



LOUISVILLE

COMPREHENSIVE PLAN



March 2026

 **City of
Louisville**
COLORADO • SINCE 1878



Adopted by City Council via Resolution 28, Series 2026

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Consultants

Design Workshop

Economic and Planning Systems

Fehr and Peers

Spirit Environmental

Thank you to the community members — residents, business owners, employees, property owners, visitors, and more — who participated in the development of the Comprehensive Plan.



MAIN ST
MARKETPLACE

LITTLE
HORSE
BOOKS
VINTAGE
READING

12
NEWER ON
T-MEX
PINING FOR
VELOM

Mayor's Welcome Letter



All of us cherish Louisville's rich history, superb quality of life, and commitment to a bright future. They did not happen by chance. They are the result of decades of thoughtful planning, community engagement, preservation of what has made our city special, and evolution to meet new opportunities.

This Comprehensive Plan is a framework that builds on that strong foundation. It lays out a clear, community-driven vision for how Louisville will continue to grow and thrive over the next decade. The Comprehensive Plan will guide City decisions that shape our daily lives—from housing and transportation to economic vitality, environmental sustainability, and recreation. It will help ensure that the choices we make support the long-term vision our community created together.

To create this Comprehensive Plan, thousands of our residents took part in community engagement activities that were far more extensive than those in past Comprehensive Plan processes. As a result, it reflects the hopes and priorities of the people who live, work, and play here. It balances a wide range of perspectives. And it expresses what we value most: our community character, social connectivity, a strong local economy, access to parks and open space, resiliency, and commitment to environmental sustainability.

Thank you to everyone who shared your time, ideas, and feedback throughout this process. This Comprehensive Plan belongs to the community, and together, we can turn vision into reality — continuing to make Louisville an equitable, resilient, sustainable, and vibrant place for generations to come.



Sincerely,
Chris Leh,
Mayor of Louisville

12°
BREWING



the
Empire
Lounge

restaurant



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Sunset at Harper Lake, Louisville
Source: City of Louisville



INTRODUCTION

“ A highly sought after place to live with a strong sense of community and amenities that make the quality of life, wellness, health and safety a way of life here. ”

PURPOSE OF THE COMPREHENSIVE PLAN

The City of Louisville Comprehensive Plan is one of the City’s most important policy documents, providing a community-driven vision to guide future change in alignment with Louisville’s shared vision and values. This update offers an opportunity for the community to assess current conditions, articulate priorities, and shape a long-term vision for an equitable, resilient, sustainable, and vibrant Louisville. Rather than establishing growth quotas or mandates, this Plan provides a framework to ensure that as the community evolves over time, Louisville can maintain its high standards for services, sustainability, and community character.

Grounded in extensive community engagement, the Plan integrates key elements such as land use, housing, transportation, economic vitality, sustainability, and community character. It serves as a guiding tool for decision-makers—helping the City balance growth with preserving the qualities that residents value most.

The City’s Municipal Code calls for updating the Comprehensive Plan every ten years, and the last full update was completed in 2013. Although the community’s recovery efforts following the 2021 Marshall Fire necessarily delayed the start of this planning process, the event underscored the importance of revisiting and strengthening Louisville’s long-term vision. This update maintains the City’s practice of looking ahead with a 20-year planning horizon, providing a framework to guide policy, land use, and public investment decisions well into the future.



What is a Comprehensive Plan?

A comprehensive plan is...

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

A comprehensive plan is NOT...

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



Longs Peak and Mount Meeker, part of Rocky Mountain National Park

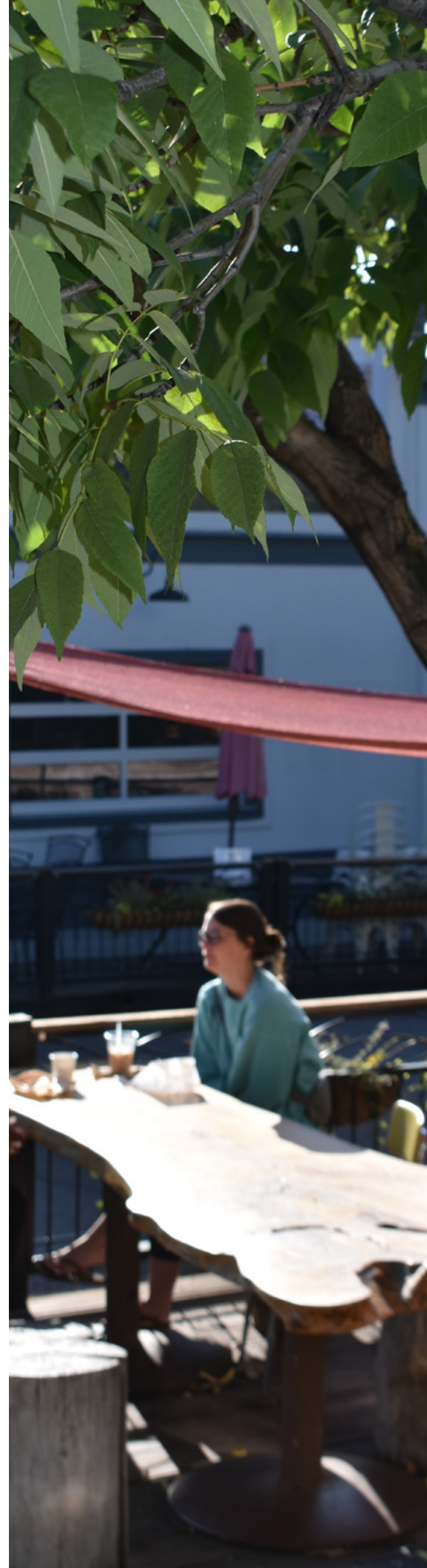
Source: Design Workshop

Ten Big Things to Get Right Over the Next Ten Years

Louisville's future depends on making smart choices today. These ten priorities represent the most important areas where the City and community should focus their energy and resources over the next decade to advance the Comprehensive Plan's Vision Statement and Core Values. Together, they reflect what residents care about most, as demonstrated through the extensive community input summarized in this Plan.

- **Guide Growth Thoughtfully** – Manage growth and change to enhance community character, maintain social connections, and maintain high-quality City services.
- **Expand Housing Opportunities** – Provide a wider range of housing options to improve affordability and meet the needs of residents and the local workforce.
- **Support a Thriving Economy** – Foster a business-friendly environment that supports existing businesses while attracting new ones.
- **Promote Vibrant Mixed-Use Areas** – Encourage high-quality mixed-use development in key opportunity areas like Centennial Valley, South Boulder Road, Redtail Ridge, and Downtown.
- **Preserve Downtown Character** – Maintain Downtown Louisville as the heart of the community and protect its unique sense of place and historic character.
- **Enhance Resilience and Preparedness** – Prioritize the city's readiness to prepare for, respond to, and recover from emergencies and disasters.
- **Deliver Exceptional Parks, Recreation, and Cultural Opportunities** – Maintain state-of-the-art facilities, strong senior services, diverse programs, and inclusive events that strengthen community connections.
- **Protect, Preserve, Restore, and Strategically Acquire Open Space** – Prioritize open space and access to nature as essential community assets while preserving and promoting native plants, wildlife, and their habitats.
- **Advance Environmental Sustainability** – Take meaningful action to address the City's renewable energy goals and reduce carbon emissions.
- **Promote Equity, Diversity, and Inclusion** – Provide all residents with meaningful opportunities to participate in City decision-making and apply an equity-focused lens to City policies and actions.

Upon adoption, this Comprehensive Plan replaces and supersedes the 2013 Louisville Comprehensive Plan as the City's official long-range policy document.



HOW TO USE THIS PLAN

This Comprehensive Plan is a tool for City officials, community members, and developers to help guide decisions about Louisville's future. It works together with other City plans, policies, and regulations to support thoughtful and coordinated action.

The last Comprehensive Plan update was in 2013, and Louisville has changed dramatically since that time. While change is inevitable, it is important to recognize what is collectively valued and strike a balance between growth, preservation of open space, small-town character, resiliency, sense of community, and history.

The Comprehensive Plan integrates multiple Plan Elements, such as economic development, land use, transportation and sustainability. The Plan's Vision and Core Values guide policy and decision-making over the next 10 years. Rooted in data and shaped by robust community engagement, the planning process considers land use patterns, population, economic drivers, environmental factors and transportation to craft a plan that is uniquely Louisville.

The plan begins with a Vision Statement describing what the community wants Louisville to become. Core Values serve as foundational principles that guide Louisville's priorities and decision-making, providing a reference point for the Goals and Strategies that follow. Together these elements are connected — the vision sets the direction, the values define what matters most, and the goals and strategies chart the path forward.

The strategies in this Plan are not a checklist of everything the City must, or can, accomplish. Many strategies are resource-intensive and may require significant new funding, staffing, or partnerships to implement. As a result, the City will need to prioritize thoughtfully, recognizing that not all strategies can be pursued at once and some may only be achievable if additional resources become available.

Vision Statement and Core Values

Aspirational future statement and guidepost for this Plan and future City decision making.



Policies by Plan Element

- Goals and strategies to advance the Vision Statement and Core Values organized by Plan Element, not by priority.
- Goals are broad, aspirational statements.
- Strategies are for consideration over the life of the plan for the City to achieve the goals and are not a prescriptive “to do” list.

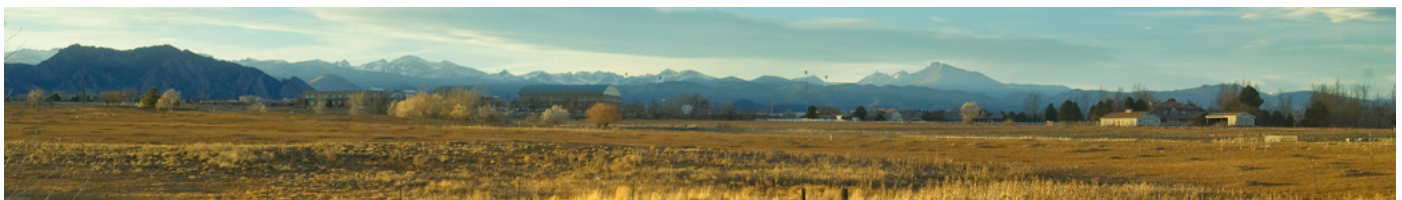


Action Plan

- Identifies select, high priority actions the City should take over the next ten years to implement the Comprehensive Plan.
- Intended to be updated at least every five years.

Figure 1: Plan Framework

The Plan is intended as a guide that informs future programs, policies, budgeting decisions, and capital improvements, while allowing flexibility to adapt to changing needs and opportunities. When the City faces competing priorities — balancing growth and preservation or weighing environmental sustainability with fiscal considerations — decision-makers should turn to the Vision Statement, Core Values, and fiscal realities of the City to determine the balance that best represents Louisville's shared long-term interests.



Front Range and Longs Peak

Source: Design Workshop

Using the Comprehensive Plan

The Comprehensive Plan guides future decisions about growth, development, and investment to align projects and policies with Louisville's long-term Vision and Core Values. It is a living document, updated every ten years and built around a 20-year planning horizon. The accompanying Action Plan should be refreshed every five years to keep implementation priorities current as the community evolves and needs change.

Who Uses This Plan

- **Residents & Community Members** – to understand Louisville's long-term direction and how decisions are made.
- **Property Owners & Developers** – to determine desired land uses, policies, and design expectations for specific sites.
- **City Staff & Decision-Makers** – to inform development review, budgeting, capital projects, and updates to regulations.
- **City Council, Boards & Commissions** – to evaluate proposals for consistency with adopted policies.
- **Partner Organizations** – to align their work with Louisville's goals and collaborate effectively.

Use This Plan When You Are:

- Reviewing or proposing a development project
- Prioritizing public investments and capital improvements
- Updating zoning, design standards, or other City rules
- Preparing departmental work plans, advisory board priorities, or budgets
- Weighing trade-offs between competing community priorities
- Considering long-term impacts of policy or land use decisions





Downtown Louisville
Source: City of Louisville

COMMUNITY PROFILE

“ I hope Louisville remains true to it's values of Safety, Quality of Life, Community. This is what makes Louisville great! ”

COMMUNITY MEMBER

COMMUNITY CONTEXT

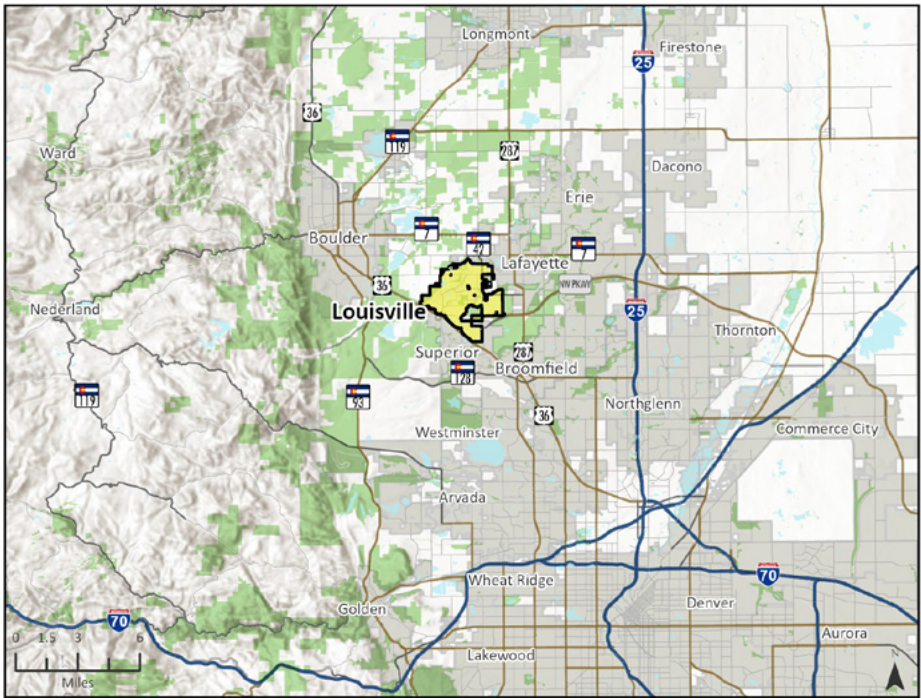
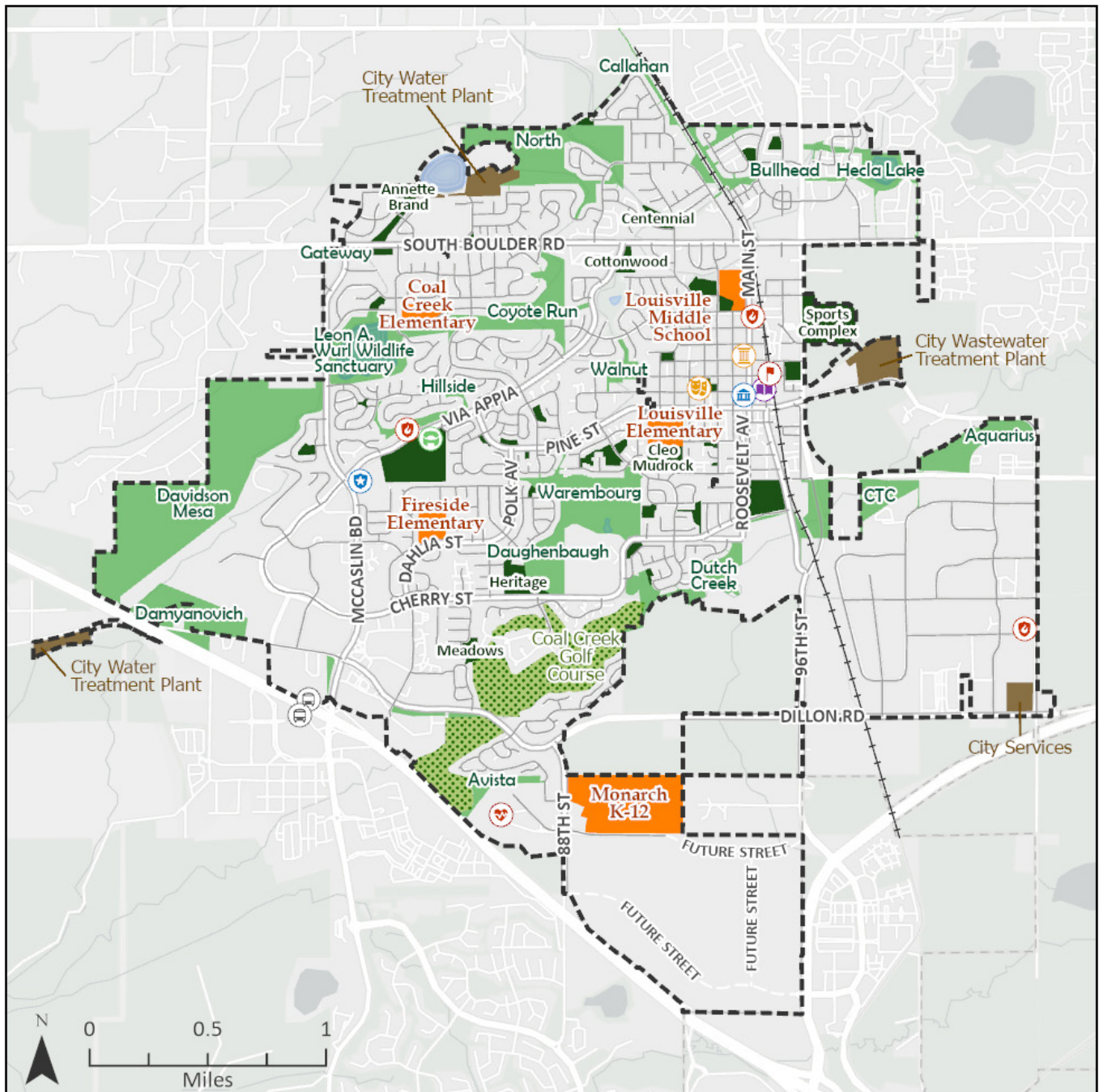


Figure 2: Regional Context Map
Source: City of Louisville

Louisville, Colorado is a vibrant city of about eight square miles located in southeastern Boulder County, midway between Boulder and Denver along the U.S. 36 corridor. Its location on the northern Front Range provides convenient regional access to major employment centers while maintaining the character of a close-knit, historic community surrounded by open space and mountain views.

Louisville is supported by a network of public facilities and community destinations that shape daily life—from schools and parks to civic buildings, businesses and employment hubs, transit stops, and the city’s regional hospital. These places provide essential services, anchor neighborhoods, and help define the community’s identity. The map on the following page highlights Louisville’s major public facilities and community assets, offering an overview of how these resources are distributed across the city.



LEGEND

--- Railroad

Schools

Public Facilities

Coal Creek Golf Course

Parks

Open Space

City Limits

Community Places

Avista Hospital

City Hall

Fire Station

Library

Museum

Police Station

Recreation and Senior Center

Transit Station

Center for the Arts

Steinbaugh Pavilion

Figure 3:
Community
Places
and Public
Facilities Map
(Existing)

Source: City of
Louisville

UNDERSTANDING OUR COMMUNITY

Louisville’s story is one of evolution—from its beginnings as a coal mining town to a highly desirable community known for strong neighborhoods, high-quality schools, access to open space, and regional jobs. As the city has matured, demographic and economic trends are shifting in ways that will shape its future. After steady growth earlier in the decade, Louisville’s population declined between 2018 and 2022, the community is aging faster than the rest of Boulder County, household sizes are shrinking, and housing costs continue to rise more quickly than incomes. These changes affect who can live in Louisville today and who may be left out in the future. Understanding these trends allows the Comprehensive Plan to respond to current needs and supports an equitable, resilient, and vibrant community in the decades ahead.

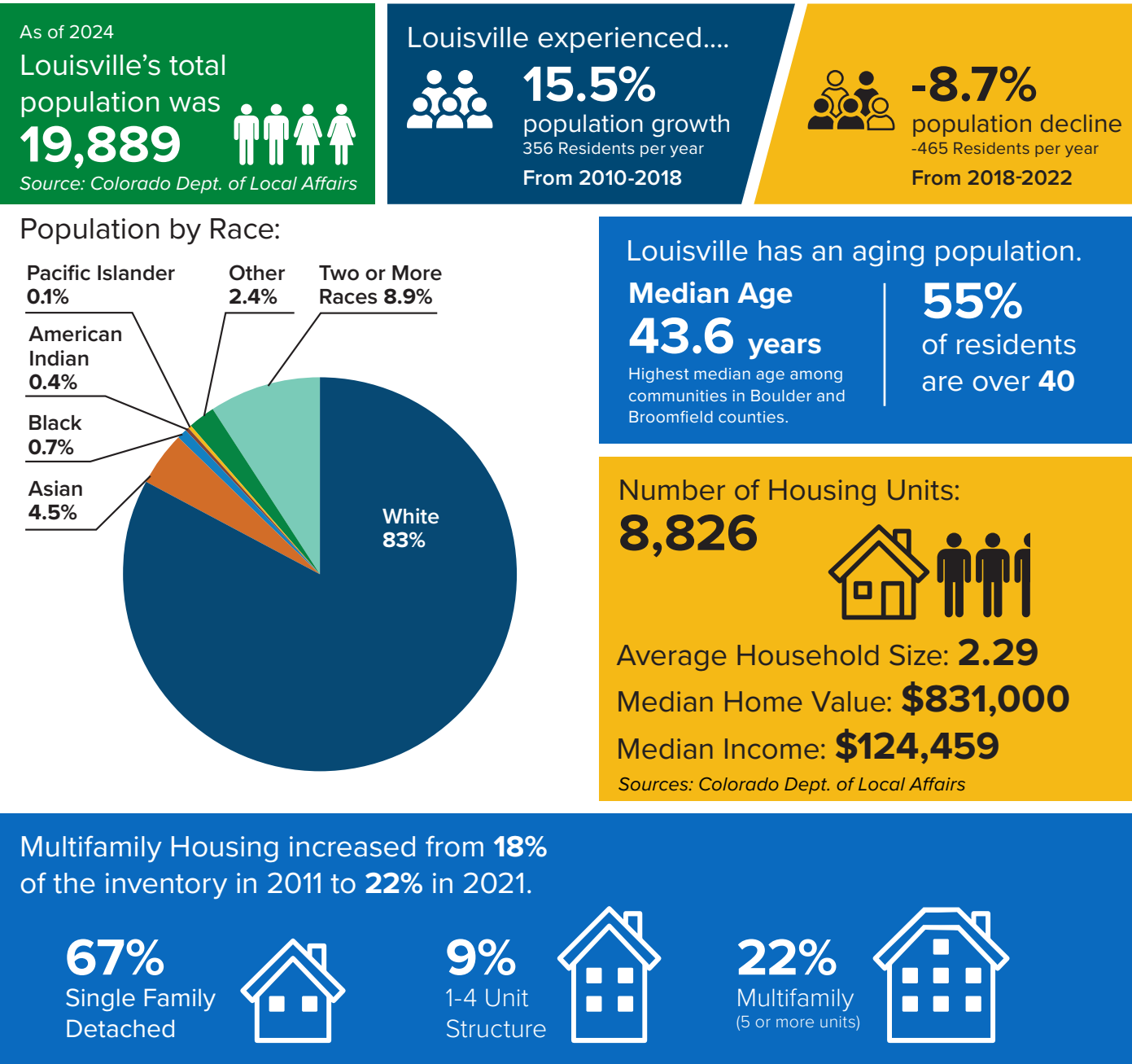


Figure 4: Community Statistics Breakdown
Source: City of Louisville, Louisville Housing Plan, 2020 US Census, 2023 ESRI Business Analyst

GROWTH & DEVELOPMENT IN LOUISVILLE

Managing growth thoughtfully is essential to preserving Louisville’s quality of life while supporting a thriving community and economy. Growth must consider impacts to infrastructure, natural resources, and public services, underscoring the need for coordinated planning. Well-designed development and redevelopment can strengthen neighborhoods, improve transportation choices, reduce environmental impacts, and help sustain community amenities and economic vitality. Future growth should follow principles that supports new development positively contributing to Louisville’s character, sustainability, and long-term well-being.

Changing Population

Louisville’s population has shifted notably over the past decade. The city grew 15.5% between 2010 and 2018—about 356 new residents per year—before declining 8.7% from 2018 to 2022. At the same time, Louisville is aging faster than nearby communities: its median age of 43.6 is the highest in Boulder County. These patterns reflect smaller household sizes, fewer school-aged children, and increasingly high housing costs that outpace income growth.

While the Colorado Department of Local Affairs (DOLA) does not produce future population forecasts for individual cities, the Louisville Housing Plan provided an estimate of potential new housing units using Boulder County’s official DOLA forecast. If Louisville maintains its current share of the County population (6.3%), the city will grow by approximately 20% between 2023 and 2047—slightly faster than the County overall. This estimate provides a useful planning baseline, though it should be interpreted with caution given recent population decline and Louisville’s currently limited development capacity. Together, these trends highlight the importance of planning for a community that can support residents across all ages and income levels.

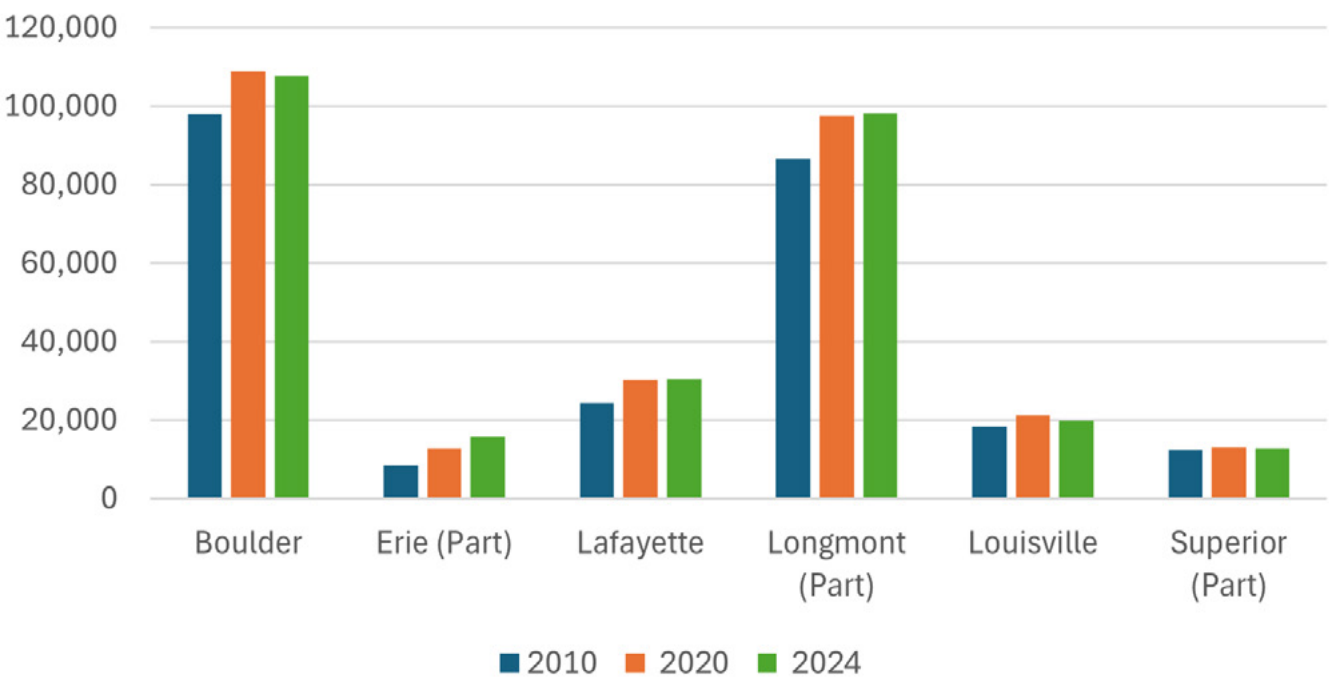


Figure 5: Boulder County Population Growth 2010, 2020, 2024
Source: City of Louisville

COMMUNITY HISTORY

Louisville began as a modest coal mining town in 1878 and continues to honor its history by preserving the buildings, stories, and landscapes that connect its past to the present. Coal discoveries in the late 1870s drew workers and investors to the area, and although founders Charles Welch and Louis Nawatny soon moved on, waves of immigrants from Europe helped the town grow into a key part of the Northern Coal Field. Mining shaped Louisville's early identity, creating a resilient, close-knit community despite difficult working conditions, seasonal shutdowns, and frequent labor strikes.

After the last mines closed in the mid-1950s, Louisville transitioned toward a more diversified economy and suburban neighborhoods began to emerge. The city remained small through 1970, when the population was only about 2,400. Growth accelerated in the following decades: Louisville expanded significantly in the 1980s and 1990s, growing from 5,593 residents in 1980 to 18,937 by 2000, aided in part by regional employment centers such as StorageTek and the city's location between Boulder and Denver. Louisville became a home rule city in 2001 and earned national recognition throughout the 2000s as one of the country's best places to live.

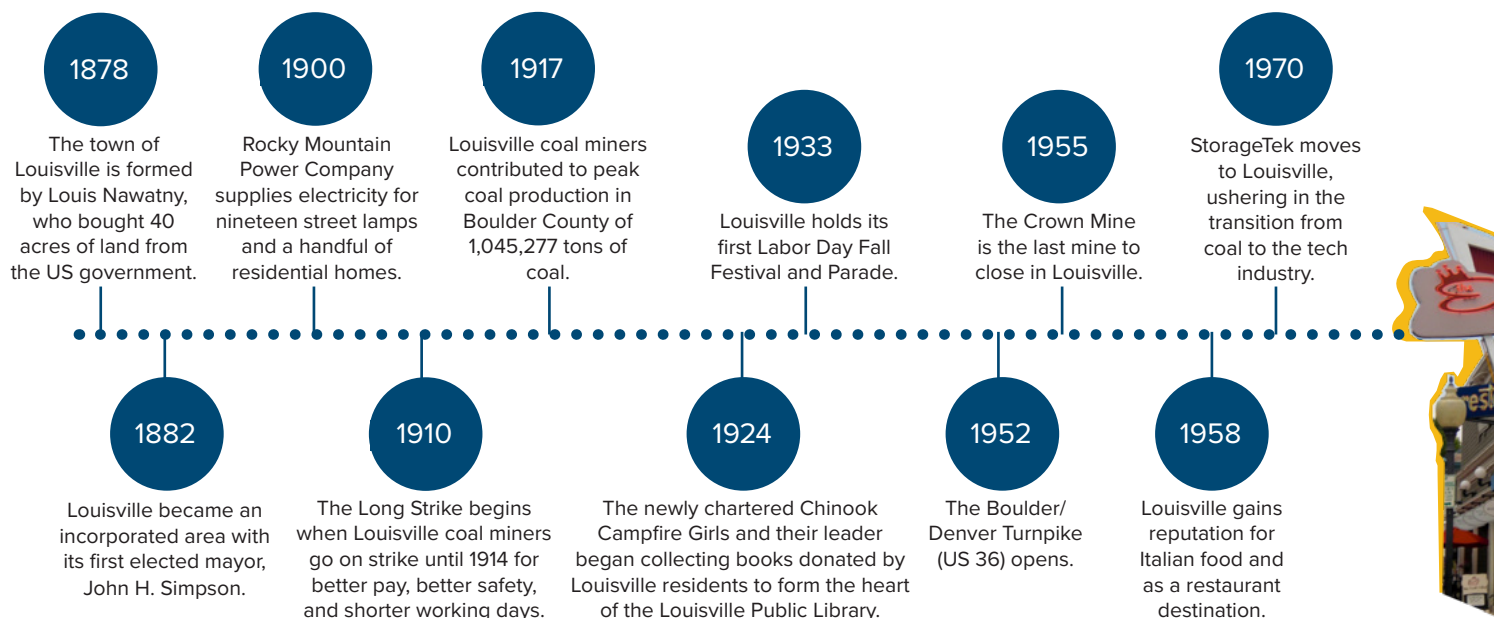
In 2021, the Marshall Fire—Colorado's most destructive wildfire—destroyed over 500 homes in Louisville, marking a defining moment in the city's modern history. Today, as the community rebuilds, Louisville remains characterized by its strong sense of neighborliness, resilience, and commitment to shaping a vibrant and connected future.



Figure 6: Workers at the Gorham Mine
Source: Louisville Historical Museum



Figure 7: Spruce Street, 1881
Source: Louisville Historical Museum



LOUISVILLE'S UNIQUE HISTORIC PRESERVATION PROGRAM

Louisville's historic preservation program is the first in the nation to be funded through a dedicated community-approved sales tax, reflecting strong public support for protecting the city's heritage. The program is unique in that it is entirely voluntary and incentives-based, encouraging property owners to participate without imposing requirements.

Louisville currently has 68 landmarked buildings, each representing an important part of the community's cultural and architectural history. The City offers a robust set of preservation

tools—including grants, low-interest loans, and technical support—that have helped maintain and restore historic homes, commercial buildings, and community landmarks.

By approving an ongoing funding source for historic preservation, Louisville residents have affirmed the importance of honoring and protecting the city's heritage, ensuring that these historic places continue to shape community identity for generations to come.

FIRST STEWARDS OF THIS LAND

Before Louisville was founded, this area was home to Indigenous peoples who lived on, traveled through, and cared for the land for thousands of years. The Arapaho, Cheyenne, and Ute Nations, among others, maintained deep cultural, spiritual, and economic connections to this region long

before modern settlement. Louisville honors these early stewards and recognizes that its community history is rooted in a much older and enduring story of Indigenous presence on the Colorado Front Range.

1978

Louisville celebrates its 100th anniversary with a year of festivities and a parade.

1990

Louisville's Recreation & Senior Center and Coal Creek Golf Course are built.

2005

Ranked as one of the five best small towns to live in by Money Magazine.

2013

100 Year Flood occurs, affecting Boulder County and destroying areas in Louisville.

2021

Marshall Fire, Colorado's most destructive, destroys over 500 homes in Louisville.

2025

Louisville surpasses a major Marshall Fire recovery milestone as more than 300 homes are rebuilt, reflecting the community's resilience and commitment to rebuilding.



SUMMARY OF KEY EXISTING PLANS & STUDIES

Louisville's Comprehensive Plan is the City's broadest guiding document, establishing an overall vision and policy framework for how the community grows and evolves. The plans and studies summarized below provide more detailed guidance for specific systems, topics, and places—offering deeper analysis than a citywide plan can provide. Together, they address key components of the built environment and community well-being. This Comprehensive Plan is intended to align with and build on these documents, identify where updates or replacements are needed, and provide a unifying foundation that future plans and technical studies will refine and implement.

Parks, Recreation, Open Space, and Trails Long-Range Plans *(update beginning 2026)*

This adopted plan guides the long-term vision for Louisville's parks, open space, recreation facilities, programs, and trail system. The City is planning an update to align with this Comprehensive Plan in the near term.

Utility System Plan *(planned update 2026)*

The City has prepared a Utility System Plan update in 2026 to address long-term water, wastewater, and utility infrastructure needs and system reliability and capacity. This will be a new integrated plan and will continue to have future periodic updates.

Downtown Vision Plan *(2024)*

Adopted in 2024, this plan provides a renewed long-term vision for Downtown Louisville focused on placemaking, economic vitality, cultural identity, and urban design.

Louisville Housing Plan *(2024)*

Approved in 2024, this plan provides a housing needs assessment and responsive framework for addressing housing affordability, preservation, development opportunities, and regulatory reforms.

Wildfire Hazard and Risk Assessment of Louisville Public Lands *(2023)*

This assessment evaluates wildfire risk across Louisville's public lands and identifies mitigation, vegetation management, and resilience strategies. It will inform future resilience planning and may be updated as conditions and best practices evolve.

Future 42 Study *(2022)*

Completed in 2022, this study establishes a community-supported vision for the CO 42 corridor focused on safety, mobility, redevelopment, and long-term multimodal improvements.

Drought Management Plan *(2021)*

Approved in 2013 and updated in 2021, this plan establishes protocols for drought monitoring, response measures, and water use restrictions.

Louisville Sustainability Action Plan *(2020)*

First adopted in 2016 and amended in 2020, this plan sets the City's sustainability goals across seven topic areas including climate, energy, transportation, water, waste, ecological health, and local food systems. Planned for an update in 2026.

South Boulder Road Connectivity Plan *(2019)*

The Louisville South Boulder Road Connectivity Plan summarizes analysis and recommendations for improving the safety, comfort, and convenience of people walking, rolling, or bicycling across a one-mile segment of South Boulder Road in Louisville.

Transportation Plan *(2019)*

The 2019 Transportation Plan established the City's first comprehensive, citywide multimodal transportation strategy, consolidating previous corridor-specific studies.

McCaslin Boulevard Small Area Plan (2017)

Approved in 2017, this plan addresses land use and design along the McCaslin Boulevard corridor and includes a recommendation to develop corridor-specific design guidelines.

Upon adoption of this Comprehensive Plan, the McCaslin Boulevard Small Area Plan is repealed and its guidance consolidated into this citywide framework.

Cultural Arts Plan (2017)

This plan outlines goals for expanding and strengthening Louisville's cultural offerings, supporting artists, enhancing cultural destinations, and integrating arts into community development.

Louisville Historical Museum Campus Plan (2017)

This plan outlines a long-range vision for the Louisville Historical Museum campus, focusing on preserving historic structures, expanding exhibit and program space, and enhancing outdoor areas to support education, community events, and interpretation of Louisville's heritage.

South Boulder Road Small Area Plan (2016)

Adopted in 2016 as a follow-up to the 2013 Comprehensive Plan, this small area plan provides land use, design, and transportation strategies for the South Boulder Road corridor.

Upon adoption of this Comprehensive Plan, the South Boulder Road Small Area Plan is repealed and its guidance consolidated into this citywide framework.

Stormwater Quality Plan (2015)

Adopted in 2015, this plan evaluates existing stormwater infrastructure, water quality, and regulatory compliance needs. It is planned for an update as the Stormwater Drainage Plan in 2026.

Preservation Plan (2015)

Approved in 2015, this plan outlines the goals and vision for Louisville's historic preservation program, guiding policy, designation, and stewardship of historic resources.

Northwest Area Mobility Study (2014)

This regional study provides transportation and mobility recommendations for northern communities along US 36, including future transit improvements, managed lanes, and bicycle and pedestrian connections.

Louisville Comprehensive Plan (2013)

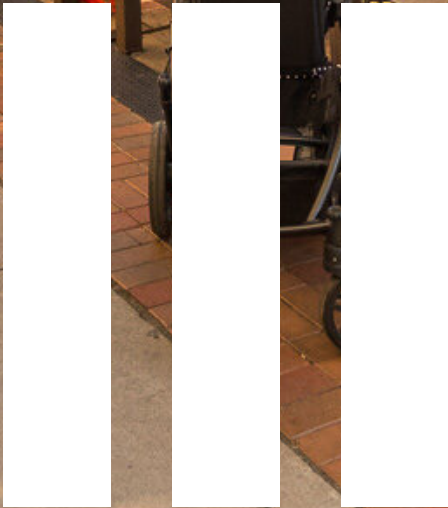
Adopted in 2013, this 20-year plan established the community's vision, core values, and a framework for land use through defined development types. It serves as the predecessor to the current Comprehensive Plan update, and is officially repealed with the adoption of this Comprehensive Plan.

Hwy 42 Urban Renewal Plan (2006)

The City and Louisville Revitalization Commission, the City's urban renewal authority, established the Highway 42 Urban Renewal Plan in 2008 and will expire in 2033. The purpose of the plan is to assist with redevelopment and reinvestment in the 230 acre plan area by investing in public improvements and providing assistance to projects that eliminate blight within the plan area.

Downtown Louisville Framework Plan (1999)

This plan provides direction for reinvestment and improvement in Downtown Louisville, identifying key challenges, opportunities, and implementation actions.



VISION STATEMENT & CORE VALUES

“ To keep the small-town feel but allow for well balanced and effective development; higher density redevelopment of vacant stores/businesses/ properties which ‘activate’ the community. ”

COMMUNITY MEMBER

VISION AND VALUES

In this Plan, “Values” refer to the foundational principles that guide Louisville’s vision, priorities, and decision-making. They provide a reference point for shaping strategies, goals, and policies throughout the Comprehensive Plan.

The Vision Statement and Core Values represent the shared voice of Louisville, shaped by input from over 2,000 community members. Together, they capture what residents value most about their city and what they aspire for Louisville’s future to be.

These guiding statements form the foundation of this Comprehensive Plan. They express the community’s collective direction and serve as a lens for decision-making across all aspects of City policy and planning. The Vision Statement provides the overarching aspiration, while the Core Values describe the principles that define how Louisville will pursue that vision.

The Goals and Strategies in later chapters are designed to carry out the intent of the Vision and Core Values, offering guidance for decisions about budgeting, programming, staffing, capital investments, and rulemaking. These actions should be considered within the framework of the values and viewed as tools for achieving the community’s vision—not as a prescriptive checklist of every step the City must take.



Figure 8: Core Values

Comprehensive Plan Vision Statement

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

Comprehensive Plan Core Values

Community Character

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

Community Connectivity

We value knowing our neighbors through a community network that is inclusive and inter-connected.

Environmental Sustainability

We value climate action, environmental resilience, and adaptation to promote environmental sustainability for the enduring vitality of our community.

Economic Vibrancy

We value thriving and dynamic businesses that support and engage the community.

Community Places

We value community places that bring people together and support healthy living including parks, open spaces, and other public places.

Civic Leadership

We value transparent, collaborative, and fiscally responsible local government.



Steinbaugh Pavilion in Downtown Louisville
Source: City of Louisville

PLAN ELEMENTS - TRANSPORTATION

Station 3
Instructions: Use Sticker Dots to indicate which of the following topics related to **TRANSPORTATION AND MOBILITY** the City should focus on over the next 10 years (Select up to 3).

- Acquiring and/or dedicating more land as open space
- Maintenance of public land amenities
- Preservation of cultural sites and resources
- Preservation of habitat and active restoration work
- Preservation of agricultural land
- Mitigation
- Other Idea

LOUISVILLE
COMMUNITY OPEN HOUSE

PLAN ELEMENTS - PUBLIC LANDS

Station 3
Instructions: Use Sticker Dots to indicate which of the following **NATURAL RESOURCES** the City should focus on over the next 10 years (Select up to 3).

- Acquiring and/or dedicating more land as open space
- Maintenance of public land amenities
- Preservation of cultural sites and resources
- Preservation of habitat and active restoration work
- Preservation of agricultural land
- Mitigation

LOUISVILLE
COMMUNITY OPEN HOUSE

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PLAN PROCESS

“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.”

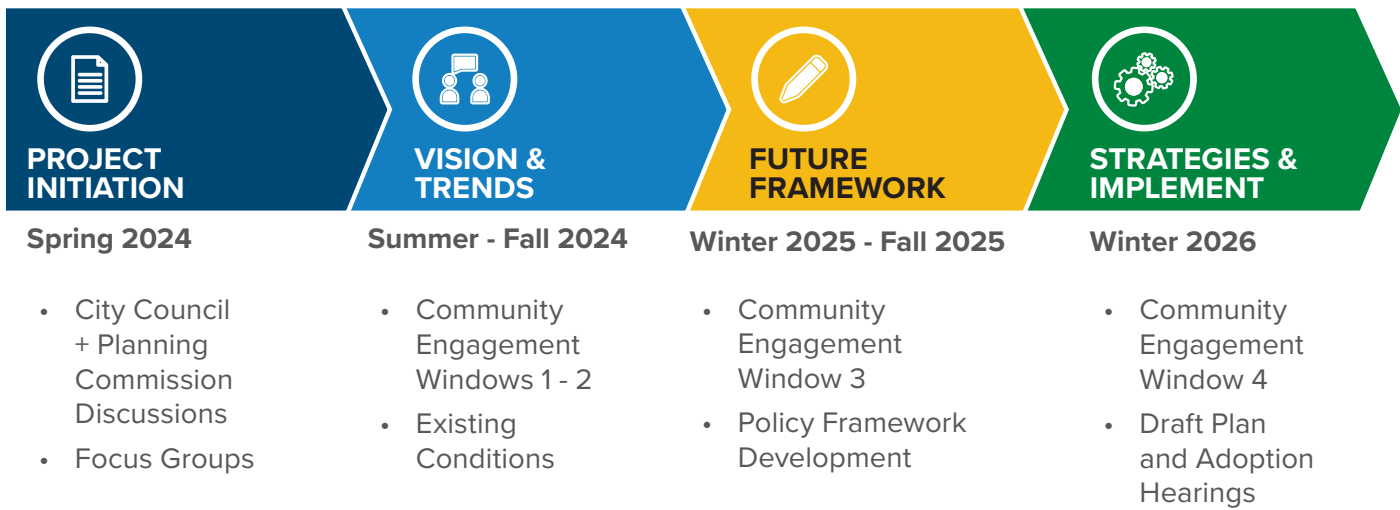
COMMUNITY MEMBER

COMMUNITY ENGAGEMENT

The Louisville Comprehensive Plan Update is a community-guided effort shaped by the voices and priorities of the people who live and work here. From the outset, the process emphasized broad and meaningful engagement to ensure the plan reflects what residents value most and how the city should grow over the next 20 years.

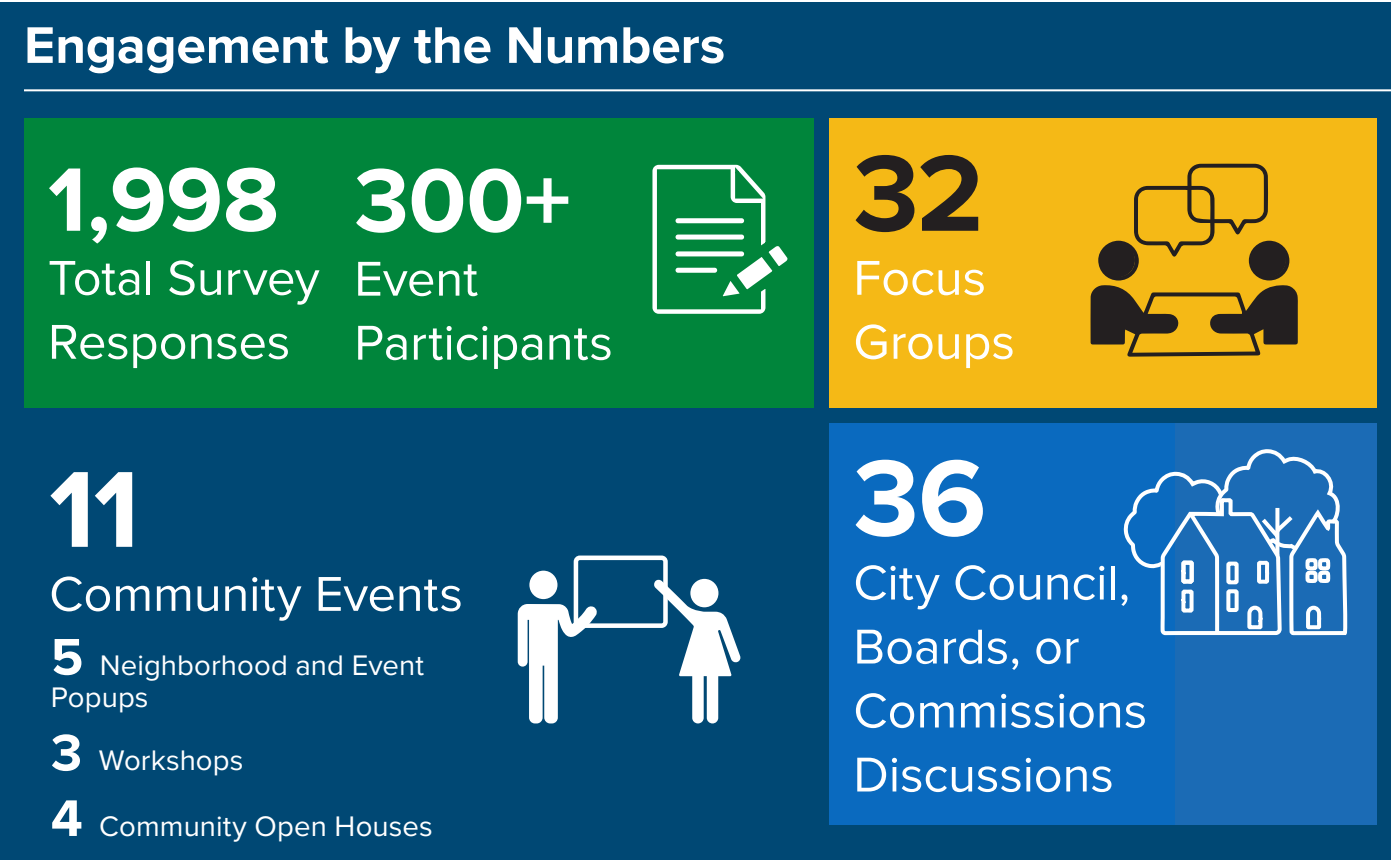
More than 2,000 residents—about 10% of Louisville’s population—participated in surveys, workshops, open houses, and focus groups, with additional insight gathered through conversations with partner organizations, local businesses, and community institutions like the school district. Their input informed every stage of the plan, from identifying what makes Louisville unique to shaping policies on land use, housing, transportation, sustainability, and more.

The engagement process followed a clear, phased structure, with each stage building on what the community shared in the one before it.



Moxie Bread Co.
Source: Design Workshop

The Comprehensive Plan was shaped through a broad and intentional community engagement process designed to give every Louisville resident and stakeholder the opportunity to participate. Engagement took place across four phases, beginning with understanding what the community values most, then exploring future growth scenarios and draft goals and strategies, and finally gathering feedback on the full draft plan. Appendix B contains a complete record of this process—including survey questions, open house materials, dot-map results, summary tables, and written comments—while this section highlights each engagement phase and the key themes that emerged from community input.



Comprehensive Plan Community Open House
Source: Design Workshop



Comprehensive Plan Bike to Work Day Event
Source: City of Louisville

COMMUNITY ENGAGEMENT WINDOWS

Engagement Window #1 – “Understanding Louisville” (Spring 2024)

The City kicked off the project with a community open house, workshops, focus groups, and an online survey that reached nearly 2,000 participants. Residents shared what they value most about living in Louisville and what issues the Comprehensive Plan should address. Input was also gathered from ten advisory boards and commissions, where civic volunteers and subject-matter experts shared their perspectives on key issues.

Engagement Window #2 – “Shaping Our Vision and Values” (Summer 2024)

During this phase, residents helped refine the plan’s Vision Statement and Core Values by responding to targeted questions about what key concepts and community priorities mean to them. Pop-up events in neighborhood parks, at the Louisville Street Faire, and on Bike to Work Day brought engagement directly into the community, making participation easy, informal, and accessible

Engagement Window #3 – “Putting Our Values into Action” (Fall 2024–Early 2025)

The third round focused on turning community values into goals and strategies. At an open house and workshops, participants reviewed future growth scenarios and weighed tradeoffs—for example, how limited housing growth could affect affordability and inclusivity. Input on housing, land use, transportation, and economic development directly shaped the plan’s policy framework.

Engagement Window #4 – “Reviewing the Draft Plan” (Winter 2025–Early 2026)

The final engagement phase focused on sharing the Public Review Draft of the Comprehensive Plan and gathering community input on refinements before adoption. This window included a well-attended open house and parallel online engagement opportunities, where residents reviewed the draft policies and provided feedback on proposed adjustments. Community input during this stage helped shape final revisions to ensure the plan reflects Louisville’s priorities and values.



Community Open House
Source: DesignWorkshop

WHAT WE HEARD FROM THE “SHAPING VISION AND VALUES” ENGAGEMENT WINDOW

What does a “safe, welcoming, inclusive, and supportive community” mean to you?



Family Friendly Spaces

Community centers, libraries, and other spaces where people from different backgrounds can gather.



Safe Streets

Roads, street crossings, sidewalks, and bike lanes that are accessible, connected, and easy to navigate for walking, biking, and driving.



Cultural Events

Festivals, parades, and events celebrating different cultures, traditions, and holidays from around the world.

What does “supports vibrant commercial areas” mean to you?



Public Events

Street fairs, farmers’ markets, concerts and festivals in commercial areas.



Public Spaces and Amenities

Public spaces like parks, plazas, parklets, and seating areas where people can gather.



Downtown Louisville

A distinct character and identity with a unified design and scale with marketing and promotions to support local businesses.

What does “development that maintains or enhances our unique quality of life” mean to you?



Open Space

Preservation, restoration, and conservation of open space.



Quality Public Spaces

Well-lit, well-maintained streets, sidewalks, and trails to enhance safety, accessibility, and neighborhood beauty.



Community Character

Qualities, traditions, and values that define and distinguish a community.

WHAT WE HEARD

Across four engagement windows, a diverse range of Louisville residents helped shape the foundation of this Comprehensive Plan. Through surveys, open houses, workshops, pop-up events, focus groups, and conversations with advisory boards, the Planning Commission, and City Council, community members shared what they value most about Louisville and how the city should plan for the future. Their input informed the draft Vision Statement, Core Values, and the overall direction of the plan.

Through this early engagement, residents emphasized the importance of balancing thoughtful growth with environmental stewardship, preserving Louisville’s unique character, improving mobility, and supporting places that keep the community connected. Key themes include:

Balance Community Character and Future Development

Maintain Louisville’s sense of community, safety, and family-friendly atmosphere while accommodating change thoughtfully.

Expand Housing Choices and Affordability

Provide more diverse and attainable housing options for people of all ages and income levels, especially young families and older adults wishing to stay in the community.



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

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

“Create a public plaza in Centennial Valley.”



“Consider climate change in all decisions.”

“Need to inform of and add incentives to decarbonize.”

“More fire mitigation preparedness.”

“Condos for diversity of housing with ground floor retail.”



Downtown is the Heart of the Community

Strengthen Downtown Louisville with infill housing, and continued vibrant retail, active public spaces, and a welcoming, inclusive environment.

Enhance Mobility and Safety

Improve connections for walking, biking, and transit by adding safer crossings, better lighting, continuous sidewalks and bike lanes, and more in-town transit options.

Foster Economic Vitality

Support businesses, reinvest in underutilized commercial areas, and encourage mixed-use development that keeps retail active and resilient.

Build Community and Gathering Spaces

Expand parks, trails, plazas, arts and cultural spaces, and other places that bring people together.

Advance Environmental Sustainability and Resilience

Promote green building, climate action, and land use practices that protect natural resources and reduce risks from natural hazards.

Each phase of the Comprehensive Plan Update has built on this feedback—layering values, ideas, and priorities into a shared vision for Louisville’s future. As the city moves toward plan adoption, community input will continue to guide refinements, ensuring this remains a living, community-driven document that reflects the spirit and aspirations of Louisville.



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

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

“Housing diversification is most needed.”



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

“Safer bike routes in the downtown area.”

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

2024 LOUISVILLE COMMUNITY SURVEY

Every four years, the City of Louisville conducts a statistically valid community survey to better understand residents’ priorities and satisfaction with City services. The 2024 results show that residents continue to value Louisville’s open space, parks, trails, and overall quality of life, while also emphasizing the importance of managing growth and maintaining community character.

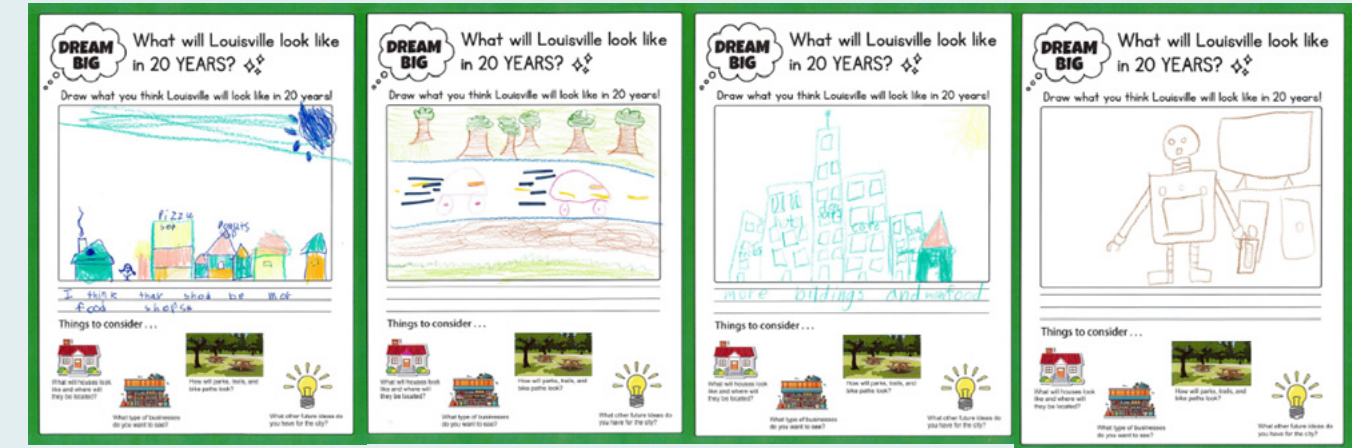
One of the strongest takeaways was broad support for thoughtful redevelopment. Residents rated the redevelopment of vacant or underused commercial sites as the top priority for supporting a vibrant local economy, and 79% of respondents supported redeveloping these areas into mixed-use places with housing and businesses.



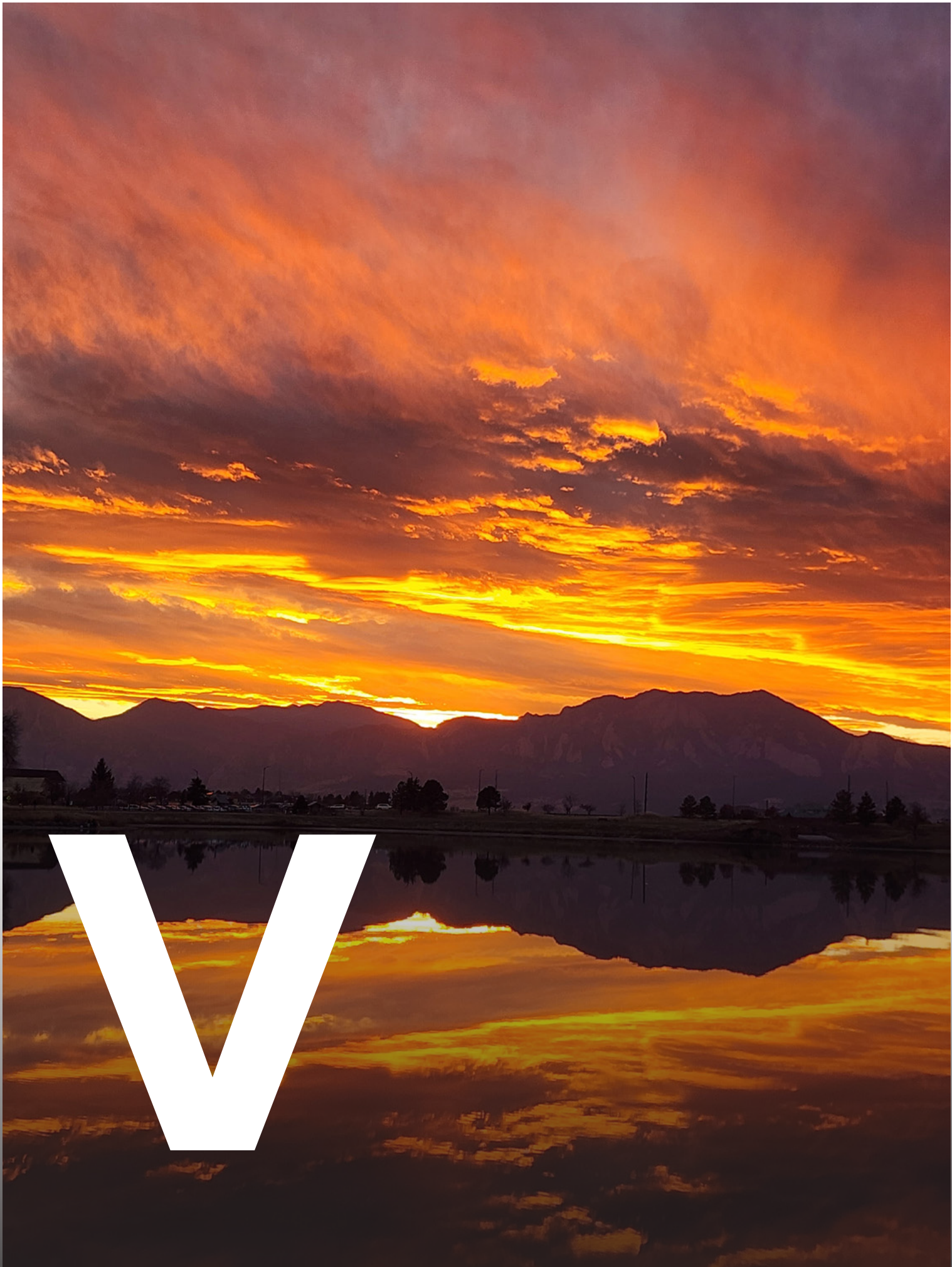
Community engagement events Source: DesignWorkshop

Youth Engagement

Louisville’s young people also played an important role in shaping this plan. Members of the Youth Advisory Board shared their hopes and concerns—questioning whether they and their families will be able to afford to stay in Louisville and emphasizing the importance of preserving a community where neighbors know one another and where welcoming places to gather are easy to find. About 40 local kids and teens also contributed drawings of “What Louisville will look like in 20 years,” imagining a future filled with trees, neighborhood shops, and creative ideas for the community.



Youth responses to “What will Louisville look like in 20 Years?” Source: City of Louisville



PLAN ELEMENTS

“ Louisville would be a more vibrant and diverse town. And we would play a positive role in addressing population growth in a sustainable way. ”

COMMUNITY MEMBER

PLAN ELEMENTS SUMMARY

The Comprehensive Plan is organized into topic areas that shape Louisville’s future. Each section addresses these topics with corresponding goals and strategies that help put the community’s Vision and Core Values into action.

The plan is a guide - not a checklist - for City policy makers, City officials, community members, and partners to understand how decisions and proposals support Louisville’s long-term direction. The strategies offer a range of tools the City may use over time, depending on priorities and available resources, ensuring the plan remains flexible and responsive as the community grows and changes.

Plan Element	Goals
Land Use and Land Development (LU)	LU 1. Increase Residential Development Opportunities LU 2. Expand and Maintain Access to Affordable Housing LU 3. Diversify Louisville’s Housing Stock LU 4. Enhance Neighborhood Livability LU 5. Protect and Celebrate Louisville’s History & Culture LU 6. Promote Exceptional Building and Site Design LU 7. Downtown Opportunity Area Goal LU 8. South Boulder Road Opportunity Area Goal LU 9. Centennial Valley Opportunity Area Goal LU 10. Redtail Ridge Opportunity Area Goal
Open Space (OS)	OS 1. Protect and Restore the Ecological Integrity of Louisville’s Natural Areas OS 2. Support Healthy Ecosystems OS 3. Increase Open Space and Trails Public Awareness and Involvement OS 4. Maintain and Enhance the City’s Inventory of Open Space
Community Places (CP)	CP 1. Maintain and Enhance Vital Recreation Assets CP 2. Encourage Social Connections Through Community Places and Events CP 3. Strengthen Trail Connectivity for Recreation and Transportation CP 4. Make Public Spaces Welcoming for Everyone CP 5. Foster Louisville as a City of Readers CP 6. Enhance Local Arts, History, and Culture for a Vibrant Community Experience
Economic Vitality (EV)	EV 1. Strengthen and Sustain Small and Local Businesses EV 2. Attract and Retain Employers to Grow Jobs and Diversify Louisville’s Economic Base EV 3. Enhance Commercial Areas to Boost Economic Activity EV 4. Encourage Innovation and Entrepreneurship to Support Startups and Creative Industries

Plan Element	Goals
Environmental Sustainability (ES)	ES 1. Reduce Greenhouse Gas Emissions and Advance Carbon Neutrality ES 2. Promote Energy Efficiency and Renewable Energy in Buildings ES 3. Engage and Educate the Community on Environmental Sustainability ES 4. Promote Water Conservation and Efficiency ES 5. Reduce Waste and Support a Circular Economy ES 6. Grow and Maintain a Healthy Urban Forest
Recovery and Resilience (RR)	RR 1. Modernize Critical Infrastructure to be More Resilient RR 2. Collaborate Regionally on Resilience RR 3. Build Strong and Connected Communities to Support Resilience RR 4. Enhance Emergency Preparedness RR 5. Support a Resilient and Diverse Economy RR 6. Support Equitable Access to Recovery and Resilience Resources RR 7. Strengthen Wildfire Preparedness and Mitigation
Transportation (TR)	TR 1. Support Safe, Efficient, and Reliable Travel TR 2. Build a Connected Multimodal Network TR 3. Strengthen Regional Transportation Connections TR 4. Use Technology to Improve Transportation Systems TR 5. Advance Equity and Accessibility in Transportation TR 6. Design Streets That Reflect Louisville's Character TR 7. Support a Transportation System That Strengthens the Local Economy TR 8. Align Transportation with Sustainability and Climate Goals
City Core Services (CS)	CS 1. Practice Transparent and Accountable City Government CS 2. Continue Providing Effective Public Safety and Emergency Services CS 3. Promote Meaningful and Inclusive Community Engagement CS 4. Ensure Fiscal Health for High Quality City Services CS 5. Protect and Effectively Manage Water Resources CS 6. Make the Development Review Process Clear, Efficient, and Aligned with Community Goals

LAND USE AND DEVELOPMENT

Louisville’s unique character—its historic feel, sense of safety, and strong community connections—is deeply valued by residents. As the city continues to grow and evolve, future development should balance new opportunities with the preservation of the qualities people cherish most. Growth decisions should reflect community priorities and strengthen the sense of belonging that makes Louisville a vibrant and welcoming place for all.

At the same time, rising housing costs, a declining population, and fewer young families present real challenges for the city’s future. Louisville must plan proactively to guide new development that supports a strong local economy, provides diverse and attainable housing options, and fosters an inclusive, connected community for generations to come.

Existing Land Use

Louisville’s existing land use pattern reflects a mostly residential and open space community, with low-density residential areas making up the largest share of land at 27%. Open space accounts for a similarly significant portion at 26%, underscoring the community’s strong commitment to preserving natural areas and buffers. Vacant land represents 13% of total acreage, offering key opportunities for future infill and redevelopment. Louisville also includes a substantial industrial and office/R&D sector—covering 12% of land—which supports the city’s strong employment base. Public uses, including civic facilities and schools, make up 8%, while commercial, office, and mid-density residential areas each comprise about 3% of total acreage.

Existing Zoning

Zoning describes what *may* be built on a property—while existing land use reflects what is *actually there* today. Louisville’s Zoning Map organizes land into districts like residential, commercial, industrial, and mixed use, each with standards that regulate allowed uses, building scale, and development form. These regulations, found primarily in Titles 15, 16, and 17 of the Municipal Code, translate the goals of the Comprehensive Plan into implementable rules. Appendix C includes the Zoning Map as of the date of Plan adoption.

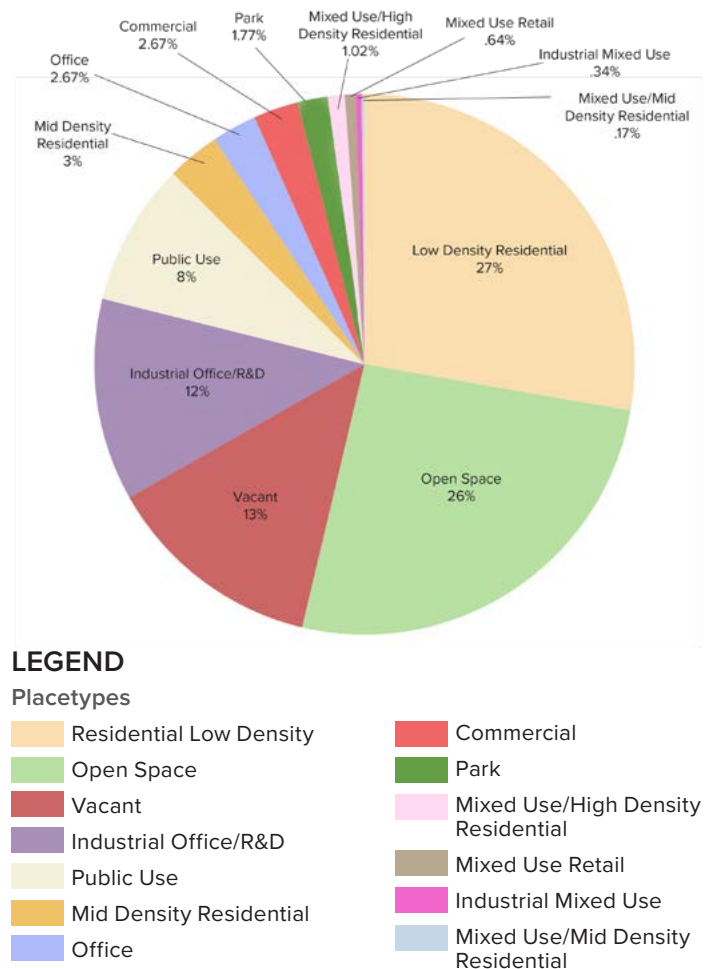


Figure 9: Existing Land Use

Source: City of Louisville

Housing

Louisville's housing market has become increasingly difficult for many households. Of the city's 8,665 housing units, 67% are single-family detached homes, limiting options for young families, middle-income households, and older adults. Home prices have climbed dramatically—median values reached \$896,000 in 2023, a 132% increase over the past decade and well above the Boulder County average. A household now needs roughly \$209,000 in income to afford the median-priced home, yet only 26% of households earn above \$200,000. Renters face even greater strain: their median incomes are about half those of homeowners, and 41% of renter households are cost-burdened.

To better understand these challenges, the City completed the Louisville Housing Plan (2024), which included a detailed needs assessment and community engagement. The data showed Louisville is one of the fastest-aging communities in Boulder County, underscoring the need for more accessible and age-friendly housing. Community feedback was clear: residents strongly supported expanding housing options and redeveloping underused commercial areas for mixed-use homes and businesses.

Because Louisville has very little vacant land, most new housing will need to come from infill and redevelopment, particularly in Opportunity Areas (see Figure 10). This Comprehensive Plan supports a broader mix of housing—such as Accessory Dwelling Units (ADUs), duplexes, rowhomes, cottage courts, apartments, and mixed-use residential—alongside

zoning updates aligned with the Housing Plan. By adding a wider range of homes and locating them thoughtfully within the city, Louisville can improve housing availability, support seniors who wish to stay in the community, and allow more people to live and work locally—strengthening affordability, sustainability, and overall community vitality.

Naturally Occurring Affordable Housing Areas

Naturally Occurring Affordable Housing (NOAH) refers to existing homes that are affordable without public subsidy or formal affordability restrictions. These areas—often older neighborhoods or smaller multifamily developments—provide attainable housing for the people who help make Louisville thrive, including teachers, service workers, and other community contributors.

On the Future Land Use Framework (Figure 11), NOAH Overlay Areas identify parts of Louisville with the highest concentrations of naturally affordable homes. This designation emphasizes the importance of maintaining affordability and housing stability in these neighborhoods. Subsequent goals and strategies in this plan element offer policy guidance for preserving these areas as affordable and reinvesting. While the overlay highlights key concentrations, similar housing exists throughout the city, and these policies should also be considered where naturally affordable homes support Louisville's inclusive and balanced community.

RIISING COSTS

The median home price in Louisville is \$896,000, 132% higher than a decade ago and approximately \$150,000 above the county average.



Using the Future Land Use Framework

City policymakers, staff, and community members should use the Future Land Use Framework as a touchstone when evaluating development proposals and making land use decisions. Key questions to consider include:

- Does the proposal align with the intended Placetype description for the site?
- Is the property within an opportunity area, and if so, how does it reflect the applicable opportunity area policies?
- Are there any future public facilities—such as parks, open space, or transportation connections—identified in this plan or other City adopted plans that should be incorporated into the project?

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

Future Land Use Framework

The Future Land Use Framework (Figure 11) outlines how Louisville should grow and evolve over the next decade. It translates the community's vision into a map and set of policies describing the desired mix of uses, scale of development, and overall character across the city. Each area is assigned a Placetype that defines its intended uses and development form.

For most of Louisville, the Framework maintains existing neighborhood character and land use patterns. It also designates four key Opportunity Areas—Downtown, South Boulder Road, Centennial Valley, and Redtail Ridge—where reinvestment and redevelopment are expected. These locations include large undeveloped parcels and older commercial sites with strong potential for change.

The Framework identifies locations where additional housing may be appropriate in places that can best support it — near commercial corridors, mixed-use centers, transit access, and existing infrastructure—while preserving lower-density residential neighborhoods. Directing potential housing to these areas helps create a more walkable city and supports a strong local economy. Expanding housing options also strengthens local businesses, advances the goals of the Housing Plan, and helps stabilize school enrollment so Louisville's schools remain strong.

Three-Mile Plan Compliance

Colorado law requires cities to adopt a "Three-Mile Plan," which outlines how they would coordinate land use, services, roads, and open space within three miles of their boundaries if any future annexation were ever proposed. Approximately 90% of potential new residential development is planned within Opportunity Areas (Figure 10). These areas include vacant or underutilized sites with existing infrastructure, which helps minimize impacts on established neighborhoods and concentrate growth where services can best support.

The Comprehensive Plan satisfies this requirement even though the City does not anticipate annexing new land. The City owns and manages a small number of open space and utility properties outside its limits and continues to coordinate closely with Boulder County and neighboring communities on planning and services. This element will be updated if any annexation proposals arise in the future.

Our Commitment to Quality of Life

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

Planning Assumptions and Intent

The Future Land Use Framework does not establish residential growth targets or zoning. It is a planning tool to help align infrastructure, utilities, and services with potential future demand. Actual growth will depend on market conditions, community input, and regulatory processes. These estimates are informed by the Louisville Housing Plan’s analysis of housing needs (approximately 2,483 units over 20 years) and provide a capacity range for planning purposes — not a goal or cap.

The Framework supports the Louisville Housing Plan goals to:

- Increase residential development opportunities in Louisville;
- Expand and maintain access to affordable housing; and
- Diversify Louisville’s housing stock, including workforce housing and attainable options for younger residents and families.

The Framework also supports regional housing objectives, including the Boulder County Regional Housing Partnership goal of 12% permanently affordable housing by 2035. Ensuring adequate housing opportunity is a critical foundation for advancing local and regional housing strategies.

By focusing potential housing in appropriate locations, the Plan is also designed to strengthen economic vitality—supporting local businesses and fostering vibrant, walkable mixed-use areas that reinforce Louisville’s community character.

Potential Housing Opportunity Estimates

The Future Land Use Framework identifies areas where additional housing could be accommodated over the next 20 years to respond to Louisville’s housing goals and changing community needs. It includes targeted land use changes—primarily within the Opportunity Areas—to shift some commercial sites to mixed-use or residential use. These changes respond to strong community input and the 2024 Louisville Housing Plan, both of which emphasize the need for more diverse and attainable housing options than those envisioned in the 2013 Comprehensive Plan. Additional housing may also support the economic vitality of the city’s existing business districts.

Based on the updated Framework, the city has an estimated housing opportunity range of approximately 4,000 to 5,000 additional housing units over the life of the Plan. This range represents a theoretical buildout under the land use policies and is not a forecast or expectation of what will occur. It provides a useful planning range to align infrastructure, public services, parks, and transportation systems with future needs. Appendix D provides a summary of how this number was calculated.

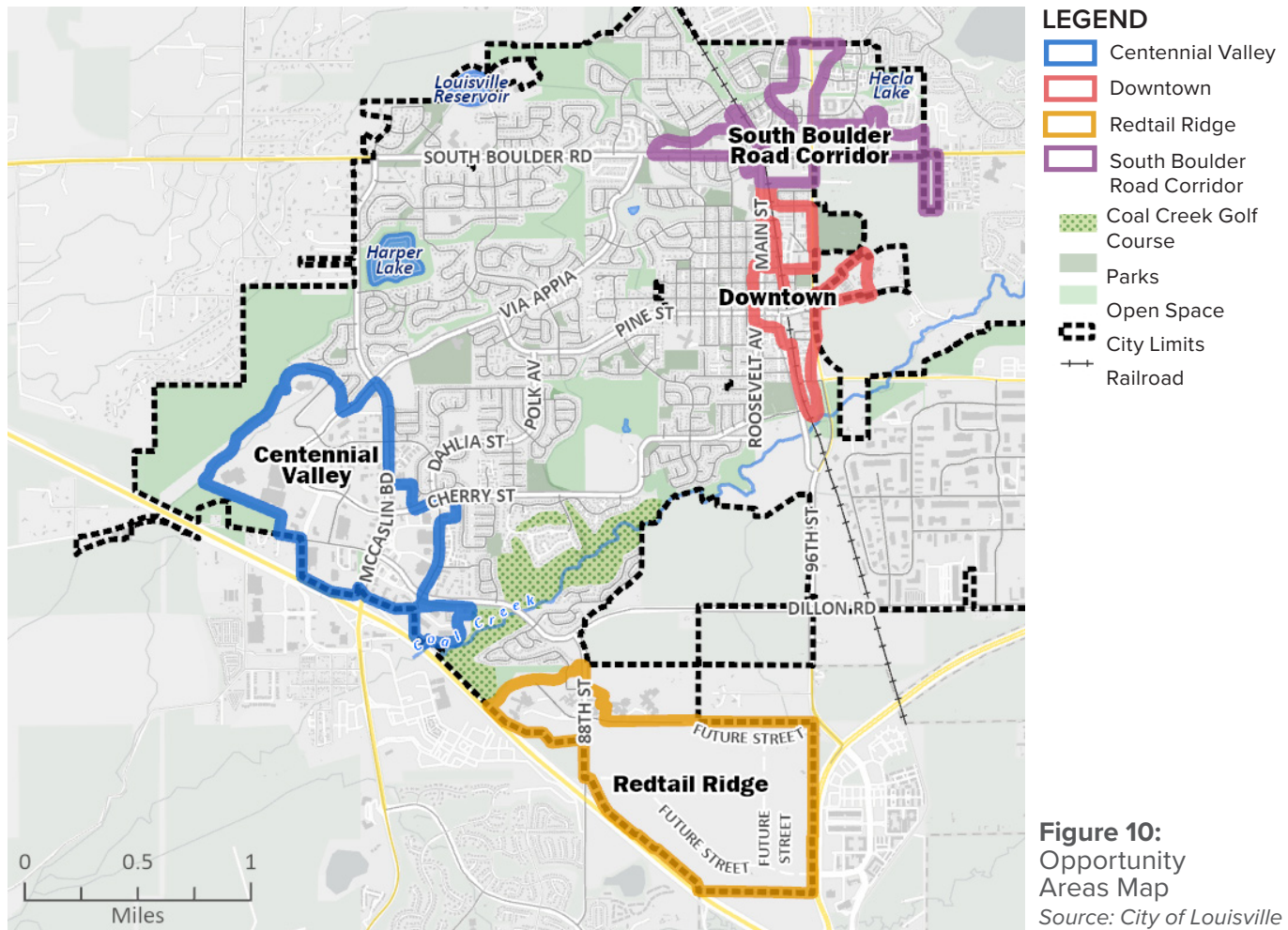
By aligning land use decisions with the City’s functional plans—such as parks, open space, transportation, and utilities—Louisville can plan for housing needs responsibly, focus change in the most appropriate places, and sustain the welcoming, high-quality community residents value.

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

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

Table 1: Future Residential Development Opportunity
Source: City of Louisville

OPPORTUNITY AREAS MAP



Opportunity Areas

The Comprehensive Plan identifies four Opportunity Areas (Figure 10) with the greatest potential for change in land use and development. These areas—Downtown, South Boulder Road, Centennial Valley, and Redtail Ridge—contain major redevelopment sites, aging commercial properties, or large undeveloped parcels. While each area has unique opportunities and challenges, all are intended to evolve in ways that strengthen Louisville’s economy, character, and quality of life. Future projects in these areas should follow the policies of this Plan to align development with the community’s long-term vision.

Approximately 90% of the Plan’s estimated housing capacity is located within these Opportunity Areas. These areas include vacant or underutilized sites with existing infrastructure, which helps minimize impacts on established neighborhoods and plan for housing needs where services can best support it.

The locations of the Placetypes shown on the Future Land Use Map are not intended to be rigid. They provide decision-making guidance and should be considered alongside other policies in this Plan to evaluate how development addresses a range of community priorities.

Community Support for Mixed Use Development

79% of Louisville residents polled in a statistically valid survey support redevelopment of underutilized commercial land for mixed use housing and businesses in Louisville. (Source: Louisville 2024 Community Survey)

Placetypes

Placetypes (Table 2) are the foundation of the Future Land Use Framework. They guide the vision for how different areas of Louisville should look, feel, and function in the future, addressing land use, development patterns, transportation, and community character. Placetypes serve as policy direction for reviewing development proposals and planning public infrastructure—ensuring future change aligns with community goals and values. Each Placetype describes the predominant development patterns expected across that area citywide; they are not parcel-specific descriptions.

Each Placetype includes four components to describe the desired form and function of that area:

- **Community Character** - Describes the overall feel and function of the area, including the typical land uses, development patterns, and key elements that define the setting.
- **Land Use and Scale** - Identifies the primary land uses intended to be most common in the placetype and the supporting uses that may complement them in appropriate locations. This section also outlines expected residential density (dwelling units per acre, or “DU/acre”) and the general building scale, expressed as the maximum number of stories. These density ranges and height limits are intended as guidance and may vary based on project context and the extent to which a development provides community benefits, such as affordable housing, open space, or public amenities.
- **Transportation Connectivity** - Summarizes how the transportation system—streets, sidewalks, trails, and transit—should function within the placetype to promote safe, efficient, and well-connected travel that matches the types and intensity of development.
- **Development Considerations** - Highlights key design expectations to support development’s contributions to the desired character of the area. This includes guidance on building design, relationships to parks and open space, integration with surrounding development, and buffering or transitions where needed.

Together, the Placetypes, Opportunity Areas, and Future Land Use Map provide a coordinated framework for guiding where and how Louisville should grow.

The locations of the Placetypes shown on the Future Land Use Map are not intended to be rigid. They provide decision-making guidance and should be considered alongside other policies in this Plan to evaluate how development addresses a range of community priorities.



South Street Underpass
Source: City of Louisville

SUMMARY OF LOUISVILLE COMPREHENSIVE PLAN PLACETYPES

PLACETYPE	PRIMARY LAND USES	SUPPORTING LAND USES	DENSITY AND SCALE*
R-LD Residential Low Density	- Single Family Detached Residential and ADUs - Two-Unit (Duplexes) Residential	- Single Family Attached and ADUs where compatible with neighborhood context - Parks and Recreation - Open Space, Trails, and Conservation - Community Places (public spaces, community centers, etc.)	1-8 DU/acre - Up to 2 stories
R-MX Residential Mixed	- Single Family Attached Residential and ADUs - Single Family Detached Residential and ADUs - Multifamily Residential where compatible with neighborhood context	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places - Limited neighborhood-serving Retail, Restaurants, and Office	8-18 DU/acre - Up to 3 stories in appropriate locations
NC Neighborhood Center	- Multifamily Residential - Single Family Attached Residential and ADUs - Retail, Restaurant, and Office where compatible with neighborhood context	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places	18-30 DU/acre 3 stories
RC Regional Center	- Multifamily Residential - Retail, Restaurant, Office, and Entertainment	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places	30-40 DU/acre - Up to 5 stories in some locations
COM Commercial	Retail, Restaurant, Office, and Entertainment	- Multifamily Residential in limited areas - Parks and Recreation - Open Space, Trails, and Conservation - Community Places - Light Industrial in limited areas	18-30 DU/acre 3 stories
DT Downtown	- Retail, Restaurant, and Entertainment - Community Places	- Office - Multifamily Residential above the ground floor of buildings - Parks and Recreation	18-30 DU/acre 3 stories
FLEX Integrated Development/FLEX	- Retail, Restaurant, Entertainment, and Office - Light Industrial - Multifamily Residential	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places	18-30 DU/acre 3 stories
ME Mixed Employment	- Office - Light Industrial	- Retail, Restaurant, Entertainment in limited locations - Parks and Recreation - Open Space, Trails, and Conservation - Community Places	3 stories
PARK Parks and Recreation	Passive and active recreation opportunities and amenities	- Support facilities such as restrooms, event shelters and parking areas - Open Space, Trails, and Conservation	N/A
OS Open Space	- Open Space, Trails, and Conservation - City Charter defined open space areas	Passive Recreation and Agriculture	N/A
PUB Public	- Government and institutional buildings - Public utilities	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places - Light Industrial	Varies but should be compatible with adjacent neighborhoods

*Placetypes indicate general intent for land use, density, and building scale. Actual development may vary based on context, regulatory processes, and community priorities. Height and density adjustments are expected near established neighborhoods to ensure appropriate transitions.

Table 2: Summary of Louisville Comprehensive Plan Placetypes

Source: City of Louisville

FUTURE LAND USE FRAMEWORK

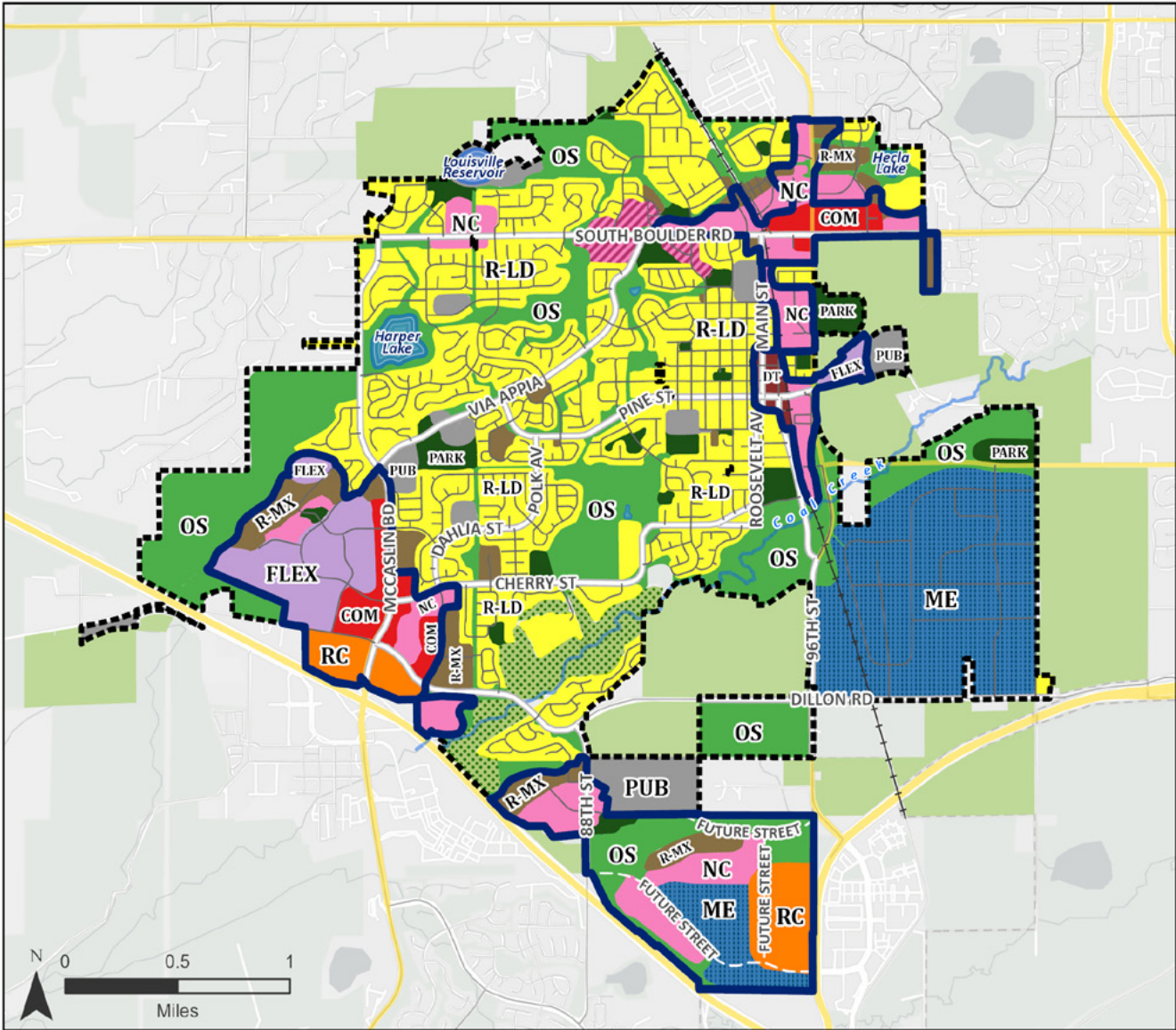


Figure 11: Future Land Use Framework
 Source: City of Louisville

LEGEND

Placetypes

- Residential Low Density (R-LD)
- Residential Mix (R-MX)
- Neighborhood Center (NC)
- Downtown (DT)
- Regional Center (RC)
- Commercial Corridor (COM)
- Integrated Development/FLEX (FLEX)
- Public Facilities (PUB)
- Parks and Recreation (PARK)
- Open Space (OS)
- Mixed Employment (ME)

Overlay Areas

- Golf Course
- Naturally Occurring Affordable Housing (NOAH) Overlay
- City Limits
- Opportunity Area
- Open Space outside of Louisville

Residential Low Density (R-LD)

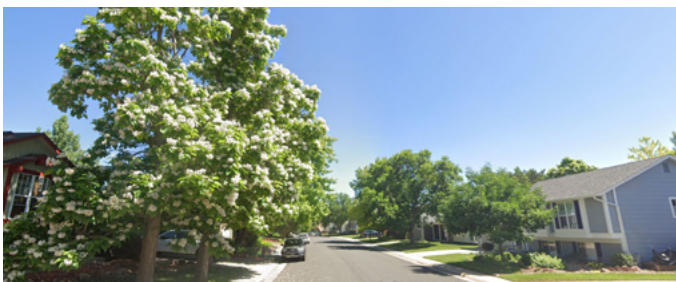
Community Character

Description: Suburban, primarily single-family residential neighborhoods with mid-size to larger lots. Development is low intensity, with limited attached housing and a consistent residential form. Streets, open spaces, and neighborhood amenities support a comfortable, inclusive, and family-oriented environment.

Location: Found throughout the community, particularly near parks and open space. This placetype represents a significant portion of the city.

Transportation Connectivity

- Provide local streets with lower operating speeds and traffic-calming features (e.g., curb extensions, mini-roundabouts, speed control treatments).
- Encourage continuous sidewalks and local trail connections that link homes to parks, schools, and nearby neighborhoods.
- Connect neighborhood paths and sidewalks to regional trail systems and open space access points.



Single Family Residential in Louisville

Source: City of Louisville

Land Use and Scale

Primary Land Uses:

- Single Family Detached Residential and ADUs
- Two-Unit (Duplexes) Residential

Supporting Land Uses:

- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 1-8 DU/acre
- Building Heights: Up to 2 stories

Development Considerations

- Maintain low-density residential form with consistent setbacks, landscaping, and building orientation.
- Support transitions and buffering where higher-density or mixed-use areas adjoin this placetype.
- Integrate parks, greenways, and small community gathering spaces within or adjacent to neighborhoods.
- Preserve and enhance connections to open space, trails, and natural features.
- In areas designated R-LD that are also within the Old Town Overlay District, development should reflect the historic pattern of smaller lots, traditional building forms, preserved historic structures where feasible, and a scale and character consistent with Old Town.

Residential Mixed (R-MX)

Community Character

Description: Moderately dense residential areas with a mix of detached single-family, attached housing such as duplexes, townhomes, rowhomes, and apartments up to three stories, designed to fit within the neighborhood scale and context. Limited community serving amenities at key locations support quality of life.

Location: This Placetype serves as a transition between single-family neighborhoods, mixed use, and employment centers, best suited for areas with access to jobs, transit, retail centers, parks, and open spaces that promote walkability. Ideal locations include areas adjacent to McCaslin Boulevard, Downtown, and South Boulder Road.

Land Use and Scale

Primary Land Uses:

- Single Family Attached Residential and ADUs
- Single Family Detached Residential and ADUs
- Multifamily Residential where compatible with neighborhood context

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)
- Neighborhood-serving Retail, Restaurants, and Office where compatible with neighborhood context

Density and Scale:

- Residential Density: 8-18 DU/acre
- Building Heights: Up to 3 stories in appropriate locations

Transportation Connectivity

- Ensure a well-connected street network with collectors and arterials to support smooth traffic flow and local access.
- Support efficient transportation with safe, accessible bicycle infrastructure, including protected bike lanes and multi-use paths.
- Provide wide, pedestrian-friendly sidewalks on both sides of the roadway to connect homes with parks, schools, and mixed-use areas.
- Implement traffic calming measures such as safe crossings, landscaping, and speed controls to enhance pedestrian and cyclist safety.

Development Considerations

- Maintain medium-density residential form with consistent setbacks, landscaping, and building orientation.
- Support transitions and buffering where higher-density or mixed-use areas adjoin this placetype.
- Integrate parks, greenways, and small community gathering spaces within or adjacent to neighborhoods.
- Preserve and enhance connections to open space, trails, and natural features.
- Architecture and site design should be high quality, consistent with the neighborhood, and prioritize walkability, shared spaces, and community amenities.
- Locate developments near transit with connected sidewalks, bike lanes, and trails.
- Promote a strong sense of place with courtyards, parks, and open spaces for gathering and recreation.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.



Townhomes in Louisville
Source: Google Street View

Neighborhood Center (NC)

Community Character

Description: Dense residential areas with limited retail or office uses to support walkable, vibrant communities. Housing types may include duplexes, triplexes, townhomes, condominiums, and apartments. Ground-floor retail, such as neighborhood ‘corner stores’, is encouraged to provide local goods and services.

Location: Located at the intersections of arterial and collector roadways or along active corridors with strong multimodal access, including transit. Ideal at community ‘nodes’ such as Redtail Ridge, South Boulder Road, DELO, and Centennial Parkway, where additional housing supports local vibrancy and activity.

Transportation Connectivity

- Design streets to accommodate all users—drivers, pedestrians, and cyclists—within a mixed-use environment.
- Provide transit stops and dedicated bike facilities scaled to surrounding traffic volumes and speeds.
- Include on-street parking to support access and business activity.
- Prioritize pedestrian comfort with wide sidewalks, modest setbacks, and active ground-floor design.



Downtown East Louisville (DELO) Mixed Use
Source: Design Workshop

Land Use and Scale

Primary Land Uses:

- Multifamily Residential
- Single Family Attached Residential
- Retail, Restaurant, and Office where compatible with neighborhood context

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 18-30 DU/acre
- Building Heights: 3 stories

Development Considerations

- Integrate housing, commercial uses, and parks, trails, and plazas to create walkable neighborhoods that support foot traffic and local businesses.
- Locate retail and office uses to meet daily needs and serve nearby residents.
- Provide shared public spaces for recreation and social interaction.
- Support convenient access to jobs and services through nearby transit stops and commercial hubs.
- Include active ground-floor uses—such as cafés and community spaces—at key locations, including along South Boulder Road, Centennial Boulevard, McCaslin Boulevard, 96th Street, and Highway 42.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Regional Center (RC)

Community Character

Description: Focus on Transit-Oriented Development (TOD), featuring high-density housing and ground-floor retail or office uses along major corridors and primary streets. These hubs serve as focal points for community activity.

Location: These centers are ideally situated near high-frequency transit stations, such as near the US 36/McCaslin transit station or the Flatirons Crossing transit station. Access to regional highways, such as US 36 and NW Parkway should also be considered.

Transportation Connectivity

- Incorporate landscaping, public art, signage, pedestrian-scale lighting, and gathering spaces to enhance walkability and placemaking along primary corridors.
- Design US 36 transit stations as mobility hubs with sheltered stops, accessible pedestrian and bicycle routes, and seamless RTD connections.
- Use creative parking strategies to maximize land use efficiency and support higher-density, transit-oriented development.
- Prioritize pedestrian-friendly design with wide sidewalks, minimal setbacks, safe crossings, and active streetscapes that encourage walking and community interaction.



Wesminster, CO City Center
Source: Google Street View

Land Use and Scale

Primary Land Uses:

- Retail, Restaurant, Office, and Entertainment
- Multifamily Residential

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 30-40 DU/acre
- Building Heights: Up to 5 stories in some locations adjacent to US 36.

Development Considerations

- Support vibrant, community-oriented environments through a mix of uses including higher-density housing combined with retail/commercial, office, public spaces, and community health services, with active ground floor uses prioritized along major corridors and primary streets.
- Encourage compact, vertical, transit-oriented development near transit hubs to support accessible communities with diverse amenities and services.
- Public plazas, parks, and art installations will enhance the sense of place and encourage social interaction.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Commercial (COM)

Community Character

Description: Active commercial districts with retail and office uses supporting business activity and employment opportunities.

Location: Commercial areas are located along major thoroughfares such as US 36, McCaslin Boulevard and portions of South Boulder Road. These corridors should include retail, restaurants, office, region-serving businesses, ‘big-box’ type stores, and other daily conveniences in the city.

Transportation Connectivity

- Design corridors to support safe and efficient vehicle travel.
- Reduce surface parking by encouraging infill development and creating active public spaces.
- Implement or enhance protected bike lanes or multi-use paths along McCaslin Boulevard.
- Provide safe, comfortable bicycle facilities on South Boulder Road consistent with the 2025–2026 South Boulder Road Study.
- Improve regional mobility by supporting transit hubs, transit-oriented development, and future RTD service expansions, with stops that include shelters, seating, and clear signage.
- Incorporate safe pedestrian underpasses at key intersections, as identified in the Transportation Map (Figure 17) and supporting goals and strategies.
- Enhance corridors with landscaping, seating, pedestrian-scale lighting, and public art to improve comfort and visual character.

Land Use and Scale

Primary Land Uses:

- Retail, Restaurant, Office, and Entertainment

Supporting Land Uses:

- Multifamily Residential in limited areas
- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 18-30 DU/acre
- Building Heights: 3 stories

Development Considerations

- Ensure commercial areas provide community goods and services with strong connectivity and visibility.
- Implement clear signage and wayfinding to improve navigation and access.
- Design safe intersections and roadways, particularly along McCaslin Boulevard and South Boulder Road, to balance vehicle access and bicycle and pedestrian safety.
- Prioritize community character in building design, streetscapes, and public spaces to create a distinct sense of place.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.



Louisville Commercial Center
Source: Design Workshop

Downtown (DT)

Community Character

Description: Vibrant activity area combining retail, dining, entertainment, and office uses with residential.

Location: Located along major corridors, this placetype promotes retail vibrancy through maintaining active street level land uses with the integration of housing. Ideal for Downtown Louisville and community 'nodes' where increased housing supports retail, restaurants, and entertainment.

Transportation Connectivity

- Enhance primary corridors with landscaping, public art, signage, seating, and pedestrian-scale lighting to create an inviting environment that supports local businesses.
- Manage parking at a district scale to improve land use efficiency and accommodate future development.
- Prioritize pedestrian comfort with wide sidewalks, modest building setbacks, and active, engaging streetscapes.
- Consider bike racks throughout Downtown—including along Main Street—to support multimodal travel.



Downtown Louisville

Source: DePaul Real Estate Advisors

Land Use and Scale

Primary Land Uses:

- Retail, Restaurant, and Entertainment
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Supporting Land Uses:

- Office
- Multifamily Residential above the ground floor of buildings
- Parks and Recreation

Density and Scale:

- Residential Density: 8-30 DU/acre
- Building Heights: Up to 3 stories with ground floor active uses and as set forth in adopted design standards

Development Considerations

- Integrate housing with retail, dining, and entertainment to create lively, accessible, and well-connected neighborhoods.
- Locate activity nodes along major corridors to improve connectivity and pedestrian access, supported by plazas and public gathering spaces that encourage foot traffic and longer visits.
- Strengthen Downtown by incentivizing active ground-floor commercial uses that draw pedestrians and support local businesses.
- Promote mixed-use buildings with pedestrian-oriented retail streets, including storefronts, plazas, and outdoor seating.
- Design ground floors to create seamless transitions between businesses and public spaces, fostering a dynamic and welcoming environment.
- Maintain building scale and aesthetics consistent with the City's adopted Downtown Design Standards and Guidelines.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Integrated Development (FLEX)

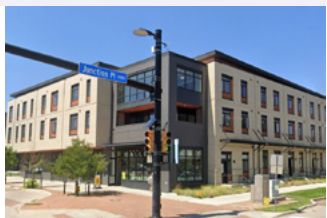
Community Character

Description: The Integrated Development/ FLEX placetype supports a mix of residential, employment, and commercial uses in a coordinated, adaptable environment. These areas allow different uses to coexist and evolve over time, creating opportunities for housing choice, job growth, and neighborhood-serving retail. The intent is to foster a vibrant, walkable setting where uses complement each other and support daily needs.

Location: Primarily located in the Centennial Valley area, with additional sites elsewhere in the city where flexible land use is appropriate. These locations typically have access to major arterial roads and are near existing commercial areas.

Transportation Connectivity

- Areas with existing transportation connections and road systems that can accommodate additional traffic, such as Centennial Parkway; the Centennial Valley area is also close to high-frequency transit.
- Support breaking up large blocks by providing additional transportation connections - particularly bicycle and pedestrian connections - that link open space areas and other activity areas.
- Support trail connections to nearby open space areas.
- Enhance corridors with landscaping, seating, pedestrian-scale lighting, and public art to improve comfort and visual character.



Existing Centennial Valley Office (Left), Boulder Junction Mixed Use (Right); Source: Google Street View

Land Use and Scale

Primary Land Uses:

- Retail, Restaurant, Entertainment, and Office
- Light Industrial
- Multifamily Residential

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 18-30 DU/acre
- Building Heights: 3 stories

Development Considerations

- Buffer development where commercial and residential uses meet to address noise, lighting, and privacy, using treatments like landscaping and fencing appropriate to the context.
- Provide inviting, well-designed public spaces—especially in larger developments—that are visible from the street and include amenities such as seating, informal play or activity areas, and landscaping.
- Orient buildings toward the street and promote ground-floor activation through design or land uses that create an engaging, neighborhood-scale frontage and contribute to a cohesive public realm.
- Incorporate parks and open spaces to enhance workplace wellness and provide opportunities for outdoor activity.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Mixed Employment (ME)

Community Character

Description: Flexible employment areas that accommodate light industrial, office, and supporting retail uses. These areas may include business incubators and complementary uses such as breweries or distilleries, integrating light industrial activity with office, research, medical, educational, and technical facilities.

Location: These employment centers benefit from proximity to transit and major throughfares for commuting employees. Proximity to transit and major roads to ensure access for both trucks and deliveries as well as employees. Appropriate locations include parts of Redtail Ridge and the Colorado Technology Center (CTC).

Land Use and Scale

Primary Land Uses:

- Office
- Light Industrial

Supporting Land Uses:

- Retail, Restaurant, Entertainment in limited locations
- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: N/A
- Building Heights: 3 stories

Transportation Connectivity

- Promote connections for efficient truck and delivery movement and to streamline truck and delivery routes while minimizing impacts on local streets.
- Support for integrating RTD services and multi-modal transportation options for improved connectivity.
- Provide designated bike lanes, bike racks, and pedestrian pathways to ensure accessibility and safety for all users.



Colorado Technology Center Office Building
Source: City of Louisville

Development Considerations

- Encourage a mix of office, light industrial, production, research and development, medical, educational, technical, and business incubator spaces to support innovation, job creation, and economic growth.
- Allow complementary uses—such as small-scale retail, breweries, distilleries, and services—that activate employment areas and support daily needs.
- Promote collaboration by co-locating creative and innovative industries and integrating workspaces with small gathering areas, innovation hubs, or shared amenities.
- Mitigate impacts near residential areas or open spaces, particularly for uses that may generate noise, lighting, or other operational effects.
- Incorporate parks, open spaces, or outdoor areas to support employee wellness and provide opportunities for informal gathering and activity.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Parks and Recreation (PARK)

Community Character

Description: Public areas focused on providing active and passive recreation amenities and facilitating community gathering and events.

Location: Designated citywide parks and other City parks-maintained properties, the Recreation & Senior Center and miscellaneous other recreation amenities.

Transportation Connectivity

- Support the goals and objectives of the PROS Trails Plan.
- Promote multimodal transportation through continued development of city's trail network, utilizing park parcels to increase connectivity and ease of access.
- Enhance connectivity of park properties with other public and private lands through support of the larger multimodal network and by provision of access points, trailheads, transit stops and parking areas where appropriate.
- Design future multimodal corridors to enhance interconnectivity, safety, accessibility, comfort and ease of navigation to and from parks and recreation areas.



Left: Louisville Cottonwood Park; Right: Recreation Center
Sources: Slides and Sunshine; City of Louisville

Land Use and Scale

Primary Land Uses:

- Passive and active recreation opportunities and amenities

Supporting Land Uses:

- Support facilities such as restrooms, event shelters and parking areas
- Open Space, Trails, and Conservation

Density and Scale:

- Residential Density: N/A
- Building Heights: N/A

Development Considerations

- Support the parks and recreation related goals and objectives identified in the Parks, Recreation and Open Space (PROS) Department Long-Range Plan and Trails Plan.
- Integrate parks and community-driven public spaces within new development where possible, residential areas and employment locations to facilitate access and better connect people to park amenities.
- Design parks, plazas, and other public recreation spaces to be universally accessible and to facilitate social interaction and community engagement
- Utilize parks and recreation spaces to soften urban areas and transition between development densities by establishing spaces which blend the built and natural environments.



Open Space (OS)

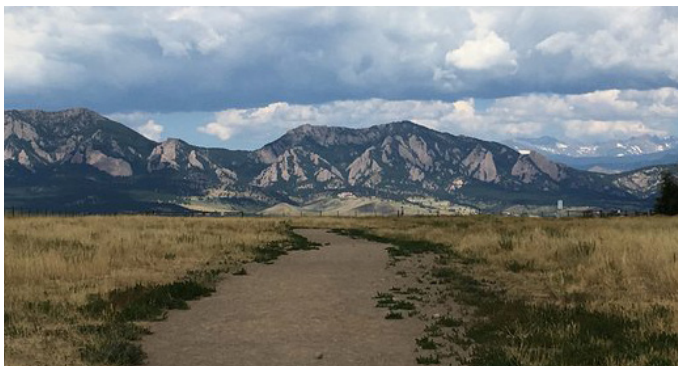
Community Character

Description: Generally undeveloped parcels featuring a natural aesthetic. Lands designated within the “Open Space Zone District” outlined in Section 15 of the Louisville Home Rule Charter and subject to Title 4 of the Louisville Municipal Code; includes other areas restricted to open space uses.

Location: Multiple, 15 solely owned properties city-wide and includes other areas restricted to open space.

Transportation Connectivity

- Support the goals and objectives of the PROS Trails Plan.
- Promote multimodal transportation through continued development of city’s trail network, utilizing open space parcels where passive recreation is allowed and ecological impacts are minimal.
- Enhance connectivity of open spaces with other public and private lands through support of the larger multimodal network and by provision of access points, trailheads and parking areas where allowed.
- Design future multimodal corridors to enhance interconnectivity, safety, accessibility, comfort and ease of navigation to and from open space areas.



Davidson Mesa Trailhead
Source: Trip Advisor

Land Use and Scale

Primary/Supporting Land Uses:

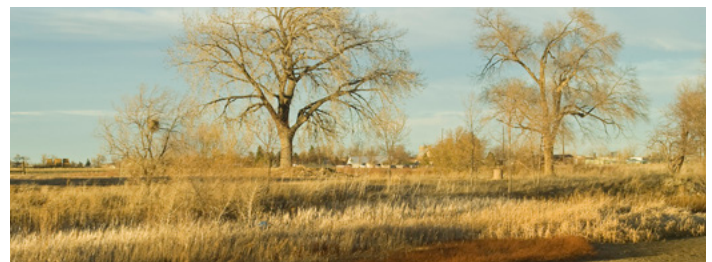
- Open Space, Trails, and Conservation
- For City Charter defined open space areas, varies by classification. OS-Preserve: resource preservation; OS-Protected: resource preservation; OS-Visitor: passive recreation; OS-Other=entryways and trail rests.

Density and Scale:

- Residential Density: N/A
- Building Heights: N/A

Development Considerations

- Ensure the operation and management of open space—both charter-designated areas and other protected open lands—aligns with Home Rule Charter Article 15 and Municipal Code Title 4, which prioritize natural resource protection and limited passive recreation.
- Support the open space goals and objectives identified in the Parks, Recreation, and Open Space (PROS) Plan and the Trails Plan.
- Integrate open space within developed areas to strengthen connections between residents and natural environments and encourage resource stewardship.
- Provide thoughtful transitions between natural and developed areas, promoting coexistence with undeveloped land, trails, and ecological features like habitat corridors.



Louisville Open Space
Source: Design Workshop

Public (PUB)

Community Character

Description: Government facilities and other institutional uses, including public safety facilities, schools, and public utilities.

Location: Should reflect the type of public use. Community-serving facilities—such as schools, recreation centers, and libraries—are best located near neighborhoods with good multimodal access. Utility and other semi-industrial public uses should be sited to minimize impacts on surrounding areas. All public facilities should consider appropriate transportation access for the services they provide.

Transportation Connectivity

- Ensure public and institutional facilities are easy to reach for all users who rely on their services.
- Provide clear, consistent wayfinding for people arriving by car, transit, bicycle, or on foot.
- Design sidewalks, paths, and bike facilities that offer safe and convenient access to and around public facilities where appropriate.



Louisville Recreation Center
Source: City of Louisville

Land Use and Scale

Primary Land Uses:

- Government and institutional buildings
- Public utilities

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)
- Light Industrial

Density and Scale:

- Residential Density: N/A
- Building Heights: may vary but should remain compatible with adjacent neighborhoods.

Development Considerations

- Public facilities serve as community anchors for civic, educational, and service functions.
- Schools, libraries, and recreation centers should integrate with plazas and parks to support gathering and community activity.
- Design should prioritize resident safety and access, using screening when needed to minimize impacts on nearby areas.
- Ensure public facilities are clearly defined, accessible, and appropriately located to support community well-being.



City Hall
Source: City of Louisville

Land Use and Development (LU) Goals and Strategies

Goal LU 1. Increase Residential Development Opportunities

Strategies

LU 1.1. Prioritize the use of vacant and underutilized land for new housing, particularly in areas with access to transit, services, and existing infrastructure.

LU 1.2. Encourage context-sensitive infill housing in appropriate locations to efficiently use land and expand the variety of available homes.

LU 1.3. Support the redevelopment of underperforming or aging commercial properties into residential or mixed-use projects where compatible with surrounding development.

LU 1.4. Streamline the development review and approval process for projects that advance adopted housing goals, including those that expand affordability or diversify housing types.

LU 1.5. Support housing types and locations that advance social equity by expanding access to affordable, accessible, and diverse homes for households with a range of needs and incomes.

LU 1.6. Leverage new residential development to increase economic vitality and vibrancy in areas with underutilized or long-term vacant commercial land.

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

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

Goal LU 2. Expand and Maintain Access to Affordable Housing

Strategies

LU 2.1. Preserve existing affordable homes and protect residents in Naturally Occurring Affordable Housing (NOAH) areas shown on the Future Land Use Map by encouraging inclusion of affordable units or providing assistance for those at risk of displacement

LU 2.2. Partner with nonprofits, housing authorities, and community organizations such as Eviction Prevention and Rental Assistance Services (EPRAS), the Boulder County Housing Helpline, Boulder Housing Partners, and Colorado Legal Services to preserve, create, and support affordable housing and tenant stability.

LU 2.3. Review and update the City's inclusionary housing requirements to continue to meet community housing goals and reflect current market conditions.

LU 2.4. Identify and pursue funding and incentive opportunities, including grants, fee reductions, or density bonuses to encourage affordable housing development and preservation.

LU 2.5. Evaluate potential impacts of new and existing City rules or policies (such as building codes, development standards, and fee structures) on housing affordability before adoption to avoid unintended cost increases.

LU 2.6. Continue to support the Boulder County Regional Housing Partnership goal of having 12% of all homes be permanently affordable by 2035 and continue to pursue local policies and partnerships that help Louisville contribute to this target.

LU 2.7. Apply and strengthen requirements or incentives for providing onsite affordable units in new residential or mixed-use developments.

Goal LU 3. Diversify Louisville's Housing Stock

Strategies

LU 3.1. Update zoning standards to support development of smaller homes, townhomes, duplexes, apartments, condominiums, and senior housing in more places.

LU 3.2. Support family-friendly housing for households with children, including multiple bedrooms, nearby parks and schools, and safe access to transportation.

LU 3.3. Require or encourage a mix of housing types, sizes, and price points within larger residential or mixed-use projects to foster inclusive, mixed-income communities.

Goal LU 4. Enhance Neighborhood Livability

Strategies

LU 4.1. Improve neighborhood connections to schools, parks, commercial areas, and community destinations by expanding safe, accessible sidewalks, crosswalks, and bicycle facilities.

LU 4.2. Incorporate traffic calming, pedestrian-scale lighting, street trees, and landscaping to enhance neighborhood safety, comfort, and overall character.

LU 4.3. Consider implementing Dark Sky–compliant lighting standards to reduce light pollution and protect neighborhood night skies.

LU 4.4. Ensure that any new development next to low-density residential areas is compatible in scale and character by limiting building heights and providing appropriate landscaping, buffering, and screening.

LU 4.5. Support neighborhood identity and social connection by encouraging small community gathering spaces, local events, and opportunities for neighbors to engage.



Westside Station Townhomes in Atlanta, GA

Source: TSW Design

Goal LU 5. Protect and Celebrate Louisville's History & Culture

Strategies

LU 5.1. Preserve and expand recognition of historic places by increasing the number of landmarked buildings and supporting the protection and reuse of properties with historic or social value.

LU 5.2. Promote community awareness and engagement through storytelling, exhibits, signage, events, and educational outreach that highlight Louisville's history and heritage.

LU 5.3. Strengthen the Historic Preservation Program by ensuring equitable, sustainable funding and expanding public understanding of its purpose and benefits.

LU 5.4. Evaluate the feasibility of a new or expanded arts center to enhance access to arts and cultural programming.

LU 5.5. Continue supporting programs and facilities at the Louisville Historical Museum to preserve and share the community's unique stories.

LU 5.6. Incorporate distinctive gateway features at key community entrances to reflect Louisville's identity and sense of place.

Goal LU 6. Promote Exceptional Building and Site Design

Strategies

LU 6.1. Design sidewalks, building frontages, and entrances to create a safe, active, and welcoming pedestrian environment.

LU 6.2. Encourage the use of high-quality, durable, sustainable, and energy-efficient building materials that reduce long-term environmental and maintenance impacts.

LU 6.3. Incorporate landscaping, green infrastructure, and usable open spaces into site design to support environmental performance, stormwater management, and visual appeal.

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

LU 6.5. Promote universal design principles for buildings and public spaces that are accessible and functional for people of all ages and abilities.

LU 6.6. Require large developments to create a strong sense of place by including plazas, courtyards, and other publicly accessible spaces that support gathering and community interaction.

LU 6.7. Align new development with the City's adopted parks, open space, and transportation plans to provide the desired connections and facilities.

DOWNTOWN OPPORTUNITY AREA GOALS AND STRATEGIES

Goal LU 7. Downtown Opportunity Area

Preserve and enhance Downtown Louisville's historic character and heritage while creating inviting public spaces that strengthen community life and support a vibrant local economy.

Downtown Opportunity Area Strategies

LU 7.1. Maintain the historic scale by limiting building height and size in line with City adopted downtown plans and policies.

LU 7.2. Encourage active ground-floor uses—such as shops, restaurants, cultural spaces, and community-oriented businesses—to create a lively, pedestrian-oriented environment throughout the day and evening.

LU 7.3. Create and enhance public gathering spaces, including plazas, pocket parks, patios, and outdoor seating areas, in alignment with the Downtown Vision Plan to support community interaction and events.

LU 7.4. Support mixed-use buildings with housing above ground-floor commercial uses to increase downtown's residential base, strengthen local businesses, and foster a more active street life.

LU 7.5. Provide incentives, grants, or technical assistance to preserve, rehabilitate, and maintain historic downtown buildings in a manner that supports both heritage and economic vitality.

LU 7.6. Regularly review and update the Downtown Design Framework, design standards, overlays, and related policies to ensure they reflect community priorities and maintain compatibility between Downtown commercial areas and adjacent Old Town neighborhoods.

LU 7.7. Continue to support reinvestment in the Urban Renewal Area (URA) through available tools such as Tax Increment Financing (TIF), infrastructure improvements, and public-private partnerships.

LU 7.8. Explore long-term district-based tools—such as a Downtown Development Authority, Business Improvement District, additional urban renewal areas, or similar mechanisms—to sustain downtown investment, support businesses, and activate public spaces after URA expiration.

LU 7.9. Explore implementing a coordinated wayfinding system in Downtown Louisville to improve navigation for visitors, highlight key destinations and public amenities, and support local businesses by directing people to shops, restaurants, parking, and cultural attractions.



Historic Downtown Louisville
Source: City of Louisville



A community event space, the Sunken Plaza
Source: DesignWorkshop

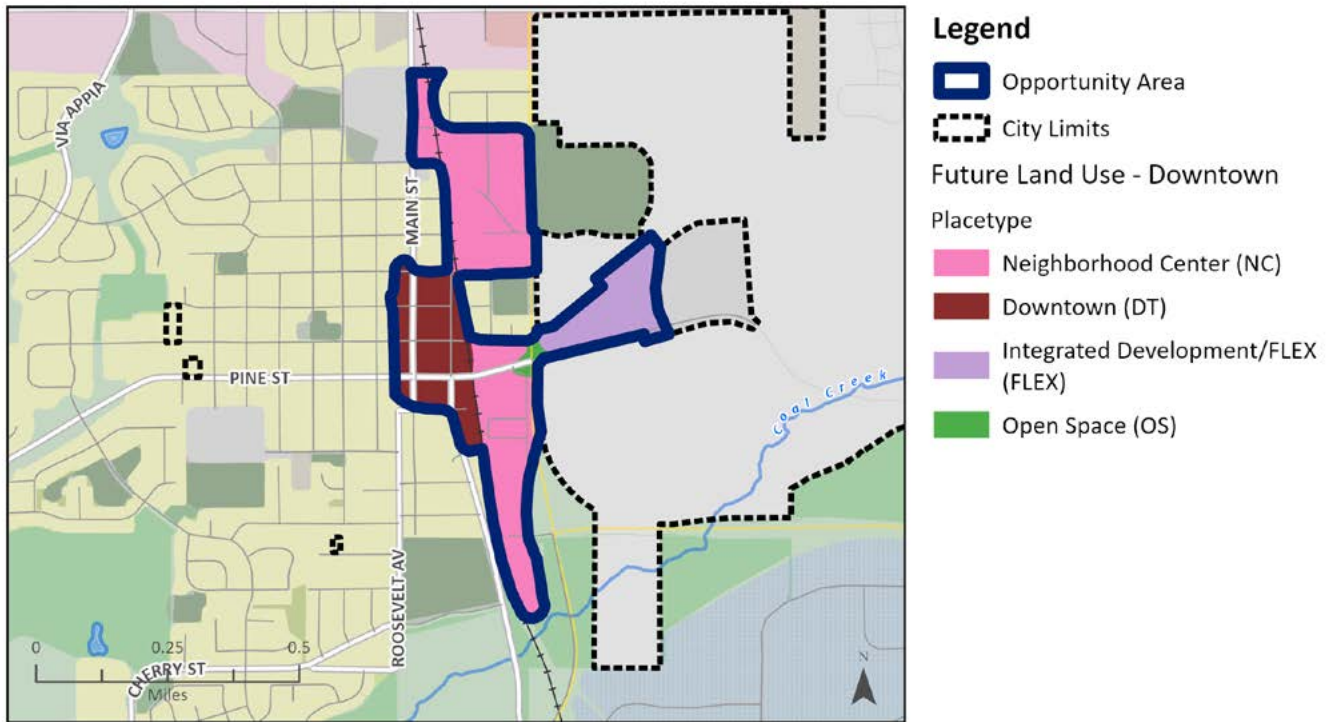


Figure 12: Downtown Opportunity Areas Map
 Source: City of Louisville



Downtown Louisville Imagery
 Source: City of Louisville

SOUTH BOULDER ROAD OPPORTUNITY AREA GOALS AND STRATEGIES

Goal LU 8. South Boulder Road Opportunity Area

Maintain and enhance the core existing commercial areas along South Boulder Road while supporting new residential and mixed-use development that strengthens the local economy and advances City housing goals.

South Boulder Road Opportunity Area Strategies

LU 8.1. Promote high-quality building and site design for properties fronting major corridors to create an attractive and welcoming environment.

LU 8.2. Improve walking and biking connections between nearby neighborhoods, commercial centers, parks, and open spaces.

LU 8.3. Encourage public gathering spaces such as plazas and green areas that invite community interaction.

LU 8.4. Activate the street level by incorporating ground-floor uses in multi-story residential buildings, such as shops, restaurants, or community spaces in mixed-use zones along South Boulder Road and Highway 42.

LU 8.5. Encourage the redevelopment of underutilized commercial sites—such as oversized or mostly empty parking lots—into mixed-use projects that contribute to South Boulder Road’s vitality and support City housing goals.



*Willits Town Center, Basalt, CO
Source: DesignWorkshop*

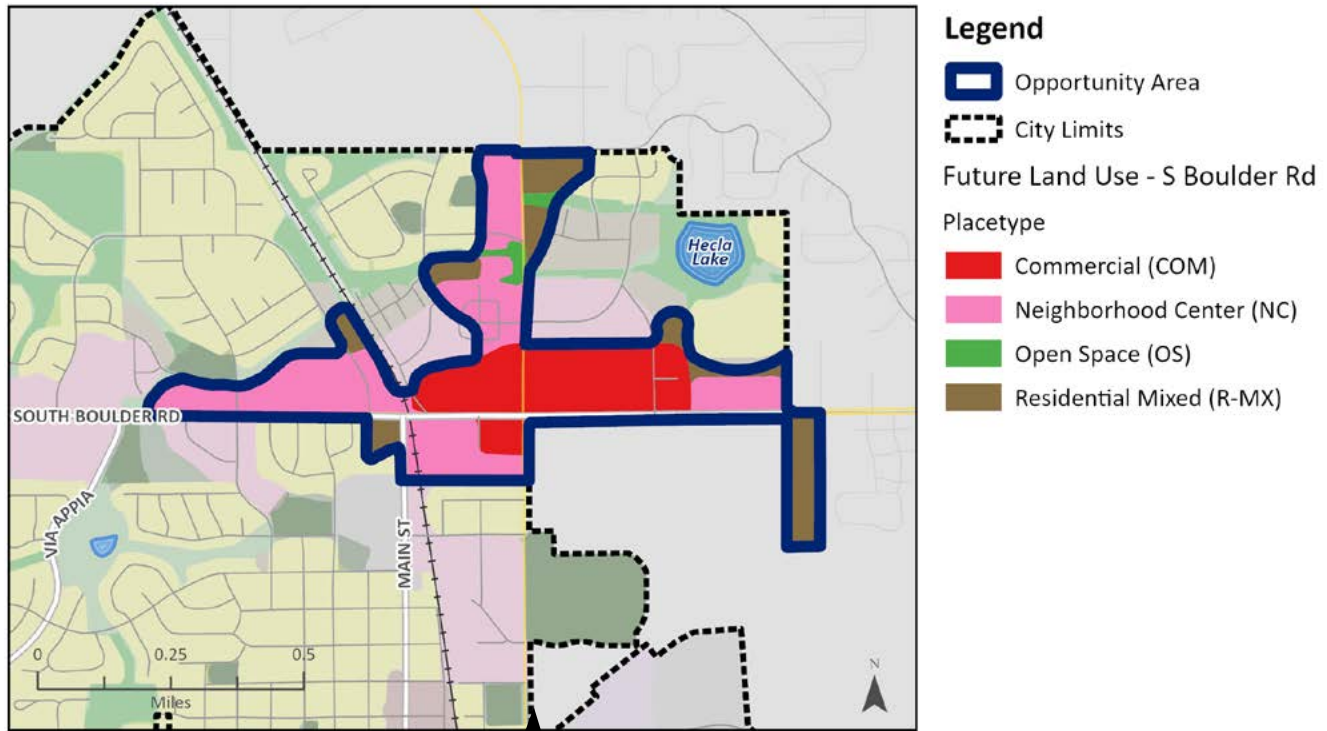


Figure 13: South Boulder Road Opportunity Areas Map
 Source: City of Louisville



Louisville Bridge
 Source: DesignWorkshop

CENTENNIAL VALLEY OPPORTUNITY AREA GOALS AND STRATEGIES

Goal LU 9. Centennial Valley Opportunity Area

Create a vibrant, mixed-use neighborhood in Centennial Valley where daily needs are close by and new housing fosters a strong sense of community while maintaining the core existing commercial areas.

Centennial Valley Opportunity Area Strategies

LU 9.1. Encourage mixed-use development that blends housing, retail, services, and employment in walkable, connected blocks.

LU 9.2. Strengthen walking and biking connections by creating safe, direct routes between homes, shops, parks, open spaces, and transit, including breaking up large blocks where feasible.

LU 9.3. Incorporate inviting public spaces such as plazas, courtyards, or small parks into new development to create gathering places for residents and visitors.

LU 9.4. Support a range of housing types and price points to serve diverse households and support nearby commercial uses.

LU 9.5. Support the inclusion of cultural and civic amenities—such as an arts center, library, or performance space—to enrich community life.

LU 9.6. Promote connections to nearby open spaces, especially areas west of Centennial Boulevard near Davidson Mesa, while balancing these opportunities with private property interests.

LU 9.7. Encourage high-quality design for buildings and sites along McCaslin Boulevard and other prominent corridors to create an attractive community gateway.

LU 9.8. Encourage the redevelopment of underutilized commercial sites—such as oversized or mostly empty parking lots—into mixed-use projects that contribute to Centennial Valley’s vitality and support City housing goals.

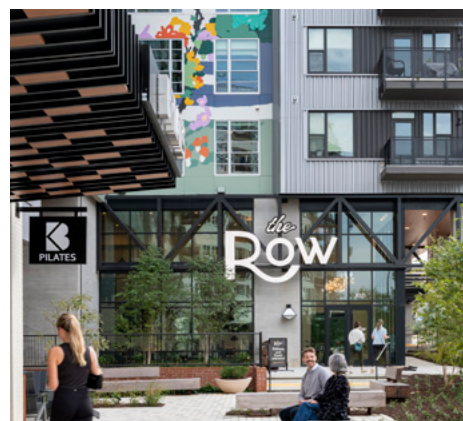
LU 9.9. Encourage new development to actively engage the street through building orientation, ground-floor design, and pedestrian-friendly features that create a connected, neighborhood-like environment.

LU 9.10. Maintain the natural slope of the land as redevelopment occurs to the extent practical.



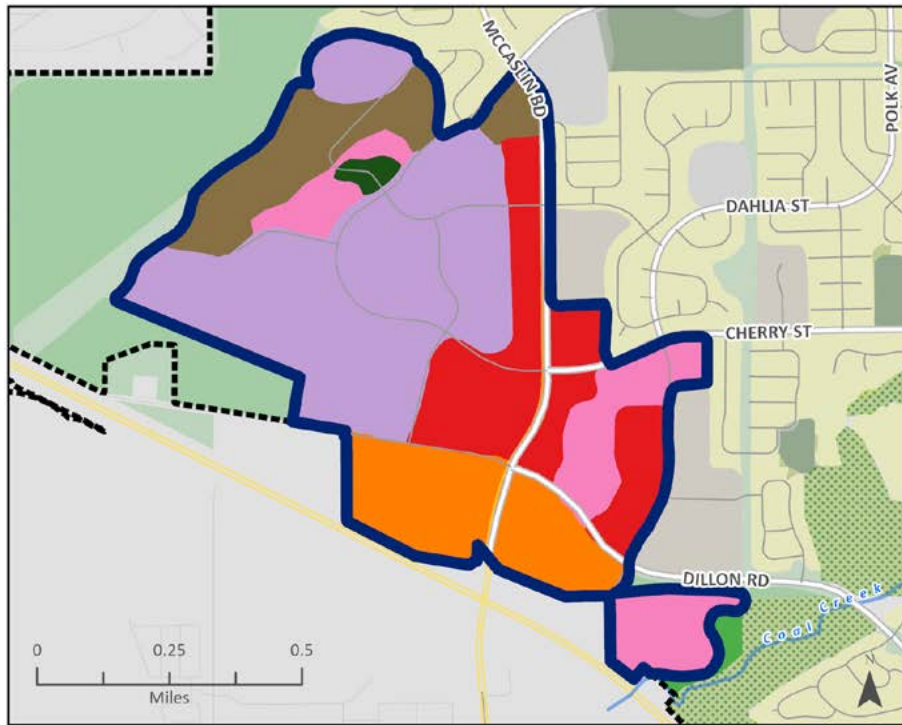
Westside Station Townhomes in Atlanta, GA

Source: TSW Design



The Row, a mixed use apartment community in Raleigh, NC

Source: Design Workshop



Legend

- Opportunity Area
- Coal Creek Golf Course
- City Limits
- Future Land Use - Centennial Valley**
- Placetype**
- Residential Mixed (R-MX)
- Neighborhood Center (NC)
- Regional Center (RC)
- Commercial (COM)
- Integrated Development/FLEX (FLEX)
- Parks
- Open Space (OS)

Figure 14: Centennial Valley Opportunity Areas Map

Source: City of Louisville



Twenty Ninth Street Commercial District, Boulder
Source: Twenty Ninth Street



Downtown Wheaton, IL
Source: Design Workshop

REDTAIL RIDGE OPPORTUNITY AREA GOALS AND STRATEGIES

Goal LU 10. Redtail Ridge Opportunity Area

Create a new community at Redtail Ridge that is connected to Louisville, provides substantial open space and natural areas, and is anchored by the hospital and supporting uses as an economic engine for the city.

Redtail Ridge Opportunity Area Strategies

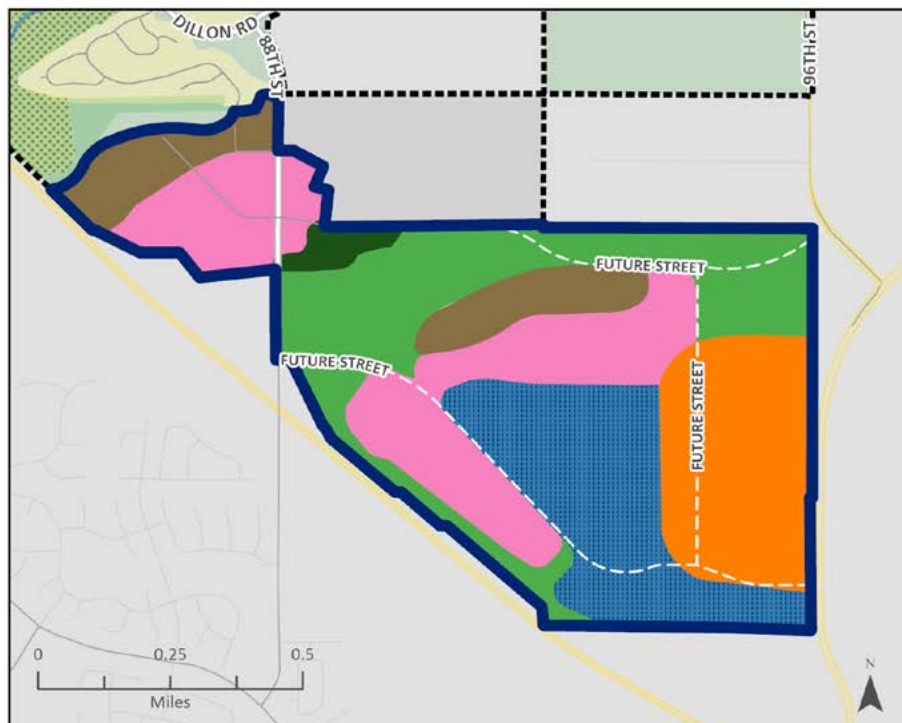
LU 10.1. Develop management plans for newly dedicated open space areas and evaluate the best use of parkland through the Parks, Recreation, Open Space, and Trails planning process.

LU 10.2. Require new development next to open space to include design features like landscaping, trails, and natural buffers to blend with the landscape and protect views, wildlife, and public access.

LU 10.3. Support the hospital as the anchor and support complementary land uses like medical offices, housing, and services that strengthen its role.

LU 10.4. Build a connected street, walking, and biking network to link homes, jobs, services, schools, and open spaces.

LU 10.5. Prioritize that new development keeps the City's infrastructure levels at high quality, including but not limited to roads and water.



Legend

Opportunity Area

Coal Creek Golf Course

City Limits

Future Land Use - Redtail Ridge

Placetype

Residential Mixed (R-MX)

Neighborhood Center (NC)

Regional Center (RC)

Mixed Employment (ME)

Parks

Open Space (OS)

Figure 15: Redtail Ridge Opportunity Areas

Source: Design Workshop

Open Space (OS)

The City of Louisville stewards a robust portfolio of 15 City owned and several jointly owned properties which support conservation, promote biodiversity, and offer passive recreation opportunities on over 1,900 acres of land.

Numerous open space properties also serve to establish buffers to neighboring municipalities, with some holding active agricultural leases. The open space system features a range of property sizes and types and includes numerous ecosystem classifications. Properties vary from expansive and open areas like Davidson Mesa to more nuanced locations like Coyote Run which adjoins multiple neighborhoods by following a natural drainageway. The City's Open Space Division also has an Open Space Ranger Naturalist program, maintains 23 miles of developed trails, and provides environmental education, outreach, and volunteer opportunities to the community related to open space topics. Louisville's recognition as a Bee City, Bird City, and Tree City underscores the community's long-standing commitment to ecological stewardship, pollinator and wildlife habitat protection, and sustainable urban forestry.

The city's trail system traverses both park and open space properties to connect residential neighborhoods and commercial areas through a series of both soft-surface and concrete trails. Trails amenities serve a wide range of users by facilitating everything from local neighborhood access up to regional commuter connections such as the Coal Creek Regional Trail and Highway 36 Bikeway.

The goals and strategies in this Comprehensive Plan are intended to align with, and provide a foundation for, future updates to the Parks, Recreation, and Open Space Long-Range Plan. As Louisville continues to evolve, this plan emphasizes maintaining the community's high standard of parks, trails, and open space access—one of the city's most valued and defining assets. Ensuring that all residents can enjoy close, equitable access to nature and recreation will remain a guiding priority as the community grows and changes over time.

What "Open Space" Means in Louisville

As defined in the Louisville Home Rule Charter (Section 1-1(g)), "Open Space" includes natural, agricultural, buffer, and recreational lands. These areas protect wildlife habitat and scenic views, maintain agricultural heritage, provide separation from neighboring communities, and support parks, trails, and recreation.

Open Space (OS) Goals and Strategies

Goal OS 1. Protect and Restore the Ecological Integrity of Louisville's Natural Areas

Strategies

OS 1.1. Pursue an equilibrium between the natural and built environments when managing public lands - for example considering wildfire mitigation approaches that balance natural hazard reduction with ecological restoration practices or trail design that balances access with protecting and preserving sensitive wildlife habitat and biodiversity.

OS 1.2. Use land use tools such as zoning, land dedication requirements, environmentally focused lighting standards, and property acquisition to support long-term preservation and management of public lands.

OS 1.3. Align with adopted Parks, Recreation, and Open Space plans for natural resource management, capital improvements, and conservation or restoration projects.

OS 1.4. Continue to support collaboration with regional partners to align land management approaches and acquisition strategies that enhance biodiversity, connect habitats, protect riparian corridors and provide open space contiguity.

OS 1.5. Continue to consider on-going maintenance and management capabilities of the City and other partners when allocating funding for acquisition, evaluating development opportunities or considering other land management policies and service level enhancements.

OS 1.6. Encourage protection of ecologically valuable areas on private property during redevelopment, including but not limited to areas with healthy, mature trees, native vegetation, and riparian areas.

OS 1.7. Support new development next to open space that includes buffers, landscaping, trails, and design that protect views, wildlife, plant life, and public access.

OS 1.8. Collaborate with regional partners and other organizations to connect habitats, protect riparian corridors, expand open space, and advance environmental initiatives—such as restoration and flood mitigation—that provide shared regional benefits.

Goal OS 2. Support Healthy Ecosystems

Strategies

OS 2.1. Support the protection and enhancement of natural systems by encouraging tree preservation, canopy diversity, wetland restoration, and biodiversity-friendly practices on private property (such as native pollinator habitat and native gardens).

OS 2.2. Consider integrated approaches to managing invasive species that also support native vegetation, water quality, biodiversity, and public health.

OS 2.3. Require green infrastructure for stormwater management as an alternative to traditional concrete channels where possible.



Flatirons in Boulder, CO taken from the Davidson Mesa Trailhead

Source: City of Louisville

Goal OS 3. Increase Open Space and Trails Public Awareness and Involvement

Strategies

OS 3.1. Continue to engage with residents through education on topics such as biodiversity, critical ecosystems, native and adaptive plantings, water conservation, pollinators, regenerative grazing and other emerging sustainable management practices.

OS 3.2. Increase public awareness of environmentally focused programs and management practices through newsletters, social media, educational and interpretive signage, and community events.

OS 3.3. Leverage community resources through programs and events such as resident science initiatives, community-led monitoring programs, city sponsored liaison/advisory boards and other volunteer opportunities.

Goal OS 4. Maintain and Enhance the City's Inventory of Open Space

Strategies

OS 4.1. Continue refining the criteria used to identify priority open space lands, focusing on ecological value, community access, and long-term conservation benefits.

OS 4.2. Actively pursue opportunities to acquire open space that supports habitat protection, cultural resources, community agriculture, or other community priorities.

OS 4.3. Encourage private property owners to dedicate open space or conservation areas, especially where they can expand or connect to existing public open space networks.

OS 4.4. Maintain and improve neighborhood connections to parks, trails, and open space, ensuring they link to Louisville's broader open space and trail system.



*Aquarius Open Space
Source: Big Heart Films*

Community Places (CP)

Louisville’s parks, recreation facilities, cultural venues, and community events are among the city’s most treasured assets—places where residents come together, build connections, and experience the best of community life. These spaces and programs play an essential role in Louisville’s identity, offering opportunities for recreation, learning, creativity, and celebration. Whether through neighborhood parks, beloved community events, arts and cultural destinations, or the extensive trail network that links them all, these shared places strengthen the city’s social fabric and help make Louisville an active, connected, and welcoming community.

Parks and Recreation

Louisville manages 355 acres of parkland across 37 parks, offering a wide range of recreation opportunities for residents and visitors. These parks include playgrounds, athletic fields, sport courts, and a skate park, as well as landscaped trails, medians, and neighborhood green spaces. The City also oversees urban forestry, horticulture, and the Louisville Cemetery, contributing to the community’s well-maintained and welcoming environment.

Major recreation facilities include the 110,000-square-foot Recreation & Senior Center, which features a variety of fitness, aquatics, and community amenities; the Memory Square Pool, an outdoor pool in historic downtown; and the Coal Creek Golf Course, an 18-hole public course. Louisville’s trail network—spanning over 30 miles—connects parks, neighborhoods, schools, and commercial areas, offering both local and regional recreation opportunities.

Together, Louisville’s parks, recreation, arts, and cultural facilities provide essential spaces for connection, wellness, and community life—supporting the city’s identity as an active, healthy, and engaged community.

Arts, Culture, and Library

Arts, culture, and community facilities are central to Louisville’s identity, fostering creativity, connection, and a high quality of life. Cultural landmarks such as the Louisville Center for the Arts and the Louisville Historical Museum celebrate the city’s heritage and provide venues for exhibitions, performances, and community events. The City of Louisville also manages the Louisville Public Library and the Recreation & Senior Center, both of which serve as key gathering places that support learning, wellness, and engagement for residents of all ages—helping to sustain Louisville’s strong sense of community.

Community Events

Louisville’s arts and cultural programs are among the community’s most beloved traditions, bringing people together and celebrating the city’s spirit. Each year, the City supports favorites like the Friday Night Street Faire, Farmers Market, Summer Concerts in the Park, and the Old Town Skate outdoor ice rink. Seasonal celebrations—including Independence Day festivities and the Labor Day Parade and Fall Festival—create lasting memories and strengthen community pride. Venues such as the Steinbaugh Pavilion, Community Park, and Downtown Louisville provide welcoming spaces for these gatherings, reflecting Louisville’s deep commitment to connection and shared experience.

Coal Creek Golf Course

The Coal Creek Golf Course, originally opened in 1990 and fully renovated after the 2013 flood, has earned multiple honors for its quality and sustainability. It received second place internationally for Redevelopment of the Year from Golf Inc. Magazine in 2016, first place for Best Value and Most Underrated Course in the 2020 Colorado AvidGolfer Caggy Awards, and was named “Best Public Course in Colorado” in 2024 by the Golf Pass Tee Time Booking App. The course is also recognized by Audubon International for its progress toward certification as an Audubon Cooperative Sanctuary, reflecting the City’s commitment to habitat preservation, water conservation, and environmental stewardship.

Community Places (CP) Goals and Strategies

Goal CP 1. Maintain and Enhance Vital Recreation Assets

Strategies

CP 1.1. Support the goals of adopted Parks, Recreation, and Open Space plans to maintain high-quality services at parks, the Recreation & Senior Center, open spaces, trails, and the Coal Creek Golf Course, with ongoing attention to programming, staffing, and financial sustainability.

CP 1.2. Continue to promote diverse and inclusive recreation opportunities that are accessible to residents of all ages, backgrounds, abilities, and interests.

CP 1.3. Improve the comfort and functionality of public spaces by adding amenities such as lighting, year-round restrooms, seating, water fountains, and waste containers where appropriate.

CP 1.4. Maintain a high standard for the quality, variety, and availability of classes and programs that serve residents of all ages.

Goal CP 2. Encourage Social Connections Through Community Places and Events

Strategies

CP 2.1. Maintain high standards for the number and variety of city events that bring people together for a shared sense of community.

CP 2.2. Partner with local organizations, schools, and cultural groups to host collaborative events and activities.

CP 2.3. Support City facilities that are welcoming, accessible, and designed to support group activities and social engagement.

CP 2.4. Use public spaces to celebrate local culture, heritage, and community identity.

CP 2.5. Encourage community-led festivals, block parties, and cultural gatherings that strengthen neighborhood identity.

CP 2.6. Collaborate with regional arts organizations and film festivals to host complementary events in Louisville, expanding cultural programming and community participation.

Goal CP 3. Strengthen Trail Connectivity for Recreation and Transportation

Strategies

CP 3.1. Support the goals of the Parks, Recreation, and Open Space (PROS), and Trails Long-Range Plan and Trails Plan to maintain and expand a safe, connected trail system throughout Louisville and the surrounding region.

CP 3.2. Continue to implement the Trails Plan by focusing on trail maintenance, snow removal on concrete trails, managing undesignated trails, and designing responsibly to balance access with protection of wildlife habitat and native ecosystems.

CP 3.3. Expand and link existing trails to create a continuous, safe network for walking, biking, and other active transportation.

CP 3.4. Improve the trail user experience for people of all ages and abilities by adding amenities such as rest areas, underpasses, and clear wayfinding signs.

CP 3.5. In coordination with adopted trail and transportation plans, advance trail projects that serve a variety of users and support active, multimodal transportation.

CP 3.6. Where appropriate install bicycle parking at parks, trailheads, and other key destinations to support access by bike and encourage active transportation.

CP 3.7. Evaluate opportunities to connect trails to community destinations and commercial areas.

Goal CP 4. Make Public Spaces Welcoming for Everyone

Strategies

CP 4.1. Design parks, trails, and public facilities to be accessible for people of all ages, abilities, and income levels by incorporating universal design principles, inclusive amenities, and barrier-free routes.

CP 4.2. Continue evaluating opportunities to provide an equitable distribution of parks, trails, and community spaces across all neighborhoods so that every resident has convenient access to quality outdoor and gathering spaces.

CP 4.3. Develop programs, events, and amenities that reflect the diverse cultural, recreational, and social needs of the community, for all residents to feel welcome and represented.

CP 4.4. Actively involve underrepresented groups in planning, design, and decision-making for parks and community spaces through targeted outreach, partnerships, and culturally responsive engagement methods.

Goal CP 5. Foster Louisville as a City of Readers

Strategies

CP 5.1. Continue to evaluate opportunities to expand library programs, collections, and services that promote literacy and lifelong learning for residents of all ages and backgrounds.

CP 5.2. Encourage public reading initiatives—such as book clubs, author talks, reading challenges, and community literary events—to strengthen connections and celebrate a culture of learning.

CP 5.3. Explore options for small or satellite library locations, pop-up libraries, or book pickup/return stations in underserved areas to increase access to library resources citywide.

Goal CP 6. Enhance Local Arts, History and Culture for a Vibrant Community Experience

Strategies

CP 6.1. Continue supporting programming, classes, and events at the Louisville Arts Center that align with community desires and provide accessible arts opportunities for all ages.

CP 6.2. Evaluate the feasibility of a new or expanded arts center to enhance access to arts and cultural programming.

CP 6.3. Consider updates to the Louisville Historical Museum Campus Plan to preserve historic structures and enhance exhibit, program, and outdoor community spaces.

CP 6.4. Assess long-term library facility and service needs to expand access, improve outreach, and support the Library in serving the full community.

Economic Vitality (EV)

Louisville's economy is shaped by a strong and diverse employment base, vibrant commercial districts, and a community that values local businesses. Major employment hubs—including the Colorado Technology Center (CTC), Centennial Valley, the Boulder Innovation Campus, and AdventHealth Avista Hospital—anchor a growing regional job center with strengths in life sciences, research and development, and advanced manufacturing. Despite this strong job market, the city faces a significant mismatch between where people work and where they live: 94% of Louisville employees commute in from other communities, and nearly 90% of Louisville residents commute out for work. This pattern creates longer travel times, higher transportation costs, and challenges for employers seeking to retain talent. Increasing housing options closer to jobs can help shorten commutes, reduce emissions, and support businesses by keeping more activity and spending local.

Retail is also an important part of Louisville's economy and the city competes with nearby commercial centers in Superior, Lafayette, and Broomfield. While local businesses capture about 41% of resident retail spending, nearly 60% occurs elsewhere. Grocery and convenience retail remain strong, and many large-store vacancies have been successfully filled in recent years—showing the adaptability of Louisville's commercial areas. Still, future retail growth depends on capturing and increasing local demand, which is closely tied to housing availability, increased retail offerings, community promotion, and population trends.

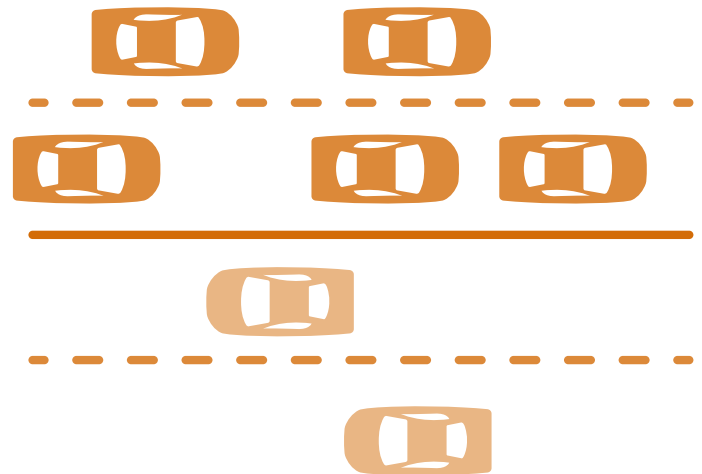
Key Economic Vitality Indicators

Overall Employment Growth

Louisville added over 7,000 jobs since 2010 and contributed 17% of Boulder County's job growth, with future expansion centered on life sciences, advanced manufacturing, and flex/R&D sectors anchored by CTC, Centennial Valley, and Redtail Ridge.

Manufacturing and Industrial Growth

Manufacturing's employment share rose from 14.6% to 21.1% since 2010, supported by strong



94% of Louisville employees live outside the City

Nearly 90% of residents leave the City for work

growth in life sciences, aerospace, and advanced manufacturing; Louisville added 1.4 million sq ft of industrial space (98% of all County growth), and the industrial market remains strong with low vacancy (9.1%) and competitive rents (\$12.82/sf), particularly in the CTC.

Flex/R&D Sector

Louisville added 780,000 sq ft of space since 2010, accounting for 61% of Countywide growth, with strong demand for adaptable, high-tech workspace in CTC and Centennial Valley.

Office Development

Office development has been limited (146,700 sq ft added) with 15.7% vacancy, and larger office projects tend to locate in nearby Boulder, despite Louisville's steady inventory and moderate rents.

Retail Conditions

Retail space increased only 54,000 sq ft, with higher vacancies in former big-box sites. Downtown Louisville remains a key strength—capturing nearly half of new retail activity with the highest rents—yet residents continue to spend 59% of their retail dollars outside the city.

Economic Vitality (EV) Goals and Strategies

Goal EV 1. Strengthen and Sustain Small and Local Businesses

Strategies

EV 1.1. Support efforts to offer technical assistance, training, and resources to help small businesses grow and thrive.

EV 1.2. Implement streamlined City permitting, licensing, and regulatory processes to reduce barriers for local businesses.

EV 1.3. Promote “support local” initiatives and marketing campaigns to increase community support for local businesses.

EV 1.4. Foster partnerships with local organizations, business associations, and the Chamber of Commerce to provide networking and support opportunities.

Goal EV 2. Attract and Retain Employers to Grow Jobs and Diversify Louisville’s Economic Base

Strategies

EV 2.1. Promote Louisville as a prime location for businesses through marketing, incentives, and outreach.

EV 2.2. Support workforce development programs and partnerships with schools, colleges, and training providers.

EV 2.3. Encourage a diverse mix of industries to reduce economic dependency on a single sector.

EV 2.4. Foster strong relationships with existing employers to understand and respond to their needs, helping them stay and grow in Louisville.

Goal EV 3. Enhance Commercial Areas to Boost Economic Activity

Strategies

EV 3.1. Invest in public spaces, streetscapes, and infrastructure to create attractive, walkable, and accessible commercial areas that support business activity.

EV 3.2. Encourage new housing near commercial districts to strengthen customer bases, support local businesses, and increase activity throughout the day and evening.

EV 3.3. Explore the formation of Business Improvement Districts (BIDs), additional urban renewal areas, or similar economic development tools to fund streetscape and infrastructure improvements, district marketing, maintenance, incentives, business attraction, and programming that strengthen business vitality.

EV 3.4. Ensure that City financial support for private development—such as grants, incentives, or fee reductions—is available for projects that demonstrate alignment with Comprehensive Plan policies and adopted plans.

EV 3.5. Support the redevelopment or adaptive reuse of underutilized or outmoded commercial properties to create modern spaces that meet current market needs and contribute to vibrant, mixed-use areas.

EV 3.6. Utilize Tax Increment Financing (TIF), infrastructure grants, and other urban renewal financing tools to help close funding gaps for catalytic redevelopment projects in the Urban Renewal Area (URA).

Goal EV 4. Encourage Innovation and Entrepreneurship to Support Startups and Creative Industries

Strategies

EV 4.1. Support the creation and expansion of co-working spaces, incubators, accelerators, and maker spaces that provide flexible, affordable environments for startups, small businesses, and creative entrepreneurs.

EV 4.2. Explore targeted incentives, grants, technical assistance, and partnerships to help attract, launch, and retain creative businesses, artisans, and emerging industries.

EV 4.3. Highlight Louisville as a hub for creative industries and innovation through marketing and community events.

EV 4.4. Partner with regional cultural events, such as the Sundance Film Festival, to attract visitors, support local businesses, and position Louisville as a hub for arts and creative industries.



Existing Commercial
Source: Design Workshop



Red Garden Brewery
Source: City of Louisville



Edgewater Public Market
Source: In Good Taste Denver

Environmental Sustainability (ES)

Achieving environmental sustainability requires a strong focus on climate adaptation—ensuring that natural systems and the built environment can respond to changing conditions. In 2024, the Louisville City Council adopted formal climate action goals, committing to a 60% reduction in community-wide greenhouse gas emissions by 2030 and achieving carbon neutrality by 2050. These goals build on the City’s 2023 Internal Decarbonization Plan, which outlines strategies to reduce emissions from municipal facilities and operations. Decarbonization remains one of the most effective pathways to meeting Louisville’s climate goals, supported by City programs that help residents and businesses electrify buildings, improve energy efficiency, and reduce fossil fuel use.

Since 2016, Louisville has reduced overall community-wide emissions by about 14%, including an estimated 19% drop in electricity-related emissions between 2021 and 2024. While some emission sources have shown recent increases, these reductions demonstrate meaningful progress and momentum in the right direction as the City continues working toward its long-term climate commitments.

Water Conservation

The City of Louisville prioritizes water conservation as a vital part of maintaining a sustainable and resilient community. Recognizing the limits of Colorado’s semi-arid climate, the City partners with organizations such as Resource Central to offer programs and incentives that help residents and businesses reduce water use. These include turf replacement rebates, irrigation audits, and water-wise landscaping education, all aimed at promoting efficient outdoor water use and supporting climate-appropriate landscapes.

At the policy level, Louisville integrates conservation into its Utility System Plan and Sustainability Action Plan, which identify efficiency as a key strategy for meeting future demand and protecting long-term water supplies. These plans guide infrastructure investments, water-rights management, and community programs that emphasize efficiency, conservation, and stewardship. Together, they reflect the City’s commitment to preserving this critical resource while maintaining a high quality of life for current and future residents.

Waste Reduction and Circular Economy

The City of Louisville is committed to diverting waste and promoting a circular economy as a key part of its sustainability goals. Through curbside recycling and composting programs, the City currently diverts about 45% of residential waste from landfills and supports reuse and drop-off programs for electronics, appliances, and other materials. These efforts are guided by the Sustainability Action Plan, which identifies waste reduction as a core priority for cutting greenhouse gas emissions, conserving resources, and supporting a resilient local economy. Louisville’s policies emphasize making waste diversion accessible and effective for all residents while contributing to regional efforts to move toward a “zero waste—or darn near” future.

Louisville has adopted science-based and community-wide municipal climate goals through Resolution No. 18, Series 2024, committing to a cleaner, carbon-free future. Key targets include:

- 100% carbon-free electricity for municipal operations by 2030
- 60% reduction in municipal energy-related greenhouse gas emissions (from 2016 levels) by 2030, and carbon-neutral municipal operations by 2050
- 75% of community (residential and commercial) electricity from carbon-free sources by 2030
- 60% reduction in community energy-related emissions (from 2016 levels) by 2030, and carbon-neutral community energy use by 2050.

Environmental Sustainability (ES) Goals and Strategies

Goal ES 1. Reduce Greenhouse Gas Emissions and Advance Carbon Neutrality

Strategies

ES 1.1. Continue tracking and reporting progress toward the City's Climate Action Goals, including a 60% reduction in greenhouse gas emissions by 2030 and carbon neutrality by 2050.

ES 1.2. Advance community decarbonization by encouraging building electrification, renewable energy use, and emerging clean technologies in new and existing buildings.

ES 1.3. Encourage low-emission transportation options—including walking, biking, public transit, and electric vehicles—to reduce vehicle-related emissions and improve air quality.

ES 1.4. Periodically update the Sustainability Action Plan to reflect evolving strategies, technologies, and data that support ongoing progress toward the City's climate and sustainability goals.

ES 1.5. Collaborate with regional partners to identify opportunities for resource sharing, joint funding, and coordinated policies that strengthen regional climate and sustainability efforts.

ES 1.6. Evaluate opportunities to expand renewable energy and efficiency programs for homes, businesses, and City facilities, including options such as solar, geo-exchange, utility clean energy, and other low-carbon technologies.

Goal ES 2. Promote Energy Efficiency and Renewable Energy in Buildings

Strategies

ES 2.1. Support programs for energy-efficient upgrades in residential and commercial properties.

ES 2.2. Encourage energy-efficient construction and retrofits that remain cost-accessible.

ES 2.3. Implement sustainability practices in City facilities including energy efficient systems, renewable energy sources, water-efficient systems, and climate appropriate and drought tolerant landscaping.

ES 2.4. Consider adoption of a strengthened energy code, such as the Colorado Model Low Energy and Carbon Code.

ES 2.5. Encourage adaptive reuse of existing buildings to reduce demolition waste, preserve community character, lower embodied carbon, and support sustainability goals.

ES 2.6. Encourage development to incorporate renewable energy systems, EV-ready infrastructure, and other low-carbon technologies that reduce long-term greenhouse gas emissions.



Barn in Louisville
Image Credit: City of Louisville

Goal ES 3. Engage and Educate the Community on Environmental Sustainability

Strategies

ES 3.1. Communicate regularly about city sustainability goals, progress, and success stories to inspire community participation.

ES 3.2. Provide accessible education and resources on sustainable practices for residents and businesses.

ES 3.3. Collaborate with schools, community groups, and local organizations to expand sustainability education and outreach across all age groups.

ES 3.4. Promote incentive and rebate programs that help households and businesses adopt sustainable practices and technologies.

ES 3.5. Encourage community participation through volunteer events, workshops, and sustainability challenges that highlight collective progress and local impact.

Goal ES 4. Promote Water Conservation and Efficiency

Strategies

ES 4.1. Promote water conservation programs and incentives for residents and businesses to reduce overall demand and extend system capacity.

ES 4.2. Encourage low water use or native, drought tolerant landscaping in all new development and redevelopment.

ES 4.3. Expand turf replacement and conversion programs to encourage more sustainable landscape choices.

ES 4.4. Support indoor water efficiency through programs or incentives for leak detection, low-water-use applicants and fixtures, and water-use education.

ES 4.5. Implement development code updates that reinforce water-efficient practices, such as native plant incentives and turf limitations.

ES 4.6. Demonstrate leadership in water conservation through City practices, including converting bluegrass turf, using xeric/native plantings, and expanding non-potable irrigation where feasible.

ES 4.7. Improve outdoor water efficiency by promoting water-smart irrigation practices—such as smart controllers, drip systems, and soil-moisture sensors—and ensuring compliance with State non-functional turf requirements on public and private properties.

Goal ES 5. Reduce Waste and Support a Circular Economy

Strategies

ES 5.1. Collaborate with solid waste haulers and regional partners to expand access to recycling and composting for residents, businesses, and multifamily properties.

ES 5.2. Support community programs that promote waste reduction, at-home composting, food waste prevention, and reuse or repair initiatives.

ES 5.3. Increase waste diversion in City facilities through improved recycling, composting, and sustainable purchasing practices.

ES 5.4. Promote proper disposal of household chemicals, pharmaceuticals, fats, oils, and other hazardous materials to prevent discharges into the sanitary sewer or stormwater systems and protect water quality.

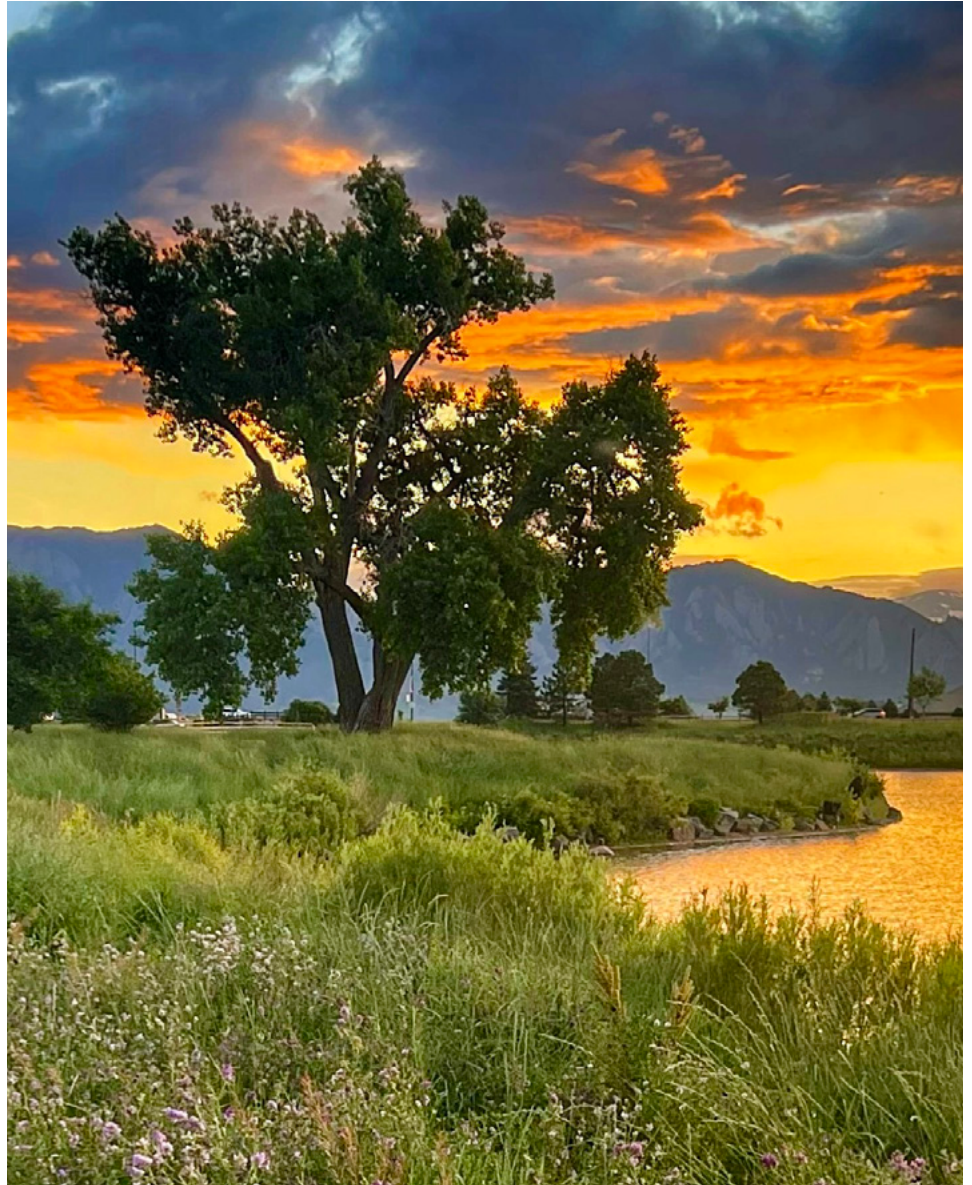
Goal ES 6. Grow and Maintain a Healthy Urban Forest

Strategies

ES 6.1. Increase tree canopy by planting climate-resilient, drought-tolerant species in parks, neighborhoods, and along streets..

ES 6.2. Protect mature, healthy trees during redevelopment and infrastructure projects whenever feasible, and apply best-practice standards for preservation and replacement.

ES 6.3. Strengthen community involvement in Louisville's urban forest through tree-planting events, volunteer stewardship opportunities, and public education on tree care and the benefits of urban canopy.



Views to Rocky Mountains in Louisville
Image Credit: Terrie Callahan

Above: Open Space near Louisville
Image Credit: Terrie Callahan

Recovery and Resilience (RR)

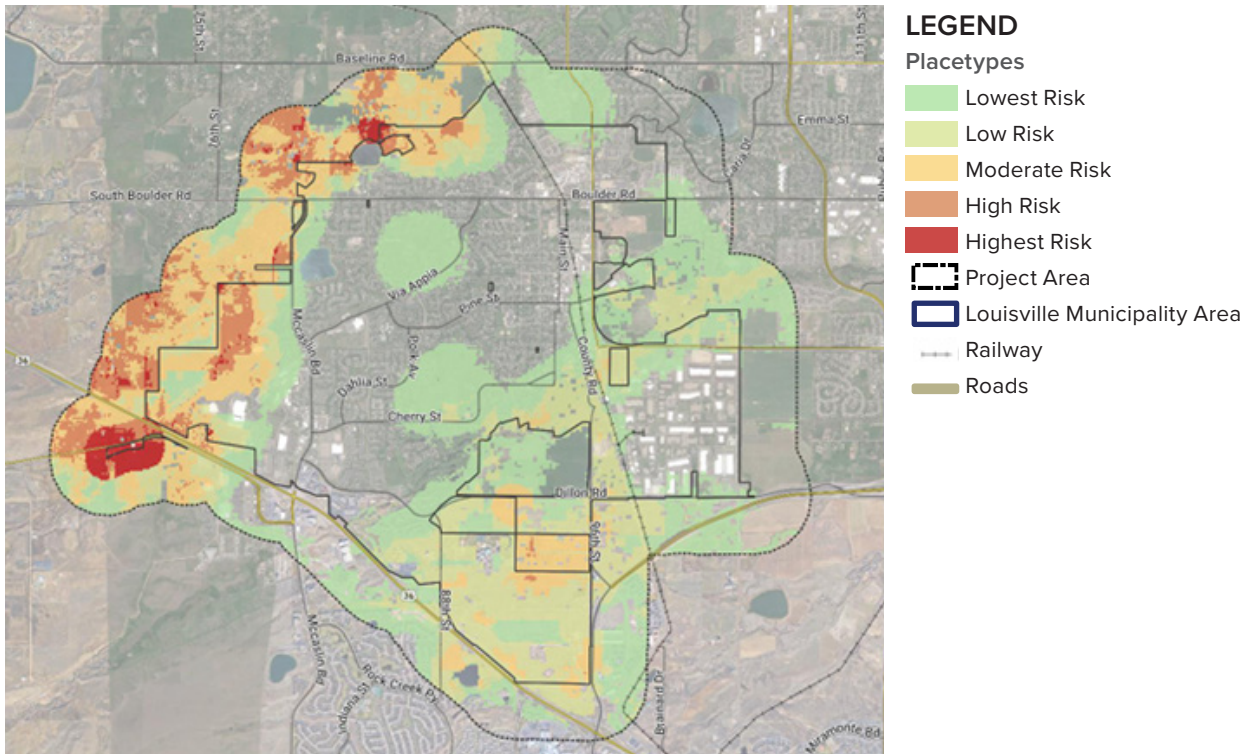
Louisville’s location along the Front Range provides an exceptional quality of life but also exposes the community to significant natural hazards. The city faces risks from wildfire, flooding, severe storms, drought, and extreme heat, all of which are becoming more frequent and severe due to a changing climate. The 2021 Marshall Fire, which burned more than 6,000 acres and destroyed over 1,000 homes across the region, including 549 homes in Louisville, demonstrated the urgent need to strengthen local resilience and recovery capacity.

In response, the City completed a Wildfire Hazard and Risk Assessment in 2023 to better understand local vulnerabilities and guide mitigation efforts on public lands. The study analyzed vegetation, topography, and building conditions to identify high-risk areas and prioritize actions such as fuel reduction, defensible space, and fire-resistant building practices. This assessment is helping Louisville make informed land use, building, and emergency management decisions while coordinating closely with regional and state partners to reduce wildfire risk.

Building on these lessons, Louisville’s Recovery and Resilience goals focus on modernizing infrastructure, strengthening community preparedness, and deepening regional collaboration. The following strategies aim to create systems, partnerships, and programs that can withstand and recover from future challenges—whether environmental, economic, or social—while ensuring that all residents have equitable access to recovery resources. Together, these efforts move Louisville toward a safer, stronger, and more resilient future.

Resilience in Louisville

Resilience is Louisville’s ability to anticipate, withstand, and recover from disruptions—such as wildfires, floods, or economic change—while protecting the community’s people, places, and character. It reflects the lessons learned from events like the Marshall Fire and emphasizes strengthening the built environment, natural systems, and social connections so the community can rebound and thrive in the face of future challenges.



Recovery and Resilience (RR) Goals and Strategies

Goal RR 1. Modernize Critical Infrastructure to be More Resilient

Strategies

RR 1.1. Assess and upgrade City utilities, stormwater systems, and transportation infrastructure to better withstand climate-related and natural hazard risks.

RR 1.2. Integrate green infrastructure, renewable energy, and low-impact design practices into capital projects where feasible.

RR 1.3. Pursue funding, grants, and regional partnerships to support infrastructure improvements and resilience investments.

RR 1.4. Coordinate with Xcel Energy to plan for future power needs, reduce outage risks, and integrate renewable energy and backup systems into Louisville's infrastructure planning.

Goal RR 3. Build Strong and Connected Communities to Support Resilience

Strategies

RR 3.1. Support neighborhood groups, community organizations, and volunteer networks that strengthen social ties and mutual support before, during, and after emergencies.

RR 3.2. Provide residents, neighborhoods, and businesses with practical tools, training, and information to prepare for disasters and climate-related events.

RR 3.3. Evaluate opportunities to establish a network of resilience hubs using existing public or community facilities.

RR 3.4. Support emergency communications that are accessible, inclusive, and culturally responsive so all residents receive timely information.

RR 3.5. Encourage community participation in preparedness activities such as workshops, drills, and neighborhood-based response planning.

RR 3.6. Support integration of climate-resilient design strategies—such as heat-mitigating landscaping, green roofs, shade structures, flood-resistant site design, wildfire-smart building materials, and defensible space—into new development and redevelopment.

Goal RR 2. Collaborate Regionally on Resilience

Strategies

RR 2.1. Coordinate disaster preparedness and long-term resilience initiatives with Boulder County, neighboring jurisdictions, utilities, and regional agencies.

RR 2.2. Align emergency response and recovery planning with the Boulder Office of Disaster Management for unified and effective action during emergencies.

RR 2.3. Share data, best practices, and resources with regional partners to strengthen hazard mitigation and climate adaptation.

RR 2.4. Continue to support updates and implementation of the Boulder County Community Wildfire Protection Plan (CWPP) and regional hazard mitigation plans.

RR 2.5. Support the Louisville Fire Protection District's Wildfire Risk Assessment (WRA) expansion efforts and integrate findings into local planning, mitigation, and preparedness initiatives.

Goal RR 4. Enhance Emergency Preparedness

Strategies

RR 4.1. Regularly update the City’s emergency operations, evacuation, and recovery plans to reflect evolving risks, best practices, and lessons learned.

RR 4.2. Maintain active participation in the Boulder County Hazard Mitigation Plan for coordinated regional response and recovery.

RR 4.3. Strengthen emergency communication systems and technologies to improve coordination among agencies and provide timely alerts to the public.

RR 4.4. Work with Boulder County Office of Disaster Management, Louisville Fire Protection District, neighboring municipalities, and utility partners to maintain coordinated evacuation plans for multiple hazard scenarios—including wildfire, flooding, and severe weather—ensuring clear communication, accessible routes, and inclusive protocols.

Goal RR 5. Support a Resilient and Diverse Economy

Strategies

RR 5.1. Promote economic diversification to reduce exposure to market disruptions and sector-specific downturns.

RR 5.2. Provide resources, technical assistance, or incentives to help businesses prepare for and recover from emergencies.

RR 5.3. Collaborate with regional economic partners—such as the Boulder Small Business Development Center and Boulder County—to coordinate recovery programs and strengthen business continuity planning.

Goal RR 6. Support Equitable Access to Recovery and Resilience Resources

Strategies

RR 6.1. Design recovery and assistance programs to be equitable, accessible, and responsive to residents most affected by disasters or systemic barriers.

RR 6.2. Deliver emergency and recovery information through multilingual and culturally responsive communication channels.

RR 6.3. Support community-based organizations that serve vulnerable or historically underrepresented populations to improve outreach, resource distribution, and participation.

Goal RR 7. Strengthen Wildfire Preparedness and Mitigation

Strategies

RR 7.1. Expand wildfire mitigation efforts, including vegetation management, fuel reduction, and defensible space programs in high-risk areas.

RR 7.2. Promote fire-resistant building materials, site design, and land-use practices through codes, incentives, and education.

RR 7.3. Adopt a Wildland-Urban Interface (WUI) Code that meets or exceeds state standards and reflects Louisville’s specific conditions.

RR 7.4. Work with Boulder County, fire districts, and regional partners to coordinate wildfire mitigation, evacuation planning, and public education.

RR 7.5. Incorporate strong wildfire mitigation and safety measures in new development, particularly in areas identified as high fire risk.

Transportation (TR)

A well-connected, multimodal transportation system is essential to Louisville's goals for safety, sustainability, economic vitality, and quality of life. Louisville maintains 200 lane miles of roads, 48 lane miles of on-street bike lanes, and 32 miles of off-street trails, along with sidewalks along most public streets. Major regional connections include US 36, Northwest Parkway, SH 42, McCaslin Boulevard, Dillon Road, and South Boulder Road. The City continues to invest in all travel modes and relies on the 2019 Transportation Plan to guide future improvements, particularly as land use changes and redevelopment create new opportunities for enhanced connectivity. A detailed Transportation Assessment is included in Appendix C.

Existing Multimodal Network

Louisville's transportation network blends a walkable downtown street grid with more suburban patterns in outlying neighborhoods and employment centers. While areas around Downtown support walking, biking, driving, and transit, places like the Colorado Technology Center (CTC) lack strong multimodal options. Citywide mobility relies heavily on McCaslin Boulevard, South Boulder Road, and Via Appia, which link most neighborhoods and commercial areas but need better integration of non-vehicle modes outside the downtown area.

Transit Services

RTD is Louisville's regional transit provider, offering fixed-route bus service that connects the city to surrounding communities and the broader Denver–Boulder region. RTD provides regional transit through three primary routes serving Louisville:

- 228 – Connects Louisville, Superior, and Broomfield, including key local destinations.
- DASH – Runs along South Boulder Road into Downtown Louisville.
- Flatiron Flyer – Offers regional BRT service between Boulder and Denver, with a Louisville park-and-ride.
- Flex Ride – offers on-call shuttle services within Louisville.

Gaps persist in suburban areas and major employment hubs, particularly the CTC and Redtail Ridge, where no transit routes currently operate.

Louisville is also anticipating a commuter rail station in Downtown Louisville by 2029 in the vicinity of the South Street underpass. The city has anticipated a commuter rail station in Louisville since 2004 as part of RTD's Fast Tracks initiative. However, due to funding constraints, the original implementation of a station in Louisville was indefinitely postponed by RTD. More recently, the Front Range Passenger Rail District (FRPRD) is advancing plans for joint service with RTD to initiate "starter service" along the rail corridor with a stop in Louisville. The City has renewed station planning efforts in anticipation of this new initiative.

Commuting Trends

Louisville is tightly connected to the regional job market: only about 11% of residents work within the city, meaning nearly 90% commute elsewhere for work. At the same time, roughly 16,000 workers travel into Louisville each day. Most commuters—both inbound and outbound—drive alone or carpool (65%), while 26% of Louisville residents now work from home, reflecting post-pandemic shifts in work habits. Very small shares of inbound workers use transit (4%) or walk (2%), highlighting opportunities to expand multimodal travel options.

Northwest Area Mobility Study

The 2014 Northwest Area Mobility Study (NAMS) identified future transit improvements along CO 42, South Boulder Road, and the Northwest Rail Corridor. Louisville has already invested in the planned station area near South Street/DELO, adopting a zoning overlay and approving early phases of transit-oriented development.

Recent regional and state actions to support future Northwest Rail service include:

- RTD's 2024 Northwest Rail Peak Service Feasibility Study identifies a Louisville station near South Street.



Streetscape
Source: DesignWorkshop

- RTD, CDOT, and the Front Range Passenger Rail District advanced a shared-service implementation plan, supported by new state and federal funding.
- SB 24-184 establishes a rental-car fee to fund Northwest Rail improvements.
- SB 24-230 dedicates revenue from an oil and gas production fee to support passenger rail.
- Federal CRISI funding is already approved for early-stage rail infrastructure.

Together, these efforts position Louisville to benefit from expanded regional rail service as funding, coordination, and phased implementation to move forward.

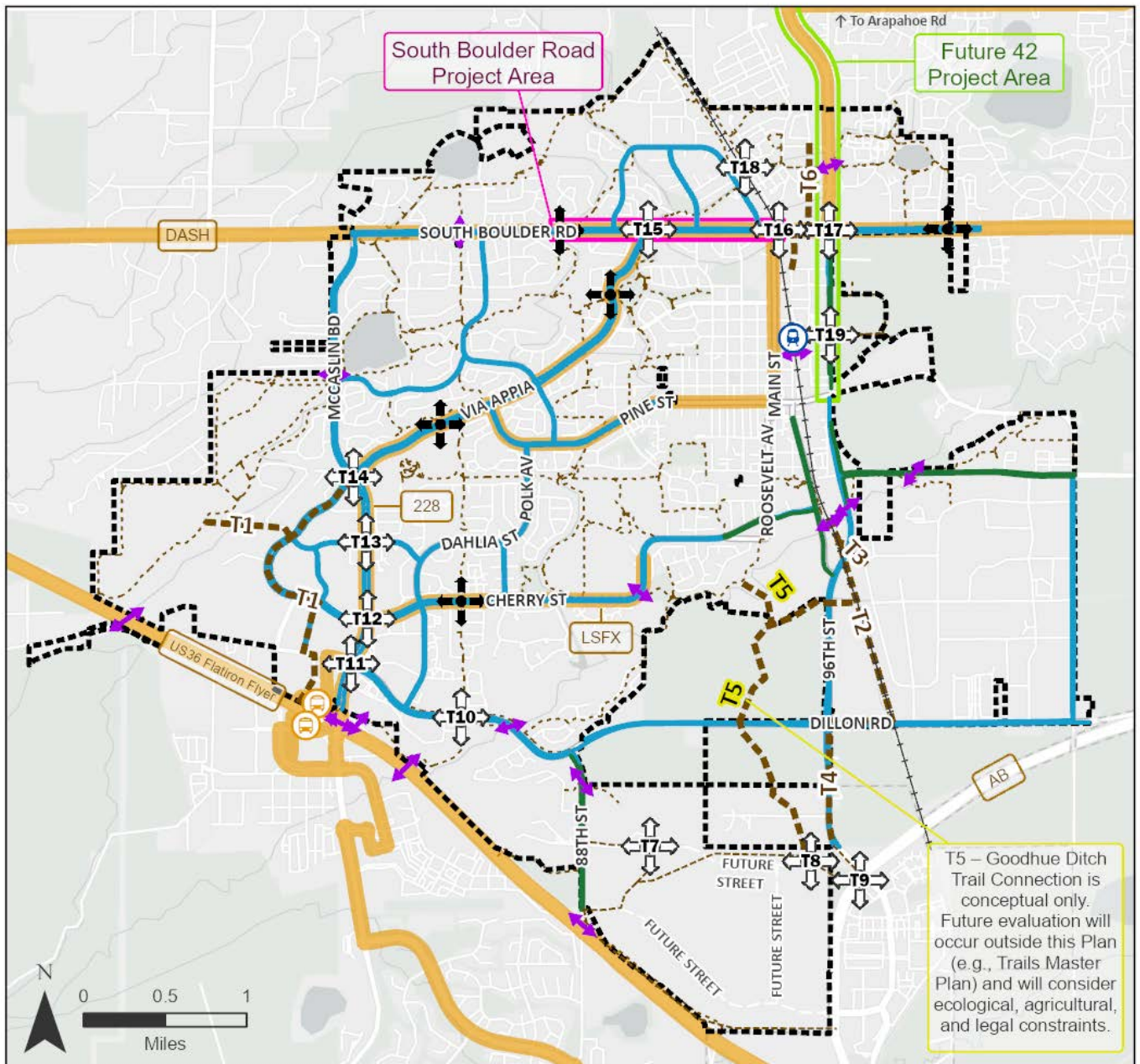
Future Priority Transportation Connections Map

The Future Priority Transportation Connections Map highlights Louisville's most important future improvements to the transportation network, with a focus on closing walking and biking gaps as part of the broader mobility system. It identifies missing links in the pedestrian and bicycle network and key intersections where enhanced crossings would improve safety, comfort, and access. Together, these connections strengthen Louisville's network of sidewalks, trails, and streets, linking neighborhoods, schools, parks, and activity centers.

This map is not a comprehensive list of all transportation projects—that level of detail is provided in the City's Transportation Plan. Instead, it supplements that plan by highlighting priority improvements that most directly advance the community's vision for a safe, connected, and multimodal transportation system.

Each identified connection is summarized in the map key and project list on the following page. The map should guide both City capital improvement priorities and redevelopment planning in the areas shown. As redevelopment occurs, the City should coordinate with property owners and developers to integrate these future connections, ensuring that new projects contribute to a safer, more connected Louisville for everyone.

The Future Transportation Connections Map identifies key gaps in Louisville's bicycle, pedestrian, and street network where targeted projects can improve safety and connectivity. Many locations need enhanced crossings—such as underpasses, Pedestrian Hybrid Beacons, or other treatments beyond standard crosswalks—to support comfortable walking and biking. These improvements represent long-term opportunities that will depend on redevelopment, grant funding, and the City's Capital Improvement Program. Together with the Transportation Plan, the map guides future multimodal investments. These improvements are listed by number for reference only, not related to priority.



LEGEND

- Future Train Station
- Existing Transit Station

Walking and Biking Intersection Improvements

- Existing Walking and Biking Crossings with Signals
- Future Enhanced Walking and Biking Crossings

Transportation Connections

- Existing Trail
- Future Connectivity Enhancement
- Existing Underpass
- Railroad

- Existing Underpass
- Existing Bike Lane
- Existing Bike Route
- Existing Bus Routes
- Railroad

Transportation Improvement Areas

- Future 42 Project Area
- South Boulder Road Project Area
- City Limits

Figure 17: City of Louisville Future Priority Transportation Connections Map

Source: City of Louisville

Future Priority Transportation Improvements List (TI)

- **T1 – Centennial Valley and Davidson Mesa Multimodal Connection**

Improve walking and biking links between Centennial Valley and Davidson Mesa, creating a continuous, safe multimodal route as surrounding properties redevelop. Final alignment will depend on future redevelopment and connections to the McCaslin Park-n-Ride.

- **T2/T3 – Colorado Tech Center Multimodal Connection**

Create a new street with multimodal facilities between Arthur Avenue and South 96th Street, connecting the CTC to future regional trails along the BNSF corridor or a multi-use path on 96th Street.

- **T4 – 96th Avenue Connection**

Upgrade multimodal facilities along 96th Avenue to better connect Redtail Ridge with nearby Broomfield neighborhoods and Louisville's broader network, improving access to major employment areas.

- **T5 – Goodhue Ditch Trail Connection**

Potential new trail linking Redtail Ridge to the Coal Creek Regional Trail along the Goodhue Ditch corridor, offering an alternative to 96th Street connections.

- **T6 – Kaylix Connector**

Complete the missing segment of Kaylix Drive between Summit View Drive and South Boulder Road. As redevelopment occurs, new connections should link the Kestrel, Lanterns, and Steel Ranch neighborhoods to South Boulder Road transit stops.

- **T7/T8 – Campus Drive Enhanced Bicycle and Pedestrian Crossings**

Planned for future construction to enhance bicycle and pedestrian connectivity and safety across Campus Drive, particularly linking to Monarch K-12 from Redtail Ridge.

- **T9 – Northwest Parkway Enhanced Bicycle and Pedestrian Crossing**

Planned for future construction to enhance bicycle and pedestrian connectivity and safety across Northwest Parkway in partnership with Boulder County and Broomfield for connections between Broomfield and Redtail Ridge.

- **T10 – Dillon Road at Power Line Trail Bicycle and Pedestrian Enhanced Crossing**

Add an enhanced north-south trail crossing—potentially an underpass or signalized treatment—to improve connectivity between neighborhoods, commercial areas, and the Coal Creek Trail.

- **T11 – T14 – McCaslin Blvd Intersection Improvements**

As Centennial Valley redevelops, upgrade key intersections to provide safe and comfortable pedestrian and bicycle crossings and improve vehicle operations through updated design, striping, or signal timing.

- **T15 – T17 – South Boulder Road Improvements**

Louisville's South Boulder Road Study established a long-term vision for the corridor. An ongoing Boulder County-led effort will refine design and operations, with emphasis on improved transit service and multimodal access, and the City should continue to explore opportunities to provide enhanced bicycle and pedestrian crossings on South Boulder Road at these locations.

- **T18 – Bullhead Gulch Underpass**

Consider a new underpass to improve east-west bicycle and pedestrian connections between neighborhoods across the BNSF Rail tracks.

- **T19 – South Street Underpass**

Continue advancing construction of an underpass under Highway 42 to connect Downtown Louisville to the Louisville Sports Complex and Lafayette.

- **Future 42 Corridor Improvements**

The Future 42 project will redesign SH 42 to improve mobility and safety for pedestrians, cyclists, transit users, and drivers. The corridor also intersects the future Northwest Rail station area, positioning it for strong multimodal connections.

- **South Boulder Road Corridor Improvements**

Louisville's South Boulder Road Study established a long-term vision for the corridor. An upcoming Boulder County-led effort will refine design and operations, with emphasis on improved transit service and multimodal access.

- **Downtown Louisville Train Station**

A planned Rail station near South Street/DELO would become a major regional hub for commuter rail, walking, biking, and transit. Although delayed, new state and regional funding has renewed project momentum.

Transportation (TR) Goals and Strategies

Goal TR 1. Support Safe, Efficient, and Reliable Travel

Strategies

TR 1.1. Evaluate safety improvements near schools and continue participating in Safe Routes to School programs and funding opportunities.

TR 1.2. Enhance lighting, wayfinding, and accessibility features to improve comfort and safety for people of all ages and abilities where possible.

TR 1.3. Assess key intersections for safety and accessibility upgrades, especially in growing residential areas, to support walking and biking.

TR 1.4. Incorporate Complete Streets principles to balance the needs of drivers, pedestrians, cyclists, and transit riders where possible.

TR 1.5. Consider a Transportation Maintenance Fee or similar funding mechanism to sustain ongoing repair of streets, sidewalks, crossings, trails, and medians.

Goal TR 2. Build a Connected Multimodal Network

Strategies

TR 2.1. Support Transportation Demand Management (TDM) programs that encourage walking, biking, carpooling, and transit use to reduce single-occupancy trips.

TR 2.2. Evaluate recently improved corridors (e.g., Via Appia, Cherry Street) for potential long-term upgrades that enhance walking and biking safety.

TR 2.3. Support trails as key connectors that provide recreation, nature access, and transportation benefits.

TR 2.4. Support strategic “punch-through” connections where they improve network efficiency, safety, or economic vitality.

TR 2.5. Prioritize Capital Improvement Projects (CIPs) that close gaps in the bicycle and pedestrian system and strengthen first- and last-mile connections.

Goal TR 3. Strengthen Regional Transportation Connections

Strategies

TR 3.1. Collaborate with regional partners such as DRCOG, Boulder County, RTD, FRPRD, and CDOT to coordinate transportation planning and funding.

TR 3.2. Continue planning and development of the Downtown Louisville rail station in a location that best supports transit-oriented development, access, and long-term functionality.

TR 3.3. Evaluate expanded transit options, including buses, shuttles or microtransit, to better connect neighborhoods with key destinations and employment centers.

TR 3.4. Advocate for RTD service enhancements in Louisville, especially for areas like Redtail Ridge, the Monarch school campus, the hospital, and the Colorado Technology Center.

TR 3.5. Consider regional e-bike share programs and consider potential station locations in Louisville.

Goal TR 4. Use Technology to Improve Transportation Systems

Strategies

TR 4.1. Evaluate smart traffic management tools—such as adaptive signal timing and real-time data systems—to reduce congestion and improve flow.

TR 4.2. Consider integrating technology for real-time transit information and travel apps to make travel more predictable and user-friendly.

TR 4.3. Explore smart parking systems or demand-based pricing to optimize parking availability and encourage multimodal travel.

Goal TR 5. Advance Equity and Accessibility in Transportation

Strategies

TR 5.1. Continue to evaluate and address ADA accessibility gaps across sidewalks, crossings, trails, and transit facilities.

TR 5.2. Consider programs that improve transportation affordability, such as discounted passes or mobility assistance for lower-income residents.

TR 5.3. Engage diverse community voices—including seniors, youth, people with disabilities, and underrepresented neighborhoods—in transportation planning.

Goal TR 6. Design Streets That Reflect Louisville's Character

Strategies

TR 6.1. Incorporate street trees, landscaping, and public art to enhance community identity and visual appeal.

TR 6.2. Encourage context-sensitive street design that reflects surrounding land uses, scale, and Louisville's unique character.

TR 6.3. Integrate green infrastructure where feasible—such as stormwater features, native landscaping, and pollinator-friendly plantings—to improve aesthetics and environmental performance.

Goal TR 7. Support a Transportation System That Strengthens the Local Economy

Strategies

TR 6.1. Evaluate opportunities to improve access to commercial centers through enhanced wayfinding, parking management, and multimodal connections.

TR 6.2. Coordinate transportation planning with economic development initiatives to align mobility investments with job centers and commercial vitality.

Goal TR 8. Align Transportation with Sustainability and Climate Goals

Strategies

TR 7.1. Support expansion of Electric Vehicle (EV) charging infrastructure in public and private locations to support cleaner travel options.

TR 7.2. Consider parking reductions or elimination near high-frequency transit to encourage walking, biking, and transit use.

TR 7.3. Support neighborhood bike-share and e-bike charging facilities to expand access to low-emission mobility.

TR 7.4. Encourage mixed-use, higher-density development near transit corridors to support car-optional living and sustainable growth.

TR 7.5. Evaluate opportunities to integrate green infrastructure and low-impact design in transportation projects to reduce emissions and runoff.



Warembourg Trail
Source: City of Louisville

City Core Services (CS)

Louisville's success depends on strong local government, sound fiscal management, and active partnerships with residents, businesses, and community organizations. This Plan Element explains how the City is governed, how services and infrastructure are funded, and how vital resources like water are managed. It also highlights the City's commitment to transparency, fiscal responsibility, and meaningful public involvement in decisions that affect everyday life. The following goals and strategies focus on keeping Louisville well-run, financially stable, and connected to the people it serves.

City of Louisville Governance

The City of Louisville, Colorado, is a home rule municipality, meaning it operates under its own City Charter, which provides local authority and flexibility in governance within the bounds of the Colorado Constitution and state law. Louisville uses a council–manager form of government, where the City Council sets policy and the City Manager oversees day-to-day operations. The Council includes a Mayor elected at large and six Council Members—two from each of the city's three wards—each serving staggered four-year terms.

Louisville also engages residents through 14 boards and commissions that advise on topics ranging from planning and sustainability to cultural affairs. The City's biennial budget process focuses on financial stewardship, reliability of core services, and maintaining a vibrant economic climate, aligning financial decisions with community priorities.

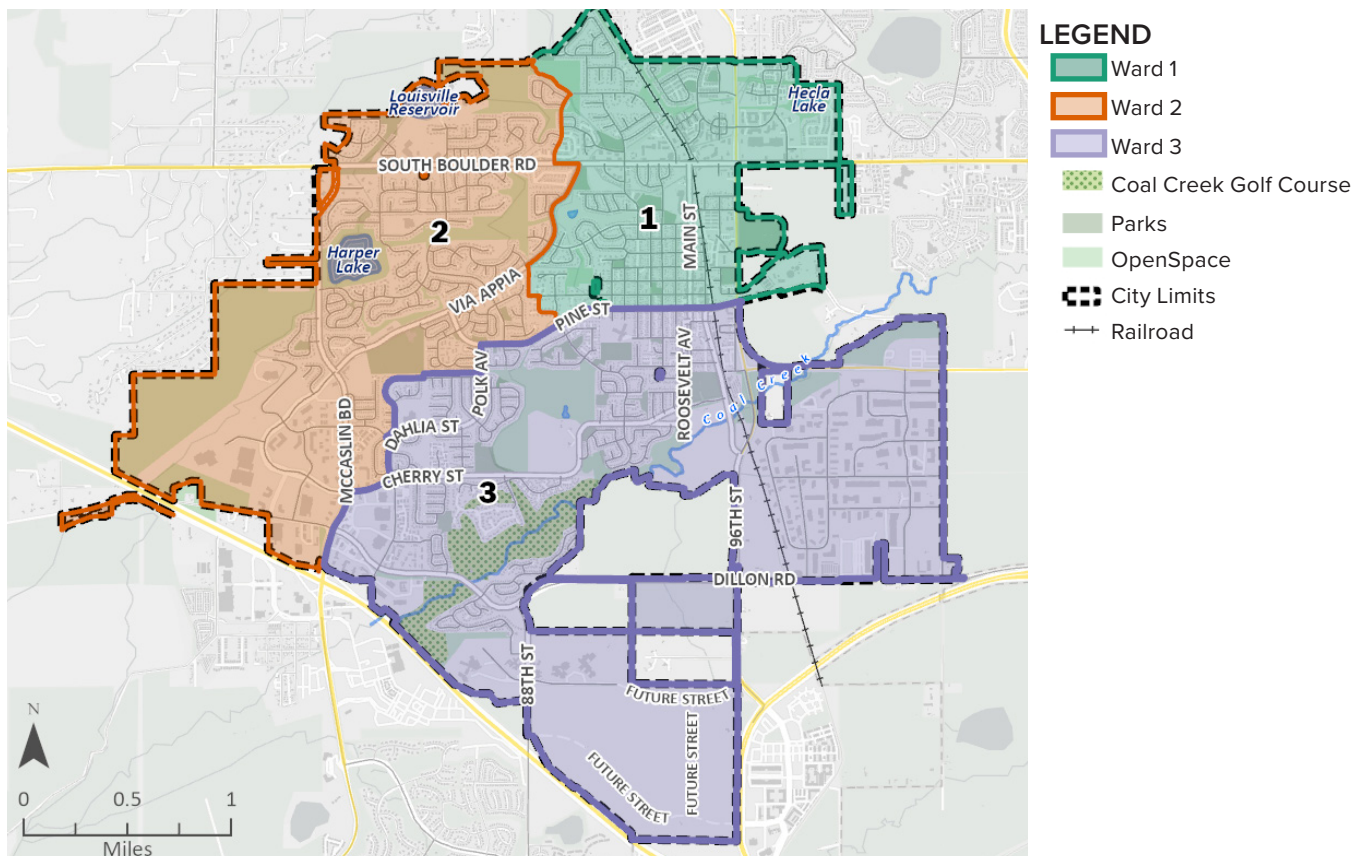


Figure 18: City Ward Map Source: City of Louisville

How Development Helps Fund City Services and Infrastructure

Development paying its own way is important for cities to consider as land uses change and new development occurs. To implement the Plan the City will need to continually review its revenue structures, staffing, and capital facilities plans to maintain, or enhance if possible, service levels. The following summarizes the current revenue structure to pay for City services and infrastructure with new development.

Construction of infrastructure: As new development occurs, the developer is responsible for paying for and building all public infrastructure within the development, and in some cases, transportation infrastructure outside the development. This includes roads, sidewalks, water and sewer infrastructure.

Dedication of public lands: With new subdivisions, developments must dedicate minimum amounts of land for a public purpose or pay a cash in lieu equivalent. This may include City facilities, fire district facilities, schools, parks, and open space lands.

Development impact fees: As new development occurs, the City collects development impact fees to pay for capital facilities and regional infrastructure related to new development. The City plans to update its impact fees starting in 2026 to align with the Comprehensive Plan's Goals.

Water and sewer tap fees: As new development occurs, these fees are collected to pay for capital expansion of infrastructure and water rights to maintain the City's water and sewer systems.

Water and sewer service fees: After development occurs, new developments pay ongoing water and sewer service fees to pay for operations and maintenance of the water and sewer systems.

Property tax revenue increases: When redevelopment occurs and property values increase, the City of Louisville collects more in property tax revenue because taxes are based on the assessed value of the property. As property values rise, the taxable value goes up, and even with the same tax rate, the City's share of revenue increases modestly.

Sales tax revenue increases: As new development occurs, there will be additional residents and employees that spend money in the city, supporting local businesses. This can increase sales tax generation from existing businesses, or when developments include new sales tax generating businesses, the City increases its sales tax base.

Construction fees: As new development occurs, the City collects fees on building permits, construction use taxes on building materials, and consumer use taxes related to the construction and business expansion.

Metro Districts: Some developments may include metro districts, which have additional taxing authority to pay for services and infrastructure. The City can coordinate with metro districts to share capital and maintenance costs for new development.

Inclusionary housing: New residential development must construct a minimum amount of deed restricted affordable housing or pay a fee in lieu equivalent under current City codes.

Water Supply

Integrating water supply planning with land use decisions is essential to ensuring Louisville's long-term water sustainability. Reliable water resources directly influence the City's ability to support future growth, particularly in Colorado's semi-arid climate where water availability is limited and affected by drought and climate change. The City's current water supplies are adequate to support anticipated growth, provided planning and investment continue through the Utility System Plan and future uncertainty factors, including climate change, remain within expected ranges and are regularly reevaluated.

New development in Louisville is required to contribute its fair share toward utility infrastructure and water supply costs through system development (tap) fees, ensuring that growth remains fiscally responsible and equitable. The Utility System Plan—which addresses water supply and includes a capital improvement program to guide all utility investments—will be updated following adoption of this Comprehensive Plan to align with future land use patterns and growth estimates. This plan element also incorporates water conservation policies aimed at reducing per-capita water use and promoting long-term efficiency, supporting the City's commitment to a sustainable and resilient water future.

Water Treatment

The City's Utilities Division manages all water treatment through its two drinking water treatment plants, supplying users with water from South Boulder Creek and the Colorado River. Wastewater treatment is provided at the Louisville Wastewater Treatment Plant (WWTP), located on the east side of the City, with treated effluent returned to Coal Creek. The Utility will continue to coordinate development needs, conservation practices, and ongoing evaluation of water and wastewater system capacity. Treatment capacity is an identified constraint as the upper bounds of growth are approached. Future treatment expansions, requiring substantial investment, will need to be timed appropriately if and when buildout conditions are neared.

Regional Collaboration

Louisville benefits greatly from regional partnerships, as many community issues—such as transportation, housing, and environmental protection—extend beyond city boundaries. Through Intergovernmental Agreements (IGAs), local governments collaborate on shared goals and regional solutions. Louisville has IGAs with the Town of Superior for revenue sharing, with Lafayette and others for open space buffers, and with Boulder County and neighboring municipalities on the Comprehensive Development Plan that defines the Urban Growth Boundary. The City also participates in specific IGA amendments for developments along US 36 and the Northwest Parkway with Boulder, Superior, and others. Louisville works with regional groups such as the Boulder County Regional Housing Partnership, Boulder County Wildfire Partners, the Boulder Office of Disaster Management, NW Mayors and Commissioners Coalition and the Denver Regional Council of Governments to address key regional priorities and enhance community resilience.

Public Safety

Public safety in Louisville is provided through a coordinated system of City and regional partnerships. The Louisville Police Department, part of the City's municipal government, delivers law enforcement and community policing services, while fire protection and emergency medical response are provided by the Louisville Fire Protection District, a separate governmental entity governed by an elected board and serving the City. The City also works closely with the Boulder Office of Disaster Management, which leads regional efforts in emergency preparedness, response, and recovery to enhance community safety and resilience.

City Core Services (CS) Goals and Strategies

Goal CS 1. Practice Transparent and Accountable City Government

Strategies

CS 1.1. Continue maintaining clear and accessible public records and performance reporting.

CS 1.2. Continue publishing meeting agendas, decisions, and financial information in an understandable, timely manner.

CS 1.3. Use the Comprehensive Plan's Vision Statement and Core Values as a lens for City decision making to support the community's overarching goals and long-term vision.

Goal CS 2. Continue Providing Effective Public Safety and Emergency Services

Strategies

CS 2.1. Continue to support the City's Police Department by providing the resources, coordination, and training needed to maintain high levels of community safety and quality of life.

CS 2.2. Continue to partner with the Louisville Fire Protection District and other regional public safety agencies to coordinate emergency response, prevention, and recovery efforts.

CS 2.3. Promote safety programs, such as neighborhood watch and safe routes to school.

Goal CS 3. Promote Meaningful and Inclusive Community Engagement

Strategies

CS 3.1. Continue to apply best practices in public engagement, such as the International Association of Public Participation (IAP2) principles, for major City decisions affecting residents and businesses.

CS 3.2. Design community engagement opportunities that include and reflect the entire community, especially underrepresented groups so that City decision-making is informed by all voices.

CS 3.3. Advance the City's Equity, Diversity, and Inclusion (EDI) Blueprint to guide more inclusive communication and engagement strategies.

CS 3.4. Develop a Citywide Community Engagement Framework to promote consistent, transparent, and meaningful engagement on projects that impact neighborhoods and/or the broader community.



Community Play Space at The Orchard in Orem, UT
Source: DesignWorkshop



Downtown Louisville
Source: City of Louisville

Goal CS 4.Support Fiscal Health for High Quality City Services

Strategies

CS 4.1. Continue to evaluate opportunities to strengthen the City’s fiscal health by diversifying revenue sources, pursuing grants and partnerships, and regularly monitoring financial performance to support long-term stability and resilience.

CS 4.2. Regularly review and update impact fees and development-related charges to align new growth’s support of the cost of infrastructure and a continuation of high-quality City services.

CS 4.3. Encourage residential development that supports the City’s fiscal health by strengthening nearby commercial areas, generating demand for local businesses, and advancing housing affordability goals.

CS 4.4. Continue to plan and invest in long-term capital improvements to sustain infrastructure, support growth, and enhance community resilience.

CS 4.5. Ensure new capital improvement plans and budgeting includes consideration of resources needs for long-term maintenance and renewal of the improvements.

Goal CS 5.Protect and Effectively Manage Water Resources

Strategies

CS 5.1. Implement the City’s Utility System Plan while continuing to monitor and update assumptions as part of future comprehensive planning cycles.

CS 5.2. Continue to assess and update infrastructure fees, water tap fees, and facility plans to maintain that new growth pays its fair share and system improvements maintain a high level of service.

CS 5.3. Continue participation in Mile High Flood District efforts to incorporate best practices into local natural hazard mitigation strategies.

CS 5.4. Implement the City’s Stormwater Plan to enhance drainage, water quality, and flood protection, and evaluate low-impact design strategies—such as rain gardens, vegetated swales, bioretention areas, and permeable paving—to naturally manage runoff and improve water infiltration.

CS 5.5. Enhance the redundancy and resiliency of Louisville’s water supply by evaluating opportunities for additional storage, diversified water sources, and system improvements that strengthen long-term reliability.

Goal CS 6.Make the Development Review Process Clear, Efficient, and Aligned with Community Goals

Strategies

CS 6.1. Update the development review process to remove unnecessary barriers while still maintaining meaningful community engagement opportunities, improve efficiency, and align review standards with the City’s vision for housing, sustainability, economic vitality, and open space preservation.

CS 6.2. Refine development code standards to provide clear, consistent, and predictable guidance for applicants, community members, and decision-makers.

CS 6.3. Establish transparent timelines and early coordination opportunities to promote collaboration and reduce uncertainty throughout the review process.

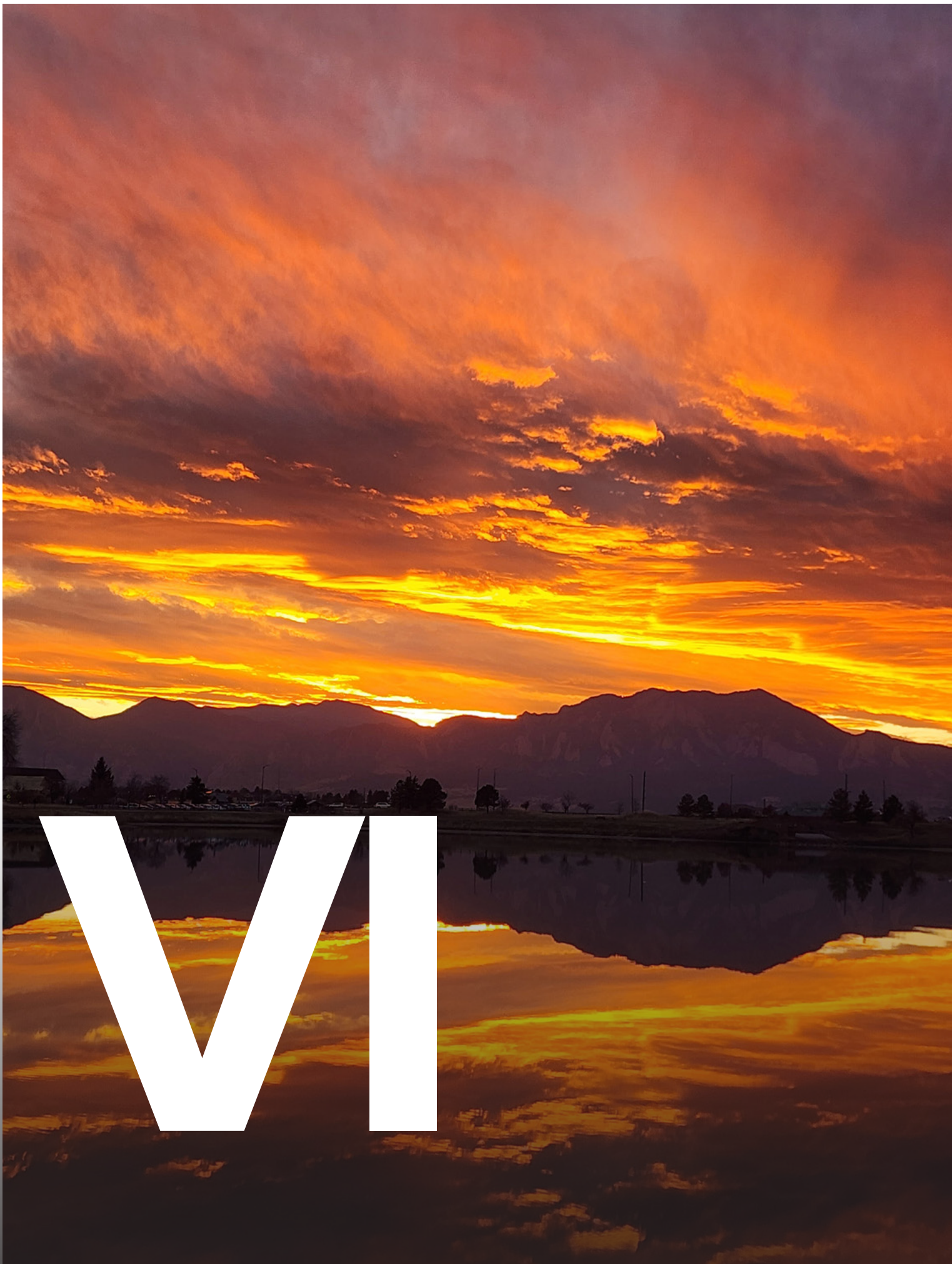
CS 6.4. Regularly assess the effectiveness of review procedures to support quality development and encourage investment in the community.

LOUISVILLE HISTORICAL MUSEUM

19

03





GLOSSARY

GLOSSARY

This glossary defines key terms used throughout the Comprehensive Plan to help readers understand the concepts, land use types, and transportation strategies that shape Louisville’s long-term vision. These definitions clarify how the Plan uses each term and support consistent interpretation across policies, projects, and community conversations.

Accessory Dwelling Unit (ADU)

A small, independent housing unit located on the same lot as a single-family home, such as a backyard cottage, basement apartment, or over-garage unit.

Affordable Housing

Housing that costs no more than 30% of a household’s gross income, making it attainable to lower- and moderate-income residents.

Arterial and Collector Roadway

Arterial roads move higher volumes of traffic over longer distances, while collector roads connect neighborhoods to arterials and distribute local traffic.

Circular Economy

An economic model focused on reducing waste and conserving resources by reusing materials, extending product lifecycles, and designing systems that minimize environmental impact.

Community Place

A public or publicly accessible space where people gather—such as parks, trails, plazas, museums, arts facilities, or cultural venues.

Complete Streets

Streets designed to safely accommodate all users—

pedestrians, bicyclists, transit riders, and drivers—regardless of age or ability.

Cottage Court

A small cluster of compact homes arranged around a shared courtyard or open space.

Dark Sky

Design practices and lighting standards that reduce light pollution by directing outdoor lighting downward, minimizing glare, and preserving views of the night sky while improving safety and energy efficiency.

DELO (Downtown East Louisville)

A mixed-use district generally located south of South Boulder Road, east of the railroad tracks, north of South Street, and west of Highway 42.

Density

The number of housing units or amount of development allowed on a given area of land.

Duplex

A residential building containing two separate homes, either side-by-side or stacked, on a single lot.

Dwelling Units per Acre (DU/acre)

A measure of residential density that indicates how many homes are permitted on one acre of land.

First and Last Mile Connections

Walking, biking, or micro-transit links that help people connect from their starting point to transit stations and from transit to their final destination.

Future Land Use

A long-term vision for how land in Louisville should be used and developed over time, guiding decisions about housing, businesses, open space, and community facilities

Green Infrastructure

Natural or nature-based systems—such as rain gardens, permeable surfaces, or tree canopy—that manage stormwater, improve environmental quality, and enhance community wellbeing.

Infrastructure

The foundational systems that support a community—such as water, wastewater, stormwater, transportation, parks, utilities, and public facilities.

Infill Development

New development on vacant or underused land within already developed areas of the city.

Microtransit

On-demand, flexible transit service—often using smaller vehicles—that provides short local

trips and connects neighborhoods to major transit routes.

Mixed-Use Development

A development pattern that combines residential, commercial, office, or civic uses in one area or building to create walkable, vibrant places.

Multifamily Housing

Residential buildings containing multiple units—such as apartments or condominiums—within a single structure or complex.

Multimodal Transportation

A transportation system that supports travel by multiple modes—including walking, biking, transit, and driving—to provide safe and convenient options for all users.

NOAH (Naturally Occurring Affordable Housing)

Housing that is affordable without public subsidy—often older homes or apartments with modest rents.

Open Space

As defined in the Louisville Home Rule Charter (Section 1-1(g)), “Open Space” includes natural, agricultural, buffer, and recreational lands. These areas protect wildlife habitat and scenic views, maintain agricultural heritage, provide separation from neighboring communities, and support parks, trails, and recreation.

Passive Recreation

Low-intensity recreational activities—such as walking, birdwatching, picnicking, or enjoying natural open space—that require minimal built facilities.

Placetypes

General land use categories that describe the intended character, mix of uses, and development pattern for different areas of Louisville as set forth in the Future Land Use Map.

Resilience

Louisville’s ability to anticipate, withstand, and recover from disruptions—such as wildfires, floods, or economic change—while protecting the community’s people, places, and character.

Rowhome

A single-family home attached to adjacent homes in a series, each with its own entrance.

Single-Family Attached Residential

A residential building type where homes share one or more walls—such as duplexes, townhomes, or rowhomes—but each unit has its own entrance.

Single-Family Detached Residential

A residential building type where a home stands alone on its own lot and does not share walls with any other dwelling.

Transit-Oriented Development (TOD)

Compact, mixed-use development located near high-quality transit that promotes walking, biking, and transit use while reducing dependence on cars.

Transportation Demand Management (TDM)

Strategies that reduce traffic congestion by encouraging alternatives to driving alone, such as transit use, carpooling, walking, biking, and flexible work schedules.

Urban Renewal Area

A URA is a legally designated district where the City can use tools like Tax Increment Financing (TIF) to encourage redevelopment, improve infrastructure, and support economic revitalization.

Values

Foundational principles that guide Louisville’s vision, priorities, and decision-making. They provide a reference point for shaping strategies, goals, and policies throughout the Comprehensive Plan.

Zoning

The set of local regulations that govern how land can be used and what can be built—such as building height, density, and allowable uses—to help implement the community’s long-term vision.



APPENDICES

A. ACTION PLAN

B. COMMUNITY ENGAGEMENT SUMMARY

C. COMPREHENSIVE PLAN EXISTING CONDITIONS REPORTS

D. FUTURE RESIDENTIAL GROWTH ESTIMATE METHODOLOGY

