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To: [Brugnoli, Kathleen](#)
Cc: [Matt Brockway](#); [Terri Keogh](#); baustin@bernardaustindesign.com; jon.austin@castroproperties.com; [Trexler, Thomas](#)
Subject: FW: Martingale PUD Rezoning Application (AR #31944)
Date: Friday, October 18, 2024 5:25:15 PM

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Kathleen:

The PUD Master Plan sheet shows the location of the amenity center that is planned for the Martingale PUD, but we did not include a detailed table. Please see below for the proposed amenity program, which we will also present at the hearings.

1. Central amenity building of +/- 3500 sqft gross with vehicular parking and pedestrian access to generally include the following features:
 - a. Fitness Center
 - b. Multipurpose Room / Game Room
 - c. Café Area with Kitchenette
 - d. Lounge Area
 - e. Bathrooms / Changing rooms.
2. Outdoor Patio Area (part of the amenity center) of +/- 5500 sqft to generally include the following features:
 - a. Community Pool
 - b. Outdoor Kitchen / BBQ Area
 - c. Fire Pit and/or Outdoor Fireplace
 - d. Pergola Shade Structure
3. Turf areas within the amenity center will include a pet walk area and play area.
4. Around the drainage area in the SW corner a paved walking trail of +/- ½ mile will be provided. Residents can exercise there and walk their pets, or simply sit and enjoy the area. The drainage area will be creatively designed with plantings and terracing.
5. We plan for a large lawn area (shown on the plan, size TBD) in the residential portion of the property that will be available for the residents to engage in passive recreation / picnicking / playtime, etc.

Lastly, and this is maybe more for discussion as we present our project, a true mixed-use project like this with a walkable neighborhood commercial center creates even more opportunity for recreation for those who want to shop, eat, drink, etc. without having to leave the community. Our PUD proposes full pedestrian interconnectivity throughout the commercial and residential areas with raised pedestrian crossings, on street parking, etc.

Please let me know if you need anything further. If the project is approved with these uses committed by the owners we will add a table to the PUD Master Plan before we send it through DRC for final signatures.

Thanks!

Rick

Richard V. Busche, P.E., Senior Vice President

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