



Markel Homes Construction Company
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Boulder, CO 80303
303-449-8689/Fax: 303-444-2798

2 August 2021

Lisa Ritchie, AICP
Senior Planner
City of Louisville
749 Main Street
Louisville, CO 80027

Re: North End Phase 2 – Amended Block 11 PUD and Replat

Dear Lisa,

The subdivision agreement for the previous approved PUD at North End Block 11 has expired without the ability to get building permits. We are submitting a new application to amend the PUD for Block 11 in a way that retains the same commercial site and only amends the residential portion. The previous plan had 2 – 12 plex buildings with underground parking and townhomes with attached garages. The proposed plan removes the 12 plex buildings and replaces them with townhomes on the north and south side and adds a new alley in-between them. There is no change in the number of residential units or commercial square footage. Please find a project summary below for North End Market.

The northern residential edge of Block 11 was designed with a 3-story townhome in configurations of 2, 3 and 4 units per building. The scale of townhomes has a desirable pedestrian feel to Hecla Way and mirrors the height of existing condominium buildings north of Hecla Way.

- 13 Buildings – 38 Townhome units with 3 stories and attached 2 car garages.

The southern edge of Block 11 is unchanged from our previous design with four commercial buildings. The commercial buildings frame South Boulder Road for easy access, parking and visibility. A pedestrian streetscape and outdoor court are created where the commercial and residential uses meet. North End Market is designed to be a successful mixed-use center that fits the scale of North End.

- 4 Buildings – 40,000 sqft of commercial space

Block 11 Summary

13 residential Townhome buildings 38 DU

- Each Townhome is on its own fee simple lot.
- All units have 2 parking spaces in their own garage.

4 commercial buildings 40,000 sqft

- Retail on the first floor – Buildings 1-4
- Office on the second floor – Building 1-3
- Ample parking within a pedestrian scaled area

Phasing

Block 11 will be constructed in phases with commercial and residential buildings built in each phase.

PUD Standards

Block 11 is designed within the standard North End PUD bulk standards for height, setbacks and parking.

Ownership

Block 11 is owned by Ridgeline Development Corporation and will be plated in the name of North End Market LLC.

Mineral Notification CRS 24-65.5-103

No mineral notification is required. There are no mineral interest surface rights.

We look forward to presenting this project and gaining your approval. Feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Chad Kipfer', with a stylized, cursive-like script.

Chad Kipfer