

**STAFF REPORT**  
Planning and Zoning Board

April 7, 2016

**PROJECT NAME**

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**CONTINUED HEARING FOR THE CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING, COMMUNITY HORTICULTURE CENTER #MJA150006**

**STAFF**

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Jason Holland, City Planner

**PROJECT INFORMATION**

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**PROJECT DESCRIPTION:** This is a Major Amendment to the Centre for Advanced Technology 22nd Filing, Community Horticulture Center, which is the formal name and location of the Gardens on Spring Creek. The proposed plan reflects the major components outlined in the original master plan, which was approved in 2001. At that time, the master plan included a number of future components, which are now planned in detail with this amended plan. Specifically, the amended components that are shown with these proposed plans include:

- expanded garden areas including – Plant Select Garden, Fragrance Garden;
- Rose Garden, Moon Garden, Undaunted Garden, Prairie Garden, Bird Garden, and Foothills Garden;
- a stage structure and sound walls for music concerts;
- modified circulation through the gardens and to the existing Spring Creek Trail;
- a parking area for approximately 150 bikes;
- small arbor structures at various gardens and one larger structure in the Undaunted Garden; and
- Updated operational and management standards for events.

**APPLICANT:** John Beggs  
Senior Landscape Architect  
Russell + Mills Studios  
141 South College Avenue, Suite 104  
Fort Collins, CO 80524

**OWNER:** City of Fort Collins  
P.O. Box 580  
Fort Collins, CO 80522

**RECOMMENDATION:** Approval



### Gardens on Spring Creek Major Amendment



1 inch = 400 feet



**EXECUTIVE SUMMARY**

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The Centre for Advanced Technology 22nd Filing, Community Horticulture Center Major Amendment (MJA), commonly referred to as the Gardens on Spring Creek, complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The MJA complies with the Common Development Review Procedures for Development Applications of *Article 2 - Administration*.
- The MJA complies with the relevant standards of the Employment District (E) located in Division 4.27 of Article 4.
- The MJA complies with the relevant standards located in Article 3 - General Development Standards.

**COMMENTS:**

**1. Summary of Changes since the December 15, 2015 Planning and Zoning Board Hearing:**

- On February 8, 2016 the City of Fort Collins hosted a neighborhood meeting to discuss ways to address concerns from neighbors in relation to the Garden’s development proposal, specifically the increase in capacity of the music venue from 350 to 1500 people.
- A meeting summary letter was mailed to all residents within the notification area summarizing the changes described below. A copy of the letter is attached with this staff report.
- After the meeting, changes were made to the Operational Standards to further clarify the scope of the facility’s use and the management practices for all events.
- An additional sound wall was added along the Gardens’ western property boundary to further mitigate noise impacts from music concerts as well as events which are already programmed.
- A noise monitoring system is now provided for music concerts with a direct override control at the mixing console.

Of those that attended the meeting, many expressed a lack of support for the project or have concerns. Staff utilized keypad polling technology and got the following response:

QUESTION	RESPONSES	PERCENTAGE
Terrible idea and it should not be built in this location	15	40%
I am highly concerned about negative impacts to the neighborhood	11	30%
I am slightly concerned but also support the idea	6	16%
I can’t wait to see the schedule of events	4	11%
Other	1	3%
Total	37	100%

The starting point of the conversation for the February 8, 2016 neighborhood meeting was the following list of concerns generated from previous neighborhood meetings:

- Noise/Sound
- Parking
- Trespass/Loitering/Camping
- Non-ticketed/Private Events
- Port-a-Lets
- Alcohol
- Enforcement
- Floodplain/Environmental Assessment
- Other/Grove/Lilac Park

Through the polling exercise, noise, parking, enforcement, and trespassing issues were the top concerns of those attending.

The following information was presented, and additions have been made, based on comments and questions from the meeting. The mitigation techniques listed below will be incorporated into the Garden's operations in two ways:

- As General Standards that will be included with the plan notes presented at the upcoming Planning and Zoning hearing or;
- As operating agreements to be finalized with neighbor input.

Items where full details are not yet finalized are also noted below. The Gardens Staff is interested in and supports the formation of a Neighborhood Committee to help develop and refine details and processes to limit the impacts to the neighborhood.

### **Concern: Noise and Sound**

- No more than 8 music concert events per year (to occur between May and September) and to not overlap with other major CSU events. All music concert events shall be ticketed.
- Music for all events to end by 8 PM.
- Active enforcement and sound level monitoring to occur throughout all music concerts.
- Sound enforcement for all events will now be further restricted by measuring the sound levels from the Garden's property line (not the receiving residential property lines further west of the Gardens property).
- Sound walls are included in the proposed plan. Wall placement is being reconsidered and adjusted following feedback from the February 8 meeting.

### **Concern: Parking**

- Parking instructions and options will be provided and included with ticket purchase for all music concert events.
- "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.
- Neighborhood parking enforcement will be addressed through a windshield pass system, active barricade, or other agreeable method.

### **Concern: Trespass/Loitering/Camping**

- 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.

**Concern: Non-ticketed Events, Private Events, and questions regarding unlimited concert events**

Concerns were expressed that the different types of events need to be better defined in order to provide assurances that music performances with an attendance of 1,500 people will be limited to 8 events per year. In order to provide these assurances staff is considering the following definitions and limitations:

- The terms “ticketed events” and “non-ticketed events” are problematic. Concerns were expressed that the term “non-ticketed events” might allow the opportunity for free concerts, such as the City Orchestra or programs such as Bohemian Nights, and therefore the limitation of 8 performances per year could be expanded. To provide assurances that this is not the case, staff proposes a definition of the term “music concert event” to clarify that concerts shall be limited:

“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.”

- To further clarify that “non-ticketed events” shall not include large, free concerts, these events can be called “General Events” defined as:

“A general event shall be 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” that are already occurring at the Gardens will also be noted. The intent is to fully describe the scope of all events that may occur at the Gardens and to provide further assurances that large free concerts shall not take place.

General Events would include: garden of lights tour, school field trips, education programs and tours, art/culture/sculpture in the garden, spring plant sale, yoga in the gardens, garden a’fare, nature’s harvest fest, halloween enchanted garden. There shall be no attendance cap for general events. Such events may provide amplified music in compliance with the municipal code.

- Private events will also be addressed in the plan’s operating agreement. Private events include all private rentals such as weddings, birthdays etc. Private events are limited to 350 attendees and they must end by 8PM with everyone off-site by 9PM. Private events may not have DJs and any proposed music must be approved by Gardens staff and is often restricted based on location and type.
- The Gardens does not currently, nor do they intend, to allow private concerts onsite.

**Concern: Port-a-Lets**

The Gardens will rely on GSI Sanitation recommendations for number of needed Port-a-lets (currently estimated at 5 for a 3-hour event.)

- Port-a-Lets will be onsite for as minimal time necessary for vendor schedule.
- Port-a-Lets will be ground anchored.
- Bike path will not be used or impacted during pick-up or delivery.
- The proposed plan does provide space for additional Port-a-Lets should the need arise.

**Concern: Alcohol and Intoxication**

The Gardens has no desire to have intoxicated people on-site or on adjacent property.

- 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.
- Sales conducted by trained and licensed servers.
- No permanent alcohol signage or advertising will be allowed.

### Concern: Enforcement

- 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.)

At the meeting neighbors continue to express the lack of information and rationale for expanding the amphitheater attendee limit from 350 to 1500. Many expressed a desire to negotiate this number or return it to the 350 originally proposed. Gardens on Spring Staff provided the following information in the letter. The proposed 1500 number is based on:

- Size and projected future growth in Fort Collins
- Filling a niche venue size that currently does not exist in Fort Collins
- Creating a venue that can support desired performances at a \$40-\$50 ticket price

### Comments captured at the meeting:

- More clarity on tangible mitigation for each subject item.
- Preference for a distributed sound system. Concern with loitering/event crashing along Spring Creek Trail and Lilac Park area.
- Sound transition and stage orientation unreasonably impacts areas to the SW, in particular 603 Gilgalad Way.
- Overall effects of impacts -- in particular, sound levels, number of concert events per year, and the ticketed scope of the venue, seems out of place at this location. i.e., Too much program for the location.
- Parking/enforcement for un-ticketed events.
- Renters (like the symphony) can't use the venue – counts against 8.
- First, I love it. Yay! –Second... In case it hasn't been addressed... is the local mobile network robust enough for the increased usage during events?
- 1500 capacity, negotiable?
- Do 500 Capacity at Gardens + 1500 where there are TOILETS like the new SE area Park & not next to homes.
- No alcohol, only family concerts to promote the love of nature + get families outdoors.
- Do non-ticketed events get to have amplified music?
- Noise citation– criminal (mandatory court appearance).
- How will you stop the additional 1500 spectators from gathering outside the fence line for ticketed concerts
- Automated sound control: have the sound level meter directly connected to the sound board. That way any exceedance would be automatically addressed, w/o needing human intervention.
- Trash/litter along Spring Creek?
- Consider 500 year flood rather than 100; given that 100-yr flood is likely inaccurate due to outdated FEMA regulations.
- Outside security/police to monitor safe transit along Spring Creek to Shields to the west and railroad overpass to the east. Essentially Sheely, Gilgalad neighborhoods.
- Free/discounted tickets for neighbors?

**2. Background/Approval History:**

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Employment (E)	Undeveloped CSU parcel
South	Employment (E)	Child care facility, residential student housing
East	Employment (E)	Offices, including the Natural Resources Research Center (NRRC)
West	Low Density Residential (R-L)	Residential - single-family lots and open space tracts

- The property was annexed in September 1965 as part of the 4th College Annexation.
- The property was included in the Centre for Advanced Technology Overall Development Plan (ODP) in 1983. At that time, the use for the property was designated as Recreation on the ODP. The ODP was revised in 1985, 1988, 1994, and 1999, all with the same Recreation use designation for the parcel. The ODP was then revised several times from 2002 through 2012.
- As the current use was finalized with the approved master plan for the Gardens on Spring Creek facility, the parcel was eventually removed from the Centre for Advanced Technology ODP boundary.
- The Gardens on Spring Creek (GSC) facility was approved by a Hearing Officer in 2001 as the Centre for Advanced Technology 22nd Filing Community Horticulture Center. The approved plan includes two primary uses - Community Facility and Neighborhood Park. The park designation applies to portions of the Plan along the Spring Creek Trail, known as Lilac Park. The approved plan includes all of the elements of the GSC facility that currently exist today, including the main facility building and greenhouse/conservatory, themed gardens, parking area, trail alignment and perimeter landscaping. The approved plan also includes several elements to be built with future phase construction, including additional themed gardens, a great lawn, gazebo and bandstand. In conjunction with the great lawn, gazebo and bandstand, the approved plan proposes a maximum of 350 people on-site for amplified music performances and other events. A copy of the current plan is included with this staff report. The amended plans propose to expand the scope of the amplified music performances to accommodate a maximum of 1,500 people. This change in scope triggers a review of the approved plans as a Major Amendment.

**3. Compliance with Applicable Employment Standards:**

The project remains in compliance with all applicable Employment District standards with the following relevant comments provided:

*A. Section 4.27 - Permitted Uses*

While the current approval describes the Gardens on Spring Creek facility as a “Community Horticulture Center”, the designated permitted use per the Land Use Code (LUC) is *community facility*. This specific land use designation is listed in Section 4.27(B)(2)(b)(4) of the Employment District as a permitted use subject to Administrative Review with a Hearing Officer.

However, effective July 21, 2015, under Ordinance No. 82, 2015, all projects in which the City is the applicant are reviewed by the Planning and Zoning Board. The new review process is described in *Division 2.17*:

*City Projects. Development projects for which the City is the applicant shall be processed in the manner described in this Land Use Code, as applicable, but shall be subject to review by the Planning and Zoning Board in all instances, despite the fact that certain uses would otherwise have been subject to administrative review.*

Additionally, the process may include an *Alternate Review* as follows:

*Section 2.2.12 - Step 12: Appeals/Alternate Review*

*(A) Appeals. Appeals of any final decision of a decision maker under this Code shall be only in accordance with Chapter 2, Article II, Division 3 of the City Code, unless otherwise provided in Divisions 2.3 through 2.11 and 2.16 of this Code.*

*(B) Alternate Review. Despite the foregoing, if the City is the applicant for a development project, there shall be no appeal of any final decision regarding such development project to the City Council. In substitution of an appeal of a development project for which the City is the applicant, the City Council may, by majority vote, as an exercise of its legislative power and in its sole discretion, overturn or modify any final decision regarding such project, by ordinance of the City Council. Any Councilmember may request that the City Council initiate this exercise of legislative power but only if such request is made in writing to the City Clerk within fourteen (14) days of the date of the final decision of the Planning and Zoning Board. City Council shall conduct a hearing prior to the adoption of the ordinance in order to hear public testimony and receive and consider any other public input received by the City Council (whether at or before the hearing) and shall conduct its hearing in the manner customarily employed by the Council for the consideration of legislative matters. When evaluating City projects under alternate review, the City Council may, in its legislative discretion, consider factors in addition to or in substitution of the standards of this Land Use Code.*

**4. Compliance with Article 3 of the Land Use Code - General Development Standards**

The project complies with all applicable General Development Standards with the following relevant comments provided:

*A. Division - 3.2, Site Planning and Design Standards*

The project plan, as amended, remains in compliance with the standards in this Division of the code, which includes *Landscaping and Tree Protection, Access, Circulation and Parking, Solar Access, Orientation and Shading, Site Lighting, and Trash and Recycling Enclosures*. The majority of the site elements that relate to these standards have already been constructed, including the on-site parking lot, main building/conservatory, street trees along Centre Avenue, alignment of the Spring Creek Trail, and perimeter plantings.

1) *Section 3.2.4 - Site Lighting.* A photometric plan is provided for the additional light fixtures that are included in the amended phases of the facility. The additional lighting provided incorporates down-directional and sharp cut-off fixtures. All lighting complies with the lighting levels and design standards of this section.

2) *Section 3.2.2 - Access, Circulation and Parking.* The amended plans comply with the minimum parking required by providing off-site parking for events as needed. The minimum parking required is based on the City's standards for Alternative Compliance, and is based on the minimum parking required for the peak demand anticipated at a ticketed performance event, for a maximum of 1,500 people.

Parking demand for a 1,500 person event is anticipated to arrive using the following travel modes:

- 150 visitors travel to events via bicycle
- 50 visitors travel to events via MAX
- 1300 visitors travel to events via car w/2 persons per vehicle average.

This demand estimate requires total of 650 parking spaces. A total of 700 parking spaces are provided with the plans as follows:

- 65 vehicles will utilize the existing Gardens on Spring Creek on-site parking lot, of the 74 spaces available in this parking lot.
- 350 vehicles will utilize the NRRC facility parking lot located across Centre Avenue to the east.



- 285 vehicles will utilize the CSU Research Blvd parking Lot, which is located 1,800 feet (.34 miles) along Center Avenue to the south of the Gardens.

The applicant's alternative compliance narrative attached with this staff report provides more detail. Staff finds that the off-site parking arrangement provides an adequate solution within acceptable proximity to the facility to accommodate larger planned events. The operational standards provided with the site plan outline the need for traffic control and other measures that will be provided in conjunction with this off-site event parking.

### *B. Division - 3.3 Engineering Standards*

Utility Plans are provided for the amended project which demonstrate compliance with all City requirements. Site grading and stormwater drainage design are the major focus of these plans. The proposed design and drainage analysis demonstrates that the project complies with the original design from the approved drainage and erosion control report for the project, dated January 31, 2003 and prepared by EDAW, Inc.

Portions of the site are in the City floodplain and a Floodplain Use Permit is required, which must show that there will be no rise in the Base Flood Elevation on neighboring properties.

- An updated floodplain memo has been attached with this staff report which is provided by the Garden's consulting engineer. The floodplain memo and associated plans must be provided in final form and a Floodplain Use Permit issued prior to construction. A summary of the floodplain requirements outlined in the memo are as follows:
- All development activities on all properties located within a Federal Emergency Management Agency (FEMA) regulatory floodplain are subject to the requirements of Chapter 10 of the City Municipal Code. This includes the Gardens on Spring Creek property, which is in the FEMA regulatory 100-year floodplain for Spring Creek. As required by city code, the project's engineer has provided City staff with a detailed floodplain analysis. The analysis must demonstrate that the Garden's proposed improvements will not increase existing flood risk in the area. All new construction of structures as well as filling, excavation, or grading associated with the proposed site work in the floodplain are considered in the analysis. The analysis confirms that: The proposed improvements will not cause a rise in the FEMA Base Flood Elevation (BFE), will not change the boundaries of the FEMA floodplain boundaries, and will not reduce the required regulatory flood storage volume in the area. Compliance with these requirements is achieved through several measures:
- 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. The floodplain model must also be updated to reflect the proposed improvements and show no increase in the Base Flood Elevation. The result of these analyses is called a "No-Rise Certification" which must be provided to the city along with the Floodplain Use Permit. The certification includes required volume calculations for all site elements, including temporary elements. The calculations also take into account proposed plant material.
- All new accessory structures must be "flood vented" or elevated above the Regulatory Flood Protection Elevation (RFPE), which is defined as 12 inches above the base flood elevation (BFE). The RFPE elevation is 4,999.42 feet. The term "flood vented" means that the proposed structures (such as the proposed pergolas), must not be fully enclosed. Examples of open structures in the FEMA floodplain can be found in City Parks such as Edora, Spring Creek, Lee Martinez, and Rolland Moore. These parks have open structures in the floodplain/floodway (such as picnic shelters) but not enclosed buildings. Enclosed structures at these parks, such as bathrooms, are outside of the regulatory FEMA floodplain. In addition to flood venting, all permanent features such as the garden's pergolas must be permanently anchored.
- Outdoor storage of materials that might float away is prohibited. All outdoor materials will be confined inside latched utility sheds behind the stage and within the Garden's maintenance/service yard buildings, anchored and removed after each event, or will be elevated above regulatory flood levels.

- The proposed finished elevation of the new stage deck (the lowest floor level of the structure) is 4999.50 feet, above the required flood protection elevation of 4999.42 feet.
- The stage structure is elevated above the RFPE through earthwork and terracing with stone walls. Portions of the walls of the stage structure below the Regulatory Flood Protection Elevation (RFPE) of 4999.42 feet are required to be permanently anchored and constructed of Class 4 and 5 flood resistant materials as defined in FEMA Technical Bulletin 2: Flood Damage-Resistant Materials Requirements and as required per Section 10-39 (5) of the Municipal Code. The stage structure meets these requirements by using a concrete pad on an elevated earthen berm, without any voids or enclosed spaces within the stage area, and by using permanently anchored stone walls surrounding the stage structure to achieve grade transition to the surrounding lawn seating area.

*C. Section 3.4.1 Natural Habitats and Features*

The project is located within 500 feet of a number of special features that require protection, including the Spring Creek and associated wetlands, the re-routed Sherwood Lateral ditch and associated wetlands, and a series of small wetlands on the eastern edge of the site. Based on the updated Ecological Characterization Study for the site and the requirements of Section 3.4.1(E), the following Natural Habitat Buffer Zones apply to this project, which have been delineated on the site and landscape plans:

- Spring Creek Corridor and wetlands (100 feet)
- Sherwood Lateral Ditch and wetlands (50 feet)
- Two groups of wetlands on east side of property (50 feet for each wetland area)

Section 3.4.1(E) limits the type of development activity that may occur within these buffer zones. As proposed, this project conflicts neither with the intended purpose nor the specific requirements for these buffer zones. While some disturbance will occur within the buffers (e.g., the addition of paths and walkways), these impacts will be adequately mitigated through the restoration of disturbed areas with additional plantings and habitat enhancements throughout the site.

*D. Municipal Code Chapter 20, Article II - Noise.*

Noise levels from the Gardens on Spring Creek Facility must be below the maximum decibel levels (dBA) at the following adjacent receiving land uses:

Low Density Residential District (R-L):

7:00 a.m. to 8:00 p.m. 55 dBA  
8:00 p.m. to 7:00 a.m. 50 dBA

Employment District (E):

7:00 a.m. to 8:00 p.m. 70 dBA  
8:00 p.m. to 7:00 a.m. 65 dBA

An acoustical model was developed by the applicant's consultant in conjunction with the design of the outdoor stage and great lawn seating area. An updated design narrative provided by the applicant is attached with this staff report. In conjunction with the outdoor stage orientation, a series of sound walls are provided to absorb and diffuse sound from amplified music performances. The design recommends a series of four sound barrier walls, ranging in height between 14 and 19.5 feet above the stage level, with a new sound wall located along the western boundary of the site. The proposal demonstrates that compliance with the maximum permissible noise levels at the receiving land uses can be achieved.

**5. Neighborhood Meeting**

Two City neighborhood meetings were held for the proposed project prior to the December 15, 2015 hearing, with an additional neighborhood meeting held on February 8, 2016. Neighborhood meeting summaries are attached.

**6. Findings of Fact/Conclusion**

- A. The Major Amendment complies with the process located in Division 2.2 - Common Development Review Procedures for Development Applications of Article 2 - Administration.
- B. The Major Amendment complies with relevant standards located in Article 3 - General Development Standards.
- C. The Major Amendment complies with the applicable Employment District standards in Division 4.27 of Article 4.

**RECOMMENDATION:**

Staff recommends Planning and Zoning Board approval with the following motion:

Approve the Major Amendment of the Centre for Advanced Technology 22nd Filing, Community Horticulture Center #MJA150006 based on the findings of fact found on page 11 of the staff report.

**ATTACHMENTS**

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**Updated attachments for the continued hearing:**

- 1. Color Rendering of Site Plan (PDF)
- 2. Neighborhood Meeting Summary Letter (from Feb. 8, 2016 meeting) (PDF)
- 3. Updated Operational and Management Standards (PDF)
- 4. Sound Wall Photo Simulation for New West Sound Wall (PDF)
- 5. Noise Monitoring Location Exhibit (PDF)
- 6. Updated Site Plan, Elevations and Perspectives (PDF)
- 7. Updated Landscape Plan (PDF)
- 8. Floodplain Modeling Exhibit (PDF)
- 9. Letters from Residents (PDF)
- 10. Notes - 1st neighborhood meeting (PDF)
- 11. Notes - 2nd neighborhood meeting (PDF)

**Attachments from the December 15, 2015 hearing (not re-attached but available):**

- 12. Zoning map (PDF)
- 13. Applicant's Planning Narrative (PDF)
- 14. Alternative Compliance Parking Request (PDF)
- 15. Off-site parking letter of intent (PDF)
- 16. Traffic analysis memorandum (PDF)
- 17. Drainage memorandum (PDF)
- 18. Ecological characterization memo (PDF)
- 19. Utility Plans (PDF)
- 20. Meeting notification boundary map (PDF)
- 21. 1st neighborhood meeting letter (PDF)
- 22. 2nd neighborhood meeting letter (PDF)
- 23. Supplemental letter for 2nd neighborhood meeting (PDF)
- 24. Sound demonstration notes from 2nd N'hood meeting (PDF)
- 25. Background - Alternate Review Ordinance 082,2015 (PDF)
- 26. Background - Gardens planning objectives from 2000 (PDF)
- 27. Background - Approved site plan from 2003 (PDF)
- 28. Background - 2001 decision and staff report (PDF)
- 29. Background - Ecological Study 2001(PDF)
- 30. Background - Windtrail PUD plat (PDF)





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February 22, 2016

Dear Neighbor,

On February 8, 2016 the City of Fort Collins hosted a meeting at the Gardens on Spring Creek to discuss ways to address concerns staff has heard from neighbors in relation to the Garden's development proposal, specifically the increase in capacity of the music venue from 350 to 1500 people.

The Planning and Zoning Board originally began their consideration of this proposal at the December 17, 2015 hearing. The Board voted to continue the hearing and is scheduled to further consider this item at their regular hearing on April 7, 2016. All materials from the Board's December 17, 2015 hearing can be found here: <http://www.fcgov.com/cityclerk/planning-zoning.php>. Materials for the April 7 hearing will also be posted at this link.

Of those that attended the meeting, it was clear that many do not support the project at all or have strong concerns. We utilized "clicker" polling technology and got the following response:

QUESTION	RESPONSES	PERCENTAGE
Terrible idea and it should not be built in this location	15	40%
I am highly concerned about negative impacts to the neighborhood	11	30%
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I can't wait to see the schedule of events	4	11%
Other	1	3%
Total	37	100%

The City wanted to acknowledge the feelings amongst neighbors, however, the purpose of the meeting was to propose and discuss actions to address concerns. From a previous meeting with a smaller group of neighbors, staff compiled the following list of concerns:

- Noise/Sound
- Parking
- Trespass/Loitering/Camping
- Non-ticketed/Private Events
- Port-a-Lets
- Alcohol
- Enforcement
- Floodplain/Environmental Assessment
- Other/Grove/Lilac Park

Through the polling exercise noise, parking, enforcement, and trespassing issues were the top concerns of those in the room.

The following information was presented and additions have been made based on comments and questions from the meeting. The mitigations listed below will be incorporated into the Garden's operations in two ways:

- As General Standards that will be included with the plan notes presented at the upcoming Planning and Zoning meeting or;
- As operating agreements to be finalized with neighbor input.

Items where full details are not yet finalized are also noted below. The City is interested in and supports the formation of a Neighborhood Committee to help develop and refine details and processes to limit the impacts to the neighborhood.

An updated draft of the General Standards can be viewed online at the link below, under the "neighborhood meeting" heading for the Gardens, click on "General Notes proposed for the Major Amendment": <http://www.fcgov.com/developmentreview/agendas.php>

#### **Concern: Noise and Sound**

- No more than 8 music concert events per year (to occur between May and September) and to not overlap with other major CSU events. All music concert events shall be ticketed.
- All music for all events to end by 8 PM.
- Active enforcement and sound level monitoring to occur throughout all music concerts.
- Sound enforcement for all events will now be further restricted by measuring the sound levels from the Garden's property line (not the receiving residential property lines further west of the Gardens property)
- Sound walls included in proposed plan. Wall placement is being reconsidered and adjusted following feedback from February 8 meeting (not yet finalized.)
- Gardens investigating distributed sound system and a system with a direct override to control the sound board. (Not yet finalized.) This was noted as a strong neighborhood preference.

#### **Concern: Parking**

- Parking instructions and options will be provided and included with ticket purchase for all music concert events.
- "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.
- Neighborhood parking enforcement will be addressed through a windshield pass system, active barricade, or other agreeable method.

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- 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.

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- To further clarify that “non-ticketed events” shall not include large, free concerts, these events can be called “General Events” defined as:

“A general event shall be 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” that are already occurring at the Gardens will also be noted. The intent is to fully describe the scope of all events that may occur at the Gardens and to provide further assurances that large free concerts shall not take place.

General Events would include: garden of lights tour, school field trips, education programs and tours, art/culture/sculpture in the garden, spring plant sale, yoga in the gardens, garden a'fare, nature's harvest fest, halloween enchanted garden. There shall be no attendance cap for general events. Such events may provide amplified music in compliance with the municipal code.

- Private events will also be addressed in the plan's operating agreement. Private events include all private rentals such as weddings, birthdays etc. Private events are limited to 350 attendees and they must end by 8PM with everyone off-site by 9PM. Private events may not have DJs and any proposed music must be approved by Gardens staff and is often restricted based on location and type.

The Gardens does not currently, nor do they intend, to allow private concerts onsite.

#### **Concern: Port-a-Lets**

The Gardens will rely on GSI Sanitation recommendations for number of needed Port-a-lets (currently estimated at 5 for a 3-hour event.)

- Port-a-Lets will be onsite for as minimal time necessary for vendor schedule.
- Port-a-Lets will be ground anchored.
- Bike path will not be used or impacted during pick-up or delivery.
- The proposed plan does provide space for additional Port-a-Lets should the need arise.

#### **Concern: Alcohol and Intoxication**

The Gardens has no desire to have intoxicated people on-site or on adjacent property.

- 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.
- Sales conducted by trained and licensed servers.
- No permanent alcohol signage or advertising will be allowed.

**Concern: Enforcement**

- 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.)

**Concern: Floodplain**

All development activities on all properties located within a Federal Emergency Management Agency (FEMA) regulatory floodplain are subject to the requirements of Chapter 10 of the City Municipal Code. This includes the Gardens on Spring Creek property, which is in the FEMA regulatory 100-year floodplain for Spring Creek. As required by City code, the project's engineer has provided City staff with a detailed floodplain analysis. The analysis must demonstrate that the Garden's proposed improvements will not increase existing flood risk in the area. All new construction of structures as well as filling, excavation, or grading associated with the proposed site work in the floodplain are considered in the analysis. The analysis must confirm that: The proposed improvements will not cause a rise in the FEMA Base Flood Elevation (BFE), will not change the boundaries of the FEMA floodplain boundaries, and will not reduce the required regulatory flood storage volume in the area. Compliance with these requirements is achieved through several measures:

- 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. The result is called a "No-Rise Certification" which must be provided to the city along with a Floodplain Use Permit. The certification includes required volume calculations for all site elements, including temporary elements. The calculations also take into account proposed plant material.
- All new accessory structures, including the proposed stage, must be elevated above the Regulatory Flood Protection Elevation (RFPE), which is defined as 12 inches above the base flood elevation (BFE), or "flood vented". The RFPE elevation is 4,999.42 feet. The term "flood vented" means that the proposed structures (such as the proposed stage and pergolas), must be open on the sides and not fully enclosed. Examples of open structures in the FEMA floodplain can be found in City Parks such as Edora, Spring Creek, Lee Martinez, and Rolland Moore. These parks have open structures in the floodplain/floodway (such as picnic shelters) but not enclosed buildings. Enclosed structures at these parks, such as bathrooms, are outside of the regulatory FEMA floodplain. In addition to flood venting, all permanent features such as the garden's pergolas must be permanently anchored. There are also restrictions on the types of materials used for structures below the Regulatory Flood Protection Elevation.
- Outdoor storage of materials that might float away is prohibited. All outdoor materials will be confined inside latched utility sheds behind the stage and within the Garden's maintenance/service yard buildings, anchored and removed after each event, or will be elevated above regulatory flood levels.

At the meeting neighbors continue to express the lack of information and rationale for expanding the amphitheater attendee limit from 350 to 1500. Many expressed a desire to negotiate this number or return it to the 350 originally proposed.

The proposed 1500 number is based on:

- Size and projected future growth in Fort Collins
- Filling a niche venue size that currently does not exist in Fort Collins
- Creating a venue that can support desired performances at a \$40-\$50 ticket price



**Comments captured at the meeting:**

- More clarity on tangible mitigation for each subject item.
- Preference for a distributed sound system. Concern with loitering/event crashing along Spring Creek Trail and Lilac Park area.
- Sound transition and stage orientation unreasonably impacts areas to the SW, in particular 603 Gilgalad Way.
- Overall effects of impacts -- in particular sound levels, number of concert events per year, and the ticketed scope of the venue, seems out of place at this location. IE: Too much program for the location.
- Parking/enforcement for un-ticketed events.
- Renters (like the symphony) can't use the venue – counts against 8.
- First, I love it. Yay! –Second... In case it hasn't been addressed... is the local mobile network robust enough for the increased usage during events?
- 1500 CAPACITY NEGOTIABLE?
- Do 500 Capacity at Gardens + 1500 where there are TOILETS like the new SE area Park & not next to homes.
- No alcohol, only family concerts to promote the love of nature + get families outdoors.
- Do non-ticketed events get to have amplified music?
- NOISE CITATION – CRIMINAL (MANDATORY COURT APPEARANCE).
- How will you stop the additional 1500 spectators from gathering outside the fence line for ticketed concerts
- Automated sound control: have the sound level meter directly connected to the sound board. That way any exceedance would be automatically addressed, w/o needing human intervention.
- Trash/litter along Spring Creek?
- Consider 500 year flood rather than 100; given that 100-yr flood is likely inaccurate due to outdated FEMA regulations.
- Outside security/police to monitor safe transit along Spring Creek to Shields to the west and railroad overpass to the east. Essentially Sheely, Gilgalad neighborhoods.
- Free/discounted tickets for neighbors?

If you have questions or comments regarding the meeting please contact Ginny Sawyer at [gsawyer@fcgov.com](mailto:gsawyer@fcgov.com) or 224-6094.

For project specific questions please contact Jason Holland at [jholland@fcgov.com](mailto:jholland@fcgov.com) or 224-6126.

Thank you.

Ginny Sawyer

## **Notes included with the Gardens on Spring Creek Amended Plan (See sheet LS003 of the Site Plan)**

**DRAFT 3-23-2016**

THE FOLLOWING GENERAL OPERATION AND MANAGEMENT STANDARDS SHALL REMAIN IN EFFECT FOR ALL FUTURE GARDENS ON SPRING CREEK EVENTS.

### **GENERAL EVENT STANDARDS:**

1. ALL EVENTS, INCLUDING MUSIC CONCERT EVENTS OR GENERAL EVENTS SHALL COMPLY WITH ALL APPLICABLE FORT COLLINS MUNICIPAL CODE NOISE STANDARDS OF CHAPTER 20, ARTICLE II: SOUND SHALL BE LIMITED TO 55 dB(A) FROM 7 A.M. TO 8:00 P.M. AND 50 dB(A) FROM 8:00 P.M. TO 7:00 A.M. AT THE GARDENS ON SPRING CREEK PROPERTY LINE ADJACENT TO THE LOW DENSITY RESIDENTIAL (R-L) ZONE DISTRICT, AND SHALL BE LIMITED TO 70 dB(A) FROM 7 A.M. TO 8:00 P.M. AND 65 dB(A) FROM 8:00 P.M. TO 7:00 A.M. AT THE GARDENS ON SPRING CREEK PROPERTY LINE ADJACENT TO THE EMPLOYMENT (E) ZONE DISTRICT.
2. 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.
3. THERE SHALL BE NO MULTI-DAY MUSIC CONCERT EVENTS SUCH AS MUSIC FESTIVALS.
4. A *GENERAL EVENT* SHALL BE 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, ARTICULTURE/SCULPTURE IN THE GARDEN, SPRING PLANT SALE, YOGA IN THE GARDENS, GARDEN A'FARE, NATURE'S HARVEST FEST, HALLOWEEN ENCHANTED GARDEN. ADDITIONAL EVENTS MAY BE CONSIDERED. THERE SHALL BE NO ATTENDANCE CAP FOR GENERAL EVENTS. SUCH EVENTS MAY PROVIDE AMPLIFIED MUSIC IN COMPLIANCE WITH THE MUNICIPAL CODE.
5. *PRIVATE EVENTS* SHALL BE ADDRESSED IN THE GARDEN'S OPERATIONS AND MANAGEMENT PLAN. PRIVATE EVENTS INCLUDE ALL PRIVATE RENTALS SUCH AS WEDDINGS, BIRTHDAYS, ETC. PRIVATE EVENTS SHALL NOT HAVE DJ'S AND ANY PROPOSED MUSIC MUST BE APPROVED BY GARDENS STAFF.

**ALL EVENTS SHALL FOLLOW STANDARDS AS DESCRIBED BELOW.**

**TIME LIMITATION STANDARDS:**

1. ALL MUSIC AND ANY ASSOCIATED SOUNDS GENERATED FROM ANY EVENT SHALL CONCLUDE NO LATER THAN 8PM.
2. EGRESS FOR ALL VISITORS DURING MUSIC CONCERT EVENTS SHALL BEGIN AT 8 P.M. AND CONCLUDE NO LATER THAN 9 P.M. NO PERFORMANCE RELATED SOUNDS SHALL BE GENERATED DURING THIS TIMEFRAME.
3. ALL EVENT OPERATIONS PERSONNEL SHALL EXIT THE GARDENS ON SPRING CREEK PREMISES NO LATER THAN 10 P.M.
4. ALL GENERAL EVENTS SHALL CONCLUDE BY 9 P.M. AND ALL PERSONNEL SHALL EXIT THE GARDENS ON SPRING CREEK PREMISES NO LATER THAN 10 P.M.
5. ALL PRIVATE EVENTS SHALL CONCLUDE BY 8 P.M. WITH EVERYONE OFF-SITE BY 9 P.M.

**SOUND MONITORING STANDARDS:**

1. DURING ALL AMPLIFIED MUSIC CONCERT EVENTS, A PROFESSIONAL SOUND ENGINEER SHALL BE PRESENT ON SITE AND ACTIVELY MONITOR AND REGULATE SOUND LEVELS TO MEET THE CITY OF FORT COLLINS MUNICIPAL CODE NOISE STANDARDS. SOUND MONITORING LOCATIONS WILL BE TIED TO CENTRAL OVERRIDE SYSTEM AT THE MIXING STATION.
2. FOR ALL OTHER EVENTS, GARDENS ON SPRING CREEK STAFF SHALL BE PRESENT ON SITE AND ACTIVELY MONITOR AND REGULATE SOUND LEVELS TO MEET THE CITY OF FORT COLLINS MUNICIPAL CODE NOISE STANDARDS.
3. MORE SPECIFIC MONITORING OPERATIONS, MANAGEMENT AND ENFORCEMENT THAT MAY BE REQUIRED SHALL BE OUTLINED IN THE GSC OPERATIONS AND MANAGEMENT PLAN.

**SECURITY AND SAFETY REQUIREMENTS:**

1. DESIGNATED SECURITY STAFF SHALL BE PRESENT AT THE GARDENS ON SPRING CREEK ENTRY POINTS AND PERIMETER OF THE PREMISES DURING ALL MUSIC CONCERT EVENTS. DESIGNATED SECURITY STAFF SHALL CONSIST OF EITHER GARDENS ON SPRING CREEK STAFF OR A PRIVATE SECURITY COMPANY CONTRACTED THROUGH THE GARDENS ON SPRING CREEK.
2. EGRESS LIGHTING CONSISTING OF LOW LIGHT LEVEL, FULL CUT-OFF PEDESTRIAN LEVEL LIGHTS SHALL BE USED TO FACILITATE EGRESS FROM ALL MUSIC CONCERT EVENTS. ALL EGRESS AND EVENT-RELATED LIGHTING SHALL BE TURNED OFF NO LATER THAN 10 P.M.

3. CROSSING ASSISTANTS SHALL BE PRESENT AT CENTRE AVENUE TO FACILITATE CROSSING FROM THE N.R.C.S. PARKING LOT DURING ALL MUSIC CONCERT EVENTS, UNLESS A SIGNALIZED PEDESTRIAN CROSSING IS CONSTRUCTED AT THIS LOCATION IN THE FUTURE.

**ADDITIONAL GENERAL STANDARDS:**

1. ANY ALCOHOLIC BEVERAGES SOLD DURING EVENTS SHALL REQUIRE A PROFESSIONAL CONCESSIONAIRE TO SERVE AND FOLLOW ALL ASSOCIATED REGULATIONS AND MONITORING AS REQUIRED WITH ALCOHOLIC BEVERAGE SALES AT OTHER COMMUNITY FACILITIES WITHIN THE CITY OF FORT COLLINS. MORE SPECIFIC ALCOHOL OPERATIONAL REQUIREMENTS SHALL BE DEVELOPED WITH THE GSC OPERATIONS AND MANAGEMENT PLAN.
2. "NO PUBLIC ON-STREET PARKING" SHALL BE STRICTLY ENFORCED FOR GSC EVENTS AND DAY-TO-DAY GSC OPERATIONS ON CENTRE AVENUE AND ON STREETS IN THE WINDTRAIL AND SHEELY NEIGHBORHOODS. MORE SPECIFIC PARKING MANAGEMENT AND ENFORCEMENT PRACTICES SHALL BE OUTLINED IN THE GSC OPERATIONS AND MANAGEMENT PLAN.
3. OFF-STREET PARKING REQUIREMENTS: ANTICIPATED MINIMUM OFF-STREET PARKING QUANTITIES FOR GARDENS USES ARE SHOWN ON THE LAND USE TABLE ON SHEET LS100. THE PARKING QUANTITIES SHOWN ON LS100 REPRESENT ANTICIPATED MINIMUMS, AND SHALL BE ADJUSTED TO MEET THE PARKING DEMANDS FOR EVENTS IF NEEDED. PARKING LOCATIONS ARE SHOWN ON SHEET LS002. AGREEMENTS FOR OFF-SITE PARKING LOCATIONS SHALL BE MAINTAINED AND SHALL BE ADJUSTED, IF NEEDED, TO MEET PARKING DEMANDS FOR ALL GARDENS EVENTS.
4. THE PROJECT IS REQUIRED TO COMPLETE ALL IMPROVEMENTS AND CONDUCT ALL OPERATIONS IN ACCORDANCE WITH THE FINAL PLANS. ANY MODIFICATIONS TO THESE PLANS SHALL REQUIRE A PLAN AMENDMENT TO BE REVIEWED AND APPROVED.
5. THE OPERATIONAL AND MANAGEMENT STANDARDS NOTED WITH THESE PLANS REPRESENT THE GENERAL STANDARDS FOR THE PROJECT. IN ADDITION TO THE GENERAL STANDARDS OUTLINED HERE, GSC SHALL DEVELOP A COMPREHENSIVE **OPERATIONS AND MANAGEMENT PLAN** THAT SPECIFICALLY ADDRESSES POLICIES AND ACTIONS THAT WILL BE ADMINISTERED FOR ALL EVENTS AND COMMUNITY FACILITY ACTIVITIES. NEIGHBORHOOD REPRESENTATIVES SHALL BE INCLUDED IN THE DEVELOPMENT, IMPLEMENTATION AND MAINTENANCE OF THE OPERATIONS AND MANAGEMENT PLAN. THE OPERATIONS AND MANAGEMENT PLAN MAY BE PERIODICALLY AMENDED WITHOUT AMENDING THESE PLANS, PROVIDED THAT SUCH AMENDMENTS REMAIN IN COMPLIANCE WITH THE GENERAL STANDARDS OUTLINED WITH THIS FINAL PLAN. THE GSC OPERATIONS AND MANAGEMENT SHALL AT A MINIMUM ADDRESS THE FOLLOWING:
  - a) CREATION AND ON-GOING ENGAGEMENT OF A NEIGHBORHOOD COMMITTEE.

- b) PARKING MANAGEMENT AND ENFORCEMENT.
- c) SOUND/NOISE MANAGEMENT AND ENFORCEMENT.
- d) MANAGEMENT REQUIREMENTS AND RESTRICTIONS FOR ALL OUTDOOR PRIVATE EVENTS, INCLUDING LIMITATIONS FOR MUSIC AND INSTRUMENT AMPLIFICATION AND VOCAL PERFORMANCES.
- e) ENFORCEMENT PROCEDURES FOR EVENT IMPACTS THAT MAY OCCUR INCLUDING: LOITERING, DAY-CAMPING AND LITTERING.
- f) MANAGEMENT OF ALCOHOL SALES AT ALL EVENTS.
- g) THE ESTABLISHMENT OF A NEIGHBORHOOD HOTLINE FOR THE COORDINATION AND ENFORCEMENT OF GSC IMPACTS THAT MAY OCCUR.
- h) COORDINATION OF GSC EVENTS WITH NEIGHBORHOOD EVENTS.

**REQUIREMENTS SPECIFIC TO THIS PLAN APPROVAL:**

1. USE AND OWNERSHIP REQUIREMENTS: THE DESIGNATED USE PER THE CITY LAND USE CODE FOR THE GARDENS ON SPRING CREEK IS A *COMMUNITY FACILITY*, WHICH IS DEFINED AS A *PUBLICLY OWNED OR PUBLICLY LEASED FACILITY OR OFFICE BUILDING WHICH IS PRIMARILY INTENDED TO SERVE THE RECREATIONAL, EDUCATIONAL, CULTURAL, ADMINISTRATIVE OR ENTERTAINMENT NEEDS OF THE COMMUNITY AS A WHOLE*. SPECIFIC TO THE APPROVAL OF THIS COMMUNITY FACILITY, ALL PROPERTY ASSOCIATED WITH THIS PLAN SHALL REMAIN IN OWNERSHIP AND BE OPERATED DIRECTLY BY THE CITY OF FORT COLLINS. ANY REQUEST TO TRANSFER OWNERSHIP OR MANAGEMENT OF THE FACILITY TO AN ENTITY OTHER THAN THE CITY SHALL BE CONSIDERED A CHANGE OF USE REQUIRING A MAJOR AMENDMENT TO THESE PLANS WHICH MUST BE REVIEWED AND APPROVED PRIOR TO ANY SUCH TRANSFER.
2. LILAC PARK: PORTIONS OF THE PROPERTY LOCATED NORTH OF THE SPRING CREEK TRAIL SHALL BE RESERVED FOR THE EXPANSION OF LILAC PARK AND SHALL BE REVIEWED AND APPROVED AS A SEPARATE AMENDMENT TO THESE PLANS.

**FLOODPLAIN NOTES:**

1. PORTIONS OF THIS PROPERTY ARE LOCATED IN THE FEMA REGULATORY 100-YEAR FLOODPLAIN AND FLOODWAY FOR SPRING CREEK.
2. ALL DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH THE FLOODPLAIN REGULATIONS OF CHAPTER 10 OF CITY OF FORT COLLINS MUNICIPAL CODE.
3. NON-STRUCTURAL DEVELOPMENT (FENCES, DETENTION PONDS, HARD SURFACE PATHS, FILL, DRIVEWAYS, PARKING AREAS, VEGETATION, ETC.) IS ALLOWED WITHIN THE 100 YEAR FLOODWAY, PROVIDED THE DEVELOPMENT WILL NOT CAUSE A RISE IN THE BASE FLOOD ELEVATION OR A CHANGE TO THE FLOODWAY OR FLOOD FRINGE BOUNDARIES. NON-STRUCTURAL

DEVELOPMENT IS NOT RESTRICTED IN THE FLOOD FRINGE. REFER TO THE PROJECT'S FLOODPLAIN USE PERMIT AND FLOODPLAIN MANAGEMENT PLAN FOR FURTHER DETAILS AND RESTRICTIONS.

4. ALL STRUCTURES PROPOSED IN THE FLOODPLAIN SHALL BE PERMANENTLY ANCHORED AND SHALL MEET ALL CITY STRUCTURAL REQUIREMENTS. REFER TO THE PROJECT'S FLOODPLAIN USE PERMIT AND FLOODPLAIN MANAGEMENT PLAN FOR STRUCTURE DETAILS, RESTRICTIONS AND REQUIREMENTS.

**NATURAL AREA BUFFER REQUIREMENTS:**

1. STANDARDS FOR PROTECTION DURING CONSTRUCTION - THE DIRECTOR SHALL ESTABLISH A "LIMITS OF DEVELOPMENT" ("LOD") LINE(S) TO ESTABLISH THE BOUNDARY OF THE PROJECT OUTSIDE OF WHICH NO LAND DISTURBANCE ACTIVITIES WILL OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. ALL AREAS WITHIN THE SPRING CREEK, SHERWOOD LATERAL AND WETLAND AREA BUFFER ZONES SHALL BE MAINTAINED IN A NATIVE LANDSCAPE. SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONES.
3. CONSTRUCTION SHALL BE ORGANIZED AND TIMED TO MINIMIZE THE DISTURBANCE OF SENSITIVE SPECIES OCCUPYING OR USING ON-SITE AND ADJACENT NATURAL HABITATS OR FEATURES, INCLUDING THE SPRING CREEK CORRIDOR, SHERWOOD LATERAL DITCH AND WETLAND AREAS.
4. CONSTRUCTION OF BARRIER FENCING SHALL BE PROVIDED AT THE LIMITS OF THE DEVELOPMENT DURING CONSTRUCTION.

**STANDARD PLAN NOTES AND REQUIREMENTS:**

1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
2. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
3. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
4. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
5. FIRE HYDRANTS MUST MEET OR EXCEED POUDDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.

6. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
7. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSABLE PARKING SPACES. ACCESSABLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
8. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

**GENERAL LANDSCAPE NOTES:**

1. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
2. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:  
  
40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS  
15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS  
10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES  
6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.  
4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES  
4 FEET BETWEEN TREES AND GAS LINES
3. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

Existing Evergreen Trees

Spring Creek Trail

Existing buffer planting between trail and adjacent neighborhood



Existing view looking south on Spring Creek Trail



Beginning of step back for sound mitigation wall - 10' wall height

Sound Mitigation Wall - 14' height

Step back at end of wall

Existing Evergreen Trees

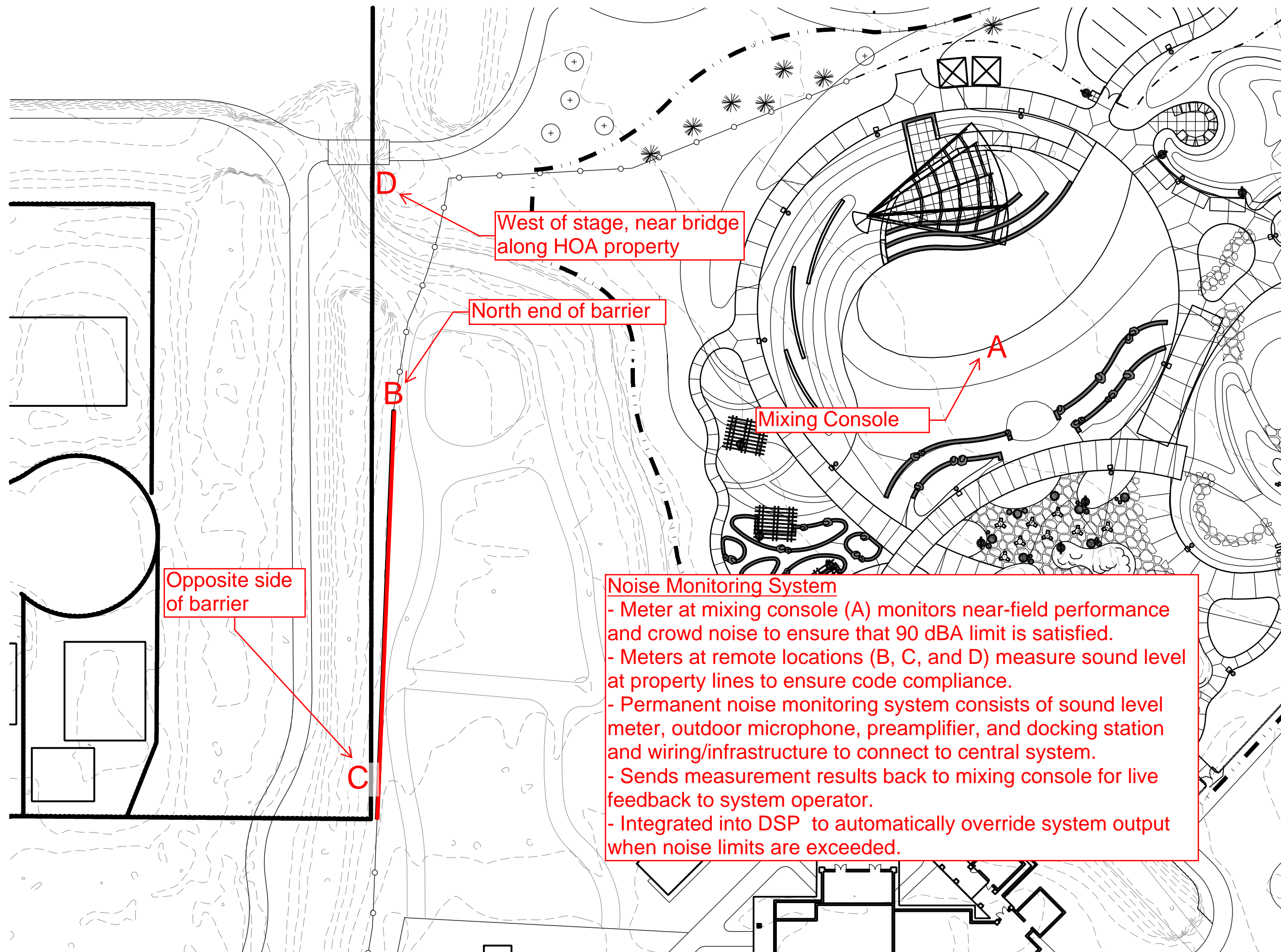
Evergreen Screen Planting - (Height Shown at Time of Planting)

Spring Creek Trail

Existing buffer planting between trail and adjacent neighborhood



View looking south on Spring Creek Trail



West of stage, near bridge along HOA property

North end of barrier

Mixing Console

Opposite side of barrier

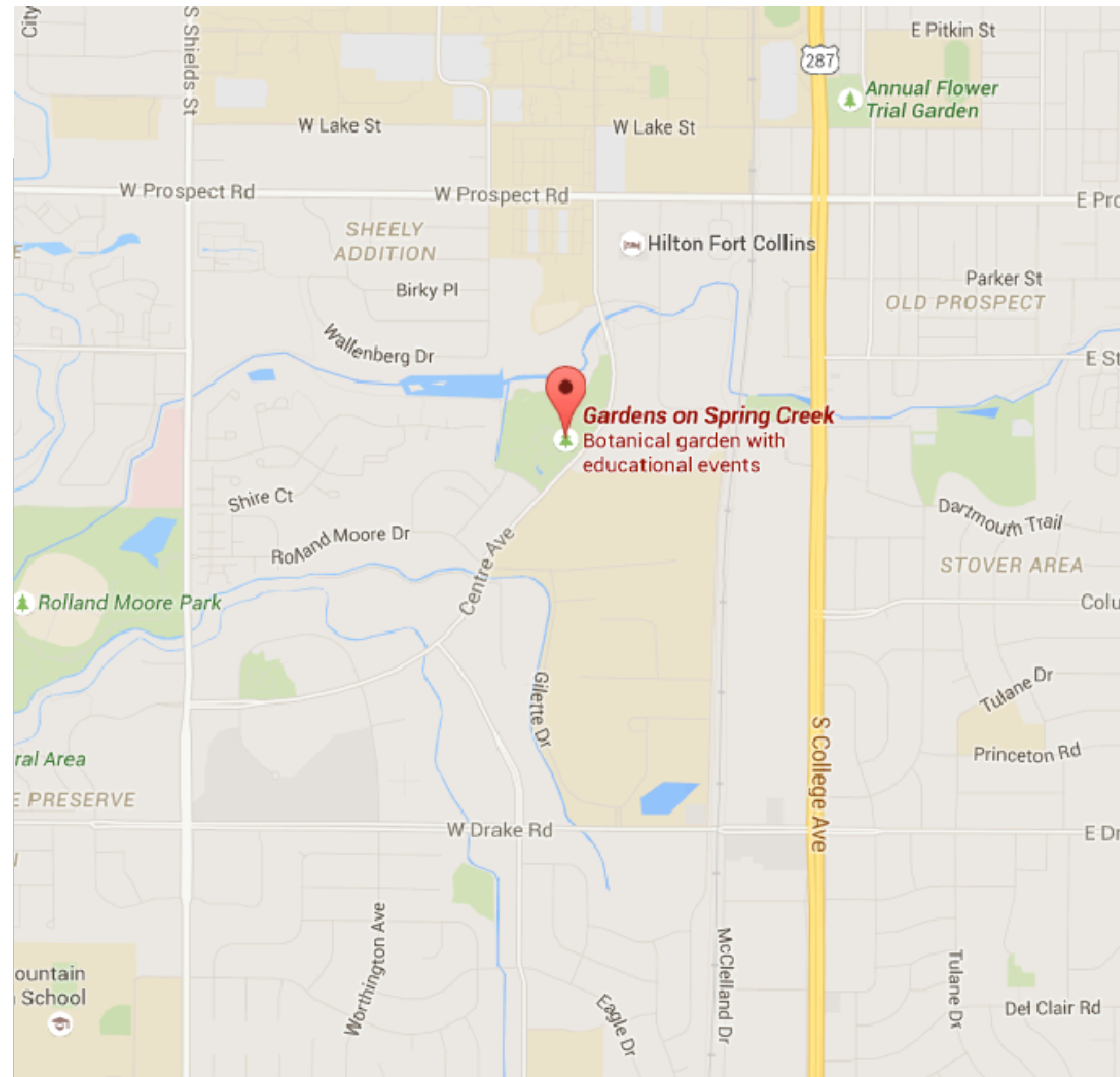
**Noise Monitoring System**

- Meter at mixing console (A) monitors near-field performance and crowd noise to ensure that 90 dBA limit is satisfied.
- Meters at remote locations (B, C, and D) measure sound level at property lines to ensure code compliance.
- Permanent noise monitoring system consists of sound level meter, outdoor microphone, preamplifier, and docking station and wiring/infrastructure to connect to central system.
- Sends measurement results back to mixing console for live feedback to system operator.
- Integrated into DSP to automatically override system output when noise limits are exceeded.

# CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING COMMUNITY HORTICULTURE CENTER MAJOR AMENDMENT - SITE PLAN

## LEGAL DESCRIPTION:

CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING COMMUNITY HORTICULTURE CENTER



CONTEXT MAP

SHEET INDEX	
LS001	COVER SHEET
LS002	PROJECT DIAGRAMS -- NEIGHBORHOOD COMPATIBILITY
LS003	OPERATIONAL AND MANAGEMENT STANDARDS
LS004	PREDICTED SOUND LEVEL MAP
LS100	CONTEXTUAL SITE PLAN
LS101	OVERALL SITE PLAN
LS501	SITE DETAILS
LS502	SITE DETAILS
LS503	SITE DETAILS
LS504	SITE DETAILS
LS505	SITE DETAILS

**OWNER'S CERTIFICATION**  
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER'S OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_

OWNER (SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_

(STATE OF \_\_\_\_\_ )  
( \_\_\_\_\_ )SS  
(COUNTY OF \_\_\_\_\_ )

SUBSCRIBED AND SWORN TO BE BEFORE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY WITNESS MY HAND AND OFFICIAL SEAL.

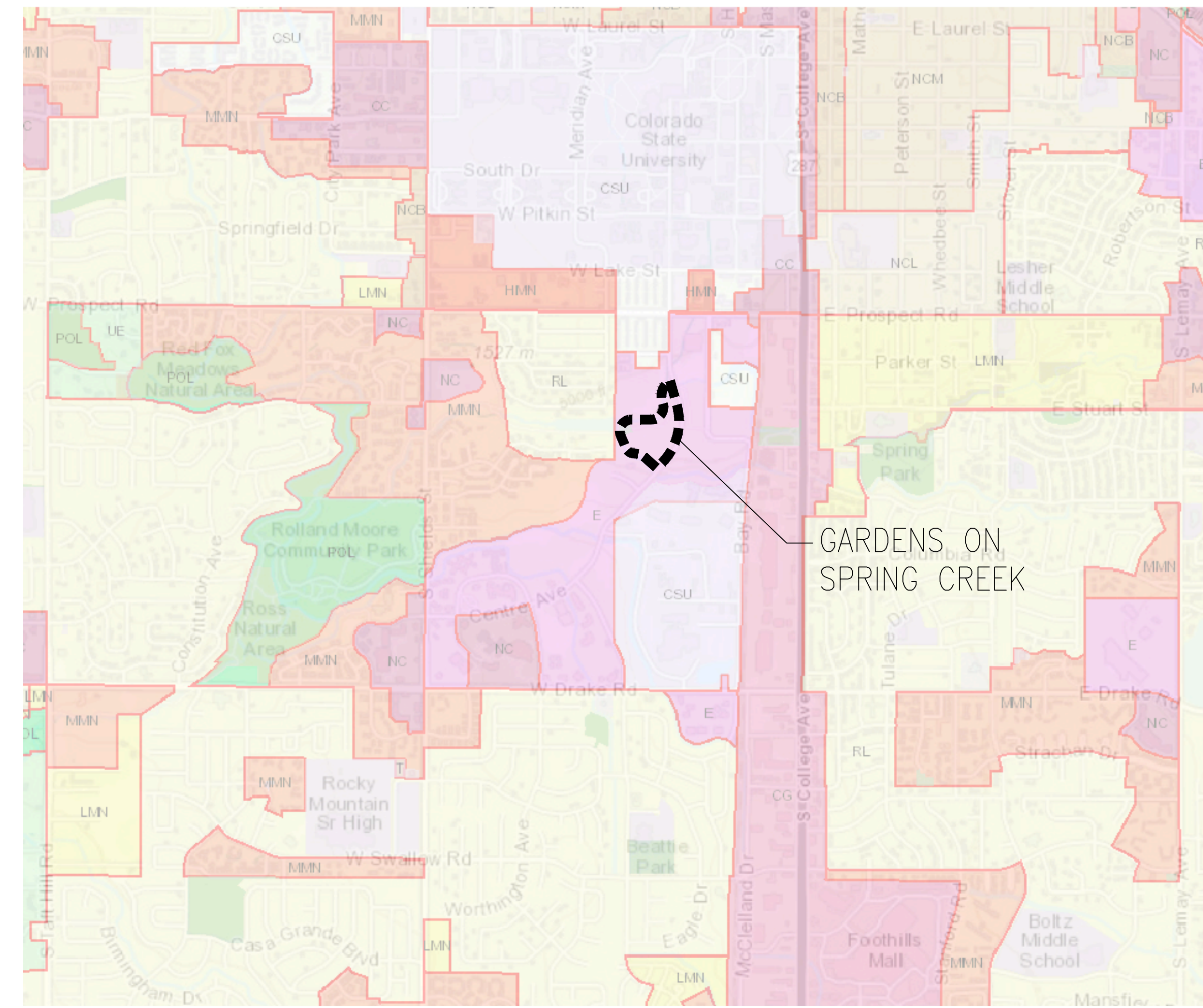
NOTARY PUBLIC \_\_\_\_\_

ADDRESS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

PLANNING APPROVAL  
BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES THE CITY OF FORT COLLINS, COLORADO,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES \_\_\_\_\_



ZONING MAP

REV.	COMMENT	DATE

**russell mills studios**  
141 s. college ave., suite 104  
fort collins, co 80524  
p: 970.484.8855  
www.russellmillsstudios.com

CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING  
COMMUNITY HORTICULTURE CENTER  
**COVER SHEET**  
MAJOR AMENDMENT

Date: MARCH 2016  
Drawn By: JB  
Checked By: CR

Sheet  
**LS001**



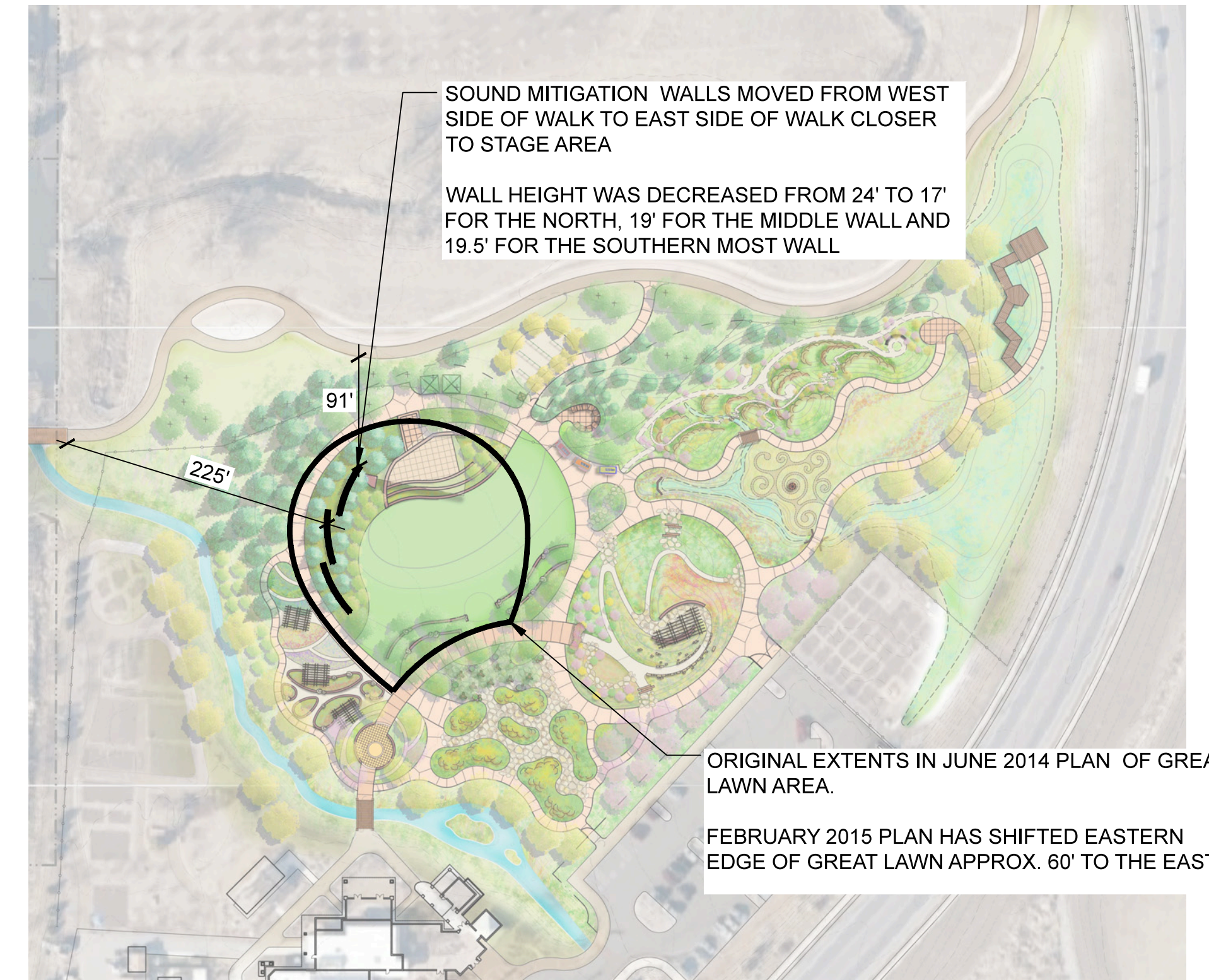
**SOUND MITIGATION WALL LOCATION DIAGRAM MODIFICATIONS - RESPONDING TO NEIGHBORHOOD CONCERNS**



OVERALL SITE PLAN - MAY 2014

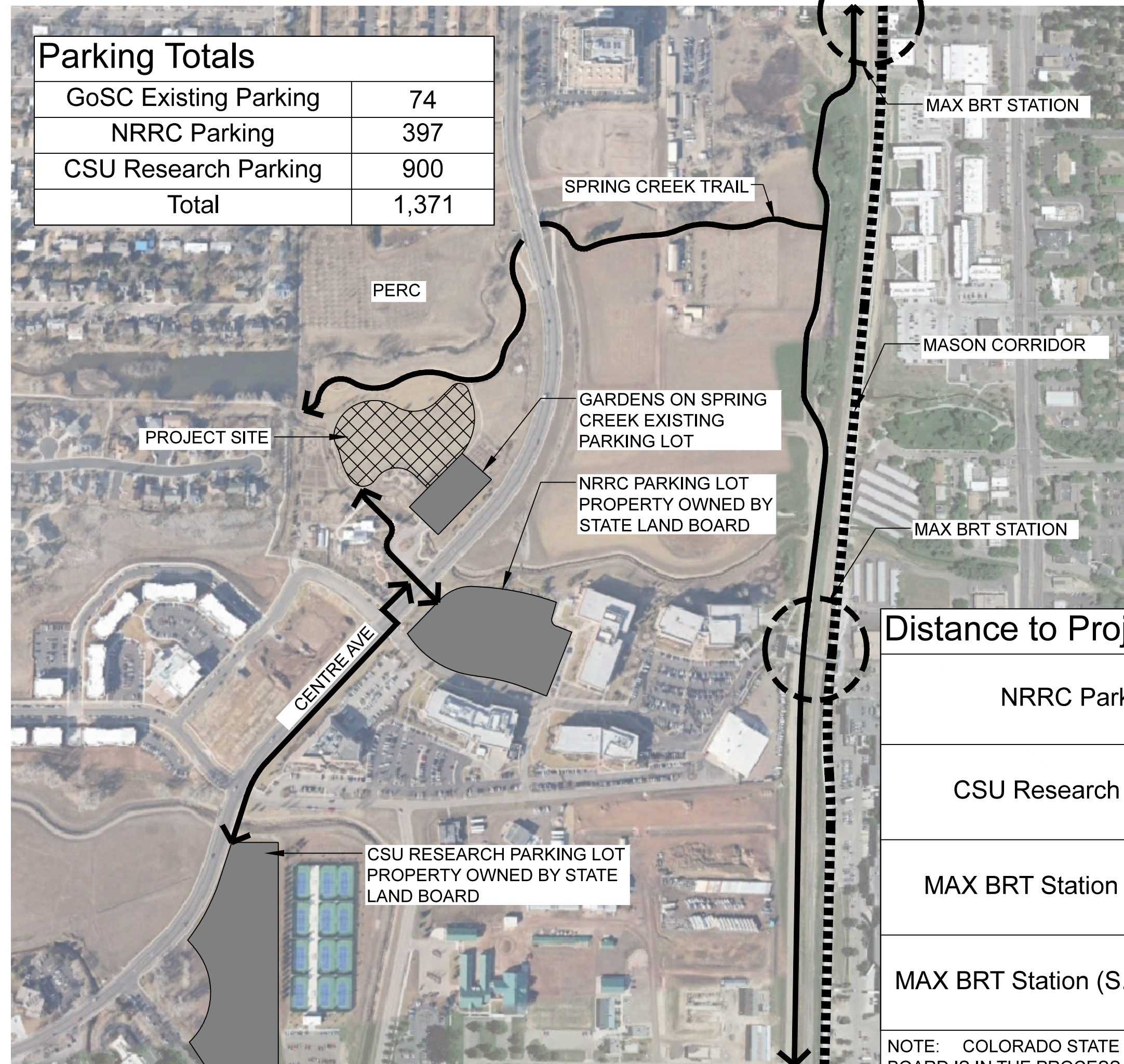


OVERALL SITE PLAN - JUNE 2014



OVERALL SITE PLAN - FEBRUARY 2015

**PARKING LOCATION DIAGRAM**



NOTE: COLORADO STATE UNIVERSITY AND STATE LAND BOARD IS IN THE PROCESS OF DEVELOPING A SHARED PARKING AGREEMENT TO PROVIDE ADDITIONAL PARKING AS LISTED ABOVE



OVERALL SITE PLAN - MARCH 2016

REV.	COMMENT	DATE

**russe**ll mills studios  
141 s. college ave., suite 104  
fort collins, co 80524  
p: 970.484.8855  
www.russemillstudios.com

CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING  
COMMUNITY HORTICULTURE CENTER  
PROJECT DIAGRAMS-NEIGHBORHOOD COMPATIBILITY  
MAJOR AMENDMENT

Date: MARCH 2016  
Drawn By:  
Checked By:

GARDENS ON SPRING CREEK (GSC) GENERAL OPERATION AND MANAGEMENT STANDARDS

THE FOLLOWING GENERAL OPERATION AND MANAGEMENT STANDARDS SHALL REMAIN IN EFFECT FOR ALL FUTURE GARDENS ON SPRING CREEK EVENTS.

**GENERAL EVENT STANDARDS:**

1. ALL EVENTS, INCLUDING MUSIC CONCERT EVENTS OR GENERAL EVENTS SHALL COMPLY WITH ALL APPLICABLE FORT COLLINS MUNICIPAL CODE NOISE STANDARDS OF CHAPTER 20, ARTICLE II: SOUND SHALL BE LIMITED TO 55 dB(A) FROM 7 A.M. TO 8:00 P.M. AND 50 dB(A) FROM 8:00 P.M. TO 7:00 A.M. AT THE GARDENS ON SPRING CREEK PROPERTY LINE ADJACENT TO THE LOW DENSITY RESIDENTIAL (R-L) ZONE DISTRICT, AND SHALL BE LIMITED TO 70 dB(A) FROM 7 A.M. TO 8:00 P.M. AND 65 dB(A) FROM 8:00 P.M. TO 7:00 A.M. AT THE GARDENS ON SPRING CREEK PROPERTY LINE ADJACENT TO THE EMPLOYMENT (E) ZONE DISTRICT.
2. 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.
3. THERE SHALL BE NO MULTI-DAY MUSIC CONCERT EVENTS SUCH AS MUSIC FESTIVALS.
4. A GENERAL EVENT SHALL BE 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, ART/CULTURE/SCULPTURE IN THE GARDEN, SPRING PLANT SALE, YOGA IN THE GARDENS, GARDEN AFARE, NATURE'S HARVEST FEST, HALLOWEEN ENCHANTED GARDEN, WEDDING CEREMONIES. ADDITIONAL EVENTS MAY BE CONSIDERED. THERE SHALL BE NO ATTENDANCE CAP FOR -GENERAL EVENTS. SUCH EVENTS MAY PROVIDE AMPLIFIED MUSIC IN COMPLIANCE WITH THE MUNICIPAL CODE.

ALL EVENTS SHALL FOLLOW STANDARDS AS DESCRIBED BELOW:

**TIME LIMITATION STANDARDS:**

1. ALL MUSIC AND ANY ASSOCIATED SOUNDS GENERATED FROM ANY EVENT SHALL CONCLUDE NO LATER THAN 8PM.
2. EGRESS FOR ALL VISITORS DURING MUSIC CONCERT EVENTS SHALL BEGIN AT 8 P.M. AND CONCLUDE NO LATER THAN 9 P.M. NO PERFORMANCE RELATED SOUNDS SHALL BE GENERATED DURING THIS TIMEFRAME.
3. ALL EVENT OPERATIONS PERSONNEL SHALL EXIT THE GARDENS ON SPRING CREEK PREMISES NO LATER THAN 10 P.M.
4. ALL GENERAL EVENTS SHALL CONCLUDE BY 9 P.M. AND ALL PERSONNEL SHALL EXIT THE GARDENS ON SPRING CREEK PREMISES NO LATER THAN 10 P.M.

**SOUND MONITORING STANDARDS:**

1. DURING ALL AMPLIFIED MUSIC CONCERT EVENTS, A PROFESSIONAL SOUND ENGINEER SHALL BE PRESENT ON SITE AND ACTIVELY MONITOR AND REGULATE SOUND LEVELS TO MEET THE CITY OF FORT COLLINS MUNICIPAL CODE NOISE STANDARDS. SOUND MONITORING LOCATIONS WILL BE TIED TO CENTRAL OVERRIDE SYSTEM AT THE MIXING STATION.
2. FOR ALL OTHER EVENTS, GARDENS ON SPRING CREEK STAFF SHALL BE PRESENT ON SITE AND ACTIVELY MONITOR AND REGULATE SOUND LEVELS TO MEET THE CITY OF FORT COLLINS MUNICIPAL CODE NOISE STANDARDS.
3. MORE SPECIFIC MONITORING OPERATIONS, MANAGEMENT AND ENFORCEMENT SHALL BE OUTLINED IN THE GSC OPERATIONS AND MANAGEMENT PLAN.

**SECURITY AND SAFETY REQUIREMENTS:**

1. DESIGNATED SECURITY STAFF SHALL BE PRESENT AT THE GARDENS ON SPRING CREEK ENTRY POINTS AND PERIMETER OF THE PREMISES DURING ALL MUSIC CONCERT EVENTS. DESIGNATED SECURITY STAFF SHALL CONSIST OF EITHER GARDENS ON SPRING CREEK STAFF OR A PRIVATE SECURITY COMPANY CONTRACTED THROUGH THE GARDENS ON SPRING CREEK.
2. EGRESS LIGHTING CONSISTING OF LOW LIGHT LEVEL, FULL CUT-OFF PEDESTRIAN LEVEL LIGHTS SHALL BE USED TO FACILITATE EGRESS FROM ALL MUSIC CONCERT EVENTS. ALL EGRESS AND EVENT-RELATED LIGHTING SHALL BE TURNED OFF NO LATER THAN 10 P.M.
3. CROSSING ASSISTANTS SHALL BE PRESENT AT CENTRE AVENUE TO FACILITATE CROSSING FROM THE N.R.C.S. PARKING LOT DURING ALL MUSIC CONCERT EVENTS, UNLESS A SIGNALIZED PEDESTRIAN CROSSING IS CONSTRUCTED AT THIS LOCATION IN THE FUTURE.

**ADDITIONAL GENERAL STANDARDS:**

1. ANY ALCOHOLIC BEVERAGES SOLD DURING EVENTS SHALL REQUIRE A PROFESSIONAL CONCESSIONAIRE TO SERVE AND FOLLOW ALL ASSOCIATED REGULATIONS AND MONITORING AS REQUIRED WITH ALCOHOLIC BEVERAGE SALES AT OTHER COMMUNITY FACILITIES WITHIN THE CITY OF FORT COLLINS. MORE SPECIFIC ALCOHOL OPERATIONAL REQUIREMENTS SHALL BE DEVELOPED WITH THE GSC OPERATIONS AND MANAGEMENT PLAN.
2. "NO PUBLIC ON-STREET PARKING" SHALL BE STRICTLY ENFORCED FOR GSC EVENTS AND DAY-TO-DAY GSC OPERATIONS ON CENTRE AVENUE AND ON STREETS IN THE WINDTRAIL AND SHEELY NEIGHBORHOODS. MORE SPECIFIC PARKING MANAGEMENT AND ENFORCEMENT PRACTICES SHALL BE OUTLINED IN THE GSC OPERATIONS AND MANAGEMENT PLAN.
3. OFF-STREET PARKING REQUIREMENTS: ANTICIPATED MINIMUM OFF-STREET PARKING QUANTITIES FOR GARDENS USES ARE SHOWN ON THE LAND USE TABLE ON SHEET LS100. THE PARKING QUANTITIES SHOWN ON LS100 REPRESENT ANTICIPATED MINIMUMS, AND SHALL BE ADJUSTED TO MEET THE PARKING DEMANDS FOR EVENTS IF NEEDED. PARKING LOCATIONS ARE SHOWN ON SHEET LS002. AGREEMENTS FOR OFF-SITE PARKING LOCATIONS SHALL BE MAINTAINED AND SHALL BE ADJUSTED, IF NEEDED, TO MEET PARKING DEMANDS FOR ALL GARDENS EVENTS.
4. THE PROJECT IS REQUIRED TO COMPLETE ALL IMPROVEMENTS AND CONDUCT ALL OPERATIONS IN ACCORDANCE WITH THE FINAL PLANS. ANY MODIFICATIONS TO THESE PLANS SHALL REQUIRE A PLAN AMENDMENT TO BE REVIEWED AND APPROVED.
5. THE OPERATIONAL AND MANAGEMENT STANDARDS NOTED WITH THESE PLANS REPRESENT THE GENERAL STANDARDS FOR THE PROJECT. IN ADDITION TO THE GENERAL STANDARDS OUTLINED HERE, GSC SHALL DEVELOP A COMPREHENSIVE OPERATIONS AND MANAGEMENT PLAN THAT SPECIFICALLY ADDRESSES POLICIES AND ACTIONS THAT WILL BE ADMINISTERED FOR ALL EVENTS AND COMMUNITY FACILITY ACTIVITIES. NEIGHBORHOOD REPRESENTATIVES SHALL BE INCLUDED IN THE DEVELOPMENT, IMPLEMENTATION AND MAINTENANCE OF THE OPERATIONS AND MANAGEMENT PLAN. THE OPERATIONS AND MANAGEMENT PLAN MAY BE PERIODICALLY AMENDED WITHOUT AMENDING THESE PLANS, PROVIDED THAT SUCH AMENDMENTS REMAIN IN COMPLIANCE WITH THE GENERAL STANDARDS OUTLINED WITH THIS FINAL PLAN. THE GSC OPERATIONS AND MANAGEMENT SHALL AT A MINIMUM ADDRESS THE FOLLOWING:
  - a) CREATION AND ON-GOING ENGAGEMENT OF A NEIGHBORHOOD COMMITTEE.
  - b) PARKING MANAGEMENT AND ENFORCEMENT.
  - c) SOUND/NOISE MANAGEMENT AND ENFORCEMENT.
  - d) MANAGEMENT REQUIREMENTS AND RESTRICTIONS FOR ALL OUTDOOR PRIVATE EVENTS, INCLUDING LIMITATIONS FOR MUSIC AND INSTRUMENT AMPLIFICATION AND VOCAL PERFORMANCES.
  - e) ENFORCEMENT PROCEDURES FOR EVENT IMPACTS THAT MAY OCCUR INCLUDING: LOITERING, DAY-CAMPING AND LITTERING.
  - f) MANAGEMENT OF ALCOHOL SALES AT ALL EVENTS.
  - g) THE ESTABLISHMENT OF A NEIGHBORHOOD HOTLINE FOR THE COORDINATION AND ENFORCEMENT OF GSC IMPACTS THAT MAY OCCUR.
  - h) COORDINATION OF GSC EVENTS WITH NEIGHBORHOOD EVENTS.

**REQUIREMENTS SPECIFIC TO THIS PLAN APPROVAL:**

1. USE AND OWNERSHIP REQUIREMENTS: THE DESIGNATED USE PER THE CITY LAND USE CODE FOR THE GARDENS ON SPRING CREEK IS A COMMUNITY FACILITY, WHICH IS DEFINED AS A PUBLICLY OWNED OR PUBLICLY LEASED FACILITY OR OFFICE BUILDING WHICH IS PRIMARILY INTENDED TO SERVE THE RECREATIONAL, EDUCATIONAL, CULTURAL, ADMINISTRATIVE OR ENTERTAINMENT NEEDS OF THE COMMUNITY AS A WHOLE. SPECIFIC TO THE APPROVAL OF THIS COMMUNITY FACILITY, ALL PROPERTY ASSOCIATED WITH THIS PLAN SHALL REMAIN IN OWNERSHIP AND BE OPERATED DIRECTLY BY THE CITY OF FORT COLLINS. ANY REQUEST TO TRANSFER OWNERSHIP OR MANAGEMENT OF THE FACILITY TO AN ENTITY OTHER THAN THE CITY SHALL BE CONSIDERED A CHANGE OF USE REQUIRING A MAJOR AMENDMENT TO THESE PLANS WHICH MUST BE REVIEWED AND APPROVED PRIOR TO ANY SUCH TRANSFER.
2. LILAC PARK: PORTIONS OF THE PROPERTY LOCATED NORTH OF THE SPRING CREEK TRAIL SHALL BE RESERVED FOR THE EXPANSION OF LILAC PARK AND SHALL BE REVIEWED AND APPROVED AS A SEPARATE AMENDMENT TO THESE PLANS.

**FLOODPLAIN NOTES:**

1. PORTIONS OF THIS PROPERTY ARE LOCATED IN THE FEMA REGULATORY 100-YEAR FLOODPLAIN/FLOODWAY AND HIGH RISK FEMA FLOOD FRINGE.
2. ALL DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH THE FLOODPLAIN REGULATIONS OF CHAPTER 10 OF CITY OF FORT COLLINS MUNICIPAL CODE.
3. NON-STRUCTURAL DEVELOPMENT (FENCES, DETENTION PONDS, HARD SURFACE PATHS, FILL, DRIVEWAYS, PARKING AREAS, VEGETATION, ETC.) IS ALLOWED WITHIN THE 100 YEAR FLOODWAY, PROVIDED THE DEVELOPMENT WILL NOT CAUSE A RISE IN THE BASE FLOOD ELEVATION OR A CHANGE TO THE FLOODWAY OR FLOOD FRINGE BOUNDARIES. NON-STRUCTURAL DEVELOPMENT IS NOT RESTRICTED IN THE FLOOD FRINGE. REFER TO THE PROJECT'S FLOODPLAIN USE PERMIT AND FLOODPLAIN MANAGEMENT PLAN FOR RESTRICTIONS.
4. ALL STRUCTURES PROPOSED IN THE FLOODPLAIN SHALL BE PERMANENTLY ANCHORED AND SHALL MEET ALL CITY STRUCTURAL REQUIREMENTS. REFER TO THE PROJECT'S FLOODPLAIN USE PERMIT AND FLOODPLAIN MANAGEMENT PLAN FOR STRUCTURE DETAILS, RESTRICTIONS AND REQUIREMENTS.

**NATURAL AREA BUFFER REQUIREMENTS:**

1. STANDARDS FOR PROTECTION DURING CONSTRUCTION - THE DIRECTOR SHALL ESTABLISH A "LIMITS OF DEVELOPMENT" ("LOD") LINE(S) TO ESTABLISH THE BOUNDARY OF THE PROJECT OUTSIDE OF WHICH NO LAND DISTURBANCE ACTIVITIES WILL OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. ALL AREAS WITHIN THE SPRING CREEK, SHERWOOD LATERAL AND WETLAND AREA BUFFER ZONES SHALL BE MAINTAINED IN A NATIVE LANDSCAPE. SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONES.
3. CONSTRUCTION SHALL BE ORGANIZED AND TIMED TO MINIMIZE THE DISTURBANCE OF SENSITIVE SPECIES OCCUPYING OR USING ON-SITE AND ADJACENT NATURAL HABITATS OR FEATURES, INCLUDING THE SPRING CREEK CORRIDOR, SHERWOOD LATERAL DITCH AND WETLAND AREAS.
4. CONSTRUCTION OF BARRIER FENCING SHALL BE PROVIDED AT THE LIMITS OF THE DEVELOPMENT DURING CONSTRUCTION.

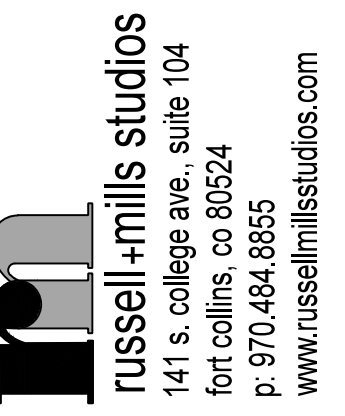
**STANDARD PLAN NOTES AND REQUIREMENTS:**

1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
2. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
3. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
4. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
5. FIRE HYDRANTS MUST MEET OR EXCEED POUFRE FIRE AUTHORITY STANDARDS.
6. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
7. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
8. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

**GENERAL LANDSCAPE NOTES:**

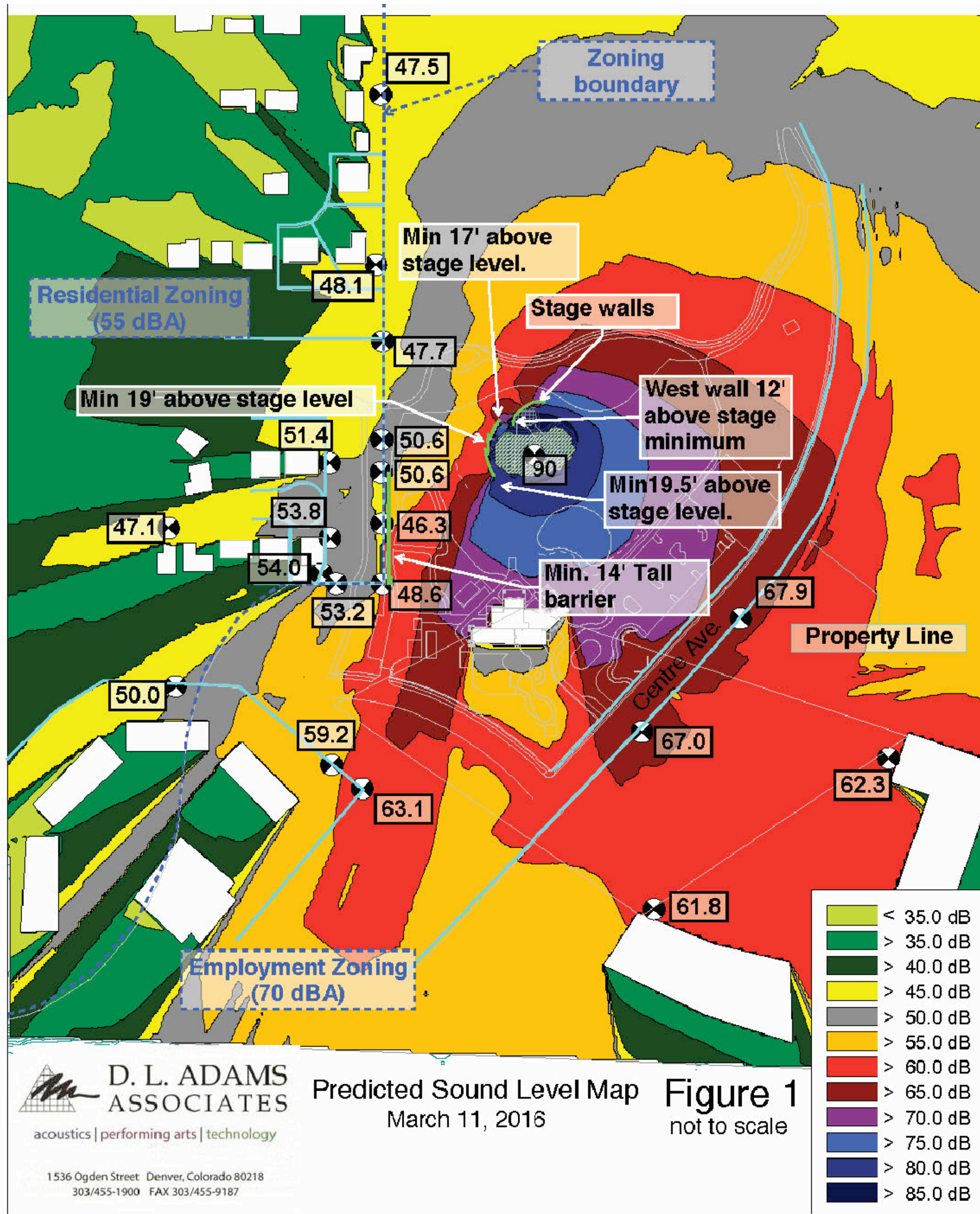
1. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
2. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
  - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
  - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
  - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
  - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
  - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
  - 4 FEET BETWEEN TREES AND GAS LINES
3. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

REV.	COMMENT	DATE



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 COMMUNITY HORTICULTURE CENTER  
 OPERATIONAL AND MANAGEMENT STANDARDS  
 MAJOR AMENDMENT

Date: MARCH 2016  
 Drawn By:  
 Checked By:



**D. L. ADAMS ASSOCIATES**  
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**Predicted Sound Level Map Figure 1**  
 March 11, 2016  
 not to scale

NOTE: REFER TO SHEET LS003 FOR SOUND MONITORING STANDARDS

REV.	COMMENT	DATE

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 PREDICTED SOUND LEVEL MAP  
 MAJOR AMENDMENT

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**LEGEND**

- BIKE RACK - 15 BIKE RACKS TOTAL (150 BIKE CAPACITY)
- TABLE & CHAIRS
- TRASH AND RECYCLING RECEPTACLE
- CONCRETE PLANTER(S)
- SOUND MONITORING LOCATION
- POLE LIGHT
- OUTDOOR RECEPTACLE
- PA
- LIMIT OF WORK
- EXISTING FENCE
- PROPOSED FENCE
- ARBOR STRUCTURE(S)
- COVERED PERFORMANCE PLATFORM
- CONCRETE WALL
- DRY STACK STONE WALL
- BOULDERS
- EXISTING TREES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- NATURAL HABITAT BUFFER

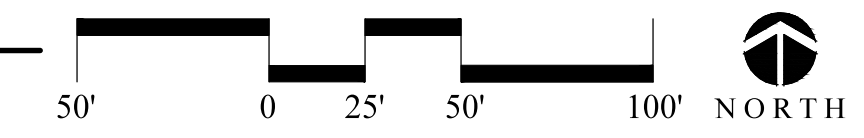
**PAVEMENT SCHEDULE**

- CONCRETE PAVEMENT-STD GRAY, 4" THICK
- CONCRETE PAVEMENT-COLOR, 4" THICK (COLOR-TBD)
- CONCRETE PAVEMENT-STD GRAY, 6" THICK
- CONCRETE PAVEMENT-COLOR, 6" THICK (COLOR-TBD)
- CRUSHER FINES PAVEMENT
- FLAGSTONE PAVEMENT

GENERAL LAND USE DATA			
EXISTING ZONING	250,000 SF/5.74 AC		EMPLOYMENT DISTRICT
EXISTING PARCEL SIZE			
PROPOSED PROJECT LAND USE DATA			
	SITE AREA (AC)	SITE AREA (SF)	%TOTAL
PROPOSED: HARDSCAPE	1.23 AC	53,690 SF	21%
LANDSCAPE/OPEN SPACE	4.48 AC	195,310 SF	79%
<b>TOTAL</b>	<b>5.74 AC</b>	<b>250,000 SF</b>	<b>100%</b>
REQUIRED ONSITE VEHICLE PARKING COUNT			
PROGRAM	SF/CAPACITY	REQUIRED STALLS	MINIMUM PARKING SPACES
COMM. FACILITY	4,718 SF	13	3 PER 1,000 SF
OUTDOOR RECREATION	600 PEOPLE	60	0.1/CAPACITY
ACCESSORY USE - (THEATER/COVERED PLATFORM)	1,500 SEATING	250	1 PER 6 SEATS
<b>TOTAL REQUIRED AUTOMOBILE SPACES</b>	<b>323 TOTAL SPACES*</b>		
TOTAL PROVIDED ONSITE VEHICLE PARKING			
9'-0" X 19'-0" STANDARD	62		
9'-0" X 19'-0" ACCESSIBLE	4		
OVERSIZED PARKING	8		
<b>TOTAL PROVIDED =</b>	<b>74</b>		
REQUIRED ONSITE BICYCLE PARKING COUNT			
PROGRAM	SF AREA	REQUIRED STALLS	MINIMUM BICYCLE PARKING SPACES
OUTDOOR RECREATION	250,000 SF	125	1 PER 2,000 SF
<b>TOTAL PROPOSED BICYCLE PARKING</b>	<b>150 SPACES</b>		
* SEE SHEET LS002 FOR OFF-STREET PARKING LOCATIONS			

**NOTE: REFER TO SHEET LS003 FOR ALL SITE PLAN NOTES & NATURAL HABITAT BUFFER REQUIREMENTS**

**A** CONTEXTUAL SITE PLAN



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 COMMUNITY HORTICULTURE CENTER  
 CONTEXTUAL SITE PLAN  
 MAJOR AMENDMENT

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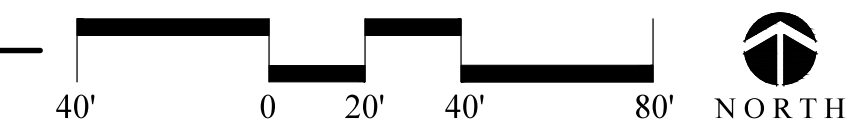
- LEGEND**
- BIKE RACK - 15 BIKE RACKS TOTAL (150 BIKE CAPACITY)
  - TABLE & CHAIRS
  - TRASH AND RECYCLING RECEPTACLE
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  - SOUND MONITORING LOCATION
  - POLE LIGHT
  - OUTDOOR RECEPTACLE
  - PLANTING AREA
  - PA
  - LIMIT OF WORK
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  - CONCRETE WALL
  - DRY STACK STONE WALL
  - BOULDERS
  - EXISTING TREES
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - NATURAL HABITAT BUFFER

- PAVEMENT SCHEDULE**
- CONCRETE PAVEMENT-STD GRAY, 4" THICK
  - CONCRETE PAVEMENT-COLOR, 4" THICK (COLOR-TBD)
  - CONCRETE PAVEMENT-STD GRAY, 6" THICK
  - CONCRETE PAVEMENT-COLOR, 6" THICK (COLOR-TBD)
  - CRUSHER FINES PAVEMENT
  - FLAGSTONE PAVEMENT

EXISTING ZONING		GENERAL LAND USE DATA		EMPLOYMENT DISTRICT	
EXISTING PARCEL SIZE		250,000 SF		5.74 AC	
PROPOSED PROJECT LAND USE DATA		SITE AREA (AC)	SITE AREA (SF)	%TOTAL	
HARDSCAPE		1.23 AC	53,690 SF	21%	
LANDSCAPE/OPEN SPACE		4.48 AC	195,310 SF	79%	
TOTAL		5.74 AC	250,000 SF	100%	
REQUIRED ONSITE VEHICLE PARKING COUNT		SF/CAPACITY	REQUIRED STALLS	MINIMUM PARKING SPACES	
COMM. FACILITY		4,718 SF	13	3 PER 1,000 SF	
OUTDOOR RECREATION		600 PEOPLE	60	0.1/CAPACITY	
ACCESSORY USE - (THEATER/COVERED PLATFORM)		1,500 SEATING	250	1 PER 6 SEATS	
TOTAL REQUIRED AUTOMOBILE SPACES		323 TOTAL SPACES*			
TOTAL PROVIDED ONSITE VEHICLE PARKING					
9'-0" X 19'-0" STANDARD		62			
9'-0" X 19'-0" ACCESSIBLE		4			
OVERSIZED PARKING		8			
TOTAL PROVIDED =		74			
REQUIRED ONSITE BICYCLE PARKING COUNT		SF AREA	REQUIRED STALLS	MINIMUM BICYCLE PARKING SPACES	
OUTDOOR RECREATION		250,000 SF	125	1 PER 2,000 SF	
BIKE PARKING TOTAL =		TOTAL PROPOSED BICYCLE PARKING 150 SPACES			
* SEE SHEET LS002 FOR OFF-STREET PARKING LOCATIONS					

**NOTE: REFER TO SHEET LS003 FOR ALL SITE PLAN NOTES & NATURAL HABITAT BUFFER REQUIREMENTS**

**A OVERALL SITE PLAN**



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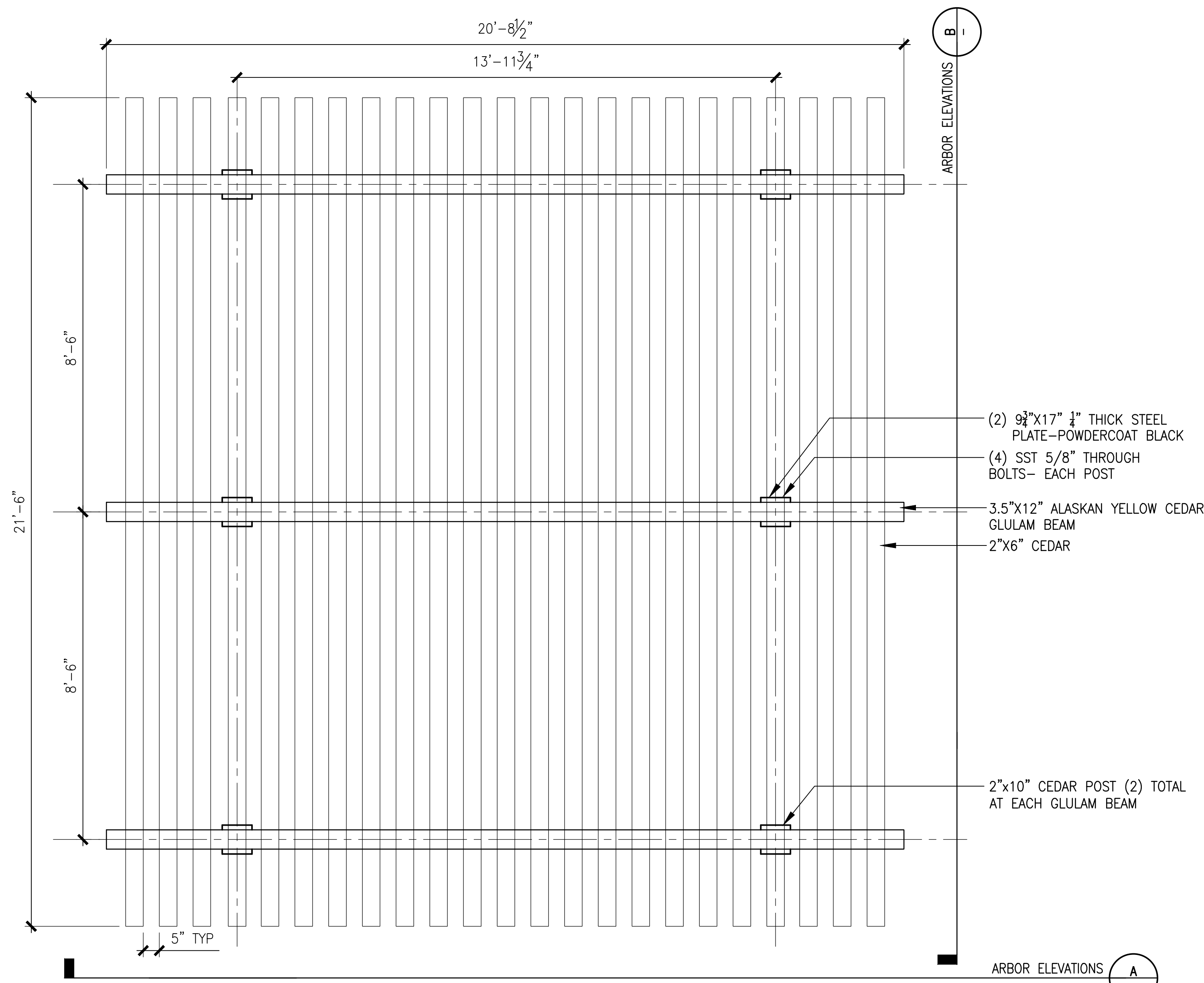
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 COMMUNITY HORTICULTURE CENTER  
 OVERALL SITE PLAN  
 MAJOR AMENDMENT

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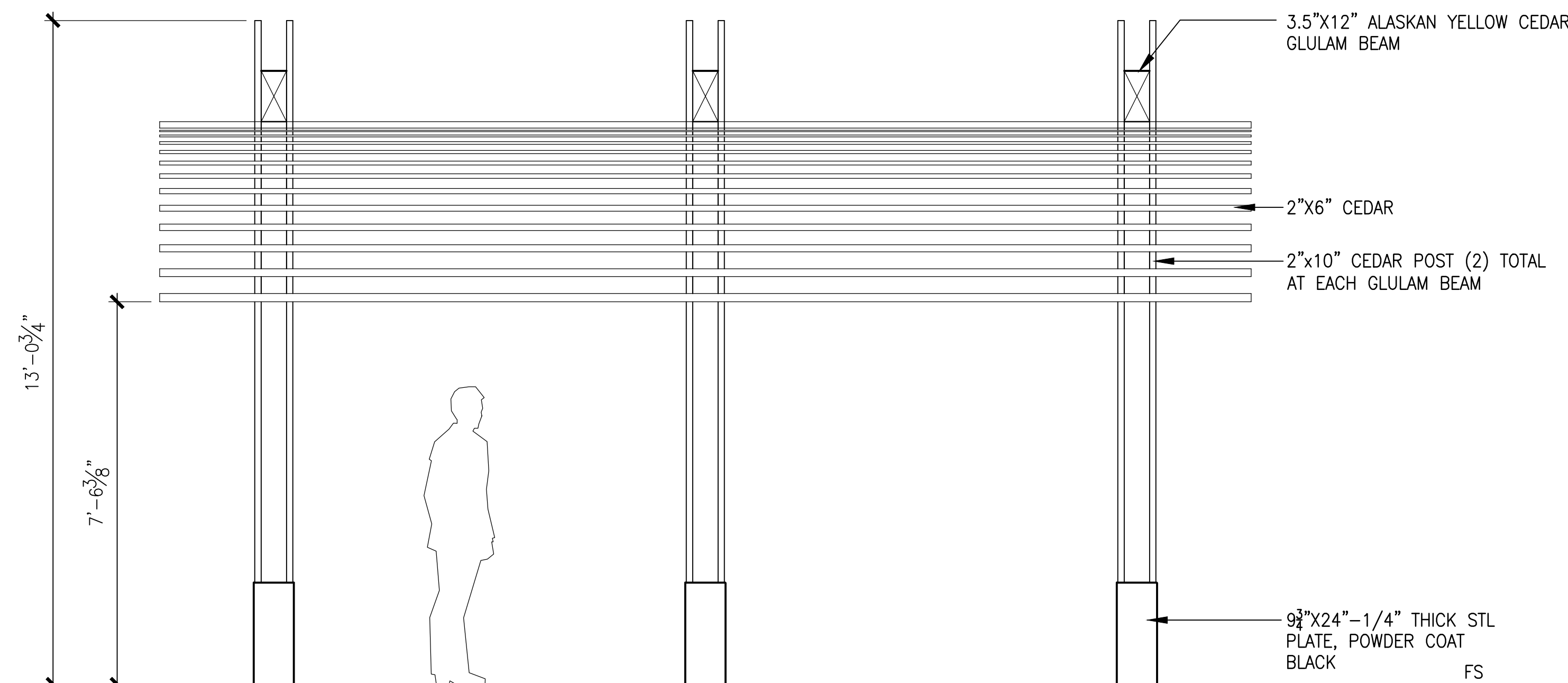
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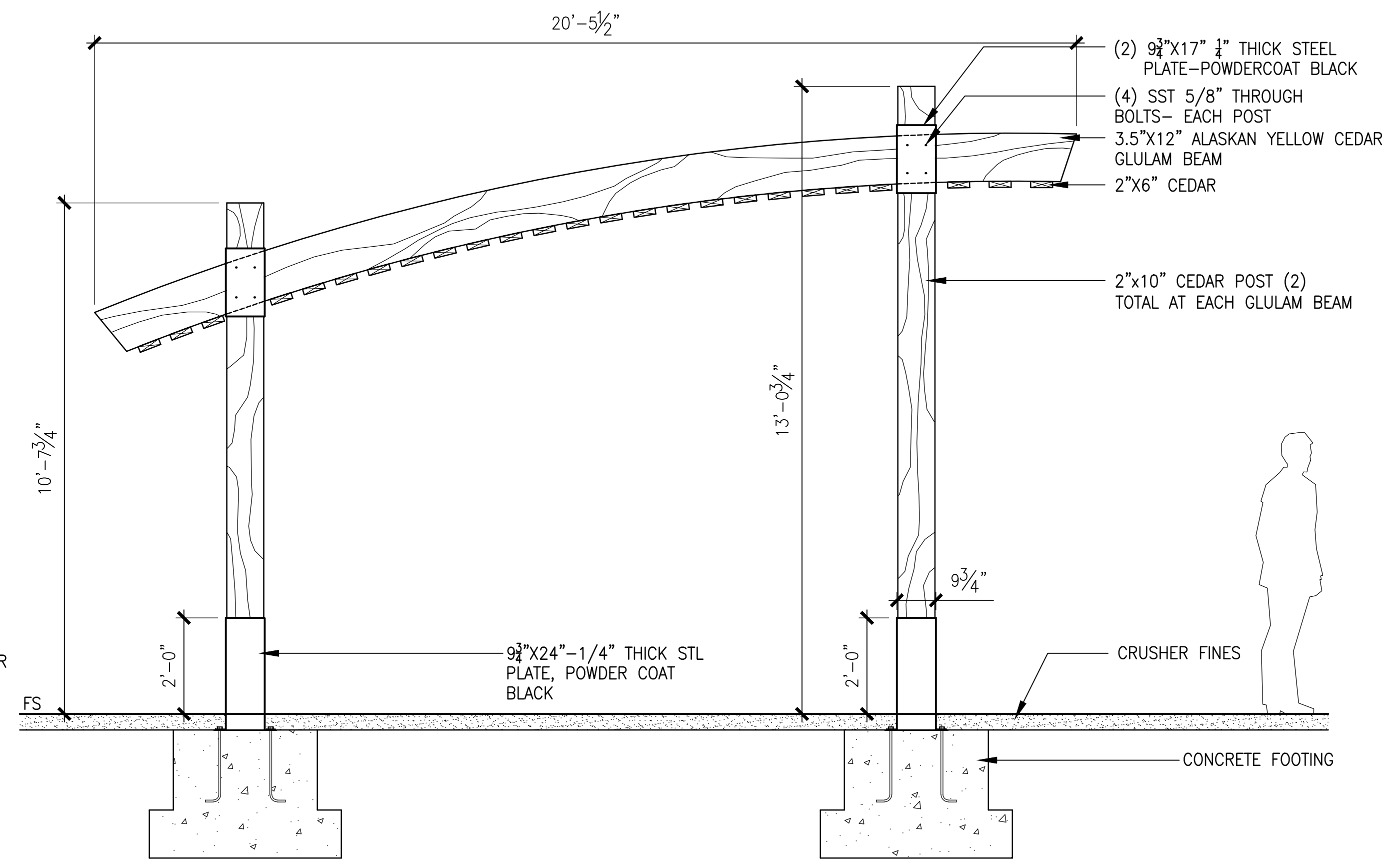




**A** ARBOR - PLAN  
SCALE: 1/2" = 1'-0"

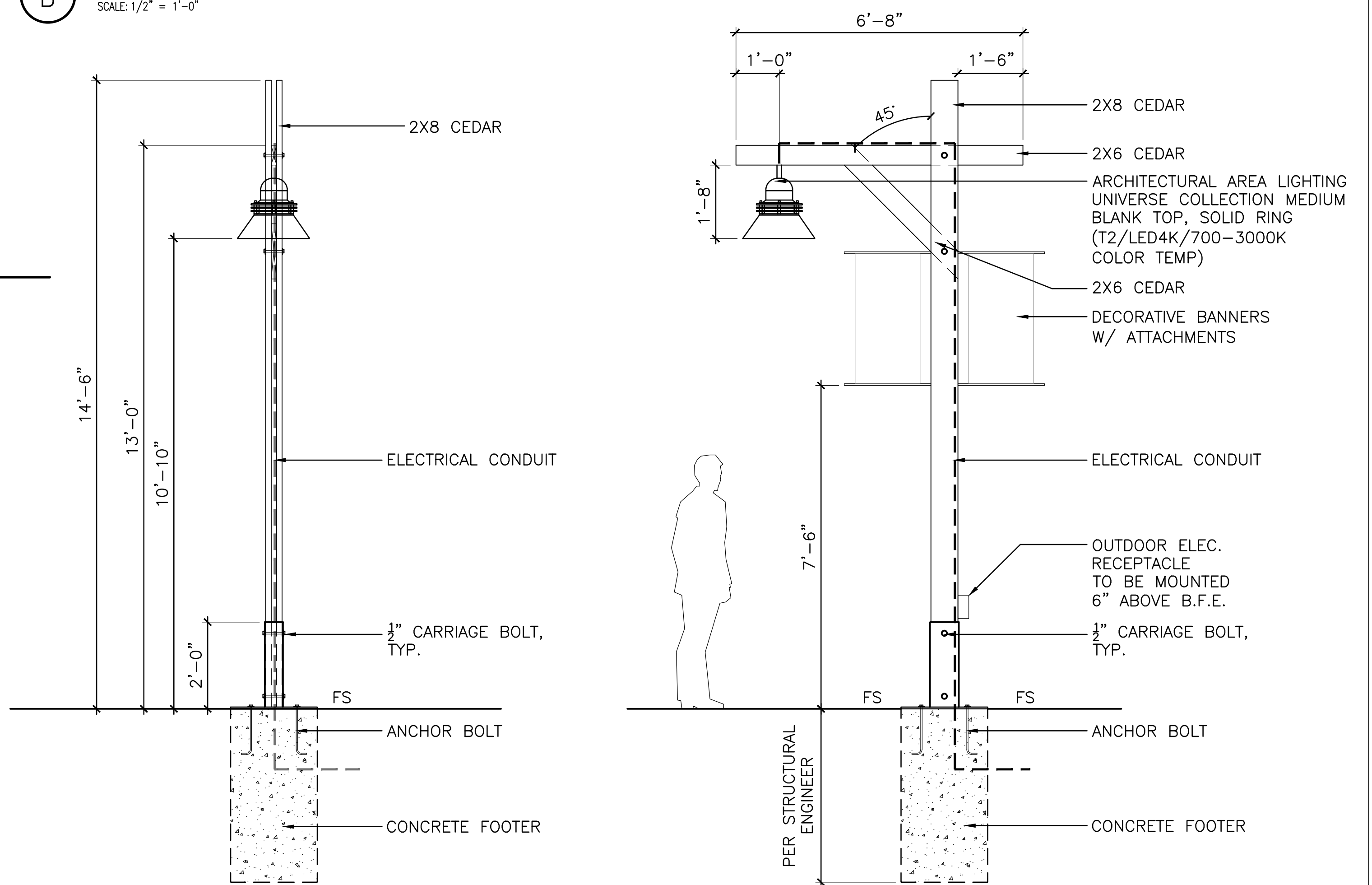


**C** ARBOR - ELEVATION B  
SCALE: 1/2" = 1'-0"



**B** ARBOR - ELEVATION A  
SCALE: 1/2" = 1'-0"

NOTE: ALL CONCRETE FOOTINGS SHALL BE ENGINEERED BY A LICENSED STRUCTURAL ENGINEER AND SHALL BE COORDINATED WITH ALL CITY FLOODPLAIN AND BUILDING PERMIT REQUIREMENTS AS NEEDED.



NOTE: ALL CONCRETE FOOTINGS SHALL BE ENGINEERED BY A LICENSED STRUCTURAL ENGINEER AND SHALL BE COORDINATED WITH ALL CITY FLOODPLAIN AND BUILDING PERMIT REQUIREMENTS AS NEEDED.

**D** PEDESTRIAN LIGHT  
SCALE: 1/2" = 1'-0"

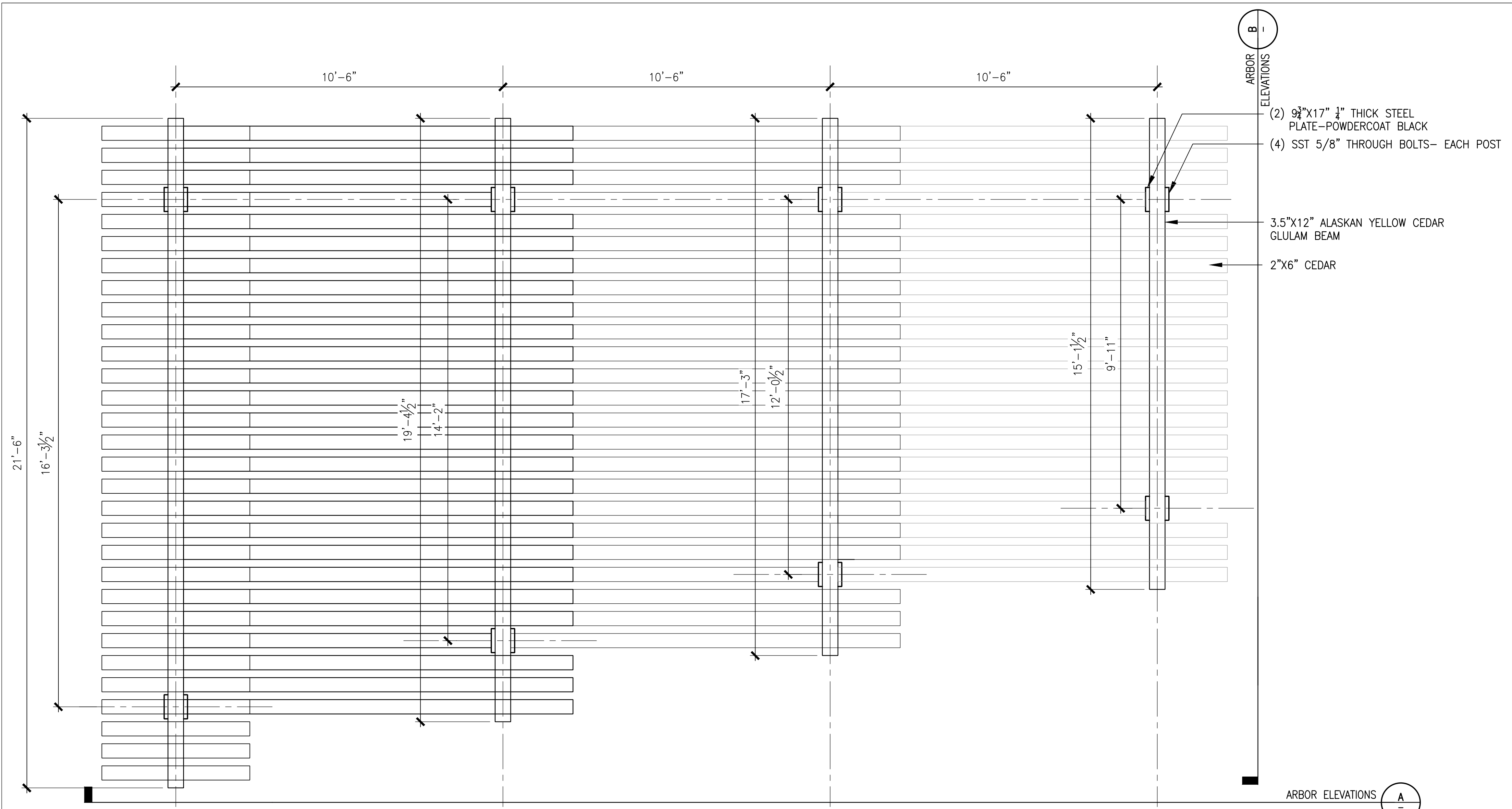
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**SITE DETAILS**  
MAJOR AMENDMENT

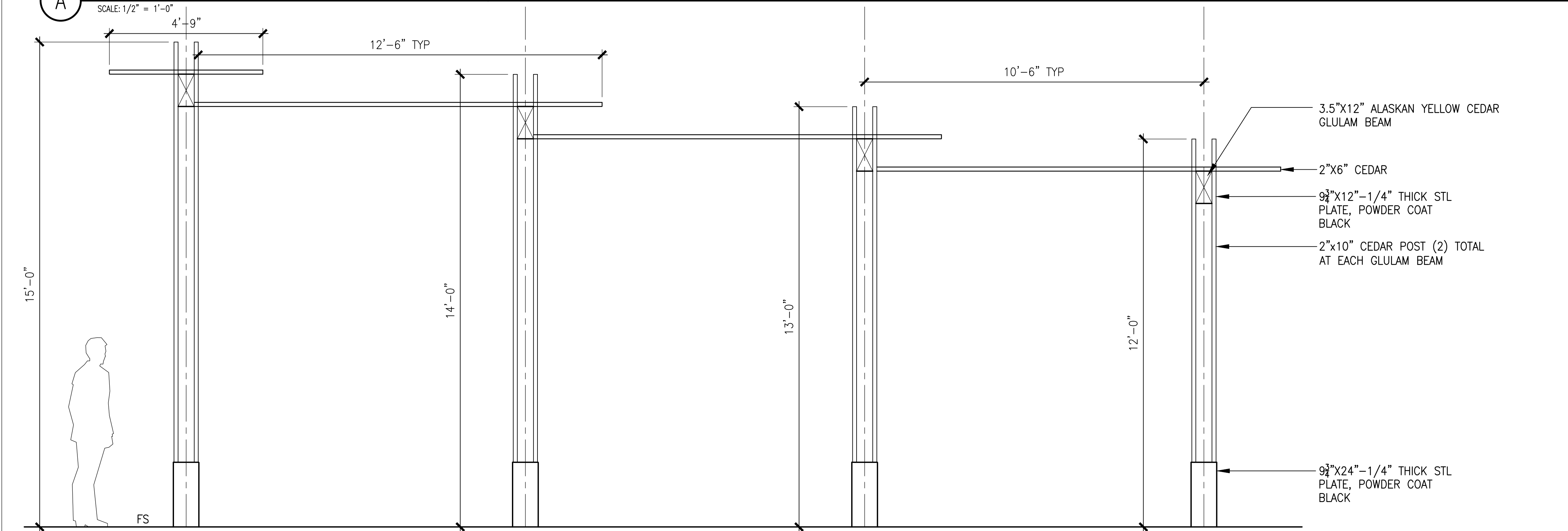
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Sheet  
**LS502**



**(A) ARBOR-UNDAUNTED GARDEN - PLAN**

SCALE: 1/2" = 1'-0"



**(B) ARBOR-UNDAUNTED GARDEN - ELEVATION A**

SCALE: 1/2" = 1'-0"

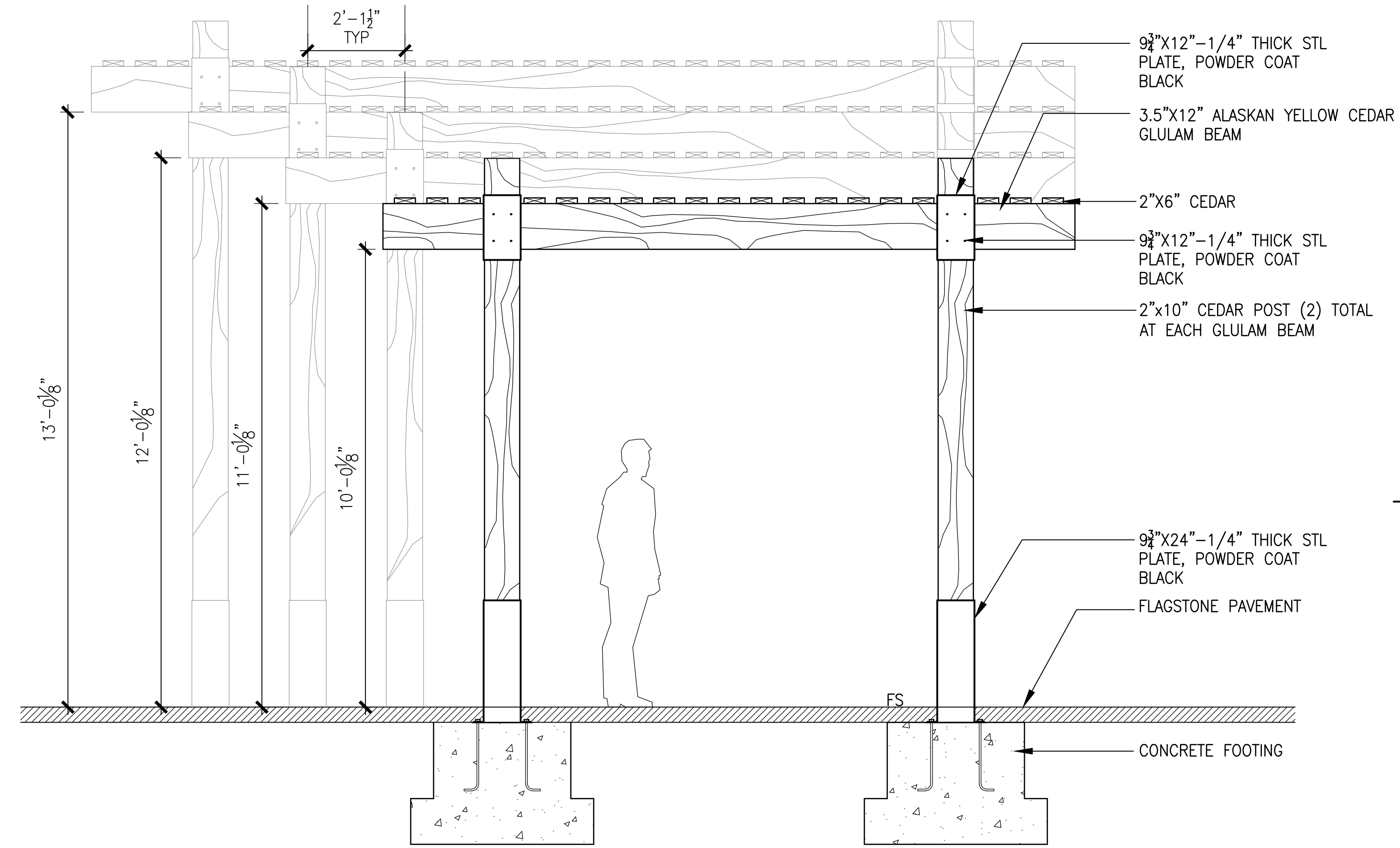
NOTE: ALL CONCRETE FOOTINGS SHALL BE ENGINEERED BY A LICENSED STRUCTURAL ENGINEER AND SHALL BE COORDINATED WITH ALL CITY FLOODPLAIN AND BUILDING PERMIT REQUIREMENTS AS NEEDED.

REV.	COMMENT	DATE

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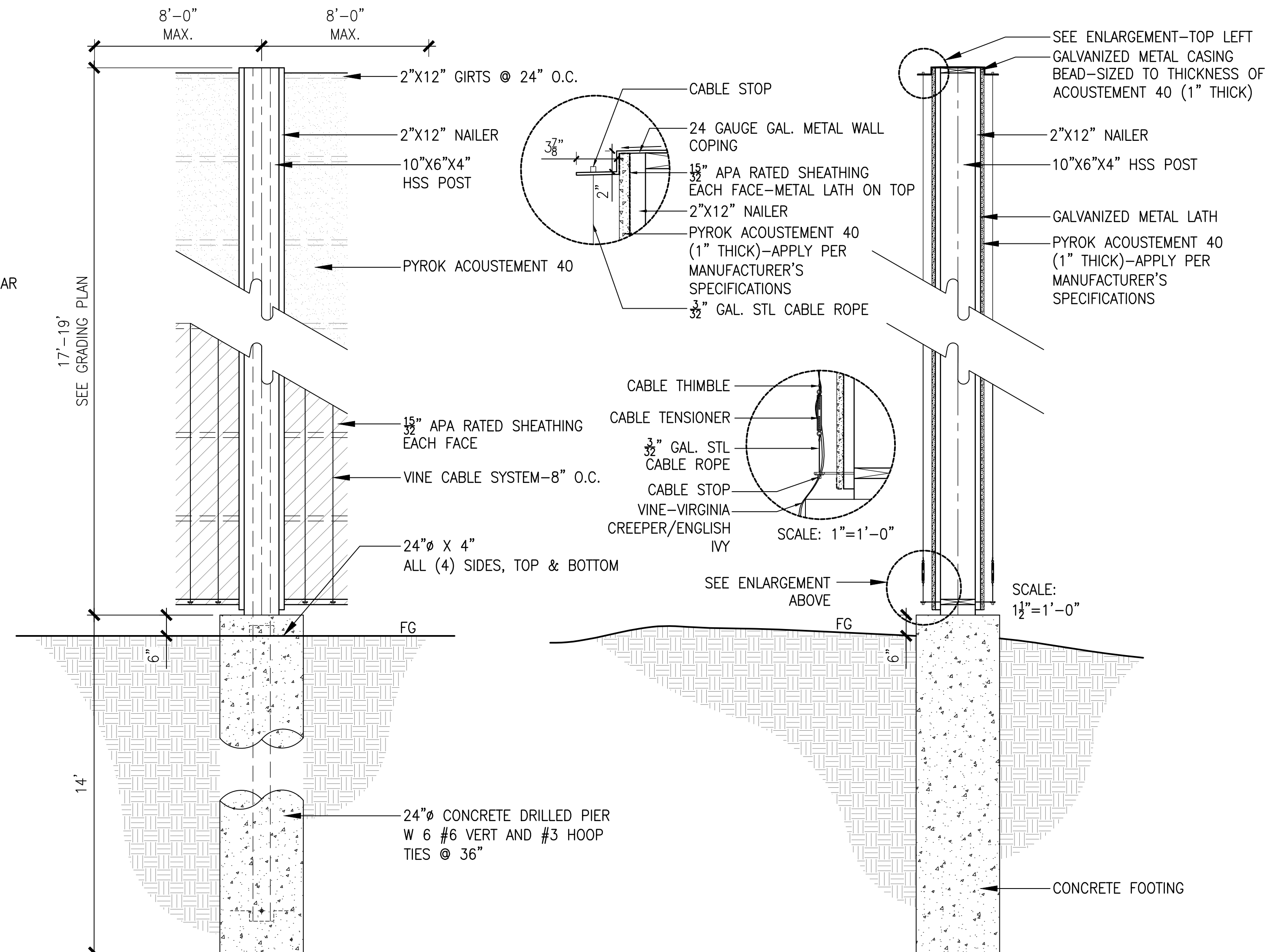
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**SITE DETAILS**  
 MAJOR AMENDMENT

Date: MARCH 2016  
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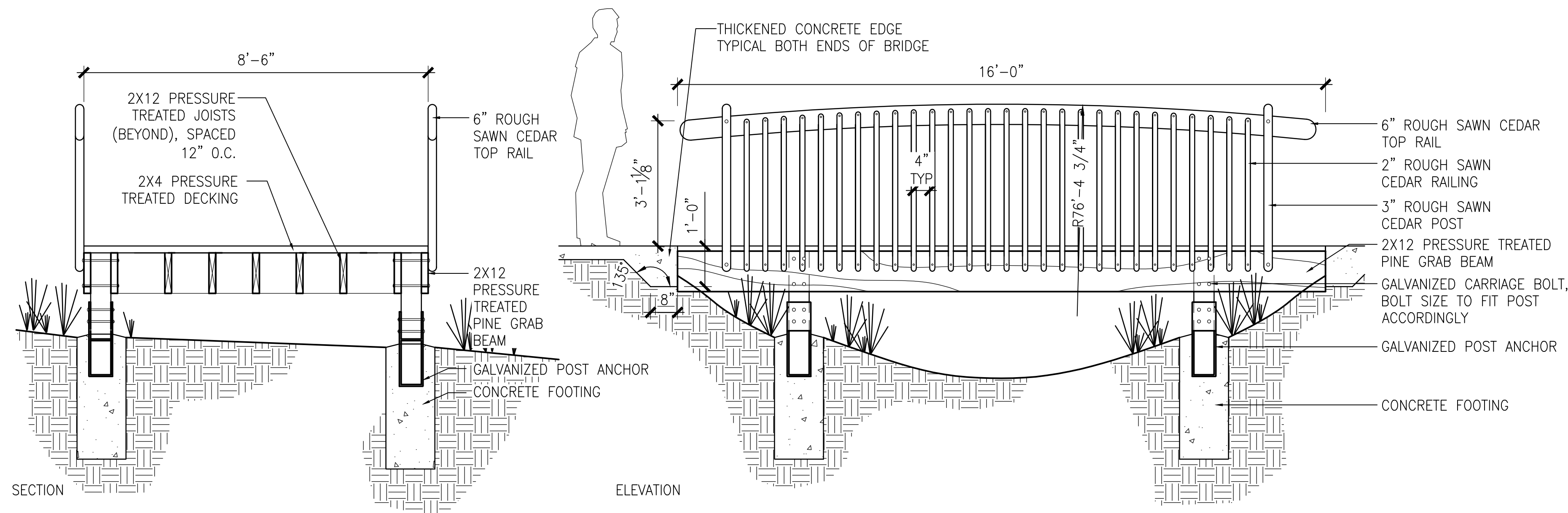
NOTE: ALL CONCRETE FOOTINGS SHALL BE ENGINEERED BY A LICENSED STRUCTURAL ENGINEER AND SHALL BE COORDINATED WITH ALL CITY FLOODPLAIN AND BUILDING PERMIT REQUIREMENTS AS NEEDED.

**A** ARBOR-UNDAUNTED GARDEN – ELEVATION B  
SCALE: 1/2" = 1'-0"



NOTE: ALL CONCRETE FOOTINGS SHALL BE ENGINEERED BY A LICENSED STRUCTURAL ENGINEER AND SHALL BE COORDINATED WITH ALL CITY FLOODPLAIN AND BUILDING PERMIT REQUIREMENTS AS NEEDED.

**B** SOUND WALL  
SCALE: 1/2" = 1'-0"



NOTE: ALL CONCRETE FOOTINGS SHALL BE ENGINEERED BY A LICENSED STRUCTURAL ENGINEER AND SHALL BE COORDINATED WITH ALL CITY FLOODPLAIN AND BUILDING PERMIT REQUIREMENTS AS NEEDED.

**C** BRIDGE  
SCALE: 1/2" = 1'-0"  
dl-elevboard-rail-cap2

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Sheet  
**LS504**



POTENTIAL TRANSPLANTED EVERGREEN TREES

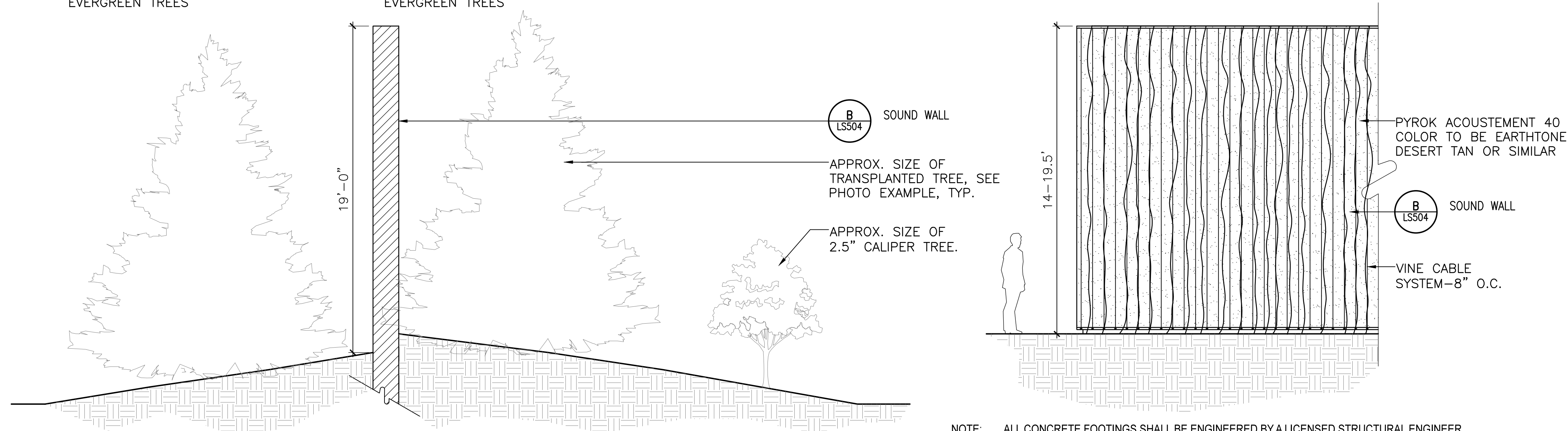


POTENTIAL TRANSPLANTED EVERGREEN TREES



PYROK ACOUSTEMENT 40 - EXAMPLE PHOTO

PYROK ACOUSTEMENT 40



NOTE: ALL CONCRETE FOOTINGS SHALL BE ENGINEERED BY A LICENSED STRUCTURAL ENGINEER AND SHALL BE COORDINATED WITH ALL CITY FLOODPLAIN AND BUILDING PERMIT REQUIREMENTS AS NEEDED.

DT-SECTION-SOUND-WALL

**A** SOUND WALL SECTION  
SCALE: 1/4"=1'-0"



OVERALL SITE PLAN - MARCH 2016

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Sheet  
**LS505**

# CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING COMMUNITY HORTICULTURE CENTER MAJOR AMENDMENT - LANDSCAPE PLAN

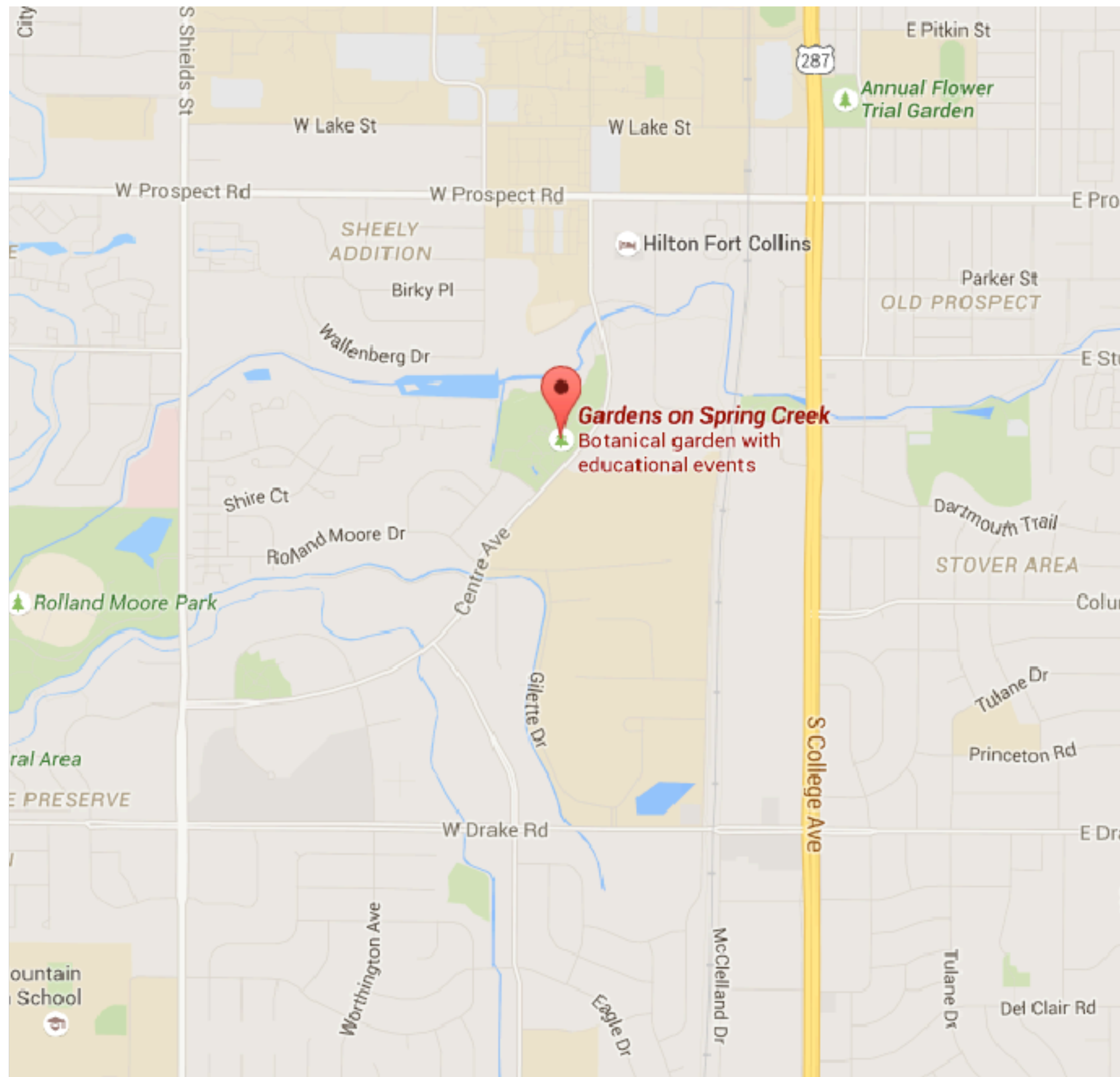
## LEGAL DESCRIPTION:

CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING COMMUNITY HORTICULTURE CENTER

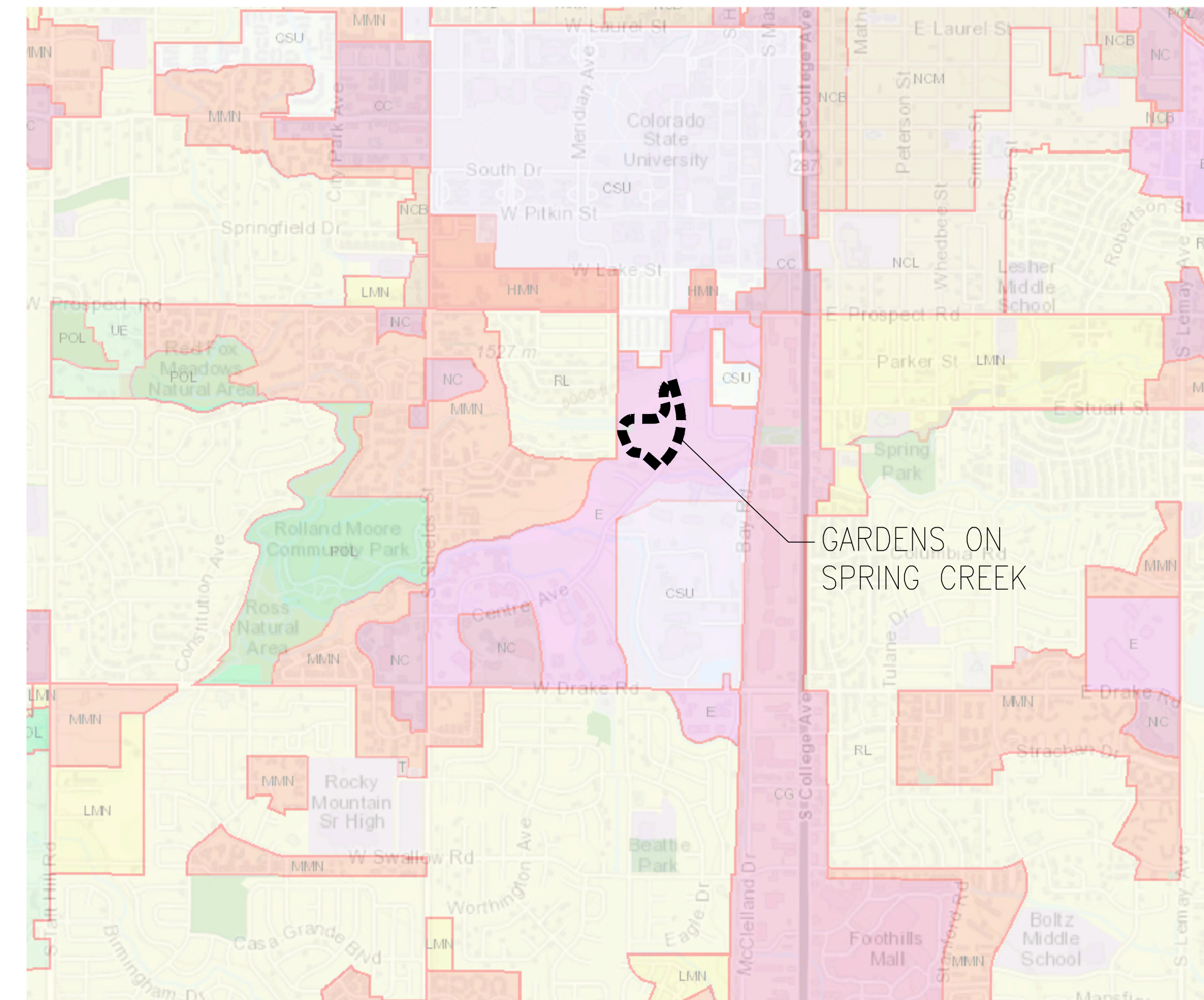
### SHEET INDEX

LP001	COVER SHEET
LP101	TREE PROTECTION/TRANSPLANT PLAN
LP102	OVERALL PLANTING PLAN
LP103	OVERALL TREE PLANTING PLAN
LP501	LANDSCAPE DETAILS

REV.	COMMENT	DATE



CONTEXT MAP



ZONING MAP

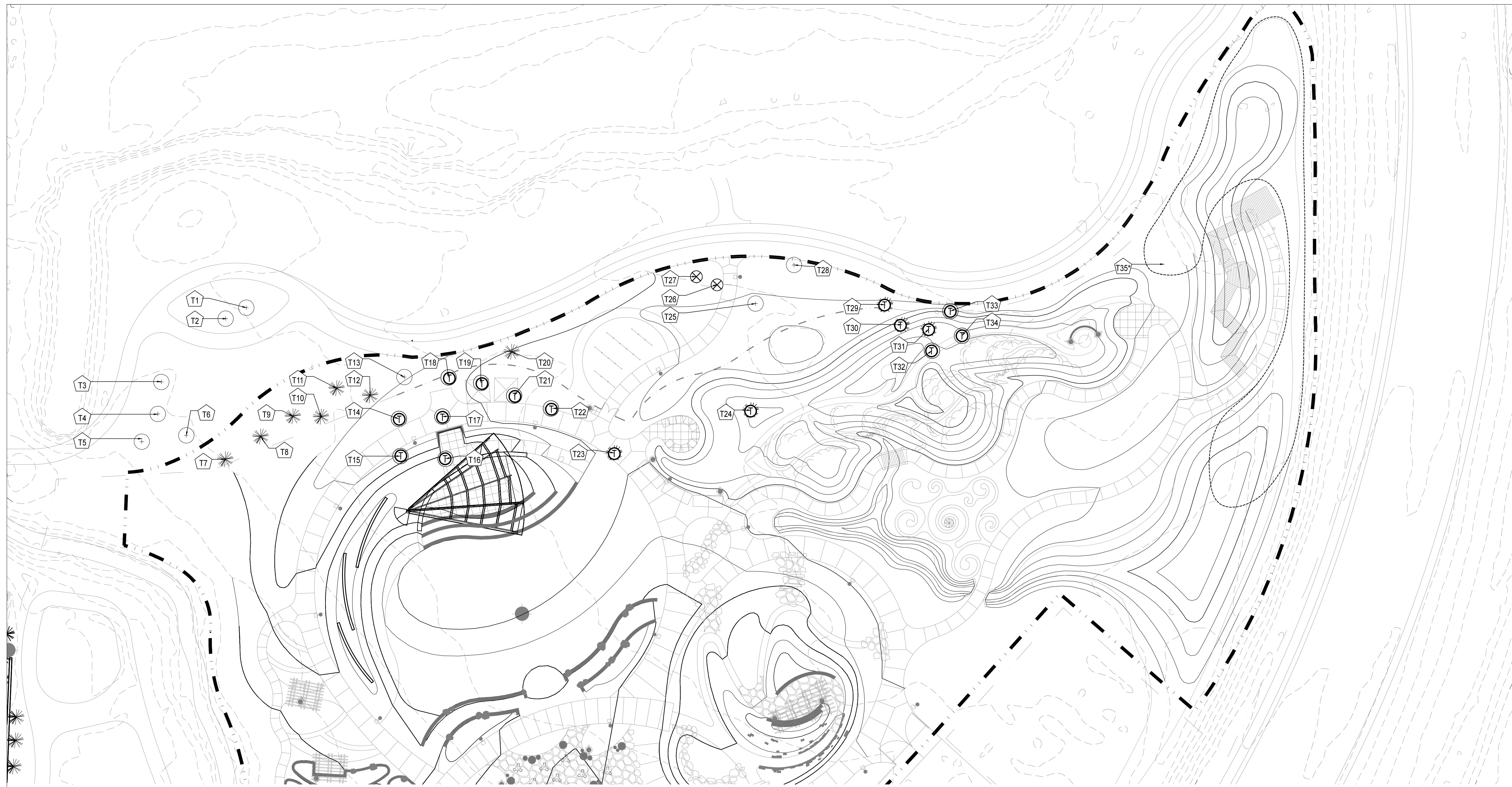
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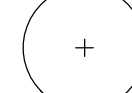
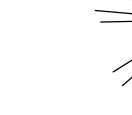
**COVER SHEET**  
MAJOR AMENDMENT

Date: MARCH 2016  
Drawn By: JB  
Checked By: CR

Sheet  
**LP001**



**LEGEND**

-  TREE TO BE TRANSPLANTED
-  TREE TO BE REMOVED AND REPLACED
-  EXISTING TREES TO REMAIN
- 

NOTE: ALL TREE REMOVAL/TRANSPLANTING TO OCCUR OUTSIDE THE MIGRATORY SONGBIRD NESTING SEASON (FEB 1-JULY 31)

**TREE INVENTORY CHART**

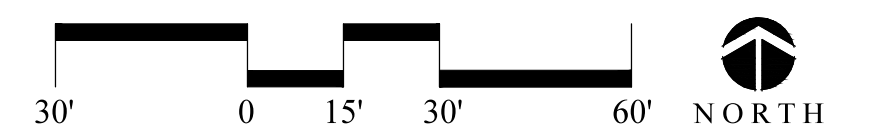
NAME	SPECIES	SIZE	CONDITION	TRANSPLANT
T1	BUR OAK	5" CAL.	GOOD	
T2	BUR OAK	4" CAL.	GOOD	
T3	CANYON MAPLE	3' CLUMP- MULTI-STEM	FAIR	
T4	CANYON MAPLE	10' CLUMP- MULTI-STEM	FAIR	
T5	CANYON MAPLE	10' CLUMP- MULTI-STEM	GOOD	
T6	CANYON MAPLE	10' CLUMP- MULTI-STEM	FAIR	
T7	SW WHITE PINE	5" CAL. - 15' HT.	FAIR	
T8	BLACK HILLS SPRUCE	4-5" CAL. - 15' HT.	GOOD	
T9	BLACK HILLS SPRUCE	4-5" CAL. - 15' HT.	GOOD	
T10	BLACK HILLS SPRUCE	4-5" CAL. - 15' HT.	GOOD	
T11	BLACK HILLS SPRUCE	4-5" CAL. - 15' HT.	GOOD	
T12	COLORADO BLUE SPRUCE	5" CAL. - 15' HT.	FAIR	
T13	PEKING TREE LILAC	10' HT.	GOOD	TRANSPLANT
T14	PEKING TREE LILAC	10' HT.	GOOD	TRANSPLANT
T15	PEKING TREE LILAC	10' HT.	GOOD	TRANSPLANT
T16	PEKING TREE LILAC	10' HT.	GOOD	TRANSPLANT
T17	PEKING TREE LILAC	10' HT.	GOOD	TRANSPLANT
T18	PEKING TREE LILAC	10' HT.	GOOD	TRANSPLANT
T19	USSURIAN PEAR	5" CAL.	GOOD	TRANSPLANT

T20	COLORADO BLUE SPRUCE	4" CAL.	GOOD (TRIBUTE TREE)	
T21	USSURIAN PEAR	5" CAL.	GOOD	TRANSPLANT
T22	USSURIAN PEAR	5" CAL.	GOOD	TRANSPLANT
T23	SW WHITE PINE	7" CAL.	GOOD	TRANSPLANT
T24	PONDEROSA PINE	12' HT.	GOOD	TRANSPLANT
T25	REDMOND LINDEN	5" CAL.	FAIR (TRIBUTE TREE)	
T26	TATARIAN MAPLE	3" CAL.	DEAD - REPLACE	
T27	TATARIAN MAPLE	3" CAL.	POOR - REPLACE	
T28	TATARIAN MAPLE	3" CAL.	FAIR	
T29	ROCKY MTN. JUNIPER	3" CAL. - 10' HT.	GOOD	TRANSPLANT
T30	ROCKY MTN. JUNIPER	3" CAL. - 10' HT.	GOOD	TRANSPLANT
T31	ROCKY MTN. JUNIPER	3" CAL. - 10' HT.	GOOD	TRANSPLANT
T32	GAMBEL OAK	8' HT.	GOOD	TRANSPLANT
T33	GAMBEL OAK	8' HT.	GOOD	TRANSPLANT
T34	GAMBEL OAK	8' HT.	GOOD	TRANSPLANT
T35*	(16) COTTONWOODS (4) PEACH LEAF WILLOWS (1) ALDER	2-4" CAL.	GOOD	

TOTAL TREES TO BE TRANSPLANTED: 12

NOTE: REFER TO SHEET LS003 FOR ALL SITE PLAN NOTES & NATURAL HABITAT BUFFER REQUIREMENTS

**A TREE PROTECTION/TRANSPLANT PLAN**



REV.	COMMENT	DATE

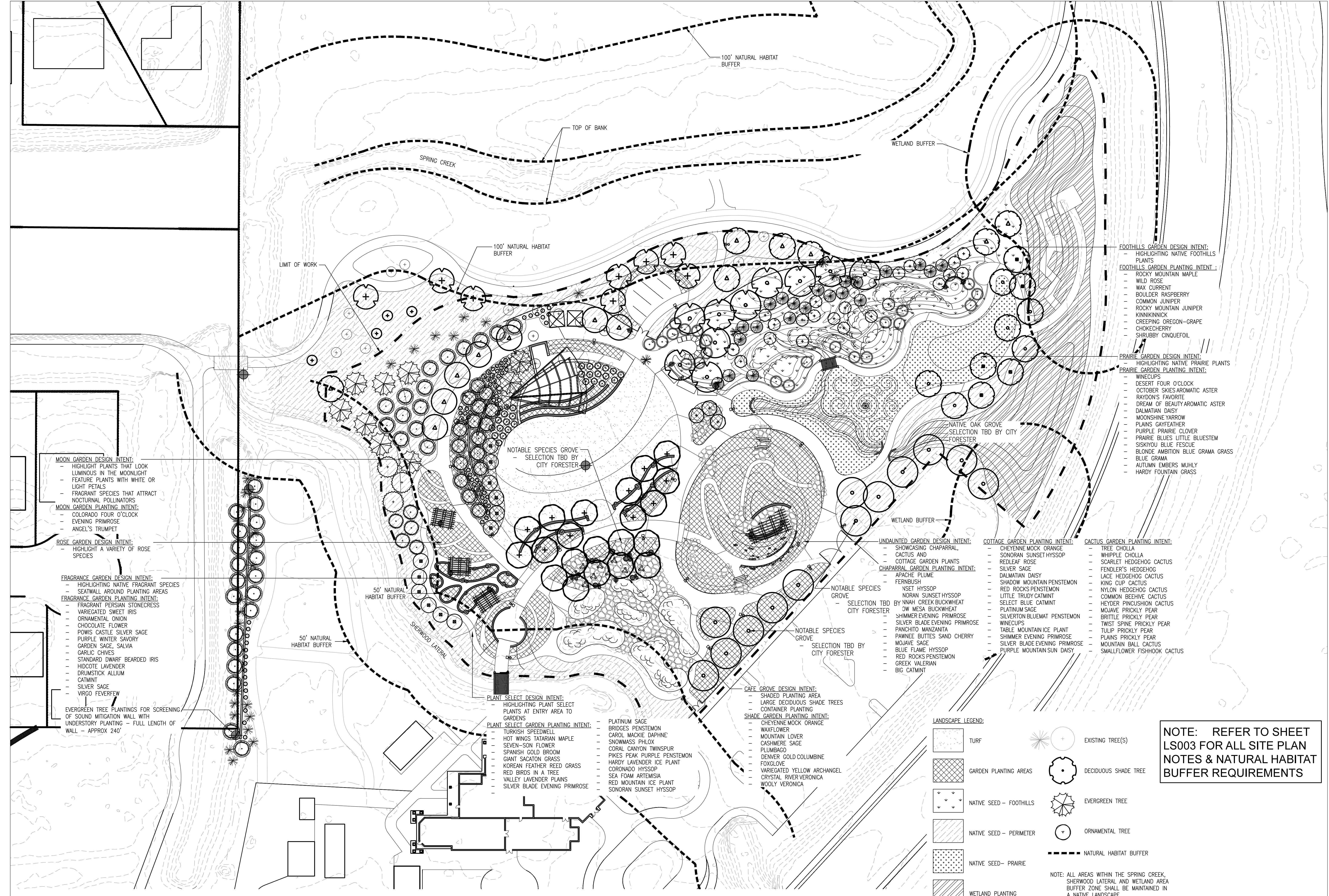
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**TREE PROTECTION/TRANSPLANT PLAN**  
 MAJOR AMENDMENT

Date: MARCH 2016  
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Sheet  
**LP101**

REV.	COMMENT	DATE



- MOON GARDEN DESIGN INTENT:**
- HIGHLIGHT PLANTS THAT LOOK LUMINOUS IN THE MOONLIGHT
  - FEATURE PLANTS WITH WHITE OR LIGHT PETALS
  - FRAGRANT SPECIES THAT ATTRACT NOCTURNAL POLLINATORS
- MOON GARDEN PLANTING INTENT:**
- COLORADO FOUR O'CLOCK
  - EVENING PRIMROSE
  - ANGEL'S TRUMPET
- ROSE GARDEN DESIGN INTENT:**
- HIGHLIGHT A VARIETY OF ROSE SPECIES

- FRAGRANCE GARDEN DESIGN INTENT:**
- HIGHLIGHTING NATIVE FRAGRANT SPECIES
  - SEATWALL AROUND PLANTING AREAS
- FRAGRANCE GARDEN PLANTING INTENT:**
- FRAGRANT PERSIAN STONECRESS
  - VARIEGATED SWEET IRIS
  - ORNAMENTAL ONION
  - CHOCOLATE FLOWER
  - POWIS CASTLE SILVER SAGE
  - PURPLE WINTER SAVORY
  - GARDEN SAGE, SALVIA
  - GARLIC CHIVES
  - STANDARD DWARF BEARDED IRIS
  - HIDCOTE LAVENDER
  - DRUMSTICK ALLIUM
  - CATMINT
  - SILVER SAGE
  - VIRGO FEVERFEW

EVERGREEN TREE PLANTINGS FOR SCREENING OF SOUND MITIGATION WALL WITH UNDERSTORY PLANTING - FULL LENGTH OF WALL - APPROX 240'

- 100' NATURAL HABITAT BUFFER**
- 50' NATURAL HABITAT BUFFER**
- NOTABLE SPECIES GROVE**  
- SELECTION TBD BY CITY FORESTER
- NOTABLE SPECIES GROVE**  
- SELECTION TBD BY CITY FORESTER
- NOTABLE SPECIES GROVE**  
- SELECTION TBD BY CITY FORESTER
- NOTABLE SPECIES GROVE**  
- SELECTION TBD BY CITY FORESTER

- PLANT SELECT DESIGN INTENT:**
- HIGHLIGHTING PLANT SELECT PLANTS AT ENTRY AREA TO GARDENS
- PLANT SELECT GARDEN PLANTING INTENT:**
- TURKISH SPEEDWELL
  - HOT WINGS TATARIAN MAPLE
  - SEVEN-SON FLOWER
  - SPANISH GOLD BROOM
  - GIANT SACATON GRASS
  - KOREAN FEATHER REED GRASS
  - RED BIRDS IN A TREE
  - VALLEY LAVENDER PLAINS
  - SILVER BLADE EVENING PRIMROSE

- PLATINUM SAGE
- BRIDGES PENSTEMON
- CAROL MACKIE DAPHNE
- SNOWMASS PHLOX
- CORAL CANYON TWINSPUR
- PIKES PEAK PURPLE PENSTEMON
- HARDY LAVENDER ICE PLANT
- CORONADO HYSSOP
- SEA FOAM ARTEMISIA
- RED MOUNTAIN ICE PLANT
- SONORAN SUNSET HYSSOP

- CAFE GROVE DESIGN INTENT:**
- SHADED PLANTING AREA
  - LARGE DECIDUOUS SHADE TREES
  - CONTAINER PLANTING
- SHADE GARDEN PLANTING INTENT:**
- CHEYENNE MOCK ORANGE
  - WAXFLOWER
  - MOUNTAIN LOVER
  - CASHMERE SAGE
  - PLUMBAGO
  - DENVER GOLD COLUMBINE
  - FOXGLOVE
  - VARIEGATED YELLOW ARCHANGEL
  - CRYSTAL RIVER VERONICA
  - WOOLY VERONICA

- LANDSCAPE LEGEND:**
- TURF
  - GARDEN PLANTING AREAS
  - NATIVE SEED - FOOTHILLS
  - NATIVE SEED - PERIMETER
  - NATIVE SEED - PRAIRIE
  - WETLAND PLANTING

- EXISTING TREE(S)
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- NATURAL HABITAT BUFFER

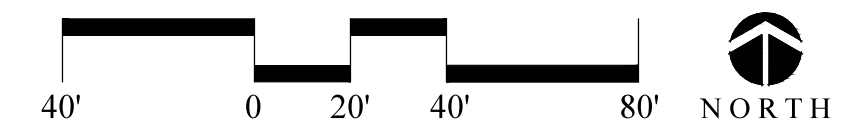
NOTE: ALL AREAS WITHIN THE SPRING CREEK, SHERWOOD LATERAL AND WETLAND AREA BUFFER ZONE SHALL BE MAINTAINED IN A NATIVE LANDSCAPE.

- FOOTHILLS GARDEN DESIGN INTENT:**
- HIGHLIGHTING NATIVE FOOTHILLS PLANTS
- FOOTHILLS GARDEN PLANTING INTENT:**
- ROCKY MOUNTAIN MAPLE
  - WILD ROSE
  - WAX CURRENT
  - BOULDER RASPBERRY
  - COMMON JUNIPER
  - ROCKY MOUNTAIN JUNIPER
  - KINKINKWOK
  - CREEPING OREGON-GRAPE
  - CHOKECHERRY
  - SHRUBBY CINQUEFOIL
- PRAIRIE GARDEN DESIGN INTENT:**
- HIGHLIGHTING NATIVE PRAIRIE PLANTS
- PRAIRIE GARDEN PLANTING INTENT:**
- WINECUPS
  - DESERT FOUR O'CLOCK
  - OCTOBER SKIES AROMATIC ASTER
  - RAYDON'S FAVORITE
  - DREAM OF BEAUTY AROMATIC ASTER
  - DALMATIAN DAISY
  - MOONSHINE YARROW
  - PLAINS GAYFEATHER
  - PURPLE PRAIRIE CLOVER
  - PRAIRIE BLUES LITTLE BLUESTEM
  - SSKYOLU BLUE FESCUE
  - BLONDE AMBITION BLUE GRAMA GRASS
  - BLUE GRAMA
  - AUTUMN EMBERS MUHLY
  - HARDY FOUNTAIN GRASS

- UNDAUNTED GARDEN DESIGN INTENT:**
- SHOWCASING CHAPARRAL, CACTUS AND COTTAGE GARDEN PLANTS
- CHAPARRAL GARDEN PLANTING INTENT:**
- APACHE PLUME
  - FERNBUSH
  - NSET HYSSOP
  - NORAN SUNSET HYSSOP
  - NNAH CREEK BUCKWHEAT
  - OW MESA BUCKWHEAT
  - SHIMMER EVENING PRIMROSE
  - SILVER BLADE EVENING PRIMROSE
  - PANCHITO MANZANITA
  - PANWEE BUTTES SAND CHERRY
  - MOJAVE SAGE
  - BLUE FLAME HYSSOP
  - RED ROCKS PENSTEMON
  - GREEK VALERIAN
  - BIG CATMINT
- COTTAGE GARDEN PLANTING INTENT:**
- CHEYENNE MOCK ORANGE
  - SONORAN SUNSET HYSSOP
  - REDLEAF ROSE
  - SILVER SAGE
  - DALMATIAN DAISY
  - SHADOW MOUNTAIN PENSTEMON
  - RED ROCKS PENSTEMON
  - LITTLE TRUDY CATMINT
  - SELECT BLUE CATMINT
  - PLATINUM SAGE
  - SILVERTON BLUEJAM PENSTEMON
  - WINECUPS
  - TABLE MOUNTAIN ICE PLANT
  - SHIMMER EVENING PRIMROSE
  - SILVER BLADE EVENING PRIMROSE
  - PURPLE MOUNTAIN SUN DAISY
- CACTUS GARDEN PLANTING INTENT:**
- TREE CHOLLA
  - WHIPPLE CHOLLA
  - SCARLET HEDGEHOG CACTUS
  - FENDLER'S HEDGEHOG
  - LACE HEDGEHOG CACTUS
  - KING CUP CACTUS
  - NYLON HEDGEHOG CACTUS
  - COMMON BEEHIVE CACTUS
  - MOJAVE PINCUSHION CACTUS
  - HOJAVE PRICKLY PEAR
  - BRITTLE PRICKLY PEAR
  - TWIST SPINE PRICKLY PEAR
  - TULIP PRICKLY PEAR
  - PLAINS PRICKLY PEAR
  - MOUNTAIN BALL CACTUS
  - SMALLFLOWER FISHHOOK CACTUS

**NOTE: REFER TO SHEET LS003 FOR ALL SITE PLAN NOTES & NATURAL HABITAT BUFFER REQUIREMENTS**

**A OVERALL PLANTING PLAN**



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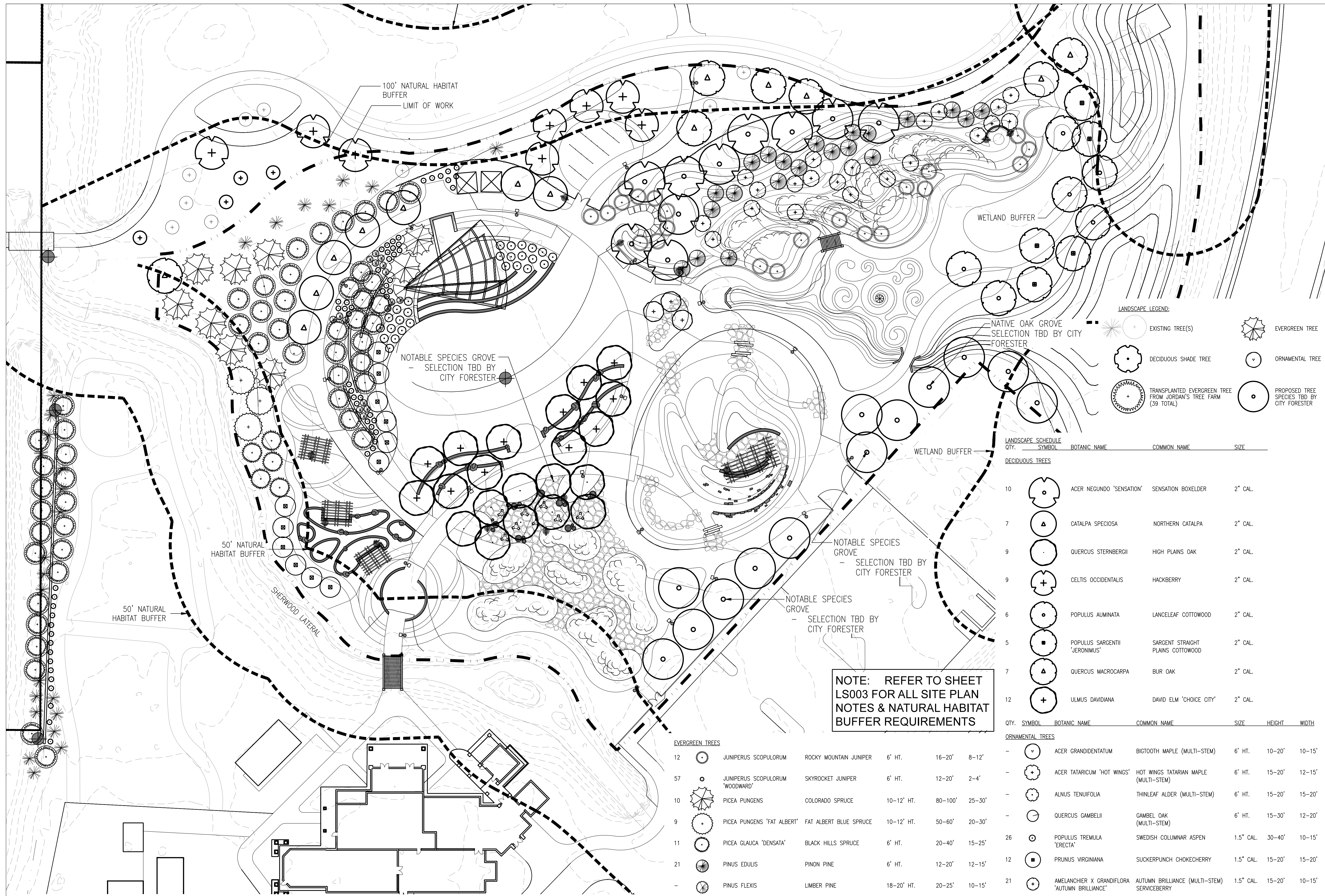
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MAJOR AMENDMENT

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Sheet  
**LP102**



REV.	COMMENT	DATE



**LANDSCAPE LEGEND:**

- EXISTING TREE(S)
- DECIDUOUS SHADE TREE
- TRANSPLANTED EVERGREEN TREE FROM JORDAN'S TREE FARM (39 TOTAL)
- EVERGREEN TREE
- ORNAMENTAL TREE
- PROPOSED TREE SPECIES TBD BY CITY FORESTER

**LANDSCAPE SCHEDULE**

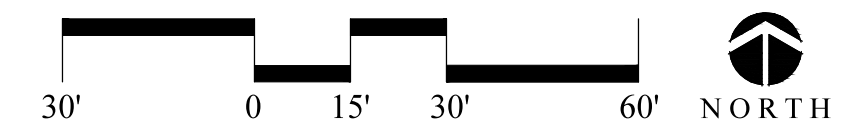
QTY.	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>DECIDUOUS TREES</b>						
10	(Symbol)	ACER NEGUNDO 'SENSATION'	SENSATION BOXELDER	2" CAL.		
7	(Symbol)	CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL.		
9	(Symbol)	QUERCUS STERNBERGII	HIGH PLAINS OAK	2" CAL.		
9	(Symbol)	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL.		
6	(Symbol)	POPULUS ALMINATA	LANCELEAF COTTWOOD	2" CAL.		
5	(Symbol)	POPULUS SARGENTII 'JERONIMUS'	SARGENT STRAIGHT PLAINS COTTWOOD	2" CAL.		
7	(Symbol)	QUERCUS MACROCARPA	BUR OAK	2" CAL.		
12	(Symbol)	ULMUS DAVIDIANA	DAVID ELM 'CHOICE CITY'	2" CAL.		
<b>ORNAMENTAL TREES</b>						
-	(Symbol)	ACER GRANDIDENTATUM	BIGTOOTH MAPLE (MULTI-STEM)	6" HT.	10-20'	10-15'
-	(Symbol)	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE (MULTI-STEM)	6" HT.	15-20'	12-15'
-	(Symbol)	ALNUS TENUIFOLIA	THINLEAF ALDER (MULTI-STEM)	6" HT.	15-20'	15-20'
-	(Symbol)	QUERCUS GAMBELII	GAMBEL OAK (MULTI-STEM)	6" HT.	15-30'	12-20'
26	(Symbol)	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	1.5" CAL.	30-40'	10-15'
12	(Symbol)	PRUNUS VIRGINIANA	SUCKERPUNCH CHOKECHERRY	1.5" CAL.	15-20'	15-20'
21	(Symbol)	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE (MULTI-STEM) SERVICEBERRY	1.5" CAL.	15-20'	10-15'
3	(Symbol)	SYRINGA RETICULATA	PEKING TREE LILAC	1.5" CAL.	20-25'	20-25'

**NOTE: REFER TO SHEET LS003 FOR ALL SITE PLAN NOTES & NATURAL HABITAT BUFFER REQUIREMENTS**

**EVERGREEN TREES**

12	(Symbol)	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' HT.	16-20'	8-12'
57	(Symbol)	JUNIPERUS SCOPULORUM 'WOODWARD'	SKYROCKET JUNIPER	6' HT.	12-20'	2-4'
10	(Symbol)	PICEA PUNGENS	COLORADO SPRUCE	10-12' HT.	80-100'	25-30'
9	(Symbol)	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	10-12' HT.	50-60'	20-30'
11	(Symbol)	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT.	20-40'	15-25'
21	(Symbol)	PINUS EDULIS	PINON PINE	6' HT.	12-20'	12-15'
-	(Symbol)	PINUS FLEXIS	LIMBER PINE	18-20' HT.	20-25'	10-15'
34	(Symbol)	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	6' HT.	12-15'	5-6'

**A OVERALL TREE PLANTING PLAN**

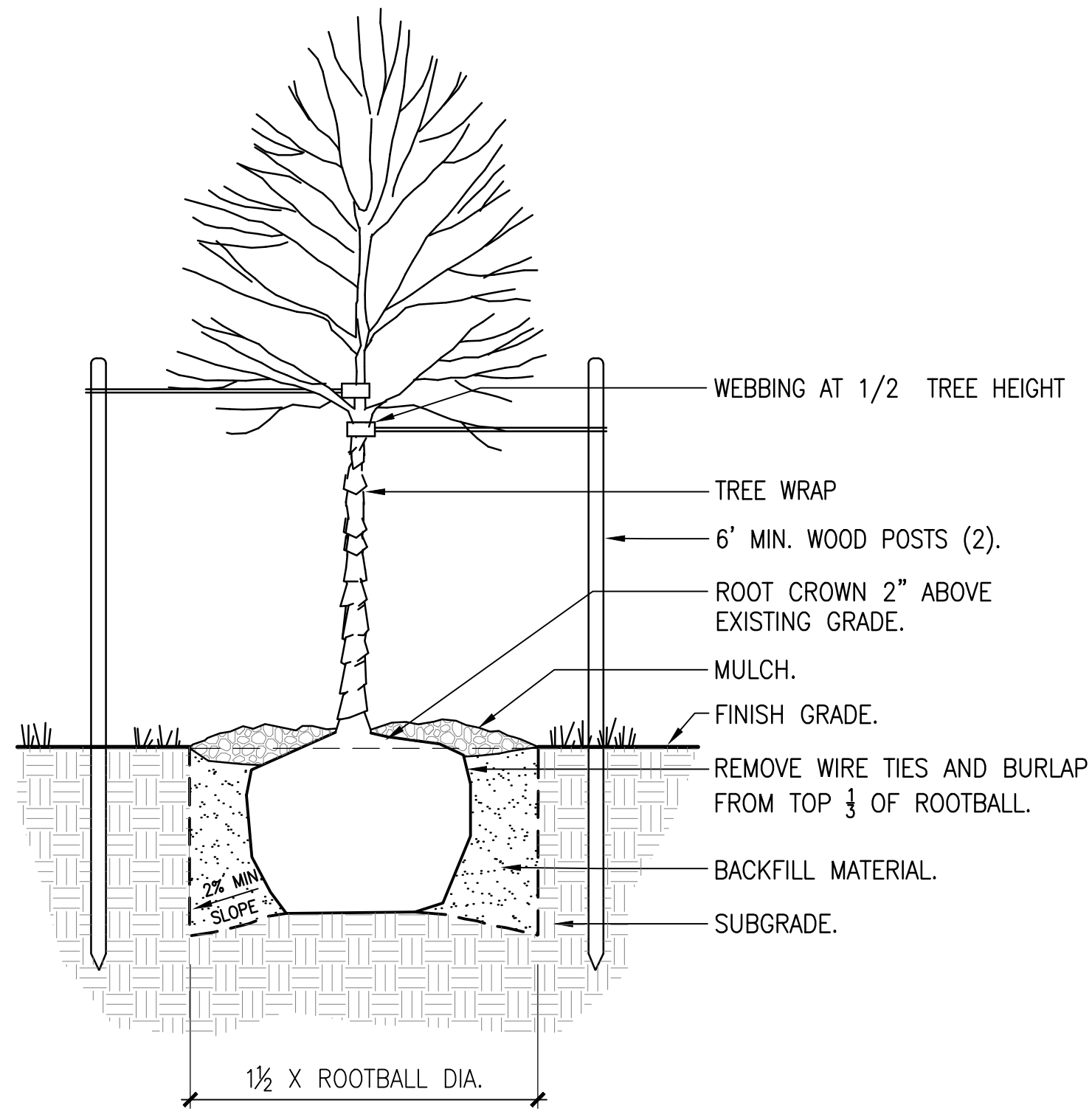


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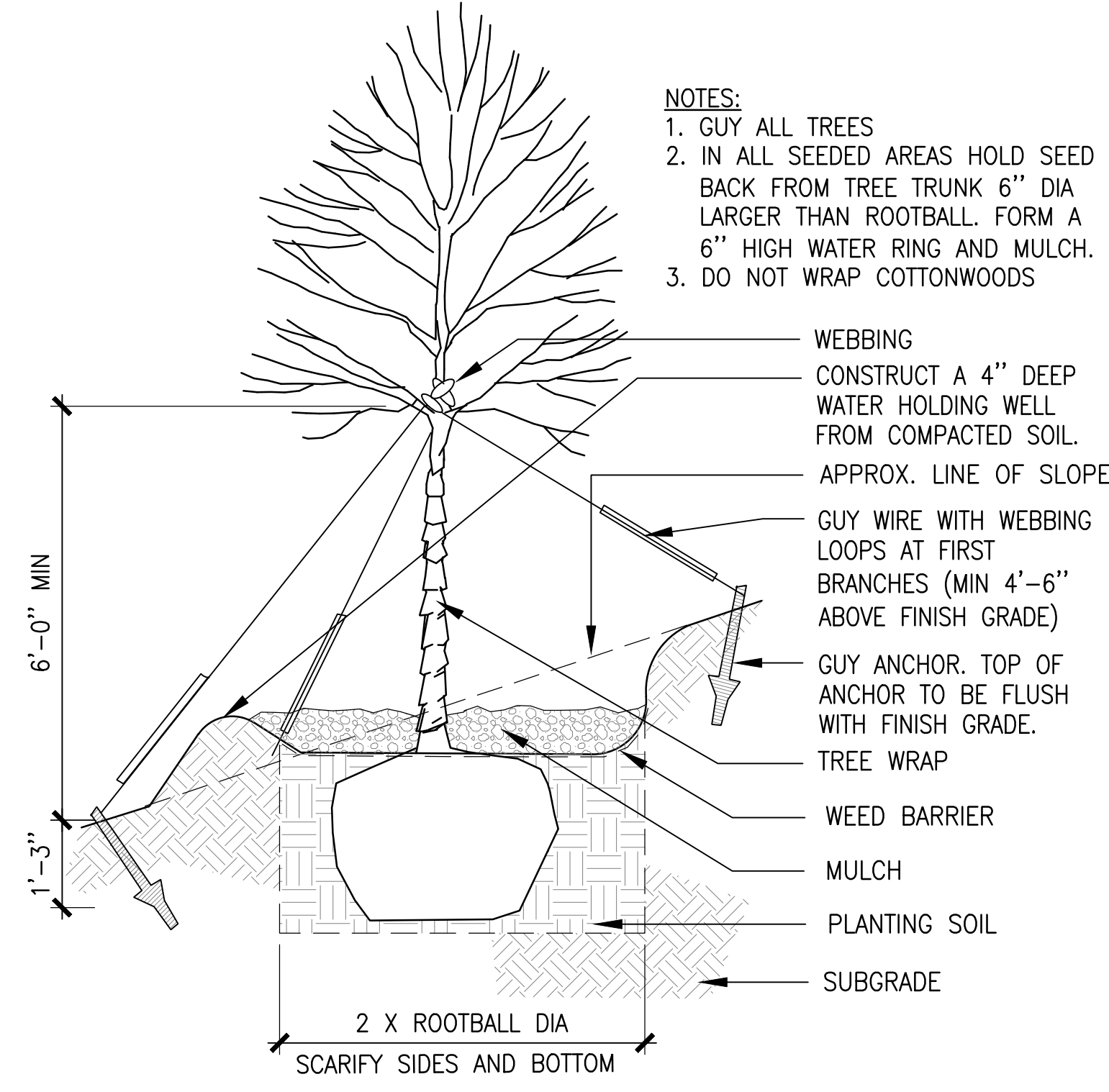
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**OVERALL TREE PLANTING PLAN**  
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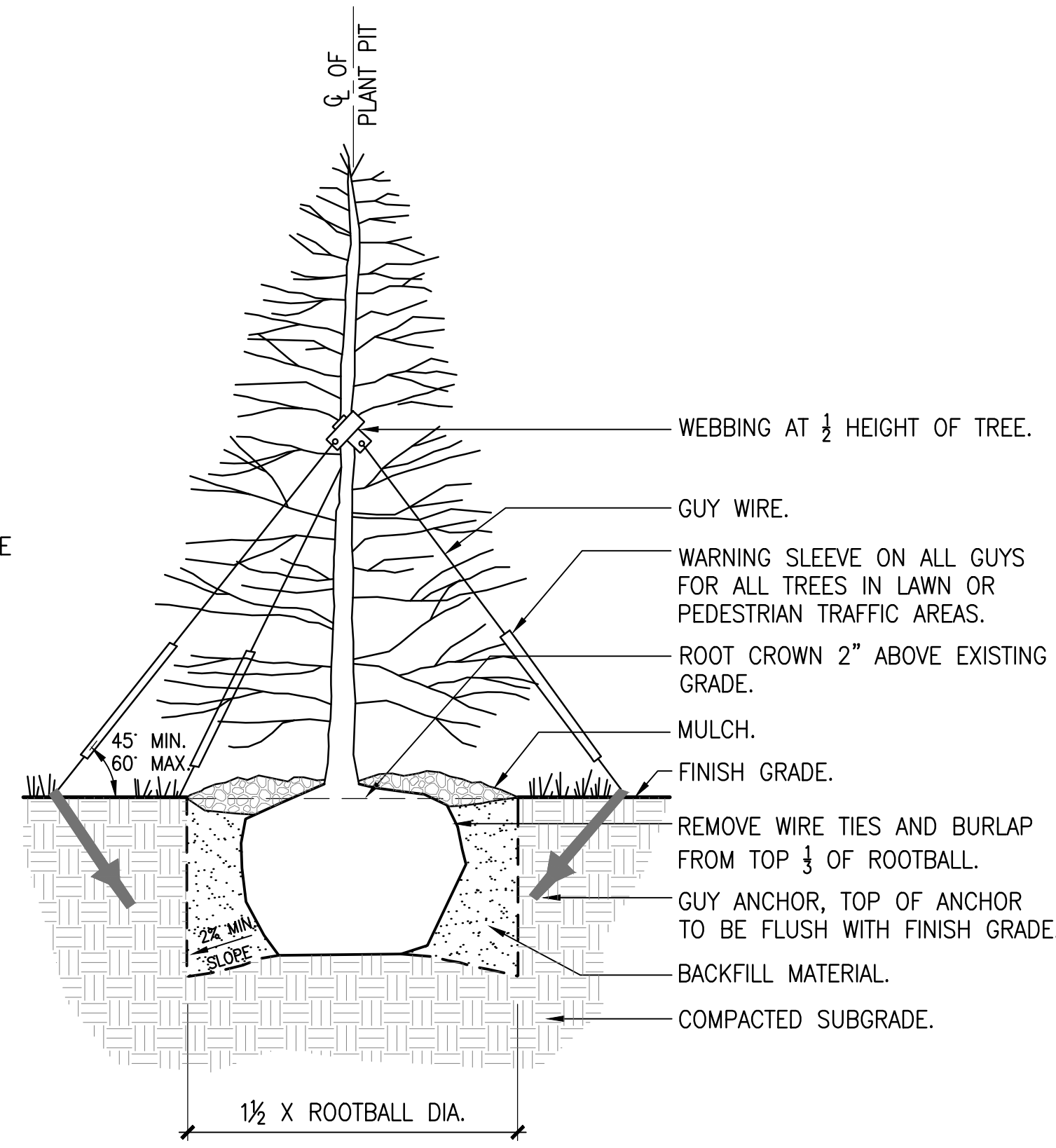
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**LP103**



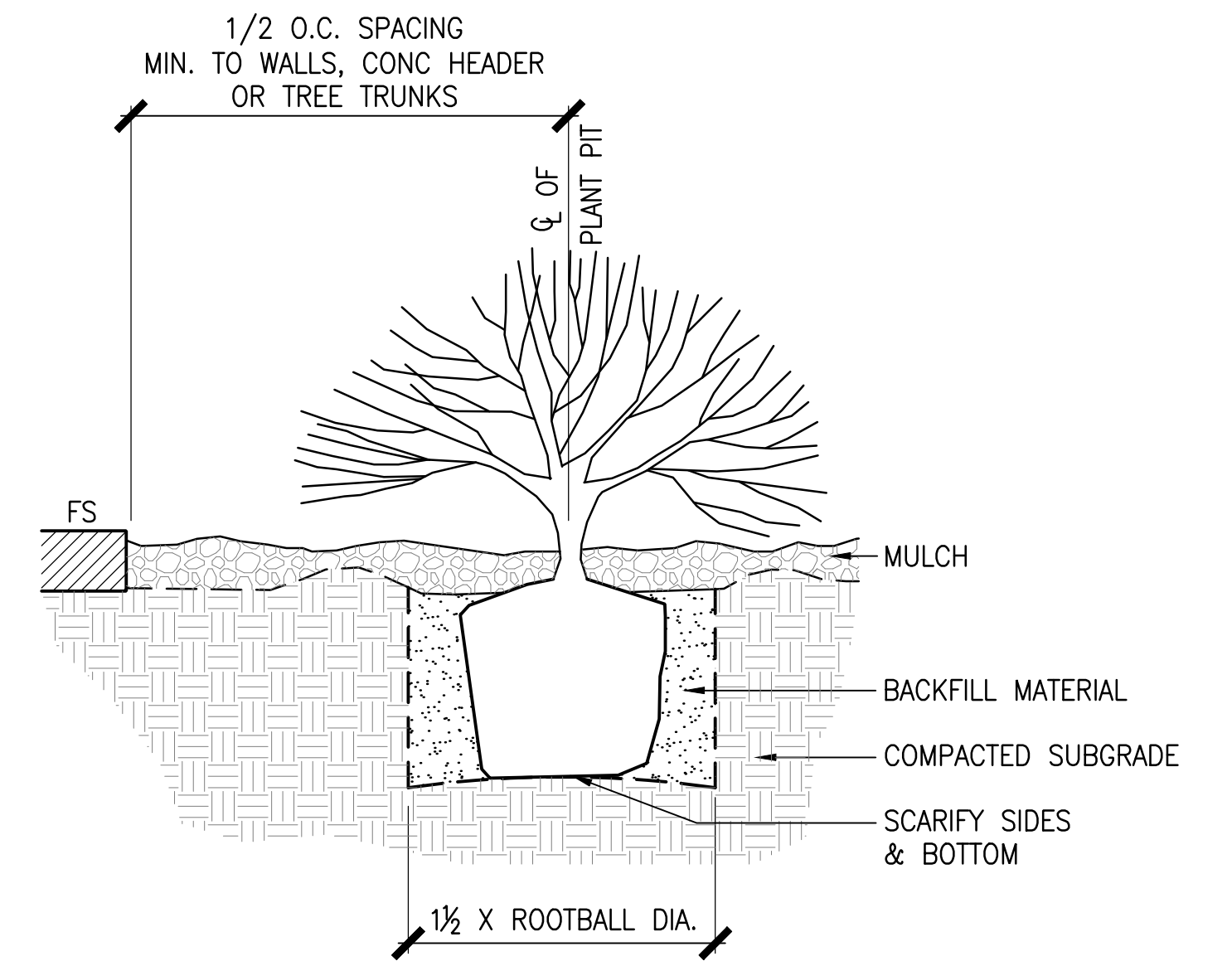
**A** DECIDUOUS TREE PLANTING  
SCALE: NTS DT-tree-Decid.dwg



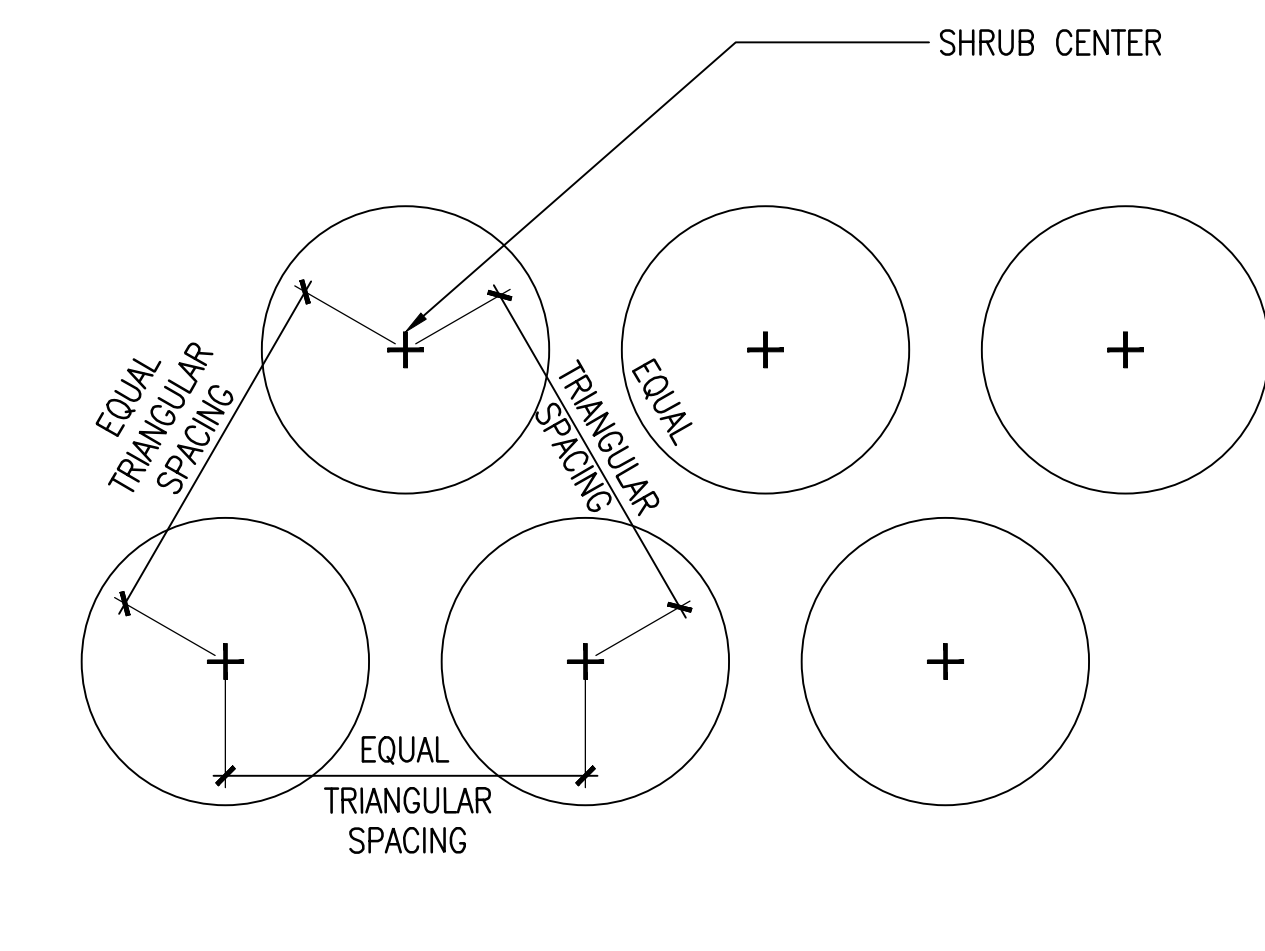
**B** DECIDUOUS TREE ON SLOPE  
SCALE: 1/2"=1'-0" DT-TreeDecSlope.dwg



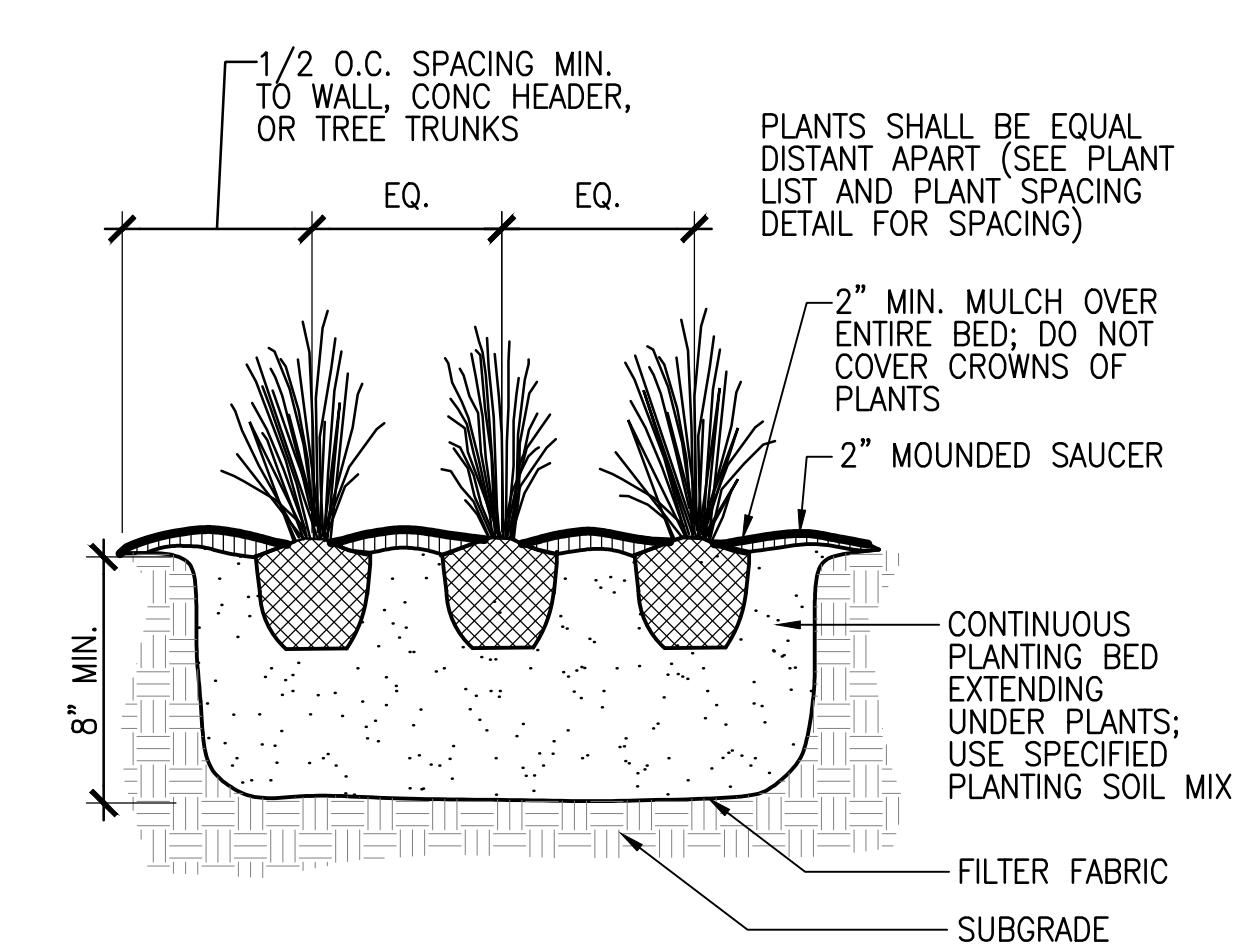
**C** EVERGREEN TREE PLANTING  
SCALE: NTS tree-evg.dwg



**D** SHRUB PLANTING  
SCALE: NTS shrub.dwg



**E** TRIANGULAR SHRUB SPACING  
SCALE: NTS DT-PLNT-SHRB-SPAC



**F** PERENNIAL PLANTING  
SCALE: NTS DT-Perennial.dwg

- NOTES:**
1. GUY ALL TREES
  2. IN ALL SEEDED AREAS HOLD SEED BACK FROM TREE TRUNK 6" DIA LARGER THAN ROOTBALL. FORM A 6" HIGH WATER RING AND MULCH.
  3. DO NOT WRAP COTTONWOODS

REV.	COMMENT	DATE

**russell mills studios**  
141 s. college ave., suite 104  
fort collins, co 80524  
p: 970.484.8855  
www.russellmillsstudios.com

CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING  
COMMUNITY HORTICULTURE CENTER  
**LANDSCAPE DETAILS**  
MAJOR AMENDMENT

Date: MARCH 2016  
Drawn By:  
Checked By:

Sheet  
**LP501**



**Jason Holland**

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**From:** Jason Holland  
**Sent:** Wednesday, March 23, 2016 3:51 PM  
**To:** Jason Holland  
**Subject:** FW: Garden's develop. proposal

**From:** ELAYNE <[ewmsdoc@msn.com](mailto:ewmsdoc@msn.com)>  
**Date:** February 29, 2016 at 7:29:20 PM MST  
**To:** "[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)" <[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)>  
**Subject: Garden's develop. proposal**

Hi,  
Since it seems like only those that have a "gripe" express their opinions I will share mine. As I have property in the area under Willmeyer Properties I would like to express my approval of this project. I think the Gardens are more than adequately addressing the neighborhood concerns. I would expect much less of a disturbance than what the Grove Apartments have done. I rather enjoy hearing music in the distance. It seems like many of the comments are folks trying their hardest to nit-pick just because they can.  
Sincerely,  
Elayne Williams

**Jason Holland**

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**From:** Kate Forgach <kateforgach@icloud.com>  
**Sent:** Wednesday, March 02, 2016 2:12 PM  
**To:** Jason Holland  
**Subject:** Re the Gardens at Spring Creek

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Reading through the mass of info sent to Sheely Addition neighbors and having taken my own "click" survey, it's clear we do not want the stage structure at all!!!

Yet your notes make it clear you plan only on working to mitigate potential problems. Yet again, our neighborhood is being treated as though we have no rights. We've been trampled upon by massive amounts of construction while CSU continues to push its way into Whitcomb south of Prospect.

As far as I'm concerned, the loons have taken over Bedlam and we are paying the highest price.

Kate Forgach  
Writer at Large  
970-217-7444

# **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

# **Gardens on Spring Creek Master Plan Major Amendment Neighborhood Meeting #2 September 8, 2014**

Project Applicants:

- Consultants: Craig Russell and John Beggs of Russell + Mills Studios
- Michelle Provaznik, Gardens on Spring Creek Manager

Questions and answers:

**Q: Question; A: Answer; C: Comment**

**(Unless noted, answers provided are from the applicants)**

Q: Where does Lilac Park go?

A: We're having discussions with Park Planning. We want to create an expression of a neighborhood pocket park and it would likely be more linear along the creek.

Q: Won't developing Lilac Park mean more people hanging out at Lilac Park during concerts?

A: There would be a separate planning and design process for Lilac Park.

C: Concern was expressed that reconfiguring Lilac Park would sacrifice the wildlife corridor for the benefit of an event venue.

Q: The Employment zone doesn't allow for this as a permitted use. Starting at a macro level – the amphitheater use is not permitted in the Employment zone district. Does this zone allow for an amphitheater?

A: (City staff) Staff looked at the use when this question came up after the first neighborhood meeting. The current use listed on the plan is a neighborhood park. The closest appropriate use for the whole center is a Community Facility, and the amphitheater would be permitted as part of the facility.

C: If it's a community facility, it has to be open to the community. This would be walled off and there would be an entrance fee – the definition of a community facility does not speak to that.

Q: Concerns with ability of pedestrians to cross Center Avenue. Will there be a signal/light at grade crossing?

A: Don't know yet, the City's traffic review might address this once the project is submitted for staff review.

Q: Are the Gardens on Spring Creek a part of the Park Department? Is this proposal from them?

A: It is a facility within the Parks Department and owned by them.

C: Why would Parks Department pick a small site for an amphitheater? I don't remember an amphitheater being a part of the mission/vision of the Gardens. The original approval was for 300 people, this is over 800% bigger. There are also already more than 6-8 events and they run later than 8 p.m.

A: We would end the performance music at 8 p.m. and these events would be done by 8:30.

Q: Will alcohol be served?

A: Still undecided. May be served, cannot be sold.

C: We want to see the Garden's budget, rate of return, etc. We want to see the numbers. We're worried that there will be a ton of events to make it work financially.

A: We're offering to cap the performance events.

C: Concern that fire truck/emergency vehicles can't get to great lawn.

A: (City staff) Poudre Fire Authority will be reviewing the access if the formal submittal comes in for review.

Q: The original plan projected sound away from the residents. Why does this not need to go to the Planning and Zoning Board?

A: (City staff) It's based on the original approval. Because the original approval was approved by a hearing officer, the major amendment also is reviewed by a hearing officer.

Q: An appeal stills goes to City Council even if it's not a Planning and Zoning Board project?

A: (City staff) Yes, and appeal of a hearing officer would go to City Council, same as if the Planning and Zoning Board reviewed the project.

Q: How will events be counted?

A: All performances would be hosted by the Gardens through the Lincoln Center, and we would be able to count and schedule the number of events.

C: Concern with a multi-day event only being counted as one event.

A: There would not be any multi-day performance events.

Q: Will there still be wildlife corridors?

A: (City staff) There is still a buffer requirement along the Spring Creek corridor and the Gardens would be required to provide an ecological study that staff will review with their formal submittal.

Q: Will there be sound mitigation between the crowd and the residents?

A: Yes, the sound walls are intended to buffer crowd noise and the music. (Applicant continues presentation showing where the proposed walls are located)

Q: What is the size of the walls and what will they look like?

**Craig Russell continues the presentation showing the proposed wall design and buffer landscaping.**

Q: How do they know there won't be more or longer events? What happens if they don't follow it?

A: (City staff) They would need to incorporate notes/requirements into the plans with a much tighter approval document. The enforcement would be through City zoning.

C: An event needs to be defined as one day, not multi-day. You should also include the max number of events per calendar year.

A: (Applicant) All events will be ticketed and we can control the timing of the events.

Q: How will security work and how far along trail will security be placed? Already concerns now, will be worse with 1,500 people dispersing.

A: This could be provided by off-duty police and park rangers. It's unclear what a reasonable distance would be. Security would make sure artists end on time.

C: This will be primarily foot and bike traffic, 1,500 people through the neighborhoods, concerned if people linger after an event is over.

Q: Can there be additional lighting along the trail?

A: There will be some additional lighting within the grounds but not more along the trail due to Parks Department policy on trail lighting.

Q: How did you decide on 1,500 people for an event?

A: Lincoln Center staff has advised that in order to get high quality ticketed events, this is the number to make it work.

C: Need to make sure it's clear that this proposal is bigger than the Lincoln Center venue.

**Craig Russell continues with a presentation of the revised master plan and sound level exhibits, and an outline of the proposed event restrictions that will be in perpetuity with the project.**

Q: The music already seems over the allowable noise level. I can hear it in my basement. What about when you include the crowd noise? That will push the noise levels louder.

A: Crowd noise is factored into the sound models.

Q: In "perpetuity" in the notes, what does that mean? When can it be changed?

A: (City Staff) There's no guarantee that a plan will not change and will remain the same "in perpetuity". If they proposed a change, it would need to go through a review process and new public hearing for any major change.

C: More concerns were expressed about how to enforce the plan and how to enforce conditions written on the plan.

Q: Would this be viable with a smaller venue (less than 1,500 people)?

A: We don't think so, and the event stage is pretty common with other botanical gardens around the country.

C: More concerns were expressed about the frequency of the events, and that 8 events per season could be more than 2 events per month. Concerns were expressed that 8 events seem like a lot for the surrounding neighborhoods.

C: Concerns were expressed about how loud 1,500 people would be before, after and during the performance and the role alcohol would play in increasing the crowd noise.

Q: How can sound walls be put into the flood plain? What would happen if it flooded like in 1997?

A: The stage and lawn area is part of the flood storage zone, not the conveyance zone. Also all of the removable structures must be cabled down.

Q: Why do the Gardens need to be self-sustaining? Other City services are not.

A: We are currently 50% self-funded.

Q: What about lowering the stage and lawn seating and putting it into a bowl?

A: We have lowered it about 3 feet, but there are ground water issues with lowering it further.

Q: What is the effect on noise levels if the sound wall and stage / lawn are moved further east?

A: The sound model shows only a small reduction in the sounds levels if the venue is moved east.

C: The property line is not the correct line where the sound levels should be measured. This should be the HOA line further east.

C: Other alternatives should be explored to generate revenue other than the performance venue.

Q: Will the mission / vision of the gardens be re-done? The venue seems to be a change philosophically.

With no more questions, the meeting was adjourned at approximately 8:15 p.m.