

From: [David Pomeroy](#)
To: [Planning](#)
Subject: Let's do this!
Date: Wednesday, February 25, 2026 9:13:34 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.

Dear Planning Commission --

The new Comp Plan is a bold vision for our city, and lays out a plan for Louisville to remain vibrant and inclusive. Please approve it!

We have seen the flaws in the old suburban design again and again across the nation, including here in Louisville. And today, we know how to design modern, sustainable cities that prioritize residents and livability over roads and cars. This plan is a huge step towards that future.

To everyone on the Commission, the Council, city staff, and the Comp Plan team: you have done a fantastic job engaging the community and creating a plan that represents us all. Balancing all the conflicting desires is hard work, and the plan does a good job of it. Thank you.

Let's do this!

Sincerely,
David Pomeroy

From: [Julie & Michael Merrick](#)
To: [Jeff Hirt](#)
Subject: Comments on Draft Comprehensive Plan
Date: Wednesday, February 25, 2026 1:58:20 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.

Thank you for the significant time, effort, and care that went into developing the Draft Comprehensive Plan. It's clear that many hours of work and community engagement shaped this document, and I appreciate the dedication of staff and volunteers who contributed to it.

That said, I share several concerns raised by others in the community. It's confusing that the Comprehensive Plan reflects the possibility of 4,000–5,000 new housing units (roughly a 47% increase) while the Housing Plan reflects historical growth at approximately 2,500. These numbers should be more closely aligned, and in my view the lower 2,500 figure is far more appropriate for Louisville's scale. I understand these figures represent what is possible, not what is being proposed or endorsed, but we've all seen developments justified as "consistent with the comprehensive plan," and I worry the higher number will become a de facto target at the expense of our small-town character.

I'm concerned about the optics of including "possibly" 2,500 units at the Redtail Ridge site when voters previously rejected that level of development. Including it as a "possibility" feels inconsistent with the clear direction expressed at the ballot box.

I also have concerns about building height. Even along the Highway 36 corridor, five-story buildings feel out of scale for Louisville. A maximum of three stories would better reflect the character and human scale of our community.

Finally, the draft plan rightly highlights the community's strong commitment to environmental sustainability. Much of the new housing envisioned is attached multi-dwelling units, which can make it challenging for homeowners to add features like solar or other energy-efficient upgrades. I encourage staff to work closely with developers to design these units with sustainability in mind from the start or at least make it straightforward for future owners to incorporate these features.

Louisville is one of the best places to live in Colorado, and I hope we can preserve the small-town feel that makes it so special for as long as possible. Thank you again for your hard work and for considering community input.

Julie Merrick
Louisville, CO 80027

From: [Gail Hartman](#)
To: [Planning](#); [City Council](#)
Subject: Comments re: the draft Comp Plan
Date: Monday, February 23, 2026 5:03:13 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 the Louisville Planning Commission,

I hope that at your 2/26/26 meeting you will address how Louisville plans to secure sufficient water and reliable energy to support the potential large-scale development proposed in the draft Comprehensive Plan.

Water: How will the city obtain, treat, and afford the significant increase in water required for this growth? Given Colorado's ongoing drought and broader climate realities—not to mention budget constraints—this question demands serious, science-based planning.

Energy: For the past four months, Xcel Energy has repeatedly failed to provide reliable power to current residents and businesses, including multiple outages in Ward 2. What evidence suggests that Xcel can deliver the stable, sustainable energy infrastructure necessary for major expansion? Why hasn't the Louisville City Council, as the Boulder and Golden City Councils have done, publicly pressed Xcel for immediate corrective action and a clear, forward-looking energy plan?

In short: How will Louisville ensure adequate water and dependable energy for future growth when both are already strained today?

Thank you,

Gail Hartman
Louisville, CO

From: [Carla Bigum](#)
To: [Planning](#)
Subject: Comments: Louisville Planning Commission Thursday Vote
Date: Wednesday, February 25, 2026 10:06:51 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.

Dear Louisville Planning Commission,
I have just learned the Louisville Planning Commission is scheduled to vote on Thursday, February 26, regarding a proposed expansion of housing units by 46-67%.

I ask, as a Louisville resident, that the comprehensive plan's massive growth be substantially downsized to a reasonable and responsible size. Please direct the staff to **downsize the placetype density and acreage to reflect 25% growth and not leave them as is.** This growth % would be easier to manage, including water use.

I have lived in Louisville for a long time, 37 years, and have felt and seen that growth has been managed well. This proposed growth seems unreasonable. I am not sure what the end game is for the proposed larger numbers and potentially higher than the 46 - 67% expansion.

I am not opposed to growth, in general. It all comes down to how growth is managed.
Carla Bigum
273 S Lincoln Ave.

From: elzbeth.otto@aim.com
To: [Planning](#)
Subject: Comprehensive Plan
Date: Sunday, February 22, 2026 10:08:51 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.

To whom it may concern,

I am writing regarding the proposed Louisville Comprehensive Plan.

I would strongly urge you to consider downsizing the proposed increase in housing units in the proposed plan. A 50% increase in population to the City of Louisville over the next 20 years is much too much. This increase in population will severely impact City infrastructure including the library, schools, roads, open space, the recreation center, fire department, police department, water and sewage facilities, etc. A much slower increase as was recommended in the Louisville Housing Plan (approximately a 28% increase) is a much wiser and sustainable way to go.

And I would strongly recommend that at least 12% of the proposed new housing units be affordable.

In terms of sustainability, I would also recommend that all new build in Louisville be landscaped using xeriscaping to conserve our precious water resources.

Thank you for the opportunity for comments.

Sincerely,

Elizabeth Otto
538 W. Sycamore Circle
Louisville, CO 80027

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

From: [AR](#)
To: [Planning](#)
Subject: Comprehensive Plan Growth Scenario
Date: Thursday, February 26, 2026 8:50:11 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.

The proposed growth scenario is too large for Louisville at this time. When the Citizen Survey was taken, the largest response was "other", which indicates a very flawed survey. Certainly, respondents did NOT opt for the growth scenario being voted on now.

I believe no vote should be taken until we have a clearer understanding of what citizens actually want. Failing that, the Commission should approve a much smaller growth scenario. This can always be revisited later and ratcheted up if conditions warrant, but to approve this massive growth scenario is reckless at best.

Growth does not occur in a vacuum; as long as Erie, Broomfield, Superior, Lafayette, etc., continue to grow, their growth is also our growth. If you doubt that, I invite you to take a drive with me any weekday on CO-42 around 5:00 pm.

We do not have the infrastructure to support large growth, and increased housing almost never pays for itself. To approve this so-called "plan" would be to kick the can down the road with an attitude of, "somebody else can deal with it later".

Please vote NO on this proposal.

Respectfully,

Andrew Rogowski

Louisville Resident

From: [Jennifer Cook](#)
To: [City Council](#); [Planning](#)
Subject: Comprehensive Plan Update — A Call for Thoughtful, People-Centered Growth
Date: Wednesday, February 25, 2026 7:54:43 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.

Dear Members of the Louisville City Council and Planning Commission,

My name is Jennifer Cook, and I moved back to Louisville within the last year. Several years ago, while earning my master's degree in Journalism and Mass Communications at CU Boulder, I lived here and experienced Louisville as a welcoming community with character, walkability, and an exceptional quality of life. That experience is why I chose to return — intentionally selecting Louisville over nearby communities because of its distinct sense of place.

After reviewing the proposed Comprehensive Plan update and the projected housing and population increases, I would like to share several concerns.

First, I am not opposed to growth. I am NOT a homeowner protecting property values. I am a renter in a one-bedroom apartment, and I care deeply about housing access, inclusivity, and long-term affordability. I understand that demographic change and housing supply constraints are real challenges.

My concern is not whether Louisville grows — but how it grows.

Louisville's identity has been shaped by planning that prioritized people, human scale, access to open space, and vibrant public life. A projected 46–67% housing increase represents a significant shift in scale. If growth is driven primarily by market-rate development without equally strong commitments to design quality, infrastructure readiness, and affordability mechanisms, we risk undermining the characteristics that make this community special.

Growth should be accompanied by:

- Walkable, truly mixed-use design
- High-quality architecture and public spaces
- Preservation of open space and trail access
- Infrastructure readiness (water, wildfire evacuation routes, recreation facilities, library capacity)
- Clearly defined affordability strategies beyond increased supply
- Support for small businesses and civic gathering spaces

As someone living in a smaller apartment, the quality of the public realm matters enormously. When private space is limited, parks, trails, sidewalks, and community spaces become essential to well-being. These are not amenities — they are foundational to quality of life.

Louisville can evolve while remaining distinctive. But that requires intentional design standards, transparent fiscal analysis, and infrastructure planning that keeps pace with

development. I respectfully urge the City to:

- Reexamine the projected growth scale in light of previously adopted housing targets
- Conduct and share a clear marginal cost analysis
- Prioritize public realm design and architectural standards alongside density goals
- Ensure infrastructure capacity is secured before approvals
- Define what “mixed-use” and “community-building” mean in practical, enforceable terms

Thoughtful growth can strengthen Louisville. Unbalanced growth risks making it feel generic and strained.

As a renter and non-homeowner, I want Louisville to remain welcoming, diverse, walkable, and distinct — a community that prioritizes people as much as development metrics.

Thank you for your service and for considering these perspectives.

Warm regards,

Jennifer Cook
Communications Consultant

From: [Sally Wilkinson](#)
To: [Planning](#)
Subject: Comprehensive Plan
Date: Tuesday, February 24, 2026 10:30:21 AM

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

As a resident of Louisville for 27 years, I do not feel that the current Comprehensive Plan is viable. I think it would cause multiple problems and ruin our city. I think the Planning Commission should vote for moderate and responsible growth (20-25%) growth for the comprehensive plan.

Thank you,

Sarah Wilkinson
764 Peach Ct.
Louisville, CO

From: [Planning](#)
To: [Jeff Hirt](#)
Subject: FW: Comments on Comprehensive Plan Adoption Draft (2/19/26)
Date: Wednesday, February 25, 2026 4:00:39 PM

From: Betty Solek <betzgirls@gmail.com>
Sent: Wednesday, February 25, 2026 11:24 AM
To: Planning <planning@Louisvilleco.gov>
Subject: Comments on Comprehensive Plan Adoption Draft (2/19/26)

[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 Planning Commissioner members

I have reviewed the draft of the Comprehensive Plan and overall it is a great document which will provide useful direction for the city. I do have some comments for you to consider. I hope these are useful as final comments which can be incorporated without major shifts of the document.

Urban Heat Island?

First an overall comment: Perhaps this comment comes to mind because of the extremely warm and dry winter we are experiencing, I do not see the term "urban heat island" anywhere in this document. Paving, rooftops, parking areas and streets are heat sinks which trap warmth and prevent cooling. My comments focus on "green infrastructure" and water management but the concept of

urban heat island could be combined with the implementation of "green infrastructure" practices. Review of the comprehensive plan policies could provide opportunities to bring urban heat island reduction into Environmental Sustainability (ES) strategies.

Water Conservation

Here are my specific comments on policies of the draft Comprehensive Plan:

p. 70. Water Conservation heading seems out of place. But water waste is a "waste issue" too. The heading needs to be adjusted to this paragraph but the paragraph could also refer to water waste as an area to be tackled by the comp plan policies.

Goal ES 4.5 and 4.6

Stormwater management which directs flow through landscape and permeable surfaces returns better quality water to streams in our community. These goals could be strengthened by including stormwater as a resource to support more water efficient landscapes.

CS 5.4 The language of this policy says "evaluate low impact design strategies". Why not stronger language such as "evaluate and implement"?

Overall urban heat islands are tied to impermeable surfaces which also limit stormwater infiltration and filtering. These policies could also point to better stormwater and green infrastructures which can reduce urban heat island impacts.

Transportation goals

Current configuration of the McCasling corridor between W Cherry St. and S Centennial parkway provides limited crossing options of the "superblocks" created between Cherry St., Century Dr. and S. Centennial Parkway. Transit, must cross McCaslin without a light to get to transit stops directly across the street. This is a daunting task for those with disabilities.

TR 5 : Consider adding language to TR 5 to address "superblock" configuration which makes it dangerous to cross for transit users, as well as pedestrian and bike users.

Future Priority Transportation Improvement list (p.80): Add future enhanced walking/biking opportunities for these "superblocks" of McCaslin to the list and also to Fig. 18.

Green Infrastructure Funding?

P. 85 Discussion of Funding for City Services

This discussion does not address how stormwater utility fees are addressed by development. Do utility fees include

support for new green infrastructure or the regional cooperation efforts of the city?

Thank you for considering my input.

Betty Solek

Louisville, CO

From: [Jeff Hirt](#)
To: [Jess Daniels](#)
Subject: FW: Email contact from City of Louisville, CO
Date: Monday, February 23, 2026 1:53:41 PM

Hi Jess can you make sure this one gets logged with the recent emails coming in? I think this one was just through the City's general information email.

Jeff Hirt

From: Emily Cline-Gibson <eclinegibson@louisvilleco.gov>
Sent: Monday, February 23, 2026 8:28 AM
To: Jeff Hirt <jhirt@louisvilleco.gov>
Subject: FW: Email contact from City of Louisville, CO

From: City of Louisville, CO <info@louisvilleco.gov>
Sent: Saturday, February 21, 2026 3:37 PM
To: Emily Cline-Gibson <eclinegibson@louisvilleco.gov>
Subject: Email contact from City of Louisville, CO

[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.

Message submitted from the <City of Louisville, CO> website.

Site Visitor Name: Donna Sorensen
Site Visitor Email: donnasorensen44@hotmail.com

I'm expressing my dislike of the plan to increase the size of Louisville's housing by so much. There is a reason we moved to Louisville for its small-town environment. Please

return to a limited growth model instead.

From: [Kevin Delaney](#)
To: [Planning](#)
Subject: Housing Density
Date: Monday, February 23, 2026 10:17:52 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 Planning Commission,

Please take this email as my strong opposition to your proposed increase in Louisville's housing density plan.

I would like to see reasonable and responsible growth, not the proposed massive growth. I would like to request a fundamental reduction in the density and area of the "place types" to hit a target of a maximum of 25% growth which is in line with what is in the Louisville Housing Plan, with a preference for 20% growth. This is still a large increase, but more manageable. Leaving placetype densities and acreage as they are currently leaves the plan wide open to have 50% to 60% growth because it will be allowed and developers will likely see it as encouragement to maximize their proposals.

Please do what's right for our town and keep Louisville a great place to live.

Regards,

Kevin Delaney

From: [Norma Anderson](#)
To: [Christopher Leh](#); [Caleb Dickinson](#); [Josh Cooperman](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#); [Planning](#); [City Council](#)
Cc: [Anderson Norma Jean Auer](#)
Subject: Increase in housing and population in Louisville Comprehensive Plan update
Date: Monday, February 23, 2026 10:43:17 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.

Dear Mayor Leh, Mayor Pro Tem Dickinson, Council Member Cooperman, Council Member Fahey, Council Member Kern, Council Member Hamlington, Council Member Hoefner and the Planning Department members for the City of Louisville,

I've written a number of letters to each of you concerning this issue, and yet it still seems as if Louisville is continuing to plan too large a leap in terms of housing for our beautiful city to be able to absorb in what my Dad would have called "one fell swoop". One thing I've learned over the many years I've been alive is the fact — when it comes to something like housing — you can always add more, but you can't take away housing that's been built too precipitously without the careful planning for traffic, schools, public resources, etc. Once something is built, you have to live with the consequences.

I frankly don't understand why our Louisville's representatives, which includes each of you, feel we absolutely must increase our housing so quickly and in such large quantities. There are many cities in Boulder County that can help share the burdens required by housing needs. We aren't the only saviors in this scenario.

My husband and I moved from Mountain View in California, which — if the name doesn't ring a bell — is where Google has its large, ever-growing main campus. In a matter of less than a decade Mountain View went from a lovely mid-sized town with a community that was capable of housing its citizens, providing municipal services, schools, medical care and — most of all — controlled traffic even during rush hour — to a community that tore down its affordable housing to create new multi-million dollar housing that made it impossible for the lower and low-middle class citizens to stay in the community where before they'd worked, sent their children to school, etc., and where "rush hour" began as early as 2pm — and finally was "rush hour" nearly 100% of the time. We saw it, and we lived it.

Watching this happen made my husband and me decide to leave the city we had loved in the state where each of us was born, and come to beautiful Colorado — and live in one of the loveliest smaller communities I've seen in my life: Louisville.

Please don't go forward with a growth in housing that will choke all the desirable qualities that make Louisville one of the best places to live in America. Please re-think before you vote for the extravagant plans you're considering for housing. Be modest. More housing can always be added later. I plead and repeat: please re-think before you vote for the increase in housing and population for Louisville as it is in your current proposed Louisville Comprehensive Plan.

Don't turn Louisville into another Mountain View/Silicon Valley. Louisville won't be the same, and will lose much of what makes Louisville such a wonderful community to call "home". The decision is in your hands.

Thank you (and the citizens of Louisville would thank you, too),

Norma Anderson
1904 Steel Street
Louisville, Colorado 80027

From: lianaheart@aol.com
To: [Planning](#)
Subject: New Housing
Date: Saturday, February 21, 2026 3:27:23 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,

Yes, everyone wants more housing but the proposed amount is just way too much! It completely changes the feel of Louisville from small town to midsize city, along with massive traffic increases and local crowding. This town is not set up for this.

Please don't!

Liana Patterson

From: [Weiyan Chen](#)
To: [Planning](#)
Subject: Next 20 years plan
Date: Wednesday, February 25, 2026 8:19:12 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.

Planning committee members,

I believe you all remember the Marsh fire. Half of my street was burned down. On Jan 5, there was a fire evacuation order in the east of our city when I was driving in highway 36 on my way home from work near Bloomfield. As soon as people heard the evacuation order from the radio, they drove their cars differently. Two times, I nearly got into accident in a short distance. More recently, on Feb. 7, there was a fire in west of Arvada near highway 72. The smoke could be seen in the parking lot of the Louisville recreation center in morning. Many people stopped and asked how far the fire was. It was very obvious that the fires made people very nervous. Louisville is in a fire zone; the fire can come back at any time. It is not a place for high density housing. It would be much worse than the Marshall fire IF the number of houses were doubled, particularly the high density housing. Many people would have lost their lives. A lot of us could vividly recall jammed the traffic in the heavy smoke when we were leaving the town during the Marshall fire. The current roads are not sufficient for emergency already. More new houses will only make any evacuation very difficult. Let's keep Louisville as a small town and its residents safe. As I am writing this letter, the local new reports a fire in Thornton today. The fire is not far away.

Second, the city doesn't have the resources for additional 6000+ houses. The plan doesn't include increasing roads, additional recreation centers, library, water, senior center, even a new city hall and increasing city staff. After the new housing development is done, the cost of the resources (road, recreation center and so on) will be shifted to the residents. That is not a responsible plan.

Third, "Colorado Sun" on Jan 29, 2026 reported that people moving away are more than moving into Colorado in 2025. The population growth rate was 0.4% in 2025, that is lower than the national population growth rate 0.5% and the lowest for Colorado since 1990. We don't need 6000+ new houses.

Please ask the city to update the housing plan to lower than 15%. Thank you!

Weiyan Chen

146 Cherrywood Lane

From: [Laura Pederson](#)
To: [Planning](#)
Subject: NO on Comp Plan Growth Plan
Date: Sunday, February 22, 2026 7:53:21 AM

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

Hello,

The residents of Louisville DO NOT want the massive growth that is proposed in the Comp Plan. It would RUIN our town and destroy the quality of life that we cherish. Our traffic congestion is already a big problem. Our rec center is already too crowded, with inadequate parking. The abomination that is Redtail Ridge is already underway, despite the citizens of Louisville's strong and indisputable opposition to it. Louisville residents have chosen to live here because of it's invaluable small town attributes. We DO NOT want the growth proposed in the Comp Plan. DO NOT APPROVE IT.

Thanks and Regards,

[Laura Parks-Pederson](#)

[2297 Cliffrose Lane](#)

[Louisville](#)

From: [elizabeth.wetzel](#)
To: [Planning](#); [City Council](#)
Cc: [Brad BeMent](#)
Subject: Objection to the Comprehensive Growth Plan
Date: Wednesday, February 25, 2026 7:41:36 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 Louisville City Council,

We are writing as new Louisville residents to formally express our opposition to the current draft of the Comprehensive Plan. We are deeply concerned by the proposed 46% to 67% increase in housing units detailed in Table 1. This scale of growth is a significant departure from our community's established goals and threatens the small-town character that drew my family here from Michigan.

The current draft does not align with the previously approved housing plan, which recommended a more manageable population of 26,000—a roughly 28% increase. Instead, this proposal could surge our population to an estimated 29,388–33,410 people. Such rapid growth would negatively impact our quality of life and infrastructure in several ways:

- Infrastructure and Services: A 50% to 60% increase in residents will lead to severe crowding at our recreation center and library, alongside increased traffic and parking issues.
- Water Scarcity: Given the ongoing effects of climate change and declining snowpack, the demand for water from thousands of new units is a risk we cannot afford.
- Financial Strain: Large-scale residential growth often fails to "pay its way," potentially undermining city finances and leading to increased taxes for current residents to maintain essential services.

While we recognize the desire for affordable housing, adding thousands of market-rate units is unlikely to solve the affordability crisis; historical local developments have shown that costs continue to rise despite added inventory.

We ask the City Council to insist the city modify the comprehensive plan and return to a more responsible growth rate, such as the previously discussed 28% increase or a 20% to 25% range. We also suggest prioritizing the revitalization of existing areas, such as updating dilapidated facades downtown, to improve our current environment.

Based on my experience at the recent open house and conversations with neighbors, there is a clear consensus against this massive growth. I ask that you consider the voices of Louisville citizens and prioritize quality of life over quantity.

Thank you for your time and consideration.

Sincerely,

Elizabeth Wetzel & Bradley BeMent

986 Arapahoe Circle

From: [Geri DeLand](#)
To: [Planning](#)
Subject: Planned Massive Growth Plans
Date: Tuesday, February 24, 2026 11:49:51 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.

I have been a resident of Louisville since 1991. My family moved here for the small town feel, small community and trying to get away from bigger cities and too much growth. You are destroying this little, well loved town and for what?? Affordable living? You and I both know that will never happen, it is just not the way it works. Whatever low income growth will quickly rise with the rest of Louisville and surrounding towns.

Not to mention, the way Louisville is being run now is a shame...fix what is broken. We have empty buildings not filled, businesses and stores moving away to where they are treated better and you struggle to keep good restaurants here.

This is a small town with a small footprint. And you want to pile everyone on top of each other in taller buildings?? What do you hope to gain by packing us in like sardines? Enough already!! Improve!!!! Quit trying to destroy this beautiful "little" town. I am so angry at yet another attempt to kill what we love about Louisville! STOP!!!! For God's sake...STOP!!! Louisville residents keep telling you NO and you keep pushing!!!

From: [tamar krantz](#)
To: [Planning](#)
Cc: [Diana Langley](#); [City Council](#)
Subject: Please add a conditional statement to the density and scale values.
Date: Wednesday, February 25, 2026 6:43:18 PM

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

Dear Planning Commissioners,

I wrote to you already to ask that you please adjust the future land use map and lower the maximum density for each land use type so that the maximum number of new units is (at most) similar to the housing needs assessment.

I also very strongly hope that you will **add a sentence** in the section titled, “Potential Housing Capacity Estimates,” to say that the ***density and scale values listed under “Comprehensive Plan Placetypes” are dependent upon the city’s functional plans—*** such as parks, open space, transportation, and utilities as well as and affordability, and sustainability measures.

The existing statement is fantastic: “By aligning land use decisions with the City’s functional plans—such as parks, open space, transportation, and utilities—Louisville can plan for housing needs responsibly, focus change in the most appropriate places, and sustain the welcoming, high-quality community residents value.” **My concern is a potential disconnect between this sentence and the hard numbers listed under placetypes.**

The comp plan draft does a great job of explaining that this is not a zoning document, but will be used when “Updating zoning, design standards, or other City rules” (page 5). Still, I am very concerned that once the city adopts this plan that shows residential allowed in certain areas and indicates hard numbers for density and scale, this could be easily interpreted as a definitive policy. **Lawyers for developers could foreseeably interpret this as a granted right to future zoning that can not be taken away.**

Please add a conditional statement to the density and scale values.

Below are a few scenarios in which the density and scale numbers may be problematic or not intended. Thanks for considering this and for taking the time to read specific concerns below.

Tamar Krantz,

Scenarios in which the density and scale numbers may be problematic or not intended.

- What if there are unknown site conditions? The parcel at 9673 Dillon Road, at the corner of 96th Street and Dillon Road, is designated “Neighborhood Center.” What if a future council determined this is not an appropriate location for residential development due to its proximity to the 7-11 gas station and nearby natural gas valve station based on health or safety concerns? Even if technically compliant, the buffer may not meet risk-based recommendations. Could a developer claim a right to develop if the comprehensive plan numbers are construed as enforceable policy?
- No environmental site assessments have been conducted on industrial parcels in the Downtown Opportunity Area now envisioned as “Neighborhood Center” or “Flex.” Explicitly stating that future residential density depends on site-specific conditions and does not guarantee future zoning or development approvals could provide additional legal protection for the city. Erie faced a potential \$23 million takings lawsuit after denying the Redtail Ranch development over perceived environmental risks and ultimately reversed course in settlement.
- We do not want to bet against the hospital, but the “Regional Center” designation could produce unintended residential density. The housing capacity analysis assumes zero units at the hospital over 20 years (Appendix D), yet the placetype allows 30–40 units per acre and up to five stories—approximately 1,500 units on roughly 40 acres. If that level of development is not intended, the placetype should be revised so that residential is explicitly limited.
- Four and five stories could become the landowner’s reasonable expectation under the recent amendment to LMC Sec. 17.72.190 requiring yard and bulk standards to be consistent with the comprehensive plan in PCZD areas. Setting these expectations in the comp plan will later prevent the use of the fourth or fifth story allowance as an incentive for additional affordable housing.
- Finally, the RTR Opportunity Area alone has a theoretical build-out capacity of 6,598 units—far exceeding the stated intent. (This figure is calculated by multiplying maximum density by acreage across 33 residential parcels; excluding the hospital, the total is 5,004 units.) The 2,500-unit capacity estimate is based on the conservative Appendix D methodology-- using midpoint densities and a 0–70 percent development potential assumption. Once 2,500 units are entitled or built, the city may have limited ability to deny additional projects if maximum density figures are interpreted as binding policy rather than planning guidance.
- Do we really want to allow residential on the restaurant pad parcels at DELO plaza? (One is the site where Rocky Mt Tap and Garden has a temporary beer garden) The borders on the future land use map are not entirely clear. So the city may need an “out” to make sure every parcel’s future land use is intentional.

--

Tamar Krantz
She/her

From: [Paul T. Little](#)
To: [City Council](#); [Planning](#)
Subject: Please align the comprehensive plan with the housing plan with regard to 26,000 population.
Date: Sunday, February 22, 2026 9:31:08 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.

Hi, and thanks for your time.

I trust Matt Jones and Bob Muckle. If they are waving red flags about a bug in the comprehensive plan, please fix it. I provided input on the housing plan that recommended a total population of 26,000 people. I support that number and would like the comprehensive plan to reflect that.

Please direct staff to downsize the placetype density and acreage to reflect 25% growth and to not leave them as is.

Thank you.

Regards,
Paul

545 Jefferson Ave, Louisville.

Paul T. Little
he / him
plittle@ptlittle.com
720-317-7014

----- Forwarded Message -----

Subject: Need your help

Date: Sun, 22 Feb 2026 19:47:33 -0700

From: Matt Jones <electmattjones@gmail.com>

Please attend!

The Louisville Planning Commission is scheduled to vote on a proposed expansion of housing units by 46-67% this Thursday, February 26.

Only through your personal action will the plan change!

Attend and ask that the comprehensive plan's massive residential growth be substantially downsized to a reasonable and responsible size. Ask council to direct staff to downsize the placetype density and acreage to reflect 25% growth and to not leave them as is. Recently Louisville staff and some council members are downplaying the size of the proposed increase in housing that is baked into the Comprehensive Plan (see below

for more). But the Comprehensive Plan still includes massive growth.

Please:

1) Attend the Planning Commission

What: Planning Commission meeting

When: Thursday, February 26, 6:30 PM

Where: Louisville Council Chambers, 749 Main Street **or** remotely at this [link](#)

From: [Matt Jones](#)
To: [Planning Commission](#)
Cc: [City Council](#)
Subject: Please Dowsize Draft Comprehensive Plan
Date: Wednesday, February 25, 2026 12:49:43 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.

Planning Commissioners:

Thank you for reading my comments. I believe some people are operating under the false premise that most Louisville residents want large residential growth. I think most want modest growth. The basis for my belief and my suggestions for changes to the Draft Comprehensive Plan needed to reflect that modest growth view follow.

Make all Draft Comprehensive Plan policy consistent with the Louisville Housing Plan's identified housing needs of approximately 2,483 units now. The revised Draft Comprehensive Plan (Draft Plan) states: "Under Strategy LU 1.8 City Council should periodically review the Comprehensive Plan, development regulations, and related implementation measures to ensure that residential development is occurring in a managed and incremental manner consistent with Louisville's vision and core values and to implement the Louisville Housing Plan's identified housing needs of approximately 2,483 units over 20 years." If the city wants development consistent with the Housing Plan, it should make the changes necessary in this Draft Plan and not rely on a Plan that enables 5,000 or more new residential units. Especially since there is no prescribed review time frame and there will be new people on council. You see these review promises in planning documents and because of other pressures they seldom get reviewed. It is far, far better to fix it now. Fixing it now will avoid all sorts of problems such as wanting to later revise updated zoning and having costly legal fights with developers.

The 2,483 housing units from the Housing Plan looks good on its face. But without changing the corresponding policy of placetype densities and area and opportunity area estimates it is still a plan for 5,000 or more units. Placetype densities and area and opportunity area estimates should be changed now to roughly equal the 2,483 units. This will provide future decision makers and the public with consistent policy direction. Otherwise, just leaving only Table 1 "maximums" enshrines the 4,100 to 5,800 new housing units, a 46% to 67% increase that is contrary to the policy of the target of 2,483 residential units. I am sure staff is ready to be done, but the last-minute Draft Plan revelation of the massive number of residential units baked in the plan requires significant policy adjustments now to placetypes and opportunity areas.

For me, and I believe a majority of the people in the community, the 2,483 housing units' figure is still too big and 2,000 would be more manageable and better preserve our unique small town character that is the reason most Louisvillians chose to live here.

To make Opportunity Area policy consistent with the 2,483 housing unit target, I suggest these ideas. Protect Louisville's most unique asset, our downtown, by adding only a handful of new units outside of old town itself. Don't make Centennial Valley look like

the large cubic mishmash that is Downtown Superior. Don't make a satellite town at Redtail Ridge by adding residential contrary to our public vote.

Make sure the plan is downsized now and do not rely on the argument that pacetypes are not zoning, so it can always be downsized later. Some are saying, don't worry, the plan can be pared back through zoning, subdivision approvals or land use hearings and the public will have a chance to comment on all those changes. Why would the city put the onus on members of the public to show up at hearing, after hearing, after hearing? I believe it is the responsibility of the city to get the Comprehensive Plan right at a smaller reasonable and responsible number in the first place.

Ensure the Draft Plan does not create a long-term structural budget problem. This Plan is too important for the city budget and service delivery to not have a solid idea of the financial impacts of what is being approved. The reasoning that financial analysis should not be done because in the last comprehensive plan it was used to reduce the number of residences, makes vivid how the analysis must have painted a horrible picture of the drain residential puts on city coffers. Some argue that the residential budget drain is better now with online sale tax now being collected, but it is likely still a big drain and this is a critical 20-year plan. Far better to know now and not want to reverse the irreversible later on.

Use affordable housing approaches that will ensure affordability and not just more unaffordable houses. I agree that the city should implement effective solutions for housing affordability for working people. Income-restricted housing and to a modest degree housing diversification will help with affordability. But encouraging more market rate housing has just resulted in housing most cannot afford. Council tried adding market rate housing in an attempt to make homes more affordable at DeLo, Steel Ranch and the North End and housing prices and rents still increased. Likely reasons for this unaffordability is because there is strong demand to live in Louisville and developers are building higher end units to maximize profit. Making Louisville less livable by employing a market rate strategy that has not worked makes no sense.

Most of Louisville residents do not want massive residential growth. Unfortunately, the massive amount of residential growth was not published until late in this draft plan. Now that the public knows how massive the residential growth is, public comments have overwhelmingly been to downsize the plan. No substantial plan changes have been recommended by staff. Former mayor Bob Muckle and I wrote in a newspaper opinion post: "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."

The maximum residential unit growth of 46% to 67% included in Table 1 is not really the potential maximum growth. It could be higher. This gets a bit weedy, but please bear with me. Appendix D includes the methodology for Table 1, "Future

Residential Development Opportunity." First, the acreage was totaled minus rights of ways, schools, parks, etc. Second, a midpoint for each placetype density range was calculated as a reasonable planning assumption of neither minimum or maximum density. In other words, the maximum density was basically halved. Third, that number is further divided by applying a likelihood to develop factors of 80%-70%, 50% and 10%-- since no information was provided about distribution, it is reasonable to assume the midpoint of around 50%. Fourth, the number was calculated for each opportunity area. *As a result, the numbers in the Table 1 opportunity areas are only about one quarter (half of a half) of the maximum number of units possible.* Totals are then included in Table 1 opportunity areas columns which add up to 4,100 to 5,900 new residential units or a 46% to 67% increase from current units. In the text above Table 1, those numbers are for some unstated reason further reduced to an "estimated capacity range" of 4,000 to 5,000 additional housing units over the life of the plan which is an increase of 45% to 57%. Any way you cut it, it is massive. And it could actually be higher as it assumes about 25% of total maximum residential units possible.

My best,

Matt Jones

Louisville

From: [tamar krantz](#)
To: [Planning](#)
Cc: [Diana Langley](#)
Subject: Please revise the comp plan draft based on public feedback
Date: Sunday, February 22, 2026 4:23:40 PM

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

Dear Planning Commissioners,

Please direct staff to revise the plan based on the public feedback received at the January 28 open house. Overall, the feedback received at the open house was clear—the massive residential growth proposed in the draft plan is too much. Please adjust the future land use map and lower the maximum density for each land use type so that the maximum number of new units is (at most) similar to the housing needs assessment.

The comments related to growth also show overwhelming concern about affordability, sustainability, and capacity of city services. These are not adequately addressed in the draft plan. This could be addressed by adding a condition in the plan to say that the maximum densities shown for each land use type are dependent upon affordability and sustainability measures as well as the capacity of city infrastructure.

I hope you will take the time to read the open house comments. They are not sorted or summarized in your packet, but I have sorted them in the document copied below. As you can see, the majority (59%) of the comments pertain to residential growth, and the majority of those express concern that the proposed growth in the draft plan is too high. Thankyou, Tamar Krantz, Louisville

--

Tamar Krantz
She/her

Summary of Public Comments Received During 1/28/26 Open House

by Tamar

Comments (not sorted or summarized) can be found in the beginning of the community engagement summary as part of the Planning Commission packet.

<https://louisvilleco.portal.civicclerk.com/event/194/files/attachment/2253>

There are 115 comments. Overall most (68 of the comments 59% of all comments) pertained primarily to residential growth. Comments were sorted on this category first. Most of the comments on growth (41 comments or 60%) were opposed or concerned about too

much growth. The remaining comments pertaining to growth (27 comments or 40%) appeared more neutral or in favor of growth but included specific ideas on how that growth should occur.

Of the 41 (35% of all comments, 60% of growth comments) that expressed concern about too much growth, the reasons were: water availability, affordability, quality of life, small town feel, traffic, concern about evacuation of too many people, crowding at rec center and on open space, taxes being raised to support growth, pressure on infrastructure. not wanting to be like Boulder or other surrounding cities, and preference for housing plan growth scenarios that were lower than comp plan.

Of the 27 comments (23% of all comments, 40% of growth comments) that discussed hopes for future growth, concerns were: keeping infrastructure up with growth, making new houses affordable, doing financial analysis, support for infill growth, support for transit oriented growth, support for multifamily, support for condensed growth to allow more green space, desires for growth in specific areas (such as Centennial Valley, Koebel property near Enclave, CU area, and downtown), not wanting 5 story buildings, not wanting block-like architecture, and wanting new buildings to be all electric.

Many of the 65 comments that addressed residential growth also addressed other issues. But there were 47 comments that didn't directly address residential growth. These comments were about:

Climate and decarbonization – 7
Open house and public engagement process – 10
Transportation - 7
Open space – 7
Rec center – 4
Other miscellaneous comments– 12

Comments are copied into categories below. **Red notes** are mine and are not part of the comments

Concerned about too much residential growth

Growth: Long time residents, over 30 years of Louisville. Observations. 1) 20,000 plus or minus population has been a great target over these years. Why do we need to grow? Where will the water come from? 2) Growth of 50% is unacceptable! 3) focus on the commercial empty buildings that now blight our small town community 4) focus on current residents and our needs, concerns and feedback. 5) We don't need to be another boulder thank you for the open house!

WATER, DONT BE LIKE BOULDER

Too many people and cars added to our city. Not to mention not enough water to support everyone. Also, “affordable” housing is not affordable still. A single adult could not afford the “affordable” home especially when you add on very high HOA fees. This feels ridiculous and is just a way for builders to make money. Why do we have to add to the population? Also, all the new building ruins the feel of Louisville, I'm not afraid of change, I've been here 30

years and I've seen Louisville grow and change and it's been great. This is too much growth for Louisville and again it's still not affordable. If there is to be growth, then really make it affordable but not add this many people. **WATER, AFFORDABILITY**

Thank you for hosting the open house. I am concerned that with our current water rights, we will not be able to meet the town's water demand by the year 2040 to 2050. Please do not expand the population at the expense of a little community. Also this increased housing is not affordable. So we are not needing that goal either. Thanks. **WATER, AFFORDABILITY**

This magnitude of growth is not sustainable, what is driving this?

This is a lot of growth. I'm concerned that it isn't sustainable and that it will impact the quality of life in Louisville. Go back to the original, much slower growth developed under Muckle. Way too aggressive, will be too much traffic, strain on resources. Current residents do not want more houses; more commercial and amenities for current residents. No more housing! **TRAFFIC**

Too much density. My biggest concern is that once you create a use-by-right -- when the city initiated rezoning follows the comp plan - land values will go out. Prices will go up. And it will be too late to require public benefits from growth. **ECONOMICS**

Way too much growth/ way too aggressive. Why not slow 20% Max residential condo - townhome growth. We don't need affordable housing. Folks can live in Northglenn for that. We need to preserve precious water/resources and Louisville is not trying to mirror Lafayette/Erie. They will never be voted best town in USA to live. **QUALITY OF LIFE**

Good event. My main concern is potential over development of Louisville. Some of what I saw in the plan like potential for 5000 new housing units concerned me. Particularly since it seemed much more aggressive than the housing plan.

My understanding of this is actually minimal. That said, the huge amount of growth suggested is very concerning!!!!

I am not in favor of facilitating a population explosion in Louisville. An increase of 50% obliterates the integrity and character of our amazing town. **QUALITY OF LIFE**

Too much housing too quickly built. Please Increase residential more slowly at about 10 to 20% in 10 to 20 years. Concerned about impact to city utilities and common spaces - rec center, roads, traffic lights. Concerned about congestion pollution and losing our quality of life. Louisville is a small town please keep it that way. **QUALITY OF LIFE**

Too much- too quick

Too much housing too quickly built. Please Increase residential more slowly at about 10 to 20% in 10 to 20 years. Concerned about impact to city utilities and common spaces - rec center, roads, traffic lights. Concerned about congestion pollution and losing our quality of life. Louisville is a small town please keep it that way. **TRAFFIC, QUALITY OF LIFE**

I do not support a town that looks like downtown Superior - big buildings. I support growth to 25% not what is projected and a mandate for low income housing. I didn't see that anywhere in this plan **AFFORDABILITY**

Consider slower growth. Smaller patio type homes for seniors to free up larger homes for younger families. Concern currently for overcrowding at the rec center - what to do with Superior customers and how to fit in those for new growth. **OVERCROWDING**

We need senior patio home area for us older couples to downsize to. Not a condo/apartment style. My home (too large with empty nest) could then go to a young family. Already too crowded. This growth will make it worse. How many non- residents are using the rec center. **CROWDING AT REC CENTER**

Thanks for working on the comprehensive plan. As I understand, there is a huge increase on housing. Here are my questions. 1) Does the city's water facility have enough capacity to feed all new and existing houses water need? If not, is there a plan to increase water? 2025/2026 winter, there are no snow in the mountain where the water comes from. 2) What are the plan to increase the roads, rec center, library, City Hall and so on for the population increase.

3) What are the plan for PFAS in our water. If it is tested please publish the results. With the huge population what is the city's plan to treat the water. 4) many Boulder People come to Louisville rec center. They said, the rec center is cheaper and less crowded. We don't want to be the next Boulder. Please keep the housing increase lower than 15% **WATER , CROWDING AT REC CENTER**

Thank you for the informational meeting. I think it's important to have as an objective to keep taxes down and therefore not to plan too aggressively. For example: a \$10 million pedestrian underpass under Hwy. 42. I'm pretty sure NYC does not spend \$10 million for intersection and somehow gets hundreds of people across intersections, there is a creative solution somewhere between an enhanced traffic light and \$10 million. Affordable housing

was mentioned one or two times. What is it? Defined. there is no such thing and it is annoying to have it mentioned.

Diverse living modes is nice but a basic house costs \$500,000 it is not affordable by definition for lots of people. Please don't plan for a Louisville that is two to three times larger. That's not what residents want. Please don't raise taxes to satisfy a planner's grand vision of Louisville two times larger. We still want a small town. Don't allow one group to display flags at City Hall or library that don't stand for all Americans the only flag that stands for all of us is the American stars and stripes. **TAXES, AFFORDABILITY**

I recommend above grade 25% NOT the 50% as outlined in the proposed plan. Thanks,
Ely Hally

Density proposed is too large and unsustainable. Too much fealty to business interests and not We The People!

Louisville is a 20k town. How big would change this small town? 30k–40k? Limit growth yearly and reassess growth as population grows. I think 25k is a good final residential number of residents. **SMALL TOWN**

Jim Bain

If you put in this many additional housing units, we will need another Rec Center. Our parks & open space will be degraded & crowded. This will ruin Louisville small town character. **CROWDING AT REC CENTER AND OS**

This Comp Plan is TOO much growth! Scale it back significantly! Louisville is a small town, not Broomfield or downtown Denver. **DONT BE LIKE BOULDER**

46%–67% increase in housing is too much! Prefer to stick with City plan of ~28% growth.

No more than 10,000 people allowed in the next 30 years.

Definition of insanity: Attempting the same “solutions” and expecting different results. We the people say NO to unsustainable growth.

Too much population growth. Should be more consistent with the housing plan/study. Level of growth in plan is not consistent with feedback during survey. **HOUSING PLAN**

Growth: 25% range, not the 47% that is proposed. Buildings downtown: keep them to 2–3 stories. No 5-story buildings. It will take away the small-town feel. Support low income housing. Support open space. **SMALL TOWN FEEL**

We really need to plan growth numbers and require affordable housing as part of development. This measured growth by commitment to community are the top priorities.

Those growth #s are too high. **AFFORDABILITY**

the housing stock needs to be affordable. The plan for growth seems too great to maintain Louisville character. 30**AFFORDABILITY**

We do NOT need this much growth! 20% max!

Louisville should NOT add substantial residential development. To do so is what is called “suicidal compassion”, killing what is great about our town (rec center, etc) to show compassion for people who need lower-priced housing in order to live here. We don’t need to accommodate everyone who wants to live in Louisville. As we continue to consider development, we need to think about: 1) Town character, 2) water + energy impacts, 3) stress on town resources + services (police, roads, rec center, parks, etc.) We don’t want to grow too much + stress

These. **WATER, STRESS ON CITY SERVICES**

This plan calls for way too much growth. 45% will destroy Louisville as we know it! Please back off and follow the growth called for in the housing needs assessment. At least that provides distribution of income levels for which housing should be built. **HOUSING PLAN**

David Sweedler, 956 St Andrews Ln, Louisville. I’m completely opposed to the draft comp plan as currently written. No affordable housing numbers shown. Growth targets need to be cut in half at least. The Avista Hospital Redev Site is NOT in any way a Regional Center. It has no access to Hwy 36. **AFFORDABILITY**

I think 10% growth, with most of it near McCaslin & 36 would be reasonable. More than that would be problematic. Also the proposed development south of downtown like Red Tail will be a traffic mess and will pull business away from downtown. **TRAFFIC**

Use housing plan numbers! MODERATE GROWTH. **HOUSING PLAN**

I support growth, but not at the expense of current residents. This is too much too fast without proper infrastructure. Did you see the traffic jam last month during fire evac that didn’t last long? How will all of us leave if we have another Marshall Fire? Sue Lukasik 559 West St, Louisville. **TRAFFIC, EVACUATION PROBLEM**

Need to maintain small town character that has made Lsvl so pleasant. We do not yet know the impact of Red Tail Ridge and the incremental traffic it will cause to move forward with other growth before RTR impact is known is too risky for the city’s character. **SMALL TOWN**

Adding 10 – 20k people, what will be the mix of businesses added? Will the mix of businesses help to offset property taxes increase to infrastructure build out? (water, utilities, curb & gutter)

Louisville is a gem. Don't overbuild, overdevelop. Keep our small town with All-American feels and values as is. This is why we are here. **SMALL TOWN**

Concerned about the increase in population growth beyond 20 – 25%. Otherwise, I believe we will lose our small town feel. It is not sustainable, stress on Rec Center, Library, Water, etc.

SMALL TOWN, CITY SERVICES

Thank you for this opportunity to meet with City staff. However, we were largely bundled up in front of the future land use maps and nobody could hear the questions or answers.

Please set up a meeting specifically for that. It's hugely concerning for many of us how much Louisville is planning to grow.

Kathy Snell **ALSO COMMENT ON FORMAT OF OPEN HOUSE**

Neutral or in favor of certain growth

Please please commit to affordable/attainable housing throughout Louisville. For McCaslin - Consider mixed used near the old movie theater (CU now owns) north in those neighborhoods that has land amongst the strip + biz parks. We who live along McCaslin need a closer place than downtown to enjoy ourselves, stay awhile, with pocket parks and such that is walkable - a mini Town Center and we need a safe bike path down McCaslin!! (to the park and ride). **AFFORDABILITY, TRANSPORT**

The City needs to provide the impact statement /financial analysis for this growth phase: (Rec Center, police, fire, library, traffic etcetera etcetera). How will we pay for all this growth? Be transparent please! **FINANCIAL IMPACT OF GROWTH**

I am in favor of residential infill in the McCaslin opportunity area. We especially need infill in massive parking lots of the current commercial uses in McCaslin. Consider repurposing empty/underutilized office park of Centennial valley **INFILL**

I'd love to see a policy which strongly discourages the building of massive blocks of apartment buildings such as those in Superior, Broomfield and Westminster **NO BLOCK ARCHITECTURE**

Multi-family might work belongs in Centennial valley only - new grocery store (K.S.) and transit – (regional) options **MULTIFAMILY ONLY IN CENTENNIAL VALLEY**

Density is good - environmentally, socially, ecologically, etcetera. However -established areas with single famil dwellings in Louisville are not the place to impose parking and trapping headaches. We didn't buy into that. Create density and other purpose built areas where urban oriented dwellers-agree in advance to higher population per acre **NO DENSITY IN SINGLE FAMILY AREAS**

I do not see the demand for five story multi-family anywhere in Louisville. Our neighbors have already overbuilt these units. Our current facilities cannot support such an increase.

NO 5 STORIES

The Conceptual plan is well thought out and reflects a great deal of citizen input. The posters don't do a good job of showing scenarios of what the plan might produce: they seem superficial. Community leaders will need to put a great effort into reassuring people that the comp plan does not automatically raise huge increases in population, but that each development would need the normal approvals. I strongly support the idea for the opportunity areas, though I'd like to see more explicit proposals for affordable, workforce, and social housing. **AFFORDABILITY**

To be considered 1) increased growth will put strain on library and cultural events, ie Friday night fair, music in the park. How is the city preparing to staff, expand library hours and enlarge spaces to accommodate larger crowds? Please consider maximizing existing and empty business spaces to reinvest/expand before allowing new build and ignoring the empty business sites. Need for increased multifamily housing in building plan in areas such as RTR and

along McCaslin. Louisville has approximately 70% single family which does not attract diversity. New build should/needs to include affordable housing and ranch style housing (smaller) to allow people to age in place. Reduce sprawl, build and condensed areas to preserve green space. **AFFORDABILITY, CONDENSE DEVELOPMENT TO PRESERVE GREEN SPACES**

I've always thought that the area adjacent to the P'N'R would be a great place for high density, low cost apartments. It's close to retail, 36, public transportation, etcetera. Likewise for southern Centennial valley, but not butting up to Davison Mesa. I have concern about Redtail Ridge creating problems at 88th and Dillon. But my chief issue with development is developers not being required to pay up front for the infrastructure their developments consume. I

feel like existing residents have funded existing infrastructure, developers profit from it, and then new taxes get imposed to pay for the necessary infrastructure Developments require. I'm talking about water and sewage treatment plants, expansion of transportation arteries, library, Community Center, recreational facilities, government facilities etcetera etcetera including fire police public works etcetera. **EXPAND PUBLIC FACILITIES**

I am in favor of additional density particularly in the city centers. Along those lines, I think there should be more opportunity for density in the Old Town overlay district... allow me to have two residential units on this parcel... ADUs only 800 sq ft and separate utility taps too costly. **DENSITY IN OLD TOWN**

Having lived in Louisville and owned a home here since 2010... I support it and welcome it as long as it's done responsibly and thoughtfully. Be sure to expand the infrastructure and utilities with the growth... **EXPAND INFRASTRUCTURE WITH GROWTH**

I support high density housing. It's best for the climate, biodiversity, and affordability, and residents tend to be happier. **DENSITY IS GOOD FOR CLIMATE**

Colorado now has more people moving away than moving in and there are plenty of people who drive into Louisville and East Boulder County because they can't afford to buy homes or pay market rate rents, even with rents draining their upward push. Build affordable housing, 30% to average mean income on property where big box buildings sit empty, controlled growth for those who work here. **AFFORDABILITY**

I'm not a fan of the 5-story zone areas. I'm looking for where you are addressing abandoned/empty and all the vacant lots before considering new buildings of this 3–5 story magnitude? **NO 5 STORIES**

I am strongly in favor of more housing in Louisville. We need more duplexes, triplexes, & apartments. Forrest Phillips, resident & homeowner **MORE MULTIFAMILY**

I would think the first item to look at would be what can existing infrastructure support and then impact of traffic on roads. Ex) water & sewer, water rights, South Boulder/McCaslin capacity, Hwy 36 interchange. **EXPAND INFRASTRUCTURE WITH GROWTH**

We have an extensive housing plan for Louisville. Instead of addressing our housing issues in the comp plan we should focus on executing on our detailed housing plan. **HOUSING PLAN**

Affordable housing yes! We are a welcome community and need to make good on our intention to be a place where people at all income levels can be our neighbors. Just building more market rate homes won't solve our problems. We need creative affordable housing. How can the city remove barriers and overcome NIMBY opposition? **AFFORDABILITY**

I would like 2 things: 1) Every place you "talk" about affordable housing should acknowledge that you are talking about 12%. That should be required. 2) In the transportation plan development, what is the commitment to public transport and EV infrastructure. **AFFORDABILITY, EV INFRASTRUCTURE**

I live in the Enclave and would love to see the Kobel Property develop with residential in a higher density, walkable form so my kids, who grew up here, could afford to move back; eye toward affordability. Housing on Kobel would also help activate McCaslin, we need more people to help businesses succeed! **AFFORDABILITY, BUILD ON KEOBEL**

PROPERTY

Phase in land use changes so that development begins in already paved areas, like unused parking lots and commercial. Don't rezone vacant land yet. **INFLILL**

Denser affordable housing is great! But, in order to reach our goals for greenhouse gas emission reduction, we need a big pot of money to use to incentivize developers to build to the all electric building codes. We can't expect to reach our climate goals and build dense affordable housing without money to motivate builders to build to an all electric standard.

ALL ELECTRIC

To grow and thrive – we must create affordable housing that also achieves our climate action goals. Can we have a “Resilient Futures” tax ballot for 2027 that creates an incentive fund so developers build all electric. **AFFORDABILITY, ALL ELECTRIC**

Building affordable housing that fills in and creates density vs sprawl is GREAT! The city could create a funding mechanism (like the bag tax but BIGGER) to create a fund to use to incentivize developers and contractors to build ALL ELECTRIC. Thank you!

AFFORDABILITY, ALL ELECTRIC

Open Space

Prioritize protecting and preserving open space - follow the city charter!

Don't put a trail along the Goodhue Ditch, would further bisect intact property. Address the importance of limiting social trails and restoring areas they've damaged.

Please consider purchasing 8600 Baseline with BOCO Open Space & City of Lafayette. Thank you.

Please no e-bikes on social trails & open space. And more enforcement for motorized vehicles on above land.

Existing parks and open space need to be maintained BEFORE acquiring more open space.

Open space priorities: Please put maintaining existing open space before increasing open space for open space goals.

Funds need to be there for keeping what we have nice. Louisville has done a great job acquiring open space, but not so good at maintaining!

Climate

How do mechanisms as a city to create a climate resilient future?

Dear reader, my name is Hazel Boucher and I am an eighth grader at LMS, growing up in this town I have seen how climate change has affected this town and I want to live in a climate forward town. You are probably aware of the bag tax, and my thought/question is that couldn't there be a new tax that when something in Louisville is bought 2 cents goes to the city of Louisville that could go to incentives investors and contractors to make the new buildings all Electric.

Hi my name is Natalie and I'm nine years old. And my name is Esmae and I am 8 years old. We want our town to focus on climate solutions and we need money for heat pumps and people to electrify their homes. We also need more money to stop climate change by not making gas factories.

Hi I'm Annabelle Gaillard and I'm an 8th grader at LMS. I'm here because I want the comprehensive plan to be prioritizing climate solutions. How are we going to reach our greenhouse reduction goals without the city providing funds to decarbonize all of our new construction?

Hi, my name is Hazel Booth and I'm an 8th grader at LMS and growing up in Louisville I have witnessed how dire climate change is and I want to live in a climate forward town. You are probably aware of the bag tax that sends money towards sustainability and I'm wondering if there is a similar thing we could do to tax that sends money/incentives to developers and contractors to build all electric.

Hazel hmboucher01@bvsd.org

Environment + Sustainability. Mow less along city managed corridors i.e. west pine + hooovers + trails. Allow grass to grow to weeds _ allow cooler environment. Mowing along trails widens the path + is encroaching on open space. Building code to require solar opportunities to give homeowners option to join co-ops + receive bulk pricing at time of built.

An idea to help us be able to gather money for new construction could be to add a tax on drinks and other items bought in the city and add the fund together so we can have money to build new construction that is all electric.

Comment on Open House Format and Engagement Process

Thanks for all your hard work! It would have been very nice to have more maps and bigger

it was almost impossible to actually get up close to see them.

Poor venue – too noisy rec center was better. Need more utensils to grab food

Thank you for your work and for holding this event!

I am not sure how valuable this was it is the same as what's online. I want to know next steps, when we can give our thoughts on each phase and how much will our input matter. The plan is 340 pages long. Very comprehensive. I had hoped this meeting would pare it down in chunks, timelines, dates for community input, next steps, etc.

This meeting didn't accomplish anything. The problem to solve is “How does Louisville have a way to sell a \$400,000 house?”. None of the so-called planners now. Also, 10 years out, anyone can say anything as a “feel good plan”. Best plans bring in jobs for starters. D. Howe.

BRAVO! Great job including citizens in your planning efforts. Keep up the good work!
Bruce Kinlan

The “How We Got Here” poster is telling. WE haven't been engaged in 3 dimensions (in person) for over 1 year.

I suggest the city put this to a vote. 2k people doing a survey isn't enough people to represent all of the citizens.

All of the goals are well thought out and reasonable. I feel there is still a lack of clarity of what needs to be done, except for more studies. That's not reasonable either. It might be possible to provide a chart that lists any/all specific implementations with specific time frames. This might add a bit of structure/reality to what the plan needs to accomplish.

This is the result of many, many meetings and y'all have done a great balancing job of opinions! Just thought it might be nice to have a positive comment in here (:

Other/ Misc.

I think it would be useful to include how progress toward goals will be measured over time to ensure they are met.

Action plan board - front door as exiting. One comment on the board re: “Downtown Beautification”. I am a (near) 40 year resident. I'm sick of the “Super cities”, folks who think Louisville is “cute” (it is for the most part) but Folks who say - but we could make it “super cute” I'm very tired of our \$ \$ going to super cute new streetscape medians where the existing were perfectly fine...

community character, connectivity, places. Cultivating these values will keep Louisville a good place to live. Specifically: support the creation, participation, and engagement of the arts: visual, musical, expressive

Please consider to add & diversify fun activities for retirees to hang out if we can. Thank you!

What do we do when ICE is here to protect ourselves & our neighbors.

More big playgrounds with sit-on ziplines and water play.

We live near McKinley Park, walk by daily, but wish there was: Seating and tables. That would be so welcoming and increase use and enjoyment! All other parks have that feature. Ron Knutson ron.knutson1550@gmail.com We love our great community of Louisville.

Under action items, put OSAB + LSAB (or open space + sustainability departments) under “responsible group” for impact fees, land use code updates, and design guidelines update.

Under place types make supporting land uses numeric. E.g. underground parking required for multifamily over 3 stories X. Sq Ft. green space per resident. Plan needs number + teeth.

Where is the fiscal plan associated with these enhancements? What will be the impact over the years to the residents? Thank you.

Not enough dog park during rainy/snowy days. So please add more dog parks if we were to expand residential.

When City approved Redtail Ridge there was no residential area. Yet in the land use opportunity area RT is on the list. Why is that?

Transportation

Put roundabouts at the major intersections on via appia.

No roundabouts in via appia.

The comp plan transportation goals and strategies need to identify the lack of safe ped. crossings between transit stops on opposites of McCaslin - especially between Cherry street and Century drive

I am strongly in favor of more pedestrian underpasses, especially under S boulder Rd. and the railway tracks. Forrest Phillips, resident and homeowner.

Whatever happened to underpass between North Louisville + Steel Ranch (Bullhead Gulch). Bike friendly over or under train tracks.

I'm happy with the new line striping on Dahlia. It makes clear to everyone where bikes belong. It gives permission to drive the middle of the road (traffic permitting) where I have better visibility and reaction time should someone enter the street. Those who find it truly confusing shouldn't be behind the wheel, but most who complain are just adverse to change.

The underpass at Hwy 42 is a waste of money. Minneapolis had to shut down a major light rail line due to low ridership. We are a car-oriented society. Light rail is not worth the investment.

Rec center

Louisville needs to continue to raise nonresident access fees to alleviate overcrowding of city facilities. Our neighbors need to plan and build their own facilities. I see this as resource planning, not exclusivity. Other communities need to invest in their own facilities.

Superior needs to build their own Rec Center.

Rec center too crowded already! Tonight cars parallel parked on the street cause no parking in lot. Equipment – too long wait. No more people without new rec center.

If you add approx. 5000 new housing units to the city, the rec center will be overcrowded! Will you need to raise taxes to build a bigger Rec Center?

From: [Earl Hauserman](#)
To: [Planning Commission](#)
Subject: Population growth
Date: Wednesday, February 25, 2026 4:13:05 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.

As a 27 year resident of Louisville I have seen a lot of growth take place. The interesting observation is that it was controlled, organized and well managed. It's has been the type of growth that all might not agreed to but few could argue with.

Today the City of Louisville faced with a change which has the possibility of tearing our much beloved city apart. Approving the growth of 50%. All of the people I have talked to agree that that amount of growth would be unmanageable and cause much disruption to our lives.

If we stick to previous agreements that capped the growth at 20 to 25% you significantly lessen the chance of disaster and improve your chances of the community absorbing the changes.

As a long time resident of Louisville I appreciate the time and energy you have put into this process I hope you see the fire as I do.

Thank you
Sincerely,

Earl Hauserman
720-890-1212

From: [T.calloway](#)
To: [Planning](#)
Subject: Proposed Expansion of housing units
Date: Sunday, February 22, 2026 8:00:16 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 encourage the planning committee to continue its slow growth model that it has followed for the past years. I personally would like to see a cap of 20% growth in the coming years.

A large population increase would negatively impact so much of what makes Louisville great. Increase traffic, crowding on the trails, rec center and library. Greater water use, more impacts on the environment and potential, disastrous crowding on wild fire exit routes. Will we see a decrease on services?

Increasing housing is not going to significantly lower housing costs. As a teacher who was lucky enough to buy here when I could afford it, I understand the need for affordable house. I have also lived and taught in the Aspen School District where this problem is even more acute. Building more housing is not the answer!

I ask the planning committee to reduce the scope of the comprehensive plan to hit a maximum of 20% growth.

Thank you,
Tara Calloway

From: [Gayle Schack](#)
To: [City Council](#); [Planning](#)
Subject: proposed expansion
Date: Monday, February 23, 2026 10:24:55 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 all council members and planning committee members,

I have become aware of the ridiculous plan that you all and the planning commission are pushing. I don't know why any of you would want to ruin Louisville any further than has already occurred. We have lived here for 32 years and it makes me so sad that Louisville is no longer the community it used to be. It used to be so lovely to live here and I miss the way it used to be. I really don't think building more homes and inviting thousands more to move here is going to make Louisville better.

Why make Louisville worse when...

- it's already too crowded now
- many people drive too fast
- it's now not as safe as it used to be to leave one's garage door open unmonitored
- the city has wasted money digging up trees and plants on Via Appia, McCaslin and Dillon only to replant with more trees and plants
- crazy repainting of lanes which now often make no sense

Please reconsider and stop plans to further harm Louisville.

Gayle Schack

From: [Lucia Paramita](#)
To: [City Council](#); [Planning](#)
Subject: Sustainable and responsible growth
Date: Monday, February 23, 2026 3:27:36 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 and Planning Commission,

I am writing to urge you to fundamentally reconsider the scale of growth currently allowed under the Draft Comprehensive Plan.

Since the Plan's release, public comments have overwhelmingly asked that the proposed growth be reduced. Yet no substantive changes have been made. I respectfully request that City Council direct staff to revise the Plan so that total growth does not exceed 25%, with a preference for 20%. This target aligns far more closely with the Louisville Housing Plan and represents a large but manageable increase.

As currently structured, the Plan leaves the door open to growth well beyond what many residents understand. The stated 46%–67% residential unit increase is not truly the maximum potential. Appendix D makes clear that the numbers in Table 1 are already heavily moderated assumptions:

- Acreage excludes rights-of-way, schools, parks, etc.
- Density calculations use midpoints of placetype ranges — effectively cutting maximum densities in half.
- A “likelihood to develop” factor further reduces capacity, often assumed around 50%.
- The resulting totals are therefore roughly one quarter of theoretical maximum buildout (half of midpoint assumptions multiplied again by development probability).

Even after those reductions, Table 1 shows 4,100–5,900 new residential units — a 46%–67% increase. The narrative text then reduces that further to 4,000–5,000 units (45%–57%). Regardless of presentation, the scale remains unprecedented for Louisville.

Because placetypes establish allowable density ranges across large acreages, developers will rationally maximize those allowances. Leaving the densities and acreage unchanged effectively invites 50%–60% growth — or more. If staff and council members truly believe the likely outcome is closer to 2,500 units (approximately 28% growth, consistent with the Housing Plan), then placetype densities and mapped areas should be reduced accordingly. The Plan should not permit more than twice that amount if that is not the intended outcome.

It is also not sufficient to argue that placetypes are not zoning and that future hearings will provide safeguards. That shifts the burden onto residents to monitor and contest proposal after proposal for years. The Comprehensive Plan is the governing policy framework. It should be internally consistent, fiscally responsible, and aligned with adopted housing targets at the

outset.

A 46%–67% housing increase would push Louisville’s population from approximately 19,889 to between 29,000 and 33,000 residents. That level of growth would materially affect traffic congestion, trail crowding, recreation center capacity, library use, water supply acquisition and treatment costs, wildfire evacuation safety, and overall service demand.

Financial impacts also deserve formal analysis. Residential development often does not fully cover long-term service and infrastructure costs. Commercial and industrial uses frequently subsidize those services. Before adopting a Plan of this magnitude, the City should conduct a marginal cost analysis to evaluate fiscal sustainability.

The argument that large-scale market-rate growth will meaningfully improve affordability is not supported by Louisville’s recent history. During periods when Steel Ranch, North End, and DELO added thousands of units, both home prices and rents continued to rise. Increasing supply alone, particularly at market rate and at this scale, does not guarantee affordability outcomes.

Finally, survey data suggest residents did not endorse massive growth. The survey presented low-growth and high-growth scenarios but omitted a moderate option. “Other” was the largest category, and many respondents favored modest growth. When combined with support for the low-growth scenario, the clear preference appears to be moderate, responsible expansion — not transformative scale change.

Louisville’s character, fiscal health, infrastructure capacity, and safety deserve careful stewardship. Growth of 20%–25% is still substantial. It would introduce challenges, but at a scale that can be responsibly planned, financed, and absorbed.

I respectfully ask the City Council to direct staff to:

1. Reduce placetype densities and mapped acreage.
2. Align total projected capacity with a 20%–25% maximum growth target.
3. Conduct a marginal fiscal impact analysis before adoption.

This is the moment to calibrate the Plan to a reasonable and responsible trajectory. Once adopted, it will shape Louisville for decades.

Citizens are asking for sustainable, reasonable growth. The current proposal does neither. You are elected to represent citizens, and we do not support this proposal.

Thank you for your time,

Lucia

=>^ . ^<=

From: [Norma Anderson](#)
To: [Planning](#)
Subject: The Comprehensive Plan draft under consideration
Date: Tuesday, February 24, 2026 9:52:38 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.

Dear Planning Commission, I've written a number of letters to the City Council members and to your Commission describing the kinds of challenges Louisville could meet, in trying to expand too rapidly (as is apparent in your latest Comprehensive Plan draft). It doesn't appear to matter how often I write or how accurately I describe the kinds of problems I saw in a comparable situation in Mountain View, California ("Silicon Valley's" heart, with the major Google headquarters located there), my experience doesn't appear to make a difference in what you're planning to do.

It **is** possible to rein in the plans you have currently, but there doesn't seem to be a desire to consider this. Please listen to the voices of those in our community who are **not** asking for "no growth", but are asking instead for a plan that incorporates moderate and sustainable growth.

Here are ideas that were considered during the January 28th Open House:

- (1) Add a policy to make new development all-electric.
- (2) Maintain fiscal performance policies from the 2013 plan that require residential developments to provide fiscal or economic benefits to Louisville.
- (3) Keep residential growth in transit areas.
- (4) Add specific policies that ensure city services and infrastructure are maintained as the city grows, ie: the city will add 1 police officer for each additional 1,000 residents, or 20 acres of Open Space for every 500 new housing units.
- (5) Phase growth to begin with infill.
- (6) Consider climate change and water availability in all development decisions.

Have any of these been considered in an on-going review of the Comprehensive Plan draft?

I wish you well as you go forward.

Sincerely,

Norma Anderson
1904 Steel Street
Louisville, Colorado 8002
email: norma22@me.com
cell: 720-537-5901
landline: 303-954-9373

From: [Mayumi Dayan Gmail](#)
To: [City Council](#); [Planning](#)
Subject: We want responsible growth 20% or less!
Date: Monday, February 23, 2026 8:49:25 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.

Stop the massive growth plans, don't sell out Louisville to developers!
Thanks,
Mayumi Dayan
946 Saint Andrews Ln

From: [Mark Dayan](#)
To: [City Council](#); [Planning](#)
Subject: We want responsible growth! 20% or less
Date: Sunday, February 22, 2026 9:00:36 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.

Stop the massive growth, don't sell Louisville out to developers!

Thanks,

-Mark
946 Saint Andrews Ln

Engage Louisville Website Comments

1. I think this is terrific! Young families need options in Louisville!
2. I see it mention in the document that the city builds are behind on adopting solar, especially compared to your residents. I entirely agree. Long-term thinking you would install solar. Energy prices will keep increasing, which will be more expensive for the city and tax payers. As solar becomes cheaper and payback period shortens it becomes a no-brainer. The Blue Sports Center along 36 is a great example of what we should be doing. The south-facing hill behind the rec center would be an excellent project to help make the building more sustainable. For as much property tax and wealth the city collects I would like to see it used more on projects that benefit the citizens. Take a cue from Longmont and Next Light, their fiber internet service. These are the sort of projects I would like to see. PS. The traffic changes on Via Appia suck. Allow me to turn right onto South Boulder again.
3. After the earlier Redtail Ridge proposal containing large residential development was rejected by voters, the Sterling bay plan removed the residential element. Yet, here we are still seeing someone is prompting the voter rejected residential development at Redtail Ridge. Why is our city still floating this kind of idea around?

Planning Commission

Comprehensive Plan Adoption Recommendation Hearing

February 26, 2026

Request

- Consider recommendation to City Council for Comprehensive Plan Adoption
- Planning Commission and City Council completed review of 95% Draft in January
- The Adoption Draft reflects direction and recent community input



Topics

1. Quick recap
2. Future Land Use Framework – purpose, how it works, and housing capacity estimates
3. Summary of recent community input
4. Changes since 95% Draft
5. Recommendation

What a Comp Plan Is (and Isn't)

- Policy document with a 20-year horizon; updated every 10 years
- Guides decision-making on land use, housing, transportation, parks, economic vitality, resilience
- Not zoning, budgeting, or regulatory mandates



What is a Comprehensive Plan?

A comprehensive plan is...

- A strategic guidebook for City policy decisions and priorities;
- A reflection of the community's vision and values; and
- Required by Colorado law.

A comprehensive plan is NOT...

- Zoning or regulations.
- A budget document; or
- A prescriptive list of all the City's policies and action items to undertake over the next ten years.

Planning Commission and City Council Recent Review

- Reviewed 95% Draft in January
- January 8 Planning Commission:
 - Housing capacity estimates = planning tools, not targets or forecasts
 - Emphasize managed, incremental residential growth and infrastructure and City service alignment
 - Strengthen affordable housing priorities
 - Other refinements (Xcel Energy, Old Town residential areas, etc.)
- January 13 City Council aligned closely with further refinements
- The Adoption Draft incorporates all those refinements

Future Land Use Framework

Purpose of the Future Land Use Framework

- Long-range policy framework – not zoning or regulations
- Guides future decisions: development proposals, code updates, infrastructure planning
- To align with Louisville Housing Plan (≈2,500 units needed over 20 years) and stated goals – where are the opportunities to support the need?



Goal 1: Increase Residential Development Opportunities in Louisville



Goal 2: Expand and Maintain Access to Affordable Housing



Goal 3: Diversify Louisville's Housing Stock

How the Future Land Use Framework Works

- Identifies Opportunity Areas = where change is most realistic (vacant/underutilized land with infrastructure)
- About 90% of potential future housing opportunity is in these areas to address the Housing Plan needs
- Considered on balance with other City policies (infrastructure, services, fiscal health, sustainability, neighborhood compatibility).

FUTURE LAND USE FRAMEWORK

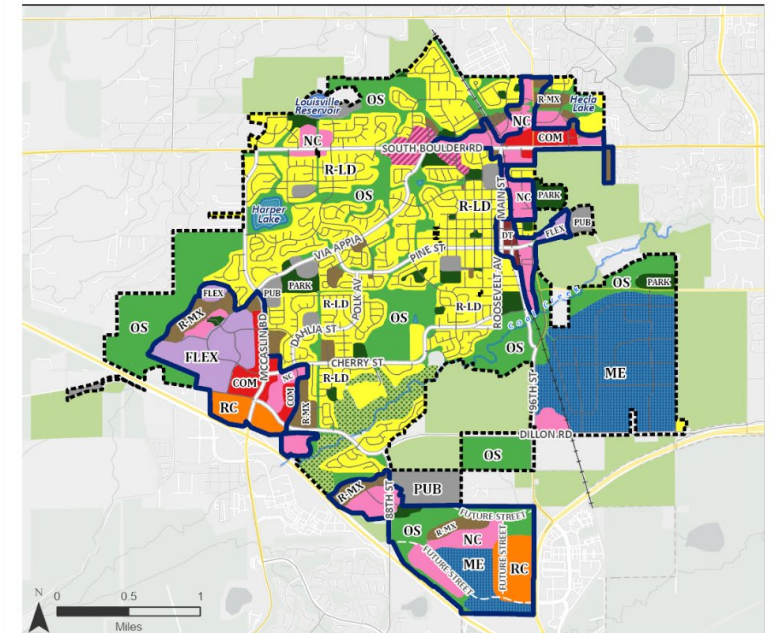


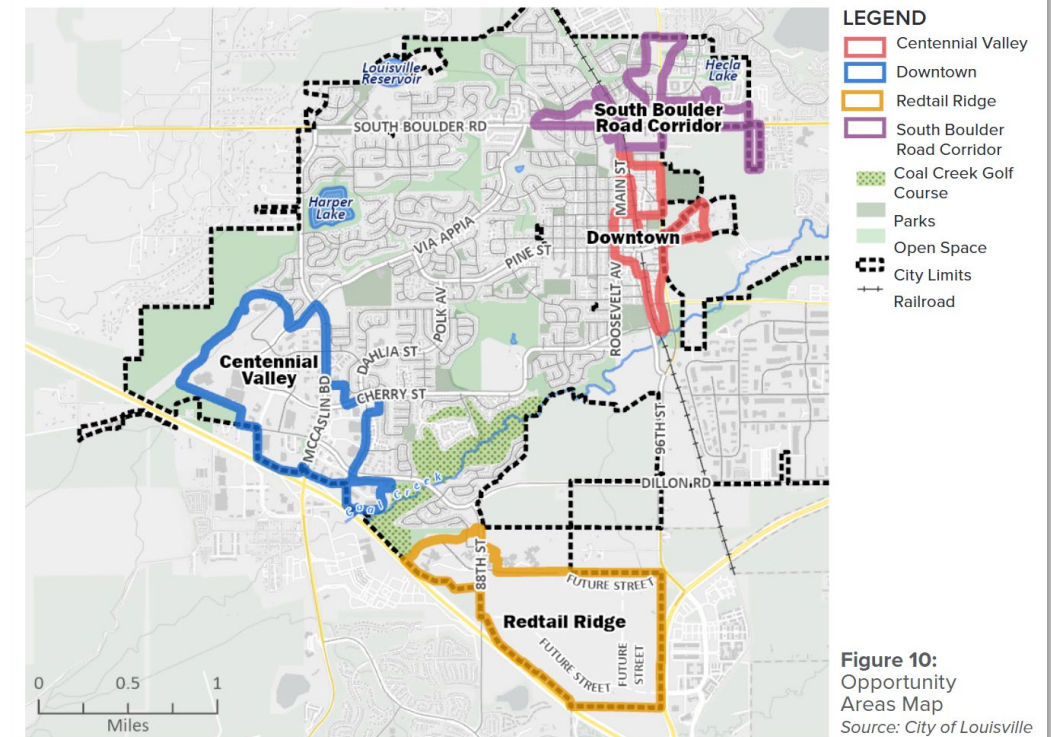
Figure 11: Future Land Use Framework
Figure 12: Source: City of Louisville



Potential Future Housing Estimates

- Planning tools only - illegal to set residential growth limits
- Theoretical range: 4,000–5,000 units citywide
- Actual housing unit range over next 10-20 years expected to be lower

OPPORTUNITY AREAS MAP



Potential Future Housing Estimates

- Actual capacity range over next 10-20 years expected to be lower due to:
 - ~3,600 units on vacant land
 - Several areas assigned residential growth may be fully commercial
 - Some multifamily-allowed areas may become single-family
 - Infill and redevelopment inherent challenges
- Most projects will continue to have public hearings and require evaluation against various City policies/regulations

Legal Constraints on Growth Caps

- State law prohibits numerical growth caps or percentage limits in a Comprehensive Plan.
- E.g., cannot state there should be a maximum of “X number of units” or “Y percent residential growth”



How The Comprehensive Plan Connects to Other City Efforts

- Informed by the Housing Plan
- Informs upcoming budgeted projects budgeted or already underway:
 - Parks, Recreation, Open Space, and Trails Long Range Plan
 - Development Code Update
 - Water/Utility Planning
 - Development impact fee updates (ensuring growth pays its way)



JOIN^{the} JOURNEY!
GUIDING THE FUTURE

of Louisville Parks, Open Space, Trails,
Recreation & Senior Center, and Golf

How the Comp Plan Connects to Other City Efforts

Comprehensive Plan = high-level policy
(intentionally broader, more flexible)

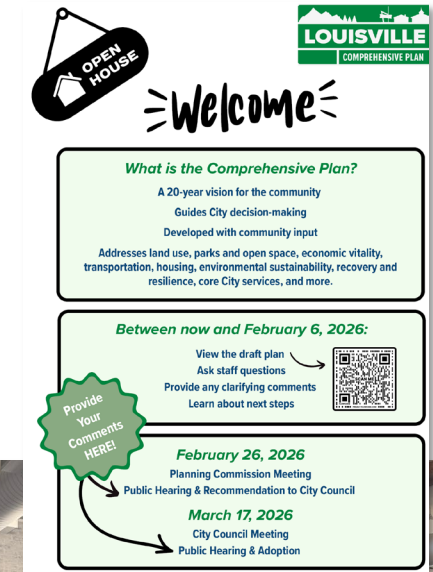


Subsequent plans and code updates =
specificity

- Public processes
- City Council is the decision maker on future regulations and development proposals and how they align with the Comprehensive Plan and Housing Plan

Public Input

- 2,000+ responses to surveys informed the draft
- ~190 comments/emails since January Planning Commission/City Council meetings
- Themes:
 - Concerns about residential growth and quality of life (services, infrastructure)
 - Support for addressing housing affordability and choices
 - Mixed comments addressing sustainability, resilience, and a range of other topics



Images from January 28 Comp
Plan Open House

Public Input

- Open Space Advisory Board comments (2/23/26)
 - Reinforcement of open space priorities
 - Refinements to language addressing open space areas



MEMORANDUM

To: City Council CC. Jeff Hirt
From: Open Space Advisory Board
Date: February 23, 2026
Re: Recommendations for Changes to the Comprehensive Plan

As a follow-up to our March 29, 2025, memo regarding the draft Comprehensive Plan, we wanted to express our appreciation that some of the points we raised have been addressed in the current draft and to highlight open space issues that are still outstanding. Most important, the plan acknowledges but doesn't fully reflect that open space was the top priority listed by citizens in the survey and public events. As housing, commercial, and population growth are measurable metrics, so too should be open space goals.

OSAB's ongoing concerns:

- Preserve, protect, and restore our existing open space properties. This is consistent with the city charter and reflects the importance of biodiversity, restoration, and protection in all of our Open Space properties, especially the Coal Creek riparian area as well as other valuable ecosystems, including North, Coyote Run, and Davidson Mesa.
- Recognize the value of our open spaces as thriving ecosystems for plants and animals, for enabling human connections with the natural world, and for passive recreation.
- Prioritize the acquisition of additional open-space properties identified as high-value for open space by OSAB before they are lost to development.
- Recognize the link between economic vitality and healthy open spaces, both for the economic benefit open spaces provide in making the city an attractive destination and for the need for strong sales tax revenues to cover open space expenses.

Specific changes we would recommend:

- Under Community Profile (and elsewhere as appropriate), highlight that Louisville is a Bee City, Bird City, and Tree City, which signals the city's commitment to a healthy and sustainable environment.
- The land-use framework needs to emphasize Open Space acquisition. Revise the Future Land Use Map on p. 35 to reflect future potential open space acquisitions, which have been identified by OSAB for their value as wildlife corridors, habitat connectivity, ecological value, and passive recreation opportunities. (See OSAB's acquisition document and the vegetation and bioblitz surveys completed in 2025.)

Refinements Since the 95% Draft

Residential Growth & Quality of Life Concerns Refinements

Clarified intent throughout:

- Housing capacity estimates are planning tools, not targets or forecasts
- Stated intent to support the Louisville Housing Plan, not to reach a maximum potential



Future Residential Development Opportunity	
Opportunity Area	Residential Development Opportunity by Area (Units)
Downtown	200 - 300
Centennial Valley	1,000 – 2,000
Redtail Ridge	2,000 – 2,500
South Boulder Road Corridor	500-600
Outside Opportunity Areas	400-500

*These estimates are planning assumptions and capacity ranges used to evaluate infrastructure and service needs. They do not obligate the City to achieve a specific number of units and are not a goal or cap. Actual development will be shaped by market conditions, community priorities, and City regulations. These estimates are also informed by the Louisville Housing Plan's analysis of housing needs (approximately 2,483 units over 20 years).

Our Commitment to Quality of Life

Louisville will continue updating development codes, impact fees, and infrastructure plans to ensure growth pays its way and does not compromise our unique quality of life.

Residential Growth & Quality of Life Concerns Refinements

- Housing capacity estimates are planning tools, not targets or forecasts
- Stated intent to support the Louisville Housing Plan, not to reach a maximum potential

Residential Growth & Quality of Life Concerns Refinements

Added two new strategies:

- LU 1.7: Monitor residential development with infrastructure alignment, quality of life
- LU 1.8: City Council to periodically review Plan to ensure managed, incremental residential growth
- Added Commitment to Quality of Life policy statement

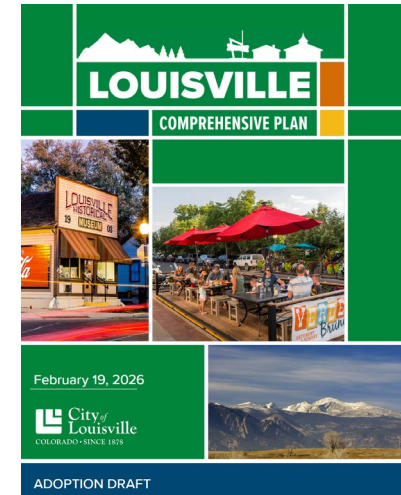


LU 1.7. Monitor residential development activity and infrastructure capacity to ensure that housing production and service levels remain aligned with adopted service standards, fiscal sustainability, and the community's quality-of-life expectations, and adjust implementation tools as necessary.

LU 1.8. City Council should periodically review the Comprehensive Plan, development regulations, and related implementation measures to ensure that residential development is occurring in a managed and incremental manner consistent with Louisville's vision and core values and to implement the Louisville Housing Plan's identified housing needs of approximately 2,483 units over 20 years.

Neighborhood Compatibility & Housing Affordability Refinements

- Strengthened height transitions (max two stories next to established single-family)
- Added Old Town residential considerations (historic lot patterns, scale)
- Strengthened affordable housing policies
 - New onsite affordable units strategy (LU 2.7)
 - Clarified Inclusionary Housing Ordinance update in the Action Plan



LU 6.4. Promote building heights, massing, and architectural details that complement surrounding areas.

- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Building height policy language repeated in all applicable Placetypes (7 of 10)

Infrastructure, Resilience, and Clean-Up Refinements

Added policies on:

- Xcel Energy coordination
- Evacuation route and emergency planning
- Goodhue Ditch clarification (conceptual, subject to study)
- All edits from 95% → Adoption Draft included in packet for transparency

Comprehensive Plan Edits Log for Adoption Draft

Updated 2/26/26

This table reflects the edits from the 95% draft to the adoption/public review draft

Edit Needed	Page #	Type of Edit	Specific Edits
Table of Contents (and subsequent header in document) misspelled Vision Statement	ii	Nonsubstantive	Correct misspelling
Table of Contents (and subsequent header in document) capitalize "development"	ii	Nonsubstantive	Capitalize "development"
Include Mayor's Welcome Letter	Introduction	Substantive	Inserted from Mayor
Remove all reference to "master" plans	Throughout	Substantive	Search and remove, only replace for Utility Master Plan that becomes Utility System Plan
Create print optimized file	Throughout	Nonsubstantive	Create a printer optimized version of the Comprehensive Plan that prints on 8.5x11 without spreads.
Make entire document ADA accessible, including appendices	Throughout	Nonsubstantive	Make entire document ADA accessible, including appendices
Update title and date of draft in header, footers	Throughout	Nonsubstantive	Title document "Adoption Draft"
Clarify that this Comprehensive Plan officially replaces the 2013 Comprehensive Plan	2	Substantive	Add text after the final paragraph of the "Purpose of the Comprehensive Plan" section (place as the last sentence before the "Ten Big Things..." section: "Upon adoption, this Comprehensive Plan replaces and supersedes the 2013 Louisville Comprehensive Plan as the City's official long-range policy document.")
Ten Big Things to Get Right - "Protect and Enhance Open Space" edits	3	Substantive	Replace 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."
Update Figure 2 Regional Context Map	8	Nonsubstantive	Replace with map that shows Louisville and surrounding city boundaries, open space areas, major roads
State that Comprehensive Plan repeals the McCaslin and South Boulder Road Small Area Plans	15	Substantive	Replace placeholder text under South Boulder Road Small Area Plan and McCaslin Blvd Small Area Plan with "Upon adoption of this Comprehensive Plan, the McCaslin Boulevard Small Area Plan is repealed and its guidance consolidated into this citywide framework." and "Upon adoption of this Comprehensive Plan, the South Boulder Road Small Area Plan is repealed and its guidance consolidated into this citywide framework." in their respective sections of the Summary of Key Existing Plans and Studies section.
Clarify purpose of the Comprehensive Plan Values	18	Substantive	Add text as first sentence of the Vision and Values chapter - "In this Plan, "Values" refer to the foundational principles that guide Louisville's vision, priorities, and decision-making. They provide a reference point for shaping strategies, goals, and policies throughout the Comprehensive Plan."

Adoption Draft Edits Log

Staff Recommendation

Staff recommends approval of the amended Comprehensive Plan:

- Meets Louisville Municipal Code amendment criteria
- Based on extensive community engagement
- Aligns future land use with infrastructure and services
- Fulfills 10-year update requirement

Resolution

Approval of Resolution No. 4, Series 2026, recommending that the City Council adopt an amended Louisville Comprehensive Plan in accordance with LMC Sec. 17.64.050.

Community Values Survey

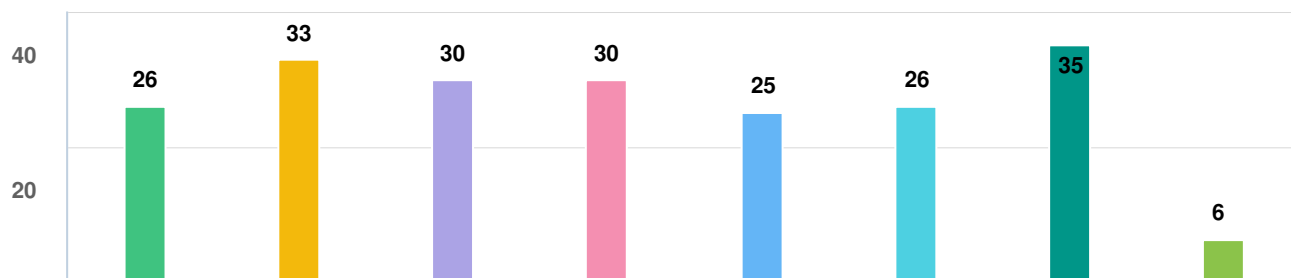
SURVEY RESPONSE REPORT

01 June 2024 - 31 July 2024

PROJECT NAME:

Louisville Comprehensive Plan Update

SURVEY QUESTIONS

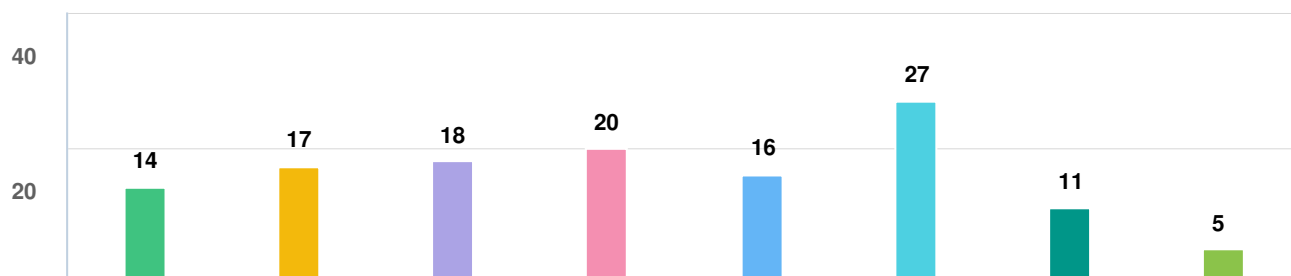
Q1 What does a "safe, welcoming, inclusive, and supportive community" mean to you?**Question options**

-  Cultural Events - celebrating different cultures
-  Accessibility and Inclusivity - all people and backgrounds have access to public facilities
-  Safe Streets - streets and sidewalks are safe to navigate for walking, biking, and driving
-  Community Engagement - the City actively engages with community members with diverse perspectives on impactful issues
-  Inclusive Housing Policies - zoning policies to promote affordable housing
-  Public Events - festivals, concerts, markets, etc. in commercial areas
-  Easily Accessible - commercial areas are easily accessible by transit, walking, biking, and driving
-  Downtown Louisville - a distinct character and identity with a unified design, scale, and marketing

▲ 1/2 ▼

Mandatory Question (49 response(s))

Question type: Checkbox Question

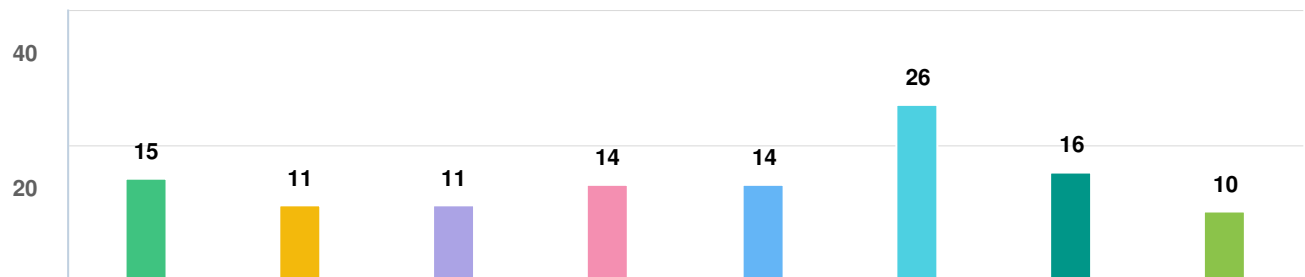
Q2 What does "supports vibrant commercial areas" mean to you?**Question options**

-  Downtown Louisville - a distinct character and identity with a unified design, scale, and marketing
-  Beautiful Streets - with trees, landscaping, and other amenities
-  A Mix of Uses - commercial areas have other land uses mixed in like residential to promote vibrancy
-  Public Events - festivals, concerts, markets, etc. in commercial areas
-  Easily Accessible - commercial areas are easily accessible by transit, walking, biking, and driving
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▲ 1/2 ▼

Mandatory Question (49 response(s))

Question type: Checkbox Question

Q3 What does "development that maintains or enhances our unique quality of life" mean to you?**Question options**

-  Zoning Regulations - laws to protect neighborhood character related to land use, buildings, and density
-  Community Centers - places for neighbors to connect
-  Public Arts and Community Identity - representation of Louisville's community culture through public art
-  Historic Preservation - protection and enhancement of Louisville's architectural and cultural heritage
-  Quality Public Spaces - safe and well maintained public spaces that enhance neighborhoods

 1/2 *Mandatory Question (49 response(s))**Question type: Checkbox Question*

Q4 | Do you have any feedback on the other draft values? Please provide any other input below.

Screen Name Redacted

7/01/2024 10:15 AM

look to balance all modes, including transit and aim for a 'walkable and bikeable' community. Instead of large parking lots (fields of asphalt or concrete) look to create an environment that allows for more of community engagement opportunities, public places, mid-density, walkable, connected to paths to allow citizens to get around and to places they need to get to without a car.

Screen Name Redacted

7/02/2024 05:45 PM

This document does not mention climate related/environmental concerns in any way. Emphasis must be placed on things that ranked high in the Comp Plan survey and this survey - decarbonization, strategies addressing the significant reduction in water anticipated, open space that mitigates heat sinks, SAFE transit paths for peds and bikers (get folks out of cars). Put the human first in all approaches and we will develop a great community!

Screen Name Redacted

7/03/2024 03:18 PM

Thank you so much for including public input on this important guiding document for our community. 10 years ago, we were not fully acknowledging the impacts of climate change and our path to embracing climate resilience and climate solutions as a town. Now, with the abundance of indisputable research available, we can plan for, budget for, and educate our community on the climate solutions available to Louisville's current and future generations. There are so many solutions that continue to become available as we acknowledge the importance of moving away from fossil fuels, protecting our natural resources and biodiversity, and creating a climate resilient community that is ready for the increasing heat and all the complications that it will bring for our air and water. Thank you so much for helping Louisville to be proactive and prepared as we strive to thrive today and for decades to come. Here are a few edits to consider which prioritize this important work: * Louisville is a safe, welcoming, inclusive, and supportive community where all people and biodiversity can live and flourish. * Louisville values parks, open spaces, and natural areas as essential to a thriving community. * Louisville prioritizes environmental sustainability and climate resilience. * Louisville supports vibrant commercial areas with decarbonized buildings, shade, and inviting spaces for all. * Louisville supports development that maintains or enhances our goals for decarbonization, affordable housing, and preserving biodiversity. Input on the Draft Vision Statement: DRAFT VISION STATEMENT "Louisville is committed to being a healthy, equitable, resilient, and sustainable community where all people and biodiversity have the

opportunity to thrive – now and for future generations. We welcome a resilient future that respects our past, welcomes all people, and supports our need to adapt in a changing world." Thank you again for guiding our community in this important work.

Screen Name Redacted

7/03/2024 05:24 PM

Yes. "Embrace the Future".

Screen Name Redacted

7/04/2024 05:26 AM

I was very disappointed to see the draft values. I think it's vague and says everything and nothing at the same time. I would ditch half of these so it has more depth and meaning for Louisville. Don't say the same thing four different ways. Eliminate any repetition so it's concise and memorable.

Screen Name Redacted

7/05/2024 07:09 AM

The draft values are great. The importance of the order is not an important discussion since each value will have a different meaning to each of us, and the list would likely be re-ordered if order was actually an important issue to address. The manifestation of the values in meaningful action is what matters most. In order for action to occur, zoning regulation needs to change. Density and the elimination of minimum parking requirements need to be addressed to allow for affordable housing and better mixed-use developments.

Screen Name Redacted

7/05/2024 02:35 PM

The draft values should include biodiversity as a separate value. Another value should be added for climate resilience and decarbonization. For the value "Louisville values parks, open spaces, and natural areas as essential community infrastructure," please move this to number 2 position to be consistent with the results of the community engagement survey. Also, please strike the words "as essential community infrastructure" . Our parks, open spaces, and natural areas have their own intrinsic value. They are valuable for biodiversity, climate resilience, flood control, peace of mind, quiet, and survival of species. The word infrastructure minimizes and anthropomorphizes this too much.

Screen Name Redacted

7/07/2024 07:54 AM

Community Center, Public Art, Public Events, the character of downtown Louisville - are also very important. I urge the city to think about creating a second walkable, livable community center with pocket parks and similar amenities we love about downtown around McCaslin - near the park and ride. Build upon what CU is developing with attainable housing. McCaslin needs to be more than a drive by strip of businesses.

Screen Name Redacted

7/08/2024 06:18 PM

Louisville can never be serious about any values or take any definitive steps toward becoming a vibrant city until it gets rid of the socialist morons that run the city.

Screen Name Redacted

7/08/2024 06:34 PM

The draft values are great but the issue is who will reinforce it? For example, if the members of the city council are driving their unique agenda and influencing others that is not aligned with the values, who and how will residents of this town be protected?

Screen Name Redacted

7/09/2024 06:50 AM

We are a small town and do not have the funds or staff to do a great deal, so be realistic about what we can do. Keep expectations, including historic preservation, realistic, and don't become like Boulder where many things are done to an extreme that it's difficult and expensive to update an older home downtown or homeless are allowed to camp anywhere, leaving places filled with trash and unsafe for families of those who are paying taxes (example: homeless encampments between CU and Boulder High, making it unsafe and trash-filled).

Screen Name Redacted

7/09/2024 08:27 AM

Don't change the streets - it's crazy what has been done to via Appia and Dahlia

Screen Name Redacted

7/09/2024 03:40 PM

We need to do a better job keeping our medians and other green spaces looking good. We need to stop changing our streets like was done to Polk and Via Appia. The Via Appia situation is a nightmare!

Screen Name Redacted

7/11/2024 05:47 AM

Louisville is a vibrant community and can sustain growth without compromising its relative small-town feel. Moving forward with these well thought out and comprehensive plans will draw both home shoppers and new businesses.

Screen Name Redacted

7/12/2024 07:07 PM

No

Screen Name Redacted

7/12/2024 07:28 PM

Please maintain what you've done to the area, it looks as if there are a lot of positives in the area. What I don't appreciate are other cities that have caved in to real estate and are creating higher density homes, \$1M+ with little to no backyard area. That creates many issues that go unseen until the developers actually break ground. Displaced critters for one but it doesn't benefit the community in any way.

Screen Name Redacted

7/16/2024 11:55 AM

'Infrastructure' is a poor word choice for the third draft value. I would hope that Louisville also supports arts and culture.

Screen Name Redacted

7/16/2024 12:51 PM

Focus less on cosmetics and more on health. Healthy people make a healthy community. More walking and biking and healthy places to eat and gather. Not worrying about the look of 'weeds' and being perfect, but rather moving towards being a leader in creating a healthy town (no pesticides, smoke, etc). Having rules on housing prices so everyone gets the chance to live in a healthy, happy place.

Screen Name Redacted

7/16/2024 07:12 PM

Our community has been vibrant and a wonderful place to live but if our sole focus is to "maintain the small town feel" then our community will continue to fall behind the other surrounding communities that are growing and thriving. We need to have low income housing and affordable housing so that our community can grow. Instead of fearing that building on will bring more traffic we need to embrace that diversity that will be brought to our community and the positive impact it will have.

Screen Name Redacted

7/17/2024 08:03 AM

Need more Louisville specific public arts and events. All events right now make Louisville Anytown USA.

Screen Name Redacted

7/17/2024 08:03 AM

I think we need to talk more about housing and less about parking and "community character". The community character is going to change no matter what we do. We can either allow housing to be built and families to stay in the area, or let people who use "community character" to oppose any new housing developments and then families have to leave the area.

Screen Name Redacted

7/17/2024 08:28 AM

I'm struggling with the voted electors prioritizing our values right now. Yes, we want all of this, but is replanting the median on via Appia with weeds and rocks more important than supporting local businesses to stay in town. Is repainting via Appia - reducing traffic flow on a vital commuter street (even after soliciting and not listening to community feedback) really the most important priority? Oh and by not listening to the community causing at least 3 accidents and taking a life? I'm concerned by the massive amount of vacant buildings in town - especially the big boxes with huge parking lots. There's missed opportunity for amenities to our community, employment in our community and vibrancy in our community.

Screen Name Redacted

7/17/2024 12:53 PM

Grateful for the ability to participate. Thank you!

Screen Name Redacted

7/17/2024 02:07 PM

The draft values are just window dressing for the leave everything the way it is activists that stall and kill any changes to Louisville.

Optional question (24 response(s), 25 skipped)

Question type: Essay Question