

Tuesday, November 23, 2021

Eric Zweber, Planner
City of Wayzata
600 Rice Street East
Wayzata, MN 55391

RE: **Open Space Narrative - 200 Lake Street East**

Dear City Council and Planning Commission:

We are proposing to renew and expand the East Park as well as properly record the public's use to this amenity. In addition, we are proposing to provide a new park at the SE corner of Ferndale and Lake St denoted on the plans as the West Park. In addition to the above parks, we are proposing an open space Central Plaza area. Please reference the latest concept plan as we are proposing three types of open space defined below:

1. Dedicated to Public, shown in green where a community-wide use is anticipated. The approximate area total is 14,486 sf, or 14.64% of the project site area.
2. Landlord Controlled, highlighted in light blue, will be used as an extension of the interior space as an outdoor amenity to the Property occupants and their guests. The approximate area total is 29,486 sf, or 29.79% of the project site area.

The total required open space area is 500 sf per unit (32 units) totaling 16,000 sf, or 16.17% of the project site area. We have provided a total of 43,972 sf, or 44.43% of the project site area.

The ownership, management and maintenance of open space areas shall be agreed upon within the General Plan submittal.

Sincerely,



Wayne Chubb, AIA NCARB
Senior Vice President
Hobbs + Black Architects

CC: Emily Goellner, Community Development Director
Curt Fretham, Lake West Development
Encl: PUD Concept Submittal for 200 E. Lake Street