

MEMO

To: Liz Fuselier
From: Diane Lipovsky
Date: June 19, 2024
Re: **Windler 1881 Homestead Park – Site Plan Submittal Changes**

Site Plan Application Number: DA-1707-21
Case Number: 2022-4043-00

Dear Liz,

We are excited to share the latest refinements to the 1881 Site Plan, presented in the attached drawings. Following up on our discussions with key planning staff such as Jacob Cox and others, we have updated the site plan to encourage social activation, enhance the community, and be responsive to cost escalations. These updates maintain and enhance the community value, character, activation opportunities, and play experience of the park.

We have summarized a list of updates below. The main modifications include: 1) moving the primary play zone to the historic yard 2) adding a bike loop area to the Northside, and 3) improving activation of the building by adding a bier garden. By strategically relocating and enhancing these key elements, we've ensured that every inch of 1881 Park serves a range of ages and activities, building community, and enriching the lives of all who visit.

Open Space

- The overall park boundaries remain the same, however, the reduction in architectural elements allows for a net increase of open space at 1881, up from 520,474 SF (11.94 Acres) to 529,128 SF (12.15 Acres). *Refer to Sheet 25 of 81;*

- Shifted the primary playground area to the historic core and replaced it with a hybrid pump track and picnicking zone for community gatherings. This promotes vitality and social energy by fostering physical activities and social interactions, creating a vibrant hub for all ages.
- Converted farm fields into lawns so kids can enjoy the space for open play. This area will also host movies and events, providing a versatile venue for community entertainment and activities;
- Added a hammock grove and a sand beach for additional activation; and
- Added an enclosed dog park open to the community.

Architecture

- Eliminated greenhouse and future farm-to-table restaurant;
- Added a shade structure to the top of the orchard hill;
- Reduced size of the welcome center from ~9,160 SF to ~2,600 SF (including restroom) and modified architecture to provide a Clubhouse scale for community use and rental;
- Added a small ~800 sf area Ancillary Building (1-story beverage service building) to service the bier garden;
- Silos will not be open to the public, but mural designs will depict the agricultural heritage of the site;
- Removed and replaced the barn with a publicly accessible shade structure (2452 sf) The new barn/shade structure will utilize salvaged material from the existing barn and provide shade and interpretive opportunities for the historic provide and 8x8 kids playhouse

Utilities/Infrastructure

- Reduced parking area north of Trib T due to elimination of farm-to-table restaurant. The plan now provides 10 (previously 21) spaces and a 150' fire access easement from the E. 46th Ave. flowline, per our meeting with Mike Dean on May 14, 2024.
- Eliminated exit road on the northeast side of Trib T (4/5th).
- Updated rain gardens as needed to accommodate stormwater.

- Updated utilities on the north portion of the project to no longer service a future restaurant.
 - Sanitary removed
 - Water loop removed
 - Meters relocated
- Updated utilities on the southern portion of the project to service the new building layout.
 - Sanitary Main revised
 - Water services revised
- Updated lighting and electrical routing
- Updated drainage basins and stormwater routing
- Updated easements/license agreements related to infrastructure

Compliance

- No changes

Variances

- No changes

DML