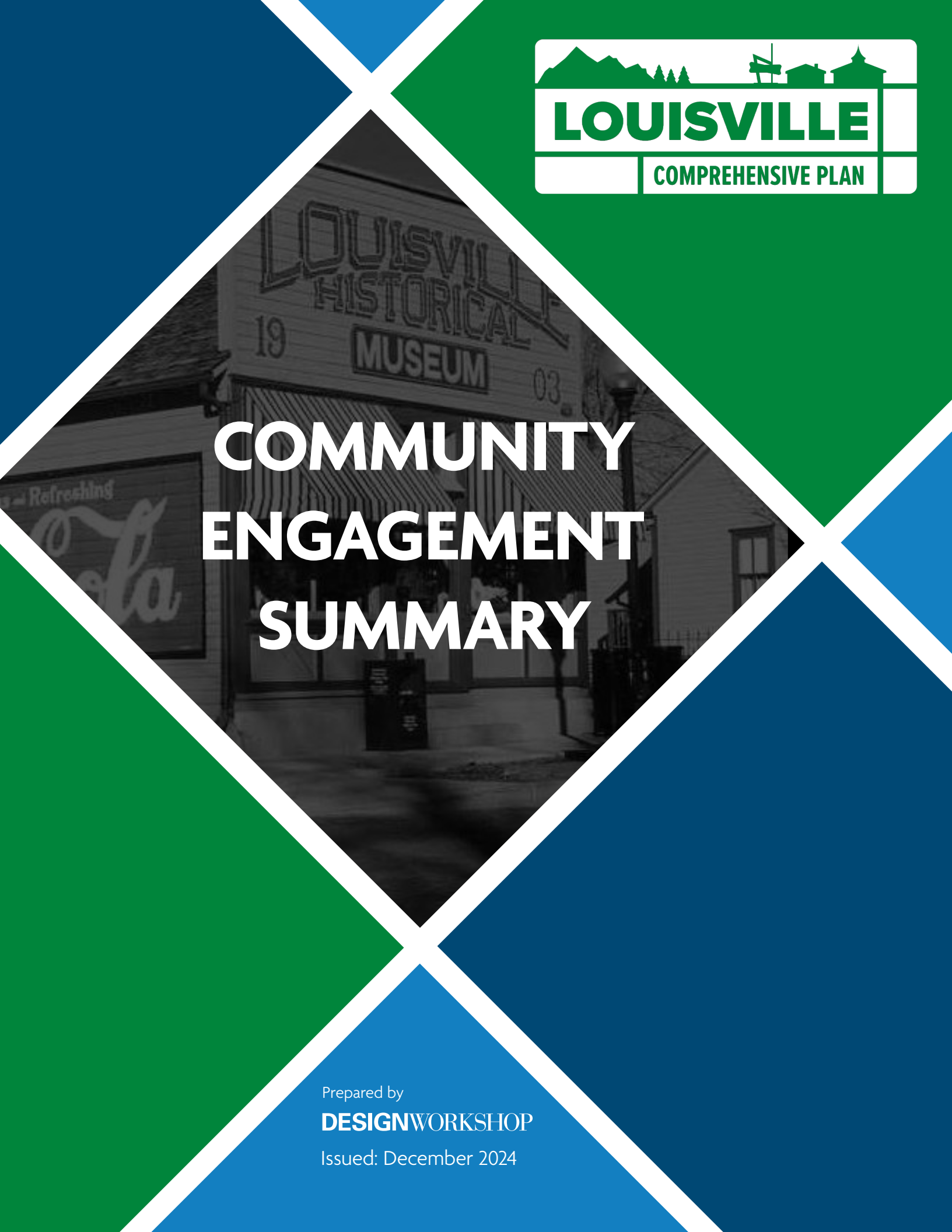


APPENDIX B

COMMUNITY ENGAGEMENT SUMMARY

A black and white photograph of the Louisville Historical Museum building is centered on the page. The building has a sign that reads "LOUISVILLE HISTORICAL MUSEUM" and the number "19" above the entrance. The photograph is framed by a white border. The background of the entire page is a geometric pattern of blue and green triangles.

COMMUNITY ENGAGEMENT SUMMARY

Prepared by
DESIGNWORKSHOP
Issued: December 2024



1. Introduction

The City of Louisville has conducted community-wide engagement to understand the community's preferred growth scenarios as a part of the process to create a new Comprehensive Plan. Once understood, these will inform the City's Future Land Use Map. This summary document outlines the feedback received in Engagement Window 2, which included an open house event and a community survey. Questions in these activities were focused on understanding the preferred growth scenarios of the community and asked about topics such as opportunity areas for development, job growth, transportation and the environment. Engagement Window 2 built off the feedback in Engagement Window 1. The summary of Engagement Window 1 can be found [here](#).

Engagement

The Louisville community survey was conducted online from November 7 to December 3, 2024 and was hosted via the ESRI's survey platform. Over the course of four weeks, 81 responses were collected. The survey was noticed on EngageLouisville.com, and flyers with QR codes were posted around the city. The survey was also noticed through social media posts.

The open house was held in Louisville on November 7, 2024 at the Recreation and Senior Center and drew over 100 participants. Three Workshops were held throughout the day, from 11-12:30, 1:30-2:00, 2:30-4:00. These meetings included a presentation followed by a map activity. The evening open house was held from 5:00-7:00 and was an open pass through format with a scavenger hunt to visit different 'stations' around the room. The boards for this event are located on the adjacent page and full size images are in the Appendix.

The results from these activities are used to refine the future land use map and develop the draft goals and strategies of the Comprehensive Plan. This is the third effort in this process to gather feedback from the community.

This document includes the following sections:

- 1) Introduction
- 2) Analysis Methodology
- 3) Community Values
- 4) Scenario Planning Workshops
- 5) Preferred Scenarios
- 6) Key Findings
- 7) Appendices



Open House Participants from November 8th, 2024

Engagement Activities

THE LOUISVILLE COMPREHENSIVE PLAN

Read the Report / Community Engagement Summary Report

Comprehensive plans are truly comprehensive - connecting growth, community services, infrastructure, economic development, transportation, natural resources, and historic and cultural resources in a way that ensures the community's future success and well-being - and to ensure the City's overall vision, goals, and mission are met.

What is a Comprehensive Plan?

A Comprehensive Plan is:

- A strategic guidebook to help guide citywide policy decisions and priorities.
- A long-range tool for planning, legislation, financing and action.
- A reflection of the community's vision and goals.
- Required by State Statute.

Engagement Phase 1 Key Findings

Balance Unique Quality of Life and Future Development

A Comprehensive Plan is a strategic guidebook to help guide citywide policy decisions and priorities. It is a long-range tool for planning, legislation, financing and action. It is a reflection of the community's vision and goals. It is required by State Statute.

Community Character

VISION STATEMENT
Louisville is committed to being an equitable, resilient, and sustainable community where everyone has the opportunity to thrive, where Louisville will evolve as a supportive high quality of life.

CORE VALUES

We value a balanced approach to change that maintains and enhances our community.

COMMUNITY CHARACTER

KEY FACTS

The current land use pattern in Louisville is characterized by a mix of residential, commercial, and industrial uses. The city has a diverse population and a rich cultural heritage. The city's growth is concentrated in the downtown area, with significant development in the central business district.

COMMUNITY PLACES

KEY FACTS

The city has a diverse population and a rich cultural heritage. The city's growth is concentrated in the downtown area, with significant development in the central business district.

COMMUNITY PLACES

KEY FACTS

The city has a diverse population and a rich cultural heritage. The city's growth is concentrated in the downtown area, with significant development in the central business district.

CIVIC LEADERSHIP

KEY FACTS

The city has a diverse population and a rich cultural heritage. The city's growth is concentrated in the downtown area, with significant development in the central business district.

COMMUNITY CONNECTIVITY

KEY FACTS

The city has a diverse population and a rich cultural heritage. The city's growth is concentrated in the downtown area, with significant development in the central business district.

ECONOMIC VIBRANCY

KEY FACTS

The city has a diverse population and a rich cultural heritage. The city's growth is concentrated in the downtown area, with significant development in the central business district.

ENVIRONMENTAL SUSTAINABILITY

KEY FACTS

The city has a diverse population and a rich cultural heritage. The city's growth is concentrated in the downtown area, with significant development in the central business district.

Opportunity Area 1: South Boulder Road Corridor

Opportunity Area 2: Downtown

Opportunity Area 3: McCaslin Corridor

Scenario A

Scenario B

Scenario C

Scenario D

Scenario E

Scenario F

Scenario G

Scenario H

Scenario I

Scenario J

Scenario K

Scenario L

Scenario M

Scenario N

Scenario O

Scenario P

Scenario Q

Scenario R

Scenario S

Scenario T

Scenario U

Scenario V

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Scenario AA

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2. Analysis Methodology

The following analysis includes a summary of responses and insight into the community's vision, values and priorities. To analyze the individual responses to each of the questions, key sub-themes were formulated based on the frequency of responses.

The following factors influenced how data is shown throughout the report.

- Not every survey participant answered every question and as a result, summaries of each set of results is based on the individuals who answered the specific question.
- Questions at the open house and workshop events were similar to the community survey, and where possible the results have been combined in this summary to share the overall community feedback from this Engagement Window.

Each question identifies key understanding from the responses and references quotes from Louisville residents.



Engagement Workshops at the Louisville Recreation and Senior Center



Open House Participants from November 8th, 2024



Workshop Participants from November 8th, 2024

3. Community Values

A core values answers the question ‘Who are we and what guides us? There are six theme areas, each of which has evolved from the previous 2012 Values through extensive outreach and discussion with staff, leadership, and the community. Each of these values has been reviewed and endorsed by Louisville Planning Commission and City Council. The following analysis includes a summary of responses from the community values boards. The community could provide open comments at the open house and online survey. The following includes a summary of understanding, themes and selected quotes. Open comments are included in the Appendix.

1. What strategies or actions would you like to see to enhance **COMMUNITY CHARACTER** in Louisville?

Key Understanding

To enhance community character in Louisville, residents emphasize housing diversity and affordability, calling for zoning changes to allow denser, mixed-use developments, more affordable options, and diverse housing types at appropriate locations, such as duplexes and triplexes, to sustain families and promote inclusivity.

Revitalization and preservation efforts focus on restoring downtown as a vibrant core while protecting the city’s small-town charm. Adjustments in zoning and land use to repurpose underutilized spaces and integrate mixed-use developments into suitable areas are desired.

Equity and inclusivity are highlighted as critical gaps needing attention in vision statements and policies. Improved pedestrian and cyclist safety infrastructure, like better crossings and bike routes, is a shared priority, alongside expanding recreational amenities and safeguarding natural areas and wildlife to maintain Louisville’s unique identity and quality of life.

Housing Diversity and Affordability

“More mixed use and denser housing options with commercial space on the ground floor.”

“More affordable housing options so people can afford to live here.”

“Housing diversification is most needed.”

“Permit more units within existing old town neighborhoods.”

“Housing for families with young kids. More affordable. Support our schools.”

“Would like to see zoning changes so that duplexes/triplexes could be integrated into existing residential neighborhoods.”

Revitalization and Preservation

“Revitalize downtown – we need our core gathering spaces back.”

“Keep Louisville unique; it’s fast losing all of its once charming character.”

“Put small-town character back in the vision statement and core values.”

Land Use Changes and Pedestrian Safety

“Redo residential zoning districts; allow more mixed use in some areas that have been residential.”

“Instead of reducing and confusing car traffic lanes, make crossings that light up or stop traffic for pedestrians and bikes.”

“Safer pedestrian crossings. Blinking lights at Cherry/Bella Vista crossing.”

“Repurpose existing commercial buildings.”

“Safer bike routes in the downtown area.”

COMMUNITY VALUES

2. What strategies or actions would you like to see to enhance **COMMUNITY PLACES** in Louisville?

Key Understanding

To enhance Louisville’s community places, residents prioritize expanding housing and economic diversity with affordable multi-unit housing, senior housing, and retail developments to attract families and support workers. Enhancing community spaces through parks, plazas, food halls, and downtown events fosters vibrant public life.

Improving infrastructure with better multi-modal connections, mixed-use developments, and recreational facilities like pickleball and indoor tennis courts is also emphasized. Long-term planning includes protecting natural areas, planting more trees, preparing for disasters, and managing growth to maintain Louisville’s small-town charm.

Housing and Economic Diversity

“No more single-family houses; more multi-units and retail developments to attract young families.”

“More affordable housing units, such as apartments, for people who work in Louisville.”

“Senior housing that is cheap to build.”

Community Spaces and Gathering Areas

“Rework McCaslin to have community spaces like parks. Think big.”

“More community gathering spots – food halls, public markets.”

“Downtown community events like street fairs, ice skating, food fests, and farmers markets.”

“Create a public plaza in Centennial Valley.”

“An amphitheater downtown.”

Infrastructure and Accessibility

“Strong multi-modal connections around town. Create new and enhance existing.”

“Mixed use in downtown; remove/reduce arbitrary height restrictions.”

“Dedicated pickleball courts.”

“Indoor tennis courts.”

Environmental and Long Term Planning

“More trees for birds/raptors; we are losing trees.”

“There needs to be a real disaster planning budget.”

“Move Avista to Red Tail Ridge property.”

“Cap growth to keep Louisville’s small-town feel.”

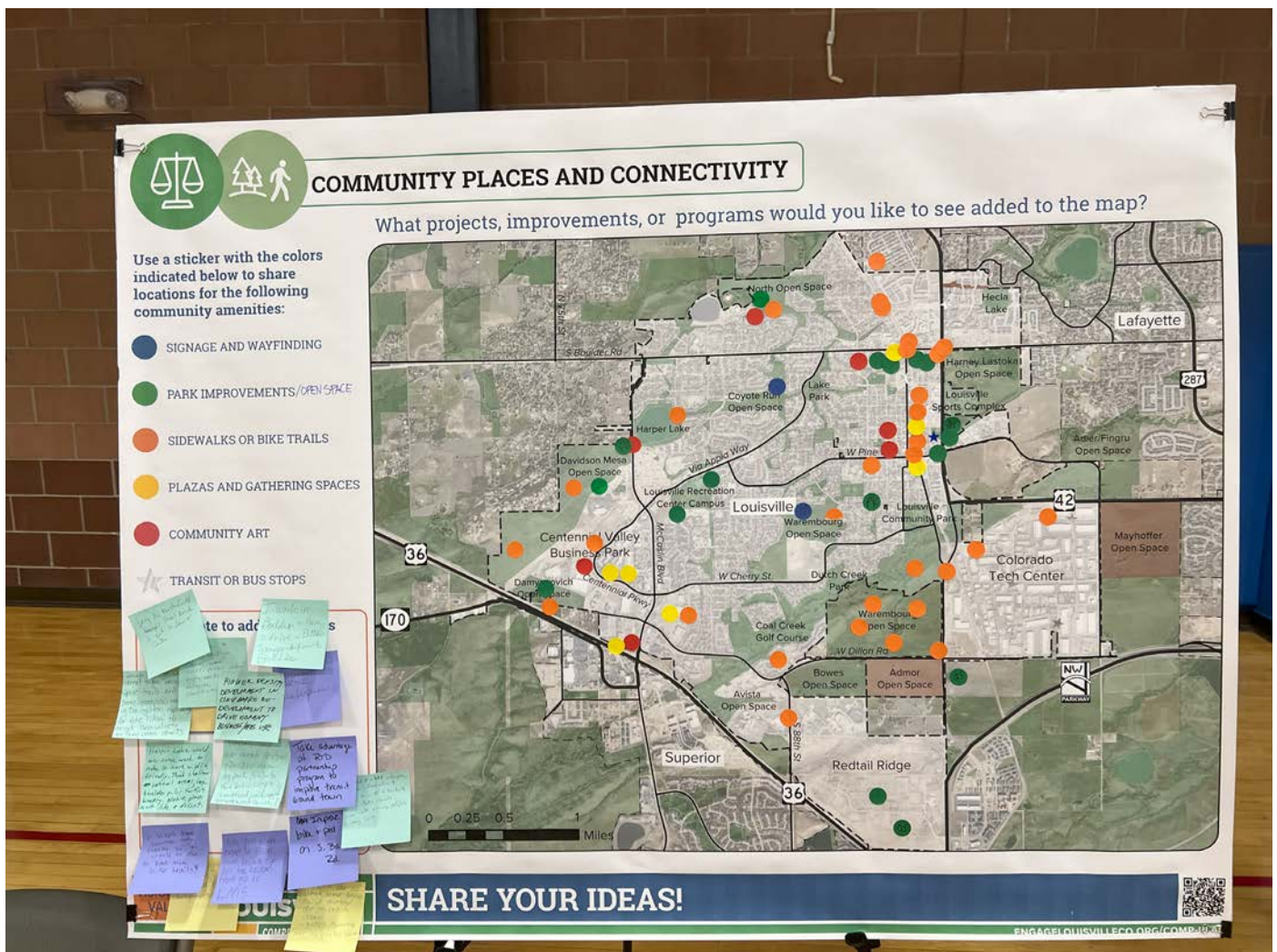
COMMUNITY VALUES

3. What projects, improvements, or programs would you like to see added to the map related to **COMMUNITY CHARACTER** and **COMMUNITY PLACES**?

Key Understanding

To enhance community character and places in Louisville, residents suggest projects such as improving connectivity with better multi-modal transportation connections to Boulder, more bike trails, and underpasses for safer bicycle crossings. Enhancements include adding signs and maps on open space trails for easier navigation and improving bike/pedestrian access on South Boulder Road.

They also propose wildlife-friendly upgrades to Harper Lake, benches and structures at Davidson Mesa dog park, and better utilization of open space behind the police station. Higher-density development at the Cinebarre site could foster vibrant business and arts use. Partnerships like RTD could expand transit options, while downtown bike path alternatives address e-bike congestion.



Community Places and Connectivity Board at Open House

COMMUNITY VALUES

4. What strategies or actions would you like to see to enhance **CIVIC LEADERSHIP** in Louisville?

Key Understanding

To strengthen civic leadership in Louisville, residents propose strategies to increase responsiveness from City Council and providing more opportunities for town and youth civic leadership.

Suggestions include hosting regular ward meetings, “coffee with your local official” events, and leveraging local stakeholder groups for collaboration. Enhanced regional cooperation with Superior and Lafayette on community activities is also encouraged to foster broader community connections.

Accessible and Responsive Governance

“More online engagement from city council”

“Coffee with your local official.”

Enhanced Leadership Opportunities

“More opportunities for town civic leadership.”

“More opportunities for youth civic leadership.”

“Regular monthly ward meetings.”

Community Collaboration and Stakeholder Engagement

“Utilize local stakeholder groups/ individuals more often.”

“Collaborate with Superior and Lafayette on community activities.”

COMMUNITY VALUES

5. What strategies or actions would you like to see to enhance **COMMUNITY CONNECTIVITY** in Louisville?

Key Understanding

To enhance community connectivity in Louisville, residents suggest stronger regional coordination, particularly with county trails, and solving the “last mile” problem to improve transit accessibility. Ideas include extending the Powerline Trail to connect key bike routes, adding more bike lanes, and expanding public transit options, such as connections to the CTC and reduced car dependency.

Proposals also include a pedestrian underpass across South Boulder Road at the Highway 42 intersection to encourage walking, partnering with school districts for connectivity, and exploring county-level transportation management instead of RTD. Balancing car access with pedestrian and bike priorities remains a key concern.

Regional and Local Connectivity

“Coordinate to have stronger regional connections, especially with county trails.”

“Public transit to CTC from other communities.”

“Powerline Trail should connect to Lookout Road and eventually link the diagonal bikeway and highline trail.”

Addressing Transportation Gaps

“Need to solve the ‘last mile problem’ – make it easy to get from McCaslin Park to ride to residences.”

“Tunnel from Union Jack area to King Soopers to promote walking from Delo to grocery.”

Transit Infrastructure Alternatives

“More bike lanes, more access to transit. We need people to get out of their car dependency.”

“Need more transit connections. Fewer cars as time goes on.”

“Focusing/prioritizing bicycle and pedestrian connectivity is a huge mistake. Bottom line, people want to drive their cars.”

Governance and Partnerships

“Dissolve RTD and handle transportation at the county level.”

“How could the city partner with school districts?”

COMMUNITY VALUES

6. What strategies or actions would you like to see to enhance **ECONOMIC VIBRANCY** in Louisville?

Key Understanding

To boost economic vibrancy in Louisville, residents propose prioritizing retail over office spaces and encouraging mixed-use developments with condos, ground-floor retail, and parks. Suggestions include attracting local businesses that cater to residents, offering incentives for commercial stores on McCaslin, and creating spaces for artists and small shops.

Enhancing the McCaslin corridor with residential, business, and light industrial uses, increasing density to blend residences with retail, and attracting high-quality restaurants are key strategies. Downtown revitalization, including tidying up unsafe structures, supporting businesses through tax breaks or lower rents, and adding multi-family housing, is also emphasized to create a more dynamic and accessible local economy.

Revitalization of Commercial Areas

"Redo McCaslin corridor with more residential, business, and light industrial."

"Support more businesses downtown. Tax breaks? Lower rents?"

"Downtown needs some tidying up. Some business structures are unkept and unsafe."

Diversified Housing Options

"Condos for diversity of housing with ground floor retail."

"More density and intermingling of residences and retail."

"New urbanism for McCaslin. More affordable and attainable housing, mixed-use, and parks."

"More multi-family housing."

Local Businesses and Retail Development

"Include local businesses aimed at residents, not tourists."

"Can incentives be used to attract and maintain commercial stores on McCaslin?"

"Attract nicer restaurants."

"Artist space or studios or small shops."

Mixed-Use and Urban Design

"Less office, more retail."

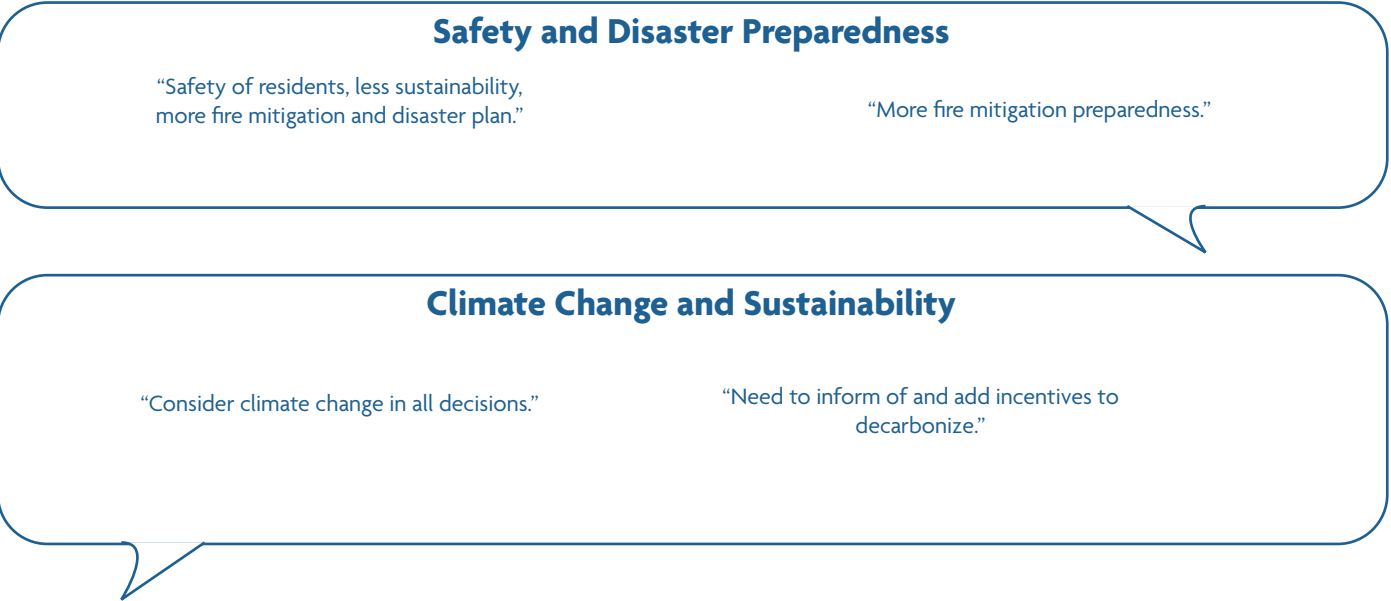
"Mixed-use development."

COMMUNITY VALUES

7. What strategies or actions would you like to see to enhance ENVIRONMENTAL SUSTAINABILITY in Louisville?

Key Understanding

To enhance environmental sustainability in Louisville, residents emphasize prioritizing fire mitigation and disaster planning to ensure safety. Suggestions include incorporating climate change considerations into all city decisions and providing incentives to encourage decarbonization efforts.

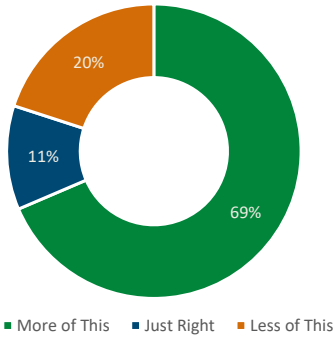


COMMUNITY VALUES

8. Which land uses would you like to see more or less of?

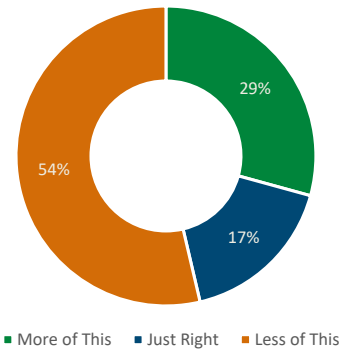
Mixed Use Retail:

69% of open house participants indicated that they would like to see more mixed use retail in Louisville. 20% indicated that they would like to see less of it while 11% indicated that Louisville already has the right amount.



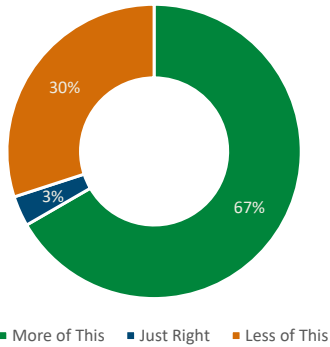
Low Density Residential:

29% of open house participants indicated that they would like to see more low density residential development. 54% indicated that they would like to see less of it while 17% indicated that Louisville already has the right amount.



Mid Density Residential:

62% of open house participants indicated that they would like to see more mid density residential development. 3% indicated that they would like to see less of it while 30% indicated that Louisville already has the right amount.

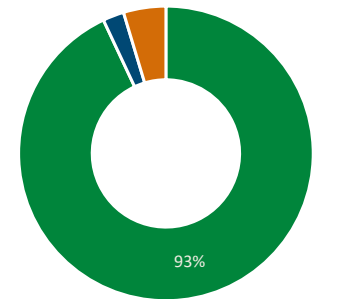


COMMUNITY VALUES

8. Which land uses would you like to see more or less of?

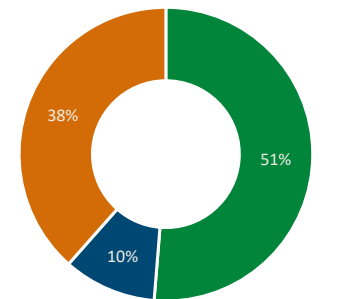
Mixed Use/Mid Density Residential:

93% of open house participants indicated that they would like to see more mixed use/ mid density residential in Louisville. 5% indicated that they would like to see less of it while 2% indicated that Louisville already has the right amount.



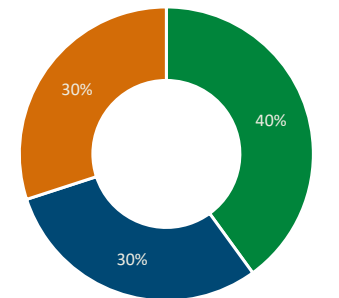
Mixed Use/High Density Residential:

51% of open house participants indicated that they would like to see more mixed use/ high density residential development. 38% indicated that they would like to see less of it while 10% indicated that Louisville already has the right amount.



Commercial:

40% of open house participants indicated that they would like to see more commercial development. 30% indicated that they would like to see less of it while 30% indicated that Louisville already has the right amount.

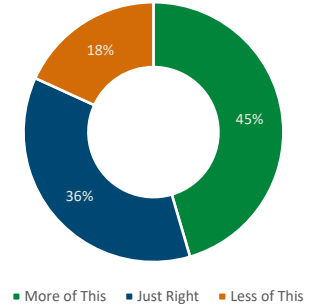


COMMUNITY VALUES

8. Which land uses would you like to see more or less of?

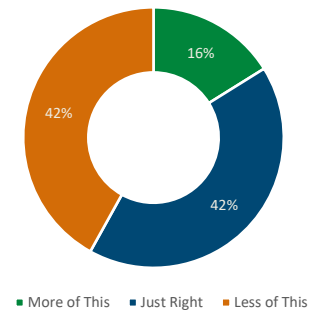
Industrial Mixed Use:

45% of open house participants indicated that they would like to see more industrial mixed use development in Louisville. 18% indicated that they would like to see less of it while 36% indicated that Louisville already has the right amount.



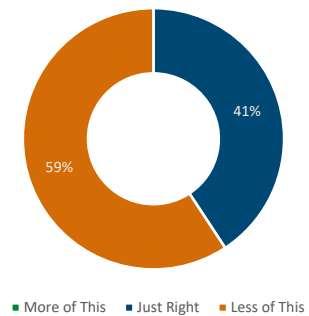
Industrial Office/R&D:

16% of open house participants indicated that they would like to see more industrial office/R&D development in Louisville. 42% indicated that they would like to see less of it while 42% indicated that Louisville already has the right amount.



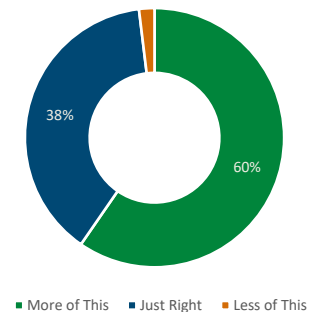
Office:

0% of open house participants indicated that they would like to see more office development in Louisville. 59% indicated that they would like to see less of it while 41% indicated that Louisville already has the right amount.



Park/Plaza/Open Space

60% of open house participants indicated that they would like to see more parks/plazas/open space in Louisville. 2% indicated that they would like to see less of it while 38% indicated that Louisville already has the right amount.



4. Scenarios

Scenario planning explores and evaluates potential future developments and outcomes in a city by creating multiple possible scenarios based on driving forces about key factors like population growth, economic trends, and the community vision. This effort engaged the Louisville community on three future growth and development scenarios to inform the Comprehensive Plan.



In an effort to create a shared vision for the city’s growth, community members were presented with three distinct growth scenarios, each reflecting potential paths the city could take over the next several decades. These scenarios explored different priorities, such as housing density, transportation networks, green space preservation, and economic development strategies. Residents were encouraged to carefully consider the implications of each scenario, comparing their benefits and trade-offs.

LEGEND

--- Louisville boundary

— Major road

— Trails

▨ Opportunity Areas

1 South Boulder Road Corridor

2 Downtown

3 McCaslin Corridor

4 Redtail Ridge

Existing Place Types

Commercial

Mixed Use Retail

Low Density Residential (1-10 DU)

Mid Density Residential (10-20 DU)

Mixed Use/Mid Density Residential (20-30 DU)

Mixed Use/High Density Residential (30-40 DU)

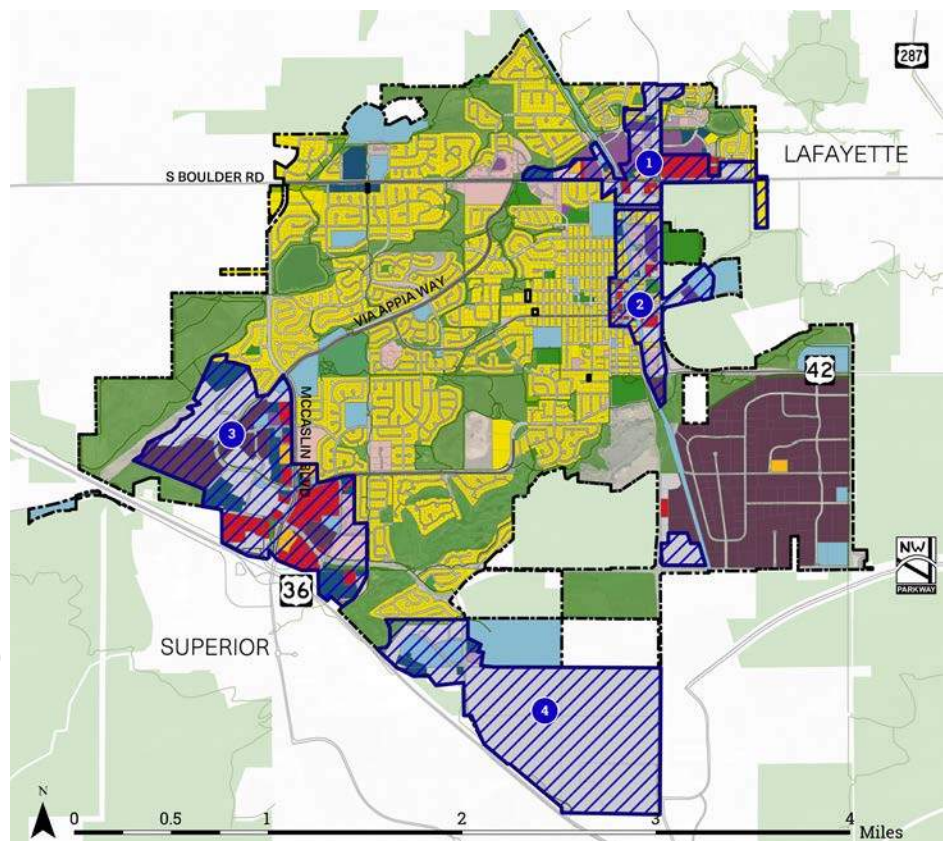
Park/Plaza/Open Space

Public Use

Industrial Mixed Use

Industrial Office/R&D

Office



Areas of Opportunity map

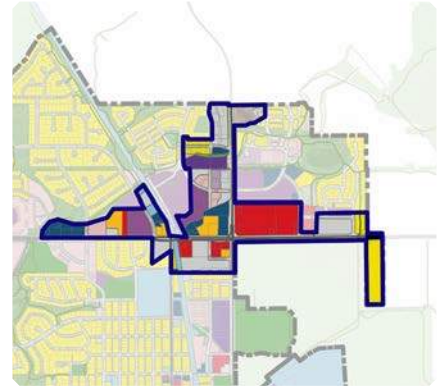
THE FOUR OPPORTUNITY AREAS

AREAS OF STABILITY AND AREAS OF CHANGE

Scenario planning focused on specific areas that are more likely to change, referred to as opportunity areas. For this exercise, other areas less likely to change are referred to as Areas of Stability. The scenario planning activities asked the Louisville community what should change look like within these Opportunity Areas.

Opportunity Area 1: South Boulder Road Corridor

South Boulder Road has potential for infill/redevelopment. Scenario planning will explore trade-offs between increased housing, retail/commercial uses, and connectivity.



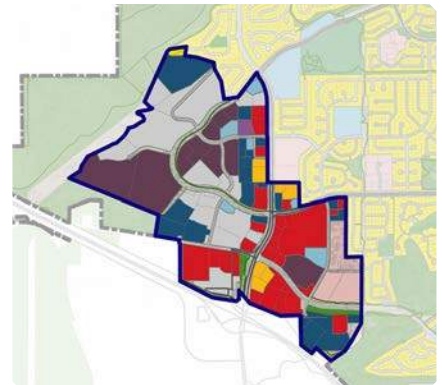
Opportunity Area 2: Downtown

Downtown Louisville is a mix of historic buildings and local businesses along Main Street. A future transit station north of Downtown is a central opportunity for redevelopment. As population in this area increases, the opportunity for successful retail also increases.



Opportunity Area 3: McCaslin Corridor

With current commercial vacancies, this area has potential to include infill/redevelopment. Scenario planning will explore trade-offs between increased housing, retail, commercial uses, and connectivity.



Opportunity Area 4: Redtail Ridge

Redtail Ridge can address potential opportunities for growth and density of different land uses. Adventist Hospital property may become a redevelopment site if the hospital moves to Redtail Ridge.

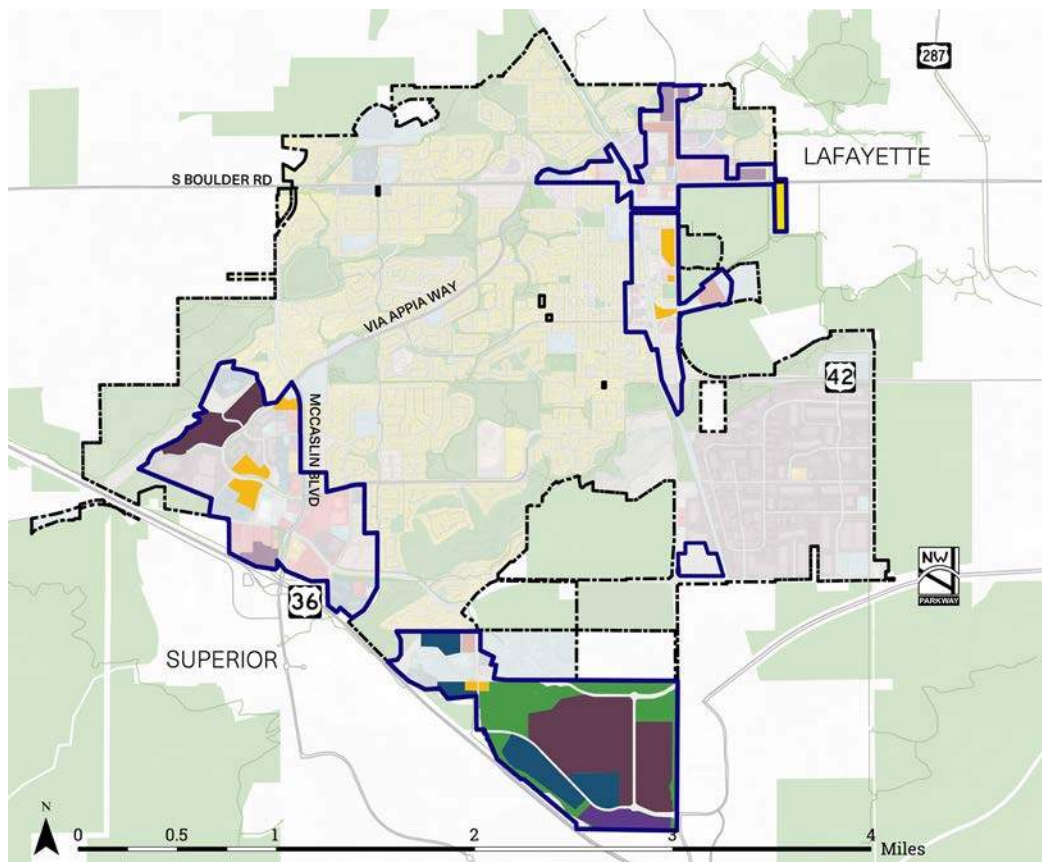


SCENARIOS

Scenario A: Stay the Course

Scenario A looked at a potential future where current trends continue with minimal intervention or change within the community. Based on these existing trends, in this scenario, jobs would continue increasing, but the population would grow minimally. Scenario A explored the following potential trade-offs based on interal assessment:

- **Housing:** This scenario would include limited housing growth and focus on single-family housing typologies with a few mid-density projects along commercial corridors. Potential trade-offs to maintaining a limited growth approach/less supply of inventory may continue the trend of out pricing for young families and an increasing ageing population.
- **Employment:** Current trends indicate significant job growth in R&D and industrial/manufacturing. Louisville would continue to attract employees who do not live in Louisville, but without addressing the housing supply, the trend of high commute numbers and possible loss of retail may continue.
- **Commercial Growth:** The current leakage of spending indicates more money being spent in adjacent communities and may continue to experience retail vacancy along commercial corridors and Downtown.
- **Scenario A Values Alignment:** Scenario A aligns with the community value to maintain the small-town character and the unique character of the neighborhoods. Connected transit options and environmental sustainability are lower alignment due to increased need for vehicle trips to surrounding communities.



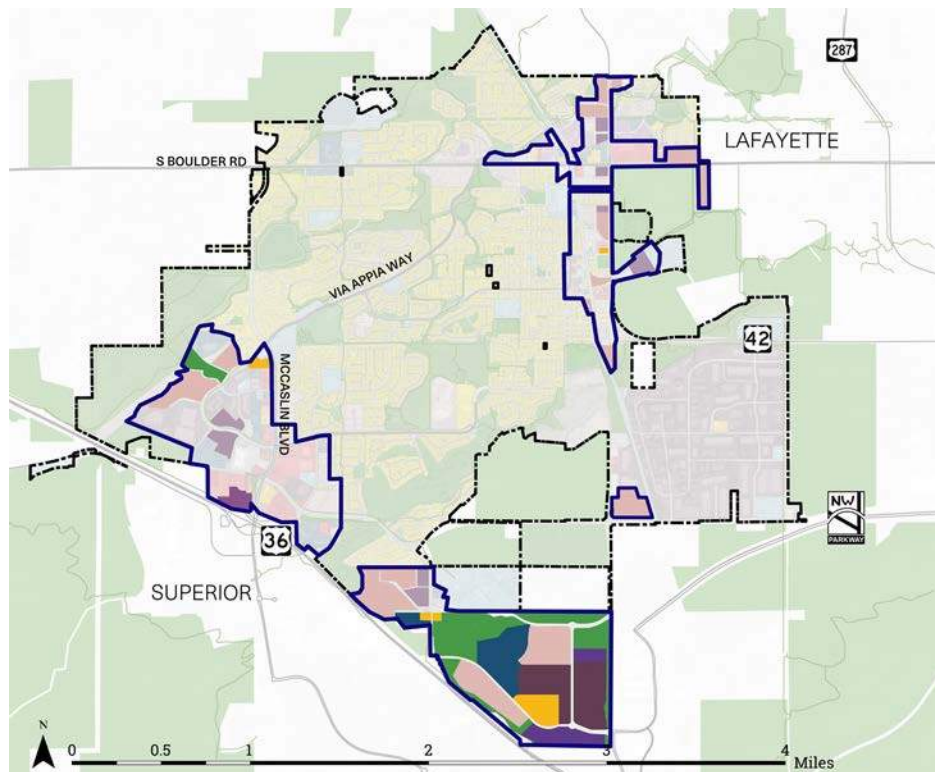
Scenario B: A Stay the Course map

SCENARIOS

Scenario B: A Home for Everyone

This scenario focused on economic stability. This included a decrease in the amount of commuting for employees as the job market increases in Louisville and an increase in housing supply, such as different housing types and choices. More affordable housing options for employees would support the future and current workforce to live in Louisville. This scenario also focused on increased retail spending and commercial growth. Mixed commercial centers would be concentrated along McCaslin Blvd. and South Boulder Road. Essential needs retail, like grocery, along with specialty sources would line these roads, creating easy access for locals and direct connections to bring in regional business. Local commercial growth would be focused on Downtown Louisville. This scenario would also consider the impacts of Redtail Ridge development- focused as a workforce center. Scenario B explored the following potential trade-offs based on internal assessment:

- **Housing:** This scenario explored a mix of housing types, with a focus on targeting the employment sector and proximity and access to jobs. The density in the opportunity areas was measured in this scenario and had an emphasis on community centers and transit-oriented development. This included an increased population in focused areas, looking at the number of possible units to capture potential employees. Traffic and connectivity in relation to increased units in key areas was also considered.
- **Employment:** This scenario explored the number of jobs created from increased focus on employment and retail centers. It also explored the redevelopment of Downtown Louisville and the number of housing units needed in certain areas of town to be walkable and connected. This resulted in a decrease in out-of-Louisville commute numbers and increased opportunities for biking and walking to local jobs.
- **Commercial Growth:** This scenario identified additional opportunities for commercial and retail space and anticipated number of jobs tied to it. It is anticipated that this would decrease retail and commercial leakage in Louisville. The possible impacts to Downtown Louisville were also considered.
- **Scenario B Values Alignment:** Scenario B aligns with the community values to support vibrant commercial areas and increase transportation options. This scenario would result in higher density in employment areas which may be lower in alignment with the small-town character and moderate alignment with the unique character of the neighborhoods.



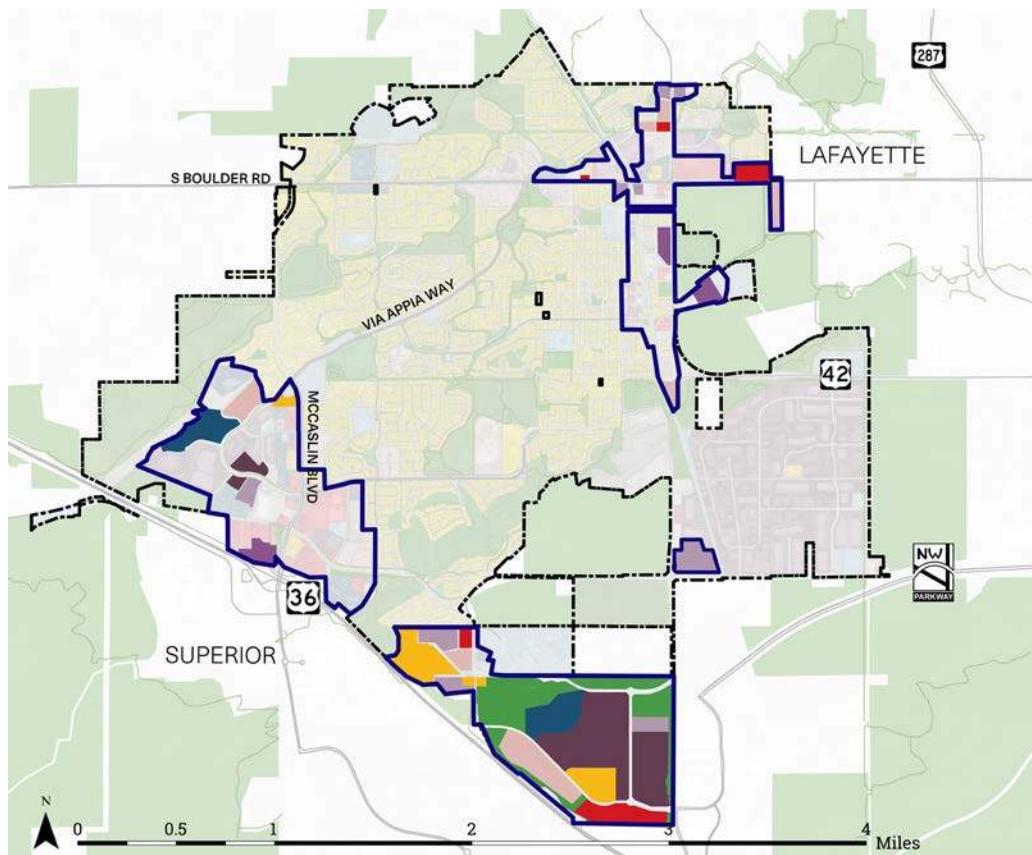
Scenario B: A Home for Everyone map

SCENARIOS

Scenario C: Live and Work in Louisville

Scenario C included different types of housing and density along McCaslin Blvd., Highway 42, and South Boulder Road and explored redevelopment scenario to encourage mixed-use districts to include both commercial and residential. Housing types concentrated in these areas included TOD, mixed-use of commercial-residential and office-residential. An opportunity existed to increase ADUs in existing residential areas as well as missing middle housing types such as duplexes and townhomes. To accommodate increased housing, the Redtail Ridge area presented the greatest opportunity. The focus on increasing housing supply would improve affordability and create opportunities for younger generations to call Louisville home. Scenario C explored the following potential trade-offs based on internal assessment:

- **Housing:** This scenario explored a mix of housing types, with a focus on increasing housing throughout the community, including Redtail Ridge and infill/redevelopment along McCaslin Blvd., South Boulder Road, and Highway 42. Density in the opportunity areas was measured by measuring units per acre in this scenario. To accommodate future growth, higher density or smaller housing types were necessary. Impacts on roadways and services which were right sized.
- **Employment:** This scenario maintained the current economic forecast as anticipated and measured the number jobs within the current and projected employment and retail centers and redevelopment of Downtown Louisville. The focus on housing would likely still result in result in a decrease in out-of-Louisville commute numbers and increased opportunities for biking and walking within the community.
- **Commercial Growth:** This scenario identified possible additional square footage of commercial and retail, anticipated number of jobs, and where in Louisville this may be captured, with a focus on local jobs and downtown revitalization.
- **Scenario C Values Alignment:** Scenario C aligns with the community values to support the unique quality of life, transportation and connectivity. This could result in a mix of housing types that are lower in alignment with the unique character of the neighborhoods.



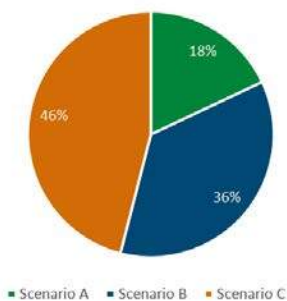
Scenario C: Live and Work in Louisville

SCENARIOS

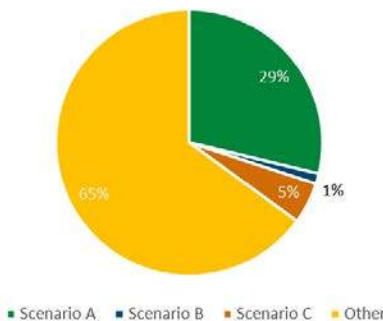
1. What is your preferred scenario and why did you choose this scenario?

The boards at the Open House, the scavenger hunt card, and the Online Survey asked participant to select their preferred scenario. The open house received 50 responses while the online survey received 80 responses. A total of 130 responses were collected.

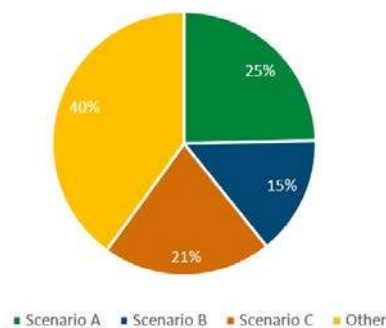
Open House Responses



Online Survey Responses



Total Responses



Key Understanding

Scenario A

(Open House) Supporters appreciate its alignment with Louisville’s small-town scale, valuing minimal growth and its potential to maintain the city’s character. Some see it as a plan that works well for jobs and aligns with their preference for “less is more” in community development. However, others find it uninspiring, with insufficient housing options and a failure to address key issues such as affordability, economic diversity, and transportation. Concerns include lack of vibrant commercial spaces and fears of creating a commuter city. Some call for a greater focus on inclusivity, housing affordability, and improved public infrastructure to better meet the city’s future needs.

(Online Survey) Participants who preferred Scenario A emphasized their desire for lower residential/housing density and more open space, aligning with their reasons for moving to or appreciating the area. They valued features like fewer stoplights and less parking congestion, which contribute to the town’s unique charm. Some appreciated the mixed-use focus but stressed preserving commercial zones to support fiscal health rather than adding residential developments. Additionally, they saw the scenario as a way to maintain livability and preserve the community’s identity.

Scenario B

(Open House) Scenario B received more positive feedback, with many participants viewing it as their favorite option. Supporters appreciate its balance between housing and job growth, highlighting opportunities at Redtail Ridge and the McCaslin area. Suggestions include improving walkability through new urbanism, integrating housing near businesses, and including public spaces in higher-density areas. While some worry that high-density housing could erode community bonds, others argue that increased housing is essential for addressing affordability and attracting young families. Concerns about traffic and transportation infrastructure persist, but overall, Scenario B is praised for its forward-thinking approach and alignment with Louisville’s growth needs.

(Online Survey) Participants who favored Scenario B highlighted its perceived balance between housing and job growth, with many appreciating its realistic approach to development. They supported the inclusion of more housing, especially affordable options and better distribution, but preferred a limit of no more than three stories to maintain a lower-density feel. Some noted the importance of walkability and open space integration, such as “ribbons” of green areas, while others emphasized the need for housing where people can easily access jobs and services. Specific mentions included updates to McCaslin Boulevard, keeping Redtail Ridge commercial, and avoiding additional office space.

SCENARIOS

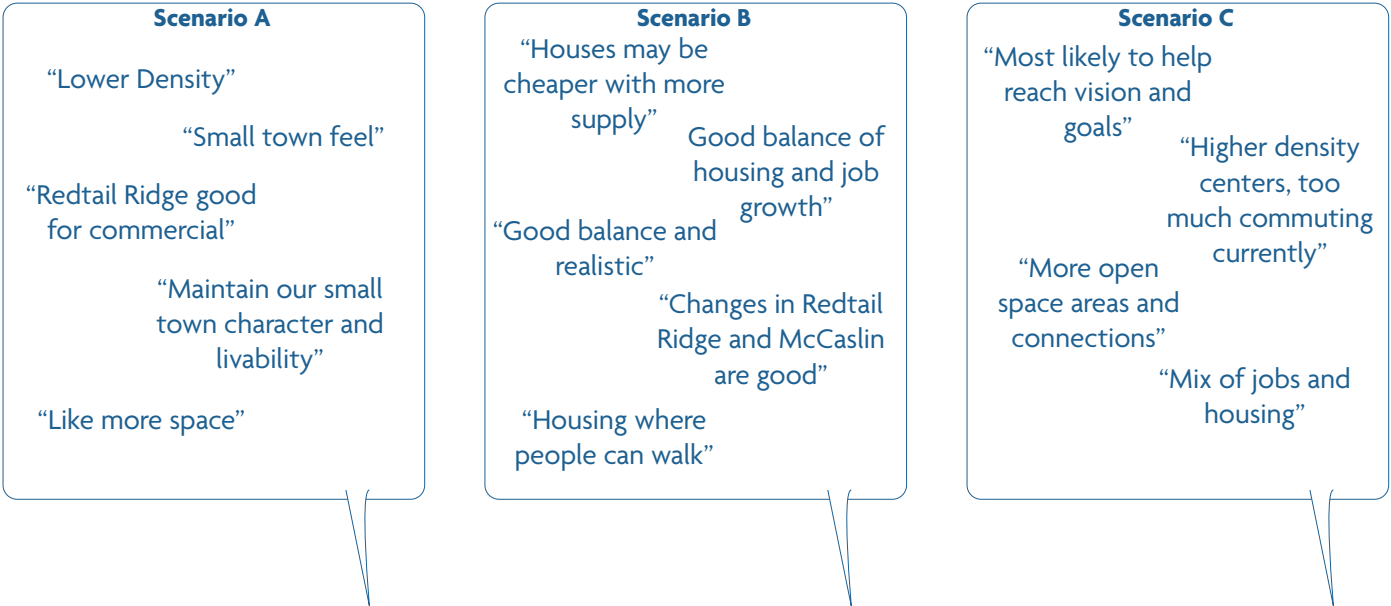
Scenario C

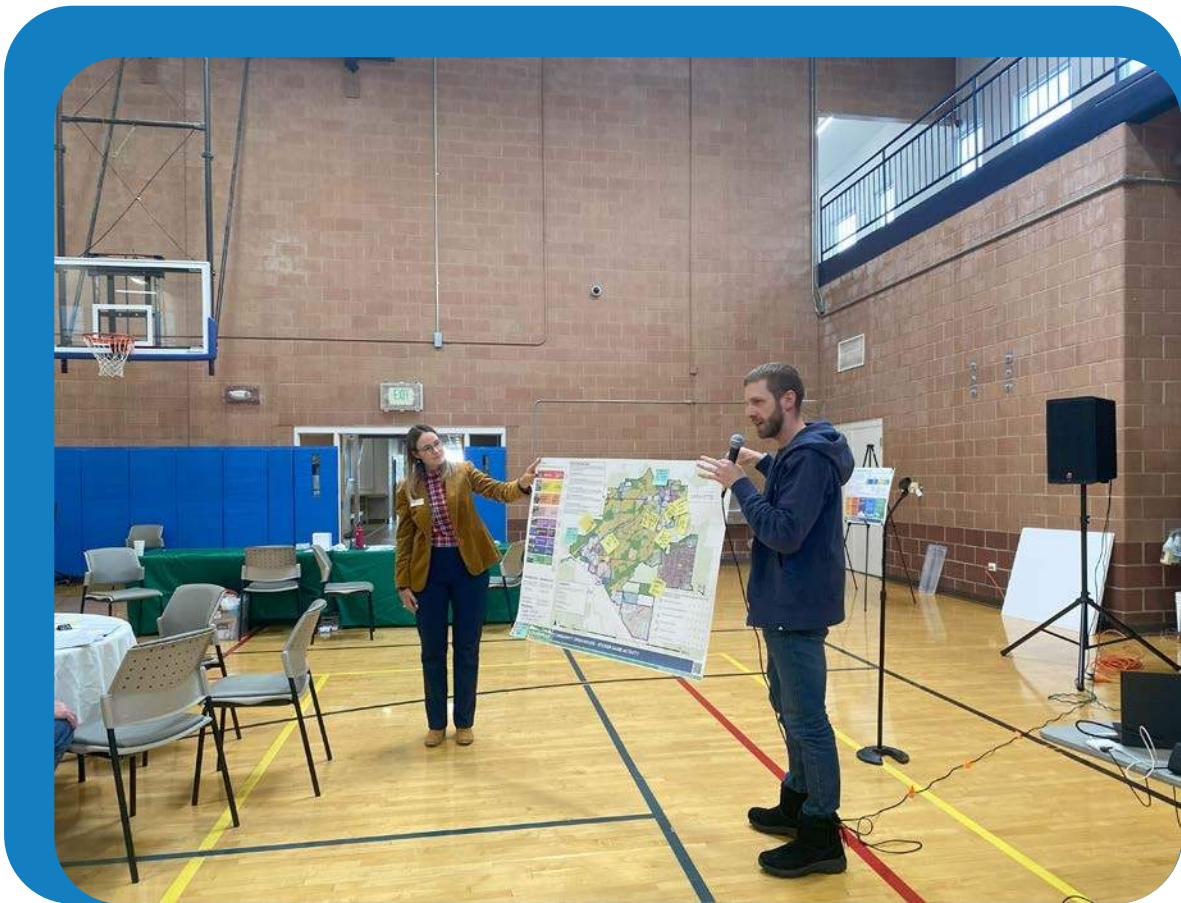
(Open House) Supporters admire its emphasis on climate action, economic vitality, and sustainability, viewing higher-density housing as a way to promote inclusivity and reduce the city’s carbon footprint. They appreciate the focus on place-making and fostering diversity. However, some argue that the proposal for over 4,000 new housing units is excessive and incompatible with Louisville’s low-density character and quality of life. Many are opposed to housing development at Redtail Ridge, preferring infill opportunities near existing areas such as South Boulder and the North End.

(Online Survey) Participants who chose Scenario C valued its alignment with broader goals like economic vitality, sustainability, and community vision. This scenario was seen as a balanced approach to integrating housing and job growth while addressing critical issues such as climate change, economic and cultural diversity, and affordability. Many appreciated its focus on clustering higher-density development near public transit and mixed-use areas to reduce commuting and improve efficiency in utilities. The intentional inclusion of green space and path connections, especially along the McCaslin corridor, was also a key factor. Participants saw Scenario C as a way to create a more vibrant and diverse Louisville, supporting local businesses, accommodating population growth sustainably, and fostering a stronger sense of community.

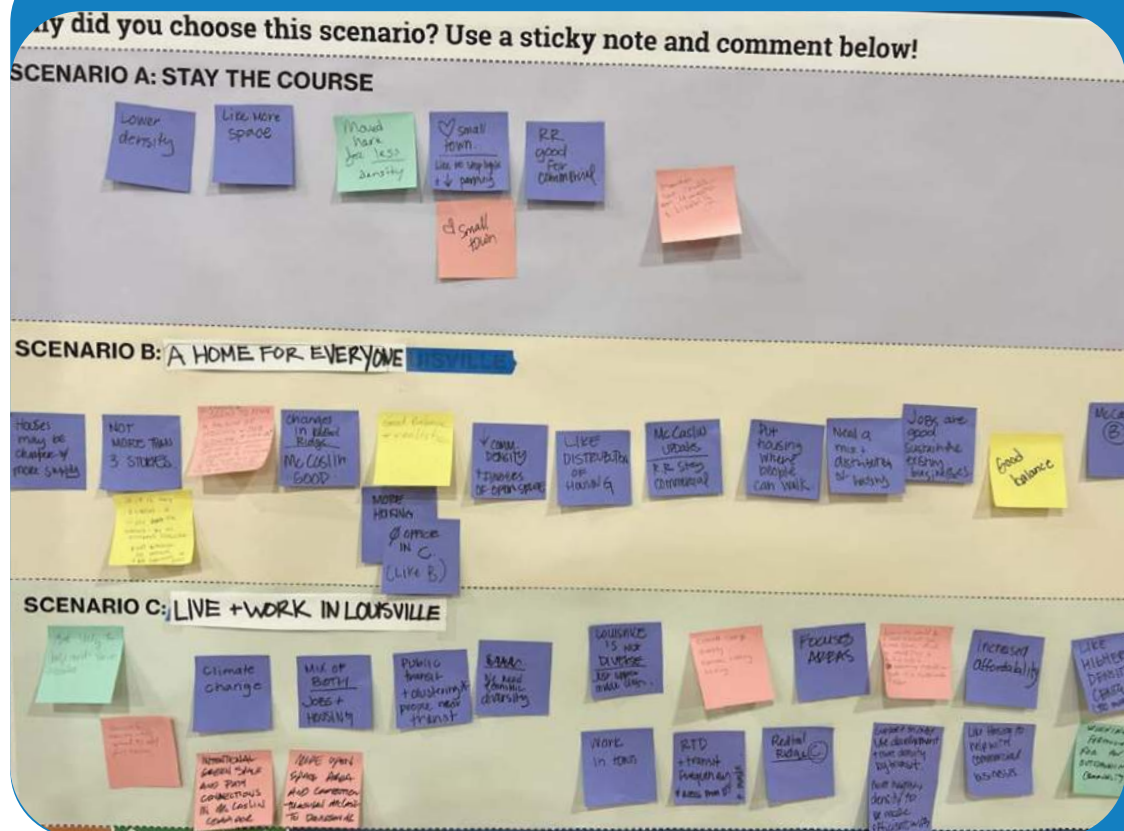
Other

(Only available on the Survey) Participants who selected “Other” within the online survey generally expressed dissatisfaction with the proposed scenarios, citing concerns about overdevelopment, urban sprawl, and a departure from Louisville’s small-town character. Many preferred preserving green space and wildlife habitats, particularly at Redtail Ridge, and advocated for limiting growth to within already developed areas. Infrastructure capacity, such as traffic congestion and city services, was a frequent concern, with participants emphasizing the inability to support additional housing or jobs without degrading quality of life. Suggestions included focusing on infill development along transit corridors, maintaining affordability, and ensuring sustainability.





Open House Participants from November 8th, 2024



Comments on Scenarios from Open House

5. Scenario Planning Workshops

During the November Workshops, Louisville residents participated in a mapping activity focused on scenario planning to help shape the city's future. Scenario planning was introduced as a strategic process that explored and evaluated potential developments and outcomes by creating scenarios based on key driving forces such as population growth, economic trends, and the community's vision. By considering various possibilities, this approach provided a framework to think critically about how Louisville could evolve over time.

The workshop activity began with a presentation that provided participants with essential background information, context, and updates on the planning process. This ensured everyone was informed and aligned on the purpose of the upcoming activities. The presentation set the stage for the rest of the workshop by outlining key objectives and insights. Residents were introduced to two key concepts: Areas of Stability and Opportunity Areas. Areas of Stability referred to parts of Louisville expected to experience minimal change, such as established neighborhoods or preserved green spaces, while Opportunity Areas represented places more likely to evolve and develop, such as underutilized commercial corridors or areas with potential for redevelopment. There were four identified Opportunity Areas for the scenario planning activity, these area are described on the adjacent page.

Following this, a chip game/sticker activity engaged participants in exploring future development scenarios for the city. A large map of the planning area was displayed, and participants worked corroboratively at tables to allocate stickers, each representing different land uses or development types, on the map. Guided by facilitators and instructional materials, participants prioritized and placed the stickers to reflect their preferences for development, ensuring alignment with community values. After the allocation, participants discussed the implications of their choices, considering factors such as infrastructure, environmental impacts, social equity, and economic feasibility. Facilitators led these discussions to encourage diverse perspectives and address critical issues. The exercise promoted collaborative decision-making and provided valuable insights for the planning process.

How to Play the Game.

Welcome to the Sticker Game! Your participation will help shape the future of Louisville! Follow these steps to create your vision for the future. The objective of the game is to balance the number of housing units and the number of jobs to meet the requirements for a vibrant, resilient, and sustainable Louisville.

Step 1: Review the Map
Familiarize yourself with the map which indicates 4 areas of opportunity to influence future development.

Step 2: Understand the Stickers
Each sticker represents a different type land use. The color and number of jobs or units are shown on the legend on the left. Take a moment to think for yourself and then discuss as a team how you want these areas of the city in the future. Discuss your ideas as before placing your stickers.

Step 3: Place Your Stickers
Place the stickers on the map according to your vision. You do not need to use all the minimum number of jobs and units to meet the growth requirements.

Step 4: Consider Trade-offs
Remember that there are trade-offs in land use decisions. Consider how less dense housing takes more space and how close housing balance your choices to create a scenario that reflects your vision for the future.

Step 5: Discuss and Adjust
Work as a group to place your stickers. Discuss why you choose certain types of development? Be open to feedback and adjustments.

Step 6: Name and Present Your Scenario
Once your group agrees on the final placement, we will present you participants and explain your choices.

On a scale of 1 to 5 how well does your plan align with the community values?

Community Character	1	2	3	4	5
Environmental Sustainability	1	2	3	4	5
Community Connectivity	1	2	3	4	5
Community Places	1	2	3	4	5
Economic Vibrancy	1	2	3	4	5
Civic Leadership	1	2	3	4	5

How Many Units?
Count the number of UNITS you have and fill in the box.

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?
Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

LOUISVILLE
COMPREHENSIVE PLAN

COMMUNITY OPEN HOUSE - STICKER GAME ACTIVITY

ENGAGELOUISVILLE.CO.ORG/COMP-PLAN

SCENARIO PLANNING KEY

Each participant was provided with a set of stickers, each representing a different type of land use, scaled to 1-acre increments. The stickers allowed residents to visualize and actively plan options such as residential single-family, residential multi-family, retail/commercial, mixed-use, parks/open space, and employment/industrial, each clearly marked with corresponding units or jobs.

The stickers represented a variety of land uses, including:



Commercial

Areas with three to four establishments, primarily consisting of retail stores or office spaces, designed to serve the community's shopping and professional needs.



Office

Buildings with three to four stories, primarily dedicated to office spaces, providing workplaces for businesses and professional services.



Industrial Office/R&D

Facilities designed for light industrial use combined with office spaces, research areas, or laboratory environments, supporting innovation and specialized industries.



Industrial Mixed Use

Areas that incorporate light industrial uses alongside limited retail or office spaces, blending industrial functions with commercial or professional activities in a flexible environment.



Mixed Use Center/High Density Residential (30-40 DU)

Buildings of up to five stories, featuring high-density residential units (30-40 dwelling units per acre) alongside some retail or office spaces, creating a vibrant, multi-functional environment.



Mixed Use/Mid Density Residential (20-30 DU)

Buildings of up to three stories, primarily residential with a density of 20-30 dwelling units per acre, designed to provide a balanced, community-oriented living space.



Mid Density Residential (10-20 DU)

Buildings of three to four stories, featuring a mix of residential units, retail spaces, and some office areas, creating a balanced environment with both living and commercial opportunities.



Low Density Residential (1-10 DU)

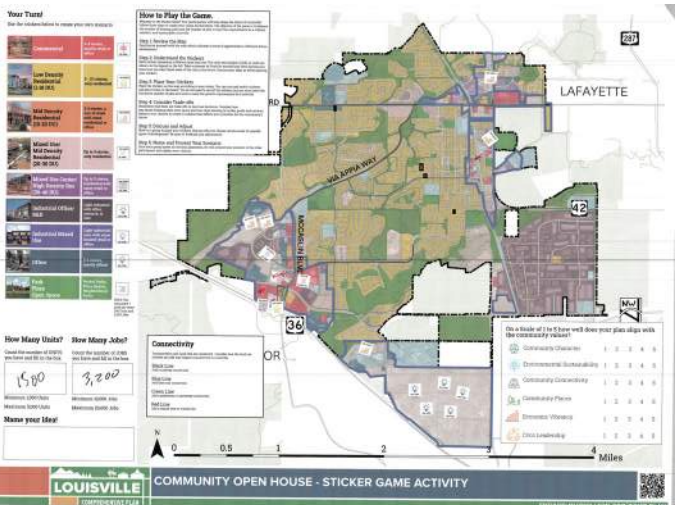
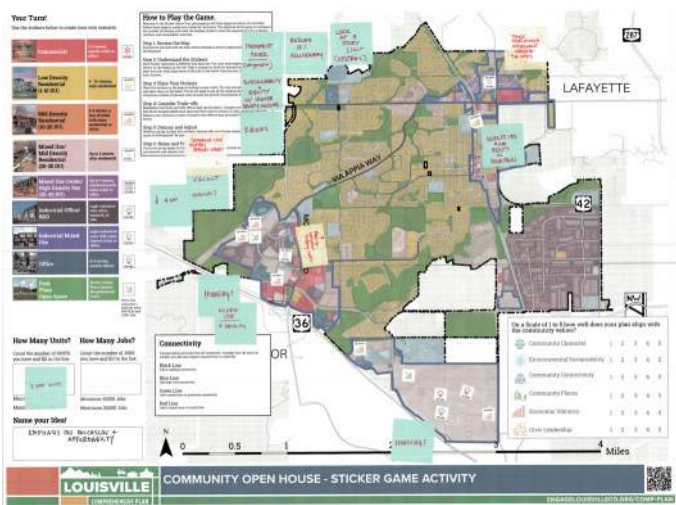
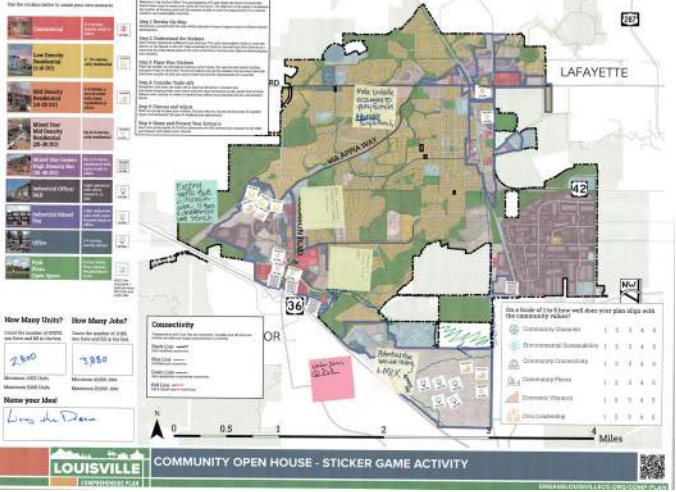
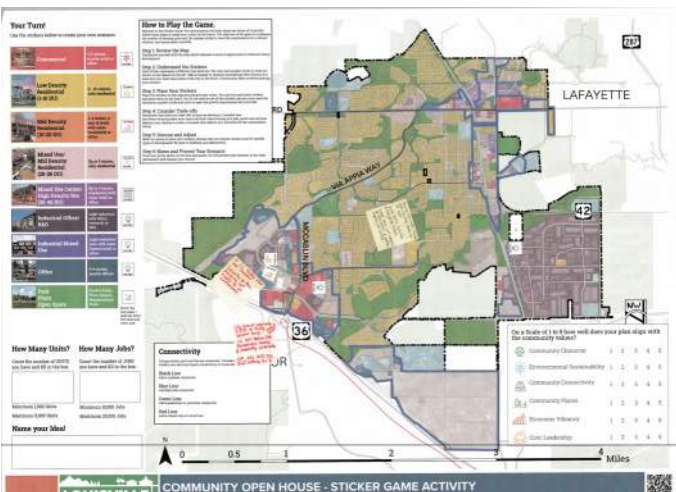
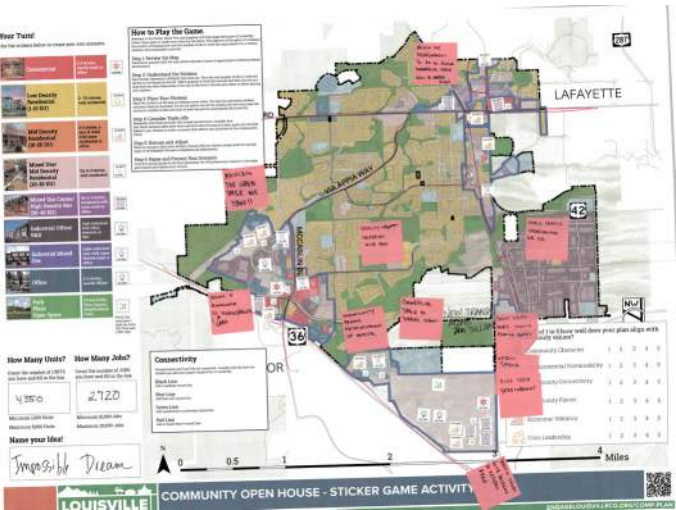
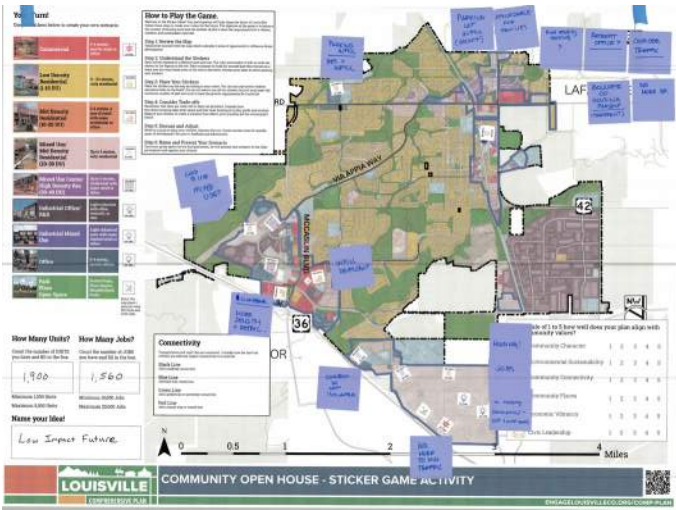
Buildings of two to two-and-a-half stories, consisting solely of residential units with a density of 1-10 dwelling units per acre, offering a more suburban, single-family or small multi-family living environment.



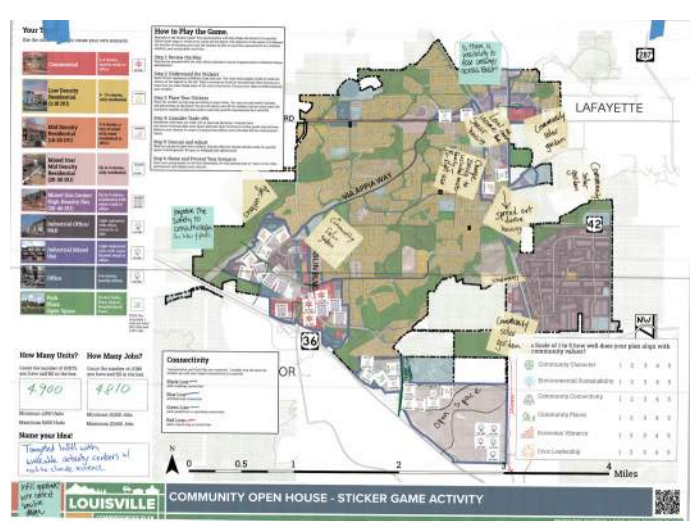
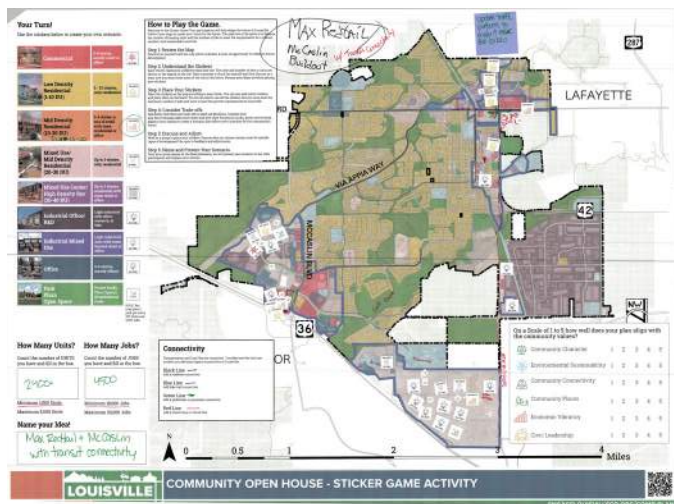
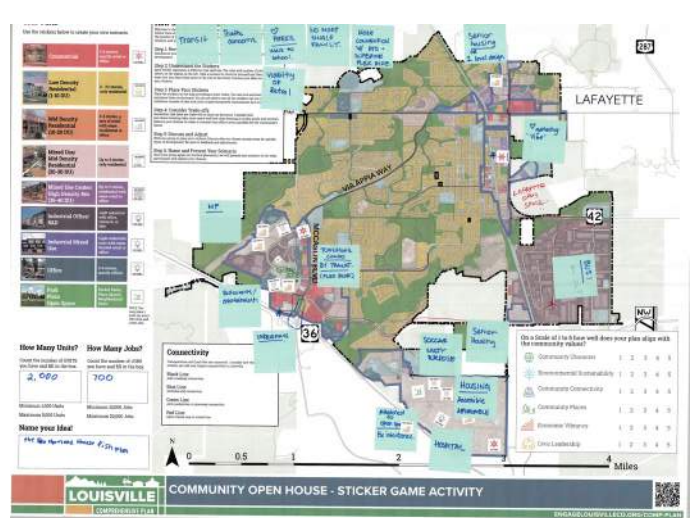
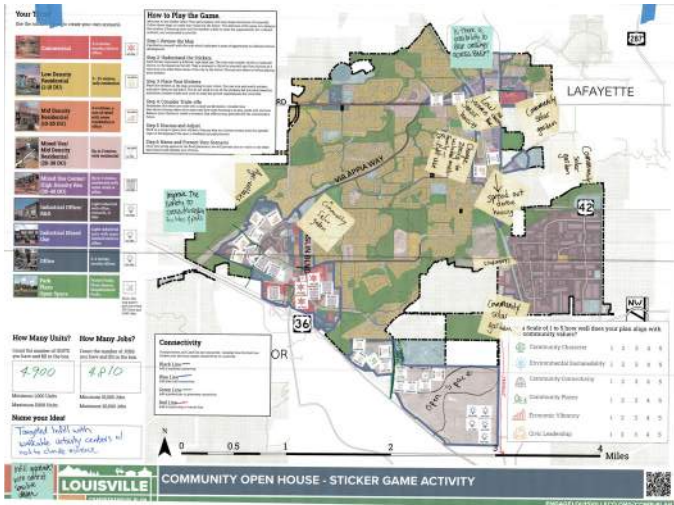
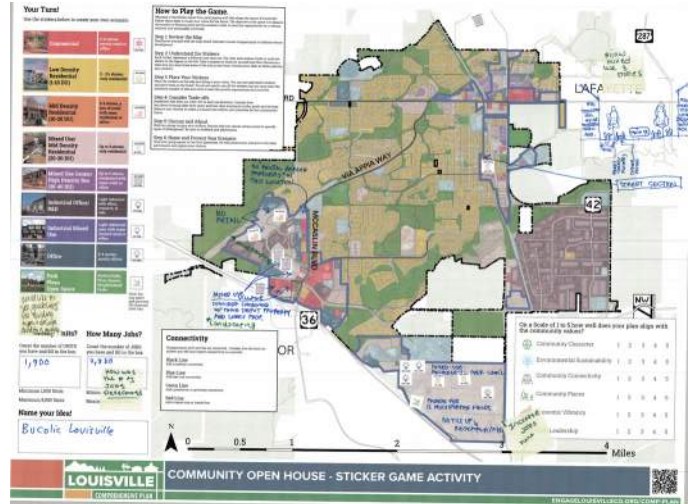
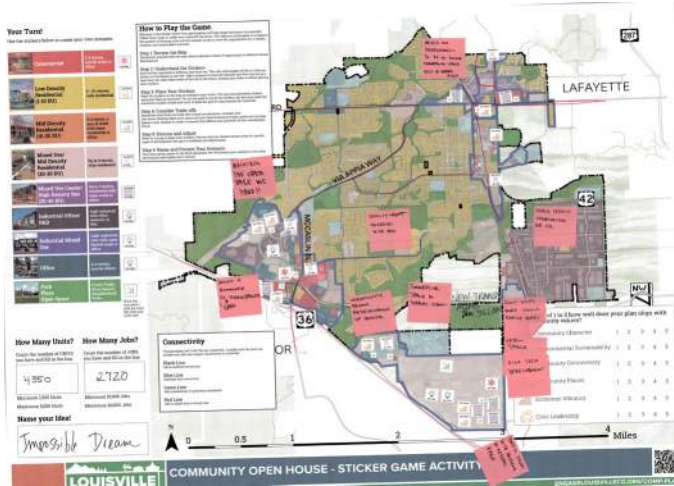
Park, Plaza, Open Space

Areas designated for pocket parks, plaza spaces, or neighborhood parks, providing green, recreational spaces for the community to relax, gather, and engage in outdoor activities.

STICKER ACTIVITY RESULTS



STICKER ACTIVITY RESULTS



OPEN RESPONSE FEEDBACK

The chip/sticker activity provided an opportunity for participants to voice specific thoughts, concerns, and action items in support of their decisions for the mapping activity with sticky notes. These ideas were recorded and are as follows.

Land Uses

“More affordable housing”

“No more single family homes”

“Low income senior housing”

“Rent incentives for downtown businesses”

“Give incentives for renting downtown”

“Change zoning to allow for more multi-family housing”

“Change zoning to allow for multi-family housing as a by right use”

“Mixed-use development to re-do existing commercial space next to Hunters Ridge”

“More density, more retail”

“Senior housing”

Transportation

“Consider traffic with high density”

“Improved traffic safety”

“Update traffic patterns to make it easier for bikes”

“Public transit opportunities for CTC”

“Need better transportation networks for bikes and pedestrians”

“More RTD connections”

“New RTD bus stop at intersection of 42 and South Boulder Road”

“Connect areas of Louisville versus isolating them”

“Underpass crossing across Dillon”

Parks, Recreation, and Open Space

“Maintain open space”

“Invest in wayfinding for trails”

“Community Gardens”

“Provide 12 multi-purpose fields”

“More Parks”

“Dedicated open space in Redtail Ridge”

“Integrate open space into developments”

“Community Solar Gardens”

“Soccer/multi-purpose fields in Redtail Ridge”

OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR FEEDBACK

The sticker activity results for Opportunity Area 1: South Boulder Road Corridor highlighted a strong preference for a mix of residential and mixed-use development, with a particular emphasis on integrating housing, open space, and some commercial elements. The majority of participants favored mixed-use/mid-density residential (20-30 dwelling units per acre) and mixed-use center/high-density residential (30-40 DU) as key land uses, aiming to provide a blend of housing types along with retail or office space. There was also strong support for low-density residential options to maintain a balance with more urban development while preserving some residential character in the area. An overarching theme throughout the feedback was the desire to incorporate parks and open space throughout the area, creating a walkable and family-friendly environment, with some commercial uses along South Boulder Road to serve local needs.

In terms of redevelopment, there was significant interest in utilizing vacant parking lots for infill development. This approach would repurpose underused spaces to accommodate the growing demand for both residential and commercial spaces. The community also expressed a clear need for affordable housing, with particular support for low-income senior housing and housing options suitable for families. Multiple participants agreed with this need, along with eliminating single-family housing options, which helps stress the importance of creating diverse housing opportunities to ensure that the development is inclusive and accessible to all segments of the population. Residents also voiced strong support for high-density housing, emphasizing the need for well-planned vertical development to make efficient use of available space. A number of participants advocated for retrofit office spaces, suggesting that existing commercial buildings could be repurposed to meet the needs of the community.

Traffic concerns were raised, with several participants urging the Plan to consider the impact of increased density on traffic flow and overall mobility in the area. The Boulder Colorado Housing Project was cited as a precedent for integrating sustainable housing and community-focused development.



Composite sticker activity summary

Key Understanding



Housing Focus: Mixed-use/mid-density (20-30 DU) and high-density (30-40 DU) residential, with low-density options. Desire to see less single-family housing.



Parks & Open Space: Integrate parks, open space, and commercial along South Boulder Road.



Affordable Housing: Support for low-income senior and family housing.



Redevelopment: Parking lot infill and retrofit office spaces.



Community: Gathering spaces to promote community.

OPPORTUNITY AREA 2: DOWNTOWN FEEDBACK

Results from the sticker activity revealed a vision for Opportunity Area 2: Downtown, emphasizing a vibrant, dynamic district that balances residential, commercial, and mixed-use development. Feedback highlighted a desire to create a downtown that is inviting, with diverse housing options, thriving businesses, and a focus on sustainability. Participants desired the downtown to remain a central hub for the community.

Participants gave the suggestion to change zoning regulations to permit multi-family housing and by-right uses, which reflect a desire to streamline development, accommodate diverse housing needs, and encourage innovative projects. To maintain a balanced urban layout, participants stressed the importance of spreading out dense housing, ensuring no single area becomes overly congested.

Mixed-use development also emerged as a priority, with broad support for allowing three-story mixed-use buildings that would help blend residential and commercial spaces. Such developments would attract foot traffic, foster economic vitality, and create a sense of community. Incentives for renting downtown spaces, both for residential and commercial purposes, were also strongly encouraged. These incentives could play a pivotal role in drawing businesses and residents to the area, further solidifying downtown as a thriving, multi-functional space.

Land use preferences focused on a mix of commercial and mid-density residential developments to create a balanced and lively downtown. Proposed housing options ranged from mid-density residential units (10-20 dwelling units per acre) to higher-density residential within mixed-use centers (20-30 dwelling units per acre). The community expressed a clear vision for a downtown that integrates vibrant commercial activity, accessible housing, and sustainability features, creating a dynamic environment that serves diverse community needs and enhances the city's overall appeal.



Composite sticker activity summary

Key Understanding



Sustainability Focus: Promote eco-friendly initiatives and position downtown as a progressive, sustainable hub.



Flexible Zoning: Update zoning to allow multi-family housing and by-right uses, encouraging diverse and innovative development opportunities.



Mixed-Use Development: Prioritize three-story mixed-use buildings that combine residential and commercial spaces to boost vibrancy and economic activity.



Incentives for Growth: Introduce incentives to attract renters for both residential and commercial spaces, ensuring a thriving and balanced downtown community.



Balanced Land Use: Emphasize mid-density residential (10-20 du/ac) and mixed-use developments (20-30 du/ac) alongside increased commercial activity for a dynamic urban core.

OPPORTUNITY AREA 3: MCCASLIN CORRIDOR FEEDBACK

Participants envisioned Opportunity Area 3: McCaslin Corridor, as a dynamic, well-connected area with a focus on mixed-use development, sustainability, and integrated open spaces. The proposed land uses reflect a thoughtful balance between density, functionality, and preserving natural elements, creating a versatile corridor that accommodates both growth and community priorities.

There was a strong emphasis for mixed-use development, particularly along Centennial Parkway, which participants supported for higher-density land uses such as Mixed-Use Center/High-Density Residential (30-40 dwelling units per acre), complemented by commercial and industrial mixed uses. The western side of the corridor transitions into mid-density residential areas, blending with the adjacent open space. Areas adjacent to Highway 36 focus on commercial uses, while open spaces were integrated throughout the corridor to enhance livability and maintain connections to nature.

Participants also emphasized strategic infill development, particularly in the Cinebarre site, along with increased density and expanded retail opportunities. Support for higher-density residential options designed to promote inclusivity and environmental stewardship are desired. A community solar garden was also proposed, aligning with the area’s sustainability goals. However, some participants supported additional community-focused uses in the area.

With the anticipated increase in development, safety and security were prominent concerns. Participants stressed the importance of improving pedestrian and bicycle safety along McCaslin Boulevard, advocating for infrastructure enhancements that promote accessibility and connectivity. Additionally, calls for better security measures with new developments underscored the need to maintain a safe, welcoming environment. Support to increase the presence of RTD services to enhance mobility and reduce reliance on personal vehicles, reinforce the participant’s desire to make McCaslin Corridor a connected, accessible hub.



Composite sticker activity summary

Key Understanding



Strategic Land Use: Prioritize mixed-use development along Centennial Parkway, transition to mid-density housing near open spaces, and emphasize commercial activity near Highway 36.



Sustainability and Inclusivity: Promote higher-density housing with a focus on equity and sustainability, and preserve open spaces throughout the corridor.



Improved Connectivity: Enhance pedestrian and bicycle safety on McCaslin Boulevard and advocate for the return of RTD regional transit to strengthen regional accessibility.



Targeted Growth and Security: Encourage infill development with increased density in areas like Cinebarre while implementing measures to ensure safety and align new projects with community priorities.

OPPORTUNITY AREA 4: REDTAIL RIDGE FEEDBACK

Sticker activity feedback showed that participants envisioned Opportunity Area 4: Redtail Ridge, as a hub for balanced development that promotes job growth, diverse housing options, and open space preservation, while maintaining strong connections to the broader Louisville community.

A strong emphasis was placed on creating employment opportunities through office, industrial, and mixed-use developments. These spaces were seen as integral to fostering economic vitality in the area. The southern portion of Redtail Ridge near US 36, and the existing location of the AdventHealth Avista site on the northwest, were identified as a prime location for mixed-use developments that blend residential and commercial uses. This area was viewed as ideal for mid-density residential housing (20-30 dwelling units per acre), mixed-use/mid-density housing, and high-density residential housing (30-40 dwelling units per acre), with an emphasis on multi-family options to address growing housing demands.

Participants also highlighted the need to ensure Redtail Ridge is not an isolated enclave but fully integrated into the rest of Louisville. Connectivity was seen as essential, with calls for improved transportation planning to minimize traffic congestion while ensuring accessibility for all residents. Preserving open spaces and integrating green areas throughout the development were recurring themes, reflecting the community’s desire to maintain Louisville’s character and environmental integrity.

Sustainability was another significant focus, with participants proposing innovative ideas such as a community solar garden to promote renewable energy use within the development. Commercial development was emphasized as a key factor in supporting the local economy, schools, and community needs. Additionally, participants called for senior housing to address the needs of Louisville’s aging population, emphasizing the importance of inclusivity in the area’s design.



Composite sticker activity summary

Key Understanding



Balanced Development: Redtail Ridge should integrate job-generating uses, diverse housing options, and open spaces to create a vibrant and sustainable community.



Housing Diversity: The community prioritizes multi-family, mixed-use, and mid- to high-density residential developments to address growing housing needs.



Connectivity and Accessibility: Ensuring strong connections to Louisville while minimizing traffic is essential to avoid isolation and enhance integration.



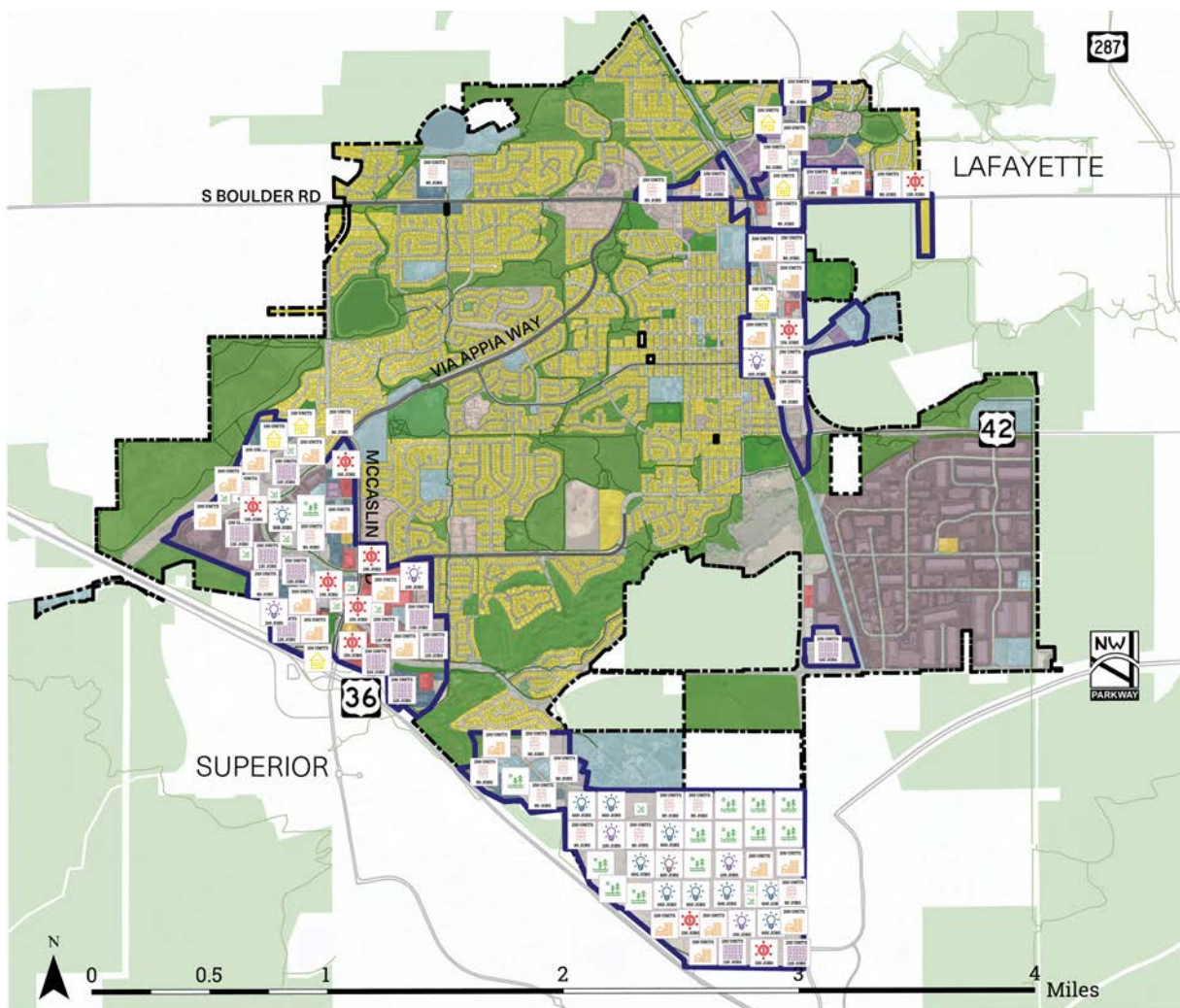
Sustainability and Supportive Services: Open space preservation, renewable energy initiatives, and commercial developments are critical to supporting schools, seniors, and the broader community.

OVERALL RESULTS

Feedback from the activity highlighted varying preferences for growth, with some participants prioritizing residential development while others emphasized expanding employment opportunities. This balance of perspectives showcased the community's diverse needs and priorities, setting a foundation for a comprehensive approach to planning Louisville's future.

In addition to engaging in a sticker activity where participants visually indicated their preferences, residents contributed detailed feedback through sticky note comments. Common themes that emerged from these notes included strong support for mixed-use and infill development, reflecting a desire to optimize land use and encourage vibrant, multi-functional spaces. Many participants advocated for increased density paired with retail opportunities but expressed concerns about the potential traffic issues that could accompany high-density development. Maintaining open space while pursuing denser urban environments was another priority for many residents. Connectivity and safety were frequently mentioned as critical considerations in the face of potential growth. Residents called for improvements to transportation infrastructure, increasing the presence Regional Transportation District (RTD) services and enhancing safety measures for pedestrians and cyclists. Ideas for creating a more interconnected city included expanding multi-family zoning, utilizing parking lot infill for vacant areas, and providing incentives to strengthen the downtown core. There was also a strong emphasis on making Louisville feel more cohesive, ensuring that all areas are well-integrated and accessible rather than isolated.

Overall, the feedback emphasized a forward-thinking approach to development, with calls for innovative zoning changes, sustainable land use, and investment in connectivity. Participants expressed a clear vision of a vibrant, inclusive Louisville where growth is carefully planned to balance residential and employment needs, improve accessibility, and maintain the city's unique character and sense of community.



6. Key Findings

The three scenarios presented in community Engagement Window #2 provide feedback from the community on their preferred direction. These possible outcomes explore how different decisions may impact land use and development. When applied to the creation of a Future Land Use Map (FLUM), the feedback will help to inform a shared vision for the community's future. A review of the comments indicate the communities desire for a combination of the three scenarios. Several themes have emerged from the community to inform the next stages of the Comprehensive Plan. Community input supports the Future Land Use Map (FLUM) addressing the following:

Land Use: Support increased housing options and focus on density toward centers in appropriate locations. This includes encouraging mid-to-high density housing along McCaslin Boulevard with the potential for up to 5-stories in certain areas by Hwy 36, mid-density infill in downtown with the potential for up to 3-stories for multi-family development, and a mix of housing types in Retail Ridge and along South Boulder Road. Continue to maintain existing single-family neighborhoods, while allowing gentle infill for contextually appropriate Accessory Dwelling Units (ADUs), duplexes and triplexes.

Circulation: Promote transit centers and encourage connectivity through transit, bus lines, and micro-transit options. Improve pedestrian crossings, including those over rail lines, and consider adding flashing lights for pedestrian safety. Enhance signage and wayfinding along trail corridors, and add more underpasses to improve accessibility. There is a desire for an pedestrian underpass at Coal Creek and Dillon Road.

Economy: Support increased job opportunities and a retail balance along McCaslin Boulevard. Focus on job and commercial development in Redtail Ridge and along McCaslin, as appropriate. Promote increased job opportunities in downtown to enhance vitality and consider events or programs to attract people to the area.

Parks and Open Space: Encourage the development of gathering spaces, particularly in downtown, and explore the addition of a soccer field. Maintain and improve open space, with particular emphasis on preserving habitat. Comments suggest maintaining some open space in Retail Ridge, such as a large community green.

Sustainability: Ensure future housing and development is efficient and sustainable. Identify locations for solar energy infrastructure. Integrate transit connections into new developments to reduce commuting and vehicle miles traveled (VMT). Encourage sustainable building practices, including smaller and more compact development. Increase focus on disaster planning and response.

Equity: Support the development of senior housing and affordable housing for families. Ensure transit stops and connections are available to support new development.

Next Steps

Future Land Use Map (FLUM) is a critical component of comprehensive planning to guide long-term development and land use decisions. It serves as a visual representation of how land is intended to be used in the future, based on the community's goals and vision. To support the uses on the map, Future Land Use Classifications (e.g., residential, commercial, industrial, open space) outline the types of development that are encouraged for the future. This is not zoning but can help to support future decisions related to zoning and policy.

KEY FINDINGS

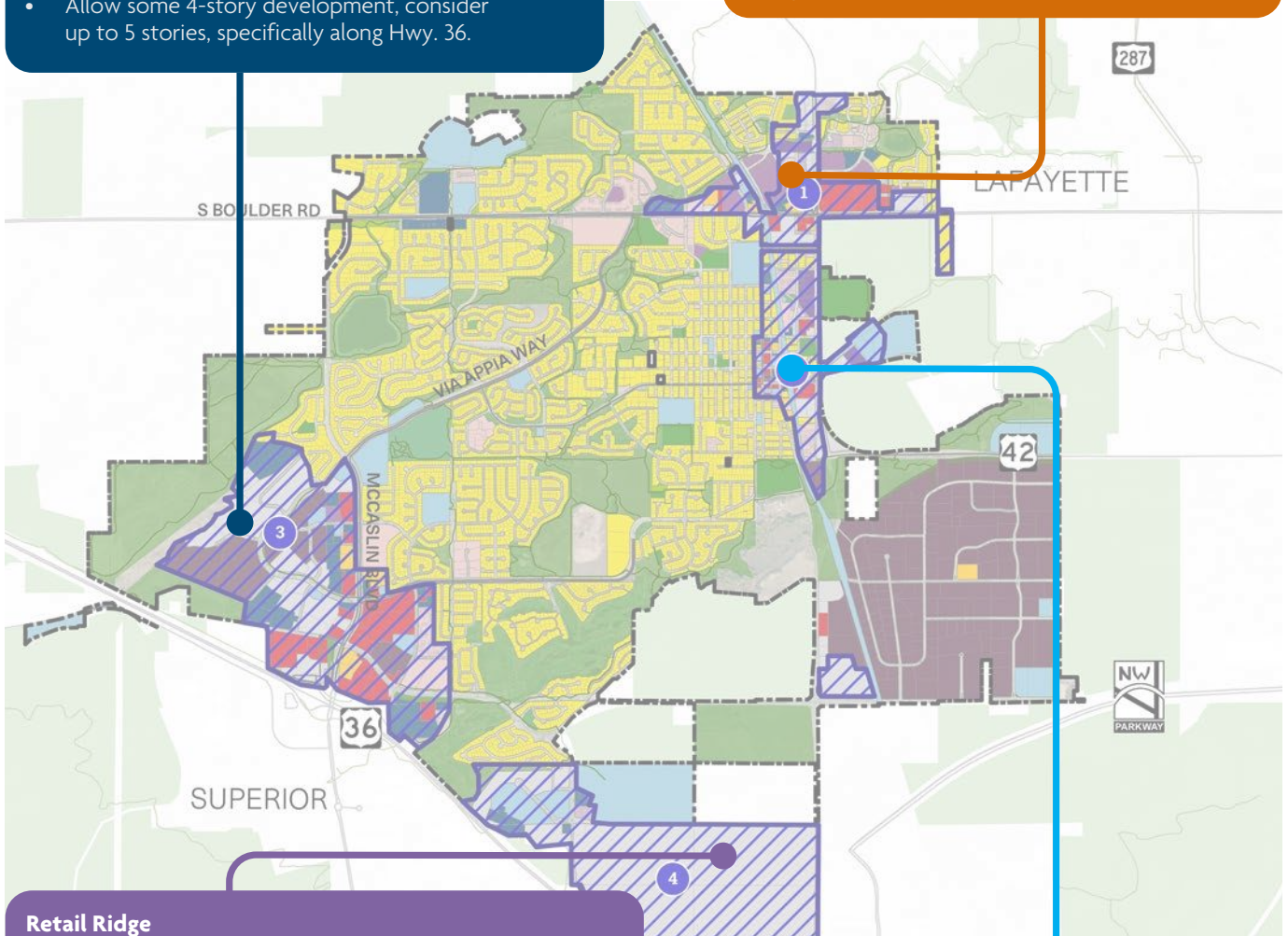
Future Land Use Map Framework. The following indicates general direction for the Future Land Use Map, based on areas of alignment from the community.

McCasin Blvd..

- Infill, higher density residential along Hwy. 36/ Cinnebarre site.
- Mid-density housing along Centennial Blvd..
- Increased pedestrian-bike connectivity and gathering-green space.
- Allow some 4-story development, consider up to 5 stories, specifically along Hwy. 36.

South Boulder Road

- Mid-density infill, good location for affordable and/or senior housing.
- Encourage mixed retail/commercial along roadways.
- Improve infrastructure that enables safe pedestrian access across S. Boulder Road.



Retail Ridge

- Jobs and retail-commercial should be prioritized.
- Some limited housing, mid-to higher density may be appropriate.
- Housing on former Adventist site.
- Desire to see some open space maintained.
- Traffic and circulation needs to be studied with future development.
- Support for higher-density 4-story development, specifically along Hwy. 36.

Downtown

- Incentives for infill housing in Downtown.
- Encourage increased retail opportunities.
- Increased programs, events and gathering spaces.
- Encourage bike-pedestrian connectivity to downtown to and from other areas of the community.
- Higher density, 3-story residential development in some areas of downtown.

Appendix

The following indicates additional information included as appendices.

- 1) Open House Engagement Boards
- 2) Copy of Online Survey and Story Map
- 3) Open Response Comments from Open House

WHAT IS SCENARIO PLANNING? Scenario planning explores and evaluates potential future developments and outcomes in a city by creating multiple possible scenarios based on driving forces about key factors like population growth, economic trends, and the community vision. The City is asking for Louisville community input on three future growth and development scenarios to inform the Comprehensive Plan.



OPPORTUNITY AREAS

Areas of Stability and Areas of Change

Scenario planning will focus on specific areas that are more likely to change, referred to as Opportunity Areas.

For this exercise, other areas of Louisville less likely to change are referred to as Areas of Stability.

We are asking the Louisville community - what should change look like within these Opportunity Areas.

LEGEND

Louisville boundary

Major road

Trails

Opportunity Areas

1 South Boulder Road Corridor

2 Downtown

3 McCaslin Corridor

4 Redtail Ridge

Place Types

Commercial

Mixed Use Retail

Low Density Residential (1-10 DU)

Mid Density Residential (10-20 DU)

Mixed Use/ Mid Density Residential (20-30 DU)

Mixed Use Center/ Higher Density Residential (30-40 DU)

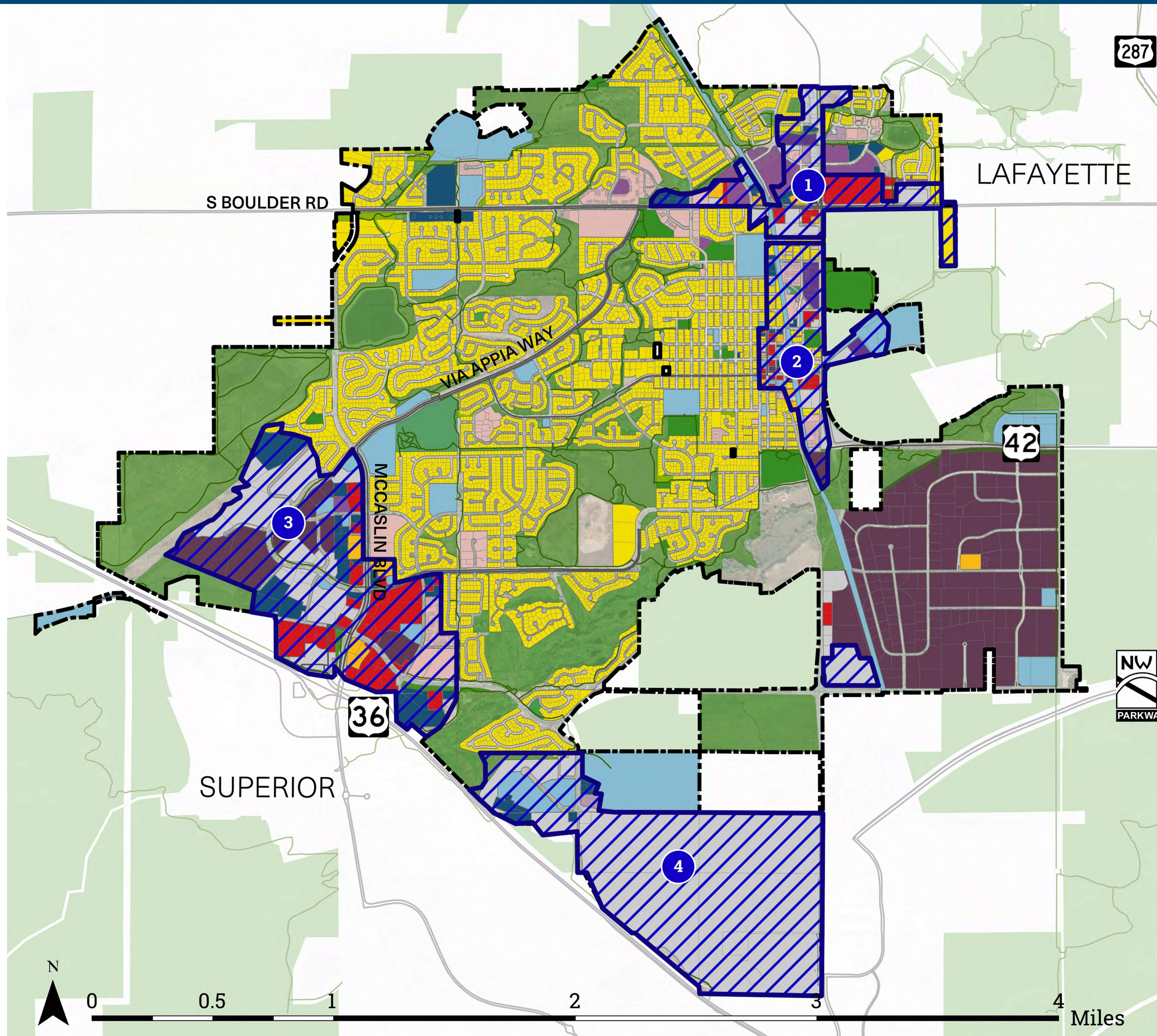
Park/Plaza/Open Space

Public Use

Industrial Mixed Use

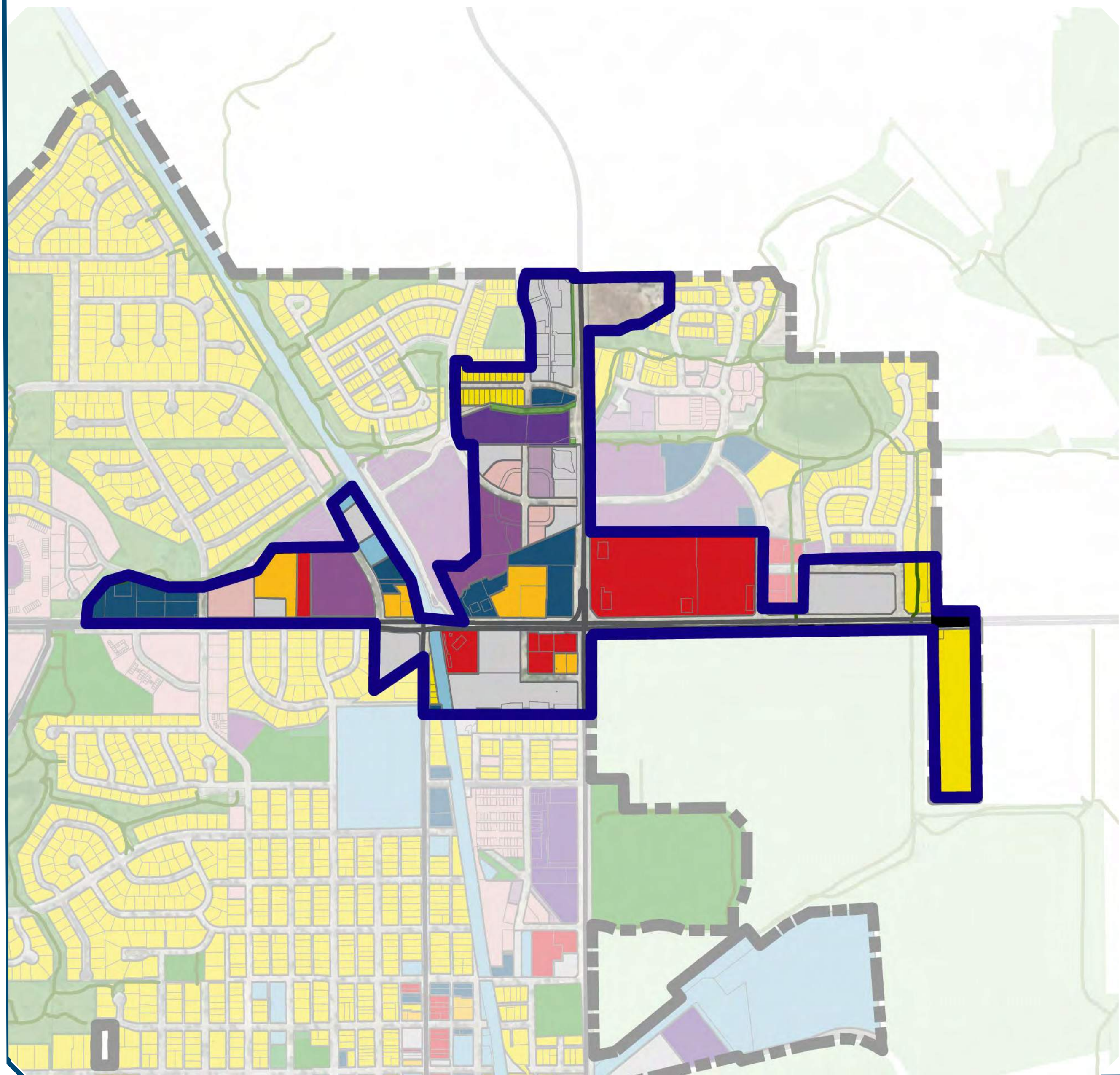
Industrial Office/R&D

Office

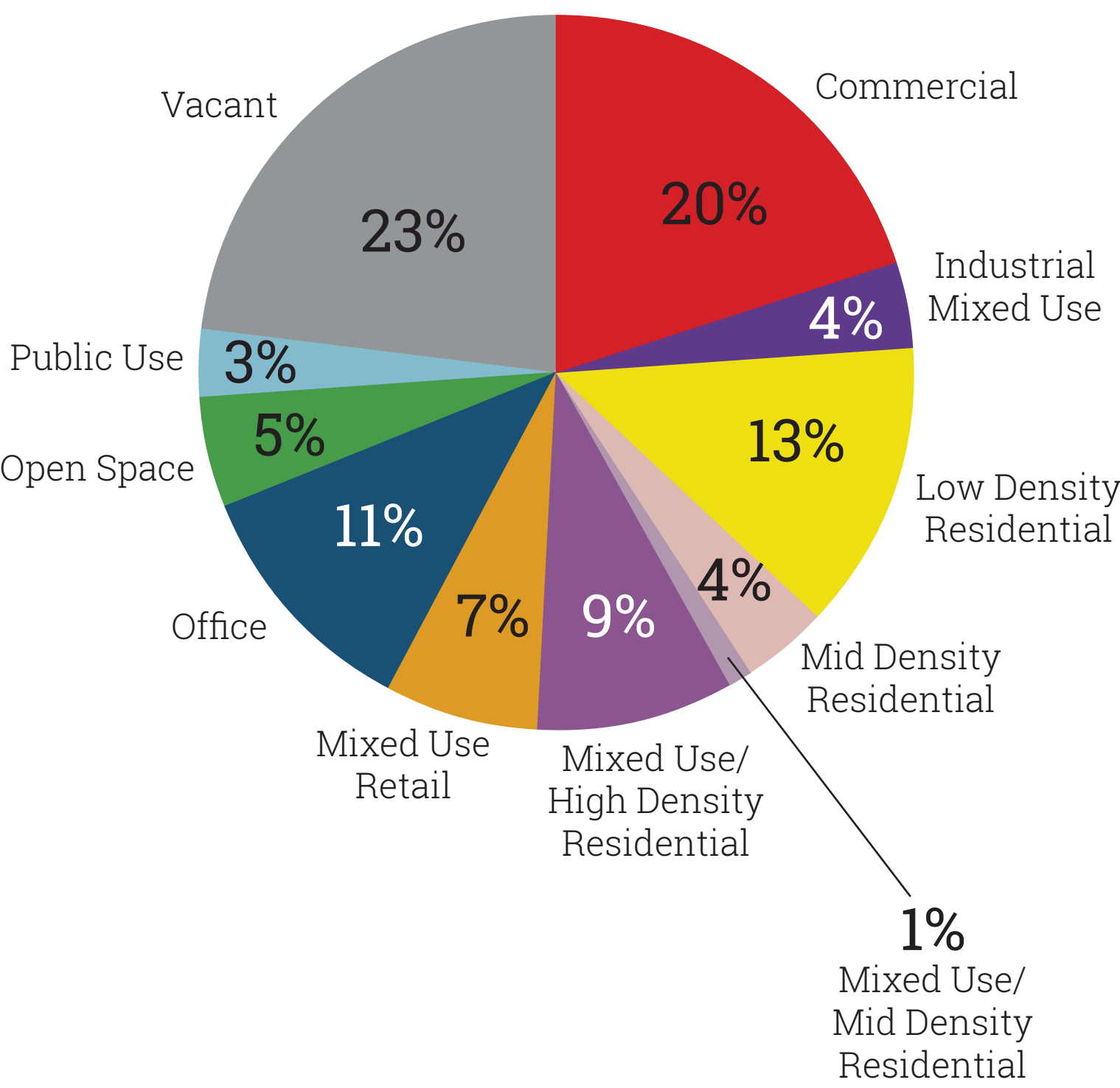


OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR

South Boulder Road has potential for infill/redevelopment.
Scenario planning will explore tradeoffs between increased housing, reatil/
commercial uses, and connectivity.

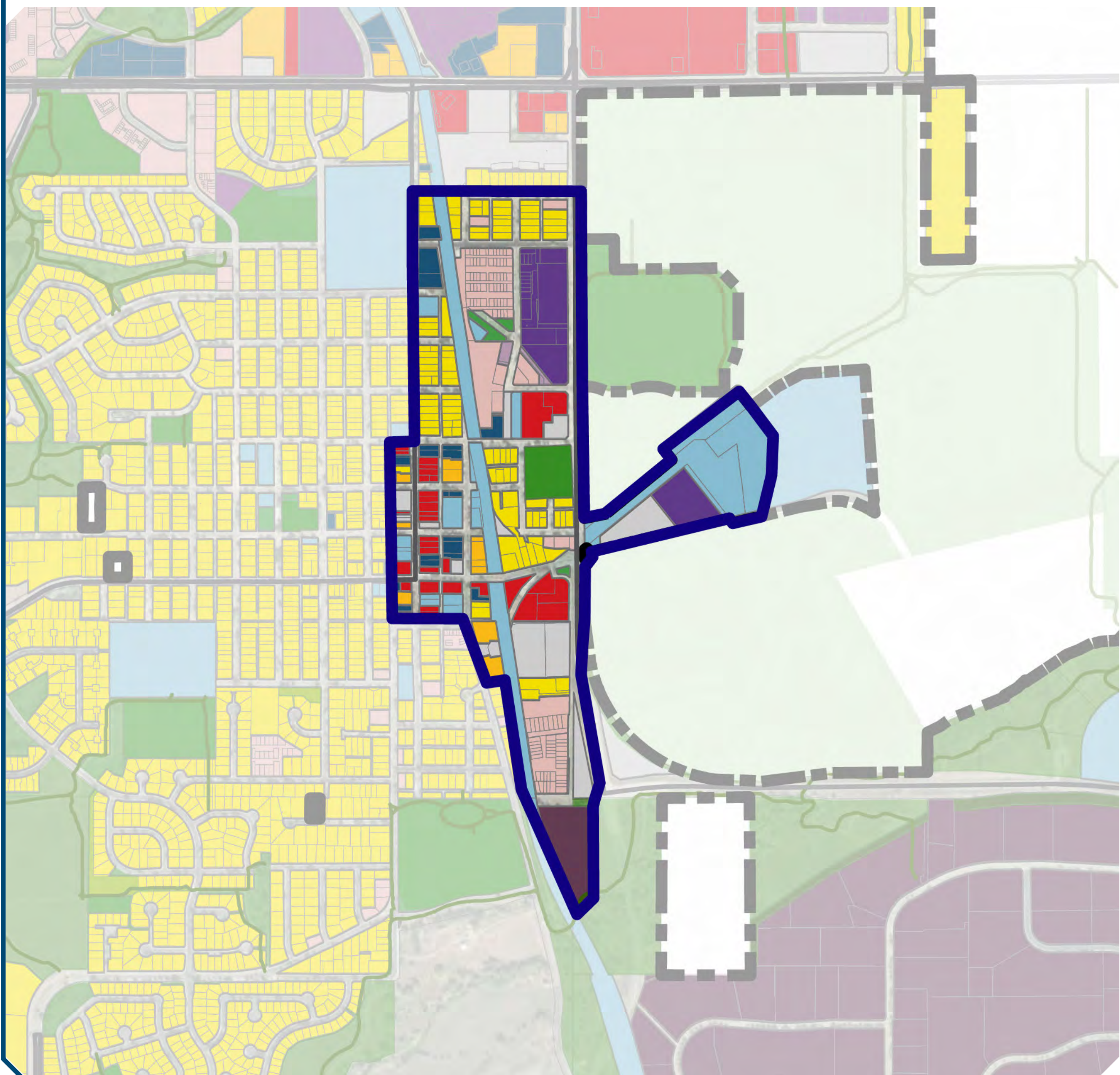


Total acreage:
144.04

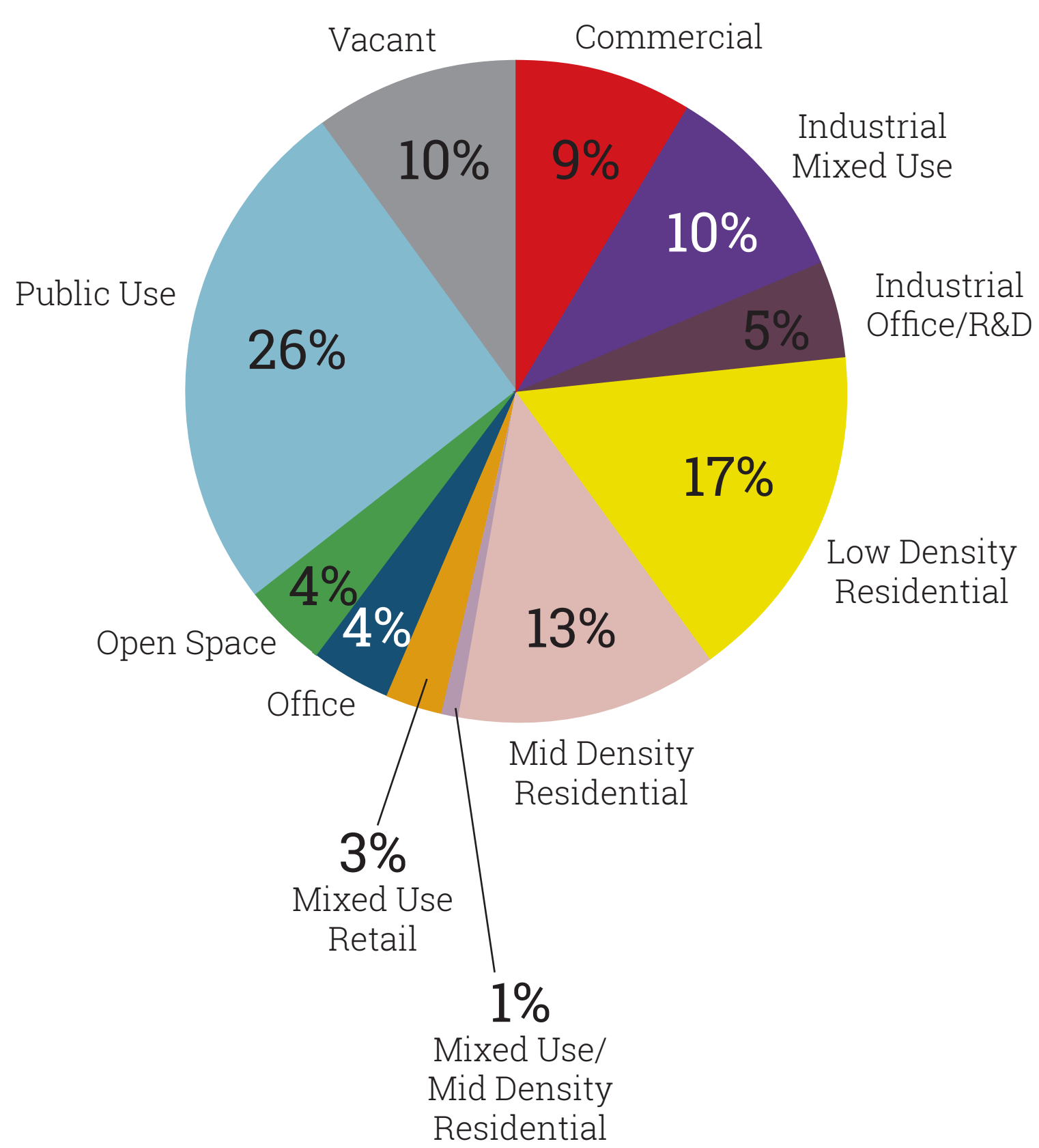


OPPORTUNITY AREA 2: DOWNTOWN

Downtown Louisville is a mix of historic buildings and local businesses alogn Main Street.
A future transit station north of Downtown is a central opportunity for redevelopment.
As population in this area increases, the opportunity for successful retail also increases.

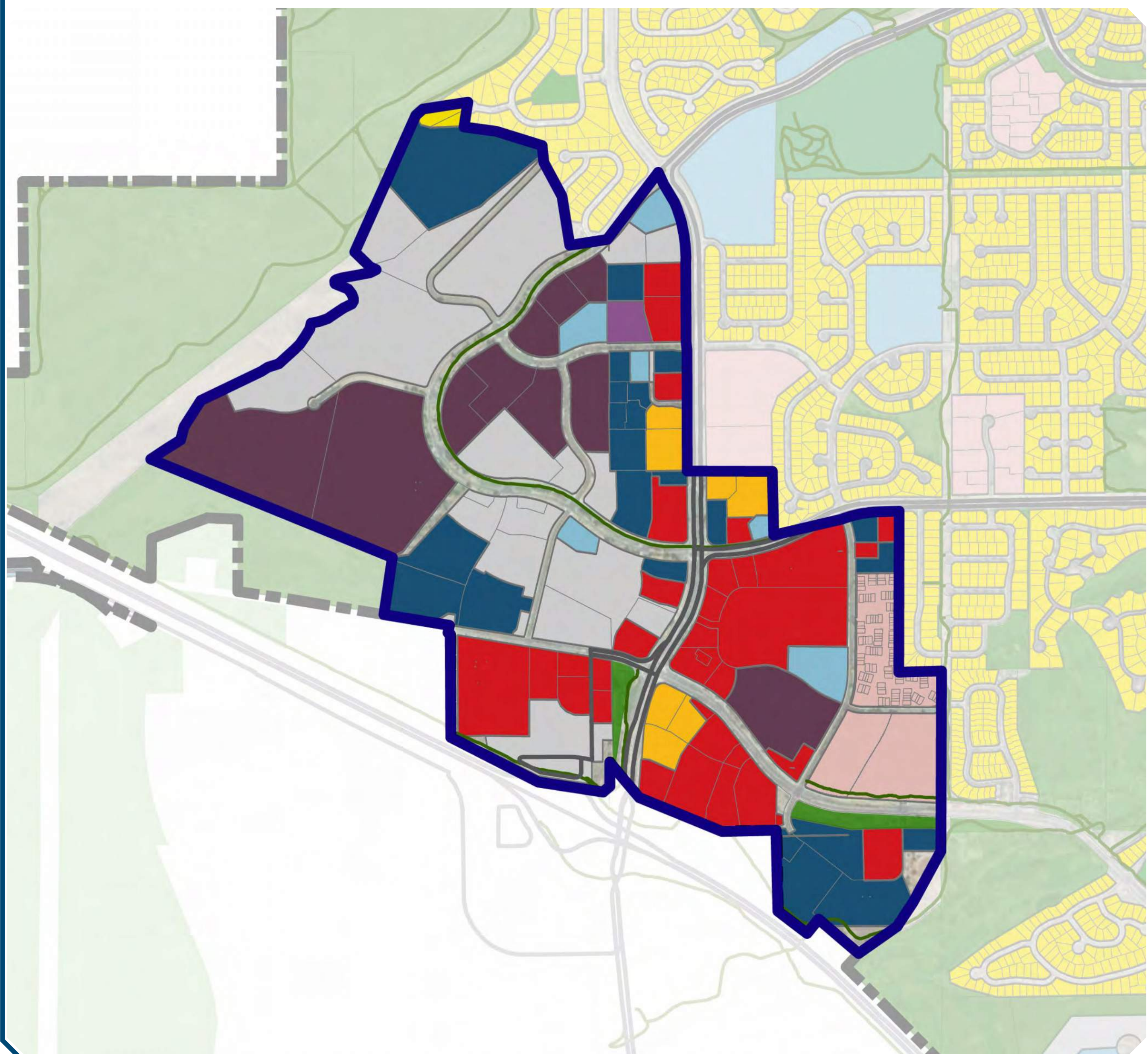


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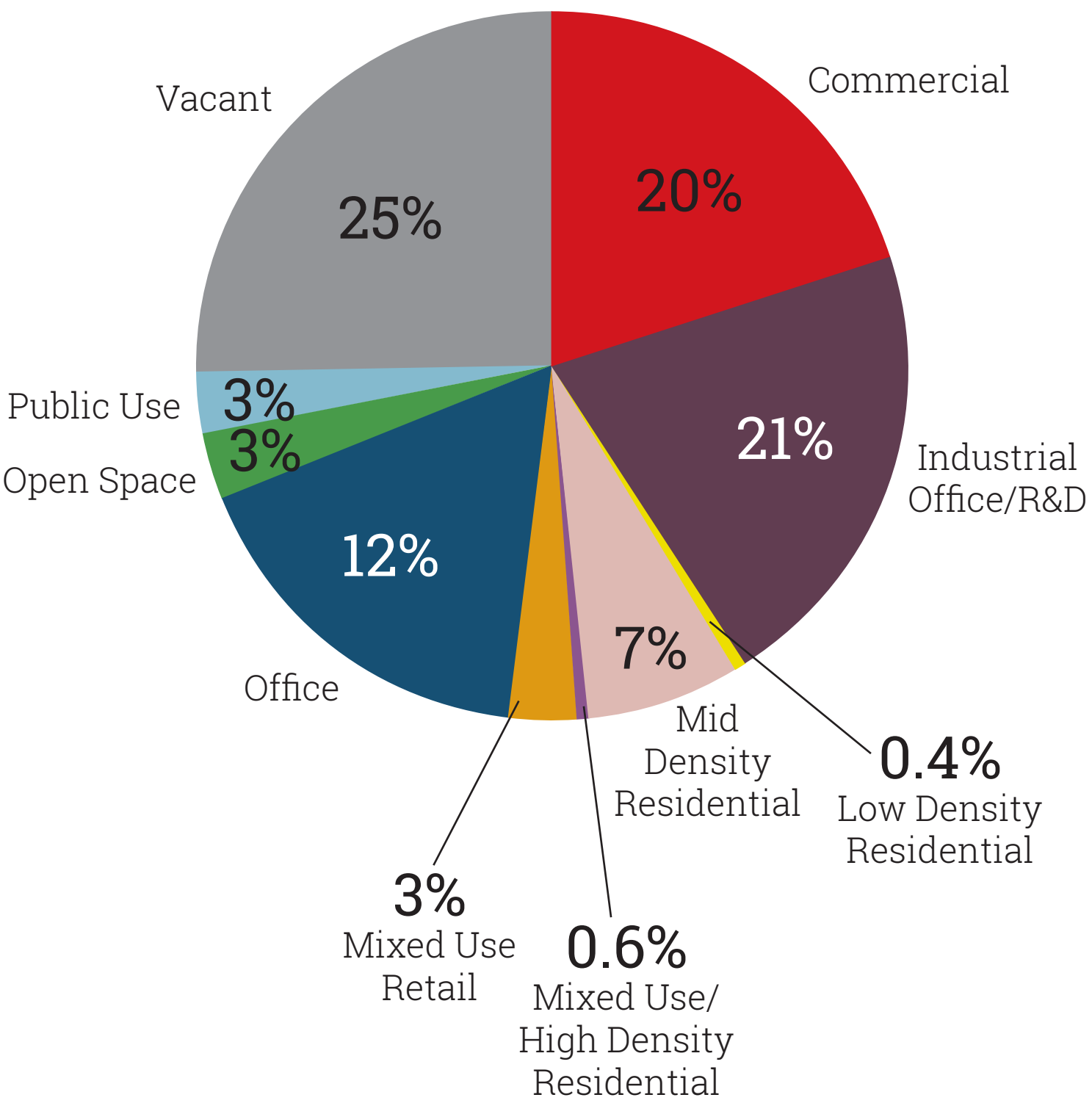


OPPORTUNITY AREA 3: MCCASLIN CORRIDOR

With current commercial vacancies, this area has potential to include infill/redevelopment.
Scenario planning will explore tradeoffs between increased housing, reatil/
commercial uses, and connectivity.

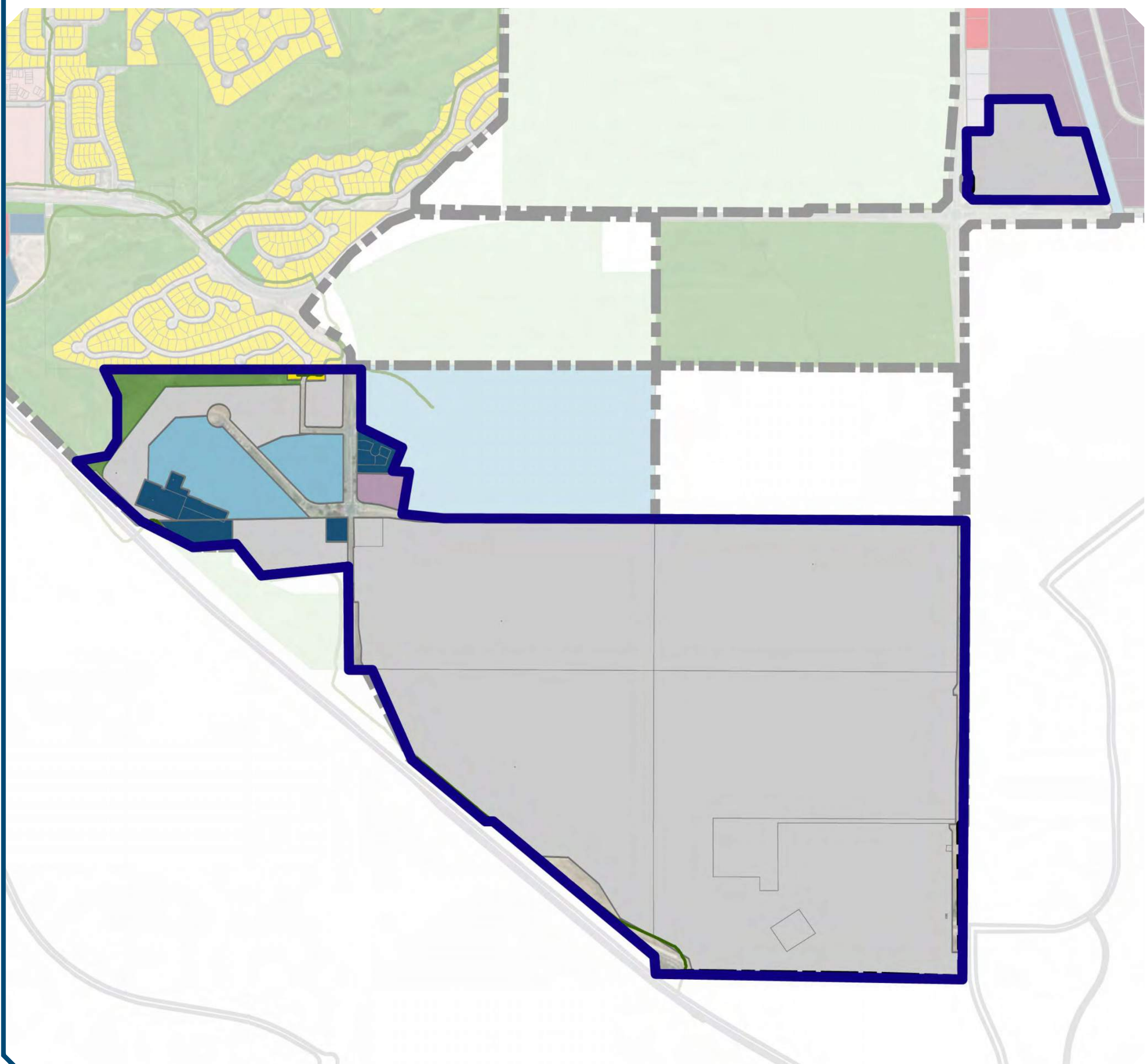


Total acreage:
444.96

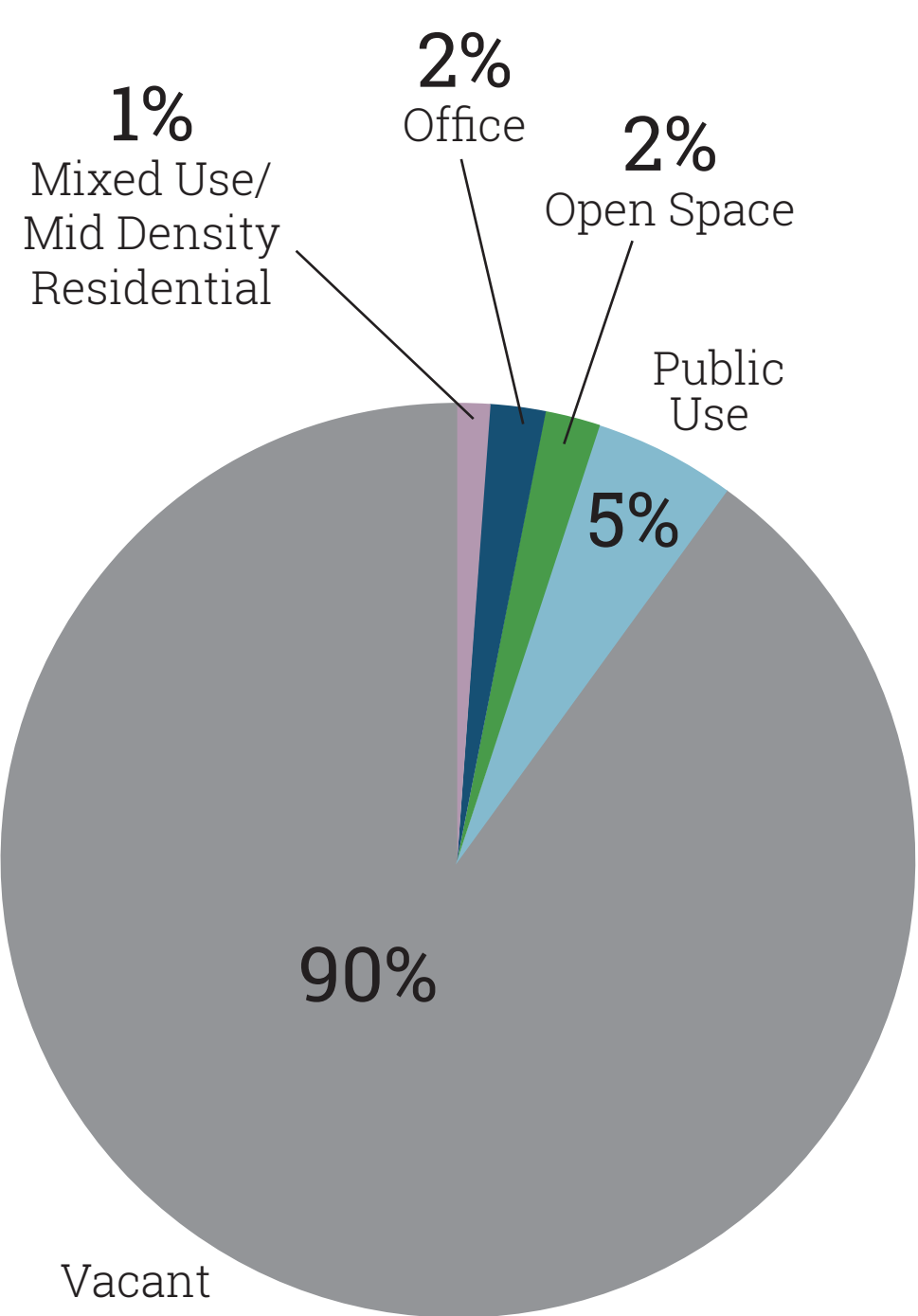


OPPORTUNITY AREA 4: REDTAIL RIDGE

Redtail Ridge can address potential opportunities for growth and density of different land uses.
Adventist Hospital property may become a redevelopment site if the hospital moves to Redtail Ridge.

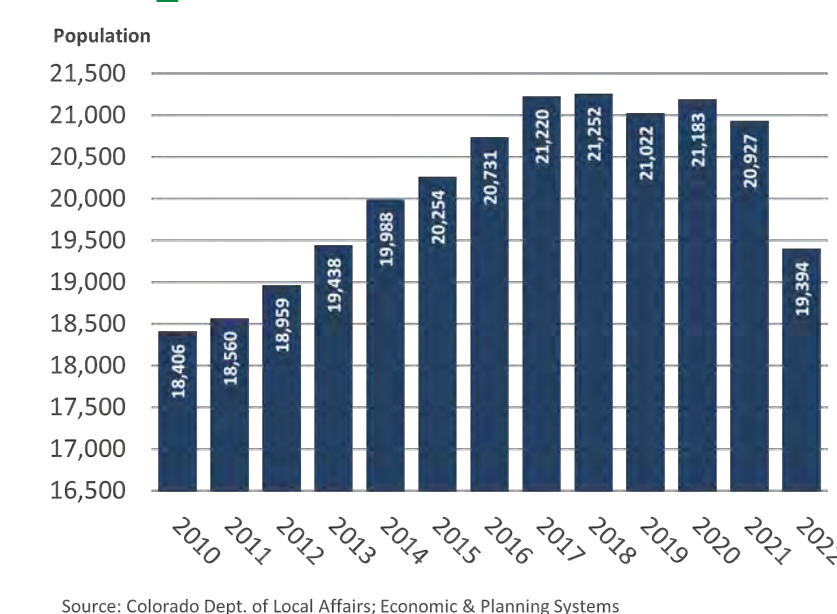


Total acreage:
496.44



COMMUNITY CHARACTER

Population is both declining and aging.



Louisville's population peaked in 2018 and decreased by 1,789 residents (8.4%) from 2020 to 2022.

Population is projected to decline with out new housing development. (Source: Colorado Dept of Local Affairs)

Median Age: 43 years. Highest in Boulder County

Age: Residents ages 25-44 dropped 27%, 2011-2021

(Source: Louisville Housing Plan, 2024)

Housing is increasingly unattainable.

FOR MORE INFORMATION REFER TO THE LOUISVILLE HOUSING PLAN (2024)

Louisville lacks a diversity of housing choices with about 70% of the City's housing stock single family detached units

The median price of a home in 2023 in Louisville is \$896,000, an increase of 132% over the last decade.

74% of Louisville households would not be able to afford the current median home sales price.

About 2,500 new housing units would be needed in Louisville to maintain its current share of Boulder County's population by 2047.

THE GOALS OF THE HOUSING PLAN ARE TO:

- Goal 1: Increase Residential Development Opportunities in Louisville
- Goal 2: Expand and Maintain Access to Affordable Housing
- Goal 3: Diversify Louisville's Housing Stock

(Source: Louisville Housing Assessment, 2024)

ENVIRONMENTAL SUSTAINABILITY

Hazard mitigation, biodiversity, and decarbonization are high priorities as Louisville evolves.

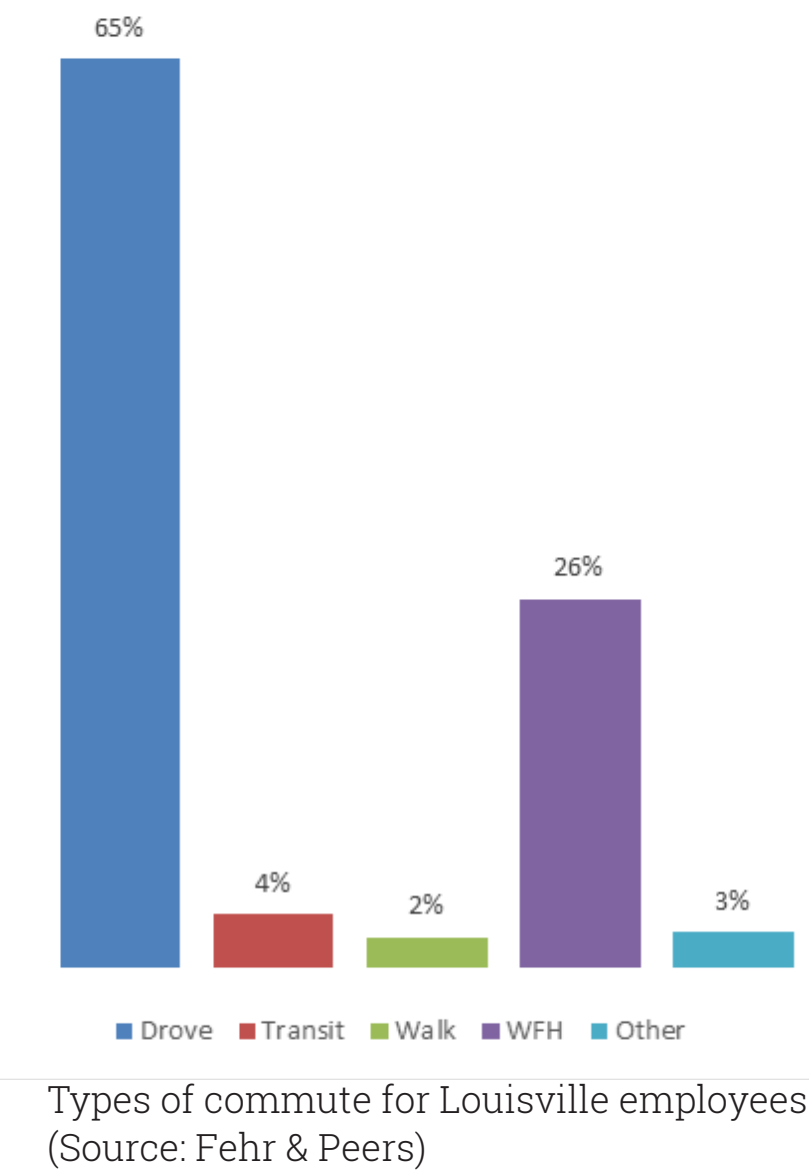
Habitat restoration and Wildland Urban Interface (WUI) mitigation are needed to reduce hazards and maintain biodiversity. The City of Louisville continues to be a leader in establishing aggressive clean energy and carbon emission reduction goals. As the community changes, these goals need to be monitored closely.

COMMUNITY CONNECTIVITY

Residents commute out, the workforce commutes in.

40% of Louisville employed residents leave the city for work.

Most employees live in surrounding areas such as Boulder, Lafayette, Longmont, and Broomfield.



ECONOMIC VIBRANCY

Employment is Strong.

Employment growth will be significant, as Louisville projects as many as 17,349 more jobs in the next 20 years.

Residents spend \$ outside of Louisville.

Louisville retail businesses capture only about 40% of total Louisville resident spending, largely due to significant retail development in surrounding cities.

COMMUNITY PLACES

Louisville has 2x more parks than neighboring communities.

98% of Louisville residents live within a 10-minute walk of a park.

45 parks in Louisville (835 acres), which is nearly double neighboring municipalities of Lafayette (20 parks) and Superior (26 parks).

(Source: Louisville Parks and Rec, Spirit Environmental)

The community continues to highly value these places, which also means any new development in Louisville is redevelopment" or something like this.

Downtown is the Heart of Louisville.



WHY THIS MATTERS...

ENVIRONMENTAL SUSTAINABILITY

[Learn More About Louisville's Sustainability Action Plan Here](#)



Environmental sustainability for Louisville requires fostering climate resilience and adaptation across the entire community. This includes promoting inclusive community engagement and ensuring equitable access to resources that advance environmental justice and social equity. Sustainability is defined by Louisville's Sustainability Action Plan as "creating balance among the environment, the economy, and society to ensure that practices and decisions do not compromise the quality of life for future generations."



Restoring and maintaining the integrity of riparian areas is vital to Louisville's environmental sustainability as these ecosystems enhance biodiversity, improve water quality, mitigate flood risks, and reduce the impacts of erosion.



Infrastructure hardening is a crucial wildfire mitigation strategy that enhances environmental sustainability. By using more fire-resistant landscaping and building materials, Louisville can minimize risk, preserve more durable buildings, and minimize water consumption.



Appropriate density is key to Louisville's environmental sustainability because it supports more efficient use of resources such as energy and water, encourages walkability and public transit, and reduces an individual's environmental footprint by limiting the need for expansive infrastructure.



Efficient transportation plays a pivotal role in reducing emissions and improving air quality, advancing the Louisville's environmental sustainability goals. As the electric grid integrates more renewable energy, the expansion of EV charging infrastructure will be instrumental along with the increased use of public transportation.



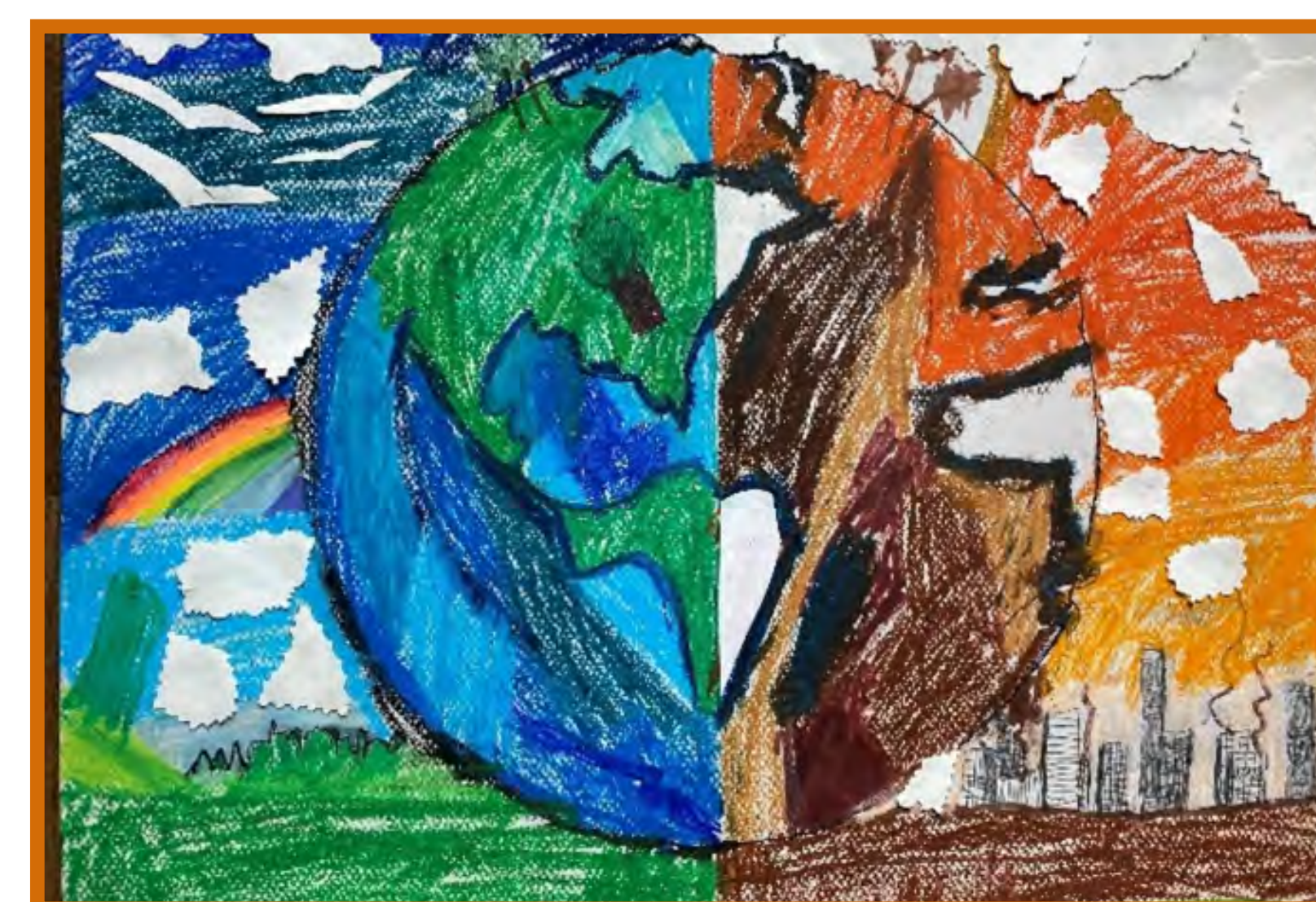
Maintenance and habitat management of open spaces can not only help preserve and restore the natural environment, but also help mitigate the risk of fires, invasive species, and other threats.



Community involvement can be supplemented with technical workshops and landscape requirements to help ensure residents are incorporating fire-resistant and habitat friendly practices.



Continuing to invest in Louisville's mass transit options will enable greater ridership, accessibility for all community members, and lower individual emissions.



Highlighting sustainability issues with community art can raise awareness and create a shared sense of pride.





WHY THIS MATTERS...

ECONOMIC VIBRANCY

RESIDENTIAL DEVELOPMENT

How do we provide local employees the opportunity to live in Louisville, and grow in an economically sustainable way?



Single Unit housing is the predominant housing type in Louisville currently. Neighborhoods with these homes are a major community attribute and attraction.



Multi Unit housing and other housing typologies beyond single unit provide opportunities for a range of employees to live and work in the community.

Implications and Takeaways: This development generates **residents** - local spending supports retail & services; property tax revenue supports city services.

COMMERCIAL DEVELOPMENT

How do we continue to attract jobs, and ensure that existing and future retail and service businesses can thrive?



Retail - Current market support for retail growth is limited; need new residents to sustain additional retail.



Office - Louisville has 3 successful office/business parks, with room to expand to accommodate future job growth.



Industrial/R&D - Louisville is becoming a high-tech industrial hub, attracting jobs and economic development in this field.

Implications and Takeaways: This development generates **employees** - daytime spending supports retail & services; job growth is an opportunity for new residents for employees who want to live locally.

GROWTH TAKEAWAYS

- In general, **infill** growth is more sustainable than **greenfield** growth because it can utilize existing infrastructure and services.
- Growth should generate adequate revenues (sales tax, property tax, fees) to pay for required city services (fire, police, water, sewer, roads, parks, etc), which often means a balance of **users** (residents and employees) and **land uses** (residential and commercial of all types)





WHY THIS MATTERS...

COMMUNITY CONNECTIVITY

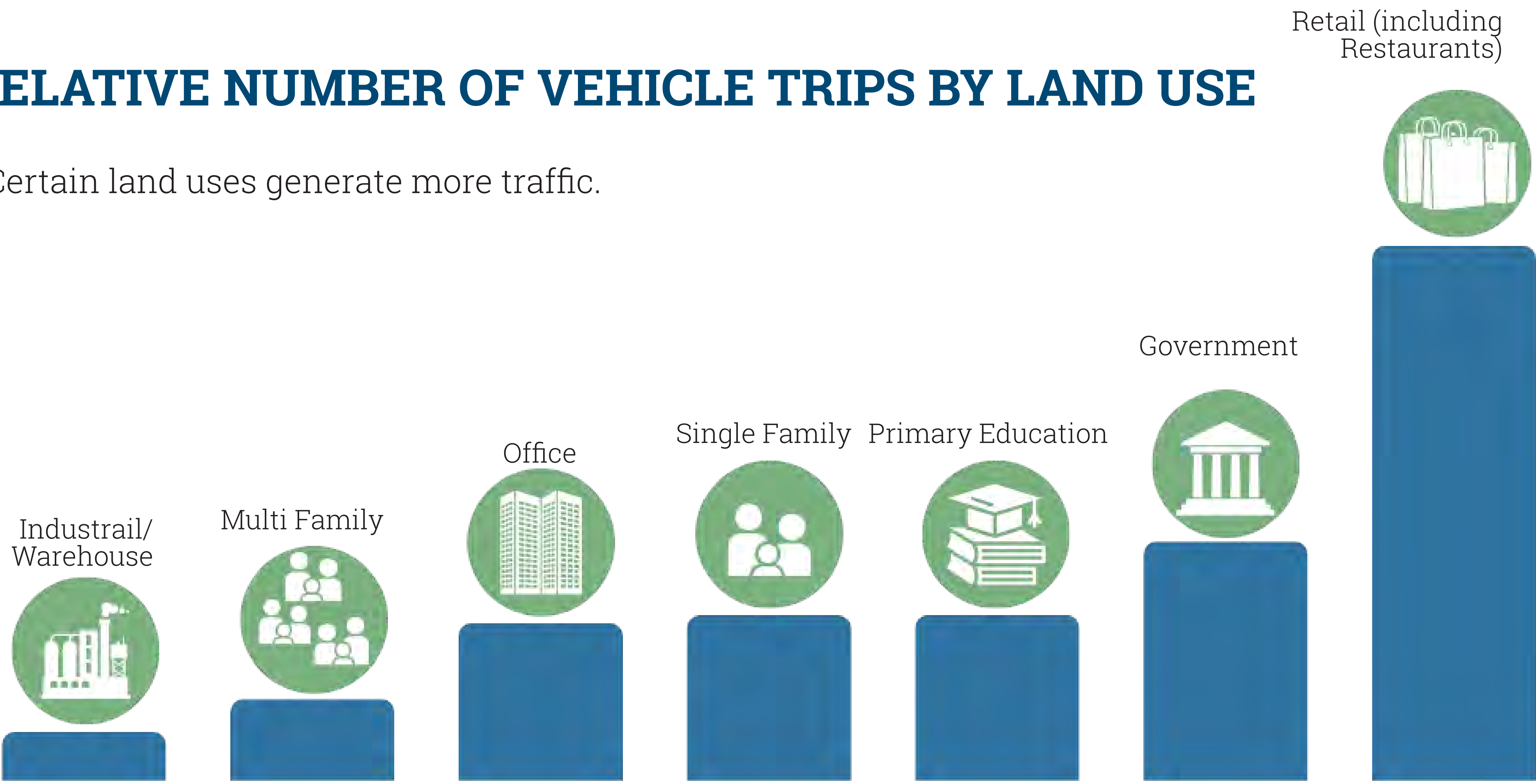
WHY DO TRANSPORTATION OPTIONS MATTER?



- Improves environmental and community health
- Enhances livability and small town atmosphere
- Improves safety
- Increases mobility options for people of all ages, abilities and income levels
- Supports economic opportunities

RELATIVE NUMBER OF VEHICLE TRIPS BY LAND USE

Certain land uses generate more traffic.



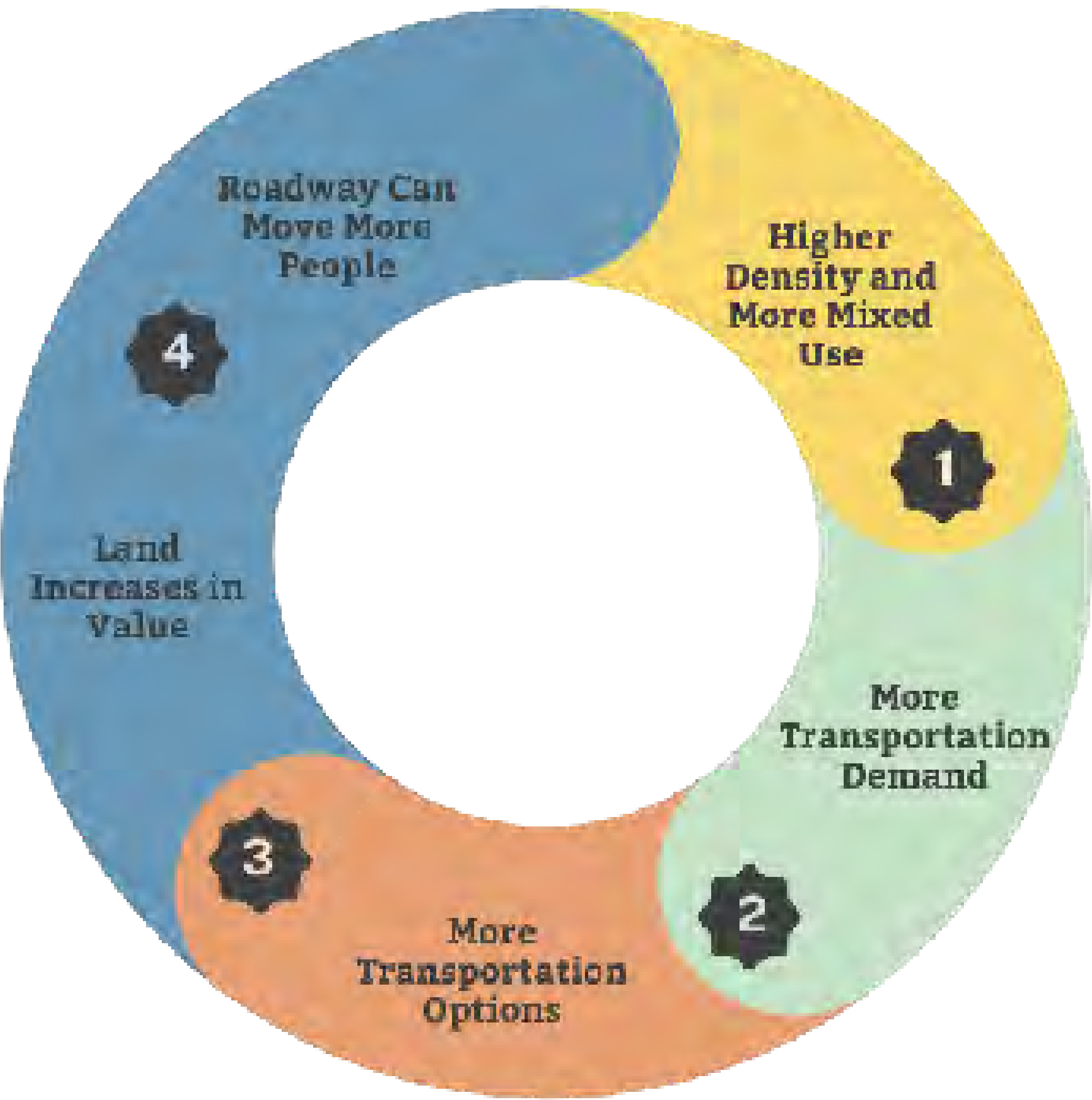
LAND USE ↔ TRANSPORTATION

Land use and transportation are integrally connected.

In higher-density mixed-use areas, there are more residents, visitors, and employees traveling. This transportation demand then supports increased transit frequency and more comprehensive bicycle/pedestrian facilities.

These transportation options result in a higher land value and more capacity for moving people. The process then begins again, with Town's capacity to densify as transportation options expand.

Different land uses generate different amounts of vehicle traffic. The chart to the right shows the relative number of cars generated by different types of land uses, based on national data.



ALIGNMENT WITH OTHER CORRIDOR PLANS



Future42 (SH-42): Improve safety for all modes by implementing comfortable bicycle/pedestrian facilities, adjusting vehicle speeds, and accommodating future Bus Rapid Transit (BRT).



South Boulder Road Connectivity Plan: Provide facilities to improve safety for pedestrians, bicyclists, and drivers (especially at intersections), and optimize transit performance.



VISION STATEMENT

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 supports our high quality of life.

CORE VALUES

Core values answer the question 'Who are we and what guides us? There are six theme areas, each with a Core Value Statement. Each of the Core Values has evolved from the previous 2012 Values through extensive outreach and discussion with staff, leadership, and the broader community. Each of these Core Values serves to support the overarching Vision Statement for the community. The key ideas in the Vision Statement – equitable, resilient, sustainable and vibrant – are important organizing principles to the Comprehensive Plan.



PLAN FRAMEWORK

-
- 1. Vision:** A vision statement serves as an aspirational future statement, speaking to what the Louisville community hopes to achieve.
 - 2. Core Values:** A core value is a community ideal to guide decision-making.
 - 3. Themes and Focus Areas:** Each core value is aligned with a Theme and supporting Focus Areas. These are an effort or desired result to provide direction for how to achieve the community's vision.
 - 4. Goals and Strategies:** Strategies are the 'how-to achieve your goals', and may include projects, programs, policies or partnerships. These will be developed later in the process.
 - 5. Action Plan:** The action plan outlines the steps forward including timing/priorities, leadership/personnel, and resources/budget for the plan. These will be developed later in the process.

WHAT'S NEXT...

The following broads outline the themes and focus areas for the City Comprehensive Plan. Please share you comments and ideas for what you would like to see in the Plan as we move into strategies and implementation.

* Louisville City Council affirmed the above mentioned Comprehensive Plan Vision Statement and Core Values in September 2024. These will act as the foundation for the plan.



COMMUNITY CHARACTER

KEY FACTS

- The average home price of Louisville is **\$831,000**, approximately **\$150,000** more expensive than the rest of the county.
- About **70%** of Louisville's housing is single-family detached, which are typically the most expensive.
- There are over **2 jobs for every housing unit** in Louisville, and about **90% of employees** live outside the city.
- The City has design standards for new development that addresses community character for commercial development and in Downtown, but most of those standards are **over 20 years old**.

THEMES AND FOCUS AREAS

Housing Diversification: Advance the City's recently adopted Housing Plan to diversify and increase Louisville's housing supply at appropriate locations.

Jobs and Housing Balance: Address an overall balance between employment and housing availability to better ensure that residents can live and work in Louisville.

Community Identity: Protect and promote cultural landmarks, historic sites, and preserve a sense of identity in neighborhoods through contextual building design

Multimodal Transportation Connectivity: Support all modes of transportation for a network that provides multiple options with a focus on increased trails and sidewalk connections, safe crossings, and bus access.

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE COMMUNITY CHARACTER IN LOUISVILLE?

Add a sticky note with your ideas!



COMMUNITY PLACES

KEY FACTS

- Louisville has **45 designated parks** that encompass **835 acres** and jointly manages **1,225 acres** of open space with other communities.
- The City Parks Division is responsible for landscape maintenance in over **70 neighborhood entrance areas** and over 10 miles of streets with landscaped areas.
- The City organizes numerous community events throughout the year including the Summer Concerts in the Park, Street Faire, Farmers Market, Old Town Skate, July 4 Fireworks, Labor Day Parade, and Fall Festival in City parks like Community Park and the Steinbaugh Pavillion.

THEMES AND FOCUS AREAS

Public Parks: Enhancements to facilities to address functionality, accessibility, and beauty and to encourage community connections.

Open Space: Enhancements to natural areas to address both active (e.g., hiking) and passive (e.g., birdwatching) activities.

Public Plazas and Community Gathering Places: Inclusion of publicly accessible places to gather or recreate with larger developments on private property.

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE COMMUNITY PLACES IN LOUISVILLE?

Add a sticky note with your ideas!

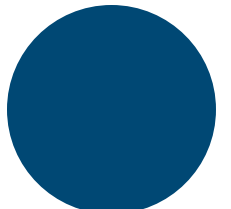
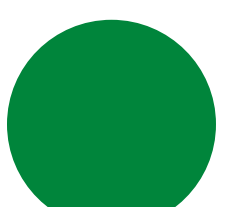
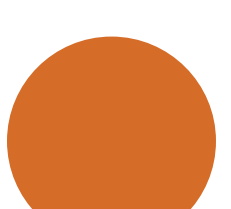
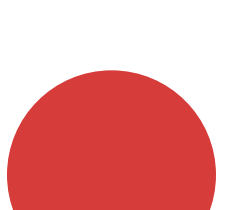




COMMUNITY PLACES AND CONNECTIVITY

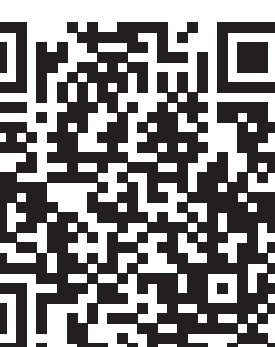
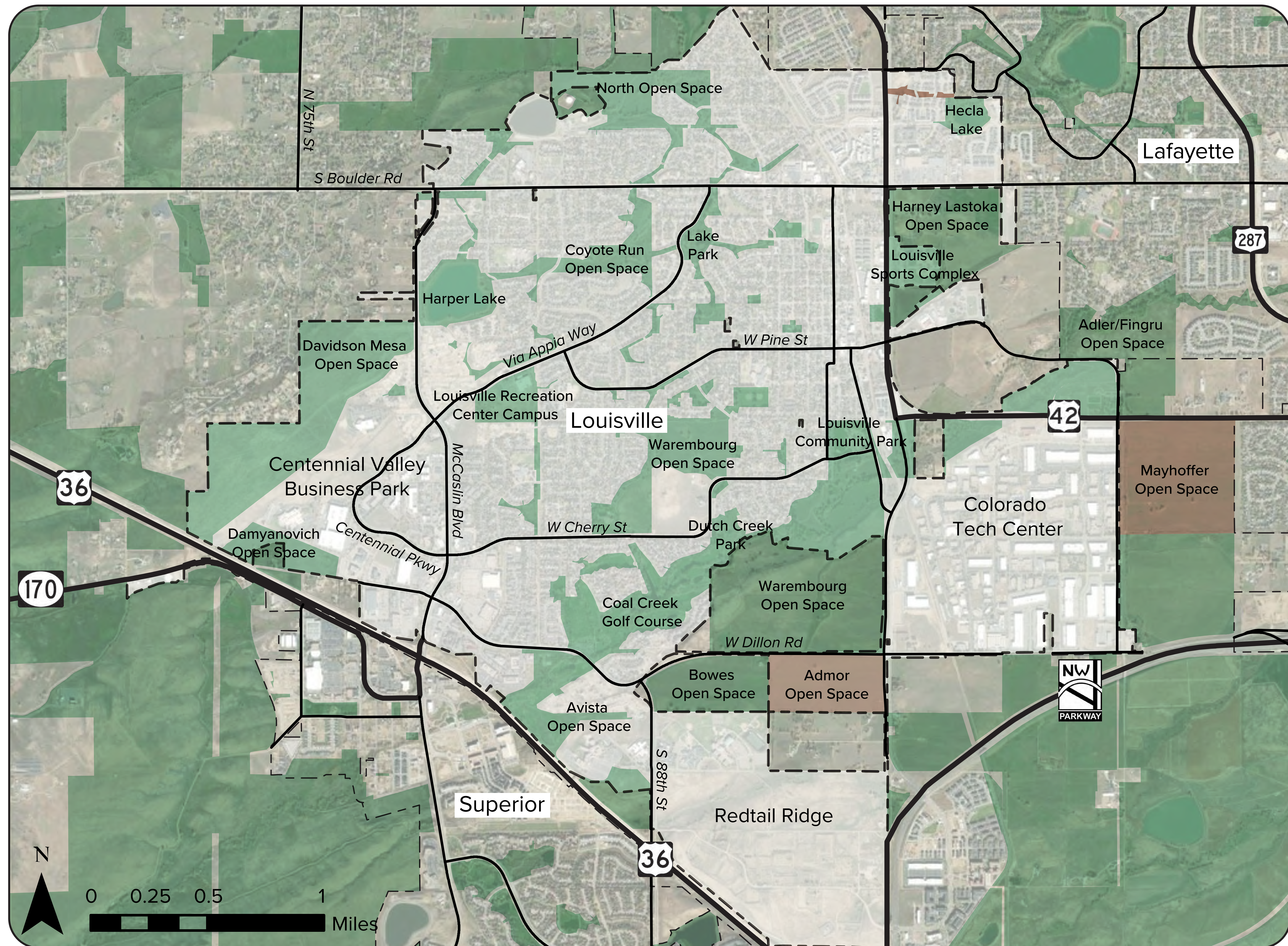
What projects, improvements, or programs would you like to see added to the map?

Use a sticker with the colors indicated below to share locations for the following community amenities:

-  SIGNAGE AND WAYFINDING
-  PARK IMPROVEMENTS
-  SIDEWALKS OR BIKE TRAILS
-  PLAZAS AND GATHERING SPACES
-  COMMUNITY ART
-  TRANSIT OR BUS STOPS

Use a note to add your ideas

Add a sticky note with your ideas!





CIVIC LEADERSHIP

KEY FACTS

- The City of Louisville has **14 boards and commissions** served by volunteers addressing topics ranging from historic preservation, open space, parks, economic vitality, and sustainability.
- The City of Louisville participates in numerous regional partnerships to collaborate on a range of issues. A few such groups include the **Boulder County Regional Housing Partnership, Boulder County Wildfire Partners, Commuting Solutions**, and various roles with the Denver Regional Council of Governments.
- The City has a biennial budgeting process that uses Key Performance Indicators (KPIs) addressing topics like **Financial Stewardship, Reliability of Core Services** and creating a **Vibrant Economic Climate**.

THEMES AND FOCUS AREAS

Core Community Services: Essential services that are “givens” that the City needs to address like public safety, social services, and accessibility of such services to all.

Transparency and Inclusivity: Practices related to openness, accountability, and equity in City decision-making processes involving clear communication, access to information, honesty about actions and decisions, and ensuring a diversity of voices and perspectives are represented.

Fiscal Responsibility: Addressing the impacts that City decisions have on the City’s budget to ensure there are financial resources to meet the community’s expectations in the future.

Regional Collaboration: Supporting cooperative efforts between neighboring communities to address common challenges and leverage collective strengths. Topics of regional concern may include transportation, economic development, environmental protection, and emergency response.

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE CIVIC LEADERSHIP IN LOUISVILLE?

Add a sticky note with your ideas!



COMMUNITY CONNECTIVITY

KEY FACTS

- Of the 16,000 people who commute to Louisville for work **65% drive, 4% take public transit, and 2% walk**.
- Fehr and Peer’s transportation assessment of Louisville in 2023 included a focus group focused solely on transportation where participant’s **top priorities** for transportation included **bicycle and pedestrian safety and connectivity**.
- **No existing transit options** provide access to the **suburban neighborhoods**, and there is **no transit available in the Colorado Technology Center**, a major employment hub.

THEMES AND FOCUS AREAS

Equity, Diversity, and Inclusion (EDI): Ensuring EDI is an overarching lens on impactful City decisions.

Community Events: City organized events to bring the community together throughout the year.

Community Partnerships: Enhancing relationships between the City and community members to foster collaboration on topics like neighborhood safety and volunteerism (e.g., serving on City boards/commissions, trail restoration works, etc.).

Community Resilience and Adaptation: This may include strategies to address social networks and programs, and the capacity to adapt to economic and social change and respond to natural disasters, with a focus on multi-generational support and underrepresented communities

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE COMMUNITY CONNECTIVITY IN LOUISVILLE?

Add a sticky note with your ideas!





ECONOMIC VIBRANCY

KEY FACTS

- Local Louisville businesses capture about **41% of total retail spending** of Louisville residents. This means nearly 60% of Louisville resident retail spending leaves the city.
- The City of Louisville budget relies heavily on retail spending in the form of sales tax. Sales tax revenue accounts for about **40% of the City's overall revenue**. The City's open space programs are **100% funded by sales tax**.
- Of the City's total retail sales in 2022, **47% occurred on McCaslin Boulevard**, 34% occurred on Highway 42, and 15.1% occurred in Downtown Louisville.

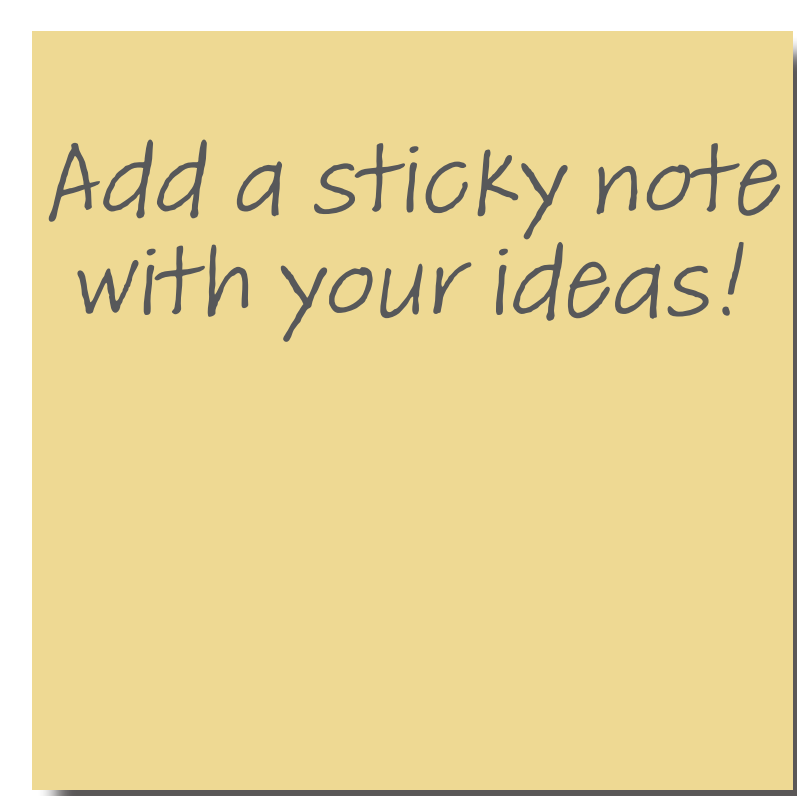
THEMES AND FOCUS AREAS

Downtown Vibrancy: This may include strategies to promote a dynamic downtown Louisville such as attraction and retention of a mix of businesses and land uses, pedestrian-friendly streets and active street life, events, public spaces, and catalysts for redevelopment.

Supportive Business Environment: This may include strategies to support the growth and sustainability of businesses along commercial corridors like McCaslin and South Boulder Road while balancing local business, incubators, R&D spaces through workforce retention, business development programs, and initiatives that encourage entrepreneurship and innovation.

Placemaking and Public Realm: This may include strategies to design and enhance communal spaces to be vibrant, accessible, and attractive areas for people to engage in community life and to support local business vibrancy by bringing people to shop, eat, and play in core commercial and mixed use areas.

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE ECONOMIC VIBRANCY IN LOUISVILLE?



ENVIRONMENTAL SUSTAINABILITY

KEY FACTS

- In 2024, Louisville City Council established several innovative environmental sustainability goals including **100% of the City's electric** needs to be 100% carbon free by 2025 and to achieve **carbon-neutrality by 2050**.
- The City completed a Wildfire Risk Assessment in 2023. This developed **valuable new wildfire hazard and vulnerability information** following the Marshall Fire for public lands in and around Louisville that is aiding decision making.
- The Marshall Fire burned more than **6,000 acres of land** and **destroyed 1,084 homes**.

THEMES AND FOCUS AREAS

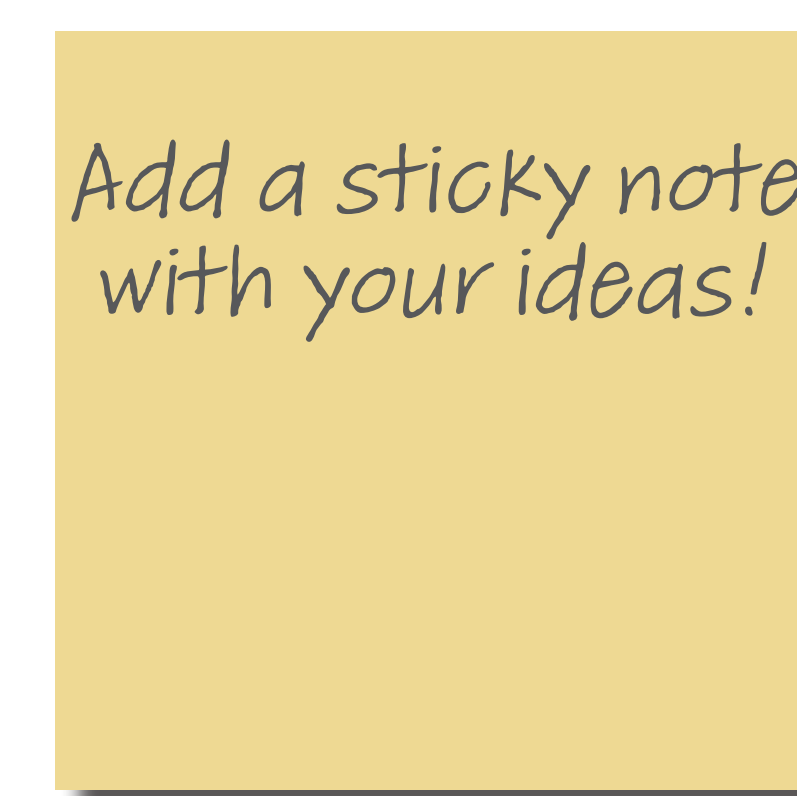
Recovery and Resilience: Address natural and human-made disaster preparedness and hazard mitigation. Examples include open space hazard mitigation (e.g., mowing practices to address wildfire risk), strategies to protect private property, and public communications.

Open Space and Habitats: Protect or enhance natural areas including forests, grasslands, wetlands/river corridors, and other undeveloped lands to ensure habitat preservation for biodiversity, environmental health, and providing residents with access to natural landscapes.

Sustainability and Decarbonization: Reduce greenhouse gas emissions including but not limited to renewable energy, electrification of buildings and transportation systems, air quality improvement, energy efficiency measures, water usage and conservation, waste diversion, and the creation of a circular economy.

Equitable Resilience and Adaptation: Develop and implement strategies to support all of Louisville, especially vulnerable and underserved populations, in withstanding and adapting to climate impacts. This includes deploying sustainable infrastructure, implementing nature-based solutions, prioritizing inclusive community engagement, and ensuring access to resources and services that promote environmental justice and social equity.

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE ENVIRONMENTAL SUSTAINABILITY IN LOUISVILLE?



Scenario A looks at a potential future where current trends continue with minimal intervention or change within the community. Based on these existing trends, jobs will continue increasing, but the population will grow minimally.

How well does this scenario align with your values for the City of Louisville?

Add a sticky note with your ideas!

LEGEND

Louisville boundary

Major road

Trails

Opportunity Areas

1

South Boulder Road Corridor

2

Downtown

3

McCaslin Corridor

4

Redtail Ridge

Place Types

Commercial

Mixed Use Retail

Low Density Residential (1-10 DU)

Mid Density Residential (10-20 DU)

Mixed Use/ Mid Density Residential (20-30 DU)

Mixed Use Center/ Higher Density Residential (30-40 DU)

Park/Plaza/Open Space

Public Use

Industrial Mixed Use

Industrial Office/R&D

Office

LOUISVILLE

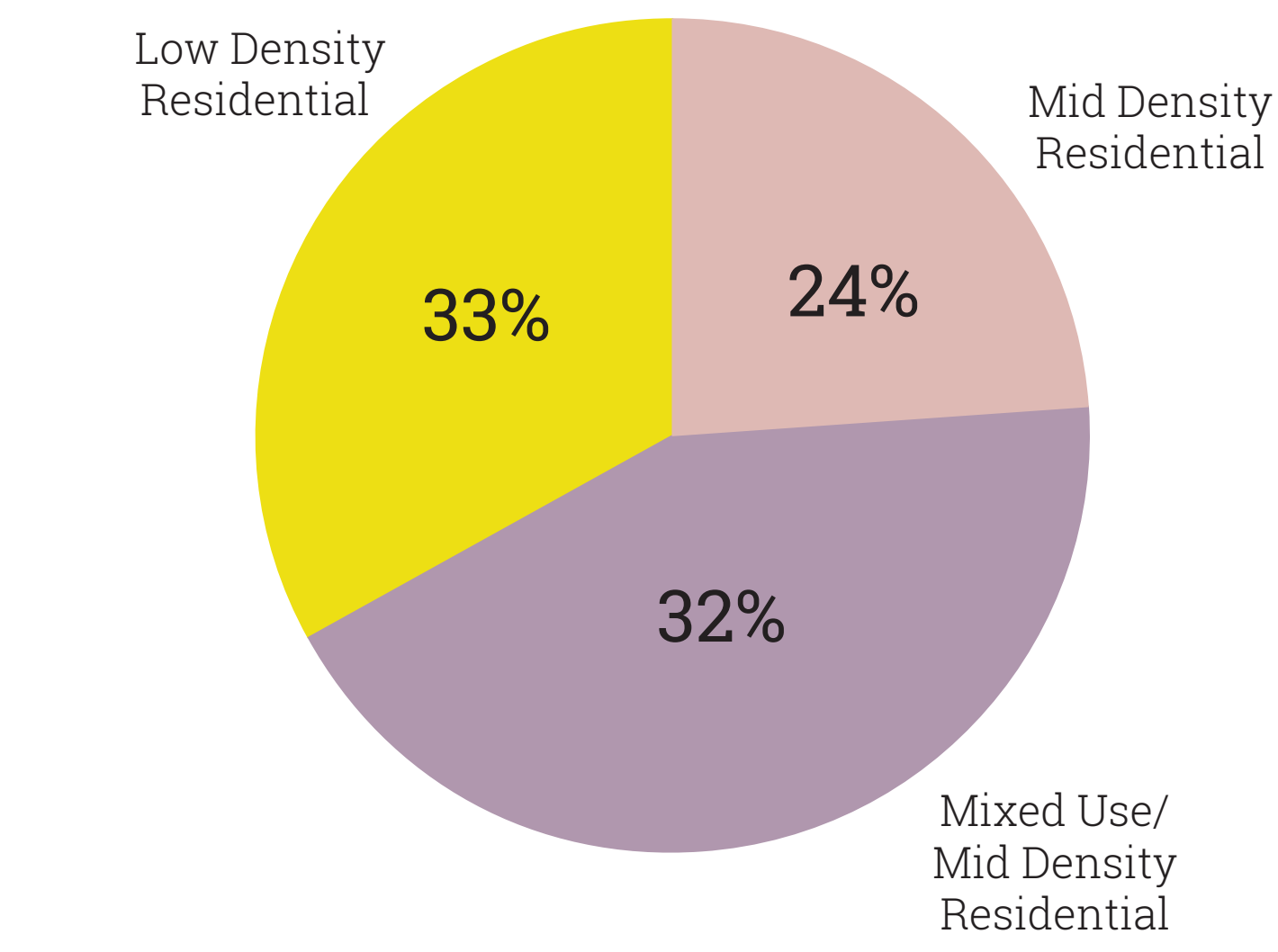
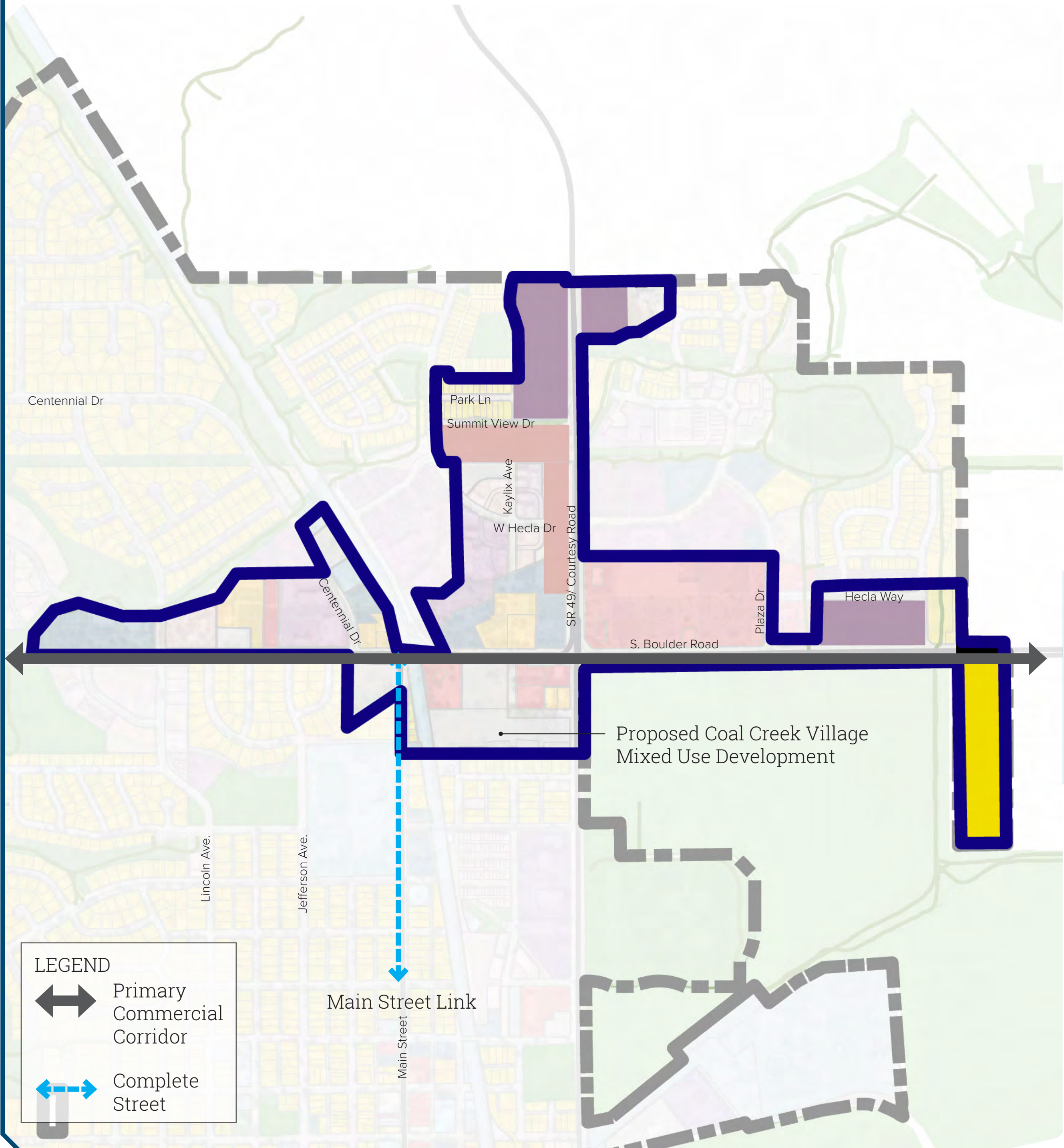
COMPREHENSIVE PLAN

SCENARIO A: STAY THE COURSE

BASELINE

ENGAGELOUISVILLECO.ORG/COMP-PLAN

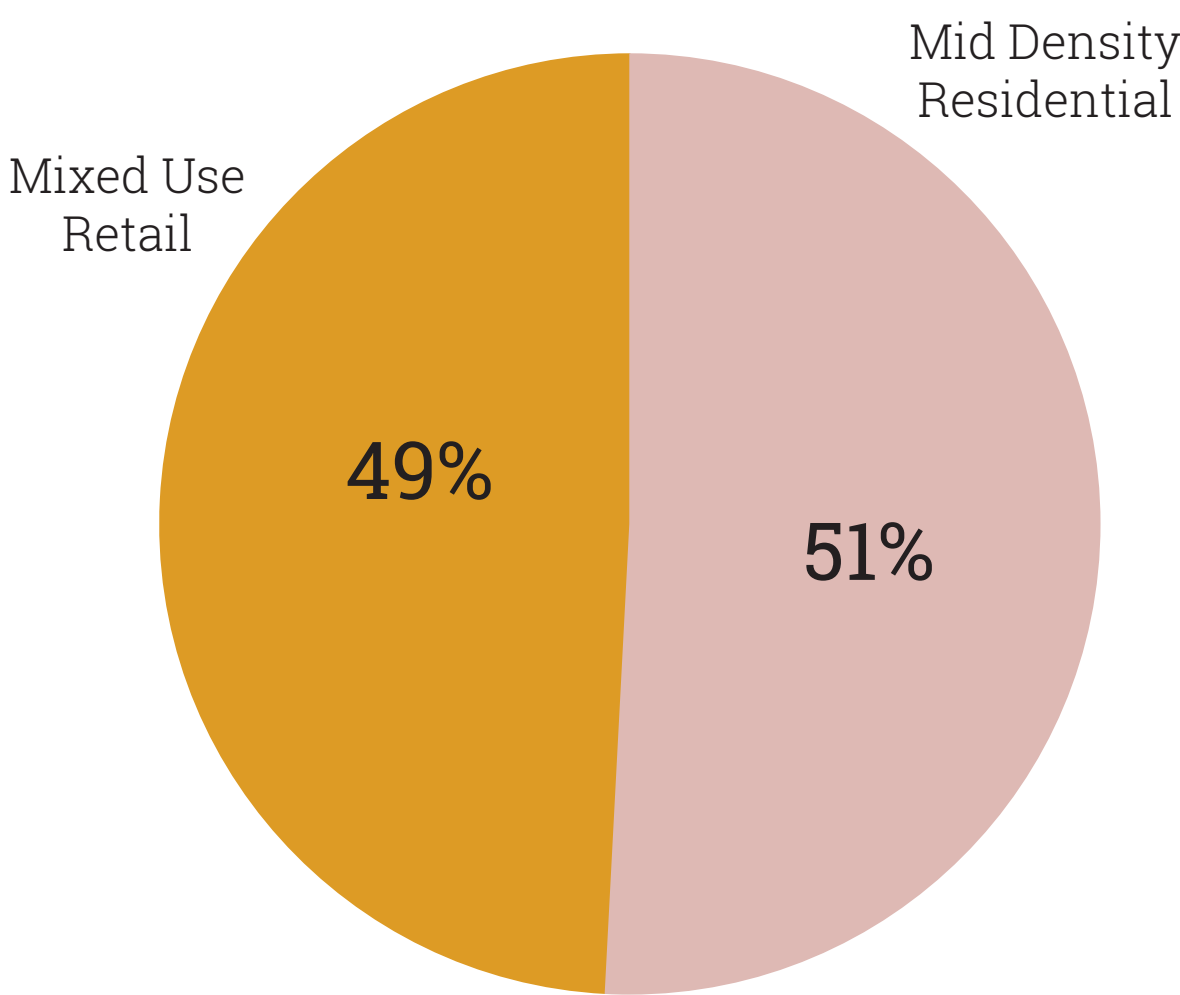
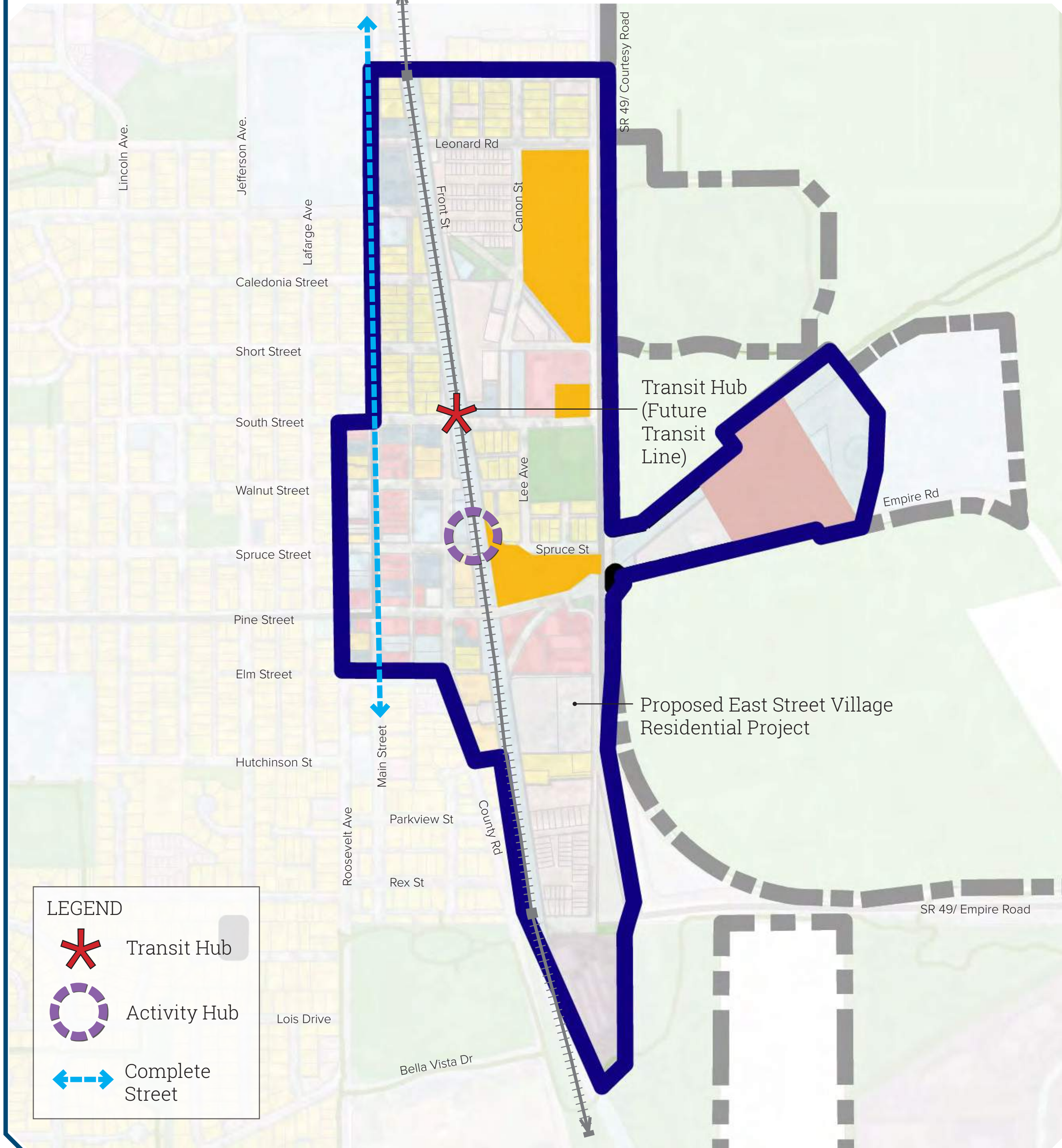
OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR



66 jobs created
 608 new housing units

- Continuation of adjacent uses.
- Low-density residential infill development.
- Commercial box store, strip retail adjacent to SR 49 and S. Boulder Road.

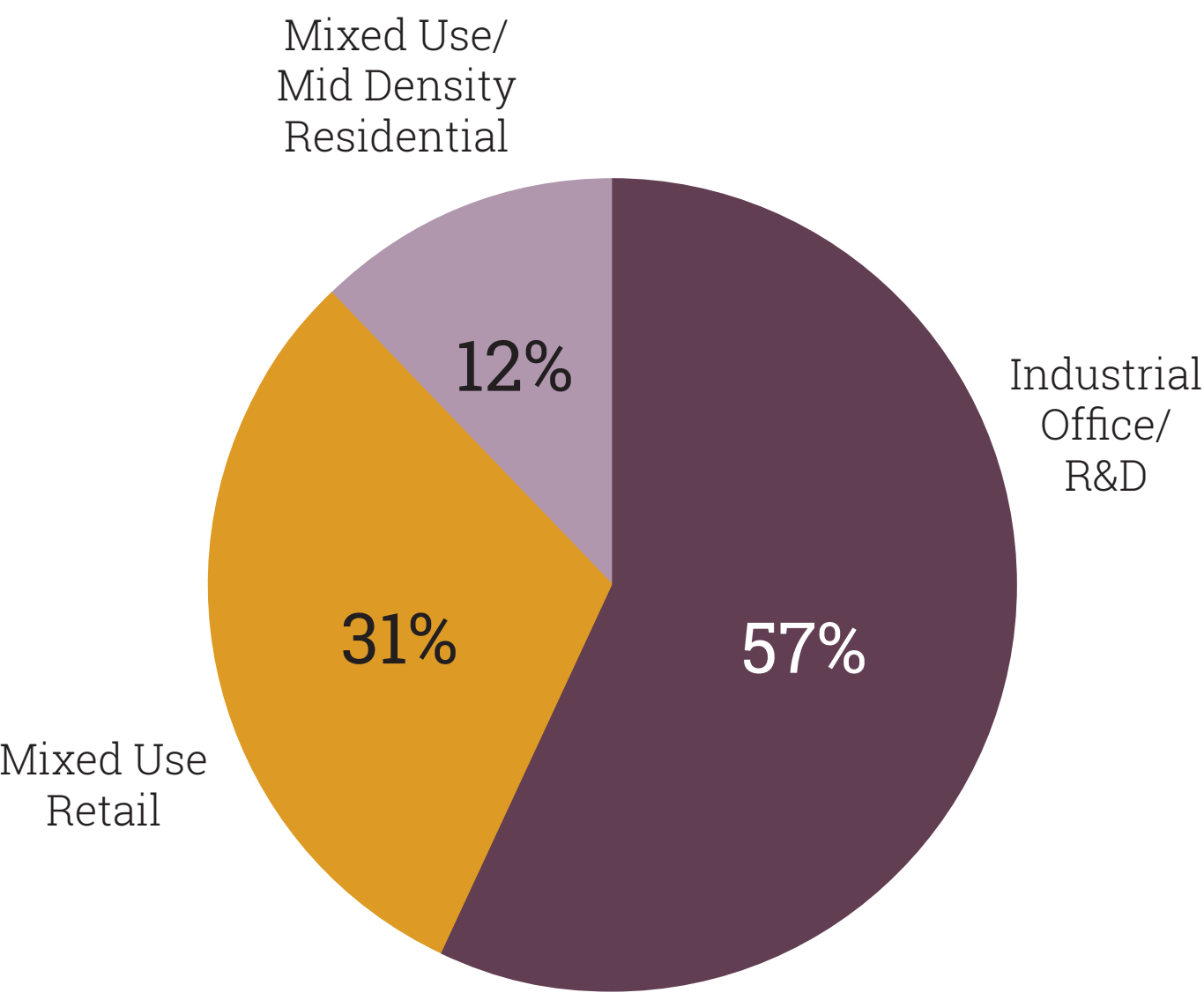
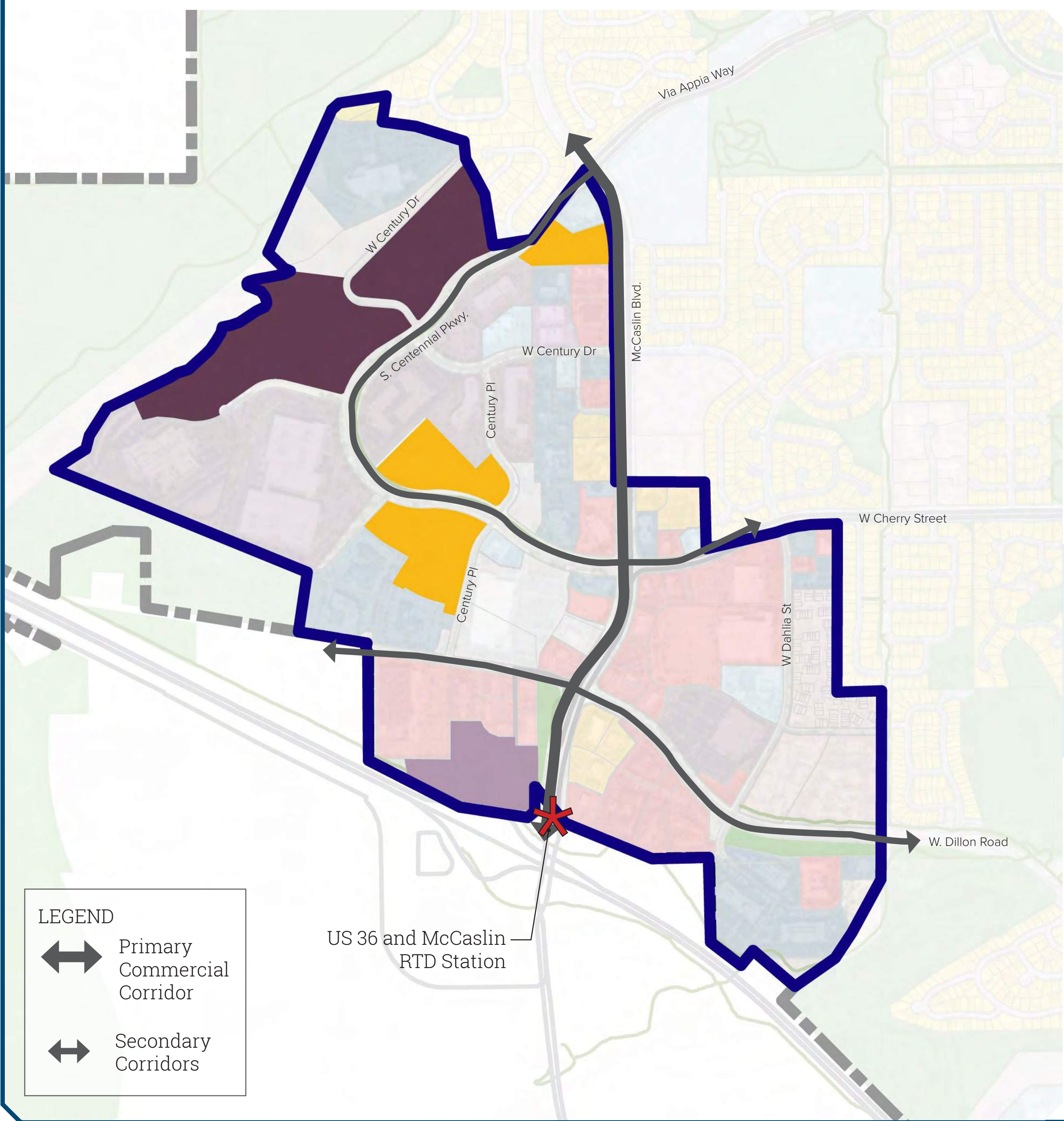
OPPORTUNITY AREA 2: DOWNTOWN



226 jobs created
 176 new housing units

- Lower density uses and infill development consistent with existing land use patterns in downtown.
- Maintains current infill development pattern in downtown.
- Slightly increased density adjacent to future transit, consistent with surrounding land uses.

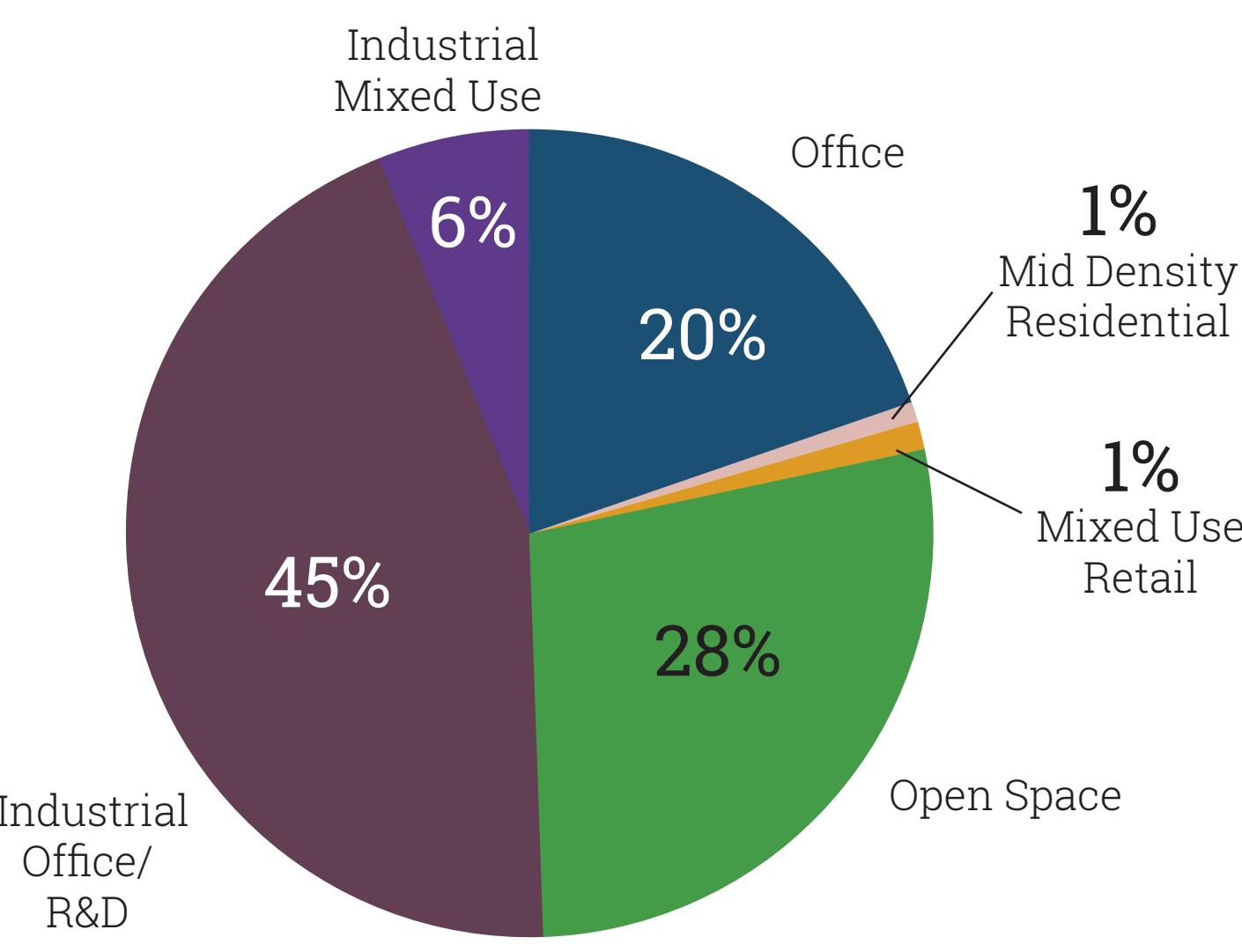
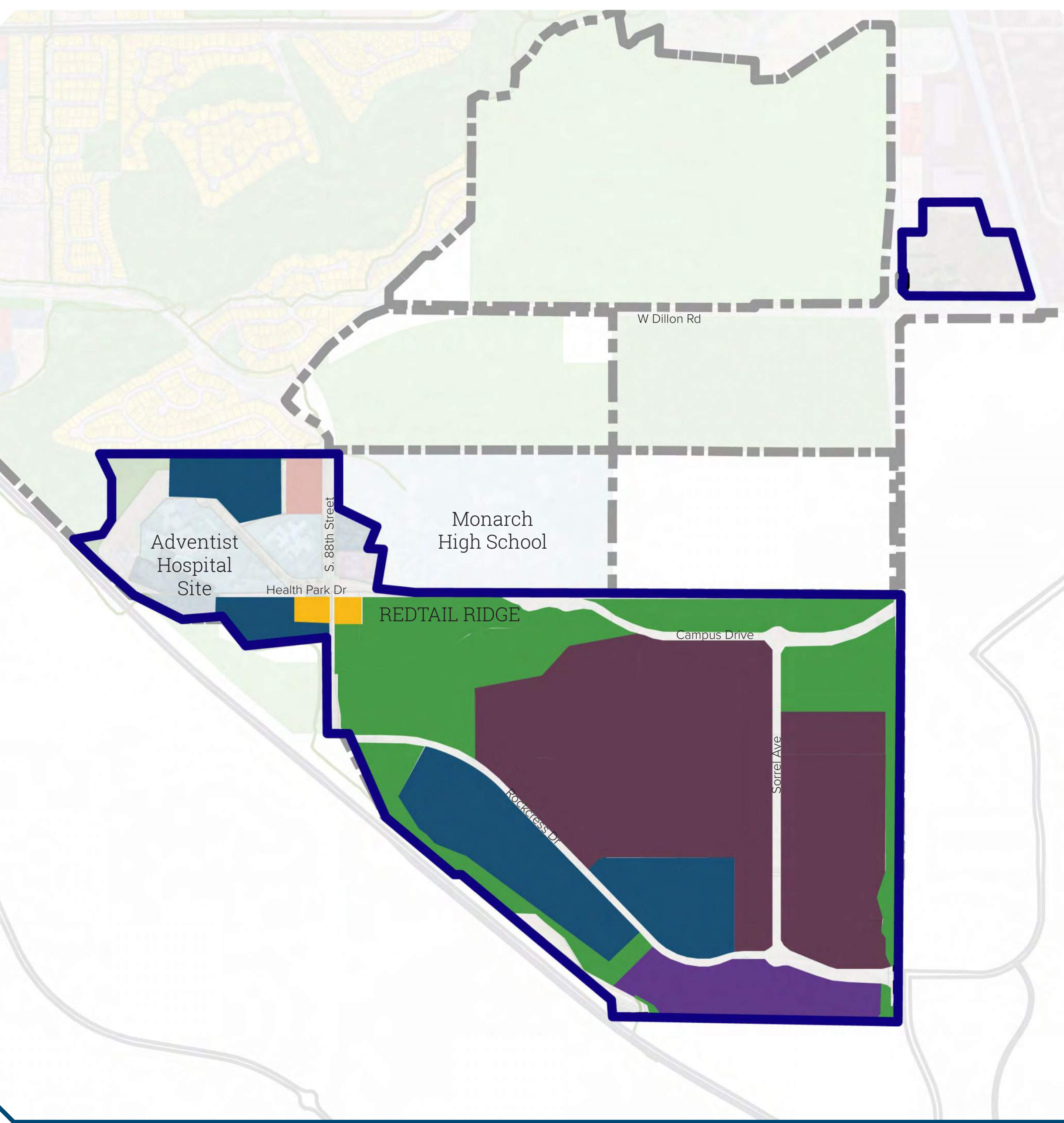
OPPORTUNITY AREA 3: MCCASLIN CORRIDOR



2,330 jobs created
 234 new housing units

- Maintains current pattern of office, research and development and business services.
- Commercial corridors remain auto-centric corridor with significant land area dedicated to parking lots.
- Uses remain disconnected, limiting walkability and community spaces.

OPPORTUNITY AREA 4: REDTAIL RIDGE



13,659 jobs created
 45 new housing units

- Maintains current PUD uses.
- Future Adventist Hospital site.

*Retail Ridge is shown as indicated by the final plat. All future planning is subject to change based on future applications to the City.



Scenario B focuses on economic stability that envisions less commuting as Louisville's job market and housing supply grow, providing affordable housing options for the workforce. Mixed-use commercial centers along McCaslin Blvd and South Boulder Road will focus on retail, while Downtown Louisville will see local commercial growth.

How well does this scenario align with your values for the City of Louisville?

Add a sticky note with your ideas!

LEGEND

1

South Boulder Road Corridor

2

Downtown

3

McCaslin Corridor

4

Redtail Ridge

Place Types

Commercial

Mixed Use Retail

Low Density Residential (1-10 DU)

Mid Density Residential (10-20 DU)

Mixed Use/ Mid Density Residential (20-30 DU)

Mixed Use Center/ Higher Density Residential (30-40 DU)

Park/Plaza/Open Space

Public Use

Industrial Mixed Use

Industrial Office/R&D

Office

*Solid colored areas show notable places where future land uses could change from current conditions in this scenario.

LAFAYETTE

S BOULDER RD

VIA APPIA WAY

MCCASLIN BLVD

SUPERIOR

42

36

287

NW PARKWAY

0 0.5 1 2 3 4 Miles

*Solid colored areas show notable places where future land uses could change from current conditions in this scenario.

LOUISVILLE

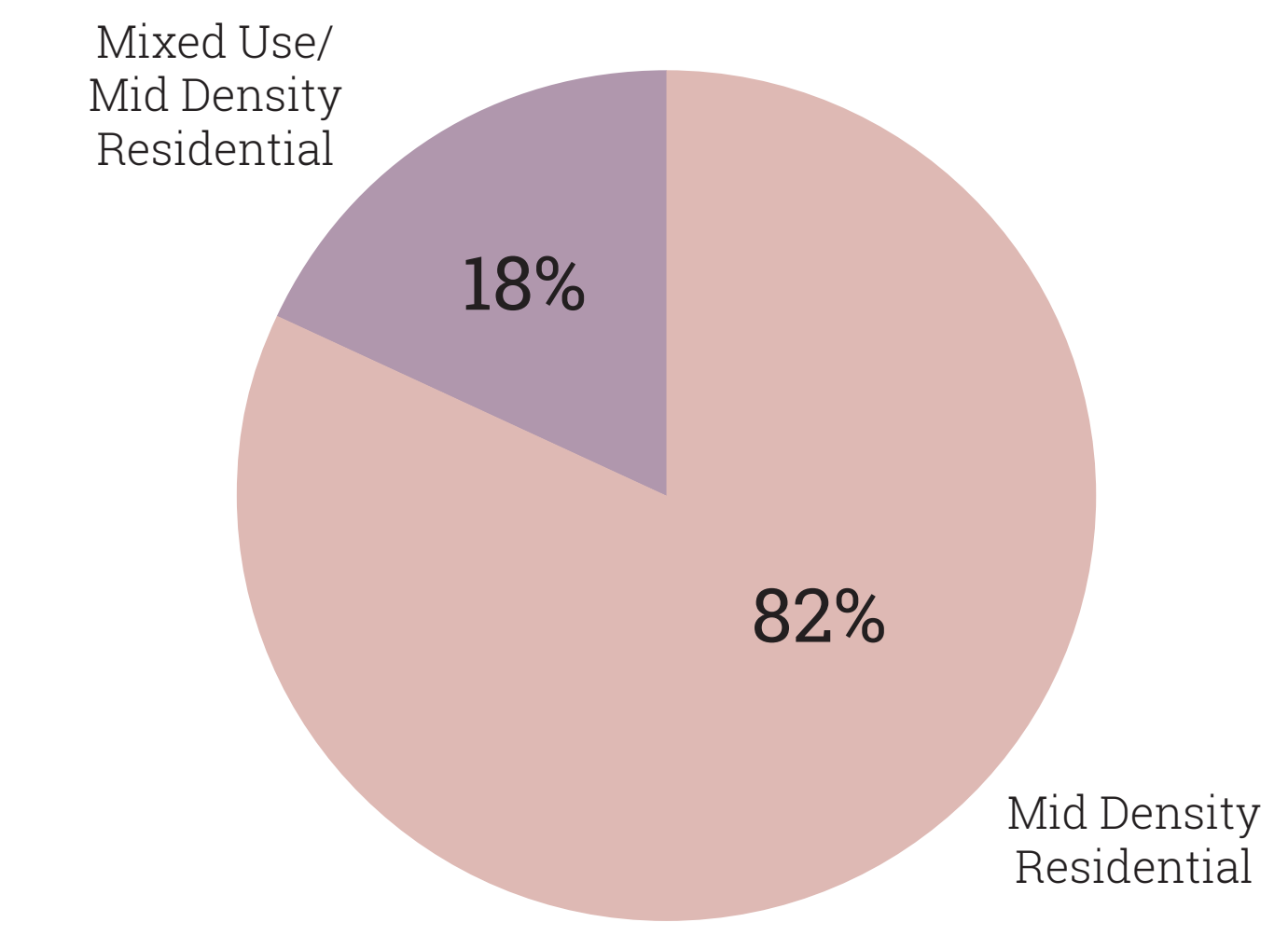
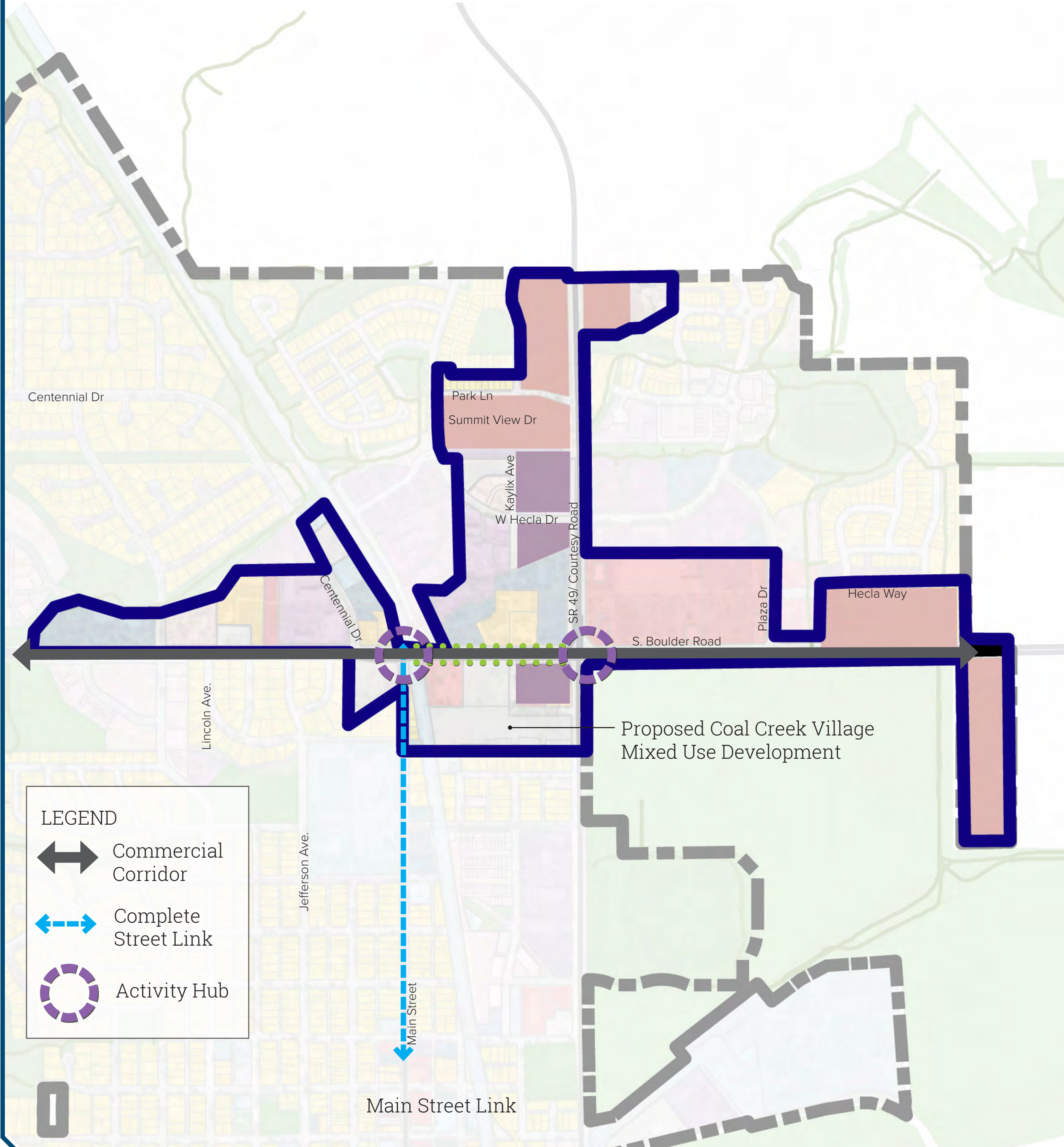
COMPREHENSIVE PLAN

SCENARIO B: A HOME FOR EVERYONE

COMMUNITY HUBS AND LINKAGES - FOCUS ON HOUSING

ENGAGELOUISVILLECO.ORG/COMP-PLAN

OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR

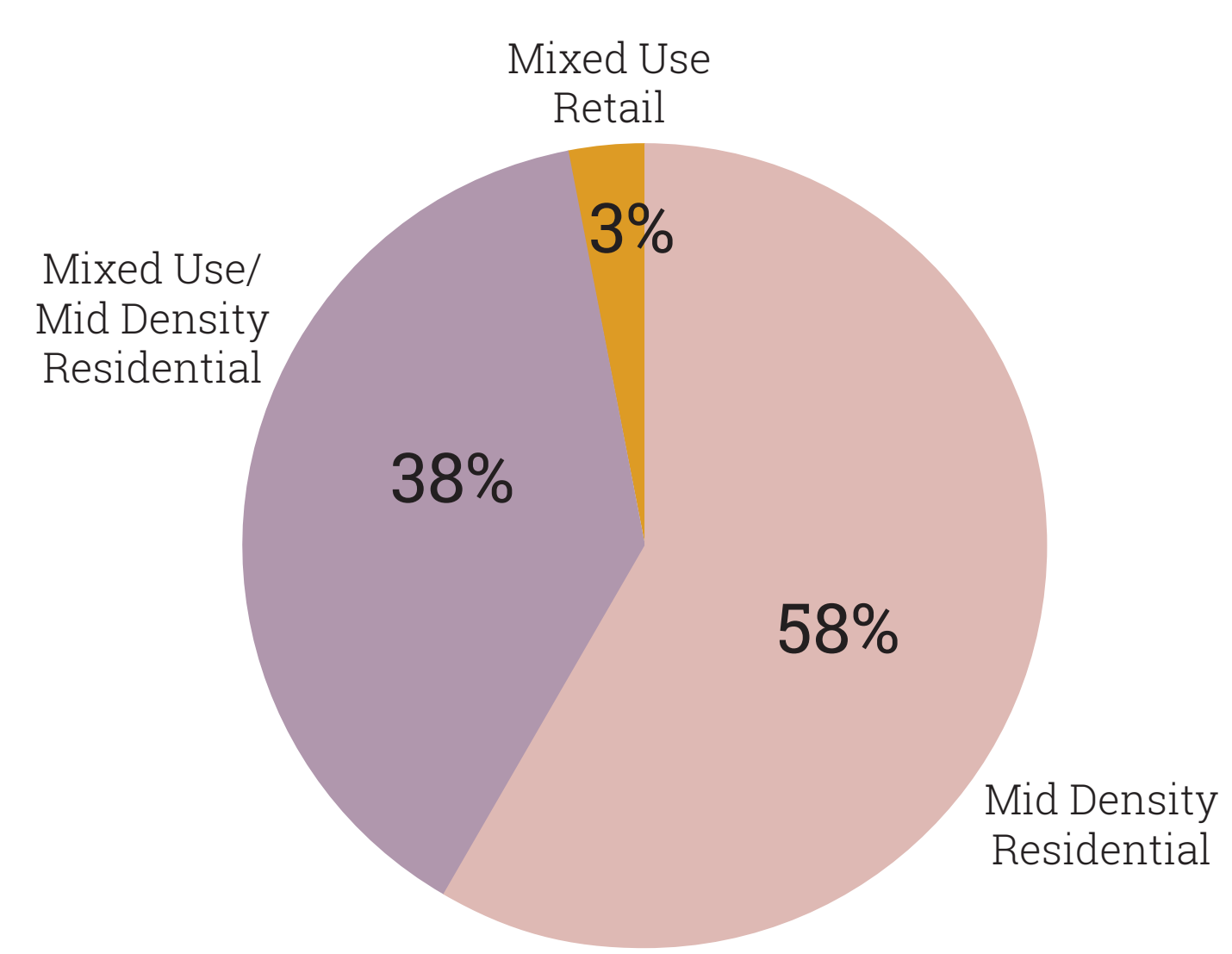
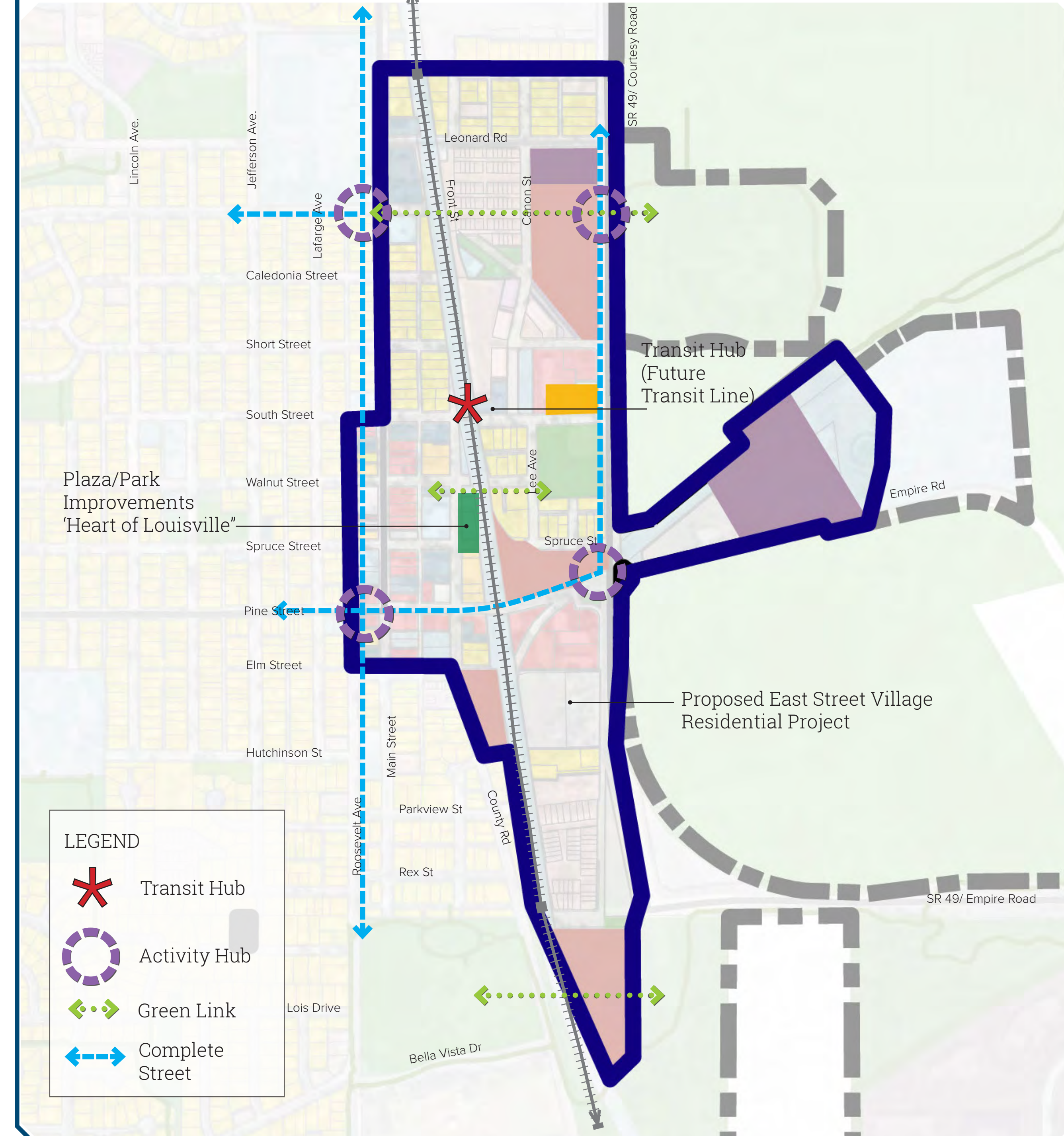


30 jobs created

812 new housing units

- South Boulder Road remains a commercial corridor, but with improved mobility for bikes and pedestrians as well and aesthetic improvements including landscape, wayfinding and identity.
- Trails and Complete Street Links connect to S. Boulder Road.
- Increased retail and commercial is encouraged around Activity Hubs.
- Increased mid-density housing along Hwy. 49 supports localized retail and neighborhood services.

OPPORTUNITY AREA 2: DOWNTOWN

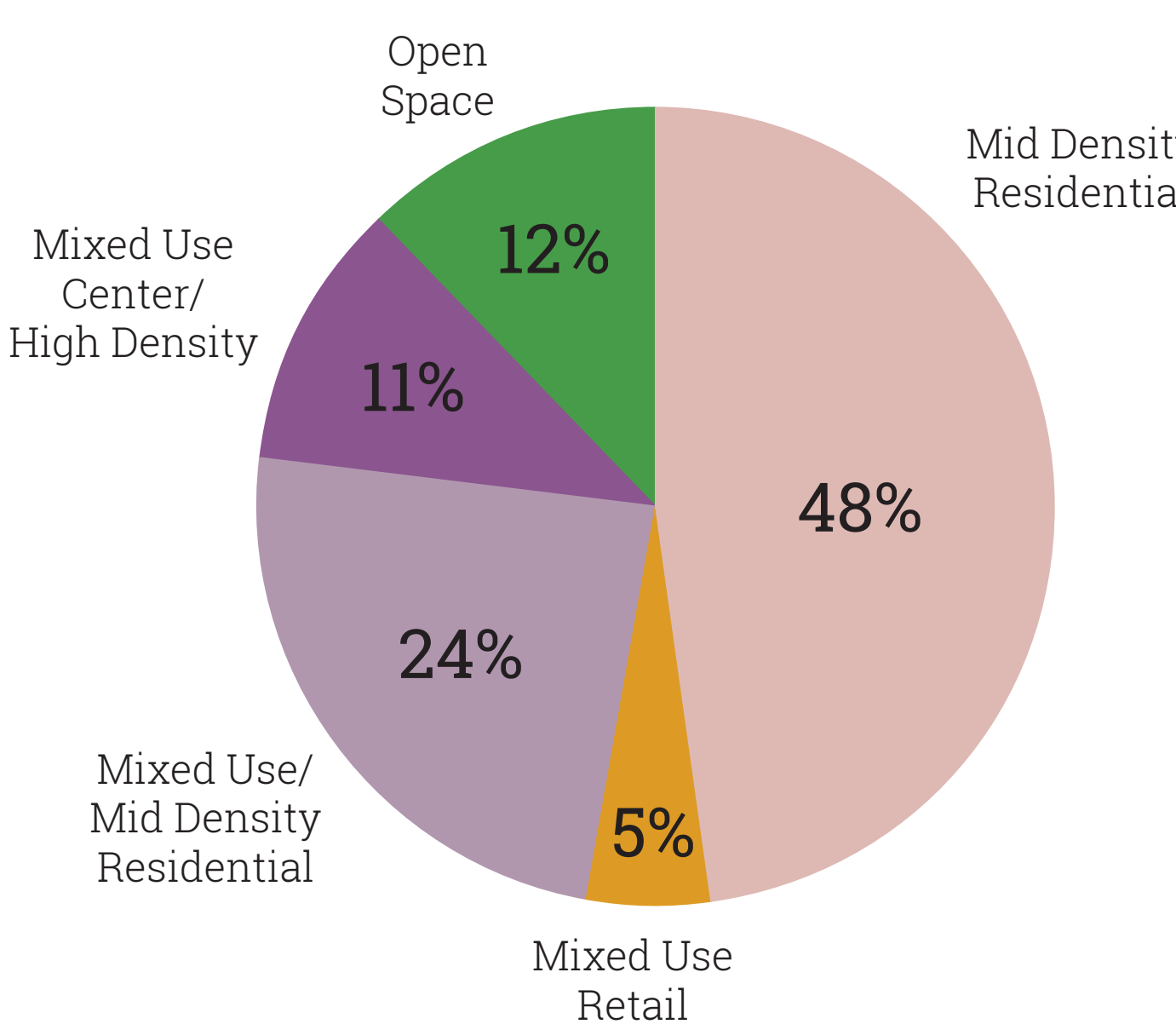
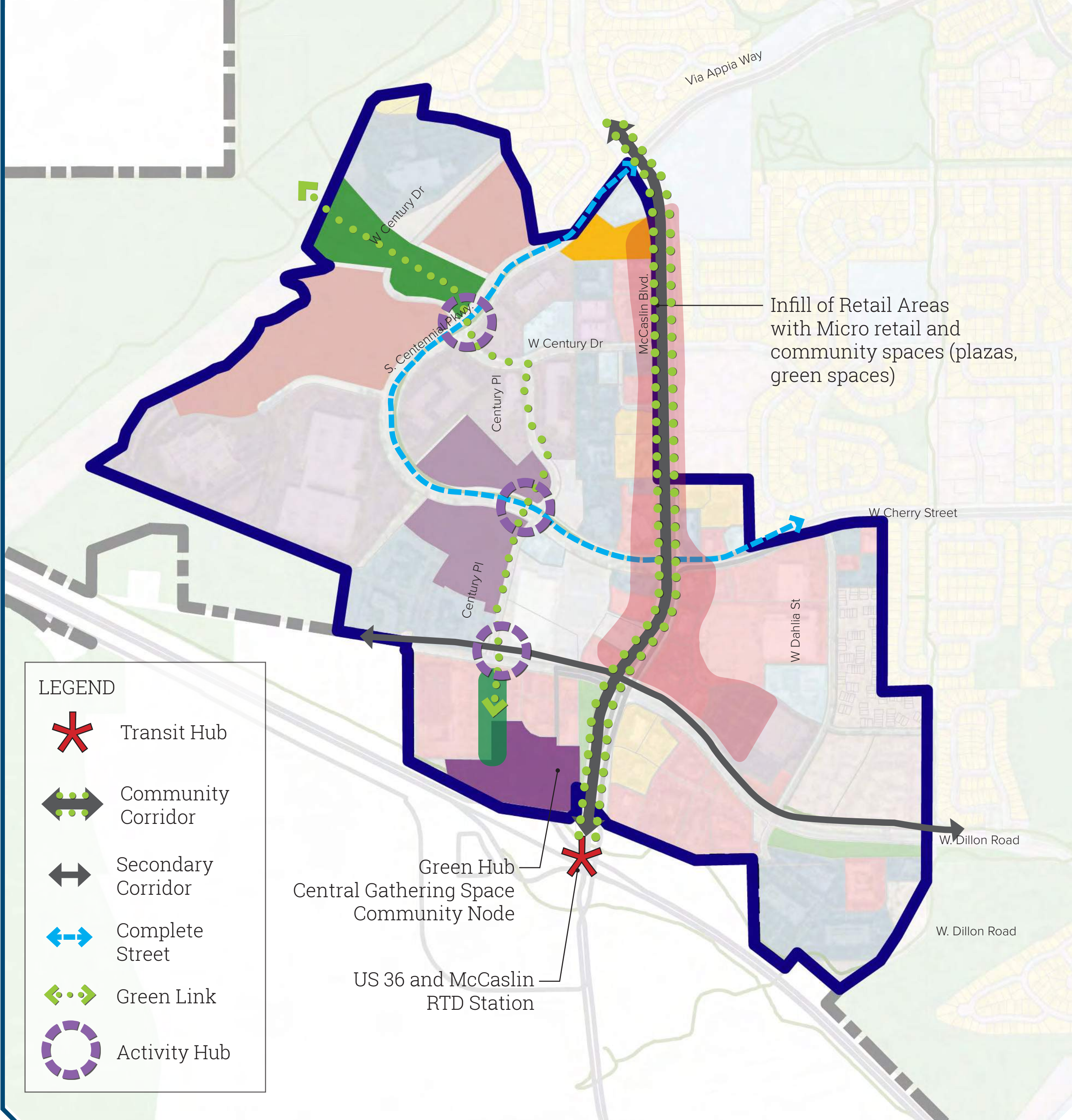


63 jobs created

482 new housing units

- A focus on mid-density housing infill housing brings people to live in downtown and support retail vibrancy.
- A focus on green linkages and community spaces bring people together, promote walkability and gathering.
- The Future Transit Hub serves as a secondary space to Downtown, with multimodal connections connecting the community to transit.

OPPORTUNITY AREA 3: MCCASLIN CORRIDOR

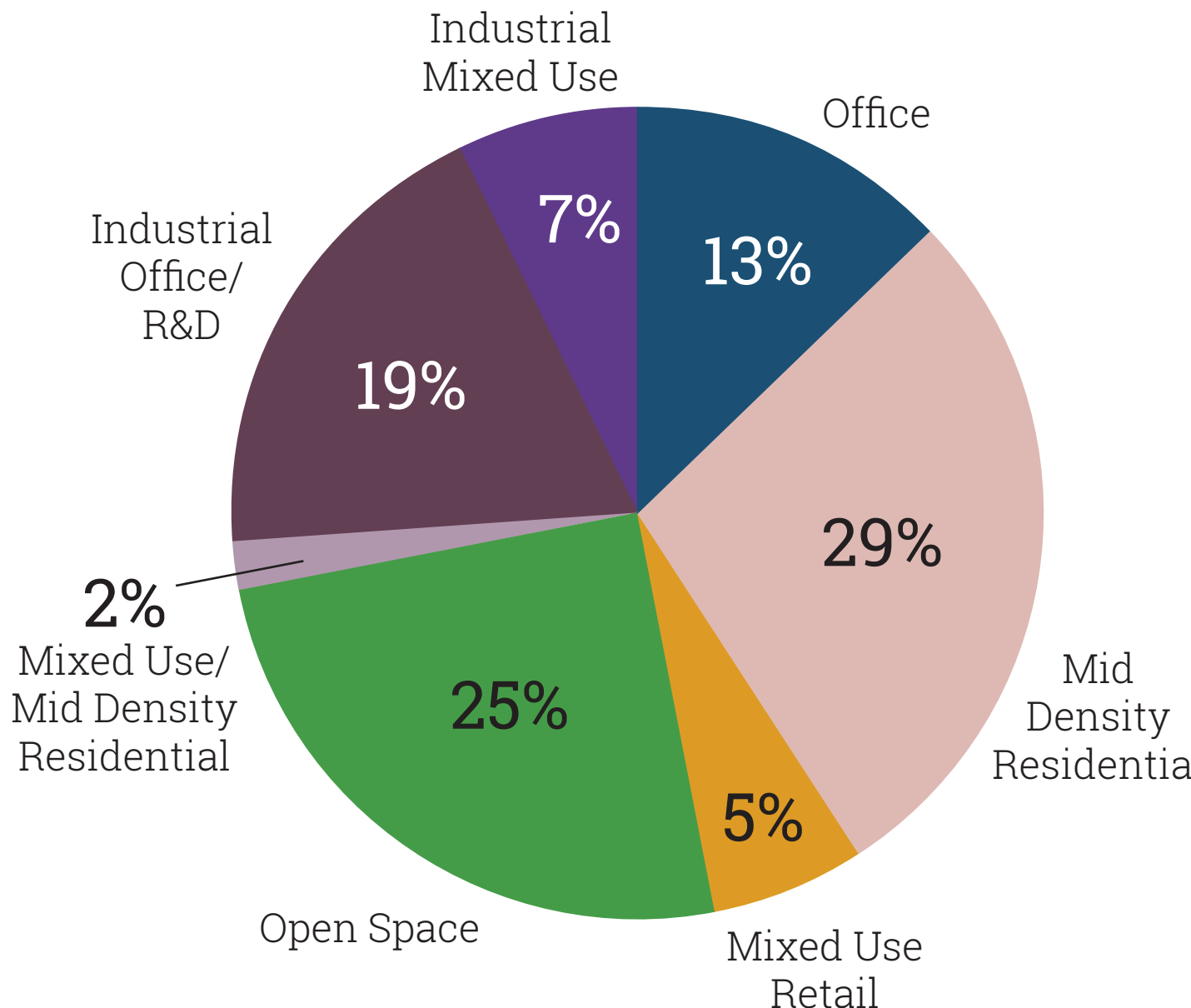
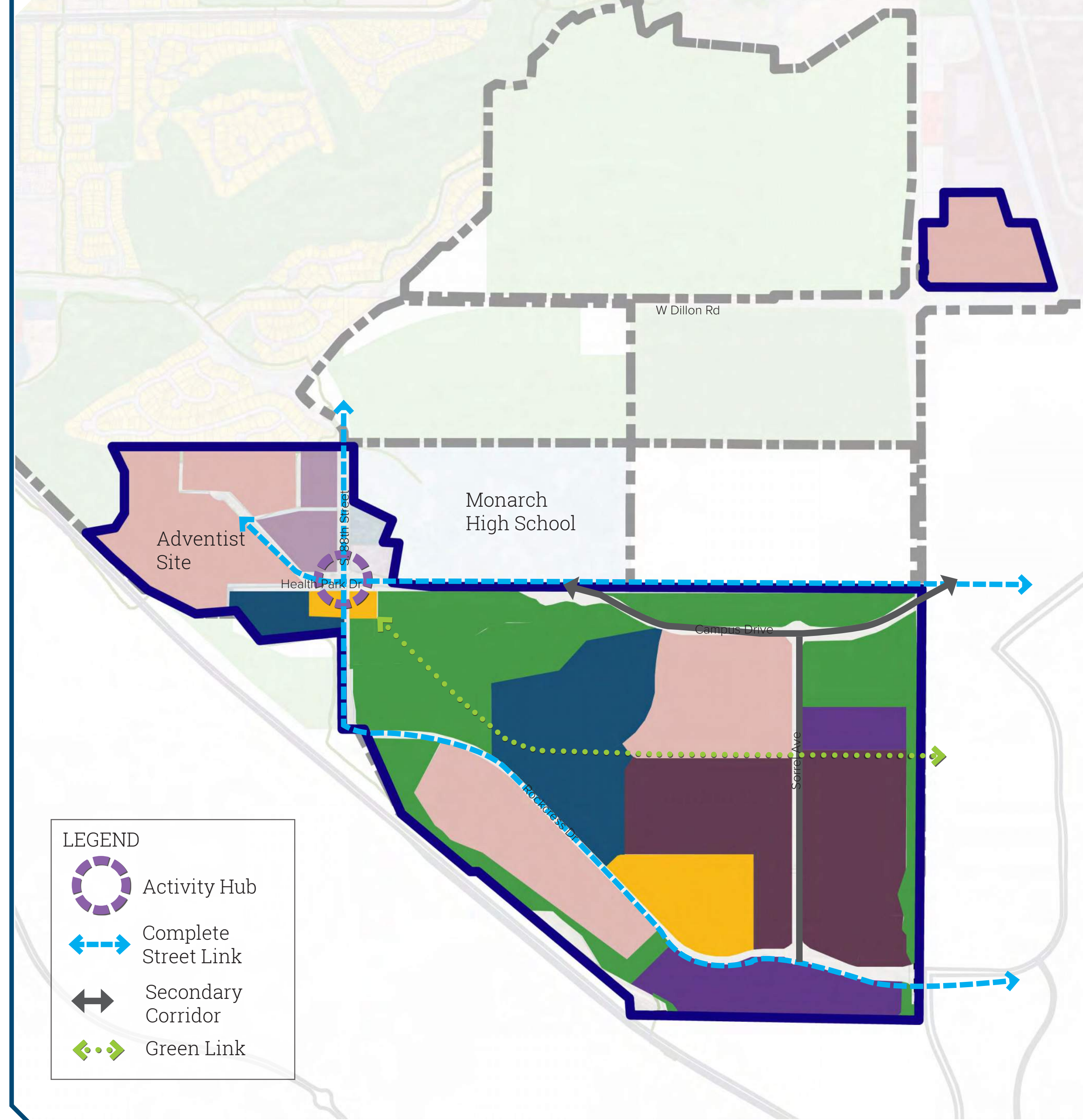


338 jobs created

1,548 new housing units

- Increase mid-density housing to support success of current retail centers, located at neighborhood hubs.
- A central green spine includes mixed use infill and mid-density housing along the greenway.
- The green spine links to a central hub with green gathering spaces, high-density housing, and a mix of uses to support transit riders.
- McCaslin is improved with streetscape, sidewalks/bike lanes, and community identity features such as signage, wayfinding and monumentation.

OPPORTUNITY AREA 4: REDTAIL RIDGE



8,983 jobs created

2,766 new housing units

- Considers increased housing and mixed use development on the Adventist Hospital site to provide support to the Redtail Ridge campus.
- Considers introducing a mix of housing and uses along Campus Drive to buffer industrial and office uses from the High School.
- Considers adding a green network internal to Redtail Ridge to promote multi-modality and access to adjacent open spaces.

*Retail Ridge is shown as indicated by the final plat. All future planning is subject to change based on future applications to the City.



Scenario C offers a diversity housing types and densities along McCaslin Blvd, Highway 42, and South Boulder Road, encouraging mixed-use districts. It emphasizes Transit-Oriented Development (TOD), missing middle housing, and sees Redtail Ridge as a key area for expanding housing, improving affordability, and attracting younger generations to Louisville.

How well does this scenario align with your values for the City of Louisville?

Add a sticky note with your ideas!

LEGEND

Louisville boundary

Major road

Trails

Opportunity Areas

1

South Boulder Road Corridor

2

Downtown

3

McCaslin Corridor

4

Redtail Ridge

Place Types

Commercial

Mixed Use Retail

Low Density Residential (1-10 DU)

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Mixed Use Center/ Higher Density Residential (30-40 DU)

Park/Plaza/Open Space

Public Use

Industrial Mixed Use

Industrial Office/R&D

Office

*Solid colored areas show notable places where future land uses could change from current conditions in this scenario.

*Solid colored areas show notable places where future land uses could change from current conditions in this scenario.

LOUISVILLE

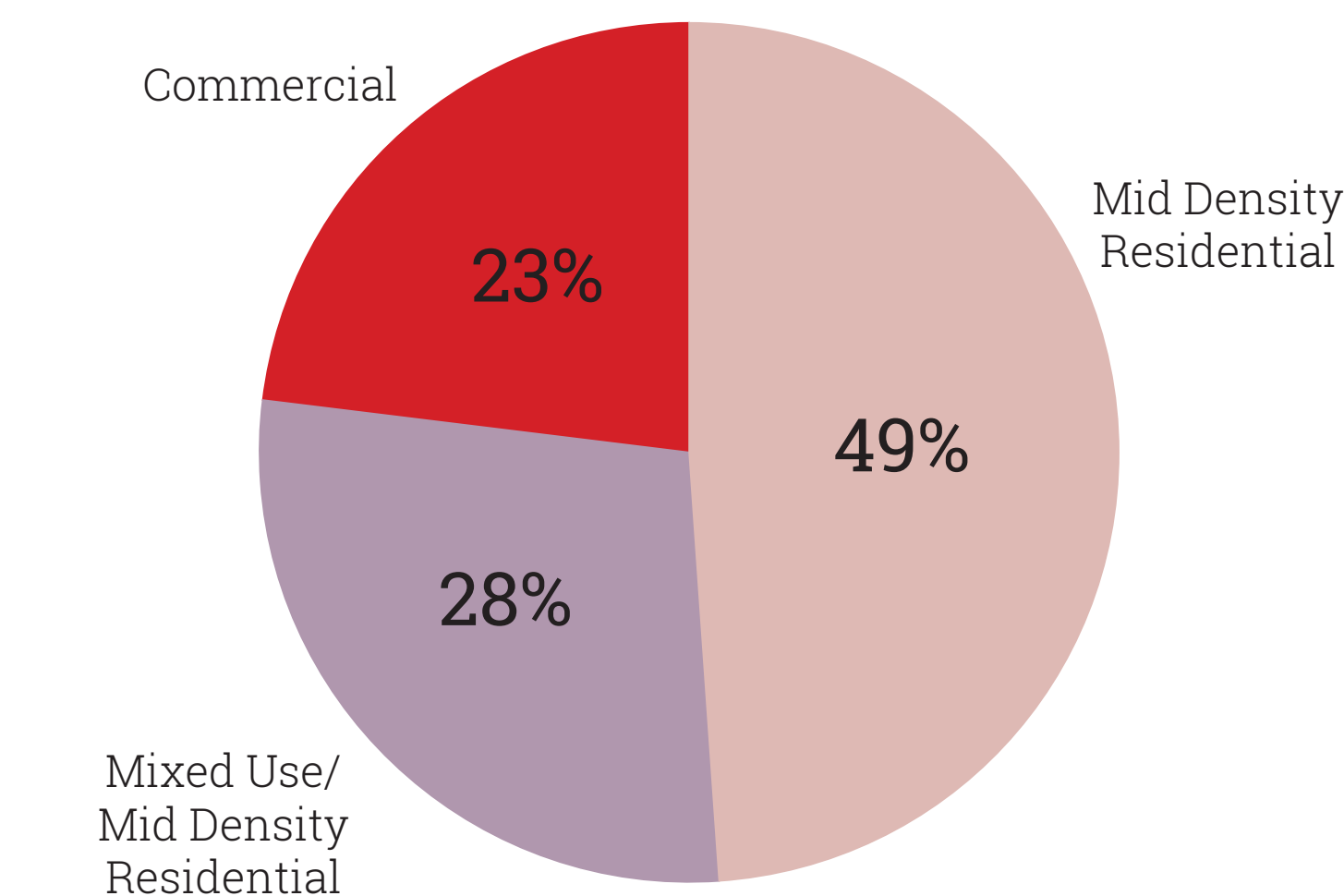
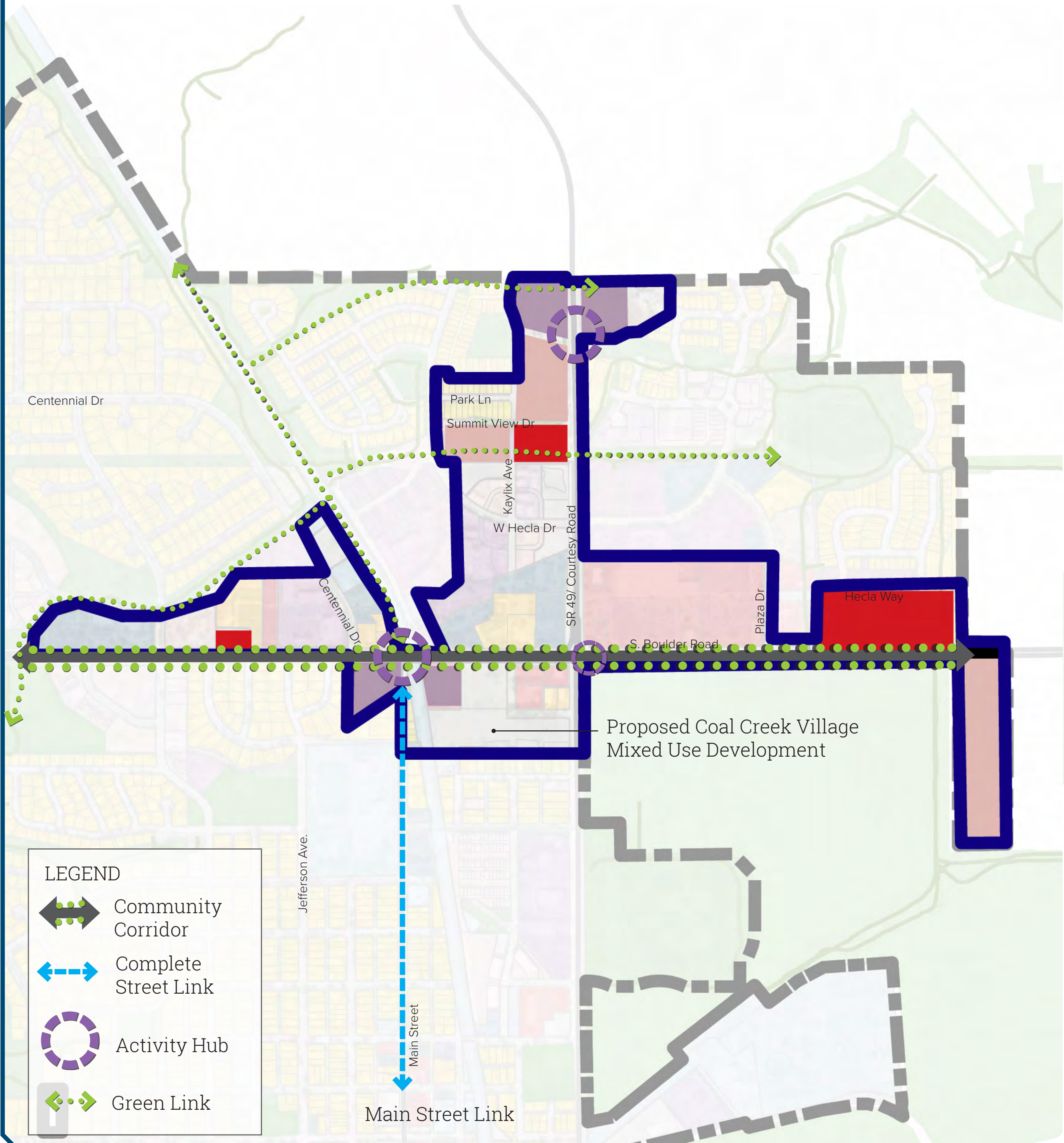
COMPREHENSIVE PLAN

SCENARIO C: LIVE AND WORK IN LOUISVILLE

COMMUNITY CENTERS, INFILL, AND TRANSIT ORIENTED DEVELOPMENT - FOCUS ON DIVERSIFICATION

ENGAGELOUISVILLECO.ORG/COMP-PLAN

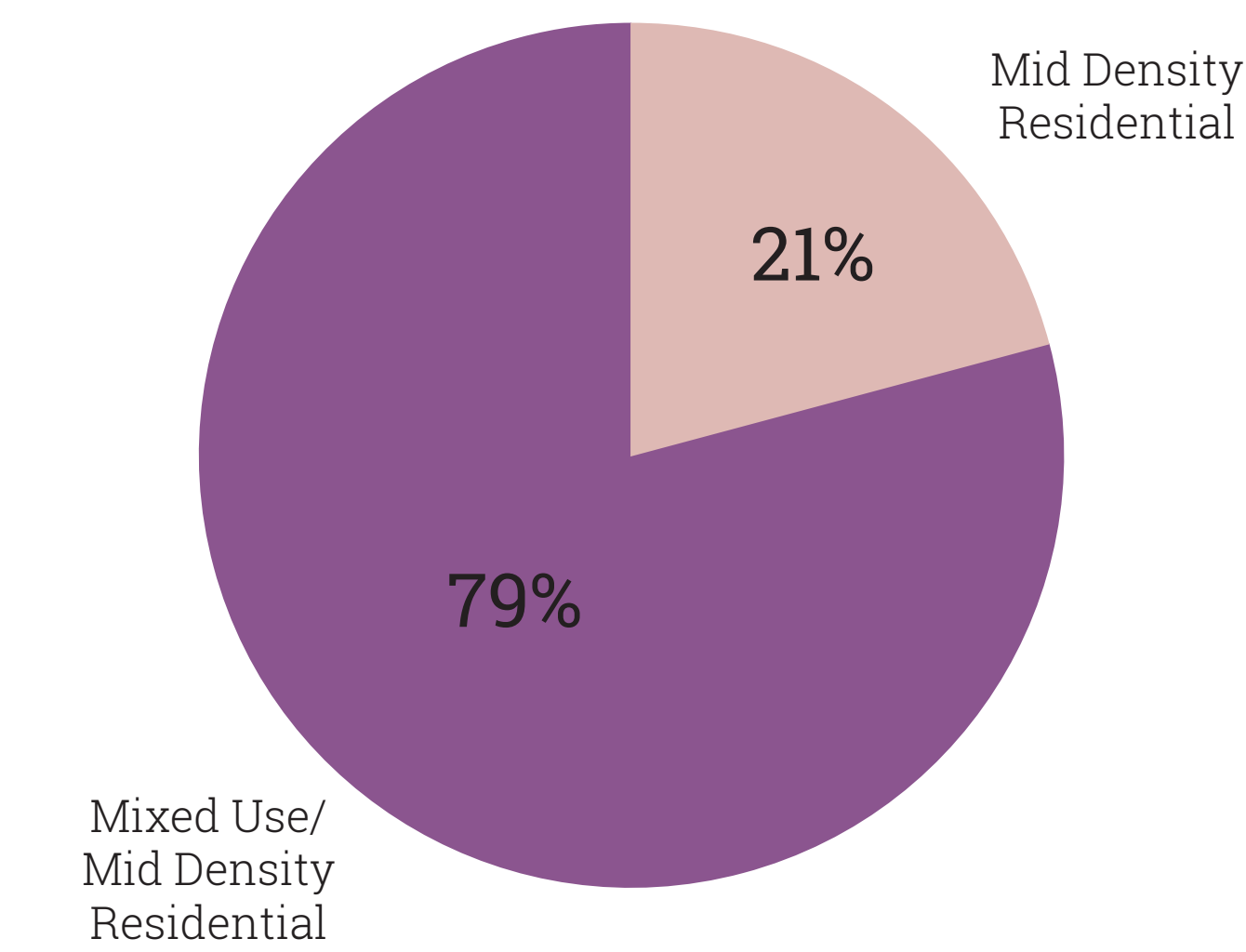
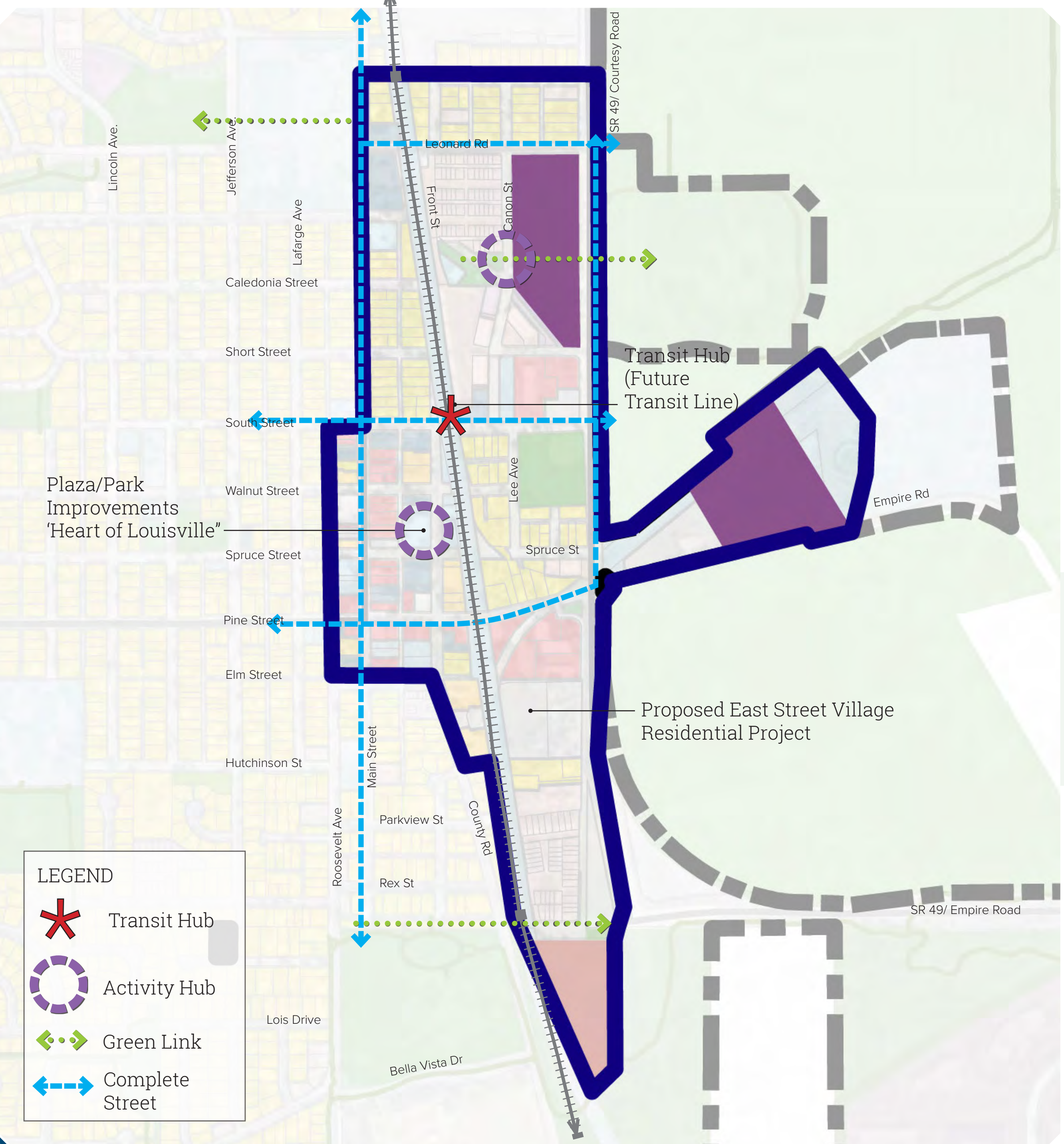
OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR



225 jobs created
 685 new housing units

- Neighborhood centers with increased density and green linkages to open spaces.
- Commercial infill along South Boulder Road.
- Improvements to South Boulder Road to be more pedestrian and bike friendly.

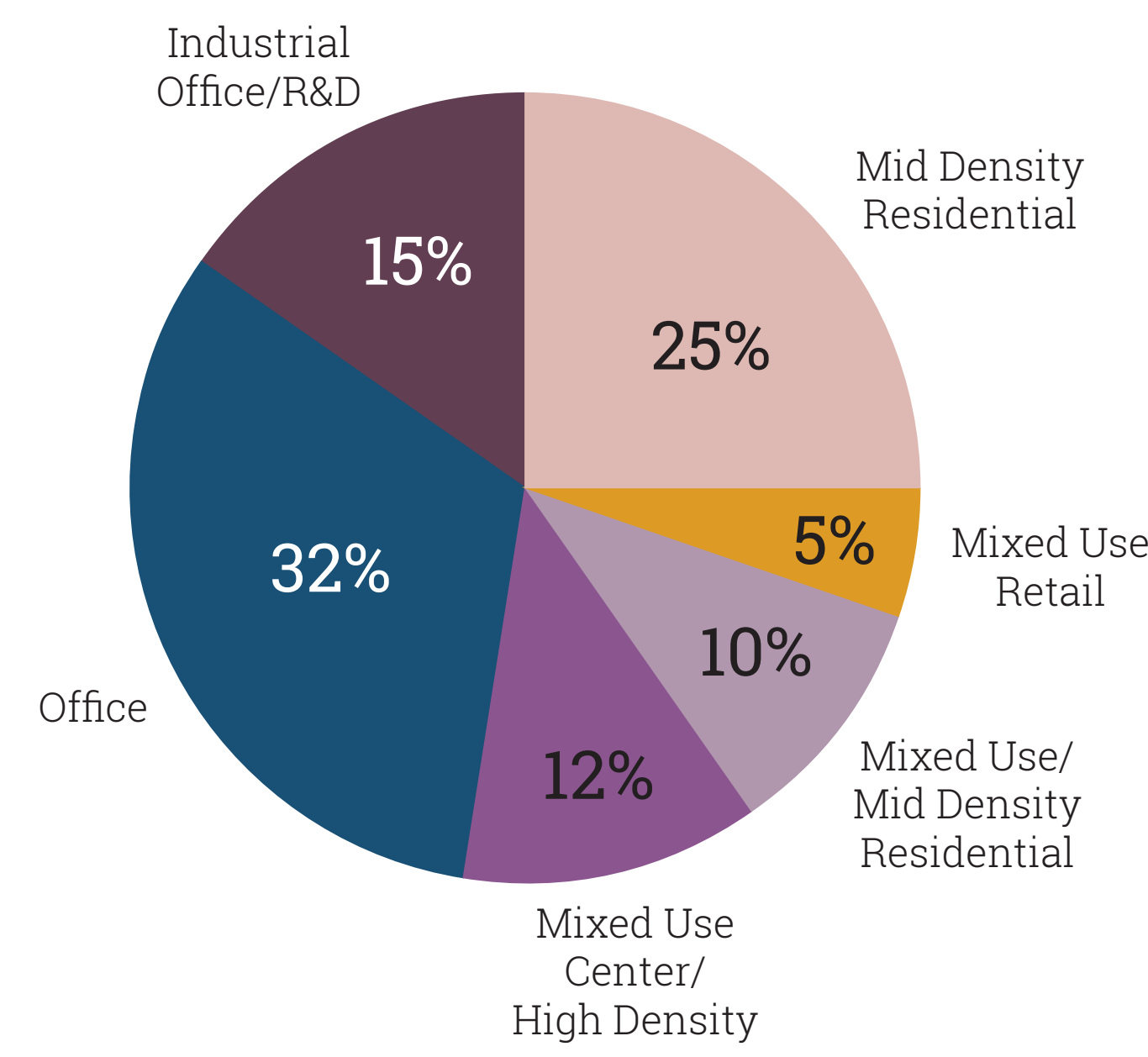
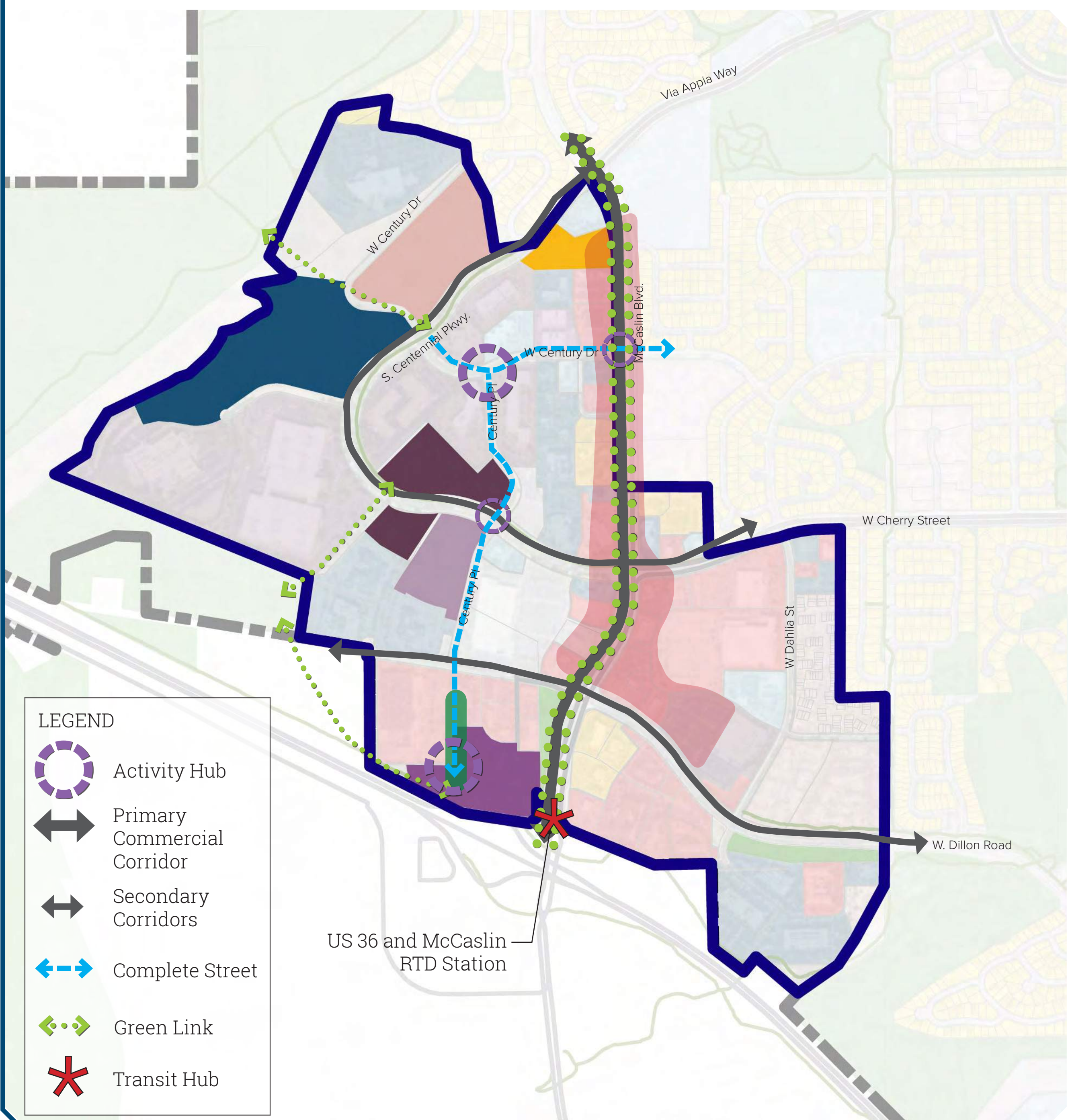
OPPORTUNITY AREA 2: DOWNTOWN



109 jobs created
 526 new housing units

- Focuses on density adjacent to Transit Hub.
- Complete Street connections align the primary grid to support walkability.
- Central park/green space in downtown to support events and gathering spaces.

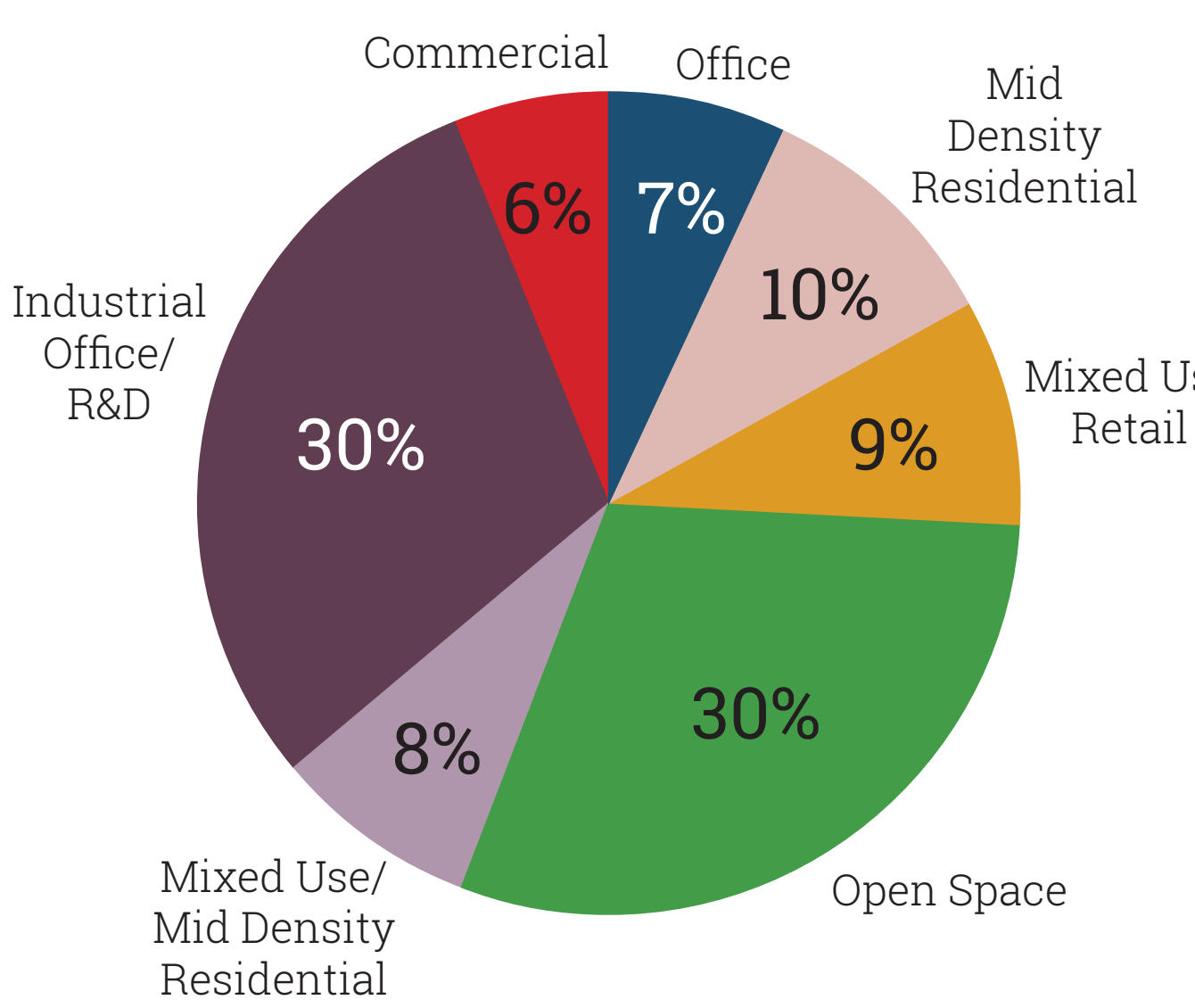
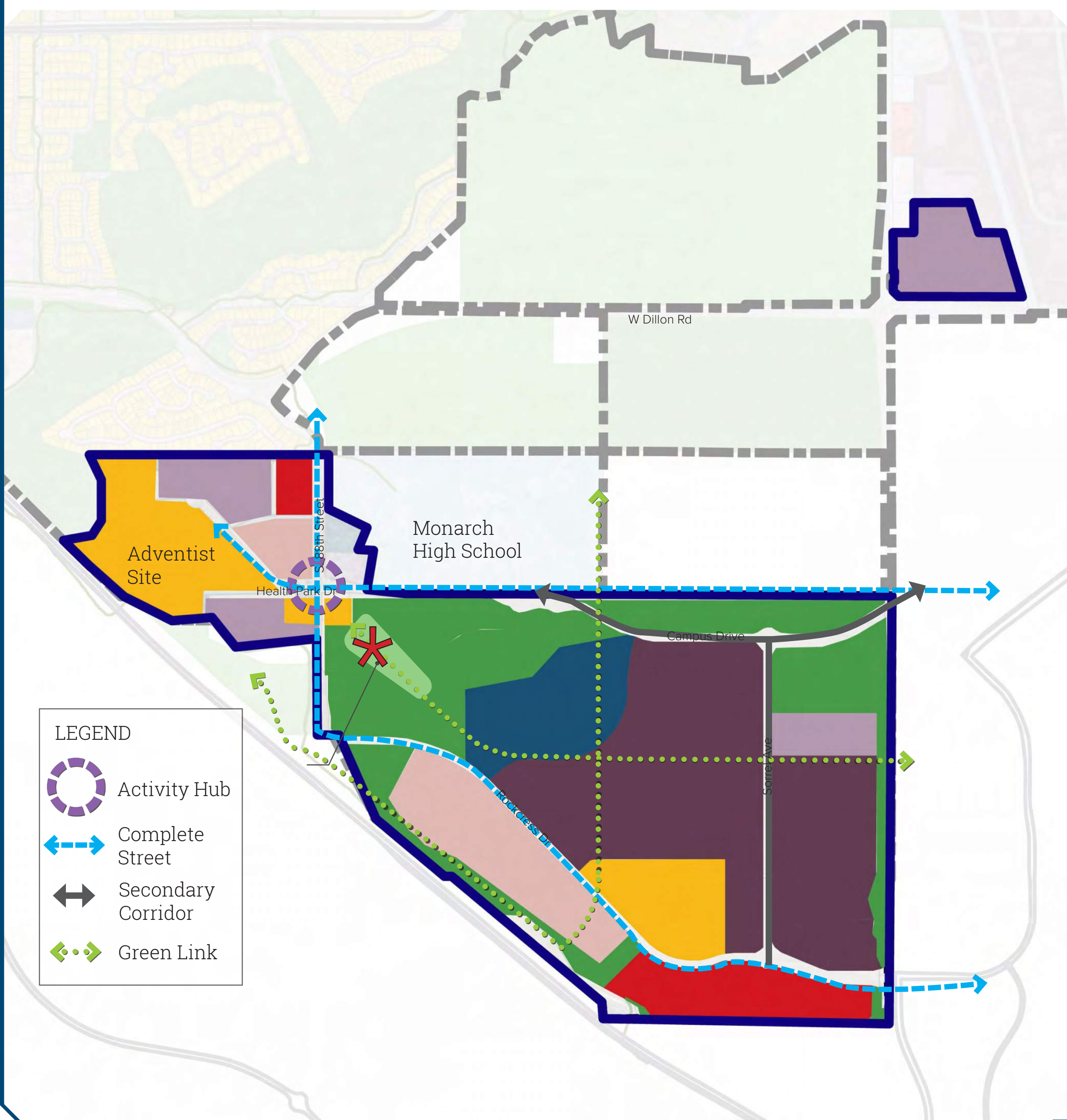
OPPORTUNITY AREA 3: MCCASLIN CORRIDOR



2,971 jobs created
 768 new housing units

- Catalyst site explores higher densities and amenities in a Transit Hub, with active retail frontage, community spaces and art.
- Complete Streets connect transit riders to work, with a central spine and mixed use infill.
- McCaslin is improved with streetscape, sidewalks/bike lanes, and community identity features such as signage, wayfinding and monumentation.

OPPORTUNITY AREA 4: REDTAIL RIDGE



10,636 jobs created
 1,762 new housing units

- Considers the intersection of 88th Street and Campus Drive as an Activity Hub, providing restaurants, services and goods to hospital-related uses.
 - Considers a connection from the Activity Hub through a shared community space to a green network internal to Redtail Ridge.
 - Encourages housing adjacent to retail/commercial spaces.
- *Retail Ridge is shown as indicated by the final plat. All future planning is subject to change based on future applications to the City.



CONNECTING WITH COMMUNITY VALUES

Consider how each of the three Scenariso aligns with Louisville’s community values.

TELL US YOUR
PRFERRED SCENARIO

 **COMMUNITY
CHARACTER**

 **COMMUNITY
PLACES**

 **COMMUNITY
CONNECTIVITY**

 **ECONOMIC
VIBRANCY**

 **ENVIRONMENTAL
SUSTAINABILITY**

SCENARIO A:
STAY THE COURSE

Place a dot in the box if this is your preferred scenario!

Maintain slow population growth through continued development of single-family and lower density homes, but may also continue trends of population decline, declining school enrollment, and higher retail vacancies that puts this character at risk.

Current parks, trail systems, recreation amenities are maintained.

More vehicle-oriented travel.

As housing growth remains low, retail is less thriving.

Office and Research and Development continues to drive job growth.

Minimum growth of good and service businesses without additional population to support retail.

Lower density housing maintains high commutership and reliance on person vehicles, increasing carbon emissions.

SCENARIO B:
A HOME FOR EVERYONE

Place a dot in the box if this is your preferred scenario!

Increased focus on a mixture of housing types to address housing attainability challenges and offer more options for families and the local workforce. Changes are focused on select areas with densities and building types that are sensitive to existing neighborhood character.

Improve downtown plazas and parks to support more active street life.

Opportunity for increased events and gathering.

Increase transportation options with a focus on overall connectivity for walkablity and bikeability.

Increase in mid-density housing supports workforce and entry level housing options.

This in turn supports neighborhood centers with access to retail, goods and services.

Missing middle and more compact housing choices can support in a reduction of vehicle miles traveled and support and increase to transit connection, decreasing carbon emissions.

SCENARIO C: LIVE AND
WORK IN LOUISVILLE

Place a dot in the box if this is your preferred scenario!

Focused areas of medium and higher density housing to create vibrant places with retail centers and transit access, increasing proximity to goods and serves while supporting retail vitality and transit options. Changes are focused on select areas with densities and building types

Increase overall parks system, trails and linkages to support new development densities.

Ability to support additional programs, services, and events for all ages (from youth to seniors).

Increased transit frequency with higher density housing centers and provide multimodal linkages to access housing and jobs within the community.

Higher-density centers also serve as a hub for jobs and services.

With higher employment growth, there is a need to increase housing for all incomes and ages beyond the current gap.

Higher density centers support increased transit, a reduction of commuting and an overall decreasing carbon emissions.

Mixed use centers allow for goods and service available by walking or biking to support increased community health and more vibrant places.

HOUSING COMPARISON

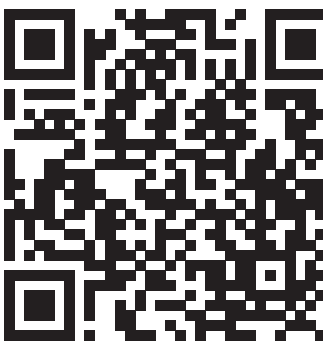
Scenario A: Stay the Course 1,150 new housing units				Scenario B: A Home for Everyone 5,608 new housing units				Scenario A: Stay the Course 3,741 new housing units			
Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge	Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge	Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
695 units	176 units	234 units	45 units	812 units	482 units	1,548 units	2,766 units	685 units	526 units	768 units	1,762 units

JOBS CREATION

Scenario A: Stay the Course 3,981 new jobs total				Scenario B: A Home for Everyone 9,414 new jobs total				Scenario C: Live and Work 13,941 new jobs total			
Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge	Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge	Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
66 jobs	226 jobs	2,330 jobs	13,659 jobs	30 jobs	63 jobs	338 jobs	8,983 jobs	225 jobs	109 jobs	2,971 jobs	10,636 jobs



SCENARIO REPORT CARD



Why did you choose this scenario? Use a sticky note and comment below!

SCENARIO A: STAY THE COURSE

SCENARIO B: A HOME FOR EVERYONE

SCENARIO C: LIVE AND WORK IN LOUISVILLE



SCENARIO COMPARISION



Add a dot to let us know what land uses you would like to see more of...less of...

Mixed Use Retail: 3-4 stories,
a mix of retail with some residential or office



More of this....

Just right.

Less of this...

Low Density Residential (1-10 DU):
2 - 2½ stories, only residential



More of this....

Just right.

Less of this...

Mid Density Residential (10-20 DU):
Up to 3 stories, only residential



More of this....

Just right.

Less of this...

Mixed Use/Mid Density Res (20-30 DU): up to 3 stories,
residential with some retail or office



More of this....

Just right.

Less of this...

Mixed Use Center/High Density Res (30-40 DU):
up to 5 stories, residential with some retail or office



More of this....

Just right.

Less of this...

Commercial: 3-4 stories, mostly retail or office



More of this....

Just right.

Less of this...

Industrial Mixed Use: 3-4 stories,
light industrial uses with some limited retail or office



More of this....

Just right.

Less of this...

Industrial Office/R&D: 3-4 stories,
Light industrial with office, research, or labs



More of this....

Just right.

Less of this...

Office: 3-4 stories, mostly offices

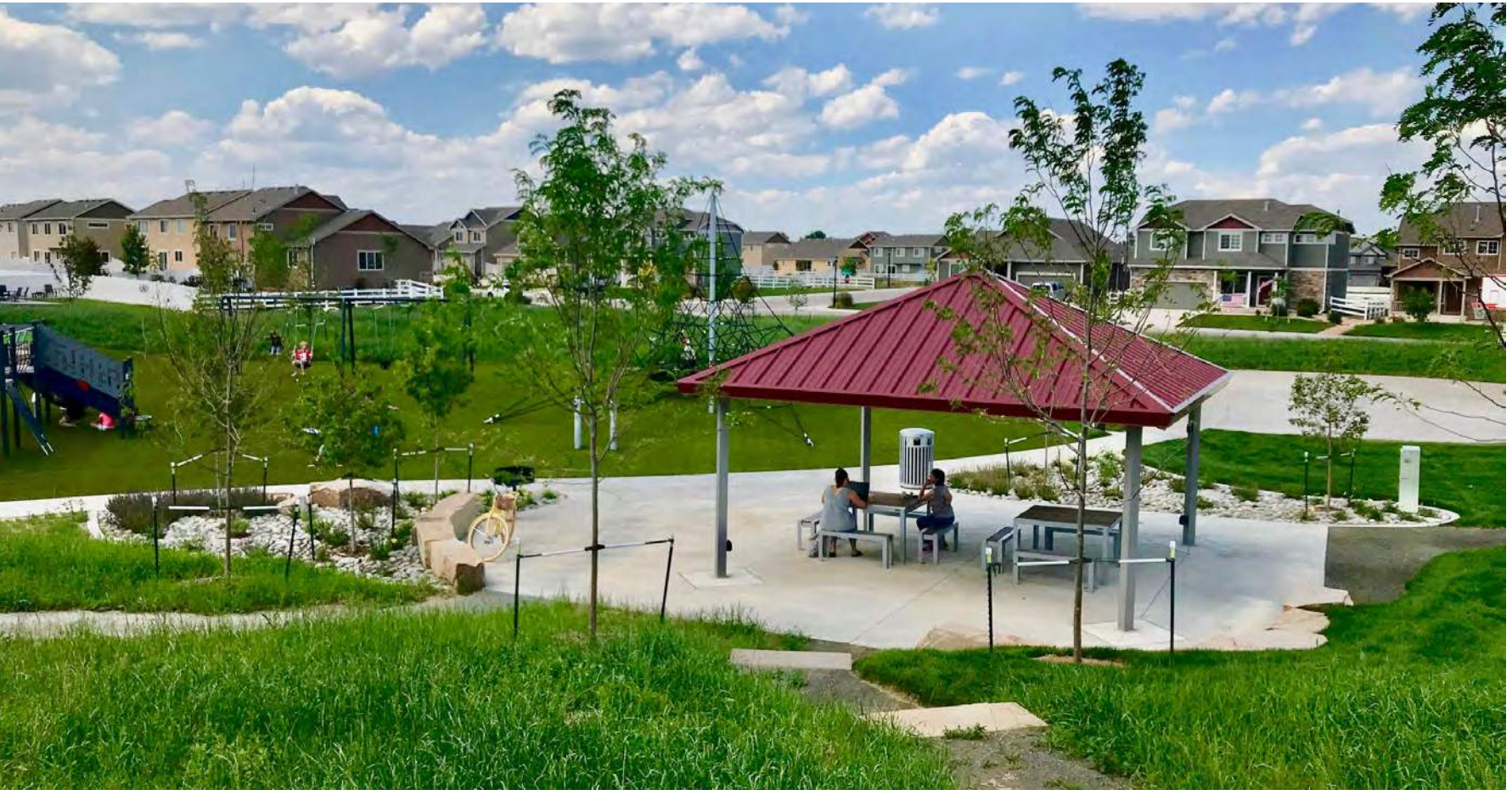


More of this....

Just right.

Less of this...

Park/Plaza/Open Space



More of this....

Just right.

Less of this...

DU = Dwelling Units Per Acre

Your Turn!

Use the stickers below to create your own scenario.

Commercial

3-4 stories, mostly retail or office

Low Density Residential (1-10 DU)

2 - 2½ stories, only residential

Mid Density Residential (10-20 DU)

3-4 stories, a mix of retail with some residential or office

Mixed Use/Mid Density Residential (20-30 DU)

Up to 3 stories, only residential

Mixed Use Center/High Density Res (30-40 DU)

Up to 5 stories, residential with some retail or office

Industrial Office/R&D

Light industrial with office, research, or labs

Industrial Mixed Use

Light industrial uses with some limited retail or office

Office

3-4 stories, mostly offices

Park Plaza Open Space

Pocket Parks, Plaza Spaces, Neighborhood Parks

RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How to Play the Game.

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Step 2: Understand the Stickers
Each sticker represents a different type land use. The color and number of jobs or units are shown on the legend on the left. Take a moment to think for yourself and then discuss as a team how you want these areas of the city in the future. Discuss your ideas as before placing your stickers.

Step 3: Place Your Stickers
Place the stickers on the map according to your vision. You can mix and match stickers and place them on the board. You do not need to use all the stickers, but you must meet the minimum number of jobs and units to meet the growth requirements for Louisville.

Step 4: Consider Trade-offs
Remember that there are trade-offs in land use decisions. Consider how less dense housing takes more space and how close housing is to jobs, goods and services. Balance your choices to create a scenario that reflects your priorities for the community's future.

Step 5: Discuss and Adjust
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Step 6: Name and Present Your Scenario
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How Many Units?

Count the number of UNITS you have and fill in the box.

1,900

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

1,560

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

Low Impact Future

Connectivity

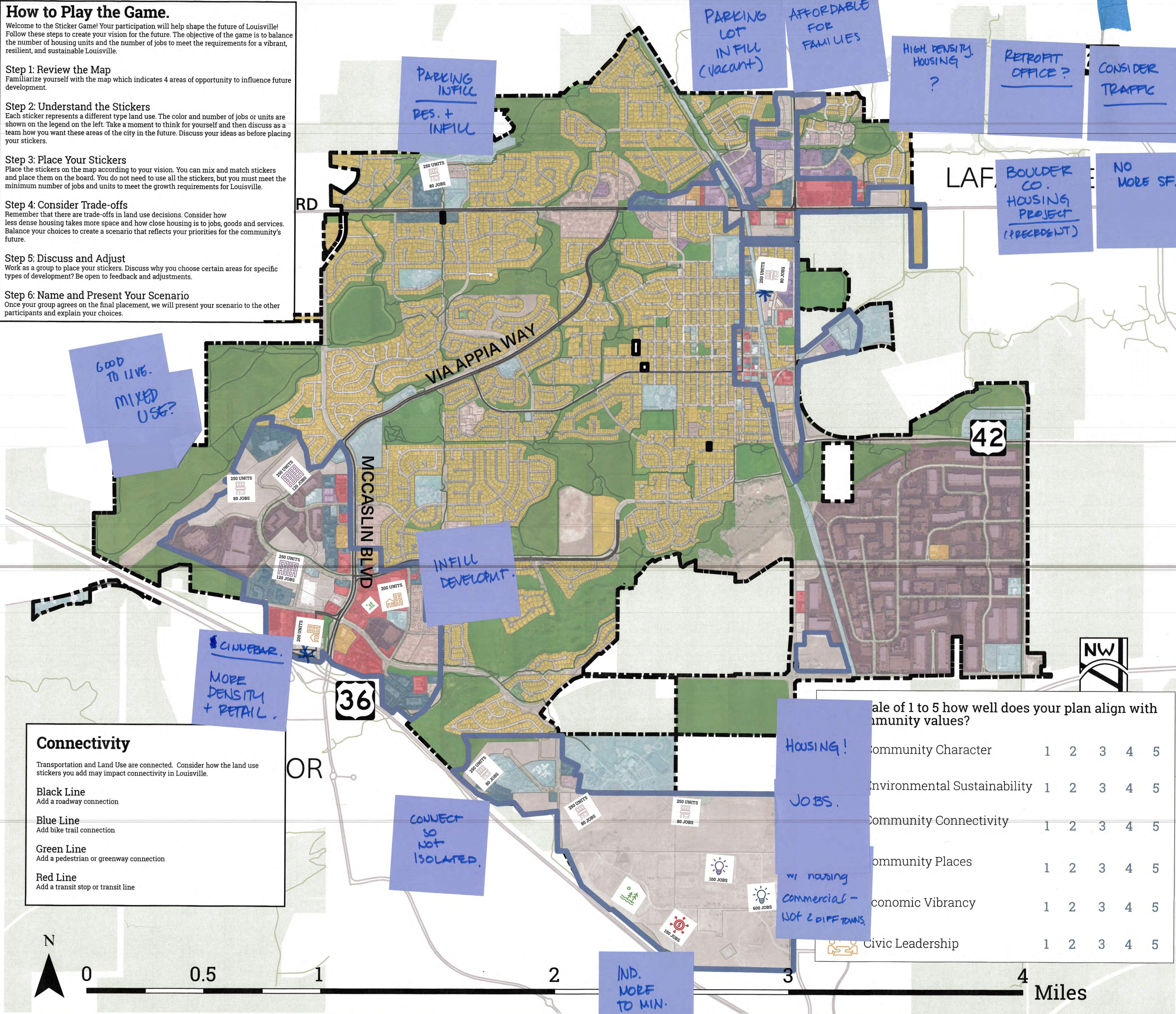
Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

Black Line
Add a roadway connection

Blue Line
Add a bike trail connection

Green Line
Add a pedestrian or greenway connection

Red Line
Add a transit stop or transit line



	Scale of 1 to 5 how well does your plan align with community values?				
Community Character	1	2	3	4	5
Environmental Sustainability	1	2	3	4	5
Community Connectivity	1	2	3	4	5
Community Places	1	2	3	4	5
Economic Vibrancy	1	2	3	4	5
Civic Leadership	1	2	3	4	5

Your Turn!
Use the stickers below to create your own scenario.

Commercial

3-4 stories,
mostly retail or
office

150 JOBS

**Low Density Residential
(1-10 DU)**

2 - 2½ stories,
only residential

100 UNITS

**Mid Density Residential
(10-20 DU)**

3-4 stories, a
mix of retail with
some residential or
office

200 UNITS

**Mixed Use/
Mid Density Residential
(20-30 DU)**

Up to 3 stories,
only residential

250 UNITS
80 JOBS

**Mixed Use Center/
High Density Res
(30-40 DU)**

Up to 5 stories,
residential with
some retail or
office

250 UNITS
120 JOBS

**Industrial Office/
R&D**

Light industrial
with office,
research, or
labs

400 JOBS

**Industrial Mixed
Use**

Light industrial
uses with some
limited retail or
office

100 JOBS

Office

3-4 stories,
mostly offices

600 JOBS

**Park
Plaza
Open Space**

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks

RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How Many Units?

Count the number of UNITS you have and fill in the box.

4900

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

4810

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

Targeted Infill with walkable activity centers w/ nod to climate resilience

Infill opportunities with context sensitive design

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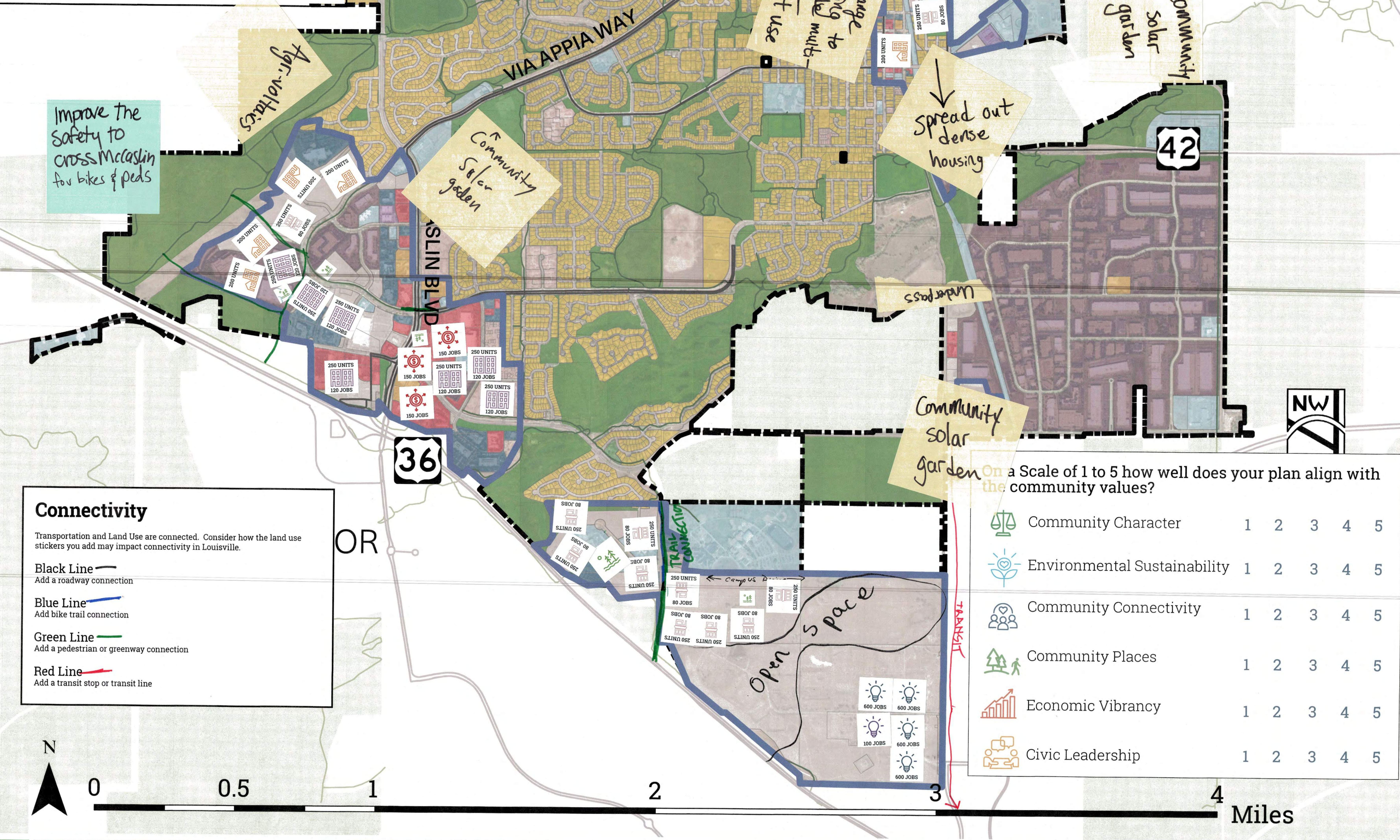
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Connectivity

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- Black Line** — Add a roadway connection
- Blue Line** — Add a bike trail connection
- Green Line** — Add a pedestrian or greenway connection
- Red Line** — Add a transit stop or transit line

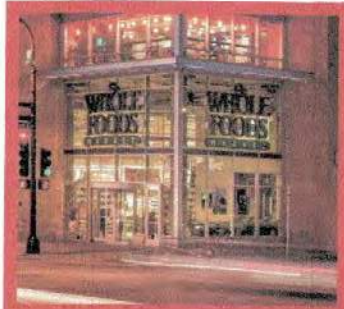
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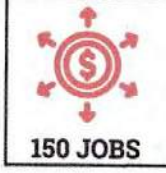
Your Turn!

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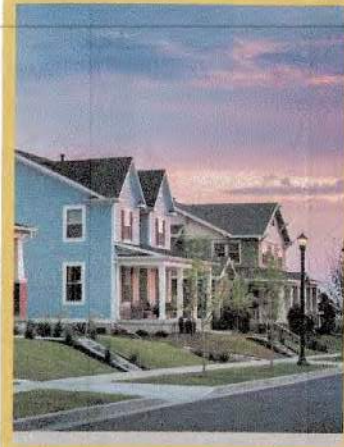


Commercial

3-4 stories,
mostly retail or
office



150 JOBS

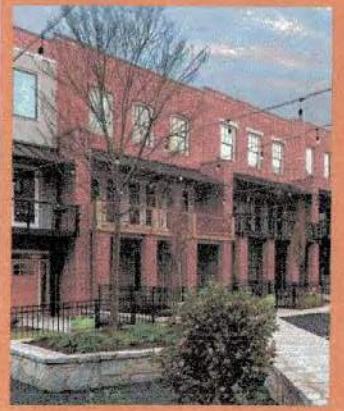


Low Density
Residential
(1-10 DU)

2 - 2½ stories,
only residential



100 UNITS



Mid Density
Residential
(10-20 DU)

3-4 stories, a
mix of retail
with some
residential or
office



200 UNITS



Mixed Use/
Mid Density
Residential
(20-30 DU)

Up to 3 stories,
only residential

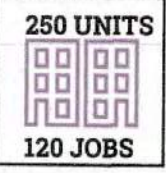


250 UNITS
80 JOBS



Mixed Use Center/
High Density Res
(30-40 DU)

Up to 5 stories,
residential with
some retail or
office



250 UNITS
120 JOBS



Industrial Office/
R&D

Light industrial
with office,
research, or
labs



400 JOBS



Industrial Mixed
Use

Light industrial
uses with some
limited retail or
office



100 JOBS



Office

3-4 stories,
mostly offices



600 JOBS



Park
Plaza
Open Space

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



RULE: You
may place 1
park per every
200 Units and
2,000 Jobs

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How Many Units?

Count the number of UNITS you have and fill in the box.

1500

Minimum 1,000 Units

Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

3,200

Minimum 10,000 Jobs

Maximum 20,000 Jobs

Name your Idea!

Connectivity

Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

Black Line

Add a roadway connection

Blue Line

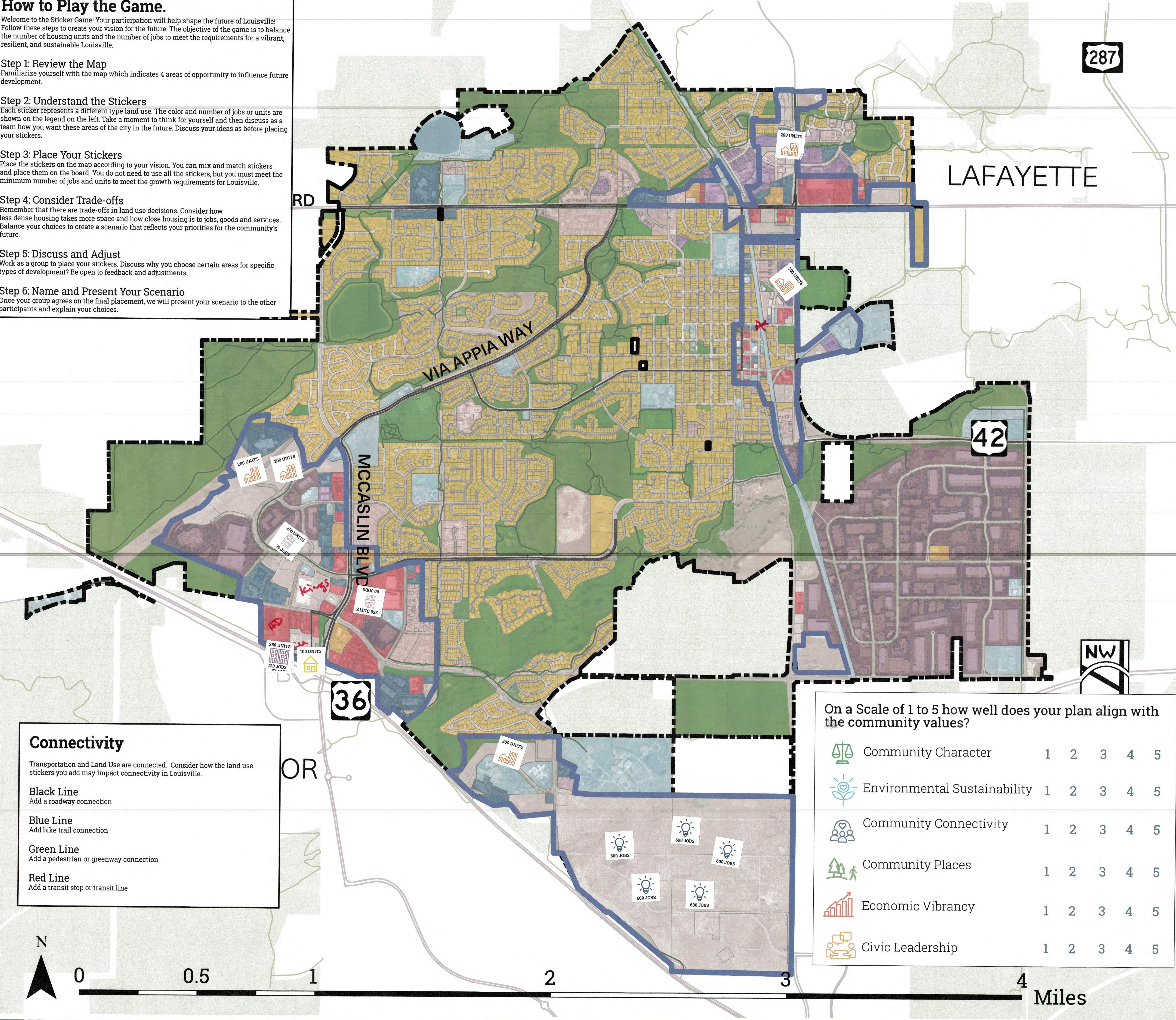
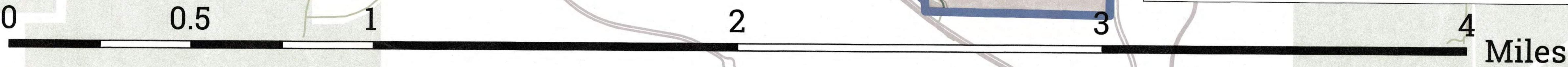
Add bike trail connection

Green Line

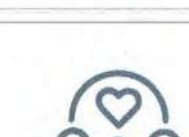
Add a pedestrian or greenway connection

Red Line

Add a transit stop or transit line

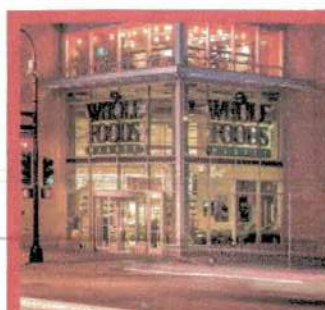


On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

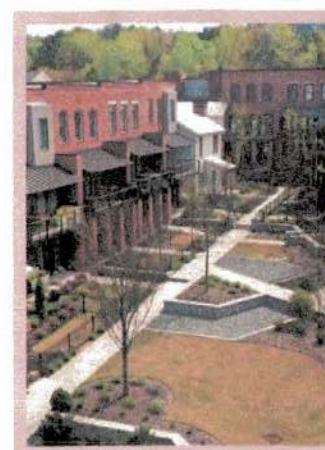


Your Turn!
Use the stickers below to create your own scenario.

**Commercial**
3-4 stories, mostly retail or office

**Low Density Residential (1-10 DU)**
2 - 2½ stories, only residential

**Mid Density Residential (10-20 DU)**
3-4 stories, a mix of retail with some residential or office

**Mixed Use/ Mid Density Residential (20-30 DU)**
Up to 3 stories, only residential

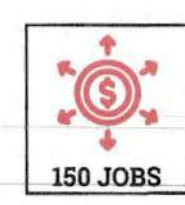
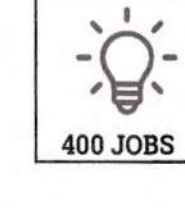
**Mixed Use Center/ High Density Res (30-40 DU)**
Up to 5 stories, residential with some retail or office

**Industrial Office/ R&D**
Light industrial with office, research, or labs

**Industrial Mixed Use**
Light industrial uses with some limited retail or office

**Office**
3-4 stories, mostly offices

**Park Plaza Open Space**
Pocket Parks, Plaza Spaces, Neighborhood Parks


150 JOBS
100 UNITS
200 UNITS
250 UNITS
250 UNITS
400 JOBS
100 JOBS
600 JOBS
600 JOBS

RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How Many Units?
Count the number of UNITS you have and fill in the box.

2400+

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?
Count the number of JOBS you have and fill in the box.

4500

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!
Max Redtail + McCaslin with transit connectivity

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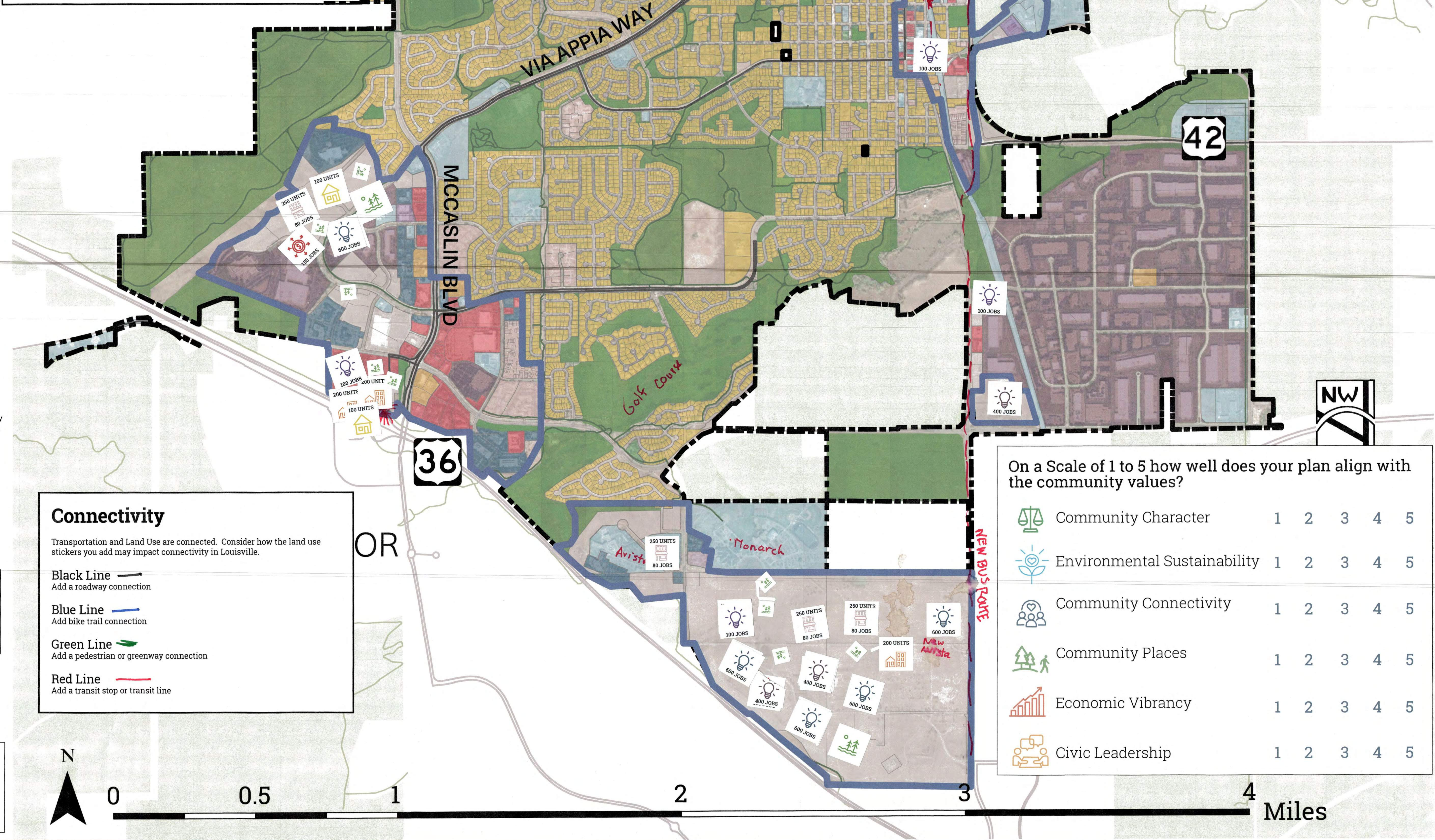
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Add a roadway connection

Blue Line —
Add a bike trail connection

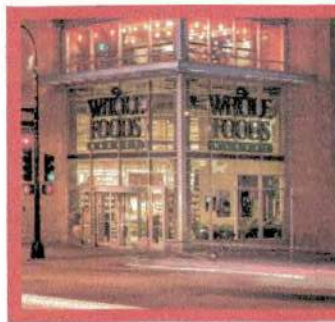
Green Line —
Add a pedestrian or greenway connection

Red Line —
Add a transit stop or transit line

On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

Your Turn!
Use the stickers below to create your own scenario.



Commercial
3-4 stories,
mostly retail or
office



**Low Density
Residential
(1-10 DU)**
2 - 2½ stories,
only residential



**Mid Density
Residential
(10-20 DU)**
3-4 stories, a
mix of retail
with some
residential or
office



**Mixed Use/
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Residential
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Up to 3 stories,
only residential



**Mixed Use Center/
High Density Res
(30-40 DU)**
Up to 5 stories,
residential with
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office



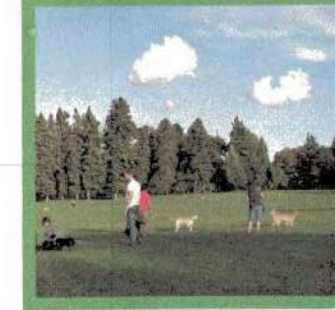
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labs



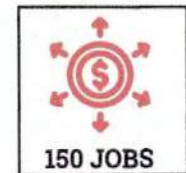
**Industrial Mixed
Use**
Light industrial
uses with some
limited retail or
office



Office
3-4 stories,
mostly offices



**Park
Plaza
Open Space**
Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



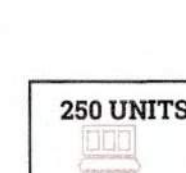
150 JOBS



100 UNITS



200 UNITS



250 UNITS



250 UNITS



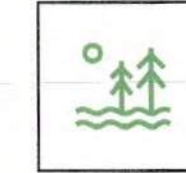
400 JOBS



100 JOBS



600 JOBS



RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How Many Units?
Count the number of UNITS you have and fill in the box.

2 000 UNITS.

Minimum 5,000 Units
Maximum 15,000 Units

How Many Jobs?
Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

EMPHASIS ON MCCASLIN + AFFORDABILITY

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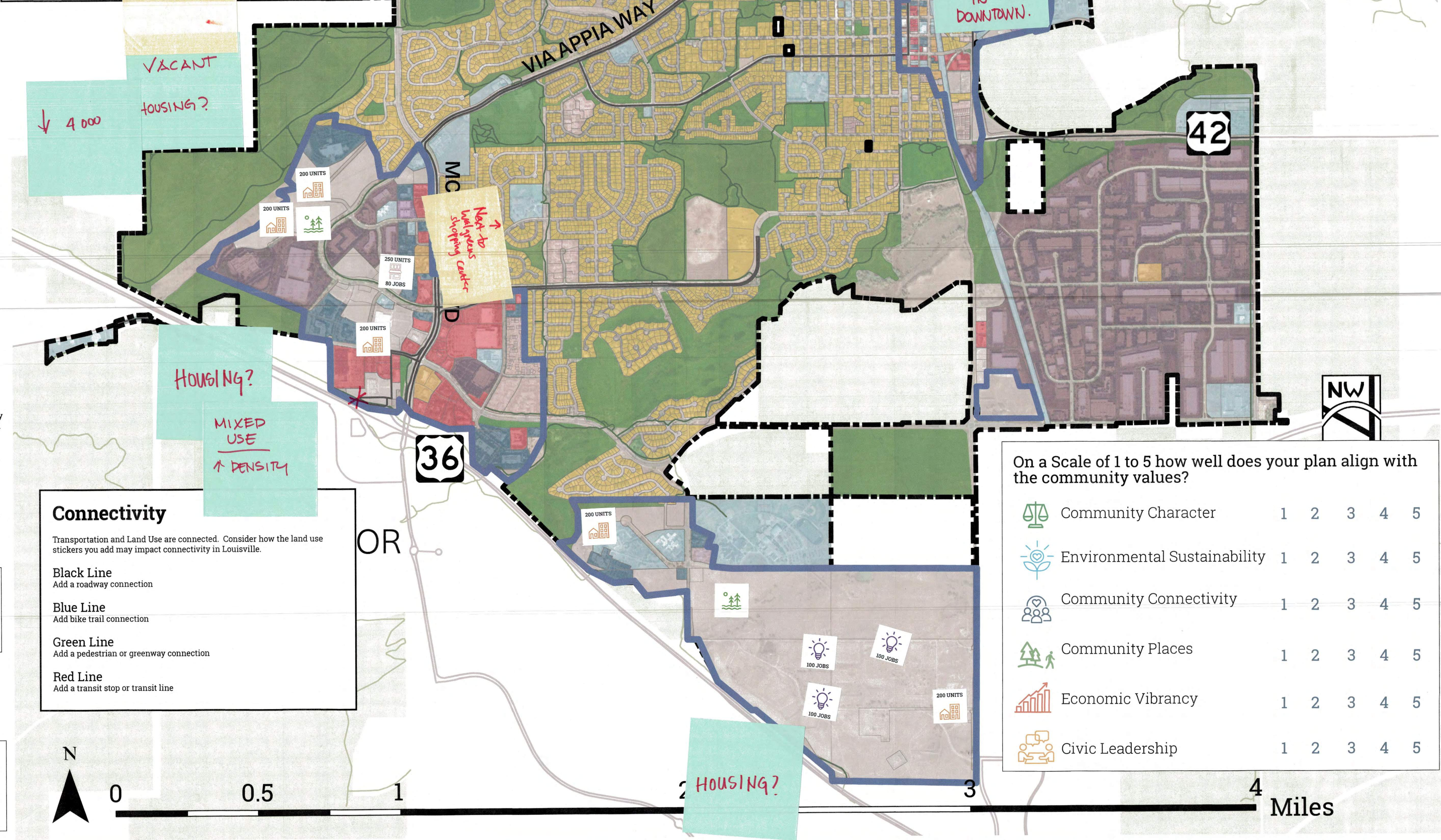
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	Civic Leadership	1	2	3	4	5

Your Turn!

Use the stickers below to create your own scenario.

Commercial

3-4 stories,
mostly retail or
office

150 JOBS

Low Density Residential
(1-10 DU)

2 - 2½ stories,
only residential

100 UNITS

Mid Density Residential
(10-20 DU)

3-4 stories, a
mix of retail
with some
residential or
office

200 UNITS

**Mixed Use/
Mid Density Residential**
(20-30 DU)

Up to 3 stories,
only residential

250 UNITS
80 JOBS

**Mixed Use Center/
High Density Res**
(30-40 DU)

Up to 5 stories,
residential with
some retail or
office

250 UNITS
120 JOBS

**Industrial Office/
R&D**

Light industrial
with office,
research, or
labs

400 JOBS

**Industrial Mixed
Use**

Light industrial
uses with some
limited retail or
office

100 JOBS

Office

3-4 stories,
mostly offices

600 JOBS

**Park Plaza
Open Space**

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks

RULE: You may place 1 park per every 200 Units and 2,000 Jobs

would like to see guidelines for building types + design quality is equally important

Units? How Many Jobs?

Count the number of UNITS you have and fill in the box.

1,900

Minimum 1,000 Units
Maximum 5,000 Units

Name your Idea!

Bucolic Louisville

2,880

Minimum 2,000 Jobs
Maximum 20,000 Jobs

How was the # of Jobs Determined

How to Play the Game.

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Step 1: Review the Map

Familiarize yourself with the map which indicates 4 areas of opportunity to influence future development.

Step 2: Understand the Stickers

Each sticker represents a different type land use. The color and number of jobs or units are shown on the legend on the left. Take a moment to think for yourself and then discuss as a team how you want these areas of the city in the future. Discuss your ideas as before placing your stickers.

Step 3: Place Your Stickers

Place the stickers on the map according to your vision. You can mix and match stickers and place them on the board. You do not need to use all the stickers, but you must meet the minimum number of jobs and units to meet the growth requirements for Louisville.

Step 4: Consider Trade-offs

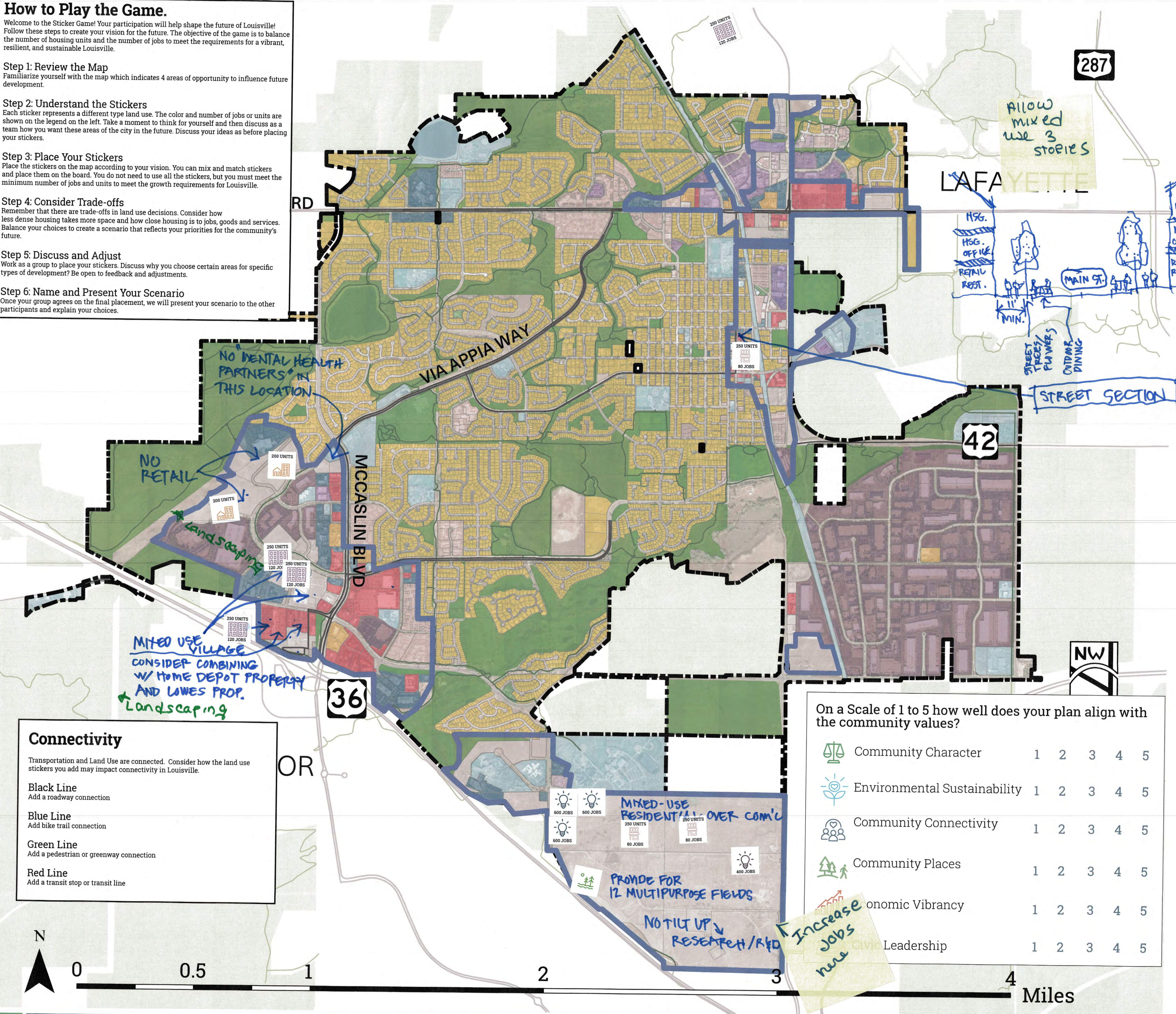
Remember that there are trade-offs in land use decisions. Consider how less dense housing takes more space and how close housing is to jobs, goods and services. Balance your choices to create a scenario that reflects your priorities for the community's future.

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Connectivity

Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

Black Line

Add a roadway connection

Blue Line

Add a bike trail connection

Green Line

Add a pedestrian or greenway connection

Red Line

Add a transit stop or transit line

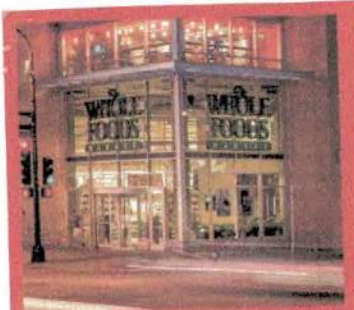
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	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

Increase Jobs here



Your Turn!
Use the stickers below to create your own scenario.



Commercial

150 JOBS



Low Density Residential (1-10 DU)

100 UNITS



Mid Density Residential (10-20 DU)

200 UNITS



Mixed Use/Mid Density Residential (20-30 DU)

250 UNITS
80 JOBS



Mixed Use Center/High Density Res (30-40 DU)

250 UNITS
120 JOBS



Industrial Office/R&D

400 JOBS



Industrial Mixed Use

100 JOBS



Office

600 JOBS



Park Plaza Open Space

POCKET PARKS, PLAZA SPACES, NEIGHBORHOOD PARKS

3-4 stories, mostly retail or office

2 - 2½ stories, only residential

3-4 stories, a mix of retail with some residential or office

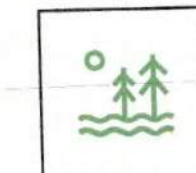
Up to 3 stories, only residential

Up to 5 stories, residential with some retail or office

Light industrial with office, research, or labs

Light industrial uses with some limited retail or office

3-4 stories, mostly offices



RULE: You may place 1 park per every 200 Units and 2,000 Jobs

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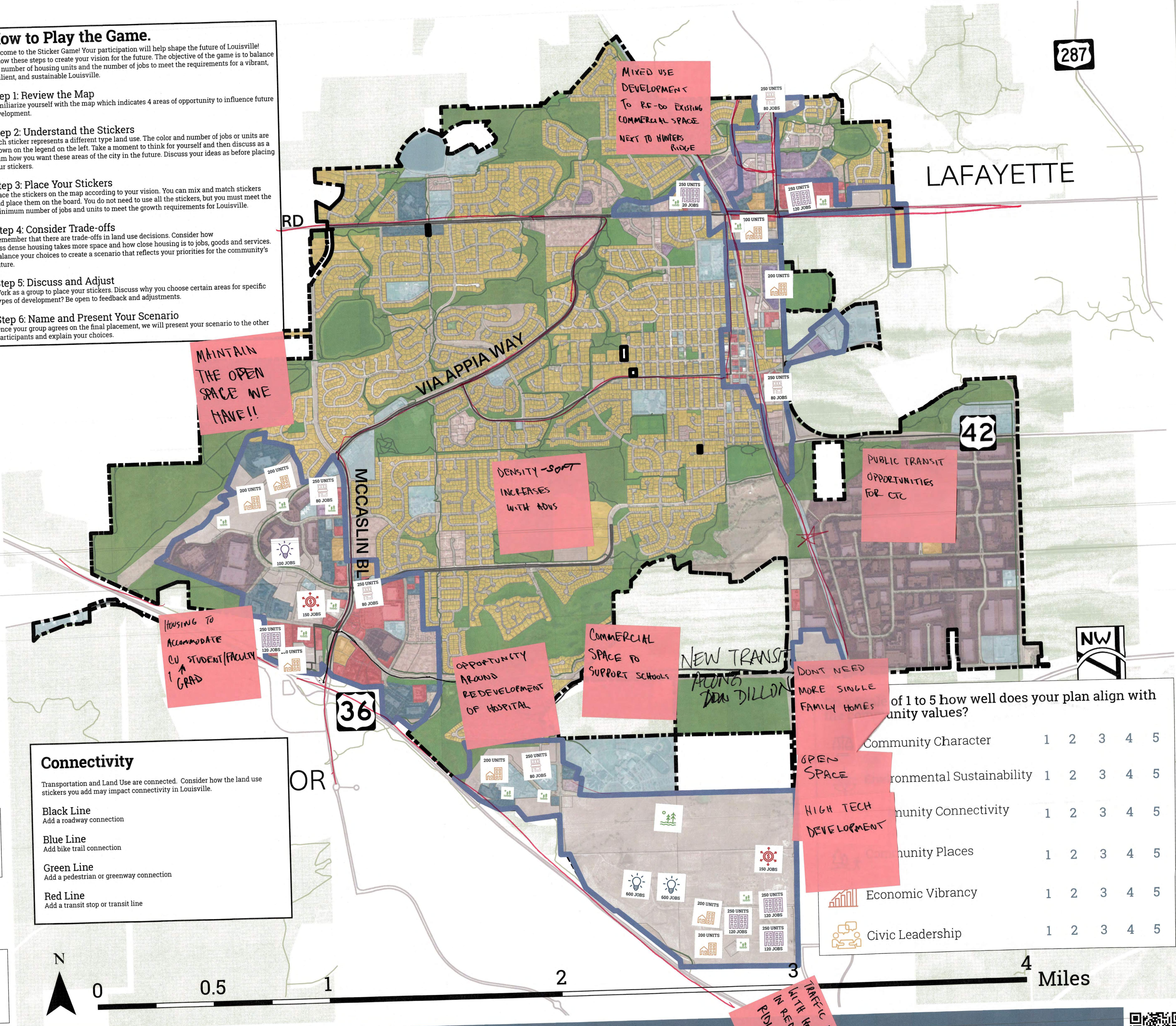
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How Many Units? How Many Jobs?

Count the number of UNITS you have and fill in the box.

4350

Minimum 1,000 Units
Maximum 5,000 Units

Count the number of JOBS you have and fill in the box.

2720

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

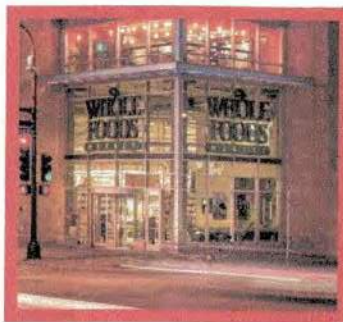
Impossible Dream

of 1 to 5 how well does your plan align with community values?

Community Character	1	2	3	4	5
Environmental Sustainability	1	2	3	4	5
Community Connectivity	1	2	3	4	5
Community Places	1	2	3	4	5
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Civic Leadership	1	2	3	4	5

Your Turn!

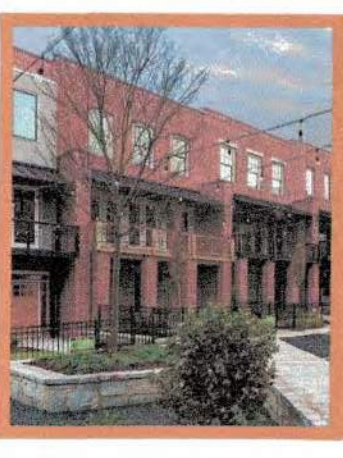
Use the stickers below to create your own scenario.



Commercial



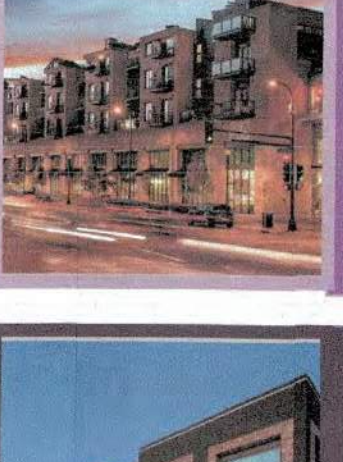
Low Density Residential
(1-10 DU)



Mid Density Residential
(10-20 DU)



Mixed Use/
Mid Density Residential
(20-30 DU)



Mixed Use Center/
High Density Res
(30-40 DU)



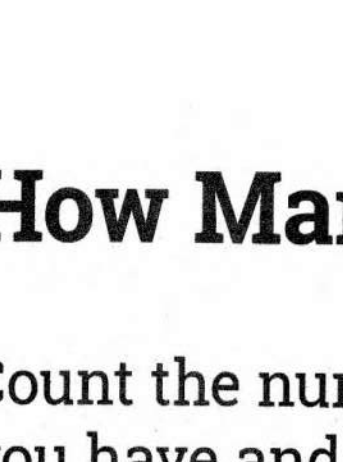
Industrial Office/
R&D



Industrial Mixed
Use



Office



Park
Plaza
Open Space

3-4 stories,
mostly retail or
office

2 - 2½ stories,
only residential

3-4 stories, a
mix of retail
with some
residential or
office

Up to 3 stories,
only residential

Up to 5 stories,
residential with
some retail or
office

Light industrial
with office,
research, or
labs

Light industrial
uses with some
limited retail or
office

3-4 stories,
mostly offices

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



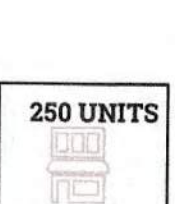
150 JOBS



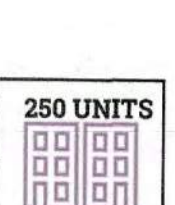
100 UNITS



200 UNITS



250 UNITS
80 JOBS



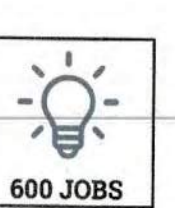
250 UNITS
120 JOBS



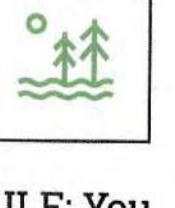
400 JOBS



100 JOBS



600 JOBS



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How Many Units?

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2,800

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

3,980

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

Living the Dream

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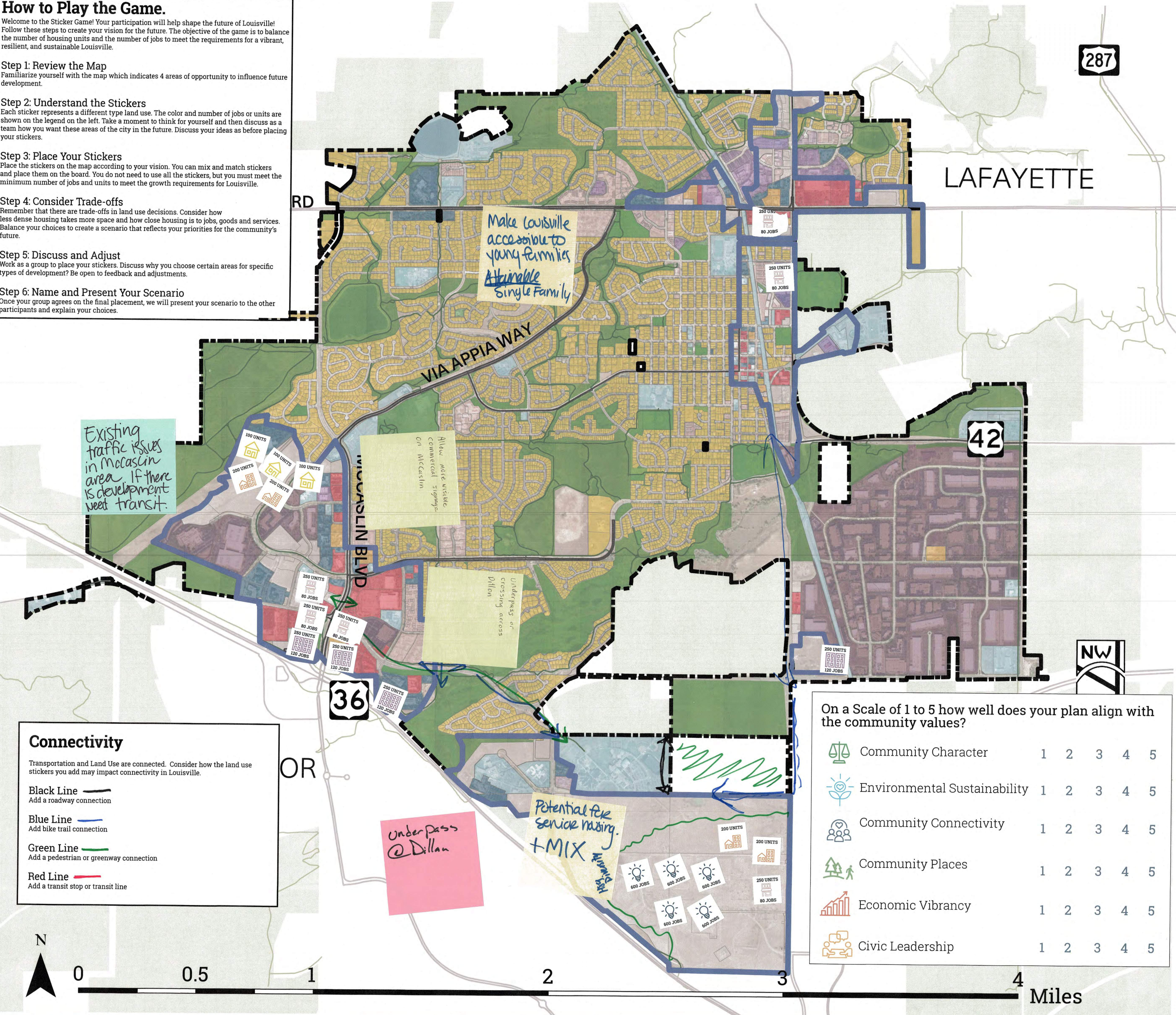
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Connectivity

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Black Line

Add a roadway connection

Blue Line

Add a bike trail connection

Green Line

Add a pedestrian or greenway connection

Red Line

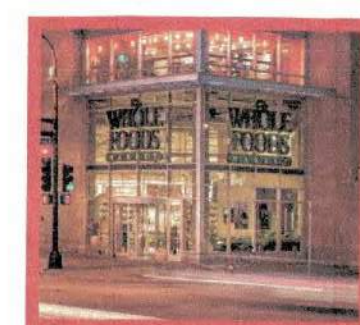
Add a transit stop or transit line

On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
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	Civic Leadership	1	2	3	4	5



Use the stickers below to create your own scenario.

**Commercial**

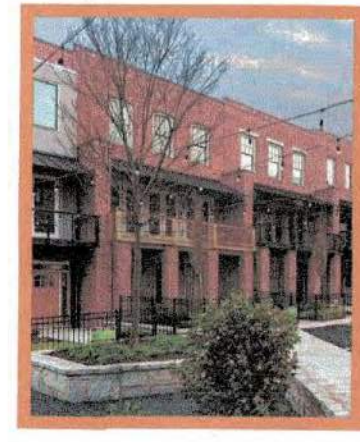
3-4 stories,
mostly retail or
office



**Low Density Residential (1-10 DU)**

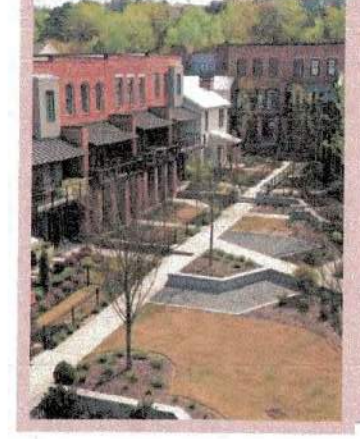
2 - 2½ stories,
only residential



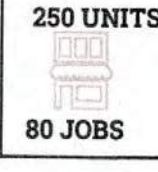
**Mid Density Residential (10-20 DU)**

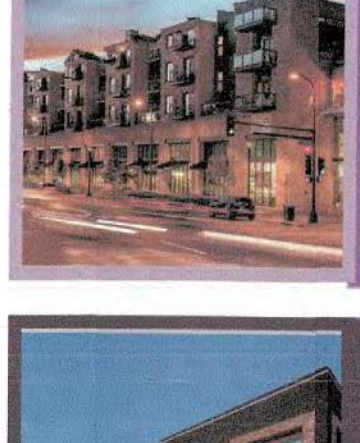
3-4 stories, a
mix of retail
with some
residential or
office



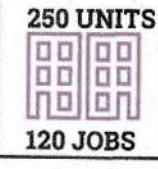
**Mixed Use/
Mid Density Residential (20-30 DU)**

Up to 3 stories,
only residential



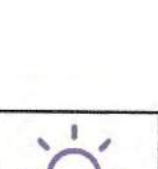
**Mixed Use Center/
High Density Res (30-40 DU)**

Up to 5 stories,
residential with
some retail or
office



**Industrial Office/
R&D**

Light industrial
with office,
research, or
labs



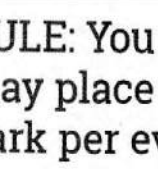
**Industrial Mixed
Use**

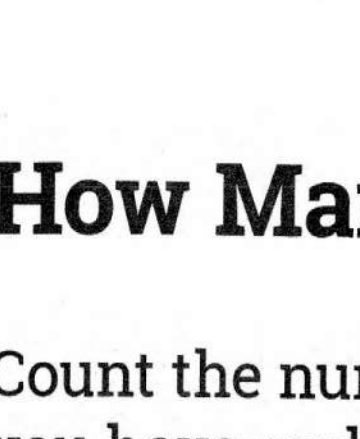
Light industrial
uses with some
limited retail or
office



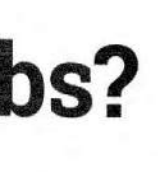
**Office**

3-4 stories,
mostly offices



**Park
Plaza
Open Space**

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



How Many Units?

Count the number of UNITS you have and fill in the box.

2,000

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

700

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

the Two thousand House fish plan

Transit

Traffic concerns.

♥ PARKS.
WALK TO SCHOOL.

NO MORE SINGLE FAMILY.

MORE CONNECTION W/ BTD + SUPERICK FLEX RIDE.

Senior housing OR 1 level design.

Viability of Retail

gathering 'Vibe'

LAFAYETTE OPEN SPACE

Bus!
Mon-Fri?

MF

TOWNHOME CONDO BY TRANS. (FLEX RIDE).

Restaurants/entertainment.

UNDERPASS

SOCCER MULTI-PURPOSE

HOUSING Accessible AFFORDABLE

HOSPITAL

Attached to open space Be intentional.

Step 1: Rev
Familiarize you development.

Step 2: Understand the Stickers
Each sticker represents a different type land use. The color and number of jobs shown on the legend on the left. Take a moment to think for yourself and then team how you want these areas of the city in the future. Discuss your ideas as your stickers.

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Connectivity

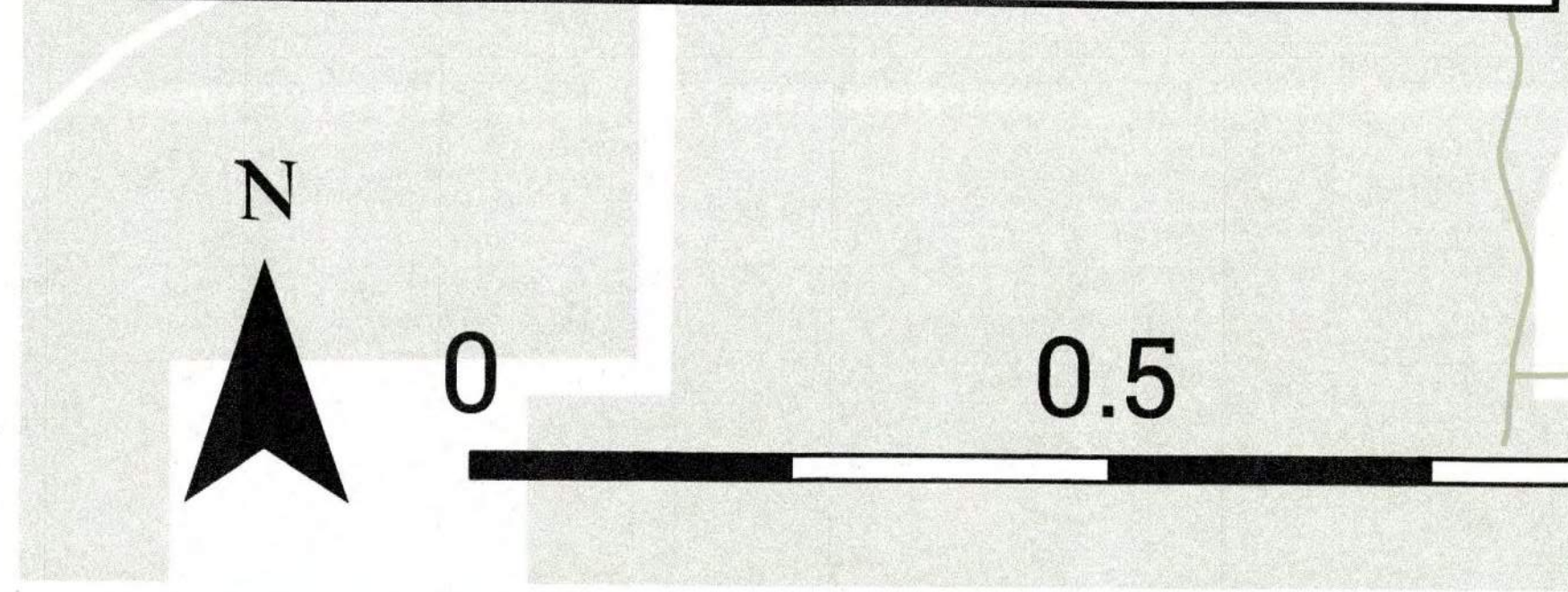
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Black Line
Add a roadway connection

Blue Line
Add bike trail connection

Green Line
Add a pedestrian or greenway connection

Red Line
Add a transit stop or transit line

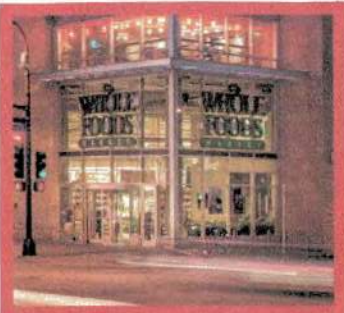


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	Community Character	1	2	3	4	5
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	Civic Leadership	1	2	3	4	5



Your Turn!
Use the stickers below to create your own scenario.

**Commercial**

3-4 stories,
mostly retail or
office



**Low Density Residential
(1-10 DU)**

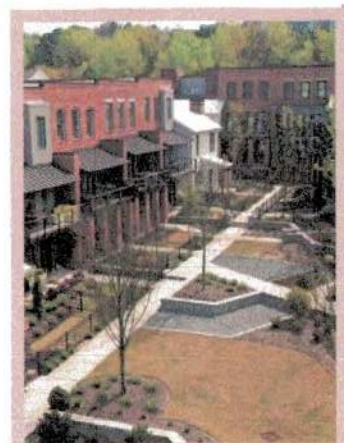
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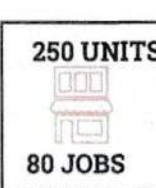
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(10-20 DU)**

3-4 stories, a
mix of retail
with some
residential or
office



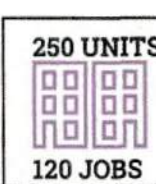
**Mixed Use/
Mid Density
Residential
(20-30 DU)**

Up to 3 stories,
only residential



**Mixed Use Center/
High Density Res
(30-40 DU)**

Up to 5 stories,
residential with
some retail or
office



**Industrial Office/
R&D**

Light industrial
with office,
research, or
labs



**Industrial Mixed
Use**

Light industrial
uses with some
limited retail or
office



**Office**

3-4 stories,
mostly offices



**Park
Plaza
Open Space**

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How Many Units?

Count the number of UNITS you have and fill in the box.

Minimum 1,000 Units

Maximum 5,000 Units

Name your Idea!

How Many Jobs?

Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs

Maximum 20,000 Jobs

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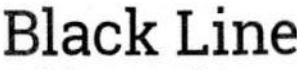
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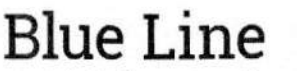
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**Black Line**

Add a roadway connection

**Blue Line**

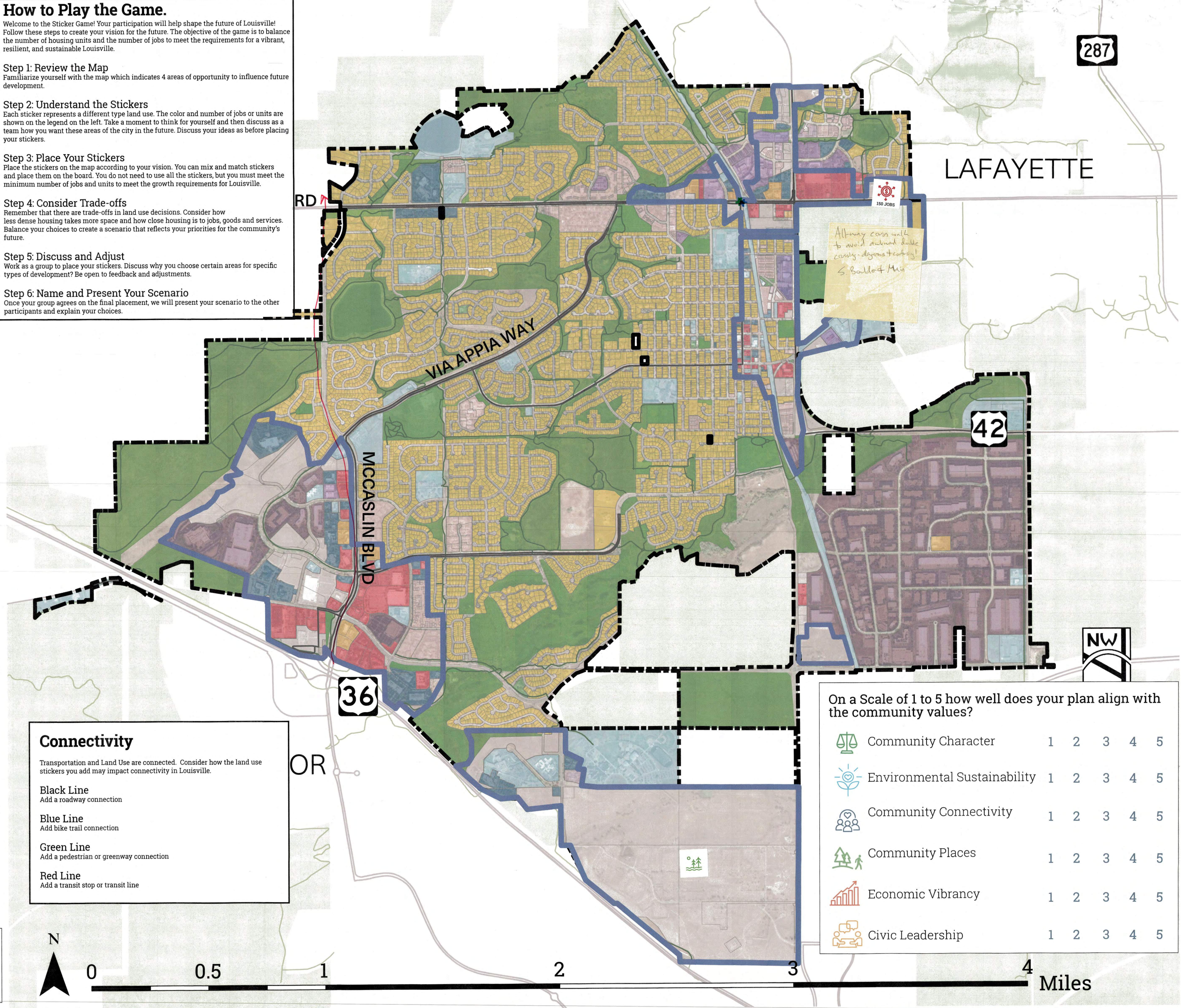
Add a bike trail connection

**Green Line**

Add a pedestrian or greenway connection

**Red Line**

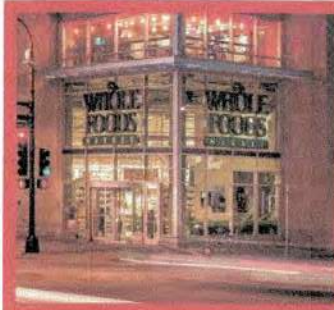
Add a transit stop or transit line



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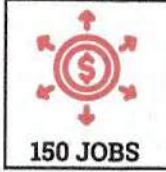


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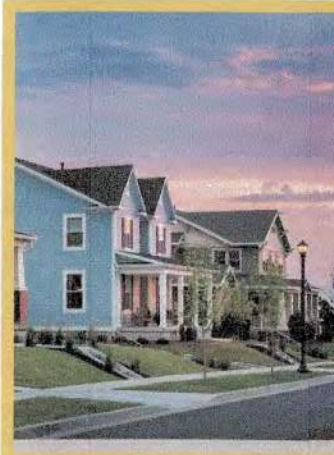


Commercial

3-4 stories,
mostly retail or
office



150 JOBS



**Low Density
Residential
(1-10 DU)**

2 - 2½ stories,
only residential



100 UNITS

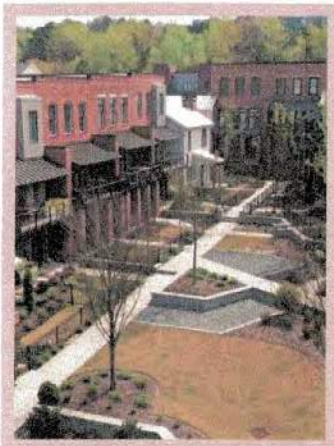


**Mid Density
Residential
(10-20 DU)**

3-4 stories, a
mix of retail
with some
residential or
office



200 UNITS



**Mixed Use/
Mid Density
Residential
(20-30 DU)**

Up to 3 stories,
only residential

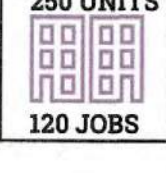


250 UNITS
80 JOBS



**Mixed Use Center/
High Density Res
(30-40 DU)**

Up to 5 stories,
residential with
some retail or
office



250 UNITS
120 JOBS



**Industrial Office/
R&D**

Light industrial
with office,
research, or
labs



400 JOBS



**Industrial Mixed
Use**

Light industrial
uses with some
limited retail or
office



100 JOBS



Office

3-4 stories,
mostly offices



600 JOBS



**Park
Plaza
Open Space**

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



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Once your group agrees on the final placement, we will present your scenario to the other participants and explain your choices.

How Many Units?

Count the number of UNITS you have and fill in the box.

Minimum 1,000 Units

Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs

Maximum 20,000 Jobs

Name your Idea!

Connectivity

Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

Black Line

Add a roadway connection

Blue Line

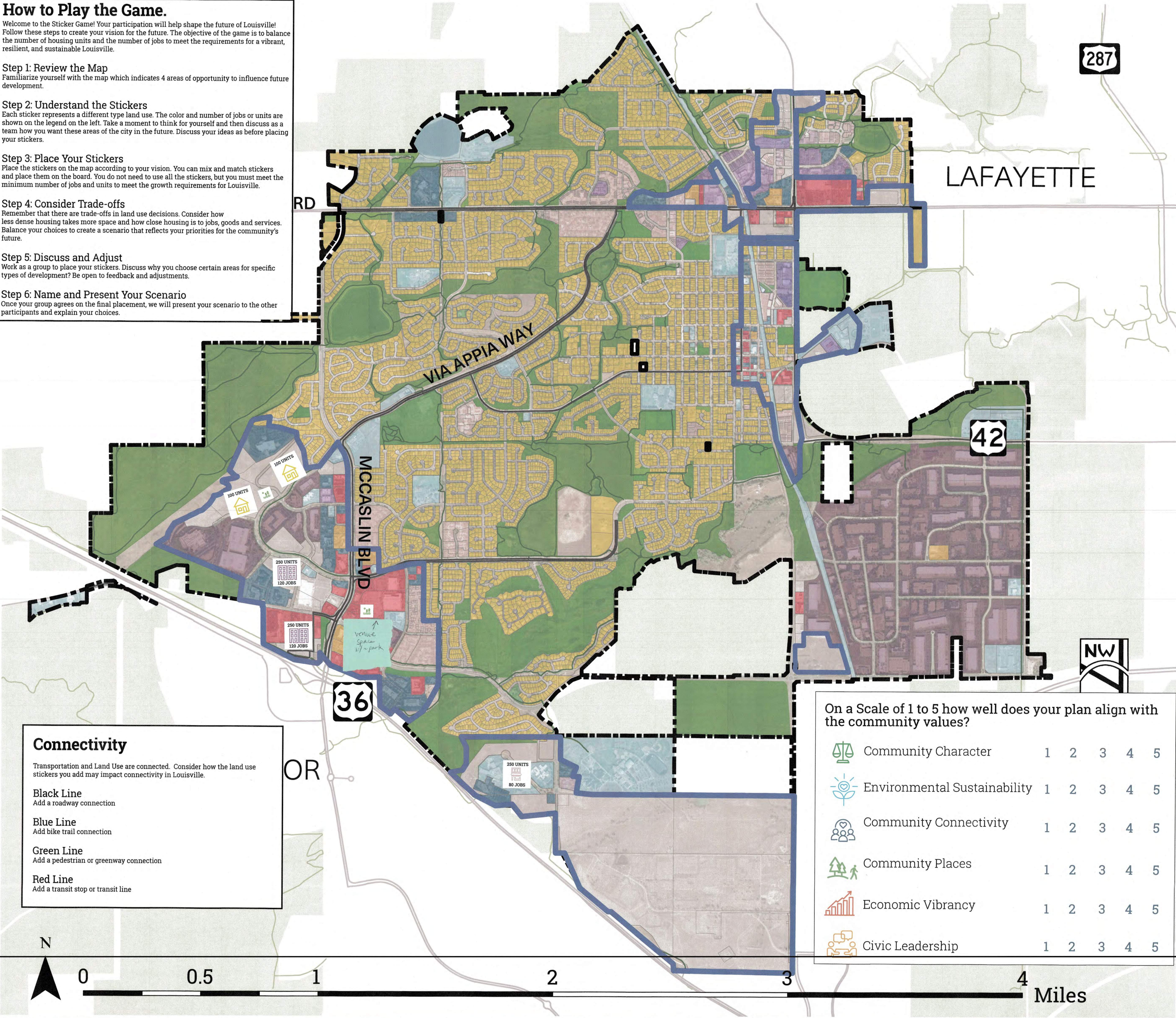
Add bike trail connection

Green Line

Add a pedestrian or greenway connection

Red Line

Add a transit stop or transit line



On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

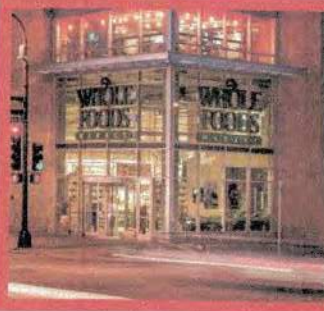


COMMUNITY OPEN HOUSE - STICKER GAME ACTIVITY



Your Turn!

Use the stickers below to create your own scenario.



Commercial
3-4 stories,
mostly retail or
office



**Low Density
Residential
(1-10 DU)**
2 - 2½ stories,
only residential



**Mid Density
Residential
(10-20 DU)**
3-4 stories, a
mix of retail
with some
residential or
office



**Mixed Use/
Mid Density
Residential
(20-30 DU)**
Up to 3 stories,
only residential



**Mixed Use Center/
High Density Res
(30-40 DU)**
Up to 5 stories,
residential with
some retail or
office



**Industrial Office/
R&D**
Light industrial
with office,
research, or
labs



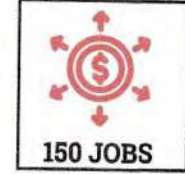
**Industrial Mixed
Use**
Light industrial
uses with some
limited retail or
office



Office
3-4 stories,
mostly offices



**Park
Plaza
Open Space**
Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



150 JOBS



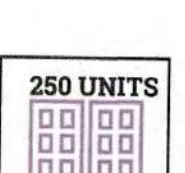
100 UNITS



200 UNITS



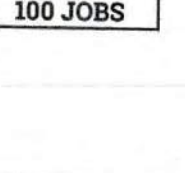
250 UNITS



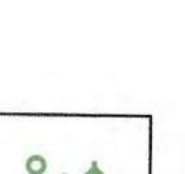
250 UNITS



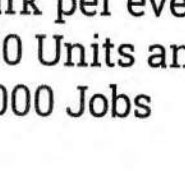
400 JOBS



100 JOBS



600 JOBS



10 PARKS

RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How to Play the Game.

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How Many Units?

Count the number of UNITS you have and fill in the box.

Minimum 1,000 Units

Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs

Maximum 20,000 Jobs

Name your Idea!

Connectivity

Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

Black Line

Add a roadway connection

Blue Line

Add bike trail connection

Green Line

Add a pedestrian or greenway connection

Red Line

Add a transit stop or transit line

N

0

0.5

1

2

3

4

Miles

LAFAYETTE

VIA APPIA WAY

MCCASLIN BLVD

36

287

42

NW

On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

LOUISVILLE

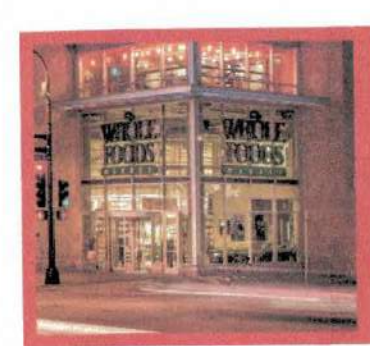
COMPREHENSIVE PLAN

COMMUNITY OPEN HOUSE - STICKER GAME ACTIVITY



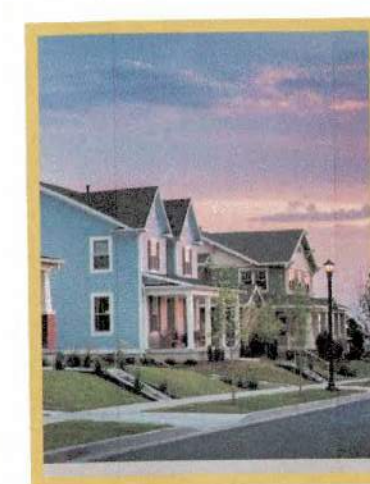
ENGAGELOUISVILLECO.ORG/COMP-PLAN

Your Turn!
Use the stickers below to create your own scenario.



Commercial
3-4 stories,
mostly retail or
office



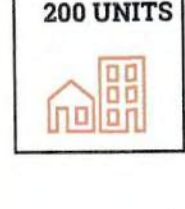


**Low Density
Residential
(1-10 DU)**
2 - 2½ stories,
only residential



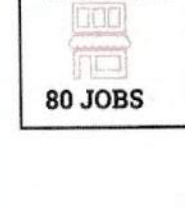


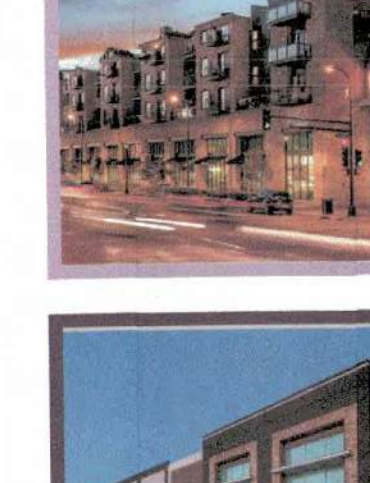
**Mid Density
Residential
(10-20 DU)**
3-4 stories, a
mix of retail
with some
residential or
office



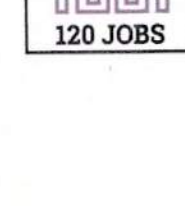


**Mixed Use/
Mid Density
Residential
(20-30 DU)**
Up to 3 stories,
only residential





**Mixed Use Center/
High Density Res
(30-40 DU)**
Up to 5 stories,
residential with
some retail or
office



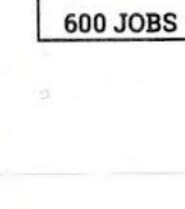


**Industrial Office/
R&D**
Light industrial
with office,
research, or
labs



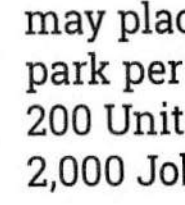


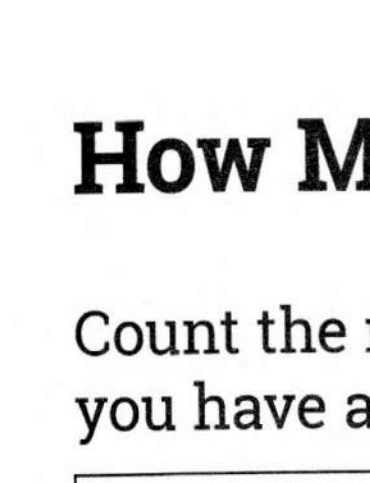
**Industrial Mixed
Use**
Light industrial
uses with some
limited retail or
office



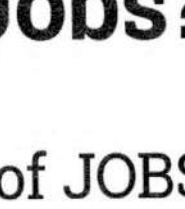


Office
3-4 stories,
mostly offices





**Park
Plaza
Open Space**
Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



RULE: You
may place 1
park per every
200 Units and
2,000 Jobs

How Many Units?

Count the number of UNITS
you have and fill in the box.

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS
you have and fill in the box.

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

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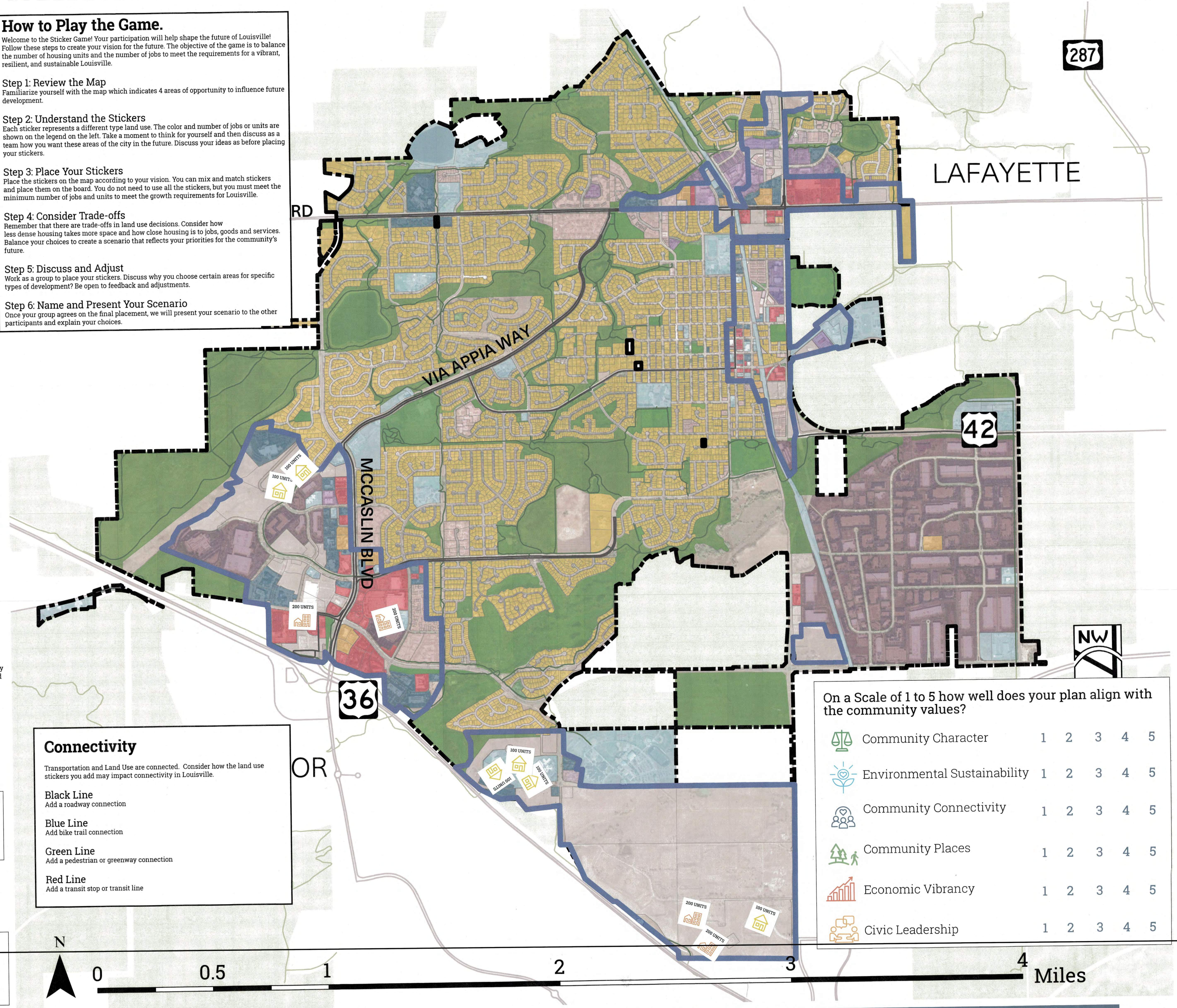
Connectivity
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Black Line
Add a roadway connection

Blue Line
Add a bike trail connection

Green Line
Add a pedestrian or greenway connection

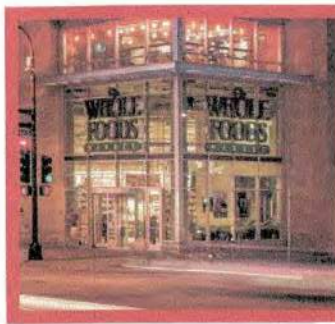
Red Line
Add a transit stop or transit line



On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
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Your Turn!
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Commercial
3-4 stories,
mostly retail or
office



**Low Density
Residential
(1-10 DU)**
2 - 2½ stories,
only residential



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Residential
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3-4 stories, a
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**Industrial Mixed
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Light industrial
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Office
3-4 stories,
mostly offices



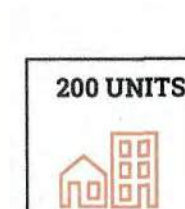
**Park
Plaza
Open Space**
Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



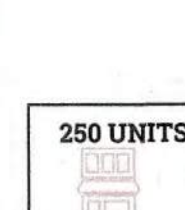
150 JOBS



100 UNITS



200 UNITS



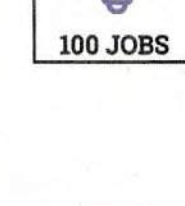
250 UNITS



400 JOBS



100 JOBS



600 JOBS



RULE: You
may place 1
park per every
200 Units and
2,000 Jobs

How Many Units?
Count the number of UNITS
you have and fill in the box.

Minimum 1,000 Units
Maximum 5,000 Units

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Maximum 20,000 Jobs

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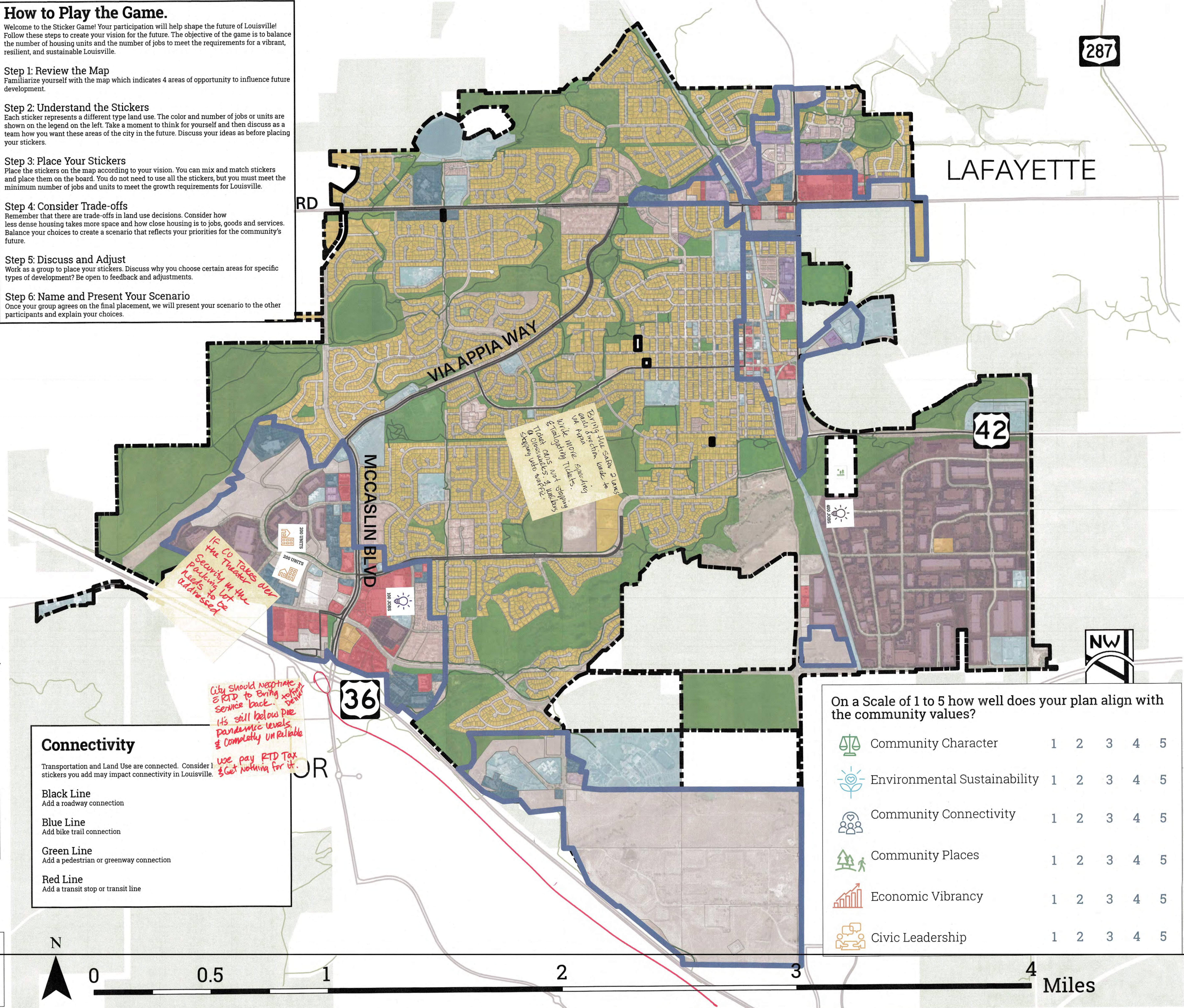
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Green Line
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Red Line
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	Community Connectivity	1	2	3	4 5
	Community Places	1	2	3	4 5
	Economic Vibrancy	1	2	3	4 5
	Civic Leadership	1	2	3	4 5

Add a dot to let us know what land uses you would like to see more of...less of...

Mixed Use Retail: 3-4 stories,
a mix of retail with some residential or office

More of this....

Just right.

Less of this...

Low Density Residential (1-10 DU):
2 - 2½ stories, only residential

More of this....

Just right.

Less of this...

Mid Density Residential (10-20 DU):
Up to 3 stories, only residential

More of this....

Just right.

Less of this...

Mixed Use/Mid Density Res (20-30 DU): up to 3 stories,
residential with some retail or office

More of this....

Just right.

Less of this...

Mixed Use Center/High Density Res (30-40 DU):
up to 5 stories, residential with some retail or office

More of this....

Just right.

Less of this...

Commercial: 3-4 stories, mostly retail or office

More of this....

Just right.

Less of this...

Industrial Mixed Use: 3-4 stories,
light industrial uses with some limited retail or office

More of this....

Just right.

Less of this...

Industrial Office/R&D: 3-4 stories,
Light industrial with office, research, or labs

More of this....

Just right.

Less of this...

Office: 3-4 stories, mostly offices

More of this....

Just right.

Less of this...

Park/Plaza/Open Space

More of this....

Just right.

Less of this...

More of this....

Just right.

Less of this...

More of this....

Just right.

Less of this...

More of this....

Just right.

Less of this...

More of this....

Just right.

Less of this...

DU = Dwelling Units Per Acre





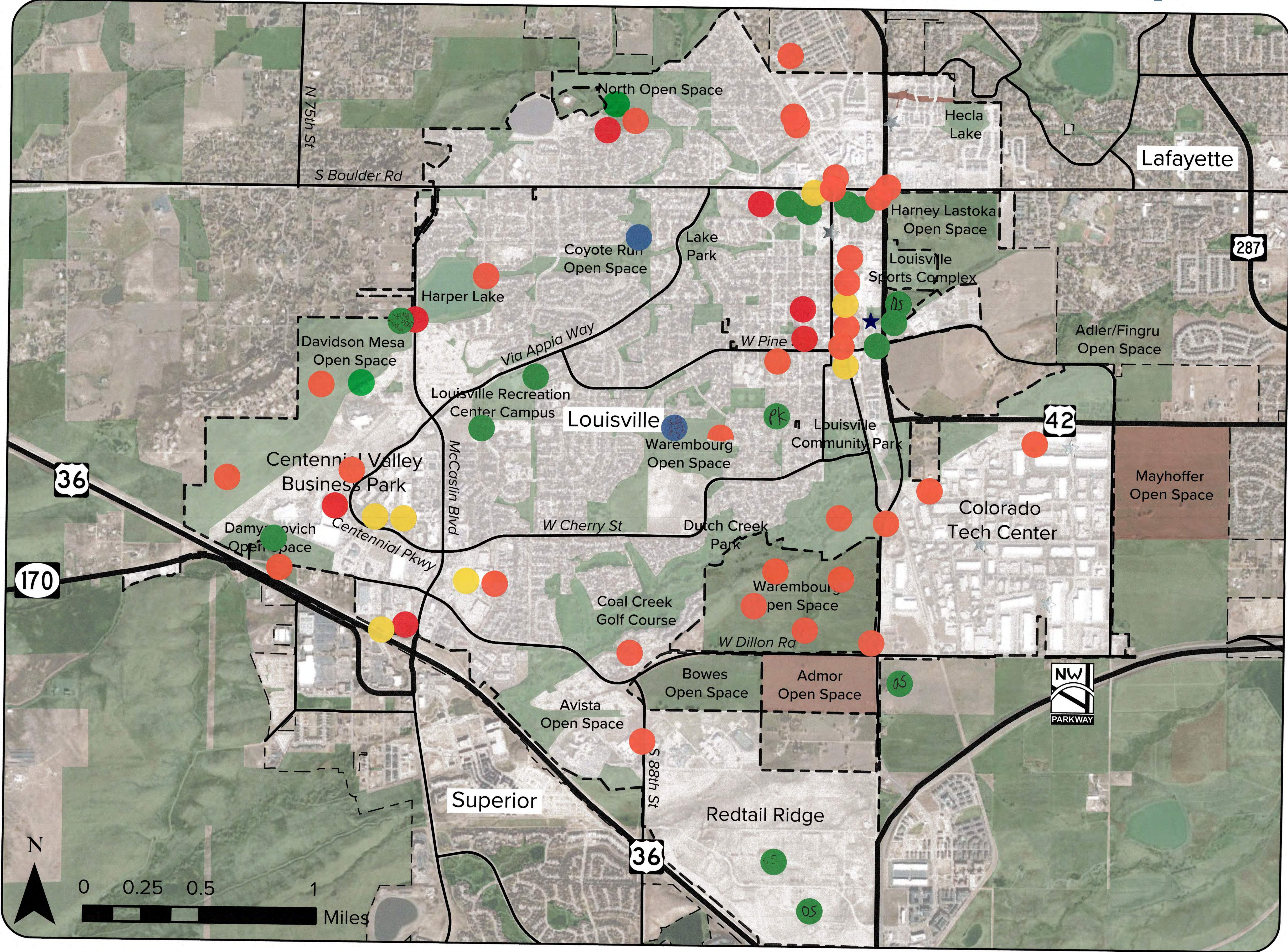
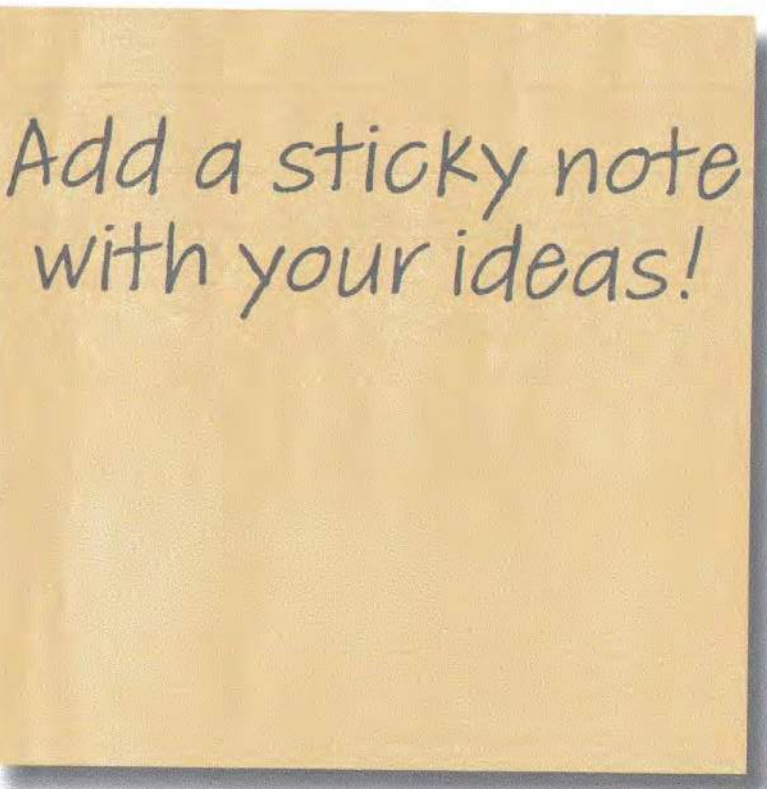
COMMUNITY PLACES AND CONNECTIVITY

What projects, improvements, or programs would you like to see added to the map?

Use a sticker with the colors indicated below to share locations for the following community amenities:

- SIGNAGE AND WAYFINDING
- PARK IMPROVEMENTS/OPEN SPACE
- SIDEWALKS OR BIKE TRAILS
- PLAZAS AND GATHERING SPACES
- COMMUNITY ART
- TRANSIT OR BUS STOPS

Use a note to add your ideas



SHARE YOUR IDEAS!



LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Improvement plans

for Hwy 42 +

S Boulder Rd

Open Comment



Talk to a staff member and ask a question.



I would love to see more

affordable + attainable

walkable, mixed use in 10 years.

Fill in the blank
neighborhoods around
McCassin



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

population is
both declining
& ageing.

Open Comment



Talk to a staff member and ask a question.



I would love to see

Roads,
eco friendly houses.

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Commercial, more
of this would
be nice & it would
help population

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

It surprised me that population
is declining I thought it was
growing

Open Comment



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Talk to a staff member and ask a question.



Place a dot on the board to tell us your
preferred future scenario.

more commercial this would
be nice for people without
transpiration and create new jobs

Open Comment



I would love to see

Some New Interstructure
around monarion High to
deal with the

in 10 years.

Fill in the Blank



Place a sticky note comment on any board
or a sticker on the game activity board.



to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Scenario A -

this will not happen
based on lack of demand
for office. Louisville will explode
with growth if having
replaces commercial, also
bad for fiscal health.

Open Comment



Talk to a staff member and ask a question.

I would love to see



small town
character

in 10 years.

Fill in the Blank



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Population
is decreasing

Open Comment



Talk to a staff member and ask a question.

trans

I would love to see

a park
and burgers

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Future is
the way it
is

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Our population
peaked in 2018.

Open Comment



Talk to a staff member and ask a question.



I would love to see family separate

bike lanes

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Lotz of parks and
rec opportunities

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

why are they building so
much residential housing?
then?

Open Comment



Talk to a staff member and ask a question.

met Post

I would love to see

more open
space as opposed to high
density housing in 10 years.

Fill in the Blank

environmental wild life



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Trails parks open space
accessible to recreational use
walking

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Highest median age

Open Comment



Talk to a staff member and ask a question.

Bob Emery

I would love to see

light rail + no empty building - in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



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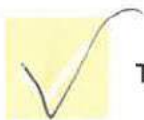


Read about the driving forces.
Something that surprised me is:

Open Comment



Review the Louisville Core Values.
My favorite is...
(circle the icon that matches the boards)



Talk to a staff member and ask a question.

No more single family houses.
I would love to see build more



multi-unit & multi-storey
housing development in 10 years.

Fill in the Blank



Place a dot on the board to tell us your
preferred future scenario.

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

population is dropping

Open Comment

decrease house price

Talk to a staff member and ask a question.



I would love to see

company
and job increasement

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

see more partment

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Population decreased
by 8.40% from 2020-
2022

Open Comment



Talk to a staff member and ask a question.



I would love to see a thriving
community in
Louisville in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

More parks and
outdoor areas would
be amazing

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!



LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

How much thought &
time goes into this!

Open Comment



Talk to a staff member and ask a question.

I would love to see more variety



in housing prices / sizes
_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

POPULATION DROP

OLDEST MEDIAN AGE

Open Comment



Talk to a staff member and ask a question.

I would love to see MORE PHICES



FOR YOUNG PEOPLE + FAMILIES
TO LIVE HERE

in 10 years.

Fill in the Blank



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

SCENARIO B

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

I think single
family detached is
more like 67% not 70%

Open Comment



Talk to a staff member and ask a question.



I would love to see

more
open space & free
electric shuttles and
town/bike
parks.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)

Add back small town character



Place a dot on the board to tell us your preferred future scenario.

Scenario A

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

How open I am to higher density when shown the reasons + rewards

Open Comment



Talk to a staff member and ask a question.



I would love to see

No more than 3 stories on buildings

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Plan B - because it's balanced

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

74% of households
would not afford
current price

Open Comment



Talk to a staff member and ask a question.



I would love to see

more neighborhood
events

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

what do we see living in
high density housing

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

74% CAN'T AFFORD
CURRENT MED. PRICE

Open Comment



Talk to a staff member and ask a question.

What is infill v3
greenfield growth
I would love to see



1) current downtown
building coming up &
a 2nd "heart" in 10 years.

Fill in the Blank

in Centennial Valley



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

B

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Community Place - Centennial

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Population declining

Open Comment



Talk to a staff member and ask a question.

I would love to see _____



more commercial

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Scenario

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

74% of households
would not be able to
afford current median

Open Comment home price



Talk to a staff member and ask a question.



I would love to see more
young people and diversity
and safe transit in 10 years.

Fill in the blank

(bike/ped)



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario. Picked B

Don't seem to need as
much industrial/office as
proposed in C, although I like

Open Comment the transit focus
of C



Place a sticky note comment on any board
or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

✓ The Population decrease
by 8.4% between
2020-2022

Open Comment



Talk to a staff member and ask a question.

I would love to see a thriving



community in
Louisville in 10 years.

Fill in the Blank



Review the Louisville Core Values.
My favorite is...
(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

~~just~~ more parks
an outdoor space
1 parks

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

that lsvl population
is declining and aging
40% of lsvl spending here

Open Comment



Talk to a staff member and ask a question.
Matt Post



I would love to see S Boulder Rd
and 42 SW Corner bc
open space in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Responsible Density

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

DECLINING POPULATION

Open Comment



Talk to a staff member and ask a question.

I would love to see MANAGED POPULATION



DENSITY & RETENTION
OF CURRENT OPENSPACE in 10 years.

Fill in the Blank BAN ON
SHORT TERM
RENTALS.



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

SCENARIO C !!

WE NEED AN AMPITHEATER

Open Comment IN THE MCCASLIN
CORRIDOR



Place a sticky note comment on any board
or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Population is declining
and aging!

Open Comment



Talk to a staff member and ask a question.

I would love to see Via Appia
go back to 2 lanes
each direction in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

POPULATION IS
DECREASING

Open Comment



Talk to a staff member and ask a question.



I would love to see

RENEWABLE
HOUSING in 10 years.

Fill in the Blank

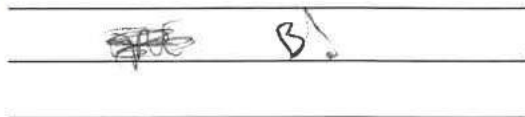


Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.



Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Diversity in housing
to address affordability
given how large the
new houses are in the burn
area.



Talk to a staff member and ask a question.

Samma

I would love to see _____



a good band list

next summer in ~~10~~ years.

Fill in the blank
(like Superior
was accomplished)



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

RTD service to
Denver Return
its currently useless

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Noted Park Space

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Population will ~~decline~~ decline

Open Comment



Talk to a staff member and ask a question.

I would love to see Louisville



continue to be a small town
of no more than 25,000 in 10 years.

Fill in the Blank

* ~~Banon~~ enforced ~~not~~ STRs It is not currently proactively enforced.

Public subsidized housing for those who already work in Louisville but do not live here.



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

I added dots to reflect

no more than 3 stories

less density

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

17,000+ jobs in next 20 yrs

Open Comment



Talk to a staff member and ask a question.



I would love to see

Greater density, more transit and walkability in 10 years.

Fill in the Blank:

more affordability and economic diversity of residents.



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

THE AMOUNT of housing
to the HEIGHT of urban

Open Comment



Talk to a staff member and ask a question.



I would love to see _____

More townhomes
_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Louisville has 2x more parks
than neighboring communities

Open Comment



Talk to a staff member and ask a question.



I would love to see more park
plaza/open space
in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

scenario B

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Most employees live in
surrounding places.

Open Comment



Talk to a staff member and ask a question.

I would love to see safer/easier



transportation from
schools to closest home-
in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

~~More park and open space~~
Affordable housing

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

tax base info

Open Comment



Talk to a staff member and ask a question.



I would love to see more info on how
to support schools and young
families! in 10 years.

Fill in the Blank

In 10 years, I'd like our
parks + schools to continue
to be vibrant, thriving



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.



Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

I did not know we
had 2X more parks
than neighbors.

Open Comment



Talk to a staff member and ask a question.

did that twice

I would love to see a population
diverse in age, race
and wealth in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

did that

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

clear recognition of affordability
issues.

Open Comment



Talk to a staff member and ask a question.



I would love to see my grandchildren
have an opportunity to live
here with neighbors who aren't
in 10 years.

Fill in the Blank

solely well off white



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Scenario 3 is only one
that is future oriented
with the life of the planet in
mind.

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

median age 43

Open Comment



Talk to a staff member and ask a question.

I would love to see more high



density, mixed use
Zoning w/ commercial in 10 years.
Fill in the Blank use ground floor



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Declining Population

Open Comment



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Mixed use 20-30 w/ res.

Open Comment



Talk to a staff member and ask a question.

I would love to see

Remove



The tiny traffic islands
that clutter the in 10 years.

view ahead and cause
visual interference to see pedestrians



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Population declining
and aging.

Open Comment



Talk to a staff member and ask a question.

Spoke with Rob Zuccaro and
Matt Post

I would love to see ~~x~~ I would love



not to see mixed use retail
similar to Superior near the
in 10 years.

Fill in the Blank
Sports Stables. The area has
a canyon feel and is
claustrophobic.



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

I Appreciate community
character and economic
vibrancy - these two

Open Comment
values resonate most with me.



Place a sticky note comment on any board
or a sticker on the game activity board.

Done!

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

The significance of the
decline in population - free?
But flat/decline trend underlying

Open Comment



Talk to a staff member and ask a question.



I would love to see more medium-high
density housing (townhouses)
with expanded transit in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Scenario B

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Louisville is an aging
population - I see lots
of families & kids

Open Comment



Talk to a staff member and ask a question.

Public works

I would love to see Movie



Theater downtown -
small

in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Resilient Bridges as
nature preserve

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Louisville has
2x ^{more} parks than
neighboring communities

Open Comment



Talk to a staff member and ask a question.



I would love to see more economic
diversity

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

#3

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Population ↓

Open Comment



Talk to a staff member and ask a question.



I would love to see

① Better open space management

② Lower Taxes

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

3-5 grade envt club

- burnless fossil fuels

- have more renewable energy

open space

- Soil health + goats to eat the weeds.

transportation

- electric charging stations for cars
- end idling b/c can make it hard to breathe.

- maybe more buses

TELL US WHAT YOU LOVE:

Describe what you love about Louisville!

My favorite spot is: _____

My friends and I like to go to: elephant park

My family likes to go to: Sweet cow

My favorite restaurant in Louisville is: pecan

I like to ride my bike at: assorted

When I am not in school I am at: _____

Something I want in Louisville: _____

TELL US WHAT YOU LOVE:

Describe what you love about Louisville!

My favorite spot is: Down town Louisville.

My friends and I like to go to: parks

My family likes to go to: restroants

My favorite restaurant in Louisville is: B.O.B.'s

I like to ride my bike ~~at~~ to Down town

When I am not in school I am at: Home, park, at friends
house.

Something I want in Louisville: Solar energy.

DRAW A PICTURE:

What do you love about Louisville?

I think it is important to look at the demographics of the people participating in the community open house and ask who is not here. Who is not included in the community feedback? The median age of people ^{living} in Louisville is 43. I bet it is ~ a decade older at this event. Someone who works here but cannot afford housing in the area would be less likely to attend. Who else is missing?

Louisville Scenario Planning

Description content for the survey

1 Which scenario do you prefer?

☐ Scenario A: Stay the Course

☐ Scenario B: A Home for Everyone

☐ Scenario C: Live and Work in Louisville

☐ None

2 Why did you choose this scenario?



Submit

Text, number, date, and time

 Singleline text

 Multiline text

 Number

 Slider

 Date

 Time

 Date and time

 Email

 Website

 Barcode

Choice

 Single select

 Multiple select

 Single select grid

 Dropdown

 Likert scale

 Rating

 Ranking

Location

 Map

 Address

 Location list

Media and files

Saved

Preview

Published

Open House 11/7/24 Comments

What strategies or actions would you like to see to enhance **COMMUNITY CHARACTER** in Louisville?

- There is nothing in the core value statements that actually addresses equity. Need to openly acknowledge the near total lack.
- Instead of reducing and confusing car traffic lanes, make crossings that light up or stop traffic for high crossing areas for peds and bikes.
- More mixed use and denser housing options with commercial space on the ground floor.
- Permit more units within existing old town neighborhoods.
- Revitalize downtown – We need our core gathering spaces back.
- Would like to see zoning changes so that duplexes/triplexes either side by side or flats could be integrated into existing residential neighborhoods.
- Housing diversification is most needed.
- More affordable housing options so people can afford to live here.
- Preservation of wildlife. Keep Louisville unique, its fast losing all of its once charming character.
- Redo (remove) residential zoning districts, allow more mixed use in some areas that have been residential. Repurpose existing comm buildings.
- Less McMansions being built. Not sustainable.
- Housing for families with young kids. More affordable. Support our schools.
- Safer bike routes in downtown area.
- Put small town character back in vision statement and core values.
- A rec center with indoor tennis courts.
- Safer pedestrian crossings. Blinking lights at Cherry/Bella Vista crossing.

What strategies or actions would you like to see to enhance **COMMUNITY PLACES** in Louisville?

- No more single-family houses. More multi-units and multi-story housing along with retail development will help to bring young families and increase population.
- There needs to be a real disaster planning budget.
- More affordable housing units such as apartments for people who work in Louisville. Attract more economic diversity.
- Rework McCaslin to have community spaces like parks. Think big.
- Create a public plaza in Centennial Valley.
- I feel we should cap growth which will keep Louisville's small-town feel.
- Senior housing that is cheap to build
- More trees for birds/raptors. We are losing trees.
- Strong multi-modal connections around town. Create new and enhance existing.
- Mixed use in downtown. Remove/reduce arbitrary height restrictions.
- Dedicated pickleball courts.
- Indoor tennis courts.
- Find a way to attract and retain retail space.
- Move Avista to Red Tail Ridge property.
- Downtown community events like street fairs, ice skating, food fests, farmers markets are great. Keep them up and more like this!
- More community gathering spots – Food halls, public markets.
- Amphitheater downtown.

What projects, improvements, or programs would you like to see added to the map?

- Way for North End/Steel Road to get to Senior Center.
- Better transportation to Boulder.

- Create more underpasses under busy roads for bicycle connectivity.
- Would like to see street signs on open space trails and some overview maps of the system, especially for bike riders to orient themselves as they cross streets.
- Higher density development in cine barre redevelopment to drive vibrant businesses/arts use.
- Harper Lake could use some work to make it more wildlife friendly.
- Benches and structures in Davidson Mesa dog park.
- Take advantage of RTD partnership program to improve transit around town.
- More bike trails.
- Bike path alternatives in downtown because of all of the ebikes that go to LMS.
- Improve bike/ped on S Boulder Rd.
- Better use of open space behind police station/off McCaslin.

What strategies or actions would you like to see to enhance **CIVIC LEADERSHIP in Louisville?**

- Ranked choice voting.
- Have a city council that responds to emails.
- More opportunities for town civic leadership.
- Regular monthly ward meetings.
- Utilize local stakeholder groups/individuals more often.
- More opportunities for youth civic leadership.
- Coffee with your local official
- Collaborate with superior and Lafayette on Community activities

What strategies or actions would you like to see to enhance **COMMUNITY CONNECTIVITY in Louisville?**

- Coordinate to have stronger regional connections, especially with county trails.
- Need to solve “last mile problem” – make it easy to get from McCaslin Park to ride to residences.
- Dissolve RTD and handle transportation at county level
- Powerline Trail should go to Lookout Road to help bikes commuting and eventually connect diagonal bikeway highline trail.
- More bike lanes, more access to transit. We need people to get out of their car dependency.
- How could city partner with school districts?
- Need more transit connections. Fewer cars as time goes on.
- Public transit to CTC from other communities.
- Focusing/prioritizing bicycle and pedestrian connectivity is a huge mistake. Bottom line people want to drive their cars.
- Tunnel from Union Jack area to King Soopers to promote walking from Delo to Grocery.

What strategies or actions would you like to see to enhance **ECONOMIC VIBRANCY in Louisville?**

- Less office, more retail.
- Condos for diversity of housing with ground floor retail.
- New urbanism for McCaslin. More affordable and attainable housing, mixed-use and parks.
- Include local businesses aimed at residents not tourists. I don’t shop much in Louisville because it is mostly high-end luxuries.
- Can incentives be used to attract and maintain commercial stores on McCaslin.
- Artist space or studios or small shops.
- Attract nicer restaurants.
- More density and intermingling of residences and retail.
- Mixed-use development.
- Redo McCaslin corridor with more residential, business, and light industrial.
- Support more businesses downtown. Tax breaks? Lower rents?

- Downtown needs some tidying up. Some business structures are unkept and unsafe.
- More multi-family housing

What strategies or actions would you like to see to enhance ENVIRONMENTAL SUSTAINABILITY in Louisville?

- Safety of residents, less sustainability, more fire mitigation and disaster plan
- Need to inform of and add incentives to decarbonize.
- Easier permitting process.
- Consider climate change in all decisions.

Scenario A: How well does this scenario align with your values for the City of Louisville?

- In line with values
- This plan works!
- Bring the train horn back for safety.
- Nope. Uninspiring and leaves too much opportunity on the table. For 30 years its been this way and only is worse.
- Scenario A does not create enough housing.
- In order to shop in Louisville, we need to attract shops.
- Badly, we need more housing, to facilitate more diversity, better transportation options. This will lead to a decline (aging population, less economic vibrancy)
- Less is more for our community.
- Not enough affordable housing.
- Taxes are prohibitive in Louisville Tech Center.
- Does not address current weaknesses in economics and affordability. Not interested.
- Don't like this plan. Great for jobs, but this will create a commuter city.
- Need to get out of our rut.
- More people = more traffic, Changes made so far are making things worse. It snows here, we can't bike everywhere.
- Yay to passenger train.
- People move to Louisville because they like its scale. There are many other high-density places to live.

Scenario A: Why did you choose this scenario?

- Lower density.
- Like more space.
- Moved here for less density.
- Small town. Like no stop lights and less parking.
- Small town.
- RR good for commercial.
- Maintain our small-town character and livability.

Scenario B: How well does this scenario align with your values for the City of Louisville?

- Better. Housing is still too segregated into islands away from businesses, yes on housing at Redtail Ridge.
- I like this one the best.
- Need more housing at Redtail Ridge. Less commuting.
- High density housing brings in short term residents and loses the feeling of community. Feels like NYC.
- Low density increases our carbon footprint and costs. Comparison to NYC is ridiculous.
- Why isn't housing on McCaslin considered? It seems like an opportunity to fill in some of that space.
- McCaslin needs to move towards new urbanism. Improves walkability.
- My favorite plan. Really like the McCaslin area plan.
- Makes sense with anticipated job growth. Increase in housing in Centennial Valley. Would like to see further thoughts on Parcel O redevelopment.

- With density, add public spaces.
- No more than 3 stories at Redtail Ridge. No metro districts that are not affordable.
- You have to move more people around and the roads are already crowded – how to do this?
- The city desperately needs more housing options for young people and young families.
- More housing is a necessity.
- I want to buy a home in my hometown near family, but it is too expensive.
- Yes.

Scenario B: Why did you choose this scenario?

- Houses may be cheaper with more supply.
- Not more than 3 stories.
- If it is only three stories it is not for seniors as no elevator is required. Need affordable senior housing.
- Scenario B seems to have a balance of housing and job growth. I like it!
- Changes in Redtail Ridge. McCaslin good.
- Good balance and realistic.
- More housing.
- No office.
- Lower community density and fingers of open space.
- Like distribution of housing.
- McCaslin updates, Redtail Ridge stay commercial.
- Put housing where people can walk.
- Need a mix + distribution of housing.
- Jobs are good for sustaining the existing businesses.
- Good balance.
- McCaslin.

Scenario C: How well does this scenario align with your values for the City of Louisville?

- 4,000+ new dwelling units is 50% of our current 8,000. So ridiculous!
- Better. Needs more mixed use. Housing is still too segregated. Focus on existing arterial roads is limiting.
- No more than 3 stories.
- We move here for the low-density housing and high quality of life. We are against higher density housing as it would change the town for the worse. This is not why we chose to live here.
- Rather than putting housing in Redtail Ridge, put housing in the lot on S Boulder in the North End.
- It doesn't seem like a nice building next to highway 36 and metro districts are not affordable.
- Louisville has become dense enough. Stop!
- Agree with the plan. Although it is nice to be not crowded. We need younger people and diversity.
- Love it for the climate, place-making, and economic vitality.
- Needing housing does not mean more apartments or condos. People are here for space. Otherwise, would live in Denver /NYC.
- Higher density facilitates inclusion, economic viability, sustainability! Only downside NIMB.
- Higher density really helps fight climate change.
- No to a sprawling Redtail Ridge.
- No. There are many other places that look like this. Keep our character.

Scenario C: Why did you choose this scenario?

- Most likely to help reach vision and goals.
- Scenario C takes the middle ground to add jobs and housing.
- Climate change.

- Intentional green space and path connections in McCaslin corridor.
- More open space area and connection throughout McCaslin to Davidson.
- Mix of both jobs and housing.
- Public transit and clustering people near transit.
- We need economic diversity.
- Louisville is not diverse, just upper middle class.
- Work in town.
- Climate change, diversity, economic vitality, housing.
- RTD and transit frequency. Access from DT and McCaslin.
- Focused areas.
- Redtail Ridge.
- Louisville would be a more vibrant and diverse town. And we would play a positive role in addressing population growth in a sustainable way.
- Support mixed use development and more density by transit. More height and density to be more efficient with utilities.
- Increased affordability.
- Like housing to help with commercial businesses.
- Like higher density centers. Too much commuting.
- Winning formula for an outstanding community.

Tell us your preferred scenario.

- **Scenario A: 9 Votes**
- **Scenario B: 18 Votes**
- **Scenario C: 23 Votes**

Add a dot to let us know what land uses you would like to see more of or less of.

- **Mixed Use Retail**
 - More of this: 24 Votes
 - Just right: 4 Votes
 - Less of this: 7 Votes
- **Low Density Residential**
 - More of this: 12 Votes
 - Just right: 7 Votes
 - Less of this: 22 Votes
- **Mid Density Residential**
 - More of this: 20 Votes
 - Just right: 1 Votes
 - Less of this: 9 Votes
- **Mixed Use / Mid Density Residential**
 - More of this: 40 Votes
 - Just right: 1 Votes
 - Less of this: 2 Votes
- **Mixed Use / High Density Residential**
 - More of this: 20 Votes
 - Just right: 4 Votes
 - Less of this: 15 Votes
- **Commercial**
 - More of this: 12 Votes
 - Just right: 9 Votes

- Less of this: 9 Votes
- **Industrial Mixed Use**
 - More of this: 10 Votes
 - Just right: 8 Votes
 - Less of this: 4 Votes
- **Industrial Office / R&D**
 - More of this: 5 Votes
 - Just right: 13 Votes
 - Less of this: 13 Votes
- **Office**
 - More of this: 0 Votes
 - Just right: 11 Votes
 - Less of this: 16 Votes
- **Park / Plaza / Open Space**
 - More of this: 31 Votes
 - Just right: 20 Votes
 - Less of this: 1 Votes

Survey Responses and Comments

Tell us your preferred scenario.

- **Scenario A: 23 Votes**
- **Scenario B: 1 Votes**
- **Scenario C: 3 Votes**
- **Other: 37 Votes**

Scenario A: Why did you choose this scenario?

- No more development it is too crowded and too much traffic! Keep small town feel!!
- Quality of life, traffic, overcrowding, destruction of the environment, air pollution, where will the water come from?
- I really appreciate the focus on mixed-use - I would love to see Louisville have more of the European-style feel of having commercial and residential mixed for easier access and walkability.
- Louisville does not need to grow larger. We have no obligation to house everyone who would like to live here.
- Lowest additions should be South Boulder and Downtown. Way lower than proposed in any scenario. Increases should be McCaslin and Red Tail.
- Because I do not want to see Louisville become a mini-city- I give thanks every day that I chose to purchase a home off South Boulder Road with light traffic rather than the cluster-fucks that Baseline and Arapahoe have become- if people want that much growth and density, let them move to Superior, Broomfield, Westminster, Aurora, Denver, Boulder, etc...
- Louisville has no obligation to house more people. It is big enough already.
- We need to preserve commercial zoned areas because commercial supports our fiscal health. Housing doesn't pay its own way.
- The city should come up with a new scenario to preserve our small town character, affordability, and economic and environmental sustainability.
- This is poor planning and there is a need to create a better scenario because there is a need to preserve small town character, affordability and economic and environmental sustainability.

- The local construction activity over the past 2 years has been intense. Staying the Course allows for continued activity in all corridors. Scenarios B and C both amplify this construction activity - noise, dirt & dust, etc. The right merchants along McCaslin will pull in shoppers from the new Superior housing along Hwy. 36. The new housing along 95th will benefit downtown merchants. Finding uses for the existing vacant downtown properties will also benefit the existing merchants and pull in more visitors. Redtail Ridge's intended commercial development will pull in more shoppers & diners to local merchants.
- The city should come up with a new scenario to preserve our small town character, affordability, and economic and environmental sustainability. Scenario A is reasonable, but doesn't address affordability or sustainability.
- I'd also like to see Louisville work within its existing space to address concerns with empty buildings and the incredibly slow process for new businesses to open (for example, Relish and the old Waterloo renovation).
- Louisville is an award-winning small town. Open space and trails and parks and community events are what people love about living here. Scenarios that propose massive growth and change are a solution looking for a problem and would destroy our small-town quality of life.
- As a place to live the city cannot support the current population. The police response is inadequate as well as snow removal and street repair. We need to encourage more business and less residential to help our tax base. Pretty much all housing in the metro area is unaffordable, it is not only our town. Prefer to keep small-town feeling rather than over-developing our town.
- Because our current home will be paved over.
- It is also the one that will allow time to absorb the state mandates towards development as they develop and become detailed. It is the one my neighbors all agree on.
- I don't see a plan addressing existing services to accommodate the growth.
- Even the slowest scenario is 17% growth for Louisville, which is a lot of growth. Water prices have tripled in the last 3 years, and with our warming planet, our glaciers are melting. What are all those people going to drink?
- We do have enough growth on this course. We do not need more traffic. The other scenarios are economically unrealistic and will horrifically crowd Louisville as developing housing at RTR.
- Louisville has grown from a nice little town in the 40 years I've lived here to a busy, congested place. Too much high-density housing.

Scenario B: How well does this scenario align with your values for the City of Louisville?

- N/A

Scenario C: Why did you choose this scenario?

- We are too landlocked and too close to Boulder to ever be able to provide a "home for everyone"...but, we can and should focus our efforts on creating attainable, market-rate housing.
- I am opposed to "inclusionary zoning" which shifts the burden and cost of our morality to people who do not yet live here.
- The City gave \$1,000,000 to help build Kestrel. That's the model we should embrace.
- I voted against the Red Tail development. Leave the natural world out there alone. New buildings can easily go in the existing boundaries.
- Lived here 20+ years and love the small town feel. Not too much growth but just enough to be sustainable.

Other: Why did you choose this scenario?

- Hi, I'm writing to let you know that I attended your comp plan open house on November 7th. While I was there, I chose option B but I now realize that's not the one I wanted to choose. It was a lot of information and I was confused. I realize now that option B is the highest density option. I actually wanted to choose an option that was more middle of the road density-wise. I'm still not sure which option that is. Choosing option B does make me concerned about high volume traffic.
- we don't need more invasive project red tail ridge, preserving wildlife. The horse farm replaced by the shopping center is no a pleasant site to see on 95th and Dillon.
- I want Louisville to maintain its small town status. I understand growth is fine for developers and entrepreneurs, but for people who live here and whose first priority is not development, I oppose it.
- I welcome more housing in Louisville, of all types! But I strongly object to the destruction of climate-balancing green space and wildlife habitat for it. New commercial buildings and housing should be INFILL only.
- Why is there not a scenario here that limits new development to the already built-up areas of the McCaslin corridor and downtown? That I would have voted for.
- Plowing up the land now known as Redtail Ridge to build roads, parking lots, commercial buildings, and houses would be the most vile and immoral thing this city could do. That land has been a sanctuary for wildlife for ages -- and they need it. We should leave it alone and create more density throughout the already developed parts of the city: McCaslin, downtown, and everything in between and north up to South Boulder Rd and south to the areas now rebuilding after the fire.
- Please, let's make Louisville a city we can respect and be proud of, not another sprawled-out, over-developed Denver suburb.
- Why do all of these options involve developing a greenfield on the outskirts of town? Louisville should hold the line against urban sprawl. Who wants to look like Thornton?
- To protect the environment and less traffic.
- Many years ago the Comp plan detailed a population of 20,000 with the intent to keep downtown Louisville vibrant and keeping open space viable. Now it seems that the hope is to keep promoting building places for folks to live without putting resources into our economic basis. Keeping Louisville with the feel of a small town is what has been stated year after year by the residents. I don't want to see that change.
- It seems that Lafayette is working hard at becoming the town with the small town feel and Louisville is moving in the direction of Boulder.
- We live in Louisville because we like living in a small town. We don't live in a city for a reason. We don't have the infrastructure for thousands of new homes. With more people, we will have more crime and more traffic and decreased safety and quality of life. Already, parking is a challenge. We have a comprehensive plan for a reason and should keep it that way.
- Our existing infrastructure will not support all the new residences, what has already been approved, what's State required by HB 1313 and required zoning for ADU's.
- The values stated by residents in the large survey did not change from the values stated in 2013. However, council has scrapped small town character in favor of massive rezoning.
- None of those accurately describe or maintain the precious small town atmosphere that so many people live here for and come here for.
- I see nothing about traffic within the community. I do want to see more retail in the area and restaurants. Currently I shop outside of Louisville (including groceries) about 80% of the time. I do try to go to restaurants within Louisville about 50% of the time. Lafayette more often than not gets my attention for both restaurants and shopping. Superior gets my attention for shopping.
- Want to limit traffic (getting very congested) and secure open spaces to preserve our small town community.
- Continued growth at an unchecked rate is not sustainable for our community, the environment, or for our infrastructure. We are very disappointed in the City Council and our mayor.
- Too little or too much. Need something in between.

- The City needs to come up with a new scenario to preserve our small town character and affordability, along with economic and environmental sustainability. "Back to the drawing board" is always a good option, when there are elements in current suggestions that don't meet these criteria. There's no imperative need to rush what will come next. As I wrote above, if we (Louisville) act precipitously and it means the loss of our current quality of life, nothing can bring that back. We need solutions that preserve and protect our open space, retain our small town character, plan carefully for commercially zones areas to support our city's long-term health -- and consider the fact state law requires commercial areas around transit be rezoned for high-density housing. We also need to make sure any future plans maintain high-level of service for city services, such as recreation, police, fire, library, parks, open space, city office space and traffic flows.
- The city should come up with a new scenario to preserve our small town character, affordability, and economic and environmental sustainability.
- I think input should be solicited separately for each opportunity area. The best scenario for Redtail Ridge may not be the best scenario for the McCaslin Corridor or Downtown. The results of this survey will be misleading and could be misused if, for example, a large number of people provide answers based on their opinion of the opportunity area they are most interested, when in fact their opinion may have had no consideration for the other opportunity areas. These four opportunity areas are all different. I think it is wrong to assume that the same scenario would be best for all opportunity areas.
- I like aspects of scenarios B and C, especially the better balance between housing and employment growth of scenario B and the greater variety of housing options of scenario C. I would prioritize housing in more developed areas like the McCaslin Corridor, but I would support well-planned housing development at Redtail Ridge.
- The other scenarios include too much development.
- Keep out small town vibe. We don't need to become a little Boulder that is overcrowded and less pleasant to live in.
- Louisville is a great place to live and raise a family because it has retained its small town identity. This is why we live here. This is what we cherish. This is what we appreciate and enjoy every day. Do not ruin it.
- Louisville needs to focus on bringing more jobs, companies and retail before worrying about more housing. In the 35 years that I have lived here, it started as a bedroom community to Boulder, made an attempt to bring companies to the area (with the exception of the CTC, I would grade Louisville's success in this area as a D), and has watched its retail corridors get wiped out while Superior and Lafayette grow theirs.
- Adding more residential shouldn't be a priority until Louisville can build up a strong retail and commercial base to provide needed sales tax revenues (starting by stopping the hemorrhaging of large box retailers and large anchor businesses like Medtronic).
- If it moves to Redtail Ridge as planned, it provides a key anchor for jobs, businesses and retail.
- Finally, think about ways to make housing less expensive, like rolling back some of the more extreme building codes that were put into place over the past 3 years.
- It is the one the city is most likely to develop slowly and intelligently without the rush to construct without sustainable or livable aspects.
- I chose none based on a couple things. The scenarios presented have multiple implications on our small town that I've called home for 42 years. Redtail Ridge is still not what the citizens want to see. We haven't even begun to address the CU takeover on McCaslin.
- Just curious if anyone making these decisions actually lives and drives in Louisville? Traffic congestion is real. Do we actually need to develop every vacant piece of land? It's very sad to realize I actually struggle with living in my hometown.
- I think instead of pushing through so many changes, listen to some that are begging to see no growth.
- All the scenarios add residential areas that are not on transit corridors. TOD should be prioritized in the next decade.
- What are our goals for rental vs. for sale properties so folks have a path from rent to own?
- Can we be serious about the 12% permanently affordable housing goal? Maybe raise the fee in lieu for inclusionary housing.
- We should prioritize the McCaslin area for change and emphasize affordability.

- Let's be real and say what the ideal population size would be for our town, given the capacity of our water, air quality, infrastructure, and public services.
- Louisville is essentially built-out when it comes to housing. Cramming more housing in a small space will not enhance our quality of life.
- All of the growth scenarios are pretty much uncontrolled urban sprawl. The emphasis on developing the fringes of the City (McCaslin and Redtail Ridge) devalue the City Center. Louisville is already intertwined with Superior and is now on course to become intertwined with Broomfield -- with no buffers and no beauty.
- I like the look and feel of Louisville as it is, and it is sad to see it become part of the undifferentiated suburban sprawl.
- It's such a poor way to describe option 1. "Stay the Course." The other options don't define housing other than it's thought to be more dense and somehow more friendly to the city. People want to own homes, houses, in Louisville. It's not staying the course so much as re-imagining housing as outlined in scenarios B and C.
- Scenario A is nearest to being reasonable but is still far too much growth for the limited space and infrastructure in Louisville. There are already significant portions of each day where Hwy 42, S. Boulder Rd, and McCaslin are total gridlock. Continuing to add housing just further exacerbates the problem.
- The developers continue to push this idea that if we just build more housing, then it will somehow become "affordable" to live here. Louisville and the surrounding area have lots of great things to offer its citizens, making this an extremely desirable place to live, thereby driving up costs associated with living here.
- The only way this area (Boulder County in general) will ever be 'affordable' to the entire population is to make the place so undesirable of a place to live that people begin moving away from rather than to here.
- Adding all this additional housing would be a giant step towards making this a place people no longer desire to move to and live in.
- Please keep Louisville special. We need affordable housing for the people who work in Louisville.
- Mixed-use development will cut back on commuting and is necessary to address climate change.
- The McCaslin Blvd and South Boulder Road areas are already retail but have large vacancy rates.
- It is important to protect wildlife habitat at Redtail Ridge, so I'm not in favor of adding residential units there.
- I would like to see the city have a new scenario to preserve small town character, affordability and environmental sustainability.
- Because I do not want to see that much growth in Louisville - I have been here 33 years and prefer the small town feel that we currently have!
- I want my kids to be able to live and work here, if they want. I do not want Louisville to be out of reach for the next generation.
- Housing prices are too high now and new jobs will make that worse. I also do not want to pay for more growth.
- Louisville is already large enough with congested roads in peak hours. Most of us moved here for the small town atmosphere but adding more housing will create something entirely different with very little tax basis.
- None of the scenarios preserve our small town character and the environment. Why does scenario A propose an outrageous increase of 16k+ jobs? Our infrastructure does not support our current traffic flow, let alone the increased traffic associated with 16k new jobs.
- The presented scenarios are blatantly biased. The choices being either choose more housing or more jobs.
- How about a scenario that preserves our small town character, preserving open space, and which minimizes an increased demand on city services?
- Our city services cannot support any of the proposed scenarios.
- The quality of life of current residents will be drastically diminished by all the proposed scenarios.
- I can't tell which plan supports affordable housing, multiple family apartments, sustainably? I support moderate infill of growth along South Boulder Rd. and Macaslin with access to public transport. I support business along So. Bld. Rd. and Macaslin. I support slow development at RTR until the city has a larger tax base to provide additional services to this outlier. I support conservation of open space land within RTR and sustainable multistory development with walkable amenities, groceries, restaurant, coffee shop, gym/yoga studio, bike path to town, etc. similar to "Prospect New Town" in Longmont.

- Redtail Ridge is minimally connected to Louisville and any housing development allowed at Redtail Ridge will not positively impact Louisville. Redtail Ridge shares many Broomfield attributes due to location and accessibility to Broomfield merchants and shopping districts and will never be more than an isolated warehouse/office park

What strategies or actions would you like to see to enhance **COMMUNITY CHARACTER in Louisville?**

- Enhance infrastructure in Downtown with the focus on Main Street. NOT Front Street.
- Find ways to connect the new CU housing to the rest of the McCaslin Corridor
- Enhance the entry from US 36 to create a sense of place and arrival that extends to Home Depot to the West and the golf course to the East.
- Revitalize Street Faire to its original form with national bands
- A more responsive city council and city leadership generally.
- Follow Scenario A - low growth and have all of this growth in the form of affordable and/or net zero housing only. We want a diverse and inclusive town, we have enough expensive, high carbon footprint housing. We need housing to attract young people, families and seniors.
- Stop making stupid decisions regarding our roads and the way the lanes are painted. Stop lessening lanes which makes traffic worse and more dangerous. Give tickets for those who are speeding or not stopping at lights or stop signs instead of these lane changes. Do something about the new safety challenges with EV bikes, scooters and go-carts on streets and paths. Support our police department.
- Continue to maintain paths and parks as well as our downtown area. Don't ruin what we have all enjoyed for years.
- Community Character: continue hometown events downtown
- Strive to maintain the community character by limiting new development and focusing on improving existing developments. More open space, parks and trails can enhance the community more than adding people to a setting where the existing infrastructure is overburdened.
- Keeping it simple and small town atmosphere. We are losing this character by having those elite white privileged taking over this town. We may be the last small town standing and will eventually lose the battle to this elitism. We are not like Boulderites!
- There is no EDI, equality, Diversity and inclusion.
- This begs a question for you to ponder on: How programs/projects/policies unintentionally burden the marginalized people?
- Open space
- Preserve our small town character. We should stop the race to grow everywhere and all at once. We need to consider sustainability and affordability. We are not Boulder, Not Broomfield, Not Lafayette.
- Our downtown and historic neighborhoods define our character. How about more incentives for preservation? Could the city purchase historic houses for small business rentals or affordable homes?
- Preserve buffer between Louisville and Broomfield at RTR. You will dismiss this idea because it is not in approved plat. But this idea is no more radical than suggesting housing which is also not approved under current zoning.
- At the open house, the board on community character presented a jobs housing imbalance – leading to residential development as the answer. Many residents are going to continue to commute to Denver and Boulder for work. New housing won't make a dent in these stats. This only works if specific industries provide housing (as ski resorts provide housing for employees)
- More preservation of the smaller older homes, fewer pop-n-scrapes. More homes for the middle-class, including nurses, firefighters, and teachers. Pause the growth until there's an affordable housing strategy in place that actually works.

- Maintain visual buffers between Louisville and nearby communities of Superior, Lafayette, and Bloomfield so that we don't become one big, undifferentiated suburb.
- Restoration and preservation of habitat for critters, through strategies such as mandatory open space dedications and the conscious creation of corridors. Cap the number of alcohol joints.
- Attractive fencing and functional native landscaping that is also fire-wise.
- Maintain small town feel.
- The overall strategy I would like to see is to sustain the small town character that has come to define Louisville, and to avoid strategies that attempt to make Louisville into something that it is not. For example, in the growth scenarios I've been reading about, there's an implied suggestion that Louisville could grow, but only in the sense of denser housing, more vertical and with less single family homes. While the idea is called growth, what this will do in effect is create temporary housing in the form of apartments or condos that typically have high residential turnover rates. We don't want to become a bedroom community anymore than we already are, where residents are typically young but who nonetheless aspire to own homes rather than rent. Available land to provide developable single family homes is extremely limited in Louisville and vertical housing begs to be temporary with increasing turnover of residents. Best idea is to identify ways to get more houses built.
- Keep us a small town, both residentially and commercially. You can not expect growth on the level of a town like Boulder (~110K population) in a village like Louisville population ~20K. LIMIT Growth.
- Stop building additional high-density housing.
- More restaurants and stores downtown
- Support Diversity, Inclusion and Equality
- Less focus on new business development outside of existing unoccupied business locations. More alternative transportation options and no new roads and intersections just to locate gas stations that add to trip times in Louisville. It is not just Louisville congestion that hurts quality of life but the urban and ex-urban infill happening simultaneously throughout Boulder County that creates a huge increase in traffic and congestion in Louisville and surrounding communities. All major thoroughfares into Louisville suffer greatly from drive time congestion.

What strategies or actions would you like to see to enhance **COMMUNITY PLACES** in Louisville?

- Investment in the McCaslin corridor, land use and multimodal transportation expansion for the CU Boulder/Cinnebarre location,
- Quit killing trees. Abandon the awful new median designs. Restore Via Appia to its original configuration. Focus on enhancing, maintaining and expanding Parks. Increase access to Open Space. Flowers, Flowers, Flowers. Incentivize neon signs downtown. and finally, for once, create LEGIBLE signage.
- The senior population is severely underserved in Louisville. There is a severe shortage of ranch style condos where seniors can age at home. The ones that are available have exorbitant HOA fees. I would love to see a plan to address the senior population with affordable senior living condos.
- We need to increase the Open Space Budget to restore wildlife habitats, protect riparian zones, plant native species, reduce adhoc social trails and formalize a dirt trail system that does not erode or divide the native habitats.
- Encourage residents to support local businesses. Encourage family restaurants Don't make parking worse while doing this.
- 1. Not sure where to place my interest and concerns with the Redtail Ridge property. While the property is highly sought after currently, how the property is considered for business and housing will be key to a make-it or break-it for enhancement of place in Louisville. While growth needs to be managed, this large property can help achieve a balance between new growth and what we already have as a city. So far, I have not seen our city council really take a stand for what the citizen's want or desire of the property. I plan to continue to remain engaged with happenings of the property. I am NOT opposed to growth. What is needed is continued engagement with the community as to how the property is to be built-out - citizen vs. developer wishes. We live here, not the developers.

- Downtown needs work. Given the massive growth over the last decade, there is not enough free parking or enough room for bikes and pedestrians. There also need to be more parks and existing parks need upgrades.
- Create an open space along creating a new community park and dog park next to each other in the west side of the town in the McCaslin Coriander where there are vacant lots by the Davidson mesa trail. This will create a relief from the Davidson mesa dog park by the Harper Lake. Also this will create a balance between west and east side of the town because the East community park is always overrun, polluting parking woes, and not eco friendly. Also create a balance in the old town as well. In the Old town is very poorly set up for the people who lives in Louisville. I am constantly fighting the traffic and trying to get home. People don't respect around here anymore.
- We need to stop saying that we have 2x more parks than other places because this is pride speaking. We should be humbled and seeking more open space and following Boulder, they have a huge amount of open space for their size comparing to our size which it a speck of an eye.
- Parks and open space are good
- Revitalize the Steinbaugh pavilion area as proposed for downtown.
- Preserve and protect our open space where folks slow down and enjoy the beauty of nature.. Open space ranked as the top priority in your surveys. We should make it a top priority in the comp plan.
- Seems like the golf course could be used by more people if it were an open space or transformed somehow to be more useful to families. Does it currently serve mostly Louisville residents?
- A permanent indoor home for the Farmer's Market and other similar community activities.
- An Olympic size outdoor swimming pool.
- More shade.
- Transit options besides cars.
- Build inclusionary housing now.
- Mixed use spaces that sustain and enhance our existing open space. Up the required open space dedication for all developments from its meagre 12% to 25% and require dedicated open space for all developments.
- More open space and less parks that require irrigation like Community Park.
- Support the art center, library, museum, pop up events such as roller skating rink, Free Wheel limited can provide skates.
- More bike and E bike safe lanes to downtown from outlying areas. Cycling into Louisville downtown along Dillon Rd, 96 St and Arapahoe and 95 St is very dangerous due to high speed auto and truck traffic and poor to zero bike lanes or even adequate road shoulders. Alternative transportation is net zero and carbon neutral and takes up very little space compared to parked cars. We need to go Dutch and ride a bike and leave the SUV and full sized pickup at home.
- I would like to see the Memory Square pool open in the evening hours during in the summer. That is some of the most pleasant times to be by a pool and many people don't get home from work until after the pool has closed. I think it would greatly enhance a community place in the summer.

What strategies or actions would you like to see to enhance CIVIC LEADERSHIP in Louisville?

- Under Mayor Sisk, City Council meetings rarely ran past 9:30pm and virtually never past 10pm. Return to that so that folks with jobs can serve on City Council. Increase City Council and Mayor pay.
- Restore Council liaisons to Boards and Commissions
- I would like to see more cameras in town to catch speeders and criminals. I rarely see a police car. When I moved here 21 years ago, Louisville was well patrolled and it felt much safer. Also, more stop signs and traffic lights in the areas that have a high rate of accidents with cars and pedestrians.
- More collaboration and cooperation between advisory boards and City Council in the form of study sessions, regular quarterly presentations/agenda items, establish council/advisory board liaisons and town halls with Q/A.
- Would be nice to have leaders appreciate and wish to continue the charm that Louisville used to have. Don't bring in more commercial and residential buildings.

- Protect & fund our police and fire departments.
- Any changes to city boards and commissions should be more transparent. Why was a former member not renewed? Who is backing the new members? Exactly what are the criteria and who is making the decisions. All of this needs to be much more clear. Any votes by those making decisions should be made known to the entire city..
- The city council need to improve their communication with all of the board members and the community. They should take EDI training twice a year. In fact, on the city council, they are all white collars workers. There is no blue collars workers such as teachers , carpenters, farmers, firefighters, neuro- diversity workers and low income workers. This needs to be changed. We must follow both Federal and State laws in all aspects within our city. Also needs to be more transparent.
- This question applies to all of us: How this programs/projects/policies unintentionally burden marginalized people?
- No comments
- Communications and the website seem to be much improved since I've lived here. Staff and elected officials should communicate through government social media pages to get more residents involved. Partner with community organizations.
- Civic leadership focusing on the needs of the people of Louisville, not just the business community.
- Let's get real and bake Sustainability into the City Code.
- Civic leadership in Louisville has become something of an over-reaching growth mindset with limited understanding as to how Louisville can at once be business friendly and developmentally responsible. These ideas for whatever reason have become mutually exclusive to one another. Really poor and way too politicized relationships between what's thought to be a "business community" and the community of Louisville. The division between the community of Louisville and a loud minority pounding the drum for economic vitality is so detrimental to what our outcomes could be. Local politics is way too obsessive and un-neighborly. That is solved by better and increasing news coverage of city issues that don't get relegated to facebook.
- Send big issues that impact a majority to the vote of the people and NOT BE decided by Council.
- Require an even number of conservative/liberal members on the city council.
- Be aware of growth and when it is TOO MUCH!
- Coffee with the Mayor and or Council member(s)
- Less reliance on a pro-business City Council due to Louisville being largely built out into a single family home community. This happened almost thirty years ago and claing that it is a mistake and must be managed differently now due to other nearby communities filling out differently is just sour grapes. Sure embrace higher density development in the remaing space left undeveloped but recognize that these spaces were passed up bypast developers for good reasons including difficulties wwith access etc.

What strategies or actions would you like to see to enhance **COMMUNITY CONNECTIVITY in Louisville?**

- Investment in multimodal transportation, TDM ordinance approval of council, first and final mile connections funded.
- When Safeway closes...as it surely will...remove the barrier between that lot and the old Sam's lot.
- Focus on connection the new CU housing to the rest of the corridor...it sits in an island of concrete parking lots now.,
- Consider shuttle buses to connect the Tech Center with Downtown at lunchtime. Same strategy for RR
- Create a volunteer coordinator position so that folks can contribute to Open Space, Recreation, Sustainability and Parks programs, learn and participate in citizen science, add their sweat equity to Louisville. Create more events on the calendar. Restore the Diversity, Equity and Inclusion manager position to lead EDI efforts. Create a human rights or EDI advisory board and compensate the members. Provide childcare to advisory board and City council members including preparation time.
- Keep small town atmosphere with protection of our open space. Do not allow any building on this. Continue with low growth as well as no tall buildings.

- More bike paths and parks. Existing bike paths should be cleared better in the winter. They used to be until the massive growth.
- Less cars. We need to learn from other countries who are ahead of us which this makes us look like suckers. In Japan, they created gardens and small walkways between homes and businesses which there is no need for cars.
- Underpasses for bikes
- Light rail
- Better bus system
- We need an underpass at Main and S.Boulder Road to connect Steel Ranch with downtown.
- city-wide internet.
- New trail signs are helpful!
- Safer walking and bicycle options along the McCaslin Corridor and what will be Redtail Ridge. I personally will not ride my bike in those areas as the traffic moves quickly and discourteously in those areas, making them feel really dangerous.
- Create more physical conduits in Louisville that developers pay for. A development should burden the taxpayers to create connectivity for land that was segmented off by the development.
- Volunteer opportunities to create and maintain native gardens around the rec center, schools, arboretum, etc.
- Encourage people to leave their cars at home and ride a bike or E bike instead and then walk around.

What strategies or actions would you like to see to enhance **ECONOMIC VIBRANCY in Louisville?**

- Prioritization of the McCaslin corridor. Policy support for Redtail Ridge, allowing housing there.
- The blight in this town is really sad. We have so many empty buildings and Louisville must be more business friendly. We lose so much tax revenue to neighboring towns. We have a bad reputation for doing business and I would love to see that change.
- Concentrate on filling empty commercial properties instead of building new ones.
- Create an arts district in Louisville to support artists and the arts. Create low income housing for artists and performers. Recruit studios and galleries to main street. Create another walkable /rideable downtown area with small stores, galleries, studios, restaurants and parks in the McCaslin Corridor and East South Boulder Road - pocket downtowns. Fix the parking problem in old downtown, build a structure for free parking to relieve the pressure on the neighborhoods. Create safe bike lanes and more trail wayfinding.
- Encourage family restaurants. Bring back the 'Taste of Louisville' which used to include the ability to sample local restaurants, and limited businesses such as windows, etc.
- How can empty properties with closed businesses be redeveloped or re-imagined. The CU purchase of Cinnebarre property is a good example of such imagination. For example, if we, as a city, would like more people who work here could live here, what would that look like - planning for housing, etc.
- There are a few regulations on downtown businesses that make it difficult to be profitable. But we don't need more people standing in line on Main St. It encourages businesses to offer lower wages to less skilled staff because the owners know there are enough people that poor service won't drive them all away.
- Same as above in the community places. The state law requires commercial area around transit to be rezoned to high density housing. State mandated the ADU's zoned for every single family lot and high density rezoning within 1/4 mile of transit stops, planned or in the pipeline.
- Create a farmer's market on the West side of Louisville to relieve the madness at the Old town.
- No comments
- Focus on bringing more jobs, companies, retail to Louisville. In the 35 years that I have lived here, it started as a bedroom community to Boulder, made an attempt to bring companies to the area (with the exception of the CTC, I would grade Louisville's success in this area as a D), and has watched its retail corridors get wiped out while Superior and Lafayette grow there's. Adding more residential shouldn't be a priority until Louisville can build up a strong retail and commercial base to provide needed sales tax revenues (starting by stopping the hemorrhaging of large box

retailers and large anchor businesses (like Medtronic). If it moves to Redtail Ridge as planned, it provides a key anchor for jobs, businesses and retail.

- Louisville looks vibrant on parade and farmers market days! Visitors love our small town
- How do you measure economic vibrancy? Occupancy rate of commercial area? Tax revenue? The city's fiscal health? Identify very specific problems to solve, prioritize them, and fund and work them one at a time!
- What about economic sustainability? Don't convert too much commercial to residential too fast. Residential will give a short term boost but will ultimately be unsustainable. Any new residential development should be mixed use. Give our commercial areas a chance to evolve.
- Attract more business providing core goods and services to downtown Louisville. We can only support so many restaurants -- hence the turn over.
- Growth does not equal economic vibrancy as evidenced in the last year with the median sale price of homes in Louisville decreasing almost 10%
- Support small business, attract new business to vacant Lowes
- Many of the current issues facing Louisville are due to the long tails caused by the COVID pandemic and Marshall Fire. These issues negatively impacted so many businesses and families who were displaced from Louisville. Louisville City Council and Boulder County has done so much to help fire displaced families move back home and new construction continues to revitalize these areas. Economic opportunities will continue to improve in Louisville regardless of various proposed projects designed to appeal to new businesses in Louisville. The problem is largely self correcting due to natural business cycle dynamics. Redevelopment becomes attractive when the cost of greenfield development in surrounding communities is too expensive for the intended returns projected.
- Continue to develop the McCaslin corridor. It already generates a lot of sales tax revenue. Continue with its development.

What strategies or actions would you like to see to enhance ENVIRONMENTAL SUSTAINABILITY in Louisville?

- We do enough in this area already.
- We're maxed out now. With one billion Indians using dung fires daily, Louisville can't solve the climate crisis on its own...let's dial back from 110% of what's possible to remove some of the burdens from business and new residential construction.
- We already pay a 25 cent bag fee and no one seems to know where that money goes. I think Louisville does a good job there, aside from the bag fee, that is 15 cents higher than every other town and we need more transparency there.
- Prevent urban sprawl.
- Put solar panels on all city buildings in 2025-26, so many residents have done it, the city is way behind. Convert the city heating and air conditioning systems to heat pumps and green systems. Implement and enforce the green building codes for all new and refurbished construction both residential and business.
- Protect our open space.
- Not sure where to place my interest and concerns with the Redtail Ridge property. While the property is highly sought after currently, I believe this piece of property would greatly affect sustainability in a negative way if allowed to proceed with current large-scale build-out.
- Recent news about grants received to help with sustainability is encouraging.
- The 2021 building codes do a good job. Limiting high density development will reduce the number of cars on our streets.
- We need to be forerunners in this. North Carolina is the first state created Circular economy. We need to learn from Europe's strategies and use them in our programs. We need to create a new ordinances/overthrow the old ordinances/bylaws to current status.
- We need to create Wild life protection Act and Raptors protection act which Lafayette and Broomfield already ahead of us and this make us looking stupid.

- This is important for us to step up and start doing a better job by finding resources and working with other states and parts of the world who are top leaders in the environmental sustainability.
- Solar on rooftops and city buildings
- More open space
- My wife and I lost our house in the Marshall Fire. In the course of rebuilding we have seen how Louisville move to become "greener" have added significant increases to the cost of building a house (or apartment). There are two key factors that will drive affordable housing: building more housing and making the each housing unit more affordable. The Comprehensive Plan talks a lot about the former, but, in the last decade, Louisville has significantly increased the cost of each housing unit by implementing some of the most extreme "green" building code requirements of any city. And that was before adding on the additional cost of making housing more "fireproof." Stop trying to "out Boulder" Boulder on the Environmental Sustainability front. Yes it's important, but like everything else, it needs to be balanced against the costs. Unless you just want Louisville to turn into a community for the top 10% (I'm in the top 10%, and I don't want this).
- Implement our municipal decarbonization plan. Create a decarb plan for the whole community. Make it a budget priority.
- Fund acquisition of some of the key parcels identified by OSAB before it's too late to protect biodiversity.
- We can do more to reduce SOV traffic to schools.
- Proud of our energy codes and cap on new gas stations.
- Pass dark sky ordinance and rodenticide ban.
- This really needs to be at the top of the list, not at the bottom. The City needs to encourage electrification, energy efficiency, water-wise plumbing, dark-sky compliant lighting and so much more. There's a lot of talk of loosening standards --
- Weird that a community profoundly impacted by the Marshall Fire isn't talking about wild-fire mitigation and resiliency.
- Finally, let's honor and cherish the green spaces that we have and acquire more as we grow so that the character of the City remains a bit pastoral.
- To reduce our carbon footprint citywide, include requirements to provide easy access to public transportation. Require retail near new housing, add parking maximums, add bike storage, ensure connectivity for pedestrians, bike or public transit. And for goodness gracious, discourage if outright eliminate sprawl. I don't know how the existing city council thought it best to pass the RTR final plat with such a weak developer and plan for developing sprawl at RTR. The city really lost an opportunity to build character, connectedness, inclusion, and environmental responsibility.
- Total Rodenticide ban as well as sales of rodenticides in Louisville. Fund open space by a slight raise in sales tax. Do not plant non-native grass and tree species. Help return open urban areas to short grass prairie (original habitat) and native Colorado trees as cottonwoods. Get open space advisory board and environmental sustainability advisory board input on all development.
- More emphasis on reducing use of plastics
- Make 30 percent of RTR open space to protect wildlife and ecosystems, create a Botanic Garden educational walk way using native plants modeled after Rocky Mountain Botanic garden in Lyons next to the arboretum, Enforce night sky policies to reduce light pollution mandating all lights be shielded, dimmed, etc., water less = mow less. allow grass to grow 3" must be taller before mowing.
- We built a NextGen 100% electric house with heat pump HVAC and water heater that will be completely netzero and carbon free emissions when the rooftop solar installation is completed this winter. The problem is the very large number of neighbors rebuilding using traditional natural gas fired heaters. Why did so many residences rebuilding post Marshall Fire not take advantage of the huge rebates offered and yet built back much larger and more expensive homes that have huge wintertime utility bills? Why was that messaging ignored?
- Remind people that they can switch to solar for no additional cost by using offsite solar farms such as with Sunshare Solar.



LOUISVILLE

COMPREHENSIVE PLAN

Louisville Comprehensive Plan
Community Open House Worksession
November 7, 2024

Today's Agenda

- Updates
- Vision & Values
- Scenario Alternatives
- What's Next?



What is a Comprehensive Plan?

A COMPREHENSIVE PLAN IS...

- A strategic guidebook to help guide citywide policy decisions and priorities
- A long-range tool for planning, legislation, financing and action
- A reflection of the community's vision and goals
- Required by State Statute

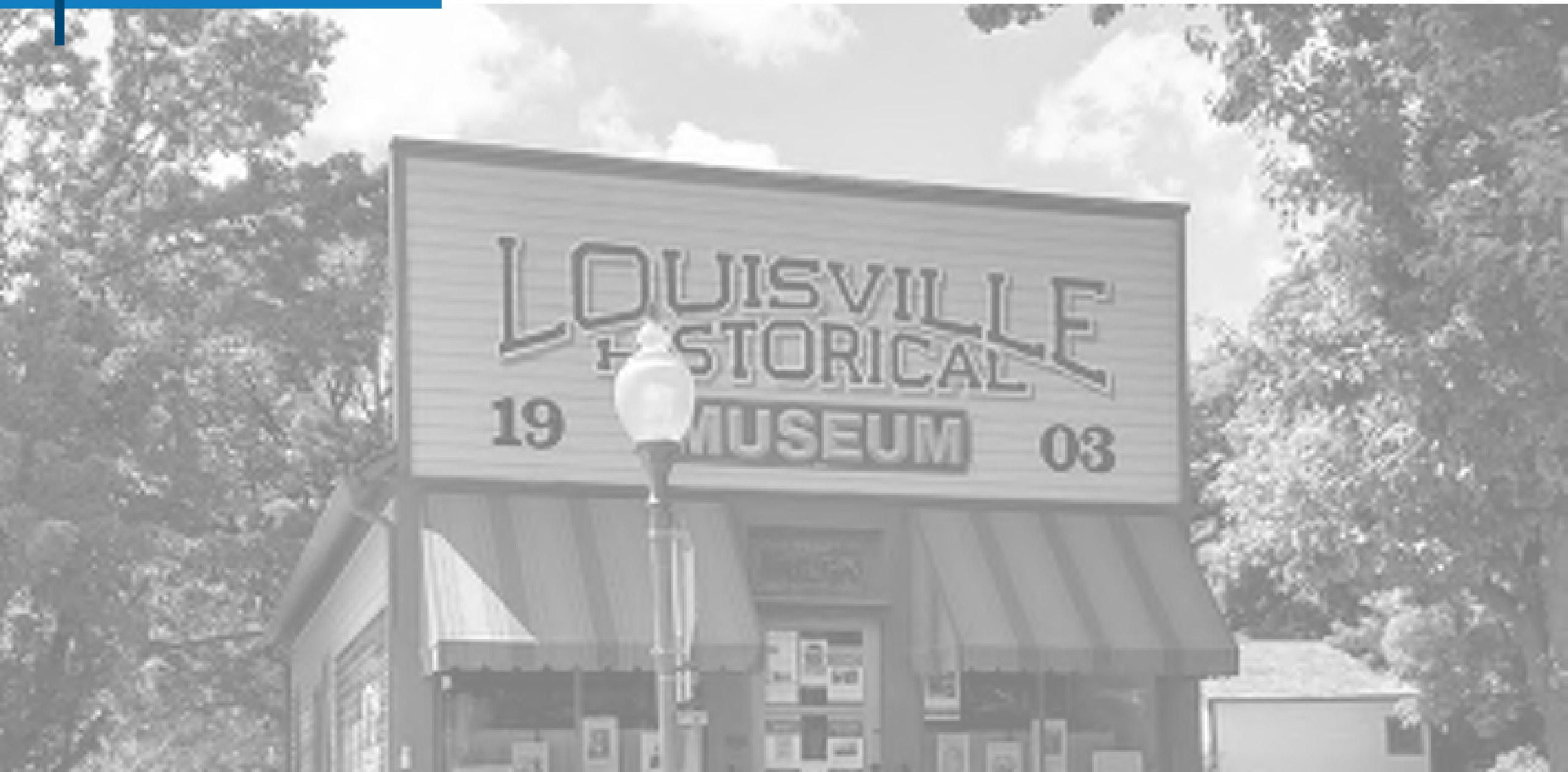
A COMPREHENSIVE PLAN IS NOT...

- Zoning
- A set of land use code standards
- Detailed budget document
- Specific regulations, requirements or ordinances

Schedule

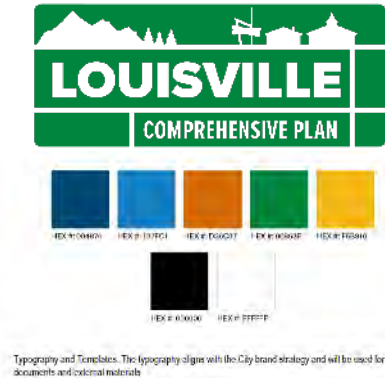


Community Engagement Updates

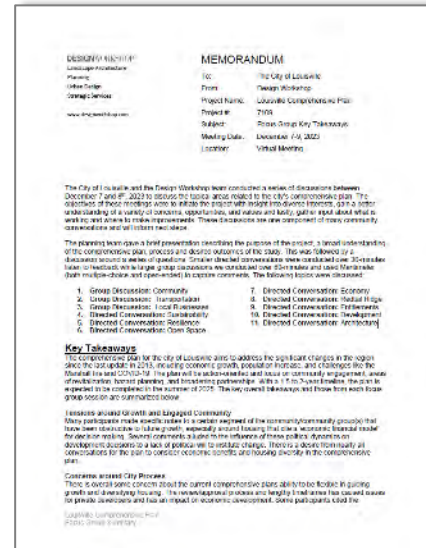


What have we done so far?

Project Launch



Focus Groups



Past Plans Review

Plan Title	Downtown Louisville Framework Plan (1999)
Agency Issuing	City of Louisville
Reference	
Summary	The plan is organized into nine sections: General Streetscape Proposals (pg. 6); Gateways, Parks & Public Spaces (pg. 10); Pedestrian, Bicycle & Transit Systems (pg. 13); Automobile Circulation (pg. 15); Parking (pg. 20); Public Sign System (pg. 24); Public Art Plan (pg. 26); Architectural Scale & Character (pg. 27); Residential-Commercial Mixed Use Component (pg. 32). Key Issues (pg. 3): 1. Lack of development vision 2. Balancing traditions with new development 3. Preservation of historic resources 4. Zoning resolutions 5. Potential parking demand 6. Circulation constraints 7. Increased regional traffic 8. Public information (wayfinding and marketing) Project Goals (pg. 4): 1. Downtown should develop in a manner that enhances its traditional character 2. Finance downtown for all users 3. Create a positive climate for investment 4. Be inclusive of the varied community interests and interest groups 5. Balance livability concerns and economic viability 6. Balance the interests of public and private groups
Strategies and Recommendations	Key Recommendations (pg. 5): 1. Develop formal urban design and architectural guidelines for the downtown commercial area 2. Review city's current zoning ordinance for mixed-use development 3. Adequate public spaces to define the character of downtown 4. Adequate access to downtown without allowing traffic to become a detriment to downtown character 5. Enhance alternative modes of access into downtown (transit, trail connections, ped access) 6. Develop downtown parking strategy 7. Establish an improvement district to implement key recommendations (and fund construction of parking facilities) 8. Prioritize historic preservation

Existing Conditions Memorandum



Community Engagement Summary



Survey was available March 15-April 15, 2024, on EngageLouisville.com



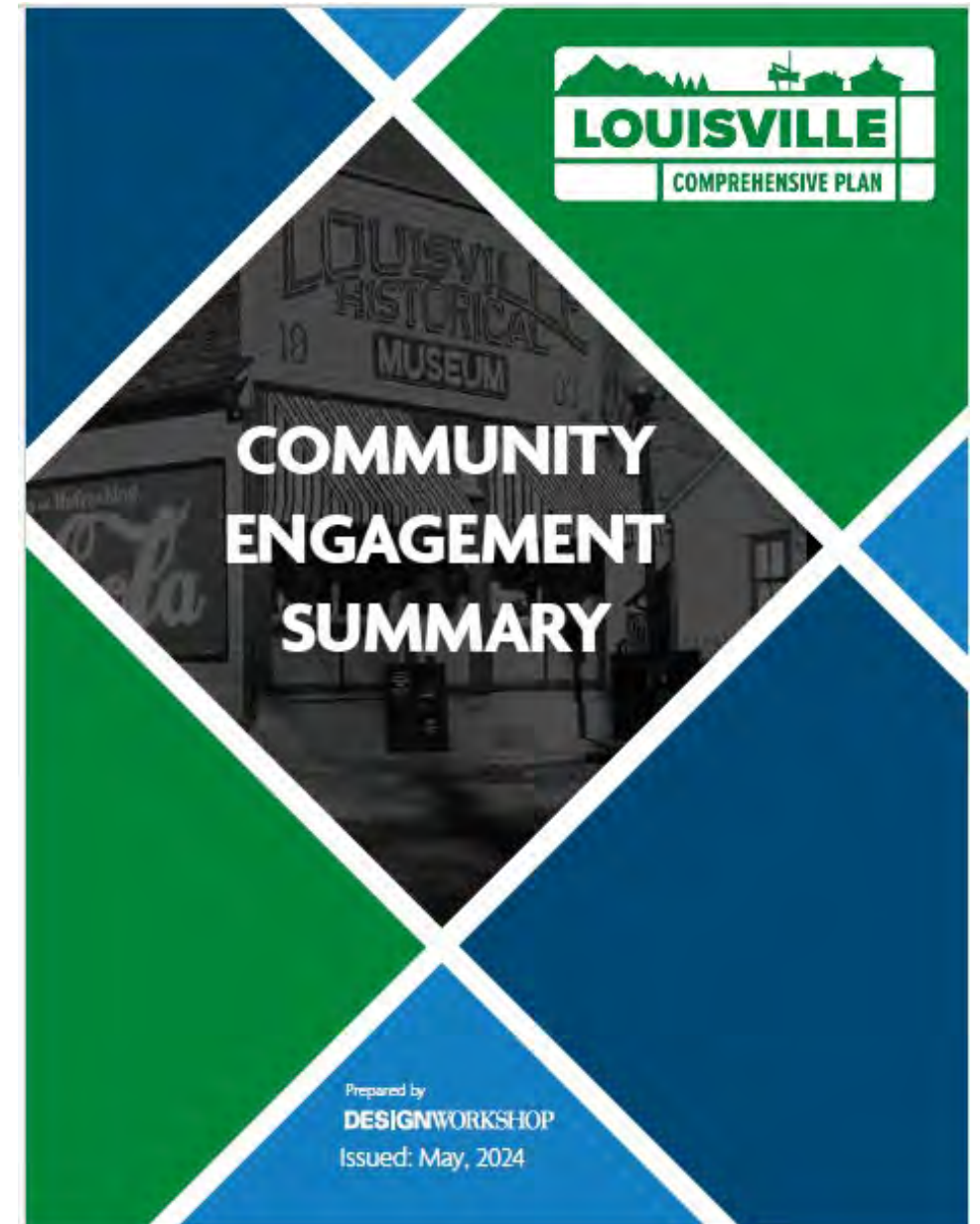
1,917 Responses to Survey



Open House on March 21, 2024, with over **200 Participants**



Self-paced responses at Library, Recreation and Sr. Center, Chamber of Commerce



Community Engagement 1.5 Summary

What is it?

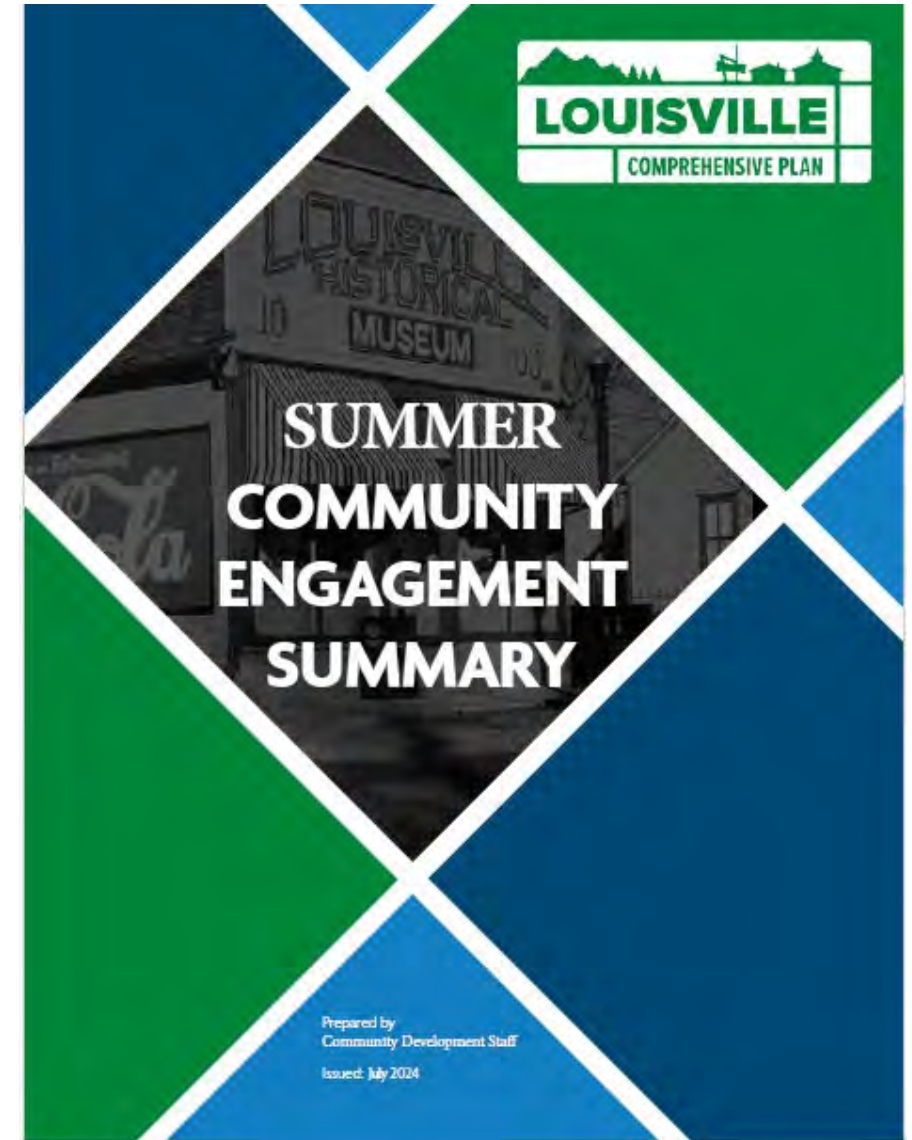
In Person “intercept” events to engage with over **200 Participants**

Where Did These Events Occur?

- Street Faire
- Summer Concert Series
- Bike to Work Day
- Hecla Lake Trailhead
- Ridge Place Trailhead on the Power Line Trail

Virtual Engagement

Online survey that to provide feedback on all 12 draft values and a mapping exercise with over **40 Participants**



VISION AND VALUES



Vision Statement

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.



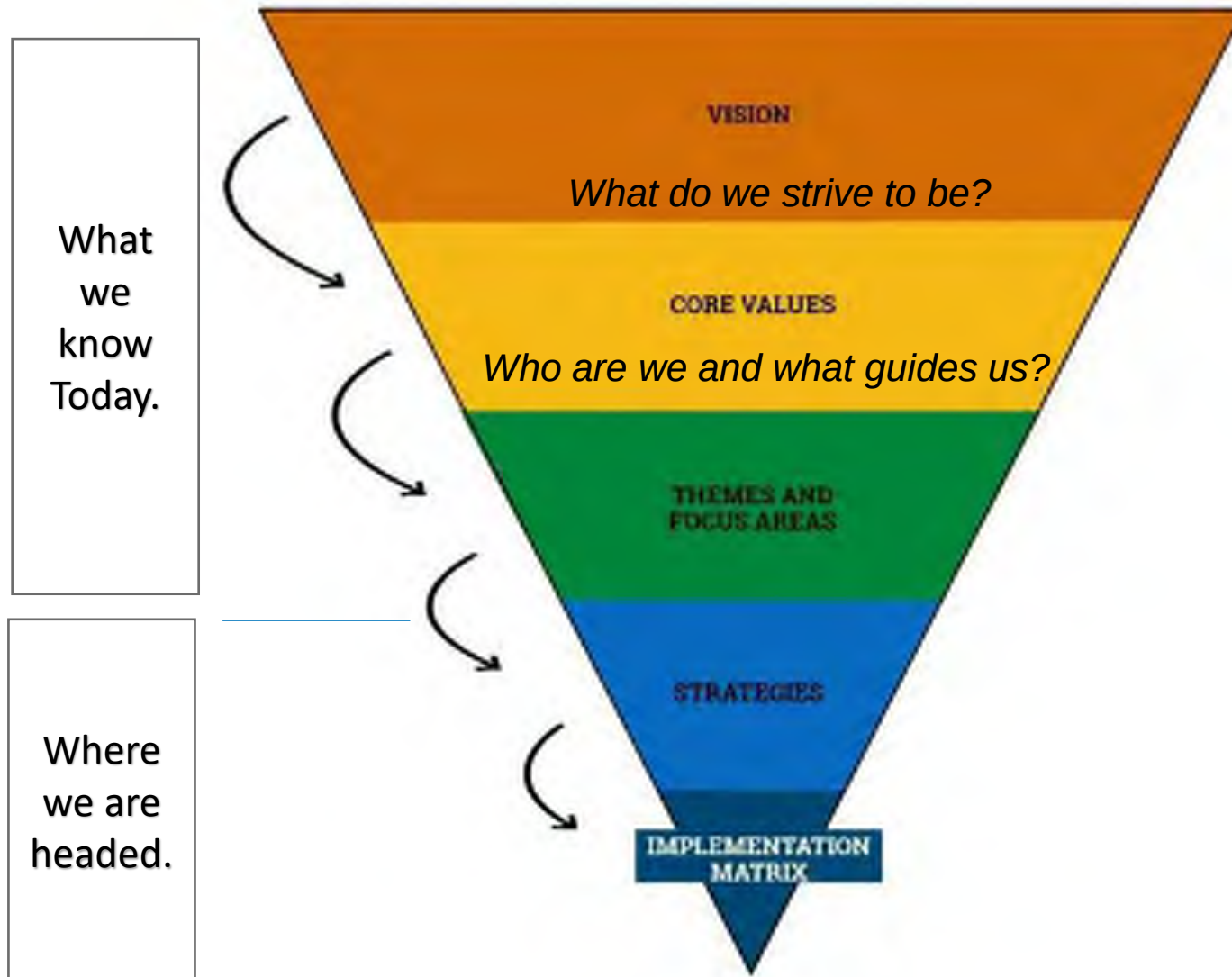
Core Values

At the center, Louisville is Equitable, Resilient, Sustainable and Vibrant.

These words come from the vision statement and are part of each of the core values.



Plan Framework



Vision: A vision statement serves as an aspirational future statement, speaking to what the Louisville community hopes to achieve.

Core Values: A core value is a community ideal to guide decision-making.

Themes and Focus Areas: Each core value is aligned with a Theme and supporting Focus Areas. These are an effort or desired result to provide direction for how to achieve the community's vision

Plan Elements

These core values will serve as the foundation of the Plan.

The boards around the room offer an opportunity for you to provide feedback and suggestions for the future of Louisville.



ECONOMIC VIBRANCY

KEY FACTS

- Local Louisville businesses capture about **41% of total retail spending** of Louisville residents. This means nearly 60% of Louisville resident retail spending leaves the city.
- The City of Louisville budget relies heavily on retail spending in the form of sales tax. Sales tax revenue accounts for about **40% of the City's overall revenue**. The City's open space programs are **100% funded by sales tax**.
- Of the City's total retail sales in 2022, **47% occurred on McCaslin Boulevard**, 34% occurred on Highway 42, and 15.1% occurred in Downtown Louisville.

THEMES AND FOCUS AREAS

Downtown Vibrancy: This may include strategies to promote a dynamic downtown Louisville such as attraction and retention of a mix of businesses and land uses, pedestrian-friendly streets and active street life, events, public spaces, and catalysts for redevelopment.

Supportive Business Environment: This may include strategies to support the growth and sustainability of businesses along commercial corridors like McCaslin and South Boulder Road while balancing local business, incubators, R&D spaces through workforce retention, business development programs, and initiatives that encourage entrepreneurship and innovation.

Placemaking and Public Realm: This may include strategies to design and enhance communal spaces to be vibrant, accessible, and attractive areas for people to engage in community life and to support local business vibrancy by bringing people to shop, eat, and play in core commercial and mixed use areas.



ENVIRONMENTAL SUSTAINABILITY

KEY FACTS

- In 2024, Louisville City Council established several innovative environmental sustainability goals including **100% of the City's electric** needs to be 100% carbon free by 2025 and to achieve **carbon-neutrality by 2050**.
- The City completed a Wildfire Risk Assessment in 2023. This developed **valuable new wildfire hazard and vulnerability information** following the Marshall Fire for public lands in and around Louisville that is aiding decision making.
- The Marshall Fire burned more than **6,000 acres of land** and **destroyed 1,084 homes**.

THEMES AND FOCUS AREAS

Recovery and Resilience: Address natural and human-made disaster preparedness and hazard mitigation. Examples include open space hazard mitigation (e.g., mowing practices to address wildfire risk), strategies to protect private property, and public communications.

Open Space and Habitats: Protect or enhance natural areas including forests, grasslands, wetlands/river corridors, and other undeveloped lands to ensure habitat preservation for biodiversity, environmental health, and providing residents with access to natural landscapes.

Sustainability and Decarbonization: Reduce greenhouse gas emissions including but not limited to renewable energy, electrification of buildings and transportation systems, air quality improvement, energy efficiency measures, water usage and conservation, waste diversion, and the creation of a circular economy.

Equitable Resilience and Adaptation: Develop and implement strategies to support all of Louisville, especially vulnerable and underserved populations, in withstanding and adapting to climate impacts. This includes deploying sustainable infrastructure, implementing nature-based solutions, prioritizing inclusive community engagement, and ensuring access to resources and services that promote environmental justice and social equity.

ACTIVITY

4% take public transit, and

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hoods, and there is **no**
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City and community
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social change and respond
and underrepresented

OU LIKE TO SEE TO
IN LOUISVILLE?

E TO SEE TO
ILLE?

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO
ENHANCE ECONOMIC VIBRANCY IN LOUISVILLE?

Add a sticky note
with your ideas!

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO
ENHANCE ENVIRONMENTAL SUSTAINABILITY IN LOUISVILLE?

Add a sticky note
with your ideas!

VISION AND
VALUES



SHARE YOUR IDEAS!

ENGAGELOUISVILLECO.ORG/COMP-PLAN

VISION AND
VALUES



SHARE YOUR IDEAS!

ENGAGELOUISVILLECO.ORG/COMP-PLAN

VISION AND
VALUES



SHARE YOUR IDEAS!

ENGAGELOUISVILLECO.ORG/COMP-PLAN

ALTERNATIVE SCENARIOS



COMMUNITY CHOICES

What is Scenario Planning?



Scenario planning explores and evaluates potential future developments and outcomes in a city by creating multiple possible scenarios based on driving forces about key factors like population growth, economic trends, and the community vision. The City is asking for Louisville community input on three future growth and development scenarios to inform the Comprehensive Plan.

COMMUNITY CHOICES

What is Scenario Planning?

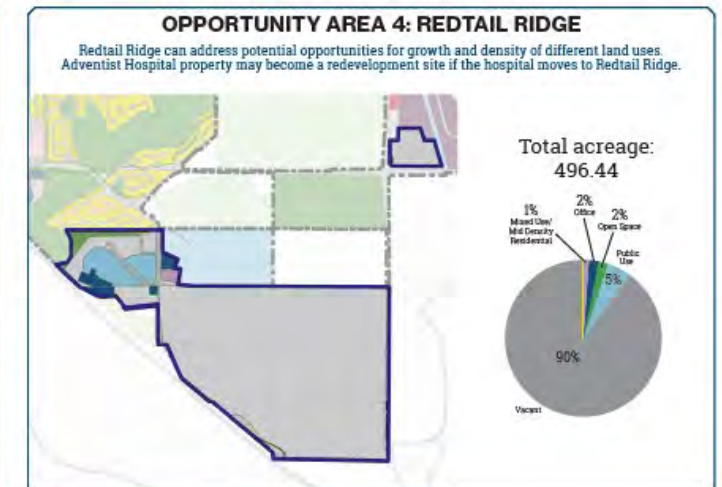
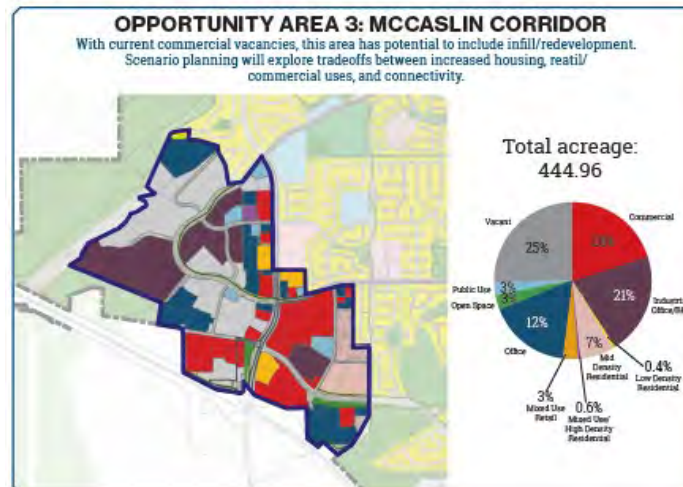
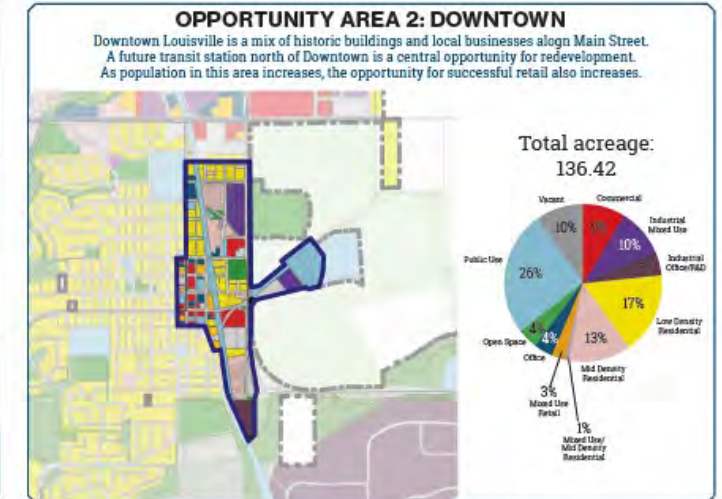
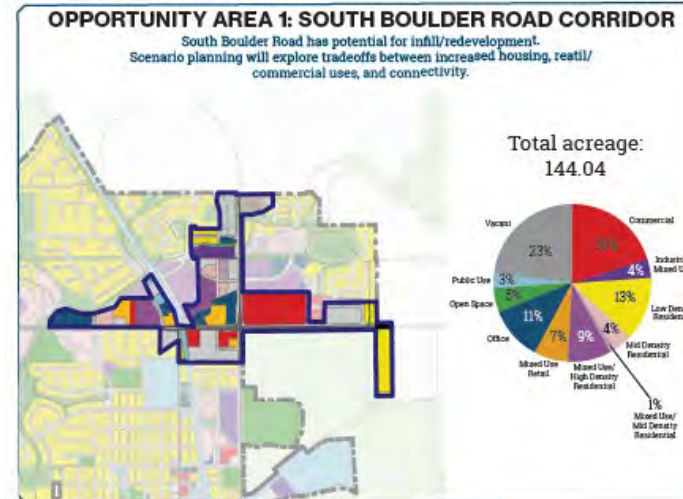
OPPORTUNITY AREAS

Areas of Stability and Areas of Change

Scenario planning will focus on specific areas that are more likely to change, referred to as Opportunity Areas.

For this exercise, other areas of Louisville less likely to change are referred to as Areas of Stability.

We are asking the Louisville community - what should change look like within these Opportunity Areas.



Driving Forces



COMMUNITY CHARACTER

Population is both declining and aging.



Louisville's population peaked in 2008 and decreased by 1,789 residents (8.4%) from 2000 to 2020.

Population is projected to decline with out new housing development (Source: Colorado Dept of Local Affairs)



Median Age: 43 years. Highest in Boulder County



Age: Residents ages 25-44 dropped 27% 2011-2021

(Source: Louisville Housing Plan, 2024)

Housing is increasingly unattainable.

FOR MORE INFORMATION REFER TO THE LOUISVILLE HOUSING PLAN (2024)



Louisville lacks a diversity of housing choices with about 70% of the City's housing stock single family detached units

The median price of a home in 2023 in Louisville is \$896,000, an increase of 155% over the last decade.

74% of Louisville households would not be able to afford the current median home sales price.

About 2,500 new housing units would be needed in Louisville to maintain its current share of Boulder County's population by 2047.

THE GOALS OF THE HOUSING PLAN ARE TO:



Goal 1: Increase Residential Development Opportunities in Louisville



Goal 2: Expand and Maintain Access to Affordable Housing



Goal 3: Diversify Louisville's Housing Stock

(Source: Louisville Housing Assessment, 2024)

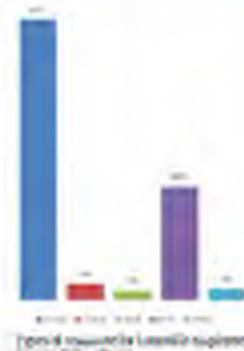


COMMUNITY CONNECTIVITY

Residents commute out, the workforce commutes in.

40% of Louisville employed residents leave the city for work.

Most employees live in surrounding areas such as Boulder, Lafayette, Longmont, and Broomfield.



ECONOMIC VIBRANCY

Employment is Strong.

Employment growth will be significant, as Louisville projects as many as 17,349 more jobs in the next 20 years.

Residents spend \$ outside of Louisville.

Louisville retail businesses capture only about 40% of total Louisville resident spending, largely due to significant retail development in surrounding cities.



ENVIRONMENTAL SUSTAINABILITY

Hazard mitigation, biodiversity, and decarbonization are high priorities as Louisville evolves.

Habitat restoration and Wildland Urban Interface (WUI) mitigation are needed to reduce hazards and maintain biodiversity. The City of Louisville continues to be a leader in establishing aggressive clean energy and carbon emission reduction goals. As the community changes, these goals need to be monitored closely.



COMMUNITY PLACES

Louisville has 2x more parks than neighboring communities.

98% of Louisville residents live within a 10-minute walk of a park.

45 parks in Louisville (835 acres), which is nearly double neighboring municipalities of Lafayette (20 parks) and Superior (26 parks).

(Source: Louisville Parks and Rec, 2021 Data Collection)

The community continues to highly value these places, which also means any new development in Louisville is redevelopment¹ or something like this.

Downtown is the Heart of Louisville

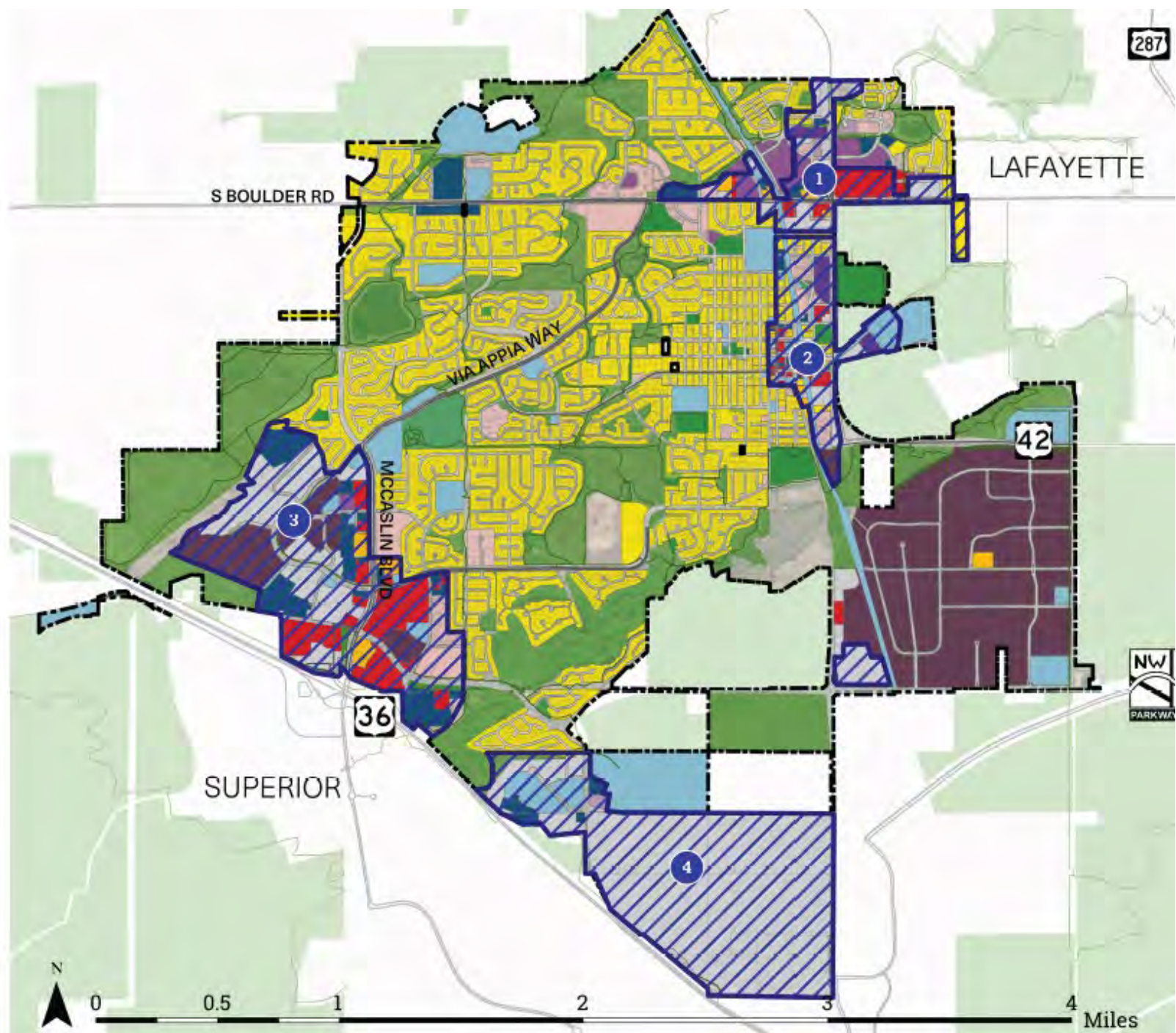


BASELINE

Louisville Today

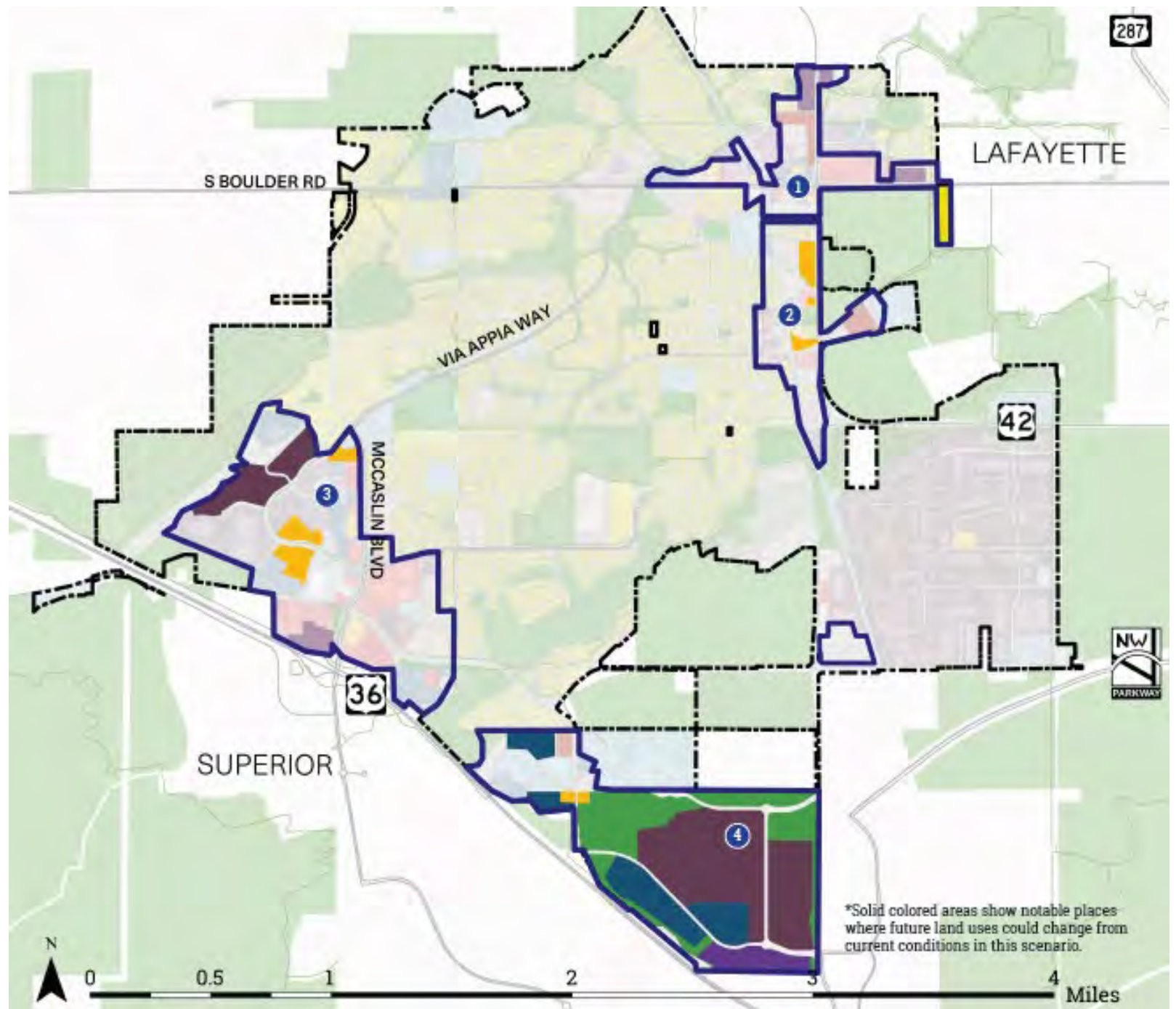
Existing Place Types

- Commercial
- Mixed Use Retail
- Low Density Residential (1-10 DU)
- Mid Density Residential (10-20 DU)
- Mixed Use/
Mid Density Residential (20-30 DU)
- Mixed Use Center/ Higher
Density Residential (30-40 DU)
- Park/Plaza/Open Space
- Public Use
- Industrial Mixed Use
- Industrial Office/R&D
- Office



STAY THE COURSE

Scenario A looks at a potential future where current trends continue with minimal intervention or change within the community. Based on these existing trends, jobs will continue increasing, but the population will grow minimally.



STAY THE COURSE

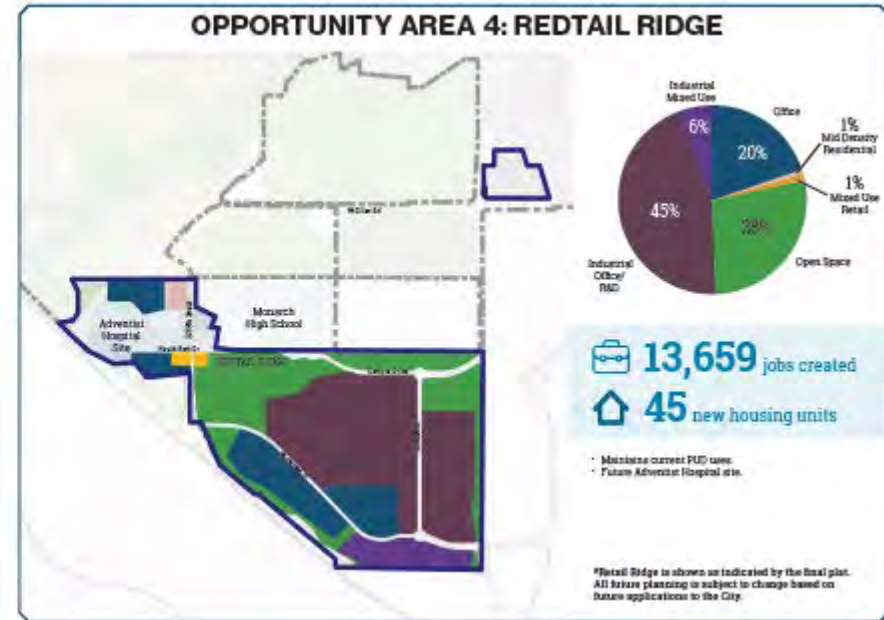
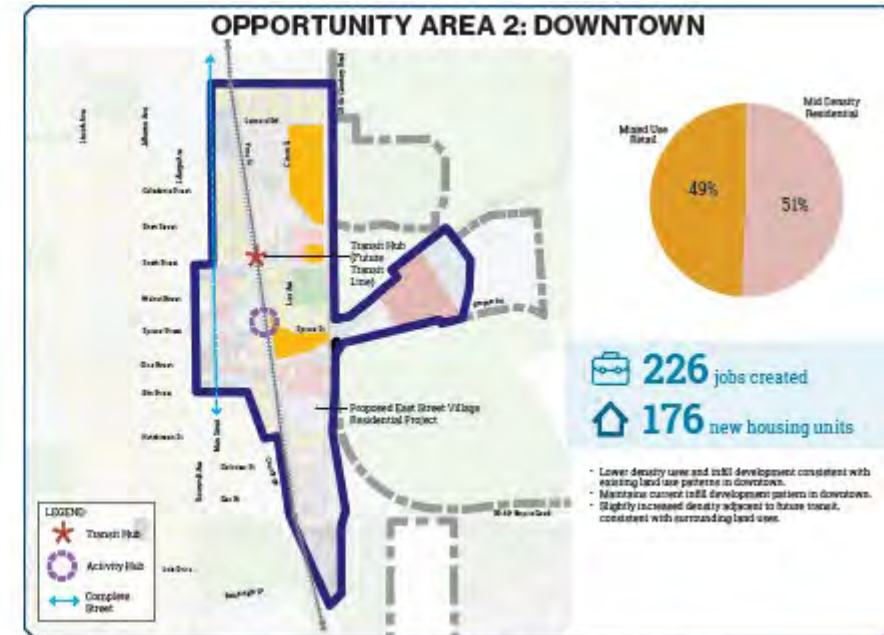
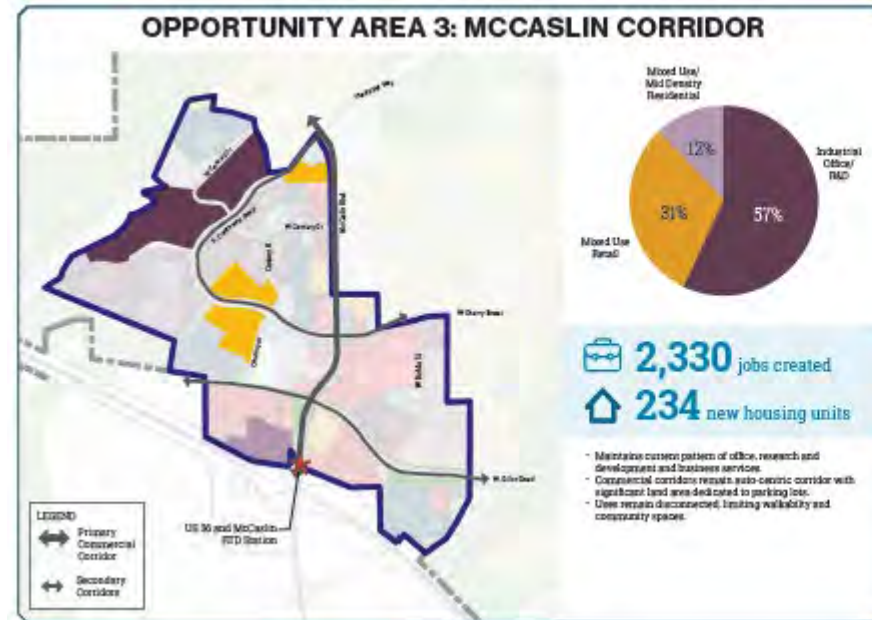
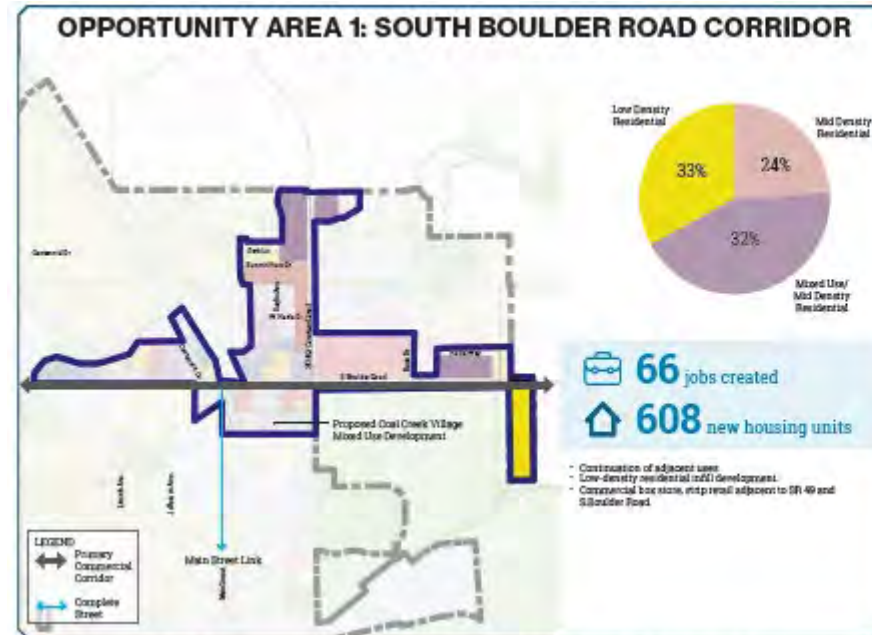
Scenario A

Scenario A: Stay the Course
1,150 new housing units

Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
695 units	176 units	234 units	45 units

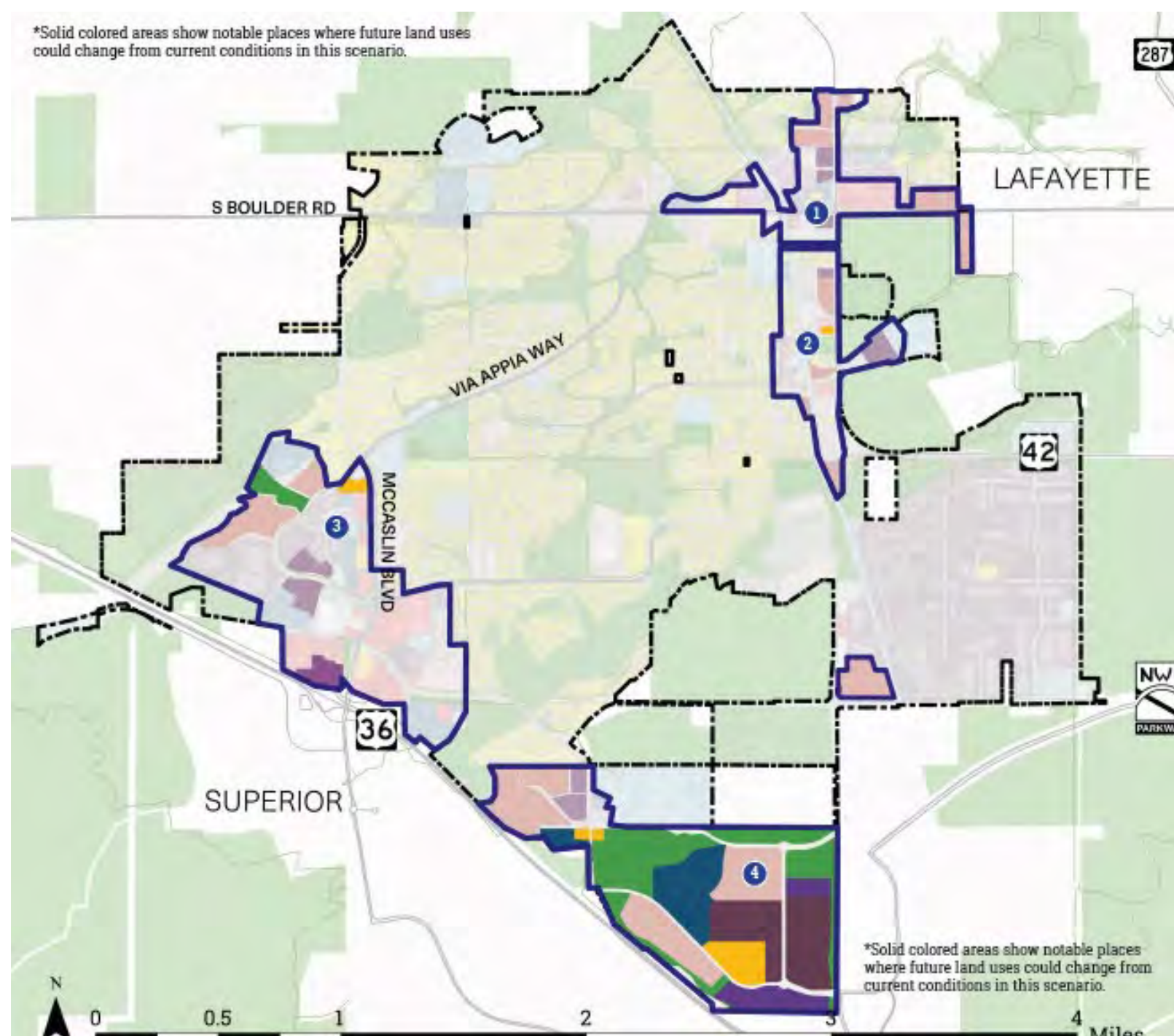
Scenario A: Stay the Course
16,281 new jobs total

Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
66 jobs	226 jobs	2,330 jobs	13,659 jobs



A HOME FOR EVERYONE

Scenario B proposes the largest housing supply increase and highest population growth, providing affordable housing options for the workforce. Mixed-use commercial centers along McCaslin Blvd and South Boulder Road will focus on retail, while Downtown Louisville will see local commercial growth.



A HOME FOR EVERYONE

Scenario B

Scenario B:
A Home for Everyone
5,608 new housing units

Area 1
South Boulder
Road Corridor

812 units

Area 2
Downtown

482 units

Area 3
McCaslin
Corridor

1,548 units

Area 4
Redtail
Ridge

2,766 units

Scenario B:
A Home for Everyone
9,414 new jobs total

Area 1
South Boulder
Road Corridor

30 jobs

Area 2
Downtown

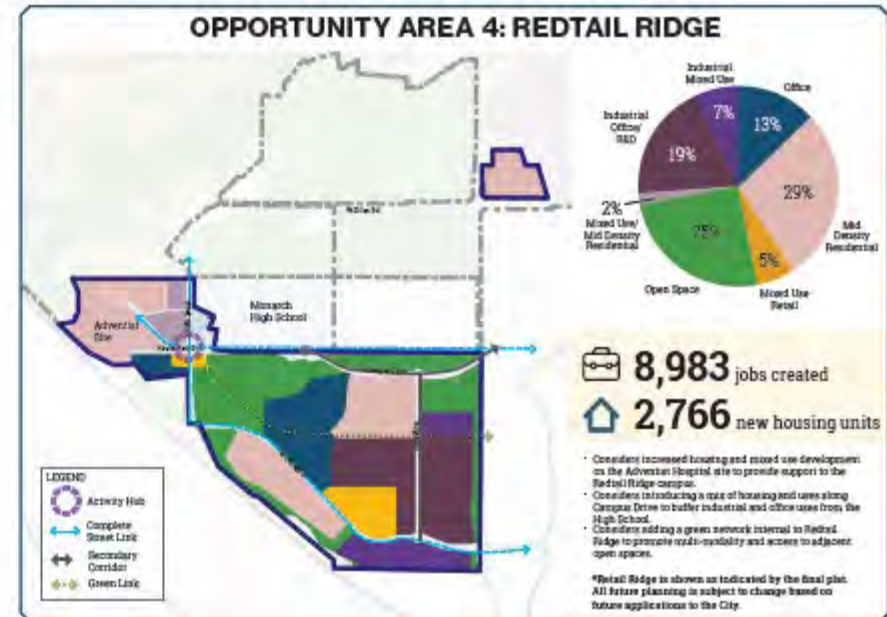
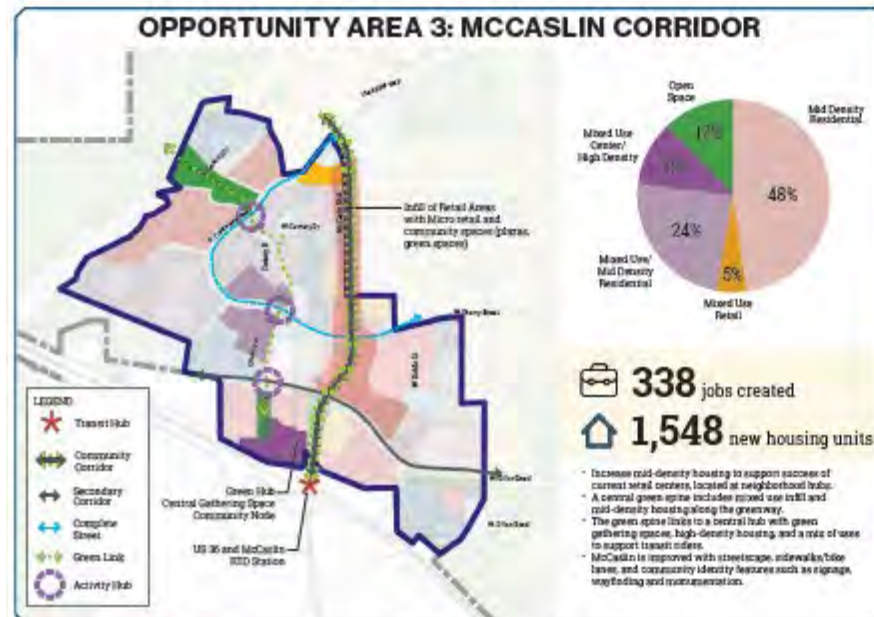
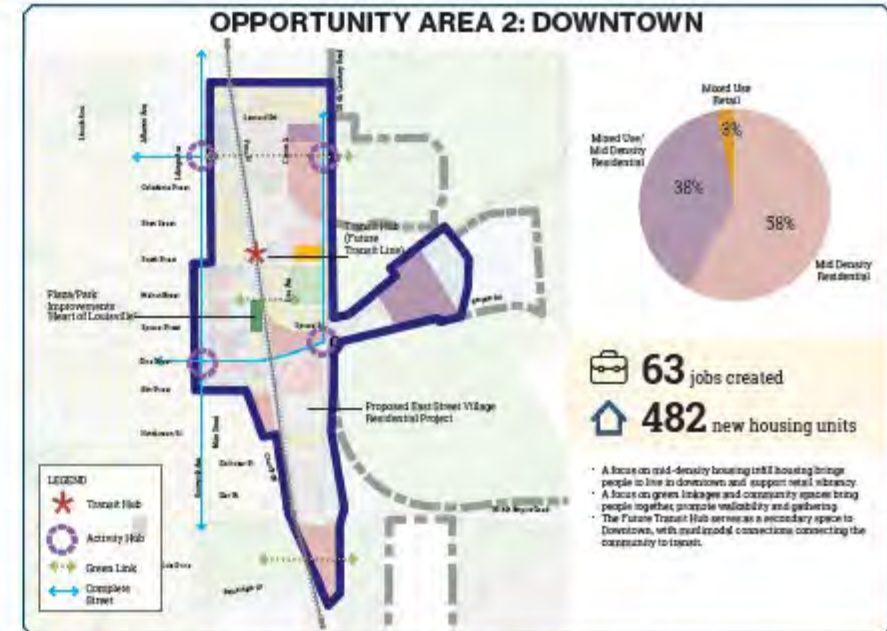
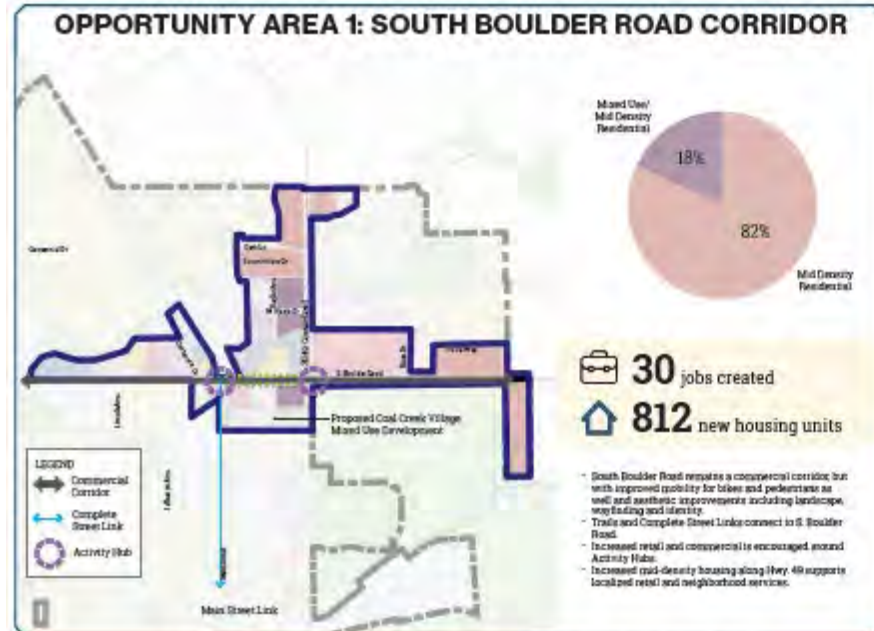
63 jobs

Area 3
McCaslin
Corridor

338 jobs

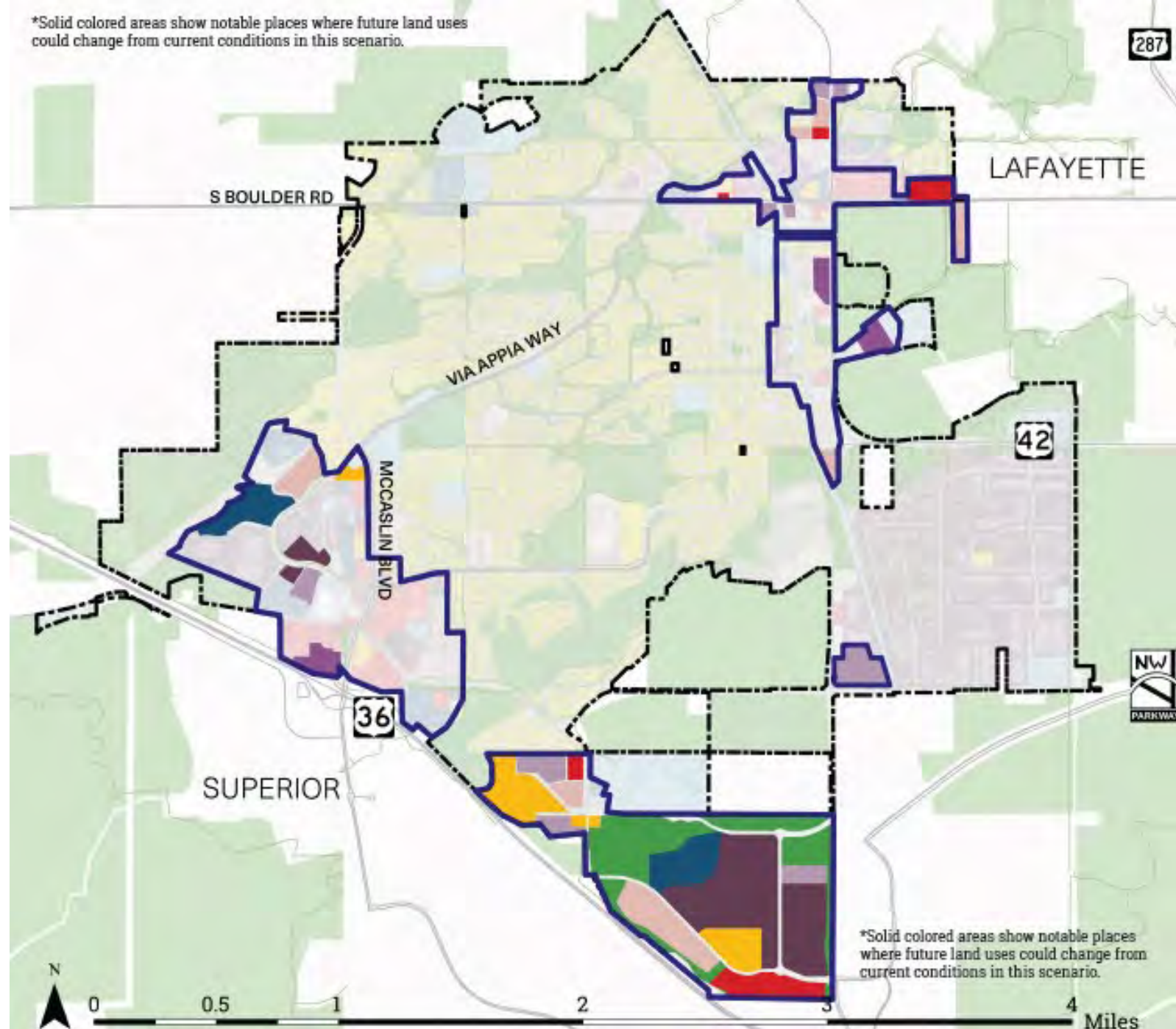
Area 4
Redtail
Ridge

8,983 jobs



LIVE AND WORK IN LOUISVILLE

Scenario C, focuses on economic stability that envisions less commuting as Louisville's job market and housing supply grow, with diverse housing types and densities along McCaslin Blvd, Highway 42, and South Boulder Road, encouraging mixed-use districts. It emphasizes Transit-Oriented Development (TOD), missing middle housing, and sees Redtail Ridge as a key area for expanding housing, improving affordability, and attracting younger generations to Louisville.



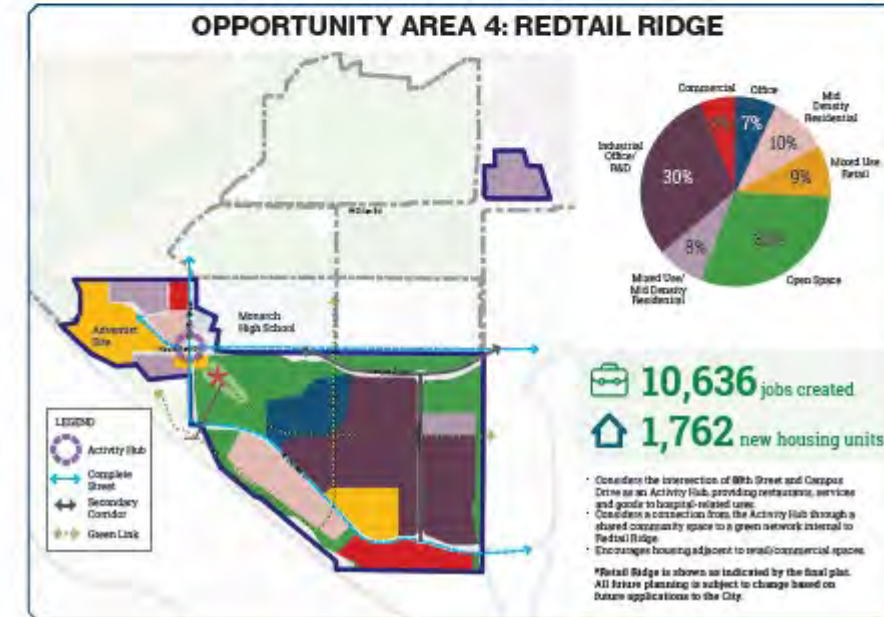
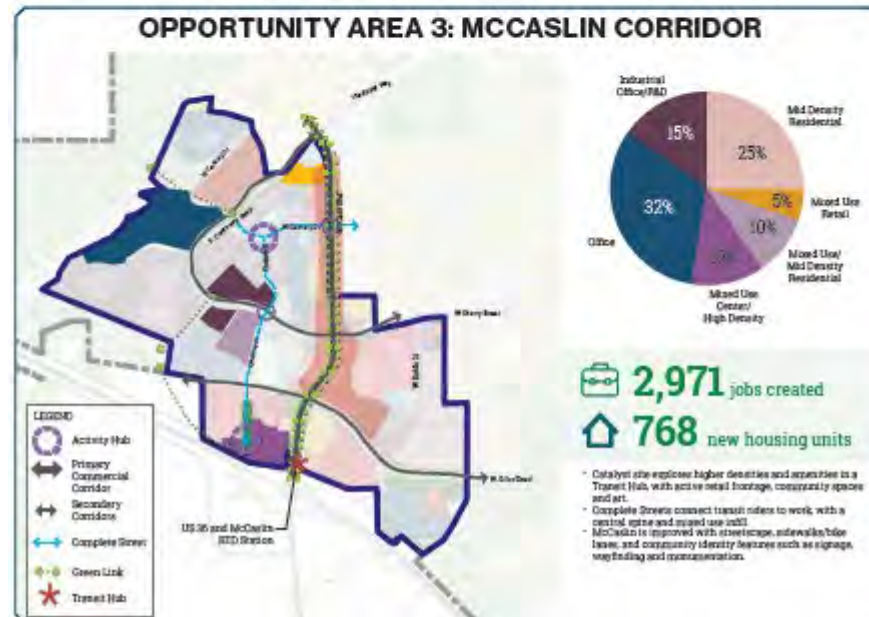
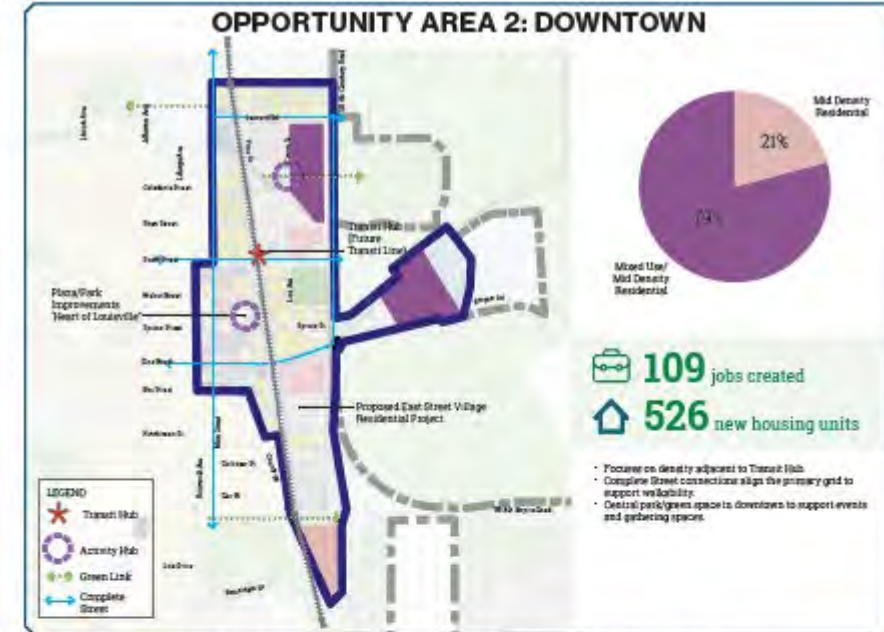
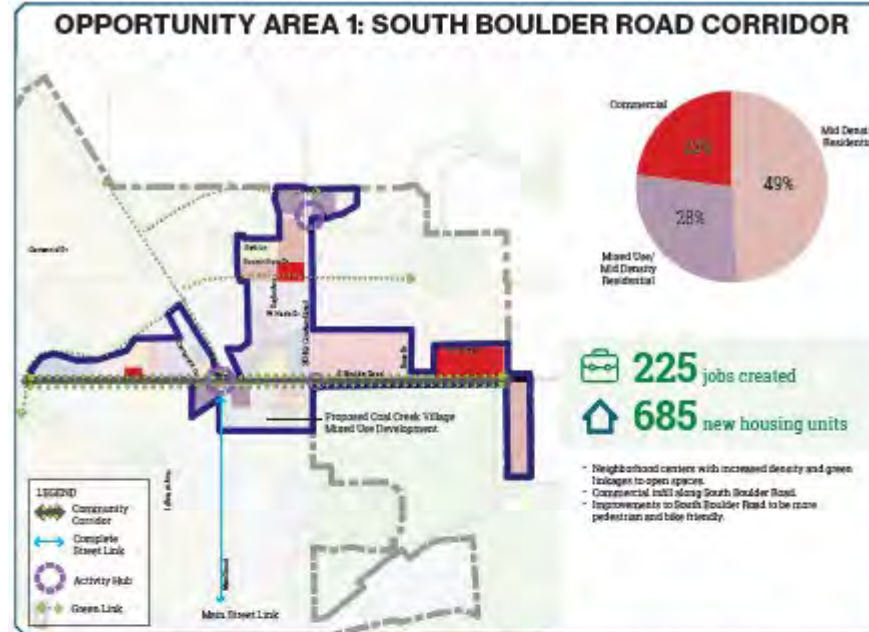
Scenario C

Scenario A: Stay the Course
3,741 new housing units

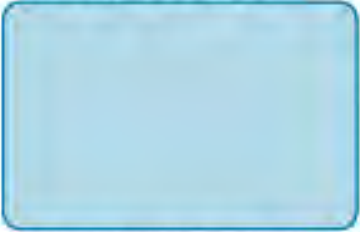
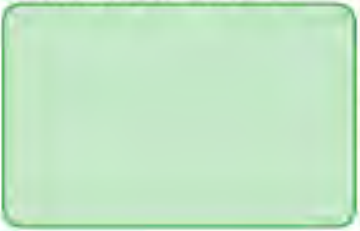
Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
685 units	526 units	768 units	1,762 units

Scenario C: Live and Work
13,941 new jobs total

Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
225 jobs	109 jobs	2,971 jobs	10,636 jobs



SCENARIOS AND VALUES ALIGNMENT

	 COMMUNITY CHARACTER	 COMMUNITY PLACES	 COMMUNITY CONNECTIVITY	 ECONOMIC VIBRANCY	 ENVIRONMENTAL SUSTAINABILITY
SCENARIO A: STAY THE COURSE  Place a dot in the box if this is your preferred scenario!	Maintain slow population growth through continued development of single-family and lower density homes, but may also continue trends of population decline, declining school enrollment, and higher retail vacancies that puts this character at risk.	Current parks, trail systems, recreation amenities are maintained.	More vehicle-oriented travel.	As housing growth remains low, retail is less thriving. Office and Research and Development continues to drive job growth. Minimum growth of good and service businesses without additional population to support retail.	Lower density housing maintains high commutability and reliance on personal vehicles, increasing carbon emissions.
SCENARIO B: A HOME FOR EVERYONE  Place a dot in the box if this is your preferred scenario!	Increased focus on a mixture of housing types to address housing attainability challenges and offer more options for families and the local workforce. Changes are focused on select areas with densities and building types that are sensitive to existing neighborhood character.	Improve downtown plazas and parks to support more active street life. Opportunity for increased events and gathering.	Increase transportation options with a focus on overall connectivity for walkability and bikeability.	Increase in mid-density housing supports workforce and entry level housing options. This in turn supports neighborhood centers with access to retail, goods and services.	Missing middle and more compact housing choices can support in a reduction of vehicle miles traveled and support and increase to transit connection, decreasing carbon emissions.
SCENARIO C: LIVE AND WORK IN LOUISVILLE 	Focused areas of medium and higher density housing to create vibrant places with retail centers and transit access, increasing proximity to goods and services while supporting retail vitality and transit options. Changes are focused on select areas with densities and building types.	Increase overall parks system, trails and linkages to support new development densities. Ability to support additional programs, services, and events for all ages (from youth to seniors).	Increased transit frequency with higher density housing centers and provide multimodal linkages to access housing and jobs within the community.	Higher-density centers also serve as a hub for jobs and services. With higher employment growth, there is a need to increase housing for all incomes and ages beyond the current gap.	Higher density centers support increased transit, a reduction of commuting and an overall decreasing carbon emissions. Mixed use centers allow for goods and service available by walking or biking to support increased community health and more vibrant places.

QUESTIONS?



Your Turn to Play!



How to Play the Game.

Welcome to the Sticker Game! Your participation will help shape the future of Louisville! Follow these steps to create your vision for the future. The objective of the game is to balance the number of housing units and the number of jobs to meet the requirements for a vibrant, resilient, and sustainable Louisville.

Step 1: Review the Map

Familiarize yourself with the map which indicates 4 areas of opportunity to influence future development.

Step 2: Understand the Stickers

Each sticker represents a different type land use. The color and number of jobs or units are shown on the legend on the left. Take a moment to think for yourself and then discuss as a team how you want these areas of the city in the future. Discuss your ideas as before placing your stickers.

Step 3: Place Your Stickers

Place the stickers on the map according to your vision. You can place them on the board. You do not need to use all the minimum number of jobs and units to meet the growth rate.

Step 4: Consider Trade-offs

Remember that there are trade-offs in land use decisions. Consider how less dense housing takes more space and how close housing is to jobs. Balance your choices to create a scenario that reflects your plan for the future.

Step 5: Discuss and Adjust

Work as a group to place your stickers. Discuss why you choose certain types of development? Be open to feedback and adjustments.

Step 6: Name and Present Your Scenario

Once your group agrees on the final placement, we will present your scenario to participants and explain your choices.

Your Turn!

Use the stickers below to create your own scenario.

	200 units, 100 jobs, 100 units
	100 units, 100 jobs, 100 units
	100 units, 100 jobs, 100 units
	100 units, 100 jobs, 100 units
	100 units, 100 jobs, 100 units

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On a scale of 1 to 5 how well does your plan align with the community values?	1	2	3	4	5
Community Character					
Environmental Sustainability					
Community Connectivity					
Community Places					
Economic Vibrancy					
Civic Leadership					



COMMUNITY CHOICES

Understand the Stickers → Place your Stickers



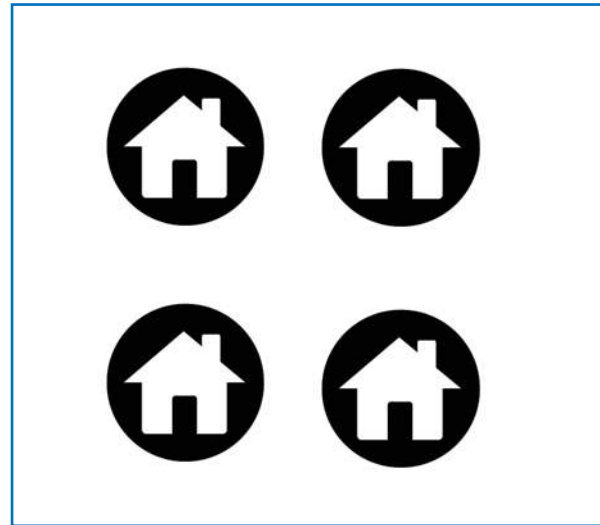
	Commercial	3-4 stories, mostly retail or office	 150 JOBS
	Low Density Residential (1-10 DU)	2 - 2½ stories, only residential	 100 UNITS
	Mid Density Residential (10-20 DU)	3-4 stories, a mix of retail with some residential or office	 200 UNITS
	Mixed Use/ Mid Density Residential (20-30 DU)	Up to 3 stories, only residential	 250 UNITS 80 JOBS

	Mixed Use Center/ High Density Res (30-40 DU)	Up to 5 stories, residential with some retail or office	 250 UNITS 120 JOBS
	Industrial Office/ R&D	Light industrial with office, research, or labs	 400 JOBS
	Industrial Mixed Use	Light industrial uses with some limited retail or office	 100 JOBS
	Office	3-4 stories, mostly offices	 600 JOBS
	Park Plaza Open Space	Pocket Parks, Plaza Spaces, Neighborhood Parks	

RULE: You may place 1 park per every 200 Units and

Each sticker represents a certain number of units and jobs. Add these up to reach a total number for your plan. You must place the minimum number of stickers.

UNDERSTANDING 'DU'



1 Acre

= 4 DU/ Acre

EACH STICKER IS
APPROX. 10 ACRES

Dwelling units per acre (DU/ac) is a measurement of residential density, or the number of dwelling units on area of land.

COMMUNITY CHOICES

Consider Trade-offs → Discuss and Adjust

Consider the Driving Forces...

- Where can you add family and workforce units?
What does this housing type look like?
- How can you reduce commuting in and out of Louisville?
- Where do you capture job growth?
- How do you add housing to support retail vibrancy?

Discuss and work together as a group to develop your own scenario. Each table will have a facilitator to answer questions.



COMMUNITY CHOICES

Name and Present your Ideas!



How Many Units?

Count the number of UNITS you have and fill in the box.

Total #

Minimum 1,000 Units

Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

Total #

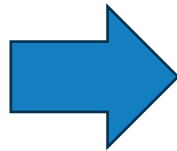
Minimum 10,000 Jobs

Maximum 20,000 Jobs

Name your Idea!

Your Idea Here!

Make sure you meet the minimum requirement!



On a Scale of 1 to 5 how well does your plan align with the community values?

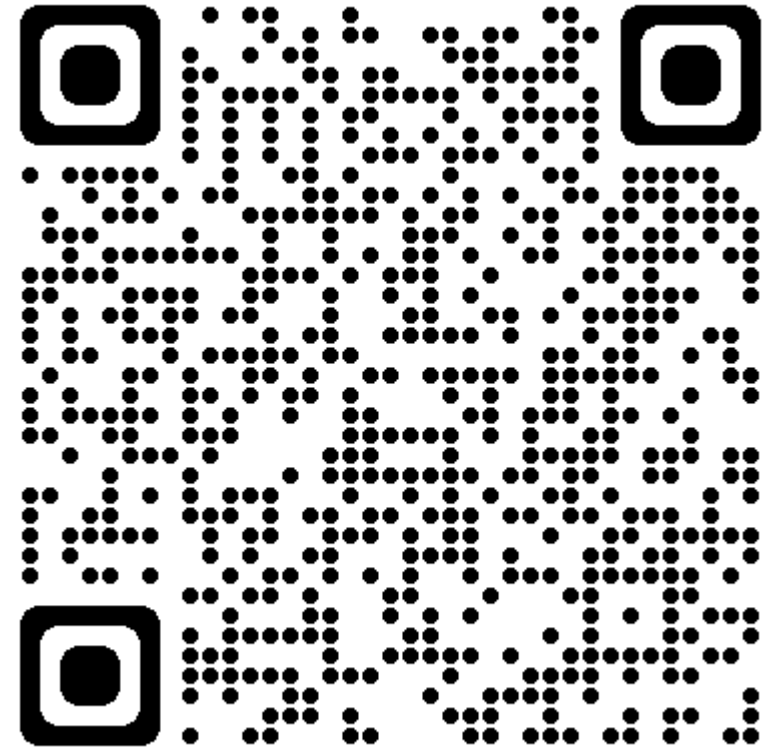
	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

When you are done, select someone to share your ideas back to the larger group.

Questions?



Keep in Touch!



www.engagelouisvilleco.org/comp-plan

Public Comments Received During 1/28/26 Open House and Engage Louisville Page

1/28/26 Open House Comment Hand Written (Verbatim)
Prioritize protecting and preserving open space - follow the city charter!
How do mechanisms as a city to create a climate resilient future?
When City approved Redtail Ridge there was no residential area. Yet in the land use opportunity area RT is on the list. Why is that?
Thanks for all your hard work! It would have been very nice to have more maps and bigger it was almost impossible to actually get up close to see them.
Growth: Long time residents, over 30 years of Louisville. Observations. 1) 20,000 plus or minus population has been a great target over these years. Why do we need to grow? Where will the water come from? 2) Growth of 50% is unacceptable! 3) focus on the commercial empty buildings that now blight our small town community 4) focus on current residents and our needs, concerns and feedback. 5) We don't need to be another boulder thank you for the open house!
Too many people and cars added to our city. Not to mention not enough water to support everyone. Also, "affordable" housing is not affordable still. A single adult could not afford the "affordable" home especially when you add on very high HOA fees. This feels ridiculous and is just a way for builders to make money. Why do we have to add to the population? Also, all the new building ruins the feel of Louisville, I'm not afraid of change, I've been here 30 years and I've seen Louisville grow and change and it's been great. This is too much growth for Louisville and again it's still not affordable. If there is to be growth, then really make it affordable but not add this many people.
Thank you for hosting the open house. I am concerned that with our current water rights, we will not be able to meet the town's water demand by the year 2040 to 2050. Please do not expand the population at the expense of a little community. Also this increased housing is not affordable. So we are not needing that goal either. Thanks.
Please please commit to affordable/attainable housing throughout Louisville. For McCaslin - Consider mixed used near the old movie theater (CU now owns) north in those neighborhoods that has land amongst the strip + biz parks. We who live along McCaslin need a closer place than downtown to enjoy ourselves, stay awhile, with pocket parks and such that is walkable - a mini Town Center and we need a safe bike path down McCaslin!! (to the park and ride).
The City needs to provide the impact statement /financial analysis for this growth phase: (Rec Center, police, fire, library, traffic etcetera etcetera). How will we pay for all this growth? Be transparent please!
This magnitude of growth is not sustainable, what is driving this?
This is a lot of growth. I'm concerned that it isn't sustainable and that it will impact the quality of life in Louisville

Go back to the original, much slower growth developed under Muckle. Way to aggressive, will be too much traffic, strain on resources. Current residents do not want more houses; more commercial and amenities for current residents. No more housing!
Poor venue – too noisy rec center was better. Need more utensils to grab food
Too much density. My biggest concern is that once you create a use-by-right -- when the city initiated rezoning follows the comp plan - land values will go out. Prices will go up. And it will be too late to require public benefits from growth.
Way too much growth/ way too aggressive. Why not slow 20% Max residential condo -townhome growth. We don't need affordable housing. Folks can live in Northglenn for that. We need to preserve precious water/resources and Louisville is not trying to mirror Lafayette/Erie. They will never be voted best town in USA to live.
I think it would be useful to include how progress toward goals will be measured over time to ensure they are met.
Thank you for your work and for holding this event!
Put roundabouts at the major intersections on via appia.
No roundabouts in via appia.
Don't put a trail along the Goodhue Ditch, would further bisect intact property. Address the importance of limiting social trails and restoring areas they've damaged.
Good event. My main concern is potential over development of Louisville. Some of what I saw in the plan like potential for 5000 new housing units concerned me. Particularly since it seemed much more aggressive than the housing plan.
My understanding of this is actually minimal. That said, the huge amount of growth suggested is very concerning!!!!
Louisville needs to continue to raise nonresident access fees to alleviate overcrowding of city facilities. Our neighbors need to plan and build their own facilities. I see this as resource planning, not exclusivity. Other communities need to invest in their own facilities.
I am in favor of residential infill in the McCaslin opportunity area. We especially need infill in massive parking lots of the current commercial uses in McCaslin. Consider repurposing empty/underutilized office park of Centennial valley
I'd love to see a policy which strongly discourages the building of massive blocks of apartment buildings such as those in Superior, Broomfield and Westminster
The comp plan transportation goals and strategies need to identify the lack of safe ped. crossings between transit stops on opposites of McCaslin - especially between Cherry street and Century drive
Action plan board - front door as exiting. One comment on the board re: "Downtown Beautification". I am a (near) 40 year resident. I'm sick of the "Super cities", folks who think Louisville is "cute" (it is for the most part) but Folks who say - but we could make it "super cute" I'm very tired of our \$ \$ going to super cute new streetscape medians where the existing were perfectly fine...

I am not in favor of facilitating a population explosion in Louisville. An increase of 50% obliterates the integrity and character of our amazing town.
I am strongly in favor of more pedestrian underpasses, especially under S boulder Rd. and the railway tracks. Forrest Phillips, resident and homeowner.
Multi-family might work belongs in Centennial valley only - new grocery store (K.S.) and transit – (regional) options
Density is good - environmentally, socially, ecologically, etcetera. However -established areas with single family dwellings in Louisville are not the place to impose parking and trapping headaches. We didn't buy into that. Create density and other purpose built areas where urban oriented dwellers-agree in advance to higher population per acre
Too much- too quick
community character, connectivity, places. Cultivating these values will keep Louisville a good place to live. Specifically: support the creation, participation, and engagement of the arts: visual, musical, expressive
Too much housing too quickly built. Please Increase residential more slowly at about 10 to 20% in 10 to 20 years. Concerned about impact to city utilities and common spaces - rec center, roads, traffic lights. Concerned about congestion pollution and losing our quality of life. Louisville is a small town please keep it that way.
I do not support a town that looks like downtown Superior - big buildings. I support growth to 25% not what is projected and a mandate for low income housing. I didn't see that anywhere in this plan
I am not sure how valuable this was it is the same as what's online. I want to know next steps, when we can give our thoughts on each phase and how much will our input matter. The plan is 340 pages long. Very comprehensive. I had hoped this meeting would pare it down in chunks, timelines, dates for community input, next steps, etc.
Consider slower growth. Smaller patio type homes for seniors to free up larger homes for younger families. Concern currently for overcrowding at the rec center - what to do with Superior customers and how to fit in those for new growth.
I do not see the demand for five story multi-family anywhere in Louisville. Our neighbors have already overbuilt these units. Our current facilities cannot support such an increase.
We need senior patio home area for us older couples to downsize to. Not a condo/apartment style. My home (too large with empty nest) could then go to a young family. Already too crowded. This growth will make it worse. How many non- residents are using the rec center.
This meeting didn't accomplish anything. The problem to solve is “How does Louisville have a way to sell a \$400,000 house?”. None of the so-called planners now. Also, 10 years out, anyone can say anything as a “feel good plan”. Best plans bring in jobs for starters. D. Howe.
Dear reader, my name is Hazel Boucher and I am an eighth grader at LMS, growing up in this town I have seen how climate change has affected this town and I want to live in a climate forward town. You are probably aware of the bag tax, and my thought/question is that couldn't there be a new tax that when something in Louisville is bought 2 cents goes to the city of Louisville that could go to incentives investors and contractors to make the new buildings all electric.

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

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

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

Thanks for working on the comprehensive plan. As I understand, there is a huge increase on housing. Here are my questions. 1) Does the city's water facility have enough capacity to feed all new and existing houses water need? If not, is there a plan to increase water? 2025/2026 winter, there are no snow in the mountain where the water comes from. 2) What are the plan to increase the roads, rec center, library, City Hall and so on for the population increase. 3) What are the plan for PFAS in our water. If it is tested please publish the results. With the huge population what is the city's plan to treat the water. 4) many Boulder People come to Louisville rec center. They said, the rec center is cheaper and less crowded. We don't want to be the next Boulder. Please keep the housing increase lower than 15%

To be considered 1) increased growth will put strain on library and cultural events, ie Friday night fair, music in the park. How is the city preparing to staff, expand library hours and enlarge spaces to accommodate larger crowds? Please consider maximizing existing and empty business spaces to reinvest/expand before allowing new build and ignoring the empty business sites. Need for increased multifamily housing in building plan in areas such as RTR and along McCaslin. Louisville has approximately 70% single family which does not attract diversity. New build should/needs to include affordable housing and ranch style housing (smaller) to allow people to age in place. Reduce sprawl, build and condensed areas to preserve green space.

I've always thought that the area adjacent to the P’N’R would be a great place for high density, low cost apartments. It's close to retail, 36, public transportation, etcetera. Likewise for southern Centennial valley, but not butting up to Davison Mesa. I have concern about Redtail Ridge creating problems at 88th and Dillon. But my chief issue with development is developers not being required to pay up front for the infrastructure their developments consume. I feel like existing residents have funded existing infrastructure, developers profit from it, and then new taxes get imposed to pay for the necessary infrastructure Developments require. I’m talking about water and sewage treatment plants, expansion of transportation arteries, library, Community Center, recreational facilities, government facilities etcetera etcetera including fire police public works etcetera.

Thank you for the informational meeting. I think it's important to have as an objective to keep taxes down and therefore not to plan too aggressively. For example: a \$10 million pedestrian underpass under Hwy. 42. I'm pretty sure NYC does not spend \$10 million for intersection and somehow gets hundreds of people across intersections, there is a creative solution somewhere between an enhanced traffic light and \$10 million. Affordable housing was mentioned one or two times. What is it? Defined. there is no such thing and it is annoying to have it mentioned. Diverse living modes is nice but a basic house costs \$500,000 it is not affordable by definition for lots of people. Please don't plan for a Louisville that is two to three times larger. That's not what residents want. Please don't raise taxes to satisfy a planner's grand vision of Louisville two times larger. We still want a small town. Don't allow one group to display flags at City Hall or library that don't stand for all Americans the only flag that stands for all of us is the American stars and stripes.

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

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

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

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

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

I support high density housing. It's best for the climate, biodiversity, and affordability, and residents tend to be happier.

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

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

The "How We Got Here" poster is telling. WE haven't been engaged in 3 dimensions (in person) for over 1 year. Density proposed is too large and unsustainable. Too much fealty to business interests and not We The People!

I'm not a fan of the 5-story zone areas. I'm looking for where you are addressing abandoned/empty and all the vacant lots before considering new buildings of this 3-5 story magnitude?

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

If you put in this many additional housing units, we will need another Rec Center. Our parks & open space will be degraded & crowded. This will ruin Louisville small town character.
This Comp Plan is TOO much growth! Scale it back significantly! Louisville is a small town, not Broomfield or downtown Denver.
46%–67% increase in housing is too much! Prefer to stick with City plan of ~28% growth.
Please consider purchasing 8600 Baseline with BOCO Open Space & City of Lafayette. Thank you.
No more than 10,000 people allowed in the next 30 years.
Superior needs to build their own Rec Center.
Please no e-bikes on social trails & open space. And more enforcement for motorized vehicles on above land.
Building affordable housing that fills in and creates density vs sprawl is GREAT! The city could create a funding mechanism (like the bag tax but BIGGER) to create a fund to use to incentivize developers and contractors to build ALL ELECTRIC. Thank you!
Hi, my name is Hazel Booth and I'm an 8th grader at LMS and growing up in Louisville I have witnessed how dire climate change is and I want to live in a climate forward town. You probably aware of the bag tax that sends money towards sustainability and I'm wondering if there is a similar thing we could do to tax that sends money/incentives to developers and contractors to build all electric. Hazel hmbooh01@bvsd.org
What do we do when ICE is here to protect ourselves & our neighbors.
Hi I'm Annabelle Gaillard and I'm an 8th grader at LMS. I'm here because I want the comprehensive plan to be prioritizing climate solutions. How are we going to reach our greenhouse reduction goals without the city providing funds to decarbonize all of our new construction?
Thank you for this opportunity to meet with City staff. However, we were largely bundled up in front of the future land use maps and nobody could hear the questions or answers. Please set up a meeting specifically for that. It's hugely concerning for many of us how much Louisville is planning to grow. Kathy Snell
Existing parks and open space need to be maintained BEFORE acquiring more open space.
Whatever happened to underpass between North Louisville + Steel Ranch (Bullhead Gulch). Bike friendly over or under train tracks.
Definition of insanity: Attempting the same "solutions" and expecting different results. We the people say NO to unsustainable growth.
Too much population growth. Should be more consistent with the housing plan/study. Level of growth in plan is not consistent with feedback during survey.

Open space priorities: Please put maintaining existing open space before increasing open space for open space goals. Funds need to be there for keeping what we have nice. Louisville has done a great job acquiring open space, but not so good at maintaining!
I suggest the city put this to a vote. 2k people doing a survey isn't enough people to represent all of the citizens.
I am strongly in favor of more housing in Louisville. We need more duplexes, triplexes, & apartments. Forrest Phillips, resident & homeowner
More big playgrounds with sit-on ziplines and water play.
Growth: 25% range, not the 47% that is proposed. Buildings downtown: keep them to 2–3 stories. No 5-story buildings. It will take away the small-town feel. Support low income housing. Support open space.
I'm happy with the new line striping on Dahlia. It makes clear to everyone where bikes belong. It gives permission to drive the middle of the road (traffic permitting) where I have better visibility and reaction time should someone enter the street. Those who find it truly confusing shouldn't be behind the wheel, but most who complain are just adverse to change.
I would think the first item to look at would be what can existing infrastructure support and then impact of traffic on roads. Ex) water & sewer, water rights, South Boulder/McCaslin capacity, Hwy 36 interchange.
We really need to plan growth numbers and require affordable housing as part of development. This measured growth by commitment to community are the top priorities. Those growth #s are too high.
All of the goals are well thought out and reasonable. I feel there is still a lack of clarity of what needs to be done, except for more studies. That's not reasonable either. It might be possible to provide a chart that lists any/all specific implementations with specific time frames. This might add a bit of structure/reality to what the plan needs to accomplish.
the housing stock needs to be affordable. The plan for growth seems too great to maintain Louisville character.
We have an extensive housing plan for Louisville. Instead of addressing our housing issues in the comp plan we should focus on executing on our detailed housing plan.
We do NOT need this much growth! 20% max!
Louisville should NOT add substantial residential development. To do so is what is called "suicidal compassion", killing what is great about our town (rec center, etc) to show compassion for people who need lower-priced housing in order to live here. We don't need to accommodate everyone who wants to live in Louisville.
As we continue to to consider development, we need to think about: 1) Town character, 2) water + energy impacts, 3) stress on town resources + services (police, roads, rec center, parks, etc.) We don't want to grow too much + stress these.
We live near McKinley Park, walk by daily, but wish there was: Seating and tables. That would be so welcoming and increase use and enjoyment! All other parks have that feature. Ron Knutson ron.knutson1550@gmail.com We love our great community of Louisville.

The underpass at Hwy 42 is a waste of money. Minneapolis had to shut down a major light rail line due to low ridership. We are a car-oriented society. Light rail is not worth the investment.
Affordable housing yes! We are a welcome community and need to make good on our intention to be a place where people at all income levels can be our neighbors. Just building more market rate homes won't solve our problems. We need creative affordable housing. How can the city remove barriers and overcome NIMBY opposition?
This is the result of many, many meetings and y'all have done a great balancing job of opinions! Just thought it might be nice to have a positive comment in here (:
Where is the fiscal plan associated with these enhancements? What will be the impact over the years to the residents? Thank you.
Under action items, put OSAB + LSAB (or open space + sustainability departments) under "responsible group" for impact fees, land use code updates, and design guidelines update.
Under place types make supporting land uses numeric. E.g. underground parking required for multifamily over 3 stories X. Sq Ft. green space per resident. Plan needs number + teeth.
This plan calls for way too much growth. 45% will destroy Louisville as we know it! Please back off and follow the growth called for in the housing needs assessment. At least that provides distribution of income levels for which housing should be built.
David Sweedler, 956 St Andrews Ln, Louisville. I'm completely opposed to the draft comp plan as currently written. No affordable housing numbers shown. Growth targets need to be cut in half at least. The Avista Hospital Redev Site is NOT in any way a Regional Center. It has no access to Hwy 36.
I would like 2 things: 1) Every place you "talk" about affordable housing should acknowledge that you are talking about 12%. That should be required. 2) In the transportation plan development, what is the commitment to public transport and EV infrastructure.
I think 10% growth, with most of it near McCaslin & 36 would be reasonable. More than that would be problematic. Also the proposed development south of downtown like Red Tail will be a traffic mess and will pull business away from downtown.
Use housing plan numbers! MODERATE GROWTH.
I support growth, but not at the expense of current residents. This is too much too fast without proper infrastructure. Did you see the traffic jam last month during fire evac that didn't last long? How will all of us leave if we have another Marshall Fire? Sue Lukasik 559 West St, Louisville.
Phase in land use changes so that development begins in already paved areas, like unused parking lots and commercial. Don't rezone vacant land yet.
Environment + Sustainability. Mow less along city managed corridors i.e. west pine + hooovers + trails. Allow grass to grow to weeds _ allow cooler environment. Mowing along trails widens the path + is encroaching on open space. Building code to require solar opportunities to give homeowners option to join co-ops + receive bulk pricing at time of built.

Rec center too crowded already! Tonight cars parallel parked on the street cause no parking in lot. Equipment – too long wait. No more people without new rec center.
Need to maintain small town character that has made Lsvl so pleasant. We do not yet know the impact of Red Tail Ridge and the incremental traffic it will cause to move forward with other growth before RTR impact is know is too risky for the city's character.
Concerned about the increase in population growth beyond 20 – 25%. Otherwise, I believe we will lose our small town feel. It is not sustainable, stress on Rec Center, Library, Water, etc.
Adding 10 – 20k people, what will be the mix of businesses added? Will the mix of businesses help to offset property taxes increase to infrastructure build out? (water, utilities, curb & gutter)
Louisville is a gem. Don't overbuild, overdevelop. Keep our small town with All-American feels and values as is. This is why we are here.
An idea to help us be able to gather money for new construction could be to add a tax on drinks and other items bought in the city and add the fund together so we can have money to build new construction that is all electric.
If you add approx. 5000 new housing units to the city, the rec center will be overcrowded! Will you need to raise taxes to build a bigger Rec Center?
I live in the Enclave and would love to see the Kobel Property develop with residential in a higher density, walkable form so my kids, who grew up here, could afford to move back; eye toward affordability. Housing on Kobel would also help activate McCaslin, we need more people to help businesses succeed!
Not enough dog park during rainy/snowy days. So please add more dog parks if we were to expand residential.
Public Comments from Project Webpage
Regarding housing goals, I encourage the city to preserve smaller Old Town houses as affordable housing through deed restrictions or other means. This would preserve the historic character as well. The town already has this pool of relatively affordable single-family homes that steadily are being scraped for large expensive homes. It is contrary to vision goals.
Can you please respond as to the likelihood that Sterling Bay (RedTail Ridge Developer) will be compelled to add new housing to their existing GDP?
The City council reviewed a draft comprehensive plan on July 14. However, I do not see this draft on this EngageLouisville page. Are you expecting citizens to dig through the council packets to find the draft?
Will the new Comprehensive Plan include guidelines/regulations regarding xeriscaping in new developments both commercial and residential?

With this drastic population increase, the already crowded rec center will be packed. Is there a plan for a new recreation center, or to expand the current one?

I really like that the second bullet under Ten Big Things To Get Right Over the Next Ten Years includes increasing affordability. Where are the specific plan elements that ensure this will actually happen? We already know that simply building more types of housing does not lead to affordability. During the period when Steel Ranch, the North End, and DELO added thousands of housing units, housing prices and rents increased. Can the Plan include specific, enforceable measures to ensure affordability as growth occurs? Can affordability conditions be added to the development considerations for each place type? Additionally, the map shows an overlay for naturally occurring affordable housing—why is this not included as a place type with its own development considerations?

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

Louisville has a small-town character that should be preserved. Rather than prioritizing large developments, the community would benefit from thoughtful, small-scale, and sustainable growth—development that serves local needs rather than growth pursued solely in the name of economic prosperity.

Where does Louisville expect to get the water and reliable energy for massive new development in our city? We are in a serious drought and have been for quite sometime, so the water issue is constantly on the table. And of course, Xcel Energy has already shown they are entirely incapable of keeping the power on for current Louisville citizens and businesses. (Ward 2 has had 5 extensive, hours-long outages in less than 2 months.). And yet, they keep raising rates. Because we don't currently have a forward-thinking, concerned City Council who will consider non-profit or other alternatives to Xcel (as Longmont, Fort Collins and other cities have) do you expect tens of thousands of new residents to just deal with the fact that they will have unplanned outages for hours or days often as current residents do?

It looks like resiliency and preparedness is one of the primary goals, but there is nothing in any of the scenarios or other areas of the plan about this. How will wildfire mitigation and disaster preparedness be integrated into this entire plan? Especially with the release of the WCRA?

In general I think we should have taken the opportunity to rezone around downtown to be more mixed use and slightly higher density. That are should allow duplexes, and 3 story buildings by right. It's our most walkable area

I agree with the increases in housing in the Comp Plan. We need more housing in Louisville! I am also excited to see all the off-road infrastructure for people walking, running, and bicycling.

This is too much growth for Louisville.

1. I am concerned about adding housing to downtown without providing parking. Won't that create problems for visitors to downtown businesses and for people who live near downtown but don't have off street parking of their own? 2. While I agree that Louisville needs to keep growing, this plan seems like way too much growth. 3. More housing won't lower prices because there are more aspects to demand than just availability, the desirability of living in Boulder County, for example. When cities are in desirable locations, the demand outpaces availability, no matter how many houses they build. 4. I appreciate the thought and time people have put into the plan so far.

A 27 story building in Louisville?? Do you want to ruin the character of our town? Max height limits should be maintained at 3 stories

During last night's Open House, both Staff and City Council said that some kinds of growth permitted under the draft Comp Plan would never be approved by City Council. I think clear and transparent standards are important for the community -- and for developers. If certain kinds of growth will never be approved, shouldn't we signal that to everyone? Why allow it under the Comp Plan, only to deny it after someone puts in the effort to develop the idea? From my perspective, the citizens are not misinterpreting the plan - if the plan allows for something - even if this City Council takes the position that they would never approve it, that doesn't mean that it'll never happen. Also, if the Comp Plans signals that a certain kind of development is allowed, you can be sure that lawyers for the developers will come in and pound the table saying that private property rights and use by right are being taken away. Let's tread carefully and get it right. Finally, from a sustainability standpoint it is best to redevelop blighted areas, before paving over green spaces. Let's prioritize redevelopment of blighted areas.

At last night's Open House, I heard a lot of concern - that I share - about 47-67% growth. Though the 28% in the housing plan is too high for me personally, I think growth should not exceed the 28% in the housing plan. I think zoning for purposes builds character and comfort into a City. I do not like places such as Houston and I do not think that's a good model for Louisville. From a sustainability and affordability perspective, Louisville should at least mirror the house size limits of Boulder County. Finally, shouldn't we put controls in place that recognize that we are at the beginning of what could become a very serious drought?

Housing plan projects that if Louisville were to maintain its current percentage of Boulder County population that would mean growth of about 4,000 people over 20 years. If you were to use an average household size of 2.5 that would mean there would be a need for 1600 additional housing units. The draft comp plan projects a potential growth of 4,000 to 5,000 housing units. Related to that is as I look at the future land use map and narrative, half of that 4 to 5,000 is assume do potentially go in to Redtail Ridge. Looking at the map there seems to be very little allocated for residential. Also, that number of housing units using my household size number would mean a population growth of between 10,000 to 12,500. I realize that these are guiding documents and not representative of actual development plans, but can you can explain what I see as a discrepancy tell me what I may be missing? Thanks. Appreciate all the work being done on this.

am opposed to this proposal of so many new homes. MORE is NOT BETTER. More is simply just MORE of everything.....more people, more traffic congestion, more STRESS, more accidents, more problems for the police department and fire department to manage. Why not manage WELL, what we have? Bigger is not better.

Thanks for taking comments. I am concerned about putting a trail along a riparian corridor. These areas that weave along waterways are critical for wildlife -for food, movement, and protection. On other trails along ditches in Louisville, I have seen bald eagles and other birds of prey that ended up flying away because so many people stopped to look at them. The City of Boulder has made a concerted effort to move trails OUT of riparian areas. I'm sure you are checking in with Louisville's very competent Open Space team, but it is worth checking with others as well. Know that for many of us, there is a strong value for having safe spaces for wildlife. Thanks.

I am not opposed to building UP within reason, as this allows us to leave room for precious open space. (Do pay attention to viewsheds.) But I am not okay with the rate and amount of building proposed in the draft Comprehensive Plan. This whole area of Colorado is growing fast. As a unique and quality city, let's pace ourselves and leave room for all of us to breath. Just a reminder, the benefits of open Space are many! These include mental and physical health; habitat for biodiversity; a place for social interactions; economic value; and environmental benefits like better air quality, less noise pollution, and storm water management. Thank you.

I recalled there is a survey on growth choices. Scenario A was low growth and Scenarios B and C were for larger growth and "other" has the results. Where this results on this comprehensive plan? I recalled 40 % responded from others. I would like to see this to be included in this plan due to transparency. I did attend to the open house and there is no mentioned on this survey to show what the community actually wants. It should not be in the appendix. Secondly, Circular economy should be implemmented in all areas on OS, LU, Economic Vitality, Community places, transportation, RR, ES (glad to see this in their comp plan) and CS. When there will be classes for the comminty to learn how to use the circular economy?

I think this is terrific! Young families need options in Louisville!

Louisville Comprehensive Plan

Summary of Round Two of Boards and Commissions Input
March-May 2025



City staff requested input on the Comprehensive Plan from eight City of Louisville boards and commissions in early to mid-2025. This was the second of two rounds of focused discussions with these groups. The first round was at project kickoff where they were asked about the most important things to address in the Plan. This document summarizes the input from the second round of recent discussions and does not include input from Planning Commission. Planning Commission is acting as the project's primary advisory group and City Council.

Round Two Boards and Commissions Meeting Topics

City staff provided a project update and asked both open ended and targeted questions of each group within their purview. The specific topics covered included:

- A summary and reminder of what a comprehensive plan is and isn't, including areas where the Comprehensive Plan's content intersects with the group's purview;
- A summary of each board or commission's input from the early 2024 project kickoff (round 1 of input);
- A summary of City Council's policy direction to date on the Plan's future land use framework, including the recommendations for future land use changes at certain locations;
- A summary of potential Comprehensive Plan goals and strategies that are within the group's purview; and
- An overall project status update.

City staff asked each board or commission for input on the overall content of the Plan to date and for specific input on potential goals and strategies to inform the Plan's drafting. The potential goals and strategies were presented at a topical level, with the intent of having the board or commission identify what is missing, what are the most important to include, and how best to articulate them in the Comprehensive Plan. The boards and commissions did not take a consensus vote on these items, so the comments address both themes and individual comments.

Parks and Public Landscaping Advisory Board (3/15/25)

City staff shared the following potential goals and strategies with the PPLAB for input:

- Related to Placemaking and the Public Realm, to:
 - Support the Update to the PROS Master Plan
 - Encourage Enhanced Design of Public Spaces
 - Encourage Development of New Public Places
- Related to Environmental Sustainability and Decarbonization, to:
 - Encourage Water Conservation on Public and Private Property
 - Increase Louisville's Tree Canopy on Public and Private Property
 - Encourage Biodiversity on Public and Private Property

- Related to Core Community Services, to:
 - Address Population Growth Impacts on Public Parks and Open Spaces

PPLAB Comments:

- Critical to maintain a high level of parks-related services to the community as population growth occurs; this should be addressed in both the Comprehensive Plan and forthcoming PROS master plan. This is one of Louisville's best assets that sets us apart and makes us such a desirable place.
- Evaluate the City's impact fees to understand how they are currently being used and opportunities for updates to such fees to ensure a continued high level of parks related services.
- Important to maintain biodiversity in our open space areas and ideally as part of any redevelopment on private property.
- The city needs a balanced approach to future development, and there were mixed opinions among PPLAB members about the right approach for future residential growth with recognition of the potential impacts on the community but also related to the city's housing affordability and social equity goals.
- Important to implement water conservation measures and be ahead of related state laws.
- Climate change adaptation is a high priority that could be addressed in parks.
- Decrease in pesticide use in parks is important.
- Evaluate the areas near and adjacent to parks for their impact on the parks.
- Desire for enhancements to the arboretum.
- Desire for more activity based areas – e.g., play fields, playgrounds, etc.
- The PPLAB offered a memo to City Council following this discussion stating their position on growth and development in Louisville included below.



Memorandum

To: City Council
From: Parks and Public Landscape Advisory Board
Date: 3/05/2025
Re: Comprehensive Plan

PPLAB wishes to express desire for lowest growth option as described, to include recommendations that designated area for parks be included in opportunity zones, with primary objectives of sustainability, biodiversity, open space, housing equity, and recreation features, including accessibility by soft surface and hard-scaped trails. New developments to include set amount biodiversity landscaping and tree canopy. Emphasis should be to maintain or improve our quality of life and maintain adequate funding for maintenance of these facilities.

Open Space Advisory Board (3/12/25)

City staff shared the following potential goals and strategies with the OSAB for input:

- Related to Enhance Trail Facilities, to:
 - Identify priority trail connections, particularly in areas where redevelopment is likely to occur (e.g., near Davidson Mesa, Redtail Ridge)
 - Identify priority trailhead improvements
- Related to Protecting and Enhancing Open Space Areas, to:
 - Encourage Biodiversity in Open Space areas
 - Identify attributes of desirable open space acquisition areas
 - Support update to PROS Master Plan
- Related to Recovery and Resilience, to:
 - Address natural hazard areas that interface with potential new residential development
- Related to Core Community Services, to:
 - Address Population Growth Impacts on Public Parks and Open Spaces.

OSAB Comments

- The goals and strategies should be more assertive than what was presented. For example, the City has already identified many of the priority connections and preservation areas – the plan should state that we need to implement, rather than identify.
- The community's highest priority when asked in various surveys is acquiring and managing open space areas, and this should be evident in both the Comprehensive Plan and PROS plan.
- The Plan (or PROS plan) should promote biodiversity in our open space areas, and state why the goal is so important (e.g., healthy ecosystems for plant and animal life).
- Support for improving our tree canopy.
- Its important to clarify the distinction between different types of open space areas – e.g., grasslands, riparian areas, etc.
- The City's Open Space division and OSAB have been working on identifying desirable future acquisition areas, and it is desirable if the Comprehensive Plan can help support the goal of acquiring these areas for open space. Such identification also includes criteria for prioritizing the most desirable open space areas that could be integrated into the Comprehensive Plan and PROS plan.
- Address that Louisville voters approved a 10 year extension of the 2C sales tax for open space and parks, and how that is a funding opportunity to capitalize on.
- The City needs to balance the management of open space properties with sometimes competing goals around recovery and resilience. E.g., between hazard mitigation and compromising the ecological value of these areas.
- Important to address growth impacts on open space areas.
- It is desirable to have a more established social trails policy that addresses any future population growth and to minimize or consolidate creation of social trails.

The existing social trails may be difficult to change, but the policy could address creation or management of new ones.

- Would love it if we could be a designated bee-friendly city.
- Any residential in Redtail Ridge is ok but should not encroach into any established open space areas. E.g., the open space area north of the existing hospital.
- The OSAB offered a memo to City Council following this discussion stating their position on growth and development in Louisville included below.



MEMORANDUM

To: City Council
Jeff Hirt, Planning Manager

From: OSAB

Date: April 9, 2025

Re: Comprehensive Plan

We appreciate Jeff Hirt's presentation to us on March 12 regarding updates to the status of the Comprehensive Plan and how it aligns with OSAB's purview. He listened carefully to our suggestions and concerns, but we wanted to convey them directly to City Council as well.

Our ongoing priorities:

- The Plan should emphasize the goal to protect, enhance, and expand open spaces and trails.
- The Plan should recognize the link between economic vitality and funding open space, both for the economic benefit open spaces provide in making the city an attractive destination and for the need for healthy sales tax revenues to cover open space expenses.
- The Plan should address climate change, resilience, and our decarbonization plan as policy priorities.

We support the draft strategy outlined by Jeff but wish to make the following specific points, which we raised in our March meeting:

- The land-use framework needs to emphasize Open Space acquisition
- Include Open Space acquisitions options in future land-use maps, especially in the focus areas around Centennial Pkwy and the area around the current Avista Hospital when it relocates. Both these areas have potential parcels that could be part of open space expansion, as envisioned in the passage of referendum 2C.
- Emphasize the importance of biodiversity, restoration, and protection in all of our Open Space properties, especially the Coal Creek riparian area as well as other valuable ecosystems, including North, Coyote Run, and Davidson Mesa.
- Take into account that Open Space resources are for the benefit not only of our citizens but our plant and animal life as well.

- Be more specific about the definition of “Green Corridors.” Are these Open Space properties or all planted areas (parks, medians, and the like)?
- Explicitly state in the Comp Plan that city policymakers and staff will take into account the recommendations of the PROS and Trails plans, which will be completed after the Comp Plan.

Louisville Revitalization Commission (3/12)

City staff shared the following potential goals and strategies with the LRC for input:

- Related to a Vibrant Downtown, to:
 - Maintain and enhance ground floor activation through design and land use (e.g., ground floor retail).
 - Allow residential “by right” in some areas (e.g., above ground floor commercial) to implement City housing policies and support economic vibrancy.
 - Support a robust program of community events year round.
 - Integrate land use, development, and transportation recommendations with the Downtown Vision Plan.
 - Evaluate improvements to Downtown Framework Plan.
- Related to Vibrant Commercial Areas Outside Downtown, to:
 - Maintain the McCaslin Blvd and South Boulder Road frontages as primarily retail corridors within Comprehensive Plan defined opportunity areas.
 - Allow mixed use with some residential near McCaslin Blvd and South Boulder Road in areas currently zoned exclusively for commercial uses and other areas to implement City housing policies and support economic vibrancy.
 - Enhance transportation connections from nearby residential areas to commercial areas and within the commercial areas.
- Related to a Supportive Business Environment, to:
 - Update Development Code to streamline procedures where possible addressing new commercial projects and expansions of existing businesses.
 - Support local business retention and expansion.
- Related to Transportation and Mobility Improvements, to:
 - Provide enhanced transportation connections for all modes from residential areas to activity areas within Downtown Louisville, the McCaslin corridor, South Boulder Road, and Redtail Ridge.
 - Increase connectivity and comfort of on-street bike facilities, bike paths, and sidewalks.
 - Increase regional transit connections.

LRC Comments:

- Support for the potential goals and strategies as presented.
- Support for the direction related to future land use and development in downtown and urban renewal areas, including specifically to allow more residential by right above ground floor commercial, and as freestanding in some locations near commercial frontages. LRC sees this as important to implement the Housing Plan and it also supports economic vitality goals.
- Strong support for updating the development code to streamline procedures to be more business friendly.
- Consider mandatory ground floor retail/commercial in downtown as a part of the development code update.
- Important to emphasize in the Plan the transportation and mobility improvements – especially if we’re going to see more residential, to ensure that there are safe and accessible ways for people to get into downtown and other commercial areas to shop, play, etc. For example, to be able to safely cross McCaslin and South Boulder Road on foot/bike.
- Emphasis on ensuring the Downtown Vision Plan is integrated with the Comp Plan.
- One comment about supporting creative parking strategies for downtown.

Recreation Advisory Board (3/17/25)

City staff shared the following potential goals and strategies with the RAB for input:

- Related to Priority Public Facility Upgrades, to:
 - Support PROS Master Plan-identified priority investments in public facilities.
- Related to Placemaking and Public Realm, to:
 - Support Update to PROS Master Plan
 - Encourage Enhanced Design of Public Spaces
 - Encourage Development of New Public Places
- Related to Core Community Services, to:
 - Address Population Growth Impacts on Public Parks and Open Spaces

RAB Comments

- Mixed opinions on the City Council direction for new residential in some areas, with some RAB members stating they support adding more housing to the community.
- If Louisville does add residential, we must commit to maintaining our recreation amenities. Our recreation center is already crowded and our program schedule is robust but also at capacity.
- Important to ensure that recreation programming is for all ages.
- Some members see the existing General Development Plan for Redtail Ridge and identified open space areas as still valid and needing to be reflected in the Comprehensive Plan.
- The Comprehensive Plan should evaluate opportunities for new parkland.
- We need more and enhanced recreational facilities including but not limited to tennis courts, multipurpose fields, and improvements to the golf course clubhouse.

Historic Preservation Commission (3/17/25)

City staff shared the following potential goals and strategies with the HPC for input:

- Related to Preserve Community Character and Heritage, to:
 - Evaluate Historic Preservation Fund allocation criteria including acquisition opportunities and grant program updates;
 - Consider Update to Preservation Master Plan; and
 - Update Old Town Overlay Zoning District.
- Related to Vibrant Downtown, to
 - Maintain and enhance ground floor activation through design and land use (e.g., ground floor retail).
 - Allow residential “by right” in some areas (e.g., above ground floor commercial) to implement City housing policies and support economic vibrancy.
 - Integrate land use, development, and transportation recommendations with the Downtown Vision Plan.
 - Evaluate improvements to Downtown Framework Plan.

HPC Comments

- Not particularly interested in updated the Preservation Master Plan
- Interested in updating incentives
- Would like a focus on outreach and making sure there is more widespread awareness of the program.
- Interested in updated the Old Town Overlay zoning.

Cultural Advisory Board (3/12/25)

City staff shared the following potential goals and strategies with the CAB for input:

- Related to Support Arts and Cultural Facilities, to:
 - Advance strategies and action items of the 2017 Cultural Arts Master Plan.
 - Identify arts and cultural facilities as an eligible community benefit for private development in exchange for higher levels of density, building heights.
- Related to Support Community Events, to:
 - Provide a robust schedule of community events.
 - Promote design enhancements to activate public areas to foster community interaction.

CAB Comments

- They are interested in economic vitality and intersection with culture – Create different hubs and areas of town to bring people to those areas and activate them. Current focus on Downtown and Rec Center – make new nodes to new areas.
- They want cultural activities in more diverse locations. Move it out to McCaslin. Larger performing arts center or outdoor amphitheater is desired, maybe in McCaslin area.
- Redtail – opportunities to work with developer on arts facility.

- South Street – make underpass so that art can be installed. Eg. McCaslin underpass had panels included in wall for future installation.
- Public Wall Space – they want public facilities with walls for murals.
- Spaces to host events and spaces designated for art in Front and Center plan – and any new development.
- Performing Arts Center – is Redtail amendable to have a space.
- Can we bring art into private development as requirement or development standards or in design guidelines.
- Bring art into new developments that have their own identity, like a new neighborhood in Centennial Valley
- Affordability for artists and amenities for artists are missing. Make it friendly place for artists. Need galleries.
- Public private partnerships on arts hubs. Artist in residence would be a great opportunity.
- Develop public art vision and strategy or master plan where to put art – create designated places for rotating art throughout the community.
- Can we conduct a feasibility study for cultural arts center – locate place, funding, policy support
- Bring art into all future underpass designs.
- Local arts and culture would help to keep local character in new development.

Sustainability Advisory Board (4/16/25)

City staff shared the following potential goals and strategies with the LSAB for input:

- Related to Decarbonization, to:
 - Advance the Community Decarbonization Plan.
 - Update Sustainability Master Plan.
 - Establish a Climate Action Plan.
 - Evaluate improvements to green energy building codes.
 - Support Greenhouse Gas Emissions and Reduction Targets (Reso 18, 2024).
 - Support City's waste management goals.
- Related to Recovery and Resilience, to:
 - Support natural hazard mitigation measures on balance with biodiversity goals.
 - Promote water conservation with private development and City facilities.
 - Support local agriculture and food production.
- Related to Biodiversity, to:
 - Prioritize ecosystem health and native species on public open space lands and other appropriate areas.
 - Support improved tree canopy.
 - Support acquisition of additional open space areas to address biodiversity goals.
- Related to Mixed Use, Transit Oriented Development, to:
 - Promote mixed use development (e.g., residential with commercial nearby) in areas close to transit.

- Promote a wider range of housing choices so people can live closer to where they work.

LSAB Comments

- New development needs more green spaces; how can we make sure that happens? So be more specific – what should the percentage be. Mesh the decarb plan with the comp plan. Would like to see more about equality and environmental justice. How can we get more diverse voices involved in the conversation?
- How do you go from conceptual to specific? The themes we've included echo what they have been talking about. How do you make sustainability practical? We have an opportunity to be a leader on this front. Opportunity to have a "flagship project". Goals are often framed are diluted and to focus on more of a bang for the buck items. Re: communication, to say this is who we are to get people on the bus.
- A little too motherhood and apple pie.
- Include what we're already doing under each of these categories.
- Be more specific and actionable – common theme.
- Frame affordability through the lens of sustainability, lower energy bills. It isn't just about having things costs more.
- They are interested in doing a memo stating their formal position. Include in May agenda item – to designate a comp plan memo writer. LSAB
- The LSAB offered a memo to City Council following this discussion stating their position on growth and development in Louisville included below.

Working Memorandum

To: Louisville City Council Members

From: Louisville Sustainability Advisory Board

Date: June 25, 2025

Re: Recommendations to Support a More Sustainable Comprehensive Plan

Dear Council Members,

We would like to begin by thanking the City Council for your leadership and vision in guiding the development of Louisville's Comprehensive Plan. We also want to extend our appreciation to Jeff Hirt and the Community Development and Planning team for their thoughtful work on this important initiative. In particular, we are grateful to Jeff for attending our April LSAB meeting and providing a detailed update on the plan's progress. His efforts in keeping us informed are greatly valued.

We are excited to see sustainability reflected in the draft plan and commend the city's efforts to ensure sustainability continues to be a priority for Louisville—both now and in the future. At the same time, we believe there are opportunities to strengthen and build upon this foundation by integrating more specific, forward-thinking, and action-oriented sustainability strategies. Since the Comprehensive Plan will guide the City's growth and development over the next decade and beyond, embedding sustainability as a consistent theme throughout the plan is essential. These enhancements will ensure the plan supports Louisville's long-term climate and environmental goals while maintaining a high quality of life for residents.

1. Specific and Actionable Sustainability Goals

We recommend that Louisville's Comprehensive Plan include clearly defined, measurable goals that prioritize sustainable development, open space preservation, and decarbonization. Specific targets—such as expanding green space by a defined percentage, reducing greenhouse gas emissions by a set amount by 2030 or 2050, or incorporating green infrastructure into a fixed share of new developments—are essential for making sustainability objectives both actionable and trackable. Providing clear sustainability standards helps foster shared understanding and alignment between the community and developers. This reduces uncertainty, supports efficient development, and delivers long-term benefits for the entire city. By replacing vague goals with clear, quantifiable benchmarks, the City can enhance transparency, strengthen accountability, and ensure meaningful progress over time.

Cities like Boulder, CO, and Minneapolis, MN demonstrate the benefits of integrating sustainability into comprehensive planning. Boulder's Comprehensive Plan includes detailed benchmarks across transportation, energy, and land use, while the Minneapolis 2040 Comprehensive Plan connects land use to climate action through goals for deep-carbon building retrofits and equitable access to green space. These examples show that embedding sustainability in planning helps cities grow strategically while advancing environmental and community resilience.

2. Emphasis on Nature-Based Solutions

We encourage the city to further emphasize nature-based solutions such as native landscaping, regenerative agriculture, green buffers, and natural stormwater systems. These strategies offer multiple co-benefits—including biodiversity protection, reduced heat islands, and improved water management—while aligning with broader resilience goals.

Comprehensive plans in cities like Chapel Hill, NC, and Fort Collins, CO have made nature-based approaches a core element of their long-term strategies. The Chapel Hill 2020 Comprehensive Plan highlights native vegetation and tree canopy preservation, while Fort Collins' City Plan prioritizes habitat restoration, soil health, and ecological buffers. These approaches demonstrate how integrating nature into urban design enhances environmental outcomes and quality of life.

3. Incentives and Regulations for Sustainability

A balanced approach that combines incentives (“carrots”) and regulations (“sticks”) will be key to supporting sustainable development in Louisville. We recommend that the plan explore tools such as density bonuses for green building or open space, streamlined permitting for sustainable projects, zoning incentives, and performance-based standards for energy and water use.

The Olympia Comprehensive Plan includes both incentives for compact, sustainable development and regulations that enforce energy efficiency and water conservation. San Antonio's SA Tomorrow plan similarly blends bonuses for sustainable site design with clear sustainability requirements in new construction. These examples demonstrate that blending flexibility with accountability can effectively promote progress and foster innovation. Adopting a similarly balanced approach in Louisville's plan would encourage innovative solutions while ensuring sustainability goals are met.

4. Promoting a Circular Economy

We recommend that Louisville's plan include explicit support for a circular economy—one that reduces waste, promotes reuse and repair, and extends the life of materials and products. Strategies might include public procurement of recycled and sustainable goods, supporting local repair and reuse businesses, and promoting waste-to-value programs.

The Minneapolis 2040 Comprehensive Plan and Olympia Comprehensive Plan both incorporate circular economy principles by promoting material reuse and local recycling. The City of Renton 2024 Comprehensive Plan goes even further by integrating circular economy goals across sectors, helping the city reduce environmental impacts and support green jobs and economic development. Incorporating similar approaches in Louisville would help create a more sustainable, resilient, and resource-conscious local economy while also creating new jobs, reducing costs for businesses, and fostering innovation.

Cities across the country have shown that comprehensive sustainability planning—spanning land use, infrastructure, the economy, and environmental health—can guide development effectively while building long-term resilience. While we’ve highlighted several cities as examples, Olympia’s Comprehensive Plan stands out as a particularly strong model. Its approach closely aligns with the priorities we recommend for Louisville and demonstrates how sustainability can be deeply and effectively embedded into long-range planning. By incorporating the strategies outlined above, Louisville can ensure its Comprehensive Plan reflects national best practices, positioning the city to lead in climate action and set a strong example for future development.

We look forward to continuing our collaboration with the City Council and the Community Development and Planning team to strengthen the plan and advance Louisville’s sustainability objectives.

Sincerely,
Louisville Sustainability Advisory Board

Library Board of Trustees (5/8/25)

City staff shared the following potential goals and strategies with the LBOT for input:

- Related to Enhance Library Levels of Service, to:
 - Evaluate and update Library funding sources, including development impact fees currently assessed on all new residential dwelling units to ensure the fee is calibrated to the community’s library level of service expectations.
- Related to Support for Art and Culture in Louisville, to:
 - Evaluate options for a performing arts center.
 - Adopt policies supporting public art installations (e.g., as part of City capital projects, private development amenities, etc.).
 - Consider update to the Cultural Arts Master Plan (2017).

LBOT Comments

- Downtown parking impacts on library
- Missing: library is one of the anchors – highest # of visits
- How does this interface with downtown vision plan
- Library as economic vitality anchor – use the library as an opportunity to support downtown; e.g., the exterior of library – windows open to backs of shelves; we can draw traffic downtown of different demographics to support downtown.
- Think about painting a mural on outside of library
- Think about programming in the plaza and areas with DVP, if there was a good ped connector b/w library and other side of front street so spaces flowed together.

- Don't just think about downtown as retail and businesses, think about public open spaces and the library can be part of that.
- City needs a very versatile community meeting space, library can support or have priority to schedule.
- Our community uses library one of highest rates per capita; we are a community of readers. That is part of Louisville's social fabric.
- When we are trying to attract different households and more families, that kind of person is drawn to Louisville.
- We don't have a clear sense of what our goals/expectations are for what the library should have from a level of service perspective.
- Need more multipurpose space, either within library or external.
- Idea of a book cart – going into residential dense areas; lower income (e.g., to tie with more affordable housing)
- If there is going to be more senior housing, should look at the ability to serve that demographic (city has a homebound service to bring books to people).
- What are the common metrics for library level of service?
- Areas of the community that might be underserved with new residential – Redtail Ridge and McCaslin. Offsite, satellite locations.
- What about using schools, churches that are underutilized and seeing those places as able to host something related to library services?
- If we are going to promote a satellite library location, make sure the area is set up for success – parking, access, etc.
- We have an IGA with Superior that is part of our funding stream.
- Staffing levels need to be factored in.
- Interest in evaluating performing arts center, it needs to be have plenty of parking.