



City Council

March 24, 2026
Packet Addendum # 1

Implementing the 2026 Comprehensive Plan

The Comprehensive Plan guides future decisions about growth, development, and investment to align projects and policies with Louisville’s Vision and Core Values.

Residents & Community – Use to understand Louisville’s long-term direction

Property Owners & Developers – Use to determine desired land uses and expectations

City Staff, Boards & Commissions – Use to guide and inform priorities and work plans

City Council – Use to set direction and evaluate proposals.

Council may update the Comprehensive Plan at any time if priorities or policies need to shift.

PLAN FRAMEWORK

PLAN IMPLEMENTATION

VISION & VALUES

*The City of Louisville is committed to being an **equitable, resilient, and sustainable** community where everyone has the opportunity to thrive – now and for future generations. We strive for a **vibrant** future where Louisville will evolve and adapt to change in ways that respect our past and support our high quality of life.*

Economic Vibrancy – Civic Leadership – Community Places – Community Connectivity – Environmental Sustainability – Community Character

Adopted City-wide

Used by Council, Boards & Commissions, and staff as a guidepost for future decision making

POLICIES

BY PLAN ELEMENT

Organized by plan element, not priority

Goals – Broad, aspirational statements

Strategies – A spectrum of options for consideration over the life of the plan to support progress on goals

The Comprehensive Plan Elements Include:

Land Use and Development (LU) – Open Spaces (OS) – Community Places (CP) – Economic Vitality (EV) – Environmental Sustainability (ES) – Recovery and Resilience (RR) – Transportation (TR) – City Core Services (CS)

These will be used by Council, Boards and Commissions, and staff to aid prioritizations and shape strategies for future work.

These will also be consulted by property owners and developers and help shape review of submissions.

ACTION PLAN

Identifies select, high priority actions for the next 5 years.

Major initiatives are required for implementation such as development code rewrite, impact fee evaluation and adoption, community engagement framework, preparation of design guidelines, and plan updates.

7 Items in Near Term (1-3 yrs)

4 in Medium Term (3-5 yrs)

What is a Comprehensive Plan?

It is...

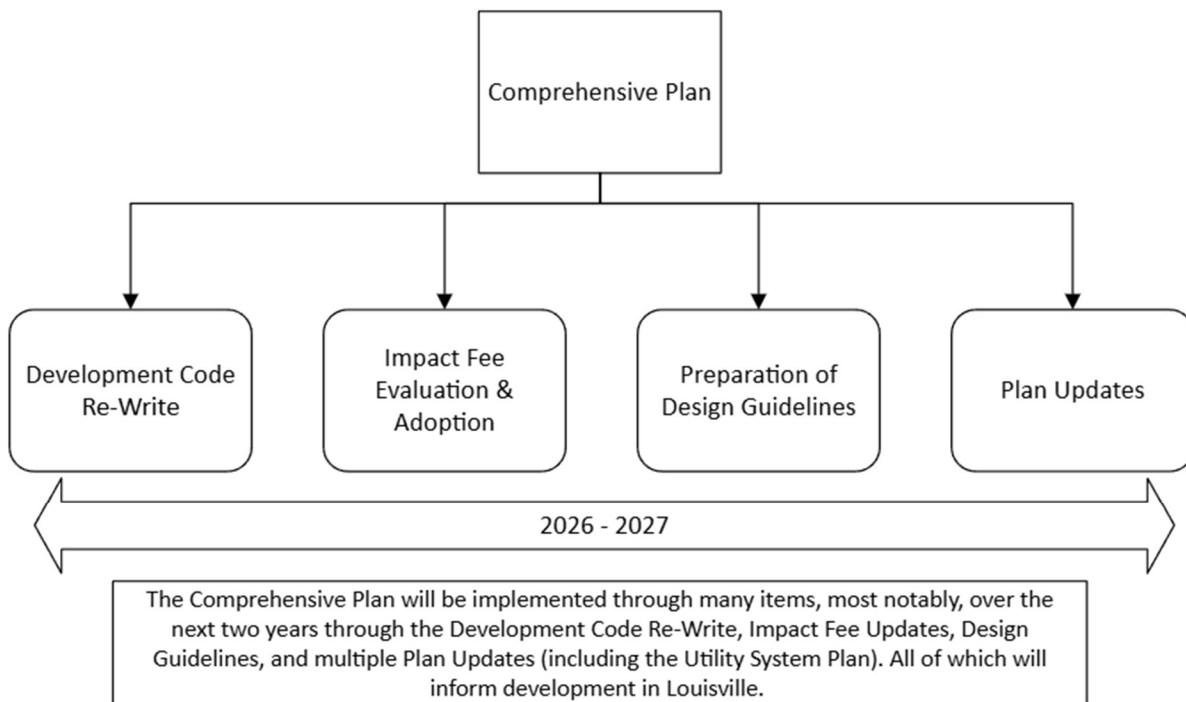
- A strategic guidebook for City decisions and priorities
- A reflection of the community's vision and values
- Required by Colorado law

It is not...

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

How does this align with other City Plans?

The Comprehensive Plan (CP) is the City's broadest guiding document, establishing overall vision and policy framework for how the community grows and evolves. Many additional plans and projects provide more detailed guidance for specific systems, topics, and places – offering deeper analysis than a citywide plan can provide.



OPINION > COMMENTARY

Louisville City Council should adopt the proposed Comprehensive Plan (Opinion)



By **DAILY CAMERA GUEST OPINION** | openforum@dailycamera.com |

Boulder Daily Camera

PUBLISHED: March 21, 2026 at 5:00 AM MDT

By Chuck Sisk, Dennis Maloney, Sue Loo, Jeff Lipton, Sheri Marsella, Don Brown, Jr. and Tim Bierman

Louisville needs a clear, community-shaped framework for the future. As former mayors, councilmembers and planning commissioners who have helped guide the city's planning and growth over decades, we strongly support adoption and implementation of the proposed comprehensive plan now before City Council.

Louisville's current comprehensive plan was adopted thirteen years ago and amended afterward. Since then, our city has changed in important ways. Housing prices have risen sharply as supply has lagged behind demand. Louisville's own Housing Plan identifies an aging population and school-enrollment pressures tied in part to housing trends. Young families, older residents seeking to downsize, as well as teachers, nurses, firefighters and other workers (also known as the "missing middle") increasingly struggle to find housing that fits their needs and budgets. The Housing Plan estimates a need for about 2,483 housing units through 2047 to address both current shortages and future demand.

The proposed plan is the result of the most extensive public engagement process in Louisville's history. Over the past two years, the city sought input through surveys, workshops, advisory committees, open houses and public meetings. Thousands of residents helped shape the proposed plan. No plan can include every individual preference, but this one reflects a careful, balanced, community-informed roadmap for Louisville's future.

Why do we support the proposed plan?

It addresses real challenges. The proposed plan acknowledges rising housing costs, fewer housing options for residents at various stages of life, an aging population and declining school enrollment as key local issues. They are already affecting who can live in Louisville and who can afford to stay.

It directs change to appropriate places while supporting established neighborhoods. The proposed plan focuses on future reinvestment in areas well-suited for it, such as South Boulder Road, Downtown, McCaslin/Centennial Valley and Redtail Ridge, rather than on wholesale change citywide. Good planning recognizes the value and importance of stable neighborhoods while guiding change that can be accommodated thoughtfully.

It expands housing choices. Louisville needs not only more housing, but a broader mix of housing. The plan recognizes that housing costs have outpaced incomes. If we want young families, local workers and older adults to remain part of the community, we need to make room for townhomes, smaller homes, apartments, mixed-use housing and rentals, not just detached homes. Without that mix, Louisville will continue to price out many people who make this community work.

It supports our schools and demographic balance. Based upon the city's housing analysis, residents 65 and older were the only age group to increase over the past decade. Elementary and middle school enrollment declined. A city that does not attract younger households will compound those trends over time. The proposed plan addresses this.

It supports economic vitality. Louisville's businesses need customers nearby. Employers need workers who can live within reach of their jobs. Housing choice and thoughtful reinvestment are not separate from economic health. They are essential to it.

It aligns land use with transportation and infrastructure planning. Louisville is not planning for growth in a vacuum. For example, the city already has a Transportation Plan aimed at improving safety and accessibility. Planning land use and transportation together is how communities reduce avoidable congestion and make smarter long-term infrastructure investments.

Some residents worry that new housing could alter Louisville's character, overwhelm roads or strain city resources. We recognize these challenges, but we think they are not reasons to reject a measured, flexible and responsible plan that will help manage them. Claims of dramatic, immediate growth treat the plan's long-range theoretical capacity as if it were a near-term forecast. It is not. A comprehensive plan is a policy guide; it does not change zoning or approve any specific development. Future projects will still require separate review and public decisions. Concerns about citywide changes are also misplaced: The plan concentrates the majority of reinvestment in limited opportunity areas rather than dispersing it across established neighborhoods.

Growth always requires infrastructure planning, but Louisville is already doing that work through other long-range planning efforts.

Valuing community character does not mean standing still while costs rise, families settle elsewhere and economic opportunities narrow. It means evolving as a city: maintaining what residents love while ensuring our community remains welcoming, prosperous and sustainable for the next generation.

Louisville has always been strongest when it has planned ahead. Good examples include the library, the recreation and senior center expansion, land for schools, and abundant water resources. The proposed comprehensive plan does exactly that. It protects what residents value, addresses problems we can already foresee, and gives the city a thoughtful framework for a successful future. We strongly encourage Louisville residents to reach out to the City Council adopt the proposed Comprehensive Plan.

Chuck Sisk and Dennis Maloney are former Mayors of Louisville. Sue Loo is a former Louisville City Councilmember and Planning Commissioner. Jeff Lipton is a former Louisville City Councilmember and Planning Commissioner and currently serves as a Louisville Revitalization Commissioner. Sheri Marsella, Don Brown, Jr., and Tim Bierman are former Louisville City Councilmembers.

To send a letter to the editor about this article, [submit online](#) or check out our [guidelines](#) for how to submit by email or mail.

From: [Diana Langley](#)
To: [Genny Kline](#)
Cc: [Samma Fox](#)
Subject: FW: Suggested changes to the draft Comprehensive Plan
Date: Tuesday, March 24, 2026 1:13:06 PM
Attachments: [image001.png](#)

Hi Genny,

Here is Council member Cooperman's list from today. Thank you.

Diana Langley (*she/her*)

City Manager

303.335.4530 (office)

720.762.7488 (cell)

dlangley@LouisvilleCO.gov

LouisvilleCO.gov



From: Josh Cooperman <jcooperman@louisvilleco.gov>

Sent: Tuesday, March 24, 2026 1:08 PM

To: Diana Langley <dlangley@louisvilleco.gov>; Samma Fox <sfox@louisvilleco.gov>; Rob Zuccaro <rzuccaro@louisvilleco.gov>; Jeff Hirt <jhirt@louisvilleco.gov>; Christopher Leh <leh@louisvilleco.gov>; Caleb Dickinson <cdickinson@louisvilleco.gov>; Barbara Hamlington <BHamlington@louisvilleco.gov>; Judi Kern <jkern@louisvilleco.gov>; Dietrich Hoefner <DHoefner@louisvilleco.gov>; Deb Fahey <dfahey@louisvilleco.gov>

Subject: Re: Suggested changes to the draft Comprehensive Plan

Hi all.

Here is my slightly revised and much abridged list of suggested changes. See you this evening.

Best,

Josh

Concerning the future land use map . . .

1. Reclassify the parcel at the northeast corner of the intersection of 96th Street and Dillon Road from NC (Neighborhood Center) to ME (Mixed Employment) or otherwise.
2. Reclassify the portion along the west side of McCaslin Boulevard of the parcel at the southwest corner of the intersection with Centennial Parkway from R-MX (Residential

Mixed-Use) to COM (Commercial).

Concerning the definitions of placetypes . . .

3. Include duplexes as a primary use in the R-LD (Residential Low-Density) placetype.
4. Include a bullet point reading 'Residential development should advance the City's housing goals and its commitment to the County-wide 12% affordable housing goal.' in the Development Considerations subheadings for all placetypes allowing residential development. *I appreciate that this statement is somewhat redundant, but I favor emphasizing these goals in the definitions of the relevant placetypes.*
5. Include a bullet point addressing transit connections in the Transportation Considerations subheading on page 41. For instance, 'Support incorporation of transit routes and stops'.
6. Address multimodal connections from Regional Centers to the rest of Louisville in the Transportation Considerations subheading on page 43. For instance, 'Incorporate safe and efficient connections for pedestrians and bicyclists between Regional Centers and the rest of Louisville.'

Concerning land use goals and strategies . . .

7. Include language prioritizing development of lots interior to the City over lots on the City's edges. For instance, replace 'Prioritize the use of vacant and underutilized land for new housing, particularly . . . ' with 'Prioritize the use of vacant and underutilized land, preferably starting with interior lots and particularly . . . ' in LU1.1 on page 51.
8. Include a strategy reading 'Improve multimodal transportation infrastructure in and connections to downtown Louisville.' under LU7 on page 54. *The City's Transportation Plan does not adequately address these issues.*
9. Include language describing (a portion of) the Centennial Valley opportunity area as a western downtown or town center for Louisville in LU9 on page 58. For instance, replace 'Create a vibrant mixed-use neighborhood in the Centennial Valley . . . ' with 'Create a vibrant town center on McCaslin Boulevard adjacent to a new mixed-use neighborhood in the Centennial Valley . . . '.
10. Include a strategy reading 'Significantly improve multimodal connections across McCaslin Boulevard at its intersections with Dillon Road, Cherry Street, Century Drive, and Via Appia' under LU9 on page 58. *This additional strategy puts into words what is largely illustrated on the future priority transportation connections map.*
11. Include language describing the residential portions of the Redtail Ridge opportunity area as neighborhoods with amenities and services for residents, employees, and visitors in

LU10 on page 60. For instance, replace ‘Create a new community at Redtail Ridge that feels connected to Louisville, provides substantial open space and natural areas, and is anchored by the hospital and supporting uses as an economic engine for the city’ with ‘Create a new mixed-use community at Redtail Ridge, connected to Louisville and anchored by the hospital, that includes substantial open space, residential neighborhoods, an employment center, and supporting uses’.

Concerning transportation goals and strategies . . .

12. Include a strategy reading ‘Increase the share of trips taken by modes of transportation other than personal motor vehicles.” under TR8 on page 83. *The City’s Transportation Plan does not directly include such a goal or strategy.*

Concerning relatively minor language additions . . .

13. Replace ‘Support facilities such as restrooms, event shelters, and parking areas’ with ‘Support facilities such as restrooms, event shelters, and bicycle and vehicle parking areas’ in the Land Use and Scale subheading on page 48. *I would very much like to add ‘bicycle parking areas’ to this list.*
14. Replace 'Promote connections to nearby open spaces . . . while balancing these opportunities with private property interests' with 'Promote connections to nearby open spaces . . . while balancing these opportunities with private property interests and ecological considerations' in LU9.6 on page 58. *I would very much like to add ‘ecological considerations’ here.*
15. Replace 'support growth, and enhance community resilience' with 'support growth, reduce emissions, and enhance community resilience' in CS4.4 on page 88. *I would very much like to add ‘reduce emissions’ to this list.*

Get [Outlook for iOS](#)

From: [Diana Langley](#)
To: [Genny Kline](#)
Cc: [Samma Fox](#)
Subject: FW: Suggested changes to the draft Comprehensive Plan
Date: Tuesday, March 24, 2026 1:12:43 PM
Attachments: [image001.png](#)

Hi Genny,

Please include Council member Cooperman's email below in the packet addendum for tonight. I will also send you another email he just sent this afternoon to be included. Thank you.

Diana Langley (*she/her*)

City Manager

303.335.4530 (office)

720.762.7488 (cell)

dlangley@LouisvilleCO.gov

LouisvilleCO.gov



From: Josh Cooperman <jcooperman@louisvilleco.gov>
Sent: Sunday, March 15, 2026 10:09 PM
To: Diana Langley <dlangley@louisvilleco.gov>; Samma Fox <sfox@louisvilleco.gov>; Rob Zuccaro <rzuccaro@louisvilleco.gov>; Jeff Hirt <jhirt@louisvilleco.gov>; Christopher Leh <leh@louisvilleco.gov>; Caleb Dickinson <cdickinson@louisvilleco.gov>; Barbara Hamlington <BHamlington@louisvilleco.gov>; Judi Kern <jkern@louisvilleco.gov>; Dietrich Hoefner <DHoefner@louisvilleco.gov>; Deb Fahey <dfahey@louisvilleco.gov>
Subject: Suggested changes to the draft Comprehensive Plan

Hi everyone.

Please find below my suggested changes to the draft Comprehensive Plan. I provide brief explanations for some of the suggestions, and I provide potential language for all of the suggestions. All of the suggestions refer to the version of the draft Comprehensive Plan presented to the Planning Commission on 26 February.

We have only discussed the new draft Comprehensive Plan on one occasion: at a City Council meeting in January at which we were asked to provide fairly high-level feedback. In particular, we have discussed neither the placetype definitions nor the goals and strategies in full detail. Given that the Comprehensive Plan is the City's principal policy document, I believe that these details fall fully within City Council's purview and that we should take the time to consider

these details. A few of the high-priority and all of the medium-priority and low-priority suggestions below concern these definitions, goals, and strategies.

Thanks for your consideration. Please do not reply to this email.

Best,
Josh

High priority changes

These first three items concern the Future Land Use Map on page 39. While we have discussed the Future Land Use Map on a few occasions, after further consideration and feedback I am interested in three relatively small adjustments.

1. Reclassify the parcel at the northeast corner of the intersection of 96th Street and Dillon Road from NC (Neighborhood Center) to ME (Mixed Employment). *I do not support residential development at this location. Such development would be of limited extent, disconnected from all other residential development in Louisville, poorly supported by amenities and services, and directly adjacent to major thoroughfares. Ideally, I would like to maintain a rural gateway into Louisville at this intersection.*
2. Reclassify the portion along the west side of McCaslin Boulevard of the parcel at the southwest corner of the intersection with Centennial Parkway from R-MX (Residential Mixed-Use) to COM (Commercial). *Property directly along a major thoroughfare is typically better suited to commercial development (than interior properties) owing to its visibility. I would like to reserve this property for future commercial development that could serve the existing and future surrounding neighborhoods. While the R-MX placetype allows for some commercial development as supporting uses, I would prefer to give a stronger indication of a desire for commercial development in this location.*
3. Reconsider the classification of the uppermost portions of the parcels backing to Davidson Mesa as R-MX (Residential Mixed-Use). *Ideally, I would like this land eventually to become City open space.*

These next items concern definitions, goals, and strategies. While we have discussed some of these items, after further consideration and feedback I am interested in certain revisions.

1. Include duplexes as a primary use in the R-LD (Residential Low-Density) placetype.
2. Include a bullet point reading 'Residential development should advance the City's housing goals and its commitment to the County-wide 12% affordable housing goal.' in the Development Considerations subheadings for all placetypes allowing residential development.
3. Replace 'Prioritize the use of vacant and underutilized land for new housing, particularly .

. .' with 'Prioritize the use of vacant and underutilized land, preferably starting with interior lots and particularly . . .' in LU1.1 on page 51. *We briefly discussed the prioritization of infill development at our last City Council meeting on the draft Comprehensive Plan, but staff did not make any revisions based on this discussion; I am here suggesting a potential revision.*

4. Include language describing (a portion of) the Centennial Valley opportunity area as a western downtown or town center for Louisville in LU9. For instance, replace 'Create a vibrant mixed-use neighborhood in the Centennial Valley . . .' with 'Create a vibrant town center on McCaslin Boulevard adjacent to a new mixed-use neighborhood in the Centennial Valley . . .'. *I would like the City to work towards the redevelopment of the commercial heart of western Louisville into a town center.*
5. Include language describing the residential portions of the Redtail Ridge opportunity area as neighborhoods with amenities and services for residents, employees, and visitors in LU10. For instance, replace 'Create a new community at Redtail Ridge that feels connected to Louisville, provides substantial open space and natural areas, and is anchored by the hospital and supporting uses as an economic engine for the city' with 'Create a new mixed-use community at Redtail Ridge, connected to Louisville and anchored by the hospital, that includes substantial open space, residential neighborhoods, an employment center, and supporting uses'.

Medium priority changes

The following items concern rewordings and additions of goals and strategies that I am interested in incorporating. I rate these changes as medium priority because I consider them somewhat more consequential or controversial. I offer potential language in all cases.

1. Replace 'Encourage continuous sidewalks' with 'Provide continuous sidewalks' in the 'Transportation Considerations' subheading on page 40.
2. Include a bullet point addressing transit connections in the Transportation Considerations subheading on page 41. For instance, 'Support incorporation of transit routes and stops'.
3. Address multimodal connections from Regional Centers to the rest of Louisville in the Transportation Considerations subheading on page 43. For instance, 'Incorporate safe and efficient connections for pedestrians and bicyclists between Regional Centers and the rest of Louisville.'.
4. Include a bullet point reading 'Consider a road diet for McCaslin Boulevard between Dillon Road and Via Appia.' in the Transportation Considerations subheading on page

44.

5. Replace 'Consider implementing dark sky-compliant lighting standards to reduce light pollution and protect neighborhood skies' with 'Implement dark night sky-compliant lighting standards to reduce light pollution, protect night skies, and benefit human and wildlife health' in LU4.3 on page 52.
6. Include a strategy reading 'Support redevelopment of parking lots fronting Main Street into buildings with ground-level commercial uses.' under LU7 on page 54.
7. Include a strategy reading 'Improve multimodal transportation infrastructure in and connections to downtown Louisville.' under LU7 on page 54.
8. Include a strategy reading 'Consider enhanced vehicular and multimodal connections to neighborhoods north of South Boulder Road east of the railroad tracks and west of Highway 42' under LU8 on page 56.
9. Include a strategy reading 'Significantly improve multimodal connections across McCaslin Boulevard at its intersections with Dillon Road, Cherry Street, Century Drive, and Via Appia' on page 58.
10. Include a strategy reading 'Consider acquisition of water rights for to help restore riparian habitats on open space properties like Hecla Lake and Coal Creek.' on under OS2 page 62.
11. Replace 'Support City facilities that are welcoming, accessible, . . .' with 'Ensure that City facilities are welcoming, accessible, . . .' in CP2.3 on page 65.
12. Include a strategy reading 'Consider ways to expand public art installations throughout the City including budget allocations with capital infrastructure projects.' under CP6 on page 66.
13. Include a strategy reading 'Continue implementation of the City's internal decarbonization plan.' under ES1 on page 71.
14. Include a strategy reading 'Consider adoption of universal recycling and composting ordinances aligned with neighboring municipalities and supported by regional partners.' under ES5 on page 72.
15. Create a goal under the Environmental Sustainability plan element reading 'Improve air quality'. Include the following strategies under this goal: 'Continue and consider expanding air quality monitoring.', 'Continue to support regional efforts to improve air

quality coordinated through the Regional Air Quality Council and Air Quality Control Commission.’, ‘Prevent air pollution from local wildfires by continuing and expanding efforts to mitigate wildfire risks.’, ‘Reduce air pollution from local combustion of fossil fuels by continuing and expanding efforts to decarbonize.’, ‘Reduce air pollution from local transportation by continuing and expanding efforts to increase the share of multimodal trips.’.

16. Replace 'Assess key intersections . . .' with 'Assess and improve key intersections . . .' in TR1.3 on page 81.
17. Replace 'Use technology to improve transportation systems' with 'Use technology to improve transportation systems for all users' in TR4 on page 82.
18. Include a strategy reading ‘Increase the share of trips taken by modes of transportation other than personal motor vehicles.’ under TR8 on page 83.
19. Include a sentence reading “The City typically assumes responsibility for maintaining new infrastructure.’ at the end of the Construction of Infrastructure subheading on page 85.
20. Replace 'Support Fiscal Health for High Quality City Services' with 'Maintain Fiscal Health for High Quality City Services' in CS4 on page 88.
21. Replace 'support growth, and enhance community resilience' with 'support growth, reduce emissions, and enhance community resilience' in CS4.4 on page 88.

Low priority changes

The following items concern rewordings and additions of goals and strategies that I am interested in incorporating. I rate these changes as low priority because I consider them somewhat less consequential or controversial. I offer potential language in all cases.

1. Replace 'Site design should consider' with 'Site design should address' in the Development Considerations subheading on page 41.
2. Replace 'Support for integrating RTD services and multimodal transportation' with 'Integrate multimodal transportation and support integration of RTD services and microtransit' in the Transportation Considerations subheading on page 47.
3. Replace ‘Support facilities such as restrooms, event shelters, and parking areas’ with ‘Support facilities such as restrooms, event shelters, and bicycle and vehicle parking areas’ in the Land Use and Scale subheading on page 48.

4. Replace 'Streamline development review and approval process for projects that advance adopted housing goals, including those that expand affordability and diversify housing types.' with 'Streamline development review and approval process for projects that advance adopted housing goals, especially those that expand affordability and diversify housing types.' in LU1.4 on page 51.
5. Replace 'Support housing types' with 'Prioritize housing types' in LU1.5 on page 51.
6. Replace 'Continue to support' with 'Continue to work towards' in LU2.6 on page 51.
7. Replace 'standards to support development' with 'standards to allow development' in LU3.1 on page 52.
8. Replace 'Support family-friendly housing designed to support households with children including multiple bedrooms, nearby parks and schools, and safe access to transportation' with 'Support family-friendly housing for households with children including multiple bedrooms, nearby parks and schools, and safe access to multimodal transportation' in LU3.2 on page 52.
9. Replace 'Promote connections to nearby open spaces . . . while balancing these opportunities with private property interests' with 'Promote connections to nearby open spaces . . . while balancing these opportunities with private property interests and ecological considerations' in LU9.6 on page 58.
10. Replace 'Encourage protection of ecologically valuable areas . . . including areas with healthy, mature trees and vegetation.' with 'Encourage protection of ecologically valuable areas . . . including areas with healthy, mature trees and vegetation and riparian zones.' in OS1.6 on page 62.
11. Replace 'protect views, wildlife, and public access' with 'protect views, wildlife, plant life, and public access' in OS1.7 on page 62.
12. Replace 'regional partners and other organizations' with 'regional partners, private land owners, and other organizations' in OS1.8 on page 62.
13. Replace 'Support the protection and enhancement of' with 'Protect and enhance' in OS2.1 on page 62.
14. Replace 'practices on private property (such as beehives' with 'practices on public and private property (such as native pollinator habitat' in OS2.1 on page 62.
15. Replace 'Consider integrated approaches to managing invasive species that . . . and

public health' with 'Use integrated approaches to managing invasive species that . . . wildfire mitigation, and public health.' in OS2.2 on page 62. *The City already uses integrated approaches.*

16. Replace 'Require green infrastructure for stormwater management as an alternative to traditional concrete channels where possible' with 'Require and convert to green infrastructure as an alternative to traditional concrete channels where possible' in OS2.3 on page 62. *The City has recently completed such a conversion.*
17. Replace 'Evaluate opportunities to connect trails' with 'Evaluate and advance opportunities to connect trails' in CP3.7 on page 66.
18. Replace 'Continue evaluating opportunities to provide equitable distribution of trails, parks, and community spaces' with 'Provide equitable distribution of trails, parks, and community space' in CP4.2 on page 66.
19. Replace 'Support programs energy-efficient upgrades' with 'Support and offer programs energy-efficient upgrades' in ES2.1 on page 71. *The City already supports and offers such programs.*
20. Replace 'EV-ready infrastructure' with 'EV infrastructure' in ES2.6 on page 71.
21. Replace 'Promote incentive and rebate programs' with 'Offer and promote incentive and rebate programs' in ES3.4 on page 72. *The City already offers and promotes such programs.*
22. Replace 'Promote water conservation programs and incentives' with 'Offer and promote water conservation programs and incentives' in ES4.1 on page 72. *The City already offers and promotes such programs.*
23. Replace 'Evaluate adoption of Wildland-Urban Interface (WUI) code' with 'Adopt Wildland-Urban Interface (WUI) code' in RR7.3 on page 76. *The City is in the process of such an adoption.*
24. Replace 'Incorporate Complete Streets principles . . . riders where possible' with 'Incorporate Complete Streets principles . . . riders.' in TR1.4 on page 81.
25. Include a strategy reading 'Evaluate and pursue opportunities to enhance and expand regional trail connections to and from Louisville' under TR3 on page 82.
26. Replace 'Evaluate opportunities to improve access to commercial centers through enhanced wayfinding, parking management, and multimodal connections' with 'Evaluate

opportunities to improve access to commercial centers through enhanced wayfinding, parking management, and multimodal connections including transit' in TR7.1 (misabeled as TR6.1) on page 83.

27. 'Evaluate opportunities to integrate green infrastructure' with 'Evaluate and pursue opportunities to integrate green infrastructure' in TR8.5 (misabeled TR7.5) on page 83.
28. Replace 'evaluate opportunities' with 'evaluate and pursue opportunities' in CS4.1 on page 88.

Get [Outlook for iOS](#)

From: [H.M](#)
To: [City Council](#)
Subject: Input on Strengthening the Draft Comprehensive Plan
Date: Monday, March 16, 2026 12:54:34 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 Mayor Leh and Members of the Louisville City Council,

Good afternoon. I have been attending open houses and city engagement opportunities and in my conversations with neighbors and community leaders, I hear a shared hope for a Comprehensive Plan that truly reflects Louisville's values so that people who live and work here. The current draft moves in that direction, but it still needs strengthening to become the clear, grounded, and community-driven guide our city deserves. I am very concerned that the current version allows primarily for speculative development that benefits investors instead of the community. As the draft stands, its aggressive growth allowances for market-rate development and aspirational language do not yet reflect the balanced approach Louisville expects.

To create a Plan that truly supports our long-term goals, it is important to reinforce several core commitments:

- Reaffirm the County-wide 12 percent affordability goal and include it in the Planning Assumptions.
- Ensure that placetypes allowing residential development clearly reflect the City's affordability housing goals and the County-wide diverse goals, and that residential project approvals and requirements are guided by these commitments.
- Strengthen strategies so that affordability remains a consistent priority throughout the Plan.

Across Louisville, people want a future that is inclusive, sustainable, and manageable. They want growth that is moderate and well located, green building practices that reflect our environmental values, and development that makes room for people at every stage of life. Our community wants a comprehensive plan that creates a future for the people who will live, work, start families and retire here.

To meet that vision, the Plan should pair moderate growth with clear expectations. This includes firm affordability requirements, strong sustainability standards, and a realistic approach to scaling essential infrastructure such as water, transportation, public safety, parks, and open space. These elements give the Plan both heart and structure and ensure that our aspirations are matched with practical commitments.

Thank you for your service and for your thoughtful stewardship of Louisville's long-term future.

Sincerely,
Helen Moshak
Louisville Resident

From: [Maxine Most](#)
To: [City Council](#)
Subject: [The Washington Post] Portland has a wonky secret to building cheaper houses. Other cities are copying.
Date: Wednesday, March 18, 2026 12:53:47 PM

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

Dear Council members,

I read this article with interest today and thought about its applicability to Louisville.

Portland legalized fourplexes, tiny houses and backyard homes and then sorted out how to actually get them built. https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwapo.st%2f4rJ66Vt&c=E.1.-cKC4u2VX8vDhBWuMbdEMA_IizXCvesul_xqL2S-gMnNQe68hU96YMN4mB7UkvFPhlrZhFWpT9Pbc14ejTYRFtZGmvQRdz5OkAhlC_K0Yp0_ZpmIsQ.&typo=1

Rather then, just giving away our community assets in the form of use by right to developers to build residential property on commercial land along the McCaslin corridor and at Redtail Ridge - with no guarantees of affordability, Louisville should be considering this type of option that has worked effectively in Portland, Oregon. This approach has the potential to address our middle income housing crisis while offering value to longtime community residents not just outside venture capitalists, land speculators, and developers.

In my neighborhood of Hillsborough West lots are typically 10,000 ft.² or larger. The home I live in was initially 1300 ft.² with a footprint of about that size on a 10,000 square-foot lot. Even with the roughly 1000 ft.² addition that was added four years after the property was built, the footprint of my house is about 25% of the lot size.

Rather than simply allowing massive renovations or even teardowns to simply build larger more modern homes in this neighborhood, why not give homeowners like myself, especially longtime residents who are seniors, the opportunity to leverage the investment they've made living and contributing to our community for 15, 20 or 30 years increasing the value of their homes by allowing this kind of development by right. Why not incentivize this type of development? My lot could easily handle another 2000 square-foot home on a 1000 ft.² footprint. Why just offer this expansion of wealth to developers looking to build homes in commercial districts?

For seniors like myself who are close to retiring (or are retired) and are looking to leverage a 20 year investment in our community at a time when the cost of living is creating a financial trap, why not create opportunities that can help solve our financial problems and make Louisville a more <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flivable.com&c=E.1.-oSo6W3gKWILPpPKxDrwEAFNNosjKt4YMkXGH9yf7UWPX2z-kwHkRznBCvPDXrQLDN23bnci2NjuibODNZYXPTHkrtP9F3IEMPFOpQKS&typo=1> community for people of all incomes?

Louisville is facing a housing crisis, BVSD is facing a facing an enrollment crisis, and many in our community - near or at retirement - are facing a financial crisis. Why not work to address all three by opening up and expanding the housing pool, particularly with opportunities for young families, while helping seniors leverage their investments and move on from homes that are really more than they want or need at this point in their lives.

Regards,

C. Maxine Most
640 W Linden St

From: [Jeffrey S Lipton](#)
To: [City Council](#)
Cc: [Jeffrey S Lipton](#)
Subject: Louisville Comprehensive Plan
Date: Thursday, March 19, 2026 9:11:59 PM
Attachments: [Comp Plan Letter to Council v3.pdf](#)

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

Dear Mayor and Members of City Council,

Please accept the attached comments as input for the March 24, 2026, public hearing on the adoption of the proposed comprehensive plan.

Thank you for your service and commitment to our community.

Best,

Jeffrey S. Lipton

March 19, 2026

Dear Mayor and Members of Council,

I am writing to express my strong support for the adoption of the proposed 2026 Louisville Comprehensive Plan.

Having been involved in every Louisville Comprehensive and Small Area Plan since the mid- 1980's, first as a member of the Planning Commission and City Council, and now as a private citizen, I can say this Plan reflects the most extensive citizen engagement and City Council involvement of any prior plan. City staff, the consulting team, and the Planning Commission have done outstanding work in analyzing and drafting the document.

The Plan's guiding principles align closely with the values long held by the Louisville community. It advances housing affordability consistent with the adopted Housing Plan, promotes income diversity, and lays a strong foundation for long-term economic vitality.

There is much to commend in this Plan. It provides a thoughtful and practical direction for Louisville over the next decade and beyond. While no plan is perfect, the pursuit of perfection should not delay adoption of this well-considered document. I encourage you to move forward and not let the vocal opposition of a small segment of the community overshadow the extensive public engagement process and the important progress this Plan represents for Louisville's future.

I also urge the City Council and staff to focus next on implementing the Plan's vision through thoughtful zoning and code updates. These updates should enable the Plan's goals while avoiding overly rapid or unmanageable population growth, ensuring the community retains its character, livability, and sense of place.

Sincerely,

Jeff Lipton
Louisville Resident

From: elzbeth.otto@aim.com
To: [City Council](#)
Subject: Comprehensive Plan
Date: Friday, March 20, 2026 10:25:43 AM

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

Dear Louisville City Council,

PLEASE PLEASE PLEASE adjust the Comprehensive Plan population growth proposal down to 25%. A 50% increase in population, even over 20 years, will drastically impact the nature of our community. And will cost too much in terms of infrastructure (library, rec center, senior center, schools, roads, air pollution, water resources, open space and parks, etc.).

There is no reason to call for such an increase in population.

Thank you,

Sincerely,

Elizabeth Otto
538 W. Sycamore Circle

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

From: [Matt Jones](#)
To: [City Council](#)
Subject: Comp Plan - Downsize and incrementalize
Date: Friday, March 20, 2026 11:08:34 AM

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

To: Mayor and council members

From: Bob Muckle and Matt Jones

Thank you for reading our email. We request you downsize the Placetypes to conform to the Louisville Housing Plan 2,500 housing units over 25 years and 960 units over the first ten years. We strongly believe that most Louisville residents do not support the huge scale of development potential baked into the Comprehensive Plan's Placetypes. We also request that plan implementation be incremental and cautious with residents, not developers, interests being the priority.

Plan scale

Downsize density and area of Placetypes to roughly the 2,500 residential units Housing Plan scale, with 960 units in the first ten years. There is no need to allow many multiples of what you want to reach your goal. You can still reach the Housing Plan scale by downsizing Placetypes which provides greater control of where to build housing and avoids the conflict involved in unwanted proposals.

The current level of housing units baked into and enabled by the Placetypes is huge. The 95% Draft Plan stated that 50% increase in housing units, 4,000 to 5,000 units, could be built using the Placetypes. The 50% figure was removed from the Adoption Draft. If you add the Table 1 Placetype totals and consider the Attachment D methodology that reduces the total maximum build out by about ¾'s, that number units that could be built could be 70% or more. If you think this is an exaggeration, instead of just dismissing it, do the research and math. Staff's argument at the Planning Commission meeting was that you need the 50% to 70% huge number of units that could be built to in order to achieve the 2,500 number (a 28% increase). But there are two problems with that argument. First, you could easily reach that number with a 40% increase in units that could be built by strategically downsizing some opportunity areas Placetypes. Second, it places decision making more in developer's hands than in council's hands that could lead to bad outcomes not in the best interest of residents, such as the overdevelopment of downtown.

It's important to note the Housing Plan says for the Comprehensive Plan there should be 960 units over the first ten years. From the Housing Plan: “Exhibit 65 combines the results of calculated future housing needs and underproduction in Louisville. In total, Louisville will need to plan for 2,483 new homes by 2047 to meet its current and future housing needs. Given that the city is embarking on a comprehensive plan update that will have a 10-year planning horizon, the city will need to specifically plan for an additional 960 housing units over a 10-year period in order to stay on track with the projected 25-year demand assumption.” (Louisville Housing Plan, Exhibit 65, p.55) This is further reason to downsize Placetypes now.

Please downsize the Placetypes by what is included in the opportunity area rightsizing section below.

Be incremental

It is critical that plan implementation be incremental, regardless of any Placetype downsizing. To that end, please make the following changes, the most important of which is this first change.

Incrementalize rezoning: add LU 1.9 **Rezone starting only when needed based on viable development proposals**. Rezoning in the absence of an actual proposal limits the City’s leverage to get an optimal outcome for the city. Start carefully, perhaps first in Centennial Valley. (p. 51)

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 *using fiscal analysis*, and the community’s quality-of-life expectations, and adjust implementation tools as necessary. (Italics for new language, p. 51)

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 25 years. *The Housing Plan further states that to meet this approximate level in the Comprehensive Plan’s ten-year planning horizon 960 housing units need to be added (see in Louisville Housing Plan, Exhibit 65). At a minimum, City Council should review progress every three years and modify regulations as needed.* (p. 51)

For consistency modify language on page 34: Under Strategy LU 1.8 City Council should periodically review *at a minimum every three years* 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 25 years *and 960 over the first 10 years*. (p. 34)

Add LU 1.10. Monitor effect of adding market rate housing on housing affordability. If affordability is not improving, staying stable; or keeping the increase within the Denver Metro inflation rate, curtail additional market rate residential.

Action Plan: Conduct fiscal analysis with each proposed project to understand impact on City finances for future budget and financial planning. Without this the City Council is not doing its due diligence in the spending of public funds. (p 114)

Opportunity Area Rightsizing

The most critical is to right size the Downtown Placetype to 4-10 DU per acre with current height limit of 29 feet and expand the downtown Place type area to the east including a block north of Pine Street to Highway 42. Everyone in Louisville recognizes that Historic Old Town is the gem that makes Louisville what it is (in addition to our Open Space). The plan as it is now will incentivize demolition of historic buildings, in direct contradiction to our historic preservation goals, to build higher density residential. (p. 54, Table 2: Summary of Louisville Comprehensive Plan Placetypes)

To protect the quality of the user experience and ecological value on Davidson Mesa open space do not allow vertical construction above the Louisville Lateral ditch and provide a setback from the ditch.

Do not have residential at Redtail Ridge consistent with the public vote. Residential building cannot be the best and highest use for a property on two major highways, half an hour from a major international airport, and within half an hour drive from two major research universities. Residential in this area does not make sense for many other reasons including but not limited to: Metro District taxes make it even less affordable, it will significantly increase traffic on already very congested roads, and residents would shop and use services on Broomfield.

From: [John Ohannessian](#)
To: [City Council](#)
Subject: Please do what is good for our Louisville
Date: Friday, March 20, 2026 12:57:50 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,
You were elected to protect and improve our beautiful City of Louisville.
You were NOT elected to ruin and to destroy our Louisville.

Please do VOTE NO on Tuesday March 24 on the Comprehensive Plan that enables a massive number of housing units that could be built.

A YES vote will destroy our Louisville permanently. There will be no turning back to fix your huge and unpardonable mistake.

Please VOTE NO.

Thank you.

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

From: [Geri DeLand](#)
To: [City Council](#)
Subject: Massive number of housing in Louisville
Date: Friday, March 20, 2026 2:54:09 PM

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

Please STOP this huge residential growth in our small town. There is so much you can do to improve our little town that you are not. This is not what we want!!!! Please STOP this!!!

As a resident of over 35 years, stop trying to turn Louisville into a Boulder!!! I am baffled at what is really behind this!!! It is NOT what the residents of Louisville want!!

From: [Donna Sorensen](#)
To: [City Council](#)
Subject: Upcoming vote on the Louisville growth plan
Date: Friday, March 20, 2026 7:56:43 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 Council Members,

I am concerned about the proposed increase in housing over the next 10 years. I worry about infrastructure, water, and roads keeping up with this growth.

The reason I moved to Louisville in 1992 was because of the small-town charm. I'm afraid we would lose this if so many homes are added.

Please reconsider.

Thanks,
Donna

Work like you don't need the money, dance like nobody's watching, and love like you've never been hurt!

From: [tamar krantz](#)
To: [City Council](#); [Diana Langley](#)
Subject: Thank you, and please protect community over opportunity!
Date: Friday, March 20, 2026 8:29:25 PM

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

Dear City Council,

Thanks for your work to get this Comp Plan right. The layout is beautiful and it is easy to read. I hope that you will direct staff to make a few changes to the content. These are my main concerns:

1.
Remove or reduce the numbers for units-per-acre in the “placetype” descriptions. Reducing the areas and densities leaves room to create incentives instead of expectations. However, removing the numerical values for units-per-acre altogether could prevent conflicts or legal problems later. The latest [Boulder Valley comp plan draft](#) from March 3 does not include numerical values. According to that plan, “Future land use planning that is too detailed can lead to unintended consequences and conflicts when community needs shift quickly or new opportunities arise”.
2.
Please specify that parcels will only be rezoned along with development applications. Rezoning all at once or over many parcels at once will create development rights that can never be revoked. The current draft vastly overshoots the expected growth in the housing plan. If our priorities or state law require us to shift where density occurs, the city could face claims of "takings". Adding a simple statement or land use strategy to this effect will reduce the expectations created by the hard density numbers in the plan. It will also protect the city from increased land prices and sales to speculators.

I still wish that this plan created a clearer path for truly affordable housing and included more specifics to make Louisville a real leader in environmental sustainability. I hope that future plans and policies will help us achieve these goals.

Sincerely,

Tamar Krantz
Louisville

From: michelle_reddy@comcast.net
To: [City Council](#)
Subject: mitigation of home purchases by investment and residential real estate companies
Date: Friday, March 20, 2026 8:49:21 PM

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

City Council:

Over the years I have noticed that more and more homes in my neighborhood are being bought up by companies for rentals. I have no doubt that as a result, more and more of the potential home owners you purport to support are being priced out of the Louisville housing market by big money. Without a plan to mitigate this, what prevents the same abuse from happening with the absurd high-density housing you propose to develop? In addition, most long-term home owners take more pride in their neighborhoods than do temporary renters. If the current proposed comprehensive plan is accepted, one day we will find that the real cost has been our unique character, charm, and community atmosphere...reasons we were named by Money Magazine as one of the best places to live in 2009, 2011, 2013, 2015 and 2017.

Louisville does not have to be just like every other city. If it is not broken, don't break it. You seem to be hell bent on following through with an outrageously unreasonable growth plan that has been pushed by someone who obviously does not love Louisville. It is not being done in the best interest of the current residents; it has been concocted to serve people who don't even live here. How crazy is that? Who will be the people's champion who is brave enough to go against the tide and stand up for what is right for the residents of Louisville, not the pockets of developers or the

CV of some government official with political aspirations. What is right is a more reasonable and viable development proposal that provides slow incremental growth and conservative rezoning, only when and as needed. I think 25% growth over 20 years is reasonable. Don't sell us out with wholesale rezoning that grants development rights that may not be appropriate in the future and are legally hard to reverse.

Recently, I was told by the City that I could not replace my old wooden fence with a fire-resistant steel fence because it does not conform to my neighborhood plan. It is my contention that the current outrageous residential growth in the proposed comprehensive plan does not conform to Louisville's "neighborhood plan."

Michelle Reddy, Louisville resident

From: [Peter Stewart](#)
To: [City Council](#)
Cc: [Planning](#)
Subject: Comprehensive Plan Approval
Date: Saturday, March 21, 2026 3:27:00 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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

Mayor and City Council members,

Over many years, as a local architect and resident, I have observed and studied Louisville's built form and participated in the city's planning efforts. With this perspective I strongly support adopting the proposed Comprehensive Plan and urge your approval.

While the potential number of housing units accounted for in the Plan has raised concerns and is a point of criticism, it should be acknowledged the stated range is a framework and should not overshadow the Plan's overall purpose and intent. Quality of life in communities is not measured by a set number of housing units, but rather by how well our built environment (and future built environment) aligns with our community's core values. Developed over two years of engagement this Plan clearly identifies our shared core values and aligns the plan elements accordingly.

The "placetypes" are laudable as they describe potential developments' look and feel quality, rather than simply outlining quantities and nondescript zoning categories.

Some community members have suggested downsizing the range of housing densities in the plan. That's not advisable as the range is needed as a framework to provide flexibility in future zoning updates, which is a more appropriate policy document for detailed density determinations. In addition, densities outlined in the plan in "DU/ acre" terms (dwelling unit per acre) are often misunderstood. For example, in Downtown there are existing housing developments, which I believe the community finds appropriate, that generally match the densities outlined in the plan.

Two example projects Downtown:

1. The townhome live work units on Front Street. This is about 13 DU/acre. If these were stacked units and smaller it would measure about 26 DU/acre – in the same building envelope.
2. The mixed-use housing over the optical shop and pharmacy on Main Street south of Pine. This is similar density in a two-story arrangement. Its about 13 DU/acre and likewise, if the units were stacked, it would yield about 26 DU/Acre – in the same building envelope.

For another visual comparison, look at 3 homes on small lots on La Farge Avenue just west

of downtown. This example has a higher density than the above-mentioned examples at about 14 DU/acre. If 2-story stacked this would yield about 28DU/Acre. (Lesson: density is inadequate to describe scale and massing)

Thank you for considering my comments, I urge approval of the proposed Plan and look forward to participating in the upcoming zoning code rewrite.

Photos of examples cited above:



Townhome live-work on Front Street. (13-26 DU/acre)



Housing over retail on Main Street (12-24 DU/acre)



Small lots on La Farge Avenue. (14-28 DU/acre)

Sincerely,

Peter Stewart

stewart

ARCHITECTURE

1132 Jefferson Ave. Louisville, CO. 80027

tel: 303.665.6668

peter@stewart-architecture.com

From: [Doris Fasbender](#)
To: [City Council](#)
Subject: Comprehensive Plan
Date: Monday, March 23, 2026 7:23:53 AM

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

All Council Members,

I am urging you to reconsider support for the proposed Comprehensive Plan and vote for a more reasonable plan of growth for our city of Louisville. I fear the current proposal of more than 50% development is too extreme and will have our city looking like Boulder - cluttered housing, crowded roads of traffic, and definitely not feeling like the beautiful town I moved to.

Please find a less aggressive way to have Louisville grow and thrive.

Thank you,

Doris Fasbender
538 W Sycamore Circle
Louisville.

From: [ma.heaney](#)
To: [City Council](#)
Subject: Comprehensive Plan Comments
Date: Monday, March 23, 2026 10:17:32 AM

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

Council,

Provided below are comments on the draft Comprehensive Plan. In general, the Plan is too radical for Louisville and does not consider or address the negative aspects of growth or climate change.

Specific comments are:

- Reduce the up to 67% increase in population projected by the current Comprehensive Plan. This increase is FAR too much growth, FAR too fast. Cap growth to the 27% approved by the recently enacted Housing Plan.
- State in the Plan that an incremental approach to rezoning will be used and that rezoning will occur only when needed based on viable development proposals.
- Downsize “placetype” density and acreage to reflect the Housing Plan's growth - or eliminate numerical values for units-per-acre and height.
- Address the detrimental effects that will result from growth and the specific approaches that will be used to minimize them -
CONCURRENTLY AS DEVELOPMENT IS APPROVED: increases in traffic; overloading of the already at-capacity Rec Center; overloading of our Library's capacity; lack of a fully staffed Police Department; enlargement of fire protection services, etc.etc.?
- Implement impact fees. Complete a public facilities needs assessment that includes capital costs of providing new, improved, or expanded public facilities for growth.

- Provide the financial analysis of how will the City replace lost revenue after reducing our commercial property and increasing residential property.
- Add specific language to the Plan for ensuring that housing is built for all incomes.
- The current Plan encourages demolition of historic downtown buildings through allowing the construction of high density residential units. Right size the Downtown Placetype to 4-10 DU per acre with current height limit of 29 feet. Expand the downtown Place type area east to include the block north of Pine to HWY 42.
-

Thank you,
Mary Ann Heaney
1117 La Farge Ave.

From: [Clif Harald](#)
To: [City Council](#)
Subject: Support for adoption of the 2026 Comp Plan
Date: Monday, March 23, 2026 10:18:30 AM

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

Mayor and Members of City Council,

I fully support adoption of the proposed 2026 Louisville Comprehensive Plan for the reasons below.

This Comp Plan update excels in addressing the uncertainties inherent in anticipating how Louisville might evolve between now and the next 10-year update.

Planning for a 10-year (or 20-year) time horizon is challenging. Even formulating semiannual budgets tests the limits of our foresight. When the last comp plan was adopted in 2013, no one anticipated COVID, the Marshall Fire, Redtail Ridge, 6% inflation, and Gov. Polis' affordable housing bills. Uncertainty is a given.

As a trained city planner with decades of experience in economic development, I've worked on comp plans in five western states and in Boulder, Longmont and Broomfield. The lesson I've learned is that effective plans address unanticipated challenges by featuring a diverse array of planning goals and strategies. Like a well-balanced investment portfolio, resilient communities embrace diversification to navigate unpredictable futures.

As outlined in the proposed 2026 Comp Plan, its Plan Elements – land use, open space, community places, etc. – present a thoughtful, diversified framework. The heavy policy lift comes later when the city updates zoning and other LMC rules, formulates work plans and budgets, and prioritizes capital investments. This plan provides a solid foundation for that work to come.

I recognize that some residents oppose this plan. Their concerns deserve to be heard. But as you balance the concerns of some with the interests of all, I'd suggest considering two points:

First, the "community character" argument as used by most opponents risks the stagnation of our community. The challenges ahead demand the adaptability and resiliency reflected in this plan's diversified approach.

Second, consider who supports this plan: your Planning Commission, along with former mayors, councilmembers, and planning commissioners. I'd argue that these voices come closer to representing most of our citizens' interests than those who routinely resist change.

I urge you to demonstrate vision and leadership by unanimously adopting the 2026 Comprehensive Plan.

Thank you,

Clif Harald
Ward 2 Resident

From: [AR](#)
To: [City Council](#)
Subject: Comprehensive Plan Draft
Date: Monday, March 23, 2026 3:01:51 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.

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 scenarios being presented now.

I believe no vote should be taken until we have a clearer understanding of what citizens actually want. Failing that, Council 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.

The number of houses proposed for Redtail Ridge is especially troubling. At NO time was residential part of the equation for Redtail Ridge, and it absolutely does not belong there now. A sea of housing at Redtail Ridge would be to invite another Marshall Fire.

We do not have the infrastructure to support the proposed growth, and increased housing almost never pays for itself. We might never be able to provide the necessary water at an affordable price. 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".

This winter has had what has seemed like a never-ending number of Red Flag Warnings and record High Temperatures. The timing for considering such an aggressive growth scenario seems particularly tone-deaf.

Please vote to table this Plan, or at the very least, modify it to support only the most minimal growth scenarios, and please remember that you represent the Citizens, not the Developers.

Respectfully,

Andrew Rogowski

Louisville Resident

From: [Mark Dayan](#)
To: [City Council](#)
Cc: [Planning](#)
Subject: Downsize the current Louisville Comprehensive Plan!
Date: Monday, March 23, 2026 4:12:53 PM

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

Louisville City Council,

The comprehensive plan's huge residential growth should be substantially downsized to a reasonable and responsible size.

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

The plan implementation be incremental and only rezone land when needed based on viable development proposals.

Please remember that you are all elected officials and should represent the voter's wishes which are overwhelmingly to have sustainable growth!

Thanks,

-Mark

From: [Julie Abrams](#)
To: [City Council](#)
Subject: Fwd: The Comprehensive Plan
Date: Monday, March 23, 2026 5:40:55 PM

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

Dear City Council Members,

I am writing to express my concern and disappointment regarding the proposed comprehensive plan. Increasing Louisville's population by 50–60% feels both irresponsible and misaligned with what many residents value most about our community.

I have spoken with numerous neighbors, and a consistent theme emerges: people chose Louisville because it is a small town. That is why my family moved here nearly 20 years ago. As the Taste of Louisville slogan proudly states, "A small town—with taste." A population increase of more than 50% fundamentally changes that identity and risks losing what makes Louisville special.

Even at our current size, our infrastructure is already strained. Over the past month alone, parking at the recreation center has become extremely difficult, and classes and equipment are consistently overcrowded. It is hard to imagine how these facilities could accommodate 50% more residents.

Traffic is another growing concern. Living off Via Appia, it can take up to two minutes just to exit the neighborhood during busy times due to congestion. Adding significantly more residents would only exacerbate this issue. Downtown, especially during the summer, parking is scarce and restaurants are often at capacity. While this may benefit business owners to a point, growth at this scale would be difficult—if not impossible—to sustain.

Additionally, residents are already facing increased utility costs, seemingly to support rapid development that benefits developers while diminishing the quality of life for those who already live here.

I respectfully ask the City Council to slow this process down and consider a more measured approach—one that prioritizes smart, thoughtful growth supported by existing infrastructure and reflects the desires of the community you represent.

Thank you for your time and consideration.

Sincerely,

Julie Abrams

From: traffdr@aol.com
To: [City Council](#)
Subject: tom rafferty input on 3-24-2026 Proposed Comp Plan
Date: Monday, March 23, 2026 8:25:42 PM
Attachments: [3-23-2026 comp plan feedback to CC by tom r.pdf](#)

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

Dear Honorable Mayor and City Councilors:

Please if you have time, consider my attached input on the above subject, preferably before the meeting.

And, please and thank you for someone letting me know you received this.

Regards,

Tom Rafferty
Ward 3

1. Thank you Honorable Mayor, City Councilors and City Staff for considering our Citizen Input. Please VOTE to REVISE this Comp Plan in alignment with the Housing Plan's 2,483 Units over the next 20 years that you agreed to most recently. Please, do not upsize zoning limits in one fell swoop with "Use by Right", but rather use the "current required application review" process that requires individual case by case proof of reasonableness and allows citizen participation.

2. **TRANSPORTATION MASTER PLAN:** Thank you for keeping the 2019 Transportation Master Plan that clearly indicates the vitality of, The Complete Streets Concept of Multimodal means which is in keeping with Louisville's Heritage. Please do not CLOSE our vital streets to vehicles or make them one way which is counterproductive. Please revise **"TR 1.5. Consider a Transportation Maintenance Fee or similar funding mechanism to sustain ongoing repair of streets, sidewalks., etc"** to clarify no new taxes or fees to the citizens for beyond core services. We already pay too many taxes now.

3. **HISTORIC PRESERVATION of our Golden Goose Downtown:** This document says the **1998 Downtown Design Guidelines** is being updated. How long has this process been going on and is the Public Invited? Old Town Louisville is a unique Historic, Humble, Proud Heritage Town. We Voted to tax ourselves to preserve this. Why then are the leaders designing a Modernistic Pavilion with scant respect for the Steinbaugh Heritage, wasting an opportunity to preserve Old Town ambience? Our unique Old Town's features are the Charm that attracts Visitors and endears us who moved here to stay. Just ask the two young persons from Boulder whom we met strolling Main Street. They liked the charm, the vibe etc. of our existing Main Street as compared to Boulder. So what will happen to our Main Street? Will it evolve into a modernistic BOULDER, or even worse CHERRY Creek? Nothing wrong with those two locales, but we love Old Town Louisville as we found it, so please respect it, and to the greatest extent possible, keep it Old Town Louisville. Please use the "current required application review" process, **in lieu of a blanket revision to "Use by Right 3 story 18-30 Units per Acre"**. Individual case by case proof of reasonableness allows citizen participation. And, **incentivize the 1998 Design recommendations** for Old Town mass, scale, form and materials.

4. **Accommodating Population Growth:** This Document is 104 Pages long with a 766 page Back Up that for many of us is impossible to digest. But, there are, thankfully, many other very dedicated Citizens who have studied all of this material, and have offered astute findings and recommendations. They are not advocating "NO GROWTH", rather responsible, modest, INCREMENTAL growth. You say the new Law says we cannot limit our population, then why do you have various numbers in Table 1? Are they not considered limiting factors? Since they apparently are not limiting, then please reduce the numbers to be consistent with The Housing Plan's 2,483 units in 20 years. And please, stop the insane overgrowth on Highway 42 which has been a huge traffic snarl at rush hour already for some time.

5. **Other:**

- 5 stories seems too tall and more like all the other towns who helped ruin the once bucolic Turnpike. This degradation of open views to the Mountains causes motorists to be more claustrophobic with the never ending sprawl. Please Revise.
- Stay with **12% Affordable units** and communicate such success to we public, so that the never ending mystery and fear mongering is dispelled.
- Thank you for continuing to increase the Tree Canopy. But revise **LU 4.3. "Consider"** to rather "Require" implementing Dark Sky—compliance. Add "Require" adequate landscaping to veil the new sprawl.

- Revise the Building and Energy Codes to the State's Minimums and streamline the review processes so as to make building more affordable.

Please VOTE to REVISE this Comp Plan in alignment with the Housing Plan's 2,483 Units over the next 20 years.

Respectfully, and Thank You, tom rafferty Ward 3

From: [Andy Johnson](#)
To: [City Council](#)
Subject: Support for the 2026 Comprehensive Plan – Prioritizing Future Vitality Over Stagnation
Date: Tuesday, March 24, 2026 7:14:34 AM

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

Dear Mayor and Council Members,

I am writing to express my strong support for the adoption of the 2026 Comprehensive Plan update. This document represents a vital turning point for Louisville - a long-overdue effort to address the stagnation that has limited our community's potential for over a decade.

I am aware of a letter circulating from several former city and state leaders urging Council to "downsize" the plan. While I value their past service to our community, the arguments presented in that letter rely on a fundamental misunderstanding of land-use law and the intended purpose of a Comprehensive Plan. I urge Council to consider the following points:

1. **The Comp Plan is a Vision, Not a Regulatory Code:** The opposition incorrectly treats "Placetypes" as if they are synonymous with zoning districts. In Colorado, a Comprehensive Plan is a guidance document; it does not grant immediate development rights or entitlements. To artificially "downsize" these placetypes now would prematurely choke off the community's ability to even discuss future zoning reform. Residents will still have a robust public process for any actual rezoning or site-specific proposals.
2. **Legal Risks of Growth Caps:** The suggestion to limit housing strictly to the numbers found in the 2024 Housing Plan essentially asks the City to implement an illegal growth cap. As of 2023, Colorado state law prohibits municipalities from enforcing rigid numerical limits on residential permits. Furthermore, under the recently enacted HB26-1001, the City is required to provide streamlined, administrative approvals for projects that meet specific criteria. Attempting to use the Comp Plan as a "gate valve" to block development invites significant legal and fiscal liability for our taxpayers.
3. **The Housing Plan is a "Floor," Not a "Ceiling":** The opposition argues that the Comp Plan must "conform" to a maximum growth target of roughly 25%. However, the Housing Plan identifies the minimum production needed to address current underproduction and regional demand. It is a tool for ensuring we meet our basic obligations to the region, not a tool for capping our community's evolution.
4. **Sustainable Growth vs. Managed Decline:** The stagnation Louisville has experienced has made our city less affordable for young families and less supportive of our local business owners. Reverting to the restrictive densities of the past will not "protect" our downtown; it will freeze it in amber. We need a plan that allows for incremental, sensible density to ensure our local economy remains resilient and our neighborhoods remain accessible. The 2026 Comp Plan update is successful at allowing for both.

We cannot solve 2026's challenges with 1990's planning philosophy. The 2026 Comp Plan update is a balanced, forward-looking document that gives Louisville the flexibility it needs to thrive. I

strongly urge Council to adopt the plan as presented.

Sincerely,

Andy



ANDY JOHNSON, AIA

w: dajdesign.com

o: 303.527.1100

m: 303.249.1624

[vCard](#)



From: [Bette Hauserman](#)
To: [City Council](#)
Subject: Meeting tonight
Date: Tuesday, March 24, 2026 8:34:57 AM

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

Bette and Earl Hauserman have lived in Louisville for 26 years. Here is our request:

- **That the comprehensive plan's huge 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.
- **That plan implementation be incremental and only rezone land when needed based on viable development proposals.**

Sent from my iPad

From: [Regina Rice](#)
To: [City Council](#)
Subject: Re: City Council meeting on March 24th at 6 pm
Date: Tuesday, March 24, 2026 9:48:29 AM
Importance: High

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

To: Mayor Chris & City Council Members:

I've said it before, but let me say it again...

In light of our current drought conditions, it would be very irresponsible of our City to approve a major growth initiative at this time.

We need to be conserving & preserving our precious water sources - not depleting them with a major growth initiative.

Therefore I urge you to **not approve** the current Comprehensive Plan this evening!

Thank you!!

Regina Rice
401 Fairfield Ln
Louisville, CO 80027

And interestingly enough, there is reporting that the City of Denver is implementing water restrictions effective tomorrow March 25th.

And I would think that it's only a matter of time before Boulder County &/or our City of Louisville will need to do the same thing!?!

From: Regina Rice <rrice91@msn.com>
Sent: Wednesday, January 14, 2026 7:15 PM
To: council@louisvilleco.gov <council@louisvilleco.gov>
Subject: Re: City Council meeting on January 13th at 6 pm

To: Mayor Chris & City Council Members:

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

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

Again, I think that it is important to conserve & preserve our precious water sources - prior to

possible mandatory water restrictions in the not too distant future.

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

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

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

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

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

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

Regina Rice
401 Fairfield Ln
Louisville, CO 80027

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

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

So while some of Louisville's decline in population is probably due to a lack of affordable housing, there could be others factors influencing this decline.

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

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

Greatly appreciated!!

From: [Betty Solek](#)
To: [City Council](#)
Subject: Adopt the Louisville Comprehensive Plan
Date: Tuesday, March 24, 2026 10:26:47 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 would like to express my support for the final draft of the Comprehensive Plan (Comp Plan) under consideration for adoption tonight. I think the Comp Plan is a reasonable and realistic guide for the changes coming to this city.

The demographics of this small city have changed from a town that needs single family housing. Seniors are trapped in homes that are too big for their needs because there is nothing smaller and affordable for them in Louisville. Single people must buy into homes that are bigger than they need, with a big price tag.

We need smaller, denser housing that supports our commercial areas and a lifestyle that can be lived without needing a car. Louisville's businesses need customers nearby. Employers need workers who can live within reach of their jobs. Housing choice and thoughtful infill must support the feasibility of new transportation choices.

This Comp Plan directs change to appropriate places where it can support existing transit. It leaves the single family house neighborhoods as an option for those with needs for larger living space while allowing areas for smaller, affordable housing. This gives our city the opportunity to create a better balance of housing choices.

Sustainability is based on the 3 legs of a stool-social, economic and environmental health. This plan is balanced on supporting the importance of these three areas of community health. From an environmental perspective, I appreciate the increased emphasis on green infrastructure, transit use, and support for better environmental practices.

It is courageous to support this vision for our community that will lead to a quality of life that respects sustainability principles.

Thank you for considering my input.
Betty Solek
Louisville

From: [Cathern Smith](#)
To: [City Council](#); [Diana Langley](#); [Rob Zuccaro](#)
Subject: Please refine the Adoption Draft of the Comprehensive Plan
Date: Tuesday, March 24, 2026 11:06:50 AM

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

Dear Mayor Leh and Members of City Council:

Thank you for reading my comment.

My take is that the City is moving towards a densely populated, undifferentiated suburban sprawl with reduced services and amenities – which I believe most in the community do not want. The community is looking for reasonable and responsible growth that maintains the character of the town along with affordable, cost-efficient scaling of essential infrastructure and amenities like water, roads, police and firefighting, the rec center, parks, and open space.

As we watch the daily weather forecasts for precipitation and wonder whether summer now starts in March, I urge you to do more to address sustainability. The past is what the past is. But we can still impact the future.

Below are 9 specific suggestions about how to better align the Adoption Draft of the Comprehensive Plan with the vision and values of the community.

1. Reduce the amount of growth baked into placetypes to conform to Louisville's Housing Plan. The Housing Plan provides for 960 housing units in years 1-10 and 1,540 housing units in years 11-25. (Total 2,500 units or a 28% increase over 25 years which is still quite significant.)

At Planning Commission, Staff argued that in order to achieve the Housing Plan's 28% increase, the City should greenlight 50-70% growth. The more likely impact of greenlighting growth far in excess of the 28% target is that the City will vastly overshoot the target and then face fiscal and quality of life cliffs.

Further, the decision to create a legal right to construct high density housing should not be taken lightly. Unintended consequences may well include: (a) speculative investors pushing up land prices which in turn increases the cost of housing; and (b) decreased flexibility to address the needs of the city in the 20 to 100 year time horizon.

Great care should be taken not to create a right to develop residential that is robust enough to be protected by 5th amendment takings -- until supported by a viable development proposal as discussed more in 4.1 below.

2. Avoid random growth by phasing development first along the McCaslin Corridor, including Centennial Valley, before expanding to other areas of the City.

The current Plan's unfocused growth is both inefficient and a blueprint for urban sprawl. Rather than moving forward with an approach that opens the entire City to scattered, random growth, let's sequence build outs and begin with Centennial Valley. ^[1] Phased development should prevent the City from being overwhelmed by volume and provide time to scale up services and complete infrastructure improvements like roads and sewage treatment facilities, transportation needs, rec center services, etc.

This is not to preclude growth in other areas over time. Thoughtfully paced growth will allow the City to focus on developing the attributes that make a place a good place to live that go beyond the scope of what developers do. And, to do this efficiently and cost-effectively. Phased growth also increases the likelihood that critical mass develops for sustainable features.

3. Find the balance point.

It appears that there is a consensus among City Council that the Comprehensive Plan now in effect restricted growth too much. My concern is that the massive growth baked into the placetypes goes to the other extreme and greenlights excessive growth. I believe we should be looking for a position in the middle and avoid extremes. Louisville will continue to be a great small town – as long as – we continue to take a measured approach to growth.

4. Use Guardrails.

For the reasons discussed above, please make the following adjustments to the Comprehensive Plan:

1. Add LU 1.9 to provide that: “In conjunction with the approval of a viable development proposal in an area designated by the City for rezoning, lands directly impacted by the viable development proposal may be rezoned.”
2. Re LU 1.8 (page 51): Change “periodically” reviewing the Comprehensive Plan, to “review the Comprehensive Plan at least every three years.” Add a requirement to modify City law, policy, and guidelines to conform to the new information.

5. Don't cede bargaining power by upzoning and automatically allowing 5 stories before a viable development proposal is approved.

The proposed upzoning of large tracts before a developer even comes to the table, automatically increases the value of the land –making future Open Space purchases far more costly and ceding bargaining power before negotiations even begin. ^[2]

Similarly, automatically allowing five story building heights in some Regional Center placetype areas cedes a key bargaining chip that could be used to negotiate for sustainability features.

6. Sustainability:

Change ES 2.4 (page 71) from “Consider adoption of a strengthened energy code, such as the Colorado Model Low Energy and Carbon Code.” to “Use the Colorado Model Low Energy and Carbon Code or other appropriate model code to make and then implement development code updates that strengthen energy codes, increase efficiency and reduce energy consumption, and promote green energy.”

7. Affordable housing:

I agree with City Council and the Housing Plan that affordable housing is key to maintaining a vibrant community. Based on results to date, I am deeply skeptical that the addition of market rate housing will actually increase the supply of affordable housing. My skepticism is based on the fact that to date, this strategy has not worked. But if the City wishes to continue down this path, then it seems only prudent to make periodic and frequent reality checks so that mid-course corrections are possible.

To that end, please add LU 1.10 to provide that: “Every 3 years, monitor the effect of adding market rate housing upon housing affordability. If affordability is not improving, staying stable, or within the inflation rate for the Denver Metro Area, then curtail additional market rate residential units.”

Additionally, the placetypes allowing residential development must clearly reflect the affordable housing goals and ensure that residential project approvals are guided by these commitments.

8. Analyze the fiscal impacts of each project. To responsibly manage the budget, debts, and obligations of the City, the fiscal impact of each proposed project should be considered. Otherwise, the City is likely to get out over its skis.

9. Respect the will of the Voters and do not rezone Redtail.

Do not allow residential at Redtail Ridge consistent with the public vote. Residential cannot be the highest and best use of a property on two major highways located just half an hour from a major international airport and major research universities. In addition, Metro District taxes will make housing there even less affordable; residential at Redtail would significantly increase traffic on already very congested roads; and residents would shop and use services in Broomfield.

Best regards,

Cathern Smith
Ward III

[\[1\]](#) When the time comes to develop the land near Centennial Valley, steps must be taken to protect the viewshed and the Davidson Mesa Open Space. To protect both the ecological value of the Open Space and the quality of the user experience,

provide a setback from the Louisville Lateral Ditch and do not allow vertical construction above it.

[\[2\]](#) Instead of reducing bargaining power in exchange for nothing of value to the City, the Comprehensive Plan should be revised to include LU 1.9 (also discussed in 4.1 above) providing that: “In conjunction with the approval of a viable development proposal in an area designated by the City for rezoning, lands directly impacted by the viable development proposal may be rezoned.”

From: [cindy Bedell](#)
To: [City Council](#); [Genny Kline](#)
Subject: Public Comment for City Council Meeting 3/24/26
Date: Tuesday, March 24, 2026 1:45:54 PM

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

City Council Comments 3/24/26 Comprehensive Plan Adoption

Please vote for what the majority of Louisville residents want for our town. This draft Comprehensive Plan is not it.

I am very concerned that this current version allows primarily for speculative development that benefits investors instead of the community. The proposed upzoning of large tracts before a developer even comes to the table, automatically increases the value of the land –making future Open Space purchases far more costly and ceding bargaining power before negotiations even begin.

Most residents want reasonable growth that maintains Louisville’s exceptional quality of life, accessible amenities, and charming downtown. What makes our downtown charming? Small mass and scale. Why do people from surrounding communities like Broomfield, Superior, and Boulder come to Louisville downtown? They say it’s for the character, the friendliness, the walkability with low traffic and a place that’s safe for children. Why do people want to live in Louisville? Residents say it’s for small scale, low traffic, safety for their children, low traffic, town character, access to open space, parks, and recreation, friendliness of the community.

What will happen if you approve this Comprehensive Plan that will set the table for massive growth, increased heights and mass and high density up to 5 story housing blocks new builds throughout the city?

I support affordable housing. Let’s welcome newcomers into our existing housing stock as natural occurring turnover occurs, expand affordable housing programs like down payment assistance and deed restrictions, and build a reasonable amount of new housing that’s at least 12% affordable.

The number of housing units in the housing plan is still a big change, but it’s 2,500 new units over 25 years is certainly more reasonable than the 5,000 or more laid out in this draft comp plan. Building massive amounts of market rate housing is not going to reduce housing prices, it will only benefit the developers of the property. It will only make our traffic as bad as Boulder’s. It will only make it impossible to get lap lane at the Rec Center or get into an already crowded yoga class. It will further degrade our parks and open spaces as we exceed the carrying capacity and cause higher maintenance costs. It will make evacuation during an emergency even more dangerous.

During the Marshall Fire it took us over an hour to get from our house a few blocks to South Boulder Road. There was gridlock of evacuation routes throughout the city. At one point, myself and the person in the car behind me were preparing to leave our cars and run for South Boulder Road. Adding this many additional housing units on our existing infrastructure is very dangerous.

It’s time to think of Housing Sustainability as the maximum number of housing units and population a community can support while maintaining community character, quality of life and what’s sustainable with the existing infrastructure and amenities.

What I am hearing is: “Don’t worry, even though this plan sets the table for up to 5,000 or more additional housing units and up to 47% - 67% population growth we’ll never get there. Let’s just adopt it and see what happens.”

But that is disingenuous. The actual comp plan details have not changed much, just the way it is framed.

City Council passed an ordinance last year, Sec. 17.72.190. -Yard and bulk requirements. “Yard and bulk

requirements under a planned community zone district shall be specified on the general development plan filed for the different areas of the district. Such yard and bulk requirements shall be consistent with the comprehensive development plan or other adopted plan of the city and the desired character of the district. “

Therefore, if you adopt this comp plan you are actually allowing this amount of growth, or future development applicants could possibly claim “takings”, as you know. We can work on zoning all we want after this comp plan, but some of the rights could be in the comp plan and the ordinance.

Please Make These Changes To The Comprehensive Plan Before you Approve It:

- 1.) Downsize the place type densities.
- 2.) Reduce the heights allowed, especially the 5 stories in certain placetype areas and don't allow 3 story by right downtown. Maintain an architectural review design guideline for downtown. Right size the Downtown Placetype to 4-10 DU per acre with current height limit of 29 feet and expand the downtown Place type area to the east including a block north of Pine Street to highway 42. Historic Old Town is the gem that makes Louisville what it is (in addition to our Open Space). The plan as it is now will incentivize demolition of historic buildings, in direct contradiction to our historic preservation goals, to build higher density residential. (See Comp Plan pg. 54)
- 3.) Don't change zoning with a broad sweep. Evaluate zoning changes on a case by case basis only with new development applications. The city should be very careful not to incorporate the legal right to build high density housing in this Comprehensive Plan.
- 4.) Incrementalize new building so it happens gradually over time.
- 5.) Redtail Ridge: if you put this many housing units in this location, essentially creating a satellite city center, are you planning on building another Rec Center for these residents? Will these residents be part of Louisville, or more likely to identify with nearby Broomfield where they will likely spend their shopping money? What will traffic be like on highway 42, Dillon road, and nearby roadways?

Thank you for your time and consideration of these points.

Cindy Bedell
Ward 2
Louisville

From: [joy brook](#)
To: [City Council](#)
Subject: Plan
Date: Tuesday, March 24, 2026 2:11:24 PM

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

I would like you to please consider your priorities. You are elected to create the best situation for the citizens of this town not for your own gain or potential investors or businesses.

Citizens have a right to be able to breathe. Growth without supportive infrastructure fuels further pollution and makes it so I can't breathe.

Citizen's have a right to clean water. Growth with no consideration for where the water is going to come from is very irresponsible.

Considerations should be clean air, clean water and a peaceful environment for Citizen's.

Keep our small town character, work on pollution issues, and traffic problems. Don't create an impossible traffic situation where we can't move. What are you going to do about the backups happening on 96th at S. Boulder Road?

Please come to your senses before it's too late and stop this destruction of our town.

This council appears to be a tool for developers, hostile to citizens who are actually interested in our quality of life, influenced by dark money, and out to destroy our town with excessive growth.

Our immediate question is how are you going to protect our future so that we have clean air, clean water, and a safe environment we can drive around in without being stuck in endless traffic. And what are you gonna do about the backups happening on 96th at S. Boulder Road?

Tane Mahuta E Tu!

Blessings to the Creator, trees! Stand Tall!

From: [Charles Sisk](#)
To: [City Council](#)
Subject: Please approve the Comp Plan tonight
Date: Tuesday, March 24, 2026 2:23:01 PM

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

Mr. Mayor and Council Members

Thank you for your service and time commitments. We look to you for leadership and decisiveness.

Tonight you have an important to lead Louisville into the future having had many opportunities for public comment, staff review, and city processes. This is no time to deviate from the recommendations despite some well intentioned citizens requesting modifications at the last minute.

We need to have modern comprehensive plan to move forward and you have the opportunity tonight to approve the plan, which has been vetted and certainly is anything, but perfect, yet will allow our citizens to recognize your courage and leadership.

Please vote to approve the Comp. Plan resoundingly.

Respectfully

Chuck Sisk