

# **Gardens on Spring Creek Master Plan Major Amendment Neighborhood Meeting July 24<sup>th</sup>, 2014**

## **1. Introductions**

- Proposed amendment to original Master Plan

## **2. Overview of West Central Area Plan (WCAP) also provided:**

- Overview of WCAP
- Council work session August 26<sup>th</sup>

## **3. Main presentation for the proposed master plan amendment:**

### **Presenters:**

Consultants: Craig Russell and John Beggs with Russell Mills; Ben Seeps with DLM associates in Denver

### **Applicant:** Michelle Provaznik, Director, The Gardens on Spring Creek

- Introductions of the vision
  - Building on Master Plan from 2000
  - Find new solutions for growing a garden
  - Garden must be revenue generating
  - Developing remaining 5 acres with various landscapes
- Project goals and objectives
  - Welcoming and inspirational settings for events, including 1500 people for events
  - Create a foothills landscape that “captures regional context”
  - Develop Undaunted Garden—xeriscaping
- Storm water will grow slightly, but buffer along Spring Creek Trail will remain intact
- Large bike parking area
- Sound mitigation walls next to the stage will be nestled in trees 15-20 feet in height.
- More like a park setting and less like an amphitheater
- Themed gardens meant to be a showing/viewing area
- Stage structure will play off of structures already existing in the gardens, and is shaped for sound mitigation
- CSU Master Plan
  - Using shared parking with new tennis facility
  - Currently in the stages of proposed plans that aren’t currently funded
- Connectivity
  - MAX

- Potential CSU shared parking garage
- Bike parking off Spring Creek Trail
- Shared parking across the street
- Parking ratio: 1.4 people per vehicle
- Performances
  - Frequency: 6-8 Events per season, 1 every 2 weeks
  - Times: 6-8 PM-No music after 8pm
    - Q: have afternoon events been planned?
    - A: possibility
  - Programming: Acoustic, adult contemporary
    - Q: Are tickets sold, to limit the number of people?
    - A: Yes

#### 4. Question and answer portion

Q: Your sign said + or – 1500, what does this mean?

A: Current calculations are based on comfort of square foot per person, so about 15 feet per person

Q: Do you think people will sit on the trail, or around my house?

A: Security will be on site

Q: For how long?

A: No answer at this point in time

Q: The limit was capped before at 500, why is the cap expanding?

A: Another public process is needed to accommodate something of this size. Standard will be enforced.

Q: Our property values will go down if we don't have life, liberty and the use of our property. This is the city reviewing the city, and trust is gone. How will the city enforce noise?

A: Decibel limits for sound levels are enforced by Neighborhood Services Code Compliance staff

Q: Neighborhood Services doesn't show up now. Why will they show up then?

A: They respond as they can

Q: Why does the city need to be in this business? Why would you dump another problem on our neighborhood? Would you buy my house right next to all of this? None of this matters. What happens when a city blights another neighborhood? Police don't show up when called.

A: That is not our intent as a city

Q: Is there a limit to weddings and smaller events?

A: Won't be going past 8 pm. Will be within sound limits required by the City of Fort Collins in the municipal code

Q: Where do you measure these lines?

A: property lines with a decibel meter

C: Measure of decibels: 90, which is like a diesel truck 10 m away

C: The sound models proposed must be false (before sound mitigation walls) because the sound on my porch from a wedding reception this past weekend was much louder than your saying it will be.

A: We will be moving away from the wedding reception venue, and more of a wedding ceremony event

A: Alternative sound options when moving the stage is the same amount of decibels in an average household (50 -55 decibels)

A: Grove of trees around the wall sound barriers will begin at 15 feet, stucco and transparent on top, surround the walls with Evergreen trees

Q: Why are the walls so close to the houses?

A: There is plenty of room between the house and the wall

Q: Is topography accounted for here?

A: Floodplain technology used to account for that

C: The wall is an eyesore and it right up against our houses. The wall will have too much graffiti.

A: Conifers will cover the wall

C: Conifers need space, they will die

A: What about vine covered walls?

C: They take too long to grow over a wall

C: You put the stage so close to the houses. Move Spring Creek Trail to move the stage away from neighborhoods

A: This is the already approved framework

Q: Why go back to the Master Plan when you're trying to modify Master Plan?

A: We are trying to make the Master Plan a reality

C: This is not implementing the Master Plan when you add 1000 people on top of the 500 originally stated in the Master Plan

Q: Can the fence be moved?

Q: Is revenue not decent enough for the city right now?

A: We are trying to be a more self-sustaining

C: If you can't support yourself, tax us more

A: That is not my call

Q: Increasing number of attendees...will this help your business problem?

A: Admission revenues, donations, and grants

Q: Where did the 1500 people come from? Why 1500 of all numbers?

A: Quality acts to charge admission for, and people in the industry tell me this is the game changer number

C: Chataqua in Boulder seats 1300, and this is larger than Chataqua

A: I was not aware of that, I will look into that

Q: Has this money already been allocated?

A: No, we are in the process of getting donations

Q: What is the offer?

A: 2.5 million in total. Comprehensive capital campaign is in order. Building is 3 million and gardens are 2.5 million. We will raise 5.5 million and receive a \$500,000 endowment

Q: So this is under Bob 2 in the BFO?

A: Yes, we don't have the BFO numbers for this project yet, but we proposed 2 million

Q: Are you asking for additional revenue from the city?

A: We will be operating and supporting ourselves

Q: Is providing financial models part of the review process?

A: I don't know, I will look into it

Q: Will the 1500 be coming all at one time?

A: All attendance numbers are tracked

Q: How does Lincoln Center get involved?

A: They handle getting the performers involved

Q: Our neighborhood does not have a pocket park. There's no place for kids to play. What do you think Ted?

A: Ted Shepard: Parks and Rec won't replicate services so close to Rolland Moore. I understand the concern, we don't have an answer.

Q: Are there places around here where a playground could go?

A: Currently not supporting pocket parks of the original plan in the Master Plan

Q: Flood plain issue, where the stage might sit in terms of flood plain. Our neighborhood was adversely affected by the Grove by the changes in flood plain.

A: We have been working with flood plain folks. Great Lawn acts as a basin for flood control

Q: What's the surface of the bike parking area? Will there be bike racks?

A: The bike parking area will be a permeable surface or permeable pavers. This will be permanent bike parking.

Q: Concern about parking—only 66 guaranteed spots, but 1500 people coming in, is this a concern?

A: Synergistic relationship between shared parking facilities, plus connections to MAX and bike parking

Q: What is break down time like for performances?

A: By 9:00 everyone would be gone including performers and stray folks after concerts

Q: Lighting impacts?

A: Small ball lighting in the ground

Q: Lighting around bike parking?

A: We haven't submitted anything yet

Q: Will the walls impact flood plain?

A: That shouldn't be an issue

Q: Are there any plans for all day festival events?

A: No

Q: Will people begin to park on our street?

A: Permits can be issued

Q: Gardens of Spring Creek is a failed operation. You are not paying interest. At what point do you say this doesn't make any sense? Yes it's beautiful, but this is not botanical

A: This is very botanical

Q: What are all of your revenue streams?

A: Charge admission, museum memberships, education programs, increasing attendance in general with 60,000 residents last year with only half the facility completed, donations, and an annual campaign. Essentially anyway a non-profit supports themselves is what we are doing

Q: What other avenues have you explored to obtain the same objective other than an event venue?

A: Other smaller options, but the Great Lawn is the fundraising magnet

Q: We need this place to raise money?

A: Encompassed by surrounding garden open 365 days per year which will bring in revenue as well

Q: Can we stick with the original 500 as stated in the Master Plan?

A: There wasn't a lot of original thought in that number. This all depends on the types of performers we are going to showcase. The types of performances we will have will have larger crowds than 500 people

Q: Do they have police for trails in Boulder?

A: Yes

Q: I can envision trash in my yard, but your responsibility ends at your fence lane. So that's alright, but then we would have to call the police which is another responsive issue. They are slow to respond if they respond at all

A: We are trying to build in regulations to avoid creep in the future

Q: Timing of this and public input in front of City council...what is this timeline?

A: Public meetings will occur where all of you will be invited

Q: When will ground be broken to begin this project?

A: Spring of 2015

Q: Is private fundraising dependent on the whole package?

A: Assumption we would have to raise 5.5 million dollars (Spring Creek representatives)

Q: Is this a Type 1 review, requiring an administrative hearing officer?

A: Cameron Gloss: Yes

Q: Why is this Type 1? Is it listed as a Type 1 review use?

A: Cameron Gloss: It's based on the original approval. Increasing number of people from the Master Plan constitutes a Type 1 hearing and major amendment.

Q: When will there be further detail in the progress of the plan?

A: In the coming months. Is there anything to be done to generally help with your concern?

C: move the Great Lawn further away from homes

C: We don't want the dense forest with no lighting near the wall

Q: Has this facility seen more traffic from the Grove?

A: More kids at the bus stops, many coming in to volunteer but no significant increase in traffic.

Q: What do you foresee as the demographics who would be interested in this kind of music?

A: Middle aged