

WELCOME!

Bear Creek Stables Site Design Alternatives

PUBLIC WORKSHOP 1 OPEN HOUSE

MARCH 16, 2015 **6PM TO 8PM**



OPEN HOUSE RULES

- We are here to listen, please share all your ideas and recommendations
- You may use the questionnaire, write directly on boards, or talk to consultants and staff directly
- Have fun!



STATION 1

PROJECT GOALS AND PROCESS

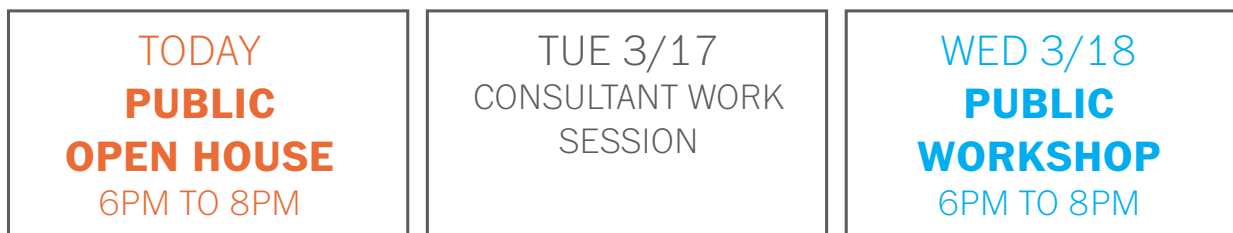
TOPICS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

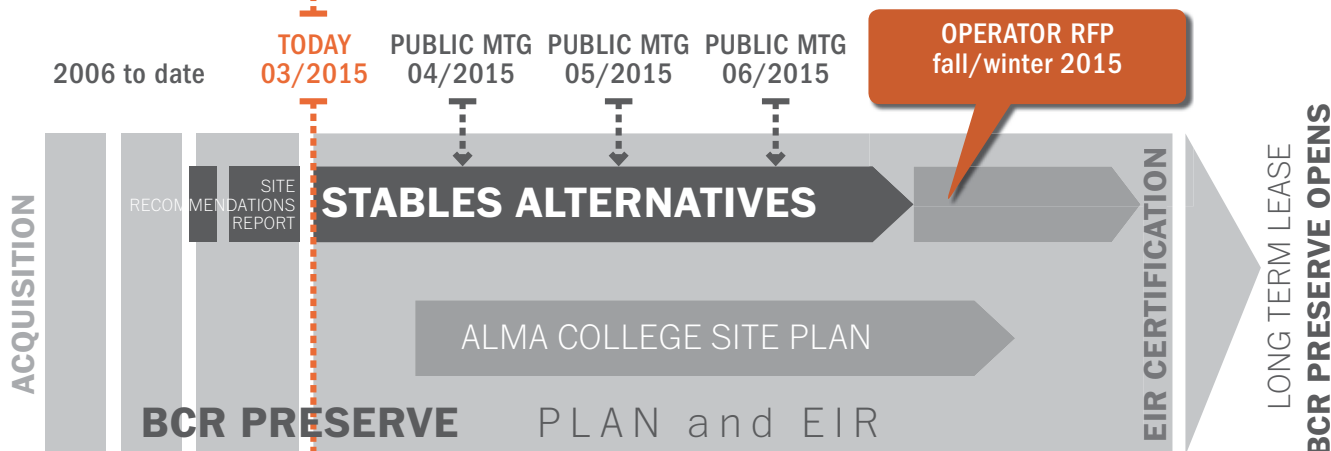
PLANNING PROCESS GOALS

- A** Emphasize the **protection** of the site's **natural resources**
- B** Maximize public benefits by **broadening public access** and use of the facility
- C** Develop a viable plan that is **financially feasible** for both a tenant and the District

THIS WEEK'S ACTIVITIES



OVERALL PLANNING PROCESS TIMELINE



STATION 1

PROJECT GOALS AND PROCESS

TOPICS

- The Consultant Team for the planning process



GAREY PARK MASTER PLAN
GEORGETOWN, TX



Garey Park is a new 560-acre park being developed by the City of Georgetown, TX. The park is envisioned as an equestrian amenity in the north Austin region and includes an equestrian trail head, overnight cabins, an event venue (repurposing the former/historic Garey House), a river experience zone, and approximately 6.8 miles of dedicated equestrian trails which connect into the regional trail network.

OWNER / CLIENT
Georgetown Parks Department
Georgetown, Texas

The onsite trails include areas of custom designed competitive trail riding structures within the natural environment as well as a competitive trail training field near the trail head. The trail head includes a comfort station with toilets an covered hitching rails, horse wash area, covered 100'x200' arena, shaded horse pens and trailer parking.

POPULOUS

BOARDING FACILITY AND TRAILHEAD MASTER PLAN

WESTWORLD AT SCOTTSDALE, AZ

OWNER / CLIENT
General Manager WestWorld
(city-owned equestrian center)
Scottsdale, AZ



As part of the overall 420-acre WestWorld Master Plan, an equine boarding facility is being considered for the urban keeping of horses adjacent to the event venue and with direct connection to the McDowell Mountain Trail System. The planned facility is adjacent to the WestWorld Trail Head and would accommodate up to 100 horses in open-air stables. The facility would be complete with a 100'x200' outdoor arena, round pens, and day turn-outs designed as sacrifice areas.

Boarders would also have use of event venue arenas 5, 5A and 9 when not being utilized by events. The boarding facility site is owned by the City, however is directly adjacent to the BLM North Scottsdale storm management basin, therefore a detailed storm water management plan was required as part of this plan development.



Equestrian activities and interests have always been a part of the City of Yorba Linda, California culture. The city has more than 50 miles of joint equestrian trails and special zoning provisions that allow keeping horses on residential properties.

The city retained a feasibility consultant, a local civil engineer and Populous to explore the economic and physical feasibility of constructing an equestrian complex on publicly owned property with severe limitations. The study is currently under way; the graphic shown is in draft form.

YORBA LINDA EQUESTRIAN CENTER FEASIBILITY STUDY
YORBA LINDA, CA

OWNER / CLIENT
City of Yorba Linda
Yorba Linda, CA



POPULOUS EQUESTRIAN

- More than 30 years of experience
- Extensive public sector experience
- Lead designers have first-hand experience as equestrians
- Ample experience developing solutions that are responsive and possible to implement
- Philosophy of innovation
- Variety of project types and sizes



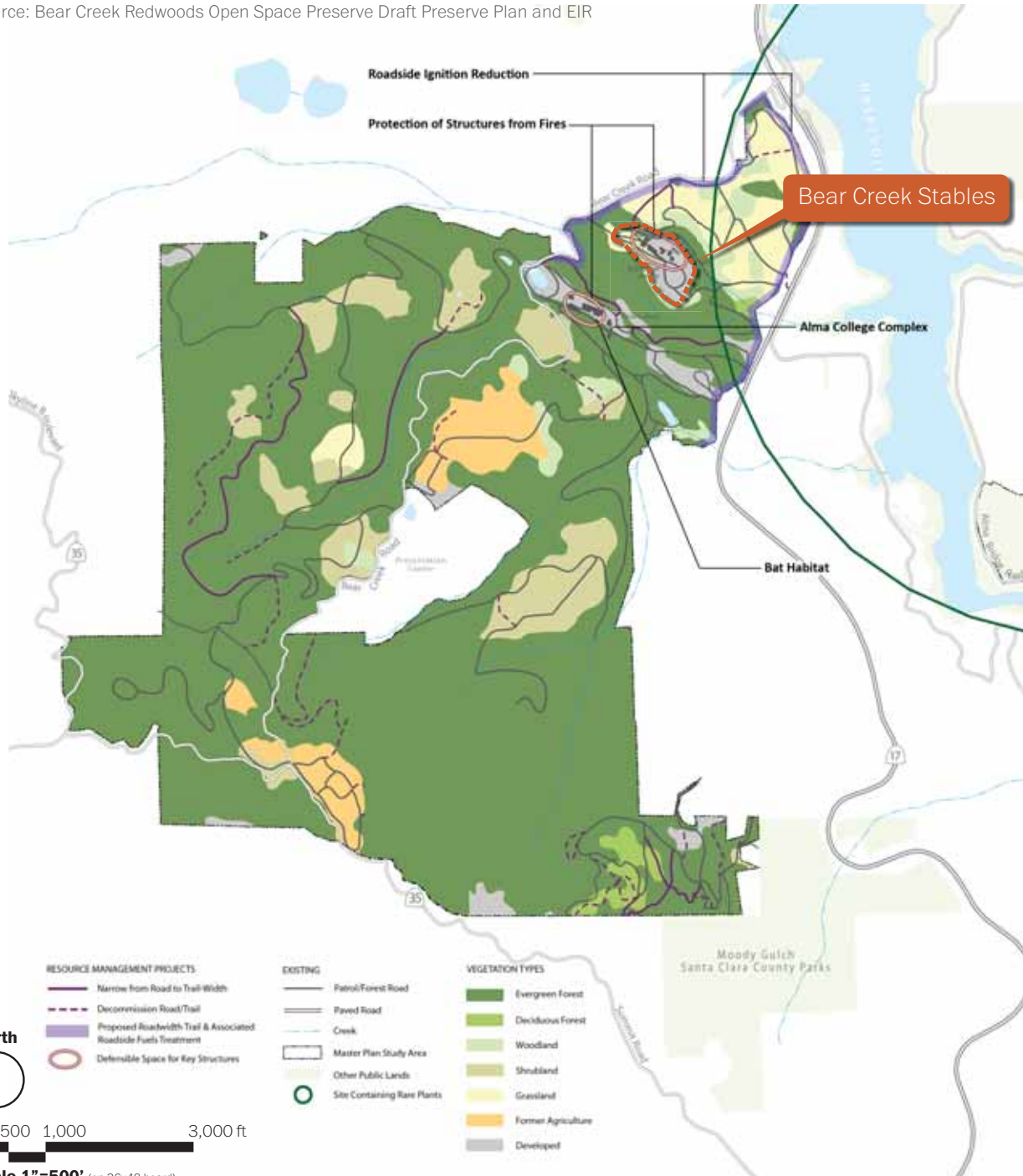
STATION 2

BEAR CREEK REDWOODS PRESERVE

TOPICS

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

Source: Bear Creek Redwoods Open Space Preserve Draft Preserve Plan and EIR



PRESERVE MASTER PLAN

CHALLENGES

- Need for parking facilities
- Long-term planning for Bear Creek Stables
- Potential erosion and sediment
- Steep terrain & landsliding
- Invasive species
- Cultural resource protection



STATION 3

ENVIRONMENTAL SUSTAINABILITY

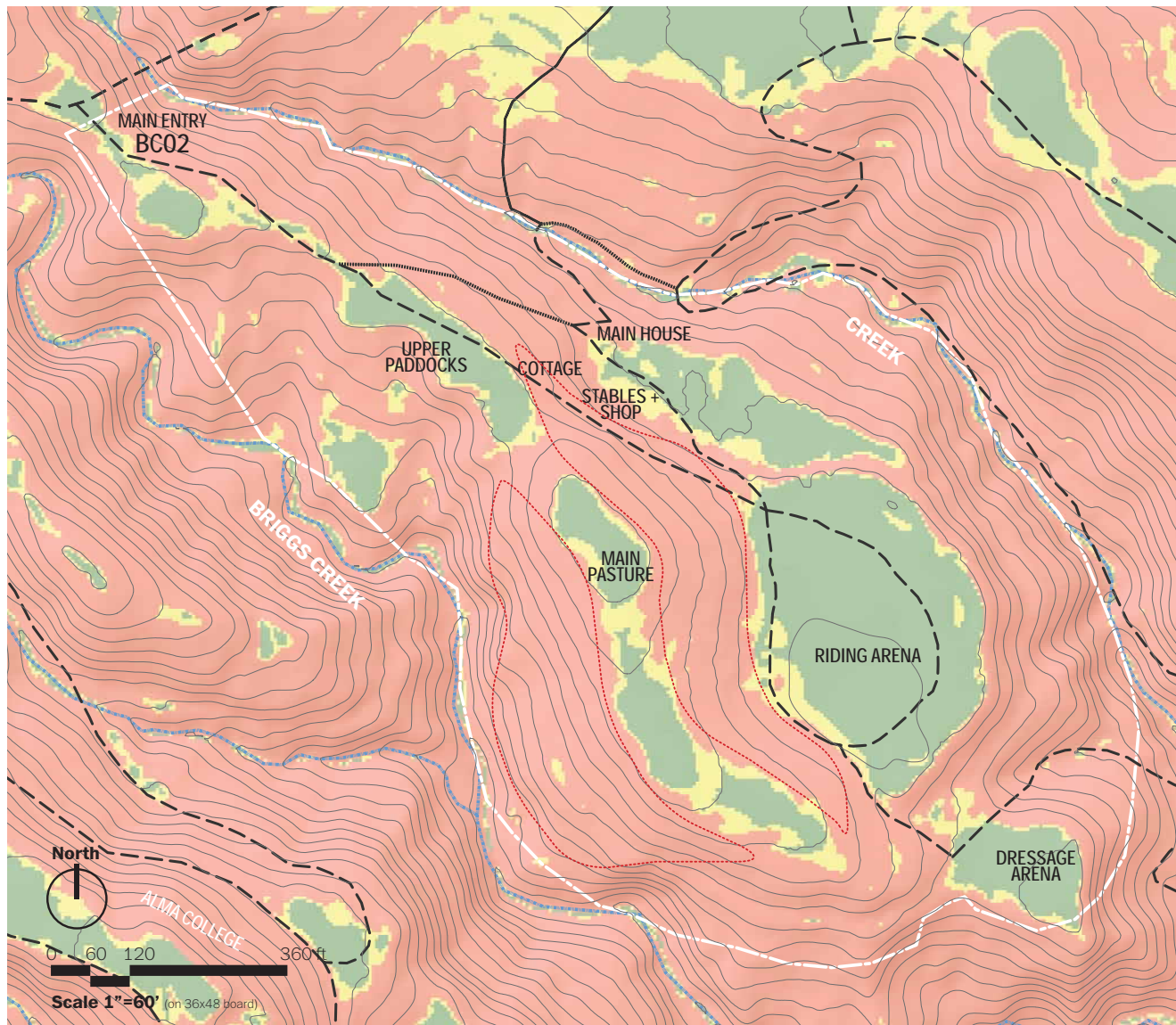
TOPICS

- Site challenges
- Needed / potential environmental restoration / improvements

SLOPES

CHALLENGES

- Steep topography
- Bare slopes prone to erosion
- Absence of stormwater collection system
- Proximity to creeks



LEGEND

SLOPES

- Less than 10%
- 10% to 15%
- More than 15%
- Erosion-prone zones
- Streams
- 10-ft Contours



SOURCE:
"BEAR CREEK STABLES SITE
RECOMMENDATIONS REPORT"
by Carol Verbeek, 2014

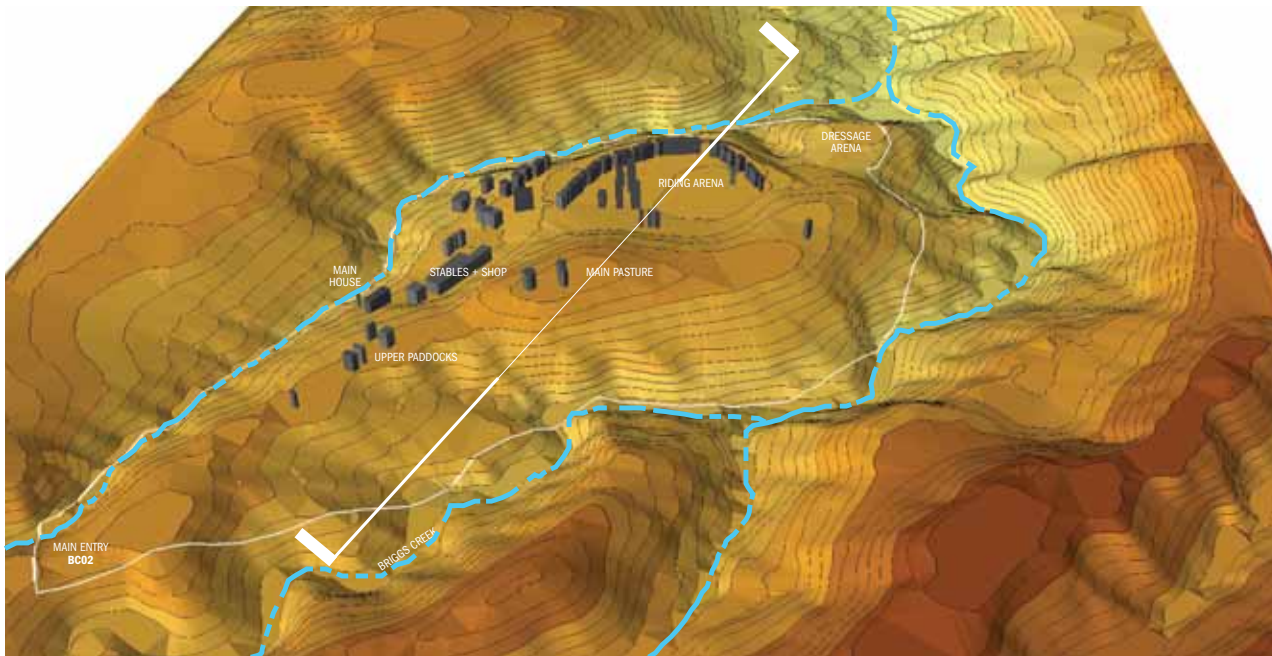


STATION 3

ENVIRONMENTAL SUSTAINABILITY

TOPICS

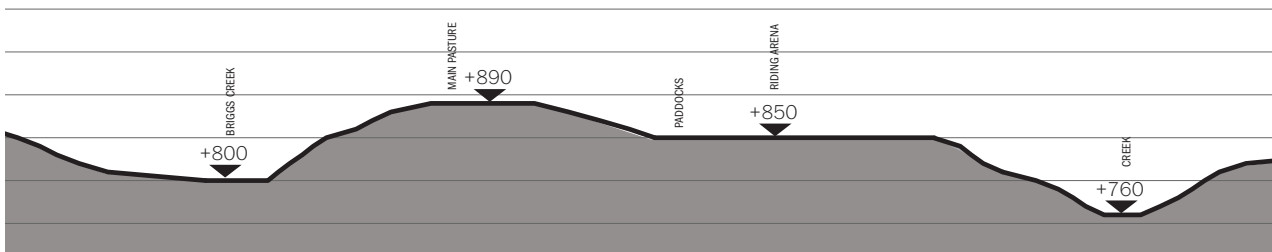
- Site Best Management Practices (BMPs)



BMPS

Currently underway:

- Filter strip installation
- Paddock set-back
- Improvement in upper pasture manure management



0 40 80 240 ft

Scale 1"=40' (on 36x48 board)



FILTER STRIP



WOOD PELLET BEDDING



MANURE MANAGEMENT



Potential BMPs



STATION 4

SITE FACILITIES

TOPICS

- Equestrian facilities
- Supporting structures
- Public access facilities



PROGRAM ELEMENTS

- Boarding for up to 72 horses
- Office
- Caretaker residence
- Storage facilities
- Arenas
- Pasture areas
- Parking (cars and trailers)
- Public program facilities (visitor center, trails)

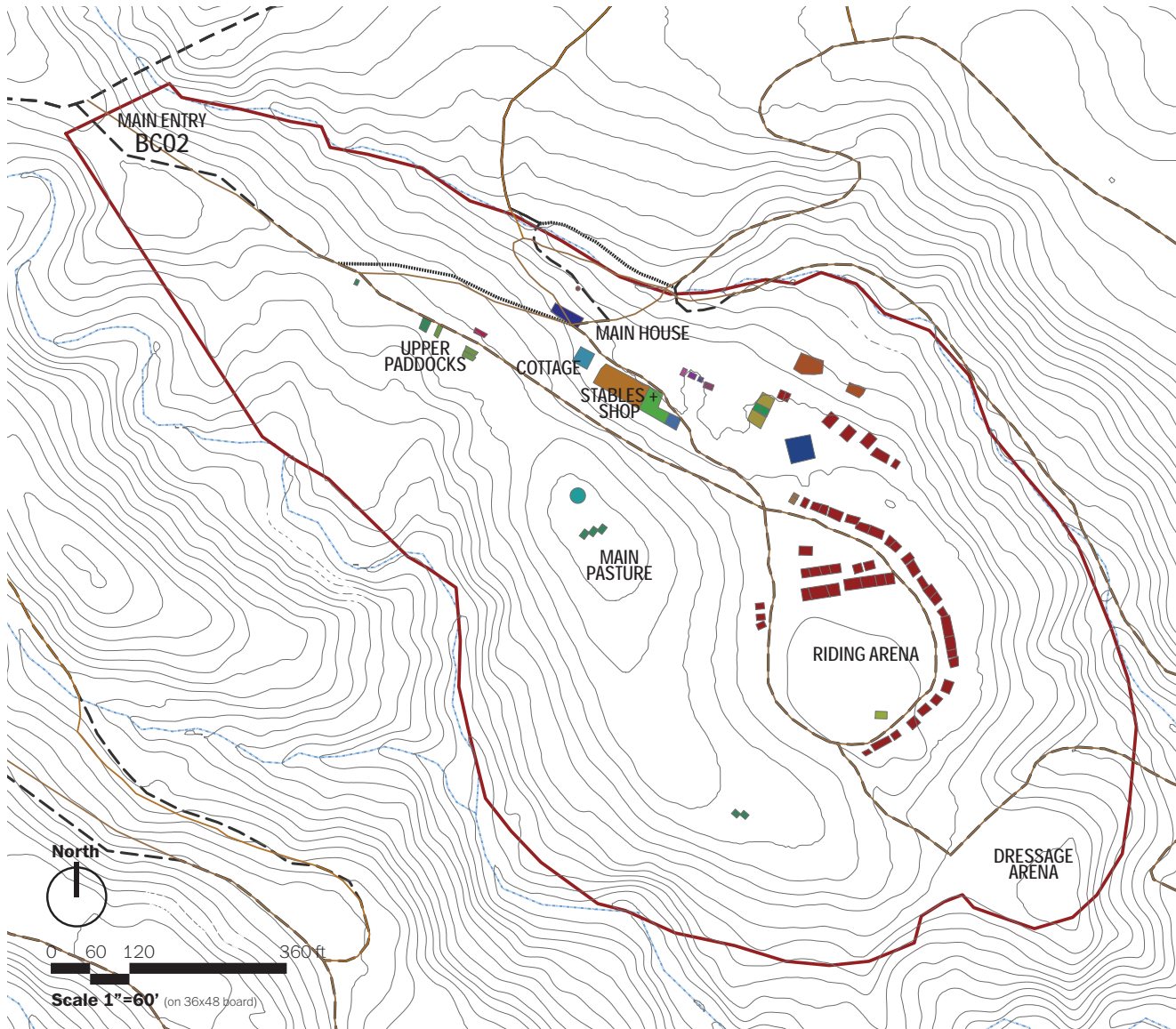


STATION 4

SITE FACILITIES

TOPICS

- Structures over 50 years old



LEGEND

■ Paddocks



OLD STRUCTURES

BEAR CREEK STABLES COMPLEX

- Stables built in 1916
- Main house built in 1917



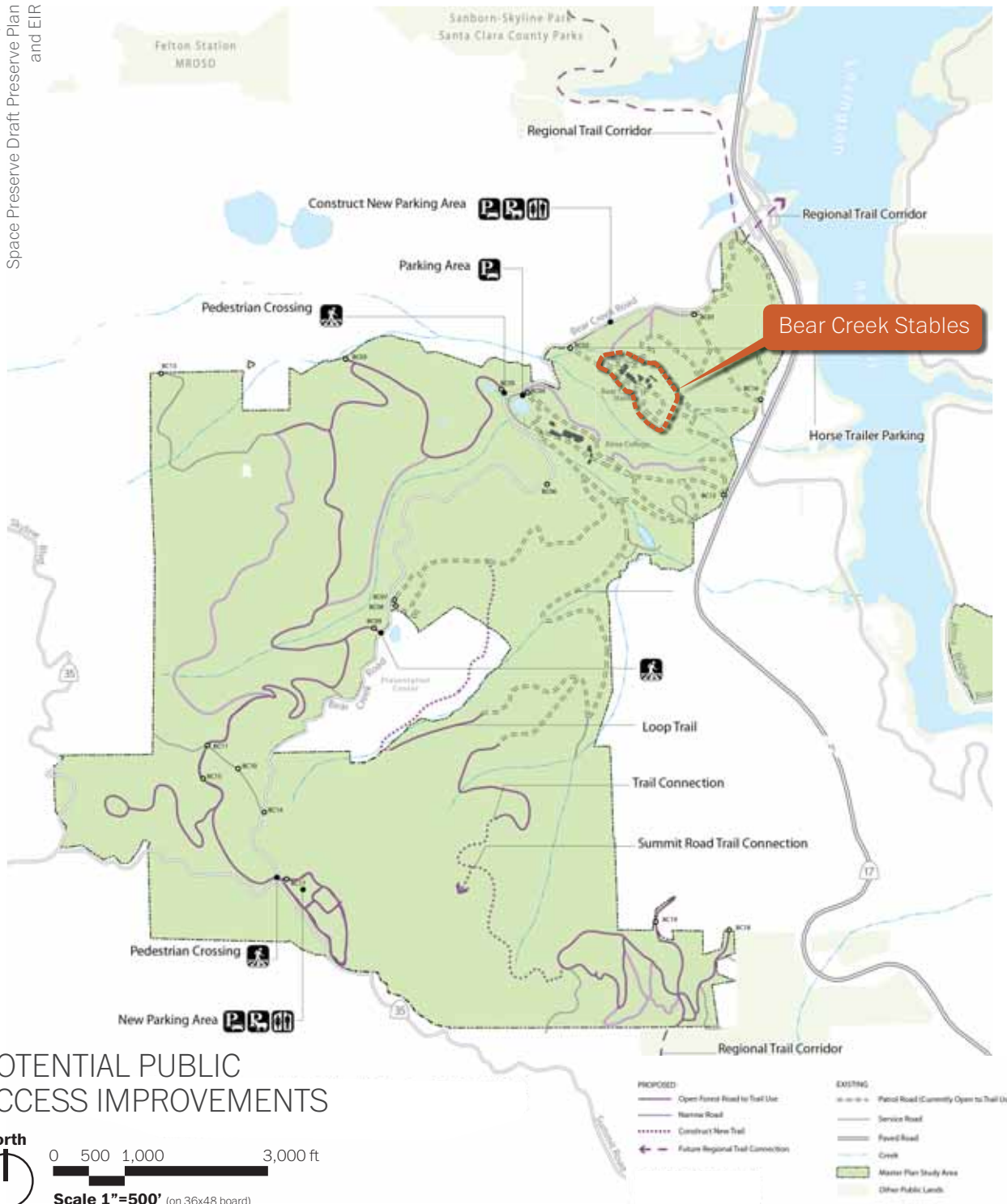
STATION 5

ACCESS AND PARKING

TOPICS

- Access to/from stables (vehicular, trailer, pedestrian, horse, other)
- Parking (boarders, trailers, visitors)

Source: Bear Creek Redwoods Open Space Preserve Draft Preserve Plan and EIR

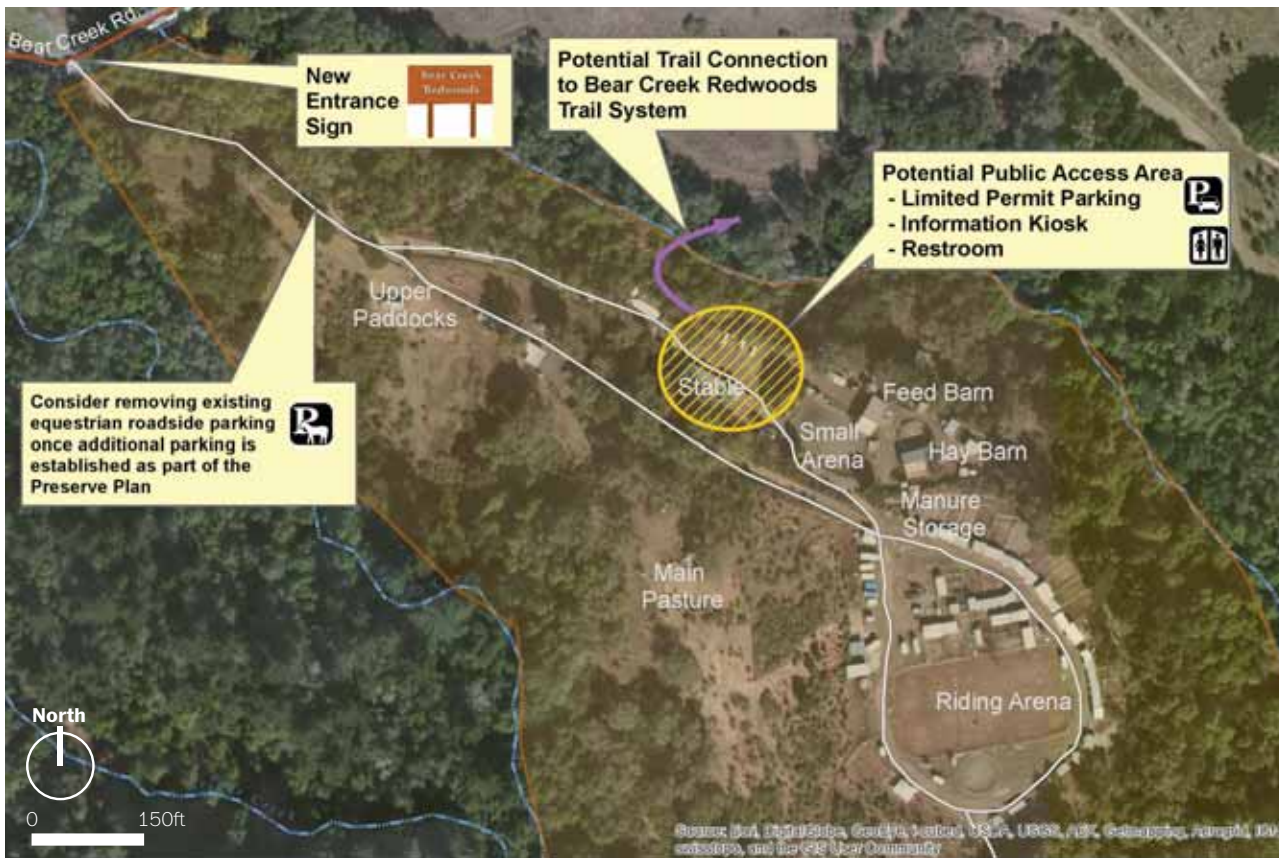


STATION 5

ACCESS AND PARKING

TOPICS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)



STATION 6

ECONOMIC SUSTAINABILITY

TOPICS

- Long-term Lease
- Funding / Partnership Opportunities
- Potential revenue generating programs

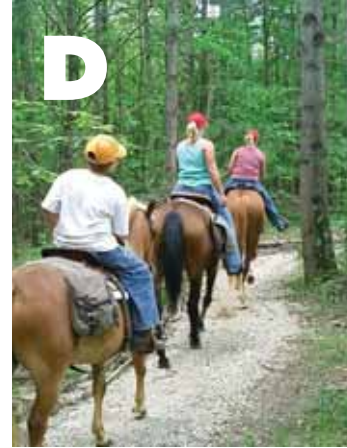
FACTORS TO CONSIDER

- Capital improvements
- Operational methods
- Funding mechanisms
- Public Programming (riding lessons, guided trail riding, small equestrian events, other?)
- Long-term lease allowing a tenant to responsibly invest in the improvement of the stables



ECONOMIC SUSTAINABILITY GOAL

Develop a viable plan that is financially feasible for both a tenant and the District.



Bear Creek Stables

Site Design Alternatives



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POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

- What image do you think is the least appropriate? And Why?