

Meredyth Muth

From: Russ Meller <russ@russmeller.com>
Sent: Sunday, November 25, 2018 8:17 PM
To: City Council
Subject: Multi-story parking deck

I read the article in the Daily Camera and am against this. Our family wants Louisville to remain a haven for people who enjoy to walk/bike to events. A lack of parking helps! And I don't care if it is stifling growth due to a lack of parking. I'm good with the level of development we have. I'd like for us to remain a small town, period.

Sent from my iPhone

From: [Jill Kranitz](#)
To: [City Council](#)
Subject: Multi-level parking structure.
Date: Sunday, November 25, 2018 8:20:04 PM

To Whom It May Concern,

I am unable to come to the meeting Tuesday night that addresses the multi-level parking structure. I am vehemently opposed to this. It will destroy the feeling of downtown Louisville. I have never had a problem finding parking downtown, except during an event when I would expect to have to walk a bit and park further away.

People love to come to Louisville for the charm and feeling of this town. Putting up this proposed parking structure will destroy Louisville. I can not even fathom how this proposal has gotten this far.

Thank you,
Louisville Resident
Jill Kranitz

From: [John Leary](#)
To: [City Council](#)
Subject: Parking Structure Comments
Date: Sunday, November 25, 2018 10:20:25 PM
Attachments: [Downtown Parking Structure Design Comments.docx](#)

Attached are my comments on the parking structure issue before you Tuesday night's meeting.

John Leary

Downtown Parking Structure Design Comments

Submitted by John Leary, 1116 Lafarge Ave

So we need to clear the way for the LRC to solicit public input on the design of a parking garage that has not been approved for construction. To put it another way, we are going to pretend we want, and need, a massive parking structure in the downtown area and take public input on its design. To put it another way, we need to clear the way for the LRC to proceed with a major land use decision in downtown Louisville for which it has no authority to carry out. This is craziness.

Setting the craziness aside, let's look at some facts and issues.

1. The staff memo suggests we are looking at this issue because: "Downtown parking demand has increased significantly since 2008 due to the greater economic activity of retail, restaurant, and commercial uses."¹
2. The RFP for the parking garage design project implies the garage is needed to facilitate 160,000 square feet of redevelopment in the downtown area.²
3. The Chair of the LRC told me the majority of the LRC believes Downtown Louisville needed to be redeveloped.
4. The citizens of Louisville are taxing themselves for the purposes of preserving the historical character of Downtown Louisville. A parking structure built to facilitate the redevelopment of the area is at odds with the intent of this tax.
5. Much of the 2014-parking plan has been implemented including the lot at the corner of Elm & Front, which was added to the plan by the City Council.³
6. The new City parking lot in the DELO area is under utilized.
7. The "SCHEME" tables in the architect's presentation should have a "cost per space gained" line. Doing this adds around \$10,000 dollars to the cost per space in each scheme.
8. The Council has been remiss in its duty to the taxpayers by its failure to consider urban renewal revenues in its capital improvement plan. Many projects in the plan, and projects left out of the plan, are eligible for UR funding.⁴

¹ It is not clear why 2008 and not 2014 was used. Implementation of the 2014 plan was to result in adequate parking.

² It needs to be noted the RFP based the need on downtown parking standards and not actual demand. None of the design options would cover the real demand produced by 160,000 square feet of redevelopment.

³ Staff argued the 28 spaces were not needed to meet projected demand.

⁴ Per the Cooperation Agreement and Resolution No. 52, Series 2007, the Council has the final say on how UR funds are spent. This responsibility must be exercised in the context of overall city priorities. UR funds should not be viewed a "slush" fund to be used for low priority, "favorite," projects.

9. The scale of this project is totally out of compliance with the mass and scale criteria in the Design Handbook for Downtown Louisville.

10. Planning for future parking demand should be put on hold until downtown parking standards are revised to accurately reflect demand for all commercial uses. As demonstrated by the Terrace on Main proposal, current standards do not reflect anything close to actual demand generated by office use.⁵

Summary

This whole process has been a jumbled mess. There has been no rational process for evaluating need and the options, if any, for meeting that need. It appears someone has decided we need a parking structure and has pushed it to the front of other options.⁶ I do not believe it is the City Council. This being said, I do not understand why you even approved the funding for this project.

I read a discussion in old minutes of using a van system for remote parking. I am not promoting this option, but a present value analysis would likely demonstrate you could fund the cost of a couple of vans well into the next century for what it would cost to build and maintain a parking structure. The point is there are probably many 21st century options that are better than the old "solution" of warehousing cars.

So now it is being proposed, despite the Cooperation Agreement, for the LRC to have a land use role, and that the public will be given an opportunity to comment on the LRC's work at a public meeting. Then I assume it would go to the Planning Commission and the public would have another opportunity to comment; and then it would go to the City Council and the public would have another opportunity to comment. Is creating public fatigue a strategy for pushing this thing through?

⁵ Although the applicant projected they would have over 80 office workers in the proposed build, the number of required parking spaces was 32. The 32 included spaces for retail and restaurant uses.

⁶ Initially we were told money from DRCOG would fund some project dealing with parking. Voila, it would be free. This did not happen and the project morphed into what we have now.

From: [Juliet Blevins](#)
To: [City Council](#)
Subject: I support the ideas to add a large parking structure
Date: Sunday, November 25, 2018 9:01:37 PM

I am a downtown resident and I fully support and encourage the ideas to add a large parking structure which will likely attract more downtown visitors and businesses and will help us build a more thriving downtown

Juliet Blevins

From: [Cameo Martine-Stern](#)
To: [City Council](#)
Subject: Downtown Parking garage
Date: Sunday, November 25, 2018 8:52:46 PM

To whom it may concern,

We have just been made aware of the plans to put up a parking structure next to Sweet Cow. On so many levels this seems wrong. Not only for the small town feel we paid a mighty ransom to live in, but also the location. the very heart of downtown and families congregating. Like the Rec center, I believe this should be put to a vote by the citizens of Louisville. I am unable to come to this next meeting but hope you will record my families voices as a staunch, PLEASE NO, to this proposal. Even the kids were horrified by this. They also moved here from the city and don't want to go back unless it is a visit to New York.

Thank you for all you do and for hearing us,

Cameo, Daniel, Shane, and Sophie Stern

Cameo Martine-Stern

cameocm@yahoo.com

(818) 522-7086

From: [Hannah Parris](#)
To: [City Council](#)
Subject: Parking structure concerns
Date: Sunday, November 25, 2018 8:34:48 PM

Dear Louisville City Council,

As you begin consideration of the proposed parking structure designs, I urge you to think of the character and history of the Old Town district. It's something worth preserving (which is why we have a robust historic preservation program) and the proposed designs do not fit the bill. They are too large and would greatly detract from the small town that I know and love.

While I can see the need for more parking, I believe that it can be done in a way that is more sensitive to the area.

All best,
Hannah Parris

From: [Jeanette](#)
To: [City Council](#)
Subject: Planned Parking Structure
Date: Sunday, November 25, 2018 8:32:58 PM

Dear City Council, I oppose the planned parking garage structure next to Sweet Cow. Such a structure would most certainly take away from the charm the city. As a foreigner who welcomed many visitors from Europe I can assure you that what they loved most about our town was the small town charm with local shops. A parking structure of the planned scale would certainly not add to that charm tourist looking love, but would rather destroy it.

With Kind Regards,
Jeanette Rodez

From: [Susan](#)
To: [City Council](#)
Subject: Proposed Parking garage
Date: Sunday, November 25, 2018 8:24:55 PM

Hi City Council

I am requesting that you vote no on the proposed 4 story parking structure at the upcoming City Council meeting. Four stories is just too tall for downtown Louisville. Let's keep Louisville unique and pay attention to what "fits" in our community.

Thank you
Susan Morris
939 West Maple Court
Louisville

From: [Chad Wilson](#)
To: [City Council](#)
Subject: Parking garage
Date: Monday, November 26, 2018 8:24:57 AM

I live at 615 Main and your plans to build a parking garage is not a revenue generator and it is not needed (definitely not in that location). It will be mostly empty as is the current lot that is there now. Allow a new company to come into that space and limit it to two stories. You will have better revenue for the downtown businesses if you fill this space with people that work there M-F (who eat lunch and stay for happy hour or dinner).

Again, please scrap this entire idea of parking in that location. It will hurt surrounding property values and it is not a good long range plan for revenue to the city. Maybe you should see about placing a culinary school downtown to increase the availability of good chefs and to have a steady supply of staffing for the restaurants. Bentonville, Arkansas did this and it has been tremendously successful. Please think outside the box rather than creating a big empty box downtown.

Chad Wilson

From: [Chris Vinall](#)
To: [City Council](#)
Subject: Parking structure
Date: Monday, November 26, 2018 6:26:42 AM

As a district II citizen, a supporter and volunteer for the DBA. I do not agree with the building of a multi story above ground parking garage in downtown area.

This proposed structure does not preserve a balance between needed development, historical integrity and small town charm of old town Louisville.

Please reject the parking structure proposal.

Thanks

Chris Vinall
chris@vinall.com

From: [Allison Frazier](#)
To: [City Council](#)
Subject: Parking structure
Date: Sunday, November 25, 2018 10:34:42 PM

To whom it may concern,

I am a Louisville resident, and it just came to my attention that there is a 4-story parking garage proposal on the agenda for this Tuesday evening.

I am unable to attend the meeting, so let me just say that I am completely against this. We have problems even keeping businesses open in the downtown area, and now someone wants to put a huge parking garage that is not in keeping with the feel of our small town. Parking for what?!!!

Thank you,
Allison Frazier

From: [Tiera Nell](#)
To: [City Council](#)
Subject: Parking structure next to sweet cow?
Date: Sunday, November 25, 2018 10:31:00 PM

I couldn't be against this idea more. Please come up with a better plan.

Sincerely

Louisville resident that you held up building our house for 2 years because you didn't like the fact that it would be 2 stories. Makes you wonder why you are even considering this.

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From: [Ash Albiniak](#)
To: [City Council](#)
Subject: Parking structure
Date: Tuesday, November 27, 2018 7:49:00 AM

Really? A structure of that magnitude? Are we Boulder?

Ashley Albiniak, 46 years old
228 McCaslin Blvd
Born and bred Boulder native

From: [Kevin Cowell](#)
To: [City Council](#)
Subject: Garage Concept Design (Nov. 27th - Front and Elm Street)
Date: Monday, November 26, 2018 7:24:26 PM

Hello City Council,

My wife and I will be unable to make the Tuesday, Nov. 27th meeting regarding the concept designs for the parking garage. However, we are not in favor of the concept designs proposed for a parking garage next to Sweet Cow (based on this article:

http://www.dailycamera.com/louisville-news/ci_32289558/louisville-unveils-options-multi-story).

We are Louisville residents (across the street from Sweet Cow). We agree parking gets busy during the summer on Fridays and Saturdays. However; Sunday-Thursday, the parking lot is never full. We do not believe a parking garage is yet warranted, and the location should be reconsidered. There is opportunity to place a parking garage by the train tracks where it is not an eye-sore that takes away from the quaintness of Louisville. As a resident I do not mind the increase traffic as long as we can keep the “Old Town” Feel.

Sincerely,

Kevin and Madeline Cowell

Our Address:
954 Elm Street
Louisville, CO 80027

From: [Lars Kvan](#)
To: [City Council](#)
Subject: Parking garage input for 11/27 meeting
Date: Monday, November 26, 2018 6:21:27 PM

Dear city council,

As a family of local residents in near proximity to the newly proposed parking garage at front and elm st., allow us to voice our strong opposition to this project. It would be a visual eye soar in our beautiful town that as a taxpayer I would be strongly opposed to funding, and if it were to become a privately financed affair with some form of paid parking, it would most likely only work to exacerbate the downtown parking problem as very few people would be willing to pay for parking and whatever surface parking is currently there would no longer be available. Please count us strongly against.

Best regards,

The Kvan family
545 Parbois Lane

From: [Alia Zelinskaya](#)
To: [City Council](#)
Subject: Downtown parking structure
Date: Monday, November 26, 2018 4:14:37 PM

Hello,

I wanted to reach out to express my concerns about the proposals for a downtown parking structure near Sweet Cow. My primary concern is around the height - if the structure is 3 or 4 stories, it will be one of the tallest buildings in that area. A parking garage isn't an attractive structure, so having one that is also very tall will negatively impact the feel of the area. I understand that visitor parking is becoming more of an issue, so if the garage is in that location, maybe something that goes more underground instead? Offsetting the utilitarian look of a garage with art/design would also be desirable.

Thank you for your consideration.

Alia Zelinskaya
298 Caledonia St, Louisville

From: [Karina Leimanis](#)
To: [City Council](#)
Subject: Parking structure
Date: Monday, November 26, 2018 3:42:18 PM

Hello,

Please re-consider building a parking garage in downtown Louisville. A 4-storey parking garage not only does not suit the city, but is it even necessary? I have never had a difficult time finding parking, even on Saturday mornings during the farmers market.

It seems like there are other options that would better suit our city. Perhaps adding additional spots behind businesses on Front Street that are not used on weekends, or maybe encouraging patrons to park on the east side of the tracks and use the underpass near the DELO apartments.

I can't imagine Sweet Cow or the residents on Elm Street can be happy about this option. It will change the entire landscape of our town. Please don't say yes to developers without considering more modest options first.

Thank you.
Karina Leimanis

From: [Marion Antonellis](#)
To: [City Council](#)
Subject: Proposed parking garage in old town
Date: Monday, November 26, 2018 3:11:39 PM

Please. . .no . . this will ruin the look and feel of our quaint downtown. . there really is NO reason why we cannot continue to park on side streets and walk a few blocks. I understand this structure is being proposed because it could help with future redevelopment opportunities. But I ask you, what happened to the redevelopment of the old granary building? That still sits vacant . . and it has a huge lot that could be used for parking. Can we all please get an update on the status of that building?

I won't be able to attend the meeting this week on this proposed parking structure, so please consider this email my strong opposition of it.

Thank you.

Marion

Marion Antonellis, Broker Associate



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From: [Conor Seyle](#)
To: [City Council](#); [Aaron DeJong](#)
Subject: Comments in opposition to proposed parking garage on Front St.
Date: Monday, November 26, 2018 2:48:59 PM

Dear Louisville City Council and Louisville Revitalization Committee,

My name is Daniel Seyle, and I live downtown on Country Rd between Community Park and downtown. I was unhappy to see the recent reporting on the proposed parking garage, and I would like to email you on record to register my opposition. Before buying our current home, my wife and I lived on Jefferson behind downtown, so I'm familiar with the challenges of finding parking downtown and the impact that overflow parking has on the local neighborhoods. Despite that, I believe that the proposed parking garage is an unnecessary over-reaction to the problem of constrained parking that will negatively impact the things I value about Louisville. First of, the proposed size is out of character for downtown in general and the location it's in specifically. Even a three-story garage would be the largest building in the vicinity, damaging the historic character of the neighborhood and looming over the skyline. On-street parking in my neighborhood suggests that the only need for that amount of parking is during peak events such as the street fair and the Turkey Trot, but those events are episodic in a way that suggests the garage would be under-used for most of the year. That raises concerns about safety for me.

I think that Louisville has made several changes in 2018 already to address parking, and it's much too soon after those changes to assess whether there's a need for such a large investment in new parking structures. I don't personally see the kind of chock-full parking lots that we had last year, and I'm skeptical that the demand exists to justify the investment. I'd certainly prefer to prioritize other development projects before undertaking this kind of expansion - whether the redevelopment of McCaslin or the proposed underpass below South Boulder Road, I think there are other projects that I'd prefer the city to prioritize before undertaking a new parking garage.

I'd be happy to discuss in more detail if there is any interest.

Sincerely,
Daniel Seyle

From: [Amanda McGarry](#)
To: [City Council](#)
Subject: NO on parking structure
Date: Monday, November 26, 2018 2:16:30 PM

I want to express my opinion that the proposed parking structure next to Sweet Cow would change the character of downtown Louisville that brought me here in the first place. I would like to find alternatives to the structure, such as offering incentives to bike/walk/bus from other locations such as parking at the Louisville Plaza. I know we can come up with something more cost effective and less damaging to the downtown feel. I believe the parking is an issue at times, such as Fridays during the summer, but that we can certainly brainstorm alternatives to such an expensive and ill-conceived parking structure.

Thank you,
Amanda (Resident)
1934 Blue Star Ln, Louisville, CO 80027

From: [cheryl rowan](#)
To: [City Council](#)
Subject: New parking structure?
Date: Monday, November 26, 2018 1:54:51 PM

I cannot attend the meeting tomorrow night, but I do want to express my concern regarding a potential parking structure near Sweet Cow. This will dramatically impact the character of downtown, permanently. Certainly, we can come up with alternate solutions. This multi-level parking structure is a bad idea. As a Louisville homeowner and a Louisville business owner, I thank you for your consideration.

Cheryl Rowan

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Cheryl Rowan, MA, CCC-SLP, PCBIS
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From: [Jim Bolt](#)
To: [City Council](#)
Subject: Opposition to Downtown Parking Structure
Date: Monday, November 26, 2018 12:49:47 PM

Dear Mayor and Council Members,

My name is James Bolt and my address is 664 West Sagebrush Drive.

I am president of the Saddle Ridge HOA and have gotten to know my neighbors well. As you know, we live in a wonderful place. I moved my family to Louisville 5 years ago for its small town, family friendly environment.

We have loved taking advantage of all that Louisville has to offer (e.g. large amounts of open space, great schools, small, independent businesses, and a quaint downtown).

A large parking structure in downtown would be in direct opposition to everything that Louisville represents. It would be the first step in a larger commercialization effort that would eventually take away Louisville's small town charm (the reason that many of us have moved here and continue to stay).

I strongly oppose this proposal and ask you to do the same. Many of my neighbors feel the same way. I expect you'll be hearing from them as well.

Thank you,

James Bolt
510-593-4684 m

From: [c. maxine most](#)
To: [City Council](#)
Subject: Comment on the Proposed Parking Structure Downtown
Date: Monday, November 26, 2018 12:45:03 PM

Unfortunately I am unable to attend Tuesday's meeting as it conflicts with Monarch High's Open House for 2019 incoming 9th graders.

I am therefore sending this email to express my concern about the proposed plan to build a massive parking structure in downtown Louisville.

I object to the plan to build a stand-alone parking structure of any size downtown. Instead, the City Council should be considering far more creative solutions to support a vision for the kind of downtown Louisville wants over the next 20 years.

What downtown Louisville needs, in fact is desperate for, is more retail space. Particularly small spaces in the 400 to 800 square feet range suitable for small local businesses. There are local entrepreneurs literally waiting to find a retail space so they can open a business. An increase in the overall number and variety of retail offerings in downtown Louisville would create more local shopping opportunities, be beneficial to every current retail store and restaurant in town by increasing foot traffic, and contribute to increase local tax revenue.

Therefore, any major downtown construction project should be creating a larger retail footprint that can support a diverse range of local businesses.

Rather than building a parking structure the city should use the proposed space to create a multi-use retail, commercial, residential structure that includes 2 levels of parking below ground, a first floor with small retail spaces (400 to 800 sq ft), a 2nd floor of commercial office space, and 3rd and 4th floors with residential units including 20% allocated to low income housing.

This should be a public-private partnership that allows the city to offer initial subsidized rents on the first floor retail units to encourage a variety of needed retail shops downtown.

The City Council needs to be far more proactive listening to the broader community - not just the developers, and step-up with a far bolder vision of integrated community business growth. The City should be looking at acquiring more property downtown – especially residential property that borders current retail space – and utilize public/private partnerships to ensure our downtown (and other areas e.g McCaslin corridor) create vibrant, community enhancing environments.

Carolyn Maxine Most
640 W Linden St
Louisville CO
720 530 5836

From: [Rita Zamora](#)
To: [City Council](#)
Subject: Re: Tues. Nov. 27 - Proposed Louisville Parking Structure Meeting
Date: Monday, November 26, 2018 10:22:50 AM

Good day - I am opposed to the proposed hideous monstrosity parking structure that does not fit with the established charm that makes Louisville so special and valuable.

--

Rita Zamora
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From: [Heidi Ellis](#)
To: [City Council](#)
Subject: Downtown Parking Structure
Date: Monday, November 26, 2018 9:50:18 AM

To the members of the Louisville City Council,

I will be unable to attend the meeting on Tuesday, so am submitting my comments by email:

Parking downtown isn't nearly limited enough to warrant building any of the horrifying eyesores you are proposing.

Seriously,
-Heidi Ellis
620 West St
80027