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February 23<sup>rd</sup>, 2024

**Re: Butterfly Park (Tract E, Filing 10, Windler Subdivision) – PK-3 – Windler Master Plan**

We are pleased to have the opportunity to submit our Site Plan for Butterfly Park, a neighborhood park, within the Windler Development. The Park is centrally located in the Butterfly Park Neighborhood (Neighborhood 4) and zoned R-2 with an FRLO Overlay. The park contains just over the 4.4 acres of PROS creditable land, which exceeds the park and open space tracking table in Tab 9 (Form J) in the approved Master Plan. Per the Windler Master Plan Tab 9, the park will be constructed, owned and maintained by the Windler Metro District or associated entity. There are no abutting property owners for this tract at this time.

Butterfly Park serves as a prominent node in Windler's pedestrian parkway network, the Windler Loop, and celebrates the connection between people and nature. As one of the highest points in the Windler Community, it has lines of sight to the larger Discovery Park and great views to Longs Peak. The proposed landscape design draws inspiration from nature and outdoor amenities that are incorporated into the site with organic flowing forms.

Public art and uniquely themed play areas invite users to meander the pollinator gardens with discoveries around every corner. The playground draws inspiration from the children's book "The Very Hungry Caterpillar", where kids are encouraged to follow the life cycle of a Butterfly. Larger-than-life play equipment takes the shape of a caterpillar, fruit and plant material and a cocoon structure. Bay swings, embankment slides and climbing structures provide diverse play experiences within the butterfly play area. Secondary, nature-based, playgrounds provide additional play opportunities for younger children and those with limited physical abilities. A pollinator garden with seating and sculpture augments the themes of the playground by displaying this critical natural process for all park users.

The development team has teamed up with Demiurge, a local artist, to design and install large-scale sculpture for the park. Demiurge has been given complete creative license to develop art for the park, the only constraint being that their proposal should celebrate the nature-themes of the park, such as pollination, pollinator life cycles, metamorphosis etc...

A large caliper deciduous tree is planned as a central focal point for the park. Encircled by shade canopies and seating, the gathering space becomes an anchor for the park, inviting guests to play in the adjacent turf lawn, watch the wildlife in the pollinator gardens, or run around the playgrounds. The primary path through the park is ¼ mile long and loops around the lawn, gathering node, and playgrounds. It provides access to other parts of the park, such as the dog park, the bee playground, and the future community building. On-street parking is expected to serve the majority of park users.

**pcs group**

LOCATION

200 Kalamath St.  
Denver, CO 80223

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PO Box 18287  
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As a node in the larger Windler Loop, the park is connected to the rest of the community through the Windler Linear Park system. An extension of this system has been included in this site plan to connect Butterfly Park to Discovery Park, which the development team felt was an important connection to establish at this time. An additional linear park connection is planned to the north of Butterfly Park, along Fultondale.

We are confident the current development of park programming and design will result in a remarkable place that all who live in and visit Windler will be proud of.

**Property Owner**

GVP Windler LLC  
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Greenwood Village, CO 80111  
Contact: Don Provost  
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**Project Consultants**

Landscape Architect:  
PCS Group Inc  
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Phone: (303) 531-4905

Civil Engineer:  
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Phone: (720) 249-3575

Electrical Engineer:  
JCAA Consulting Engineers  
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Phone: (303) 985-3260

Professional Artist:  
Deimurge  
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