



**HARTRONFT
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Mr. Rob Zuccaro, Planning & Building Safety Director
Mr. Matt Post, Senior Planner
City of Louisville
Planning Department
749 Main Street
Louisville, CO 80027

04 April, 2025

Re: Davidson Highline Subdivision – GDP Amendment
2101 N. Courtesy Rd.
Courtesy Louisville LLC c/o Thistle Community Housing

Rob and Matt,

We are pleased to submit the attached GDP Amendment for the Davidson Highline Subdivision Redevelopment, also referred to as Courtesy Louisville. This is an amendment to the North Louisville PCZD General Development Plan.

This proposal includes the redevelopment of Lot 2A, and a small portion of Lot 1A, of the Davidson Highline Subdivision Replat 2. The two-lot subdivision has been owned and developed previously by Rob and Carol Lathrop, and Lot 2A was recently purchased by Thistle Community Housing, as Courtesy Louisville LLC with the intent to develop multifamily housing on that portion of the property. Thistle is a non-profit developer and manager of affordable housing in Boulder County.

The project consists of redevelopment of an existing RV and boat storage yard into a permanently affordable (attainable) multifamily housing development. A number of units may also be market rate. The eastern portion of this previous PUD (Lot 1A) will remain in its current commercial use, with enhancements to the stormwater drainage, detention and water quality facilities to serve both Lot 1A and Lot 2A. The owners of Lot 1A have granted a drainage easement to handle this. Only private roads and alleys are planned throughout the development. It is our understanding that public land dedication has been previously satisfied for this platted property.

We have previously submitted a Concept Plan which was reviewed by City Council on 10/15/24. Subsequent to this GDP Amendment, we intend to submit a Preliminary and Final PUD (Amendment 3) and Plat (Replat 3) to accommodate this development. The goal of this development is to provide more affordable housing opportunities in Louisville for an under-served portion of the housing market in the area, (missing middle).

It is the Owner's intent to satisfy the 12% inclusionary housing requirement on-site. Additional information regarding the housing proposed for this development is indicated in the attached letter from Thistle Community Housing.

Thank you for this opportunity to present this redevelopment plan. Please let us know if there is any additional information that may be required, or if you have any questions regarding this project.

Sincerely,

J. Erik Hartronft, AIA, LEED® AP