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10 December 2021

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

Re: North End Phase 2 – Amended Block 11 PUD, GDP and Plat  
Response to September comments

Dear Ellie,

Please find enclosed our resubmittal of North End Block 11, Amended PUD, GDP and Final Plat. All items have been addressed on the plans and responded to in detail on the response letter. I wanted to touch on a couple items in this letter.

**North End Architecture and Design**

The North End subdivision was built and designed with a variety of single-family homes, duplexes, townhomes, and multistory buildings. The wonderful character of North End was created by building a diversity of architecture, colors, and forms through the neighborhood. North End Block 11 continues this process of design evolution and creates continuity with the existing neighborhood and transition to new commercial uses. The residential portion of Block 11 is a pedestrian streetscape that compliments the existing multistory buildings to the north and enhances the entry to North End from Hecla Way and South Boulder Road.

**New PUD residential vs. Old PUD**

The previous PUD had some detached townhouse style homes that were 3 story units. The proposed residential buildings are similar in floor plan design as 3 story units, but are designed in a condominium building, with a townhouse look. We feel this newer design is more in line with the character of North End townhome and condominium buildings across the street. The pedestrian character of units fronting Hecla way is desired and will compliment the existing neighborhood and transition to commercial uses.

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,

Chad Kipfer