

tab 9
**OPEN SPACE, CIRCULATION,
AND NEIGHBORHOOD PLAN**

WINDLER

MASTER PLAN



tab 9

PARKS AND OPEN SPACE REQUIREMENTS

PROJECTED POPULATION

Single Family Detached Dwelling Units	1,314 units
Single Family Attached Dwelling Units	1,972 units
Multi Family Dwelling Units	1,946 units
Total Dwelling Units	5,232 units
Single Family Detached Residents (2.65 residents / dwelling)	3,483 residents
Single Family Attached Residents (2.65 residents / dwelling)	5,225 residents
Multi-Family Residents (2.50 residents / dwelling)	4,865 residents
Total Residents	13,573 residents

REQUIRED PARKS & OPEN SPACE DEDICATIONS

Neighborhood Parks (3.0 acres / 1,000 residents)	40.72 acres
Community Parks (1.1 acres / 1,000 residents)	14.93 acres
Open Space (7.8 acres / 1,000 residents)	105.87 acres
Total Required Parks and Open Space Dedication	161.51 acres

PROVIDED PARKS & OPEN SPACE

Neighborhood Parks	62.62 acres*
Community Parks	0.00 acres
Open Space	73.09 acres**
Parks and Open Space Provided from Tab 8	135.71 acres
Additional Open Space in Form J	30.33 acres
Total Master Plan Parks & Open Space	166.04 acres

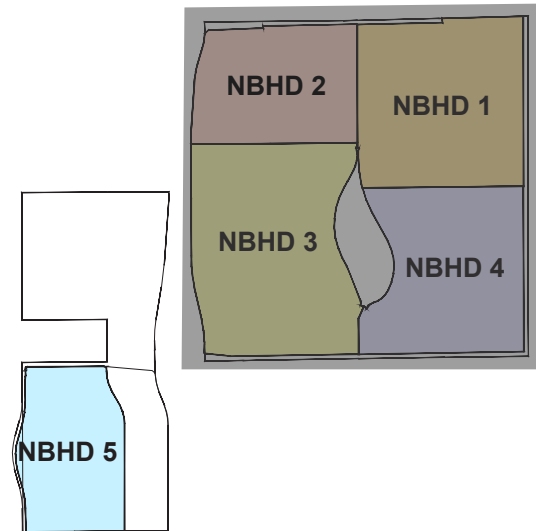
NOTES

- * Dedication acreage provided in excess of required Neighborhood Park Land shall be applied to Open Space Land Dedication requirements.
- ** Should Net Acreage not sufficiently meet required open space dedication, additional Open Space dedication shall be provided internal to Planning Areas at time of Site Plan - see additional information in Form J.
- *** Required Community Park acreage to be met cash-in-lieu. Any cash-in-lieu of land dedication may be paid plat by plat and is not subject to be paid in full at the time of the first final plat.

**** All PROS dedications shall be determined at time of Final Plat.

OPEN SPACE AND CIRCULATION PLAN

KEYMAP



NOTES

Planning areas depicted for Open Space, Neighborhood Park and School are for acreage only. Final location, configuration, and shape will be determined at time of Site Plan.

* Per PROS, a 1/4 mile service area shall apply to a pocket park provided to fill in a gap that is unserved by a neighborhood park.

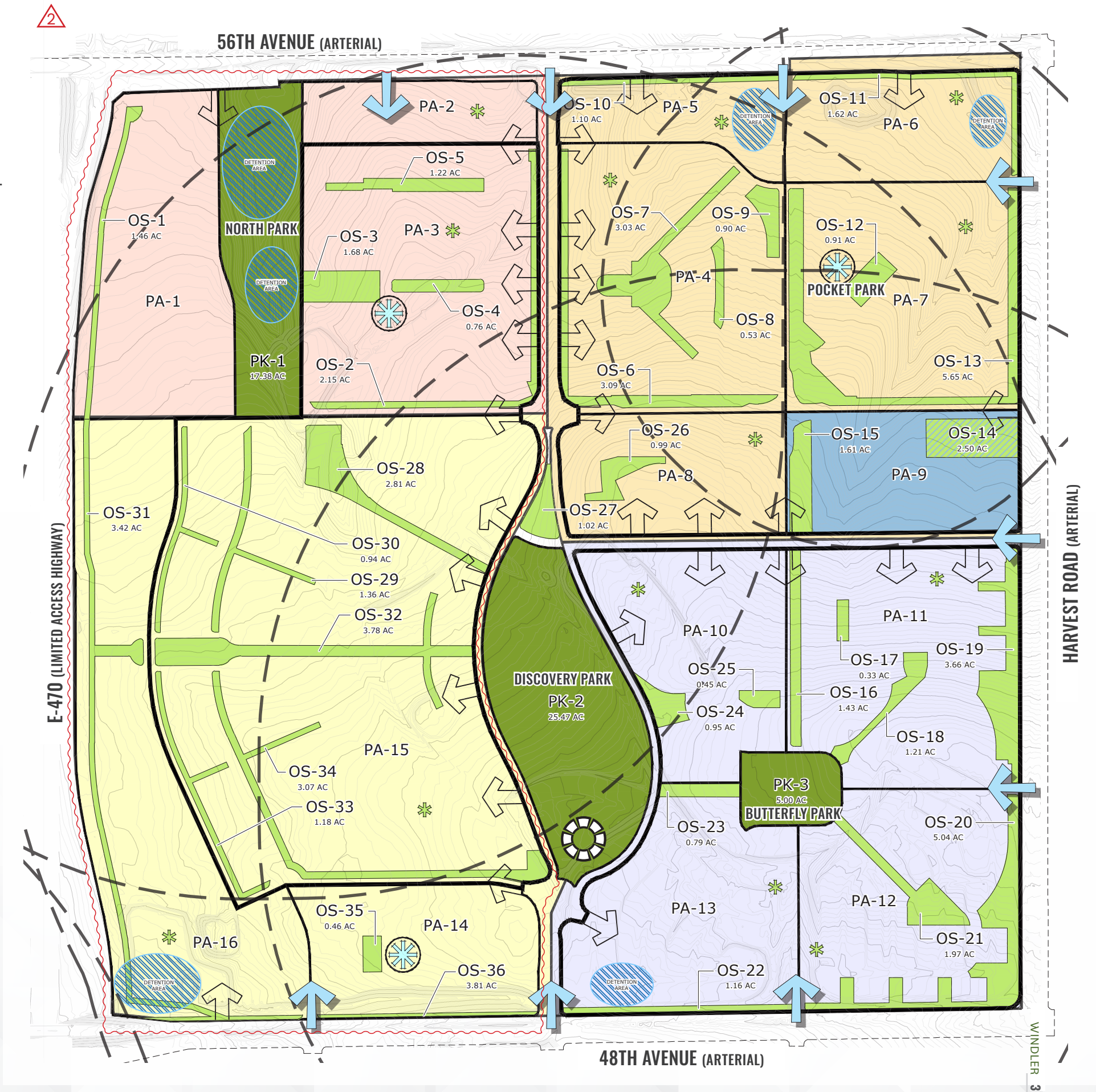
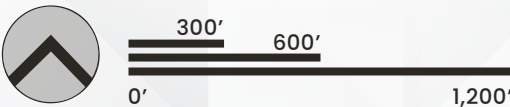
** Future Open Space to be determined at Site Plan. Open Space locations may shift within Planning Area; Refer to Form J

*** Local street placement will be determined at time of site plan.

LEGEND

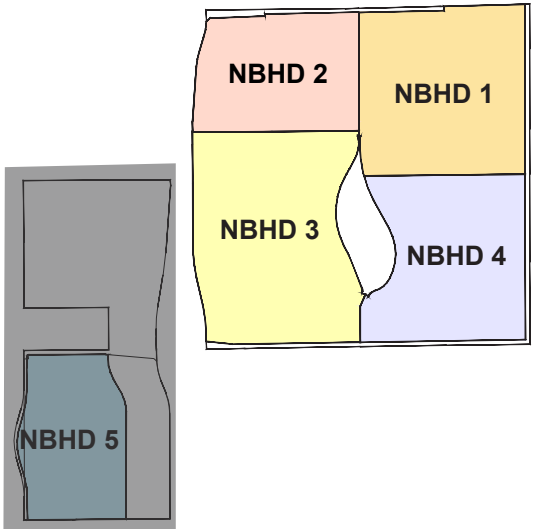
- OPEN SPACE
- CO-LOCATED OPEN SPACE
- NEIGHBORHOOD PARK
- DETENTION
- SCHOOL
- WINDLER EAST (Neighborhood 1)
- VILLAGE NORTH (Neighborhood 2)
- VILLAGE SOUTH (Neighborhood 3)
- BUTTERFLY PARK (Neighborhood 4)
- 1881 (Neighborhood 5)
- RIGHT-OF-WAY
- NEIGHBORHOOD PARK SERVICE AREA *
- ADMINISTRATIVE ACTIVITY CENTER
- FUTURE OPEN SPACE **
- PRIMARY ENTRY
- RECREATION CENTER
- LOCAL STREET CONNECTION ***

2 UPDATES TO PLANNING AREAS, PARKS AND OPEN SPACES



OPEN SPACE AND CIRCULATION PLAN

KEYMAP



NOTES

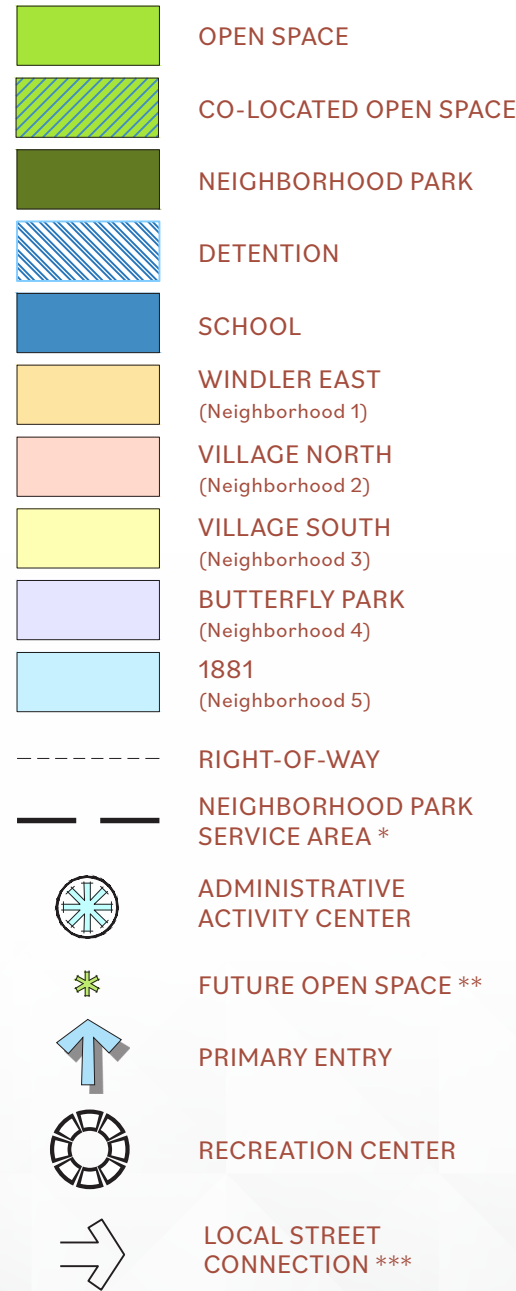
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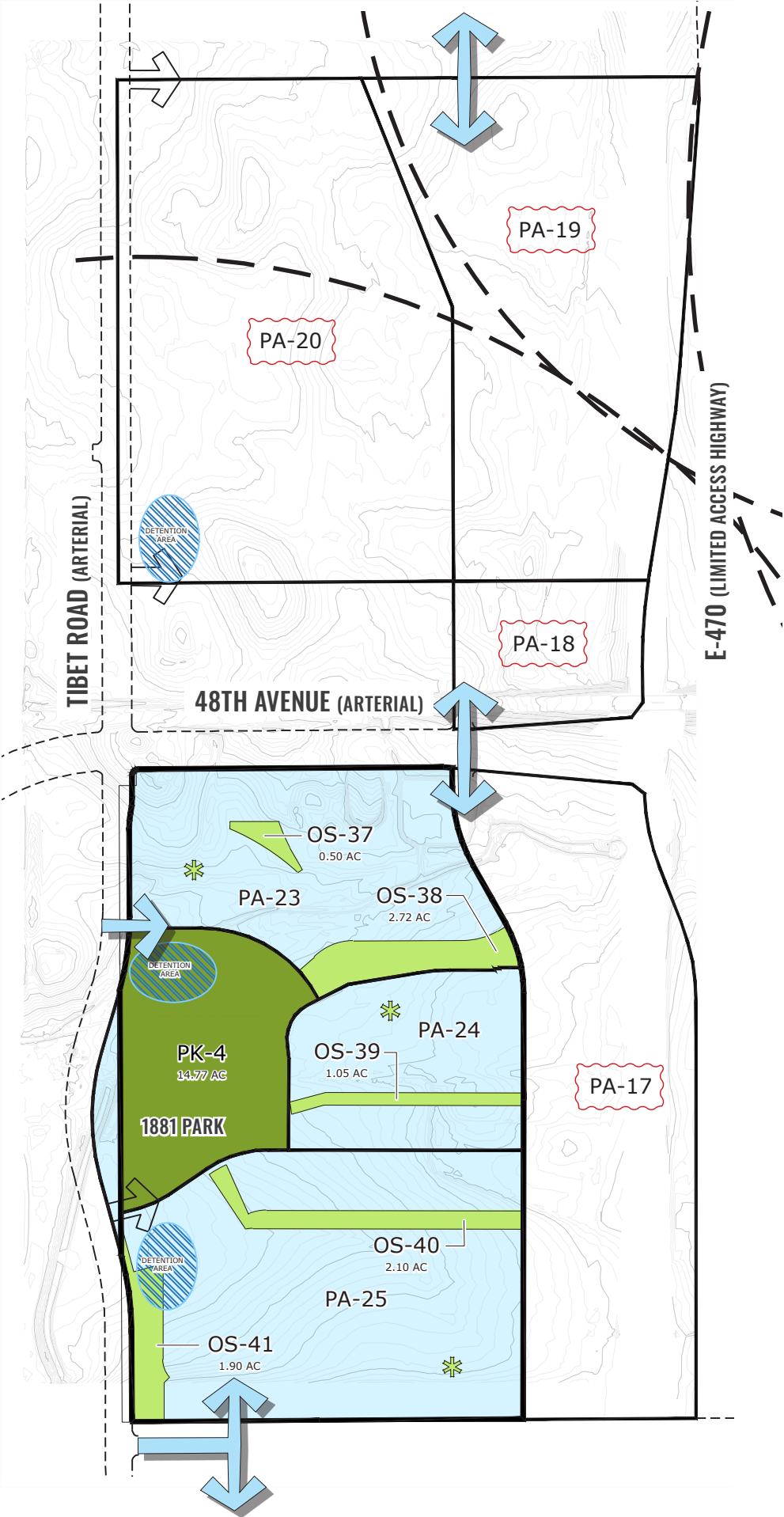
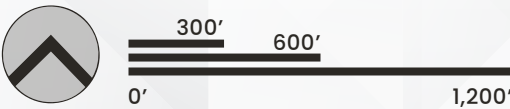
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LEGEND



UPDATES TO PLANNING AREA I.D. NUMBERS

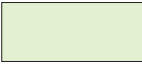






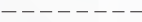


Pedestrian Circulation Diagram

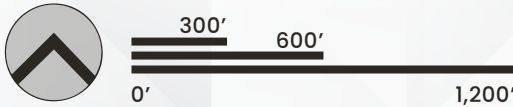
Windler is fundamentally founded on the notion that a well-connected community that leverages all forms of movement will result in a stronger and healthier community. We embrace the fact that people need the ability to employ multiple modes of transportation to lead complete lives, but it is important to note that the more you isolate each mode the more you encourage high speeds and the sense of entitlement for the use of any particular facility. At Windler we seek to create an integrated network of streets, passages and connections that support all modes of movement while maximizing safety and promote a culture of shared and respectful use. All of our streets, sidewalks, alleys, and paseos are designed to amplify the notion that the whole of Windler is a park. Whether you live in or visit Windler, your experience will be rich and diverse, safe and intuitive. The Windler streetscape character has been intentionally designed to respect and enhance the intra-community movements, but it seeks to dissolve the traditional notion of what a street is and how it should look and more importantly how it feels and functions.

The objective is to transition from thinking of streets as separate from the rest of the destination-oriented places in Windler and think of them simply as an integral part of it. For example, the traditional streetscape recipe of transitioning from auto street to tree lawn to sidewalk to house as separate parts into the notion that the entire environment is a hierarchy of movement through a system of linear garden promenades. Every front yard landscape is designed to compliment the curbside landscape to form one singular garden experience that is integral with all of the parks, urban places and open spaces. With that, each neighborhood has characteristics that have been amplified to create distinction and variety.

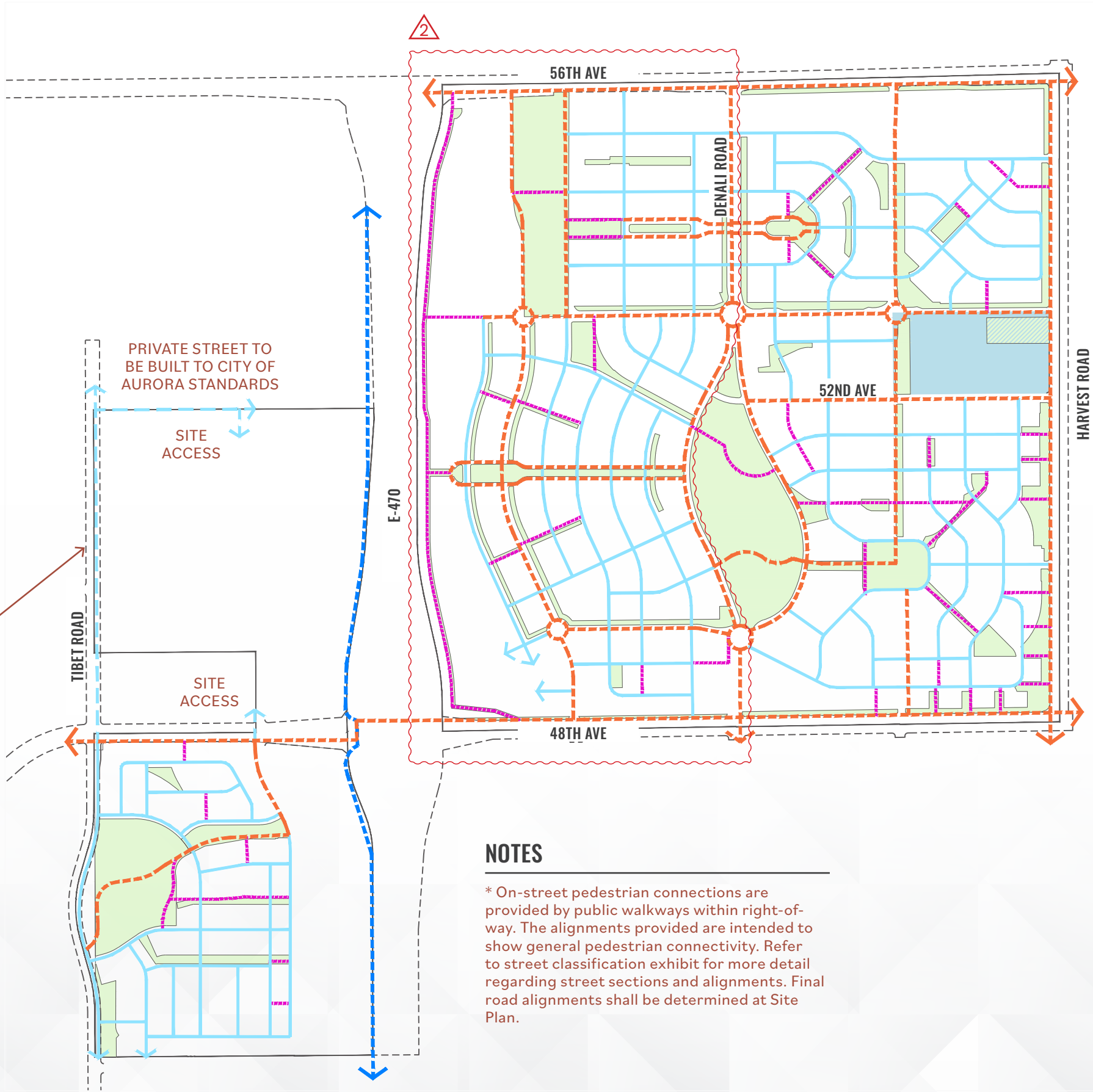
LEGEND

-  PARKS & OPEN SPACE
-  SCHOOL
-  CO-LOCATED OPEN SPACE
-  HIGH PLAINS TRAIL
-  PRIMARY CONNECTION
(10' width or as included in the Urban Street Frontage)
-  OFF-STREET PEDESTRIAN TRAIL
(6' - 8' width)
-  ON-STREET PEDESTRIAN CONNECTION*
-  RIGHT-OF-WAY

 UPDATES TO PEDESTRIAN AND PARKS NETWORK



CONNECTIONS TO
MINOR ARTERIAL WILL BE
DESIGNED AND BUILT BY
OTHERS



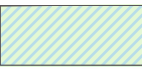



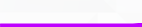


NOTES

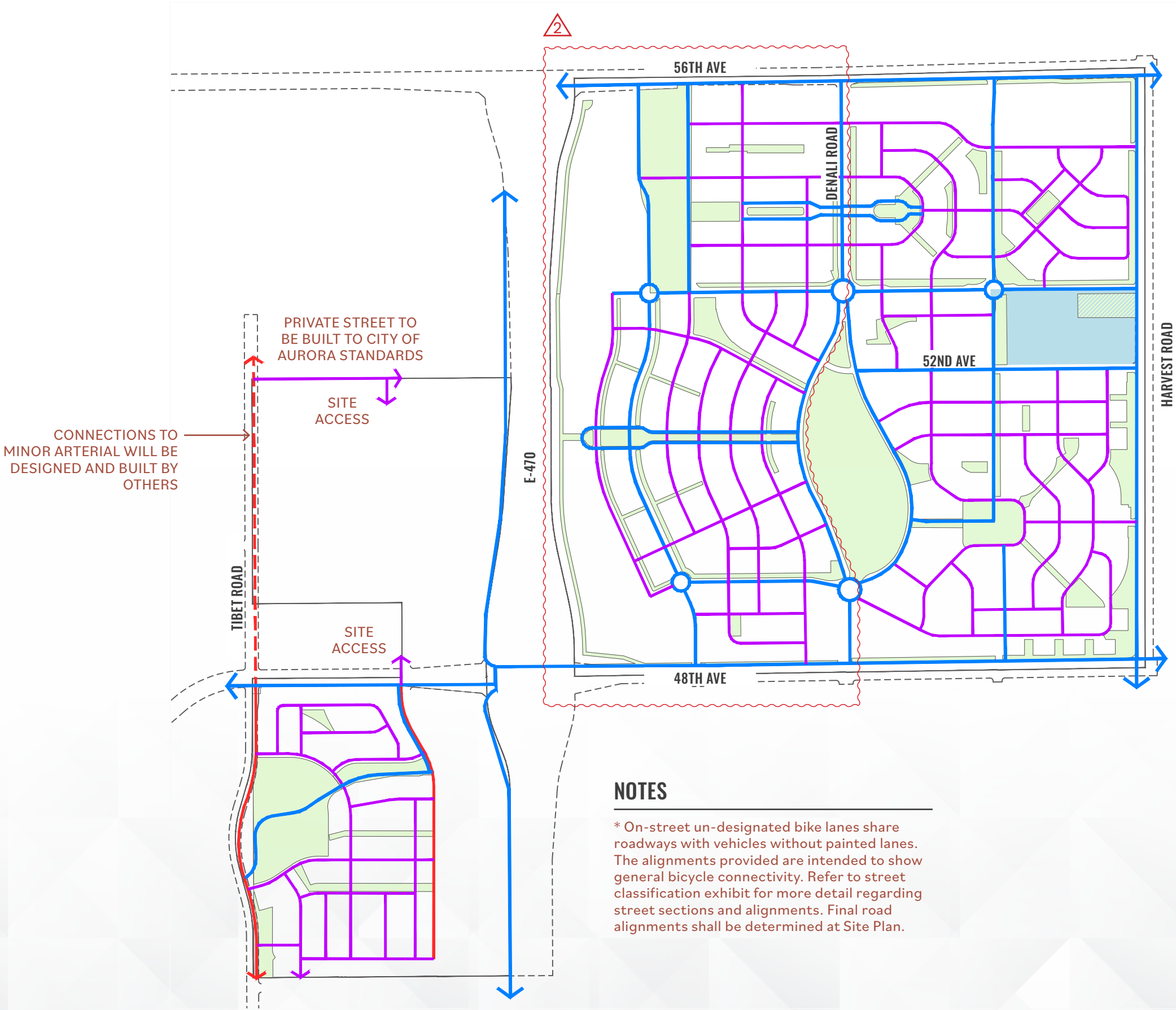
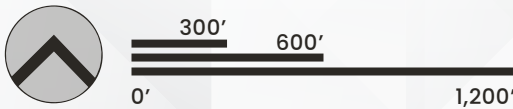
* On-street pedestrian connections are provided by public walkways within right-of-way. The alignments provided are intended to show general pedestrian connectivity. Refer to street classification exhibit for more detail regarding street sections and alignments. Final road alignments shall be determined at Site Plan.

Bicycle Connectivity Diagram

LEGEND

-  PARKS & OPEN SPACE
-  SCHOOL
-  CO-LOCATED OPEN SPACE
-  OFF STREET MULTI-USE PATH
-  ON-STREET DESIGNATED BIKE LANE
-  ON-STREET UN-DESIGNATED BIKE PATH *
-  RIGHT-OF-WAY

 UPDATES TO BICYCLE AND PARKS NETWORK



NOTES

* On-street un-designated bike lanes share roadways with vehicles without painted lanes. The alignments provided are intended to show general bicycle connectivity. Refer to street classification exhibit for more detail regarding street sections and alignments. Final road alignments shall be determined at Site Plan.

PUBLIC REALM FRAMEWORK

LEGEND

- PERIMETER LOOP
- WINDLER LOOP
- BUTTERFLY PARK
- LONGS PEAK CORRIDOR
- DISCOVERY PARK
- 1881 PARK
- PEDESTRIAN CONNECTIONS

The Places that project the Windler character and ethos

These values and objectives are what the public realm of Windler is intending to project. To this end, the plan features a bold and recognizable framework where the programming, design expression and materiality will reveal these principles and establish a recognizable ‘Windler character’ and ethos. The following places are what define the Windler character and ultimately what Windler will be known for;

1. The first step is to establish a bold perimeter landscape that sets the tone of Winder through the articulation of a striking native landscape, project monumentation and amenities such as trails, overlooks and points of respite that allow residents to navigate and activate the 4-mile project perimeter.
2. The next layer in framework is the Denali Street/Discovery Park urban core. This signature park and boulevard marks the physical and social heart of Windler and will embody all the values and aspirations of the Windler community.
3. The Windler Loop, is a 1-mile square (loop) linear park that interconnects and links four of Windler’s neighborhoods. This linear park is intended to not only connect the various neighborhoods, but also to celebrate movement, social connection, health and fitness as a core value of the Windler community.
4. Marking the highest point of the Windler development is the Butterfly Park. This significant Park will serve as a local neighborhood park and a Windler wide destination simultaneously as it will offer special programming, art and design character that is intended to one of those special Windler scale destinations for social engagement.
5. The Longs Peak Seam is a linear seam that runs through the Butterfly Park Neighborhood, the Discovery Park, and the borders both the village North and Village South neighborhoods. This interesting Windler feature brings into focus the connection of mountain and plain what it means to live along the front range of Colorado.
6. The 1881 Park- is a special place where Windler residents and visitors will enjoy and learn about our Agrarian past and how that will evolve into our agrarian future. This will also be a place of gathering and community celebration.



NEIGHBORHOOD PLAN

Fundamental to understanding the character of Windler’s distinct neighborhoods, we first must understand the structure of the public realm. The formal characteristics of the Windler development are founded on a few simple but bold design gestures that create a framework for the public realm system as a whole and simultaneously contrast with each distinct and interesting neighborhood. Fundamentally, the character and ethos of Windler can be experienced through its perimeter (arterial edges), the Denali couplet/Discovery Park and the 1-mile long Windler Loop. Conversely, the various interconnected Neighborhood parks, small urban parks and paseos will be designed to celebrate the distinctions between the 5 neighborhoods while maintaining an underlying Windler sense of quality and place.

WINDLER EAST (Neighborhood 1)

East of Denali Street, south of East 56th Avenue and west of Harvest Street is the Windler East Neighborhood. Similar to the Village North Neighborhood, Windler East is organized around the central Green Line Park that features adjacencies to perimeter linear park connectors, a 17-acre school site and the Windler Loop linear park. The western half of the neighborhood’s street network is designed to create a radial synergy with the central and formal neighborhood park that will offer residents and visitors a socially engaging ‘living room’ space that features shade pavilions, edge gardens, BBQ and open lawn for games and neighborhood scale events. From the park, extending to the north-east and the south-east are linear park links that draw residents from outer blocks into the heart of the Windler East neighborhood. In contrast, the eastern half of Windler East is defined by a street network that generally runs 45 degrees to the north-south collectors offering an interesting neighborhood block character where the streets align to distant mountain views. Anchoring the eastern half of Windler East, is a one-acre family-oriented pocket park that is adjacent to a small neighborhood scale retail site that is intended to offer a daycare center or a coffee shop opportunity that will further enhance the social fabric of Windler East. Like the Village North Neighborhood, Windler East will offer a wide array of housing products from high density 3 to 4-story multifamily apartments along 56th Ave. to more traditional single-family detached blocks moving south.

Potential product type summary: Multi Family 3 to 4-story Apartments, 2 and 3 -story townhomes, paired homes, single family detached alley loaded, single family detached front loaded, single family detached and attached in green court.

VILLAGE NORTH (Neighborhood 2)

The Village North neighborhood is bound by the ‘North Park’ detention and recreation area to the west, Denali Street to the east, East 56th Avenue to north and 53rd Avenue to the South, is formed by a traditional north-south / east-west street grid featuring a wide array of housing types and densities that offer residents a walkable urban structure and a highly social, community centric lifestyle. The neighborhood is anchored by a

central ¾ mile long east/west open space spine that extends from North Park on the west through the Windler East Neighborhood and terminates one block beyond Fultondale Street at a neighborhood park and small Administrative Activity Center within Windler East. The spine links together a series of distinct small urban neighborhood parks, public gardens and plazas environments that are designed to amplify social engagement and encourage movement and fitness within an atmosphere that is unique to the Village North Neighborhood. The Green Line Park will showcase a full breadth of seasonal interest expressed thru a series of adaptable park environments, attractions and programable event space. Our intent is to deliver rich and diverse experiences that attract residents of Village North, other neighborhoods within Windler, as well visitors to Windler. Juxtaposed to The Green Line, will be a charming main street environment that organically integrates small scale mixed-use buildings into the residential block fabric. Similar streets for reference are Gaylord or South Pearl Streets in Denver. The Village North Neighborhood will offer a wide array of alley loaded residential typologies that transition from higher densities in the north including multi family apartment along 56th Ave. and attached single family products (2 and 3-story townhomes and paired homes) transitioning to lower density single family detached in the southeastern portion of the neighborhood.

Potential product type summary: Multi Family 3 to 4-story Apartments, 2 and 3 -story townhomes, paired homes, single family detached alley loaded, single family detached front loaded, single family detached and attached in green court

VILLAGE SOUTH (Neighborhood 3)

Perhaps the most urban in character and dense, the Village South Neighborhood that is bound by Discovery Park to the east, East 48th Avenue to the south and 53rd Avenue to the north, offers a tapestry of distinct sub-districts that are unified by a clear and recognizable system of linear connector parks, including the Windler Loop, paseos, green courts, a north-west oriented drainage way park that links the Butterfly Park Neighborhood, Discovery Park to the North Park open space and detention ponds. In contrast, the generally gridded street network links traditional neighborhood blocks to both the Discovery Park and a dynamic retail-oriented village (north of East 48th Avenue). Residents and visitors can enjoy an array of boutique shops, restaurants, a small grocer, retail pad sites, hotels and dense residential products that together form a walkable and distinctive urban village. The Village South neighborhood will offer a wide array of residential types including alley loaded and front-loaded single family residential products, alley loaded paired products as well as various types of rear loaded single family attached products, surface and potentially podium parked stacked flats.

Potential product type summary: Multi Family 3 to 4-story Apartments, Live/work, 2 and 3 -story townhomes, paired homes, single family detached alley loaded, single family detached and attached in green court.

NEIGHBORHOOD PLAN

BUTTERFLY PARK (Neighborhood 4)

The Butterfly Park Neighborhood boasts the Highest point within the Windler Development which features spectacular views of the entire Rocky Mountain Front Range. To capitalize on this defining feature, the Butterfly Neighborhood Park has been strategically positioned at this high point to not only capture the dramatic views, but to also attract residents and visitors to its amenities, gardens, and art. The park is supported by a radial street and open space network that emits from the Butterfly Park at distinct angles to align with incredible views of the Rocky Mountain Front Range and specifically the view to Longs Peak. This street network continues through the neighborhood providing access to community highlights such as Discovery Park, the Community Center, the school site and the retail district of the Village South neighborhood. The Butterfly Park Neighborhood is bound by E.48th avenue to the South, Denali/Discovery Park to the west, Harvest Street to the east and roughly 53rd Avenue/the school site to the north. The promontory grades of this neighborhood, and specifically the Butterfly Park, afford this neighborhood’s street network a more radial structure, resulting in diverse streetscape experiences, and intimate and expanded viewsheds. Adjacent and east of the Community Center within Discovery Park is a dense urban residential center that serves to link the destinations of the Village South Town Center with the residential blocks of the Butterfly Park Neighborhood in an interesting, diverse pedestrian friendly route. The neighborhood offers a wide array of residential products that include both alley loaded single family attached and detached products stacked flats, paired homes and other boutique uses such as a hotel and support retail adjacent to the Butterfly Park. Potential product type summary: Multi Family 3 to 4-story Apartments, 2 and 3 -story townhomes, paired homes, single family detached alley loaded, single family detached and attached in green courts.

1881 (Neighborhood 5)

Centered on the hallmark 1881 Park, the 1881 Neighborhood character can be defined by the rich traditions of our agrarian past, present and future. The defining open spaces include the 1881 Park which includes many activities centered on agriculture, community gathering, food production, education, and two distinct linear greenways that will harness the story of storm water management/water quality, permaculture, and the benefits of community-oriented agriculture. The street network is efficient with small blocks which respond to the character of the park and the drainage infrastructure that pushes thru the site. Potential product type summary: This neighborhood features many distinct housing types including alley loaded single family detached, alley loaded single family attached units, street loaded single family units, paired homes and motor court single family detached units that are all intended to express a village character and embrace the agrarian themes expressed throughout the 1881 park network.

FORM F-2			
NEIGHBORHOOD	DISTINGUISHING CHARACTERISTICS		
	URBAN DESIGN	LANDSCAPE	ARCHITECTURE
NEIGHBORHOOD 1	Organized by a unique pedestrian circulatory system, focused on a prominent east-west park connection.	Primarily composed of the Residential Landscape Typology	A diversity of product types and architectural styles
NEIGHBORHOOD 2	Integrates a mix of uses within a walkable urban grid structure. Oriented around a walkable Main Street this neighborhood is also focused on a prominent east-west park connection which terminates on the ‘North Park’ detention and recreation area.	Composed of a mix of the Urban and Residential Landscape Typologies	A diversity of product types and architectural styles. To feature a higher proportion of commercial/ mixed use storefronts.
NEIGHBORHOOD 3	A mixed-use urban core surrounded by distinct sub-districts characterized by more traditional land uses.	Composed of a mix of the Urban and Residential Landscape Typologies	A diversity of product types and architectural styles. To feature a higher proportion of commercial/ mixed use storefronts.
NEIGHBORHOOD 4	Organized around a promontory park, a radial circulatory network highlights views to the Front Range and creates unique connections to Discovery Park and the Village South Town Center.	Primarily composed of the Residential Landscape Typology	A diversity of product types and architectural styles
NEIGHBORHOOD 5	Defined by proximity to 1881 Park, the neighborhood is organized by pedestrian corridors connecting through the community to the park.	Composed of the Residential Landscape Typology	A diversity of product types and architectural styles

OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

Planning Area Designation (or feature in an area)	Description and Inventory Facilities	Total Acreage	PROS Dept. Credited Acreage	Final Ownership & Facility Funding	Trigger for Each Phase
OS-1 OPEN SPACE	Trail Corridor / Parklet **	1.46	1.29	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-1).
OS-2 OPEN SPACE	** Linear Park - Must meet a minimum of (1) Buffer and (7) Recreation criteria; Refer to Tab 10	2.15	1.69	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-3).
OS-3 OPEN SPACE	Pocket Park - Refer to PROS Standards	1.68	1.61	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-3).
OS-4 OPEN SPACE	Pocket Park - Refer to PROS Standards	0.76	0.76	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-3).
OS-5 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	1.22	1.13	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-3).
OS-6 OPEN SPACE	** Linear Park - Must meet a minimum of (1) Buffer and (7) Recreation criteria; Refer to Tab 10	3.09	2.70	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-4).
OS-7 OPEN SPACE	Pocket Park - Refer to PROS Standards	3.03	2.54	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-4).

2 UPDATES TO OPEN SPACE ACREAGE, PARK TYPE & TRIGGER FOR CONSTRUCTION

** This park type is unique to WINDLER; Refer to Tab 10: Urban Design Standards for design criteria

OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

Planning Area Designation (or feature in an area)	Description and Inventory Facilities	Total Acreage	PROS Dept. Credited Acreage	Final Ownership & Facility Funding	Trigger for Each Phase
OS-8 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	0.53	0.47	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-4).
OS-9 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	0.90	0.90	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-4).
OS-10 OPEN SPACE	** Perimeter Park - Must meet a minimum of (1) Buffer and (4) Recreation criteria; Refer to Tab 10	1.10	1.10	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-5).
OS-11 OPEN SPACE	** Perimeter Park - Must meet a minimum of (1) Buffer and (4) Recreation criteria; Refer to Tab 10	1.62	1.56	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-6).
OS-12 OPEN SPACE	Pocket Park - Refer to PROS Standards	0.91	0.91	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-7).
OS-13 OPEN SPACE	** Perimeter Park - Must meet a minimum of (1) Buffer and (5) Recreation criteria; Refer to Tab 10	5.65	5.11	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-7).
OS-14 OPEN SPACE	School Co-located Park Space - to be designed by Aurora Public Schools	2.50	2.50	Aurora Public School District	Open Space to be completed with completion of adjacent Planning Area (PA-9).
OS-15 OPEN SPACE	** Linear Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	1.61	1.61	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-9).

** This park type is unique to WINDLER; Refer to Tab 10: Urban Design Standards for design criteria

OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

Planning Area Designation (or feature in an area)	Description and Inventory Facilities	Total Acreage	PROS Dept. Credited Acreage	Final Ownership & Facility Funding	Trigger for Each Phase
OS-16 OPEN SPACE	** Linear Park - Must meet a minimum of (1) Buffer and (5) Recreation criteria; Refer to Tab 10	1.43	1.26	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-11).
OS-17 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	0.33	0.33	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-11).
OS-18 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	1.21	0.97	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-11).
OS-19 OPEN SPACE	** Perimeter Park - Must meet a minimum of (1) Buffer and (4) Recreation criteria; Refer to Tab 10	3.66	3.66	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-11).
OS-20 OPEN SPACE	** Perimeter Park - Must meet a minimum of (1) Buffer and (5) Recreation criteria; Refer to Tab 10	5.04	5.04	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-12).
OS-21 OPEN SPACE	Pocket Park - Refer to PROS Standards	1.97	1.78	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-12).
OS-22 OPEN SPACE	** Perimeter Park - Must meet a minimum of (1) Buffer and (4) Recreation criteria; Refer to Tab 10	1.16	1.16	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-13).
OS-23 OPEN SPACE	** Linear Park - Must meet a minimum of (1) Buffer and (5) Recreation criteria; Refer to Tab 10	0.79	0.79	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-13).

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OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

Planning Area Designation (or feature in an area)	Description and Inventory Facilities	Total Acreage	PROS Dept. Credited Acreage	Final Ownership & Facility Funding	Trigger for Each Phase
OS-24 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	0.95	0.95	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-10).
OS-25 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	0.45	0.45	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-10).
OS-26 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	0.99	0.82	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-8).
OS-27 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (5) Recreation criteria; Refer to Tab 10	1.02	1.02	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PK-2).
OS-28 OPEN SPACE	Pocket Park - Refer to PROS Standards	2.81	2.75	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-15).
OS-29 OPEN SPACE	** Linear Park - Must meet a minimum of (1) Buffer and (4) Recreation criteria; Refer to Tab 10	1.36	1.33	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-15).
OS-30 OPEN SPACE	** Linear Park - Must meet a minimum of (1) Buffer and (4) Recreation criteria; Refer to Tab 10	0.94	0.77	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-15).
OS-31 OPEN SPACE	Trail Corridor / Parklet **	3.42	3.42	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-16).

** This park type is unique to WINDLER; Refer to Tab 10: Urban Design Standards for design criteria

OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

Planning Area Designation (or feature in an area)	Description and Inventory Facilities	Total Acreage	PROS Dept. Credited Acreage	Final Ownership & Facility Funding	Trigger for Each Phase
OS-32 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (7) Recreation criteria; Refer to Tab 10	3.95	3.05	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-15).
OS-33 OPEN SPACE	** Linear Park - Must meet a minimum of (1) Buffer and (4) Recreation criteria; Refer to Tab 10	1.18	1.11	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-15).
OS-34 OPEN SPACE	** Linear Park - Must meet a minimum of (1) Buffer and (5) Recreation criteria; Refer to Tab 10	3.07	2.70	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-15).
OS-35 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (4) Recreation criteria; Refer to Tab 10	0.46	0.46	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-14).
OS-36 OPEN SPACE	** Perimeter Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	0.59	0.59	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Areas (PA-14).
OS-37 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	0.50	0.50	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-17).
OS-38 OPEN SPACE	Pocket Park - Refer to PROS Standards	2.72	2.51	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-17 or PA-18, whichever comes first).
OS-39 OPEN SPACE	** Local Park - Must meet a minimum of (1) Buffer and (3) Recreation criteria; Refer to Tab 10	1.05	0.86	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-18).

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OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

Planning Area Designation (or feature in an area)	Description and Inventory Facilities	Total Acreage	PROS Dept. Credited Acreage	Final Ownership & Facility Funding	Trigger for Each Phase
OS-40 OPEN SPACE	** Linear Park - Must meet a minimum of (1) Buffer and (5) Recreation criteria; Refer to Tab 10	2.10	1.69	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-19).
OS-41 OPEN SPACE	** Perimeter Park - Must meet a minimum of (1) Buffer and (4) Recreation criteria; Refer to Tab 10	1.90	1.90	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-19).

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OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

Planning Area Designation (or feature in an area)	Description and Inventory Facilities	Total Acreage	PROS Dept. Credited Acreage	Final Ownership & Facility Funding	Trigger for Each Phase
PK-1 NEIGHBORHOOD PARK (NORTH PARK)	Neighborhood Park - Must meet minimum PROS Standards. Potential additional amenities include public plazas, urban drainage interface, shade structures, play areas and an amphitheater	17.38	6.3	Constructed by WINDLER Metro District or HOA; WINDLER Metro District or HOA Ownership	Park Site Plan to be submitted with first submittal of the second Planning Area in Planning Group 1. Park to be completed prior to approval of plans for the final Planning Area in Planning Group 1. Refer to Tab 13: Public Improvement Plan for Planning Groups
PK-2 NEIGHBORHOOD PARK (DISCOVERY PARK)	Neighborhood Park - Must meet minimum PROS Standards. Potential additional amenities include play features for all ages and abilities, play fields, hard surface courts, nature-themed and traditional play equipment, passive trails, community gathering spaces, and overlooks	25.47	25.36	Constructed by WINDLER Metro District or HOA; WINDLER Metro District or HOA Ownership	Park Site Plan to be submitted with first submittal of the second Planning Area in Planning Group 2. Park to be completed prior to approval of plans for the final Planning Area in Planning Group 2. Refer to Tab 13: Public Improvement Plan for Planning Groups
PK-3 NEIGHBORHOOD PARK (BUTTERFLY PARK)	Neighborhood Park - Must meet minimum PROS Standards. Potential additional amenities include interactive art and play areas, pollinator and edible gardens, passive turf play areas	5.00	4.01	Constructed by WINDLER Metro District or HOA; WINDLER Metro District or HOA Ownership	Park Site Plan to be submitted with first submittal of the second Planning Area in Planning Group 3. Park to be completed prior to approval of plans for the final Planning Area in Planning Group 3. Refer to Tab 13: Public Improvement Plan for Planning Groups
PK-4 NEIGHBORHOOD PARK (1881 PARK)	Neighborhood Park - Must meet minimum PROS Standards. Potential additional amenities include preservation of historic structures, a seed and tool library, park amenities, a community market building, commemorative gardens, play and trail areas, farm to table restaurant & event center, orchard plantings	14.77	14.36	Constructed by WINDLER Metro District or HOA; WINDLER Metro District or HOA Ownership	Park Site Plan to be submitted with first submittal of the second Planning Area in Planning Group 6. Park to be completed prior to approval of plans for the final Planning Area in Planning Group 6. Refer to Tab 13: Public Improvement Plan for Planning Groups

1 1881 & DISCOVERY PARK OWNERSHIP REVISED

2 UPDATES TO PARK ACREAGE

OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN



Planning Area Designation (or feature in an area)	Description and Inventory Facilities	Total Acreage	PROS Dept. Credited Acreage	Final Ownership & Facility Funding	Trigger for Each Phase
PA-2 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	1.16	1.16	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-2).
PA-3 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	1.52	1.52	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-3).
PA-4 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	2.30	2.30	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-4).
PA-5 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	1.66	1.66	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-5).
PA-6 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	2.34	2.34	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-6).
PA-7 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	1.96	1.96	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-7).
PA-8 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	1.16	1.16	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-8).
PA-10 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	1.35	1.35	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-10).

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OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN



Planning Area Designation (or feature in an area)	Description and Inventory Facilities	Total Acreage	PROS Dept. Credited Acreage	Final Ownership & Facility Funding	Trigger for Each Phase
PA-11 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	1.50	1.50	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-11).
PA-12 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	1.49	1.49	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-12).
PA-13 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	3.63	3.63	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-13).
PA-14 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	1.55	1.55	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-14).
PA-15 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	3.00	3.00	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-15).
PA-16 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	1.32	1.32	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-16).
PA-23 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	1.52	1.52	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-17).
PA-24 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	0.86	0.86	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-18).

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OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN



Planning Area Designation (or feature in an area)	Description and Inventory Facilities	Total Acreage	PROS Dept. Credited Acreage	Final Ownership & Facility Funding	Trigger for Each Phase
PA-25 OPEN SPACE	Any combination of the following: Pocket Park, Mini Park, Local Park**, Linear Park**, or Parklet**	2.01	2.01	WINDLER Metro District or HOA	Open Space to be completed with completion of adjacent Planning Area (PA-19).

PLANNING AREAS 17-20 WERE CONVERTED TO AN INDUSTRIAL USE AND HAVE BEEN REMOVED FROM FORM J.
PLANNING AREAS 21-22 WERE ELIMINATED FROM THE WINDLER MASTER PLAN.
PLANNING AREAS 23-25 ARE ASSOCIATED WITH APPROVED DOCUMENTS AND REMAIN A PART OF THE WINDLER MASTER PLAN.

tab 9

OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

2

Planning Area Designation (or feature in an area)	Description and Inventory Facilities	Total Acreage	PROS Dept. Credited Acreage	Final Ownership & Facility Funding	Trigger for Each Phase
TAB 8 MASTER PLAN TOTAL		135.71	117.76		
PLANNING AREA TOTAL * (To be defined at Site Plan)		30.33	30.33		
ARTERIAL MEDIANS TOTAL		1.37	1.37		
TOTAL MASTER PLAN PARKS & OPEN SPACE (Excludes arterial median area)		166.04	148.09		

Parks, Recreation & Open Space

1 2

Date: Signature:

1

1881 & DISCOVERY PARK OWNERSHIP REVISED

2

UPDATES TO DEDICATED PARKS & OPEN SPACE. ADDITIONAL NOTE INCLUDED.

PARKS, RECREATION, AND OPEN SPACE INVENTORY AND PHASING NOTES

- * Potential Future Open Space has been allocated per Planning Area based on number of units proposed in that Planning Area. These acreages may be allocated to other Planning Areas at time of Site Plan.
- Parks Dept. Credited Open Space excludes land prohibited from dedication per PROS Dedication and Development Criteria Manual. Lands prohibited from dedication may include: stormwater detention and retention, water quality facilities, acreage within 350’ from an oil and gas well pad, lands in excess of 4:1 slope, encumbered land, monumentation, street right-of-way, medians, golf courses, private clubhouses, swimming pools, etc... Refer to PROS for all land ineligible for dedication.
 - All Active Outdoor Recreation areas including parks and trails are required to be setback 350’ from oil and gas pad sites. This does not apply, because no Active Outdoor Recreation areas are located within 350’ of oil and gas pad sites.
 - All PROS dedications shall be determined at time of Final Plat.