

May 15, 2024

Ariana Muca  
City of Aurora Case Manager  
Office of Development Assistance  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012

### **Windler Discovery Park Site Plan, 4<sup>th</sup> Submittal**

Dear Ariana,

We are pleased to submit the 4th Site Plan submittal for the Windler Discovery Park. The comments have been addressed and the sheets updated to reflect the necessary changes. Attached to this letter is the 3<sup>rd</sup> Submission Review comments letter you provided on April 11, 2024. We have included our responses directly to that document and to plan sheets provided.

In addition, our design team has re-imagined the neighborhood to the west of the park (used to be H, I now called Midtown) and we have formally bid the project for construction and as a result there are several Value Engineering reductions and park program/alignment changes. Please refer to the attached Exhibit A, the revised submittal plan sheets, and the following list of Value Engineering changes for the specific areas that have been revised and /or reduced.

#### **Value Engineering Change list:**

**1. Area A**

The new neighborhood design for 'Midtown' (previously H and I) to the west of the park established a linear east-west park that necessitates a new vehicular/pedestrian and bike connection into the park. With this new improvement to the plan, the parking lots and vehicular entry have been adjusted. In addition, the playgrounds and courts area have been modified to create a better pedestrian entry and circulation pattern. This area also features some reductions in playground equipment and the associated rubber play surfacing.

**2. Area B**

The Longs Peak overlook has been simplified to include a trail/ path to the top of the knoll for viewing and overlook of the park. The site walls, bleacher steps and formal seating have been reduced to sit-able boulders.

**3. Area C and D**

Both the North and South ends of the linear 'Parterre Gardens' have been reduced to flexible lawn and native planting areas. The general form characteristics have been maintained; however, the concrete curb edges and perennial/ ornamental grass plantings have been removed from the plan in these two areas.

**4. Area E**

This area adjacent to the Play structure and the restroom building originally featured a splash pad and a sunken sit-able edge. Due to the expensive nature of the splash pad feature and its on-going maintenance costs, the feature has been removed and in its place, there will be an additional turf play/gathering area with

picnic tables and corn hole amenities.

**5. Area F**

The pedestrian lighting poles have been moved to the Center of the promenade to create a better lighting condition from the edge of the street to the edge of the park's landforms and native grass gardens.

**6. Area G**

The Community Gardens have been removed from the plan as many of the neighborhood green courts and parklets feature this amenity.

**7. Area H**

The play features in this area have been reduced to meet targeted budget allocations. Natural boulders and landscaping have been included here in place of the play feature.

Other Value Engineering changes that do not impact the park function or design that are incorporated into the plan:

- Tree caliper sizes from 2 ½" to 2" on some species within the interior of the park.
- Shade structure reductions in favor of more umbrellas at the picnic tables.
- Miscellaneous concrete edge curbs have been removed in areas where they are no longer necessary.
- The simplification of the event truck access to the festival laws has eliminated the need for grass rings structured turf.

Sincerely,



Craig Vickers, RLA