

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

11/16/2023 9:15 AM

Project Name

Sagrada Botanical Gardens
CDR230088

Applicant

Heather Goldstein
9704139713
heathersgogirl@gmail.com

Description

This is a request to build a botanical gardens and farm stand at 2035 Mulberry Street (parcel #9715202014). The applicant is proposing educational demonstrations gardens and farm stand uses. Access is taken from W Mulberry St to the north and Ebon Pica St. to the south. The site is directly south of W Mulberry Street, and approximately 0.05 miles east of S Taft Hill Road. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) and is subject to Administrative (Type 1) Review.

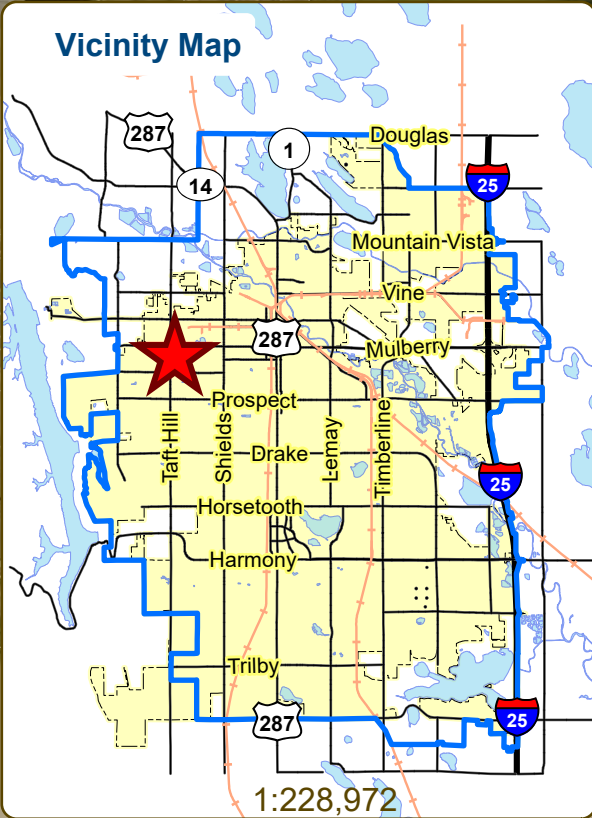
Planner: Jill Baty

Engineer: Sophie Buckingham

DRC: Marissa Pomerleau

Sagrada Botanical Gardens Demonstration Garden and Farm Stand

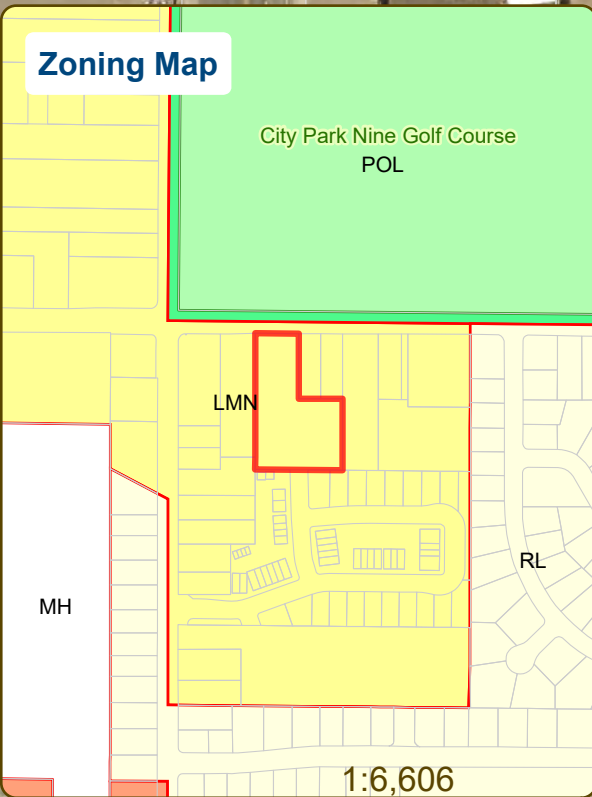
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

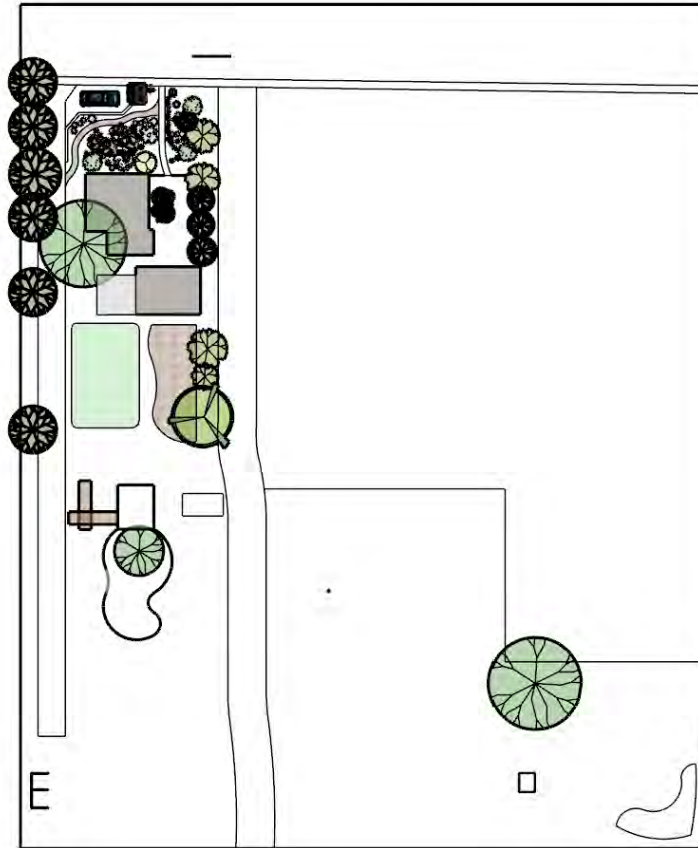
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

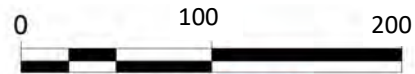
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

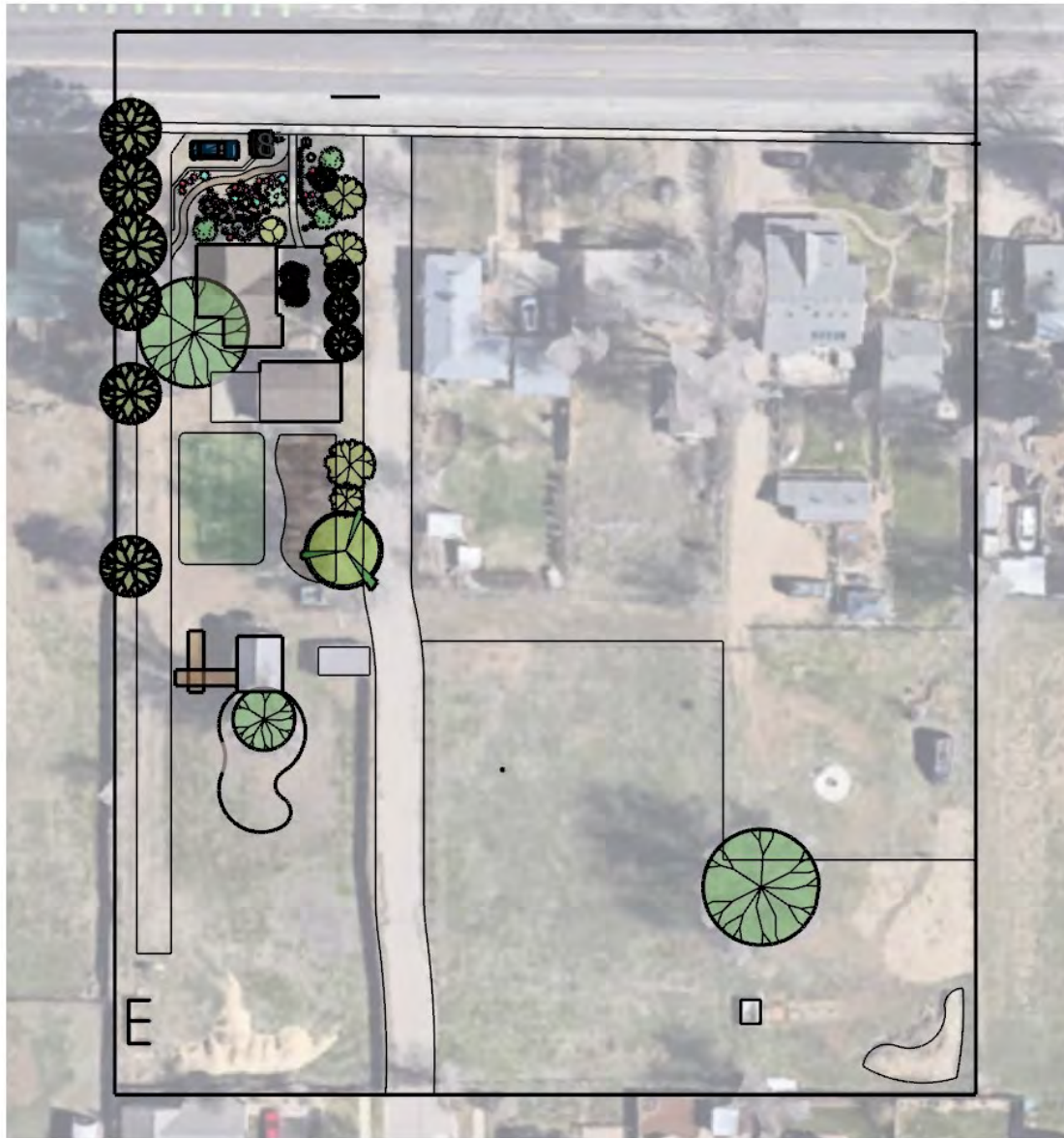


2035 Mulberry Fort Collins CO

10/20/2023

Concept Design

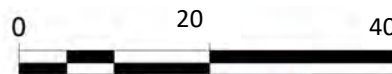


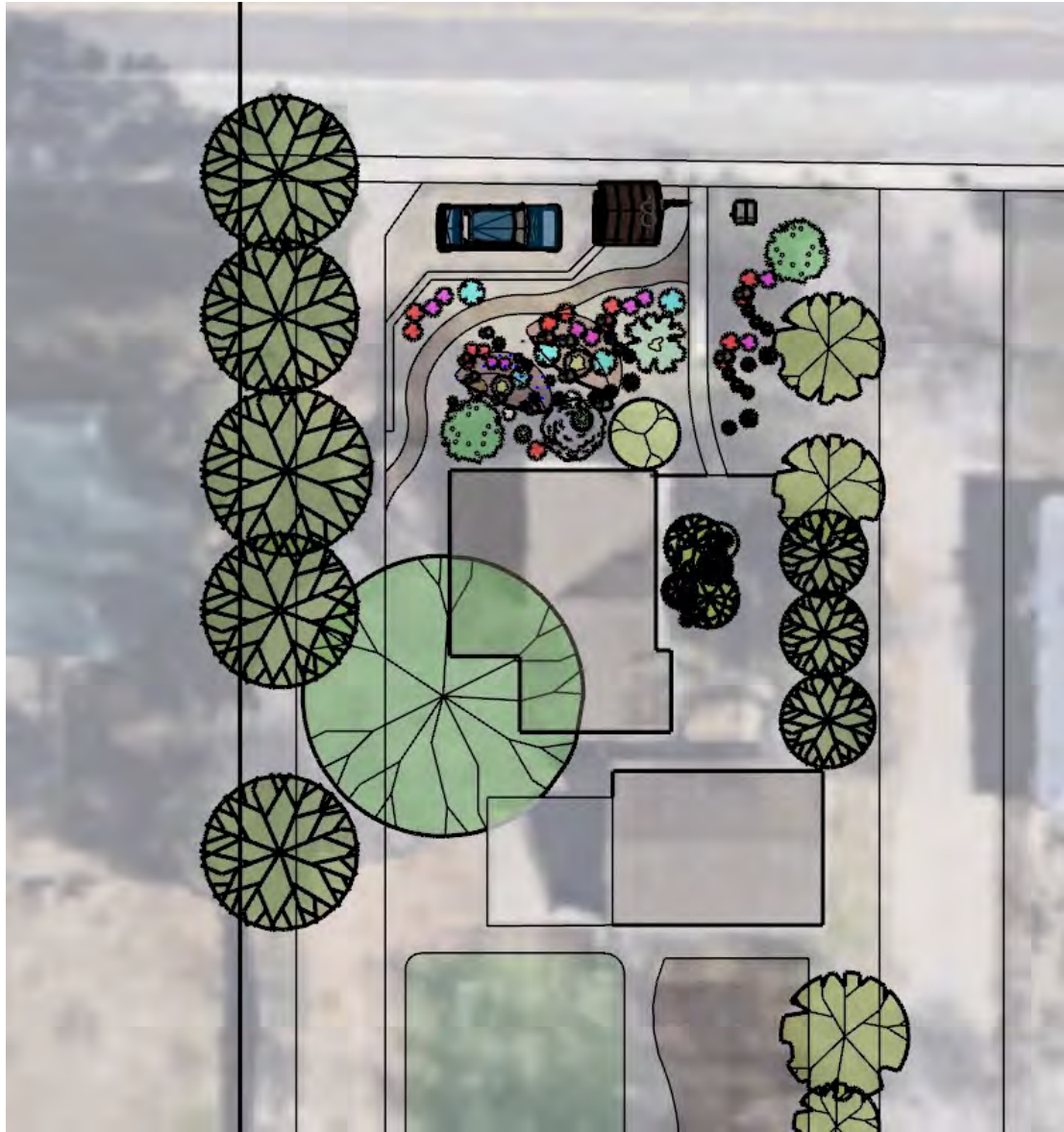


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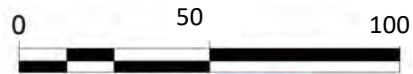




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Remove grass and add compactable base material to create new parking spot

Farm Stand for selling flowers and other farm fresh produce

Flagstone pathway, planted with woolly thyme and Turkish veronica in the gaps

Seed library

Infiltration basins and berm planted with drought tolerant, Colorado native flowers, shrubs, and herbs

Rain garden/ infiltration basin planted with shade tolerant flowers and herbs



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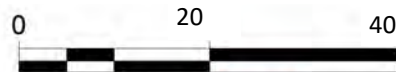




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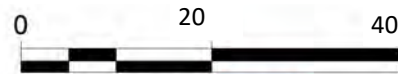




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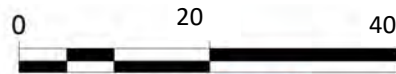




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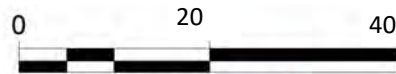




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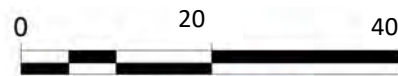




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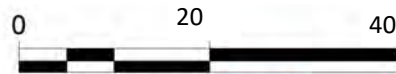




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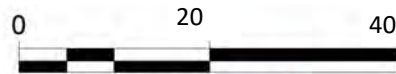




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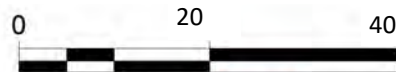




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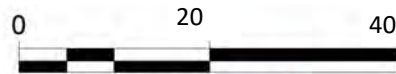




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Peach Tree Guild



Lavender (Pollinator/Aromatic)



Lemon Balm (Aromatic)



Daffodil (Pollinator)



Chives (Culinary/ Insectary)



Comfrey



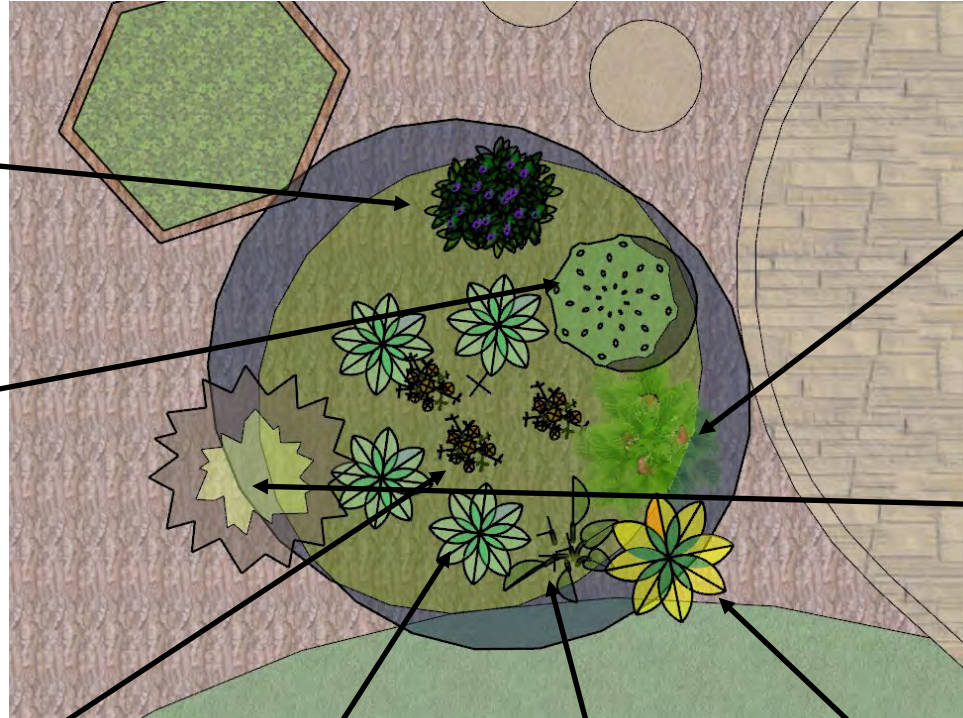
Lead Plant



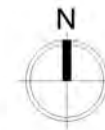
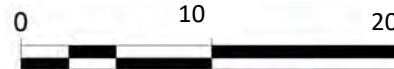
Nanking Cherry



Echinacea (Medicinal/Pollinator)



SCALE 1" = 10'



Concept Design

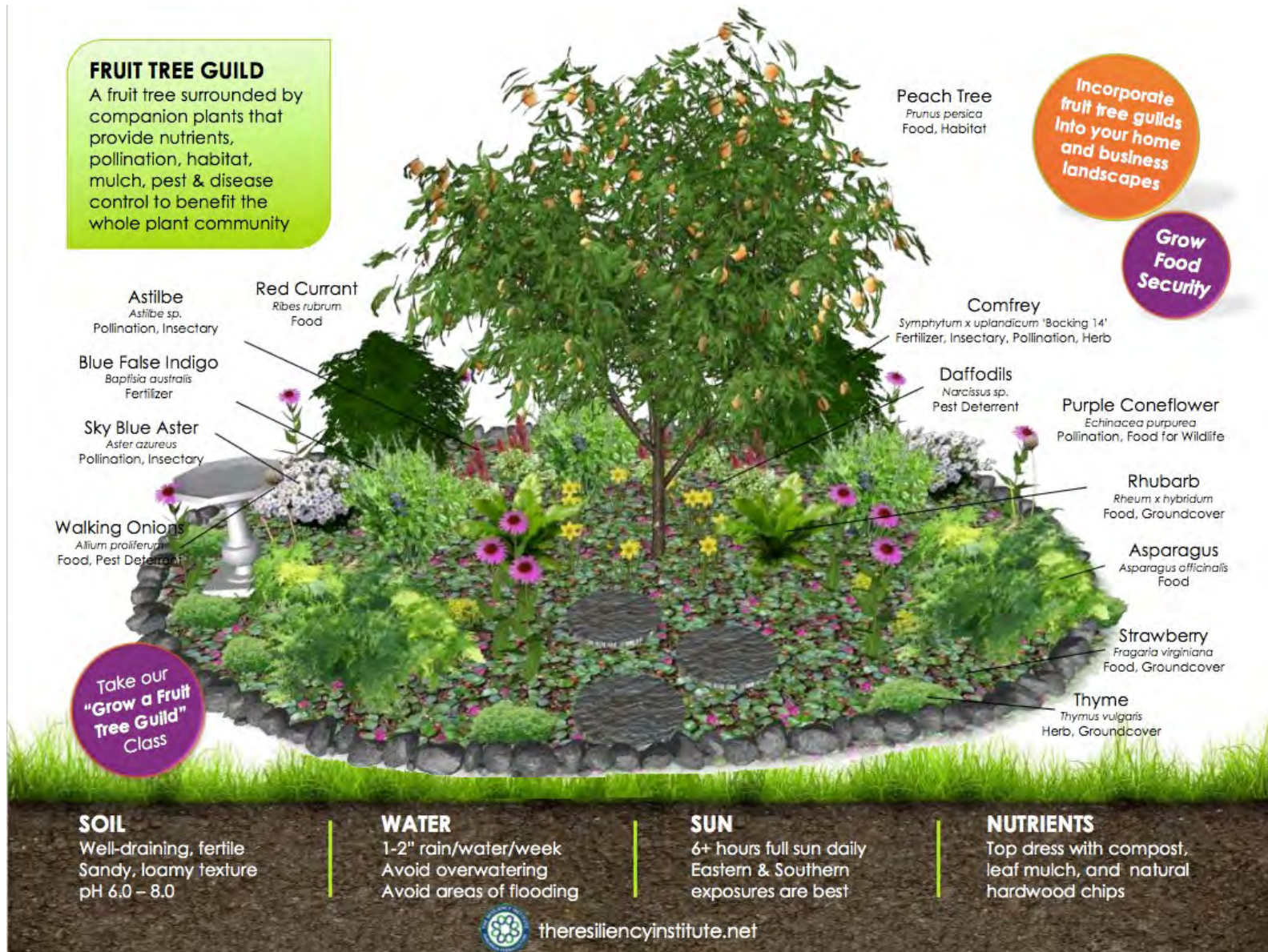


PADDEN PERMACULTURE



FRUIT TREE GUILD

A fruit tree surrounded by companion plants that provide nutrients, pollination, habitat, mulch, pest & disease control to benefit the whole plant community



Peach Tree
Prunus persica
Food, Habitat

Incorporate fruit tree guilds into your home and business landscapes

Grow Food Security

Astilbe
Astilbe sp.
Pollination, Insectary

Red Currant
Ribes rubrum
Food

Comfrey
Symphytum x uplandicum 'Bocking 14'
Fertilizer, Insectary, Pollination, Herb

Blue False Indigo
Baptisia australis
Fertilizer

Daffodils
Narcissus sp.
Pest Deterrent

Purple Coneflower
Echinacea purpurea
Pollination, Food for Wildlife

Sky Blue Aster
Aster azureus
Pollination, Insectary

Rhubarb
Rheum x hybridum
Food, Groundcover

Walking Onions
Allium proliferum
Food, Pest Deterrent

Asparagus
Asparagus officinalis
Food

Strawberry
Fragaria virginiana
Food, Groundcover

Thyme
Thymus vulgaris
Herb, Groundcover


Take our "Grow a Fruit Tree Guild" Class

SOIL
Well-draining, fertile
Sandy, loamy texture
pH 6.0 – 8.0

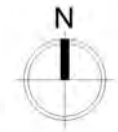
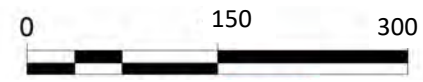
WATER
1-2" rain/water/week
Avoid overwatering
Avoid areas of flooding

SUN
6+ hours full sun daily
Eastern & Southern exposures are best

NUTRIENTS
Top dress with compost, leaf mulch, and natural hardwood chips

 theresiliencyinstitute.net

SCALE 1" = 150'



Concept Design



Preferred Permaculture Plants

Large Canopy Trees

Black Locust, *Robinia pseudoacacia*
Hardy Pecan, *Carya illinoensis*
Colorado blue spruce, *Picea pungens*
Arizona Alder, *Alnus oblongifolia*
Linden, *Tilia cordata*

Fruit trees

Black Mulberry, *Morus nigra*
Elderberry
Apple, *Malus domestica* (Honeycrisp, Macintosh)
Pear, *Pyrus communis*
Plum, *Prunus domestica*
Apricot, *Prunus armeniaca*
Sweet Cherry, *Prunus avium*

Low trees/shrubs

Siberian Peashrub, *Caragana aborescens*
Hazelnut, *Corylus avellana*
Black Elderberry, *Sambucus nigra*
Juneberry, *Amelanchier alnifolia*
Running Serviceberry, *Amelanchier stolonifera*
Nanking Cherry, *Prunus tomentosa*
Sea Buckthorn, *Hippophae rhamnoides*

Small fruits/shrubs

Raspberry, *Rubus occidentalis*
Golden Currant, *Ribes aureum*
Buffaloberry, *Shepherdia argentea*
Honeyberry, *Lonicera caerulea*
Sea Buckthorn, *Hippophae rhamnoides*

Perennial herbs and veggies and medicinal flowers

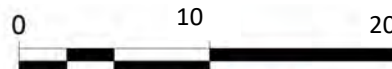
Russian Comfrey, *Symphytum officinale*
Asparagus, *Asparagus officinalis*
Chives, *Allium choenoprasum*
Walking Onion, *Allium cepa proliferum*
French Sorrel, *Rumex acetosa*
Horseradish, *Armoracia rusticana*
Jerusalem Artichoke, *Helianthus tuberosus*
Rhubarb, *Rheum rhabarbarum*
Stinging Nettle, *Urtica dioica*
Oregano, *Origanum spp.*
Thyme, *Thymus vulgaris*
Culinary sage, *Salvia officinalis*
Narrow-Leaf Echinacea, *Echinacea pallida*
White clover, *Melilotus albus*
Lemon Balm, *Melissa officinalis*
German Chamomile, *Matricaria chamomilla*

Calendula, *Calendula officinalis*

Xeriscape Plants

Russian Sage, *Perovskia atriplicifolia*
Munstead Lavender, *Lavandula angustifolia*
Serbian Yarrow, *Achillea serbica*
Snow in Summer, *Cerastium tomentosum*
Threadleaf Coreopsis, *Coreopsis verticillata*
Autumn Joy Sedum, *Sedum spectabile*
Mugo Pine, *Pinus mugo*
Black-eyed Susan, *Rudbeckia fulgida*
Sunset Hyssop, *Agastache rupestris*
Creeping Elfin Thyme, *Thymus serpyllum*
Karl Foerster Grass, *Calamagrostis acutifolia*
Silver mound artemisia, *Artemisia schmidtiana*
Salvia, *Salvia Divinorum*

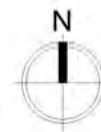
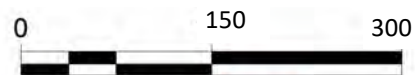
Concept Design





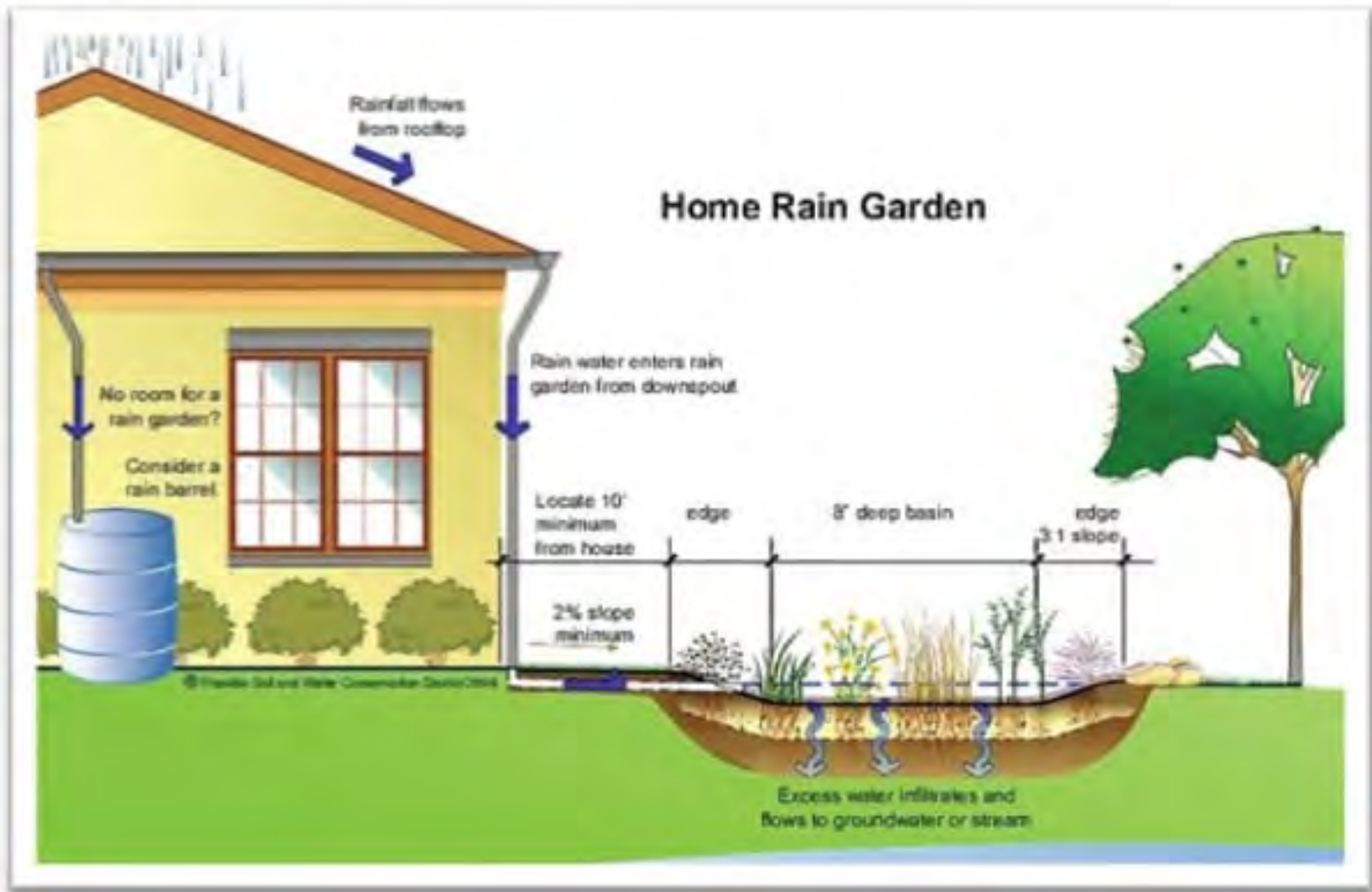
Patio Concept Design

SCALE 1" = 150'



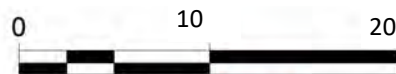
PADDEN PERMACULTURE





10/20/2023

Concept Design



GARDEN VARIETIES / PLANT SPECIFICS

[View Plant Variety Info Sheet »](#)



Black-Eyed Susan
Quantity: 1
Attracts: Butterflies



Blanket Flower
Quantity: 5
Attracts: Bees, Butterflies



Blue Grama Grass
Quantity: 3
Attracts: Small Birds



Butterfly Weed
Quantity: 1
Attracts: Birds, Butterflies



Little Bluestem Grass
Quantity: 3
Attracts: Birds



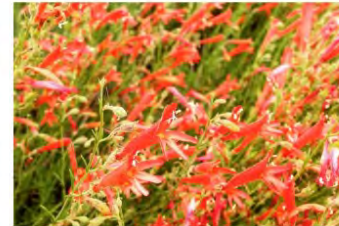
Catmint 'Select'
Quantity: 3
Attracts: Bees, Butterflies



Chocolate Daisy
Quantity: 1
Attracts: Bees



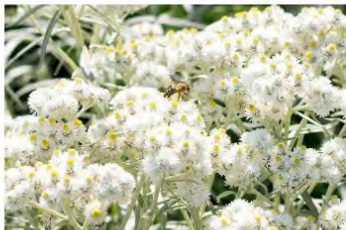
European Pasque Flower
Quantity: 3



Pineleaf Penstemon
Quantity: 2
Attracts: Butterflies, Hummingbirds



Purple Coneflower
Quantity: 2
Attracts: Birds, Butterflies, Insects



Pearly Everlasting
Quantity: 1
Attracts: Bees, Butterflies

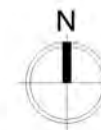
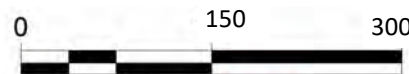


Coronado[®] Hyssop
Quantity: 3
Attracts: Bees, Butterflies, Hummingbirds



White Rock Soapwort
Quantity: 1
Attracts: Bees

SCALE 1" = 150'














Patio Concept Design



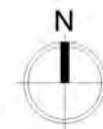
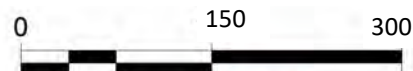
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	Common Name	Latin Name	Mature Height	Mature Spread	Hardy To	Water	Exposure	Bloom Season	Bloom Color	Resists
	Black-Eyed Susan	<i>Rudbeckia fulgida 'Goldsturm'</i>	18-24"	18-24"	8,000'	Med	Sun	Summer	Bronze, Yellow	
	Blanket Flower	<i>Gaillardia aristata</i>	18-24"	18-24"	8,500'	Low	Sun	Mid-Summer	Bronze, Yellow	
	Butterfly Weed	<i>Asclepias tuberosa</i>	18-36"	18-24"	8,000'	Low	Sun	Mid- to Late Summer	Orange, Yellow	D
	Catmint, 'Select'	<i>Nepeta racemosa 'Select'</i>	18-20"	20-24"	8500'	Low	Sun	Late Spring to Summer	Blue	D, R
	Chocolate Daisy	<i>Berlandiera lyrata</i>	1-2'	12-18"	6,000'	Low	Sun	Summer to Fall	Yellow	
	Coneflower, Purple	<i>Echinacea purpurea</i>	2-3'	18-24"	8,500'	Low	Sun	Mid- to Late Summer	Lavender-purple	
	Grass - Blue Grama	<i>Bouteloua gracilis</i>	1-2'	1-2'	8,500'	Very Low	Sun	Summer to Fall	Tan	
	Grass - Little Bluestem	<i>Grass Schizachyrium scoparium</i>	3-4'	24-30"	8,000'	Low	Sun	Fall	Purple, Bronze	D
	Hyssop, Coronado	<i>Agastache aurantiaca 'Coronado'</i>	15-18"	12-15"	7,000'	Low	Sun - Part Shade	Mid-Summer to Fall	Orange	D, R
	Pasque Flower, European	<i>Pulsatilla vulgaris</i>	6-12"	8-12"	9,000'	Low	Adaptable	Early Spring	Purple	
	Pearly Everlasting	<i>Anaphalis margaritacea</i>	1-2'	8-12"	9,500'	Low	Sun	Summer	White	D, R
	Penstemon, Pineleaf	<i>Penstemon pinifolius</i>	6-8"	12-15"	8,000'	Low	Sun	Mid Summer	Scarlet	D, R
	Rock Soapwort, White	<i>Saponaria ocymoides 'Snow Tips'</i>	6-9"	12-30"	7,000'	Low	Sun	Late Spring to Early Summer	White	D

Patio Concept Design

SCALE 1" = 150'



PADDEN PERMACULTURE



WICKING BED

A Wicking Bed is a raised bed garden which contains a water reservoir underneath the growing area. The water reservoir is made up of round rocks and perforated pipe, and is separated from the soil by a layer of landscaping fabric.

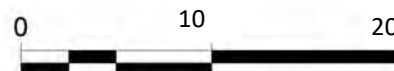


Water is automatically wicked upwards towards the top of the soil medium to irrigate the plants, which encourages deeper root growth and more drought resistant plants, while also significantly reducing the maintenance needs of the garden.



Concept Design

SCALE 1" = 10'



PADDEN PERMACULTURE



