

Gardens on Spring Creek Context Map



Staff Presentation:

- *New review Process for City Review*
- *Approval History – Current Master Plan*
- *Amended Master Plan – What is now proposed*
- *Land Use Code Analysis – Proposed Master Plan*
- *Neighborhood Meetings*
- *Sound Demonstration*

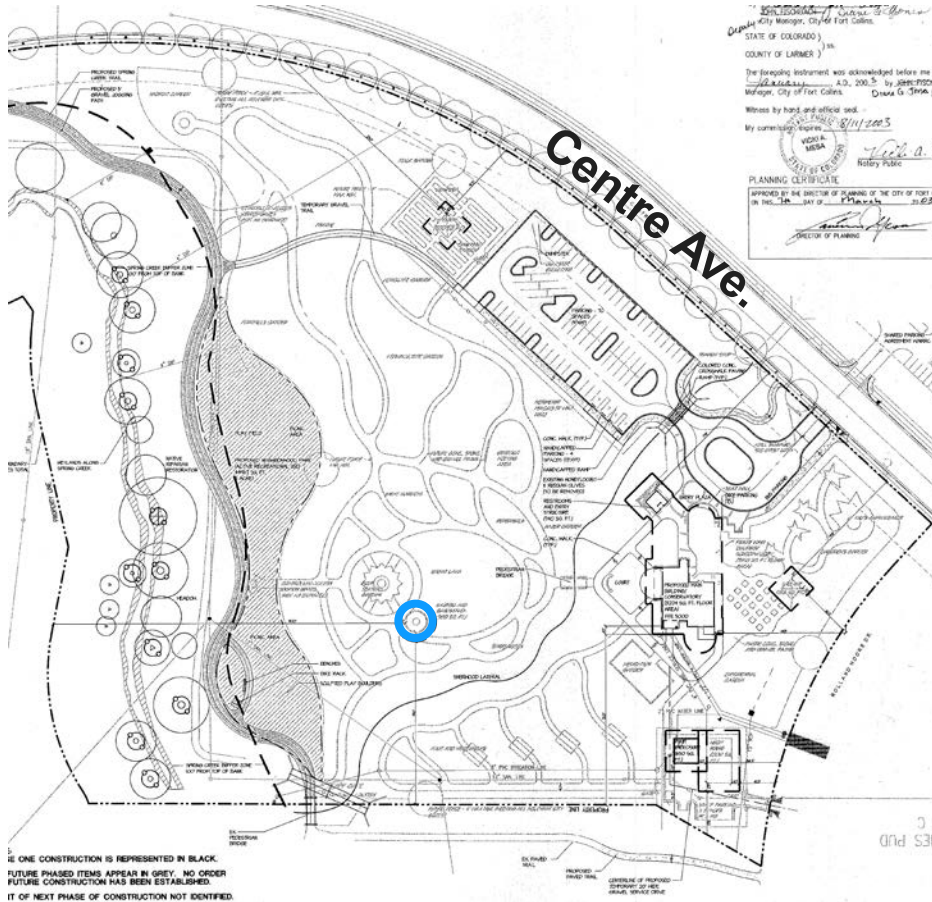
Review Staff here tonight:

- *Rebecca Everette - Environmental Planning*
- *Heidi Hansen, P.E.- Floodplain/Utilities*
- *Martina Wilkinson -Traffic Operations*
- *Marc Virata - Engineering*

- *All City projects subject to P & Z Review*
- *After P&Z Hearing – “Alternate Review”*
- *New Process, replaces standard appeal process*
- *Only a City Councilmember may request Alternate Review*

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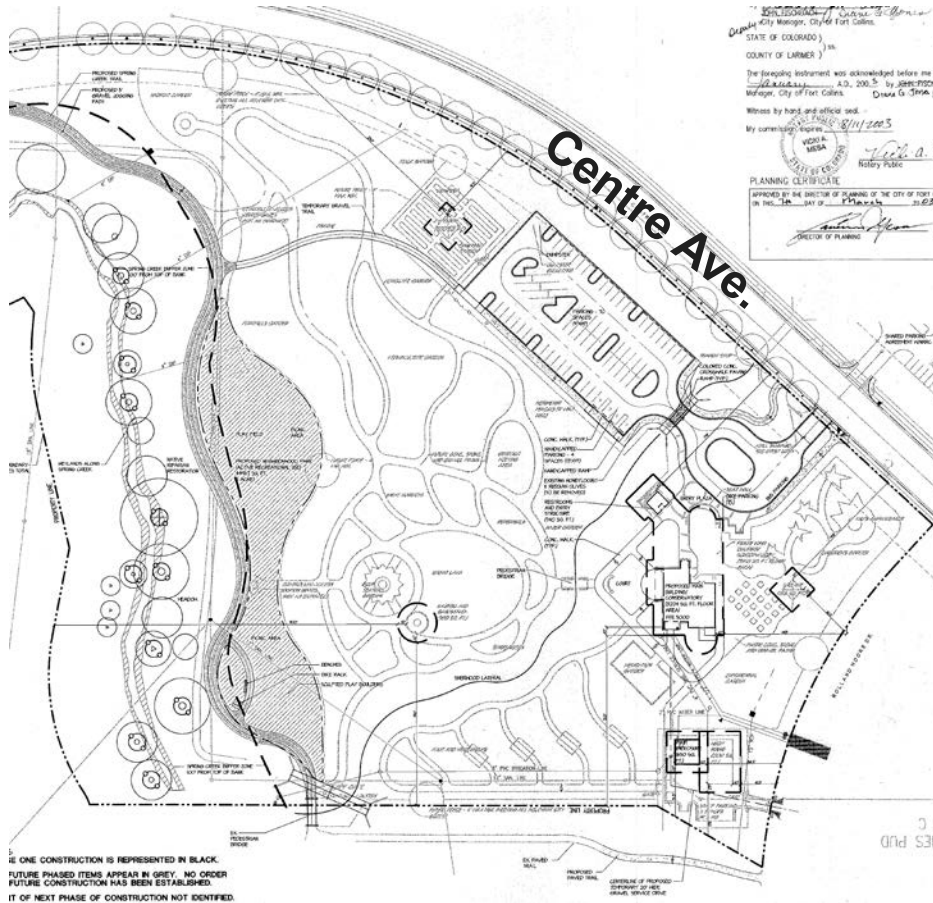
Background- approval history



- Originally approved in 2001, included:
- Themed gardens, parking lot, main building, neighborhood park;
- Amplified music performance venue for 350 people;
- “Great lawn” and “Gazebo/Bandstand” for music events

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Background- approval history



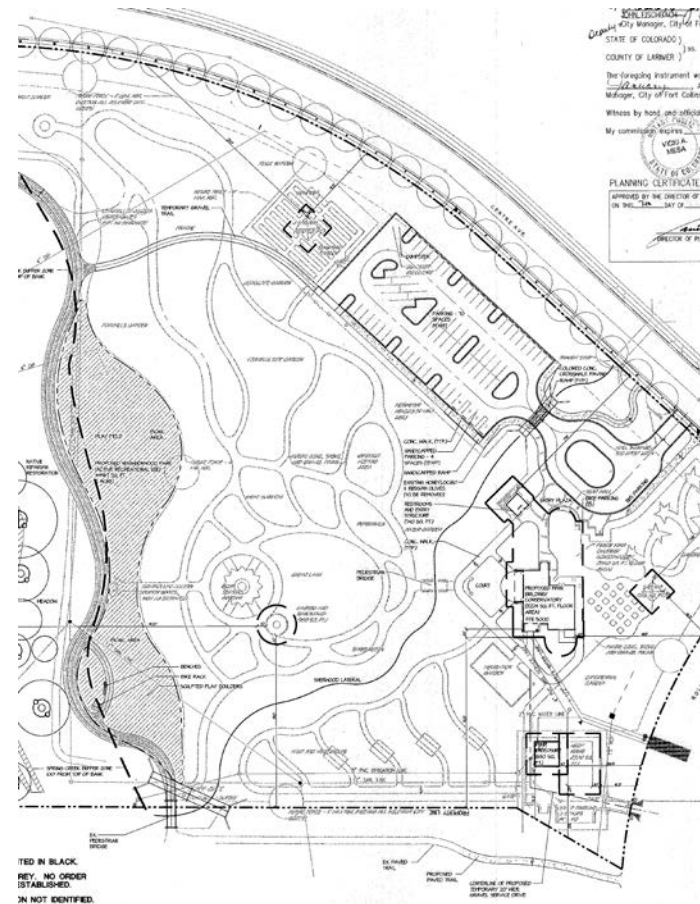
Not Included in Design:

- Sound mitigation details;
- Design details for 500 square foot “bandstand”
- Notes on site plan included limited operational guidelines

Gardens on Spring Creek Major Amendment Plan



Amended Plan



Approved Plan



Major Amendment:

- Larger Performance Stage (Platform);
- Increase Performance Event attendance cap to 1,500 persons;
- Sound mitigation walls;
- Operational Standards.

Staff recommendation: Approval based on compliance with current standards:

Article 4 Employment District Standards

Article 3 General Development Standards

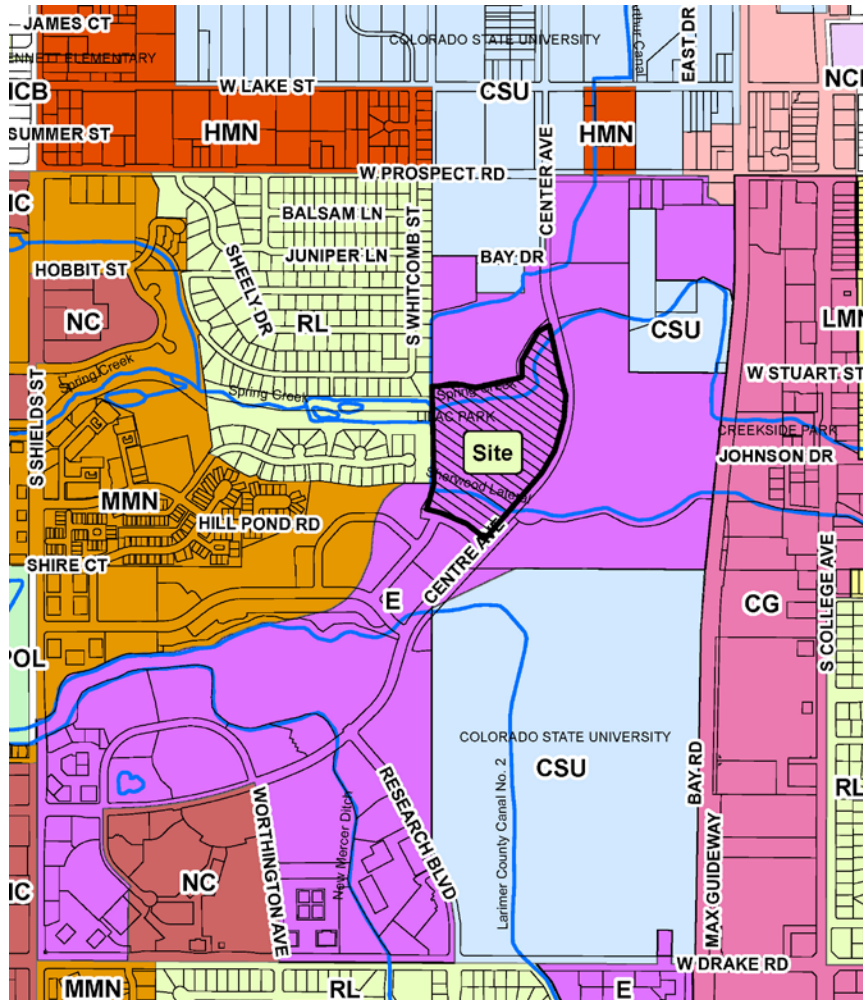
- *Landscaping and Tree protection*
- *Access, Circulation and Parking,*
- *Site Lighting*

Staff recommendation: Approval based on compliance with current standards:

- *Engineering Standards*
- *Natural Habitats / Features Criteria*
- *Municipal Code Chapter 20, Article 2 Noise*

Gardens on Spring Creek

Land Use Code -- Area Zoning and Use




Designated Use:

Community facility shall mean 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.

Legend

City Zoning

ZONE

- | | |
|--|---|
|  Public Open Lands (POL) |  Employment (E) |
|  Community Commercial (CC) |  High Density Mixed Use Neighborhood (HMN) |
|  General Commercial (CG) |  Low Density Mixed-Use Neighborhood (LMN) |
|  CSU |  Medium Density Mixed Use Neighborhood (MMN) |
| |  Neighborhood Commercial (NC) |
| |  Low Density Residential (RL) |



*Is the use considered an
Outdoor amphitheater?*

- Adopted as a Principal Use in 2010.
- permanent stage and seating facility
- Specifically excludes Community Centers

Land Use Code:

Outdoor amphitheaters (other than community facilities) shall mean permanent stage and seating facilities that are open or partially open to the outdoors, the principal use of which is the showing of motion pictures or the presentation of dramatic, musical or live performances, which facilities are accessible to persons only by permission given at the doors or gates.

Travel modes and parking demand for a 1,500 person event:

- 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.

Parking demand estimate: 650 total spaces required.

700 parking spaces are provided with the proposal as follows:

- 65 vehicles: existing Gardens on-site parking lot, (74 spaces available in total).
- 350 vehicles: Natural Resource Research Center (NRRC) facility parking lot: across Centre Avenue to the east.
- 285 vehicles: CSU Research Blvd parking Lot, 1,800 feet south along Center Avenue to the south.

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Land Use Code Criteria - Parking

CSU Research Blvd. Parking Lot
(1,200 feet away)
(285 spaces for the
Gardens 900
spaces total)



Natural
Resource
Research
Center
Parking lot
(350 spaces
available for
the Gardens)

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Land Use Code Criteria - Parking



Gardens on Spring Creek Neighborhood Park Location



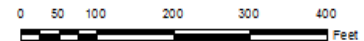
Gardens on Spring Creek Floodplain Map



FEMA Flood Risk Map

This information is based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and the City of Fort Collins Master Drainage Plans. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in the Special Flood Hazard Area or in a City Designated Floodplain may be damaged by a flood greater than that predicted on the map or from a local drainage problem not shown on the map. This map does not create liability on the part of the City, or any officer or employee thereof, for any damage that results from reliance on this information.

All floodplain boundaries are approximate.



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High Risk

- FEMA Floodway - Area of 100-year floodplain with greatest depths and fastest velocities.
- FEMA Flood Fringe - May include:
 - Areas of FEMA 100-year floodplain (FEMA Zones A, AE, AO, and AH)
 - Areas of City 100-year floodplain including ponding areas and sheet flow areas with average depths of 1-3 feet.
 There is a 1% annual chance that these areas will be flooded.

Moderate Risk

- May include:
 - Areas of FEMA 500-year floodplain (FEMA Zone X-shaded).
 - Areas of FEMA or City 100-year floodplain (sheet flow) with average depths of less than 1 foot.
 - Areas protected by levees from the 100-year flood.

Low Risk

- Areas outside of FEMA and City mapped 100-year and 500-year floodplains. Local drainage problems may still exist.

Floodplain Use Permit

Applicant is Required To:

- *Show No Rise in the Base Flood Elevation*
 - *Cut/Fill Balance*
 - *Modeling*
- *Show that any permanent features (i.e. stage, sound walls) will withstand the flows*
- *Detail how temporary features will be anchored and removed after each event or be elevated above flood levels*

Municipal Code Chapter 20, Article 2 Noise: Levels 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

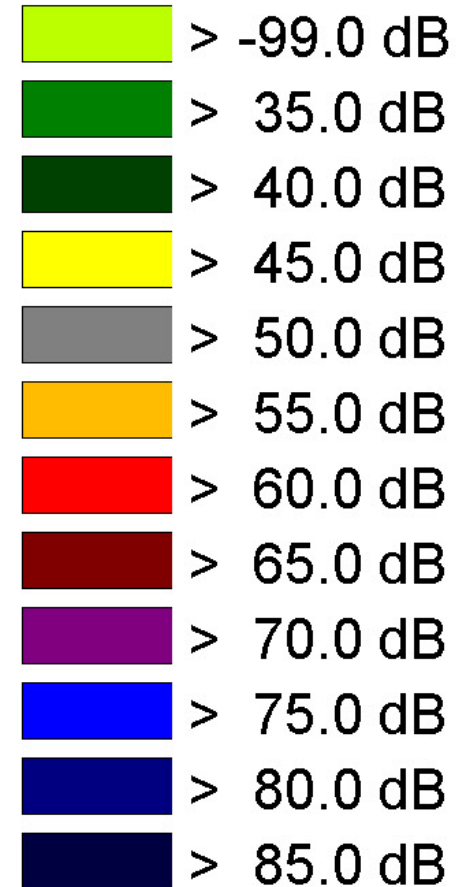
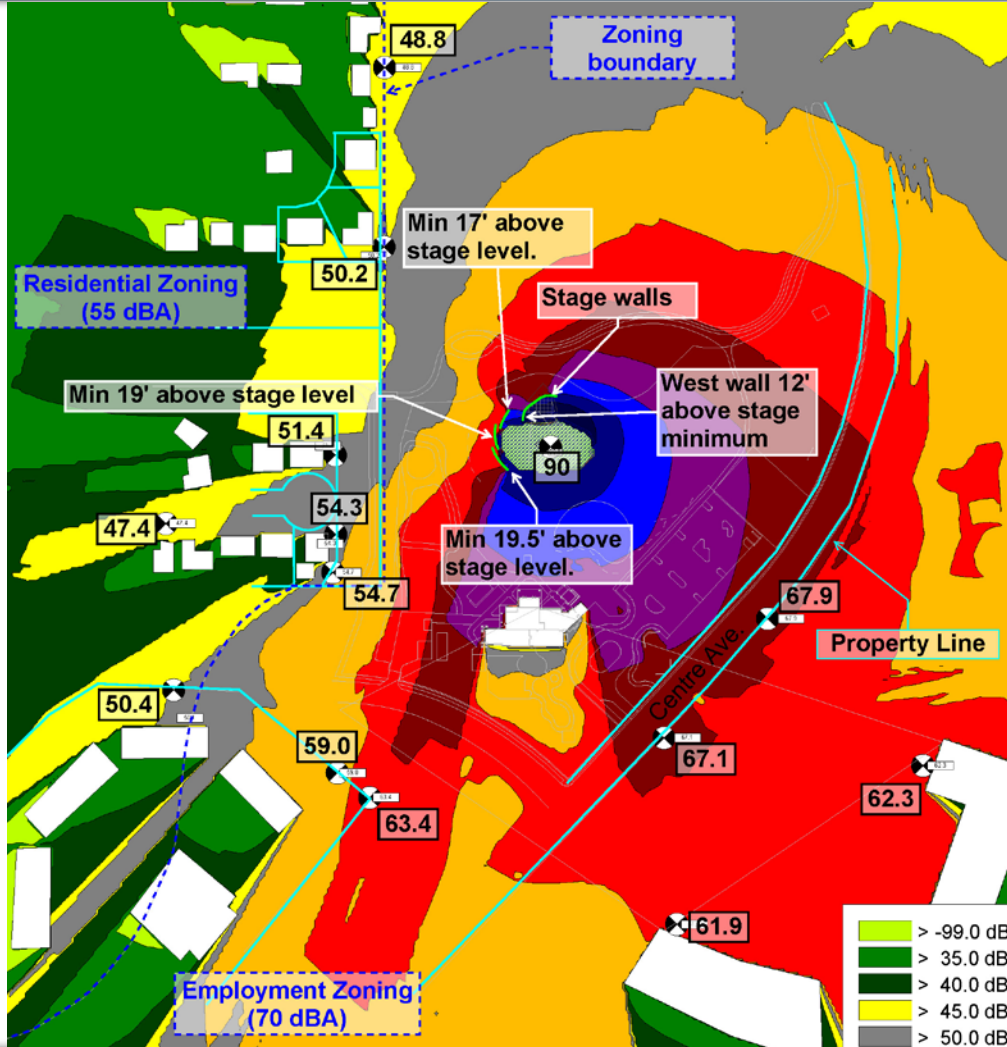
Employment District (E):

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

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

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Applicant's Sound Model (Attachment 7)



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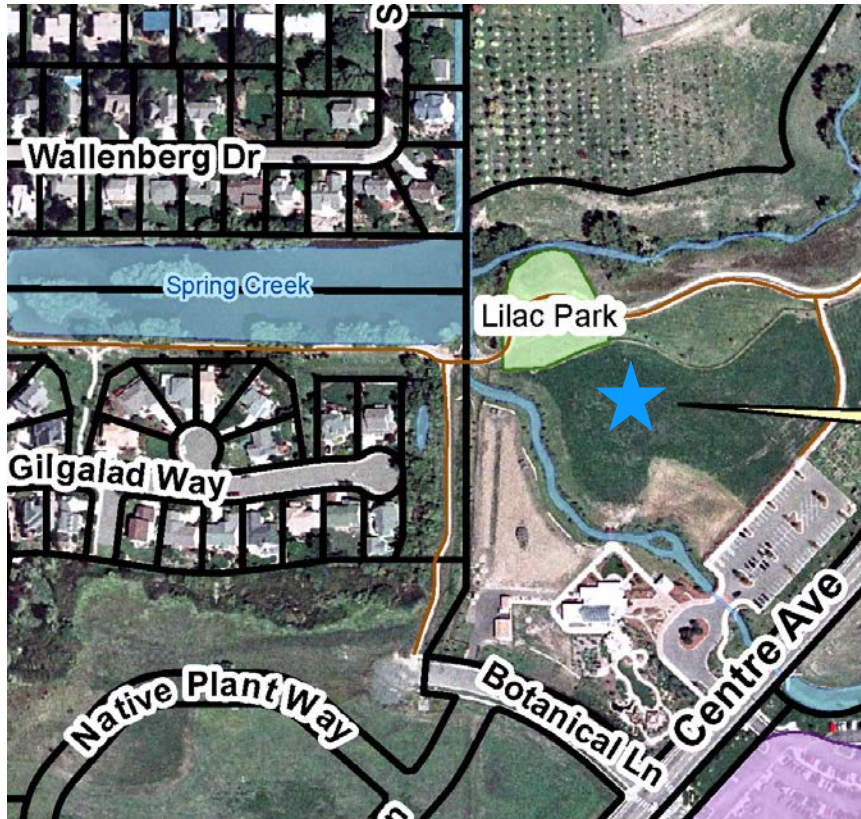
Neighborhood Meetings



- *Two neighborhood meetings*
- *July 24, 2014*
- *September 8, 2014*
- *On site sound demonstration using the Showmobile*

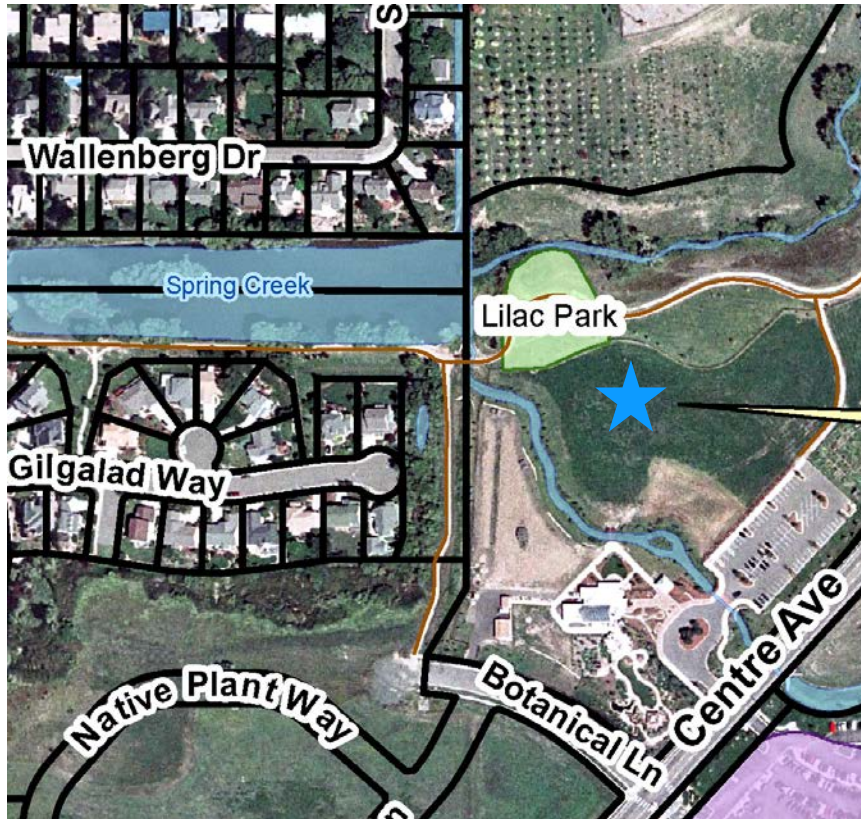
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Showmobile Sound Demonstration



Demonstration Limitations:

- *No sound walls*
- *Demonstration only*
- *Allows residents and City staff to experience similar sound levels*
- *Not the same as the final design*



Demonstration Method:

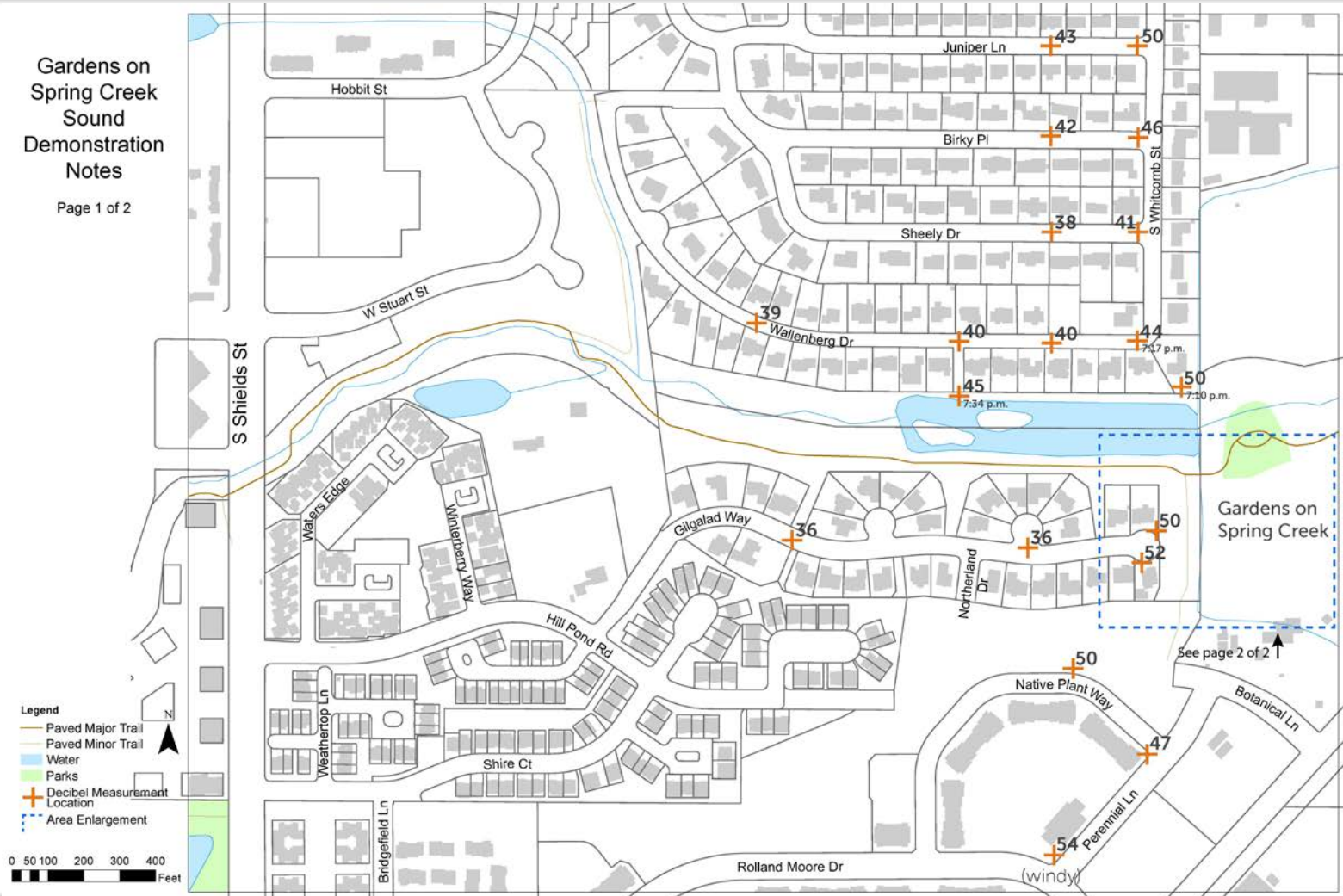
- *No sound walls: Calibrate music level at Showmobile*
- *This allows the receiving area to be near the decibel level of the LUC requirements*
- *City code compliance staff took readings*
- *Invitation included walking surrounding neighborhoods with residents*

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Notes from Code Compliance Staff

Gardens on Spring Creek
Sound
Demonstration
Notes

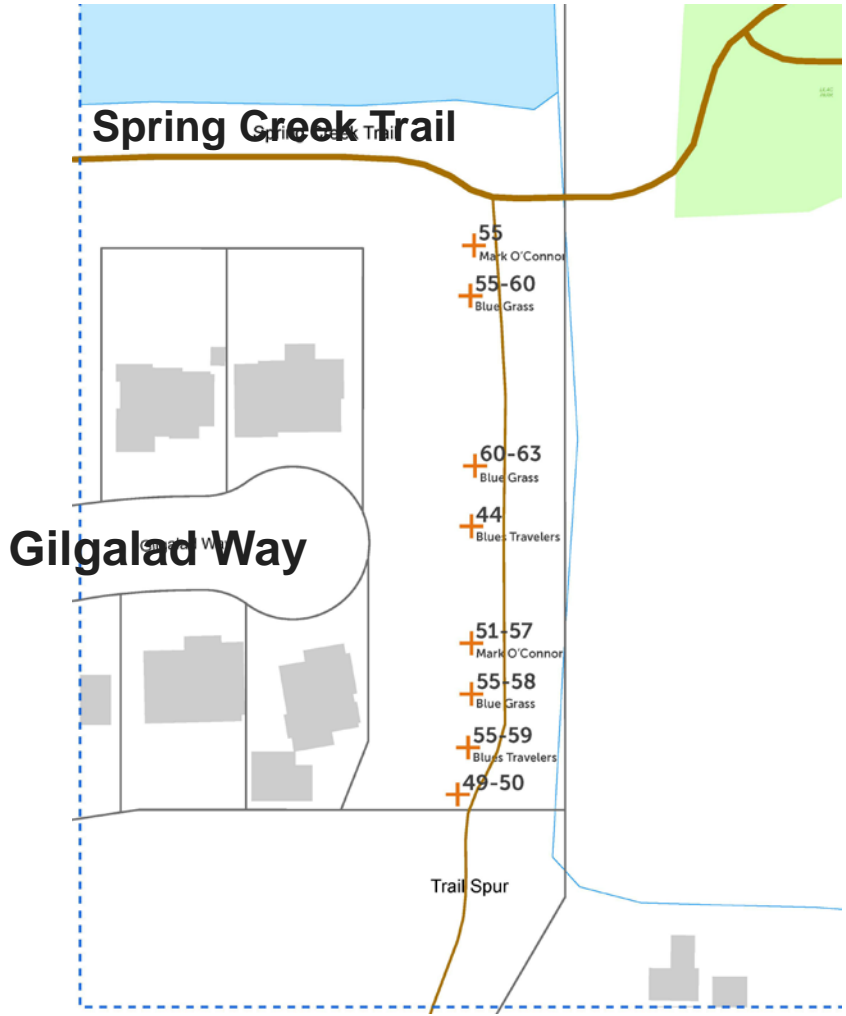
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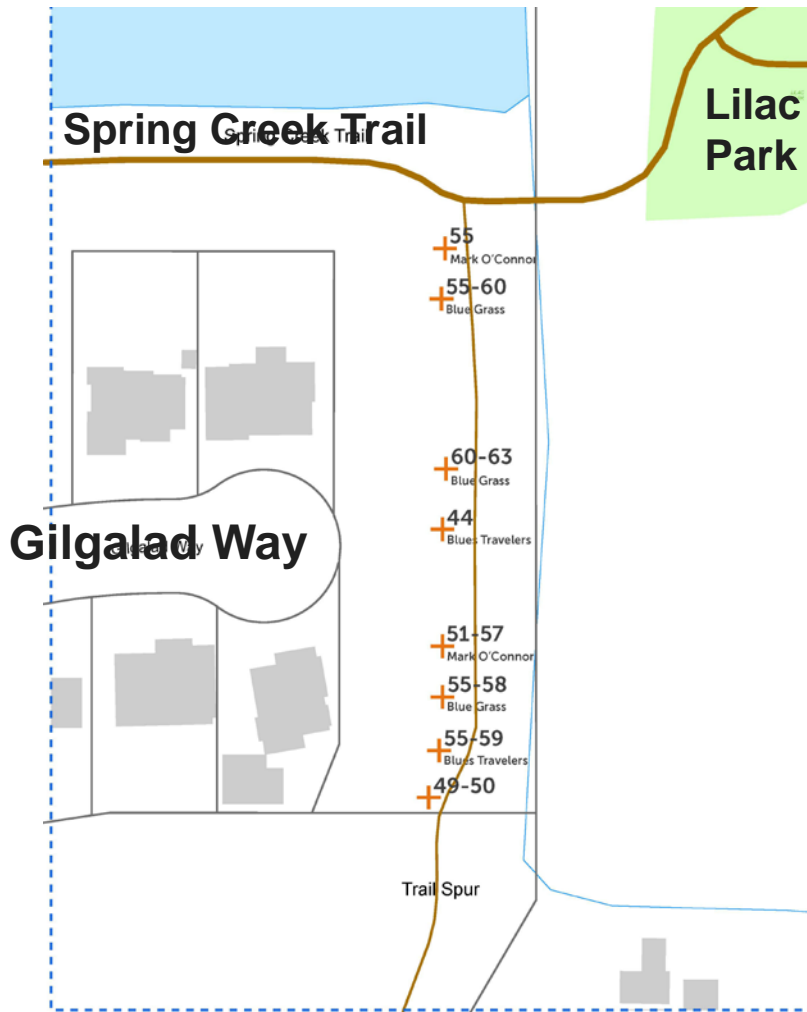


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Showmobile Sound Demonstration





What staff learned:

- Sound levels varied with demonstration
- dBA (decibel level) ranged from 49 to 60 in this area
- Observed dBA changes with wind
- Better understand of this sound range

Comments and key assertions we've heard:

- *Assertion that the music venue use is not permitted in Employment Zone*
- *Noise levels from amplified music events*
- *Operational concerns – overflow parking, trash, camping, flooding, trail congestion*
- *Lilac Park – reduction of park space; park going away*

Recommendation based on Land Use Standards:

- *Permitted use Employment Zone*
- *All Land Use Standards are met*
- *Noise levels proposed meet City requirements*
- *Operational concerns – Addressed with City Code compliance process*

Gardens on Spring Creek

Applicant's Site Plan Illustration



