



Markel Homes Construction Company
5723 Arapahoe #2B
Boulder, CO 80303
303-449-8689/Fax: 303-444-2798

17 June 2022

Eliana Hassan
Planner II
City of Louisville
749 Main Street
Louisville, CO 80027

Re: North End Phase 2 –Amended Block 11 PUD and Replat
Cash in Lieu for Affordable Housing Request

Dear Eliana,

We request to pay Cash in Lieu to satisfy the affordable housing requirements at North End Block 11 – amended PUD and Replat. North End Block 11 first amended PUD was recorded on 8/23/2017 and all residential units were market rate. The site construction of Block 11 was started in 2018 and was not fully completed. Since we did not pull a building permit within 3 years of the PUD approval, no building permits could be issued without reapproving the PUD. We decided at that time to redesign the site and provide market rate townhomes instead of larger residential condominiums. The current amended PUD was submitted in 2021 before the affordable housing requirements were added to the code. This Block has been entitled, planned, and financed for years as market rate residential units. We are not able to include on site affordable housing on Block 11 due to this practical difficulty and request that the cash in lieu program be approved for North End Block 11.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Kipfer", with a stylized flourish at the end.

Chad Kipfer