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# SUPERBLOOM

October 30, 2023

Liz Fuselier  
Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

**Re: 1881 Farm Park (PK-4)**  
for Windler Subdivision, Neighborhood P

Dear Liz,

It is with great pleasure that we resubmit our Site Development Plan for 1881, a one-of-a-kind farm park experience located on the former centennial homestead site of the new Windler community. Envisioned as an exciting neighborhood park, educational center and training ground for regenerative agricultural practices, 1881 will serve as a new standard in sustainable design and as a focal point of connection in the new Windler community. The park has the unique opportunity to redefine our relationship between people and the land and to reconnect us to the delicate systems that allow us to bring food to our tables in the High Plains desert of Colorado. We developed a living [digital magazine](#) for reference to the intended conceptual basis and aesthetic character of the park. As previously shared with your colleagues, we have worked closely with the City in the departments of historic preservation, planning and parks to refine our plan.

## **Open Space**

As discussed in the Master Plan document submitted by our colleagues at Civitas and Olsson on behalf of our client GVP Windler LLC, 1881 is located in Neighborhood 5, PK-4 (tab 9). Designated as part of Neighborhood P for filing purposes, the park is intended to serve as the primary open space destination for Windler residents west of E-470. The 14.77 acre parcel includes approximately 10,425 SF of private building functions as described in the "Architecture" section below. 1881 will include 14.53 acres for Open Space credit. The park is bordered by a "Tract C" that was platted with Green Valley Ranch East Subdivision Filing No. 9, and this "Tract C" is currently owned by the City of Aurora and is to remain in the City's ownership. A portion of this "Tract C" will be released by the adjacent E. 45<sup>th</sup> Place project (DA 1707-29), please refer to that project for those details. We respectfully request the inclusion of the detention pond and Tributary T as part of the open space credit due to the enhanced planting and circulation elements we have included in the plan over and above the requirement.

## **Architecture**

In addition to major park amenities and agricultural fields for the community, the project provides for substantial architectural innovations. It includes the restoration/rehabilitation of several of the existing structures on site including 2 silos, and a large animal barn. The brick remains of the Windler homestead dwelling, which suffered fire damage due to arson prior to our client's land acquisition, will be strategically incorporated into a new public building that will provide community history and agriculture education. A new greenhouse will further advance the education and sustainability mission of the Windler community. The new facilities are designed to both activate the park as well as to contribute to the goal of fiscal and environmental net zero.

**Utilities/Infrastructure**

The plan will also install the necessary infrastructure for the construction of a neighborhood park per the previously submitted Windler Master planning documents and will provide regional bicycle and pedestrian connectivity in accordance with both the Windler and the adjacent Green Valley Ranch East Master Plans. Westwood currently has ISP plans under review at the City for the adjacent Arterial Roadway and Utility improvements as well as for the adjacent Neighborhood P, of which 1881 Farm Park is an integral part.

**Compliance**

The enclosed Site Plan package adheres to the Aurora Unified Development Ordinance (UDO) and conforms with the Windler Master Site plan and associated Master Utility plans, Traffic Study, and Drainage reports that are proceeding through City approval except where variances are requested below.

**Variances**

At this time we are not requesting any variances from the Aurora UDO.

Thank you again for your consideration, and we look forward to your comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Diane Lipovsky", written in a cursive style.

Diane Lipovsky, RLA (CO #LA.0001431)  
Partner/Co-Founder



**1881 Farm Park Illustrative Plan**

*(for reference only, not for construction or review; refer to enclosed materials for actual review)*  
*Not to Scale*