritized redevelopment of the properties fronting Pine Street instead of having historic significance. Landmarking any properties fronting Pine Street would eliminate the ability for redevelopment per established code and policy.
 - While the home has some level of architectural integrity and significance, staff does not find that it has such unique or valuable significance to override the ordinances and policies of the Mixed-Use zoning overlay and policies of the Highway 42 Revitalization Area Comprehensive Plan Amendment.

If the application is not tabled for future consideration, staff recommend denial as presented. Due to the unresolved status of the PUD and conflict with city policies and ordinances mentioned above, staff cannot support granting landmark designation at this time. Additionally, staff finds that some criteria for the alternation certificate are not met by the current design.

Further, staff does not support the landmark designation of the home in isolation vs. the landmark status extending to the whole parcel. Doing so does not reflect best practice for historic preservation. The purpose of extending landmark status to an entire parcel is to ensure that all

Link:

<https://laserfiche.louisvilleco.gov/WebLink/DocView.aspx?id=1026410&dbid=0&repo=Louisville>

Christina Fernandez

From: tamar krantz <tamarkrantz@gmail.com>
Sent: Monday, February 2, 2026 5:23 PM
To: City Council; Diana Langley
Cc: Erik Swiatek
Subject: Conditions for approval for Coal Creek Village

[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 City Council Members,

Please incorporate the staff recommended conditions into your final approval of the Preliminary Planned Unit Development, Preliminary Plat, and Special Review Use applications for Coal Creek Ranch. I am very happy that the developers and staff were willing to work with the community to make the changes that you see in the revised plan.

I hope that you will incorporate the staff recommended conditions with a few changes.

(1) Please add the specific details requested by the Little Italy community members to the third condition. It is my understanding that this can be done by adding the text in *italics* below. Filling out this condition will give needed assurance to the community and still align with the developers voluntary changes.

Bullet 3: The improvements described in the traffic calming exhibit (Attachment 8), including the Front Street/Harper Street design concept, shall be incorporated into the Final PUD and Plat applications, subject to further staff review. *Specific required items from the design concept, (1) the Front Street connection will be designated "emergency access only" and designed accordingly, (2) the corner of Harper and Front St. will have a park and no units, (3) the Harper alley will be improved and designated City right-of-way. The PUD will not be approvable if staff review eliminates any of these aspects of the design concept.*

(2) Please add a condition to adhere to the municipal code regarding the public land dedication.

Though I strongly prefer that a dedication be made to meet the needs of the future community, It would be simple to add a condition that the fee-in-lieu for the public land dedication be paid.

You may wish to dig deeper into why this staff analysis gives a different reason for not requiring a public land dedication from what was included in the last analysis.

In the previous packet, staff has stated that no dedication was required because of the exception for when *"satisfactory dedication arrangements were made and approved by the city council at the time of annexation or previous subdivision of the same property"* (LMC 16.16.060 (b)(4)). This reasoning failed because the word "and" requires both conditions in the sentence to be met. The non-existent previous land dedication is NOT "satisfactory".

Now, the staff analysis has weakened the reasoning. The analysis cites a decade old decision, predating the current staff, and predating this application. For the reasons above, the previous interpretation was in error. There is nothing in our code that requires adherence to an "established interpretation", especially one that does not comply with current code.

Please also note that your packet states, "If the project proceeds to a Final PUD and Final Plat, which would constitute a new development application, the proposal will be referred to the PPLAB for review and recommendation regarding the public park and streetscape landscaping." By adding a condition for a fee-in-lieu, there is a greater possibility for consensus between PPLAB and council and more certainty for the developer. Thanks for considering this! Tamar Krantz,
Louisville

Christina Fernandez

From: lauryl danuff <lrdindustries@gmail.com>
Sent: Monday, February 2, 2026 4:25 PM
To: City Council; Diana Langley
Subject: Coal Creek Village PUD Discussion Feb 3rd

[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 City Council Members-

I am a long time Louisville resident who is PRO thoughtful and responsible growth.

I am writing in regard to two very specific items in the discussion tomorrow evening about the Coal Creek Village PUD.

The first is to ask that you uphold the recommendation by Louisville's Planning Commission to keep Front Street closed except to emergency vehicles.

The second is to ask you to impose a condition or amendment on the PUD that the revised concept plan that will be presented by the developer Markell be the plan presented and used for planning and discussion going forward.

These two actions would resolve a large amount of the community unrest around this proposed development. It would also solve some very real problems for the city and the neighborhoods adjacent which exist in the original plan. The neighbors, the developer, and the City's Planning Department have worked long and hard to come up with this most recent plan that works, in compromise, for all three parties, some calling it a win-win-win. It is a very considerate plan - and it would be wise for the city to back something it can proudly tout as resident approved. While some wish to prevent the development from happening at all, I am opposed only to not being heard as a citizen of Louisville, and to not being considered, as a resident of the closest and only adjacent neighborhood to the proposed development.

My major concerns around opening Front Street are:

- Major safety risks of funnelling traffic directly towards Louisville Middle School where traffic and pedestrians already clog the roadways twice per day. As well as funnelling 900% more traffic down streets where children walk and ride bikes to and from school currently, with a presumed increase in pedestrian traffic with a lot of new housing units.
- Traffic that chooses one of the other two routes away from the Middle School will have to go down Griffith to the horrible intersection on 95th or cut through the Delo streets, many of which are private roads and parking lots. The most recent traffic study shows that this funneling extra traffic away from the South Boulder Rd and 95th Intersection does not solve that intersection's major problems, AND it creates major problems for many other already stressed intersections.
- Little Italy is one of the oldest neighborhoods in Louisville and has retained its charm and liveability, despite the growth around it. The streets are quiet and walkable, cats roam safely, children play safely, neighbors chat in the street, and we are able to have a quiet experience. I live on the block of Front Street that would be affected by this plan, and am very clear that going from a car every 7-8 minutes to a car every 40 seconds would drastically change my quality of living on this block. The streets of Little Italy

were not built to handle large amounts of traffic - despite the claims from the city officials. The lived experience of this block is a slow one, a one-lane one.

-The Planning Department has consistently claimed that the Front Street connection is necessary to create a grid system in north-east Louisville, as grid systems help with traffic flow, pedestrian safety and sight, etc. This is true that a grid system is a great thing, but this is a case where the theory doesn't match reality. All it takes is a Google view of the area to see that the railroad track on the west breaks any grid pattern, which is already disturbed by the Middle School as well. To the north across South Boulder Rd, none of the commercial or neighborhoods are built on a grid. The east contains open space, the 7th Generation Farm and the Ball Fields - no grid there. To the south of the proposed site is Little Italy, which does contain a whole of 2 square blocks of grid which is immediately disturbed by Delo. South of Delo are some more not-gridded blocks. THE PROPOSED DEVELOPMENT IS NOT DESIGNED AS A GRID. We need to drop this narrative, as there is no grid to connect to and creating a grid is not possible. The Planning Commission understood, when hearing the citizens and residents, that it's important to keep Front Street closed. Please consider this as you hear the presentation. Please also consider that the newly proposed plan also solves for these problems.

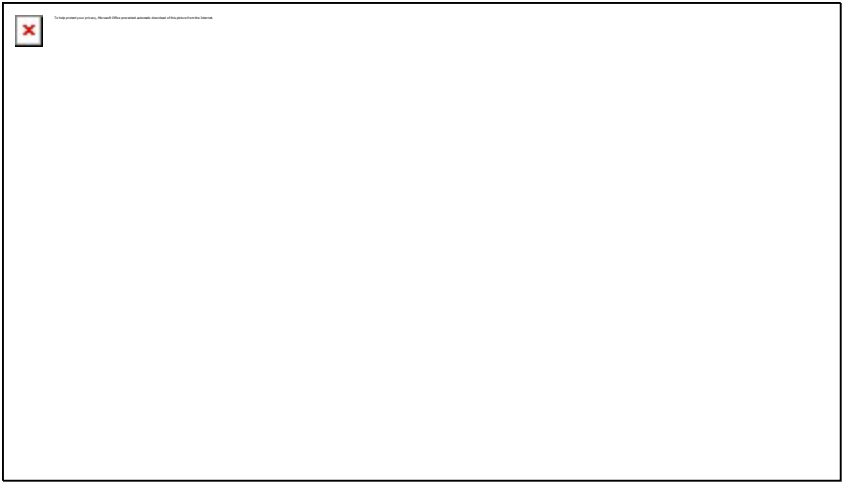
My other major issue with the original design is around the land dedication. I am aware that the practice of waiving the land dedication requirement or the fee in lieu is being addressed by the city in the new comprehensive plan and other places. However, in this situation, no previous plat, approved or not, was asked to dedicate the 15% or any other amount to public open space or parks, at any time in history. This rule is meant to protect a piece of land from having multiple developers dedicate the land. This development has found some sort of loophole where they don't have to dedicate and don't have to pay the fee in lieu, regardless of the plot's history.

Please note that the developer is willing to add a public park into the southwest corner of the revised site plan. This was requested by residents of Little Italy, partially to add the green space needed to be consistent with Louisville's character, and partially to create a buffer between small and historic Little Italy and the modern, 3 story townhomes planned for that corner. This also helps to address issues such as snow storage and drainage that have been a concern.

There is also a concern with the alley proposed, the poor planning of a "double alley" situation along with further restrictions in flow and connectivity - the very thing the city is trying to avoid. The revised plan allows for connectivity between the two neighborhoods, a single, developed alley where there should have been one all this time, and ensures the folks who live in Harper will forever have access to the back side of their properties which has been in question in the past.

With all of this in mind, please use your positions as decision makers to really reflect what the community wants, needs, and is asking for.

Lauryl on Front Street



Christina Fernandez

From: Ash Colby <ajcolby06@gmail.com>
Sent: Monday, February 2, 2026 4:15 PM
To: City Council
Subject: Coal Creek Village PUD

[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 am writing to voice my opinion on two matters. I am asking that the city council uphold the condition put in place by the planning commission, and that this preliminary PUD is only passed with an amendment or condition requiring only the revised concept plan to be used as this moves forward. The need for the connection of Front Street only being available to emergency services and first responders is crucial for the longevity of the Little Italy neighborhood. Just yesterday from the window of my home on Front St, I witnessed multiple people walking their dogs, biking, and playing in the street. If our street were to openly connect to South Boulder Rd, the possibility of actions like this continuing are slim. The amount of traffic our tiny quiet neighbourhood would endure on a daily basis would disrupt our lives an immeasurable amount. Pulling cars out of driveways, walking dogs, socializing with neighbors, and more would become a challenge, whereas now it is a normal part of daily life. This is why I am also arguing for the proposed notion of adding a park to the vacant corner between Little Italy and the new development. A space like a park would provide an area to socialize, play, and walk dogs, while also adding a needed separation between the quiet and historic neighbourhood we live in and the cookie cutter sardine can neighbourhood that is proposed. I hope my words will be considered, and that the voices of my neighborhood and our supporters are heard.

Thank You
Ash Colby

Christina Fernandez

From: Dustin Sagrillo 303-748-1719 <dustinsagrillo@gmail.com>
Sent: Monday, February 2, 2026 3:47 PM
To: City Council; Matt Post
Cc: Julia King; Diana Langley; Caleb Dickinson; Josh Cooperman; cleh@louisvilleco.gov; Deb Fahey; jkern@louisvilleco.gov; Barbara Hamlington; Dietrich Hoefner
Subject: Coal Creek Village PUD concerns...

[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 City Councilors and Matt,

I'm writing regarding the proposed Coal Creek Station project. I'm not opposed to additional housing—Louisville needs it. That said, the current plan creates serious and avoidable impacts on the historic Little Italy neighborhood, and I'm asking you to approve the project only with key conditions.

First, the plan creates parallel alleys which is a waste of space and leaves existing owners essentially **no access** between the proposed multi-story buildings and the historic neighborhood. The new plan incorporating the use of the existing alley and improving, incorporating it into the new development and making it a city maintained alley is a major improvement to the builders original plan.

Second, on **Front Street access**: we are not NIMBY about this project—but we are absolutely **NIMFY** (“not in my front yard”) when it comes to turning Front Street into a through-route. It is reasonable to approve the plan with the condition that **Front Street be emergency access only**. If opened to regular traffic, it could increase cut-through traffic through the historic neighborhood by roughly **nine-fold** (or more), which would undermine safety and quality of life.

Operationally, it also makes little sense as a primary outlet: any vehicle traveling south on Front Street and attempting to head west on South Boulder Road would immediately face a stop sign, a railroad crossing, middle-school traffic, and a stoplight—constraints that already back up during peak hours. Even more concerning is the likelihood of commuters using the Front/Griffith connection to “beat the light” at Hwy 42 and South Boulder Road, effectively turning Front Street into a shortcut/race track.

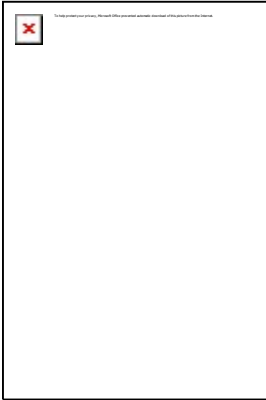
Emergency access is all that's needed. New residents can still walk and bike downtown safely. For vehicles, it is reasonable to route traffic via Hwy 42 and Griffith (right on 42, right on Griffith), rather than pushing it through the historic neighborhood.

Finally, **parks/open space** are foundational to Louisville's identity—parks, open space, trails, and multimodal connectivity are not optional extras. Approving this plan without a meaningful park/open space component would be a major departure from those values, especially if a technicality is used to justify eliminating it. Please require a publicly accessible park/open space as part of the approval.

Your roles are temporary; your decisions are permanent. As public servants, I ask that you condition approval to protect neighborhood safety, preserve historic character, and uphold the community standards that make Louisville a wonderful place to live.

Thank you for your time and consideration.

Best Regards,



Dustin Sagrillo - REALTOR since 2005

"Love where you live; enjoy the process of getting there."

**Accredited Buyer Representative, ABR
Certified Negotiation Expert, CNE
Senior Real Estate Specialist, SRES
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RE/MAX of Boulder

2425 Canyon Blvd #110

Boulder, CO 80302

Direct: (303) 748-1719

dustinsagrillo@gmail.com

www.thesagrilllogroup.com

Each office independently owned and operated.

Click [here](#) to search both MLS systems in one place using my RE/MAX of Boulder app.

See website for details about The Sagrillo Group Scholarship Fund.

Oh by the way, I'm never too busy for your referrals!

Christina Fernandez

From: Mark-Linda <mlczeman@gmail.com>
Sent: Monday, February 2, 2026 1:29 PM
To: City Council
Subject: February 3 Coal Creek village

[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.

My Name Is Mark Zeman At 1439 Front Street, a 30 year resident. I am writing regarding the upcoming Feb 3 vote on the Coal Creek Village Planned Unit Development.

City Council is voting on the **original PUD**, and unless amendments are required now, later changes will be extremely difficult or impossible. The Planning Commission heard extensive public testimony and added an amendment recommending that the Front Street connection be **emergency-vehicle access only**, recognizing the safety and traffic risks of routing South Boulder Road traffic through a three-block historic neighborhood and middle school walking route.

After that hearing, the developer worked with our community to better protect our Historical area of Louisville. The latest proposal is a win . win, win . for all involved.

Subject: Please Require Key Amendments to Coal Creek Village PUD

th the neighborhood and City staff on a revised concept plan that represents better planning. It maintains emergency-only access on Front Street, improves and dedicates the existing alley as public right-of-way, and adds a small park at Harper and Griffith — all while barely impacting unit count.

This is not a request to delay development. It is a request for thoughtful conditions that benefit the city, the developer, and existing residents.

Please approve the PUD **only with amendments** that reflect the Planning Commission's recommendation and require the collaborative concept plan for all future steps.

Thank you for your service to our community,

Christina Fernandez

From: Jody Ash <jodyash.louisville@gmail.com>
Sent: Monday, February 2, 2026 1:17 PM
To: City Council; cdickenson@louisvilleco.gov; Josh Cooperman; cleh@louisvilleco.gov; Deb Fahey; Judi Kern; Barbara Hamlington; Dietrich Hoefner
Subject: Coal Creek Village PUD

[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 City Council Members,

On February 3rd a very important topic for our neighborhood will be on your agenda, Coal Creek Village PUD. Although I am not excited about the density proposed for this development, I also believe in solutions for compromise.

Little Italy is the oldest historical neighborhood in Louisville. We have chosen to buy in this neighborhood for its quiet, peaceful, close to downtown location but also its 'out of the hussle' location. Our neighborhood really is truly special. All neighbors are friends, we have block parties and get together, and play in the quiet streets.

Please consider the revised concept plan. Our neighborhood has worked with the developer to provide a better, safer solution for our neighborhood and our community.

A park needs to be added at the corner of Front and Harper to preserve the character of our neighborhood as well as providing much needed green space to sequester CO2, provide space in nature for the new residents and their pets and keep with Louisville's history of making Parks a priority.

Please uphold the Planning Commissions amendment for the Front Street connection to be permanently *Emergency Access Only*. This is vital for safety not only on Front and Harper, but Griffith as well where it connects to Main St. at the Middle school. As you may know, this intersection is already a danger due to anxious drivers experiencing long wait times to get through the intersection at school drop off and pick up.

Also, please consider our Harper Street neighbors Alley concerns.

Markel and the City have agreed this plan is feasible.

Thank you very much for your consideration to help preserve the quality of life for Little Italy residents!

In Gratitude,

Jody Ash

1430 Front Street

PPLAB Chair

Bee City Committee

Owner, Wild Heritage Gardens & Design

303.883.7035

Louisville, CO

“Never doubt that a small group of thoughtful, committed, citizens can change the world. Indeed, it is the only thing that ever has.” – Margaret Mead

Christina Fernandez

From: Micah Abram <Micah.Abram@Colorado.EDU>
Sent: Monday, February 2, 2026 1:00 PM
To: City Council
Subject: Keeping Little Italy and our new neighbors safe

[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.

Sent on behalf of Annabelle Maass

Dear Mayor and City Council Members,

My name is Annabelle Maass, I am 13 years old, and am an 8th grade student at Louisville Middle School. I live in the Little Italy neighborhood with my parents.

I have spoken about my safety concerns at past city meetings but wanted to share my feelings once again. I am really worried about the idea of opening Front Street to regular car traffic. Front, Harper and Griffith Streets are part of how students and families walk and bike through our neighborhood, and adding more cars would make it feel less safe—especially before and after school.

I worry not just about myself, but about my friends and the other kids who already walk and bike here every day. I also worry about the children who will live in the new development. This street would be part of their neighborhood too, and **it should be a safe place for kids, not a shortcut for cars.**

My mom has shared that the City has made commitments in its Comprehensive Plan and Transportation Plan to prioritize safety for pedestrians and bikers, especially near schools. I am thankful that the Planning Commission listened to the concerns and recommended that **Front Street connection be used for emergency access only.**

Please keep Front Street closed to through traffic so kids can feel safe walking and biking in their own neighborhood. Thank you for listening to me and for helping protect children in our community.

Sincerely,
Annabelle Maass
Louisville Middle School Student
Little Italy Neighborhood Resident

Christina Fernandez

From: Lauren Foster <lauren@highbluff.com>
Sent: Monday, February 2, 2026 11:53 AM
To: City Council; Matt Post
Cc: Julia King; Diana Langley; Caleb Dickinson; Josh Cooperman; cleh@louisvilleco.gov; Deb Fahey; jkern@louisvilleco.gov; Barbara Hamlington; Dietrich Hoefner
Subject: Coal Creek Village PUD – Comprehensive Context, Planning Commission Findings, and Applicable City Plans
Attachments: LittleItaly_Concerns_Visually.pdf; LetterToCity_Sept2024.pdf; 10-2024_LF_SUMMARY OF MAJOR PLANNING DOCUMENTS AS THEY PERTAIN TO COAL CREEK VILLAGE DEVELOPMENT AND FRONT STREET PROPOSED CONNECTION.pdf; Concept Site Plan_2026-01-09 (1).pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

[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 City Council Members,

I am writing in advance of your February 3 vote on the Coal Creek Village Planned Unit Development.

City Council is voting on the **ORIGINAL PUD**, and as you know, the conditions attached at this stage matter deeply. If amendments are not required now, later changes become extremely difficult or impossible — regardless of community consensus or improved planning outcomes. The neighborhood has found support in the planning commission, then collaborated with the developer and city to design a **REVISED CONCEPT PLAN** (attached) that provides a win-win-win for the City, the Little Italy Neighborhood, and Markel (developer). **We need YOU**, City Council, to only approve this PUD with amendments that enshrine 3 key portions of the revised concept plan:

- Uphold the planning commission amendment that the Front Street Connection be limited to emergency-vehicle access only.
- MOST IMPORTANT: Add amendments to approval of the PUD that the new concept plan be used in all final designs.

The amendments should EXPLICITLY LAY OUT the three major changes:

1. *Front Street Connection is designed and designated as emergency access only (not retroactively closed)*
2. *A park added at the corner of Front St. and Harper St., preserving the character of the historic Little Italy neighborhood while providing additional green space to future Coal Creek residents and current Little Italy residents alike. [This park replaces 3-story townhomes WITHIN the 3 historic blocks which also fall under Old Town Overlay planning rules].*

3. *The developer will IMPROVE the existing alley, and dedicate enough land to make the alley public right-of-way. This is critical:*
 1. Residents have received written communication from the City that they may lose access to their properties in the future (can provide email from city staff if requested). Some homes ONLY access from the alley, and many garages are alley access only.
 2. The City will maintain the alley once it is public right-of-way, as they do with nearly every other alley city-wide, but which they have never done for the Little Italy neighborhood.
 3. Markel has agreed to offset costs associated in rebuilding the 3-fences (2 chain link, one 6' wooden) that will need to be torn down in order to accommodate the alley location versus its currently used pathway. If accountability for these costs needs to be assigned please do so at this hearing. The three properties with fences over the property line are Anita Menendez (1009 Harper), Lauren Foster & Terri Johnson (1011 Harper), and Julie (last name not known) at 1021 Harper.

Markel and the City have agreed to the feasibility of the revised plan. Markel has sent out surveyors, met requirements, and had their planning group re-design this so that they only lose 1 unit (187 instead of 188 in the original PUD). They are happy with this new design and agree that it represents improved planning (no double side-by-side alley, better separation between old and new, safer walking and biking routes for future and current residents into town or to Louisville Middle School. I personally reached out to Matt Post via email inquiring: "[Markel] said the city was open to this plan. We just wanted to confirm since you were not on the call that the city is as amenable to this plan as the one we all discussed together," Matt replied to us saying that: "Hi Lauren, Yes. We are willing to support this plan as proposed, with further review, which will be a condition of approval recommended to the City Council."

This is not a request to delay or oppose development. It is a request for thoughtful conditions that align with the City's adopted plans, the Planning Commission's recommendation, and a solution that works for future residents, existing neighbors, and the City as a whole.

Please approve the Coal Creek Village PUD only with specific amendments that uphold the Planning Commission's decision and REQUIRE THE REVISED PLAN for all future steps in the planning process. It is critical to add the following portions of the concept plan as your amendments EXPLICITLY and FORMALLY:

1. Emergency-access only on Front St.
2. Public park at the corner of Harper and Griffith Street (no townhomes or other units).
3. Harper alley improvements and public right-of-way dedication.

Thank you for your time, care, and service to our community.

Respectfully,
Lauren Foster
1011 Harper Street

P.S. I have attached the following potentially useful documents to support decision making:

1. LittleItaly_Concerns_Visually (a powerpoint demonstrating issues with original PUD, resident concerns, new traffic study data, etc.)
2. LetterToCity_Sept2024 (one of many attempts to collaborate by neighbors over this multi-year process... Markel finally worked with us on the revised plan after Planning Commission's vote)
3. 10-2024_LF_Summary of major planning documents (direct quotes from ALL relevant city documents that support this revised plan)
4. Concept Site Plan_2026-01-09 (the COLLABORATIVELY designed, revised concept that should be set BY CITY COUNCIL as amendments to the original PUD). **Amendments should EXPLICITLY call out the aforementioned 3 key items:**
 1. **Emergency-access only on Front St.**
 2. **Public park at the corner of Harper and Griffith Street (no townhomes or other units).**
 3. **Harper alley improvements and public right-of-way dedication.**

Christina Fernandez

From: Planning
Sent: Monday, February 2, 2026 8:26 AM
To: Sally Blair; City Council
Subject: RE: Support Coal Creek Village

Thank you for your email, Sally. This message will be added to the case file.

Take care,

Matt Post, AICP

Senior Planner
Community Development
303.335.4593



LouisvilleCO.gov

From: Sally Blair <sally.c.blair@gmail.com>
Sent: Sunday, February 1, 2026 8:32 AM
To: City Council <Council@louisvilleco.gov>
Cc: Planning <planning@Louisvilleco.gov>
Subject: Support Coal Creek Village

[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 express my support for the Coal Creek Village plan approved by Planning. I am emphatically supportive of the affordable housing mix and that the developers are not paying the fee in lieu, but actually adding affordable housing to our community. Bravo! Let's make it easy for these developers to build!

I also appreciate Planning listening to and working with the residents of Little Italy. This development will no doubt change their neighborhood and working with them while not killing the project is the right thing to do.

I also believe this will be good for the small businesses in that area.

Please support this development and **help** the project move forward, demonstrating Louisville is friendly to affordable housing developers.

Thank you!
Sally Blair
County Rd

Christina Fernandez

From: Matt Post
Sent: Monday, February 2, 2026 8:20 AM
To: Linda J. Adams; City Council
Subject: RE: FRONT STREET EXTENSION

Thank you for your email, Linda. This message will be added to case file.

Thank you,

Matt Post, AICP

Senior Planner
Community Development
303.335.4593



LouisvilleCO.gov

From: Linda J. Adams <linda@trispectivegroup.com>
Sent: Sunday, February 1, 2026 3:51 PM
To: City Council <Council@louisvilleco.gov>; Matt Post <mpost@louisvilleco.gov>
Subject: FW: FRONT STREET EXTENSION

[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 writing to share with you my concerns about the proposed extension to Front Street. As a resident at 1054 Johnson Lane, I have serious concerns about the impact this would have on the community around me. I am sure that the proposal is intended to provide some relief to Courtesy Road and in particular the intersection with South Boulder. I would argue that improvements to the road system are the concern of Boulder County government and that the concerns of our Louisville City leaders should be about the neighbors and constituents. Asking residents to shoulder the burden of a failing intersection and increasing traffic is not only inappropriately placing the problem on the local community it is flat WRONG!

I might be more understanding of the current proposal if an alternative had not been offered. BUT a very suitable and workable alternative is on the table. The re-designed plan adds a public green space providing a buffer between Historic Little Italy and the modern design on the new development area. I

moved to Louisville because I fell in love with its genuine charm, honoring its past while embracing the future. Life in Louisville should not be driven by either-or but by AND. The newly designed proposal provides the AND – protection for Historic Little Italy, safety for our middle schoolers and space for the housing development to thrive.

Markell has provided a re-design of their own that achieves the goals for everyone. As an aside, I would add my personal admiration for Markell having lived in one of their homes in Boulder for twenty years before moving to Louisville. This is truly a win-win solution.

I specifically request your vote to:

1. Uphold the Planning Commission's amendment making the Front Street connection emergency access only.
2. Approve the PUD ONLY with an amendment requiring the revised concept plan to be used for all future planning steps.

I trust that you will provide due consideration to my concern and the concerns of many who live in this area. And deliver an outcome that works for everyone demonstrating care and concern for your constituents.

Sincerely,

Linda Adams

Linda J. Adams

Partner
the Trispective Group

Check out our book *The Loyalist Team: How Trust, Candor, and Authenticity Create Great Organizations*. https://www.amazon.com/author/linda_adams



the **Trispective** Group

303-514-6186 (cell)

Christina Fernandez

From: m r rose <mrptravel6@gmail.com>
Sent: Sunday, February 1, 2026 10:07 PM
To: City Council
Subject: Growth/Coal Creek Village

[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.

Thank you for serving Louisville.

I am deeply concerned about the sheer number of housing units proposed in the new Comprehensive Plan. The possibility of our city transforming into a version of Boulder is troubling. Boulder, once a charming city, has now overdeveloped, filling every available empty lot with housing—yet, despite this increase, the cost of housing there has not significantly decreased. I fear we are heading down the same path.

The 187 proposed dwelling units in Coal Creek Village is more than three times the number approved in 2016. Will these homes truly be affordable, with permanent, below-market pricing, or will the developers simply make a contribution to the affordable housing fund? It's critical that we ensure these new developments serve the people who need affordable housing, not just add homes that only increase market pressure.

I am also concerned about the traffic impacts. Adding approximately 1,800 weekly vehicle trips to already congested streets is not a responsible move. The additional strain on our infrastructure will not only worsen traffic but also contribute to increased air and water pollution, which harms both people and wildlife. Moreover, the wear and tear on our streets will be significant, adding to the current need for road repairs. While the plan assumes many new residents will rely on alternative transportation, current trends suggest that is overly optimistic.

Additionally, I am alarmed by the lack of discussion surrounding water and electricity needs for this large-scale development. We are already experiencing a water shortage, and with this winter's low snowfall, water availability is more critical than ever. Similarly, our electricity infrastructure is struggling. Areas like Centennial 8, Cornerstone, the Enclave, and Hillside have already faced frequent power outages—more than other parts of Boulder County. If Xcel Energy cannot even meet current maintenance demands, how can we expect them to support the increased strain of these new residents?

It is necessary that we consider these factors carefully before moving forward. Our city's infrastructure, environment, and quality of life are at stake. We need a plan that prioritizes sustainable growth, addresses these pressing concerns, and ensures that the needs of existing residents are not overlooked in the rush to build more housing.

Thank you for your time and consideration,

Martha Parks

Christina Fernandez

From: Linda J. Adams <linda@trispectivegroup.com>
Sent: Sunday, February 1, 2026 3:51 PM
To: City Council; Matt Post
Subject: FW: FRONT STREET EXTENSION

[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 writing to share with you my concerns about the proposed extension to Front Street. As a resident at 1054 Johnson Lane, I have serious concerns about the impact this would have on the community around me. I am sure that the proposal is intended to provide some relief to Courtesy Road and in particular the intersection with South Boulder. I would argue that improvements to the road system are the concern of Boulder County government and that the concerns of our Louisville City leaders should be about the neighbors and constituents. Asking residents to shoulder the burden of a failing intersection and increasing traffic is not only inappropriately placing the problem on the local community it is flat WRONG!

I might be more understanding of the current proposal if an alternative had not been offered. BUT a very suitable and workable alternative is on the table. The re-designed plan adds a public green space providing a buffer between Historic Little Italy and the modern design on the new development area. I moved to Louisville because I fell in love with its genuine charm, honoring its past while embracing the future. Life in Louisville should not be driven by either-or but by AND. The newly designed proposal provides the AND – protection for Historic Little Italy, safety for our middle schoolers and space for the housing development to thrive.

Markell has provided a re-design of their own that achieves the goals for everyone. As an aside, I would add my personal admiration for Markell having lived in one of their homes in Boulder for twenty years before moving to Louisville. This is truly a win-win solution.

I specifically request your vote to:

1. Uphold the Planning Commission's amendment making the Front Street connection emergency access only.
2. Approve the PUD ONLY with an amendment requiring the revised concept plan to be used for all future planning steps.

I trust that you will provide due consideration to my concern and the concerns of many who live in this area. And deliver an outcome that works for everyone demonstrating care and concern for your constituents.

Sincerely,

Linda Adams

Linda J. Adams

Partner
the Trispective Group

Check out our book *The Loyalist Team: How Trust, Candor, and Authenticity Create Great Organizations*. https://www.amazon.com/author/linda_adams



the **Trispective** Group

303-514-6186 (cell)

Christina Fernandez

From: Don Yates <dy196100@gmail.com>
Sent: Sunday, February 1, 2026 11:25 AM
To: City Council
Subject: Little Italy Development

[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 City Council - I am sending this email to voice my concern with the current plans for the Little Italy development and the apparent lack of judgement by the Planning Team to ignore the concerns of the local residents as well as ignoring previous studies and prior decisions based on government guidelines, etc.

To be clear, I am not opposed to development, however reckless development and ignoring concerns from the citizens who will bear the brunt of the problems is what I oppose. One of the tricks used by the Planning Commission is to be inconsistent in how they are communicating the traffic problems that will ensue. Sometimes they use a percent increase and sometimes they use a "x factor" growth, often in the same message. This is done to confuse the listener and attempt to soften the negative results, which I am concerned is being done to the city council members to push through their plan.

I am requesting the City Council uphold the Planning Commission's amendment making the Front Street connection emergency access only vs making Front Street connection a through street. The logic used by the Planning Commission to make the Front Street connection a through street is based on the city's goal of further development of the traffic "grid." While developing the "grid" has merit, the Front Street connection does nothing to support the grid, rather it is just creating a cut-through for the residents. The train tracks to the West and the fact the new Little Italy development does not incorporate grid development further demonstrates inconsistencies by the Planning Commission. Other concerns with making the Front Street connection a through street are:

1. 900% increase in traffic flow into Little Italy, DELO and Louisville Middle School, thus increasing the pedestrian/automobile interaction and potential accidents
2. Increased traffic onto the DELO community's private road that DELO is required to maintain, thus now forcing increased financial responsibility to those residents to maintain a private road that is now being used by the general public
3. Further exacerbation of the traffic problem and motor safety at the intersection of Griffith and Hwy 42/Courtesy Rd

Sincerely,
Don Yates
1070 Johnson Lane

Christina Fernandez

From: Richard Forrest Phillips <rfphill@gmail.com>
Sent: Sunday, February 1, 2026 11:12 AM
To: City Council
Subject: Bullhead Gulch Underpass

[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 strongly in favor of building the Bullhead Gulch Underpass (T18 on the Future Priority Transportation Improvements List). This would be an enormous improvement for northern Louisville. There is huge demand for a pedestrian underpass; there are already a bunch of desire paths over the railroad tracks in the area. The Bullhead Gulch Underpass would also complement the existing Courtesy Road Underpass, which is already well-used.

Thanks for hosting the Comprehensive Plan Open House last week, it was very informative!

Forrest Phillips, Louisville resident.

Christina Fernandez

From: Micah Abram <Micah.Abram@Colorado.EDU>
Sent: Sunday, February 1, 2026 10:53 AM
To: City Council
Subject: Coal Creek Village PUD — Request to Approve with Amendments Reflecting Collaborative Plan (Abram/Maass 1003 Harper St.)

[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,

Thank you for your continued work on the Coal Creek Village project and for the care you have shown in balancing new development with existing neighborhoods.

My name is Micah Abram. My family and I have lived in Louisville's Little Italy neighborhood for more than 20 years, at 1003 Harper Street. Our home directly **backs to the Coal Creek Village development on both the north and west sides**, so the outcomes of this decision will have a direct and lasting impact on our property and our daily lives.

I want to acknowledge the meaningful progress that has been made since the Planning Commission hearing. With guidance from City staff, the developer and neighborhood residents have worked collaboratively toward a revised concept plan that thoughtfully addresses key concerns while allowing the project to move forward.

In particular, we appreciate:

- The Planning Commission's recommendation to **limit the Front Street connection to emergency access only**;
- The developer's willingness to incorporate a **public park** at Harper and Griffith to help blend the historic Little Italy neighborhood with the new development; and
- Ongoing, good-faith conversations between the developer, City staff, and our family to identify **impact mitigation measures** for our property.

Because our home is immediately adjacent to the development, we have been working collaboratively with the developer and the City to discuss mitigation strategies that ease impacts to our property, including **privacy fencing, platting our Old Town property**, and measures to reduce **light, sound, and privacy impacts** created by additional units to the west and north of our home. We appreciate that these conversations are ongoing and constructive.

This collaborative process has resulted in a **workable and balanced plan**—one that improves safety, respects neighborhood character, and remains feasible for the developer. As City Council considers approval of the Planned Unit Development, I respectfully ask that you **approve the PUD only with amendments** that:

1. Uphold the Planning Commission’s recommendation making the Front Street connection **emergency access only**; and
2. Require the revised concept plan developed through collaboration to guide all future planning and permitting steps.

This is not a request to delay the project. Rather, it is a request to ensure that the better plan—the one shaped through collaboration among residents, the developer, and the City—becomes the plan that is ultimately built.

Thank you for your time, your leadership, and your commitment to thoughtful planning that serves both existing and future residents of Louisville.

Sincerely,
Micah Abram, homeowner
1003 Harper Street
Louisville, CO
Little Italy Neighborhood

Christina Fernandez

From: Maxine Most <cmxmost@me.com>
Sent: Sunday, February 1, 2026 9:40 AM
To: City Council
Subject: [The Washington Post] Are YIMBYs winning the housing wars? Not so fast, these people say.

[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 Council,

I was unable to attend the open house on the comprehensive plan last week, so when I read this article this morning, I thought I would share my thoughts on Louisville. Comprehensive plan.

<https://wapo.st/4q9jr8A>

As this article discusses, it is critically important that the city council understand that simply allowing developers free reign to build more housing is not going to lower the cost of housing in Louisville. As this article explains, while the YIMBY approach seems to have won the argument, there is simply no guarantee that more building will produce affordable housing.

Allowing construction of housing via use by right along the McCaslin corridor and at Redtail Ridge will not only not solve Louisville affordable housing crisis, it will bring massive additional infrastructure costs to the community that current taxpayers will have to bare.

Just look at what happened in Boulder. For a decade, they have been building high density housing in previously commercially zoned areas. This is not brought housing prices down and without requiring developers to build or contribute financially to infrastructure development, they created a \$400 million infrastructure backlog which the taxpayers now have to cover.

Increasing the size of this community by 50 to 100% without requiring additional development of open space, parks and recreation facilities, utilities, and sewer infrastructure, not to mention where we're going get the water to support all of these residents, is a violation of your fiduciary duty to the current residents of Louisville. The principle in Louisville has been the development has to pay for itself. Use by right housing development along the McCaslin corridor and at Redtail Ridge will do quite the opposite.

The same class of business people that sold this city the McCaslin corridor development plan with promises of a long-term economic bonanza that rapidly fizzled will - if given the chance - do the exact same thing with their promises on housing development along that corridor and Redtail Ridge. McCaslin corridor has underperformed since shortly after its completion and has become a long term problem to be solved, including the recent street downsizing we've had to do along Via Appia and Cherry.

Let me be clear. I am not opposed to housing development, particularly along the McCaslin corridor. In fact, I enthusiastically support higher density housing development in that area to create affordable and entry-level homes for low and moderate income people that want to make Louisville their home. As well as for current residence, who want to retire here.

I think it is really unfortunate that the University of Colorado is going to build housing at the old theater location helping to solve their affordability issues while having no impact on Louisville's affordability needs. Redtail Ridge is a completely different situation because the community voted against allowing housing at this development and allowing "use by right" housing development in this area would now be contrary to the explicit wishes of the voters expressed through a referendum.

Having said that, use by right along the McCaslin corridor is a mistake. Because, as I said, developers will make all kinds of promises about what's good for Louisville but ultimately the housing they build will be the housing that is most profitable for them--high-end luxury homes . The high density housing developed over the last 20+ years in Louisville has proven this point. While, I would love to see entry level townhomes and condos for moderate income individuals, families, and seniors, without clear city imposed constraints, we will just see more million dollar condos. And this is precisely what this article in the Washington Post discusses.

Simply allowing "use by right" to develop housing is nothing more than a gift to developers of community assets by the city council and does not serve the taxpayers of Louisville.

I know it's hard work to find ways to deal with the housing affordability issues we have in this town, but that's the job of the city council. It is incumbent upon you to push our city staff to not just do what's easy, or to capitulate to developers demands, but to actively engage in creating a comprehensive plan that reflects the values of this community and creates a foundation for growth that will not just maintain but enhance Louisville's future.

I urge you to encourage housing development in commercial areas without granting use by right privileges to wealthy developers who should not be gifted the assets of this community.

Respectfully,
Maxine Most

Christina Fernandez

From: Louisville Downtown Business Association <info@downtownlouisvilleco.com>
Sent: Sunday, February 1, 2026 9:00 AM
To: City Council
Subject: Downtown Dialogue

[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.

[View this email in your browser](#)

LouisvilleDowntown
BUSINESS ASSOCIATION



D O W N T O W N D I A L O G U E

What's Up Downtown



In this month's Downtown Dialogue:

- [Old Town Skate](#)
- [Galentine's – Follow Your Heart](#)
- [Downtown Restaurant News](#)
- [Support our Downtown Restaurants!](#)
 - [Downtown Retail News](#)
 - [Services News](#)
 - [From The Chamber](#)
 - [City News](#)
 - [Tidbits](#)
 - [Historic Property](#)

Feel the LOVE!

We love Louisville and Louisville loves you! It may be winter, but there are plenty of ways to warm your heart and soul downtown this February. Cozy up with your sweetie in one of our fabulous restaurants, grab a gift for someone special, plan a night out with friends for Galentine's, attend a show, sing your heart out, or take time to relax and rejuvenate. There are so many possibilities in downtown Louisville!



Old Town Skate

Open through February 16th!

There's just 16 more days to enjoy the outdoor ice at Old Town Skate! Brought to you by The Louisville Main Street Business Improvement District in partnership with the City of Louisville and the Downtown Business Association, plus our amazing sponsors! It's been a great season with our new operator, Blue Line Sports, and we look forward to welcoming everyone back for old-fashioned skating fun next season! For more information visit our **NEW website** at <https://skatelouisville.com> or email at info@skatelouisville.com



Galentine's – Follow Your Heart

February 12th from 5-9:30pm

Grab your girlfriends and head downtown for a fun night of food, drinks, shopping, dancing and more! Stop in to any of the participating businesses for their Galentine's special, whether it's games, cocktails, snacks, dinner, karaoke, or shopping specials, then make your way to The Simon for a fun decades dance party from 8-9:30pm! Organized by the Downtown Louisville Women's Business Collective!

Downtown Restaurant News

Support our Downtown Restaurants!

Whether it's take-out or dine-in, our fantastic restaurants are ready to serve up scrumptious meals! Below are direct links to our downtown restaurants and cafes for information on take-out, reservations, menus, etc.

[12 Degree Brewing](#)

[740 Front](#)

[Azul Fuego](#)

[Bob's Diner](#)

[Crystal Springs Brewing](#)

[Double D's Sourdough Pizza](#)

[Double Happy](#)

[Gravity Brewing](#)

[Huckleberry](#)

[Lucky Pie](#)

[Lulu's BBQ](#)

[The Melting Pot](#)

[Moxie Bread Co.](#)

[Pica's Taqueria](#)

[Por](#)

[Punch Buggy Shave Ice](#)

[Rocket Dogs](#)

[Rocky Mountain Tap & Garden](#)

[Shin Yuu Izayaka](#)

[South Street Market](#)

[Sweet Cow](#)

[Verde](#)

[Waterloo](#)

[Zucca](#)



Crystal Springs Brewing

February at Crystal Springs!

604 Main St.

Crystal Springs Brewing Company is starting February on a high note in Louisville, CO! At the Colorado Craft Brewers Cup Awards, we brought home three medals:

Blood Orange Kölsch (Fruit & Field Beer)

Naughty Marilyn (Belgian & French Strong Ales)

Louisville Lager (American Pale Lager)

We're also excited to release our Polotmavé Pivo, a Czech Amber Lager that's

been patiently lagering and will be in our taproom on our Lukr tap. We put a lot of care into this one—and can't wait to share it.

Keep an eye out for more beers coming soon, including Czech Pale Lager, Juicy Yo IPA, Cherry Quad, and West Coast Pilsner.

Thanks for supporting local beer—we're grateful for you. Cheers!

Stay tuned on social media, and we'll see you at the taproom!

Keep up with us at crystalspringsbrewing.com or follow us on social media!

February is Girl Scout Season at Sweet Cow!



Sweet Cow

It's Girl Scout Season!

637 Front St.

We're thrilled to welcome back Mint Girl Scout Cookie and Vegan Mint Girl Scout this February. Get ready for all the chocolate-mint magic you've been waiting for!

Mint Girl Scout Cookie: A chocolate peppermint ice cream with lots and lots of Thin Mint Girl Scout cookies blended throughout.

Vegan Mint Girl Scout: A delicious chocolate-minty treat! We make a plant based chocolate peppermint ice cream with lots of Thin Mint cookies crumbled throughout.

Come in and get a scoop early, as they only come around once a year! www.sweetcow.com

A promotional graphic for Valentine's Day Afternoon Tea. The background is light pink with a pattern of small white hearts. At the top left, there are three red hearts of varying sizes. The main title "VALENTINE'S DAY AFTERNOON TEA" is written in a large, pink, serif font. Below it, the dates "Friday Feb 11 - Monday Feb 16" are written in a smaller, pink, serif font. On the left side, there is a block of text: "What better way to show someone your love than to treat them to our indulgent Traditional Afternoon Tea. Complete with white linens, a tiered tray of sweet and savory goodies, and of course, a pot of premium tea." To the right of this text is a small white heart containing a red heart. Further right is a white teapot with a red heart on its side and red floral decorations. Below the teapot, the pricing is listed: "\$29 per person" and "\$15 for children under 9" with "reservations required" in smaller text. At the bottom, the text "CALL FOR RESERVATIONS - 303-666-8020" is written in a pink, sans-serif font.

**VALENTINE'S DAY
AFTERNOON TEA**

Friday Feb 11 - Monday Feb 16

What better way to show someone your love than to treat them to our indulgent Traditional Afternoon Tea. Complete with white linens, a tiered tray of sweet and savory goodies, and of course, a pot of premium tea.

\$29 per person
\$15 for children under 9
reservations required

CALL FOR RESERVATIONS - 303-666-8020

The Huckleberry

Valentine's Tea
700 Main St.

Treat your loved one to a lovely afternoon Valentine's Tea! Enjoy a pot of your favorite premium tea alongside a tiered tray of delicious sweet and savory goodies. Make your reservation today! Call 303-666-8020



Zucca

Valentine's Day Dinner

Join us at Zucca
for a romantic 4 course,
Prix Fixe Valentine's Dinner
\$63 per guest

Saturday February 14 | service begins at 4pm

Reservations required
303-666-6499



Zucca Italian Ristorante

Valentine's Dinner

February 14th

808 Main St.

Book a romantic night out at Zucca! Savor our 4-Course Pre Fixe Valentine's Day menu with your sweetheart, galentine, or any dear one. Dinner service begins at 4pm. Make your reservation today before it's too late! Call 303-666-6499



The Springtime Rush

**Book The Rush to Cater Events
February - May!**

Graduation Parties, Work Parties,
Spring Celebrations,
Community Events,
and Everything in Between!

Book by 02/28 to get 20% off!



#HappinessDelivered

The Rush Coffee

Spring Is Brewing with The Rush Coffee!

www.therushcoffee.com

(415) 595-2780

Events & Catering—Now Booking!

Spring is here, and so is the perfect season to gather, celebrate, and caffeinate! The Rush Coffee is now booking spring events and catering with our all-electric, environmentally friendly coffee truck—bringing premium coffee without the carbon footprint.

Whether you're planning:

- Corporate appreciation events
- School celebrations & graduations
- Community events & fundraisers
- Showers, parties, or private gatherings

We serve handcrafted coffee, espresso drinks, teas, and specialty beverages your guests will love—powered 100% by clean electric energy.

Great coffee. Zero emissions. Big spring vibes.

Limited-Time Spring Promo

Book your catering in Feb- May before February 28th and receive 20% OFF!

Perfect timing to lock in your date and save while availability lasts - Spring dates are filling fast! Let's make your next event memorable, sustainable, and delicious. Book your spring event today!

(415) 595-2780/cristi@therushcoffeeboulder.com

www.therushcoffee.com

[Follow us on Instagram](#)

[Follow us on Facebook](#)



The Melting Pot

Cupid's Combo

Daily in February (excludes February 13, 14, 15)

732 Main Street

Why limit love to just one day? Celebrate your Valentine all month long with our mouthwatering Cupid's Combo 4-course menu. This month-long celebration features a 4-course menu and a table preset with gorgeous rose petals to set the mood. To enjoy this exclusive experience, please add "Cupid's Combo" to your reservation at least 24 hours in advance. Offer valid daily, excluding Feb 13–15. #celebratewithfondue



Gravity Brewing

Spring Happenings!

1150 Pine St.

Geeks Who Drink Trivia

Every Wednesday in February

6:30 PM – 8:30 PM

Think you've got what it takes? Join us every Wednesday night for Geeks Who Drink Trivia at Gravity Brewing! Teams can compete for free beer during trivia, plus gift cards to the Brewery and DD's Sourdough Pizza for 1st, 2nd, and 3rd place

teams. Grab a beer, test your knowledge, and enjoy a fun, high-energy night out — all skill levels welcome!



Craft Yoga

Every last Saturday of the Month

12:15 PM

Unwind, stretch, and flow with Craft Yoga! Bring your own mat and enjoy a relaxing yoga session and stick around after class and reward yourself with a cold beer.

You worked hard, now reward yourself!



2026 Hop Passport

Make sure to grab a 2026 Hop Passport as you travel from brewery to brewery — not just in Colorado, but all across the country! Collect stamps like Infinity Stones and unlock great perks along the way. Be sure to make Gravity Brewing your very first pit stop to start your journey right. Passports are available to purchase online at <https://www.hoppassport.com/>, or you can download the Hop Passport app right on your phone.



Por Wine House

February Events

701 Main St., A

Girl Scout Cookies + Wine Pairing Night

Every Monday in February (2, 9, 16, 23) at 5:30pm and 7:30pm.

This is our 8th annual Girl Scout Cookie + Wine Pairing. This event supports Girl Scout Troop 77824, helping fund leadership development, education, and community service projects. Mondays in February: 2, 9, 16, 23 & March 2 There are two seatings each night: 5:30 PM and 7:00 PM, \$50 per person. For adults 21+ only. Reservations are required. porwinehouse.com



Cards + Cocktails Night

Every Thursday from 8-11pm

VIP guests may participate in poker throughout the evening while enjoying reserved seating and attentive table service. To preserve the elevated experience, jeans and T-shirts are not permitted in the VIP area; cocktail attire or polished evening wear is strongly encouraged. Late Night Happy Hour now runs Thursday, Friday, and Saturday from 9:00 PM to Close (11:00 PM). porwinehouse.com



Valentine's Weekend PRIX FIX Dinner

Feb 13 - Feb 15 from 5:00pm - 8:00pm.

Enjoy a chef curated 5-course dinner for two during the weekend of Valentines. Picture starting your evening with freshly shucked oysters on the half shell, then moving on to a cozy wild mushroom bisque or the bright, zesty flavors of a winter citrus salad. And for the main course choose seared scallops with champagne beurre blanc, a succulent petite filet mignon, or the elegant vegetable wellington. It's the perfect way to treat your special someone. Reservations are required.

<https://tables.toasttab.com/restaurants/9c0b9c82-64b1-4e1f-b490-dfb0ee1bc439/reserve?partySize=2&dateTime=2026-02-14T16%3A00%3A00.000-07%3A00>



Rocky Mountain Tap & Garden

Galentine's Bingo

February 12th 6pm

1071 Courtesy Rd.

Galentine's Day Bingo!

- FREE to play (yes... actually FREE)
- Featured Galentine's cocktails that'll have you feeling the love
- 5 rounds of winners = epic prizes + fun surprises

Join us for Laughs, drinks, bingo wins, and all the best girl vibes! Grab your gals, your lucky charms, and your sass — this night is all about friendship, fun, and fabulous prizes



Scan to
order
online



\$6 & \$7 SLICES
Lunch just got tastier!



**ONLY
MON-FRI
FROM 11:30AM-
2PM**

**ROCKY MOUNTAIN
TAP & GARDEN**

720-900-2440 | 1071 COURTESY ROAD LOUISVILLE, CO 80027

SLICE SLICE BABY!

Because lunch deserves PIZZA - \$6 & \$7 slices

Monday–Friday: 11:30am–2:00pm

Quick lunch? Long lunch? “I accidentally ate pizza again” lunch? We support all of it!

Swing by, grab a slice (or two... or three), and make your weekdays way more

delicious.



South Street MARKET

South Street Market

Galentines!

February 12th 4:30-6:30

824 South Street

Grab your girlfriends and swing by South Street Market for Galentine's HH! We'll have special cocktails, mocktails, and tasty apps.

www.southstmarket.com

IG FB @southstreetmarketlouisville

Downtown Retail News



The Singing Cook

Galentine's Event!

February 12th 5-8pm

728 Main St.

Get your besties together for a fun night downtown on February 12th!

Grab your gal pals and join us for after hours shopping, chocolate, and bubbly!

Then head out and follow the hearts around town for more shopping, cocktail specials, karaoke, or whatever your heart desires. Plus don't miss the after hours

dance party at The Simon from 8-9:30pm!

What's New - Stop in and check out what's "In Bloom" for Spring!

Knife Sharpening – will return towards the end of March. The schedule will be posted on the Services page on our website as soon as we have it most likely in February).

Remember to follow us on [FB](#) and [IG](#) for more new items, or sign up for our newsletter at www.singingcookstore.com and keep up on all the latest news.



My Saving Grace

**New for Spring + Galentine's!
909 Main St.**

February is a month to focus on Love and Hope as well as filled with anticipation for the upcoming Spring Season. The shop is full of new products and the deals are abundant for retired Winter goods, so make your way in. Shop our most

popular "Socks that Save", or maybe pick up a new piece of jewelry before prices sky rocket due to the price of silver increasing. Check out the new "Hammitt Spring" styles, or just stop in and say hi.

We will be participating in the downtown **Galentine's Day event** on Thursday February 12th from 5-8pm and the first 10 purchases will receive a free gift. Shop [My Saving Grace Website](#) and also our sister store [Two Sole Sisters Website](#).



Old Friends

Galentine's - Follow Your Heart

February 12th 5-8 pm

706 Front St.

Shower your Valentine with some goodies! Cards, candles, stuffies, and jewelry... there's something for all your Loves, old and young. And if Cupid's arrow somehow missed, grab your Galentine and Follow Your Heart to Downtown Louisville for some not-to-be-missed fun! We will be open late serving complimentary Rosé and celebrating fun deals - lots of new items on sale, and while supplies last, enjoy a free pair of heart earrings with purchase! 1 per person please :-)

CREATIVE FRAMING Art Gallery



Artists for 2026 Art Shows

Please note, art opening receptions are on first Friday of the month except when noted, from 6pm to 8:30pm

Mar 6, and Apr 3, 2026 featured artists

- Brooke Connor - Water Color
- Kay Keyes Farrar - Oil Painter
- Mike Brouse - Oil Painter

May 1, and June 5, 2026 featured artists

- Mia Sole - Abstract modern
- Kathleen Leroy - Acrylic
- Gary Markowitz - Oil Painter

July 3, Aug 7, 2026 featured artists

- Janice Larson - Fabric embroidery floral
- Don Prys - Landscape and abstract
- Sue Cable - Watercolors & acrylic

Sept 4, and Oct 2, 2026 featured artists

- Ninel Senarotova
- Brent Best - Photography.
- Tabitha Benedict

Nov 6, and Dec 11, 2026 featured artists

- Josie Varga - Landscape/Pastel
- Emeka Dragonfly

Creative Framing Art Gallery

2026 Art Shows

1075 E. So. Boulder Rd., Ste. 110

You are cordially invited to our 2026 First Friday Art Openings and Receptions! We are looking forward to a wonderful season of art with these talented featured artists. Join us throughout 2026 for refreshments and live music, and meet and greet with artists! See you soon!

SAVE THE DATE

Louisville Farmers Market
SATURDAY MAY 9TH • 9AM - 1PM



Louisville Farmers Market

SAVE THE DATE!

Saturday, May 9th 9am - 1pm

824 Front St.

We are gearing up to open the market on Saturday, May 9th for our 18th season! Look for your favorite farms returning and some new and exciting vendors who are thrilled to bring their passions and products to our wonderful community. Listen to live music, mingle and socialize with friends, grab a cup of coffee, breakfast or lunch, and say hello to your vendors. Thank you for making this the #1 Farmers Market in Colorado 3 years in a row!

kellyenterprisesltd@gmail.com 303-902-2451 realfarmersmarketco.com

Arts & Entertainment News

LIVE AT



FEBRUARY

LIVE MUSIC

- Sat 7th PETTY FOOLS**
A Tom Petty Tribute
- Sun 15th PAMWE MARIMBA**
& SUPA
- Sat 21st MARDI GRAS PARTY!**

COMEDY & MORE

- Sun 1st We're Doing Great!**
- Fri 6th TV Game Show**
- Fri 13th Comedy All-Stars**
- Sat 14th Psychic Speakeasy!**
- Fri 20th Improvarama!**
- Fri 27th Comedy Underground**



THE
★ LOUISVILLE ★
UNDERGROUND



The Corner 640 Main Street, Louisville, CO

303.997.9549

The Louisville Underground

February Line up!

640 Main St.

Rock out to *Petty Fools* on February 7th or “Laissez les bons temps rouler” at our Mardi Gras Party on February 21st! Plus you don’t want to miss the laughs with *Improverama!* and *Comedy Underground*, or experience the beyond with *Psychic Speakeasy*. There’s always something for everyone Underground at Louisville’s best not-so-secret entertainment venue! Don’t miss a moment, get your tickets today at <https://www.thelouisvilleunderground.com/>.

WHAT'S YOUR
FAVORITE
LOVE
SONG?

YOU MAKE
MY
DREAMS
COME
TRUE

YOUR
SONG

CAN'T HELP
FALLING IN
LOVE WITH YOU

TAKE MY
BREATH
AWAY

SUCH
GREAT
HEIGHTS

SKINNY
LOVE

I MELT
WITH YOU

LOVEFOOL

**HAPPY
VALENTINE'S DAY**

reserve your suite
www.pitchkaraoke.com

**PITCH
KARAOKE**



Pitch Karaoke

Season of Love!

640 Main St. Unit C

Love is on the way!!! We've got some banger love songs to serenade your loved

one, friends, or just yourself. If love is NOT on the way - we've got that covered too.

Open 2-midnight on February 14th.

Make your reservation now by visiting www.pitchkaraoke.com

A colorful poster for CenterStage Theatre Company's 2026 Summer Programming. The top features the CenterStage logo with a red stylized figure. Below it, the text "CHECK OUT OUR 2026 SUMMER PROGRAMMING!" is written in bold, with a note "(NO AUDITION REQUIRED BEFORE REGISTRATION UNLESS OTHERWISE NOTED)". Eight framed posters for the productions are displayed in a 2x4 grid: "THE LIGHTNING THIEF", "HARRY POTTER", "MARY POPPINS JR.", "Annie Jr.", "GREASE SCHOOL EDITION", "THE HOBBIT", "Alice by Heart", and "HARRY POTTER". At the bottom, it says "SCAN FOR REGISTRATION & OUR WEBSITE!" followed by the company's address, phone number, and website. A QR code is also present in the bottom right corner. The background is decorated with confetti, a lightning bolt, a paint bucket, and a parrot.

CenterStage Theatre Co.

Hadestown: Teen Edition + Summer Offerings

901 Front St.

Check out our summer offerings! Registration discounts apply thru February 17, 2026. Visit our website at <https://www.centerstagetheatrecompany.org/>

Opportunities include: The Lightning Thief, Alice by Heart, Harry Potter, Mary Poppins Jr., Annie Jr., Grease: Youth Edition, and The Hobbit

CenterStage
THEATRE
COMPANY

PROUDLY PRESENTS

HADESTOWN

TEEN EDITION

Created by Anais Mitchell

Originally Produced on Broadway by Mara Isaacs,

Dale Franzen, Hunter Arnold and Tom Kirdahy

Original New York Production Developed with

and Directed by Rachel Chavkin

Arrangements and Orchestrations by Michael

Chorney and Todd Sickafoose



Director

Steve Wilson

Assistant Director &

Choreographer

Abigail Kochevar

Music Directors

Bridget Burke and

Sarah Kochevar

Friday, Jan. 30, 2026: 7pm

Saturday, Jan. 31, 2026: 2pm

Saturday, Jan. 31, 2026: 7pm

Sunday, Feb. 1, 2026: 1pm



Saturday, Feb. 14, 2026: 2pm

Saturday, Feb. 14, 2026: 7pm

Sunday, Feb. 15, 2026: 1pm

Sunday, Feb. 15, 2026: 6pm

**HADESTOWN: TEEN EDITION is presented by arrangement with
Concord Theatricals Corp. www.concordtheatricals.com**

Tickets @ CenterStageTheatreCompany.org



Community
Foundation
Boulder County



Colorado
creative
industries



City of
Louisville



We Fund
Culture.
SCFD

Get your tickets for HADESTOWN: Teen Edition!

Showtimes include:

Sun. Feb. 1, 2026 1pm

Sat. Feb. 14, 2026 2pm & 7pm

Sun. Feb. 15, 2026 1pm & 6pm

Tickets available at: <https://cur8.com/18777/project/136560>

Services News



Lyons Gaddis Attorneys & Counselors

Problems Solved
950 Spruce Street, Unit 1B

Risk never takes a day off so it's important to manage it. At Lyons Gaddis, we protect what matters most to you. Because legal challenges can seem overwhelming, we work hard to solve them effectively and efficiently by keeping them simple. That means guiding you through even the most complex issues with plain speak instead of legal speak. We specialize in business law, estate planning, family law, civil litigation, personal injury, real estate, land use and zoning matters, special district representation, school district representation, water law, and more. While we can't predict the future, we can help you prepare for it.

Call 720-726-3670 or visit <https://www.lyonsgaddis.com/> to learn more.



Radiance Medspa

HALO Laser
916 Main St.

HALO LASER HAS EVOLVED!

Meet the All-New HALO TRIBRID Laser - Now Available in Louisville!

We are proud to announce the arrival of HALO TRIBRID, the most advanced

evolution of the HALO laser, now available at Radiance Medspa Louisville. For patients familiar with the original HALO, this is everything you loved—now enhanced with even greater precision, comfort, and customization.

HALO TRIBRID represents the next generation of laser skin resurfacing technology, designed to deliver exceptional results for tone, texture, sun damage, and signs of aging.

New to Aesthetic Lasers?

HALO TRIBRID is a non-surgical treatment that uses advanced light energy to rejuvenate the skin from within by stimulating fresh collagen and renewing damaged surface layers.

It is commonly used to improve:

- Fine lines and wrinkles
- Sun damage and discoloration
- Enlarged pores
- Uneven texture
- Overall dullness and loss of firmness

The result is clearer, smoother, healthier-looking skin—with long-lasting collagen renewal.

Our Expert Medical Team

At Radiance Medspa, Laser treatments are provided strictly by licensed, experienced medical professionals. Our company has more than 20 years of experience performing Aesthetic laser treatments and, over these years, we have come to appreciate the importance of a Laser treatment being performed by providers with a strong clinical background and extensive training and experience to ensure we deliver safe and effective Laser treatments to our patients.

Complimentary Consultation

Your treatment should never be one-size-fits-all.

We invite you to schedule a free consultation with one of our clinical experts to discuss your skin goals, timeline, expected downtime, and the best plan for you.

Now booking HALO TRIBRID consultations in Louisville

Call us at 303-900-6644 or visit our website at radiancemedspalouisville.com

Edward Jones



Holly Chandler, CFP®

Financial Advisor

CA Insurance License OC24309

CA Agency Number OC24309

1025 Cannon St Suite 1b

Louisville, CO 80027

Bus. 303-439-2035 • Cell 303-378-0071

holly.chandler@edwardjones.com

edwardjones.com/hollychandler

Holly Chandler – Edward Jones

What's Your Love Language?

1025 Cannon St., Ste. 1B

Valentine's Day doesn't have to break the bank. The key is understanding your partner's love language. When you know what makes them feel valued, you can create meaningful moments without overspending.

If words of affirmation are your partner's love language, write a heartfelt letter, which carries immense emotional value and costs nothing.

For those who treasure acts of service, cook their favorite meal or build a simple budgeting worksheet that they've been struggling to create.

For gift lovers, think thoughtful but not costly, like one-of-a-kind thrift-store treasures or fractional stock shares of a company they admire.

Those who value quality time may appreciate a scenic hike, stargazing or a “future-fund” jar for a vacation you’ll take together — with an initial contribution from you.

Finally, if physical touch is their love language, creating an at-home spa night or cuddling under a budget-friendly blanket is a good choice.

All told, the best Valentine’s gifts come from the heart, and smart budgeting makes them even sweeter.

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From The Chamber

PRESENTING
SPONSORS



COLORADO CONCIERGE
PUNCTUANT MEDICINE

Healthier. Happier. Energized. Connected.



FEEL GOOD FESTIVAL

FEBRUARY 28th

10-4pm

Wellness Village | Curious
Minds Talks & Tools |
Nordic Sauna & Cold
Plunge | Sample & Sip
Passport | Interactive
Chill Zone | Giant Kids Art
& Activities | Community
Bike Ride | Pickleball
Competition, Games, Intro
& Pros

Glow & Flow Evening
Social

5-7pm: Yoga | Zumba

7-9pm: Glow Party

3-Channel Silent Disco

relish
FOOD HALL / PICKLEBALL

**FREE EVENT
ALL WELCOME**

📍 550 McCaslin Blvd Louisville, CO

**FESTIVAL
PROGRAM**



SPONSORED BY



LouisvilleChamber.com

Feel Good Festival!

Saturday, Feb 28th 9am-4pm

Relish Pickleball and Food Court

Wellness, movement, food samples, learning, and a glow-up evening social.

The **Feel Good Festival** is a free, all-day community event designed to help you feel healthier, happier, energized, and connected, ending with our **Glow & Flow Evening Social** featuring yoga, Zumba, DJs, and a silent disco.

👉 See what's happening and plan your day:

<https://www.louisvillechamber.com/feel-good-festival/>

City News

From the Louisville Public Library

Dental Smiles Storytime

Free Library Program for All Ages/Families

February 1st 3:30-4:00 PM

Library Meeting Room, 951 Spruce Street

Join us for a fun, dental-themed storytime filled with engaging read-alouds and a hands-on activity! Children will learn healthy brushing tips and simple ways to care for their smiles while enjoying an interactive afternoon together. This program is great for children ages 2–12, and all ages are welcome. Drop-in. No registration required.

Seed Swap

Free Library Program for Everyone

February 7th 2-4:30 PM

Library Meeting Room, 951 Spruce Street

Bring your homegrown seeds, and unopened packets of store-bought seeds and join us in a seed swap. Drop in and connect with other gardeners in the community to learn a little about seed planting and exchange ideas. Seed swapping encourages biodiversity in our plants and is a good way to connect with other gardeners. Drop-in. No registration required.

**Friday Afternoon Club: An Introduction to Ancestry Library Edition with
Bridget Bacon (former Louisville Historical Museum Services Supervisor)**

Monthly programs for adults because curiosity never retires

February 13th 1-2:00 PM

Library Meeting Room, 951 Spruce Street

Discover a world of opportunity and connection with our monthly library programs. A variety of engaging programs designed to educate, entertain, and inspire lifelong learning will be presented. Join us each month to explore something new and make the library a cornerstone of your vibrant lifestyle. Programs are free and open to everyone.

In this presentation, you will get an overview of Ancestry Library Edition, which is a genealogy-focused database that the Louisville Public Library provides (access is limited to inside the Library only). Find out how to locate Ancestry from the Library's website, and what the Library edition of Ancestry will be useful for. Come away understanding how this free resource can help you start or expand your own genealogy research.

Register >> <https://www.eventbrite.com/o/library-72686900403>

Active Minds: UNESCO World Heritage Sites

Free Library Program for Adults

February 19th 7-8:00 PM

Virtual by Zoom

Established in 1945, the United Nations Educational, Scientific and Cultural Organization (UNESCO) is a specialized agency within the UN with a mission of promoting peace through education. As part of that mission, UNESCO oversees the selection and legal protection of World Heritage Sites, locales judged to 'be of outstanding value to humanity'. Join Active Minds as we trace the origin and extension of World Heritage Sites and take a tour of a few highlights.

Register >> <https://www.eventbrite.com/o/library-72686900403>

Understanding AI with data scientist Amy Burkhardt

Free Library Program for Adults

February 21st 10:30-11:30 AM

Library Meeting Room, 951 Spruce Street

Data scientist Amy Burkhardt will discuss the basics of how artificial intelligence works (like ChatGPT), and then she will lead an interactive language model exploration to illustrate the concepts covered.

Register >> <https://www.eventbrite.com/o/library-72686900403>

Tween Club: Sew a Dream Pillow

Free Library Program for Grades 3 – 5

February 26th 4-5:00 PM

Library Meeting Room, 951 Spruce Street

Tween Club meets after school on the last Thursday of the month. Come hang out with friends, make cool crafts, play games, or learn something new. In February, learn about aromatherapy and sew a dream pillow!

Register >> <https://www.eventbrite.com/o/library-72686900403>

From the Louisville History Museum

Get crafty at the Museum's pop-up quilting workshop

February 7th 1:30–3pm

1001 Main St.

Join us for another sesquicentennial program and channel your inner Betsy Ross! Stop by the Museum for some good old-fashioned hand-stitching! Harken back to the days before sewing machines and learn about hand-quilting stitches and styles with a community of folks. [Register here](#)

Saddle up for a screening of Buck and the Preacher

February 7th 6–8pm

801 Grant Ave.

Celebrate Black History Month with this thrilling 1970s western film! *Buck and the Preacher* follows the story of a wagon master and a con-man preacher who help recently emancipated Black Americans resist cheap-labor agents in Kansas Territory after the Civil War. The film stars Sidney Poitier, Harry Belafonte, and Ruby Dee. [Register here](#)

Learn about STEM from the perspective of Colorado's longest continuous inhabitants

February 10 – April 25

1001 Main St.

“Ute Knowledge” tells the story of how Ute Indians have used science, technology, engineering and math to survive and thrive in the Rocky Mountains. The Ute people have prospered in Colorado through their deep understanding of, and a connection to, the landscape and environment. Stop by the Museum between February 10 to April 25 to learn more!

Stay up to date on all the ways to celebrate the Sesquicentennial

Yes, that's a real word! The City of Louisville, in collaboration with the U.S. Semiquincentennial Commission, America 250 Foundation, and American 250-Colorado 150 Commission, are partnering to celebrate the 150th anniversary of Colorado's statehood (sesquicentennial) alongside the nation's 250th birthday (semiquincentennial) in 2026. The city's Cultural Services Department will be hosting a range of events and special programs in the coming year to commemorate Louisville's unique history in context of these major milestones for the state and country. Visit our website to learn about upcoming events.

Tidbits



Historic Property

The Leslie House

501 Jefferson Ave.

In 1946, William “Bill” J. and Ruth Leslie purchased this lot, which was located in the Acme Place subdivision. It is unknown exactly when the house was built, but the county assessor card states that this house was “relocated” to Louisville and “remodeled” in 1948. Records show that the house was originally built at the Columbine Mine in Serene, Weld County, Colorado, which operated between 1920 and 1946. This is just one of many houses that were relocated to Louisville. Bill Leslie was a miner at Matchless Mine in Louisville (current day Recreation Center area) and also helped his mother at a Louisville hotel. When he retired in 1941, he worked as a Louisville marshall, deputy marshall and patrolman until 1964. The Leslies had four sons, Donald, William, John and Gilbert and the house remained in the Leslie family until Bill’s death in 1974.

For more information about Louisville's Historic Preservation Program contact Jess Daniels at jdaniels@louisvilleco.gov or 303-335-4595.



DBA News

Check out our recently updated website! New features include an interactive map to help visitors find downtown businesses, new categories, events calendar, and more!

Take a peek here: <https://www.downtownlouisvilleco.com/>

Want your business event/info in this Newsletter?

As DBA members you have the opportunity to have information or events included in this very newsletter! If you are not receiving an email every month asking for any information you'd like to include, please contact Jenni at jenni@singingcookstore.com to get on our email list. Also, Jenni is an admin on the DBA Facebook page, so please send her any events you'd like us to post, or ask her to share your post. We want to make sure we are doing as much for your business as we can and the DD and FB page are two ways we can help spread the word about all the great happenings downtown!



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Christina Fernandez

From: Sally Blair <sally.c.blair@gmail.com>
Sent: Sunday, February 1, 2026 8:32 AM
To: City Council
Cc: Planning
Subject: Support Coal Creek Village

[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 express my support for the Coal Creek Village plan approved by Planning. I am emphatically supportive of the affordable housing mix and that the developers are not paying the fee in lieu, but actually adding affordable housing to our community. Bravo! Let's make it easy for these developers to build!

I also appreciate Planning listening to and working with the residents of Little Italy. This development will no doubt change their neighborhood and working with them while not killing the project is the right thing to do.

I also believe this will be good for the small businesses in that area.

Please support this development and **help** the project move forward, demonstrating Louisville is friendly to affordable housing developers.

Thank you!
Sally Blair
County Rd