



Gardens on Spring Creek Major Amendment
 Planning and Zoning Board Continued Hearing
 April 7, 2016

Summary of Neighborhood Concerns and Plan Changes:

Neighborhood Concern	Addressed in Proposed Plans and Notes See plan notes (Attachment 6, Sheet LS003)	Addressed by Gardens Staff
<p>General Standards to address Event Sound and Scope</p> <p><u>What's Changed on the plan:</u></p> <ul style="list-style-type: none"> ➤ Garden's property line to the west now included in enforcement of sound levels. ➤ A new sound wall added along the western boundary of the site. 	<p>Addressed in plans and notes:</p> <ul style="list-style-type: none"> • All events must meet City code: 55 dB(A): 7 a.m. to 8 p.m. 50 dB(A): 8 p.m. to 7 a.m. • No more than 8 Music Concerts per year. • Attendance cap of 1,500 persons at music concerts. • All Music Concerts shall be ticketed. • Maximum attendance to be managed and regulated through ticket sales. • Festivals/multi-day concerts prohibited. 	<p>Addressed by Gardens Staff:</p> <ul style="list-style-type: none"> • All Music Concerts to occur between May and September. • Music Concerts will be coordinated and not overlap with major CSU events.
<p>Time Limitations to Address Noise and Sound</p>	<p>Addressed in plans and notes:</p> <ul style="list-style-type: none"> • Music for all events to end by 8 p.m. • Music Concerts: visitors to leave by 9 pm. • General Events: end by 9 pm. and visitors to leave by 10 pm. • Private Events: end by 8 pm. and visitors to leave by 9 pm. 	<p>Addressed by Gardens Staff:</p> <ul style="list-style-type: none"> • Garden gates will open one hour (or time most suitable as determined by Gardens and neighbors) prior to show times to allow ticket holders onto property.

<p>Scope of Events – Definitions and limitations to address:</p> <ul style="list-style-type: none"> ➤ Problems with the terms “ticketed events” and “non-ticketed events”; terms could be misinterpreted in the future allowing additional concerts. ➤ Clarify that “non-ticketed events” shall not include large, free concerts. 	<p>Addressed in plans and notes:</p> <ul style="list-style-type: none"> • “Music Concert” is defined and replaces “ticketed events”: • “There shall be a maximum of (8) music concert events per year with an attendance cap of 1,500 persons. The maximum attendance shall be managed and regulated through ticket sales. All music concert events shall be ticketed.” • A “General Event” replaces “non-ticketed event” and is defined as: Any event which uses all or a portion of the gardens, other than day-to-day attendance for the purpose of viewing the gardens, in which attendance is anticipated to be more than 100 persons for the event.” • General Events Include: Garden of Lights Tour, school field trips, education programs and tours, sculpture in the garden, spring plant sale, yoga in the gardens, garden a ‘fare, nature’s harvest fest, Halloween enchanted garden. • Additional General Events may be considered by Garden’s staff. • No attendance cap for General Events. Such events may provide amplified music in compliance with the municipal code. 	
<p>Private Events:</p> <ul style="list-style-type: none"> ➤ Clarify scope and limitations. 	<p>Addressed in plans and notes:</p> <ul style="list-style-type: none"> • “Private events include all private rentals such as weddings, birthdays, etc.” • Private events may not have DJ’s and any proposed music must be approved by Gardens staff. 	<p>Addressed by Gardens Staff:</p> <ul style="list-style-type: none"> • Private events will also be addressed in the Garden’s operating agreement (<i>Neighborhood Plan</i>). • Private events are limited to 350 attendees. • No private concerts allowed.

<p>Sound Monitoring</p>	<p>Addressed in plans and notes:</p> <ul style="list-style-type: none"> • Music Concerts: Active sound level monitoring enforcement during performance. • Direct override control at the mixing console (See Attachment 5). • Perimeter monitoring stations included. • All other events: Active monitoring by Gardens staff. 	<p>Addressed by Gardens Staff:</p> <ul style="list-style-type: none"> • Private events may not have DJ's and any proposed music must be approved by Gardens staff. • Music Concerts: Active sound level monitoring enforcement during the performance event.
<p>Security and Safety</p>	<p>Addressed in plans and notes:</p> <ul style="list-style-type: none"> • Music Concerts: Security staff at entrance points and perimeter of premises. Staff to be Gardens staff or private company contracted by Gardens. • Egress lighting provided; turned off no later than 10 pm. • Crossing Assistants provided to help pedestrians at Centre Avenue. 	<p>Addressed by Gardens Staff:</p> <ul style="list-style-type: none"> • Gardens staff will manage event policies and refine operations as needed.
<p>Alcohol Sales and Monitoring</p>	<p>Addressed in plans and notes:</p> <ul style="list-style-type: none"> • Any alcoholic beverages sold during events shall be served by trained and licensed servers. • Servers shall follow all City regulations, consistent with other City facilities and events. 	<p>Addressed by Gardens Staff:</p> <ul style="list-style-type: none"> • Alcohol sales could be limited by drink number or by limiting times of sales (i.e. alcohol only available from 5:30-7:30.) Details are not finalized. • Any limitations on alcohol made available will be determined by Gardens with neighbor committee input. • No permanent alcohol signage or advertising will be allowed.

<p>Port-a-Lets</p>	<p>Addressed in plans and notes:</p> <ul style="list-style-type: none"> • Port-a-Lets will be elevated above regulated flood level. • Port-a-Lets will be ground anchored. 	<p>Addressed by Gardens Staff:</p> <ul style="list-style-type: none"> • Port-a-Lets will be onsite for as minimal time as necessary for vendor schedule. • The Gardens will rely on GSI Sanitation recommendations for number of needed Port-a-lets (currently estimated at 5 for a 3-hour event) given the existing restrooms on-site. • The proposed plan provides space for additional Port-a-Lets if needed. • Bike path will not be used or impacted during pick-up or delivery.
<p>Parking Concerns</p>	<p>Addressed in plans and notes:</p> <ul style="list-style-type: none"> • “No public on-street parking” shall be strictly enforced for all music concerts on Centre Avenue and on streets in the Windtrail and Sheely neighborhoods. • Anticipated minimum off-street parking quantities are shown on the land use table on Sheet LS100. • These parking quantities are anticipated minimums, and shall be adjusted to meet the parking demands of events if needed. • Proposed parking locations are shown on Sheet LS002. • Agreements for off-site parking locations shall be adjusted, if needed, to meet parking demands for events. 	<p>Addressed by Gardens Staff:</p> <ul style="list-style-type: none"> • Parking instructions and options will be provided and included with ticket purchase for all music concert events. • Neighborhood parking enforcement will be addressed through a windshield pass system, active barricade, or other agreeable method.

<p>Trespass/Loitering/ Camping</p>		<p>Addressed by Gardens Staff:</p> <ul style="list-style-type: none"> • Garden gates will open one hour (or time most suitable as determined by Gardens and neighbors) prior to show times to allow ticket holders onto property. • The Gardens will work with the Parks Department, Rangers, Neighborhood Services, and Police Services to address any unlawful and disruptive behaviors either on Gardens property or on adjacent public property. • If necessary, Gardens will work with Parks Department on a special event permit to temporarily close the portion of Lilac Park adjacent to The Gardens during Music Concert events.
<p>Flooding Concerns</p> <ul style="list-style-type: none"> ➤ More explanation of proposed plan and floodplain requirements provided to neighbors. ➤ Similar park examples provided. ➤ More clarification and notes added to the plans. 	<p>Addressed in plans and notes:</p> <ul style="list-style-type: none"> • All structures and sound walls (including anchoring design) must be designed by a licensed structural engineer and shall meet all City floodplain and building permit requirements. • Stage design as a concrete pad, elevated above flood level with earthwork, terraced by stone walls. • Floodplain modeling exhibit provided (Attachment 8) showing areas above the flood levels in green. • Outdoor storage of materials that might float away is prohibited. • Final City review and Floodplain Use Permit required prior to construction. Detailed summary of floodplain requirements on page 9 and 10 of the staff report. 	<p>Addressed by Gardens Staff:</p> <ul style="list-style-type: none"> • Gardens staff is aware of floodplain restrictions and will continue to actively manage property based on the Floodplain Use Permit.

	<ul style="list-style-type: none"> All proposed earthwork is balanced so that any proposed raise in grade (fill) is offset by lowering the grade (cut) in other areas of the site. 	
<p>General Enforcement Concerns</p>	<p>Addressed in plans and notes:</p> <ul style="list-style-type: none"> As noted in the plan requirements, changes to the plans or scope of operations may require an amendment to plans to be approved. 	<p>Addressed by Gardens Staff:</p> <ul style="list-style-type: none"> The Gardens is committed to being a good neighbor and to working directly with appropriate enforcement staff to ensure illegal and disruptive behaviors are addressed in a timely manner. The Gardens supports the creation of a Neighborhood Committee and an Event Hotline. (Details have not been finalized.)