

City Council Economic Vitality Committee

Meeting Agenda

Thursday, April 25, 2024

City Hall

749 Main Street

1:30 PM

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

- You can call in to [+1 346 248 7799](tel:+13462487799) or [833 548 0282](tel:8335480282) (toll free) Webinar ID [#838 1396 0621](tel:83813960621)
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/council.

The Board will accommodate public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at VZarate@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of March 15, 2024 Meeting Minutes
5. Public Comments on Items Not on the Agenda
6. Discussion/Direction
 - a. Business Outreach Meeting Dates and Approach
 - b. Economic Development Week
7. Staff Updates
8. Economic Reports

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

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

City of Louisville

City Council 749 Main Street Louisville CO 80027
303.335.4536 (phone) www.LouisvilleCO.gov

9. Development Updates
10. Business Articles
11. Discussion Items for Next Meeting
12. Adjourn

City Council

Economic Vitality Committee

Meeting Minutes

Friday, March 15, 2024
Regular Meeting

1. **Call to Order:** Chair Dickinson called the meeting to order at 1:35 PM.
2. **Roll Call:** The following members of the City Council were present: Chair Dickinson, Councilmember Fahey and Councilmember Bierman. Also present were Community Development Director Rob Zuccaro, Economic Vitality Manager Vanessa Zarate, and Economic Vitality Specialist Austin Brown. Seven members of the public were in attendance.
3. **Approval of Agenda:** Councilmember Fahey made a motion to approve the agenda as presented. The motion was seconded by Councilmember Bierman. Motion passed.
4. **Approval of Meeting Minutes from February 16, 2024:** Councilmember Fahey made a motion to approve the February 16, 2024 meeting minutes. The motion was seconded by Councilmember Bierman. Motion passed.
5. **Approval of Meeting Minutes from March 1, 2024:** Councilmember Bierman made a motion to approve the March 1, 2024 meeting minutes. The motion was seconded by Councilmember Fahey. Motion passed.
6. **Public Comments on Items Not on the Agenda:**
None.
7. **Staff Updates:**
Manager Zarate summarized staff updates including a list of new businesses, an update on the Comprehensive Plan, an update on the minimum wage community engagement meeting, and a partner highlight. Manager Zarate added that the new businesses and a partner highlight will be included in all future staff updates. There were no comments.
8. **Discussion/Direction**
 - a. **Incentives Overview:**
Manager Zarate gave an overview of all of the incentives that the City of Louisville currently offers that may be utilized by either new or existing businesses. These incentives include the Business Assistance Program,

City of Louisville

Historic Preservation Fund, Bag Tax Funded Sustainability Programs, Louisville Revitalization Commission (LRC) programming, and Office of Economic Development and International Trade (OEDIT) grant and funding opportunities.

Councilmember Bierman asked whether any of these incentives can be used as a retention tool for existing businesses that were not able to take advantage of them previously. Manager Zarate responded that none of these incentives are retroactive, but added that staff is exploring changes to the Business Assistance Program intended to help existing businesses to expand. She also commented that Economic Vitality provides many non-financial business retention services to existing businesses.

Regarding the LRC programming, Chair Dickinson asked whether these programs were used for Radiance MedSpa. Manager Zarate and Specialist Brown confirmed that Radiance MedSpa received both Property Tax Increment Rebate Assistance and Façade Improvement Program funding.

Councilmember Fahey asked if receiving preservation funds prevents a structure from being torn down in the future. Director Zuccaro confirmed that once the property is landmarked, the designation runs with the land and would still be in place for a future owner.

Chair Dickinson commented that it's important to recognize that, similar to other jurisdictions, Louisville does have incentives in place to help businesses either move to Louisville or relocate within Louisville. However, he noted that Economic Vitality does not currently have any tools to specifically incentivize certain industries or types of businesses. He mentioned that at one point in the past, Louisville prioritized restaurants in the downtown area. He concluded that Louisville should be looking at what the incentive program does and does not do.

Manager Zarate added that the majority of incentives are given from new money, meaning money that the City would not have if not for that particular business coming to Louisville. She also mentioned that there are many non-financial tools that can help businesses be successful in Louisville.

Chair Dickinson acknowledged that while incentive money comes from funds that the City would otherwise not receive, it is the City's responsibility to direct that revenue responsibility. He also wondered whether it makes sense to incentivize businesses that would likely be coming to Louisville anyway. He added that he hears a lot of conversation around bringing small retail businesses back to Louisville

and asked if staff could bring back a couple of options intended to incentivize retail businesses.

Director Zuccaro commented that land use decisions can impact viability of market conditions for businesses and stressed the importance of understanding how Louisville compares to surrounding jurisdictions in retail leakage, rental rates, and vacancy rates.

Public Comment from Councilmember Kern: Councilmember Kern asked if there are any incentives other jurisdictions that have been successful in revitalizing their downtown area are offering that Louisville may not be. Manager Zarate responded that she did look at the incentives that many neighboring communities offer and that staff will continue to monitor these areas.

Councilmember Kern also asked what sort of proactive advertising or outreach staff can do, or what kind of information is out there to encourage new businesses to come to Louisville. Manager Zarate responded that while the State of Colorado and the Metro Denver Economic Development Corporation handle most of the attraction and recruitment of large businesses, staff works closely with brokers regarding new opportunities and sites. Director Zuccaro added that staff also talks with major landowners and major retailers regarding opportunities. The City also did a market study to determine what might be feasible in the McCaslin Corridor.

Councilmember Fahey asked if there has been any outreach to businesses asking what they might need or what might make Louisville more attractive or viable. Director Zuccaro noted that he has heard uncertainty of the review process can be a disincentive for Louisville. Manager Zarate agreed with this statement.

Chair Dickinson asked whether this problem is unique to Louisville. Director Zuccaro and Manager Zarate agreed that this is a common problem in government, but acknowledged that Louisville does have some policies that can exacerbate the process.

Councilmember Bierman asked how we can change the perception or reality that Louisville start from a “no”. He added that this uncertainty is a big risk that any developer would be taking on. Manager Zarate responded that each public hearing that a development goes through adds to the risk. Director Zuccaro added that the City recently adopted a Concept Plan Review and wondered if by-right administrative site development plans could be the next step in improving this process.

Councilmember Bierman asked if it's possible to allow more land use processes to go through the development process without requiring a public hearing. Director Zuccaro responded that this could be an option but cautioned that the public may be concerned about not getting a chance to speak on certain proposals that would have previously gone to City Council.

b. Development Updates:

Manager Zarate gave an overview on several key sites within Louisville.

Councilmember Bierman asked if the Shamrock location is a retail grocery store. Manager Zarate responded that they sell restaurant goods but they will be open to the public.

Public Comment from Councilmember Kern: Councilmember Kern asked for more information regarding the interest around the former Lowe's site. Manager Zarate confirmed that the zoning for the property has not changed and that the success of BioDesix at the former Kohl's property has generated interest from similar users.

Councilmember Kern also asked what would be the best use for the property for generating revenue to the City. Manager Zarate responded that the existing site is likely too large for most traditional retail users and that the site would likely need to be broken up. Director Zuccaro added that big box stores generate the most tax revenue to the City on a square foot basis, but acknowledged that it may not be market feasible.

Chair Dickinson thanked staff for the updates. Councilmember Bierman asked if the former Carrabba's site could be added to the updates. Manager Zarate confirmed that she will continue to provide these updates at future meetings.

c. Economic Reports:

Manager Zarate gave a quick summary of the Economic Reports included in the packet. There were no comments.

d. Recent Articles:

No comments.

9. Discussion Items for Next Meeting:

Staff recommended that the following items be included in future meetings and asked for feedback.

- a. Economic Report Interests
- b. Economic Development Week
- c. Business Assistance Program Update

- d. Minimum Wage Increase
- e. EVC Work Plan

Councilmember Kern asked if it would be possible to have someone from the Downtown Business Association or Chamber of Commerce to come and share their thoughts on the potential minimum wage increase. Manager Zarate responded that she can ask and added that the City is participating in several open houses with Boulder County regarding the minimum wage issue. Louisville will be hosting an open house on April 4.

Chair Dickinson added that he would like to see brick and mortar sales tax by region included as part of the packet.

10. **Adjourn:** The meeting adjourned at 3:09 PM.

SUBJECT: BUSINESS OUTREACH MEETINGS

DATE: APRIL 25, 2024

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The Economic Vitality Commission has expressed a desire to have more conversations with the business community. This outreach will take the form of roundtables with businesses names EV Listens. The EVC will host these business outreach meetings in partnership with Economic Vitality Staff to have more in-depth conversations with the business community. These conversations are aimed at hearing how the businesses are doing, learning what they need to meet their goals and supporting business success.

These meetings will have targeted attendance outreach, with industry and geography approaches. Industry meetings will be held at a consistent location throughout the year- the White House or the Library depending on attendance. Industry meetings will also have a targeted outreach of a few complimentary industries for each meeting. Throughout the year, EV Listens will also hold geography-based meetings in each of our commercial corridors- Colorado Tech Center, South Boulder Road, Downtown and McCaslin/Centennial Valley. These geography meetings will be held in that geography and have an attendee list of all businesses in that geography.

Below are the proposed dates for the EV Listens events. These dates have been checked against the City's calendar and the Louisville's Chamber of Commerce's calendar. There are currently no conflicting council meetings or business events during the proposed dates/times.

- May 9th - Kickoff
- May 23rd
- June 27th
- July 25th
- August 22nd
- September 26th
- October 24th
- November 21st
- December 12th

SUBJECT: EV LISTENS

DATE: APRIL 25, 2024

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The attached proposal provides more detail on the attendee breakdown for each meeting.

Date	Attendees	Location	Time
May 9 th	Kickoff-All business invited	Louisville Library	Afternoon/Evening (aligns with Economic Development Week)
May 23 rd	Industry: Construction and Manufacturing	White House (Louisville Library if needed)	Afternoon
June 27 th	Geography: McCaslin Corridor/Centennial Valley	McCaslin Corridor	Morning
July 25 th	Industry: Arts and Nonprofits	White House (Louisville Library if needed)	Morning
August 22 nd	Geography: Downtown	Downtown	Morning
September 26 th	Industry: Services and Hospitality	White House (Louisville Library if needed)	Morning
October 24 th	Geography: Colorado Tech Center	Colorado Tech Center	Morning
November 21 st	Industry: Professional Services	White House (Louisville Library if needed)	Morning
December 12 th	Geography: South Boulder Road	South Boulder Road	Morning

FISCAL IMPACT:

Fiscal Impact will be the cost of light refreshments for each of the outreach meetings. These outreach meetings were not included in the Economic Vitality budget or elsewhere. The \$4,000 allocated to the Business Forums can be re-allocated to the refreshments for EV Listens as we will not be holding Business Forums in 2024.

RECOMMENDATION:

Staff recommends hosting each monthly EV Listens meeting the Thursday following the monthly EVC meeting, with the exception April/May and December. Staff recommends alternating the meetings between industry and geography each month.

ATTACHMENT(S):

1. Proposed 2024 Business Outreach Meetings

Proposed 2024 Business Outreach Meetings

Date	Attendees	Location	Time
May 9 th	Kickoff-All business invited	Louisville Library	Afternoon/Evening
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August 22 nd	Geography: Downtown	Downtown	Morning
September 26 th	Industry: Services and Hospitality	White House (Louisville Library if needed)	Morning
October 24 th	Geography: Colorado Tech Center	Colorado Tech Center	Morning
November 21 st	Industry: Professional Services	White House (Louisville Library if needed)	Morning
December 12 th	Geography: South Boulder Road	South Boulder Road	Morning

- May 9th
 - Kickoff at the Louisville Library or Recreation and Senior Center in the afternoon to help accommodate a wide array of attendees. Light refreshments will be available.
 - All businesses are invited to attend the kickoff.
 - Open House intended as a meet and greet of EVC members, EV staff and other community businesses. At this meeting they can sign up to attend a specific session, share information and mingle.
- May 23rd
 - Industry: Construction and Manufacturing
 - Automotive Trade, Repair or Maintenance, Transportation and Warehousing, Construction and Manufacturing
 - Staff will invite targeted businesses. Staff will plan for the event to be held at the White House and adjust to the Louisville Library if attendance warrants.
 - Agenda: There will be very brief introductions of EVC members and EV Staff with collateral for businesses to learn more about City programming, events, and

business resources. Staff will prepare industry-specific trends/questions should there be a lull in conversation. The intention is for businesses to do most of the talking and tell us what they are working on and how we can support their success.

- June 27th
 - Geography: McCaslin Corridor/Centennial Valley
 - Staff will find a meeting location on the corridor to host the EV Listens meeting. Business invitees will be businesses across all industries that operate on the corridor.
 - Agenda: There will be very brief introductions of EVC members and EV Staff with collateral for businesses to learn more about City programming, events, and business resources. Staff will prepare corridor questions should there be a lull in conversation. The intention is for businesses to do most of the talking and tell us what they are working on and how we can support their success.
- July 25th
 - Industry: Arts and Nonprofits
 - Arts, Entertainment, Nonprofit, Childcare, Educational Services, and Healthcare
 - Staff will invite targeted businesses. Staff will plan for the event to be held at the White House and adjust to the Louisville Library if attendance warrants.
 - Agenda: There will be very brief introductions of EVC members and EV Staff with collateral for businesses to learn more about City programming, events, and business resources. Staff will prepare industry-specific trends/questions should there be a lull in conversation. The intention is for businesses to do most of the talking and tell us what they are working on and how we can support their success.
- August 22nd
 - Geography: Downtown
 - Staff will find a meeting location on the corridor to host the EV Listens meeting. Business invitees will be businesses across all industries that operate on the corridor.
 - Agenda: There will be very brief introductions of EVC members and EV Staff with collateral for businesses to learn more about City programming, events, and business resources. Staff will prepare corridor questions should there be a lull in conversation. The intention is for businesses to do most of the talking and tell us what they are working on and how we can support their success.
- September 26th
 - Industry: Services and Hospitality
 - Restaurant, Food Service, Bar, Retail, Lodging, Hospitality, Fitness and Recreation, Hair Care and Personal Services
 - Staff will invite targeted businesses. Staff will plan for the event to be held at the White House and adjust to the Louisville Library if attendance warrants.
 - Agenda: There will be very brief introductions of EVC members and EV Staff with collateral for businesses to learn more about City programming, events, and business resources. Staff will prepare industry-specific trends/questions should there be a lull in conversation. The intention is for businesses to do most of the

talking and tell us what they are working on and how we can support their success.

- October 24th
 - Geography: Colorado Tech Center
 - Staff will find a meeting location on the corridor to host the EV Listens meeting. Business invitees will be businesses across all industries that operate on the corridor.
 - Agenda: There will be very brief introductions of EVC members and EV Staff with collateral for businesses to learn more about City programming, events, and business resources. Staff will prepare corridor questions should there be a lull in conversation. The intention is for businesses to do most of the talking and tell us what they are working on and how we can support their success.
- November 21st
 - Industry: Professional Services
 - Finance, Insurance, Real Estate, Professional and Technical Services, Information, Media Publishing and Advanced Technology
 - Staff will invite targeted businesses. Staff will plan for the event to be held at the White House and adjust to the Louisville Library if attendance warrants.
 - Agenda: There will be very brief introductions of EVC members and EV Staff with collateral for businesses to learn more about City programming, events, and business resources. Staff will prepare industry-specific trends/questions should there be a lull in conversation. The intention is for businesses to do most of the talking and tell us what they are working on and how we can support their success.
- December 12th
 - Geography: South Boulder Road
 - Staff will find a meeting location on the corridor to host the EV Listens meeting. Business invitees will be businesses across all industries that operate on the corridor.
 - Agenda: There will be very brief introductions of EVC members and EV Staff with collateral for businesses to learn more about City programming, events, and business resources. Staff will prepare corridor questions should there be a lull in conversation. The intention is for businesses to do most of the talking and tell us what they are working on and how we can support their success.

SUBJECT: ECONOMIC DEVELOPMENT WEEK

DATE: APRIL 25, 2024

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER
AUSTIN BROWN, ECONOMIC VITALITY SPECIALIST**

SUMMARY:

The [International Economic Development Council \(IEDC\)](#) is a non-profit, non-partisan membership organization serving economic developers worldwide. IEDC serves over 4,500 member organizations worldwide and provides training courses, webinars, white-papers, conferences, resource guides and administers and upholds the Certified Economic Developer credential. IEDC works to support economic developers at all levels, promote the field and support efforts to create, retain and expand jobs while positively impacting economies and quality of life.

The IEDC has declared May 6-10 the 2024 [Economic Development Week](#). Economic Development Week was created by IEDC in 2016 to highlight the programs, best practices and individuals that positively impact life in their communities. IEDC created economic development week to recognize the work that economic development organizations and professionals do that contribute to the growth and vibrancy of local and regional economies. This year's theme is Economic Development Heroes.

The [Economic Development Council of Colorado \(EDCC\)](#) is the professional economic development arm for practitioners in the state of Colorado. They have partnered with IEDC and economic development partners across the state to amplify Economic Development Week, showcase wins and celebrate economic development projects across the state. Governor Polis has proclaimed the week as Economic Development Week.

Economic Vitality Staff will be participating in Economic Development Week this year, leveraging the effort to highlight Louisville businesses, best practices and wins. This year's proposed promotions include a proclamation, economic development background information, success stories, business anniversaries and openings, staff spotlights, partner organization promotions, "did-ya-knows" and more.

Stay tuned throughout the week to learn more about the economic development profession and Louisville highlights.

#CoEconDevWeek24 #EconDevWeek #EconomicDevelopmentHeroes

ATTACHMENT(S):

1. Proposed 2024 Economic Development Week Proclamation



PROCLAMATION

Louisville, Colorado

WHEREAS, economic development professionals are committed to creating, retaining, and expanding top-tier opportunities that facilitate long-term, equitable community growth; and

WHEREAS, the economic development profession cultivates thriving neighborhoods, champions sustainability and resiliency, boosts economic prosperity, enhances the quality of life, and builds robust tax bases; and

WHEREAS, economic development professionals operate throughout diverse economic environments, including rural, suburban, and urban settings; local, state, provincial, and national governments; public-private partnerships; chambers of commerce; institutions of higher education; among many similar organizations and associations; and

WHEREAS, economic development professionals serve as stewards, bridging connections between community stakeholders such as residents, business leaders, elected officials, industry executives, and educational administrations, to collaborate in promoting job creation, community success, infrastructure advancements, and an optimistic future; and

WHEREAS, economic developers contribute to the betterment and progress of Louisville, Boulder County and Colorado; and

WHEREAS, Louisville has over 16,000 employees and 1,200 businesses; and

NOW THEREFORE BE IT RESOLVED, that the City Council of Louisville, Colorado recognizes the week of May 6 through May 10, 2024, as Economic Development Week.

SUBJECT: STAFF UPDATES

DATE: APRIL 25, 2024

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER
AUSTIN BROWN, ECONOMIC VITALITY SPECIALIST**

SUMMARY:

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

Corridor Walks

Staff has started to go door to door along all of Louisville's commercial corridors to meet the businesses and introduce staff. These quick introductions are meant to get businesses involved and connected to economic vitality staff. Additional meetings are being scheduled as business needs arise.

Proposed Minimum Wage Increase

The City of Louisville has been working with partner communities in Boulder County to explore an [increase to minimum wage](#), that would go into effect January 1, 2025. An open house was held at the Louisville Recreation and Senior Center for stakeholders. A targeted business open house was held in partnership with the City of Lafayette. The window for engagement is expected to close on April 15th. In the summer of 2024, councils will be presented with feedback from community engagement as well as findings of the third-party economic analysis as they consider if and how to move forward with an increase to minimum wage.

Downtown Vision Plan

Staff has been holding open houses with the business and residential communities regarding the Downtown Vision Plan. These open houses are being held to gather feedback on current plan ideas and hear more about what stakeholders are interested in seeing implemented throughout downtown. Additional stakeholder engagement will be held in the coming months. Additional information can be found on the [Engage Louisville](#) project page.

Substantially Enhanced Patio Program

Staff is working with downtown businesses, the Downtown Business Association, the Louisville Chamber of Commerce and the nearby residents to determine what a substantially enhanced patio program can look like for the 2024 season. The patio installation will begin on Monday, April 22nd, weather depending, and will run through the Halloween weekend. Staff is working on enhancements such as increased lighting and landscaping. Staff is also working with our business partners downtown to explore additional parking opportunities and possibilities of increased programming and events.

SUBJECT: STAFF UPDATES

DATE: APRIL 25, 2024

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Additional information will be announced as the program gets implemented and operates through the season. Questions and ideas should be directed to the Economic Vitality Manger.

Partner Highlight

The City of Louisville works with the Colorado [Office of Economic Development and International Trade](#) (OEDIT). OEDIT is the state economic development arm that works to attract, retain and train businesses and employees across the entire State of Colorado. Their main goal is to create a positive business climate that encourages dynamic economic development and sustainable job growth. They provide financial and technical programming across all regions of the state and all industries (they do have state-wide targeted industries). The Minority Business Office, Colorado Small Business Development Center Network, Colorado Employee Ownership Office, the Cannabis Business Office, Colorado Creative Industries, Colorado Office of Film, Television & Media, Colorado Outdoor Recreation Industry Office, Colorado Tourism office, and Rural Opportunity Office are all housed within OEDIT. OEDIT spearheads most of the state's international and national attraction and marketing efforts.

ATTACHMENT(S):

None.

SUBJECT: ECONOMIC REPORTS

DATE: APRIL 25, 2024

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

Business Analyst

Attached are a few Louisville infographics from [ArcGIS Business Analyst](#). Business Analyst is a demographic tool that is often used in site analysis and site selection. Business Analyst uses a variety of input information such as census data, spending habits and imported data to analyze sites and trends. Through this tool, you can analyze existing geographies (zip codes, cities, states, etc), draw your own polygons and run scenarios based on drive times or drive miles.

Economic Vitality uses this resource in a variety of ways. Business Analyst helps us create graphics to showcase Louisville to residents, visitors, businesses and investors. This helps us create easy to understand graphics of vital information and market changes within Louisville. In addition, we use this information in our attraction efforts to help showcase all the outstanding elements of Louisville to those looking to make location decisions. Business Analyst can also help us compare our economy to neighboring and competing economies, highlighting where Louisville is excelling and where additional economic vitality attention might be needed.

*Information is considered accurate but may experience information lags and not guaranteed to be 100% accurate in every scenario.

Sales and Use Tax Update February 2024 (City Finance Department)

Sales Tax: Declined YoY (February 2024 vs February 2023) by 2.0% for a total amount collected of \$1,509,364. IN-city businesses generated \$806,529, an increase of \$56,775 or 7.6%. Outside city businesses generated \$702,835, a decrease of \$87,142 or -11.0%.

Consumer Use Tax: \$119,255, this dollar amount is purchases brought into the city where sales tax was not collected.

ATTACHMENT(S):

1. Louisville, CO Economic Development Profile
2. What's in My Louisville Community
3. Louisville Employment Overview
4. Louisville Tapestry Profile

Economic Development Profile

749 Main St, Louisville, Colorado, 80027 2 (0 - 5 miles)

749 Main St, Louisville, Colorado, 80027

Ring band of 0 - 5 miles

Louisville Economic Vitality

Latitude: 39.97757

Longitude: -105.13257

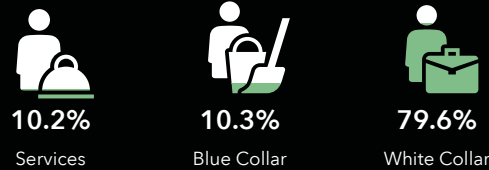
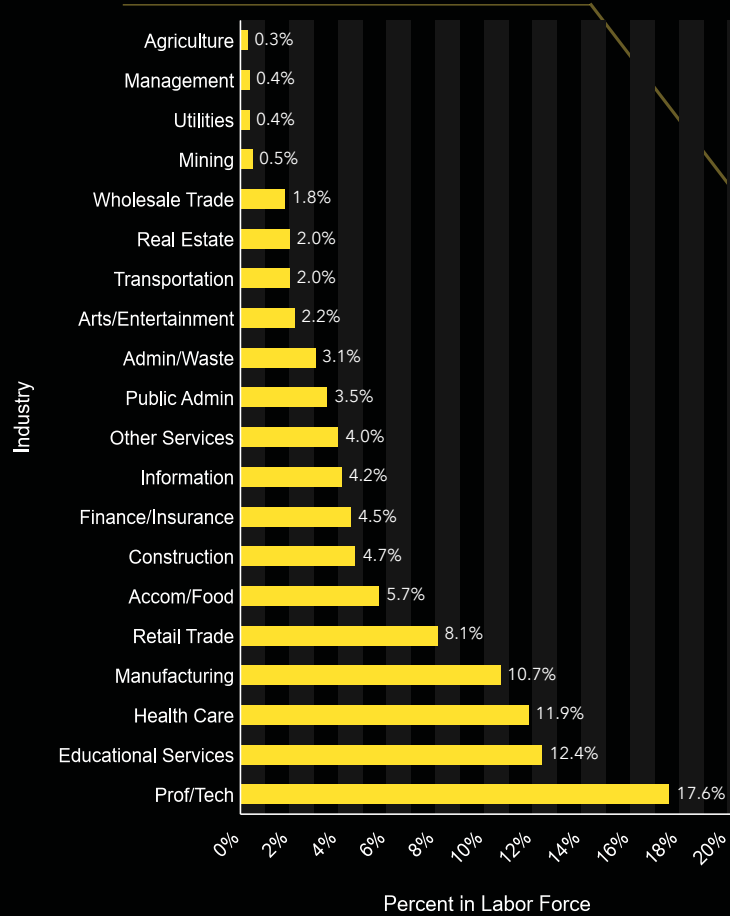
Economic Development Profile

749 Main St, Louisville, Colorado, 80027 2

Ring band of 0 - 5 miles

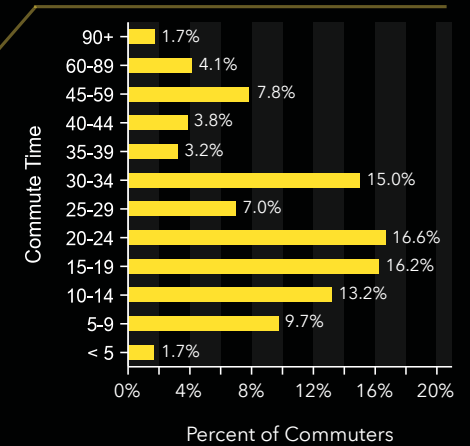


Labor Force by Industry



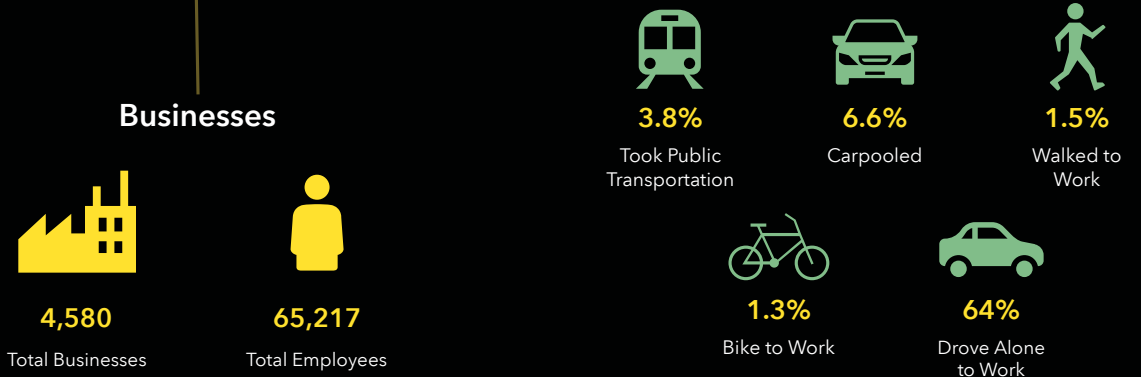
Employment

Commute Time: Minutes



Workforce Overview

Transportation to Work



Businesses



Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

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Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

Economic Development Profile

749 Main St, Louisville, Colorado, 80027 2 (0 - 5 miles)

749 Main St, Louisville, Colorado, 80027

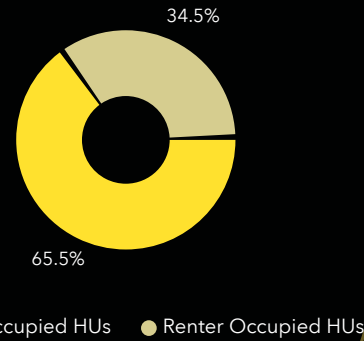
Ring band of 0 - 5 miles

Louisville Economic Vitality

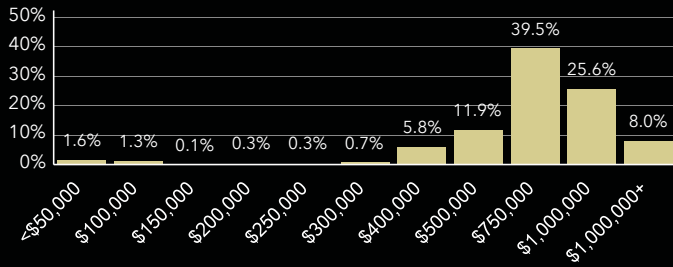
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Longitude: -105.13257

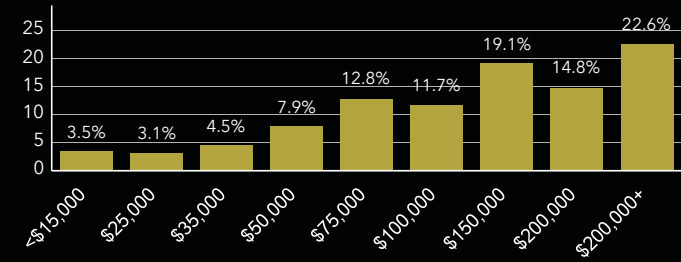
Home Ownership



Home Value

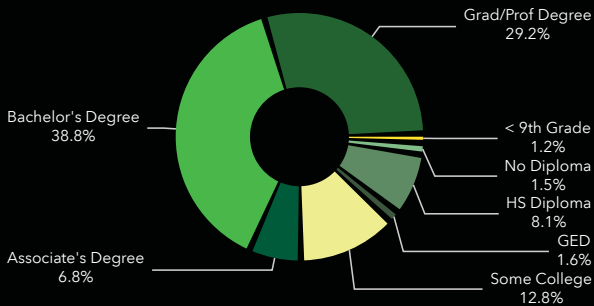


Household Income



Community Overview

Educational Attainment



Key Facts

46,372 Total Housing Units	71 Housing Affordability Index	2,043 Households Below the Poverty Level
39.8 Median Age	\$91,315 Median Disposable Income	109,204 Total Population
170 Wealth Index	52 Diversity Index	117 Total Crime Index

Tapestry segments

1B	Professional Pride 6,585 households	14.9% of Households	▼
3B	Metro Renters 5,837 households	13.2% of Households	▼
1C	Boomburbs 4,511 households	10.2% of Households	▼

Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

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April 15, 2024



What's in My Community?

Places that make your life richer and community better

Louisville City, CO
Louisville City, CO



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated 3 times per year. Each category shows a maximum of 1250 locations. © 2024 Esri

Employment Overview

Louisville City, CO

Geography: Place



INCOME

\$124,459
Median Household Income

\$71,757
Per Capita Income

\$515,512
Median Net Worth

BUSINESS

1,196
Total Businesses

16,061
Total Employees

COMMUTERS

12.7%
Spend 7+ hours commuting to and from work per week

60.1%
Drive Alone to Work

EDUCATION

1.6%
No High School Diploma

7.6%
High School Diploma

18.6%
Some College/Associate's Degree

71.0%
Bachelor's/Grad/Prof Degree

KEY FACTS

20,899
Population

43.6
Median Age

8,556
Households

\$101,466
Median Disposable Income

EMPLOYMENT

82.5%
White Collar

8.8%
Blue Collar

8.7%
Services

2.2%
Unemployment Rate



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-MRI-Simmons (2023), ACS (2017-2021).



TAPESTRY SEGMENTATION

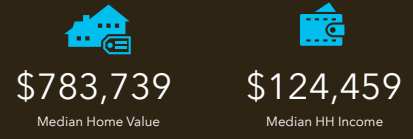
The Fabric of America's Neighborhoods

Tapestry LifeMode

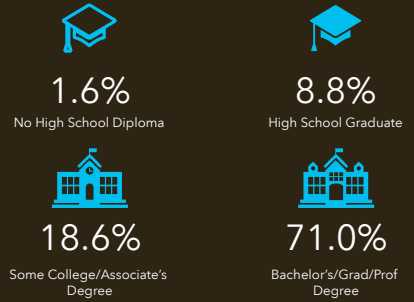
[learn more...](#)

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	2,037	23.81%	10.00%	238
Upscale Avenues (L2)	3,516	41.09%	5.55%	740
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	481	5.62%	7.63%	74
GenXurban (L5)	2,518	29.43%	11.26%	261
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	4	0.05%	10.79%	0
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

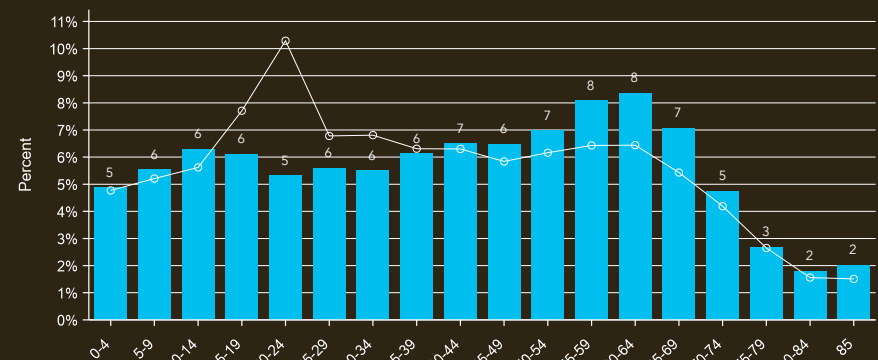
Key Facts



Education



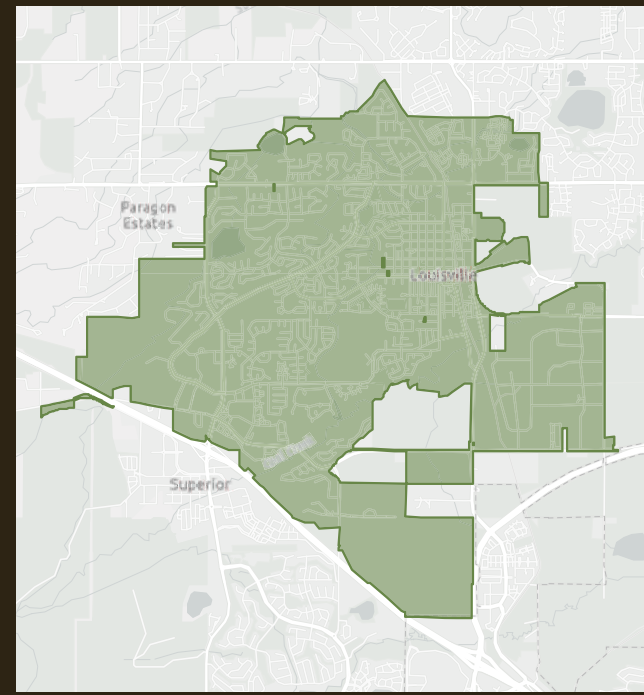
Age Profile



2023 Households by income (Esri)

The largest group: \$200,000+ (27.5%)
 The smallest group: \$15,000 - \$24,999 (3.4%)

Indicator ▲	Value	Diff
<\$15,000	4.5%	-2.8%
\$15,000 - \$24,999	3.4%	-2.0%
\$25,000 - \$34,999	4.5%	-0.5%
\$35,000 - \$49,999	4.8%	-4.2%
\$50,000 - \$74,999	11.6%	-1.7%
\$75,000 - \$99,999	9.8%	-1.1%
\$100,000 - \$149,999	19.4%	+2.1%
\$150,000 - \$199,999	14.5%	+1.5%
\$200,000+	27.5%	+8.6%



Tapestry segments

	In Style 2,518 households	29.4% of Households
	Urban Chic 2,471 households	28.9% of Households
	Enterprising Professionals 1,045 households	12.2% of Households

Bars show deviation from **Boulder County**

Source: This infographic contains data provided by Esri (2023).
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SUBJECT: DEVELOPMENT UPDATES

DATE: APRIL 25, 2024

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

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

Site	Update
785 E South Boulder Road (former Alfalfa's)	The site is under construction for Shamrock . Plans call for an opening in summer 2024.
800-804 Main Street (former Wildwood Guitars)	The site is undergoing a Historic Structure Assessment and has removed small portions of the façade. No signed lease or purchase agreement.
809 Main Street (old Waterloo)	Project continues construction work to the building, including utility and infrastructure work. The site is working with interested tenants, such as restaurants. No lease signed to date.
816 Main Street (former Empire)	Multiple interested parties. Working on attraction of new users, no lease or purchase signed to date.
833 Main Street (former Chase)	City staff is in communication with the new owner on short through long term plans for the building. Working with ownership to lease parking spaces for the duration of the patio program.
950 Spruce Street (Live-Work Units)	Project is under construction to create additional live-work units.
947 Pine Street (former gas station)	Plans call for renovation into Birdie Bar, an eatertainment use with a bar/restaurant and simulated (virtual) golf games..
1171 W Dillon Road (former Lowe's)	Ownership has announced the creation of the Boulder County Innovation Campus .

SUBJECT: DEVELOPMENT UPDATES

DATE: APRIL 25, 2024

PAGE 2 OF 2

	This campus will serve as a life science and advanced manufacturing hub.
1164 W Dillon Road (Cinebarre)	University of Colorado Boulder is conducting due-diligence on the site to determine feasibility for workforce housing.
550 McCaslin Boulevard (former Sam's Club)	Plans call for the addition of indoor pickleball courts and a food hall. Project hopes to start construction middle 2024.
575 McCaslin Boulevard (former Carrabba's)	Staff has spoken to the broker and multiple interested parties, working on attracting new restaurant tenants. No lease signed to date.

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

ATTACHMENT(S):

None.

Best suburbs to live in Colorado

Stacker
Apr 3, 2024

Stacker compiled a list of the best suburbs to live in Colorado.

Best suburbs to live in Colorado

Updated Apr 3, 2024



Cities may have the nightlife, but the convenience and affordability of the suburbs are becoming hot as the millennial generation moves into its homebuying phase. Even before the COVID-19 pandemic shook up workplace norms and superheated the housing market, folks have been flocking away from major urban centers.

In Colorado, for instance, lesser-known suburbs outside of Denver such as Boulder have become magnets for young parents, ranking among the biggest destinations for out-of-state millennials who chose to move in 2023. And companies are taking note of the trend as well: Many are establishing satellite offices and new headquarters in less urban areas.

Stacker compiled a list of the best suburbs to live in Colorado using data from Niche's 2024 Best Places to Live. Niche ranks places to live based on an array of factors, including the cost of living, educational level of residents, housing costs, and quality of schools.

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#30. Applewood, Colorado

Updated Apr 3, 2024

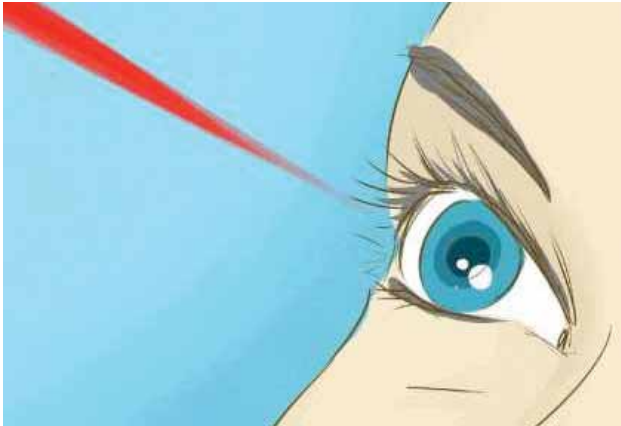


- Overall Rank: 2,103
- Population: 7,985
- Median household income: \$125,455
- Median home value: \$679,000 (79% own)
- Median rent: \$2,036 (21% rent)

- Top public schools: D'Evelyn Junior/Senior High School (grade A+), DSST: Cedar High School (grade A), Dennison Elementary School (grade A)

- Top private schools: Colorado Academy (grade A+), Mullen High School (grade A), The Denver Waldorf School (grade A)

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#29. Golden, Colorado

Updated Apr 3, 2024



- Overall Rank: 2,045
- Population: 20,461
- Median household income: \$90,990

- Median home value: \$698,700 (58% own)
- Median rent: \$1,712 (42% rent)
- Top public schools: D'Evelyn Junior/Senior High School (grade A+), DSST: Cedar High School (grade A), Dennison Elementary School (grade A)
- Top private schools: Colorado Academy (grade A+), Mullen High School (grade A), The Denver Waldorf School (grade A)

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#28. Kittredge, Colorado

Updated Apr 3, 2024



- Overall Rank: 2,029
- Population: 1,021
- Median household income: \$143,147
- Median home value: \$638,400 (87% own)
- Median rent: \$2,040 (13% rent)
- Top public schools: D'Evelyn Junior/Senior High School (grade A+), Evergreen High School (grade A), Dennison Elementary School (grade A)

- Top private schools: Evergreen Country Day School (grade A), Montessori School of Evergreen (grade unavailable), Silver State Christian School (grade unavailable)

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#27. The Pinery, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,994

- Population: 10,534

- Median household income: \$154,404

- Median home value: \$666,300 (94% own)

- Median rent: \$2,245 (6% rent)

- Top public schools: STEM School Highlands Ranch (grade A), Altitude Elementary School (grade A), Challenge to Excellence Charter School (grade A)

- Top private schools: Regis Jesuit High School (grade A+), Mile High Academy (grade A), Lutheran High School (grade A minus)

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#26. Genesee, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,957
- Population: 4,046
- Median household income: \$174,375
- Median home value: \$963,900 (91% own)
- Median rent: \$2,849 (9% rent)
- Top public schools: D'Evelyn Junior/Senior High School (grade A+), Evergreen High School (grade A), Dennison Elementary School (grade A)
- Top private schools: Denver Christian School (grade A minus), Faith Christian Academy (grade A minus), Augustine Classical Academy (grade A minus)

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#25. Woodmoor, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,886
 - Population: 8,859
 - Median household income: \$170,068
 - Median home value: \$642,500 (87% own)
 - Median rent: \$2,227 (13% rent)
 - Top public schools: Prairie Winds Elementary School (grade A), Palmer Ridge High School (grade A), Challenge to Excellence Charter School (grade A)
 - Top private schools: Colorado Springs Christian (grade B+), Pikes Peak Academy (grade B minus), St. Peter Catholic School (grade unavailable)
- imtmphoto // Shutterstock

#24. Gleneagle, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,788
 - Population: 6,421
 - Median household income: \$134,332
 - Median home value: \$499,000 (86% own)
 - Median rent: \$1,864 (14% rent)
 - Top public schools: The Classical Academy North Elementary (grade A), Classical Academy High School (grade A), Chinook Trail Middle School (grade A)
 - Top private schools: Pikes Peak Christian School (grade A minus), Evangel Christian Academy - Secondary Campus (grade B+), Colorado Springs Christian (grade B+)
- Monkey Business Images // Shutterstock

#23. Castle Rock, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,782
 - Population: 74,065
 - Median household income: \$135,985
 - Median home value: \$577,500 (78% own)
 - Median rent: \$1,810 (22% rent)
 - Top public schools: Rock Canyon High School (grade A+), STEM School Highlands Ranch (grade A), Challenge to Excellence Charter School (grade A)
 - Top private schools: Regis Jesuit High School (grade A+), Mile High Academy (grade A), Valor Christian High School (grade A)
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#22. Acres Green, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,766
 - Population: 2,627
 - Median household income: \$124,219
 - Median home value: \$477,600 (76% own)
 - Median rent: \$2,433 (24% rent)
 - Top public schools: STEM School Highlands Ranch (grade A), Challenge to Excellence Charter School (grade A), Colorado Early Colleges - Douglas County (Castle Rock, Inverness, Parker) (grade A minus)
 - Top private schools: Kent Denver School (grade A+), St. Mary's Academy (grade A+), Crescent View Academy (grade A+)
- BAZA Production // Shutterstock

#21. Parker, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,637
 - Population: 58,733
 - Median household income: \$126,615
 - Median home value: \$573,000 (74% own)
 - Median rent: \$1,885 (26% rent)
 - Top public schools: STEM School Highlands Ranch (grade A), Altitude Elementary School (grade A), Challenge to Excellence Charter School (grade A)
 - Top private schools: Kent Denver School (grade A+), St. Mary's Academy (grade A+), Crescent View Academy (grade A+)
- RossHelen // Shutterstock

#20. Littleton, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,602
 - Population: 45,531
 - Median household income: \$90,273
 - Median home value: \$552,100 (60% own)
 - Median rent: \$1,554 (40% rent)
 - Top public schools: D'Evelyn Junior/Senior High School (grade A+), STEM School Highlands Ranch (grade A), DSST: Cedar High School (grade A)
 - Top private schools: Colorado Academy (grade A+), Kent Denver School (grade A+), St. Mary's Academy (grade A+)
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#19. Roxborough Park, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,476
 - Population: 9,057
 - Median household income: \$150,086
 - Median home value: \$565,500 (96% own)
 - Median rent: \$2,407 (4% rent)
 - Top public schools: STEM School Highlands Ranch (grade A), Challenge to Excellence Charter School (grade A), Thunderridge High School (grade A minus)
 - Top private schools: Mile High Academy (grade A), Front Range Christian School (grade A minus), Arma Dei Academy (grade A)
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#18. Castle Pines Village, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,472
 - Population: 4,462
 - Median household income: \$250,001
 - Median home value: \$1,210,300 (100% own)
 - Median rent: \$2,225 (% rent)
 - Top public schools: Rock Canyon High School (grade A+), STEM School Highlands Ranch (grade A), Challenge to Excellence Charter School (grade A)
 - Top private schools: St. Mary's Academy (grade A+), Crescent View Academy (grade A+), Regis Jesuit High School (grade A+)
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#17. Evergreen, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,326
 - Population: 8,972
 - Median household income: \$144,858
 - Median home value: \$676,300 (88% own)
 - Median rent: \$1,824 (12% rent)
 - Top public schools: D'Evelyn Junior/Senior High School (grade A+), Evergreen High School (grade A), Dennison Elementary School (grade A)
 - Top private schools: Evergreen Country Day School (grade A), Montessori School of Evergreen (grade unavailable), Clever Kids Learning Center managed by Bright Horizons (grade unavailable)
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#16. Erie, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,298
 - Population: 30,447
 - Median household income: \$154,509
 - Median home value: \$644,300 (86% own)
 - Median rent: \$2,650 (14% rent)
 - Top public schools: Peak to Peak Charter School (grade A+), Summit Middle Charter School (grade A), High Peaks Elementary School (grade A)
 - Top private schools: Dawson School (grade A+), Watershed School (grade A), Holy Family High School (grade A)
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#15. Stonegate, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,238
 - Population: 9,770
 - Median household income: \$150,741
 - Median home value: \$595,600 (93% own)
 - Median rent: \$2,116 (7% rent)
 - Top public schools: STEM School Highlands Ranch (grade A), Altitude Elementary School (grade A), Challenge to Excellence Charter School (grade A)
 - Top private schools: Kent Denver School (grade A+), St. Mary's Academy (grade A+), Crescent View Academy (grade A+)
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#14. Columbine Valley, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,213
 - Population: 1,928
 - Median household income: \$250,001
 - Median home value: \$1,294,600 (100% own)
 - Median rent: \$3,111 (% rent)
 - Top public schools: DSST: Cedar High School (grade A), Littleton Academy (grade A), Wilder Elementary School (grade A)
 - Top private schools: Colorado Academy (grade A+), Kent Denver School (grade A+), St. Mary's Academy (grade A+)
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#13. Gunbarrel, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,085
 - Population: 10,108
 - Median household income: \$105,335
 - Median home value: \$712,800 (61% own)
 - Median rent: \$1,892 (39% rent)
 - Top public schools: Peak to Peak Charter School (grade A+), Fairview High School (grade A+), Boulder High School (grade A)
 - Top private schools: Dawson School (grade A+), Watershed School (grade A), September School (grade A)
- YAKOBCHUK VIACHESLAV // Shutterstock

#12. Broomfield, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,072
 - Population: 73,946
 - Median household income: \$117,541
 - Median home value: \$581,600 (64% own)
 - Median rent: \$1,923 (36% rent)
 - Top public schools: Stargate Charter School (grade A+), Peak to Peak Charter School (grade A+), D'Evelyn Junior/Senior High School (grade A+)
 - Top private schools: Dawson School (grade A+), Watershed School (grade A), September School (grade A)
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#11. Lone Tree, Colorado

Updated Apr 3, 2024



- Overall Rank: 1,009
 - Population: 13,993
 - Median household income: \$121,066
 - Median home value: \$768,800 (58% own)
 - Median rent: \$1,891 (42% rent)
 - Top public schools: Rock Canyon High School (grade A+), STEM School Highlands Ranch (grade A), DSST: Cedar High School (grade A)
 - Top private schools: Kent Denver School (grade A+), St. Mary's Academy (grade A+), Crescent View Academy (grade A+)
- Stuart Monk // Shutterstock

#10. Lafayette, Colorado

Updated Apr 3, 2024



- Overall Rank: 959
- Population: 30,295
- Median household income: \$105,819
- Median home value: \$611,500 (68% own)
- Median rent: \$1,912 (32% rent)
- Top public schools: Peak to Peak Charter School (grade A+), Summit Middle Charter School (grade A), High Peaks Elementary School (grade A)
- Top private schools: Dawson School (grade A+), Watershed School (grade A), September School (grade A)

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#9. Cherry Hills Village, Colorado

Updated Apr 3, 2024



- Overall Rank: 761
 - Population: 6,405
 - Median household income: \$250,001
 - Median home value: \$2,000,001 (97% own)
 - Median rent: \$2,191 (3% rent)
 - Top public schools: Cherry Creek High School (grade A+), Challenge School (grade A), DSST: Cedar High School (grade A)
 - Top private schools: Colorado Academy (grade A+), Kent Denver School (grade A+), St. Mary's Academy (grade A+)
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#8. Highlands Ranch, Colorado

Updated Apr 3, 2024



- Overall Rank: 602
 - Population: 101,514
 - Median household income: \$148,227
 - Median home value: \$637,400 (79% own)
 - Median rent: \$2,353 (21% rent)
 - Top public schools: Rock Canyon High School (grade A+), STEM School Highlands Ranch (grade A), Mountain Vista High School (grade A)
 - Top private schools: Colorado Academy (grade A+), Kent Denver School (grade A+), St. Mary's Academy (grade A+)
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#7. Superior, Colorado

Updated Apr 3, 2024



- Overall Rank: 551
 - Population: 13,146
 - Median household income: \$149,464
 - Median home value: \$739,200 (60% own)
 - Median rent: \$2,310 (40% rent)
 - Top public schools: Peak to Peak Charter School (grade A+), D'Evelyn Junior/Senior High School (grade A+), Summit Middle Charter School (grade A)
 - Top private schools: Dawson School (grade A+), Watershed School (grade A), September School (grade A)
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#6. Centennial, Colorado

Updated Apr 3, 2024



- Overall Rank: 550
 - Population: 107,702
 - Median household income: \$124,617
 - Median home value: \$586,500 (82% own)
 - Median rent: \$1,949 (18% rent)
 - Top public schools: Cherry Creek High School (grade A+), Grandview High School (grade A+), Challenge School (grade A)
 - Top private schools: Colorado Academy (grade A+), Kent Denver School (grade A+), St. Mary's Academy (grade A+)
- Robert Kneschke // Shutterstock

#5. Louisville, Colorado

Updated Apr 3, 2024



- Overall Rank: 524
 - Population: 20,920
 - Median household income: \$135,840
 - Median home value: \$781,100 (70% own)
 - Median rent: \$1,950 (30% rent)
 - Top public schools: Peak to Peak Charter School (grade A+), Fairview High School (grade A+), Summit Middle Charter School (grade A)
 - Top private schools: Dawson School (grade A+), Watershed School (grade A), September School (grade A)
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#4. Castle Pines, Colorado

Updated Apr 3, 2024



- Overall Rank: 377
 - Population: 11,811
 - Median household income: \$189,280
 - Median home value: \$775,200 (86% own)
 - Median rent: \$1,904 (14% rent)
 - Top public schools: Rock Canyon High School (grade A+), STEM School Highlands Ranch (grade A), Challenge to Excellence Charter School (grade A)
 - Top private schools: Kent Denver School (grade A+), St. Mary's Academy (grade A+), Crescent View Academy (grade A+)
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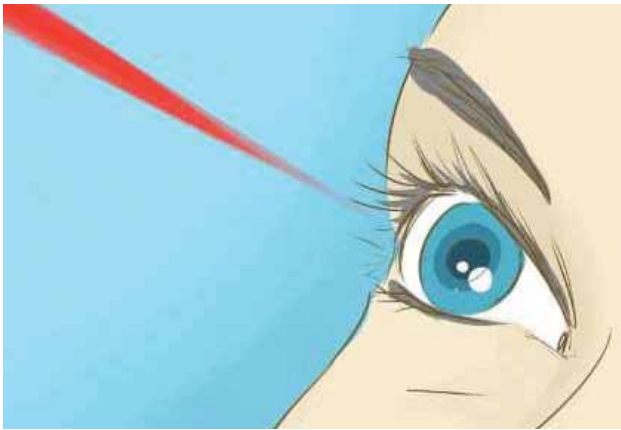
#3. Greenwood Village, Colorado

Updated Apr 3, 2024



- Overall Rank: 357
 - Population: 15,537
 - Median household income: \$139,144
 - Median home value: \$1,140,900 (65% own)
 - Median rent: \$2,027 (35% rent)
 - Top public schools: Cherry Creek High School (grade A+), Challenge School (grade A), DSST: Cedar High School (grade A)
 - Top private schools: Colorado Academy (grade A+), Kent Denver School (grade A+), St. Mary's Academy (grade A+)
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#2. Cherry Creek, Colorado

Updated Apr 3, 2024



- Overall Rank: 236
 - Population: 11,157
 - Median household income: \$146,583
 - Median home value: \$804,400 (76% own)
 - Median rent: \$1,848 (24% rent)
 - Top public schools: Cherry Creek High School (grade A+), Challenge School (grade A), DSST: Cedar High School (grade A)
 - Top private schools: Kent Denver School (grade A+), St. Mary's Academy (grade A+), Crescent View Academy (grade A+)
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#1. Holly Hills, Colorado

Updated Apr 3, 2024



- Overall Rank: 44
- Population: 2,801
- Median household income: \$129,700
- Median home value: \$611,400 (88% own)
- Median rent: \$2,545 (12% rent)
- Top public schools: Cherry Creek High School (grade A+), Challenge School (grade A), DSST: Cedar High School (grade A)
- Top private schools: Colorado Academy (grade A+), Kent Denver School (grade A+), St. Mary's Academy (grade A+)

This story features data reporting and writing by Elena Cox and is part of a series utilizing data automation across 40 states.

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Originally published on stacker.com, part of the BLOX Digital Content Exchange.

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Louisville sets goal to be carbon neutral by 2050

By **ANDREA GRAJEDA** | agrajeda@prairiemountainmedia.com |

Prairie Mountain Media

PUBLISHED: April 3, 2024 at 6:17 p.m. | UPDATED: April 3, 2024 at 6:24 p.m.

The Louisville City Council Tuesday set a goal to be carbon neutral by 2050.

In addition, the goal to reduce city energy use calls for the city to reduce all of its municipal, residential, commercial and industrial energy-related emissions 60% below a 2016 baseline level by 2030. By comparison, other communities around the Front Range have set carbon reduction goals. The United Nations also has set a goal for the entire globe to be carbon neutral by 2050. In general, being “carbon neutral” generally means that the same amount of carbon dioxide released into the atmosphere is the same amount being removed with the idea of removing greenhouse gases from the atmosphere.



As part of the new goal, Louisville paid \$265,840 to McKinstry Essention, a national facilities and energy company with offices in Golden, to complete a plan on how to electrify and decarbonize municipal buildings, according to August 2023 city government materials.

During a public comment period at Tuesday's meeting, some residents said the goal was too timid and encouraged the city to strive to reduce greenhouse gas emissions even more than the goal amounts.

Josh Cooperman, a Louisville resident who ran for mayor in 2023, said that the goals are in line with the Paris Climate Accords, a 2016 international treaty on climate change.

Plans for the new goal came as part of city officials' plan to update Louisville's existing decarbonization plan, which was presented by Kayla Betzold, Louisville's sustainability manager, Tuesday. Betzold also asked the council to approve a memorandum of understanding with Xcel Energy to help implement the decarbonization plan.

The city government already has met its goal for all of its electricity to come from carbon-free sources through onsite solar panels and Xcel Energy subscription programs. After Tuesday's unanimous vote, city officials plan to work with Xcel Energy in the future to hold outreach programs and electrification workshops with residents to explain what they can do to help meet the goal.

Betzold said the city's decarbonization plan focuses on four areas: building efficiency, electrification, transportation electrification and energy supply.

Betzold said city officials also plan to talk to renters and property management owners to learn about barriers they might face related to using electricity as an energy source. Officials also plan to work with the Parco Dello Zingaro mobile home park community to learn about barriers people living there might face to switching solely to electricity use.

Finally, throughout the summer, Louisville plans to partner with people in Superior and Lafayette as well as with the Xcel Energy Partners in Energy program to hold workshops to connect residents with resources to electrify their homes. The first workshop will be May 8 at the Superior Community Center, 1500 Coalton Road. More information is at louisvilleco.gov/123Electrify.

City officials also are working with the University of Colorado Anschutz School of Public Health students to analyze existing fossil fuel equipment in commercial buildings and find ways to help businesses transition away from fossil fuels. Results from the study will be presented to Louisville staff in late April. City officials also will offer resources to local businesses interested in electrification.

The decarbonization plan also includes estimated costs to make the changes, and those costs may be incorporated into the 2025 and 2026 city budgets, according to city materials.

Councilmember Dietrich Hoefner did not attend Tuesday's meeting.

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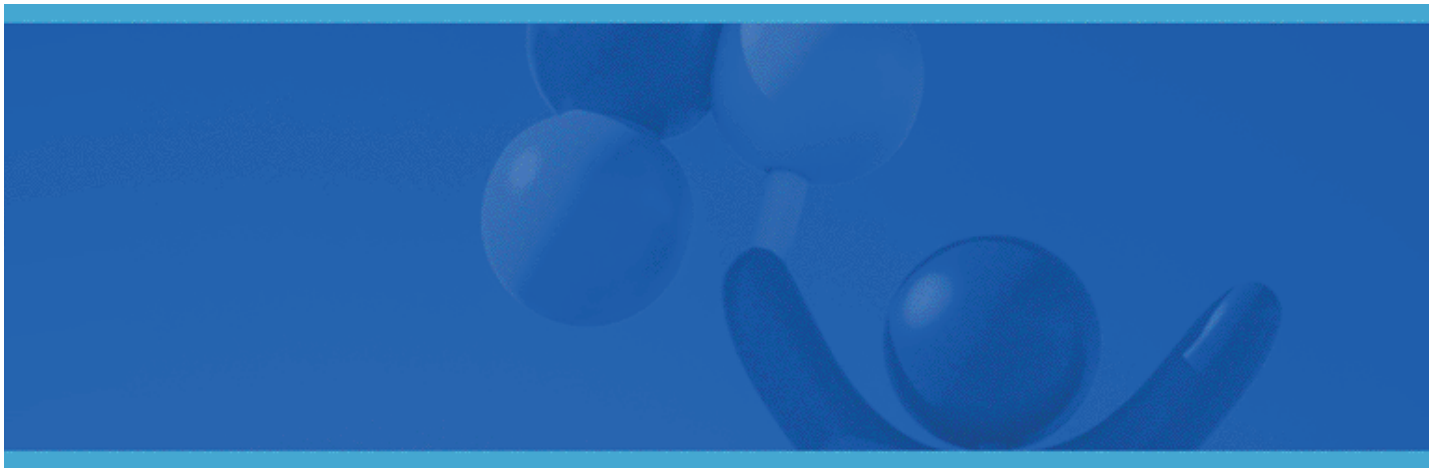
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News Tip



REAL ESTATE & CONSTRUCTION | MARCH 31, 2024 | 9:13:07 AM

Redtail Ridge moves step closer to groundbreaking

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Vertical construction could begin in early 2025



Developers have had their sights set on building a business park on the roughly 300-acre Redtail Ridge property, which was previously home to a massive Storage Technology Corp. campus, for about four years. Courtesy Sterling Bay.

By Lucas High

LOUISVILLE — With the unanimous approval in late February of a **preliminary plat for Redtail Ridge** by the Louisville City Council, the years-long effort to turn a large, vacant property off U.S. Highway 36 into a biotechnology and health care mega-campus is one important step closer to becoming a reality.

“It’s nice to see all the hard work, the blood, sweat and lots of tears coming to fruition here,” Evan Pesonen, a vice president with Redtail developer Sterling Bay LLC, told BizWest.

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Developers have had their sights set on building a business park on the roughly 300-acre property, which was previously home to a massive Storage Technology Corp. campus, for about four years, but the Louisville entitlements and approvals process has been a gauntlet.

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Business Cares: April 2024

In Colorado, 1 in 3 women, 1 in 3 men and 1 in 2 transgender individuals will experience an attempted or completed sexual assault in their lifetime. During April, we recognize Sexual Assault Awareness Month with the hopes of increasing conversations about this very important issue.

Concerns from residents — mostly centering around flattening of the site, traffic, the size and location of public spaces, sustainability and economic viability — have nagged Redtail Ridge for years, culminating in a April 2022 special election in which Louisville voters repealed a previous approval of the project by city officials.

“When we purchased the site 20 or so months ago, our first order of business was ... to ensure we were developing a plan that was responsive to what the community wanted: more open space, fewer commercial buildings, preservation of habitats,” Pesonen said.

Denver developer Brue Baukol Capital Partners LLC bought the property from Phillips 66 (NYSE: PSX) in 2020 for \$34.93 million. As part of a July 2022 real estate transaction conducted by a series of holding companies, Sterling Bay acquired the property from Brue Baukol for just under \$128 million, Boulder County warranty deeds show. Brue Baukol remains a minority partner in the development.

When Sterling Bay entered the picture, the developer added plans for flex-lab-office spaces aimed at biotechnology tenants, a red-hot subsector of the Boulder Valley commercial real estate scene in recent years. AdventHealth Avista also plans to build a new hospital on the site.

Avista has been under contract for about two years to buy about 40 acres on the Redtail site at the

interchange of U.S. Highway 36 and Northwest Parkway, where it plans to relocate from its existing building at 100 Health Park Drive. The hospital, Pesonen said, will move forward with the land-purchase deal upon approval of Redtail's final plat, which is expected to go before city officials this summer.

Hospital leaders have long said that Avista suffers from accessibility issues. The hospital's vulnerabilities were highlighted during the Marshall Fire in late 2021.

The site is accessed only by Health Park Drive, which dead-ends at the hospital. Over the years, the hospital has been unsuccessful in securing a new interchange off of U.S. Highway 36. Poor access adds to the time required to reach the facility, making it difficult to attract new patients.

Additionally, Avista's landlocked location does not offer opportunities to expand, hospital officials have said, with the community missing out on potential new services because the hospital has no room to grow. A new hospital at Redtail Ridge would provide Avista with a far larger market service area, putting it closer to a wider population base.

During a Feb. 6 Louisville City Council hearing on Redtail, Dan Enderson, a regional executive with AdventHealth, told city officials that he couldn't guarantee that Avista would remain in Louisville if

the Redtail project continued to languish in regulatory purgatory.

“We can’t wait any longer,” he said. “... “We had hoped to be well under construction by now.”

Bill Rigler, a spokesperson for the Redtail project, told BizWest that the pressure from Avista was perhaps “the lynchpin for people who were on the fence or inclined to not support the project in previous years. They understood that Avista was serious about staying in Louisville only with Redtail. I feel like that was a tidal change.”

Sterling Bay’s proposal for Redtail Ridge, which is expected to be built in phases over the next decade and includes about \$25 million in public improvements from the developer, calls for a total of about 2.5 million square feet of commercial space, according to planning documents submitted to the city.

The first phase, set to be underway by 2026, would include 509,260 square feet of industrial space, 300,000 square feet of life-sciences space and 598,940 square feet of manufacturing practice-rated (GMP) space, according to the documents.

Phase 2, to be built by 2030, calls for another 118,800 square feet of industrial space; 90,000 square feet of office space; 264,000 square feet of research and development space; 14,000 square feet of retail; a 285,000 square-foot, 160-bed

hospital (Avista); and 150,000 square feet of medical and dental office space, according to a land-use chart included in a planning memo.

The third phase, expected to wrap up around 2035, includes another 270,000 square feet of general office space.

Upon approval of the final plat, Sterling Bay plans to begin infrastructure and roadway improvements on the site. That work is expected to be completed prior to the start of building construction.

After the final plat is approved, Sterling Bay, Louisville planning staff and city officials will begin the planned-unit development review process, after which building construction can begin.

“It will probably be the beginning of next year when we’ll start going vertical,” Pesonen said.



Lucas High



A Maryland native, Lucas has worked at news agencies from Wyoming to South Carolina before putting roots down in Colorado.



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LOCAL NEWS

Small business owners in Colorado think outside the box to reinvigorate Old Town Louisville



By Alan Gionet
Updated on: March 13, 2024 / 8:27 AM MDT / CBS Colorado

It's a hard question: What do you do to help a downtown that has already come through the pandemic and the effects of... community around it? Louisville has a downtown with... g days 130 years ago, a resource many Colorado communities

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An aerial view of Old Town Louisville
CBS

"Well, to a large extent I think a roller coaster is not a real bad description of it." said Norman "Rick" Kron, president of the Louisville Downtown Business Association. The business association is looking at what it can do to liven things up as the city tries to figure it out as well.

"That's what we're trying to do is to get additional people here to come eat in the restaurants, shop in the shops and increase economic activity that way," he added.

Closures in recent years of signature restaurants like the Empire and the Blue Parrot have compounded with the closure of a large Chase Bank on Main Street that still sits empty. Other businesses are still making a go of it, like Patrick Walsh's four restaurants, a coffee shop and an event space. He remains a believer in Louisville, but, "I don't like having five vacancies on Main Street within a one block area."

The struggles make getting things started harder.

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hesitate to open up a business in those spots."
Town Louisville to automotive traffic during this summer as was

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Just a block off Main Street, Marco Toscano and a group of other concerned in-town neighbors worry about traffic and parking issues.

"Let's make sure that we're not putting additional traffic in the neighborhoods and RTD has 400 buses that go down Main Street a week. They're now going to go down a residential street," said Toscano.

RTD says it will have to move buses to Lafarge Avenue, a residential street. Parking will stretch to his street fears Toscano.

"If you can't park in front of your home, when you get home from work or you have friends over and they have to park four or five blocks away, who's going to want to live in that neighborhood?"

The city has so far not backed creating resident only parking and there are concerns about the ninety spaces that will be lost on Main Street.

"That's what we want. We just want to be able to follow the footsteps of those communities that have made those the right way," says Toscano, calling for resident parking like in Arvada, which has closed part of its main street to automotive traffic.

The softening of business profits in Old Town Louisville may well be part of a general Amazoning of America, in which retail establishments are dealing with a loss of in-person shopping. Or it could be rising rent. Louisville, is under rent pressure from its location close to Boulder. And then there is inflation and more.



"It's increasingly more difficult. Like, everything's gone up," said Walsh, mentioning minimum wage and the cost of food at his restaurants.

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environment, but the downtown has not had significant more art and pedestrian friendly areas. The city has is yet to come. The Downtown Business Association backs the to spawn interest.

also having their issues as well. And so yeah we're in competition

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"I like the idea of when streets are full and people are sitting outside at their tables enjoying it. It's very social. I might even say it reminds me of a little New Orleans," said Catherine Hunziker. She was thinking though about the need for parking to accomplish it. "You know maybe the answer in the long run is to have create more space for public parking."

Toscano and other opponents of closing Main St. to traffic in the summer say they would just like the city council to pause on the idea for further study before it's current scheduled vote March 19.

"You know we want to get to the core of why are businesses struggling," he said. Meantime there remains hope from business owners making a go of things. "Every day we have customers walking in talking about the dream of opening their own business and you know I'm open arms with telling them to come down here," said Reed.

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Alan Gionet

Alan Gionet is a reporter for CBS News Colorado. Read [his latest reports](#) or [check out his bio and send him an email](#).



First published on March 12, 2024 / 9:07 AM MDT

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LATEST HEADLINES

Louisville Public Library hosting Youth Spring Art Show on Friday



By **ANDREA GRAJEDA** | agrajeda@prairiemountainmedia.com |

Prairie Mountain Media

PUBLISHED: March 6, 2024 at 1:14 p.m. | UPDATED: March 6, 2024 at 4:01 p.m.

The Youth Spring Art Show will hold the opening reception for its gallery Friday.

The Louisville Art Association, Louisville Arts Board and Louisville Public Library will host the reception from 5:30-7:30 p.m. Friday at the library, 951 Spruce St.

The gallery presents art from Louisville and Superior residents or students ages 4-18. The art will be on display at the library through March 30.

More information is available at louisvilleartassociation.org.



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LATEST HEADLINES

Louisville approves plans for new Ironton Distillery



By **ANDREA GRAJEDA** | agrajeda@prairiemountainmedia.com |

Prairie Mountain Media

PUBLISHED: March 6, 2024 at 6:50 p.m. | UPDATED: March 6, 2024 at 6:51 p.m.

The new, 22,000-square-foot Ironton Distillery and Crafthouse, tasting room and event space is expected to move forward at 1303 Empire Road, after the Louisville City Council unanimously approved its development at a meeting Tuesday.

The property on the northeast corner of Pine Street and Colo. 42 was annexed into Louisville in 1986 and was part of a “no building zone” as part of the annexation agreement.

Representatives from Ironton Distillery requested that the zone be removed once they receive a certificate of occupancy. This allows the “no building zone” to remain in place in case the development stops, while also creating a more straightforward process to any future changes to the property, officials said.



The council approved multiple zoning issues at the 1303 Empire Road site before Tuesday's meeting, including a special review use, easements and an annexation agreement amendment, Amelia Brackett Hogstad, senior planner for community development, said.

When it opens, the distillery property also is expected to feature an orchard, a restored historic building, and trail and bike parking.

Ironton Distillery has another location in Denver. The company plans to relocate its production facility, tasting room and event business to Louisville, according to city materials.

In other business, the council voted unanimously to amend the 2024 budget to create separate funds for parks and open space.

In November 2023, Louisville residents voted to extend the Open Space and Parks Sales and Use Tax for another 10 years and also increase the tax by 0.125% for a total of a 0.5% open space sales tax.

The ballot measure specified that the 0.125% increase will be used solely to acquire, preserve and maintain open space and mitigate wildfire risks. The original 0.375% sales tax will be equally divided between separate parks and open space funds with the parks fund used solely to acquire, improve and maintain parks, and the open space funds used to acquire, preserve and maintain open space and mitigate wildfire risk.

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