

Genny Kline

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

From: [Linda J. Adams](#)
To: [City Council](#); [Matt Post](#)
Subject: FW: FRONT STREET EXTENSION
Date: Sunday, February 1, 2026 3:51:08 PM

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

I 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)

From: [Don Yates](#)
To: [City Council](#)
Subject: Little Italy Development
Date: Sunday, February 1, 2026 11:24:58 AM

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

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

From: [Richard Forrest Phillips](#)
To: [City Council](#)
Subject: Bullhead Gulch Underpass
Date: Sunday, February 1, 2026 11:12:11 AM

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

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.

From: [Micah Abram](#)
To: [City Council](#)
Subject: Coal Creek Village PUD — Request to Approve with Amendments Reflecting Collaborative Plan (Abram/Maass 1003 Harper St.)
Date: Sunday, February 1, 2026 10:52:58 AM

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

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

From: [Maxine Most](#)
To: [City Council](#)
Subject: [The Washington Post] Are YIMBYs winning the housing wars? Not so fast, these people say.
Date: Sunday, February 1, 2026 9:40:49 AM

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

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

Genny Kline

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

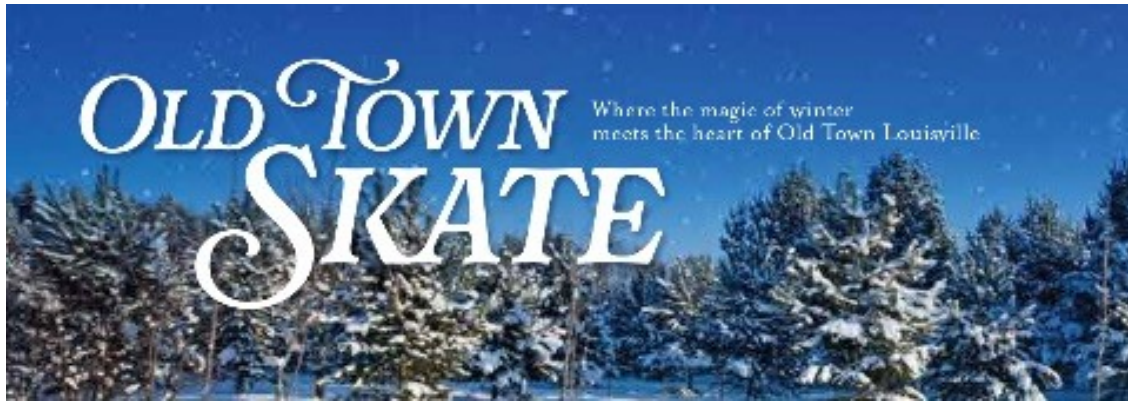


In this month's Downtown Dialogue:

- [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



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 D
Dinner

Join us at Zucca
for a romantic 4 course,
Prix Fixe Valentine's Dinn
\$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

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

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

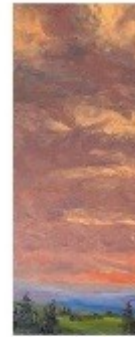
Galentine's - Follow Your Heart

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 Galle



Artists for 2026 Art Sho

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

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

- Mia Sole - Abstract m
- Kathleen Leroy - Acry
- Gary Markowitz - Oil

July 3, Aug 7, 2026 featured artists

- Janice Larson - Fabric embroidery floral
- Don Prys - Landscape and abstract

Sept 4, and Oct 2, 2026

- Ninel Senarotova
- Brent Best - Photogra

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 PARADE |

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! |

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/>.

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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
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Showtimes include:

Sun. Feb. 1, 2026 1pm

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

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

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Services News



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Louisville, CO 80027

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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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FEBRUARY 28th



**FREE EVENT
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10-4pm

Wellness Village
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Nordic Sauna &
Plunge | Sample
Passport | Inter
Chill Zone | Gia
& Activities | Co
Bike Ride | Pick
Competition, G
& Pros

Glow & Flow Ev
Social

5-7pm: Yoga | Z

7-9pm: Glow Pa
3-Channel Sile

**FESTIVAL
PROGRAM**



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!



LouisvilleDowntown

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From: [Sally Blair](#)
To: [City Council](#)
Cc: [Planning](#)
Subject: Support Coal Creek Village
Date: Sunday, February 1, 2026 8:32:41 AM

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

Hello Council,

I wanted to 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

From: [Sara Blumhardt](#)
To: [City Council](#)
Subject: Your vote on February 3rd
Date: Saturday, January 31, 2026 2:13:04 PM

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

Dear City Council,

As a resident in Delo, at the meeting on February 3rd please:

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.

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

Best regards,
Sara

From: [Susan Loo](#)
To: [City Council](#)
Cc: [Diana Langley](#); [Samma Fox](#); [Rob Zuccaro](#); [Kathleen Kelly \(Email\)](#); [Vanessa Zarate](#); [Adam Blackmore](#); [Brandi Cummings](#); bryder@louisvilleco.gov
Subject: Appeal for Fiscal Responsibility
Date: Saturday, January 31, 2026 12:13:34 PM

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

Honorable Mayor and City Council,

This is a second appeal for your fiscal responsibility to all our taxpayers to reject the purchase of an unsuitable piece of property and rail cars at 1155 Pine for \$396,000, proposed to come from an already stressed General Fund. If you insist on spending money you do not have, I do not understand how you can have this past Tuesday's meeting detailing a severely underfunded library and not think \$396,000 spent there would benefit more people.

No question exists that the seller is a nice person and loves trains. He inspired a significant number of people to help him rescue and move the caboose in 2020. In 2023, many of us were shocked when it showed up at the eastern gateway of Old Town and should have been a zoning question. The Planning Director had relied on his discretion and ruled without any public input or public explanation that plunking a significant structure there was okay. Does that entitle anyone to put a very large structure on their property wherever they want? Whether the City Attorney was consulted was never clear. Details about that incident are not included in the background on this agenda item. Reaction laden with "sentimental nostalgia" probably scared away any formal complaints.

Moving forward, the council and several speakers were excited over the property development proposed at the concept review this past July. However, that proposal was being built with personal funds. That is a significant distinction. The next time the project surfaced publicly was a September rejection for Historic Preservation funding.

Then suddenly, without any fanfare, on January 20, we get a First Reading to purchase, with what appears to be a rushed Second Reading and sole public hearing on February 3. Is this what you've been doing in the numerous Executive Sessions you schedule? The lack of transparency is concerning.

The staff report explains the purchase contributes to Economic Vitality. No documentation is included that the Economic Vitality Committee, Downtown Business Association, Louisville Revitalization Commission, Finance Committee, or the Chamber of Commerce have been notified and commented on this purchase. No discussion of how marketing, social media, and events will proceed in an area with no parking. No property or rail car independent appraisals. No itemized breakout of rail cars to property, and it's a tiny piece of land proposed at a high end cost. A simple Google search says a caboose can be purchased for \$2,000 to \$4,000, with wooden cars generally cheaper. How much is the rail cars' historical premium? The future upkeep on the rail cars is also not detailed; they will need periodic painting and repair, safety modifications, and protection from vandalism. When spending public money, it is highly

imprudent to say "Let's buy this right now and we'll figure out this other stuff later."

No doubt exists the seller can overwhelm a public hearing with his supporters. However, if you did a statistically valid survey of all our residents on the wisdom of this expensive purchase, it would fail conclusively. I am reminded of how some past councilors swore *everyone* wanted a new history museum. Yet, when the statistically valid Citizen Survey was done and residents were asked to rank projects in preference order, the museum was dead last on a long list.

If *everyone* wants these rail cars so badly, why hasn't someone tried a GoFundMe effort?

The very least you can do on February 3, is each councilor and the mayor need to provide a detailed explanation of their vote. This would be unlike the total silence on the 7-0 January 20 vote, where the new First Hearing procedure is theoretically for council to ask pertinent questions and request more information for Second Reading.

Thank you for your consideration once again. This is an ill-conceived project that is fiscally wrong.

Susan Loo
35 year Louisville resident

From: [Dave Clabots](#)
To: [City Council](#)
Subject: Unbelievable
Date: Friday, January 30, 2026 8:04:49 PM

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

We should not be using general funds to purchase land that is of little or no community use. Not once have I ever seen anyone near the miners cabins in the years they have been there. We spent plenty of tax dollars moving and storing them at the 104th facility. Then spent money moving them again putting in foundations to preserve them. The land in question also is within the Urban Renewal area where funds might be available through an extensive public review process.

Clearly this land is not getting sold for private development anytime soon.

I don't see any benefit to using our general fund money to purchase the property or trains. Structures in question don't qualify as historic as proven by your own Historical Advisory Board.

Please vote NO and if needed find funds from another entity.

We would hate to see this named Boondoggle Park but it could very well be.

Best

Dave Clabots

Louisville, CO 80027-1612

Sent from my iPhone

From: [JAMES HEYWARD](#)
To: [City Council](#)
Subject: City Council Meeting / Coal Creek Village
Date: Friday, January 30, 2026 7:29:19 PM

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

Louisville City Council,

As a resident of the Delo Townhome Community, I am sending this email in support of upholding the Planning Commission's amendment making the Front St connection emergency access only. Among the valid reasons to uphold this amendment, avoiding additional traffic flow in our neighborhoods is notable. Not only will additional traffic be a significant safety issue for students at Louisville Middle School, it will create a substantial safety hazard in our community.

I am unsure if you are familiar with our Delo Townhome Community, but our egress to leave our community is through our Garages onto Lanes that run East/West between Front and Cannon Streets. I fully expect if Front Street is open from South Boulder Road, we will see increased traffic in our Lanes. As our Driveway from our Garages is approximately 3 feet, we cannot see cars traveling East/West in our Lanes until we have backed out into the Lanes. The risk of accidents from unseen traffic is considerably increased if Front St is open and we are subject to additional Traffic.

I strongly support approving the amendment agreed between Citizens and Developer to keep Front St closed except for Emergency access only and to uphold the Planning Commission's amendment.

Thank you for the opportunity to provide input and I appreciate your consideration!

James Heyward
1047 Leonard Ln
Louisville, CO 80027
913-526-7749
jheyward@aol.com

From: [Mario](#)
To: [City Council](#)
Subject: E Bikes on Concrete Sidewalks
Date: Friday, January 30, 2026 4:37:43 PM

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

Hello! Can someone point me to the city code on e bikes on concrete sidewalks in the city?

Are they allowed there?

Who has right of way? If I'm walking on a sidewalk and one side is beside a fence or half of sidewalk is icy what happens? Am I supposed to then go onto the street? I thought concrete sidewalks were primarily for people walking.

I feel these situations are dangerous and especially when there are multiple e bikes coming at you.

Thanks

Mario Jannatpour

Sent from my iPhone

From: [Dave Clabots](#)
To: [City Council](#)
Subject: Ordinance 1914:
Date: Friday, January 30, 2026 4:22:43 PM

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

I am against spending \$396,000 for the property and railroad cars and would ask you to reconsider the purchase/lease agreement on this property.

I don't see how we can spend this level of money out of the general fund without more public input. If the railcars were that "historic" then the Historical Commision would have approved the funding from the Historic Preservation Tax. Nowhere have I seen an analysis by the Railroad Museum of what historic value these train cars might have. I would sincerely hope that we would at least do some due diligence and ask for an assessment from them. Now the City has to take on one more restoration project just as we did with the Miner's cabins next to Miners Field.

What this is not is a place where citizens can safely congregate as to the very poor access to the site. This purchase is not even close to the purchase and subsequent resale of the old Post Office site. Today, that is a privately held thriving business site that has become a community in and of itself. I do not see those kinds of activities happening at Hwy 42 and Pine Street ever as there is very limited access.

I ask you tonight to vote NO on this proposal and open it back up for more public input. The \$396,000 should be used for various upgrades to other city facilities such as our library and recreation center.

I know this ordinance is on second reading, however considering the large amount coming out of our General Fund many of our citizens I have talked to are not in favor of this purchase. Finally, certain sites in any city are valued less due to access, proximity, ability to develop etc. Clearly, the private market has shown little interest in this site. Consequently, I see little value in this property to our Louisville citizens.

Best regards
Dave Clabots
Louisville CO. 80027

For the record:

1101 Franklin Ave.
Louisville CO. 80027

From: [Mike Kranzdorf](#)
To: [City Council](#)
Cc: [Diana Langley](#); [Rob Zuccaro](#)
Subject: Ordinance 1914: 1155 Pine Street
Date: Friday, January 30, 2026 11:47:59 AM

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

City Council and Staff,

The proposal to purchase the rail cars and underlying land at 1155 Pine Street is premature. There has been no public discussion regarding the property's sentimental value as a landmark. It's not clear that there is public support, especially among the immediate neighbors. The rail cars are not a historic landmark as determined by other boards and commissions.

Long term maintenance costs and plans should be evaluated and shared with the public prior to any council action. The purchase price alone appears to be inflated based on usefulness of the land. The current owner would maintain control of a residence and parcel that could later be sold at additional profit. This would be an unfair outcome for city taxpayers. The city would remain encumbered with the costs and liability of least valuable portion of the property. Liabilities include both maintenance of the structure and general liability for injuries caused by children climbing on the cars and the roof as occurs now. If the solution to that includes a fence or other barrier, it will eliminate any aesthetic value.

The north side of Pine Street is zoned commercial and should be allowed to develop as such, without interference by this proposal. Please do not pass Ordinance 1914 as proposed.

Thank you,

Michael Kranzdorf

From: [Mark Dayan](#)
To: [City Council](#); [Planning](#)
Subject: Louisville Comprehensive Plan - NO on the 67% Growth
Date: Friday, January 30, 2026 8:29:08 AM

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

City Council Members and Planning Department,

I attended the Open House this week and reviewed the city comprehensive plan.

I was extremely disappointed to hear that that the plan allows for up to 67% growth in housing units over the planning period.

I was told that it's more than likely that the growth will be half of that...if so why not state that in the plan?

Most folks that I know are comfortable with growth in the 20% range - Reasonable and Responsible Growth like we have had in the past.

If the city goes ahead with this plan I have no other choice than to consider the current city leadership unrepresentative of our city residents.

Sincerely,

Mark Dayan
946 Saint Andrews LN

From: [Mark Gasper](#)
To: [City Council](#)
Subject: Opposition to Coal Creek Village PUD as submitted
Date: Thursday, January 29, 2026 6:13:17 PM

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

Mark & Donna Gasper
1014 Johnson Lane
Louisville, CO 80027
January 29'2026

Louisville City Council
749 Main Street
Louisville, CO 80027

RE: Opposition to Coal Creek Village PUD as Submitted

Dear City Council,

As know below, we've already written you once on January 3 stating our opposition to the Coal Creek Village PUD as submitted. Recently new information has come delight, including the fact that the developer is willing to work with little Italy to redesign the proposal. We believe that this redesign is a significant improvement and we support it. However, our understanding is that the City Planners continue to recommend keeping the Front Street connection open for public traffic despite the planning commissions recommendation and the significant public outcry at the planning committee meetings. I hope that this is just a rumor rather than fact. Because if this were to be fact, we would completely shocked and disappointed by the lack of following the standard processes put in place.

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 and Delo residents.

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

Thank you,

Mark and Donna Gasper

January 3, 2026

Dear City Council,

I am writing to formally express my opposition to the Coal Creek Village PUD as currently submitted. The proposed development represents a substantial increase in density compared to prior plans, and it raises serious transportation and safety concerns that have not been adequately addressed—particularly related to the proposed connection of Front Street to Griffith Street.

This connection would funnel significant new traffic through an already constrained and sensitive area. The intersection of Front and Griffith is a known bottleneck, complicated by a railroad crossing and its proximity to Louisville Middle School. Increasing traffic through this corridor threatens the safety of students, pedestrians, cyclists, and residents of nearby neighborhoods including Little Italy, the DELO Townhomes, and DELO Apartments.

What's most troubling is that this critical intersection was not included in the traffic study for the proposed PUD. The recent city investments in quieter train crossings at this location were made with current traffic volumes in mind—not with the expectation of routing thousands of additional vehicles per day through this corridor.

We are kidding ourselves if we believe that “traffic calming features” will meaningfully mitigate the resulting safety and congestion issues. These features are no substitute for comprehensive transportation planning, and they do not resolve the fundamental mismatch between this development's scale and the infrastructure it will rely on.

Furthermore, every recent and relevant city planning document either opposes or omits the proposed Front–Griffith connection:

- Transportation Master Plan (2019)
- Historic Preservation Plan (2015)
- South Boulder Road Connectivity Plan (2019)
- Future42 Plan (2022)

In contrast, the only documents that support this connection are either outdated or pre-date significant changes in the surrounding area, including:

- **2003** Highway 42 Revitalization Plan (now replaced by Future42)
- **2016** Coal Creek Station Plan (only 56 units; pre-dates DELO and TMP 2019)
- Caledonia Place Plat (**1890**)
- Coal Creek Station Filing (**1978**)

It is inappropriate to rely on these outdated documents to justify a high-density development that contradicts current plans and realities.

Beyond safety, the proposed street connectivity simply does not work in practice:

Morning traffic: Residents attempting to head west on South Boulder Road will be unable to turn left, forcing them to detour through Little Italy narrow roads to reach Front Street then travel across the train tracks past Louisville Middle School and then the light at South Boulder—putting pressure on areas not designed for commuter traffic.

Evening traffic: Vehicles heading north on Hwy 42/Courtesy Road will be forced to turn left at the signal light at Short Street, travel through Delo Apartment complex and through Delo Townhomes to get to Front Street. These roads are narrow and were never meant for commuter traffic. In fact, Front Street is maintained by Delo Townhomes. This area was never intended to serve as a major vehicle corridor and retrofitting it for such use is ill-advised.

In summary, I urge the Planning Commission to reject the Coal Creek Village PUD in its current form. It introduces dangerous and unplanned traffic patterns, is inconsistent with every recent city planning document, and fails to adequately consider the safety and livability of adjacent neighborhoods and schools.

Thank you for your time and for considering the concerns of local residents.

Sincerely,

Mark & Donna Gasper

Markgasper61@gmail.com

From: [Susan Robertson](#)
To: [City Council](#)
Subject: cellular phone coverage
Date: Thursday, January 29, 2026 5:09:09 PM

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

My cellular coverage has deteriorated over the past several years. I went to Verizon today and was told that the City of Louisville has not allowed any of the cellular companies to repair or upgrade equipment since the Marshall Fire. I used to have 4 bars in my home and now I get 1 bar on a good day. A majority of residents that I know have dropped their landlines and rely on cellular coverage. Good coverage is needed to notify residents regarding emergencies.

I would appreciate a response to this concern.

Verizon's solution to offer an upgrade to another plan for an additional \$15/mo for each cell phone. \$30/mox12 mo=\$360/yr for my senior household alone.

Susan Robertson
583 W Sagebrush Ct
Resident since 1991

From: lkhelma@comcast.net
To: [City Council](#)
Subject: New comprehensive development plan
Date: Wednesday, January 28, 2026 10:41:21 PM

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

To whom it may concern. I have lived in Louisville for more than 45 years having moved from Boulder after completing my degree programs at CU. Louisville is a very unique and special place. If this “development plan” is enacted it will surely erode everything about what makes Louisville so special. We are still a small town with a neighborly feeling. We are not inundated with fast food joints and bee hive apartment living. We are close enough to Denver and Boulder if we want to experience the so-called benefits of a more developed city, but we don’t live in a sprawl that prevents neighborhoods. This plan is misguided and unnecessary. Please rethink what you alone have the power to change before it is too late. The dollar signs lighting up in your eyes are not worth it.

Respectfully,
Laurie K Helma
752 Club Circle

From: [Nancy Bigelow](#)
To: [City Council](#)
Subject: comprehensive plan
Date: Wednesday, January 28, 2026 2:53:31 PM

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

To Whom It May Concern,

As a resident of Louisville for 27 years, I am deeply concerned about the proposed growth for our community. I understand that we have an aging population and some growth is needed, but the proposed plan is over-the-top, and I do not support this plan. I support the plan proposed by Bob Muckle and Matt Jones. Their research is reasonable and sustainable.

As others have mentioned, there is great concern for the integrity of our community and for the water supply.

Please move toward being more conservative. This is an aggressive plan.

Nancy Bigelow
405 Fairfield Lane

From: [Peter Isherwood](#)
To: [City Council](#)
Subject: New comprehensive development plan
Date: Wednesday, January 28, 2026 2:34:07 PM

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

Hello and thank you for your attention.

I'm writing to express my opposition to the new proposed development plan. I'm not supportive due to its ignorance of what makes Louisville special and so livable. If we wanted to live in a high density, congested neighborhood we would move or already live in Denver. We surly don't need the tax revenue, nor the accompanying ever expanding reach of government "services" that would come from this plan. Please consider the unintended consequences of such a plan, and how it would change the character of our city.

Thank you,

Peter

H: (303) 665-6003

C: (303) 667-7788

From: [John McDermott](#)
To: [City Council](#)
Subject: Response to the Recreation Advisory Board meeting on Monday January 26
Date: Wednesday, January 28, 2026 11:22:50 AM

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

To Whom It May Concern

At the meeting on Monday night at the Rec Center, while addressing the group, Adam Blackmore said that the seniors, residents, and military are "taking up space" at the golf course.

I was outraged with this characterization of myself and fellow Louisville golfers. Clearly, Adam is representing the thinking of the Coal Creek Management Team, that residents, seniors, and military are "in the way." This is precisely why they are raising the prices hoping that we will not renew our memberships which will open up tee times to higher paying customers. Even though their own data presented at the meeting clearly shows how resident and senior (not sure about military here) memberships make up only 3% of the golfers playing Coal Creek (22 of the 95 memberships which make up 13% of the golfers at Coal Creek). Based on the discussion, the course does not need the paltry sum that this data represents. What is the issue then? The citizens of Louisville, and especially seniors, need to go away and let the course make a little more money (that is the only thing that matters). To predict that the course will be losing money in the next five years is, quite frankly, ridiculous based on their "incomplete" analysis of the current and future projections. Also, we were told that there were just too many different iterations of memberships at the golf course. This is very interesting as the Louisville Recreation Center has 21 different iterations of memberships, each category divided into resident and non-resident fees (so, actually 42 different categories). How do they manage this situation while the golf course cannot? It is simply a flimsy justification for their discrimination.

As a senior citizen, I am not surprised by discrimination. However, I just did not expect this from the Louisville community that had treated me with respect in the past.

People tell me to "just get used to it", the younger generation does not see any value in your viewpoints. I won't get used to it. Win or lose, I will continue to speak out against values that are the antithesis of the City of Louisville Mission and Vision statements.

John McDermott
416 Jefferson Ave.
Ward 3
34 year resident

From: [Lisa Hughes](#)
To: [Diana Langley](#); [Rob Zuccaro](#); [City Council](#)
Subject: Fwd: The Three-Boring-Things Plan
Date: Wednesday, January 28, 2026 10:42:54 AM

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

All,

Please see the article below. The defensible space ordinance that is about to be presented contradicts itself by saying nothing in the 5 ft zone but that less flammable plants are ok. Who is going to enforce the plants to make sure they aren't flammable? And to make sure people's bushes and trees don't encroach into the 5 ft? The goal of this is to get people to do it, not to have neighbors telling on other neighbors. Making the ordinance simple and clear and offering incentives to do it will be the best way for this to work.

The city of Boulder is requiring plants be picked from a. Specific list - csu flammable plant list - thereby making enforcement much easier. And they still have nothing in the first 5 feet. This maybe a way to structure this one to make it simpler. However, it is not an exhaustive list and there are plants that are low water, pollinator friendly, and low flammable that aren't on the list. Some garden in a box plants that many people around here have fit that category. All research has shown that one of most important ways to save a house is to have nothing in the 5 foot zone.

I like how this article mentions thinking of the five foot zone as part of your structure and not your yard. I think this messaging would work well with our residents. Please consider changing the ordinance to having nothing in the 5 foot space.

Thank you,
Lisa Hughes
Louisville resident
Co lead for Cornersyone firewise
Louisville Neighborhood Resilience Coalition member

----- Forwarded message -----

From: **Nate Wittasek, P.E. from Nate Wittasek, P.E.** <nathanbwittasek@substack.com>
Date: Wed, Jan 28, 2026 at 8:31 AM
Subject: The Three-Boring-Things Plan
To: <lpughes57@gmail.com>

Forwarded this email? [Subscribe here](#) for more

The Three-Boring-Things Plan

If you could do just three things to dramatically decrease the odds of losing your home in a wildfire, what would they be?



READ IN APP



I have this recurring moment every fire season where I open a tab, then another tab, then another tab, and suddenly I’m drowning in advice from people who seem to have unlimited time, unlimited certainty, and a suspiciously frictionless relationship with yard work.

Share

You know the genre:

- “Here are 37 things to do before the next red flag warning.”
- “Here’s a checklist, but also a second checklist that contradicts the first checklist.”
- “Start with your vents, unless you should start with your roof, unless actually landscaping is everything, unless actually community-scale fuel breaks are the only thing that matters.”

It’s always “you” and “should,” said by an abstract chorus of experts, agencies, neighbors, contractors, and well-meaning friends. And somehow the net effect—at least for me, at least at first—is not motivation. It’s a low-grade paralysis. Because translating “wildfire resilience” from a thousand external voices into *one next concrete step you can do this weekend* is... hard.

So here’s my attempt to compress the chaos into something you can actually execute.



An ember the size of a fingernail can destroy a house.

But here's the part that should make you sit up: in one insurer-backed post-fire analysis of recent Southern California losses, homes where **more than about a quarter of the first five feet** around the structure was covered in vegetation or other flammables saw **risk of damage or destruction rise toward ~90%**. In separate research focused on ember ignition, converting that same **0–5-foot strip into a truly noncombustible buffer cut ignition risk roughly in half**.

That's not a subtle improvement. That's the difference between “this is a scary possibility” and “this behaves like a default outcome.”

And then, because burning houses are *excellent ember factories*, your house can help destroy *other* houses. At which point wildfire stops being a “nature problem” and becomes an “urban physics + incentives problem,” and insurance stops being “a product you buy” and becomes “a committee deciding who gets to keep living here.”

Here's the whole post in one sentence:

If you're overwhelmed by wildfire advice, do just three things: harden the roof, harden the vents, and make the first five feet around your home boring and noncombustible—because embers don't defeat your best intentions, they defeat your weakest detail.

(Forwardable sentence version: “**Wildfire resilience isn't a vibe; it's whether your house gives embers anything to eat.**”)

The ground truth of this post

This draws on widely shared wildfire research and post-fire investigations (especially the “embers matter” view), along with evolving wildland-urban interface building standards and insurance-regulator guidance. The strongest claims here (embers are a major ignition pathway, roofs matter, weak links matter) are broadly supported. The exact effect sizes for some interventions vary by study and conditions, and observational work can have confounders; where that matters, I'll keep the claims directional rather than numerically absolute.

The picture in your head is probably wrong

Most people picture wildfire as a wall of flame rolling over a ridge like an angry ocean.

Sometimes it is. But for houses, the more common villain is pettier: **embers**.

If you've never seen "embers" described in the WUI context, you might imagine a few romantic sparks drifting by like a movie scene. That's not it. What researchers mean is closer to: **a blizzard of tiny burning confetti** traveling far ahead of the main fire, looking for a place to land, pile up, and start something small that becomes something ruinous.

Embers are not romantic. Embers are adversarial.



They don't need to ignite your whole yard. They need to find *one* stupid ignition opportunity:

- a gutter full of dry needles
- debris trapped in a roof valley
- an open vent
- the base of a wall where leaves collect
- mulch right up against the siding
- a wooden fence attached to the house like a fuse
- the clutter under a deck that "temporarily" became storage in 2018

This is why so many post-fire stories contain the same annoying sentence:

"That house survived because it did the boring stuff."

So: let's talk about the boring stuff.

Not all of it. Just the three boring things that matter most.

The Three-Boring-Things Plan

If you're busy, or tired, or allergic to lists of 47 "firewise tips," here is the short list:

1. **Roof:** Make it hard for embers to start a fire on top of your home.
2. **The first five feet:** Make it hard for embers to start a fire at the base of your home.
3. **Vents:** Make it hard for embers to get *inside* your home.

Everything else is valuable, but these three are disproportionately load-bearing because they address the main ember pathways.

And, crucially: they're the kind of changes that still "work" even when everything is chaotic—wind, smoke, evacuation, stressed firefighters, neighbors doing weird things.



Why five feet?

The first 0–5 feet around a structure gets special treatment because embers tend to accumulate at the base of buildings. They fall, swirl, and lodge in corners. They collect where a wall meets the ground, where a deck meets the house, where a step meets a porch. If the first thing they touch is easy fuel, you've created a tiny ignition incubator.

The conceptual move is simple: **stop thinking of the first five feet as "yard."** Start thinking of it as **"part of the building."**

If you want a single metaphor that makes it click:

The first five feet is a deductible you can build.

You can pay a small, finite cost now (hardscape, gravel, moving the wood pile,

changing fence connections, swapping out a few “cute but flammable” items) or you can pay a large, probabilistic cost later (loss, displacement, and the kind of insurance problems that turn “where you live” into a negotiation).

That’s where the incentives story enters: insurers and regulators are quietly trying to convert wildfire from “unpriceable catastrophe” back into “priced risk with mitigation credits.” That effort is uneven and political, but it’s clearly the direction of travel.

A/B/C models: how homes actually die

The world is rarely one thing. It’s several things that take turns being the most important thing.



Model A: Your house is attacked from above (roof)

If your roof is combustible, embers don’t need strategy. They need gravity.

Post-fire investigations consistently find roofing material is one of the biggest “risk multipliers” for home survival. The intuition is straightforward: the roof is a giant horizontal target; embers land, collect in messy spots, and if there’s a path to ignition, they’ll find it.

There’s a second-order effect here that matters for neighborhoods: a house with a vulnerable roof isn’t just more likely to burn. Once it burns, it becomes a **local ember generator**. It is no longer “a passive victim.” It is a machine for turning your block into a rainstorm of ignition sources.

So your roof is not only self-protection; it’s neighborhood protection.

Model B: Your house is attacked at the base (the first five feet)

Embers hit walls, drop, pile up, and then start testing the menu.

If the menu includes mulch, dried leaves, patio cushions, plastic bins, or a doormat made of natural fibers, you've made the test easy.

This is why the “first five feet” concept keeps showing up in both research and policy. Even when people argue about the exact magnitude, the mechanism is almost painfully obvious: if embers accumulate at the base of the structure, and the base of the structure is surrounded by stuff that lights easily, you have created the easiest possible ignition pathway.

One of the striking patterns in recent post-fire analyses is that once combustible coverage in that first five feet passes certain thresholds, outcomes look dramatically worse. It's not always a smooth curve. Sometimes it looks like a cliff.

But: observational studies can be confounded. People who maintain a clean first five feet may also have newer construction, better materials, better maintenance habits, and other advantages. So treat the strongest numerical claims as suggestive, not holy.

What you shouldn't treat as negotiable is the direction: **combustibles next to walls burn when you rain fire on them.**

Model C: Your neighborhood is attacked by itself (structure-to-structure)

Once one house burns, you're no longer in “wildland” dynamics. You're in “suburban conflagration” dynamics.

At that point, spacing, radiant heat, and chain reactions become central. This is the part nobody likes, because it implies:

your neighbor's choices affect your outcome.

And it's why “I hardened my house” is good, but “we hardened our block” is better.

This matters for the theme of “three things” because it's the strongest argument for prioritizing measures that reduce the chance your home becomes an ember cannon aimed at other homes.

The three steps, explained like you're tired

1) Roof: don't give embers an easy win on top of your home

You want a roof that's boring to fire.

In practice that means: a high fire-rated roof material, properly installed, maintained, and kept free of debris traps.

Two roof-adjacent “boring” moves that are often cheaper than a full roof replacement:

- **Clean the gutters and roof valleys.** Embers + dry debris = a tiny ignition bed on the edge of your roof.
- **Pay attention to edges and eaves.** If embers can lodge in an exposed nook, they will.

If you're making a plan and you have to rank projects, “roofing material” is not a marginal preference. It's a first-order risk lever.



2) The first five feet: stop feeding embers at the base of the house

The goal is not “make your yard sterile.”

The goal is: **remove easy ignition sources in the first five feet around the structure**, because embers accumulate there and because small ignitions at the base can climb into siding, eaves, or attached decks.

If you want a simple rule that causes mild aesthetic pain but large risk reduction:

In the first five feet, replace “cute” with “inert.”

Examples of “inert”:

- gravel / river rock / decomposed granite
- concrete pavers / stepping stones
- ceramic planters, metal furniture
- anything that doesn’t become fuel when sprinkled with embers

Examples of “fuel”:

- mulch
- wood piles
- plastic bins
- patio cushions
- doormats made of natural fiber
- wooden fencing that touches the house

And yes, I know: you are now staring at your welcome mat like it’s an enemy combatant.

Good. That means you’re thinking like an ember.



3) Vents: stop giving embers a doorway into the building

Your home needs ventilation. Embers like ventilation.

This is why ember-resistant vents show up again and again in building standards and insurer mitigation checklists: vents are one of the main ways the outside ember storm becomes an inside fire.

At a conceptual level, vents are the simplest failure mode in the world:

- A tiny ember enters an attic or crawlspace.

- It finds dust, insulation, stored items, or framing.
- It smolders.
- Later, it becomes a real fire.

You can have a great roof and a perfect yard and still lose the house if embers get inside and start a fire you can't see.

Practical vent hardening is mostly about:

- using ember-resistant vent designs
- limiting opening sizes appropriately
- using noncombustible materials
- installing without gaps around the vent

I'm avoiding turning this into a product guide, but the point is: vents are not “minor details.” They're one of the main entry points.



The hidden variable: wildfire exploits weak links, not averages

Here's the most important meta-principle:

Wildfire doesn't test your home's average quality. It tests your easiest failure.

This is why people get frustrated. They do one upgrade and still lose the house. They conclude “none of it mattered.” But the fire is not grading you on effort. It's looking for the path of least resistance.

That's also why mitigation bundles outperform single actions. The more you remove the obvious failure modes, the harder it is for the ember storm to find a cheap win.

So why am I still saying “do just three things”?

Because “roof + five feet + vents” is the cheapest way to remove a big chunk of the stupidest ignition opportunities. It’s not full systems hardening. It’s not community-scale mitigation. It’s not magic.

It’s the “top three vulnerabilities” patch.

And patching the top three vulnerabilities tends to be the difference between “rare edge case” and “routine failure.”

The impact: what happens when lots of people do just three things

A single hardened home is helpful. A street of hardened homes is transformative.

Why?

Because you’re not only reducing the chance your house ignites. You’re reducing the chance your house becomes a **secondary fire source** that turns into an ember printer for everyone else.

This is the shift from “individual resilience” to “network resilience,” and it’s why the insurance system cares so much. When enough homes harden, the catastrophe becomes less catastrophic—not because wildfires stop, but because fewer structures turn into fuel.

This is also why the first five feet matters socially: it’s one of the easiest, cheapest ways to reduce ignitions. It’s one of the few levers that can scale without requiring a decade-long construction program.

Three unexciting things done at scale can do what thirty complicated tips never will: change the default outcome.

What I would do this month (three projects, not a lifestyle)

I'm not going to ask you to become a full-time wildfire prep person. That's not realistic, and it's not fair.

Instead: three projects. Each one is finite. Each one has an obvious “done” state.



What would change my mind?

Three things.

1. Better controlled studies showing the marginal benefit of “first five feet” interventions is much smaller than it appears once you control for home age/materials and neighborhood factors.
2. Clear evidence of major tradeoffs from rigid five-foot mandates in certain contexts that can't be solved by better design and exemptions.
3. A persistent mismatch between promised mitigation incentives and delivered incentives, such that people do the work but the system doesn't recognize it.

But the core story—embers exploit weak links; roofs/vents/near-home fuels are weak links—would take a lot to dislodge.

The residue

We're entering an era where “wildfire resilience” isn't a hobby. It's increasingly a prerequisite for participating in certain housing markets without being slowly evicted by paperwork.

The most interesting shift isn't the science. It's the governance inversion:



insurance is becoming a building code, and building code is becoming an insurance policy.

So here's the question I can't shake:

In five years, will “roof + five feet + vents” feel like a standard part of homeownership—like smoke detectors and GFCI outlets—or will it remain a niche practice adopted mostly by people who've already been scared into action?

And the follow-up that leaves me queasy:

If your home's survival depends partly on your neighbors' weakest details, how do we make “three boring things” socially normal without turning every neighborhood into a low-grade civil war over mulch, fences, and “but it looks nice”?

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From: [Susan Bolduc](#)
To: [City Council](#)
Subject: Irresponsible growth
Date: Wednesday, January 28, 2026 10:39:16 AM

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

Planners, the amount of proposed growth to Louisville is extremely irresponsible . Already stretched thin are facilities at the recreation center and medical facilities. (To just mention two...) Getting a medical appointment has to be scheduled way out, and parking at the rec center seeps out into Via Appia. (Not to mention the huge class sizes) I'm sure these and my additional concerns will be addressed in detail tonight, as I've heard of many!

Please reconsider this thoughtless proposal.

Regards, Sue Bolduc (Club Circle)

From: [Maxine Most](#)
To: [City Council](#)
Subject: Tonight's Comp plan meeting at The Simon
Date: Wednesday, January 28, 2026 9:36:02 AM

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

Community Open House

Wednesday, January 28
The Simon, 957 Main Street
5:30–7:30 p.m.

Is there a specific reason that the city is using a private event space rather than the recreation center to hold this public meeting?

Is the City being charged? If so why would the city council spend taxpayer money when a free solution is available?

Regards

C. Maxine Most
Sent from my iPhone

From: [Mark Poletti](#)
To: [City Council](#)
Subject: Louisville Comprehensive Plan Feedback
Date: Wednesday, January 28, 2026 9:11:34 AM

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

Dear City Council,

I have been a Louisville resident for 29 years and value the small town environment, local small businesses and wealth of open space, parks, trails, and recreation center opportunities. I would like to see the town continue to grow at a smart and measured pace using a common sense approach with a balance between business and housing growth and open space and parks growth.

I would like to be on the record as a Louisville citizen against the current draft Comprehensive Plan proposing a 46%-67% increase in housing units in Table 1 of the Plan. This is an unreasonable increase that will erode the small-town feel Louisville has, and does not follow the previously City-approved housing plan of 28%.

A total housing increase of 46%-67%, would increase the population by 50%-60%. This is a significant amount and will cause crowding at the recreation center and library, a significant increase in traffic, and will require much more water as we continue to suffer from climate change effects in terms of lower annual snowpack.

I would like to request that the City Council reject this draft plan and stick to the previously approved 28% increase which will allow the citizens of Louisville to continue to enjoy the small-town feel they value.

Thank you,

Mark Poletti
303.550.6413

From: [Kim Poletti](#)
To: [City Council](#)
Subject: Louisville Comprehensive Plan Feedback
Date: Tuesday, January 27, 2026 4:00:47 PM

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

Dear City Council,

I would like to be on the record as a Louisville citizen against the current draft Comprehensive Plan proposing a 46%-67% increase in housing units in Table 1 of the Plan. This is an unreasonable increase that will erode the small-town feel Louisville has, and does not follow the previously City-approved housing plan of 28%.

A total housing increase of 46%-67%, would increase the population by 50%-60%. This is a significant amount and will cause crowding at the recreation center and library, a significant increase in traffic, and will require much more water as we continue to suffer from climate change effects in terms of lower annual snowpack.

I would like to request that the City Council reject this draft plan and stick to the previously approved 28% increase which will allow the citizens of Louisville to continue to enjoy the small-town feel they value.

Thank you,

Kim Poletti
303.877.2507

From: [Barbara Hamlington](#)
To: [City Council](#)
Subject: 2026 Work Plan Considerations
Date: Tuesday, January 27, 2026 12:39:43 PM

Mayor, City Council Members, and City Manager Langley,

As many of you are aware, I will be absent from the Special Meeting tonight (January 27, 2026) due to a previously scheduled business meeting. Originally, the agenda tonight consisted of a presentation from the Cultural Services Director for which I planned to watch the video recording in order to stay updated on the topic. However, due to time constraints at the City Council meeting last week, the 2026 Work Plan was added to the agenda tonight. I plan to still watch the recording, but also want to share a few thoughts for the record as it relates to the 2026 Work Plan agenda item.

Two items I am supportive of considering as it relates to the 2026 Work Plan:

1. Exploring financing options to fund CIP projects that align with the vision and values highlighted by residents in the various community surveys and engagement events.
2. Discussing a video and image capture policy as it relates to possible future consideration of technologies that may improve community safety, organizational efficiencies, etc.

Thank you for considering my input.

Barbara Hamlington

Get [Outlook for iOS](#)

From: [Charlie Ealy](#)
To: [City Council](#)
Cc: [Judi Kern](#); [Deb Fahey](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)
Subject: Louisville Comprehensive Plan Feedback
Date: Tuesday, January 27, 2026 11:53:35 AM

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

Dear Louisville City Council,

As a decades-long resident of Louisville, I am writing to express my deep concerns regarding the 10-year Comprehensive Plan currently under discussion. While I recognize that planning for the future is necessary, I urge you to reconsider the scale of growth proposed and instead adopt a **Smart Growth** strategy that prioritizes housing affordability and preservation over sheer density.

The 10-Year Risk: Long-Term Consequences

We must acknowledge that while these projections span a decade, the decisions made today set an unchangeable course. My fear is that 5 to 10 years from now, the community will have lost sight of the cumulative approvals made today, only to realize the negative impacts when it is too late to reverse them. Furthermore, the true impact of **Redtail Ridge**—traffic, etc —will not be fully understood for years. Committing to additional massive development before we see the reality of Redtail Ridge is a gamble with our city's future.

Protecting Our Viewshed and Gateway

A key component of smart growth is respecting our geography. I urge the Council to protect the high points of our city, specifically the **Avista campus**.

- **The "Superior" Effect:** We have already seen how high-density housing in new Superior has blocked iconic views of the Flatirons. We must not allow Louisville to follow suit.
- **The US 36 Entrance:** The first view of Louisville from US 36 should reflect our unique character, not a wall of high-density housing that obscures our natural landscape.

Infrastructure and Capacity

Our current infrastructure—roads, utilities, schools, and public services—is already under significant strain. It is irresponsible to pursue development on this scale without first proving that our existing systems can be stabilized and improved. Sustainable planning means ensuring that development aligns with the actual **capacity** of our city, rather than growth for growth's sake.

A Plea for Small-Town Character

Many residents chose Louisville because it is *not* another overbuilt Front Range city like Westminster or Broomfield. We must ask ourselves: why would we sacrifice the very qualities that make our city desirable? I ask that you:

1. **Scale back** the proposed density in the Comprehensive Plan.
2. **Prioritize house-building affordability** in areas that do not compromise our ridgelines or view corridors.
3. **Exercise greater responsibility** for the long-term well-being of the people who already call Louisville home.

Not everything should be measured in housing units or economic expansion. Please prioritize preservation and the voices of your constituents over the next decade.

I own property at 822 Trail Ridge Dr and 976 St Andrews Lane hence my first hand knowledge of protecting our views and gateway.

Sincerely,

Charlie Ealy

From: [Alyssa Ealy](#)
To: [City Council](#)
Subject: Comp Plan
Date: Tuesday, January 27, 2026 11:21:14 AM

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

Dear Louisville City Council,

As a decades-long resident of Louisville, I urge you to listen to the citizens you represent and reconsider the massive growth currently under discussion.

Please exercise greater responsibility regarding our city's development to avoid lasting negative impacts on our community. Once these changes are implemented, they cannot be undone. I ask that you prioritize the long-term well-being of our city and its residents and seriously consider scaling back the proposed development.

This level of growth threatens the small-town charm that makes Louisville such a desirable place to live. Many residents chose this community specifically because it is not another large, overbuilt Front Range city. Expanding Louisville to a size and density comparable to Westminster or Broomfield raises an important question: why would we want to lose what makes our city unique in the first place?

Additionally, our current infrastructure is not equipped to handle growth of this magnitude. Roads, utilities, schools, and public services are already under strain, and these existing systems should be improved and stabilized before pursuing development on such a large scale. Moving forward without addressing these foundational issues risks diminishing quality of life for current residents.

From the perspective of many in the community, this push for expansion feels driven more by greed and growth for growth's sake than by good faith planning that truly serves residents. Not everything must be measured in numbers, housing units, or economic expansion. Sustainable planning means preserving what we have, thoughtfully improving areas that need attention, and ensuring that development aligns with the character and capacity of our city.

I respectfully ask that you reconsider the scale of this development and place greater emphasis on preservation, sustainability, and the voices of the people who already call Louisville home.

Thanks,

Alyssa Ealy

From: [David Blankinship](#)
To: [City Council](#)
Subject: Cycling and pedestrian improvements at South Boulder Rd and Main St
Date: Tuesday, January 27, 2026 10:41:51 AM

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

Dear City Council,

I understand that councilman Cooperman is going to voice his support for some cycling and pedestrian improvements for the intersection of South Boulder Rd and Main St at the city council work plan discussion this evening. I would like to voice my enthusiastic support for this work. I know that the budget for the Steel Ranch railroad underpass and the Main St underpass at South Boulder Rd just isn't there right now and this is a great way to move things forward and provide north/south connectivity between Old Town and North Louisville as well as Lafayette at a much more reasonable cost.

I am a frequent user of this intersection when commuting to work by bike as well as getting from Steel Ranch to Old Town for dining, street fairs, farmers markets, etc. One of the most important movements across the intersection is via bike when traveling from north to south and right now the way the signals work this isn't something that is handled very well. That currently requires a north/south crossing of South Boulder Rd on the east side of Main St followed by a somewhat haphazard crossing of Main St from east to west whenever it is safe. Finding a way to have an all-movements / blackout crossing at the intersection itself would be most desirable assuming that we can figure out a way to avoid disrupting the queuing of cars at the intersection and railroad crossing. I know that ultimately this and other improvements to the South Boulder Rd sidewalk and potentially a bike lane on Main St will go a long way towards providing safe routes to community events, schools, and businesses.

Thanks for all of your hard work trying to meet community priorities in budget-limited times.

David Blankinship

From: [Chris Gabriel](#)
To: [City Council](#)
Subject: in favor of the comprehensive plan
Date: Tuesday, January 27, 2026 9:51:17 AM

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

Hello

Just writing that I'm in favor of the comprehensive plan. I do wish it rezoned more around Old Town to allow denser housing, but I'm glad we aren't being stagnant. Please don't listen to the people who think we need to freeze Louisville as is. We need to keep adding people if we want to maintain our status as a dynamic small town.

Thanks

Chris

From: [Accounts Payable](#)
To: [City Council](#)
Cc: [Ryder Bailey](#); [Julie Glaser](#); [James Franks](#)
Subject: Warrant List Posted
Date: Tuesday, January 27, 2026 8:35:55 AM
Attachments: [Outlook-yqveievd.png](#)

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



Genny Kline

From: Commuting Solutions <alexis@commutingsolutions.org>
Sent: Tuesday, January 27, 2026 8:15 AM
To: City Council
Subject: Winter Bike to Work Day is February 13th!

[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](#)

Commuting
Solutions



Hello!

It's almost time to bundle up for Winter Bike to Work Day! On Friday, February 13, 2026, join Way to Go and thousands of bike commuters and skip a ride in your car for a ride on two wheels instead.

[Winter Bike to Work Day](#) is organized by [Way to Go](#), a program of the [Denver Regional Council of Governments](#) (DRCOG), in partnership with eight transportation management associations and other local partners. The event, which takes place on the second Friday of each February, provides a supportive environment for cyclists who choose to ride their bikes in honor of Winter Bike to Work Day.

Pledge to Ride!

Pledge to ride your bike in honor of Winter Bike to Work Day and earn the chance to win cool prizes! By pledging to ride, you show your commitment to your own physical and mental health AND to cleaner air for our region.

Pledge to Ride

Host a Station!

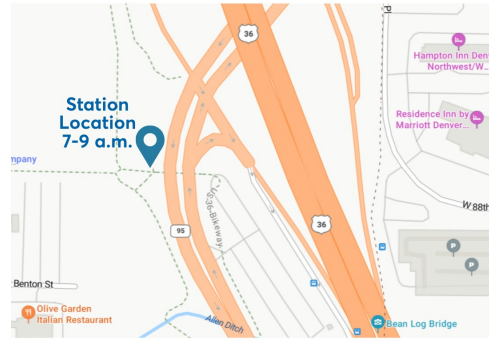
Feeling inspired? Host a Winter Bike to Work Day station alone or partner with local organizations to create a super station where you can give away breakfast, coffee, water, snacks and swag. Ask your neighboring businesses to get involved or email us for advice on where to set up and who to connect with.

Host a Station

Plan Your Route & Stop by Our Station!

Once you have pledged to ride, start putting together a plan to make the most of your experience. You'll find warm beverages, breakfast, and giveaways along your way. A map of registered stations is available [here](#).

Commuting Solutions and the [City of Westminster](#) are hosting a breakfast station near the pedestrian underpass at the US 36 & Sheridan Station. Pedal by between 7:00-9:00 a.m. and fuel up with complimentary coffee, food, music, swag, and more! This is also a great opportunity to use a [Bike-n-Ride shelter](#) to complete your trip along US 36!



Station Map

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From: [Jodi Ealy](#)
To: [City Council](#)
Subject: Comp Plan
Date: Tuesday, January 27, 2026 7:04:34 AM

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

Dear Louisville City Council,

As a decades-long resident of Louisville, I urge you to listen to the citizens you represent and reconsider the massive growth currently under discussion.

Please exercise greater responsibility regarding our city's development to avoid lasting negative impacts on our community. Once these changes are implemented, they cannot be undone. I ask that you prioritize the long-term well-being of our city and its residents and scale back the development.

Best regards,

Jodi Ealy

From: [Pat Bowen](#)
To: [City Council](#)
Cc: [Planning](#)
Subject: Comprehensive plan objection
Date: Monday, January 26, 2026 11:31:12 PM

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

We adamantly oppose the massive increase in growth for our city in the proposed comprehensive plan. The idea that high density housing will bring down housing prices is erroneous. You have only to look to Boulder to see that this is true. The idea that you were proposing, a 46-67% increase in housing units makes us shudder. We moved here 13 yrs ago from Boulder after 30+years there because we craved the small town atmosphere that Louisville provided and that Boulder had lost, and to get away from the unchecked expansion in Boulder. Please don't turn Louisville into another Boulder!!! The plan would increase the population here by another 10 to 15,000. It would destroy what we all care so much about now. We can expect more crime, more traffic, more crowding at our parks, our rec center and our wonderful downtown. McCaslin is already turning into a freeway with speeding cars and traffic especially during rush hour. Davidson Mesa Trails are more and more crowded. and you want to add another 10 to 15,000 people to this??? Small, reasonable well-planned growth is expected. But what you are now proposing is way beyond that. Please stop and change this proposal! You will be driving away longtime residence if this continues to go through.

Patti and John Bowen
1214 W Pine Ct
Louisville

Get [Outlook for iOS](#)

From: [Alan Muir](#)
To: [City Council](#)
Subject: Comprehensive Plan
Date: Monday, January 26, 2026 6:27:15 PM

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

Dear council members

I am writing to voice my opposition to the growth plan being proposed for Louisville. I personally feel that the quality of life will be negatively impacted for current and future residents. Louisville is unique in the front range for it's downtown area. Let's not destroy the character of this town by simply thinking more is better. Superior has tried to create a modern downtown and it is soulless and doesn't seem to be doing all that well economically. Additionally, we haven't yet felt the impact of RedTail Ridge and need to slow things down until we do. I don't see how this much growth will benefit anyone but developers and investors. Thank you.

Alan Muir
1158 Lafarge Ave
Louisville

~~~~~

*"Wop bop a loo bop a lop bam boom!"*

**Little Richard**



**From:** [heather gardner](#)  
**To:** [City Council](#)  
**Subject:** Comprehensive Plan  
**Date:** Monday, January 26, 2026 5:58:14 PM

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**[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 opposed to the current comprehensive plan for Louisville for several reasons.

1. Too much growth too fast!

Our city has been celebrated as one of the best places to live in the US. One of the most compelling aspects of our city is that it maintains a small town, family atmosphere. I'm not opposed to growth at all, but the scale of growth in the plan is way too large.

2. Supply and demand is a faulty argument.

Many have said that if we provide more housing, prices will go down. However, demand is about more than housing availability. In beautiful, desirable places to live, demand will stay high, and prices will stay high no matter how many houses you build.....until you wreck the beauty with too many people, too much traffic and crime, and not enough city services to keep up with growth. The only people who profit from this scenario are developers and real estate agents. Those of us who live here will suffer from the lack of foresight.

Please keep the growth in your comprehensive plan to 20 or 25%! I beg you not to ruin the small town atmosphere of our beautiful city.

Sincerely,  
Heather Gardner  
1158 La Farge Ave.  
Louisville, CO 80027

Painting is silent poetry, and poetry is painting that speaks. - Plutarch

**From:** [michelle\\_reddy@comcast.net](mailto:michelle_reddy@comcast.net)  
**To:** [City Council](#)  
**Subject:** I oppose the proposed Comprehensive Plan  
**Date:** Monday, January 26, 2026 12:00:57 PM

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**[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.

Remember when Louisville was rated one of the best towns in the NATION to live in? Well, if the Louisville City leaders continue with the proposed comprehensive plan, it will become a distant memory. Not every city needs to be like every other. For some reason, I thought I voted for leaders to maintain our small-town feel...or did I, but those elected are failing in their mission?

--Michelle Reddy

750 Club Circle

Louisville, once one of the best towns to live in

**From:** [Fred Berkelhammer](#)  
**To:** [City Council](#)  
**Subject:** Proposed "opportunity areas" in comp. plan  
**Date:** Monday, January 26, 2026 11:15:30 AM

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**[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 oppose the plan, due to the parking, traffic, noise and other impacts on downtown residents. I'm not opposed to density in theory; but the lots here are small, it is already dense. And: It is not fair to impose even greater density on people who made the choice to live in this neighborhood because we were attracted to the small town residential feel.

Those of you who are motivated by ecological and global concerns (which I certainly share) need to balance your principles with common courtesy for your neighbors. Increasing density downtown will not improve the air quality here. There is plenty of space available to engineer density in undeveloped areas: Create it where those who buy in know what they are signing up for. That's a more honest approach. You can accomplish your goals and be good neighbors.

Fred Berkelhammer

**From:** [Paula Dallabetta](#)  
**To:** [Planning](#); [City Council](#); [Jeff Hirt](#)  
**Subject:** comments on comprehensive plan  
**Date:** Monday, January 26, 2026 9:38:19 AM

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**[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 don't believe in all the comprehensive plan meetings i have attended people were in favor of 46-67% growth. I believe most people would prefer zero residential growth given all the growth in the surrounding towns (superior, broomfield, erie). We would be better served with with commercial focused developed. I can't imagine how the services - schools, rec center, library, roads - could handle this type of increase.

I think you intentionally titled the options to larger growth. you only had one low growth and 2 large growth options. Where is the moderate growth?

Please consider a moderate growth option. I have live in Louisville 25 years and plan on staying another 25.

Paula Dallabetta  
303.883.2999

**From:** [n.hall](#)  
**To:** [City Council](#)  
**Subject:** 801 Grant St. and LAA  
**Date:** Monday, January 26, 2026 9:37:53 AM

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**[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: Lafayette City Council Members

FROM: Nancy Hall

RE: Special Meeting , January 27, 2026, Arts and Culture

As I cannot attend the meeting the evening of January 27, 2026, I submit comments herewith.

I write with regard to the issue of Louisville Art Association (LAA) and its access to and use of the building at 801 Grant St.

I have read the packet materials for the meeting and have heard concerns of some better-informed members of LAA about potential changes to the association's access to the facilities at 801 Grant St. To be specific, the concerns I have heard are these: that the city is considering limiting (reducing/restricting) LAA's access to the building, increasing the cost to LAA of building use, and eliminating or reducing LAA's storage space in the building.

While LAA and Grant St. appear to be a relatively minor part of the many issues addressed in the packet materials, the above-mentioned concerns, should they be realized, would significantly reduce the ability of LAA to serve its mission.

As I understand the situation, the city seeks more revenue from the building as well as storage space in the building (for what purposes, I know not).

The building has very little storage space, which is already clearly at or above capacity as evidenced by the fact that chairs are stored in the kitchen, completely filling that room. LAA is allocated approximately 80 square feet of basement storage, a very small amount of space, which already limits LAA's ability to provide arts education.

Clearly, the building is not suitable for the performing arts, given their high storage needs for sets and lighting. For rehearsal space, it probably suffices, but for set construction and performances, it simply does not qualify. My point is that the services LAA provides are probably about the best match for the space.

If revenue generation is motivating changes to the use of the building, I submit that generating revenue is not a part of the city's strategic plans for arts and culture.

Regarding the mission of LAA and its indirect effects: I live in northern unincorporated Boulder County. Since I try my best to limit my travel time in a CO2-producing vehicle, I try to combine my errands into as few trips as possible. I would never drive to Louisville to purchase anything I could purchase in Longmont, but since I occasionally drive to LAA events, I can keep my driving to a minimum by buying what I need in Louisville. I am sure that there are others who shop in Louisville because of visits to LAA events. I have been a member of LAA on and off over the years and recently I re-joined after a pandemic- and health-related hiatus. Despite its limited resources, during that time LAA expanded its

programs and improved the quality of its programs significantly, in my opinion. It would be shameful to the city were it to now reduce the ability of LAA to meet its mission, contrary to the city's Arts and Culture goals.

Sincerely,

Nancy Hall

**From:** [Tawnya Somauroo](#)  
**To:** [City Council](#)  
**Subject:** Where is the equity analysis for the 1155 Pine Street acquisition?  
**Date:** Sunday, January 25, 2026 11:26:45 PM

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**[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,

This proposed acquisition at 1155 Pine Street raises some red flags, beginning with the absence of a clear equity analysis in the Council materials and estimation of the full lifecycle costs that Council is about to ask residents to incur.

The City has created an EDI lens through which every action is supposed to be viewed, yet the Council packet does not include an equity impact analysis. I respectfully request that staff be directed to include a formal equity analysis before this item comes back to Council for further consideration, consistent with the City's own stated plans for Council communications. An estimation of complete lifecycle costs should be part of that equity assessment.

There are serious equity questions around the 1155 Pine Street proposal that Council has a duty to discuss openly before potentially adopting this plan.

First, it is claimed that these rail cars have great 'sentimental value' to residents, but the City has NOT surveyed or meaningfully consulted residents about this project. Absent any survey or outreach, there is no empirical basis to conclude that this project provides public benefit beyond a perceived benefit to a very narrow subset of residents. Under the EDI framework, equity is not just about outcomes, but about who is asked, who is heard, and who is not. In this case, the residents who will ultimately bear the long-term costs are dimly aware the City is moving to make this purchase. This acquisition wasn't in the city council work plan, wasn't discussed during the annual budget meetings, at the Finance Committee or in a Planning Commission meeting. It feels like it came out of nowhere.

Second, the primary beneficiaries of this transaction are the current landowners. By purchasing a portion of the property at what some would call an inflated, speculative negotiated price (\$400K) that includes compensating the landowners for rail car relocation costs, the City will materially increase the value of the remaining privately owned parcel while transferring future responsibility and risk to residents.

Third, it is a significant concern that this project does not qualify for Historic Preservation funding. The City's formal historic preservation process ensures that preservation investments meet established standards for historical significance, integrity, and public benefit, ensuring fairness and consistency in fund use. In this case, those standards were not met. Using general fund money bypasses those safeguards.

Fourth, the full lifecycle costs of this acquisition have not been assessed or disclosed. Future costs include maintenance, restoration, weatherproofing, safety, accessibility, staffing, and eventual repair/removal costs. An equity analysis requires knowing those costs so that tradeoffs with other equity-focused priorities can be discussed in the sunshine.



Finally, the benefits of this acquisition are narrow and geographically concentrated to the Main Street area. The project offers aesthetic and symbolic value local to that area, while sacrificing opportunity costs such as: housing affordability, access to services, cultural representation of underrepresented communities, or other stated equity priorities. Renters, lower-income households, and residents outside the downtown area will bear the costs of this project for years without receiving commensurate benefits that Main Street residents receive.

Please ask staff to provide an equity analysis for this project with an estimation of complete lifecycle costs so that the public can understand the full potential impacts of this project.

Regards,

Tawnya Somauroo

**From:** [Eva Kosinski](#)  
**To:** [City Council](#)  
**Subject:** LAA and Center for the Arts building usage  
**Date:** Sunday, January 25, 2026 10:04:35 AM

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**[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.

Interesting to note the Boulder County arts alliance is advertising our Art Center availability. Are we paying for other communities to have access to our resources?? They have the Dairy Art Center -- they don't need our venues too.

- - - - -

Freedom and success are the result of allowing others to take responsibility for, and bear the consequences of their own actions/inactions, while exercising self control, and taking responsibility for your own.

**From:** [Thomas Lepak](#)  
**To:** [City Council](#)  
**Subject:** My comments about the proposed Louisville Comprehensive Plan  
**Date:** Saturday, January 24, 2026 9:55:24 PM

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**[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.

Some residents want no growth. Some want some growth. Others feel we will be best served through greater growth.

With the City's consultants, planning department, and council providing so little data, how can any Louisville resident such as myself have an informed discussion with neighbors and ultimately reach a rational choice through analysis?

Other than a brief post pandemic surge, Louisville's population total has been relatively stagnant over the past dozen years.

Has the population age distribution changed over this time?

What are the current 2030 population and age distribution forecasts?

What are the City's current fiscal buffers and constraints?

What are the City's current staff buffers and constraints?

What are the City's current physical plant capacity buffers and constraints for numerous public services such as schools, water, sewer, library usage, Rec Center usage, etc.?

What are the City's current transit capacity buffers and constraints?

What is the current housing mix (single family, townhouse style, multi-family apartments, mobile homes, etc.)?

What is Louisville's current market rate and affordable housing mix?

Has there been any community agreement on the proposed mix for each growth scenario?

What existing Louisville qualities must be maintained under all growth scenarios?

What existing Louisville qualities might be improved under each growth scenario?

What existing Louisville qualities would be degraded under each growth scenario?

What are the resident age distribution forecasts for each proposed growth scenario?

At what growth level, if any, would school expansions be required?

At what growth level, if any, would a library expansion or branch be required?

At what growth level, if any, would a Rec Center expansion or branch be required?

At what growth level, if any, would further open space be acquired?

At what growth level, if any would the City need to secure more water rights?

How would the City's fiscal health be impacted by each growth scenario?

It would be hoped that with this data an optimal growth rate would organically percolate to the top and be strongly supported by the majority of the Louisville citizenry.

Thank you for all you do,

Thomas Lepak  
846 Saint Andrews Lane  
Louisville, CO 80027

**From:** [Richard Simpson](#)  
**To:** [City Council](#)  
**Subject:** Louisville Comp Housing Plan  
**Date:** Saturday, January 24, 2026 4:00:07 PM

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**[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 wife and I have owned our home in Louisville for 30 years and have found it to be a wonderful place to live.

The Louisville Comprehensive Plan is proposing a 46%-67% increase in housing units which would result in a massive 30% increase in population. Even a 20-25% increase in housing units would create problems.

This is simply not acceptable for Louisville and would cause crowding, traffic problems, over use of library Post Office, and Rec Center. A 30% increase in population would ruin what is currently a wonderful sized city

Water is already an expensive problem and if we are faced with a shortage based on current historic low snow pack, we could be in serious trouble let alone with 30% more housing.

I think most Louisville residents would support moderate growth but not the massive growth currently in The Comprehensive Plan .

Richard Simpson

1560 Ridgeview Dr

**From:** [psim1560@aol.com](mailto:psim1560@aol.com)  
**To:** [City Council](#)  
**Subject:** Please rethink massive growth in Louisville  
**Date:** Friday, January 23, 2026 5:02:51 PM

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**[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 Council Members

When is enough enough? Why do we need to increase the housing and population of Louisville so much? Where do you plan to build all of those new houses?

I moved to Louisville 30 years ago and have enjoyed the small town atmosphere in the past. However, in recent years Louisville is becoming over crowded in my mind. Many places I used to frequent have become too crowded. I used to like going to the Friday night Street Faires. But now there are too many people and too many dogs.

I used to like riding my bike down to the Farmer's Market on Saturday mornings. But now it is too crowded and not enjoyable. What will it be like with 10,000 more people living in our city.

I use the Louisville library but that too has become more competitive since we share it with Superior. Time for them to build their own library if we are having to share it with 30,000 more people.

The charm of our town that people like and move here for, will be destroyed with as much new development as proposed. We'll just be another crowded Colorado city. I quit going to the mountains because of all the traffic on I-70. I quit skiing because of the expensive lift tickets and crowds on the slopes. With Louisville, Denver and surrounding areas building massive new housing, what do you think that will do to traffic in the mountains? Fees for parking, hiking, and recreating in the mountains keeps increasing. I no longer go to Rocky Mountain National Park because I don't like having to make a "reservation". I used to just enjoy going for a hike when we had a nice day.

Why did you kick Carrabba's out of town? That was my favorite restaurant. What are you proposing to do with that building? Build low income housing?? Too bad you forfeited the tax base of Sam's club and sold that large property to a church. My personal opinion is that if churches can afford to buy and remodel such large properties, they should pay taxes. (Accent, Flatirons, the big church on 42 and Niwot Road, etc.)

We are close to watering restrictions as it is. How will all the water useage required for all these new homes affect the rest of the residents?

I'm not even sure I agree with what is termed "reasonable growth rate" that was

originally proposed. A 20-25% increase making a total population of 26,000 is a big increase and will create problems for those of us currently living in Louisville.

Where did the 46%-67% proposal come from? I thought the city had already agreed upon a reasonable, responsible growth, not massive growth plan. Has anyone actually analyzed all of these issues and determined how massive growth would benefit Louisville financially? More work needs to be done!! **Stop massive growth in Louisville.**

Peggy Simpson  
1560 Ridgeview Dr.  
Louisville, CO 80027

**From:** [Norman Thompson](#)  
**To:** [Planning](#); [City Council](#); [Jeff Hirt](#)  
**Subject:** comments on Comprehensive Plan  
**Date:** Friday, January 23, 2026 5:02:06 PM

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**[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 Bob Muckle and Matt Jones' opinion piece published in the Daily Camera.

I think they did an excellent job of laying out the concerns with the proposed Comprehensive Plan. Their points were all the same ones that I have been turning over in my head, thinking that I should write an editorial for the Camera myself, but they beat me to it – and did a better job than I would have.

I'd like to make these key points:

--- I would go even further than what Muckle and Jones say. I would like to see almost zero further housing development in Louisville. There are no "blighted" areas that I am aware of in Louisville that would benefit by being developed as residential properties. Open areas that are not currently developed should either be used for commercial development (specifically, at Centennial Valley and Red Tail Ridge). Other open areas should be preserved as open space. But I could see myself supporting some minor additional housing built in Louisville.

--- I am absolutely opposed to a height increase of any kind. There are already buildings in Louisville that should never have been allowed to be as high as they currently are (specifically, the condos/townhouses just south of Sweet Cow, and the monster 3-story houses on the corner of Bella Vista and Roosevelt). To add yet more towering buildings, even in limited areas, goes against the small-town "look" that has been for the most part maintained in Louisville.

--- I am absolutely opposed to any residential buildings at Red Tail Ridge. As I recall, the original plan proposed by the developer of Red Tail Ridge included some senior housing. There was push-back from the community, expressing the concern that this outlying housing development did not fit in with the character of Louisville — that Louisville's housing should all be contiguous.

--- I am opposed to development of the funny little triangular property to the east of Courtesy Road/Highway 42, south of the ball fields. That should be preserved as open space. All the land east and north of Highway 42 should be preserved as open space and buffer between our town and Lafayette.



--- I am disheartened that the 2013 Comprehensive Plan, which was much more oriented towards slow growth and a preference for commercial development over residential development, has been thrown out the window and replaced with a proposed comprehensive plan that reverses much of the philosophy of the 2013 document. My philosophy (and that of everyone else that I have spoken with about this subject) is much more aligned with the philosophy of the 2013 plan.

--- I have serious concerns because the community input that was much of the basis of the proposed Comprehensive Plan came from community in-person meetings and an on-line survey. For both of these sources of input, the participants were self-selected and therefore may not accurately represent the opinions of the community as a whole.

--- I am saddened and disappointed that the writers of the proposed Comprehensive Plan seem to have applied the idea of “how to create a survey that supports your pre-conceived plan.” Specifically, on page 36 of the proposed Comprehensive Plan is a sidebar with this text in it: “**Community Support for Mixed Use Development** 79% of Louisville residents polled in a statistically valid survey support redevelopment of underutilized commercial land for mixed use housing and businesses in Louisville. (Source: Louisville 2024 Community Survey)” I found this percentage to be surprising. Based on my conversations with other Louisville Residents, there is a much lower interest in this kind of development. So I went searching in the survey on the Louisville website to find out more. Here is what I found: Most of the 2024 survey questions are what I call “mom and apple pie” questions – avoiding anything specific or controversial (for example, rating “Adequacy of parks, bike paths, playing fields and playgrounds”). But at the end of those types of questions was this very specific question:

Imagine a commercial area with several vacant storefronts and empty parking lots. How much would you support, if at all, the development of mixed-use housing and businesses in this area?

Strongly support

Somewhat support

Somewhat oppose

Strongly oppose

Don't know

It was apparently the results of this question that were summarized in the sidebar that I quoted above. This is clearly a distortion of the survey results. Even I, a minimal-development person, might have checked the “Somewhat support” box for this question. But I don’t know of any place in Louisville that falls in this scenario. One might argue that the empty Kohls and Sams Club buildings on McCaslin were similar to this category, but they are now vibrant new developments. To take the results of this question and summarize it as “79% of Louisville residents polled in a statistically valid survey support redevelopment of underutilized

commercial land for mixed use housing and businesses in Louisville” is a distortion. This type of distortion seems evident to me when the Plan supports much more dense and vertical housing construction than is supported by the community input.

--- Looking over the results of the community outreach meetings and survey, there is some support for medium-density development, but little support for high-density development. In the on-line survey, Scenario B (with the most housing development) was only selected by one person. Three people selected option C (less new housing but still quite a bit). These were far outweighed by option A (stay the course with modest increases in housing) with 23 votes, and all these were far outweighed by “Other” with 37 votes. (I would have voted “other.”) Strangely, these results do not match well with the in-person results, which had a much higher percentage of people supporting options B and C. Part of the explanation is that this is comparing apples with oranges – the in-person options did not include an “other” option. Another issue here is the definition of “high-density” vs. “mid-density” housing. Is the big block of 3-story apartments just west of Walgreens on McCaslin considered high-density or mid-density? There is almost no green space around it; I would call this high-density. Are the Copper Crest Condominiums at the corner of Dillon Road and Dahlia high or mid? I would call that high-density, but I suspect that our city planners would consider that to be mid-density.

--- I see the term “affordable housing” thrown around a lot, including in the proposed Comprehensive Plan. I do not believe that any new housing that is built in Louisville is going to be “affordable” unless it is subsidized by the City. The high-density mixed-use development at Delo Apartments has apartment rents that start at \$1,545/month for a studio apartment and go up to \$2,665. Prices are similar for the apartments at Steel Ranch. Building more housing in Louisville is not going to make a bit of difference to affordability.

--- The job of developers is to make as much money as possible. Although they always talk a good line about how their project will be an asset to the community, each of you (our city council members and planners) must always keep in mind that developers’ real goal is to maximize their profits. On the other hand, your job is to represent the interests of the thousands of citizens of Louisville, those who live here now and those who will live here in the future. You all need to be strong-willed and push back against these developers. You have to stand up for the thousands, not the handful of developers, who probably don't even live in Louisville. If they don't make the maximum amount of money that they were hoping for because you told them, “Sorry, but no,” then so be it. That's your job. You need to tell them, “Sorry, too dense; too tall; not enough parking; not sufficient access roads; not in character with the neighborhood; it'll create traffic problems; not enough open space left around the development; we're not going to let you cheat on the height limitations by putting flat roofs on residential buildings so you can make them 3 stories tall...” and so on.

--- I am absolutely opposed to rezoning areas to allow residential development on them. Once

an area is rezoned to allow residential, there is no going back. Developers will pounce on this opportunity to maximize their profits as soon as possible.

--- I would encourage every one of you who is reading this letter to take a drive down US 36. Better yet, have someone else drive so you can look out the window without having to pay attention to the traffic. Start at McCaslin and drive to Sheridan. Look at the urban sprawl along that route. Starting in Superior and continuing through Broomfield you will see one high-density apartment/condo/townhouse development after another. They are all crammed in on their property and are 3 to 5 stories tall. Is this what you want Louisville to look like? I sure don't want that. But that seems to be where this proposed Comprehensive Plan is heading us.

In closing, I'd like to quote from Dr. Seuss. Yep, that's right, a children's book. *The Lorax* is a cautionary tale of corporate greed and development for the sake of development. "I'm figgering on biggering and biggering and BIGGERING and **BIGGERING**! Turning MORE Truffula Trees into Thneeds which everyone, EVERYONE, **EVERYONE** needs!" (No, we don't "need" more housing in Louisville. There is plenty of new housing going in in Broomfield and other areas. Let people live there, not cram into Louisville. No, Louisville does not need to keep biggering and biggering. It's plenty built out now. Any new growth should be in-filling areas that are already committed and zoned for commercial/industrial/retail use. And more open space should be bought to protect Louisville from the ugly urban sprawl that is pressing in on our beloved town.)

I love Louisville. I love the feel of the town. Please don't compromise the small-town character of Louisville with new housing developments.

Thank you for your time reading and considering my concerns.

Norman Thompson

(Resident of Louisville for about 35 years.)

**From:** [Barbara Lamm](#)  
**To:** [City Council](#); [Planning](#)  
**Subject:** Increased housing units  
**Date:** Friday, January 23, 2026 4:58:42 PM

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**[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 and Planning Commission Members,

While I understand the need for more "affordable housing" in our beloved little city, I am deeply concerned about the proposed growth in the update to the Louisville Comprehensive plan. The recent plan that would have increased the population by 28% seemed like it would take some adjusting to, but 46-67%, as suggested in the new update, is simply untenable. The crowding on streets and in grocery stores and restaurants, on trails and our local golf course, our beloved Recreation Center and Library will be really awful. What about services such as water supply and treatment, street maintenance, trash pick up?

I just shudder to think about it. And I'm not the only one. Everyone of my neighbors that I talk to feels the same way. It's going to ruin nearly everything we love about our special Louisville. I'm begging you to please, please reconsider and if ANY increase in population is deemed necessary and unavoidable, please consider holding it to a more reasonable 20%-25%.

Thank you very much for your consideration!

# Barbara Lamm

-----  
Barbara Lamm

303-494-5318 - home

720-938-5755 - cell

[Barbara.Lamm@comcast.net](mailto:Barbara.Lamm@comcast.net)

324 Diamond Circle,

Louisville, CO 80027  
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Email City Council and the Planning Commission at: [Council@louisvilleco.gov](mailto:Council@louisvilleco.gov) and [planning@louisvilleco.gov](mailto:planning@louisvilleco.gov) and write that we want reasonable and responsible growth, not the proposed massive growth.

Louisville residents! The City is proposing a massive increase in housing and population in the Louisville Comprehensive Plan update. YOU need to speak up now if you want a more reasonable and responsible growth rate. The draft Plan proposes a 46%-67% increase in housing units when you add up all the housing units in Table 1 of the Plan. These additional housing units would increase Louisville's population from the current 19,889 up to an estimated 29,388-33,410 people! The City recently developed a housing plan that recommended a more reasonable total population of 26,000 people, a 28% increase. We don't understand why the City completed the plan, but is not following it.

Louisville has been voted the best small city in America multiple times. The massive 46-67% growth will damage our unique small-town quality of life and likely threaten City finances.

A massive increase in population will create many problems. There will be a substantial increase in frustration, crowding, and conflict while driving around town or out on the trail. There will be more crowding at the recreation center and library. Much more water will be required—water that has become enormously difficult and expensive to acquire and treat. There is the possibility of more crime. All this will result in the loss of our unique small town feel. Wildfire routes will be even more jammed and dangerous. People are already complaining about these things. Imagine what it will be like with more than a 50% or 60% increase in residents?

A massive increase in population will likely undermine already stretched city finances, hurting services like street maintenance, and may require increased taxes. Typically, housing does not pay its way and commercial and industrial development subsidizes the cost of services for residential properties. At a minimum, the City Council should conduct a marginal cost analysis in order to understand what the financial trade offs are before they approve the plan.

This massive growth is meant to make housing more affordable. But building more units of market rate housing, far in excess of the Housing Plan goal, and thinking housing will be less expensive is wishful thinking. This is born out in Louisville's own

experience. During the time frame when Steel Ranch, North End, and DELO added thousands of housing units, the cost of local housing, both housing prices and rent, steadily increased. We agree there is a big housing affordability problem, but this Plan's massive market rate growth unfortunately will not meaningfully address it.

We think the city should adopt a more reasonable and responsible growth rate of 20%–25%. This is still a large increase, but it would better maintain our great quality of life. Even 20-25% growth will create problems, but they will be far more manageable.

We believe most Louisville residents support moderate growth and not the massive growth currently in the Comprehensive Plan. This is based on thousands of conversations with residents over time. Our belief is backed up by a citizen survey conducted for the Comprehensive Plan. The citizen survey presented an imbalanced scale of growth choices. Scenario A was low growth and Scenarios B and C were for larger growth. There was no modest growth scenario. As a result of this scale defect, "other" was by far the biggest response (40% of total responses) and most of those responses were for modest growth, like the responses we personally submitted. The second biggest category (25%) was Scenario A for low growth. Taken together most people wanted modest, reasonable, responsible growth, not massive growth.

**Genny Kline**

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**From:** Coal Creek Golf Course <noreply@coalcreekgolf.com>  
**Sent:** Friday, January 23, 2026 3:16 PM  
**To:** City Council  
**Subject:** Course Closed Jan. 24 & 25

**[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.



## **Coal Creek Golf Course Closed Due to Inclement Weather**

**Saturday, January 24 and Sunday, January 25**

Mother Nature is playing with a single-digit handicap this weekend.

With a frigid forecast teed up, the course, clubhouse, golf shop, and driving range will be closed Saturday and Sunday, January 24–25. During the closure, staff will not be available to answer phones.

We plan to reopen the golf shop on Monday.

Thanks for understanding. We'll see you back when it warms up.

- The Coal Creek Golf Course Team

**[Book a Tee Time](#)**  
**[Reservation & Cancellation Policies](#)**

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Coal Creek Golf Course  
585 West Dillon Road, Louisville, CO 80027  
(303) 666-7888  
[unsubscribe from this list](#)



**From:** [Alice Ierley](#)  
**To:** [City Council](#)  
**Subject:** Comprehensive Plan  
**Date:** Friday, January 23, 2026 2:04:04 PM

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**[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 look forward to learning more about what the Plan includes, and have no doubt a lot of time, effort, and consultation has gone into it, for which I thank city staff and the council.

I am, however, opposed to the rate and extent of population growth being considered. I second the numbers stated in today's Daily Camera op Ed by Bob Muckle and Matt Jones, of 20-25%, as far more reasonable, for the reasons stated in the piece.

Thank you.  
Alice Ierley  
560 Jefferson Ave, Louisville

**From:** [Austin Ward](#)  
**To:** [Christopher Leh](#); [Judi Kern](#)  
**Cc:** [City Council](#)  
**Subject:** Regional Transportation Authority Discussion Invitation  
**Date:** Friday, January 23, 2026 12:09:38 PM

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**[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 morning Mayor and Councilmember,

I hope you both are doing well and your New Year is off to a good start. I am inviting both of you to participate in discussions with other elected officials from the Boulder County and Adams County municipalities, the counties themselves, and City and County of Broomfield. Please see the attached invite for more details and to RSVP at this [link](#).



RTA Invite Louisville

Sincerely,

**Austin Ward**

Pronouns: He/Him/His

Broomfield City Council, Ward 2

[award@broomfieldcitycouncil.org](mailto:award@broomfieldcitycouncil.org)

c: 303-817-0991



**From:** [Susan Robertson](#)  
**To:** [City Council](#)  
**Subject:** Comp Plan  
**Date:** Friday, January 23, 2026 10:01:27 AM

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**[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 Louisville resident since 1991, I strongly advise against the proposed comprehensive plan with 46-67% growth of our city. I am not entirely anti-growth but this will destroy our small town character. This massive increase in population will lead to overcrowding on our roads, trails, rec center and stretch city finances as growth never supports the costs. I do not feel that this will solve the affordability of housing. I would support a more responsible growth rate of 20-25%. I grew up in Broomfield and their massive growth has destroyed the town feel in my opinion.

Susan Robertson  
Ward 2 resident

**From:** [tamar krantz](#)  
**To:** [City Council](#); [Planning](#); [Diana Langley](#)  
**Cc:** [Steve Brauneis](#)  
**Subject:** Please Revise Draft Comp Plan according to Council's clear commitment to affordable housing.  
**Date:** Friday, January 23, 2026 9:44:35 AM

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**[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, Planning Commissioners, and Staff.

(Could you please include this email in the meeting packets for your next meetings on the comprehensive plan.)

Council had a great discussion about affordable housing at the January 13 meeting! I hope you can make revisions accordingly before the Open House. I looked at my notes and revisited the discussion. Councilmember Dickenson said that his one thought as you move toward final approval is to cement in enough of a policy direction so that we get a lot of affordable housing. As a reminder, I revisited what he said and copied some of his outstanding points below.

***“...that would be my one thought as we move forward to final approval. Have we cemented enough of a policy direction for future generations that that's what we want?...not just housing but specifically affordable housing, Not solely affordable housing but certainly a lot of it.”***

I agree. The plan needs to be revised to include clear policy direction. Please follow up on these ideas before the open house!

- The second bullet under 'Ten Big Things To Get Right Over the Next Ten Years' includes increasing affordability. But, a single goal on affordability is buried in the Land Use Plan Element. A Plan element – a whole page– specifically for affordability could give room to expand this commitment and add policy direction.
- Expand upon LU 2.1, 2.3, and 2.6 or further break them down into more strategies.. Regarding LU2.1, we need more specific action items or clear policy direction to protect naturally occurring affordable housing. For example, securing the right of first refusal into the plan, a tax on scrape offs, incentives for landlords to reduce rent increases, or a city program to purchase homes and sell them with deed restrictions.
- Regarding LU 2.3, I agree with Councilmember Cooperman that the Inclusionary Housing Ordinance Update should be in the action items. You could also add policy

direction for increasing the percentage or increasing the fee in lieu to be equivalent to the costs of building units.

- Councilmember Cooperman suggested that 2.6– Supporting Boulder County's Regional housing goal should be included in the action items. I agree that it should be an action item. But it can also be worked into the land use strategies placetypes to ensure it happens. The plan should describe the existing gap in affordable units and the plan to get to 12%.
- Councilmember Cooperman suggested including affordability in the definitions and descriptions of the placetypes. He said we should have explicit statements that we want to see affordable or mixed income. It could be made clear under the category of “development considerations” for each place type that we want to see affordable housing or a mixed income development. He didn’t suggest that we attach numbers, but I think it is the only way to show we are serious. We could simply express a range of homes that are affordable (as defined in the plan) to people at various percentages of the AMI, thus it would be applicable as incomes and prices change.

Please remember what Councilmember Dickenson said. He was clear that building high-end housing will not solve the problem. He said,

***“If we just get five million (the projected number of new homes) million dollar places, what have we done?”***

He expressed concern about future zoning and development decisions. He said

***“When you’re coming to this zoning moment or this building moment or this PUD, does it match this comprehensive plan in its aggressive affordable housing?”***

He expressed the need for clarity for future council members:

***“Does that person read this document and [see that] the public said we want more affordable housing?”***

As it stands right now, this is not nearly clear enough. The largest impact of the comp plan will be the changes in land use. The comp plan needs to require affordability along with the land use changes. Please make the 5 changes above and incorporate them into the open house presentation.

--

*Tamar Krantz*  
*She/her*

**From:** [Charlene Bandurian](#)  
**To:** [City Council](#)  
**Subject:** No Massive Growth  
**Date:** Thursday, January 22, 2026 8:17:58 PM

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**[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 Louisville citizen for 42 years, I would like to raise my objection to the proposed massive growth that the city is planning.

I am for reasonable and responsible growth for Louisville and not the huge growth that is being planned.

Sincerely,

Charlene Bandurian  
139 Lincoln Circle  
Louisville, CO 80027

**From:** [Kim Riemer](#)  
**To:** [City Council](#); [Planning](#)  
**Subject:** Growth in Louisville  
**Date:** Thursday, January 22, 2026 8:05:02 PM

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**[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.

Greetings all

I will not be able to attend the town hall on Wed January 28<sup>th</sup> but I do want my opinion heard. I am opposed to the draft of the comprehensive plan that proposes 46-67% increase in housing units to city of Louisville. With the growth in the last 10 years we are already seeing over crowding on our crumbling roads, in our parks and recreation center as well as increased crime. Many of us moved to Louisville because it is smaller and less crowded than Boulder. I do not want to live in a town where it takes 30 minutes to drive 3 miles. I have been here for 20 years and have already seen the negative impact on 95th from all the growth on that side of town. I do not want more mega complexes with no open space- houses build on top of house. I support slow responsible growth. Uncontrolled residential growth will not make housing more affordable and will not pay its way to cover city growth costs. I would like to see growth capped at no more than 20%

I hope you honor your positions and listen to the communities wishes and not continue to pander to developers.

Kim Riemer  
182 W Elm Street  
Louisville,

**From:** [Betty Solek](#)  
**To:** [City Council](#)  
**Subject:** Apartment vacancy in metro Denver reaches highest rate in 16 years, pushing down rents again  
**Date:** Thursday, January 22, 2026 7:21:57 PM

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**[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.

<https://coloradosun.com/2026/01/21/apartments-in-metro-denver-reach-highest-vacancy-rate-in-16-years-pushing-down-rents-again/>

As we consider increasing the number of apartments available in Louisville during discussions of the draft Comprehensive Plan, this article seems especially useful information about apartment capacity in the Denver area.

Betty Solek  
1101 N Franklin Ave  
Louisville



**From:** [Doris Fasbender](#)  
**To:** [City Council](#)  
**Subject:** Draft for the Louisville Comprehensive Plan  
**Date:** Thursday, January 22, 2026 6:55:18 PM

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**[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.

City council members,

I am very concerned with what I'm hearing about the proposed increase in the upcoming comprehensive plan for Louisville. Please give serious consideration to the proposed massive growth, and choose the more reasonable numbers

Thank you,  
Doris Fasbender  
Ward 3, Louisville.

**From:** [Lynn Tidd](#)  
**To:** [City Council](#)  
**Subject:** City of Louisville growth  
**Date:** Thursday, January 22, 2026 6:46:00 PM

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**[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 expressing my opinion that I do not want massive growth in Louisville. I prefer growth be kept to 20-25%. Please do not vote for massive growth. We want to retain our smaller town feeling.

***Lynn R. Tidd, MSC, MFCT***  
*COACH, ADVOCATE, CONSULTANT*

***Masters of Counseling, Marriage, Family, Child Therapy***

*Relationships, Individuals, Children & Adolescents, Special Needs*

*720-238-1645*

*[lynntidd55@gmail.com](mailto:lynntidd55@gmail.com)*

*[www.dynamic-connections-lt.com](http://www.dynamic-connections-lt.com)*

*"Maybe this was meant to happen, this discovery of cracks where now a different, new light can shine through." Nima Lane*

**From:** [John Ohannessian](#)  
**Subject:** Please be good to our Louisville  
**Date:** Thursday, January 22, 2026 11:24:33 AM

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**[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 ladies and gentlemen,

Please do not destroy our beautiful Louisville.

The upcoming decision to expand our City housing and population is very dangerous and will be quite bad for all of Louisville residents.

We the people have voted for you to preserve, improve and beautify our city ....not to destroy her.

My family has lived in Louisville since 1986 and we live here because it is a nice, safe and a comfortable city.

If you make a huge mistake and allow this massive expansion of our Louisville then you will be responsible for the destruction of our lovely Louisville.

Please vote sensibly and properly and vote NO for this horrible and very destructive Plan.

Our lives are in your hands.

***John Ohannessian***  
***569 Augusta Drive***  
***Louisville, CO 80027***  
***303-817-3535 (Cell)***

**From:** [Norma Anderson](#)  
**To:** [Matt Jones](#); [City Council](#); [Planning](#)  
**Cc:** [Christopher Leh](#); [Caleb Dickinson](#); [Josh Cooperman](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)  
**Subject:** Re: Help  
**Date:** Thursday, January 22, 2026 10:44:45 AM

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**[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 Mr. Jones, I have been supportive of slow, planned growth in Louisville ever since becoming involved in the Redtail Ridge proposals (of which there have been several, including a single-action vote by Louisville citizens that proved how completely our residents were against what developers and — sadly — some City Council members — were willing to do to our beautiful, small city).

My husband and I moved from Mountain View, CA, in the very heart of what's become Silicon Valley (the massive Google campus was within walking distance of our condo) because we saw, first-hand, what overly ambitious and ill-considered "development" could do to a previously lovely community. We watched it happen. We've also been back to Mountain View, for visits to family, since we moved here in January of 2019, and have seen what "post-development" has meant to the area:

Shops are now closed because no one who can afford to live close enough to get to work on the salary the shop-owners could pay.

Roads that take on the level of rush-hour traffic — by 2:00 in the afternoon and well into darkness.

Whole blocks of housing that had been affordable torn down for "new" condos that start at \$1M plus.

Traffic on freeways that are clogged with cars from pre-dawn until dark.

Worse, children who are so burdened by the expectations of parents newly-rich because of the "Google economy" committing suicide.

I could go on, but won't.

Louisville has a wonderful "feel" to it. You can see this in the way it still respects its past, and the way in which people still treat one another with courtesy. These will both become either lost or abandoned if Louisville is allowed — too fast and without adequate forethought — to grow in the way this "Comprehensive Plan" is currently outlined. I respect our City Council members, but would like also to have the assurance they understand the benefits Louisville has, as a city, as it exists now. One truism I have repeated more than once, in cautioning all the City Council members (by name and honorific) is: once livability is lost to ill-considered development, it can't be regained. What's lost stays lost. Louisville will no longer be "Louisville".

Below is the message I just emailed to every City Council member yesterday.

"Dear Mayor Leh, Mayor Pro Tem Dickinson, Ward I Council Member Cooperman, Ward II Council Member Fahey, Ward II Council Member Kern, Ward III Council Member Hamlington, and Ward III Council Member Hoefner,

"I have a real concern for the future of Louisville in what's being proposed as a comprehensive growth plan for our city, presumably being backed by you as Council Members. Please take a step back and make a decision to go more slowly in what you're proposing.

"What you're proposing in the Louisville Comprehensive Growth Plan is a massive increase in housing and population. Alternately, I support a more reasonable and responsible growth rate than your plans possess.

"Your plan proposes a 46%-67% increase in housing units. The number of units in this plan will increase Louisville's population from our current 19,889 to an estimated 29,388 - 33,410. Louisville recently developed a housing plan that recommended a more reasonable total population of 26,000 people, a 28% increase. The city completed this plan, but isn't choosing to follow it. What's motivated the change?

"Louisville has been voted the best small city in America multiple times. Your current plan's large increase in growth will change the unique small-town quality of life we now enjoy here in Louisville. Once that quality is lost, it can't be reclaimed.

"In addition, the larger plan you're proposing will lead to a substantial increase in crowding — in the town itself, on our roadways, and for those enjoying outdoor activities. A much larger demand in water usage will also be part of your proposed housing growth, in a state like ours where the water supply is already challenged.

"The much larger increase in population inherent in your plan will stress city finances and compromise services. Rather than pushing this enlarged housing plan through, I encourage you, as City Council members, to conduct a cost analysis that will reveal what the financial trade offs will be, before approving this plan.

"From past discussions and votes that solicited input from Louisville residents, it was shown over and over that most Louisville residents support moderate growth, nothing like the level of growth currently in the Comprehensive Plan. Louisville residents would all support a modest growth scenario.

"I've written to you before, and will continue to write — and support — city plans that reflect what a majority of current residents want for our community: modest growth is still 'growth', minus the many problems inherent in profligate growth, made too quickly. I come from another state where I saw this happen in real time, experiencing the damage it caused to the quality of life in the affected community.

"Please rethink your current proposal. Louisville will be better off adopting a more responsible growth rate of 20%-25%."

Sincerely  
Norma Anderson  
1904 Steel Street  
Louisville, Colorado 80027  
email: [norma22@me.com](mailto:norma22@me.com)  
landline: 303-954-9373

cell: 720-537-5901

On Jan 22, 2026, at 9:36 AM, Matt Jones <[electmattjones@gmail.com](mailto:electmattjones@gmail.com)> wrote:

**I have not written to you in a while, but we have a huge problem in Louisville that we need your immediate, personal action to fix.** The draft Louisville Comprehensive Plan proposes massive residential growth, when we need reasonable and responsible residential growth. Former mayor Bob Muckle and I describe the problem below in the opinion piece that we submitted to the Daily Camera.

Please attend the town hall and write city council and planning commission members.

What: Community Open House

When: Wednesday, January 28, 2026, from 5:30-7:30PM

Where: The Simon, 957 Main Street, Louisville. Across for the museum's Coca Cola Sign.

Email City Council and the Planning Commission at: [Council@louisvilleco.gov](mailto:Council@louisvilleco.gov) and [planning@louisvilleco.gov](mailto:planning@louisvilleco.gov) and write that we want reasonable and responsible growth, not the proposed massive growth.

Also, please attend the Planning Commission on February 26 and the Louisville City Council meeting on March 17.

---

Massive

Louisville residents! The City is proposing a massive increase in housing and population in the Louisville Comprehensive Plan update. YOU need to speak up now if you want a more reasonable and responsible growth rate. The draft Plan proposes a 46%-67% increase in housing units when you add up all the housing units in Table 1 of the Plan. These additional housing units would increase Louisville's population from the current 19,889 up to an estimated 29,388-33,410 people! The City recently developed a housing plan that recommended a more reasonable total population of 26,000 people, a 28% increase. We don't understand why the City completed the plan, but is not following it.

Louisville has been voted the best small city in America multiple times. The massive 46-67% growth will damage our unique small-town quality of life and likely threaten City finances.

A massive increase in population will create many problems. There will be a substantial increase in frustration, crowding, and conflict while driving

around town or out on the trail. There will be more crowding at the recreation center and library. Much more water will be required—water that has become enormously difficult and expensive to acquire and treat. There is the possibility of more crime. All this will result in the loss of our unique small town feel. Wildfire routes will be even more jammed and dangerous. People are already complaining about these things. Imagine what it will be like with more than a 50% or 60% increase in residents?

A massive increase in population will likely undermine already stretched city finances, hurting services like street maintenance, and may require increased taxes. Typically, housing does not pay its way and commercial and industrial development subsidizes the cost of services for residential properties. At a minimum, the City Council should conduct a marginal cost analysis in order to understand what the financial trade offs are before they approve the plan.

This massive growth is meant to make housing more affordable. But building more units of market rate housing, far in excess of the Housing Plan goal, and thinking housing will be less expensive is wishful thinking. This is born out in Louisville's own experience. During the time frame when Steel Ranch, North End, and DELO added thousands of housing units, the cost of local housing, both housing prices and rent, steadily increased. We agree there is a big housing affordability problem, but this Plan's massive market rate growth unfortunately will not meaningfully address it.

We think the city should adopt a more reasonable and responsible growth rate of 20%–25%. This is still a large increase, but it would better maintain our great quality of life. Even 20-25% growth will create problems, but they will be far more manageable.

We believe most Louisville residents support moderate growth and not the massive growth currently in the Comprehensive Plan. This is based on thousands of conversations with residents over time. Our belief is backed up by a citizen survey conducted for the Comprehensive Plan. The citizen survey presented an imbalanced scale of growth choices. Scenario A was low growth and Scenarios B and C were for larger growth. There was no modest growth scenario. As a result of this scale defect, “other” was by far the biggest response (40% of total responses) and most of those responses were for modest growth, like the responses we personally submitted. The second biggest category (25%) was Scenario A for low growth. Taken together most people wanted modest, reasonable, responsible growth, not massive growth.

Please attend the upcoming open house and write to the city council to say you don't want a massive increase and instead demand a more responsible 20%-25% increase. The Community Open House is Wednesday, January 28, 2026, from 5:30-7:30PM, at The Simon, 957

Main Street, Louisville.

Also speak out at the February planning commission and March city council meetings.

Bob Muckle, former Louisville Mayor

Matt Jones, former County Commissioner and State Senator

--

My best,  
Matt Jones



**From:** [Lars Kvan](#)  
**To:** [City Council](#); [Planning](#)  
**Subject:** Comprehensive housing plan  
**Date:** Thursday, January 22, 2026 10:40:16 AM

---

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

As a resident homeowner and taxpayer I wish to express my support for Matt Jones and Bob Muckle's objections to the comprehensive housing growth plan the city council is debating. I am not even sure I understand that the premise behind the plan of housing affordability makes any sense to me. Is it really Louisville's obligation to affordably accommodate everyone who wants to live in our town? Some cities have a higher cost of housing which I would venture to say is correlated with a higher quality of life.

Best regards,  
Lars Kvan

**From:** [elzbeth.otto@aim.com](mailto:elzbeth.otto@aim.com)  
**To:** [City Council](#)  
**Subject:** Comprehensive Plan  
**Date:** Thursday, January 22, 2026 9:56:33 AM

---

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

Dear Louisville City Counsel members,

I am commenting on the portion of the new Comprehensive Plan addressing proposed growth of the city.

It appears that the new plan is calling for an inordinate increase in population to the city - half again the population that we currently have and support. Such a drastic increase to population will put undue pressure on all city infrastructure including schools, water supply, sewage systems, the Recreation Center, Library, roads, etc.

I would urge you to reconsider this and reduce the proposed population increase to 25% at the most.

Thank you for providing the opportunity for comment.

Sincerely,

Elizabeth Otto

*In a world where you can be anything, be kind.* Claire Pooley

**From:** [Richard Forrest Phillips](#)  
**To:** [City Council](#)  
**Subject:** I support more housing in Louisville  
**Date:** Wednesday, January 21, 2026 9:27:51 PM

---

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

City Council--

I see that the Comprehensive Plan includes allowing a great deal more housing in Louisville. Excellent! Louisville, Colorado, and America need more housing.

I'm sure some people will be upset, but we need to remember that buying a house doesn't entitle us to freeze the city in amber.

Forrest Phillips, Louisville resident and homeowner

**From:** [Mahyar Mansurabadi](#)  
**To:** [City Council](#)  
**Cc:** [Ryder Bailey](#)  
**Subject:** December 2025 Monthly Council Finance Update Report (Cash-Basis)  
**Date:** Wednesday, January 21, 2026 3:15:13 PM  
**Attachments:** [Council Financial Report December 2025.pdf](#)  
[Outlook-Logo\\_2Color](#)

---

Good afternoon Mayor and City Councilmembers,

Section 11-6(d) of our [Home Rule City Charter](#) states: "Monthly or more often if required by the Council, the City Manager shall submit to the Council data showing the relation between the estimated and actual revenues and expenditures to date."

Finance Department staff prepared the attached report to fulfill this Charter requirement.

Thank you,

Mahyar Mansurabadi



Mahyar Mansurabadi  
Financial Analyst

(303) 335-4524

[mmansurabadi@louisvilleco.gov](mailto:mmansurabadi@louisvilleco.gov)

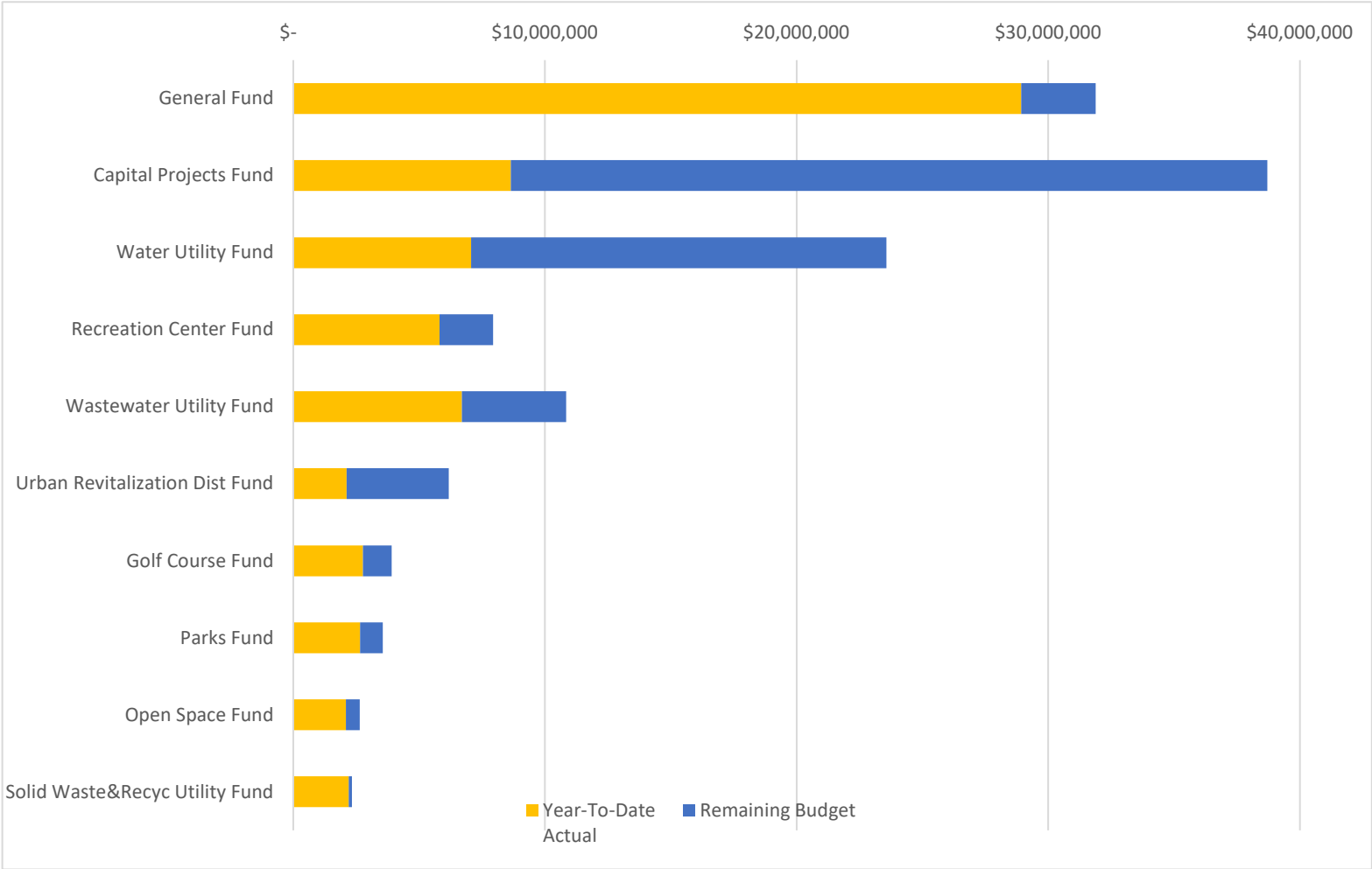
December 2025 (Cash Basis)

All Funds - Prior Month End Actuals Versus Budget - FY 2025

As of Report Run Date

Wednesday, January 21, 2026

| Fund | Fund Title                     | Adopted Budget | Adjusted Budget | Year-To-Date Actual | Remaining Budget | Actual vs Budget |
|------|--------------------------------|----------------|-----------------|---------------------|------------------|------------------|
| 101  | General Fund                   | \$ 29,252,703  | \$ 31,877,903   | \$ 28,926,783       | \$ 2,951,120     | 91%              |
| 301  | Capital Projects Fund          | \$ 20,917,113  | \$ 38,708,369   | \$ 8,650,060        | \$ 30,058,309    | 22%              |
| 501  | Water Utility Fund             | \$ 10,999,005  | \$ 23,569,954   | \$ 7,060,075        | \$ 16,509,879    | 30%              |
| 208  | Recreation Center Fund         | \$ 6,959,517   | \$ 7,944,517    | \$ 5,810,810        | \$ 2,133,707     | 73%              |
| 502  | Wastewater Utility Fund        | \$ 6,186,791   | \$ 10,839,427   | \$ 6,704,282        | \$ 4,135,145     | 62%              |
| 221  | Urban Revitalization Dist Fund | \$ 4,073,170   | \$ 6,173,870    | \$ 2,122,105        | \$ 4,051,765     | 34%              |
| 520  | Golf Course Fund               | \$ 3,855,033   | \$ 3,905,033    | \$ 2,770,483        | \$ 1,134,550     | 71%              |
| 211  | Parks Fund                     | \$ 2,782,984   | \$ 3,561,601    | \$ 2,649,245        | \$ 912,356       | 74%              |
| 210  | Open Space Fund                | \$ 2,235,956   | \$ 2,647,275    | \$ 2,091,765        | \$ 555,510       | 79%              |
| 510  | Solid Waste&Recyc Utility Fund | \$ 1,927,823   | \$ 2,327,823    | \$ 2,201,431        | \$ 126,392       | 95%              |
| 402  | Debt Service-Rec Ctr Bond Fund | \$ 1,742,600   | \$ 1,742,600    | \$ 1,742,452        | \$ 148           | 100%             |
| 503  | Storm Water Utility Fund       | \$ 1,412,396   | \$ 2,303,088    | \$ 1,289,280        | \$ 1,013,808     | 56%              |
| 207  | Historic Preservation Fund     | \$ 966,343     | \$ 2,427,193    | \$ 2,022,144        | \$ 405,049       | 83%              |
| 302  | Impact Fee Fund                | \$ 340,000     | \$ 464,216      | \$ 124,469          | \$ 339,747       | 27%              |
| 202  | Conservation Trust-LotteryFund | \$ 300,100     | \$ 561,135      | \$ 2,818            | \$ 558,317       | 1%               |
| 204  | Cemetery Fund                  | \$ 280,372     | \$ 280,372      | \$ 202,013          | \$ 78,359        | 72%              |
| 603  | Fleet Management Fund          | \$ 169,700     | \$ 294,837      | \$ 88,389           | \$ 206,448       | 30%              |
| 602  | Technology Management Fund     | \$ 146,300     | \$ 155,509      | \$ 147,568          | \$ 7,941         | 95%              |
| 205  | PEG Fee Fund                   | \$ 20,050      | \$ 20,050       | \$ 8                | \$ 20,042        | 0%               |
| 203  | Cemetery Perpetual Care Fund   | \$ 17,600      | \$ 17,600       | \$ 427              | \$ 17,173        | 2%               |
| 206  | Parking Improvement Fund       | \$ 50          | \$ 150          | \$ 71               | \$ 79            | 48%              |
|      | Total                          | \$ 94,585,605  | \$ 139,822,522  | \$ 74,606,677       | \$ 65,215,845    | 53%              |



**From:** [David Pomeroy](#)  
**To:** [City Council](#)  
**Cc:** [scfpw@superiorcolorado.gov](mailto:scfpw@superiorcolorado.gov)  
**Subject:** 88th st bridge bike lane  
**Date:** Wednesday, January 21, 2026 9:28:40 AM  
**Attachments:** [A056A20E-069D-4F98-88C4-6C9F6F02C43B.png](#)

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**[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.

Council,

I saw this photo on Threads, taken by local resident Josh Gray (  
<https://www.threads.com/@jasper9/post/DTv82SCFmAP?xmt=AQF0ScUuA9qKyrQ5r6-NNdP2pVVH3O5E7iFz9gmZze4KWBY5fjKskVwqnSoLNeNhETd0eFI&slof=1>  
)

My understanding is that the next step is to install plastic flex posts ("vertical delineator posts" according to Superior) as a 'barrier' between the car lanes and the bike lanes.

This is the main route to school for kids aged 5-18.

So my question to you, is would YOU let your 6-year old 1st grader ride southbound in this lane? Would you put them in a bike lane with cars coming towards them at 35 mph just inches away and nothing but flex posts in between?

I wouldn't. I'd have them ride on the sidewalk.

This isn't safe. Don't be surprised when kids refuse to use it. And for any child who does take that risk, it's a tragedy waiting to happen.

Shrink the shoulder on the west side, move the car lanes over, and install a buffer and a PHYSICAL BARRIER (read: concrete) between bike lanes and car lanes. Protect our children.

Getting this right is a far better use of tax dollars than median landscaping.

Sincerely,  
David





**From:** [Genny Kline](#)  
**To:** [n hall](#); [City Council](#)  
**Subject:** RE: January 27 special meeting  
**Date:** Tuesday, January 20, 2026 6:47:11 PM

---

Hello,

The agenda and materials for the 1/27/26 meeting have not been published yet. Those items will be published later this week. As soon as they are I will be happy to send you a link.  
Please let me know if you have any other questions.

Genny Kline (she/her/hers)  
City Clerk  
City Clerk's Office  
303.335.4574 (voice / text)  
[GKline@LouisvilleCO.gov](mailto:GKline@LouisvilleCO.gov)

-----Original Message-----

From: n hall <[hall.n@icloud.com](mailto:hall.n@icloud.com)>  
Sent: Tuesday, January 20, 2026 5:29 PM  
To: City Council <[Council@louisvilleco.gov](mailto:Council@louisvilleco.gov)>  
Subject: January 27 special meeting

[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.

Would you please send me the following or a link to wherever it appears on the web (I have spent quite a while looking and cannot find it on the city web site):

- the agenda for the special meeting on 1/27/26
- any materials prepared for the meeting

Thank you.  
Sincerely,  
Nancy Hall



**From:** [n.hall](#)  
**To:** [City Council](#)  
**Subject:** January 27 special meeting  
**Date:** Tuesday, January 20, 2026 5:29:37 PM

---

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

Would you please send me the following or a link to wherever it appears on the web (I have spent quite a while looking and cannot find it on the city web site):

- the agenda for the special meeting on 1/27/26
- any materials prepared for the meeting

Thank you.  
Sincerely,  
Nancy Hall

**From:** [Susan Loo](#)  
**To:** [City Council](#); [Diana Langley](#)  
**Subject:** Ordinance 1914: 1155 Pine Street  
**Date:** Tuesday, January 20, 2026 4:25:19 PM

---

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

Please reject the proposal to purchase two train cars and create further issues in a problematic but intensely valuable location of Old Town Louisville.

The proposed price alone should cause pause. \$396,000?! *The entire property was purchased for \$493,000 in late 2023, and you are proposing to pay 80% for what looks like much less than half of it.* The staff report does not include any property appraisal; however, any qualified expert would note that the rail cars are a negative to any buyer except history or railroad buffs who are generally not developing valuable downtown properties

If your reason for this purchase is preserving history, then the **Historic Preservation Fund should be the source of funding not the already stressed General Fund.**

You are also giving away public property for private frontage which makes it easier and more profitable for the seller to sell or develop his remaining parcel. You ought to have worked that into a substantial discount off the proposed price.

All in all, this is an ill-conceived project.

**From:** [Stephanie Collins](#)  
**To:** [City Council](#)  
**Subject:** 2026 Workplan's Priorities  
**Date:** Tuesday, January 20, 2026 12:18:10 PM

---

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

Dear Mayor Leh and Council Members,

Thank you for the time and care you bring to shaping the City's 2026 Workplan. I'm writing to encourage the City to elevate equity, diversity, and inclusion (EDI) efforts as a priority in the upcoming workplan. The City of Louisville clearly establishes equity, diversity, and inclusion as the lens through which all actions, priorities, and projects are viewed on its website and in the 2025 Workplan. As a former EDI Task Force member, I believe meaningful recommendations were produced. While some of these recommendations were acted upon with good intentions, there was a lack of adequate support for them.

Dear Mayor Leh and Council Members,

Thank you for the time and care you bring to shaping the City's 2026 Workplan. I'm writing to encourage the City to elevate equity, diversity, and inclusion (EDI) efforts as a priority in the upcoming workplan. The City of Louisville clearly establishes equity, diversity, and inclusion as the lens through which all actions, priorities, and projects are viewed on its website and in the 2025 Workplan. As a former EDI Task Force member, I believe meaningful recommendations were produced. While some of these recommendations were acted upon with good intentions, there was a lack of adequate support for them.

The decision to prioritize EDI in the 2026 Workplan begins by finding a constructive and sustainable path forward. This essential and foundational work will include, in part:

- An analysis of successes, challenges, and plausible explanations with concrete and actionable advice.
- An assessment and understanding of our internal capacity and gaps,
- Establishing governance that defines clear roles and a decision-making structure,
- Leadership training to understand "siloed" EDI efforts and their impacts, and
- Assistance in translating the Task Force recommendations into appropriately phased and actionable plans.

Prioritizing this work thoughtfully is an opportunity to honor the Task Force's investment and begin building systems that support our commitment to real, measurable, and sustainable diversity efforts that help us enact the values we espouse. Therefore, this email is also my promise to support both the foundational and future EDI work in Louisville. Thank you for your consideration and for your continued service to our community.

Respectfully,  
Stephanie Collins  
1215 N. Kestrel Ln. #202

---

## Announcing Quarterly Membership Meeting + We're Hiring + Winter Bike to Work Day

---

From Commuting Solutions <alexis@commutingsolutions.org>

Date Tue 1/20/2026 10:50 AM

To City Council <Council@louisvilleco.gov>

**[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](#)

*Commuting*  
*Solutions*

# COMMUTING SOLUTIONS

## QUARTERLY MEMBERSHIP MEETING

March 25, 2026 | 7:45 - 9:30 a.m. | Butterfly Pavilion



*Commuting*  
*Solutions*

Hello!

We hope you are having a fantastic start to your year! As we move into the new year, Commuting Solutions is energized and ready to build on the momentum of the past year.

We are excited to announce our first Quarterly Membership Meeting of 2026! **Please join us for [Commuting Solutions' Quarterly Membership Meeting](#) on Tuesday, March 25, from 7:45 to 9:30 a.m. at the Butterfly Pavilion.**

Connect with fellow members, hear program updates, and learn about transportation priorities shaping our region. Stay tuned for the meeting agenda!

**[Register Here](#)**

## **Our Team is Growing!**

[Commuting Solutions is hiring an 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. If you or anyone you know is interesting in learning more about the role, please visit our website.



**[Apply Here](#)**

**Winter Bike to Work Day is Here!**



It's almost time to bundle up for [Winter Bike to Work Day](#)! On Friday, February 13, 2026, join Way to Go and thousands of bike commuters and skip a ride in your car for a ride on two wheels instead.

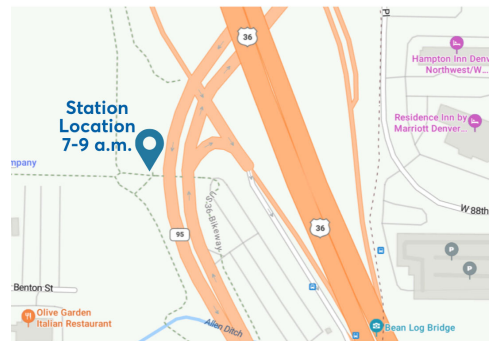
[Pledge to ride](#) your bike in honor of Winter Bike to Work Day and earn the chance to win cool prizes! By pledging to ride, you show your commitment to your own physical and mental health AND to cleaner air for our region.

[Host a station](#) alone or partner with local organizations to create a super station where you can give away breakfast, coffee, water, snacks and swag. Ask your neighboring businesses to get involved or email us for advice on where to set up and who to connect with.

### **Winter Bike to Work Day**

Commuting Solutions and the [City of Westminster](#) host a breakfast station near the pedestrian underpass at US 36 and Sheridan. Pedal by between 7-9 a.m. and fuel up with complimentary coffee, food, music, swag, and more! This is also a great opportunity to use

a [Bike-n-Ride shelter](#) to complete your trip along US 36!





# Thank You to Our 2026 Sponsors!

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## Silver Sponsors

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Denver Regional Council of Governments (DRCOG) ♦ Elevations Credit Union  
Google ♦ HDR ♦ HNTB ♦ InBank ♦ Muller Engineering ♦ Otak ♦ Xcel Energy

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## 17th Legislative Breakfast Sponsor



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## Nonprofit Sponsor







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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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**From:** [Jeff Meier](#)  
**To:** [City Council](#)  
**Cc:** [Travis Ramos | The ShutterBus Vintage VW Photo Booth Ramos](#)  
**Subject:** 1155 Pine St  
**Date:** Tuesday, January 20, 2026 10:36:48 AM

---

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

Hello Council,

I worked with the Ramos family to save the caboose and support their efforts to sell their property and rail cars to the city.

Jeff Meier

970 948-6666

**From:** [Accounts Payable](#)  
**To:** [City Council](#)  
**Cc:** [Ryder Bailey](#); [Julie Glaser](#); [James Franks](#)  
**Subject:** Warrant List Posted  
**Date:** Tuesday, January 20, 2026 8:43:28 AM  
**Attachments:** [Outlook-yqveievd.png](#)

---

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](mailto:AP@LouisvilleCO.gov)



**From:** [Tawnya Somauroo](#)  
**To:** [City Council](#)  
**Subject:** Amendment for juniper ordinance  
**Date:** Tuesday, January 20, 2026 7:53:43 AM

---

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

Dear Mayor and Council,

Thank you so much to Council and staff for bringing these emergency ordinances forward. This means a lot to fire survivors in particular who are watching investment builders and new residents from out of state plant junipers adjacent to homes and that are hardened and built back with defensible space.

Junipers aren't the only plant that are high-resin, high-ember, fast-ignition and behave badly in wind-driven fires. A more complete list would include:

- juniper,
- arborvitae,
- cypress/false cypress, and
- yew plants.

Please consider expanding the ordinance to cover this list.

Regards,

Tawnya Somauroo

**From:** [Nancy Commins](#)  
**To:** [City Council](#)  
**Subject:** Proposed WorkPlan  
**Date:** Monday, January 19, 2026 12:56:21 PM

---

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

Dear Council Members.

I am writing to express my concern about the lack of attention to issues of equity, diversity or inclusion in the proposed City Council Workplan. While the EDI Task Force Report is listed as a guiding document, there is no evidence in my reading of the plan that its content and recommendations play any part in your decision making.

I despair that the many months that the Task Force Members invested (myself included) were just an exercise to say Louisville checked a box. Having just attended the MLK celebration held in Lafayette, I am struck by a tale of two cities. One loudly proclaims and shows evidence of a commitment to diversity and making their community truly welcoming to people of all backgrounds / income levers and one that has it on a piece of paper but does little to enact changes or policies that might make that a reality.

I am heartily disappointed but not at all surprised.

Nancy Commins  
261 Short Place.

P.S. A huge thanks to Josh Cooperman for representing Louisville at the only East County celebration of MLK's legacy. Where was everyone else?

**From:** [H.M](#)  
**To:** [City Council](#)  
**Subject:** Elevate EDI to a Priority Item in the 2026 Workplan  
**Date:** Saturday, January 17, 2026 10:03:53 PM

---

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

Dear Mayor Leh and Council Members,

I'm writing to urge you to elevate the Equity, Diversity, and Inclusion (EDI) Taskforce work to a Priority Item in the 2026 Work Plan. Louisville has consistently affirmed equity and inclusion as core values, yet the Taskforce's work remains listed only as an "additional item," and without dedicated staffing or sustained funding, the early steps taken have not been able to grow into the progress our community envisioned.

Elevating EDI is practical, stabilizing, and directly supports the Work Plan's pillars by strengthening economic participation, public safety, fair access to services, and affordable housing opportunities. Most importantly, EDI helps ensure that every resident feels seen, safe, and able to belong here.

Prioritizing this work will allow the City to follow the Taskforce recommendations, assess progress, and build the systems needed to make EDI real and sustainable. Making EDI a Priority Item is the next step in living our values. Thank you.

Sincerely,  
Helen Moshak  
Louisville Resident

**From:** [viki lawrence](#)  
**To:** [City Council](#)  
**Subject:** Cell coverage  
**Date:** Friday, January 16, 2026 3:26:39 PM

---

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

Please make improving cell coverage a priority. I live in Saratoga 2 and my cell coverage is so weak that when the power goes out ( frequently lately) I cannot access information. Unless I have internet I can barely make calls, and often don't receive them, and am unable to get to websites for information.

Viki Lawrence

**From:** [Marianne Mansfield](#)  
**To:** [City Council](#)  
**Subject:** Xcel power outages BEYOND the most recent spate of outages in western Louisville  
**Date:** Friday, January 16, 2026 3:22:07 PM

---

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

Since the conversation about the recent Xcel outages is going to be a topic of discussion I wanted to bring a slightly different issue to your attention. We have been impacted by the same outages that have impacted the Louisville Recreation Center. As a resident of 802 W Linden St, I have many more frequent outages that impact the south side of the street where I reside and do not impact most of the surrounding streets. I do know that the residents of Oak Ct, which immediately south of me also experience much more frequent electricity outages. In getting to know the residents of the street who have lived here for a couple of decades or more, this has been an ongoing issue for many years. If this delicate section of the power grid can also be researched and addressed, I would appreciate your attention.

Best,  
Marianne Mansfield  
720-317-6669



## Genny Kline

**From:** Commuting Solutions <alexis@commutingsolutions.org>  
**Sent:** Friday, January 16, 2026 10:11 AM  
**To:** City Council  
**Subject:** 2026 Progress for Rail a Focal Point for Legislative Breakfast

**[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.

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# Commuting Solutions



Hello!

Thank you to everyone who joined the January 8 Commuting Solutions and the Northwest Mayors & Commissioners Coalition for our 17th Legislative Breakfast at CU Boulder. The

event brought together local leaders, transportation partners, businesses and community members for a timely discussion about the future of transportation in Colorado.

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, 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!**

**17th Legislative Breakfast Blog**

Check out the [Daily Camera's coverage of the 17th Legislative Breakfast!](#)

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**From:** [Don Parcher](#)  
**To:** [City Council](#)  
**Subject:** Suggestions for mayor and ward community meetings  
**Date:** Friday, January 16, 2026 9:58:41 AM  
**Attachments:** [Suggestions for Louisville mayor and ward community meetings.docx](#)

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**[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've attended many Louisville mayor and ward community meetings over the years and I have found them to be very good but I would like to offer the suggestions below (and attached) for consideration:

Thank you,  
Don Parcher

--

378 Grouse Ct, Louisville, CO 80027 - Cell 619 987-5434 - [donparcher@gmail.com](mailto:donparcher@gmail.com)  
Founder of [NeighborsConnect.org](#). Volunteer for 350Colorado, Citizens' Climate Lobby, BoCoDems, Red Cross, Cultivate, Boulder County Adult Protection Review Team, AARP SmartDriver, Classrooms for Climate Action and TimeBank Boulder. Please check out my [checklist for helping to save life on Earth](#).



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#### **In the publicity for the meetings:**

Mention that the elected officials and some city staff will probably be present and available for conversations starting about 15 minutes before the meeting starts.

Specify the times the meeting will start and end (e.g. perhaps an hour, hour and a quarter or hour and a half) and mention that elected officials and city staff will plan to be available for 15-30 minutes after the meeting ends

#### **Before each meeting:**

If feasible, be prepared to display maps, etc. related to issues (e.g., Via Appia, Front & Center, Front Range rail platform, underpass plans) that might come up during the meeting.

Have someone designated to take notes about concerns and ideas that are mentioned during the meeting.

If feasible, have a sound system and microphone set up for the speakers and for attendees to ask questions and make comments.

#### **If there's a desire to have attendees sign in:**

Make clear the purpose of signing in and whether it's optional.

To avoid attendees having to wait in line to enter and possibly delaying the start of the meeting, have sign-in sheets on clipboards that can be passed around after attendees are seated.

#### **During the meeting:**

Use a microphone or speak up so people in the back can hear.

Try to start the meeting at the publicized start time.

**At the publicized start time:**

An elected official or city staff person get the attention of attendees, say their name and position, e.g. "Diana Langley, City Manager" and then:

Mention the time the meeting will end and whether elected officials and/or city staff will be available after the meeting ends and, if so, for how long.

Mention what time the room needs to be vacated and if help could be used to put away chairs, tables, etc.

Mention what handouts, etc. are available and where they are.

Mention if cards are available to fill out with questions and/or comments that may be addressed during or after the meeting, and, for attendees to put their contact info on the cards if they would like to be contacted.

Mention the ways, besides the meeting, for residents to contact elected officials and city staff, e.g. 1) public comment at meetings of, and/or emails to, city council, commissions, boards and committees, 2) set up a meeting with the appropriate elected official(s) and/or city staff, 3) availabilities of elected officials at events like the Farmers Market.

**Elected officials:**

Say your name(s)

Ask city staff who are present to introduce themselves and say a few words

**Elected official(s):**

Introduce yourselves and make very brief remarks (e.g. how long in office, priorities, goals)

Mention each issue that you plan to talk about and ask attendees to raise their hands if they are especially interested in hearing about that issue during the meeting.

Someone make a note of how many are interested in each issue.

Then ask attendees to very briefly mention (e.g., "Via Appia") any issue that hasn't been mentioned that they'd like to have discussed during the meeting.

For each of those issues an attendee mentions, ask attendees to raise their hands if they'd also like to have that issue addressed during the meeting.

Someone make a note of how many are interested in each of those issues.

Mention that, to be fair to all attendees, questions and/or comments should be limited to no more than about 30 seconds, and, that any question or comment which requires more time than that should probably be addressed at a separate scheduled one-on-one meeting with the appropriate elected official and/or city staff person, or, in an email to city council.

Start with the issue(s) for which the most attendees raised their hands.

**For each issue:**

Have the elected official or city staff person who is most familiar with the issue give a quick overview of, and/or update on, the issue.

Say that attendees will be called on to speak and invite them to stand and speak up.

Ask if there are any quick questions or comments on that issue.

Briefly address those questions and/or comments.

Go on to the next issue of high interest.

**At the scheduled end time of the meeting:**

Remind attendees of any help that would be appreciated with tables, chairs, etc.

End the meeting at the scheduled end time so that those wishing to leave at that time won't feel they are being impolite for leaving.

**If feasible:**

Elected officials and/or city staff stay for a while after the meeting ends to be available to attendees.

Consider doing the meetings quarterly.

## **Suggestions for Louisville mayor and ward community meetings**

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Elected officials and/or city staff stay for a while after the meeting ends to be available to attendees.

Consider doing the meetings quarterly.

**From:** [Casey Burrows](#)  
**To:** [City Council](#)  
**Subject:** Frequent Xcel outages  
**Date:** Friday, January 16, 2026 6:13:28 AM

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[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 morning,

For the 4th time in less than a month, we lost power while trying to cook a meal. This is the 6th unplanned outage from Xcel in that time. When this happens I am unable to get ready for work, run my furnace for heat and am forced to eat out. On that last point, I am already out hundreds of dollars in unplanned meals out.

I understand the need for scheduled outages but again these are unplanned, and Xcel states that. It is the same grid in the same corner of Louisville every time.

What is being done to address this? This is completely unacceptable.

Thanks,  
Casey Burrows  
488 Fillmore Ct

**From:** [Regina Rice](#)  
**To:** [City Council](#)  
**Subject:** Re: City Council meeting on January 13th at 6 pm  
**Date:** Wednesday, January 14, 2026 7:15:16 PM  
**Importance:** High

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**[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: Mayor Chris & City Council Members:

Since I definitely was NOT eloquent when addressing you all last night, let me try this again...

In light of our current climate crisis, I would like the Comprehensive Plan to take into account the following issues - specifically the dwindling water supply & increased wildfire risk - both resulting from our current climate change & global warming.

Again, I think that it is important to conserve & preserve our precious water sources - prior to possible mandatory water restrictions in the not too distant future.

And while we might currently have adequate water for some growth, I think we should take into account that some other CO locations &/or neighboring states are not necessarily in the same position.

Just look at the Hoover Dam & the issues with the Colorado River.

So we should all be conserving what we have & acknowledging that other communities may need to draw water from our current water sources.

Not too mention, we should also acknowledge that with our ever increasing wildfire risk - thanks again to climate change & global warming - we will all need more water to fight more fires.

So as this Comprehensive Plan is a 20 year guideline, I respectfully request that it includes some provisions for respecting & protecting our limited water sources.

And again, thank you for your time & attention in this matter - last night, as well as today!!

Regina Rice  
401 Fairfield Ln  
Louisville, CO 80027

And interestingly, after some discussion at last night's meeting about our population decline in Louisville, on our local 9 News last night they did a piece on the decline in school enrollment in Denver & Jefferson County.

And in Denver it seems that they were attributing some of that to a decline in the birth rate, as well as immigration issues.

So while some of Louisville's decline in population is probably due to a lack of affordable

housing, there could be others factors influencing this decline.

And while I support adding some affordable housing to Louisville - as others mentioned last night, defining "affordable" could be very tricky &/or very subjective.

So again, thank you for your time & your service to our community!!

Greatly appreciated!!

**From:** [cindy Bedell](#)  
**To:** [City Council](#)  
**Cc:** [Diana Langley](#)  
**Subject:** City Council 1/13/26 Public Comments on The Comprehensive Plan  
**Date:** Tuesday, January 13, 2026 7:40:18 PM

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**[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,  
cc: City Manager Langley

Thank you for the opportunity to give comments on the Comprehensive Plan Public Review Draft Discussion during the 1/13/26 City Council Meeting public comments.

I am enclosing my comments below because I ran out of time to read them all clearly.

Best Regards,  
Cindy Bedell

This is honestly a shocking comprehensive plan for Louisville. Why? How will this amount of growth benefit the residents of Louisville? Who is benefitting from this plan? Certainly not the residents.

It is a plan for massive, completely unprecedented growth! Up to 2/3 more people in Louisville. Double or more of what was outlined in the aggressive Louisville Housing Plan. What would the impact be of adding 9,389 - 13,511 more people to a town of 19,889?

If implemented, I believe it will fundamentally forever change the unique small-town community quality of life we enjoy. and threaten city finances. Adding the columns in Table 1 shows an increase from 46% to 67% more housing units. The Plan proposes the addition of 4,100 - 5,900 housing units- in a town of about 8,826 current housing units.

Housing does not pay it's own way. How will the city pay for the infrastructure expenses such as police, water treatment facilities, roads, library, parks, rec and open space, fire department, etc caused by such growth.

As a past Planning Commission member stated, the quickest way to reduce quality of life is to spend more time sitting in traffic.

During the Marshall Fire evacuation, it took us over an hour to travel a few blocks to South Boulder Road. Traffic was completely gridlocked.

The person in the car behind me and myself were planning to leave our cars and make a run for it if we saw flames. How would adding this many more cars, houses, and vehicles impact safe evacuation in another natural disaster?

This amount of growth will significantly crowd our rec center, where people are already fighting over lap lanes and yoga classes are full, and cause such a burden on parks and open space that maintenance costs will go way up, the visitor experience will be degraded, and the trails and spaces will be pummeled with over use. Right now it's a conflict on the trails between walkers, dog walkers, bicyclists, and e bike users. Imagine instead of 100 users trying to avoid each other, 200. Right now most people are civil, polite, we know each other. Imagine the impact of this amount of increase in users and how this could degrade people's politeness.

Live/work is a fallacy, right up there with the urban myth that people who live in dense housing near transit centers won't drive. Are they going to take the bus to take their kids to day care, go to work, stop by the doctor's office, bring a 4x6 piece of wood from Home Depot home on the bus, go grocery shopping? Of course not. Would you? If you look at live/work statistics, very few people happen to have jobs near where they live.

People choose to live in Louisville due to quality of life.

We should do what we can to preserve naturally occurring more affordable housing, reasonably increase our affordable housing stock, and institute creative programming such as down payment assistance and home ownership programs/grants for lower and middle income residents.

What we should not do is approve this plan. This plan needs to have the residential growth be reduced to reasonable and sustainable growth. Send it back for downsizing.

The city of Louisville has been in the black for every annual financial report I've read. Why do we need to do this to our small town community? We don't.

Cindy Bedell  
Ward 2  
Louisville

**From:** [Norman Thompson](#)  
**To:** [City Council](#)  
**Subject:** comments on the Comprehensive Plan  
**Date:** Tuesday, January 13, 2026 6:58:53 PM

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**[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 the mayor and city council:

I am concerned that the Louisville planners are not listening to the current residents of Louisville. Again and again, residents have indicated to the council that we want limited growth.

The voters of Louisville turned down the request by the developers of Redtail Ridge to increase the amount of development. *Read between the lines:* A large percentage of the residents of Louisville really would have been happier to see NO development at Redtail Ridge.

In the most recent election, a proposal was put on the ballot to limit development. This did not pass, but did receive 22% of the voters in favor. This despite the fact that the plan was flawed. This despite the fact that the mayor and council all came out against it. This despite the fact that there were multiple mailings sent out opposing it, but only one mailing sent out supporting it. *Read between the lines:* A large percentage of residents of Louisville would really like to see little or NO development.

I have been living in Louisville now for about 35 years and this comes up again and again. We keep trying to send the message to the city planners and council that we want limited growth, with a focus on commercial development, NOT residential.

Please, NO NO NO to increased heights! I don't want Louisville to look like another Broomfield!

Please, NO NO NO to residential at Redtail Ridge! This has come up again and again and the feedback from town residents to the city planners has, again and again, been to oppose residential at Redtail Ridge. This will create this weird, outlier neighborhood, disconnected from the rest of Louisville. It would be more like an extension of Broomfield than an extension of Louisville. We have already become, in effect, the town of Lafayette-Louisville by allowing development of those two towns to go right up to each other north of South Boulder Road. I laugh at the absurdity of the "Welcome to Louisville" sign right next to the "Welcome to Lafayette" sign along Highway 42/96th Street north of South Boulder Road. We will simply become the town of "BROOMFIELD-Lafayette-Louisville" if residential is put at Redtail Ridge.



The key part of the comprehensive plan that makes my blood boil is this:

**“Louisville Housing Plan Implementation** The Louisville Housing Plan was adopted by City Council in May 2024 and establishes three primary goals: (1) Increase Residential Development Opportunities in Louisville; (2) Expand and Maintain Access to Affordable Housing; and 3) Diversify Louisville’s Housing Stock. The Comprehensive Plan update was intentionally sequenced after adoption of the Housing Plan to ensure that land use policies respond directly to the City’s identified housing priorities.”

My questions are these:

1. WHY is “Increased Residential Development Opportunities in Louisville” seen as a good thing?
2. WHY is “Expand and Maintain Access to Affordable Housing” viewed as a good thing? Even if you view the idea of affordable housing as goodness, do you really think that housing built in Louisville in the future is really going to be affordable? I doubt it very much. The (semi-)affordable housing now is out on the plains in Frederick and Firestone.
3. Why do you think it is goodness to have “Diversity in Louisville’s Housing Stock”? What goal is that accomplishing?

If Louisville grows by 50% increase in residents, as suggested in the Comprehensive Plan, is the city going to increase the police station by 50%? Increase the rec center by 50%? Increase the number of through roads in Louisville by 50%? (I laugh at this last one – the obvious answer is that that is impossible; the traffic will just get 50% worse than the traffic now on the same roads.)

I would much, much, much rather see the City buy up these potential housing areas as open space. Surround and in-fill our town with as much open space and parks as possible. There is NO NEED to in-fill every open space with housing. If you put a ballot issue for the voters to approve bond issues for purchase of these potential housing areas as open space, I bet the current residents of Louisville would approve them.

Please slow down and don’t approve this comprehensive plan. Keep the 2013 plan in place till you can think this through and really listen to the large no-growth contingent living in Louisville.

Thank you for considering my opinions, which I know represent a large portion of the residents of Louisville.

Norman Thompson

(I live in Coal Creek Ranch – Ward 3.)

**From:** [William O'Donnell](#)  
**To:** [City Council](#)  
**Subject:** Keep growth limited  
**Date:** Tuesday, January 13, 2026 5:13:50 PM

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**[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.

Growth plans :

Need to have economic analysis completed before approved.

Growth should be limited to that stated in the Housing Needs Assessment document.

William J O'Donnell  
444 Owl Dr, Louisville, CO

(Louisville resident since 1988)

**From:** [Andy Johnson](#)  
**To:** [City Council](#)  
**Subject:** 95% Comp Plan Draft Feedback  
**Date:** Tuesday, January 13, 2026 5:13:03 PM

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**[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 Mr. Mayor and Council Members,

I have lived and worked as an architect in Louisville for 26 years, and I am pleased to speak in strong support of the 95% draft of the Comprehensive Plan Update.

I want to express my sincere enthusiasm for this document. This update is a community-led effort—a true reflection of all of us who live in Louisville. I have participated in nearly all the public engagement offerings over the past two years, which reached over 2,000 residents, and I have been deeply impressed by how seriously the City staff has included public comments in a meaningful way.

To say this draft is merely "good" is selling it short; it is outstanding. I want to specifically thank City Manager Diana Langley, Jeff Hirt, Rob Zuccaro, and the entire participating staff. Jeff, in particular, has authored a document that is brave and forward-thinking. For years, I have viewed Comprehensive Plans as the foundation upon which exclusionary zoning rests. Historically, Louisville's plans have been weak and ineffective at answering hard questions about our future. This draft represents a fundamental mental shift. It is 95% amazing and 100% a step in the right direction toward making our system "less bad" and more collaborative.

However, we must be clear-eyed about what this document is—and what it is not. The Comprehensive Plan is a strategic guidebook for policy priorities and a reflection of our values. It is not a prescriptive "To-Do list" to achieve a specific population benchmark, nor is it a strategy for unchecked growth.

I want to speak pointedly to the NIMBY groups and those who oppose any growth. These groups often follow a specific "Playbook" of opposition that distracts and misrepresents intent to serve a goal of total limitation. We see these tactics locally:

- **Framing a "Growth Machine":** They attempt to paint any progress as a small minority capturing benefits at the public's expense.
- **The Cost Fallacy:** They demand "full-cost accounting" as a way to say "no" until every possible infrastructure cent pencils out, ignoring that development in Louisville already pays its way. In fact, permit and impact fees for a single home can reach \$140,000 before a shovel hits the ground—fees that already rival the highest in the region.
- **Narrative Shifting:** They argue that any growth equals a lowered quality of life. This is not only obtuse; it is intentionally misleading.

A no-growth or significantly limited growth policy is exclusionary by nature and represents a path toward protectionism. We cannot allow our city to be governed by a philosophy of fear and obstruction. Stagnation is the real threat to Louisville's future, not the incremental growth proposed in this plan.

While the draft is excellent, I have several technical recommendations to ensure it is as

thorough and effective as possible:

- **Modernize Land Use and Density Calculations:** We must remove density restrictions (units per acre) from **R-LD (Residential-Low Density)** and **R-MX (Residential-Mixed)** placetypes. Under current draft language, an 8-unit-per-acre density calculation equates to a minimum lot size of approximately 5,500 square feet. This mathematical requirement simply does not work for small-sized lots or fee-simple attached single-family units. To fix this, we should strike the word “limited” from these descriptions and explicitly add **“single-family detached and 2-unit attached (duplex)”** to the list of Primary Land Uses. This prepares our code for the necessary removal of minimum lot size restrictions and allows for more flexible, diverse housing options.
- **Create a Path for Incremental “By-Right” Housing:** The City should establish an easy, **“by-right” path for duplex conversions** of existing homes in all residential districts. This type of incremental change is a powerful tool; it provides a significantly more affordable entry point into Louisville than a new detached home. Most importantly, it achieves this with almost zero impact on the physical scale or character of our existing neighborhoods.
- **Revitalize Downtown and Key Corridors:** It is time to **repeal and replace the McCaslin Blvd and South Boulder Road Small Area Plans**. Furthermore, the **Downtown Design Handbook** must be completely redone. At nearly 30 years old, the current handbook is tired and tends to generate derivative architecture. It limits downtown’s capacity to support meaningful, modern spaces. In Goal **LU7**, we should replace the word “preserve” with **“enhance”**. “Preserve” is too restrictive and often prioritizes “sameness” over creative architectural solutions. Additionally, we should explicitly add **“hospitality”** as a primary placetype for Downtown.
- **Distinguish the Old Town Overlay:** The plan must clearly address the **Old Town Overlay Zoning District** under the R-LD Placetype. This is a critical distinction that describes our historic downtown area in contrast to the suburban-style development of other detached single-family neighborhoods.
- **Prioritize Connectivity and Nature-Based Solutions:** We must follow through on all new trail connections, specifically maintaining the **Goodhue Ditch Trail (T5)** connection to Redtail Ridge. We should also add comprehensive way-finding signage that notes distances to destinations in miles. I strongly urge the Council to adopt the **Sustainability Advisory Board’s** recommendation for **“Nature-based solutions,”** including incorporating street trees into downtown and enhanced green infrastructure for newly proposed developments in RTR, Centennial Valley, and South Boulder Road.
- **Refocus on “Housing Affordability” for the “Gray Zone”:** While the document discusses affordable housing, we need to broaden our focus to **“housing affordability”** as a systemic goal. Data from the Household Income graph in the EPS memorandum shows a disproportionate amount of wealth favoring households making more than \$100,000 annually. A worthy goal for this plan would be to provide housing opportunities that help **flatten that distribution graph**, specifically targeting the **“gray zone”**—those households making between **\$15,000 and \$100,000** who are currently priced out of our community.

The work doesn’t end with the adoption of this plan; the hard work starts once it is in place. My hope is that this Comprehensive Plan “greases the skids” for future collaboration and

positivity. Let's move beyond the limitations of segregated single-family neighborhoods and embrace a healthier, more vibrant, and truly modern Louisville.

Thank you for your time and for your commitment to our city's future.

Warm regards,

Andy



ANDY JOHNSON, AIA

w: [dajdesign.com](http://dajdesign.com)

o: 303.527.1100

m: 303.249.1624

vCard



**From:** [Robert Anastasi](#)  
**To:** [City Council](#); [Judi Kern](#); [Deb Fahey](#)  
**Subject:** Comprehensive Plan / Jan 13 Council Meeting  
**Date:** Tuesday, January 13, 2026 4:49:27 PM

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**[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 someone who has lived in Louisville since 1985 – and raised a family here – I was surprised to see the following sentence in the packet for tonight’s meeting: “The Plan identifies a potential capacity of approximately 4,000 to 5,000 additional housing units citywide, compared to roughly 9,000 existing housing units in Louisville today.” I am wondering where this came from. Everyone I know who lives in Louisville (residents that I know through neighborhood, my kids going to school with theirs or playing sports with theirs, etc.) has been consistent in their belief that Louisville big problem is supporting and growing their business and retail base while maintain that small town culture and feel. Growing the residential base by anywhere near 50% in the next 20 years doesn’t come close to fitting the bill. I don’t know how many of these people actually got involved in the input process on the Comprehensive Plan -- I only know that I did and one of my neighbors did -- but I find it hard to believe that my (and my wife’s) social circle are in the minority on this issue.

I also don’t get the fact that 75% of this residential growth is supposed to happen in RedTail Ridge and Centennial Valley. First, I must have missed something because I thought RedTail Ridge plan approved allowed for zero residential units. And besides the obvious -- at least to towns like Superior, Broomfield, Thornton, etc., but apparently not to Louisville – unwritten rule that, if you’re lucky enough to have your town border a highway interchange, that’s the perfect place to put retail (so you can gain sales tax revenues) and businesses (companies typically like to be in locations where it is easy for employees to get to... think Interlocken), not only do you have the issue of more residential units means more drain on city resources, but you also have the double-whammy of people who live in Centennial Valley are going to spend their money in Superior unless Louisville FIRST fixes the problem of increasing business and retail growth in Centennial Valley (starting with not losing more businesses). I know about the latter personally because I started a tech company in 2001 out by the Tri-County airport and then moved it to Centennial Valley in 2002 (we had 95 employees in Louisville by 2005)... one of the reasons being the increased “accessibility” to more employees in the area.

In the last 5-10 years, Louisville has rapidly become a bedroom community to the well-rounded growth that has occurred in Lafayette, Erie, Superior and even Boulder. They are experiencing the kind of balanced growth that is reminiscence of Louisville back in the 90s and early 2000s. But now Louisville has become “residential heavy” in terms of the ratio of residential units to retail and other businesses. More residents mean more drain on city resources and more traffic. How do you reconcile changing via Appia from two lanes to one lane while talking about increasing the town’s population by 50%.

To summarize: [1] the city needs to really FOCUS on growing it’s retail and business base, starting

with not losing the businesses it still has, [2] a plan that calls for a 40-50% growth in residential units over the next twenty years is NOT good for this city, and [3] although it makes sense for Centennial Valley to be the area of the city where a majority of new residential units are located, it needs to be based on a plan that focuses on growing retail in the area close to the 36 interchange (and RTD stop). Turning old Kohl's and Lowes locations into residential apartment complexes is a waste of a resource.

Bob Anastasi  
839 Trail Ridge Drive

PS. And please be EXTREMELY conservative when it comes to allowing taller buildings in the city. If people living, walking and driving around the Louisville are looking at the sides of buildings instead of the mountains, we might as well live in NYC.



**From:** [d.ervin](#)  
**To:** [City Council](#)  
**Subject:** Unending growth in our town  
**Date:** Tuesday, January 13, 2026 3:45:58 PM

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**[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 write this to protest the seemingly unending bright ideas that you collectively propose for yet more growth.

Red Tail Ridge comes to immediate mind. Oh yes, and Fast Tracks

The people have spoken, and yet you don't believe us. We chose Louisville CO as our home town because we like the small town vibe. We don't want traffic congestion, or more giant homes owned by venture capitalists and private equity. We don't get the same benefits as those entities, but we sure get to pay for them for those others.

Please quit drinking the "endless growth is possible" potion. It is not possible, no matter how much you wish it were.

Thank you for allowing me to exercise my 1st Amendment rights.

Debra Ervin

**From:** [Dani Coleman](#)  
**To:** [City Council](#)  
**Subject:** in support of more housing in Louisville  
**Date:** Tuesday, January 13, 2026 2:47:05 PM

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**[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 unable to attend the meeting tonight but wanted to vote my support of making it easier to build more housing in Louisville and share the great lifestyle that we all love with more people.

It has [become clear](#) that every restriction on housing adds to the housing crisis in our country. While we in Louisville feel protected from the epidemic of homelessness, it is only because our less fortunate neighbors are forced to move away. This results in a false bubble where we believe we somehow deserve the excellent quality of life that those who might undergo medical bills or a divorce are quickly excluded from. In fact, we could make choices with infrastructure to improve our own standard of living while sharing our lifestyle with more people.

Driving out of Louisville either east or south, I see Broomfield and Superior doing their part: building housing. And then it is so sad to see the prairie dog pocked fields around Louisville. In the past, we've prioritized prairie dogs over people, and I'm glad to see the signs from the Council that this will change.

Thank you for all the work you do, including engaging in debates over ideas and theories. I feel lucky to live in a city where so many people care so deeply.

Dani Coleman

278 Jackson Circle, Louisville, CO

**From:** [tamar.krantz](#)  
**To:** [City Council](#)  
**Cc:** [Diana Langley](#)  
**Subject:** Comp Plan Omission/Error  
**Date:** Tuesday, January 13, 2026 2:24:11 PM

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

Dear Mayor Leh and City Council Members,

Could you correct these omissions/errors?

Page 36 includes a green box titled "Community Support for Mixed Use Development". The text reads "79% of Louisville residents polled in a statistically valid survey support redevelopment of underutilized commercial land for mixed use housing and businesses in Louisville" (Source Louisville 2024 Community Survey) This data does not appear in either survey from 2024. Could the specific data be cited or a different statistic be used?

Also on Page 36, table 1 shows the Future Estimated Residential Growth Maximum. It is unusual to see "maximum" defined as a range. Also, based on the calculation methodology in Appendix D, this is not a maximum. Could you please request that the table title be changed to get rid of the word "maximum" and include a footnote referencing Appendix D?

Thanks!

Tamar Krantz

**From:** [Becky Neumann](#)  
**To:** [City Council](#)  
**Subject:** Fast-tracking review and final adoption of Draft Comprehensive Plan  
**Date:** Tuesday, January 13, 2026 1:08:16 PM

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**[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 to you in opposition of fast-tracking the review and final adoption of the Draft Comprehensive Plan. The population growth laid out in this plan is too large and will put the City's Open Space in jeopardy. Open Space means leaving spaces open, not just for humans, but for the myriad other animals, birds, butterflies, and reptiles that occupy those places. Too many social trails are already overrunning these spaces and more people will only exacerbate these problems. We need to allow these spaces to have some structural integrity and not be constantly bombarded with people moving through.

Please remove the Goodhue Ditch Trail Connection from the Comprehensive Plan. This trail would negatively impact sensitive riparian areas along the Goodhue ditch and Coal Creek. These areas need to be kept intact for nesting birds along with being kept as a safe passage for coyotes and foxes. The trail would pass through lands that are classified as Open Space Preserve which goes against the City Charter. This trail would also go across an agricultural section of open space and fragment a large block of habitat.

The staff of Louisville's Open Space Department with DTJ Design is already working on a plan to improve the trail system and had comprehensive open houses for city residents to take part in. It seems that the city council is bypassing all the hard work and dedication that the Open Space Department is putting in before they even have a chance to bring their plan forward. This plan will factor in the need for habitat and ecosystem protection, protect high-value areas, balance recreation and ecological integrity, and rely on science-based decision making. Why is this process being circumvented?

Please do not fast-track this plan unnecessarily. Do not waste the Open Space Department's time and money by putting forth a proposal that is so ill-conceived.

Sincerely,

Becky Neumann  
2541 N Franklin Av  
Louisville, CO

"Tell me, what is it you plan to do with your one wild and precious life" Mary Oliver

Becky Neumann

bneumann428@gmail.com

**From:** [E. K.](#)  
**To:** [City Council](#)  
**Subject:** NO to residential growth!!  
**Date:** Tuesday, January 13, 2026 12:53:01 PM

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**[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 urge a NO vote on residential growth.  
NO to fundamentally changing Louisville with the amount of added units and population.  
NO to population increase of 73%!!  
NO to irreversibly changing the highly desirable small town charm and beauty of Louisville.  
People pay a ton of money to live here because it is so unique. No other town offers what Louisville does, but if you vote yes, then you will turn Louisville into what all those other towns already are, and Louisville will lose what makes it unique, desirable, and SMALL.  
Again, vote NO on residential growth!

- Elizabeth House, Louisville resident of 20+ years

~~~~~

Please excuse any brevity or errors as this is sent from my S24

From: [joel hayes](#)
To: [City Council](#)
Subject: Comprehensive Plan
Date: Tuesday, January 13, 2026 11:38:06 AM

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

Dear Mayor and City Council members:

I write to express my concern and opposition to the changes proposed to our Comprehensive Plan tonight. I regret that because of work commitments I cannot attend in person, but hope that you will consider my written comments below.

First, I am shocked at the thought of such a major increase in housing and population proposed here. I consider myself a long-term resident and homeowner although I only occasionally participate in city government because I generally trust city government to look out for residents. I have never seen a proposal this sweeping. I do not believe most residents would support it if they understood it, which is not easy with a 348 page document.

I am OK with additional housing and housing density in reasonable amounts, primarily along McCaslin Blvd., and to the extent we are converting failed retail space to housing, at a reasonable rate, I am strongly opposed to shoehorning dense housing into existing neighborhoods, and particularly doing that near Via Appia and South Boulder Road, where I live. I think moderate growth, such as that called for in the City's Housing Plan from May 2024 might be OK. But even that document only called for 28% growth. The idea of a 46% increase in housing would change our lifestyle, and not for the better. From dog parks to machines at the rec center, usage could double and the plan does not specify where money will come from to increase services. (Particularly when retail and sales taxes are lessened to make room for residents.) Anything substantially beyond that could destroy it.

Traffic flow alone should limit our population growth. Red Tail Ridge has insufficient roadways for traffic flow even before the current development, as noted by residents and the County Commissioners who opposed to that development. Adding residents to that area not only goes against assurances by developers and city government during that process, it exacerbates the traffic problems that already existed.

Consider the recent Marshall Fire, which resulted in substantial losses of housing but fortunately, minimal loss of life. While most residents honored the call to evacuate timely, many were stuck in bumper to bumper traffic trying to leave. Fortunately the winds died down before the fire reached those stuck in traffic, avoiding the kind of tragedies we saw in Hawaii and other places. Louisville is not alone in struggling to adapt to climate change, but we can expect more floods and fires going forward. However, we have not increased our ability to evacuate by car, in fact we have lessened it by reducing at least one major arterial street from 4 to 2 lane (Via Appia). We are courting disaster by increasing residents instead of public safety.

I am also concerned with the lack of clarity on the proposed development. For example, in my area (South Boulder Road and Via Appia) there is a proposal for 250 new units. It is not clear where that would go. I think that is true for many other sections. Each of these changes should allow for local input with advance notice to neighbors and other interested parties. To change everything at once with a huge document like this is unfair, undemocratic and overwhelming to busy residents. Please vote against this.

Thank you for reading this far, and please do contact me if you have comments or thoughts to share.

Sincerely

Joel Hayes
187 Harper St.
Louisville CO

From: [Cathern Smith](#)
To: [City Council](#)
Cc: [Diana Langley](#); [Adam Blackmore](#); [Planning](#)
Subject: LOSA's Comments on the 95% Draft Comprehensive Plan
Date: Tuesday, January 13, 2026 11:06:08 AM
Attachments: [image.png](#)

[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 the City Council:

Introduction.

Open Space is one of the community's best loved amenities and a shared core-value. Both the residents and the City Charter value Open Space for its recreational, scenic, agricultural, and habitat values. Some people go to Open Space to exercise; others for a mental break or solitude; while others go to observe birds, flowering plants, sunsets, and moonrises. For our wildlife, Louisville's Open Space is their home. The grasses and trees of our Open Space sequester carbon, filter water, and provide other ecological services.

Summary.

As discussed more below, the proposed growth of the human population in the 95% Draft of the Comp Plan will degrade the visitor experience and the ecological value of our Open Space. It is inconsistent with Section 15-1(a)'s mandate to manage Open Space in a manner that is consistent with good stewardship and sound ecological principles and to preserve and promote native plants, wildlife, and their habitat.

The Goodhue Ditch Trail Connection (T5 on Figure 17 of the Comp Plan. See Appendix A below.) does not belong in the Comp Plan for many reasons. First, the Comp Plan is consistently described as a high level document that does not delve into details such as specific trail alignment. Secondly, the City has a separate, more environmentally robust, comprehensive planning process underway for trails. Thirdly, the placement of the Goodhue Ditch Trail Connection is inconsistent with mandates of the City Charter. Fourthly, there is an alternative trail alignment. And, finally, there are many real world obstacles to the proposed trail alignment including that it would: (1) Negatively impact active agricultural operations as well as sensitive riparian areas along the Goodhue Ditch and Coal Creek; (2) Require permission from a conservation easement holder for access and a bridge across Coal Creek; and (3) a dangerous at-grade crossing of Dillon Road not far from 96th Avenue.

Finally, to better align the Comp Plan with the full range of activities necessary to manage our Open Space, LOSA concludes this comment letter with 3 suggested revisions to the text. One revision changes the wording of "The Ten Big Things" and the other two revisions relate to the Action Plan.

Requirements of the City Charter.

For ease of reference we are sharing sections 15-1 and 15-4 of the City Charter. As you

know, it provides foundational guidance for managing Open Space, including the following:

Section 15-1. Open Space Article - Purpose.

The purpose of this article is to establish **management standards** for City-owned open space lands **that**:

- (a) Are **consistent with good stewardship and sound ecological principles**;
- (b) **Preserve and promote native plants, native wildlife, and their habitats**; and
- (c) Preserve and promote cultural resources, agriculture, scenic vistas, and appropriate passive recreation activities.

Excerpted from page 54 of the PDF of the City Charter available here,
<https://www.louisvilleco.gov/home/showpublisheddocument/64/635500284987870000>.

Section 15-4. Classification and Management of Open Space Land.

(a) It is intended that the various classifications of open space provided for in this section will require management policies specifically designed to provide an appropriate level of protection for each classification.

(b) The City shall place open space in and manage open space according to the following classifications, as further delineated by ordinance:

(1) Open Space-Preserve Land.

(A) Land under this classification shall be characterized by a moderate to high level of relative ecological importance with lower levels of habitat fragmentation. Where Open Space-Preserve land is adjacent to other open space or other City-owned land, the adjacent land shall include, where possible, a sufficient buffer area to permit the successful management of the Open Space-Preserve land.

(B) This land shall be managed in a manner that preserves and promotes the long-term viability of native plants and native wildlife, restoration, restoration potential, and ecologically sound agricultural use. Management of City-owned lands surrounding Open Space-Preserve lands shall, to the extent possible under and consistent with the management criteria for the classification of such surrounding land, not be in conflict with the management required under this section.

(C) Visitation for research purposes and formal supervised educational visitation may be permitted in this classification. No or very low levels of passive recreational activities shall be permitted.

(D) When there is a real conflict between human use and any area or item of ecological importance in this classification, preference shall be given to sustaining the area or item of ecological importance. ...

Excerpted from pages 55 and 56 of the PDF of the City Charter available here,
<https://www.louisvilleco.gov/home/showpublisheddocument/64/635500284987870000>.

POPULATION GROWTH IMPACTS NEED TO BE ADDRESSED

As a preliminary matter, Louisville Open Space Advocates (LOSA) notes that the 95% Draft of the Comp Plan does not grapple with the problem of how to reconcile the extraordinary, proposed growth in the human population with the pressure this growth will put on our Open Space.

According to the 95% Draft, the current human population, number of units, and average household size are as follows:

Current population = 19,889
Current number of units = 8,826
Average household size = 2.29

If 4,000 new units are added, there will be 9,160 new residents ($4,000 \times 2.29$) bringing our total population to 29,049 people. If 5,000 new units are added, there will be 11,450 ($5,000 \times 2.29$) new residents, bringing our total population to 31,339. Adding up the maximum column in Table 1 (page 37) adds 5,900 units. (We are not sure why this was rounded down to 5,000 in the text.) And, if 5,900 units are added, there will be 13,511 ($5,900 \times 2.29$) new residents, for a total Louisville Population of 33,400. Using the internal document's numbers, see pages 10 and 37 of the Draft Comp Plan for the source of the underlying data.

The current visitor experience and functional habitat can not be preserved with these proposed rates of growth. To preserve the quality of life for humans and the myriad lifeforms dependent on Open Space, LOSA urges you to comply with the City Charter's mandate and substantially reduce the rate of growth to no more than 20-25%.

DEFER TO THE PROS PLAN AND THE TRAILS MASTERPLAN FOR TRAIL ALIGNMENT

Management of Open Space requires unique knowledge and skills. The PROS Department has subject matter experts who are working with consulting experts to put together a comprehensive plan for the management of Louisville's open space, parks, and other recreational assets. Common sense says that the City should not have three conflicting documents, (i.e., the Comprehensive Plan, the PROS Plan, and the Trails Plan) providing nuanced guidance for stewardship of our Open Space and Trails.

1. Defer to the planning efforts of the PROS Department, which is currently working with DTJ Consultants to put together Louisville's first Trails Masterplan. To the extent that the Planning Commission and the Planning Department wish to participate in the Trails Planning process, LOSA's ask is that they work with DTJ Consulting, just like everyone else.

As an example, LOSA strongly recommends the removal of the Goodhue Ditch Trail Connection (T5) from the Comprehensive Plan. (Appendix A to

this email shows the proposed alignment of the Goodhue Ditch Trail Connection (T5). This trail idea has many fundamental flaws which make it a non-starter. A trail would negatively impact sensitive riparian areas along the Goodhue Ditch and Coal Creek, fragment a significant habitat block, negatively impact active agricultural operations, require an at-grade crossing of busy Dillon Road, require permission from a conservation easement holder for access and a bridge across Coal Creek after passing through classified Open Space Preserve land.

Using the City Charter Section 15.1 criteria above, the proposed trail would violate parts (a), (b) and the agricultural part of (c) making it an inappropriate passive recreation activity. Using the City Charter Section 15.4 criteria above, the proposed trail would violate parts (b)(1)(A), (B), and (D). And this does not include the legal and safety issues listed above.

A trails connection from the Red Trail Ridge development can be made using T4 and T2 on the Figure 17 Transportation Connections map.

2. Defer to the process recently created by the PROS Department and City Council for the acquisition of Open Space and remove the language about the ability to maintain open space as a criterion.

REVISE THE “TEN BIG THINGS” AND THE ACTION PLAN

Further, in an effort to better align our stewardship of Open Space with the mandates of the City Charter and planning efforts already underway by other City Departments, LOSA provides the following comments.

1. To reflect the full range of things we need to do for our Open Space, revise bullet 8 of “Ten Big Things to Get Right Over the Next Ten Years” by:

replacing: “Protect and Enhance Open Space – Prioritize open space and access to nature as essential community assets.”

with: “Protect, Preserve, Restore, and Strategically Acquire Open Space - Prioritize open space and access to nature as essential community assets while preserving and promoting native plants, wildlife, and their habitats.”

Using the internal document's numbers, see page 3 of the Draft Comp Plan.

2. To clarify that the PROS Plan that is underway does not simply sit on a shelf, refine the Action Plan by:

replacing: "Review and update the City's Park and Recreation Department priorities for the next 10+ years."

with: "Update and implement the City's Parks and Recreation and Open Space Department priorities for the next 10+ years."

And in the column "Why it's important", **add** "Preserve and restore habitat to protect existing wildlife and preserve the existing user experience."

Using the internal document's labels, see Appendix A: Action Plan.
No number is assigned to this page.

We will have additional comments on the Plan, but these were what we were able to draft in the brief time frame provided.

We look forward to continued discussion about the needs and values of the community and thank you for your service.

Best,

/s Cathern Smith on behalf of LOSA

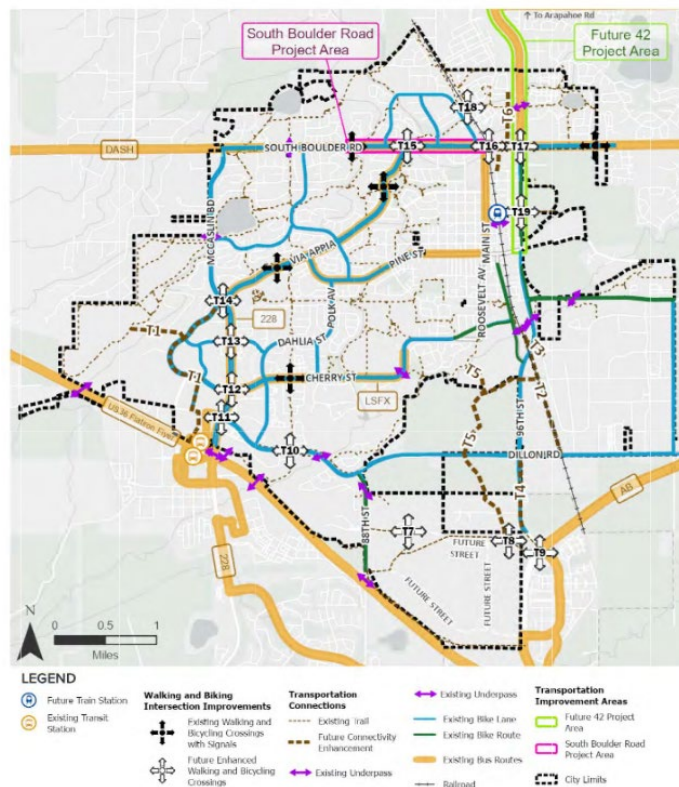
cc: Diana Langley, City Manager

Adam Blackmore, Director of Parks, Recreation, & Open Space

Ember Brignull, Open Space Superintendent

Louisville Open Space Advisory Board (*via* Ember Brignull)

Appendix A: Figure 17 (below) from the Comp Plan showing the location of the proposed Goodhue Ditch Trail Connection (T5). You can pinch the map to Zoom in.



Map taken from page 52 of the 348 page PDF (page 79 using the document's internal numbering system), available here: <https://www.louisvilleco.gov/home/showpublisheddocument/47223>

End of Document

From: [S S](#)
To: [City Council](#)
Cc: [Judi Kern](#); [Deb Fahey](#)
Subject: Considerations for January 13th Public hearing on the Comprehensive Plan
Date: Tuesday, January 13, 2026 9:53:13 AM

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

Dear Louisville City Council,

As a member of ward 2, I would like to address the item of increasing the height allowance of buildings in the city of Louisville. I have lived in three major cities most of my life (NY, DC and San Francisco) all of which naturally have a tall buildingscape. I moved to Louisville because of its small town, provincial charm.

As a designer, understanding cohesiveness and layout design has thought me that the change of building height will fundamentally change the feel, character and ambiance of the town. Once you increase the height of buildings it changes the sidewalk view, road dynamics (how drivers perceive the space around them), and sky and mountain visibility for the town. This creates their perception of the town and part of its character.

What is a draw for people coming to Louisville, whether to live or visit, is the charm that Boulder, Superior and Erie can't offer. In terms of architecture, it is caused by a mixture of residential (historical and new small footprint) housing in close proximity (walking distance) to a main business block (businesses mixed with restaurant zoning). In addition, things like old growth trees, historical building and greenspace this creates a feeling for people that the town has not been built in just a few years but has a history and sense of place within the ever changing space around it.

I understand the interest and some of the need to increase dwelling units and space of expansion in order to keep the town from dwindling. But as a Millennial and current resident that has also lived in Boulder, we need to have a architectural plan that is cohesive with a small town feel. Perhaps that means a wider expansion vs a taller one.

In conclusion, if we do not keep a small town feel while incorporating necessary expansion, then we will lose that charm that draws people to Louisville's provincial character and will simply become another Boulder or worse seen as an extension of it. At that point we will simply be an offshoot of those city's and not something of our own identity.

I ask that you please consider these requests for incorporation into the Comprehensive Plan.

Best,
Sarah Staunton
-Ward 2
-6 year resident

From: [Accounts Payable](#)
To: [City Council](#)
Cc: [Ryder Bailey](#); [Julie Glaser](#); [James Franks](#)
Subject: Warrant List Posted
Date: Tuesday, January 13, 2026 8:38:17 AM
Attachments: [Outlook-yqveievd.png](#)

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



From: [Jennifer Singer-Rupp](#)
To: [City Council](#); [Christopher Leh](#); [Josh Cooperman](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)
Subject: Concerns Regarding Overall Amount of Residential Growth in draft Comp Plan and Rezoning Scale
Date: Tuesday, January 13, 2026 8:25:57 AM

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

Dear Mayor Leh and Members of City Council,

I am writing to express concerns regarding the overall scale of residential growth contemplated in the draft Comprehensive Plan, and particularly the concentration of that growth in the Redtail Ridge (RTR) area.

The plan's projected residential capacity represents a substantial increase for a community of Louisville's size and character with about 5,000 units in a city that currently has about 8,900 units. I am concerned that the cumulative level of growth envisioned across the city exceeds what existing infrastructure, transportation networks, and public services can reasonably support without eroding quality of life. A more moderate and carefully phased approach to residential growth would better align with Louisville's long-term capacity, fiscal health, and community values.

These concerns are especially pronounced with respect to the new Redtail Ridge development. As proposed, the plan would transition RTR from a rural designation to dense residential zoning, allowing for up to approximately 2,500+ housing units. This represents a fundamental shift in land use for an area that is not well connected to downtown Louisville or core services and lacks the transportation connectivity, walkability, and infrastructure typically required to support development at this scale.

At the proposed level of residential rezoning intensity, Redtail Ridge would effectively function as a second city—drawing residents, services, and infrastructure demands into a largely disconnected area rather than strengthening Louisville's existing core. Redtail Ridge was also approved by Council as a metro district supporting this disconnection to the city. This approach risks straining public resources, increasing traffic, and diluting the vitality of downtown Louisville, while fundamentally altering the character and role of Redtail Ridge within the community. This land used to be used as a single-use corporate campus with no residential units. This shift of rezoning would drastically alter the land use of this area. Additionally, WUI maps have indicated that this land is fire prone and a high risk for the city of a fire event. A concentration of dense residential units on this land could create significant risk for a fire event.

I respectfully urge City Council to consider both the overall magnitude of residential growth proposed in the Comprehensive Plan and the disproportionate concentration of that growth in Redtail Ridge. Reducing citywide growth assumptions and significantly scaling back development intensity in RTR would result in a more balanced, realistic, and sustainable plan for Louisville's future.

Thank you for your time and consideration.

Sincerely,
Jennifer Singer-Rupp

Muirfield Circle, Louisville, Colorado

From: [Lisa Hughes](#)
To: [City Council](#)
Subject: Fwd: Does herd immunity work for wildfire?
Date: Tuesday, January 13, 2026 7:25:50 AM

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

Council and Mayor,

Please see the below article from Nate Wittasek on substack. This article is a great explainer about the importance of defensible space, why even parcel level mitigation is important- as Nate quotes esteemed fire scientist Jack Cohen- one house does matter because it removes a link in chain of fuel. Additionally, the Institute for insurance and business home safety also known as IBHS recently did a study on the LA fires and discovered that 28% of homes would have survived if they had had defensible space and been mitigated. Link is below. Note this is a summary and you can click on the report.

<https://ibhs.org/ibhs-news-releases/ibhs-findings-on-la-countys-palisades-and-eaton-fires/>

Please take note of this paragraph in particular -

A second report, [Vegetation in Zone 0: Amplifying Damage to Structures](#), reinforces the importance of a noncombustible Zone Zero through 17 experiments conducted at the IBHS Research Center. The results show that vegetation within the first five feet of a home significantly increases heat exposure during a wildfire and can amplify damage, even when plants are well-watered. Healthy vegetation adjacent to homes can dry out in minutes during a conflagration event creating ignition pathways consistent with the patterns seen in Los Angeles County and other suburban fires. These findings align with what IBHS documented in Los Angeles, where vegetation and everyday items like hot tubs, patio furniture and trash bins in Zone Zero repeatedly served as connective fuels that carried fire to vulnerable building features.

“When we walk through these neighborhoods after a wildfire, the story of how the damage unfolded becomes unmistakable,” said Murray Morrison, PhD, managing director of research at IBHS. “Wildfire doesn’t sweep through in a perfect line; it finds weak spots, one by one. These damage patterns allow us to see where homeowners have real opportunities to interrupt that chain of conflagration, protect their homes and protect their neighbors.”

Insights from the IBHS survey of 252 structures were further strengthened by CAL FIRE’s Damage Inspection Program (DINS) data, which documented broad damage across more than 30,000 structures in both fires. While DINS data captures the overall patterns of loss, the IBHS field data helps explain why individual homes ignited, revealing the role of nearby fuels and building vulnerabilities. See the full reports at ibhs.org/lawildfires/.

About the Insurance Institute for Business & Home Safety (IBHS)

The IBHS mission is to conduct objective, scientific research to identify and promote effective actions that strengthen homes, businesses and communities against natural disasters and other causes of loss. Learn more about IBHS at ibhs.org.

Thanks,
Lisa Hughes
Firewise co lead, Cornerstone

-----Forwardedmessage-----

From: Nate Wittasek, P.E. from Nate Wittasek, P.E. <nathanbwittasek@substack.com>
Date: Sun, Jan 11, 2026 at 10:05 AM
Subject: Does herd immunity work for wildfire?
To: <lphughes57@gmail.com>

Forwarded this email? [Subscribe here](#) for more

Does herd immunity work for wildfire?

Wildfire “herd immunity” is real in the physics—but it becomes a farce in the psychology. The difference decides whether a neighborhood acts like a firewall or a fuse.

NATE WITTASEK, P.E.

JAN 11



READ IN APP



After the 2018 Camp Fire flattened Paradise, California, people searched for patterns the way we always do after a catastrophe.

Was it the rich part of town?

Was it the people who evacuated early?

Was it luck? Was it God?

Then one pattern showed up that felt almost unfair in its simplicity:

It was **construction year**.

Homes built after California’s 2008 wildfire building code were far more likely to survive—sometimes sitting right next to older homes that turned to ash. Same ember storm. Same wind. Same afternoon. Different outcome.

That's not a story about virtue. It's a story about mechanics.

And it's the closest thing wildfire has to "herd immunity."



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Upgrade to paid

What "herd immunity" means when the "herd" is a subdivision

"Herd immunity" is a dangerous phrase because it sounds like protection you can borrow.

In medicine, the concept works because enough people being immune interrupts transmission.

In wildfire, it works—when it works—because enough **homes** being hard to ignite interrupts *structure-to-structure spread*.

A home that ignites in an ember storm isn't just a victim. It becomes a producer: radiant heat, flames, and embers that test every weak seam of the next house downwind.

A home that **doesn't** ignite is more than a saved asset. It's one less ember factory.

Fire scientist Jack Cohen says it more plainly than any policy memo ever will:

"Each house that resists burning is not only a home preserved—it is one less source of fuel."

That sentence contains the whole argument. It's not just about protecting *your* house. It's about removing a link from a chain.

Because here's the uncomfortable part most communities don't want to say out loud:

Your property line is a legal boundary, not a physical one.

The wildfire version of R

Epidemiologists track R —how many new infections each infected person causes.

Wildfire neighborhoods have a similar number, whether we name it or not:

R_r (roof-to-roof): the average number of additional homes that ignite because one home ignites.

- If $R_r > 1$, fire behaves like contagion: one loss becomes ten, ten becomes a block.
- If $R_r < 1$, losses can still be tragic—but cascades struggle to sustain themselves.

So the real question isn't "Can we stop wildfires?"



It's: **Can we push roof-to-roof transmission below 1 in the places where people live?**



Where herd immunity is real

Here's the part that gives me hope: the herd effect is not a metaphor. It's what fire does when you remove ignition opportunities.

Models of neighborhood fire spread show a pattern that feels eerily familiar if you've ever seen a vaccination curve: early mitigation helps, but not dramatically. Then you hit a threshold where each additional hardened home starts protecting *more than itself*. Then eventually you reach diminishing returns, because the neighborhood is already hard to light.

That nonlinearity matters. It means the difference between:

- A few motivated homeowners doing "all the right things," and
- A neighborhood changing the outcome of an entire event.

Post-fire evidence points in the same direction. When you compare homes that survived to similar homes that didn't, the winners usually aren't winners because they were brave. They're winners because the house had fewer ways to catch.

That's not romantic. It's incredibly practical.

And it reframes resilience as something closer to public infrastructure than private preference.

Where it becomes a farce

If wildfire herd immunity were purely an engineering problem, we'd be further along.

But it's not.

It's a coordination problem. And humans are terrible at coordination when the costs are personal and the benefits are shared.

1) The free-rider temptation

Herd immunity is the only safety strategy that *sounds* like you might get it for free.

“If enough neighbors harden their homes, maybe I don't have to.”

That logic has a predictable outcome: neighborhoods plateau at low adoption—enough action to feel responsible, not enough action to change the physics.

In wildfire, the free-rider problem isn't just a moral issue. It's operational. A single vulnerable house can turn into the ignition pressure that overwhelms surrounding mitigations.

2) The “weakest link” tax

Dense neighborhoods don't fail gracefully.

The most ignition-prone property can function like a superspreader—not because the owner is negligent, but because physics doesn't care about intent.



This is the sentence that turns community meetings into therapy sessions:

A neighborhood can spend years investing in resilience and still be held hostage by a handful of ignition-prone parcels.

Again: not blame. Systems.

The guardrails: what wildfire “immunity” cannot do

A lot of people will read the phrase “herd immunity” and imagine something binary: safe vs. unsafe.

Wildfire doesn't work that way.

Immunity isn't a switch

A vaccine is close to on/off.

A house is a bundle of probabilities: vents, roof edges, eaves, siding, windows, decks, fences, mulch, patio furniture, needles in gutters, the shed you forgot, the neighbor's pergola you can't control.

You can reduce risk dramatically. You cannot make a typical home invulnerable in every plausible condition.

Wind can brute-force your best plans

Under extreme wind-driven ember storms, exposure is wide and simultaneous. Herd effects still matter, but the threshold rises. The tails get fat. A neighborhood that would usually "hold" can still be tested brutally.

Immunity doesn't stop the second dominoes

Even if homes survive, communities still face:

- smoke health impacts,
- evacuation gridlock,
- power shutoffs,
- water system failures,
- supply chain and contractor bottlenecks,
- displacement and housing shortages,
- insurance nonrenewals driven by area-level risk scoring.

Wildfire is often the first fracture in a longer break.

So if someone sells "herd immunity" as a tidy solution, they're not wrong about the mechanism—they're wrong about the completeness.

The part insurance markets already understand

Here's a not-so-quiet truth: wildfire risk becomes collective whether you want it to or not.

If a neighborhood doesn't reduce ignition potential, the bill doesn't arrive only as "some unlucky homes burned."

It arrives as:

- higher premiums,

- higher deductibles,
- nonrenewals,
- FAIR Plan growth,
- shrinking private market appetite,
- and pressure on local government budgets when tax base and infrastructure get hit together.

At some scale, insurers stop pricing houses like individual stories and start pricing them like correlated portfolios.

Because that's what neighborhoods are: a portfolio of shared exposure.

And when a portfolio is fragile, the whole thing gets priced like glass.

How to actually build wildfire herd immunity

The most useful way to think about wildfire herd immunity is not as a slogan, but as a design goal:

Reduce “cheap ignitions” until the neighborhood can’t sustain roof-to-roof spread.

That happens in layers.



Layer 1: Individual structure resilience (the physics layer)

If you want the highest leverage per dollar and per weekend, focus on the pathways embers exploit:

- **The first five feet around the structure** (remove or replace combustible ground cover and adjacent fuels)
- **Ember-resistant vents** and the vulnerable edges (eaves, soffits, gaps)
- **A fire-rated roof** and a roofline that stays clean (gutters and valleys are ember traps)
- **Windows that hold under heat**
- **Deck and fence interfaces** where embers accumulate and flames ladder

The goal isn't to build a castle.

The goal is to stop being easy to light.

Layer 2: Neighborhood coordination (the herd layer)

This is where resilience turns into immunity—where personal upgrades become community outcomes.

Three small experiments I'd run in any high-risk neighborhood:

1) The Five-Foot Pact (30 days)

Every household commits to the same baseline around the structure. Not perfection—just the highest-leverage zone done by everyone.

2) The Ember Walk (one Saturday)

A small group walks the block with a checklist: vents, gutters, fence attachments, mulch against siding, under-deck storage. Identify ignition amplifiers quietly and practically.

3) The Group Retrofit Order (one contractor, one spec)

Pick one item (vents, gutter protection, fence breaks, deck detailing) and do it in bulk. Resilience fails when it becomes boutique.

Layer 3: Policy and pricing (the scale layer)

This is the least fun layer, but it's how you avoid resilience becoming a luxury good.

Codes raise the floor.

Insurance incentives reward proof.

Public funding prevents low-income households from becoming involuntary weak links.

Herd immunity fails when participation is optional, uneven, and unaffordable.

The sentence worth forwarding

In wildfire, the contagious thing isn't the forest—it's the subdivision.

Thanks for reading! This post is public so feel free to share it.

Share

What would change my mind

If strong, repeated evidence showed that modern wildfire neighborhood destruction is not meaningfully driven by structure-to-structure transmission—or that community-wide hardening doesn't materially reduce losses once you control for wind and

location—then the herd-immunity framing should die.

Right now, the physics is too consistent across research, post-fire investigations, and lab testing to ignore.

The uncertainty isn't whether herd effects exist.

It's whether we can scale them fast enough—before the next wind event finds the weak seams we keep postponing.

References

- Cohen, J. D. *What Is the Wildland Fire Threat to Homes?* U.S. Forest Service, Rocky Mountain Research Station.
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- Institute for Catastrophic Loss Reduction. *Why Some Homes Survived: Learning from the Fort McMurray Wildland/Urban Interface Fire Disaster.*
- Insurance Institute for Business & Home Safety. Research on ember exposure and building vulnerability.
- NFPA guidance on wildfire preparedness and home ignition pathways.
- California Department of Insurance: wildfire mitigation and insurance incentive frameworks.
- California Board of Forestry and Fire Protection: defensible space guidance and near-home risk reduction concepts.

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From: [Matt Jones](#)
To: [City Council](#)
Cc: [Planning Commission](#)
Subject: Please downsize the Comp Plan
Date: Tuesday, January 13, 2026 6:54:38 AM

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

Mayor and City Council members,

I wanted to attend this Comprehensive Plan meeting to make the following points, but can't because of her prior commitment.

Now that you know the Comprehensive Plan will drive massive housing growth, downsize to something reasonable and responsible. In the previous Comprehensive Plan draft council and staff established the placetype areas and criteria and then asked staff to project how much residential growth would result. It is massive! Up to 2/3 more people in Louisville. Double or more of what was outlined in the aggressive Louisville Housing Plan. If implemented, I believe it will fundamentally undermine the unique small-town community we enjoy and threaten city finances. Adding the columns in Table 1 shows an increase from 46% to 67% more housing units. Now that you know the number I believe it is time for council to reduce residential growth to a number that is reasonable and responsible. More in the range of 20 to 25%. The housing plan had a 28% increase and it was aggressive at adding housing.

It is critical to immediately direct staff to conduct a fiscal marginal cost analysis of the impact of the plan before making decisions. I believe that this much residential growth will undermine city finances because typically residential does not pay its way. I've heard arguments that it's not as bad as it used to be, but at this massive scale there's high likelihood that service delivery will suffer and/or there will be the need for more tax revenue. Too much is at stake to not be absolutely sure.

The massive increase will be almost all market rate, which will do little to help affordability. I agree we need more affordable, diverse housing. Adding several thousand housing units in a metro area of three million people will not decrease housing prices. The aggressive Louisville Housing Plan adds 28% more housing units and lines out how to build more truly affordable housing, but even much of that housing seems to be market rate.

A massive increase in residential growth will drive a lot of negative consequences. There will be a substantial increase in frustration, crowding, and conflict while driving around town or out on the trail, significantly more crowding at the recreation center and library, the possibility of not having enough water for residents which has become enormously difficult and expensive to acquire and treat, the possibility of more crime and just generally the loss of our unique small town feeling. Those types of complaints are already being voiced. Can you imagine it with the

more than a 50% increase in residents?

Please direct staff to reduce the massive amount of residential growth through downsizing the placetype area and criteria so that residential growth is closer to reasonable and responsible 20 to 25%. Even that rate growth will cause issues, but they'll be far more manageable.

My best,
Matt Jones

Louisville

From: [Karen Hollweg](#)
To: [City Council](#)
Subject: Goodhue Ditch Trail Connection
Date: Monday, January 12, 2026 8:52:05 PM

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

I strongly urge you NOT to rapidly approve the Goodhue Trail this week for several reasons:
** The proposed trail cuts directly through an area classified as Open Space Preserve. As an ecology teacher, I know many studies have shown that cutting directly through Preserve land opens up a corridor where weeds grow (because the native vegetation has been disturbed) and from that corridor, weeds spread out taking advantage of any disturbed area to grow more and more weeds. So, we know that this trail will significantly degrade our Open Space Preserve.
** Your Open Space Department staff is now working on a plan -- with a robust planning process -- to determine the best location(s) for new trails based on needs and on the natural values of the lands. Please allow this thoughtful process to proceed and do not undercut it !

Over the last 50+ years we've learned a lot about best ways to manage public use of our lands AND preserve the native ecosystems that were here on the land long before all of us arrived. I hope you value the lands we've purchased on behalf of Louisville and will allow a science-based planning process to determine the best way to both use them and preserve their value.

Thank you for your consideration,
Karen Hollweg

From: [Julie Abrams](#)
To: [City Council](#)
Subject: The Comprehensive Plan
Date: Monday, January 12, 2026 8:37:39 PM

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

Dear City Council Members,

I am writing to express my concern and disappointment regarding the proposed comprehensive plan. Increasing Louisville's population by 50–60% feels both irresponsible and misaligned with what many residents value most about our community.

I have spoken with numerous neighbors, and a consistent theme emerges: people chose Louisville because it is a small town. That is why my family moved here nearly 20 years ago. As the Taste of Louisville slogan proudly states, "A small town—with taste." A population increase of more than 50% fundamentally changes that identity and risks losing what makes Louisville special.

Even at our current size, our infrastructure is already strained. Over the past month alone, parking at the recreation center has become extremely difficult, and classes and equipment are consistently overcrowded. It is hard to imagine how these facilities could accommodate 50% more residents.

Traffic is another growing concern. Living off Via Appia, it can take up to two minutes just to exit the neighborhood during busy times due to congestion. Adding significantly more residents would only exacerbate this issue. Downtown, especially during the summer, parking is scarce and restaurants are often at capacity. While this may benefit business owners to a point, growth at this scale would be difficult—if not impossible—to sustain.

Additionally, residents are already facing increased utility costs, seemingly to support rapid development that benefits developers while diminishing the quality of life for those who already live here.

I respectfully ask the City Council to slow this process down and consider a more measured approach—one that prioritizes smart, thoughtful growth supported by existing infrastructure and reflects the desires of the community you represent.

Thank you for your time and consideration.

Sincerely,

Julie Abrams

From: [Betty Solek](#)
To: [City Council](#)
Subject: Comments on 95% draft of Comprehensive Plan
Date: Monday, January 12, 2026 5:54:59 PM

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I commend the Planning staff for a well organized system of policies. The land use policy direction is very clear and easy to follow.

I have the following general comments.

1) I think another review should be done to add the importance of local transit connections to multi modal access in the descriptions of the different Placetypes.

For example: Transportation connectivity of R-MX, NC, RC should specifically call out access to transit. Currently Transportation connectivity policy of these Placetypes refers only to pedestrian and cyclist access.

Also, transportation connectivity of Downtown (DT) placetype should specifically identify transit stop improvements (such as shelters and benches).

2) I'm surprised by the lack of references to "small town character" throughout the draft document. This has been a consistent theme of city council elections since I've lived here.

For example: Downtown (DT) placetype should specifically identify "small town character" as part of its description.

I especially appreciate the clear direction provided in the following Land Use (LU) goals:

Goal LU 3: Diversify Louisville's Housing Stock

Goal LU 6: Promote Exceptional Building and Site Design

Goal LU 7: Downtown Opportunity Area Goal

This is a very quick review so that I can submit my comments via email. I am sure there will be much to debate about the population numbers before the plan is finalized.

Thank you for considering my input.

Betty Solek

1101 N Franklin Ave

Louisville

From: [beth armbruster](#)
To: [City Council](#)
Subject: Comprehensive plan
Date: Monday, January 12, 2026 5:54:58 PM

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

- To City Counsel,
- I would like to express my thoughts on the projected growth plan. Growth of the city should be reasonable, responsible and compatible with quality of life and city finances.
- [Housing Needs Assessment](#) calls for 2,483 new units, a 28% increase.
- Financial analysis of growth impacts should be completed and used before making decisions.
- Height increases need to be clearly coupled with a requirement to cluster buildings, including businesses, single and multi family residences and parking garages, to increase green space and decrease sprawl.
- All appliances should be electric, builder to provide solar options at bulk pricing.
- Walkable communities accessible to bus transportation and trails.

Please ensure sustainable growth in all decisions.

Regards,
Beth Armbruster

From: [Tim Rohan](#)
To: [City Council](#)
Subject: City of Louisville Housing Plan Feedback
Date: Monday, January 12, 2026 4:13:46 PM

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

Dear Members of the Louisville City Council,

TL;DR: Protecting Louisville's Character through Strategic Affordability The current housing plan risks incentivizing "luxury density" that replaces older, more affordable starter homes with expensive multi-unit developments, potentially straining local infrastructure without providing true relief for the workforce. Instead of relying on for-profit developers to "stack" units, the City should prioritize **permanent affordability** through Community Land Trusts, the preservation of existing modest housing via "Right of First Refusal" laws, and "gentle density" incentives that empower current homeowners rather than outside investors. By focusing on city-owned land and targeted housing trust funds, Louisville can create meaningful entry points for teachers and first responders while maintaining the unique neighborhood character that defines our community.

I am writing to share my perspectives on the recently adopted City of Louisville Housing Plan. While the goal of addressing our housing crisis is vital, I have significant concerns regarding the plan's practical feasibility and its potential unintended consequences on the character and affordability of our community.

Based on historical housing data from our neighbors in Boulder, Denver, and Erie, I urge the Council to consider the following points before moving forward with high-density zoning changes:

1. The "Entry-Level Luxury" Trap Regional data from Denver's "Missing Middle" initiatives suggests that while density increases the number of units, it rarely lowers prices to a level accessible to the local workforce. Instead, developers often replace the few remaining "affordable" older cottages (the \$600k–\$700k range) with multi-unit "luxury" townhomes. While this "stacks" more people on a single lot, the individual unit prices often remain out of reach for middle-income residents, effectively eliminating our most affordable starter homes.

2. Infrastructure and "Stacking" Concerns Unlike Erie or Lafayette, which had the benefit of vacant land for expansion, Louisville is largely built out. Increasing density in established corridors like South Boulder Road or McCaslin without a corresponding, guaranteed increase in RTD transit service risks creating permanent gridlock. Without a robust transit solution, we are not just adding housing; we are adding significant vehicle volume to a footprint that cannot be easily expanded.

3. The Risk of Land Value Inflation Historical trends in Boulder demonstrate that zoning for higher density can actually skyrocket the value of the land itself. This creates a "pressure cooker" effect: as land becomes more valuable for its development potential, property taxes rise for existing neighbors, and the "residual land value" makes it nearly impossible for anyone other than luxury developers to build, contradicting our goals for income-restricted

housing.

4. Impact of Net-Zero Requirements While sustainability is a shared value, the combination of high land costs and Louisville's strict net-zero building requirements creates a massive financial barrier. Without significant city subsidies, these costs are passed directly to the buyer or renter, further undermining the "affordability" this plan seeks to create.

Rather than relying solely on developer-led rezoning, I ask the Council to evaluate the following "community-first" models:

1. Expansion of the Community Land Trust (CLT) Model To ensure homes remain affordable for generations, the City should partner with a Community Land Trust. By decoupling the cost of the land from the cost of the home, we can provide homeownership opportunities to our local workforce (teachers, first responders, and service workers) at 30–50% below market rates. This creates "locked-in" affordability that market-rate density simply cannot guarantee.

2. Implementing a "Right of First Refusal" Ordinance To prevent the loss of our existing "naturally occurring" affordable housing, the City should establish a Right of First Refusal. This would allow the City or a non-profit partner the first opportunity to purchase older multi-family properties or mobile home parks when they go up for sale, preventing them from being "scrapped" and replaced by luxury developments.

3. Utilizing Public Land for 100% Affordable Projects Instead of increasing density in established residential neighborhoods, the City should prioritize underutilized city-owned land or "greyfield" sites (such as underused parking lots or municipal buffers). Providing this land via long-term leases for 100% affordable projects allows for high-impact housing without the need for the "luxury markup" required by private developers to turn a profit.

4. Incentives for Homeowners, Not Just Developers We can achieve "gentle density" by empowering current residents rather than outside investment firms. I propose the City offer waived permit fees and a library of "pre-approved" floor plans for Accessory Dwelling Units (ADUs), specifically for homeowners who agree to rent the unit at an income-restricted rate or use it for multi-generational family housing. This maintains our "small-town" streetscape while helping residents offset rising property taxes.

5. Dedicated Housing Trust Fund via Commercial Linkage Fees Louisville should consider a more robust commercial linkage fee on new high-end retail and office developments. These funds should be strictly earmarked for a Housing Trust Fund to provide down-payment assistance for middle-income buyers, ensuring that commercial growth directly supports residential stability.

I ask that the Council prioritize a more cautious, "neighborhood-first" approach that ensures we are not merely increasing density for the sake of numbers, but are truly protecting the diversity and livability of Louisville. We must ensure that our efforts to solve the housing crisis do not inadvertently destroy the very qualities that make our city a place where people want to live. I believe these alternatives offer a path toward a more inclusive Louisville without compromising the qualities that make our city unique. I look forward to hearing how the Council might integrate these "permanent affordability" tools into the current roadmap.

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

Sincerely,

--

Tim Rohan
1590 Garfield Avenue Resident and Local Civil Engineer

From: [tamar.krantz](#)
To: [City Council](#)
Cc: [Diana Langley](#)
Subject: Too much residential growth in the comprehensive plan.
Date: Monday, January 12, 2026 3:48:37 PM

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

Dear Mayor and City Council Members,

Thanks for your work for the community and for taking the time to go through this draft and all the appendices in your meeting packet!

The plan in this packet projects tremendous growth. The number of housing units is more than twice the already large number recommended in the Housing Needs Assessment.

Please direct staff to recommend land use changes consistent with the scenarios that were most favored by the public! ("Stay the Course" with 12% growth and "other" with growth conditional upon various factors). Please see page 99/348 of your agenda/packet. I wrote to you extensively before that the conclusions drawn from the Public Engagement Summary are inconsistent with the data. I hope you will collect meaningful input from the public on January 28 at the open house and through your online activities that accompany it.

Finally, despite the thorough staff summary, it was difficult for me to understand the changes between this version and the last version that you saw at your July 14 meeting. It would be helpful to the public if you could request the changes be highlighted within the document.

Thanks for considering this.

Tamar Krantz
Ward 3

--

Tamar Krantz
She/her

From: [Norma Anderson](#)
To: [City Council](#); [Christopher Leh](#); [Caleb Dickinson](#); [Josh Cooperman](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)
Cc: [Anderson Norma Jean Auer](#)
Subject: City Council meeting Tuesday, January 13th (2026), proposed Comprehensive Plan draft
Date: Monday, January 12, 2026 3:03:38 PM

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

Dear Mayor Leh, Mayor Pro Tem Dickinson, Ward I Councilman Cooperman, Ward II Councilwoman Fahey, Ward II Councilwoman Kern, Ward III Councilwoman Hamlington and Ward III Councilman Hoefner,

I'm writing today to address the proposed Comprehensive Plan being drafted for Louisville. I want to go on record cautioning strongly against excessive growth and housing as part of Louisville's future, including the potential of increasing maximum building height to five stories.

My husband and I had lived in Mountain View — the heart of California's Silicon Valley, a mile away from the massive Google complex — and experienced personally what can happen to a liveable community when plans are made by the local City Council that sound progressive, exciting, and beneficial to the Mountain View community, but which turn out to be anything "but".

In Mountain View what had been a pleasant, mid-sized community became overwhelmed by what was developed. What had been affordable housing was torn down, with new housing being built in its place, priced from \$1M on up. People who had been living in Mountain View were no longer able to afford to live there. Roads became overwhelmed with massive amounts of cars, commuting into Mountain View. The cost of living escalated and people who used to fill the service jobs (including teachers, one of a community's most valuable assets) were no longer able to live where they worked. Shops and stores closed down because people who worked in them now lived too far from the jobs they used to have. This is not conjecture; this is what we saw, and it could too easily happen here.

In Mountain View, after enduring what this massive development brought to our community for a number of years, we moved — we moved to a place where it was possible to be part of a community that's of reasonable size and welcoming, here in Louisville. Please don't consider turning Louisville into another Mountain View. It will happen more quickly than you'll realize, because "plans" often sound more ideal than what reality will produce, and once you give up the quality of life we have here now, you can't get it back.

One important element to remember is the fact that developers will come into our community, promising the development they'll bring with them will improve the quality of life. They'll come in, build massively, collect their money and leave. We, in our community, will be left with trying to accommodate to the too-fast, too-large changes that come with the level of development under consideration, while developers go onto their next development.

Having experienced what happens to a desirable community like our former home in Mountain View, my husband and I know first hand what it's like when the type and degree of development proposed by your Comprehensive Plan is carried out here. We speak out strongly against moving too quickly. A **carefully-considered slower-grown plan**, one that includes and provides for increasing demands on road systems, school systems, the power grid, etc. is what Louisville should be looking for.

It's hard to stand by and watch another Mountain View happen here in Louisville. We've been there. It's not in the interest of Louisville or its citizens to expand in the way and to the degree your Comprehensive Plan is considering.

Also, please be more forthcoming about the renaming of the Redtail Ridge as "RTR". This has been a highly controversial site that's seen many proposals, most of which have resulted in protests and even a city-wide vote about how disadvantageous the earlier plans have been to Louisville, and what citizens want done with this area.

Sincerely,
Norma Anderson
1904 Steel Street
Louisville, Colorado 80027
email: norma22@me.com
cell: 720-537-5901
landline: 303-954-9373

From: [Lawrence Crowley](#)
To: [City Council](#)
Subject: My Views on the Comprehensive Plan and Massive Growth
Date: Monday, January 12, 2026 2:47:33 PM

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Dear Council Members,

I am a resident of Boulder County for over 70 years and of Louisville for over 30 years. I raised my two children here and was a public school teacher for over 40 years. I have served on the Open Space Advisory Board.

I vehemently oppose massive growth of Louisville. Its charm and friendliness as a small town are what has made it so attractive and desirable. There is big money to be made pushing growth, hence the current rush to develop our town at breakneck speed. I do not think destroying our lovely small town by crowding in as many new developments as possible to line the pockets of developers, real estate agents, builders, etc. is reasonable, responsible or beneficial to the majority of us Louisvillians. Otherwise, why the rush?

Slow down. Preserve our wonderful small town. If it is to grow, minimalize that growth and plan it very carefully so it can retain its charm and what has made it so attractive and livable.

Thank you,

Lawrence Crowley

441 Pheasant Run

Louisville

303-666-0640

From: [Alexandria "Zander" Myers](#)
To: ["CR-Clerk&RecorderWebEmail"](#); ["assessor@bouldercounty.org"](#); ["treasurer@bouldercounty.org"](#); ["commissioners@bouldercounty.org"](#); [City Council](#)
Cc: [MaryAnn M. McGeady](#); [Paula Williams](#); [Kate Olson](#); [Lisa Jacoby](#)
Subject: Redtail Ridge Metropolitan District (f/k/a Redtail Ridge Metropolitan District No. 3) - 2026 Transparency Notice
Date: Monday, January 12, 2026 2:36:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[Final - 2026 Transparency Notice - RTRMD 4899-1866-2533 1 .pdf](#)

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To Whom It May Concern:

Pursuant to §32-1-809 C.R.S., please find the attached 2026 Special District Transparency Notice for the above-referenced District.

Please note that the Notice will also be filed with the Division of Local Government via their e-portal filing system and uploaded to the District's website.

Please also note that Redtail Ridge Metropolitan Districts No. 1, 2 and 4 are currently in inactive status and will not be submitting an annual transparency notice.

Thank you,

Alexandria "Zander" Myers

Paralegal

McGeady Becher Cortese Williams P.C.

450 E. 17th Avenue, Suite 400

Denver, CO 80203-1254

Phone: 303.592.4380

Fax: 303.592.4385

Email: amyers@specialdistrictlaw.com

www.specialdistrictlaw.com



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Notice Completed By
Name: Alexandria “Zander” Myers
Title: Paralegal
Notice Dated: December 29, 2025
Some information herein may be subject to change.

2026 SPECIAL DISTRICT “TRANSPARENCY NOTICE”

Notice to Electors 32-1-809 C.R.S.

Legal Name of

Special District: Redtail Ridge Metropolitan District (f/k/a Redtail Ridge Metropolitan District No. 3)

This information must be provided¹ annually to the eligible electors of the district between November 16, and January 15.

Address and Telephone Number of District’s Principal Business Office	c/o McGeady Becher Cortese Williams P.C. 450 E. 17 th Avenue, Suite 400 Denver, CO 80203 303-592-4380
Name and Telephone of Manager or Other Primary Contact Person for District	MaryAnn M. McGeady, Attorney for the District
Email address of primary contact (optional, but needed for access to DLG E-filing Portal)	amyers@specialdistrictlaw.com
District’s website address (Required if choosing to post meeting notices online per HB 19-1087)	https://redtailridgemetrodistricts.specialdistrict.org/
Time and Place Designated for Regular Board Meetings [per C.R.S. 32-1-903]	On the first Wednesday of each month in 2026 at 9:00 a.m. to be held virtually
Posting Place Designated for Meeting Place [per C.R.S. 24-6-402(2)(c)]	West of Northwest Parkway, City of Louisville, Boulder County, CO

Names and Contact Information of Board Members <i>Check applicable boxes for a Board Member whose seat will be on the ballot at the next regular election.</i>	(1) Board Chair Name: Donald “Don” Guerra Contact Info: c/o McGeady Becher Cortese Williams P.C. 450 E. 17 th Ave., Suite 400 Denver, CO 80203 ☐ This office included on next regular election ballot for a ☐ Two-year term ☐ Four-year term	(2) Name: Kathryn “Kat” Kendall Contact Info: c/o McGeady Becher Cortese Williams P.C. 450 E. 17 th Ave., Suite 400 Denver, CO 80203 ☒ This office included on next regular election ballot for a ☐ Two -year term ☒ Four-year term
	(3) Name: David Saad Contact Info: c/o McGeady Becher Cortese Williams P.C. 450 E. 17 th Ave., Suite 400 Denver, CO 80203 ☒ This office included on next regular election ballot for a ☐ Two -year term ☒ Four-year term	(4) Name: VACANT Contact Info: c/o McGeady Becher Cortese Williams P.C. 450 E. 17 th Ave., Suite 400 Denver, CO 80203 ☒ This office included on next regular election ballot for a ☒ Two -year term ☐ Four-year term

	(5) Name: VACANT Contact Info: c/o McGeady Becher Cortese Williams P.C. 450 E. 17 th Ave., Suite 400 Denver, CO 80203 ☒ This office included on next regular election ballot for a ☐ Two -year term ☒ Four-year term	
For seven-member boards	(6) Name: N/A Contact Info: c/o McGeady Becher Cortese Williams P.C. 450 E. 17 th Ave., Suite 400 Denver, CO 80203 ☐ This office included on next regular election ballot for a ☐ Two -year term ☐ Four-year term	(7) Name: N/A Contact Info: c/o McGeady Becher Cortese Williams P.C. 450 E. 17 th Ave., Suite 400 Denver, CO 80203 ☐ This office included on next regular election ballot for a ☐ Two -year term ☐ Four-year term

Date of Next Regular Election	May 4, 2027
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Self-nomination forms to be a candidate for district board member may be obtained from and should be returned to the Designated Election Official (or Board Chair or Secretary if no DEO). [per C.R.S. 1-13.5-303]:

For information contact:
McGeady Becher Cortese Williams P.C.
450 E. 17th Ave., Suite 400
Denver, CO 80203-1254
(303) 592-4380

Self-nomination forms for the next regular election must be received by the District by

February 26, 2027, no later than 3:00 p.m.

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official. [per C.R.S. 1-13.5-1003]

District Election Results will be posted on these websites:	Secretary of State www.sos.state.co.us Department of Local Affairs dola.colorado.gov/lgis	District or other website: https://redtailridgemetrodistricts.specialdistrict.org/dola.colorado.gov/district
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District Mill Levy	5.000 mills, for collection in 2026
Total ad valorem tax revenue received in the previous year (Note if unaudited or otherwise incomplete)	\$191.00 (estimated, unaudited)

File copy of this Notice with:

- ☐ Clerk and Recorder of each county in which district is wholly or partially located
- ☐ Assessor of each county in which the district is wholly or partially located
- ☐ Treasurer of each county in which the district is wholly or partially located
- ☐ Board of commissioners of each county in which the district is wholly or partially located
- ☐ Governing body of any municipality in which the district is wholly located

- ☐ Division of Local Government
- ☐ District's principal business office where it shall be available for public inspection

¹Notice must be provided in one or more of the following manners:

- a) Mail Notice separately to each household where one or more eligible electors of the special district resides (Note: Districts with overlapping boundaries may combine mailed Notices, so long as the information regarding each district is separately displayed and identified);
- b) Include Notice as a prominent part of a newsletter, annual report, billing insert, billing statement, letter, voter information card or other Notice of election, or other informational mailing sent by the district to the eligible electors;
- c) Post Notice on district's official website (Note: You must also provide the Division of Local Government (<http://www.colorado.gov/dola>) with the address of your district's website in order to establish a link on the DLG's site). (Please use our Contact Update form available on our website or by request);
- d) Post Notice on website of the Special District Association of Colorado (<http://www.sdaco.org>) (Note: Your district must be an SDA member. Send Notice to SDA by mail or electronic transmission); or
- e) For a special district with less than one thousand eligible electors that is wholly located within a county with a population of less than thirty thousand, posting the Notice in at least three public places within the limits of the special district and, in addition, posting a Notice in the office of the county clerk and recorder of the county in which the special district is located. Such Notices shall remain posted until the Tuesday succeeding the first Monday of the following May.

From: [joy brook](#)
To: [City Council](#)
Subject: Comprehensive plan
Date: Monday, January 12, 2026 2:31:24 PM

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

Please consider the citizens of our town and their needs. We need to have a **better quality of life** - reduce traffic and have better air, not create more traffic and more air pollution. We do not need more growth, and we do not need taller buildings obstructing our views of the mountains and closing us in. **No to massive residential growth! Do not change land use rights** or allow residential development at Redtail Ridge. The traffic studies show we will not be able to access our city from the parkway with current plans Development needs to be in a transit area. There was an election where citizens clearly indicated they do not want this development and yet the developer is disregards our requirements and submits pictures of five story buildings that violate what is allowed. No taller buildings. Maintain our small town character!

Financially sound decisions need to be made that will not create excessive expenses for the city to support exorbitant development. Staff need to be more concerned about citizens, not developers' needs and desires.

Council needs to **listen** to citizens. Some of us have lived here for years and plan to spend the rest of our life here. The development in recent years has not been an improvement. The traffic and air pollution needs to be addressed.

I am very concerned of the lack of **respect** and **listening to citizens** and the unbelievable manipulation and support for developers. Save our town. Please do not continue to destroy it.

From: [Jennifer Levin](#)
To: [City Council](#)
Subject: Redtail Ridge Construction Project - January 13 City Council Meeting
Date: Monday, January 12, 2026 1:59:35 PM

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

Dear Council Members,

I am reaching out to you once again as a concerned resident of Louisville - Ward 1. I have lived in this community for almost 21 years. I've seen many changes over the years, both positive and negative, mostly positive. However, one change that I firmly believe will not be positive is the development of the area of land referred to as Redtail Ridge. I understand that the area has been approved for certain changes and that these changes are currently underway. But it is also my understanding that Louisville residents may still voice an opinion that may have some impact on city council's decision in upcoming meeting scheduled for January 13 at 6 p.m.

My reason for writing you today is to express my concern with overdeveloping the land at issue and stressing out our community resources to the point where Louisville loses its open space and charm that it has had maintained all of these years. Yes, development has been good for this community, but there does come a time when bigger is no longer better, and income from growth is no longer worth the burden and blight that is imposed on the community just to satisfy the greed of a few.

In addition to my concerns, I am including the Preserve Louisville community list of notable issues for your reference:

- Reasonable, responsible growth compatible with quality of life and city finances.
- At the least, limit growth to recommendations in the recent [Housing Needs Assessment](#) (calling for 2,483 new units, a 28% increase)
- Financial analysis of growth impacts should be completed and used before making decisions.
- No height increases unless they are very clearly coupled with a requirement to cluster buildings and parking lots, thus increasing green space.
- Keep residential growth in transit areas, not at RTR (where future residents will spend time and money in Broomfield and Superior, not Louisville).

Thank you for your consideration of my concerns. Please do not hesitate to reach out to me with any questions.

Sincerely,
Jennifer Levin
303-330-2549

From: [Brad Pugh](#)
To: [City Council](#)
Subject: Comp Plan Draft
Date: Monday, January 12, 2026 1:25:47 PM

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

Hello,

I'm writing to encourage City Council to reject the massive residential growth currently in the draft Comprehensive Plan. The proposed level of growth will dramatically alter the quality of life in Louisville for the worse and will make life worse and more difficult here, not better and easier. Council should push for reasonable growth, such as:

- Reasonable, responsible growth compatible with quality of life and city finances.
- At the least, limit growth to recommendations in the recent [Housing Needs Assessment](#) (calling for 2,483 new units, a 28% increase)
- Financial analysis of growth impacts should be completed and used before making decisions.
- No height increases unless they are very clearly coupled with a requirement to cluster buildings and parking lots, thus increasing green space.
- Keep residential growth in transit areas, not at RTR (where future residents will spend time and money in Broomfield and Superior, not Louisville).

Sincerely,

Brad Pugh

Brad Pugh
303.819.4232

From: [Mario Jannatpour](#)
To: [City Council](#)
Subject: Post-Installation Monitoring Request – Inline Rink Pickleball Courts
Date: Monday, January 12, 2026 12:25:01 PM

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

Dear City Council Members and Parks & Recreation Staff,

I am writing as a nearby homeowner south of the inline rink site to thank the City for investing in a professionally designed noise mitigation system for the new pickleball courts. I appreciate the effort to balance recreational demand with neighborhood impact.

As the project moves from construction into use, I would like to respectfully request a clear post-installation monitoring plan so the City and residents share the same expectations once the courts open.

Specifically, I am hoping the City and Staff can confirm the following:

Will baseline noise measurements be taken after installation, particularly during peak usage periods?

How should noise concerns, if any, be reported and evaluated?

Is there a defined review window, such as the first 6–12 months of operation, to assess real-world performance?

What operational adjustments are available if sound levels prove higher than anticipated, for example changes to hours of play or usage patterns?

What are the anticipated daily hours of use for the courts, and how will time-of-day considerations factor into noise management, particularly during early morning or evening time periods?

How will court rules, hours of play, and general conduct be communicated and enforced, particularly during peak usage?

How is parking expected to function for pickleball players given the need to share parking with skatepark users, and is there a plan to monitor parking congestion or overflow impacts during peak times?

My intent is not to challenge the project, but to ensure there is a transparent process in place so concerns can be addressed calmly and based on data rather than frustration.

Thank you again for the City's work on this project and for considering a thoughtful monitoring approach as the courts come into use.

Sincerely,
Mario Jannatpour

Dramatic increase our population? Please NO!

From Maryan Jaross <mkjaross@gmail.com>

Date Sat 1/10/2026 6:15 PM

To City Council <Council@louisvilleco.gov>

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

We are opposed to the wholesale dramatic increase of our population by 50-60% over the next 10 years. Our community cannot support that amount of growth and it is not our job to supply all the housing for Boulder or Boulder County. We have already increased our housing significantly, and must do further increased housing judiciously in ways that support OUR community in a healthy way.

We live in Coal Creek Ranch, and already the increased traffic noise from Hwy 36 and Dillon Road are far more than they were when we moved to this neighborhood 19 years ago.

Thank you,

Maryan Jaross
Thomas Lepak
846 St Andrews Lane
Louisville

303.641.6972

Sent from my iPad

Fwd: Opportunity to Comment

From Susan Loo <susanloo@comcast.net>

Date Sat 1/10/2026 1:17 PM

To City Council <Council@louisvilleco.gov>; Diana Langley <dlangley@louisvilleco.gov>

Cc Kurt Kowar <Kkowar@louisvilleco.gov>; Rob Zuccaro <rzuccaro@louisvilleco.gov>; Samma Fox <sfox@louisvilleco.gov>

[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 have a substantial distribution list but nothing like what the City has. Please consider sending the DORA/PUC survey out under your auspices.

Begin forwarded message:

From: Susan Loo <susanloo@comcast.net>

Subject: Opportunity to Comment

Date: January 10, 2026 at 11:49:19 AM MST

To: larry Donner <larrydonner@comcast.net>

The State of Colorado Department of Regulatory Affairs together with the PUC is asking for public feedback on power outages. They are drafting new guidelines to hopefully force XCEL to do a better job. PLEASE register your thoughts. It's a fast fill out. People who don't complain aren't heard and nothing gets corrected. Conversely, if you think XCEL is doing a great job, you can say that too. See survey attached below. In addition to the survey, you can also "Tell Your Story" if you want to say more.



YAB- Comprehensive Plan Draft Now Available - Board/Commission Update

From Mandy Perera <Mperera@louisvilleco.gov>

Date Fri 1/9/2026 10:37 AM

To violets skate@icloud.com <violets skate@icloud.com>; beckmanjones@me.com <beckmanjones@me.com>; chelseadietz07@gmail.com <chelseadietz07@gmail.com>; pattibdietz@gmail.com <pattibdietz@gmail.com>; glfirestine01@bvsd.org <glfirestine01@bvsd.org>; nicolechrismiller@gmail.com <nicolechrismiller@gmail.com>; firestinesoren26@gmail.com <firestinesoren26@gmail.com>; nicolechrismiller@gmail.com <nicolechrismiller@gmail.com>; rjjasiak01@bvsd.org <rjjasiak01@bvsd.org>; erik.jasiak@gmail.com <erik.jasiak@gmail.com>; rynnkearns@gmail.com <rynnkearns@gmail.com>; anacbertsch@gmail.com <anacbertsch@gmail.com>; seoyool009@gmail.com <seoyool009@gmail.com>; angels0303@gmail.com <angels0303@gmail.com>; lucaspainvin1@gmail.com <lucaspainvin1@gmail.com>; melaniepainvin@gmail.com <melaniepainvin@gmail.com>; cpayne0709@gmail.com <cpayne0709@gmail.com>; debpendergraft@gmail.com <debpendergraft@gmail.com>; ramity@gmail.com <ramity@gmail.com>; mia.perry@icloud.com <mia.perry@icloud.com>

 1 attachment (388 KB)

Jan 2026 Open House.png;

Hello YAB,

The City of Louisville is currently working on multiple guidance plans to help shape the community over the next 20 years. We appreciate your input through this process.

1. As we mentioned at the meeting last night, we ask that you interview 5 youth and capture their answers on the form handed out for the Parks and Recreation Guidebook.
2. In addition, the City asked to share the e-mail below and flyer regarding the City's Comprehensive Plan (larger, city-wide plan)- see below for more info as well as an attached flyer for a meeting later in January to learn/share more.

Thank you for sharing the youth perspective to ensure this is a community for all!

Mandy Perera (*she/her/hers*)

Recreation Supervisor | Youth Activities
Parks & Recreation
303.335.4902 (office)

Good morning,

The Planning team wants to acknowledge the thoughtful input of City Commissions/Boards over two discussions (early 2024 and early 2025) as part of the Comprehensive Plan update. The Louisville Comprehensive Plan Update began in 2024 and is a community-guided effort, reflecting what residents value most and how the City should grow over the next 20 years. The

plan guides decisions about housing, transportation, economic vitality, resilience, open space, and more. A link to the project page with additional information can be found [HERE](#).

We are now in the final phase of the Comprehensive Plan Update and are sharing the draft with the community, available to view [HERE](#) (beginning on page 38). Input from Commission/Board members is welcome - please send any comments or questions to Jeff Hirt, Planning Manager, at jhirt@louisvilleco.gov by Friday, February 6th, 2026.

In addition, a Community Open House will be held on Wednesday, January 28, between 5:30 – 7:30 p.m. at The Simon, 957 Main Street. The open house provides an opportunity for the community to see the plan (including draft goals, strategies, future land use map, and more) and ask staff any questions prior to the upcoming City Council public hearing (date tbd) and adoption of the plan.

Please see the attached flyer with more information to share with your community networks.

Thank you for your input and assistance in getting the word out.

Warm regards,

Jess

Jess Daniels, AICP

Senior Planner

Community Development

303.335.4595

jdaniels@louisvilleco.gov



LouisvilleCO.gov



DRAFT AVAILABLE NOW

The Louisville Comprehensive Plan Update began in 2024 and is a community-guided effort, reflecting what residents value most and how the City should grow over the next 20 years. The plan guides decisions about housing, transportation, economic vitality, resilience, open space, and more.

We are now in the final phase of the Comprehensive Plan Update and are sharing the draft with the community for information. Join City staff to learn more and view the draft goals, strategies, future land use map, and more. The open house provides an opportunity for the community to see the plan and ask questions prior to the upcoming City Council public hearing and adoption of the plan.

Comprehensive Plan Open House

**JAN
28**

Wednesday, January 28
The Simon, 957 Main Street
5:30–7:30 p.m.

What to expect:

- Gain an understanding of what's in the draft Plan
- Ask City staff questions
- Information on next steps
- Light refreshments provided

**Can't make
it to the
Open House?**

Scan the QR code to view
the draft plan!



Visit **EngageLouisvilleCO.org/Comp-Plan** for project updates

95% Draft Comprehensive Plan

From Cathern Smith <cathernsmith@gmail.com>

Date Thu 1/8/2026 2:17 PM

To Planning <planning@Louisvilleco.gov>

Cc City Council <Council@louisvilleco.gov>; Diana Langley <dlangley@louisvilleco.gov>

[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 Chair Brauneis and Members of the Planning Commission:

I see a disconnect between the City's 95% Draft Comprehensive Plan and the values of the community in that the Comp Plan does not reflect residents' appreciation of the character of the community and its delightful small town feel. The people are the heart of any community and I believe they are looking for measured growth and continuation of the high level of services and amenities that Louisville provides. To me this means, adjusting the rate of growth to absorb traffic impacts, maintain access to the rec center and library, keep reasonably priced water, preserve open space's wildlife and solitude, and all of the rest of the social and physical infrastructure which makes Louisville such a great place to live.

In addition to reducing the rate of growth, I see a need to:

1. Bury the power lines. Excel Energy is right to proactively turn off power during high wind events. Louisville clearly needs a reliable source of power to keep the businesses and services we have (e.g., Avista Hospital) and to attract new ones. Climate change is making our fall and early winter season dryer and hotter. We need to adapt. The Comprehensive Plan should address this issue of economic resilience and public safety.
2. Adjust the rate of growth to match the capacity of emergency evacuation routes and expand evacuation routes as needed. Again, a public safety issue.
3. Make a serious commitment to affordable housing to preserve our community character.

Other Colorado communities with high rates of growth are now struggling with the cost of building the necessary infrastructure to sustain their communities. Let's plan more carefully so that we can maintain the existing high levels of service, address climate change, and preserve the livable character of Louisville.

Thanks for all that you do.

Best,

Cathern Smith

cc: Mayor Leh and Members of City Council
Diana Langley, City Manager

CC4CA Member Engagement Opportunity - PUC & Xcel Proactive Power Shutoff

From Colorado Communities for Climate Action <lex@cc4ca.ccsend.com>

Date Thu 1/8/2026 2:02 PM

To City Council <Council@louisvilleco.gov>

[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.

Colorado Communities for Climate Action Member Opportunity - PUC and Xcel Public Power Shutoff January 8, 2025

Good afternoon members,

We know many of you and your communities were directly or indirectly affected by Xcel's Proactive Power Shutoff this last month. We are tracking the Public Utilities Commission's (PUC) response to this shutoff, and we want to make sure our members are aware of opportunities to share their experiences and influence future proceedings.

There are three immediate opportunities to share how the shutoff impacted you, your residents, and the businesses within your community:

- [Complete this brief survey](#) to directly share your experiences with the PUC. Please also consider sharing this survey with your residents. The PUC hasn't posted a deadline, but we encourage you to submit by mid-January to ensure your comments have early impact.
- **Consider publishing an opinion piece** in your local newspaper, and we are happy to support you with this.
- **Join the PUC's next open public comment session next Wednesday, January 14 beginning at 9:00 am** to share your perspectives directly or speak at a higher level about the resilience of our grid and the impact on our communities.

If you are interested in either submitting an opinion piece or providing public comment next Wednesday, please reach out to [Lindsay](#) for more information.

We are also aware that the PUC has opened a miscellaneous docket for a deeper investigation into the power shutoff, and we will continue to share opportunities to impact this proceeding as they arise.

We know each of you are navigating so much already in this new year. Thank you for your leadership and taking a moment to share how the power shutoff impacted you.

Cheers,
Lindsay

Visit us at CC4CA.org

Contact:
Lindsay Ex
(970) 222-2912
lex@cc4ca.org

CC4CA | 601 Cheyenne St | Golden, CO 80403 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



[Constant Contact](#)

LOSA's Comments on the 95% Draft of the Comprehensive Plan

From Cathern Smith <cathernsmith@gmail.com>

Date Thu 1/8/2026 12:43 PM

To Planning <planning@louisvilleco.gov>

Cc City Council <Council@louisvilleco.gov>; Diana Langley <dlangle@louisvilleco.gov>; Adam Blackmore <ablackmore@louisvilleco.gov>; Ember Brignull <Ebrignull@louisvilleco.gov>

[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 Chair Brauneis and Members of the Planning Commission:

Louisville's Open Spaces are one of the community's best loved amenities. Open Space is highly valued by the community for its recreational, scenic, agricultural, and habitat values. Some people go to Open Space to exercise; others for a mental break or solitude; while others go to observe birds, flowering plants, sunsets, and moonrises. For our wildlife, Louisville's Open Space is their home. The grasses and trees of our Open Space sequester carbon, filter water, and provide other ecological services.

The foundational guidance for managing Open Space is found in the City Charter, which establishes the following management standards.

Section 15-1. Open Space Article - Purpose.

The purpose of this article is to establish **management standards** for City-owned open space lands **that**:

- (a) Are consistent with good stewardship and sound ecological principles;
- (b) **Preserve and promote native plants, native wildlife, and their habitats**; and
- (c) Preserve and promote cultural resources, agriculture, scenic vistas, and appropriate passive recreation activities.

See page 54

at <https://www.louisvilleco.gov/home/showpublisheddocument/64/635500284987870000>

POPULATION GROWTH IMPACTS NEED TO BE ADDRESSED

As a preliminary matter, Louisville Open Space Advocates (LOSA) notes that the 95% Draft of the Comp Plan does not grapple with the problem of how to reconcile the extraordinary, proposed growth in the human population with the pressure this growth will put on our Open Space.

According to the 95% Draft, the current human population, number of units, and average household size are as follows:

Current population = 19,889

Current number of units = 8,826

Average household size = 2.29

If 4,000 new units are added, there will be 9,160 new residents (4,000 x 2.29) bringing our total population to 29,049 people. If 5,000 new units are added, there will be 11,450 (5,000 x 2.29) new residents, bringing our total population to 31,339. Adding up the maximum column in Table 1 (page 37) adds 5,900 units. (We are not sure why this was rounded down to 5,000 in the text.) And, if 5,900 units are added, there will be 13,511 (5,900 x 2.29) new residents, for a total Louisville Population of 33,400.

The current user experience and functional habitat can not be preserved with these proposed rates of growth. To preserve the quality of life for humans and the myriad lifeforms dependent on Open Space, LOSA urges you to substantially reduce the rate of growth.

REVISE THE “TEN BIG THINGS” AND THE ACTION PLAN

Further, in an effort to better align our stewardship of Open Space with the mandates of the City Charter and planning efforts already underway by other City Departments, LOSA provides the following comments.

1. To reflect the full range of things we need to do for our Open Space, revise bullet 8 of “Ten Big Things to Get Right Over the Next Ten Years” by:

replacing: “Protect and Enhance Open Space – Prioritize open space and access to nature as essential community assets.”

with: “Protect, Preserve, Restore, and Strategically Acquire Open Space - Prioritize open space and access to nature as essential community assets while preserving and promoting native plants, wildlife, and their habitats.” See page 3 of the Introduction.

2. To clarify that the PROS Plan that is underway does not simply sit on a shelf refine the Action Plan by:

replacing: "Review and update the City's Park and Recreation Department priorities for the next 10+ years."

with: "Update and implement the City's Parks and Recreation and Open Space Department priorities for the next 10+ years."

And in the column "Why it's important", add "Preserve and restore habitat to protect existing wildlife and preserve the existing user experience."

DEFER TO THE PROS PLAN AND THE TRAILS MASTERPLAN

Management of Open Space requires unique knowledge and skills. The PROS Department has subject matter experts who are working with consulting experts to put together a

comprehensive plan for the management of Louisville's open space, parks, and other recreational assets. Common sense says that the City should not have three conflicting documents, (i.e., the Comprehensive Plan, the PROS Plan, and the Trails Plan) providing nuanced guidance for stewardship of our Open Space and Trails.

1. Defer to the planning efforts of the PROS Department, which is currently working with DTJ Consultants to put together Louisville's first Trails Masterplan. To the extent that the Planning Commission and the Planning Department wish to participate in the Trails Planning process, we ask you to submit comments to DTJ Consulting so that your perspective may be folded into the efforts underway.

As an example, LOSA strongly recommends the removal of the Goodhue Ditch Trail Connection (T5) from the Comprehensive Plan. This trail idea has many fundamental flaws which make it a non-starter. A trail would negatively impact sensitive riparian areas along the Goodhue Ditch and Coal Creek, fragment a significant habitat block, negatively impact active agricultural operations, require an at-grade crossing of busy Dillon Road, require permission from a conservation easement holder for access and a bridge across Coal Creek after passing through classified Open Space Preserve land.

Using the City Charter Section 15.1 criteria above, the proposed trail would violate parts (a), (b) and the agricultural part of (c) making it an inappropriate passive recreation activity. And this does not include the legal and safety issues listed above. A trails connection from the Red Trail Ridge development can be made using T4 and T2 on the Figure 17 Transportation Connections map.

2. Defer to the process recently created by the PROS Department and City Council for the acquisition of Open Space and remove the language about the ability to maintain open space as a criterion.

We will have additional comments on the plan, but these were what we were able to draft in the brief time frame.

Thank you for sharing your expertise and for your service on the Planning Commission.

Best,

/s Cathern Smith on behalf of LOSA

cc: Mayor Leh and Members of City Council

Diana Langley, City Manager

Adam Blackmore, Director of Parks, Recreation, & Open Space

Ember Brignull, Open Space Superintendent

Louisville Open Space Advisory Board (*via* Ember Brignull)

Comprehensive Plan comment

From Matt Jones <jonesmk123@gmail.com>

Date Thu 1/8/2026 11:19 AM

To Planning <planning@Louisvilleco.gov>

Cc City Council <Council@louisvilleco.gov>

[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 Chair Brauneis and Members of the Planning Commissioners,

It is absolutely critical that a fiscal analysis using either a marginal cost approach be conducted on the projected growth in the comprehensive plan before any decisions are made. The 46% to 67% increase in housing units and population when adding the columns in Table 1 (page 37) will significantly diminish our quality of life and service delivery and/or require tax increases to pay for additional services. This kind of analysis was performed in the last comprehensive plan update and resulted in a downsizing of the number of units. No decisions on the comprehensive plan should be made until this information is available because of the significant long term costs it could require of current residents.

Thanks,
Matt Jones

Re: Fiber optic construction at our house

From Christopher Leh <leh@louisvilleco.gov>

Date Wed 1/7/2026 10:57 PM

To Kathy Davinroy <kathy.davinroy@gmail.com>; City Council <Council@louisvilleco.gov>

Kathy - my apologies for not reaching out directly. I'm glad they followed up and fixed the problem!

Chris Leh

Mayor

City of Louisville (CO)

leh@louisvilleco.gov

(c) 303.668.3916

Stay informed about City events and decisions by signing up for email notifications: www.louisvilleco.gov/residents/enotification

From: Kathy Davinroy <kathy.davinroy@gmail.com>

Sent: Tuesday, January 6, 2026 3:17 PM

To: City Council <Council@louisvilleco.gov>

Subject: Re: Fiber optic construction at our house

[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,

Fantastic work done to fill and redo the landscaping. Truly. Thank you for the super work and prompt attention.

With much appreciation,

Kathy Davinroy

On Fri, Jan 2, 2026 at 3:49 PM Kathy Davinroy <kathy.davinroy@gmail.com> wrote:

Hello City Council,

First, happy new year, and thank you for all the very hard work you do for our town. I appreciate every minute you spend reading, learning, listening, and speaking on behalf of your constituents.

I am writing about the 2'X2'X4' deep hole that was dug in the southwest corner of our yard more than two weeks ago. The dirt from the hole is piled over the sidewalk where the handicap accessible slab of concrete joins an access point for the open space bike paths. It very much impedes pedestrian access--especially wheelchairs and strollers, as well as other wheeled conveyances and the neighbor on crutches. With its crown of four orange cones, it is dangerous as well as an eyesore. It seems to me that more than two weeks is enough time to assess the hole and refill it? Or, perhaps it is the homeowner's job, my job, to fill it back in, which I am happy to do if that is the case.

Could you please let me know where I can direct my request to fill back in the hole? Or let me know that the refilling is up to me. The landscaping plants and rocks are ruined, but we understand that this is the price of progress. We will replant and restore the stone work ourselves in the spring.

Thank you,
Kathy Davinroy
303 999 1842
518 W Sycamore Cir





Written comment for tonight's meeting - Jan 6 2026

From Jack Rosenthal <jack@jackforrtd.com>

Date Tue 1/6/2026 11:41 AM

To City Council <Council@louisvilleco.gov>; Clerks Office <clerksoffice@louisvilleco.gov>

[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.

Councilmembers,

I would like to submit a written public comment for tonight's meeting; I unfortunately cannot attend as there's an RTD board meeting at the same time.

Please note my support for tonight's Resolution #6 ("A RESOLUTION ENCOURAGING THE REGIONAL TRANSPORTATION DISTRICT TO COMPLETE THE NORTHWEST RAIL CORRIDOR PROJECT"). We have a ways to go with support on the current RTD board, and this sets the right message from the City of Louisville.

Thank you,

Jack Rosenthal

Candidate for RTD Board of Directors, District O

(720) 789-3676

jackforrtd.com

Warrant List Posted

From Accounts Payable <AP@louisvilleco.gov>

Date Tue 1/6/2026 9:06 AM

To City Council <Council@louisvilleco.gov>

Cc Ryder Bailey <rbailey@louisvilleco.gov>; Julie Glaser <jglaser@louisvilleco.gov>; James Franks <jfranks@louisvilleco.gov>

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



COLORADO • SINCE 1878

LouisvilleCO.gov

RESOLUTION NO. 1, SERIES 2026 – A RESOLUTION APPROVING AN AGREEMENT FOR THE CONVERSION OF THE INLINE SKATING RINK TO DEDICATED PICKLEBALL COURTS

From Mario Jannatpour <movetocolo@gmail.com>

Date Tue 1/6/2026 8:31 AM

To City Council <Council@louisvilleco.gov>

[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 just found out late last night about this topic for your meeting tonight.

Here are my thoughts:

1. Should be 4 courts instead of 5. Overall that will reduce noise and improve play quality. Waneka Lake has four courts and it works fine.
2. The pickleglass should surround the entire court at a decent height. The south side should have same height as north side.
3. I think I see no barriers on the east and west sides of the court complex, need some kind of barrier to prevent balls from going off courts.
4. Is pickleglass safe? I know players are always running into the side and end barriers.
5. What are the options going forward if we can still hear the sound of balls hitting paddles at our house on Cherrywood Lane?
6. I still feel there will not be enough parking spots there to accommodate players coming to play. You don't want players parking in neighborhood streets. Maybe consider a new parking lot west of the skate park and east of the police station. Overflow parking at the rec center is not an option because it's usually full.
7. Big picture, this will reduce the quality of life at the Arboretum. Isn't there a place to build a new court complex in Red Tail Ridge development?

Mario Jannatpour

RE: xcel power outages in Ward 2 in Louisville

From Diana Langley <dlangley@louisvilleco.gov>

Date Mon 1/5/2026 2:55 PM

To Lisa Hughes <lphughes57@gmail.com>; Judi Kern <jkern@louisvilleco.gov>; Deb Fahey <dfahey@louisvilleco.gov>; City Council <Council@louisvilleco.gov>; Christopher Leh <leh@louisvilleco.gov>; Kurt Kowar <Kkowar@louisvilleco.gov>; Kyle Brown <kylebrownhd12@gmail.com>

Good afternoon Lisa,

Thank you for your email to the City Council regarding the recent power outages in Ward 2. Last week, I contacted the City's Xcel representative regarding the three outages on December 28th. I received a response last Friday that a recloser, an automatic switch on the power line, was set in wildfire mode which changes how the system operates to reduce fire risk. The recloser detected an imbalance in the electrical load and crews thought it was a fault (like a broken wire) so they kept looking for damage instead of realizing it was an imbalance. To try to mitigate this in the future, the settings will be adjusted on the recloser so it doesn't mistake an imbalance for a fault.

After the outage this morning, I followed up again to see if the outage was caused by the same issue. I do not know if Xcel has had time to make the adjustment noted to the recloser. The Xcel representative is checking on what caused the outage today and will get back to me.

This is an important issue to the City Council and staff, and we will remain engaged with Xcel to try to get these power outages/fluctuations resolved. Thank you.

Diana Langley (*she/her*)

City Manager

303.335.4530 (office)

720.762.7488 (cell)

dlangley@LouisvilleCO.gov

LouisvilleCO.gov



From: Lisa Hughes <lphughes57@gmail.com>

Sent: Monday, January 5, 2026 2:37 PM

To: Judi Kern <jkern@louisvilleco.gov>; Deb Fahey <dfahey@louisvilleco.gov>; City Council <Council@louisvilleco.gov>; Christopher Leh <leh@louisvilleco.gov>; Kurt Kowar <Kkowar@louisvilleco.gov>; Kyle Brown <kylebrownhd12@gmail.com>

Subject: xcel power outages in Ward 2 in Louisville

[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 and Ward 2 Representatives Kern and Fahey, and Representative Brown,

I am writing to express my frustration with the continued Xcel power outages. Though my address was not included in the recent PSPS event, I did lose power for about 6 hours, but thankfully I have a backup battery. **The Cornerstone neighborhood where I live, has now experienced 4 unexplained power outages since the PSPS date. 3 of these happened on Sunday Dec 28 with no notice from Xcel.** Thankfully, they were very short and the day was warm. It was also not a high wind day.

Today, Monday Jan 5th 2026 there was another very brief xcel outage in our neighborhood. I was at yoga at the time less than a mile away at Louisville Community Yoga on S Boulder Road, which had power. We did get notice this time from xcel, and thankfully it came back on quickly.

These off and on again outages are occurring primarily in Ward 2. For those of us who work from home- including myself and my husband, and with all electric houses, this is unsustainable and unacceptable. While our neighborhood has buried lines, the feeder system to this side of the City seems to be the problem. I have many neighbors who also work from home, are seniors, or use medical devices that need electricity. If Xcel cannot adequately adapt to new energy use and the normal 50 mph winds we have here in Boulder County, then the City and state should work with them to provide solar and battery or generator backup rebates for what appears to be the new normal. I am thankful I am able to afford solar and a backup battery, but many of my neighbors are not, which also makes this an equity issue. Batteries and generators are very costly.

Also, it is **unconscionable** that the Recreation Center doesn't have backup power as it is the largest available gathering area in the city when residents don't have power or if needed to be used as a shelter after another disaster. I had heard that the City received a FEMA grant to provide generators for the Rec Center, but that it was never completed. I certainly hope that \$ wasn't used for something else, and I would like to know the status of this. The rec center needs generators immediately.

Please push Xcel to provide more info about how they plan to address this issue, and whether these outages are now the new normal. I have lived in Louisville for 25 years and while I did experience some power outages on high wind days prior to the fire, it wasn't like it is now.

Thank you,
Lisa Hughes
Cornerstone neighborhood resident

 Last Chance to Register for 17th Legislative Breakfast

From Commuting Solutions <kelly@commutingsolutions.org>

Date Mon 1/5/2026 12:02 PM

To City Council <Council@louisvilleco.gov>

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[View this email in your browser](#)

 [Commuting Solutions logo over gradient background](#)

Hello!

Happy New Year! We hope you had a joyous and restful holiday season and are ready to start 2026 strong!

If you haven't reserved your spot for the [17th Legislative Breakfast](#), you still have a little time. Online registration will close at the end of the day tomorrow (Tuesday, January 6).

Join us to hear directly from local leaders and elected officials as they preview the 2026 legislative priorities that will shape our community. Expect a [dynamic agenda](#) filled with valuable insights from esteemed speakers.

Don't miss this opportunity to connect and engage—[register today!](#)

EVENT DETAILS

What: [17th Legislative Breakfast](#)

When: Thursday, January 8, 2026, 7:45-9:45 a.m.

Where: Glenn Miller Ballroom, University Memorial Center, CU Boulder
1669 Euclid Avenue, Boulder, CO 80309

Tickets: Members: \$75, Non-Members: \$130

REGISTER FOR 17TH LEGISLATIVE BREAKFAST

AGENDA

Welcome and Opening Remarks

Audrey DeBarros, Emcee
Executive Director, Commuting Solutions

Northwest Area Mobility Study (NAMS) Progress and 2026 NW MCC & Commuting Solutions Priorities

Mayor Guyleen Castriotta
City and County of Broomfield

Kirsten Schuchman
Board Chair, Commuting Solutions
Associate Vice Chancellor for External Partnerships,
CU Boulder

RTD Board Goals and Rail Partnership

Patrick O'Keefe
Vice Chair and District H Director, RTD

Front Range Passenger Rail District Future

Sal Pace
General Manager, Front Range Passenger Rail District

Governor's Address

The Honorable Jared Polis
Governor of Colorado

2026 House and Senate Priorities, Joint Service Plan

Senator Katie Wallace
Colorado, District 17

Rep. Andrew Boesnecker
Colorado, District 53

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Our mailing address is:

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

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From: [Charlotte Buck](#)
To: [City Council](#)
Subject: permit fee refunds
Date: Sunday, January 4, 2026 6:05:43 PM

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

Hi Council:

It seems like ages ago the Marshall Fire survivors were promised a refund/partial refund of their permit fees. Is that still happening or are you breaking your promise to us? Even though we got settlements from Xcel Energy, the amounts of these settlements were not enough to make us anywhere "whole". I know the City also got a settlement. If you have made any profit from us losing our homes, then you should follow through with your promise to us. We are paying more for insurance, electricity, property taxes, etc. Please consider us still worthy. Thank you.

Charlotte Buck

947 Larkspur Lane

From: [Mark Gasper](#)
To: [City Council](#)
Subject: Opposition to Coal Creek Village PUD as Submitted
Date: Saturday, January 3, 2026 11:01:44 AM
Attachments: [Coal Creek Village - Gasper Letter to City Council.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.

Mark & Donna Gasper
1014 Johnson Lane
Louisville, CO 80027
January 3, 2026

Louisville City Council
749 Main Street
Louisville, CO 80027

RE: Opposition to Coal Creek Village PUD as Submitted

Dear City Council,

I am writing to formally express my opposition to the Coal Creek Village PUD as currently submitted. The proposed development represents a substantial increase in density compared to prior plans, and it raises serious transportation and safety concerns that have not been adequately addressed—particularly related to the proposed connection of Front Street to Griffith Street.

This connection would funnel significant new traffic through an already constrained and sensitive area. The intersection of Front and Griffith is a known bottleneck, complicated by a railroad crossing and its proximity to Louisville Middle School. Increasing traffic through this corridor threatens the safety of students, pedestrians, cyclists, and residents of nearby neighborhoods including Little Italy, the DELO Townhomes, and DELO Apartments.

What's most troubling is that this critical intersection was not included in the traffic study for the proposed PUD. The recent city investments in quieter train crossings at this location were made with current traffic volumes in mind—not with the expectation of routing thousands of additional vehicles per day through this corridor.

We are kidding ourselves if we believe that “traffic calming features” will meaningfully mitigate the resulting safety and congestion issues. These features are no substitute for comprehensive transportation planning, and they do not resolve the fundamental mismatch between this development's scale and the infrastructure it will rely on.

Furthermore, every recent and relevant city planning document either opposes or omits the proposed Front–Griffith connection:

- Transportation Master Plan (2019)
- Historic Preservation Plan (2015)
- South Boulder Road Connectivity Plan (2019)
- Future42 Plan (2022)

In contrast, the only documents that support this connection are either outdated or pre-date significant changes in the surrounding area, including:

- **2003** Highway 42 Revitalization Plan (now replaced by Future42)
- **2016** Coal Creek Station Plan (only 56 units; pre-dates DELO and TMP 2019)
- Caledonia Place Plat (**1890**)
- Coal Creek Station Filing (**1978**)

It is inappropriate to rely on these outdated documents to justify a high-density development that contradicts current plans and realities.

Beyond safety, the proposed street connectivity simply does not work in practice:

Morning traffic: Residents attempting to head west on South Boulder Road will be unable to turn left, forcing them to detour through Little Italy narrow roads to reach Front Street then travel across the train tracks past Louisville Middle School and then the light at South Boulder —putting pressure on areas not designed for commuter traffic.

Evening traffic: Vehicles heading north on Hwy 42/Courtesy Road will be forced to turn left at the signal light at Short Street, travel through Delo Apartment complex and through Delo Townhomes to get to Front Street. These roads are narrow and were never meant for commuter traffic. In fact, Front Street is maintained by Delo Townhomes. This area was never intended to serve as a major vehicle corridor and retrofitting it for such use is ill-advised.

In summary, I urge the Planning Commission to reject the Coal Creek Village PUD in its current form. It introduces dangerous and unplanned traffic patterns, is inconsistent with every recent city planning document, and fails to adequately consider the safety and livability of adjacent neighborhoods and schools.

Thank you for your time and for considering the concerns of local residents.

Sincerely,

Mark & Donna Gasper

Markgasper61@gmail.com

Mark & Donna Gasper
1014 Johnson Lane
Louisville, CO 80027
January 3, 2026

Louisville City Council
749 Main Street
Louisville, CO 80027

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Thank you for your time and for considering the concerns of local residents.

Sincerely,

Mark & Donna Gasper

Markgasper61@gmail.com

From: [Kathy Davinroy](#)
To: [City Council](#)
Subject: Fiber optic construction at our house
Date: Friday, January 2, 2026 3:49:44 PM
Attachments: [IMG_2363.HEIC](#)
[IMG_2364.HEIC](#)

[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,
First, happy new year, and thank you for all the very hard work you do for our town. I appreciate every minute you spend reading, learning, listening, and speaking on behalf of your constituents.

I am writing about the 2'X2'X4' deep hole that was dug in the southwest corner of our yard more than two weeks ago. The dirt from the hole is piled over the sidewalk where the handicap accessible slab of concrete joins an access point for the open space bike paths. It very much impedes pedestrian access--especially wheelchairs and strollers, as well as other wheeled conveyances and the neighbor on crutches. With its crown of four orange cones, it is dangerous as well as an eyesore. It seems to me that more than two weeks is enough time to assess the hole and refill it? Or, perhaps it is the homeowner's job, my job, to fill it back in, which I am happy to do if that is the case.

Could you please let me know where I can direct my request to fill back in the hole? Or let me know that the refilling is up to me. The landscaping plants and rocks are ruined, but we understand that this is the price of progress. We will replant and restore the stone work ourselves in the spring.

Thank you,
Kathy Davinroy
303 999 1842
518 W Sycamore Cir





Genny Kline

From: Coal Creek Golf Course <noreply@coalcreekgolf.com>
Sent: Friday, January 2, 2026 11:57 AM
To: City Council
Subject: Clubhouse Improvements Underway

[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 Fresh Look Is Coming to the Clubhouse!

Happy New Year, Coal Creek Golfers!

We're kicking off the first half of January with a refresh to the clubhouse, and we wanted to share what to expect while this work is underway.

What's happening

- Interior paint and new carpeting
- Bathroom refresh

- Exterior painting

What this means for you

- The golf course and clubhouse will remain open throughout the project.
- There may be temporary, limited interruptions to product availability while work is completed
- There will be no interruption to golf operations
- Work is expected to continue until early-mid February

For everyone's safety, please watch your step while crews are working and be mindful of temporary barriers or equipment in the clubhouse.

Our goal is to improve the space while keeping your golf experience as seamless as possible. We appreciate your patience during this short refresh and look forward to welcoming you into an updated clubhouse soon.

Thank you for being part of our golf community, and we'll see you on the course.

- The Coal Creek Golf Course Team

[**Book a Tee Time**](#)
[**Reservation & Cancellation Policies**](#)

Coal Creek Golf Course
585 West Dillon Road, Louisville, CO 80027
(303) 666-7888
[unsubscribe from this list](#)

From: [Maxine Most](#)
To: [Samma Fox](#)
Cc: Info@info.louisvilleco.gov; [City Council](#); [Sustainability](#)
Subject: Re: Hard-to-Recycle Voucher program for Louisville Residents
Date: Friday, January 2, 2026 11:18:24 AM

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

Thanks!

C. Maxine Most
Sent from my iPhone

On Jan 2, 2026, at 10:56 AM, Samma Fox <sfox@louisvilleco.gov> wrote:

Hi Maxine,

Thanks for reaching out. You should be able to register for the voucher via the “Claim your voucher today!” button at the end of the email or on the “[Hard to Recycle Voucher](#)” page of the website under the “How to Access and Use Your Voucher” section by clicking the “[Register through the Eventbrite Link](#).” Please feel free to follow up with our Sustainability Division at Sustainability@LouisvilleCO.gov if you have any issues registering.

Happy New Year to you as well!

Best,

Samma Fox (*she/her*)

Deputy City Manager

303.335.4539 (office)

720.670.7981 (cell)

SFox@LouisvilleCO.gov

LouisvilleCO.gov

<*image001.png*>

Please note: all incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: cmaxmost@me.com <cmaxmost@me.com>

Sent: Thursday, January 1, 2026 10:00 AM

To: Info@Info.LouisvilleCO.gov; [City Council](#) <Council@louisvilleco.gov>

Subject: FW: Hard-to-Recycle Voucher program for Louisville Residents

[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.

Great idea!

Unfortunately, there is no way to register for the voucher on the linked to website. This should have been checked before the email went out (-:

<image002.png>

The city should create an ongoing program to make these vouchers available to low- and moderate-income residents.

Happy New Year!

C. Maxine Most
Louisville CO
720 530 5836

From: City of Louisville <Info@Info.LouisvilleCO.gov>

Date: Thursday, January 1, 2026 at 9:01 AM

To: cmaxmost@me.com <cmaxmost@me.com>

Subject: Hard-to-Recycle Voucher program for Louisville Residents

[View as a webpage](#) / [Share](#)



Hard to Recycle Voucher for the City of Louisville residents.



Hard to Recycle Voucher Program

Calling all Louisville residents! We are excited to launch our NEW Hard-to-Recycle Voucher. Starting January 1 of 2026, we are offering a one-time use, \$25 voucher to Louisville residents to help cover the cost of recycling hard-to-recycle items at the [Eco-Cycle Center](#) for Hard-to-Recycle Materials (CHaRM), located at 6400 Arapahoe Rd, Boulder.

The City of Louisville expanded its partnership with Eco-Cycle to make those hard-to-recycle items easy-to-recycle! This voucher has replaced our annual “Spring Cleaning” event so we can provide wider availability and year-round accessibility to you for recycling these materials.

There is limited availability of vouchers. Please visit the [Hard-to-Recycle Voucher website](#) for more information and to claim yours today!

Please note:

- The voucher is **only needed for the** [Eco-Cycle CHaRM](#)
- The [Hazardous Materials Management Facility \(HMMF\)](#) remains *free* for Louisville residents
- Any unused portion of the \$25 voucher cannot be saved for future visits, so bring all eligible items at once to maximize your benefit

Register for your voucher today [on our website](#)

What will you be able to recycle with this voucher?

Accepted Items and Materials Accepted Items Include:

- Scrap metal, including microwaves Electronic waste
- Computer towers & servers
- Laptops
- CRT monitors & TVs
- Keyboards, mice, cords Cell phones & iPods DVD/CD players, VCRs, stereo systems
- Printers & speakers Appliances (including refrigerants)
- Fire extinguishers Mattresses
- And more!

For the full list of accepted materials, visit Eco-Cycle's website: [What We Accept at CHaRM – Eco-Cycle](#). *Note: Your voucher can be used for any item accepted at Eco-Cycle CHaRM, but the voucher might not cover the full cost.*

NOT Accepted Items: Hazardous Waste of any kind

For more information on what items the Eco-Cycle Center for Hard-to-Recycle Materials (CHaRM) accepts, please visit their website at [this link](#).

Claim your voucher today!

City of Louisville Sustainability

749 Main St, Louisville, CO 80027

[Website](#) | (720) 355-5046



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From: [Samma Fox](#)
To: cmaxmost@me.com; Info@Info.LouisvilleCO.gov; [City Council](#)
Cc: [Sustainability](#)
Subject: RE: Hard-to-Recycle Voucher program for Louisville Residents
Date: Friday, January 2, 2026 10:56:34 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Maxine,

Thanks for reaching out. You should be able to register for the voucher via the “Claim your voucher today!” button at the end of the email or on the “[Hard to Recycle Voucher](#)” page of the website under the “How to Access and Use Your Voucher” section by clicking the “[Register through the Eventbrite Link](#).” Please feel free to follow up with our Sustainability Division at Sustainability@LouisvilleCO.gov if you have any issues registering.

Happy New Year to you as well!

Best,

Samma Fox *(she/her)*

Deputy City Manager

303.335.4539 (office)

720.670.7981 (cell)

SFox@LouisvilleCO.gov

LouisvilleCO.gov



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From: cmaxmost@me.com <cmaxmost@me.com>
Sent: Thursday, January 1, 2026 10:00 AM
To: Info@Info.LouisvilleCO.gov; City Council <Council@louisvilleco.gov>
Subject: FW: Hard-to-Recycle Voucher program for Louisville Residents

[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.

Great idea!

Unfortunately, there is no way to register for the voucher on the linked to website. This should have been checked before the email went out (-:

Hard to Recycle Voucher Program- Register Today!

By City of Louisville Sustainability

Follow

📍 Eco-Cycle CHaRM: Center for Hard-to-Recycle Materials

📅 Jan 1 at 12am to Dec 31 at 5pm MST

Unavailable

Jan 1 · 12:00 AM MST

The city should create an ongoing program to make these vouchers available to low- and moderate-income residents.

Happy New Year!

C. Maxine Most

Louisville CO

720 530 5836

From: City of Louisville <Info@Info.LouisvilleCO.gov>

Date: Thursday, January 1, 2026 at 9:01 AM

To: cmxmost@me.com <cmxmost@me.com>

Subject: Hard-to-Recycle Voucher program for Louisville Residents

[View as a webpage](#) / [Share](#)



[Hard to Recycle Voucher for the City of Louisville residents.](#)



Hard to Recycle Voucher Program

Calling all Louisville residents! We are excited to launch our NEW Hard-to-Recycle Voucher. Starting January 1 of 2026, we are offering a one-time use, \$25 voucher to Louisville residents to help cover the cost of recycling hard-to-recycle items at the [Eco-Cycle Center](#) for Hard-to-Recycle Materials (CHaRM), located at 6400 Arapahoe Rd, Boulder.

The City of Louisville expanded its partnership with Eco-Cycle to make those hard-to-recycle items easy-to-recycle! This voucher has replaced our annual “Spring Cleaning” event so we can provide wider availability and year-round accessibility to you for recycling these materials.

There is limited availability of vouchers. Please visit the [Hard-to-Recycle Voucher website](#) for more information and to claim yours today!

Please note:

- The voucher is **only needed for the** [Eco-Cycle CHaRM](#)
- The [Hazardous Materials Management Facility \(HMMF\)](#) remains *free* for Louisville residents
- Any unused portion of the \$25 voucher cannot be saved for future visits, so bring all eligible items at once to maximize your benefit

Register for your voucher today [on our website](#)

What will you be able to recycle with this voucher?

Accepted Items and Materials Accepted Items Include:

- Scrap metal, including microwaves Electronic waste
- Computer towers & servers
- Laptops
- CRT monitors & TVs
- Keyboards, mice, cords Cell phones & iPods DVD/CD players, VCRs, stereo systems
- Printers & speakers Appliances (including refrigerants)
- Fire extinguishers Mattresses
- And more!

For the full list of accepted materials, visit Eco-Cycle's website: [What We Accept at CHaRM – Eco-Cycle](#). *Note: Your voucher can be used for any item accepted at Eco-Cycle CHaRM, but the voucher might not cover the full cost.*

NOT Accepted Items: Hazardous Waste of any kind

For more information on what items the Eco-Cycle Center for Hard-to-Recycle Materials (CHaRM) accepts, please visit their website at [this link](#).

[Claim your voucher today!](#)

City of Louisville Sustainability

749 Main St, Louisville, CO 80027

[Website](#) | (720) 355-5046



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From: [Lauren Foster](#)
To: [Matt Post](#)
Cc: [Diana Langley](#); [City Council](#); [Lauryl Danuff](#)
Subject: Re: Coal Creek Village Continuation
Date: Friday, January 2, 2026 8:46:37 AM
Attachments: [image001.png](#)

[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.

Thanks Matt, neighbors were feeling worried... looking at the agenda and seeing it still there.

On Fri, Jan 2, 2026 at 8:32 AM Matt Post <mpost@louisvilleco.gov> wrote:

Lauren,

The item will be continued at the January 6th hearing to February 3rd, so it will remain on the agenda, but it will not be discussed. This is because notice for the meeting went out prior to the decision to continue.

Matt Post, AICP

Senior Planner

Community Development

303.335.4593



LouisvilleCO.gov

From: Lauren Foster <lauren@highbluff.com>

Sent: Thursday, January 1, 2026 8:32 PM

To: Matt Post <mpost@louisvilleco.gov>; Diana Langley <dlangley@louisvilleco.gov>; City Council <Council@louisvilleco.gov>

Cc: Lauryl Danuff <lrindustries@gmail.com>

Subject: Re: Coal Creek Village Continuation

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Hi all,

I'm concerned because the city council agenda still shows CoalCreek, but Matt explicitly asked us not to show up because this is NOT on the agenda.

Could someone please verify that CoalCreek will not be discussed at the upcoming meeting?

Thank you,

Little Italy residents

On Mon, Dec 22, 2025 at 3:58 PM Matt Post <mpost@louisvilleco.gov> wrote:

Hello Lauren, Lauryl,

Wanted to let you know that the City Council hearing scheduled for Jan 6 will be continued to Feb 3. You all will receive mailers, and the site will be posted advertising the Jan 6 hearing. Please do not attend, as no presentation will occur and no public comment will be received.

If you can spread the word amongst your neighbors, I would greatly appreciate it. I'll update the website now.

Take care,

Matt Post, AICP

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303.335.4593



LouisvilleCO.gov

From: Lauren Foster <lauren@highbluff.com>

Sent: Tuesday, October 14, 2025 6:54 PM

To: Matt Post <mpost@louisvilleco.gov>; Lauryl Danuff <ldindustries@gmail.com>

Subject: Small meeting

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Hi Matt,

Lauryl and I would love to meet with you, I was sorry I couldn't make the previous time.

We'd like to keep it small so we have time to ask questions without you getting bombarded.

I'm gone Friday through next Wednesday. Would you be free next Thursday or Friday?

Thanks,

Lauren and Lauryl

From: [Matt Post](#)
To: [Lauren Foster](#); [Diana Langley](#); [City Council](#)
Cc: [Lauryl Danuff](#)
Subject: RE: Coal Creek Village Continuation
Date: Friday, January 2, 2026 8:32:45 AM
Attachments: [image001.png](#)

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Cc: [Lauryl Danuff](#)
Subject: Re: Coal Creek Village Continuation
Date: Thursday, January 1, 2026 8:32:38 PM
Attachments: [image001.png](#)

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To: cmaxmost@me.com <cmaxmost@me.com>
Subject: Hard-to-Recycle Voucher program for Louisville Residents

[View as a webpage](#) / [Share](#)

SUSTAINABILITY



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Genny Kline

From: Louisville Downtown Business Association <info@downtownlouisvilleco.com>
Sent: Thursday, January 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](#)
- [Carriage Rides](#)
- [Downtown Restaurant News](#)
- [Support our Downtown Restaurants!](#)
 - [Downtown Retail News](#)
 - [Services News](#)
 - [From The Chamber](#)
 - [City News](#)
 - [Tidbits](#)
 - [Historic Property](#)

A Toast to 2026!

Raise a glass because we got through 2025 and Cheers to a brighter 2026!

Thank you for visiting and supporting all the downtown businesses this past year, especially during the holiday season! The DBA, its business members, and beyond THANK YOU for helping us keep downtown a wonderful and vibrant destination for our community and visitors alike. We look forward to seeing you all in the New Year!



Old Town Skate

Open through February 16th!

The Louisville Main Street Business Improvement District in partnership with the City of Louisville and the Downtown Business Association is proud to present Old Town Skate at the Steinbaugh Pavilion for the 2025-2026 winter season! We have hired a new operator and are excited to welcome everyone back for old-fashioned skating fun. This beloved downtown tradition is back and better than ever, open now through mid-February. For more information visit our **NEW website** at <https://skatelouisville.com>.



Carriage Rides

Thank You to our sponsors!

As the season wraps up we want to extend a **HUGE Thank You** to our amazing Carriage Ride Sponsors! Because of their generosity and commitment

to downtown we are able to offer Carriage Rides FREE every season!

Many thanks to Radiance Medspa, Pica's, E&L Team, The Gilded Frame,
The Singing Cook, and Mountain High Appliance!

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

January at Crystal Springs!

604 Main St.

Crystal Springs Brewing Company is kicking off the new year with plenty to be excited about. We've got several new beers brewing for January, including a Quad, Cherry Quad, Czech Amber Ale (Polotmavý), Hazy IPA, and more fun releases we can't wait to share.

We know some folks like to reset after the holidays—but still want to get out of the house. We've got you covered with our Blood Orange Light at just 2.8% ABV and

about 112 calories per pint, plus hop water with zero alcohol and zero calories.

If winter finally shows up, check out our Polar Club and enjoy the new fire pit in the Rose Garden. We're also working on a bottle club for later this year—details coming soon! Cheers to 2026 from our family to yours!

Winter Hours:

Mon 2–8 | Tues–Thurs 2–9 | Fri–Sat 12–10 | Sun 12–8

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!



Sweet Cow

Happy New Year!
637 Front St.

Happy New Year! As we ring in another year, we're feeling extra grateful for this incredible community.

From our humble beginnings in Louisville back in 2010 to today, your support has meant everything to us. Here's to a year filled with joy, good health, and plenty of ice cream! We'll be scooping your favorites during our regular hours on both New Year's Eve and New Year's Day.

With love,

Your friends at Sweet Cow

www.sweetcow.com



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 D
Dinner

Join us at Zucca
for a romantic 4 course,
Prix Fixe Valentine's Dinn
\$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

Downtown Retail News



The Gilded Frame

Sincere Thanks!

801 Main St., Ste. 130

Happy New Year from Sarah & Kenny at The Gilded Frame! We extend our sincere thanks to the town and downtown community for the warm support of our opening in 2025. As a locally owned optical boutique, we are grateful to call downtown Louisville home. We're excited for the year ahead and look forward to continuing to serve our community with exceptional eyewear, personal service, and a shared commitment to growing alongside a vibrant, thriving downtown in 2026 and beyond. If you haven't yet, we invite you to stop by. New Year, New Eyewear, New You!

kenny@gildedframelouisville.com

gildedframelouisville.com

IG: <https://www.instagram.com/gildedframelouisville/>

Text Us for a personalized fitting any time: (720) 230-6869

Or stop by at your convenience.



The Singing Cook

January Clearance!

Begins January 3rd

728 Main St.

Happy 2026 and Thank You for a wonderful holiday season! We are always so grateful for our fabulous customers!

A New Year means making room for new inventory, so it's out with the old, and in

with the new! Enjoy UP TO 50% OFF during our January Clearance Sale. Christmas/Holiday items are also 50% off, so stop in and take a look, you just might find a great bargain on that item you were eyeing!

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

Winter Clearance!

909 Main St.

Happy New Year! We want to thank everyone for a successful Holiday Season and we are looking forward to the upcoming year. Stay tuned for an expanded

footwear selection this Spring as well as exciting new accessories and gifts. Sign up for our emails and be the first to know about our sales and specials. Our Winter Shoe Clearance starts January 15th and we will also be marking down several other items in store. Stay tuned! Sign up for emails here: www.mysavinggrace.net.

Arts & Entertainment News

LIVE AT

THE
• LOUISVILLE •
UNDERGROUND

JANUARY

LIVE MUSIC

Sat Jan 3rd: THE GOONIES

**Sat Jan 10th: MACKENZIE RAE
& BUCKSHOT MO**

Sat Jan 17th: DEAD PANIC

Sat Jan 24th: 5280s BAND

Sat Jan 31st: THUMPIN'

**COMEDY &
MORE**

Fri Jan 2nd: TV GAME SHOW

Fri Jan 9th: COMEDY ALL STAR

Fri Jan 16th: IMPROVARAMA!

Wed Jan 21st: MOMS UNHINGED

The Louisville Underground

January Line up!

640 Main St.

The LU kicks off 2026 with TV Game Show on January 2nd and music from The Goonies on January 3rd! Plus more music and great comedy throughout the month to stave off those January winter blues! 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/>.



SUNDAY FUNDAY 2-9PM  \$10 PER PERSON, PER HOUR



WWW.PITCHKARAOKE.COM



[@SING.AT.PITCH](https://www.instagram.com/sing.at.pitch)

Pitch Karaoke

Karaoke is Self-Care!

640 Main St. Unit C

Kickstart your week with some self care karaoke on Sundays! We're open 2-9pm and offer a discounted rate of \$10 per person, per hour. Guaranteed to keep the Sunday Scaries away!

Reserve your suite at www.pitchkaraoke.com

Services News



Lyons Gaddis Attorneys & Counselors

Personalized Service
950 Spruce Street, Unit 1B

Lyons Gaddis turns legal complexities into clear solutions. Specializing in navigating intricate legal challenges, our team combines deep expertise with a personalized approach to ensure every client understands their options and feels confident in their decisions. Our attorneys excel at breaking down multifaceted issues into manageable strategies. With a reputation for integrity, precision, and results-driven service, Lyons Gaddis is your trusted partner in achieving clarity amidst complexity. Let us simplify the law so you can focus on what matters most. Your success is our commitment.

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

From The Chamber

Presented by:



SAVE THE DATE
Feb 28th, 2022



Join us for a high-energy community event focused on health, wellness, beauty, fitness, and fun. **More info coming soon!**

Vendor & Sponsorship available
Contact info@LouisvilleChamber.com

Save the Date - Feel Good Festival!

Saturday, Feb 28th 9am-4pm
Relish Pickleball and Food Court

Mark your calendars for the Feel Good Festival! Join local businesses for this community health and wellness event, then stay into the evening from 5-7pm for the Glow and Flow entertainment, yoga, silent disco, and more! Entry is FREE!

City News

From the Louisville Public Library

Friday Afternoon Club: A Moment of Stillness: Mindfulness Meditation for the New Year

Monthly programs for adults because curiosity never retires

January 9th 1:00 PM - 2:30 PM

Library, 951 Spruce Street

Take time to pause, breathe, and reconnect through guided mindfulness meditation in a supportive, welcoming space. No prior experience needed, just bring yourself and an open mind.

Led by Mark Flanagan, a meditation teacher and longtime practitioner.

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

Cute Cats

Free Library Program for Grades 1-6

January 14th 4:00 PM - 4:45 PM

Library, 951 Spruce Street

Learn how to paint and draw cute cats and funny fowl.

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

Perler Beads for Teens

Free Library Program for Teens Grades 6-12

January 22nd 4:30 PM - 6:00 PM

Library, 951 Spruce Street

Come hang out and make cool perler bead creations! The possibilities are endless! This program is for teens in grades 6-12.

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

Boulder Open Space Presents: Birds of Prey

Free Library Program for Adults**January 25th 2:00 PM - 3:30 PM****Library, 951 Spruce Street**

Join us for a fun slideshow program and learn to recognize birds of prey, including hawks, eagles, and falcons, that fly in the skies above Boulder County. Volunteers will share tips to help you distinguish among raptors by identifying field marks, behavior, location, and time of year.

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

Parenting for Emotional Intelligence and Connection**Free Library Program for Adults****January 29th 7:00 PM - 8:00 PM****Virtual by Zoom**

Experience practical tools and supportive strategies in this free virtual program offered through the Louisville Public Library. This interactive session welcomes caregivers interested in nurturing children's emotional skills, fostering meaningful family connections, and sharing experiences with others in the community. The class is facilitated by Erin Sommer, a Social Emotional Specialist dedicated to supporting families on their parenting journey.

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

Wildlife in Winter**Free Program for Ages 3-5****January 30th 10:15 AM - 11:00 AM****Library, 951 Spruce Street**

Join Open Space staff and a children's librarian to explore how wildlife survive the winter months. From hibernation to migration to unique adaptations, we'll take a hands-on look at the strategies animals use to make it through the cold season.

REGISTER > <https://www.eventbrite.com/e/1976888607040?aff=oddtcreator>

ASL for Kids**Free Library Program for Grades K-5**

January 31st 3:00 PM - 4:00 PM

Library, 951 Spruce Street

Come learn some basic American Sign Language signs from Monarch High School Honor Society students. Participants will receive small group instruction in this fun and informative class about ASL.

Drop-in. No registration required.

From the Louisville History Museum

Kick off this year's 250/150 celebrations at the Museum's pop-up quilting workshop

January 14th 3:30-5 p.m.

1001 Main Street

Join us for our first sesquicentennial program of the year 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](#)

View the Museum's most adorable online exhibit yet: "Dog Days of Louisville"

Love dogs? Well so did Louisville residents of decades past! Check out our new online exhibit "Dog Days of Louisville" to explore photographs from the collection that show snapshots of people's lives with their pets! [View here](#)

Join the Louisville History Foundation

If you have a passion for Louisville History and want to make a difference, consider joining the Louisville History Foundation Board of Directors. Board members help shape the future of local history through advocacy, community engagement, and fundraising. We are particularly interested in dedicated community members with experience in these areas: legal expertise, financial planning for membership and fundraising, technology and digital initiatives, Louisville business owners. The Louisville History Foundation is a non-profit 501c3 dedicated to preserving and

celebrating our city's unique heritage by supporting the Louisville Historical Museum. [Apply here](#)

Tidbits



Historic Property

Hayes House
541 Jefferson Ave.

The three families who had the longest association with this house in the Acme Place subdivision were the Gambucci, the Piccone and the Hayes families. According to the Longmont Daily Times on October 30 1926, the house at 541 Jefferson was the site of a raid during prohibition, reported under the headline, "Another Beer Market Released on Bond." In 1933, Charles Piccone sold this property to Sarah Jane Hayes, who lived there until

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!



LouisvilleDowntown

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