

# ***Louisville Revitalization Commission***

## ***Agenda***

**Wednesday, February 11, 2026**  
**City Hall, Council Chambers**  
**749 Main Street**  
**8:00 AM**

*Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.*

- You can call in to [+1 646 876 9923](tel:+16468769923) or [833 548 0282](tel:8335480282) (toll free) Webinar ID [#852 0147 8768](tel:85201478768)
- You can log in via your computer. Please visit the City's website [here](http://www.louisvilleco.gov/revitalizationcommission) to link to the meeting: [www.louisvilleco.gov/revitalizationcommission](http://www.louisvilleco.gov/revitalizationcommission).

*The Board will accommodate public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at [VZarate@LouisvilleCO.gov](mailto:VZarate@LouisvilleCO.gov).*

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments on Items Not on the Agenda
5. Business Matters of Commission
  - a. Façade Improvement Program Application Decision: 604 Main Street
  - b. Front and Center Update
6. Reports of Commission
  - a. Staff Updates

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Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or [GKline@LouisvilleCO.gov](mailto:GKline@LouisvilleCO.gov). A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

- b. Development Updates
  - c. Downtown Business Association Updates
  - d. Chamber of Commerce Updates
7. Commissioners' Comments
  8. Adjourn

**SUBJECT: FAÇADE IMPROVEMENT PROGRAM APPLICATION: 604 MAIN STREET**

**DATE: FEBRUARY 11, 2026**

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**

**SUMMARY:**

Staff received a Façade Improvement Program application for 604 Main Street, Crystal Spring's Downtown taproom. The property is within the Highway 42 Urban Renewal Area and is eligible to participate in the LRC's programs.

The building was originally built in the 1800s and will need approval by the Historic Preservation Commission before moving forward with any work. The applicant has received approval from the property owner for the proposed improvements. The applicant will be responsible for obtaining any needed permits and inspections for the work.

Crystal Springs has submitted a Façade Improvement Program application to remove deteriorating infrastructure and be code compliant with their entry/exits.

- Replacement of front and south side doors per fire code
- Upgrade existing front fence
- Remove rear deck

Below are some pictures of the current state of the property.





The applicant has submitted a full application, project narrative and a BID for the work to be completed. This is a full application with all necessary information and associated costs. Staff has determined that this application is complete and is requesting a review by the LRC.

The BID provided is estimating the cost of the project to be \$16,477. With a 10% contingency, the total project cost would be \$18,124.70. Based on this total project cost and the reimbursement tier schedule adopted by the LRC, the LRC would have a not-to-exceed amount of \$17,343.53. The remaining balance of \$781.18 would be paid for by the applicant. Any approved reimbursement would be paid on true costs of the project, up to the not-to-exceed amount.

Should the LRC approve the request, Staff will draft the agreement for signatures with the parameters outlined in the approval today. The applicant must receive all needed permits and reviews and will be reimbursed as soon as the project receives final sign approvals from the City for all work done. The applicant can start construction after the agreement is signed and anticipates completing the project as quickly as possible.

**RECOMMENDATION:**

Staff recommends approval of the Façade Improvement Program application for 901 Main at a not-to-exceed level of \$17,343.53

**SUBJECT: FAÇADE IMPROVEMENT PROGRAM APPLICATION: 604 MAIN**

**DATE: FEBRUARY 11, 2026**

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**ATTACHMENT(S):**

1. 604 Main Program Application
2. 604 Main Project Narrative
3. 604 Main Project BID
4. 604 Main Owner Permission

The process begins with the submittal of a complete application and ends once the applicant has completed the improvements. The approval will likely take a minimum of four weeks, since each application must be submitted to the LRC after staff review. Improvements to buildings that were built prior to 1955 or improvements that constitute a substantial change will require additional reviews by the Historic Preservation Commission (HPC) or Planning, respectively.

- Business submits completed application to EV
- Staff reviews application for completeness and scope of work
- EV draft review and recommendation to LRC
- Application reviewed @ LRC meeting
- If approved, applicant signs project agreement
- EV confirms applicant has obtained or is in process for building permit
- Project improvement completed
- EV verifies all approvals and permit completion
- Issue program rebate

## Application

### 1. Email Address \*

### 2. Business Name \*

### 3. Business Address \*

### 4. Contact Person \*

### 5. Contact Phone Number \*

### 6. Is applicant the property owner? \*

 Yes No

### 7. Property Owner (if different than the applicant) \*

### 8. Property Owner Address \*

### 9. Building Square Footage \*

10. Year Building was constructed \*

1890

11. Current Use \*

Brewery Tasting Room

12. Future Use \*

Brewery Tasting Room

13. Project Description \*

Replacing two doors with ones that swing out rather than in, add fencing to the front portion of the property, and remove a deck in the rear of the building.

14. Project Will Include the Following: \*

- Restoration and cleaning of masonry (brick, stone and concrete)
- Repair or replacement of windows (historic windows should be repaired)
- Lighting attached to the building
- Restoration and repair of original architectural details
- Removal of inappropriate facade materials
- Installation or repair of awnings or canopies
- Improvements to alley entryways
- Parking lot/infrastructure improvements that are accessible to the general public
- Creation of or improvement to outdoor seating areas
- Repair or replacement of primary/main doors
- Painting
- Permanent or reusable signage (must meet sign code requirements)
- Zoning review fees or architectural costs

15. List Proposed Improvements (Please email an itemized budget/detailed cost breakdown and BIDS to [EconomicVitality@LouisvilleCO.gov](mailto:EconomicVitality@LouisvilleCO.gov)) \*

Replacing two doors that swing in with ones that swing out as per Fire Dept requirements. Replacing and adding fencing to the front of the property to improve the visual look of the property and define space. Removing a deck in the back that is inviting critters to make it their home and to increase seating capacity for our beer garden.

16. Estimated Total Cost of Improvements \*

\$14,975.00

17. Facade Funding Requested from LRC \*

18. Project Start Date \*

19. Project Completion Date \*

20. I believe I meet all eligibility requirements as stated in the program. \*

Agree

21. Are you making any additional improvements aside from those stated in the application? \*

Yes

No

22. If Yes to the above, please describe the additional improvements.

23. I acknowledge that these improvements have not yet been completed, and that any improvements will be approved through the required City processes. \*

Agree

Disagree

Crystal Springs Brewing Company  
Re: Façade Improvements  
Contractor Bob Jensen

Door replacements:

Replacement of the front and south side doors from being swing-in doors to swing-out as per Fire Department requirements.

Doors and labor: \$4000.00

Replace and add to fencing in the front and side of building.

Fence panels: \$809.64

Posts: \$555.30

Concrete: \$35.06

Screws, misc: \$25.00

Permits: \$200.00

Labor: \$5400.00

Total: \$7025.00

Remove deck in rear of building

Labor: \$2500.00

Debris removal: \$400.00

Landscaping: \$1050.00

Total: \$3950.00

Grand Total: \$14975.00.

**From:** [t.horst@crystalspringsbrewing.com](mailto:t.horst@crystalspringsbrewing.com)  
**To:** [Vanessa Zarate](#)  
**Subject:** Fwd:  
**Date:** Tuesday, November 25, 2025 3:16:14 PM

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

Yahoo! Now if I can just get Bob to do the estimate. Ignore the vintage windows - that another story.

Cheers,  
Tom, Founder/Owner  
Crystal Springs Brewing Company  
657 S Taylor Ave, Unit E  
Louisville, CO 80027



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

**From:** **jon Bruggeman** <[jonb@bitstream.net](mailto:jonb@bitstream.net)>  
**Date:** Tue, Nov 25, 2025 at 12:51 PM  
**Subject:**  
**To:** tom And Kristy Horst <[tom@crystalspringsbrewing.com](mailto:tom@crystalspringsbrewing.com)>  
**Cc:** Jon Bruggeman <[jonb@bitstream.net](mailto:jonb@bitstream.net)>

11/22/25

Attention: Tom Horst  
Title: Manager  
Crystal Springs Brewing Company LLC  
876 Sunshine Canyon  
Boulder CO ,80302

Hi Tom As per our conversation on work to be done on 604 Main Street

You have my permission to do the work requested

- Replace fence
- Remove back deck
- Replace doors
- Replace Vintage Windows

My Best!

Jon Bruggeman  
1055 Holdings

RDJ Construction Inc  
11964 Kenosha Rd  
Erie, CO 80516  
bob@rdjconstructioninc.com



## Estimate

**ADDRESS**

Tom Horst  
CRYSTAL SPRINGS  
BREWING COMPANY, LLC  
657 S Taylor Ave  
Louisville 80027

**ESTIMATE #** 1008

**DATE** 11/24/2025

**EXPIRATION DATE** 01/30/2026

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| ACTIVITY   | QTY | RATE     | AMOUNT   |
|--|-----|----------|----------|
| <b>Exterior Doors</b><br>Replacement of front and south side exterior doors per fire code requirements. Material and labor   | 1   | 4,500.00 | 4,500.00 |
| <b>General Construction:Fencing</b><br>Remove and replace existing front fence. Includes materials and labor for front of building and side of building fence area. Posts, concrete for base, permit, labor and misc hardware. | 1   | 7,427.00 | 7,427.00 |
| <b>Deck:Deck</b><br>Removal of existing deck at the rear of the building. includes all labor, debris removal, landscape fixes and dump fees.   | 1   | 4,550.00 | 4,550.00 |

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TOTAL

**\$16,477.00**

Accepted By

Accepted Date

**SUBJECT: FRONT AND CENTER UPDATE**

**DATE: FEBRUARY 11, 2026**

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**

**SUMMARY:**

City Staff will provide an update to the LRC on the 30% design work done to-date for the Front and Center project. This will be an informational update on current design

**RECOMMENDATION:**

The LRC review and ask questions

**SUBJECT: STAFF UPDATES**

**DATE: FEBRUARY 11, 2026**

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER  
BRIAN HOLIHAN, ECONOMIC VITALITY SPECIALIST**

**SUMMARY:**

In the following, staff provides updates on recent activity related to economic vitality functions.

*Memberships*

Economic Vitality pays for memberships for the Louisville Chamber and Downtown Colorado Inc. As part of our membership, we get seats at certain events or discounts on other events. If you are interested in attending a Chamber of DCI event, please reach out to Vanessa to see if there is availability.

*Louisville Chamber Awards Dinner*

The Louisville Chamber will be hosting their annual awards celebration on Wednesday, February 18<sup>th</sup> at 5:30 p.m. at The Simon, 957 Main Street. This awards dinner celebrates businesses and those that contributed to the chamber ecosystem throughout 2025. If you are interested in attending, please reach out to Vanessa.

**SUBJECT: DEVELOPMENT HIGHLIGHTS**

**DATE: JANUARY 14, 2026**

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER**

**SUMMARY:**

In the following, Staff provides updates on recent activity related to construction and development. These updates are for the most frequently asked about sites and not for every site in a review process or under construction. All updates and timeframes are subject to change.

| <b>Site</b>                                   | <b>Update</b>  |
|---|--|
| 800-804 Main Street (former Wildwood Guitars) | The building is under contract and they have submitted plans to the City for reuse of the building.  |
| 809 Main Street (old Waterloo)                | Project has complete the core/shell for the building and continues to look for a new tenant for the space. Potential tenants continue to tour the building, but no signed tenant to date.                                  |
| 816 Main Street (former Empire)               | Site is listed for sale and staff is working with the real estate representatives to garner interest in the building.  |
| 833 Main Street (former Chase)                | Staff is working with ownership to assist with reinvestment on site. The City's parking lot lease ended on December 31, 2025. Please remind people that the parking lot is private property and to no longer park on site. |
| 1301 Courtesy Road (Delo Boom)                | Delo Boom is working through City processes to construct 140 units of housing. The project will consist of studios through three-bedrooms and 13.5% affordable units.  |
| 947 Pine Street (former gas station)          | Birdie Bar is open to the public!  |
| 1303 Empire Road (Ironton)                    | Ironton has approved plans for a new distillery and event center. They have opened their temporary tasting room and are welcoming patrons.   |

**SUBJECT: DEVELOPMENT HIGHLIGHTS****DATE: FEBRUARY 11, 2026****PAGE 2 OF 2**

|   |  |
|---|--|
| 540 County Road (Louisville Grain Elevator)           | The Grain Elevator has new owners that have engaged the City to turn the building into an activated space. Their TIF review is nearly complete.          |
| Coal Creek Village (SWC South Boulder Road and HW 42) | A mixed use commercial and residential development, with 13,500 sf of commercial space and 186 dwelling units under review through our planning process. |
| 1171 W Dillon Road (former Lowe's)                    | The New King Soopers Marketplace has started construction for the new store. They anticipate a mid-year 2026 opening.                                    |
| 1164 W Dillon Road (Cinebarre)                        | University of Colorado has purchased the site and is currently working on public engagement for their plans for the site.                                |
| 575 McCaslin Boulevard (former Carrabba's)            | Staff is working with the broker representation to market and attract a new user to the building. No lease signed to date.                               |

If you would like to add a site to these updates, please let me know.

**ATTACHMENT(S):**

None.