

Neighborhood Information Meeting

Project: Bucking Horse Major Amendment & Replat

Date: April 24, 2014

Location: Timberline Church, 2908 S Timberline Road

Project Planner: Noah Beals

The meeting began at approximately 6:00 pm with the Project Planner outlining the Development Review Process and the current status of this project in this process.

The applicant gave a brief presentation outlining the proposal, calling for a total of 19 additional single family lots; 5 to be located on Yearling where there were previous grading issues and cottonwood trees that have since been removed for safety reasons, and 14 additional lots to be located on Nancy Gray.

The new lots along Nancy Gray will screen and create a transition to the proposed multifamily buildings located further to the north. These lots along Nancy Gray will be alley-loaded to complete the strong street character that already exists. An additional project plan and neighborhood meeting will be completed for the central apartments shown on the Bucking Horse master plan at a future date.

Question (Citizen): There is currently an effort underway with CSU in Bucking Horse looking at healthy communities and walking paths -- what is going to happen to the research project with these proposed changes? If you change the neighborhood, does it change this effort? They have a grant to do this, and their specifications were already laid out; if you change the specifications of the neighborhood, how does this impact them and the study?

Response (Applicant): This will not have any impact on the study

Comment (Citizen): From my understanding, these lots are taking away what was designated as green space.

Response (Applicant): The majority of this is in a filing that hasn't been platted yet.

Comment (Citizen): When they submitted the grant, if the development changes it could change their grant parameters.

Response (Applicant): None of that is changing; the open space around the working farm is in a different area.

Question (Citizen): What other spaces were taken into consideration?

Response (Applicant): We're making this transition into the apartments (Filing 3). The master plan will be very similar to what you see. Our overall development plan shows where the apartments will go. We like the addition of these lots at this location because it creates a better transition into the multifamily and completes the character of the street (Nancy Gray).

Originally, there was an abrupt change from the back edge of the lots into the area for future multifamily and we wanted to complete and continue the residential character of the street (Nancy

Gray) to have that “front porch” feeling and effect, rather than looking at the back side of the multifamily buildings. The other lots are along Yearling, where there was initially a ditch and cottonwoods that have now died.

Question (Citizen): What was going to be there before?

Response (Applicant): The difference is that we want to install the lots now before we pave Nancy Grey. If we waited until we were doing the apartments we would have to cut into a new, paved street for utilities. We always intended to develop the center piece as the next step.

Question (Citizen): So this is something that wasn’t on the Master Plan?

Response (Applicant): No, those lots were shown as all apartments, but now the plan is to create the single family edge to Nancy Gray.

Response (Applicant): There was a landscape edge shown to the apartments, it is now shown as a 50’ natural area buffer but was before 60 or 70’. Adding in the alley the buffer still remains the same distance to the apartments as originally shown. The idea is to have a detached walk, street trees, front yard landscape, at least an 8’ porch. The houses will have a great character and a great neighborhood feel.

Question (Citizen): Will this carry through the same theme of the existing houses on Nancy Gray? Will they have the same garages?

Response (Applicant): Yes, some will have detached garages and some may be attached further up towards Yearling. We want to preserve that flexibility right now.

Comment (Citizen): I think we were under the impression that where the cottonwoods were was to remain green space.

Response (Applicant): As we refine the design of the apartments, we are looking for another location to add a more orchard type feel. Right now the current design is on the 1 acre detention pond. We’re looking at putting in an Arboretum, with fruit trees with historical significance. We have some announcements for our next neighborhood meeting (*added clarification: Internal Bucking Horse neighborhood meeting*).

Question (Citizen): Is that going to be the entirety of that space, or just a portion? It’s a great space for Frisbee.

Response (Applicant): If we do what we’re talking about doing, I don’t think there will be room for Frisbee.

Response (Applicant): The cottonwoods that got chopped down, we’re creating benches with them, recycling woodchips, and we’re working on art pieces made from their wood.

Response (Applicant): We’re also making raised garden-beds out of the logs.

Response (Applicant): The City arborist required us to take the trees down, they were not in good condition.

Question (Citizen): The trees that are between the sidewalk and the road, when will the city take over managing those?

Response (Applicant): I think once you have initial acceptance and warranty period is ended.

Response (City): I believe two years once the City accepts it. If one dies then it goes on the list to be replaced.

Response (Applicant): The city will actually prune and replace it.

Comment (Citizen): Someone ran over a tree with a vehicle and the City said they wouldn’t replace it.

Response (City): I can follow up with the City forester to see what could be done.

Comment (Citizen): Part of my surprise was the difference from what we've been looking at, but wow, 19 more lots. We're wondering what's next, what is going to change from the master plan we've been seeing for so long. I'm also concerned about additional pressures on the pool, more traffic and less green space we were thinking was going to be there the whole time.

Response (Applicant): I don't think there's less green space. We will be adding the apartments and they will have their own pool and club house. The pool and club house was designed for, at the time, for about 35 more homes than what we ended up with; we have capacity there as well. I think we're ok with all that. The traffic study takes into some factor of error not knowing the specifics of our third filing. We have approximately 1100 dwelling units in the project; I don't think 19 is going to impact that.

Comment (Citizen): It felt like creep a little bit.

Response (Applicant): Once this gets done you'll have more access with the roadways and sidewalks completed; access will be out to Drake.

Question (Citizen): What about the railroad?

Response (Applicant): We're going to build the roadway up to the railroad right of way.

Question (Citizen): Is there a way to build it so the trains don't have to honk?

Question (Citizen): What other things could change?

Response (Applicant): We're working to modify the detention pond on the end near the working farm; that could change. We might make it deeper and narrower to gain pasture land for grazing.

Response (Applicant): Outlot B we figured for a CSA, so you'll see fill dirt start to go in there. CSU is plugged into this project. They're going to be doing soil samples so we can be sure we're bringing in the richest soil.

Response (Applicant): The City Park; that will change once they build it. 6.5 acres, it will have a pavilion, a restroom, and will share parking spaces with our farm. The City has committed to tying into our farm and agrarian feel.

Response (Applicant): We're still working on our own playground equipment, and the wild guy gym. We have a piece of art that will go in the park area.

Question (Citizen): What's going on at the entrance?

Response (Applicant): A new monument sign at the entrance -- multiple layers of planting beds with vegetables and flowers.

Question (Citizen): Are they putting turf in next to the small area by the pool?

Response (Applicant): No, seating area. We sodded the pool side. New patio furniture is also being ordered.

Response (Applicant): I think overall the project is coming together close to what we've planned. We're a little behind design wise on where we wanted to be on the apartments.

Question (Citizen): I entered late, did I miss anything?

Response (City): Introductions and an overview of the site plan, and a concern this isn't what initially what they thought would be there. There will now be single family homes continuing to line Nancy Gray as a transition and edge next to the proposed multifamily.

Question (Citizen): The lots along Yearling, are those where the trees were removed?

Response (Applicant): Correct, the trees there were dying.

Question (Citizen): Where there any changes to any roadways?

Response (Applicant): No changes, the Nancy Gray configuration remains the same. We used to have the apartments fronting Nancy Gray, the idea now is to create more of a completed street character with single family fronting Nancy Gray rather than back of house multifamily. This creates more of a single family cohesive neighborhood with a 50' buffer between the single family and multifamily.

Response (Applicant): The multifamily was restricted to 14 dwelling units/acre, similar to the Side Hill Condos on the corner. McWhinney's project on the other side of the intersection is 20-24 dwelling units per acre. This is a very low density development. It won't feel like 3-story boxes, that is not the intent. It's down at the lowest point and by the time we mass it out, it should work nicely with scale. Transition at the end points, it will feel like a single family house. Idea is to get some good conifer and pines and make a nice buffer. 25' is the code minimum buffer.

Response (Applicant): If you go to the Side Hill condominiums, there is that transition from the multifamily buildings to single family and that is what we're focusing on is this transition; a lot of articulation in the buildings. There will be no driveways on Nancy Gray.

Question (Citizen): So you're continuing the alley that already exists?

Response (Applicant): Yes and keeping that porch feel going all the way down Nancy Gray.

Response (Applicant): We still do have the loop trail going on. We originally had a 5' crusher fine trail and increased it to 6' hard surface so it can be used year-round.

Question (Citizen): Where is the trail?

Response (Applicant): Being installed right now in Filing 1. Across the street is where the educational wetlands will go.

Question (Citizen): How are the lots selling?

Response (Applicant): The lots have been sold since December 2012.

Question (Citizen): I wonder about the ones up against the railroad tracks, what it's going to be like for those people?

Response (Applicant): Believe it or not they charge a premium for the lots, because they back up to open space.

Comment (Applicant): We recently had officials from Rancho Cucamonga, CA out for a tour trying to research and look into healthy communities. We have done phenomenally well with the project even with the detention center, railroad, sewage treatment nearby.

Response (Applicant): Our trail will connect through Sharp Point Dr so you can get to the Poudre Trail. It's about a 4 mile loop all the way around.

Comment (Applicant): Our intention on the park was a detention pond and we're continuing to investigate a design and the idea is to be built out over 5 or 10 years and install the infrastructure and the community does the installation of trees of historical significance. That's one of the surprises for the neighborhood. We're thinking path systems, benches, QR codes, this area could be a great area for the entire city, not just the neighborhood.

Question (Citizen): Who would maintain the area? Fruit trees need a lot of maintenance.

Response (Applicant): HOA and farmers would maintain it. All the orchard trees will be taken care of by a farmer; it's in the current budget. We have salaries built into the budget right now.

Question (Citizen): What is the disadvantage to building the homes?

Response (Applicant): We would come through with the design of the homes with our apartment filing, and would need to dig up a new city street to install their utilities, rather than prior to the street being finished. We are decoupling now so we don't need to cut into the new street.

Question (Citizen): Was that open space before?

Response (Applicant): No, before it was apartment space coming into those lots, an open space buffer which we are still maintaining it. Idea is to create the single family street edge with these lots.

Question (Citizen): What will that do visually, hide the apartments back there?

Response (Applicant): Maintain the character you want on the street and maintain the character of the apartments in their area. There will be a consistent single family character throughout the project. The grading constraints became less of an issue once those cottonwood streets were deemed a hazard and allowed this to happen.

Question (Citizen): That seemed like a pretty deep area there, is there going to be quite a bit of fill?

Response (Applicant): We're adding a substantial amount of fill. The ditch wasn't serving any function beforehand, only to protect the cottonwoods which no longer exist.

Question (Citizen): There wasn't really a plan for that ditch per se?

Response (Applicant): No, it was there for drainage and to protect the cottonwoods.

Response (Applicant): Right there it was the edge of our construction drawings, everything else was conceptual. The configuration of those buildings you see on the master plan (*referring to apartments on an exhibit*), those will change. That will vary from what is shown, but the number of units will remain the same.

Question (Citizen): You'll have a common alley behind the houses?

Response (Applicant): Yes, no driveways fronting the street which is consistent with most of the neighborhood.

Question (Citizen): Will you extend Nancy Gray across the tracks?

Response (Applicant): We will take it to the tracks, the other side is already improved. The City is negotiating with the railroad to get the crossing in. Every house has already paid for the Sharp Point connection. We contributed up to the rail as part of the development.

Question (Citizen): What is the timeline for the apartments?

Response (Applicant): No timeline right now. Certainly a market for apartments but there's also a matter of having the manpower to design it. If we started tomorrow, probably 9 months to a year out before we're actually moving dirt.

Response (Applicant): We know the longer people get accustomed to the open space, the more pushback we'll have for the apartments.

Response (Applicant): The apartments were also a code requirement as we need a certain number of different housing types.

Question (Citizen): When is the artisan village going to start?

Response (Applicant): We want to do both farms as a National Landmark. It takes a long time for national designation with the National Park Service. We have phase 1 approval, now going to phase 2. We're waiting for this approval to move forward with this project.

Question (Citizen): What is the plan with the approach there off Timberline?

Response (Applicant): It's for fire access only.

Comment (Citizen): There is no curb cut.

Response (Applicant): There is intentional so people won't use it, the fire truck will go up and over.