

## STAFF REPORT

Planning and Zoning Board

December 17, 2015

### PROJECT NAME

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**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 outdoor performances;
- 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
- 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

## EXECUTIVE SUMMARY

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. Background:

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.

#### 2. Compliance with Applicable L-M-N 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.*

**3. 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 that comply 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.

#### *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. The 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 12 and 19.5 feet above the stage level. The proposal demonstrates that compliance with the maximum permissible noise levels at the receiving land uses can be achieved.

In addition, staff recommends that operational and management standards be provided, which are attached with this staff report. These standards outline the type, frequency and duration of events that may occur, requirements for sound monitoring at events, and general operational standards.

**4. Neighborhood Meeting**

Two neighborhood meetings were held for the proposed project. Neighborhood meeting summaries are attached with this staff report.

**5. 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:**

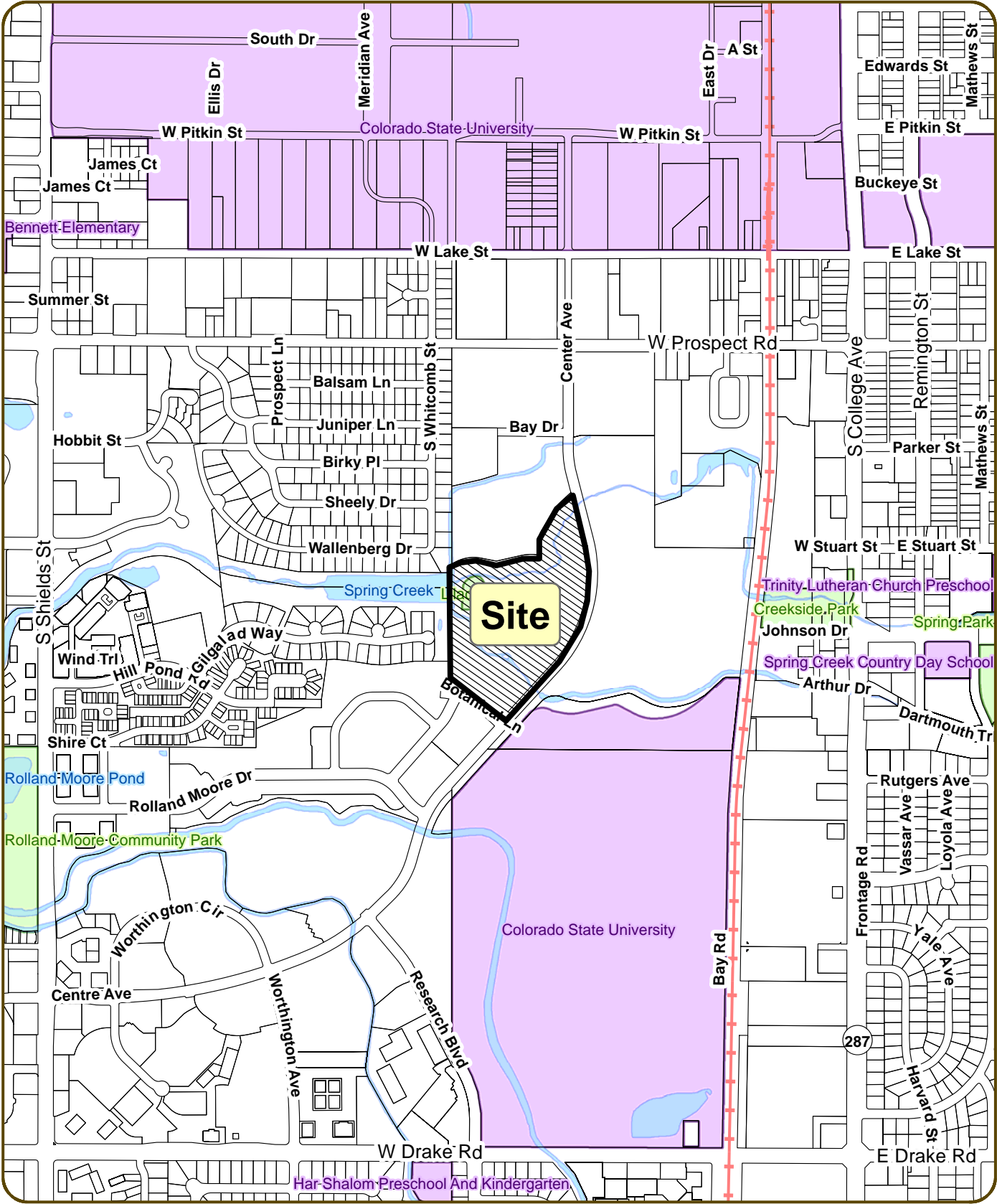
Staff recommends Planning and Zoning Board approval with the following motion:

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 7 of the staff report.

**ATTACHMENTS**

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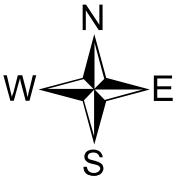
1. Vicinity map (PDF)
2. Zoning map (PDF)
3. Applicant's Planning Narrative (PDF)
- 3a. Operational and Management Standards (PDF)
4. Site Plan (PDF)
5. Landscape Plan (PDF)
6. Elevations and Perspectives (PDF)
7. Applicant's Sound Model Report (PDF)
8. Alternative Compliance Parking Request (PDF)
9. Off-site parking letter of intent (PDF)
10. Traffic analysis memorandum (PDF)
11. Drainage memorandum (PDF)
12. Ecological characterization memo (PDF)
13. Utility Plans (PDF)
14. Notes - 1st neighborhood meeting (PDF)
15. Notes - 2nd neighborhood meeting (PDF)
16. Meeting notification boundary map (PDF)
17. 1st neighborhood meeting letter (PDF)
18. 2nd neighborhood meeting letter (PDF)
19. Supplemental letter for 2nd neighborhood meeting (PDF)
20. Sound demonstration notes from 2nd Neighborhood meeting (PDF)
21. Background - Alternate Review Ordinance 082,2015 (PDF)
22. Background - Gardens planning objectives from 2000 (PDF)
23. Background - Approved site plan from 2003 (PDF)
24. Background - 2001 decision and staff report (PDF)
25. Background - Ecological Study 2001 (PDF)
26. Background - Windtrail PUD plat (PDF)
27. Letter from Resident (DOC)

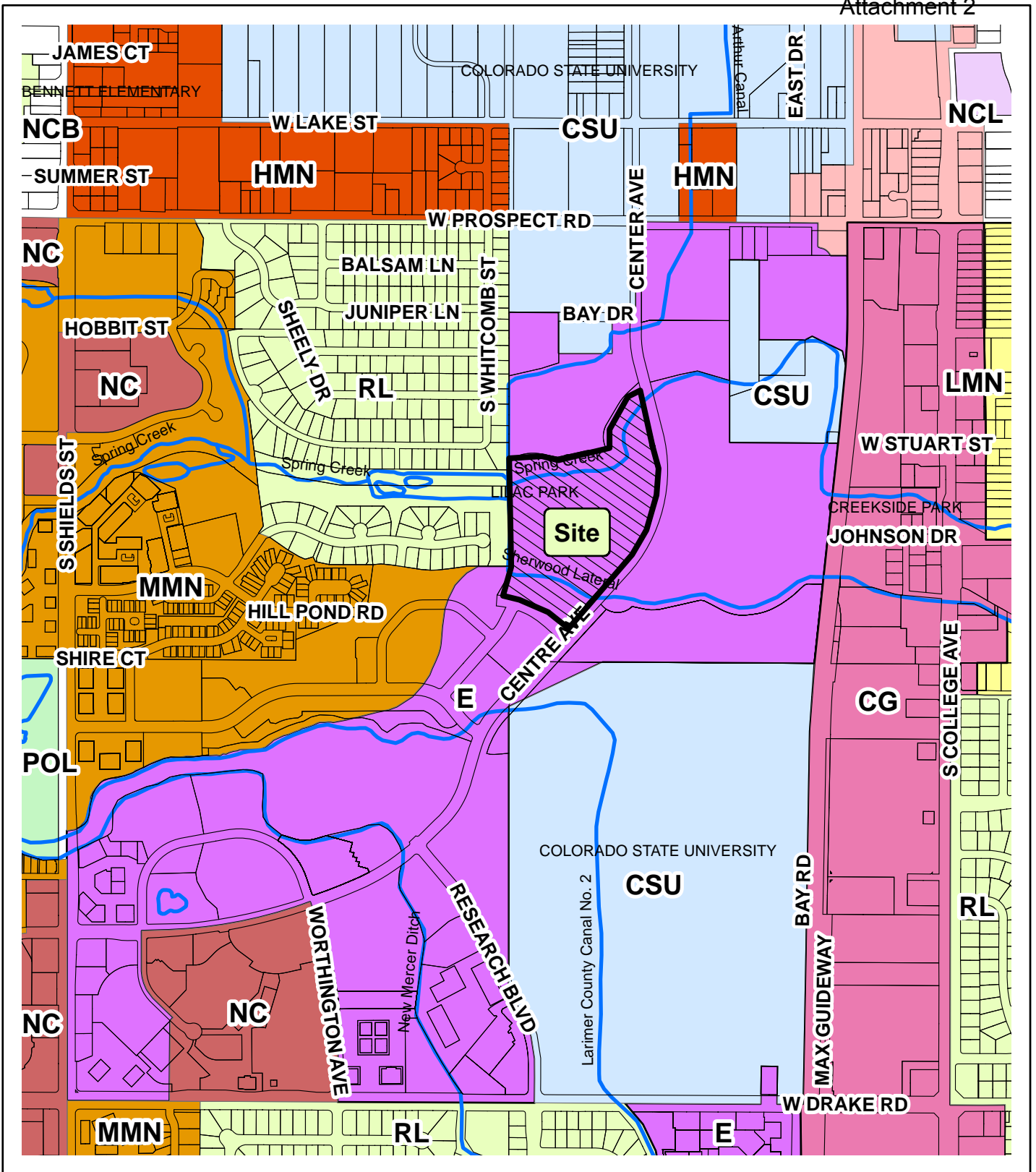


**Gardens on Spring Creek  
Major Amendment**



1 inch = 900 feet















### 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)



## Gardens on Spring Creek Zoning Map



**CENTRE FOR ADVANCED TECHNOLOGY 22<sup>ND</sup> FILING COMMUNITY  
HORTICULTURE CENTER – MAJOR AMENDMENT**

Statement of Proposed Planning Objectives  
September 16, 2015

This project shall be titled Centre For Advanced Technology 22<sup>nd</sup> Filing Community Horticulture Center – Major Amendment.

The project components include the following:

- *5.78 AC project site area*
- *Stage structure for outdoor performances*
- *Expanded garden areas – including botanical/display gardens*
- *Improved circulation through-out gardens and to existing Spring Creek Trail*
- *150 total bike parking spaces*
- *Existing property zoning – Employment District*

**SITE PLAN**

This project is a major amendment to the approved PDP submittal titled – Centre for Advanced Technologies 22<sup>nd</sup> Filing “Community Horticultural Center” PDP, #53-85AV. This plan reflects the major components outlined in the approved master plan. The proposed plan also fulfills a need of providing an outdoor performance facility outlined in the Cultural Plan approved in 2008.

Some outdoor events will require additional parking from adjacent parking locations surrounding the Gardens. These parking areas have been identified on the LS002 sheet in the site submittal. These parking areas have also been outlined in a memorandum of understanding (MOU) that was developed in 2000. This MOU outlines the agreements that have been reached between surrounding landowners and the City regarding the use of these parking areas.

The proposed major amendment is needed to approve increased occupancy during events at the facility.

Other site improvements include:

- *Expanded garden areas including – Plant Select Garden, Fragrance Garden, Rose Garden, Moon Garden, Undaunted Garden, Prairie Garden, Bird Garden, and Foothills Garden.*
- *Stage structure for outdoor performances*
- *Improved connectivity through gardens and to existing Spring Creek Trail*
- *Bike parking area that will accommodate approx. 150 bikes.*
- *Small arbor structures at gardens and larger structure in Undaunted Garden.*

**ARCHITECTURE**

The proposed stage structure has been designed to accommodate outdoor performances that will be held at the Gardens. See architectural elevations and perspectives.

**1. CITY PLAN PRINCIPLES AND POLICIES ACHIEVED BY THE PROPOSED PLAN**

**ENV 1.1 – Protect and Enhance Natural Features**

The Gardens expansion is planned to showcase and highlight natural features of the region. Where existing features exist on site the Gardens will conserve and protect those

features. Those include the existing wetland area to the NE of the site and Sherwood Lateral running through the middle of the site.

#### **ENV 2.2 – Outreach to the Public**

The Gardens will promote activities and events occurring at the facility and provide a variety of formal, non-formal education and interpretive programs.

#### **ENV 4: The City will pursue new opportunities to provide multifunctional open lands.**

The gardens act as a multi-functional use by providing a variety of educational opportunities, as well as entertainment and passive recreation for the community.

#### **ENV 4.3 – Improve Water Quality and Detention**

The site will highlight a water quality feature that starts in the foothills garden, travels through a bio-swale and ends in a detention area. The existing wetland area, that acts as another water quality area will be retained and will be an additional highlight of the site.

#### **ENV 4.5 – Support Community Horticulture**

As the City's community horticultural center, they will continue to encourage and support community horticulture programs. This is a core value of the gardens and it's mission statement, "To improve the lives of people and foster environmental stewardship through horticulture."

#### **ENV 15.1 – Encourage Composting**

The Gardens will explore and encourage composting on site and educate visitors to the beneficial use of composting.

#### **ENV 18.5 – Provide Education**

Careful planning of the site was needed in order to maintain a no-rise condition in this flood area – this presents a unique educational opportunity for all visitors to understand the delicate balance of developing within one of these areas.

#### **ENV 20.2 – Follow Design Criteria for Stormwater Facilities**

All stormwater BMP's will be followed for all the stormwater facilities.

#### **LIV 11.2 – Incorporate Public Space**

Public spaces will be included throughout the entire site with a variety of café seating types, overlooks, children's play area and plazas/walkways.

#### **LIV 14.1 – Encourage Unique Landscape Features**

The garden expansion will highlight many unique landscape features – these include: The undaunted garden, foothills garden, prairie garden, great lawn, café grove, along with a variety of smaller unique, highly designed landscaped spaces.

#### **LIV 14.2 – Promote Functional Landscape**

All planting will be designed with native/adaptive plants, as well as highlighting a variety of botanical planting areas that will showcase unique plants of the region.

#### **LIV 14.3 – Design Low Maintenance Landscapes**

Native and adaptive planting and the great lawn turf area, reserved for functional/multi-use will allow a minimum of maintenance. Shrub beds will be maintained without excessive pruning or 'snow-balling' of shrubs.



**LIV 21.2 – Establish an Interconnected Street and Pedestrian Network**

The pedestrian network will allow access to all proposed garden areas as well as providing easy access to other structures within The Garden areas.

**LIV 23.1 – Provide Neighborhood Parks and Outdoor Spaces**

The garden expansion will provide a unique neighborhood and community asset by providing a passive park setting with unique and highly designed outdoor spaces. The Gardens are within walking distance of several residential neighborhoods.

**LIV 23.2 – Integrate Natural Features**

The existing Spring Creek as well as the existing wetland areas on site will be protected and will be integrated into the design of The Gardens expansion.

**LIV 30.3 – Improve Pedestrian and Bicycle Access**

Additional bike parking to the north of the gardens expansion will be provided. This will accommodate approximately 150 bikes.

**LIV 31.4 – Design for Pedestrian Activity**

The pedestrian walks ensure connectivity throughout the facility.

**SW 3.1 – Encourage Community Gardens and Markets**

The Gardens will continue to encourage and support cooperative efforts for the establishment and continuation of community gardens and markets throughout the community. The gardens will foster its partnerships with several local programs and community events at The Gardens and around the community.

**CPR 2.2 – Build Identity**

The Gardens has and will continue to help solidify Fort Collins as a world-class cultural center and destination by providing an invaluable horticultural education and entertainment experience through classes, events and partnerships within the community.

**CPR 4.1 - Provide World-Class Facilities**

The expansion will provide an invaluable facility that will educate and foster smart and sustainable horticulture practices.

**CPR 5.2 – Provide Multi-Purpose Lands**

The Gardens expansion will bring together several City departments to maintain and develop a valuable City resource and provide a passive recreation experience through an extensive expansion of walking trails that will connect to the existing facility and the Spring Creek Trail.

**HI 1.3 – Welcome and Support Volunteerism in the City Organization**

The expansion will provide more opportunities for volunteer work within the Garden by providing insight into how the Gardens can provide a range of opportunities for citizens to volunteer and learn about the Gardens on Spring Creek.

**HI 2.1 – Support a Learning Community**

Several classes will be offered with the addition of classes and events once the additional garden areas are complete. These will support an already robust educational experience for the entire community. These will be in conjunction with many informal learning opportunities throughout the community that are sponsored by a wide range of organizations.

**HI 4.1 – Forge Partnerships**

The development and growth of partnerships between the Gardens, City and other local agencies will help to share information, use resources efficiently, and avoid duplication of efforts.

**2. DEVELOPMENT SCHEDULE**Planning Phase (PL)

Neighborhood Meeting #1	Completed
Neighborhood Meeting #2	Completed
Submit Major Amendment	September 16, 2015
Receive Major Amendment Comments	October 14, 2015
Submit FP	October 21, 2015
Receive FP Comments	November 18, 2015
D.A. approved/mylars signed	December 2, 2015

Building Design (DD-CD)

Backgrounds to S/E consultants	Completed
Design Development Submittal	Completed
Cost Estimate Due	Completed
Design Development Comments Due	Completed
80% CDs Due	November 16, 2015
80% CD Comments Due	November 30, 2015
Final Construction Documents	December 14, 2015

Permit and Bidding Phase (B)

Submit CD drawings for permit review and start	
Bid	January 11, 2016
Bids Due	January 25, 2016
Building permit approved	Feb. 8, 2016

Construction Phase (CA)

Begin site work & core and shell building construction	Feb. 15, 2016
Complete construction	May 16, 2016

**3. NEIGHBORHOOD MEETING ISSUES/CONCERNS****NEIGHBORHOOD MEETING #1 – JULY 24, 2014**

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: 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

## NEIGHBORHOOD MEETING #2 – SEPTEMBER 8, 2014

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?

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.

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.

Horticulture  
center  
MOU 2  
Trial  
Gardens

**Memorandum of Understanding  
between the  
City of Fort Collins, Colorado,  
Colorado State University Research Foundation, and  
The Colorado State Board of Agriculture  
acting by and through Colorado State University  
pertaining to the Community Horticulture Center,  
Plant Environmental Research Center and,  
University Annual Trial Garden**

This Memorandum of Understanding for the City's Community Horticulture Center (CHC) and the University's Plant Environmental Research Center (PERC) and University Annual Trial Garden (ATG) at the High School Park (HSP) is entered into on this 29<sup>th</sup> day, of February, 2000, by and between the Colorado State Board of Agriculture acting by and through Colorado State University, a State of Colorado institution of higher education (University), the Colorado State University Research Foundation (CSURF), a private, not for profit Colorado Corporation and the City of Fort Collins (City), a Colorado municipal corporation.

**Recitals**

1. The University is a comprehensive research university with a tripartite land-grant mission of teaching, research, and service. This mission includes the promotion and development of linkages with other agencies, organizations, and institutions to promote and enhance undergraduate and graduate educational and research experiences and the development, adoption, and transfer of knowledge.
2. The City is a Colorado municipal corporation with a purpose to provide municipal services to its citizens and to enhance the provisions of those municipal services through partnerships with other public and private entities.
3. The Colorado State University Research Foundation (CSURF) has accepted \$50,200 and deed and title to 2.87 acres, more or less, of City property known as the High School Park (HSP) as shown in Attachment 1 and, in return, has conveyed to the City property in the Bay-Hahn Farm comprising approximately 2.0 acres out of the floodplain/floodway and approximately 15.6 acres in the floodplain/floodway as shown on Attachment 2 (the CHC site).

4. HSP, by deed, contains a restriction that the property must be used as a public park, and will revert to the City if used in a manner inconsistent with this restriction.
5. CSURF, in its deed to the City of the CHC site has retained a first right of refusal to acquire the CHC site in the event the City decides to sell.

Now, therefore, in consideration of the above Recitals, the mutual promises contained herein, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the parties agree to a cooperative effort between the City, CSURF and the University for the expressed purpose of developing cooperative planning and use of all sites in providing maximum benefits to the City, University and the community at large.

A. CSURF and the University agree that:

1. the HSP shall remain a public park in perpetuity, operated and maintained and open for use and enjoyment of the general public, in a manner consistent with the University's generally accepted standards for open space. CSURF shall not convey or transfer the HSP at any time, except to the University, or to some other governmental, charitable or educational organization that is in the business of and capable of operating public parks, as determined by the City in its reasonable discretion. Any such transfer would be contingent upon receiving the appropriate approvals from the City, CSURF, SBA and the Colorado Commission on Higher Education (CCHE), at time of transfer.
2. plantings of annual trial flowerbeds other than trees, shrubs and turf grasses at the HSP will be limited to a total of 25,000 gross square feet of bed space, unless otherwise agreed by the Horticulture Programs Steering Committee created pursuant to this Memorandum of Understanding. Also, the University will remove the annual trial flowerbeds and replace with turf if at some future date the ATG is no longer funded (or is decreased for any reason).
3. the gazebo structure located on the HSP at the time of the conveyance shall be maintained in good and usable condition for its natural life. In the event any or all of the HSP property is no longer planted or seeded with annual, perennial, herbaceous or ornamental grass plants, the land shall not remain fallow, but shall in lieu thereof be planted with turf grasses. The University will design the University Annual Trial Garden at the HSP in a manner that assures off-season attractiveness. Annually, after the blooming season, old annual flower vegetation will be removed and beds will be cultivated and maintained in a neat manner until the next planting season.

4. arrangements with the federal government will be pursued for facilitating the use of the Natural Resources Research Center (NRRC) parking lot during non-working hours by the CHC.
5. use of the PERC for CHC receptions and other gatherings will be allowed on a space available basis as determined by the University in consultation with the Horticulture Programs Steering Committee.
6. use of the PERC and ATG at HSP for teaching and demonstration for CHC programs will be provided on a space available basis as determined by the University in its discretion.

B. The City agrees to:

1. maintain the CHC open to the public and offer free admission to CSU students and faculty affiliated with horticulture programs if there is an entry fee to the CHC.
2. pursue providing space at the CHC for the growing of sustainable agricultural products by CSU student organizations.
3. pursue a design for the CHC site that will accommodate facilities such as an amphitheater or other space appropriate for small concerts or performances and provide for CSU use of the facilities, as determined by the City in consultation with the Horticulture Programs Steering Committee.
4. develop a greenhouse/conservatory structure on the CHC site that will include a work station that could be used for such programs as Master Gardeners and offer CSU Horticulture faculty the opportunity and space for teaching an indoor plant materials course as determined by the City in consultation with the Horticulture Programs Steering Committee.
5. provide for the use of the CHC for teaching and demonstration for CSU classes on a space available basis as determined by the City in its discretion.

C. The City and the University agree to:

1. develop a Horticulture Programs Steering Committee to encourage and coordinate their joint activities. The Steering Committee will facilitate communications between the two entities, look for opportunities to share resources and coordinate programs, and encourage networking between the entities. The structure and membership of the committee will be determined administratively and as mutually acceptable to both parties.

The Steering Committee will work to coordinate programming and activities to avoid unnecessary duplication, to maximize opportunities to develop programs, and to encourage and coordinate the guest use of each other's facilities (for example: City use of the woody plant collection at the PERC for classes where site visits to the collection would be appropriate). Examples of possible program areas to be coordinated include activities such as Master Gardeners, information on plant and tree diseases, entomology, community gardening and other outreach efforts.

2. develop and use signs identifying PERC, the ATG at the HSP and the City Community Horticulture Center as part of a coordinated program. Such shared identification may also include shared promotion, directional signage, and names. Shared marketing opportunities will be used whenever practical.
3. provide the loaned use of equipment and services to the extent that such loans do not interfere with the primary purpose of the equipment. The Horticulture Programs Steering Committee will coordinate and help facilitate these loans. It will also look for opportunities for other cooperative use of equipment and materials.
4. encourage coordination of the development of "theme gardens" to maximize community benefits, increase opportunities for diversity and avoid inappropriate duplication. These gardens may include themes such as a children's garden, formal rose garden, annual and herbaceous perennial trial gardens and turf test plots, woody plants (arboretum), native plants, xeriscape garden, backyard wildlife habitats, wetland and water features, and kitchen garden.
5. work together on joint fund raising efforts where appropriate.
6. work together to maximize program impact by sharing facilities and personnel through such approaches as:
  - a. providing internships, service learning, and volunteerism opportunities for students and citizens, including experience in public horticulture, landscape architecture, sustainable horticulture and occupational therapy,
  - b. providing instruction to Larimer County Master Gardeners on selected topics, and utilizing trained Master Gardeners as a resource to expand mutual programs,
  - c. displaying plants, including those from the Plant Select Program that have been evaluated through research to assure that the gardening public receives full benefit of new information.

7. provide access to each other's facilities, as appropriate and available. Classroom and other space at each facility will be available for loan to both parties as coordinated by the directors.
- D. Term. The term of this Agreement begins as of the date written above and ends 5 years thereafter. The term shall then be automatically extended for an additional 5-year period. Each party may terminate this Agreement at any time for any reason, or for no reason, by giving the other parties written notice no later than 3 months prior to the requested termination date.
  - E. Waiver of Performance. The failure of either party to insist upon the strict performance of any agreement, term, covenant, or condition hereof or to exercise any right or remedy consequent upon a breach thereof will not constitute a waiver of any such breach of such agreement, term, covenant or condition hereof to be performed, and no breach hereof will be waived, altered, or modified, except by written instrument executed by the parties.
  - F. Force Majeure. If a party's performance under this Agreement or any obligation hereunder, is interfered with by reason of any circumstance beyond that party's control, including without limitation, fire, explosion, power failure, acts of God, war, revolution, civil commotion, or acts of public enemies; any law, order, regulation, ordinance, or requirement of any government or legal body or any representative of any such government or legal body; labor unrest, including without limitation strikes, slowdowns, picketing or boycotts; then that party will be excused from its performance on a day-to-day basis to the extent of such interference.
  - G. Applicable Law. The laws of the State of Colorado and rules and regulations issued pursuant thereto will be applied in the interpretation, execution and enforcement of this Agreement. Any provision of this Agreement, whether or not incorporated herein by reference, which provides for arbitration by any extra-judicial body or person or which is otherwise in conflict with said laws, rules and regulations will be considered null and void.
  - H. Consent. Unless otherwise specifically provided, whenever consent or approval of the University, CSURF or the City is required under the terms of this Agreement, such consent or approval will not be unreasonably withheld or delayed. If any party withholds any consent or approval, such party will on written request deliver to the other party a written statement giving the reasons therefore.

- I. Notice. Any notice, request, demand, consent or approval, or other communication required or permitted hereunder will be in writing and will be deemed to have been given when personally delivered or deposited in the United States mail with proper postage and address as follows:

University: Vice President for Administrative Services  
309 Administration Building  
Colorado State University  
Fort Collins, CO 80523

CSURF: President/CEO  
Colorado State University Research Foundation  
P. O. Box 483  
Fort Collins, CO 80522

City: City of Fort Collins  
City Manager  
P. O. Box 580  
Fort Collins, CO 80522-0580

- J. Complete Agreement. This Agreement, including all exhibits, supersedes any and all prior written or oral agreements and there are no covenants, conditions, or agreements between the parties except as set forth herein. No prior or contemporaneous addition, deletion, or other amendment hereto will have any force or effect whatsoever unless embodied herein in writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto will have any force or effect unless embodied in a written contract executed and approved pursuant to the State Fiscal Rules.

- K. Captions, Construction, and Agreement Effect. The captions and headings used in the Agreement are for identification only, and will be disregarded in any construction of the lease provisions. All of the terms of this Agreement will inure to the benefit of and be binding upon the respective heirs, successors, and assigns of both the University and the City. If any portion, clause, paragraph, or section of this Agreement will be determined to be invalid, illegal, or without force by a court of law or rendered so by legislative act, then the remaining portions of this Agreement will remain in full force and effect.

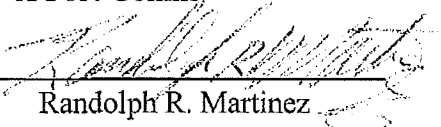
- L. No Beneficial Interest. The signatories aver that to their knowledge, no state employee has any personal or beneficial interest whatsoever in the service or property described herein and that no Bribery and Corrupt Influences or Abuse of Public Office under the Colorado Criminal Code is present.



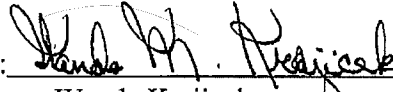
M. Nonappropriation Clause. The respective obligations of the University and the City hereunder in each fiscal year subsequent to such party's respective current fiscal year are contingent upon the appropriation of funds sufficient to carry out the intended purpose.

In witness whereof, the parties hereto have executed this Agreement as of the date written above.

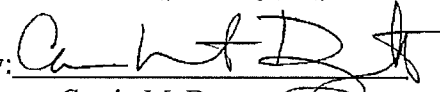
**City of Fort Collins**

By:   
Randolph R. Martinez  
Mayor

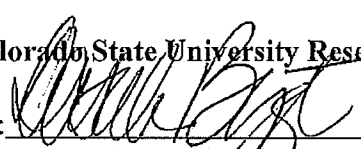
ATTEST:

By:   
Wanda Krajicek  
City Clerk

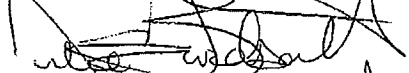
APPROVED AS TO FORM:

By:   
Carrie M. Daggett  
Assistant City Attorney


**Colorado State University Research Foundation**

By:   
Kathleen Byington  
President/CEO

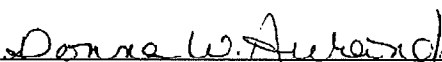
ATTEST:

By:   
Title: CFO/Secretary Treasurer

**The State Board of Agriculture - For the use and benefit of Colorado State University**

By:   
Gerry Bomotti  
Vice President for Administrative Services, Colorado State University

APPROVED:

By:   
Donna W. Aurand  
Associate Legal Counsel

**Attachment 1**

(page 1 of 2)

**Legal Description of High School Park**

Block 5, L.C. Moore's Second Addition to the City of Fort Collins, County of Larimer, State of Colorado, According to the Plat Filed September 20, 1923, Together with the South Half of That Portion of Buckeye Street as Vacated by Ordinance No. 22, 1978 Recorded April 12, 1978 in Book 1848 at Page 421, Records of the Clerk and Recorder of the Said Larimer County.

**Note:**

The site is subject to a Right of Way, whether in fee or easement only, for a Perpetual Easement as granted to the State Highway Commission of Colorado by the City of Fort Collins recorded April 16, 1959 in Book 1090 at Page 405 records of the said Clerk and Recorder described as follows:

A tract or parcel of land No. 13 of Colorado Department of Highways Project No. C 06-0001-17 containing 9647 sq. ft. more or less, in L.C. Moore's Second Addition to the City of Fort Collins, Colorado, being in the SW1/4 of the SW1/4 of Section 13, Township 7 North, Range 69 West of the Sixth Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows;

That portion of Block 5, L.C. Moore's Second Addition to the City of Fort Collins, Colorado lying West of the following described line;

Beginning at a point on the N. Line of Block 5, L.C. Moore's Second Addition, 17.1 feet Easterly of the NW corner of Block 5 and extending S. 2 degrees 47 minutes E., a distance of 375.5 feet to a point on the south line of Block 5, said point being 34.3 feet Easterly of the SW corner of Block 5.

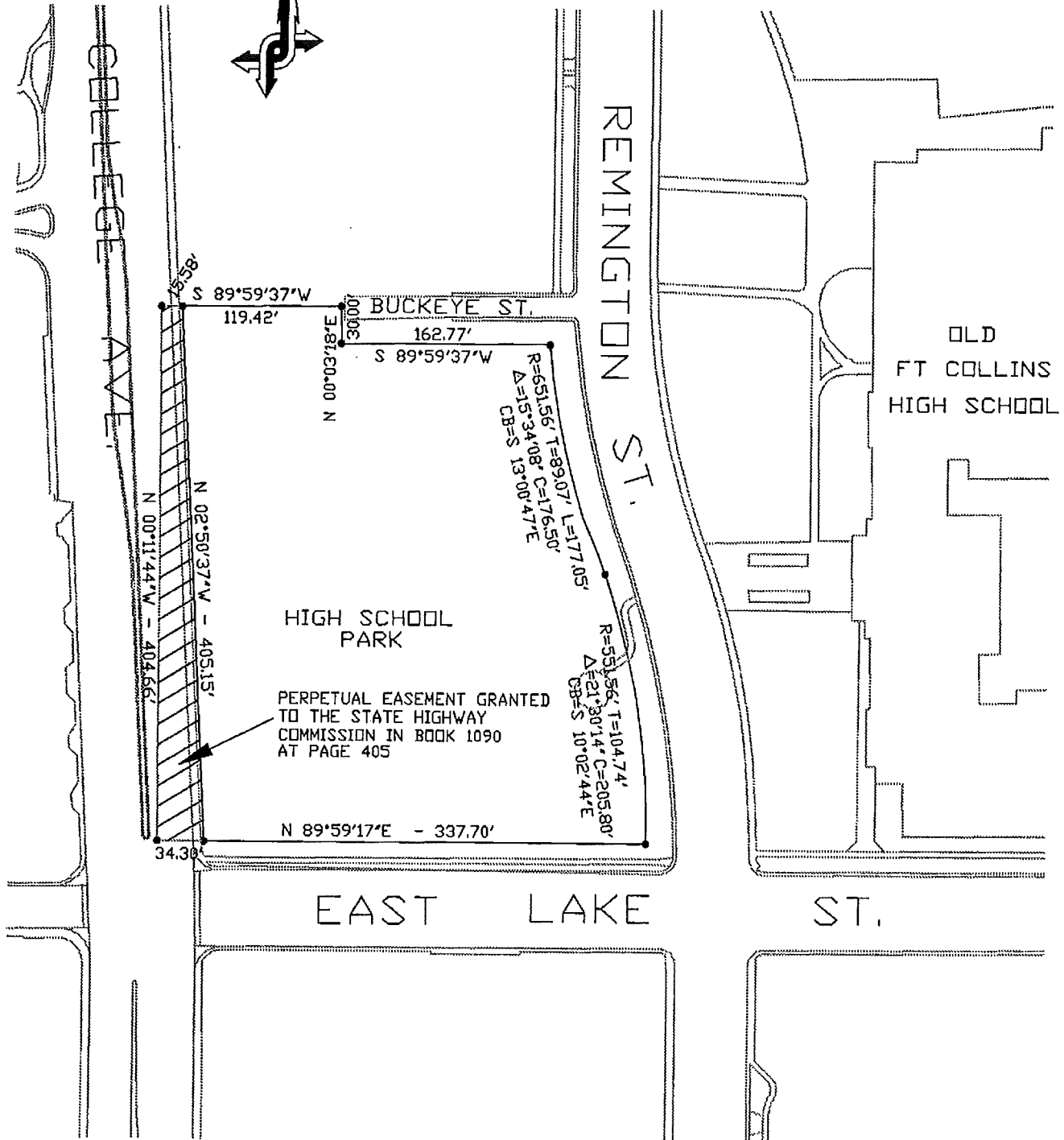
The above described parcel contains 9647 sq. ft. more or less.

ATTACHMENT 1 (page 2 of 2)

## OLD FORT COLLINS HIGH SCHOOL PARK

NTS

FEBRUARY 18, 2000



CSBA.DWG

SCALE: 1" = 100'  
DATE 1-25-00



# EXHIBIT

A TRACT OF LAND LOCATED IN THE NORTH HALF OF  
OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS,  
COUNTY OF LARIMER, STATE OF COLORADO.

## SEAR-BROWN

NORTH 1/4 CORNER  
SECTION 23-7-69  
FND. 2-1/2" ALUM. CAP  
IN RANGE BOX

A POINT ON THE  
WEST LINE OF THE  
NORTHEAST QUARTER  
SECTION 23-7-69

P.O.B.

TRACT C  
WINDRAIL  
TOWNSHIP  
FIRST REPLAT

WEST LINE OF THE  
NORTHEAST QUARTER  
(BASIS OF BEARINGS)

APPROXIMATE CENTERLINE OF  
SHERWOOD LATERAL

TOTAL  
95,981 S.F.  
2.203 AC.

PROPOSED  
ROLLAND MOORE  
DRIVE

CTR QUARTER CORNER  
SEC. 23-7-69  
FND. 2" ALUM. CAP  
LS 25372

CURVE TABLE				
CURVE	DELTA	RADIUS	BEARING	CHORD LENGTH
CA1	12°06'54"	850.00	S 87°35'46" E	179.73
CA2	23°18'44"	140.00	S 81°59'51" E	56.96
CA3	06°17'47"	880.00	S 73°29'23" E	96.66
CA4	25°43'09"	270.00	S 63°16'42" E	124.77
CA5	38°05'58"	584.00	N 66°12'27" W	381.22

NOTE: NO RECORDED OR EXISTING  
EASEMENTS SHOWN HEREON.

1-25-2000 RAN CST-1192-0472



**THE SEAR-BROWN GROUP**  
FULL-SERVICE DESIGN PROFESSIONALS

209 SOUTH MELDRUM  
FORT COLLINS, COLORADO 80521-2603

970-482-5922 FAX: 970-482-6368

## DESCRIPTION

A portion of Tract C, Windtrail Townhomes First Replat and a tract of land located in the Northeast Quarter of Section 23 all in Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the West line of the Northeast Quarter of said Section 23 as bearing South  $00^{\circ}16'54''$  West and with all bearings contained herein relative thereto:

Commencing at the North Quarter Corner of said Section 23; thence along said West line of the Northeast Quarter, South  $00^{\circ}16'54''$  West, 2124.33 feet to the POINT OF BEGINNING, said point being on the approximate centerline of Sherwood Lateral and on a non-tangent curve concave to the North having a central angle of  $12^{\circ}06'54''$ , a radius of 850.00 feet and the chord of which bears South  $87^{\circ}35'46''$  East, 179.40 feet; thence along the arc of said curve 179.73 feet to a reverse curve concave to the South having a central angle of  $23^{\circ}18'44''$ , a radius of 140.00 feet and the chord of which bears South  $81^{\circ}59'51''$  East, 56.57 feet; thence along the arc of said curve 56.96 feet to a reverse curve concave to the Northeast having a central angle of  $06^{\circ}17'47''$ , a radius of 880.00 feet and the chord of which bears South  $73^{\circ}29'23''$  East, 96.66 feet; thence along the arc of said curve 96.71 feet; thence, South  $76^{\circ}38'16''$  East, 80.16 feet to a point on a curve concave to the Southwest having a central angle of  $26^{\circ}43'09''$ , a radius of 270.00 feet and the chord of which bears South  $63^{\circ}16'42''$  East, 124.77 feet; thence along the arc of said curve 125.91 feet to a point on the Westerly line of Centre Avenue; thence along said Westerly line, South  $42^{\circ}50'32''$  West, 280.07 feet to a point on the North line of the Proposed Rolland Moore Drive; thence along said North line, North  $47^{\circ}09'28''$  West, 67.94 feet to a point on a curve concave to the South having a central angle of  $38^{\circ}05'58''$ , a radius of 584.00 feet and the chord of which bears North  $66^{\circ}12'27''$  West, 381.22 feet; thence along said North line and the arc of said curve 388.34 feet; thence leaving said North line and along a non-tangent line, North  $30^{\circ}16'17''$  East, 142.26 feet to the Point of Beginning.

The above described tract of land contains 2.203 acres and is subject to all easements and rights-of-way now on record or existing.

120041ca.doc

01/25/00 gdg



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A tract of land located in the Northeast Quarter of Section 23 all in Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the West line of the Northeast Quarter of said Section 23 as bearing South  $00^{\circ}16'54''$  West and with all bearings contained herein relative thereto:

Commencing at the North Quarter Corner of said Section 23; thence along said West line of the Northeast Quarter, South  $00^{\circ}16'54''$  West, 1462.44 feet to the POINT OF BEGINNING, said point being on a non-tangent curve concave to the North having a central angle of  $17^{\circ}07'42''$ , a radius of 50.00 feet and the chord of which bears North  $65^{\circ}17'14''$  East, 14.89 feet; thence along the arc of said curve 14.95 feet to a reverse curve concave to the South having a central angle of  $44^{\circ}23'00''$ , a radius of 250.00 feet and the chord of which bears North  $78^{\circ}54'53''$  East, 188.85 feet; thence along the arc of said 193.66 feet; thence, South  $78^{\circ}53'37''$  East, 101.76 feet; thence, North  $77^{\circ}15'49''$  East, 165.46 feet to a point on a curve concave to the South having a central angle of  $17^{\circ}44'53''$ , a radius of 300.00 feet and the chord of which bears North  $86^{\circ}08'16''$  East, 92.56 feet; thence along the arc of said curve 92.93 feet; thence, South  $84^{\circ}59'17''$  East, 21.36 feet; thence North  $55^{\circ}27'35''$  East, 20.69 feet; thence, North  $25^{\circ}16'37''$  West, 22.84 feet to a point on a curve concave to the East having a central angle of  $56^{\circ}14'33''$ , a radius of 150.00 feet and the chord of which bears North  $02^{\circ}50'39''$  East, 141.40 feet; thence along the arc of said curve 147.24 feet; thence, North  $30^{\circ}57'56''$  East, 140.40 feet to a point on a curve concave to the Southeast having a central angle of  $16^{\circ}44'05''$ , a radius of 300.00 feet and the chord of which bears North  $39^{\circ}19'58''$  East, 87.31 feet; thence along the arc of said curve 87.62 feet; thence, North  $47^{\circ}42'00''$  East, 89.30 feet to a point on the Westerly line of Centre Avenue; thence along said Westerly line by the following 3 courses and distances, South  $14^{\circ}08'25''$  East, 321.70 feet to a point on a curve concave to the West having a central angle of  $56^{\circ}58'57''$ , a radius of 866.00 feet and the chord of which bears South  $14^{\circ}21'03''$  West, 826.21 feet; thence along the arc of said curve 861.27 feet; thence, South  $42^{\circ}50'32''$  West, 207.88 feet to a point on the approximate centerline of Sherwood Lateral, said point being on a non-tangent curve concave to the Southwest having a central angle of  $26^{\circ}43'09''$ , a radius of 270.00 feet and the chord of which bears North  $63^{\circ}16'42''$  West, 124.77 feet; thence along said approximate centerline by the following 5 courses and distances and along the arc of said curve 125.91 feet; thence, North  $76^{\circ}38'16''$  West, 80.16 feet to a point on a curve concave to the Northeast having a central angle of  $06^{\circ}17'47''$ , a radius of 880.00 feet and the chord of which bears North  $73^{\circ}29'23''$  West, 96.66

feet; thence along the arc of said curve, 96.71 feet to a point on a reverse curve concave to the South having a central angle of  $23^{\circ}18'44''$ , a radius of 140.00 feet and the chord of which bears North  $81^{\circ}59'51''$  West, 56.57 feet; thence along the arc of said curve 56.96 feet to a reverse curve concave to the North having a central angle of  $12^{\circ}06'54''$ , a radius of 850.00 feet and the chord of which bears North  $87^{\circ}35'46''$  West, 179.40 feet; thence along the arc of said curve 179.73 feet to a point on the West line of the Northeast Quarter of said Section 23; thence along said West line, North  $00^{\circ}16'54''$  East, 661.89 feet to the Point of Beginning.

The above described tract of land contains 15.849 acres and is subject to all easements and rights-of-way now on record or existing.

120041cb.doc

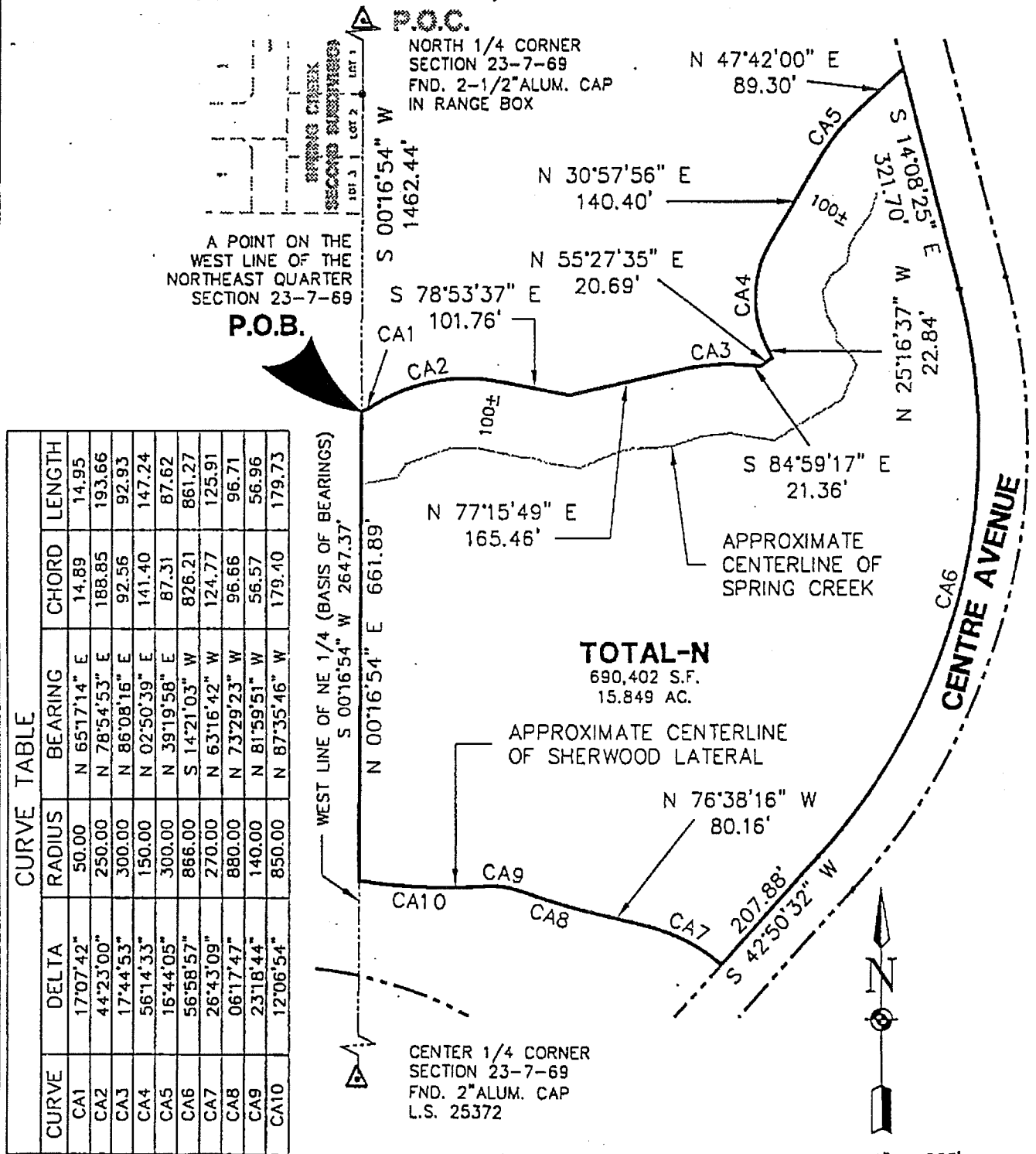
01/25/00 gdg

SEAR-BROWN

ATTACHMENT 2 (page 5 of 5)

## EXHIBIT

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS,  
COUNTY OF LARIMER, STATE OF COLORADO.



DWG. NAME: 120041CB.DWG

1-25-2000 RAN CST-1192-0472



## **GARDENS ON SPRING CREEK OPERATIONAL AND MANAGEMENT STANDARDS**

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

### **GENERAL STANDARDS:**

1. ALL EVENTS, INCLUDING TICKETED, NON-TICKETED, WEDDINGS OR OTHER EVENTS SHALL COMPLY WITH THE APPLICABLE FORT COLLINS MUNICIPAL CODE NOISE STANDARDS OF CHAPTER 20, ARTICLE II.
2. THERE SHALL BE A MAXIMUM OF (8) PERFORMANCE EVENTS WITH AN ATTENDANCE CAP OF 1,500 PERSONS. THE MAXIMUM ATTENDANCE SHALL BE MANAGED AND REGULATED THROUGH TICKET SALES.
3. EACH TICKETED PERFORMANCE EVENT SHALL BE LIMITED TO ONE EVENING. THERE SHALL BE NO MULTI-DAY TICKETED PERFORMANCE EVENTS SUCH AS MUSIC FESTIVALS.
4. THERE SHALL BE NO ATTENDANCE CAP FOR NON-TICKETED EVENTS (I.E. WEDDINGS, GARDEN OF LIGHTS, ETC.). 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 PERFORMANCE EVENTS SHALL BEGIN AT 8PM AND CONCLUDE NO LATER THAN 9PM. 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 10PM.
4. ALL TICKETED, NON-TICKETED AND NON-MUSICAL PERFORMANCE EVENTS SHALL CONCLUDE BY 9PM AND ALL PERSONNEL SHALL EXIT THE GARDENS ON SPRING CREEK PREMISES NO LATER THAN 10PM.

### **SOUND MONITORING STANDARDS:**

1. DURING ALL AMPLIFIED PERFORMANCE 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 STANDARDS – NOT TO EXCEED 55 DBA AT THE DESIGNATED LOW DENSITY RESIDENTIAL DISTRICT (R-L) RECEIVING PROPERTY LINE AND 70 DBA AT THE EMPLOYMENT DISTRICT (E) RECEIVING PROPERTY LINE.
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 – NOT TO EXCEED 55 DBA AT THE R-L ZONE RECEIVING PROPERTY LINE AND NOT TO EXCEED 70 DBA AT THE EMPLOYMENT ZONE RECEIVING PROPERTY LINE.

SECURITY AND SAFETY STANDARDS:

1. DESIGNATED SECURITY STAFF SHALL BE PRESENT AT THE GARDENS ON SPRING CREEK ENTRY POINTS AND PERIMETER OF THE PREMISES DURING ALL PERFORMANCE 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 TICKETED PERFORMANCE EVENTS. EGRESS LIGHTING SHALL BE ACTIVATED USING A TIMER AND ALL EVENT-RELATED LIGHTING SHALL BE TURNED OFF NO LATER THAN 10PM.
3. CROSSING ASSISTANTS SHALL BE PRESENT AT CENTRE AVENUE TO FACILITATE CROSSING FROM THE NRCS PARKING DURING ALL TICKETED PERFORMANCE EVENTS, UNLESS A SIGNALIZED PEDESTRIAN CROSSING IS CONSTRUCTED AT THIS LOCATION IN THE FUTURE.

ADDITIONAL 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.
2. NO PARKING ALONG CENTRE AVENUE SHALL BE STRICTLY ENFORCED







SOUND MITIGATION WALL LOCATION DIAGRAM MODIFICATIONS - RESPONDING TO NEIGHBORHOOD CONCERNS



OVERALL SITE PLAN - MAY 2014

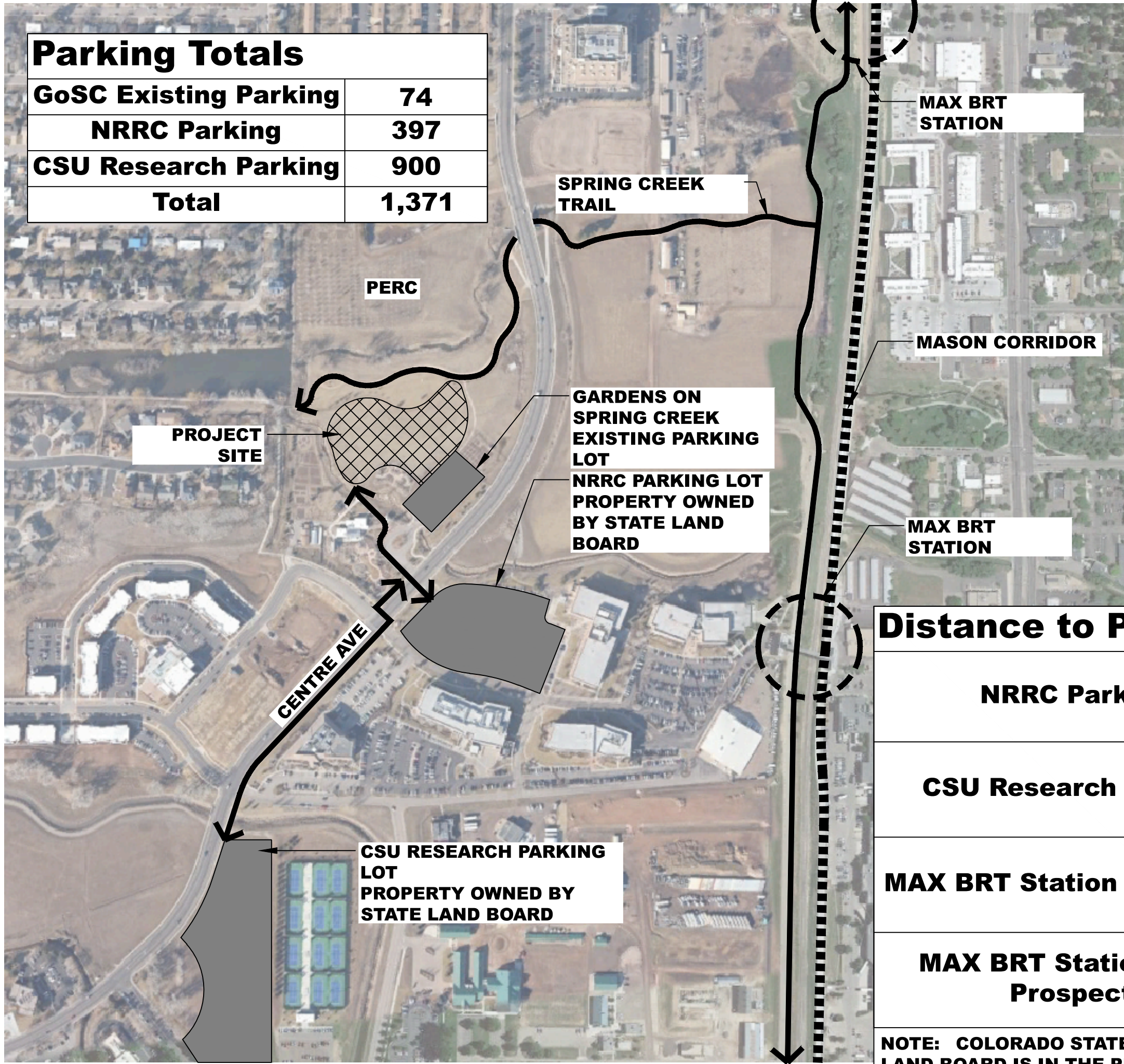


OVERALL SITE PLAN - JUNE 2014



OVERALL SITE PLAN - FEBRUARY 2015

PARKING LOCATION DIAGRAM



Parking Totals	
GoSC Existing Parking	74
NRRRC Parking	397
CSU Research Parking	900
Total	1,371

Distance to Project Site	
NRRRC Parking	0.06 miles 350 ft
CSU Research Parking	0.34 miles 1,800 ft
MAX BRT Station (Prospect)	0.71 miles 3,750 ft
MAX BRT Station (S. of Prospect)	0.40 miles 2,150 ft

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

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

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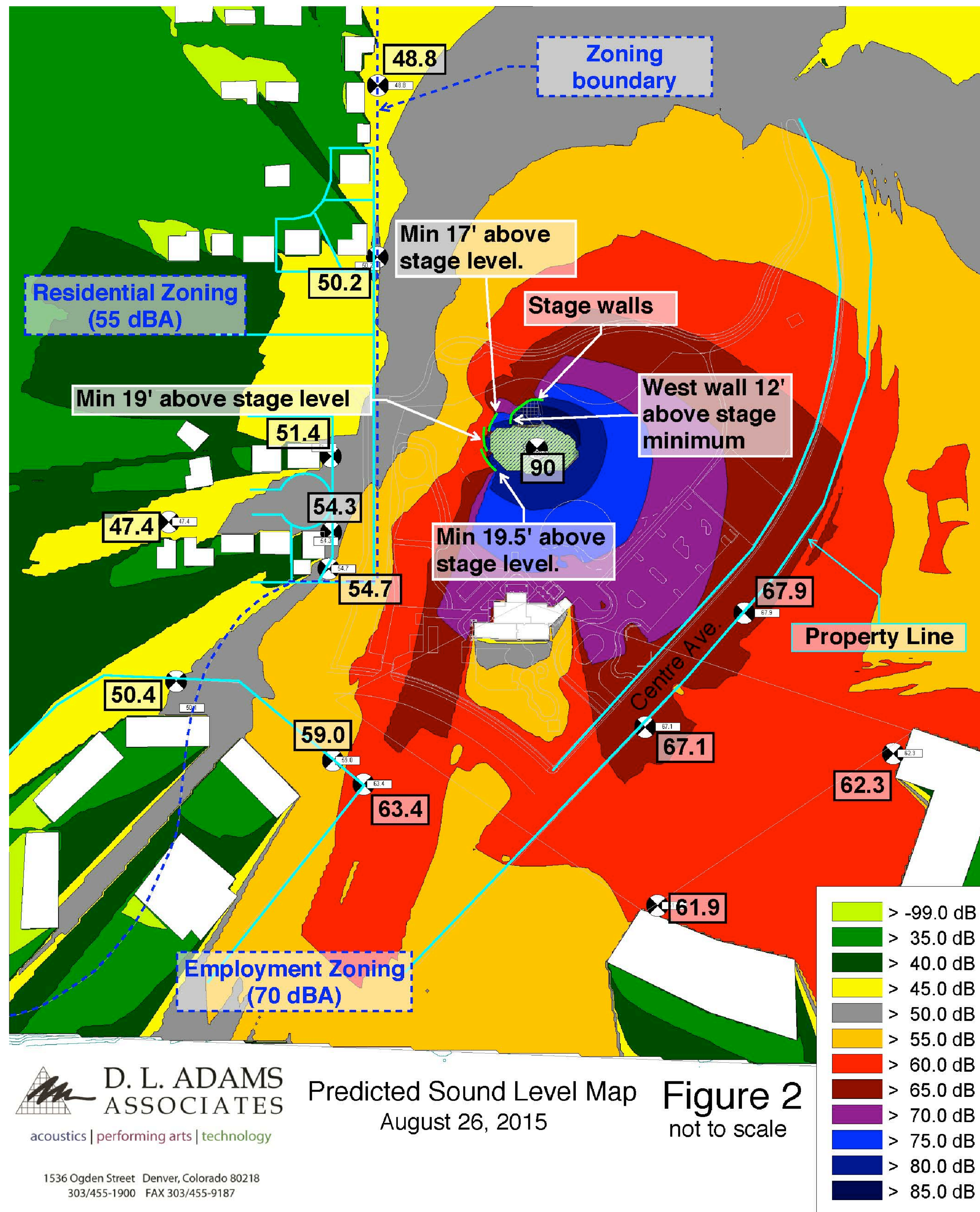
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  - NO PARKING ALONG CENTRE AVENUE SHALL BE STRICTLY ENFORCED

REV.	COMMENT	DATE





PREDICTED SOUND LEVEL 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  
PREDICTED SOUND LEVEL MAP  
MAJOR AMENDMENT

Date: 10-21-15  
Drawn By:  
Checked By:

Sheet  
**LS003**





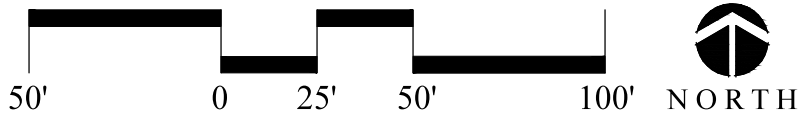
LEGEND	
	BIKE RACK - 15 BIKE RACKS TOTAL (150 BIKE CAPACITY)
	TABLE & CHAIRS
	TRASH AND RECYCLING RECEPTACLE
	CONCRETE PLANTER(S)
	POLE LIGHT
	OUTDOOR RECEPTACLE
	PA
	LIMIT OF WORK
	EXISTING FENCE
	PROPOSED FENCE
	ARBOR STRUCTURE(S)
	COVERED PERFORMANCE PLATFORM
	CONCRETE WALL
	DRY STACK STONE WALL
	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

- SITE PLAN NOTES**
- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
  - REFER TO THE FINAL CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION REGARDING PROPOSED TOPOGRAPHY, UTILITY AND STREET IMPROVEMENTS.
  - 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.
  - ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
  - ALL LIGHTING FIXTURE ILLUMINATION LEVELS PROVIDED WITH THE DEVELOPMENT SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND WITH CITY OF FORT COLLINS LIGHT AND POWER UTILITY REQUIREMENTS. ALL LIGHTING FIXTURES PROVIDED WITH THE DEVELOPMENT SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE AND SHALL FEATURE SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
  - FIRE HYDRANTS MUST MEET OR EXCEED POUDERE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
  - ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
  - 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.
  - 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.
  - ALL AREAS WITHIN THE SPRING CREEK, SHERWOOD LATERAL AND WETLAND AREA BUFFER ZONE SHALL BE MAINTAINED IN A NATIVE LANDSCAPE.
  - PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONE.
  - SEE SHEET LS002 FOR PARKING LOCATION DIAGRAM. SHOULD DESIGNATED OFF-SITE PARKING LOCATIONS CHANGE, THE PARKING LOCATION DIAGRAM SHOULD BE AMENDED IN ORDER TO SATISFY THE MINIMUM PARKING REQUIREMENTS.
  - COVERED PERFORMANCE PLATFORM IS DEFINED BY THE PLATFORM DEFINITION IN THE 2012 INTERNATIONAL BUILDING CODE AS: A RAISED AREA WITHIN A BUILDING USED FOR WORSHIP, THE PRESENTATION OF MUSIC, PLAYS OR OTHER ENTERTAINMENT; THE HEAD TABLE FOR SPECIAL GUESTS; THE RAISED AREA FOR LECTURERS AND SPEAKERS; BOXING AND WRESTLING RINGS; THEATER-IN-THE-ROUND STAGES; AND SIMILAR PURPOSES WHEREIN THERE ARE NO OVERHEAD HANGING CURTAINS, DROPS, SCENERY OR STAGE EFFECTS OTHER THAN LIGHTING AND SOUND.

<u>GENERAL LAND USE DATA</u>			
EXISTING ZONING			EMPLOYMENT DISTRICT
EXISTING PARCEL SIZE			250,000 SF/5.74 AC
<u>PROPOSED PROJECT LAND USE DATA</u>			
	<u>SITE AREA (AC)</u>	<u>SITE AREA (SF)</u>	<u>%TOTAL</u>
<u>PROPOSED:</u>			
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%
<u>REQUIRED ONSITE VEHICLE PARKING COUNT</u>			
<u>PROGRAM</u>	<u>SF/CAPACITY</u>	<u>REQUIRED STALLS</u>	<u>MINIMUM PARKING SPACES</u>
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		
<u>TOTAL PROVIDED ONSITE VEHICLE PARKING</u>			
9'-0" X 19'-0" STANDARD	62		
9'-0" X 19'-0" ACCESSIBLE	4		
<u>OVERSIZED PARKING</u>	<u>8</u>		
TOTAL PROVIDED =	74		
<u>REQUIRED ONSITE BICYCLE PARKING COUNT</u>			
<u>PROGRAM</u>	<u>SF AREA</u>	<u>REQUIRED STALLS</u>	<u>MINIMUM BICYCLE PARKING SPACES</u>
OUTDOOR RECREATION	250,000 SF	125	1 PER 2,000 SF
<u>TOTAL PROPOSED BICYCLE PARKING</u>			
BIKE PARKING TOTAL =	150 SPACES		

A CONTEXTUAL SITE PLAN



REV.	COMMENT	DATE

**russell+mills studios**  
141 s. college ave., suite 104  
fort collins, co 80524  
p: 970.484.8855  
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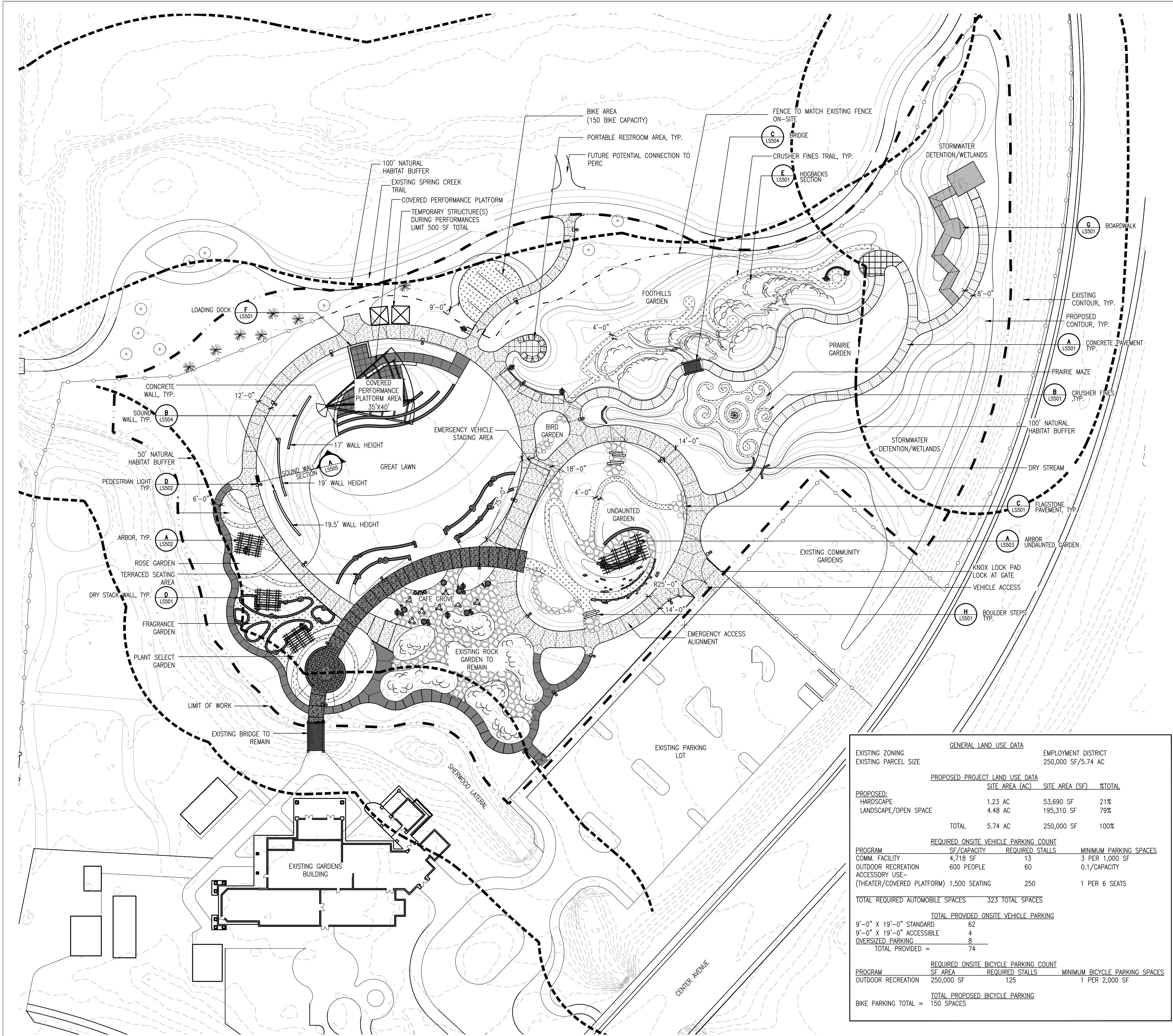
CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING  
COMMUNITY HORTICULTURE CENTER  
CONTEXTUAL SITE PLAN

MAJOR AMENDMENT

Date: 10-21-15  
Drawn By: JB  
Checked By: CR

Sheet  
**LS100**





**LEGEND**

BIKE RACK - 15 BIKE RACKS TOTAL (150 BIKE CAPACITY)

TABLE & CHAIRS

TRASH AND RECYCLING RECEPTACLE

CONCRETE PLANTER(S)

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)

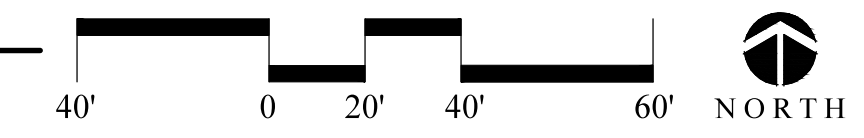
CRUSHER FINES PAVEMENT

FLAGSTONE PAVEMENT

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EXISTING PARCEL SIZE	250,000 SF/5.74 AC		
<u>PROPOSED PROJECT LAND USE DATA</u>			
	<u>SITE AREA (AC)</u>	<u>SITE AREA (SF)</u>	<u>%TOTAL</u>
<u>PROPOSED:</u>			
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%
<u>REQUIRED ONSITE VEHICLE PARKING COUNT</u>			
PROGRAM	<u>SF/CAPACITY</u>	<u>REQUIRED STALLS</u>	<u>MINIMUM PARKING SPACES</u>
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
<u>TOTAL REQUIRED AUTOMOBILE SPACES</u>		<u>323 TOTAL SPACES</u>	
<u>TOTAL PROVIDED ONSITE VEHICLE PARKING</u>			
9'-0" X 19'-0" STANDARD	62		
9'-0" X 19'-0" ACCESSIBLE	4		
<u>OVERSIZED PARKING</u>	8		
TOTAL PROVIDED =	74		
<u>REQUIRED ONSITE BICYCLE PARKING COUNT</u>			
PROGRAM	<u>SF AREA</u>	<u>REQUIRED STALLS</u>	<u>MINIMUM BICYCLE PARKING SPACES</u>
OUTDOOR RECREATION	250,000 SF	125	1 PER 2,000 SF
<u>TOTAL PROPOSED BICYCLE PARKING</u>			
BIKE PARKING TOTAL =	150 SPACES		

A OVERALL SITE PLAN



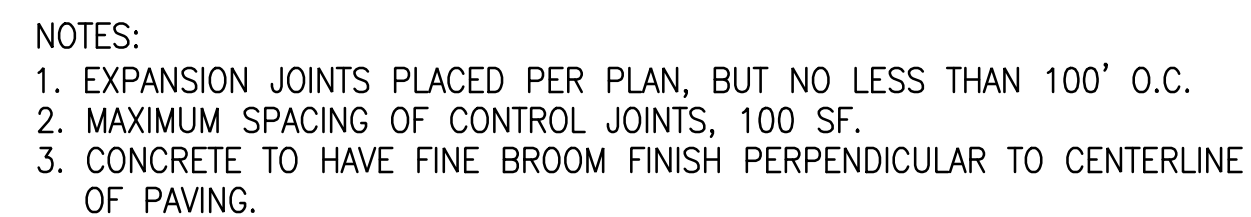
REV.	COMMENT	DATE

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

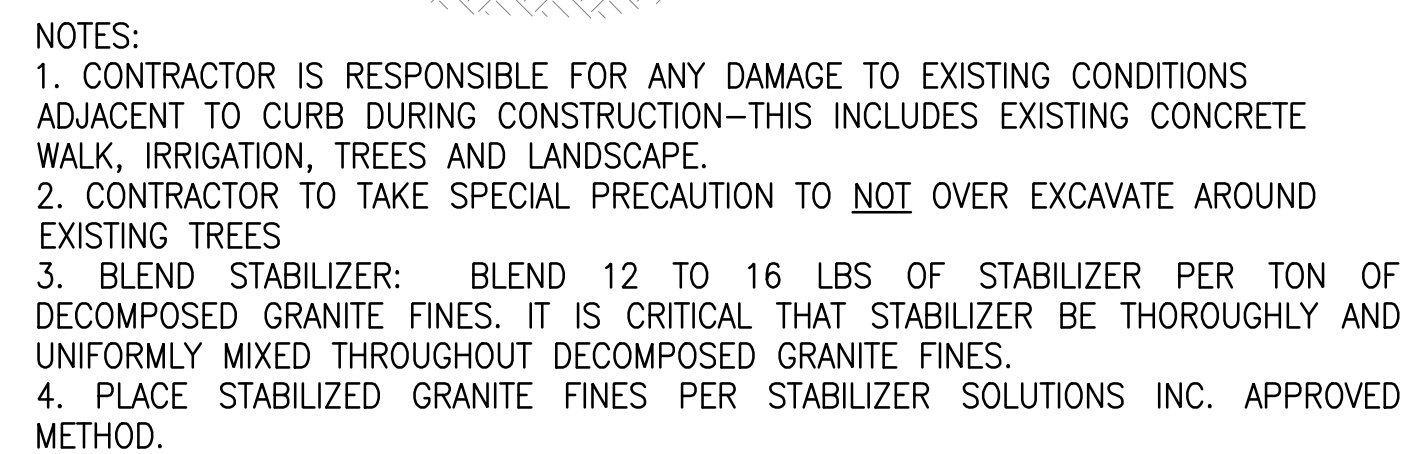
CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING  
COMMUNITY HORTICULTURE CENTER  
OVERALL SITE PLAN  
MAJOR AMENDMENT

Date: 10-21-15  
Drawn By: JB  
Checked By: CR

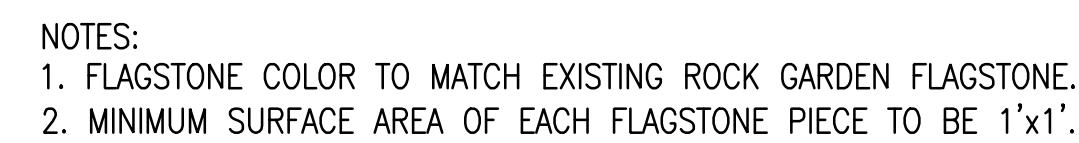





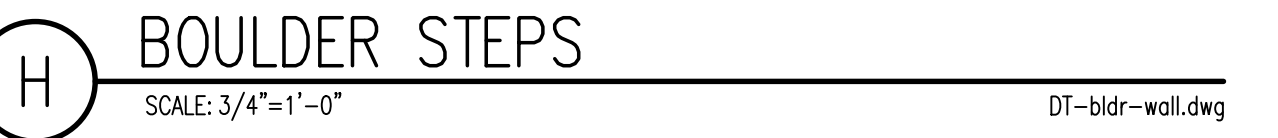
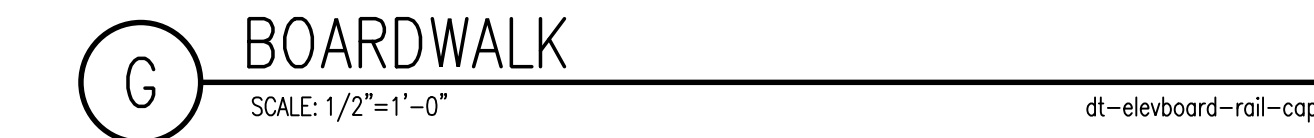
E HOGBACKS – SECTION  
SCALE: 1/2"=1'-0"  
DT-WallDryStack02.dwg



**F** **LOADING DOCK**  
SCALE: 3/4"=1'-0" DT-wall-sect.dwg

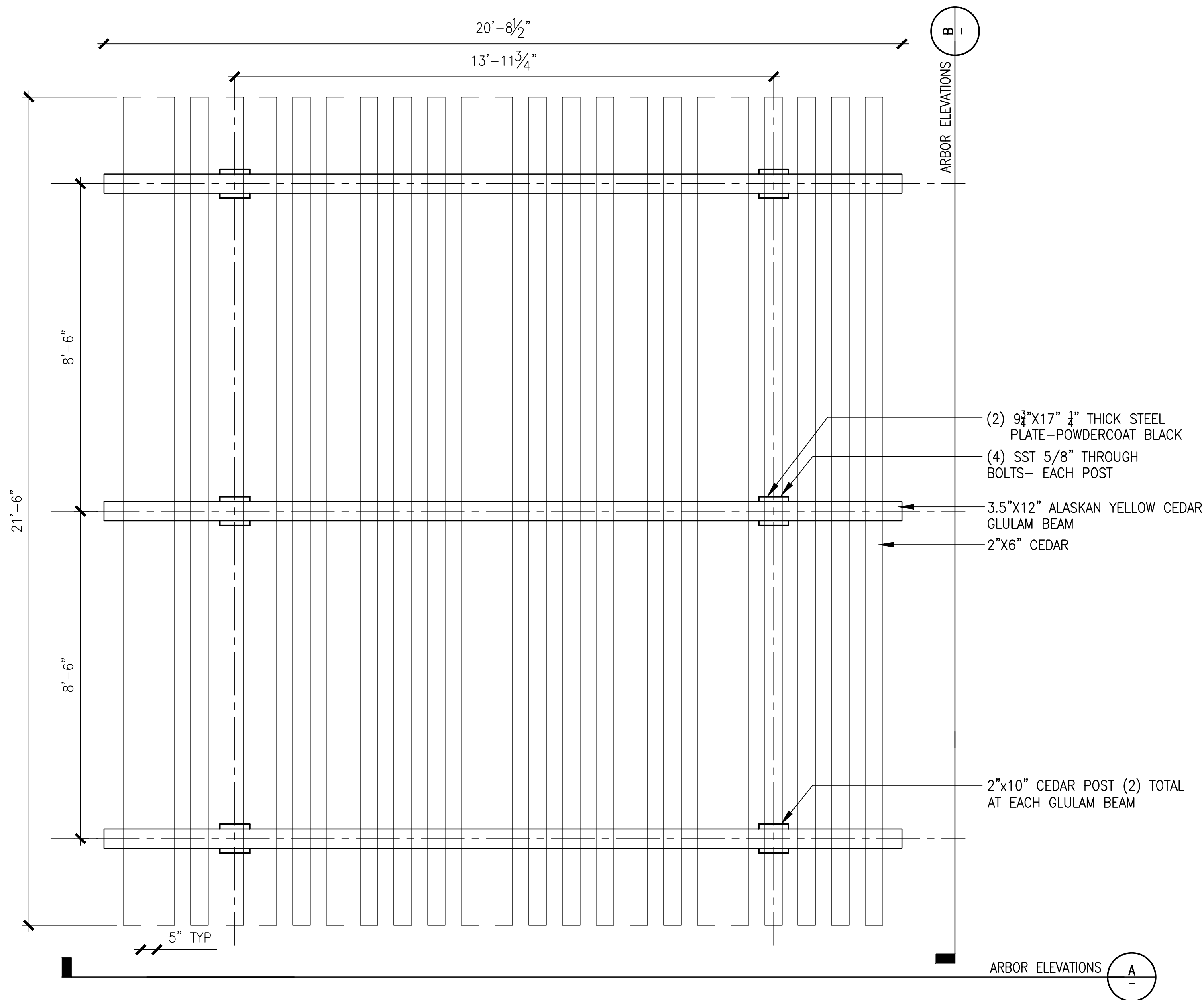


# G BOARDWALK

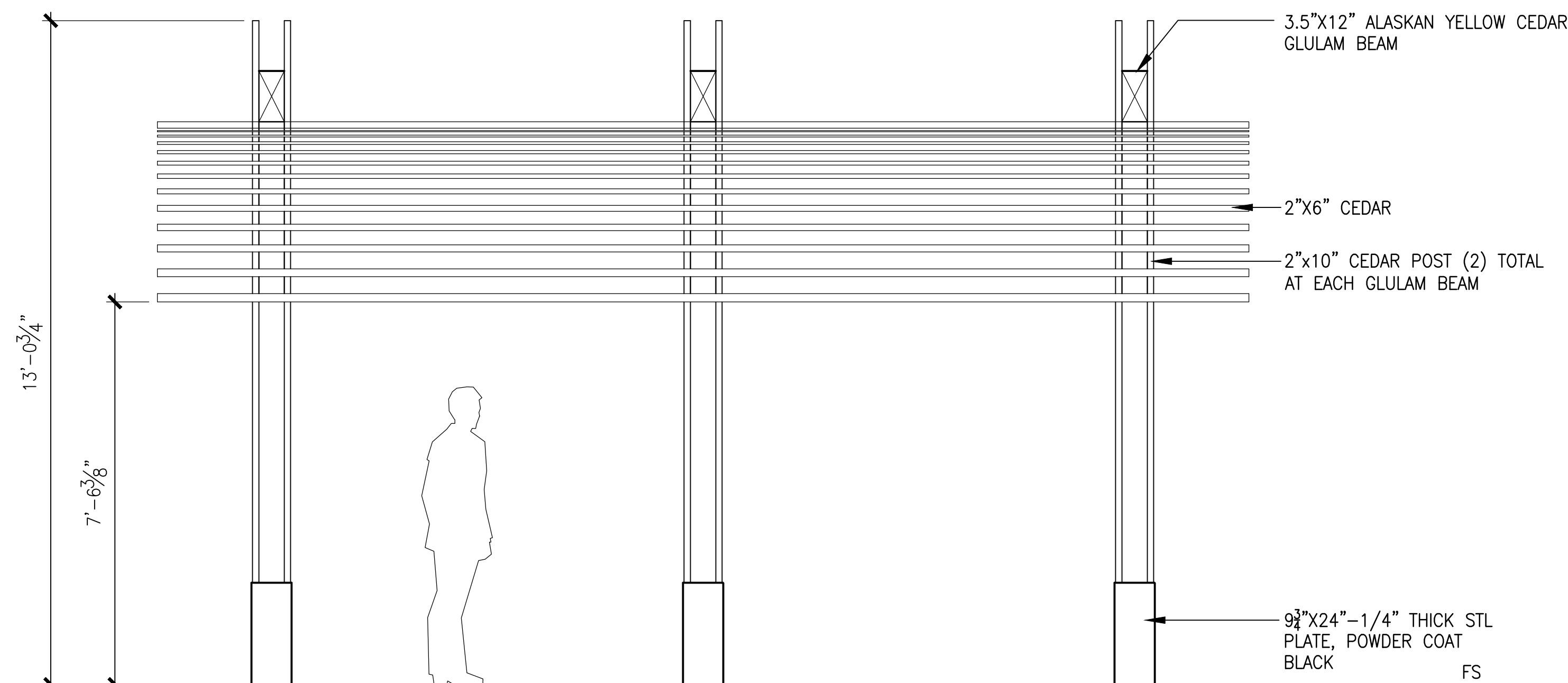


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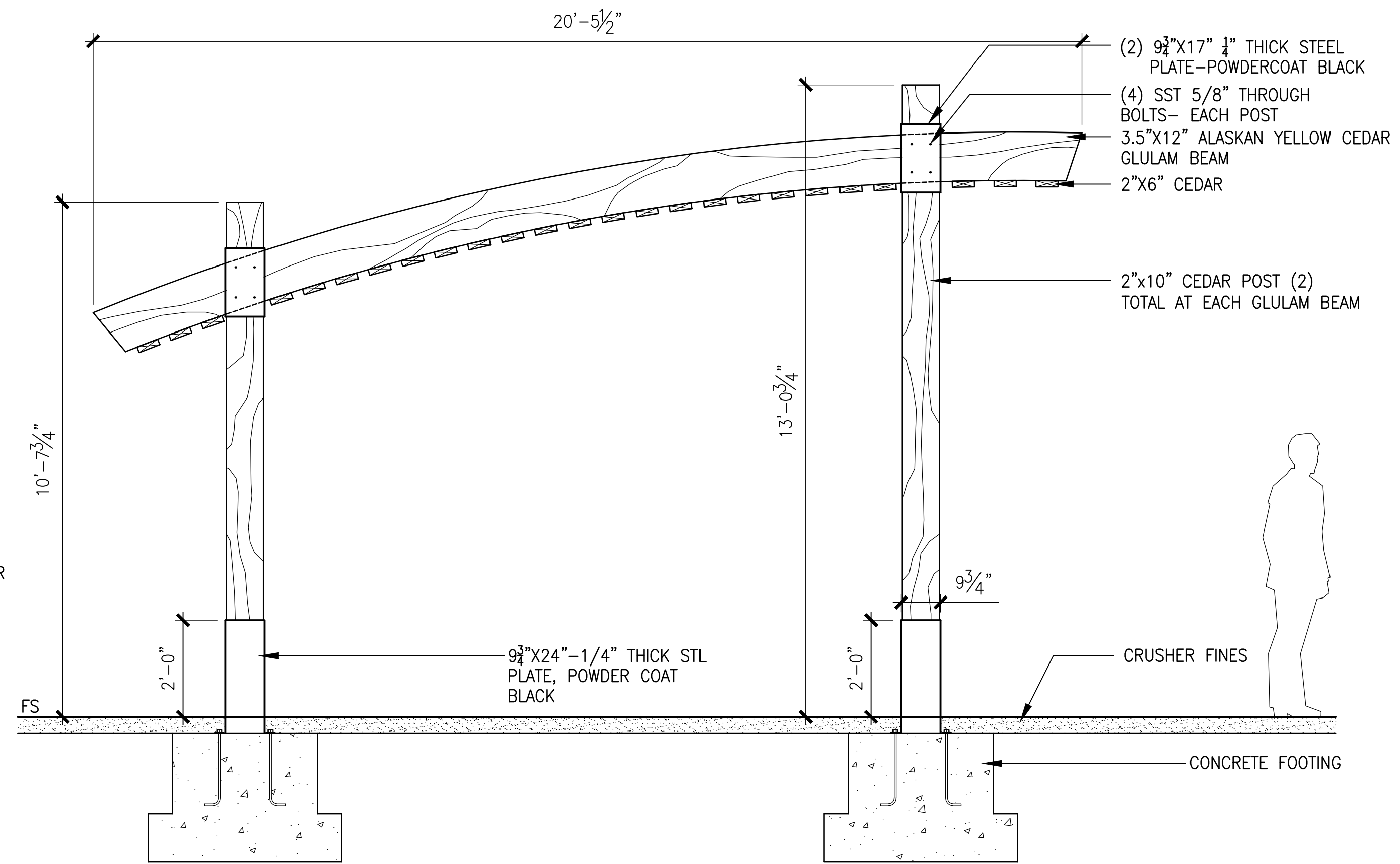




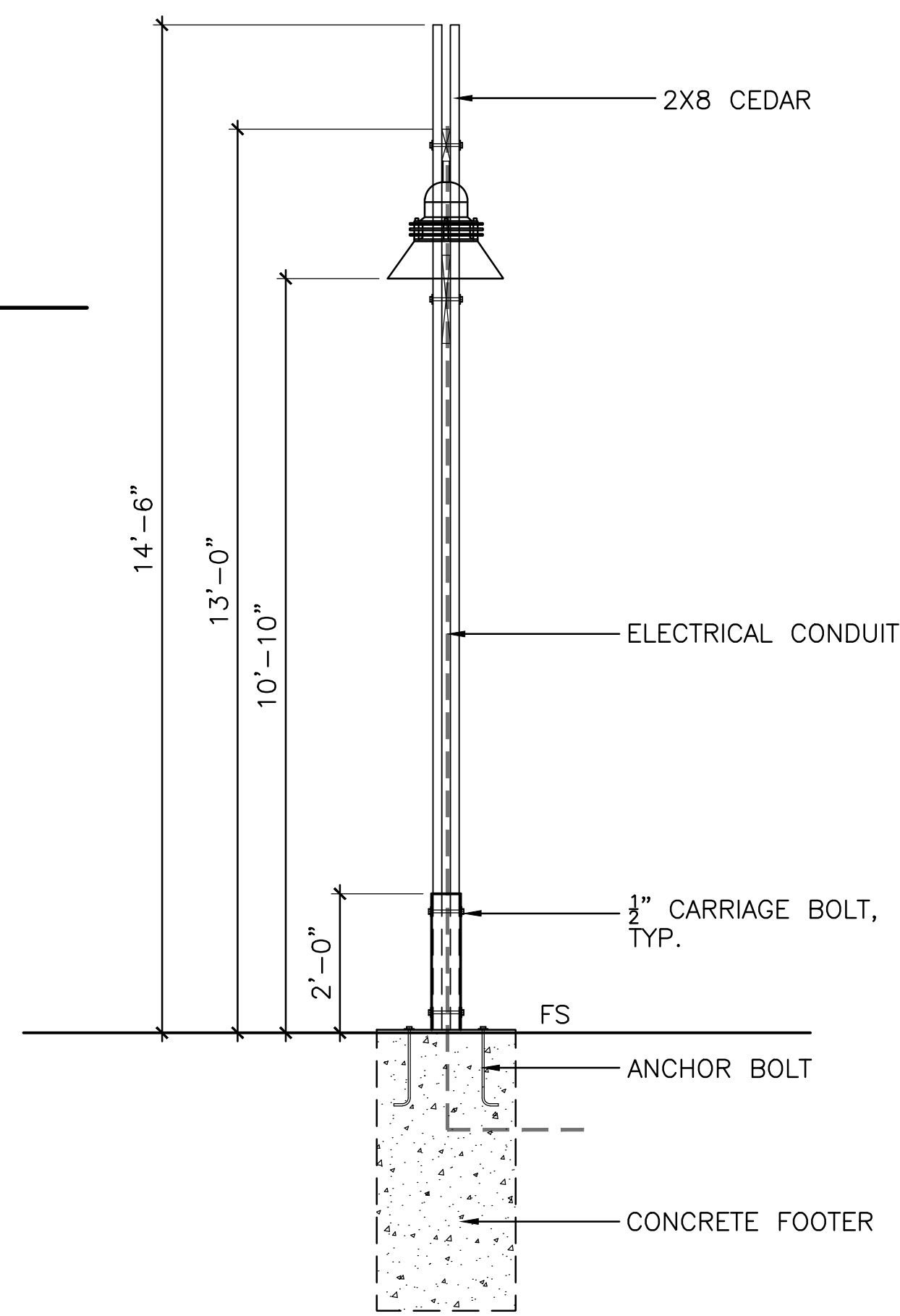
**A** ARBOR - PLAN  
SCALE: 1/2" = 1'-0"



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

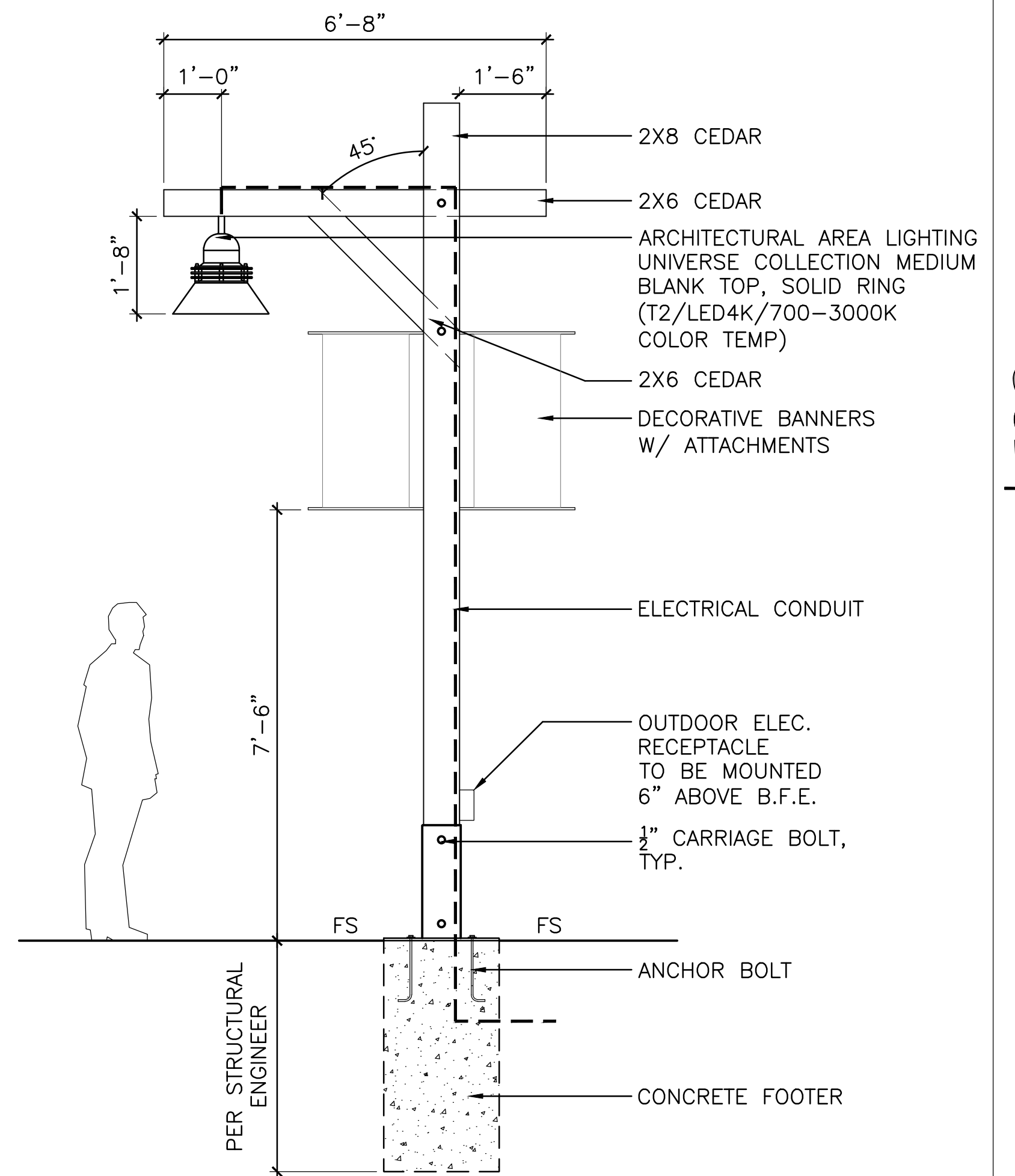


**B** ARBOR - ELEVATION A  
SCALE: 1/2" = 1'-0"



1. CONCRETE FOOTER TO BE ENGINEERED BY LICENSED STRUCTURAL ENGINEER

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



REV.	COMMENT	DATE

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CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING  
COMMUNITY HORTICULTURE CENTER

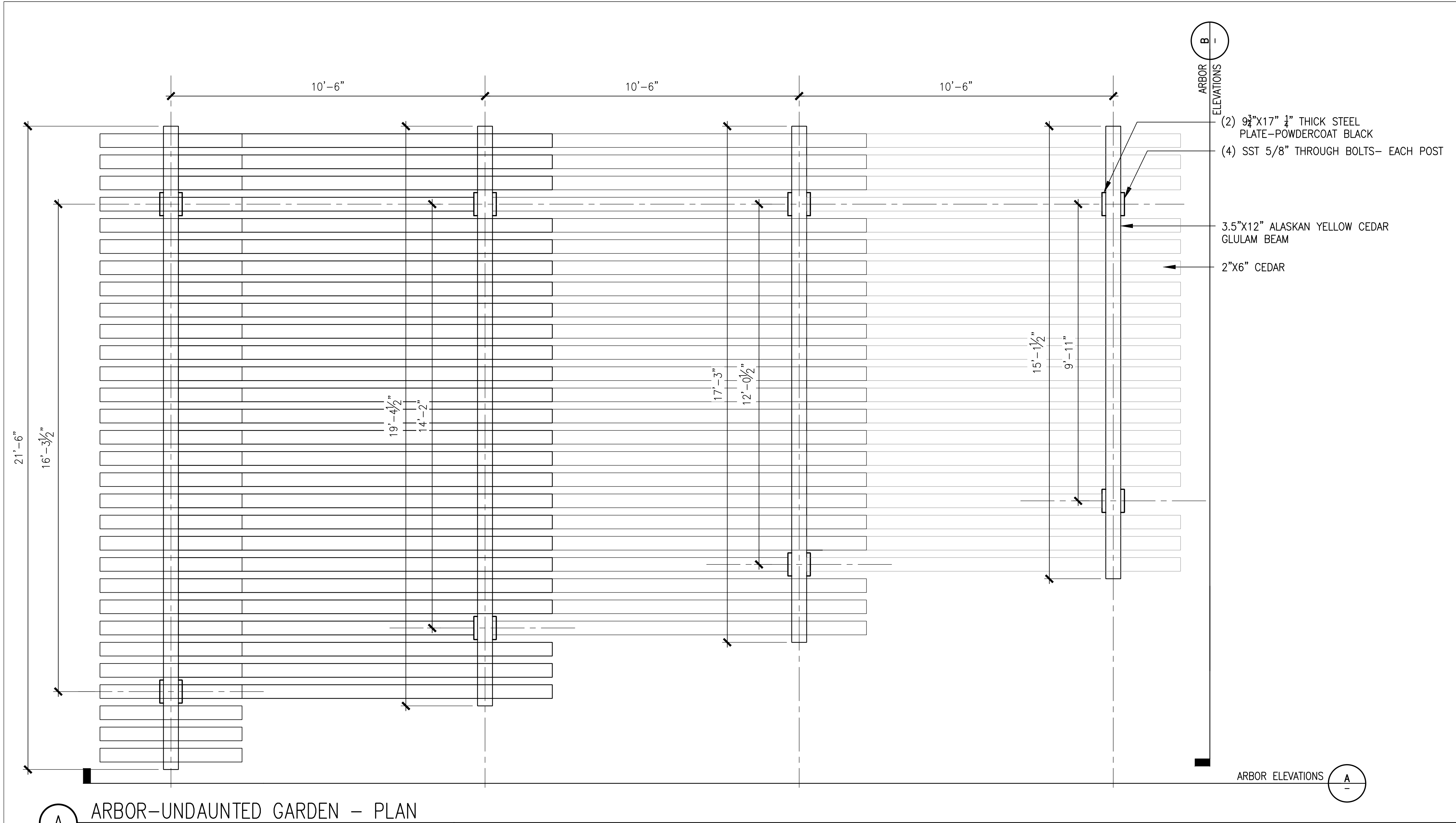
**SITE DETAILS**

MAJOR AMENDMENT

Date: 10-21-15  
Drawn By: JB  
Checked By: CR

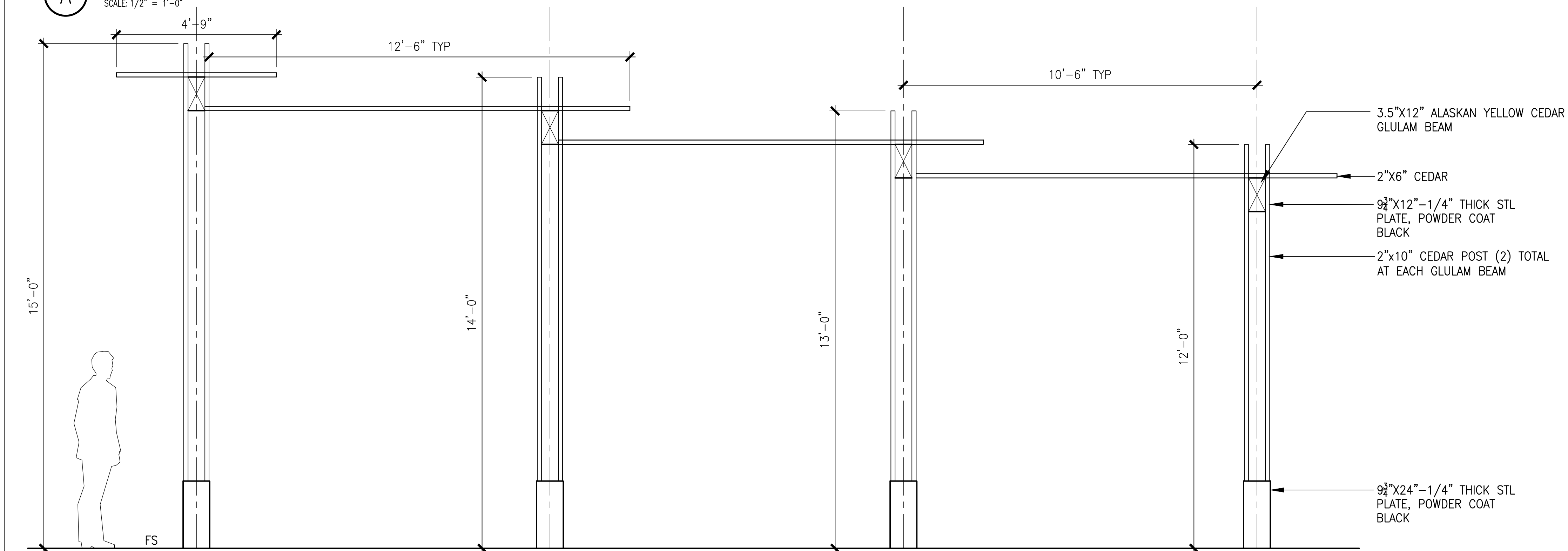
Sheet

**LS502**



**A** ARBOR-UNDAUNTED GARDEN – PLAN

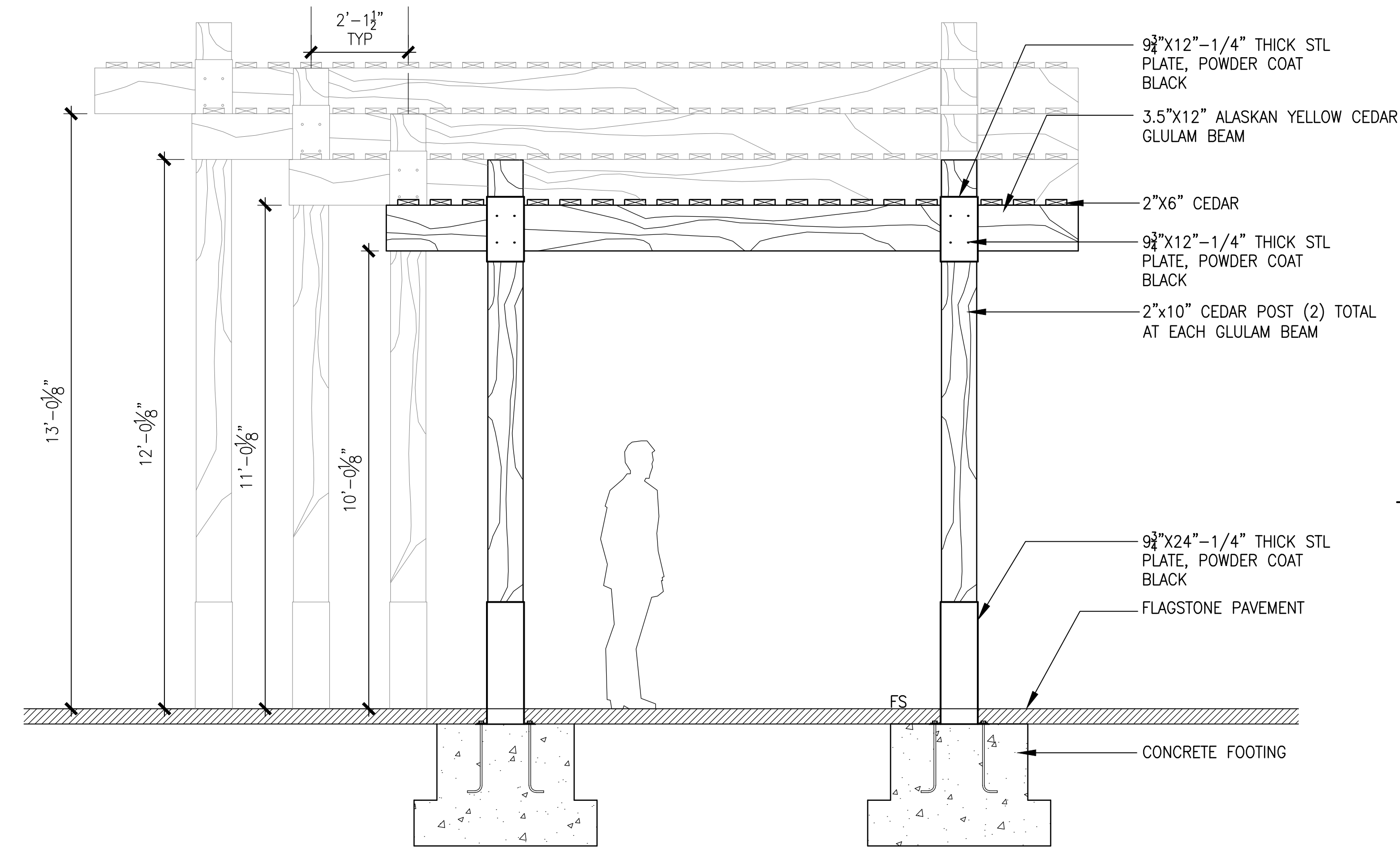
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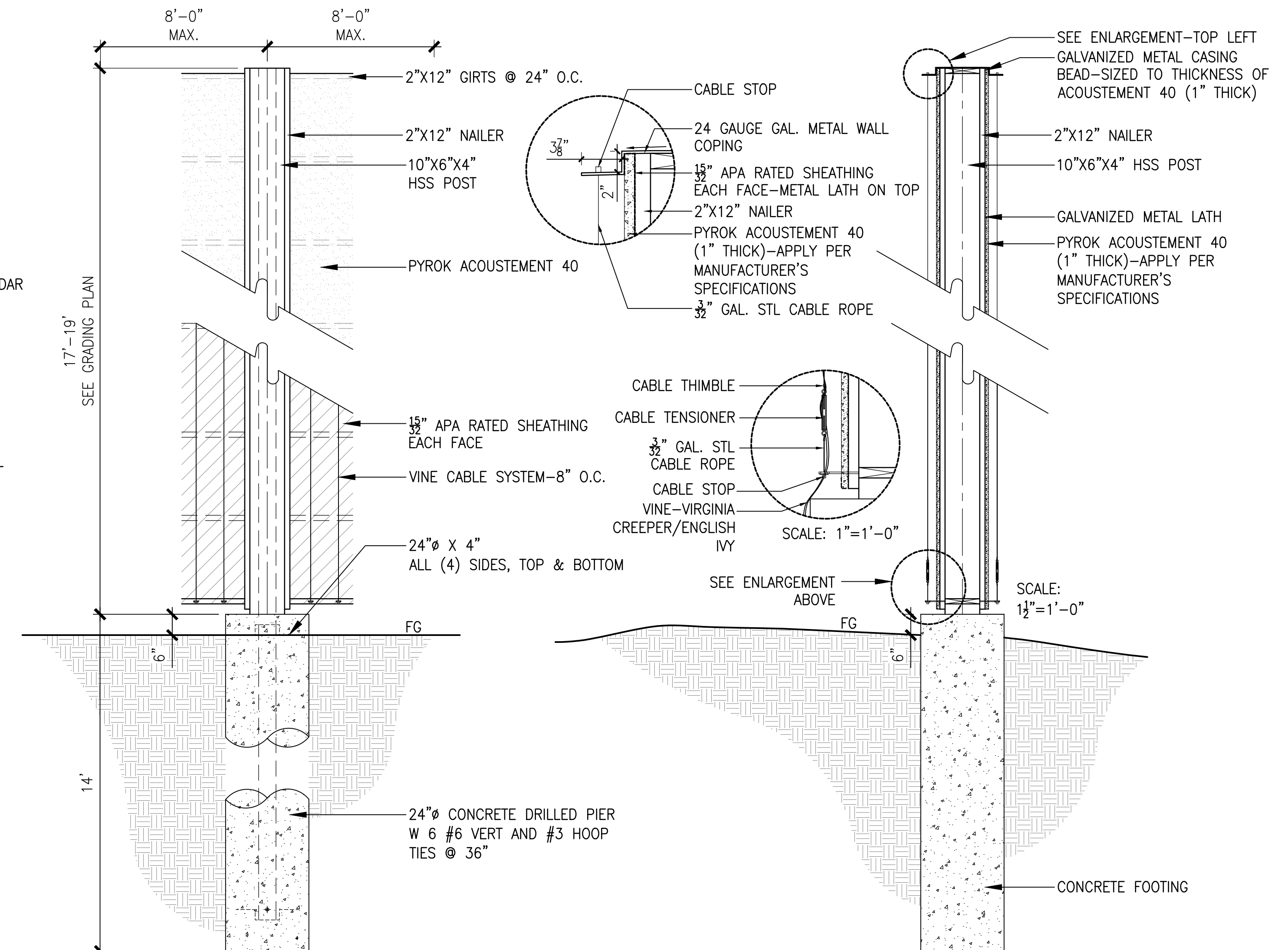
**B** ARBOR-UNDAUNTED GARDEN – ELEVATION A

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

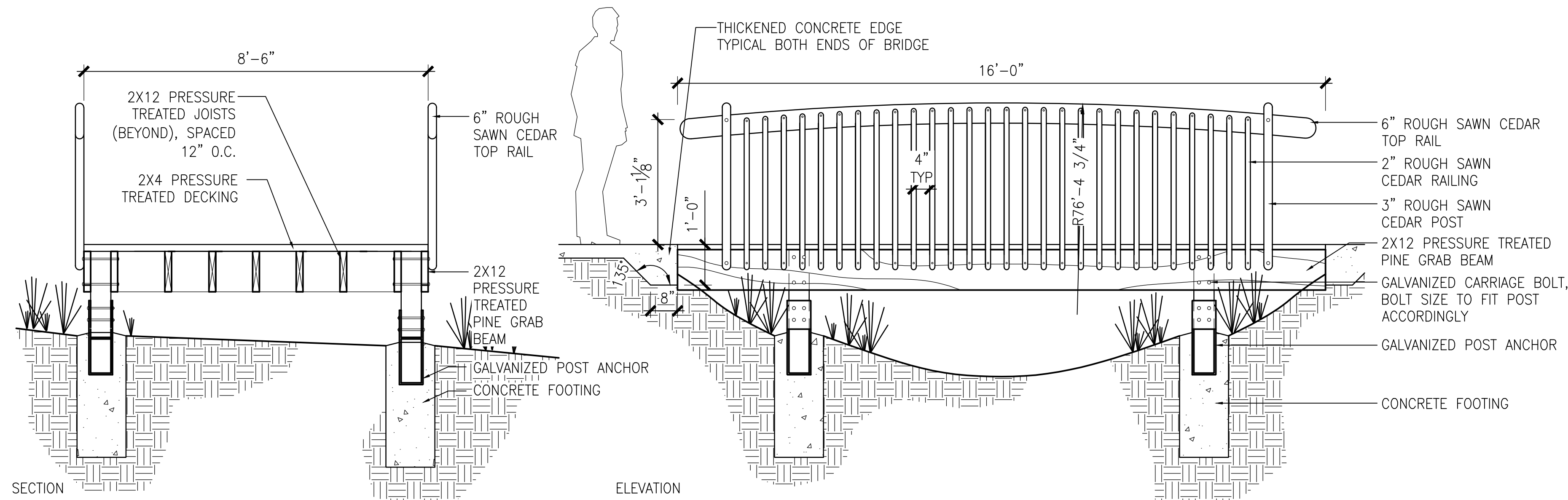
REV.	COMMENT	DATE



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



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



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

REV.	COMMENT	DATE



POTENTIAL TRANSPLANTED  
EVERGREEN TREES

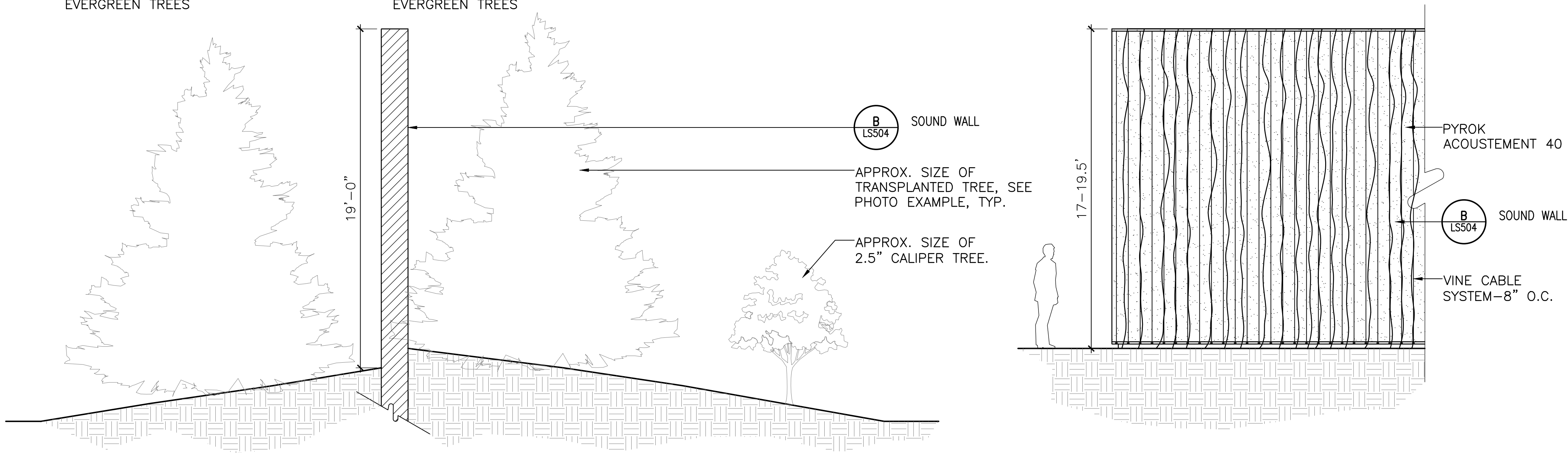


POTENTIAL TRANSPLANTED  
EVERGREEN TREES



PYROK ACOUSTEMENT 40 — EXAMPLE PHOTO

← PYROK  
ACOUSTEMENT 40



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

DT-SECTION-SOUND-WALL

REV.	COMMENT	DATE

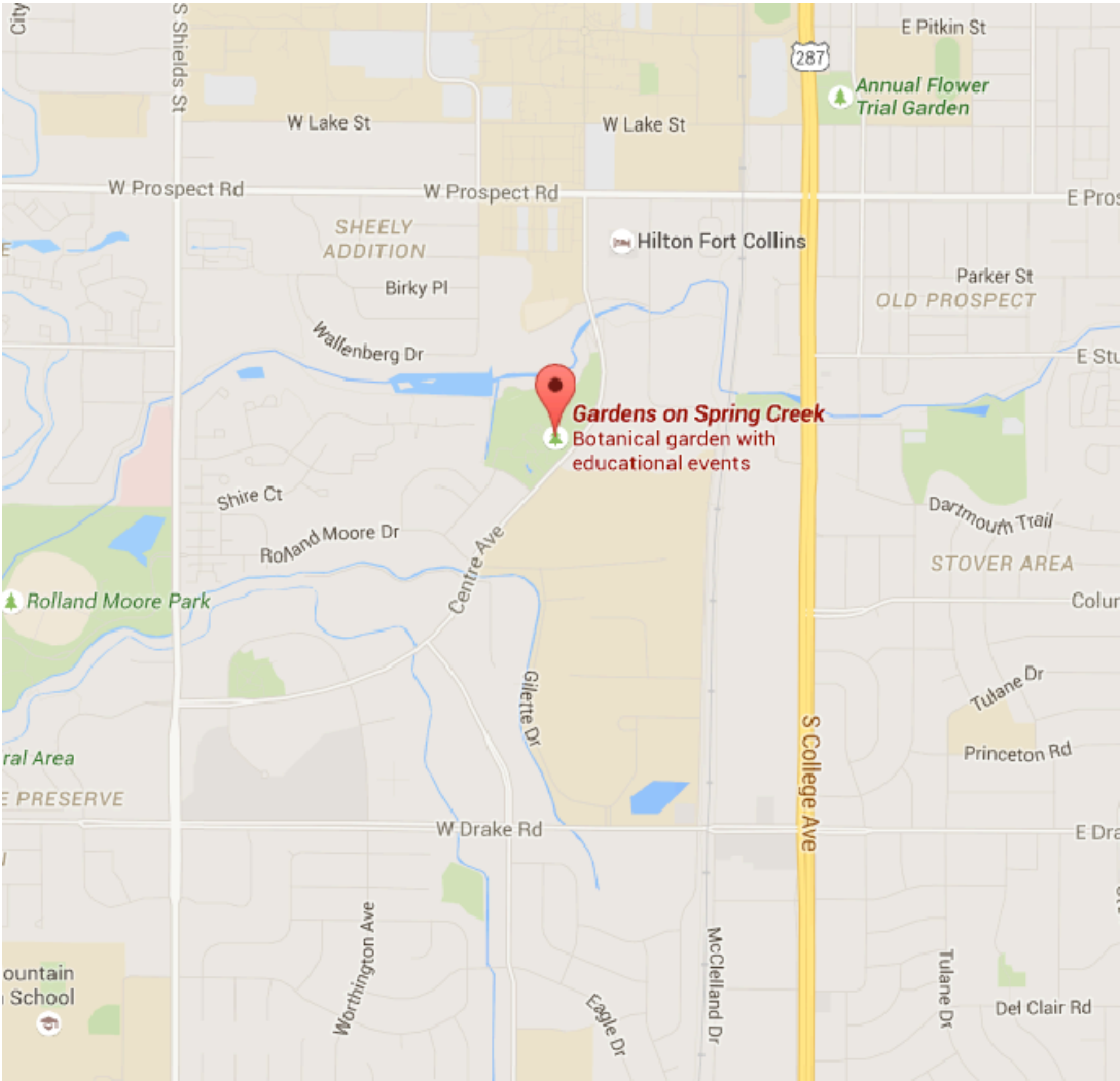


# CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING COMMUNITY HORTICULTURE CENTER

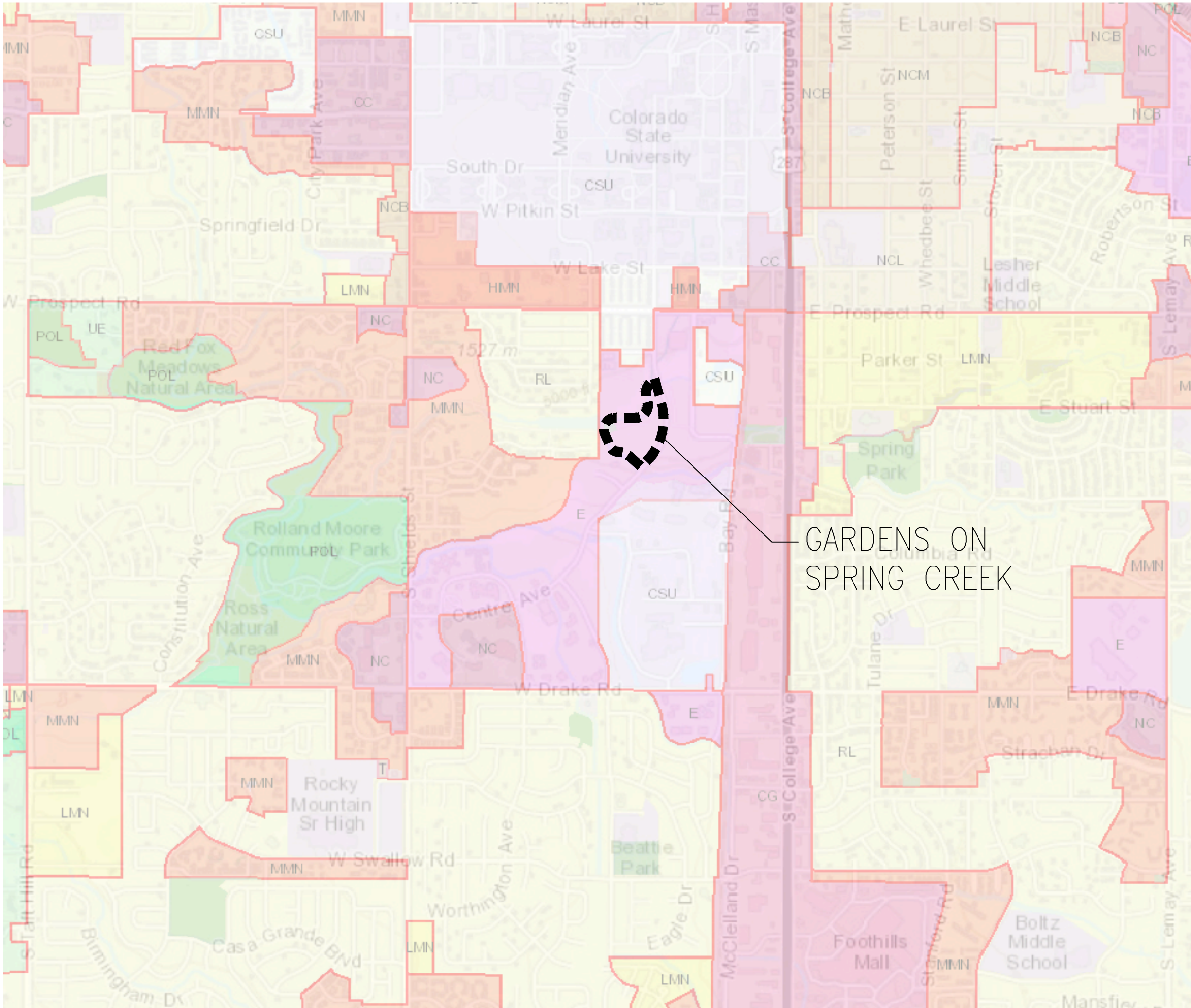
## MAJOR AMENDMENT - LANDSCAPE PLAN

**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




CONTEXT MAP



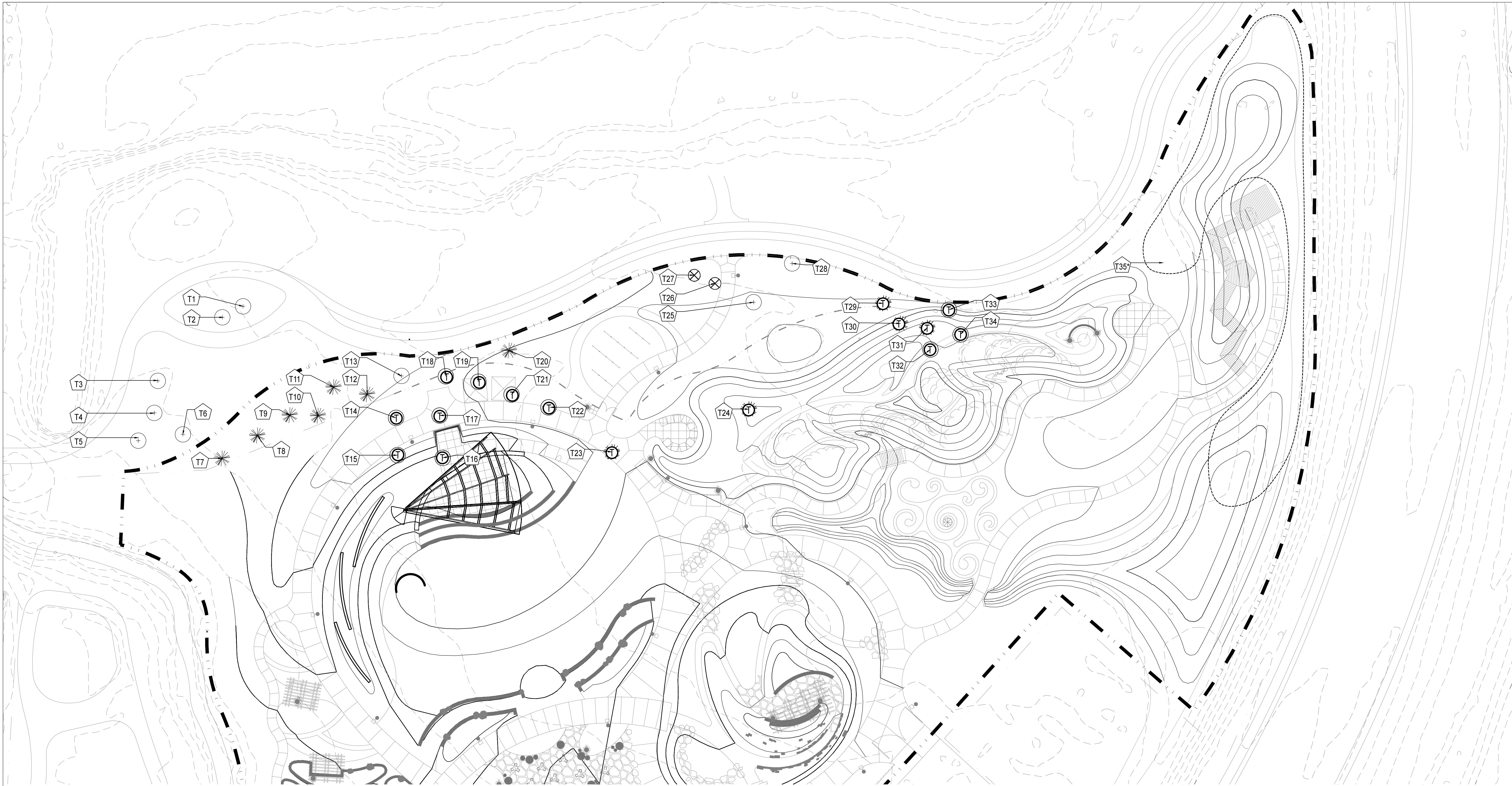
ZONING MAP

REV.	COMMENT	DATE



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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)

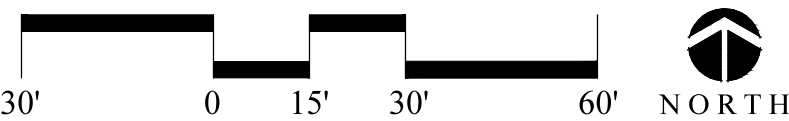
TREE INVENTORY CHART

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	
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

A TREE PROTECTION/TRANSPLANT PLAN



REV.	COMMENT	DATE

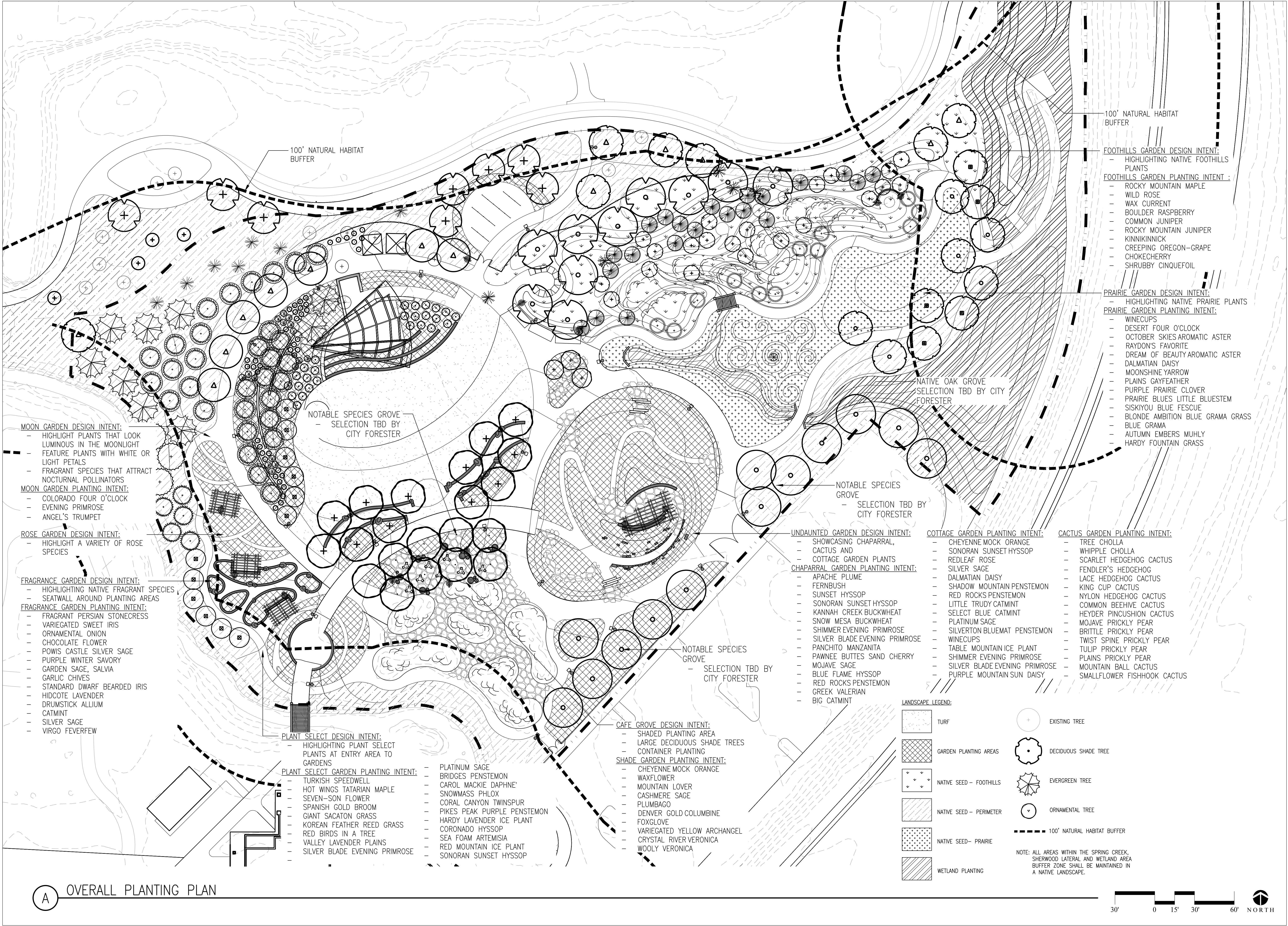
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COMMUNITY HORTICULTURE CENTER  
TREE PROTECTION/TRANSPLANT  
PLAN  
MAJOR AMENDMENT

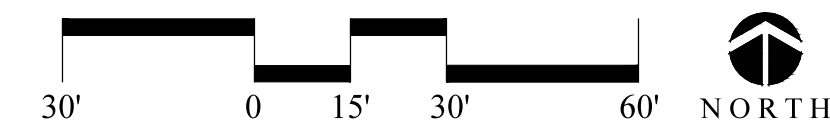
Date: 10-21-15  
Drawn By: JB  
Checked By: CR

Sheet  
LP101





A OVERALL PLANTING PLAN



REV.	COMMENT	DATE

**Centre for Advanced Technology 22nd Filing**  
**Community Horticulture Center**  
**Overall Planting Plan**

**MAJOR AMENDMENT**

**DATE:** 10-21-15  
**Drawn By:** JB  
**Checked By:** CR

**Sheet**  
**LP102**

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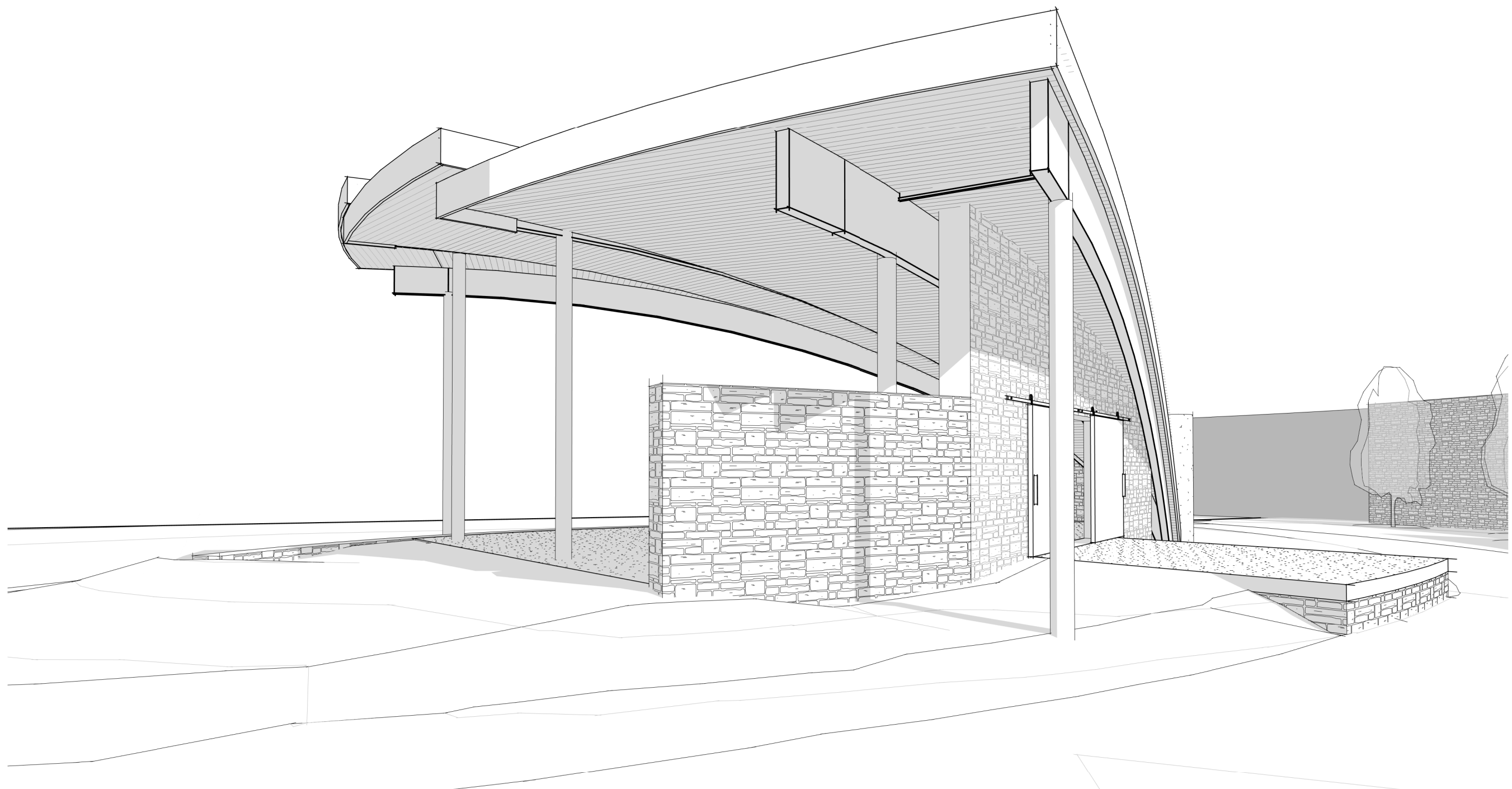
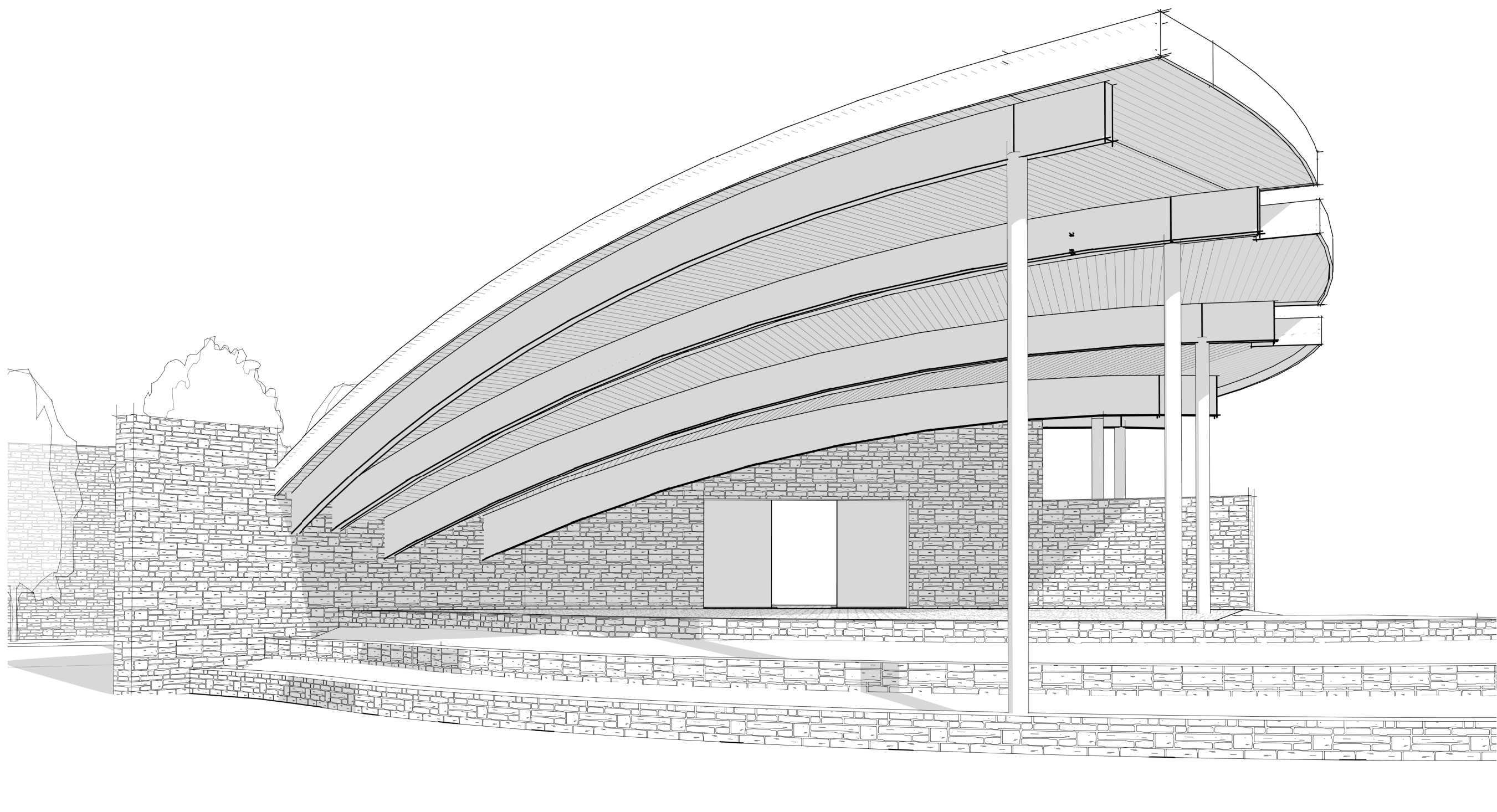
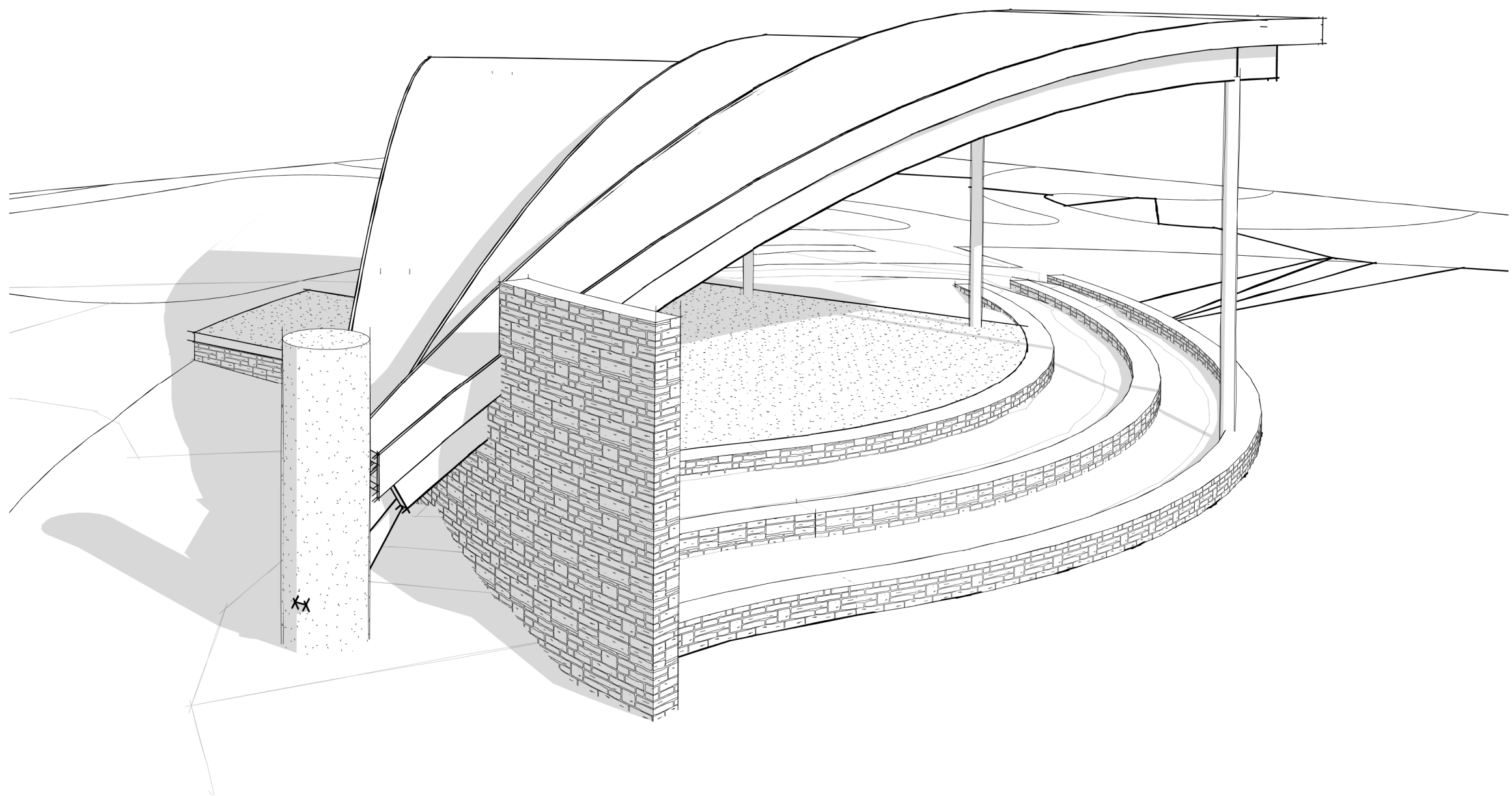
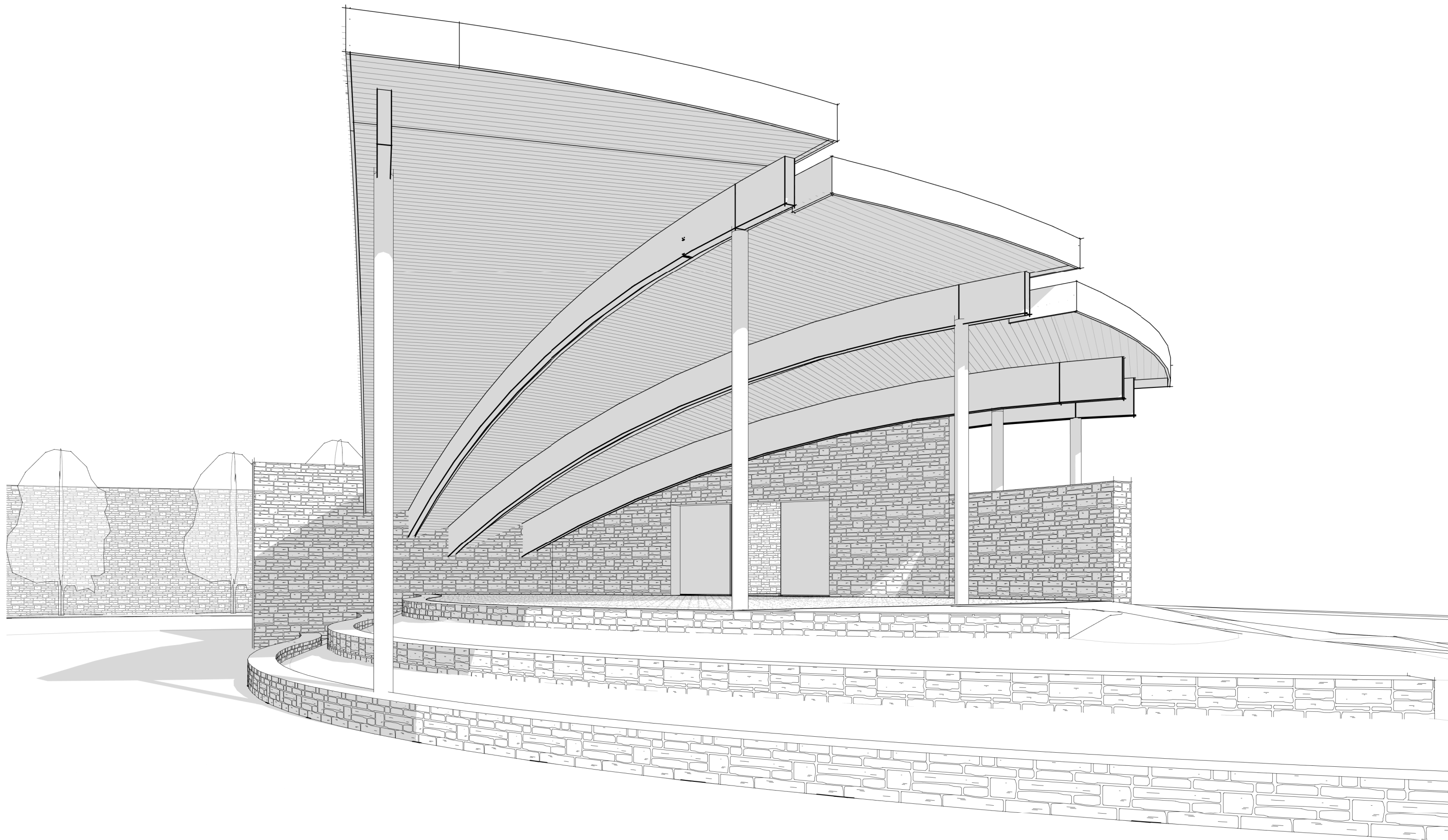








Attachment 6				
REV.	COMMENT	DATE		



CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING  
COMMUNITY HORTICULTURE CENTER

BUILDING PERSPECTIVES

MAJOR AMENDMENT

Date: 10-21-15

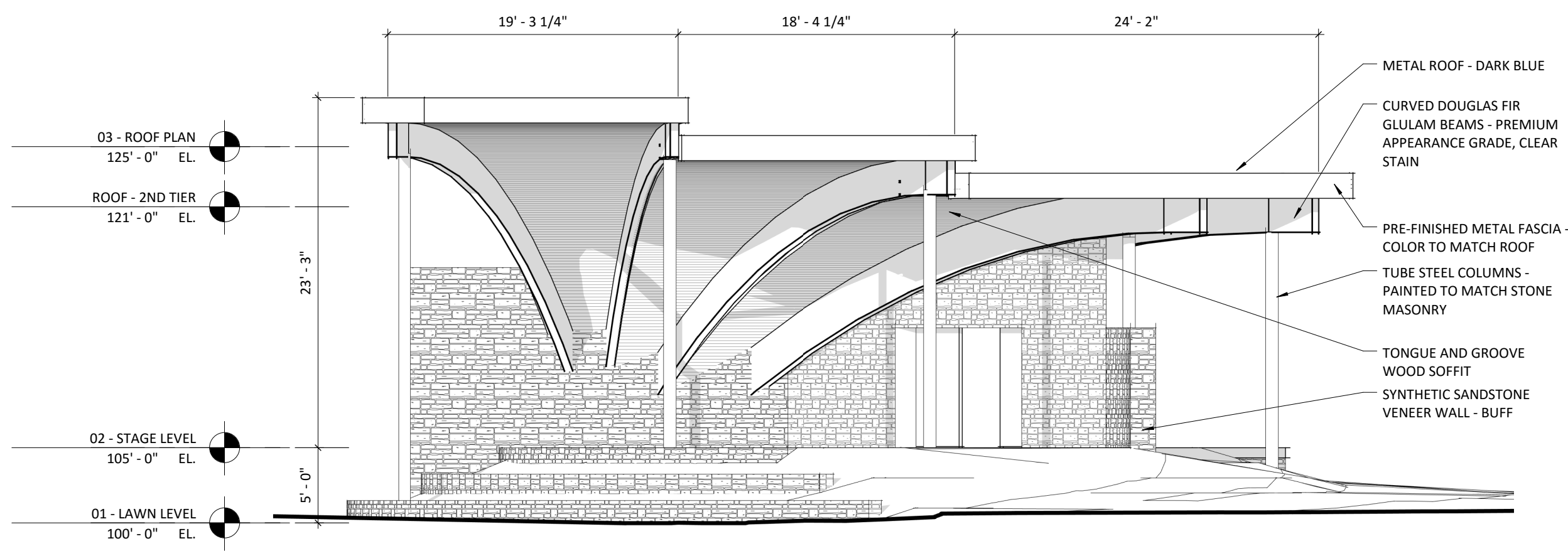
Drawn By: CAK

Checked By: CAK

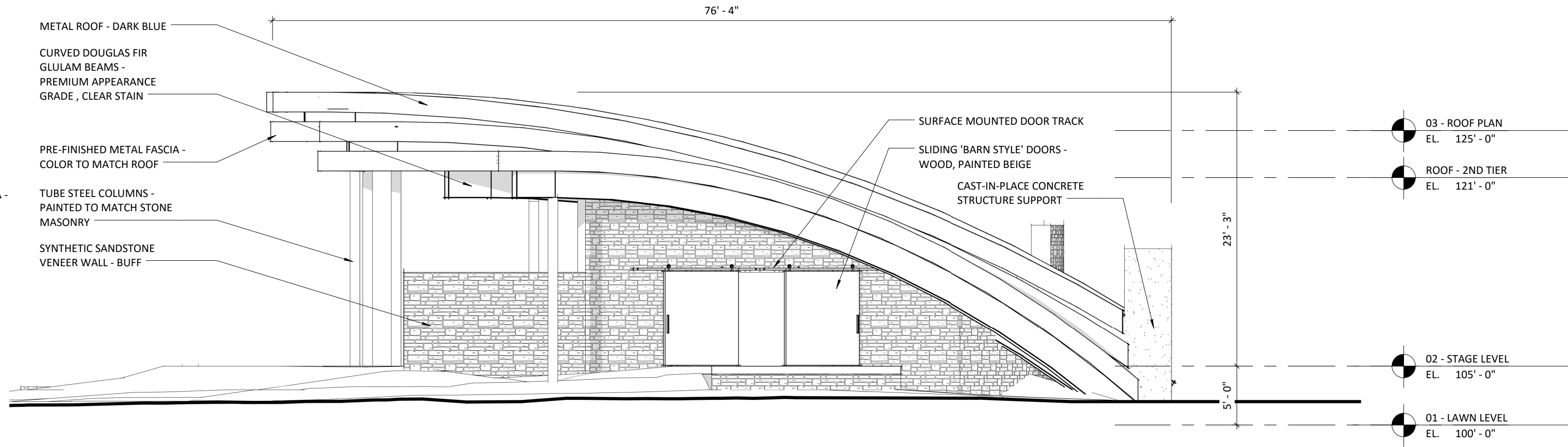


Attachment 6

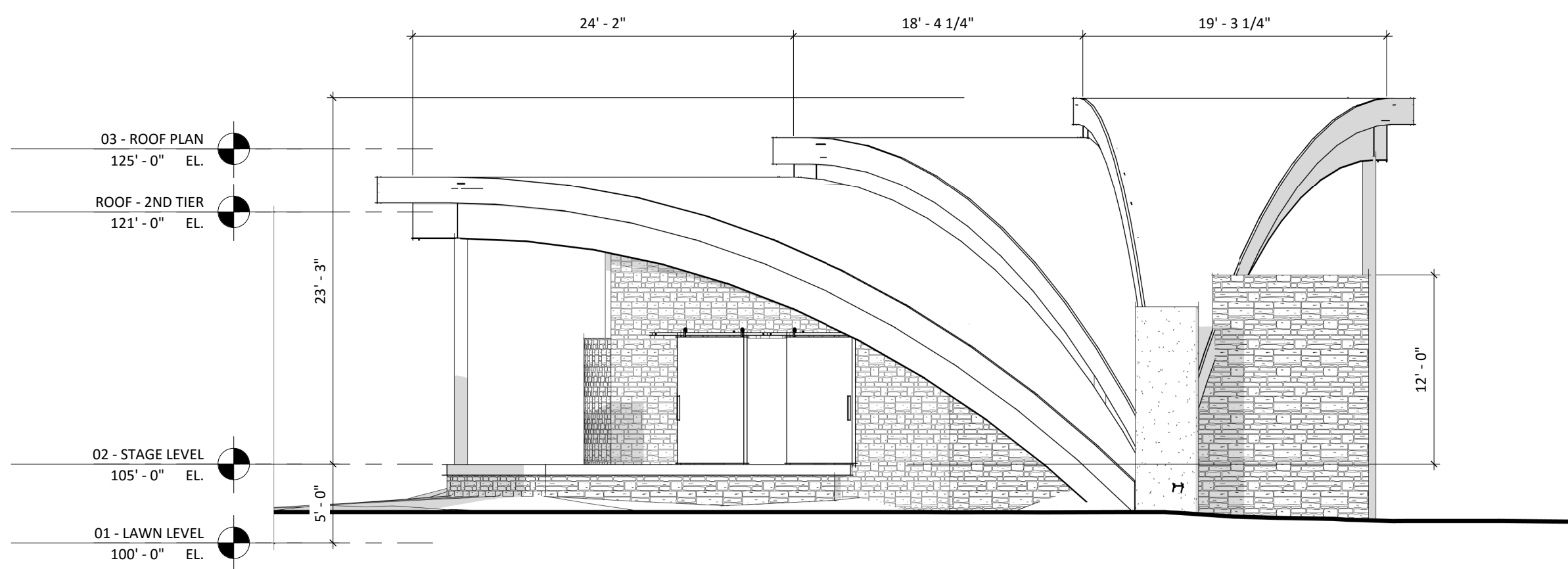
DATE				
COMMENT				
REV.				



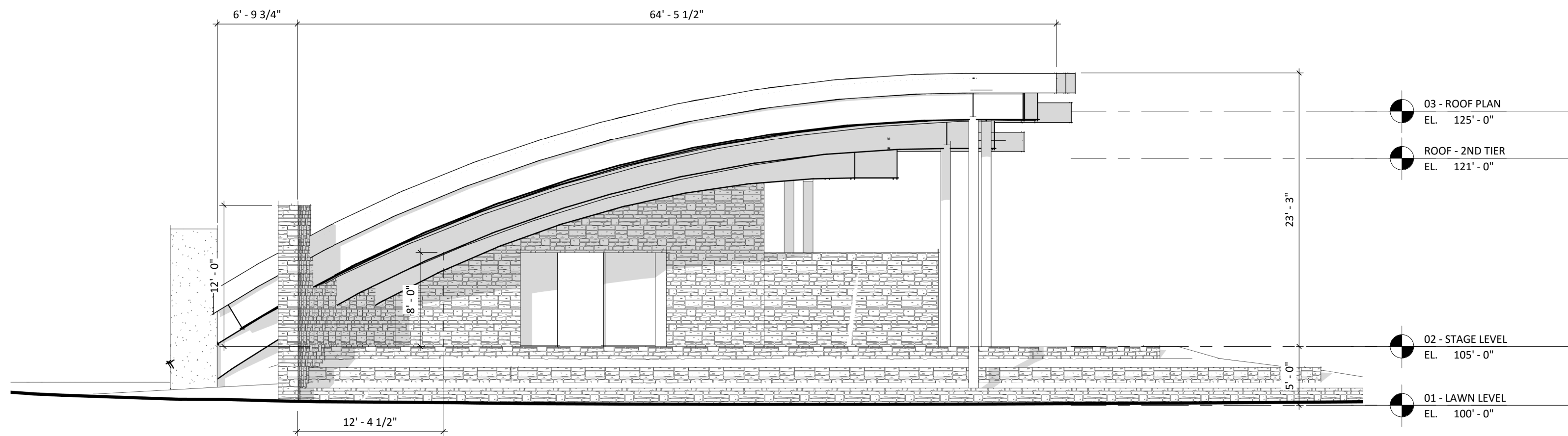
4 EAST ELEVATION  
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1 NORTH ELEVATION  
1/8" = 1'-0"



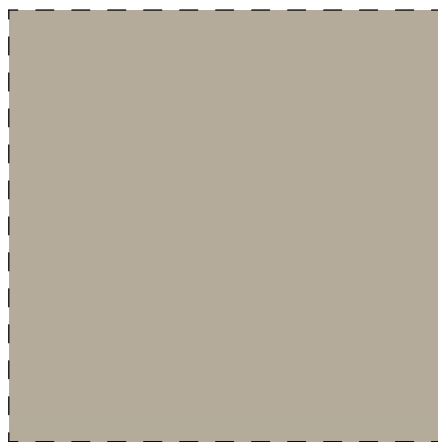
2 WEST ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



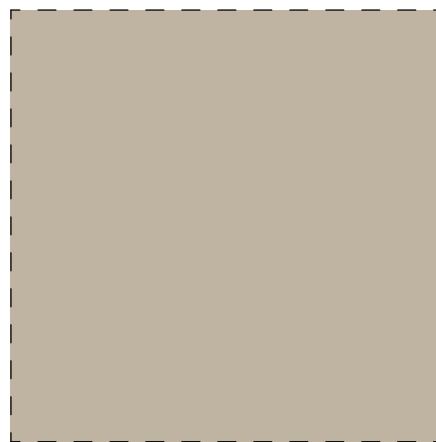
STANDING SEAM METAL  
ROOF AND FASCIA



STEEL COLUMNS AND  
STRUCTURE PAINTED TO  
MATCH STONE



SYNTHETIC ASHLAR  
SANDSTONE VENEER



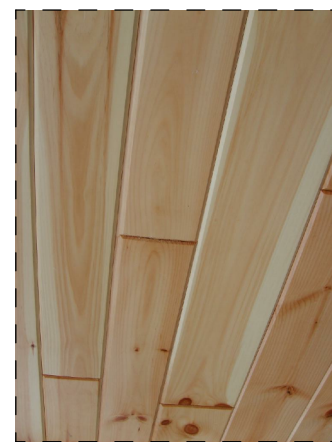
SLIDING WOOD BARN  
DOOR - PAINT



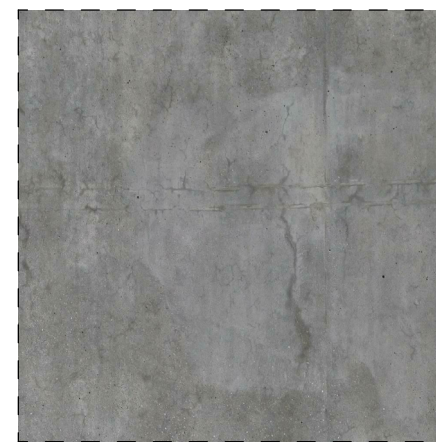
ACCENT COLOR FOR DOOR  
HARDWARE AND STRUCTURAL  
FASTENERS



GLULAM BEAMS - CLEAR STAIN



CEILING / SOFFIT - TONGUE  
AND GROOVE WOOD  
PLANKS



CONCRETE FLOOR AND  
STRUCTURAL SUPPORT

5 BUILDING MATERIALS EXHIBIT  
1 1/2" = 1'-0"



CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING  
COMMUNITY HORTICULTURE CENTER

BUILDING ELEVATIONS AND MATERIALS

MAJOR AMENDMENT

Date: 10–21–15  
Drawn By: CAK  
Checked By: CAK

August 26, 2015

Mr. Craig Russell, Principal  
Russell + Mills Studios  
141 S College Street, Suite 104  
Fort Collins, Colorado 80524

**RE: Gardens on Spring Creek – Noise Modeling Narrative (DLAA #9678A)**

Dear Craig,

Per your request, we have updated our acoustical model based on the most recent stage design and expanded modeling area for the Gardens on Spring Creek in Fort Collins, Colorado. Included in this report are results from the updated model and a narrative explaining the analysis and modeling methodology.

Please note that our comments and recommendations are based entirely on meeting acoustical objectives. Compliance with building codes should be reviewed by qualified personnel prior to implementing any recommendations.

**Modeling**

We have modeled several scenarios to predict the noise impact of the proposed Gardens on Spring Creek Amphitheatre based on architectural and landscape drawings, locations of adjacent buildings and neighborhoods, the surrounding topography, conversations with the architect, and meetings with the City of Fort Collins and representatives from the Gardens. The models were made in CadnaA, a computer aided environmental noise assessment and predictions software which allows for 3D noise mapping based on the layout of the environment and designated source and receiver locations.

The model was constructed by overlaying the plans for the proposed Gardens renovations over a map of the existing site with building locations and terrain contours. Three dimensional models of sound reflecting features such as buildings, sound barriers, and the stage were then placed according to their location on the site plan. The building models account for their roles in regard to both blocking and reflecting sound.

Receiver locations indicating resulting sound levels were placed in the neighborhoods of concern to the west, northwest, and south of the Gardens. Another receiver location was placed in the center of the lawn at the assumed mixing console location in order to calibrate source levels. The sound source used in the model consisted of two subwoofers on the stage and two line array stacks placed on the stage and directed toward the audience area. This sound source is similar to



Mr. Craig Russell  
August 26, 2015  
Page 2

what we would expect for concerts and events. Source levels were calibrated so that the level at the assumed mixing console location was 90 dBA. We recommend that a 90 dBA limit at the assumed mixing location will need to be established in order to prevent excessive sound levels at the nearest properties.

In addition to the loudspeakers, an audience area was added to the lawn in front of the stage to simulate the noise impact that a 1,500 member audience may have on nearby sound levels. The predicted sound spectrum of the audience was based on prior concert crowd noise measurements, and the overall level was calibrated based on the expected sound level of concerts at the Gardens.

### **Design Criteria**

*Section 20-23 Maximum permissible noise levels* of the Fort Collins Municipal Code and Charter establishes maximum noise levels in Low Density Residential zones (R-L) to be 55 dBA from 7:00 am to 8:00 pm and 50 dBA from 8:00 pm to 7:00 am. It is our understanding that the Gardens on Spring Creek have agreed to stop performances at 8:00 pm in order to remain in the 55 dBA limit window. Our recommendations will be based on meeting the 55 dBA noise limits. The maximum noise levels in Employment zones (E) is 70 dBA from 7:00 am to 8:00 pm.

The surrounding area of the Gardens on Spring Creek consist of both Low Density Residential, and Employment zones. Zone boundaries as well as property lines are shown and labeled in the noise mapping graphic attached.

### **Recommendations**

#### *Stage Design*

Our recommendations shown in Figure 1 are based on the latest design of the Gardens on Spring Creek stage. The design features a segmented wall along the north and west edges of the stage, and a curved floating roof structure. The northwestern and western segments of the wall extend up to the bottom of the roof structure, which will help prevent a direct path for sound to travel from the stage to the residential zone to the west.

The curved western segment of the wall extends south beyond both the stage and the footprint of the roof. We recommend this portion of the wall extend up to at least 12 feet above stage level and 17 feet south of the west corner of the stage.

Mr. Craig Russell  
August 26, 2015  
Page 3

While the stage walls are beneficial for mitigating the sound directed towards the adjacent neighborhoods, the curved walls will provide unwanted sound focusing and reflections back to the stage and audience area. To address this, we recommended finishing the inner side of the stage walls with a sound absorbing material such as Pyrok Acoustement 40. Product literature is attached. Another option would be to use a splayed, tiered, or rough finish with varying depths for the stage walls that would diffuse incoming sound. Smooth, sound reflecting finishes should be avoided.

### *Sound Barriers*

In addition to the stage walls, sound barriers will be needed along the western edge of the lawn. The barriers should be at least 23 feet tall; or a minimum of 17' above the stage level on the northern end of the barrier, and a minimum of 19.5' above stage level on the southern end. Figure 1 shows recommendations for the barriers in regards to minimum height and approximate location relative to the stage. If the barriers are curved to match the perimeter of the lawn, the barriers will focus sound, and similar treatment to the stage walls will be needed; either a sound absorbing or sound diffusing finish should be used.

Breaking up the sound barriers into smaller or straight segments will also help prevent unwanted reflections. If this is done, the barrier segments should be staggered to fully block the line of sight from the stage with no gaps and at least 7 feet of overlap between them.

### *Loudspeaker Placement and Restrictions*

In order to keep the sound barriers down to a reasonable size, height limits for loudspeakers brought in for shows need to be established. All loudspeakers used for events should be stage mounted and be no higher than 9 feet above the stage. The sound pressure level in the center of the audience area should not exceed 90 dBA.

### **Predicted Results**

Noise contours showing the predicted conditions with our recommendations incorporated is displayed in Figure 2. The map shows the predicted sound level at receiver points in various locations throughout the surrounding area. The predicted sound level at the worst case condition in the residential zone is below the 55 dBA limit. Sound levels in the adjacent properties zoned for employment are not expected to exceed 68 dBA, which is below the 70 dBA limit.

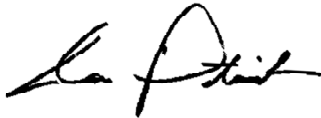
As shown by the noise contours in Figure 2, the building to the south of the Gardens will not provide significant sound reflections back to the lawn or the adjacent neighborhoods. The reflections are minimized due to the directionality of the loudspeakers on the stage being aimed downward toward the audience and reducing the sound that is directed to the buildings. The sound level in the audience area and adjacent neighborhoods from sound reflected off the building will be well below the level of direct sound from the stage and main loudspeakers.

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Page 4

The sound generated by the audience will be mostly directed toward the stage. The level of any noise from the audience reflected off the buildings is expected to be below the direct sound level from the main loudspeakers. The reflected audience noise is not predicted impact the overall sound level in the adjacent neighborhoods.

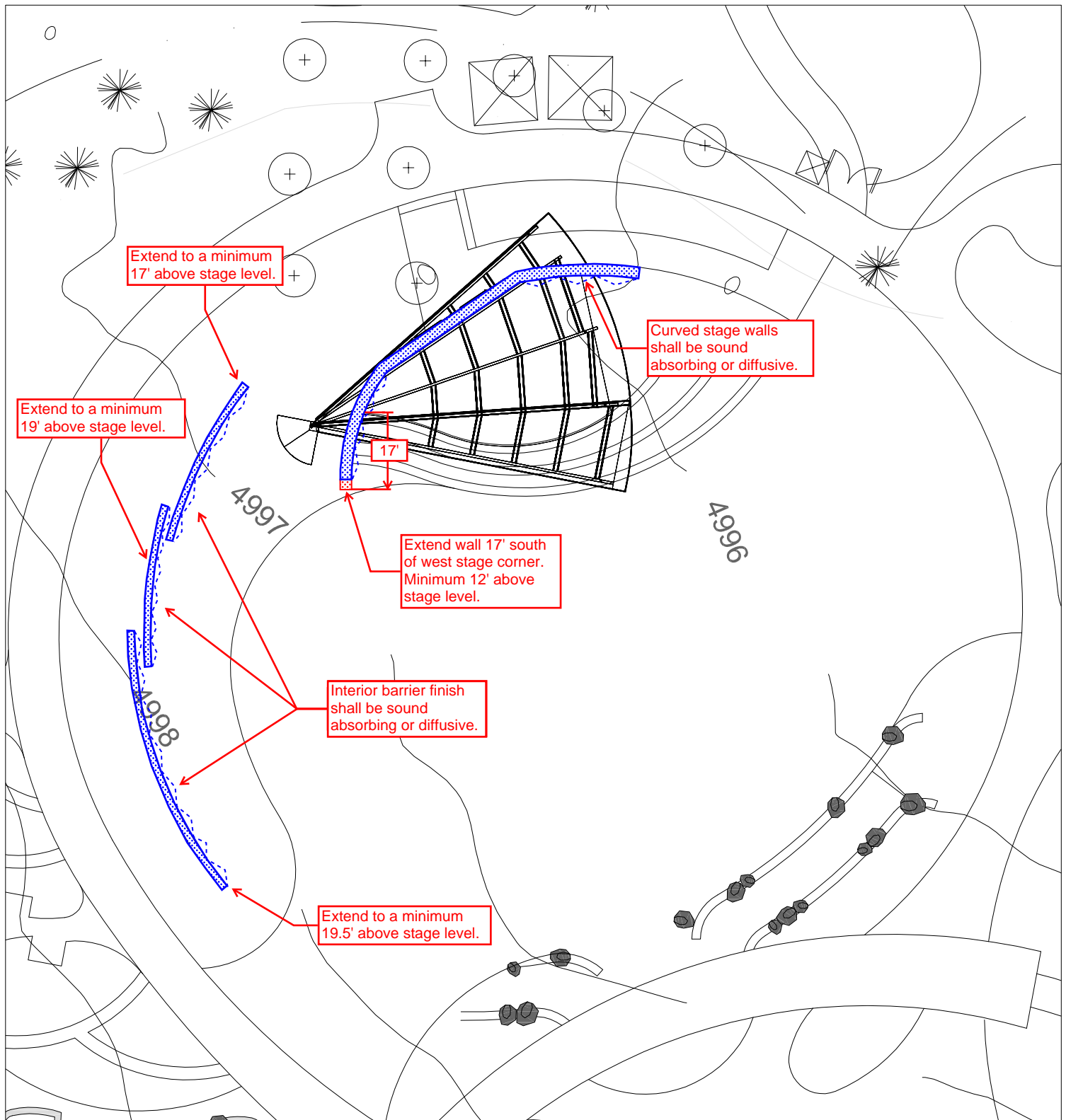
Please let us know if you have any questions.

Sincerely,

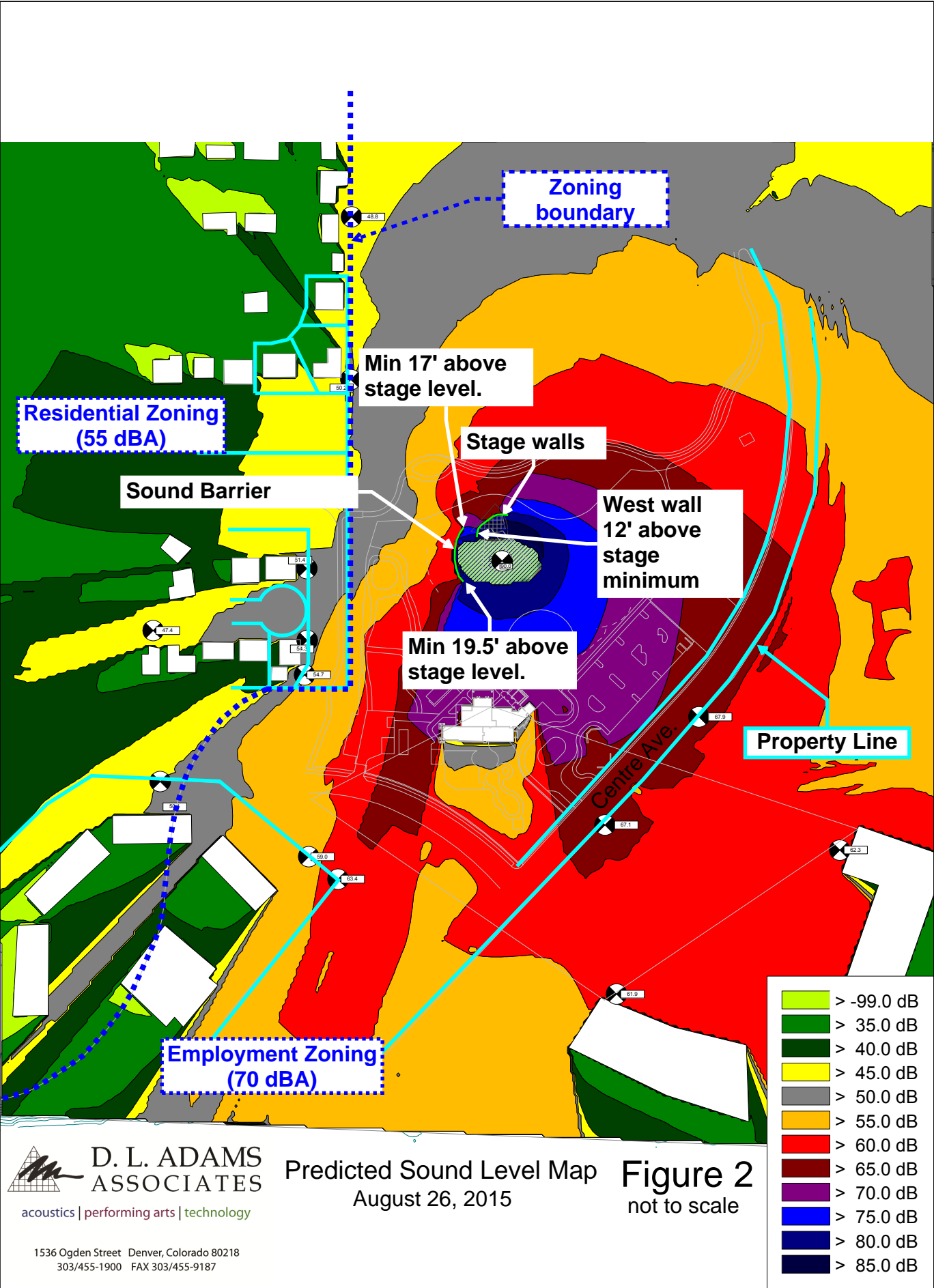
A handwritten signature in black ink, appearing to read "Ian Patrick". The signature is fluid and cursive, with the first name "Ian" and last name "Patrick" clearly distinguishable.

Ian Patrick  
Staff Consultant

Enclosed: Figures 1 and 2  
Product Literature







## Pyrok Acoustement 40

### Decorative/Acoustical Surfacing Material Product Data

#### 1. Description

Pyrok Acoustement 40 is a nominal 41 PCF (air-dried density) Portland cement/exfoliated vermiculite spray-applied formulation 100% free from asbestos and mineral fibers, polystyrene, and cellulose. Pyrok Acoustement 40 is highly abuse resistant (impact, abrasion, moisture, hostile industrial environments), has excellent adhesion to a variety of substrates, allows substrates to breathe and be cleaned by a variety of methods.

#### 2. Uses

Pyrok Acoustement 40 can be used as a decorative surfacing material or as a combination of these qualities even in conjunction as a fireproofing material.

This material is recommended for exterior exposures where resistance to environmental pollution, rain, corrosion, and spalling is required. It may be used in interior exposures where superior abuse resistance is required.

Typically Pyrok Acoustement 40 is specified for transportation facilities, correctional projects, lobbies, atriums, tunnels, natatoriums, gymnasiums, manufacturing facilities, contact wall areas, and any other area requiring high abuse resistance and sound absorption qualities.

It can also be used on interior surfaces of walkways, hallways, and rooms where a purely decorative finish is desired.

Pyrok Acoustement 40 may also be used on ceilings as a combination acoustical finish and fireproofing material.

Custom integral coloration is available within the limits of iron oxide pigmentation.

#### 3. Packaging

35lb. Kraft paper/polyethylene lined bags  
55 bags shrink wrapped pallet (minimum)  
1100 bags per truckload

#### 4. Yield

17 Bd. ft./bag (ideal)

#### 5. Applications

Pyrok, Inc. recommends application of Pyrok Acoustement 40 be performed only by approved Pyrok applicators. An approved applicator list is available from Pyrok, Inc.

#### 6. Application Procedures Summary

Pyrok Acoustement 40 may be applied directly to clean, bare steel, clean galvanized steel or a wide variety of unpainted concrete, cement board and other clean, sound substrates. Some substrates will require metal lath. Contact Pyrok, Inc. for verification of compatibility with substrate, suitability of primer and potential requirement of expanded metal lath.

Mix in mechanical type mixer with paddle or ribbon type blades. Use 4-5 gallons of clean, potable water per each 35-pound bag of Pyrok Acoustement 40. Mix 1 to 3 minutes.

Spray-apply using equipment recommended by Pyrok, Inc. Air supply at the spray nozzle shall be a minimum of 40 pounds per square inch. Wet density at the nozzle shall be 70-85 pounds per cubic foot.

#### Application

Brush or roll-apply a liberal coat of Weldcrete to substrate immediately prior to application of Acoustement 40. Apply a splatter coat covering 60% to 80% of the substrate surface. Allow splatter coat to cure overnight. Successive coats of Pyrok Acoustement 40 shall not exceed 1/4 inch thick per application. Thicknesses that exceed 2 1/8 inches may require metal lath. Contact Pyrok, Inc. to determine if metal lath is required.

#### Topcoating/Curing

Pyrok Acoustement 40 may be supplied in several integral colors or may be topcoated for more pleasing aesthetic finish or for curing. Consult Pyrok, Inc. for further information regarding suitable topcoating and curing compounds.

#### Patching or Repair

Contact Pyrok, Inc. or your construction representative for patching or repair procedures.

#### Cleaning

Wet Pyrok Acoustement 40 may be removed by brushing or with water. Dry Pyrok Acoustement 40 may require scraping or chipping to remove.

Pyrok Acoustement 40 may be steam cleaned or pressure washed after full cure (minimum 28 days).

**Storage and Shelf Life**

Store Pyrok Acoustement 40 off the ground in unopened, original packages and keep dry. Pyrok Acoustement 40, kept dry, has a five (5) year shelf life.

**Warranty**

Manufacturer warrants the material to be supplied, agreeing to replace that which has cracked, flaked, dusted excessively, peeled or fallen from substrate, or otherwise deteriorated to a condition where it would not perform effectively as intended for fire protection and sound absorbent purposes; due to defective materials and not due to abuse, or improper maintenance, unforeseeable ambient exposures or other causes beyond anticipate conditions by manufacturer. The warranty period will be 10 years from date of installation. Manufacturer's liability under any expressed or implied warranty is limited solely to replacement of Pyrok products proved defective and does not include labor or other consequential damages. The suitability of the product for any intended use shall be solely up to the user.

*The express warranties set forth herein are in lieu of all other warranties, express or implied, including without limitation, any warranties or merchantability or fitness for a particular purpose. In no event shall manufacturer be liable for any direct, indirect, incidental, or consequential damages resulting from any defect in the material even if manufacturer has been advised of the possibility of such damages.*

**Physical Performance Properties**

Property	Test Method	Value
Asbestos Content	EPA 400/4M-82-020	No Asbestos No Mineral Fiber
Bond Strength	ASTM E 736	5000 PSF
Compressive Strength	ASTM E 761	300 PSI
Density	ASTM E 605	41 PCF (Avg)
Sound Absorption	ASTM C 423	0.60 NRC @1"
Surface Burning	ASTM E 84	0 Flame Spread 0 Smoke Developed
Toxicity	University of Pittsburgh Toxicity Test	LC(50)>300 Grams
Combustibility	ASTM E 136	Non-Combustible

**Sound absorption coefficient on solid backing with no air gap ASTM C 423**

Frequency (HZ)	125	250	500	1000	2000	4000	NRC
Absorption Coefficient @ 3/8"	0.17	0.20	0.29	0.34	0.56	1.00	0.35
Absorption Coefficient @ 1/2"	0.01	0.20	0.43	0.68	0.75	0.80	0.50
Absorption Coefficient @ 1"	0.18	0.35	0.64	0.73	0.73	0.77	0.60
Absorption Coefficient @ 1 1/2"	0.36	0.51	0.64	0.74	0.84	0.91	0.70
Absorption Coefficient @ 1 5/8"	0.24	0.59	0.74	0.81	0.91	0.97	0.75

Alternative Compliance – Section 3.2.2(K) – Parking Lots - Required Number of Off-Street Spaces for Type of Use

**Gardens on Spring Creek Major Amendment – Alternative Parking Strategy**

10/21/2015

**Gardens on Spring Creek Alternative Parking Strategy**

The following parking strategy outlines assumptions made for ticketed events with a maximum of 1500 people at the Gardens on Spring Creek. Number of tickets sold will serve as the means of controlling attendance at these events. The events will allow visitors to arrive at 5pm, begin at 6pm, then conclude promptly at 8pm. Egress for all ticketed visitors shall begin at 8pm and conclude no later than 9pm. Entry points are provided at the north edge of the facility along the Spring Creek Trail, as well as the south main facility entry.

**Gardens on Spring Creek Parking Availability:**

Location	Available Parking	Distance to Gardens on Spring Creek
Existing Gardens on Spring Creek facility	74	On-Site
NRRC facility	397	350 feet (.06 miles)
CSU Research Blvd Parking Lot	900	1800 feet (.34 miles)
Total	1371	

General parking assumptions include the following visitor travel mode estimates:

- 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.
- Requires total of 650 parking spaces.

Based on the above estimated modes of travel used by visitors, it is assumed that 65 vehicles will utilize the existing Gardens on Spring Creek parking. Nine staff and/or board members will likely occupy the remaining spaces.

It is assumed that approximately 350 vehicles will utilize the NRRC facility parking lot, (with the remaining 47 spaces potentially being used by NRRC employees working after business hours) then walk 350 feet, crossing Centre Avenue with the help of a crossing assistant, or walk to the Spring Creek Trail underpass at the northeast edge of the property, entering the facility at the north entry point.

The remaining 285 vehicles will utilize the CSU Research Blvd. Parking Lot, then walk 1800 feet (.34 miles) to the Gardens along Center Ave. and use the south/main entry to the facility

No shuttle service is currently planned from the parking lots, however, this could be arranged through Transfort if necessary.

Bicycle parking is provided on-site with approximately 20 available spaces at the south entry and 150 available spaces on the north side of the facility. Additional temporary bicycle parking will be provided during events along the edge of the Spring Creek Trail, directly north of the trail from the north entry point. 200 temporary bicycle parking spaces will be provided here initially, with additional bicycle parking provided as demand is encountered.

Alternative Compliance – Section 3.2.2(K) – Parking Lots - Required Number of Off-Street Spaces for Type of Use

**Gardens on Spring Creek Major Amendment – Alternative Parking Strategy**  
10/21/2015

This narrative requests that the decision maker approve an alternative compliance of the required number of off-street spaces and the alternative parking areas for the Gardens on Spring Creek Major Amendment – which the expansion of the gardens and subsequent enlarged performance capacity would necessitate the need for additional off-street parking.

Please see the text of Section 3.2.2(K)(2) below:

**3.2.2(K)(2) Nonresidential Parking Requirements:**

*Nonresidential uses shall provide a minimum number of parking spaces, and will be limited to a maximum number of parking spaces as defined by the standards defined below.*

<b>Use</b>	<b>Minimum Parking Spaces</b>	<b>Maximum Parking Spaces</b>
Restaurants a. Fast Food b. Standard	7/1000 sq. ft. 5/1000 sq. ft.	15/1000 sq. ft. 10/1000 sq. ft.
Bars, Taverns, and Nightclubs	5/1000 sq. ft.	10/1000 sq. ft.
Commercial Recreational a. Limited Indoor Recreation b. Outdoor c. Bowling Alley	3/000 sq. ft. .1/person cap. 2.5/1000 sq. ft.	6/1000 sq. ft. .3/person cap. 5/1000 sq. ft.
Theaters	1/6 seats	1/3 seats
General Retail	2/1000 sq. ft.	4/1000 sq. ft.
Personal Business and Service Shop	2/1000 sq. ft.	4/1000 sq. ft.
Shopping Center	2/1000 sq. ft.	5/1000 sq. ft.
Medical Office	2/1000 sq. ft.	4.5/1000 sq. ft.
Financial Services	2/1000 sq. ft.	3.5/1000 sq. ft.
Grocery Store, Supermarket	3/1000 sq. ft.	6/1000 sq. ft.
General Office	1/1000 sq. ft.	3/1000 sq. ft. or .75/employee on the largest shift or 4.5/1000 sq. ft. if all additional parking spaces gained by the increased ratio (over 3/1000 sq. ft.) are contained within a parking garage/structure
Vehicle Servicing & Maintenance	2/1000 sq. ft.	5/1000 sq. ft.
Low Intensity Retail, Repair Service, Workshop and Custom Small Industry	1/1000 sq. ft.	2/1000 sq. ft.
Lodging Establishments	0.5/unit	1/unit
Health Facilities a. Hospitals b. Long-Term Care Facilities	0.5/bed	1/bed .33/bed plus 1/two employees on major shift
Industrial: Employee Parking	0.5/employee	.75/employee

**Explanation of need for alternative compliance:**

The required number of stalls for the project is 323 spaces. There are 74 existing parking spaces on site. As mentioned above in the alternative parking strategy, the need for additional parking in the amount outlined in this document would only be necessary 8 times a year for scheduled outdoor events.

Alternative Compliance – Section 3.2.2(K) – Parking Lots - Required Number of Off-Street Spaces for Type of Use

**Gardens on Spring Creek Major Amendment – Alternative Parking Strategy**

10/21/2015

As a size comparison to another similar Community Facility, ticketed events at the Lincoln Center near Downtown Fort Collins are capped at 1200 visitors. Parking is found throughout downtown with limited on site parking available. Given that this is an existing site the project is spatially constrained in providing the additional parking that is required per code. Additional parking would be a difficult task without making an inoperable and inefficient parking layout that would be a detriment to the project and the public good. Also given the minimal use of the alternative-parking scenario it would an irresponsible use of public funds to require this facility to accommodate the required parking per the land use code.

**Justification for alternative compliance**

The alternative compliance for the off-street parking requirement will not be detrimental to the public good. The off-street parking alternative areas outlined above will satisfy the parking requirement per the land use code. In addition, alternate modes of transportation are also an option for visitors – MAX station to the northeast and Spring Creek Trail and associated pedestrian and bike entrance to the north of the gardens expansion.

For all the reasons cited above, the Applicant requests the approval of the alternative compliance per the parking alternative strategy outlined above. The project completes the vision of the master plan and will serve as a valuable cultural and educational facility.

October 23, 2015

Michelle Provaznik, Director  
The Gardens on Spring Creek  
2145 Centre Avenue  
Fort Collins, CO 80526



Dear Michelle:

Colorado State University intends to work with the Gardens on Spring Creek to fulfill the intent of a Memorandum of Understanding from 2001, specifically item #4 that states:

"arrangements with the federal government will be pursued for facilitating the use of the Natural Resources Research Center (NRRC) parking lot during non-working hours by the CHC."

Additionally, Colorado State University intends to work with The Gardens on secondary parking in the lot on Research Blvd, for select events that are held after business hours and during University events.

Sincerely,

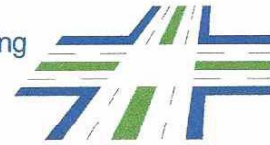
A handwritten signature in green ink, appearing to read "Steve Hultin".

Steve Hultin  
Executive Director, Facilities Management  
Colorado State University

CC: Fred Haberecht  
Campus Planner, Facilities Management  
Colorado State University



**DELICH ASSOCIATES** Traffic & Transportation Engineering  
 2272 Glen Haven Drive Loveland, Colorado 80538  
 Phone: (970) 669-2061 Fax: (970) 669-5034



# MEMORANDUM

**TO:** Michelle Provaznik, Gardens on Spring Creek  
 Craig Russell/John Beggs, Russell+Mills studios  
 Martina Wilkinson, Fort Collins Traffic Operations

**FROM:** Matt Delich

**DATE:** November 9, 2015

**SUBJECT:** Gardens on Spring Creek Transportation Impact Study  
 (File: 1582ME01)



This memorandum is the transportation impact study (TIS) for the Centre For Advanced Technology 22<sup>nd</sup> Filing, Community Horticulture Center Major Amendment (Gardens on Spring Creek). The site location is shown in Figure 1. The scope of this TIS was discussed with Martina Wilkinson, Fort Collins Traffic Operations.

This Major Amendment is for up to eight ticketed events per year, primarily described as concerts. The maximum attendance is 1500 persons. An event could occur on any day of the week. Weekday events would start at approximately 6:00 pm, concluding no later than 8:00 pm. Given the outdoor venue, the ticketed events would occur during the warmer weather months. The facility is also available for non-ticketed events (weddings, reunions, etc.). However, these events are much smaller. They would conclude no later than 9:00 pm on any given day. This TIS addresses the ticketed event at 1500 persons.

Based upon its location and the time of year of a ticketed event, it is not unreasonable that 10 percent of the attendees would utilize bicycles or be pedestrians. A reasonable trip shed for pedestrians is approximately 0.5 miles from the site. The bicycle trip shed could be city wide. There are bike lanes/routes on Centre Avenue, Rolland Moore Drive, Drake Road, and Shields Street. The Spring Creek Trail also serves this site. Transfort Routes 7 and 34 operate on Centre Avenue. There are two MAX Stations within 0.75 miles of the site. It is not unreasonable that at least 10 percent of the attendees would utilize Transfort. Therefore, 300 persons are expected to utilize alternative transportation modes.

Given the expected use of alternative transportation modes, up to 1200 attendees would utilize private automobiles. Automobile occupancy for these types of events is approximately 2.5 persons per vehicle. Therefore, the private vehicle attendee trip generation is 960 trip ends (480 ingress/480 egress). It is expected that event staff would arrive before and leave after the peak attendee traffic times.

At a 1500 person event, 480 parking spaces would be required for attendee private vehicles. Figure 2 shows the locations of nearby parking lots. There are 74 parking spaces within the Gardens on Spring Creek site. While it may vary, it is assumed that 20 on-site parking spaces would be reserved for performers and event staff, leaving 54 spaces for event attendees on-site. The nearest external parking lot is on the east side of Centre Avenue at the NRRC facility. There are 397 spaces in this lot (350 feet from the site). Since events are after normal work hours, this lot can be used by event attendees. Conservatively, it is assumed that 85-90 percent (350 spaces) would be available for event parking. The on-site and NRRC lots can provide approximately 400 parking spaces of the 480 needed. The next closest external parking lot is the CSU Research facility on the east side of Centre Avenue, south of Phemister Road (1800 feet from the site). There are/will be 900 parking spaces in this lot. This lot can easily provide the remaining 80 parking spaces for a large event. Use of the NRRC and CSU parking lots will be coordinated by the Gardens on Spring Creek staff.

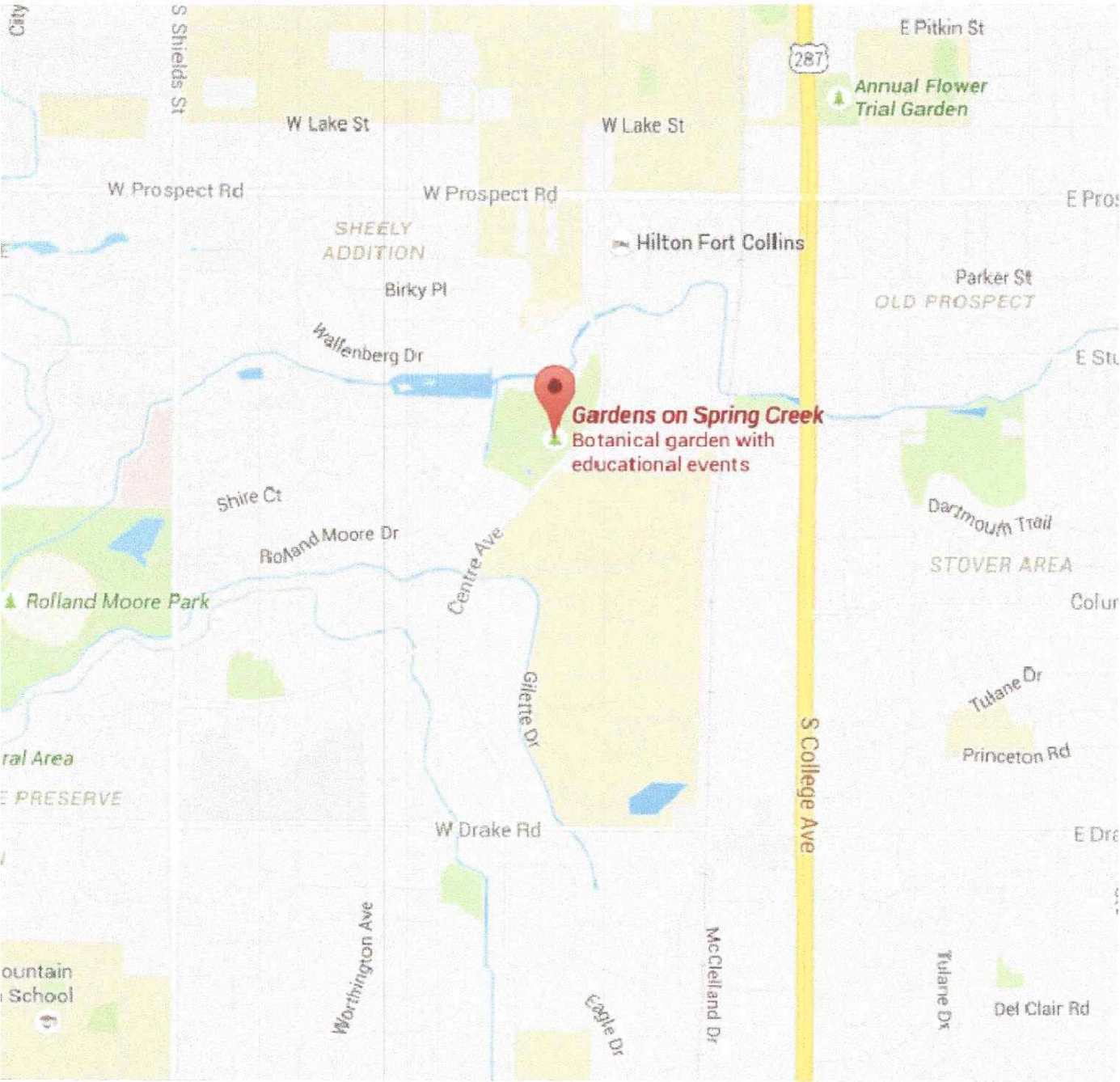


Attendees parking in the NRRC and CSU parking lots and some using Transfort will be required to cross Centre Avenue. There are recent afternoon peak hour (4:30-5:30 pm) traffic forecasts of 930 vehicles on this segment of Centre Avenue. Traffic on Centre Avenue will be much less after an event (8:00-9:00 pm). There could be 1000-1200 pedestrians crossing Centre Avenue before and after a large ticketed event. Pedestrian crossing assistance will be provided at large events.

With concentrated ingress and egress activity times of the parking lots related to an event, management of the parking lots is essential. As necessary, Gardens on Spring Creek Staff should be used to facilitate/control ingress and egress. This would be similar to other events in Fort Collins, such as CSU basketball and volleyball games. Some of the traffic control on the public streets will likely utilize uniformed Fort Collins Police.

#### SUMMARY

This Major Amendment is for up to eight large ticketed events in a year. The impact will be similar to other events in Fort Collins, such as CSU basketball and volleyball games. Parking will be available on the site, in the NRRC parking lot, and in the CSU Research facility parking lot. It is expected that as much as 20 percent of the attendees would utilize alternative transportation modes (walk, bike, transit). Traffic control and parking lot management should be implemented during ingress and egress times for each event.



SITE LOCATION

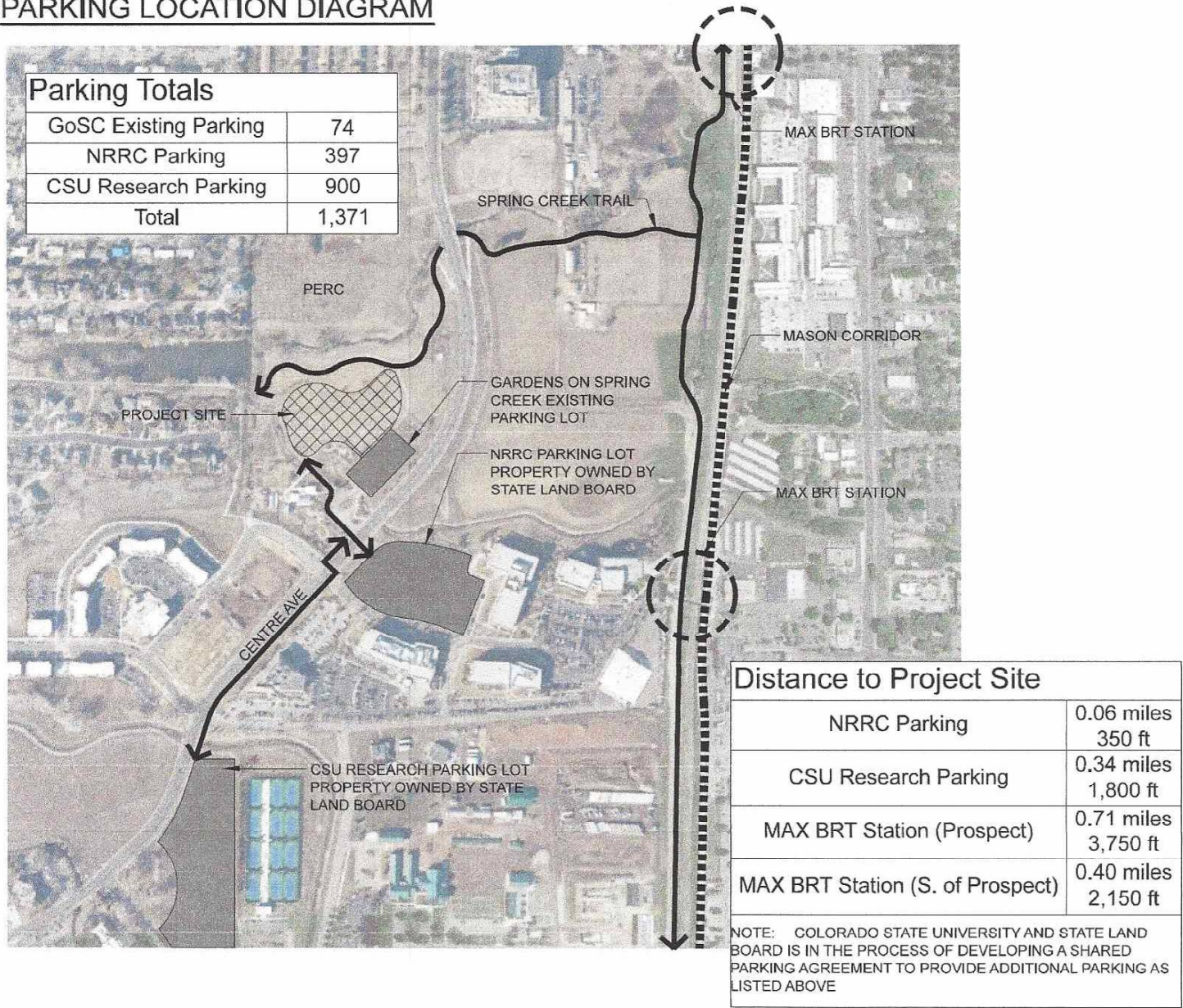
Figure 1







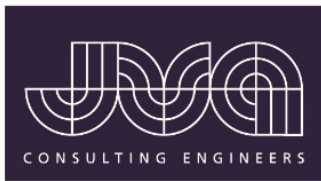
PARKING LOCATION DIAGRAM



PARKING LOTS

Figure 2





September 9, 2015

Basil Hamdan, P.E., CFM  
Stormwater Quality Engineer  
Fort Collins Utilities, Stormwater  
700 Wood Street  
Fort Collins, CO 80521

[www.jvajva.com](http://www.jvajva.com)

RE: City of Fort Collins Gardens on Spring Creek – Drainage & Erosion Control Memo  
JVA Job No. 2257c

Dear Mr. Hamdan:

This letter has been prepared to summarize the drainage concept, solutions and changes in impervious area associated with the site improvements for the Gardens on Spring Creek project located at the Community Horticulture Center, 2145 Centre Avenue, Fort Collins, Colorado. This letter represents an addendum to the Center for Advanced Technologies 22<sup>nd</sup> Filing (“Community Horticulture Center”) Final Project Development Drainage and Erosion Control Report, dated January 31, 2003, prepared by EDAW, Inc. (EDAW).

### **Overview**

The existing 18.3 acre site consists of the Community Horticulture Center (CHC) and outdoor classrooms, visitor parking lot, Children’s Garden, Garden of Eatin’, Experiential Garden, and the Rock Garden, all constructed as part of the first phase of the Master Plan for the development of the City-owned property. In general, as part of the final buildout of the project (phase 2) on the remaining 5+ acres of undeveloped land, proposed improvements include the addition of the Great Lawn and bandstand/stage, the Prairie Garden, Foothills Garden, Undaunted Garden, extensive trail system expansion, and enlargement of the stormwater detention pond/Wetlands Demonstration Site to the east. The project site is located in the FEMA 100-year regulatory floodway and City of Fort Collins Spring Creek Drainage Basin (SWMM Subbasin 130), and no stormwater detention is required (refer to the project Floodplain Memo prepared by JVA, Inc. dated September 8, 2015 for compliance with Chapter 10 of City Municipal Code: Flood Prevention and Protection). The referenced Final Drainage and Erosion Control Report for the project accounts for the anticipated phase 2 buildout of the gardens and corresponding increase in runoff into Spring Creek. This letter will serve to supplement the original report and demonstrate that the final development of the Gardens on Spring Creek complies with the approved stormwater drainage plan designed by EDAW.

### **Existing Drainage Design**

As discussed in the approved drainage report, the predeveloped site historically drained overland directly into Spring Creek. The original storm design by EBAW mimics the historic drainage pattern; runoff from the site flows via curb & gutter (in the existing parking lot), grass swales, culverts, and through a perforated underdrain system within the water quality porous landscape detention areas, ultimately discharging into Spring Creek. The southern portion of the site is interrupted by the Sherwood Ditch Lateral, and the original suspended CMP storm culverts were replaced with RCP culverts underneath the ditch to convey runoff into Spring Creek as part of the phase 1 project. Other than the area immediately adjacent to the Sherwood Lateral, no runoff will enter the ditch except in the 100-year event.





### **Proposed Drainage Design**

The drainage characteristics of the phase 2 buildout of the Gardens on Spring Creek comply with the original stormwater design intent as described in the approved drainage report and no major variations are proposed. Runoff will continue to be conveyed to Spring Creek via a combination of overland flow, vegetated swales, and perforated piping. The existing constructed wetlands basin (previously referred to as the Wetlands Demonstration Site) will be expanded to approximately 15,000 square feet of area and 0.491 acre-feet of volume. This enlarged basin will encompass and replace the existing southeastern porous landscape detention (PLD) area (identified as water quality basin A1a in the original Report) while retaining the existing concrete sill structure and downstream PLD area to the north, eventually outfalling into Spring Creek. The wetlands basin will provide 11,843 cubic feet of storage volume above the permanent water surface created by the concrete sill at an elevation of approximately 4990.94 feet (NAVD88 datum), an increase of 8,149 cubic feet over the existing condition. The small PLD area to the north referred to in the original plans as basin A1b will also remain. See the attached grading plans, sheets C1.0-C1.2. EBAW's Report anticipated the Gardens full buildout by assuming an overall runoff coefficient value of 0.35 and an approximated 10% imperviousness. Based on as-built drawings of the Horticulture Center, the existing/post-phase 1 overall site imperviousness was calculated to be 12.5%, with a coefficient of 0.40. The Gardens final proposed layout was calculated to be 17.8% and 0.44 respectively, resulting in a minor increase over the existing and an insignificant deviation from the original assumptions. The associated increase in runoff is more than offset by the increased volume in the constructed wetlands basin. See attached calculations.

### **Erosion and Sediment Control**


During construction, temporary erosion and sediment control practices will be used to limit soil erosion and sediment discharge off the site. An erosion and sediment control plan with stormwater management plan and details will be provided in the utility plans for construction. Refer to the Erosion Control Report prepared by JVA dated September 9, 2015.

Please feel free to contact myself or Karen Brigman to discuss any questions you may have.

Sincerely,

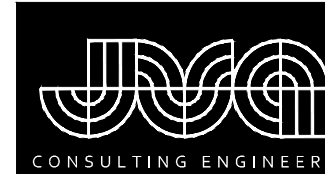
JVA, INCORPORATED

By:

  
\_\_\_\_\_  
Brian Campbell, P.E.  
Project Manager

By:

  
\_\_\_\_\_  
Karen Brigman  
Design Engineer



JVA, Incorporated 25 Old Town Square  
Suite 200 Fort Collins, CO 80524  
E-mail: info@jva.com  
Phone: 970.225.9099 Fax: 970.225.6963

REVISION / ISSUE DESCRIPTION

DESIGNED

DRAWN

DATE

NO.

DESIGNED BY: BJC  
DRAWN BY: KRB  
CHECKED BY: CRH  
JOB NUMBER: 2257c  
DATE: SEPT 2015

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CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING

COMMUNITY HORTICULTURE CENTER

MAJOR AMENDMENT - UTILITY PLANS

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

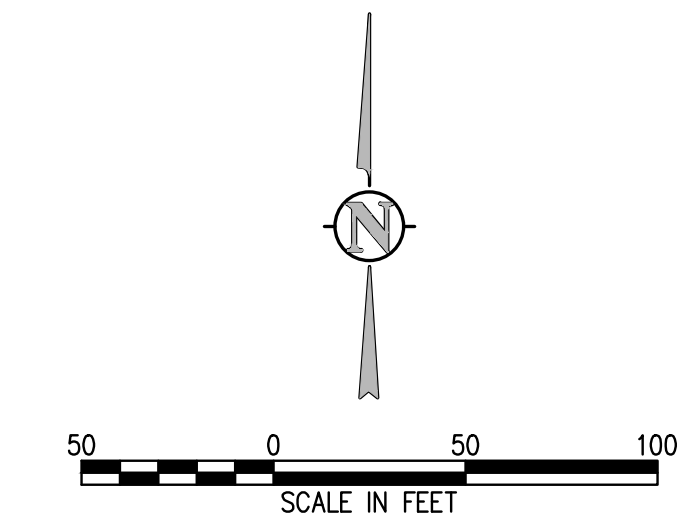
SHEET NUMBER

C1.0



EROSION CONTROL LEGEND

- CONCRETE WASHOUT AREA
- VEHICLE TRACKING CONTROL
- SEDIMENT CONTROL LOG
- ROCK SOCK
- SEDIMENTATION BASIN



City of Fort Collins, Colorado  
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date:
CHECKED BY:	Water/Wastewater Utility	Date:
CHECKED BY:	Stormwater Utility	Date:
CHECKED BY:	Traffic Engineer	Date:
CHECKED BY:	Publics and Recreation	Date:
CHECKED BY:	Environmental Planning	Date:
CHECKED BY:		Date:



DESIGNED BY:	BJC
DRAWN BY:	KRB
CHECKED BY:	CRH
JOB NUMBER:	2257c
DATE:	SEPT 2015

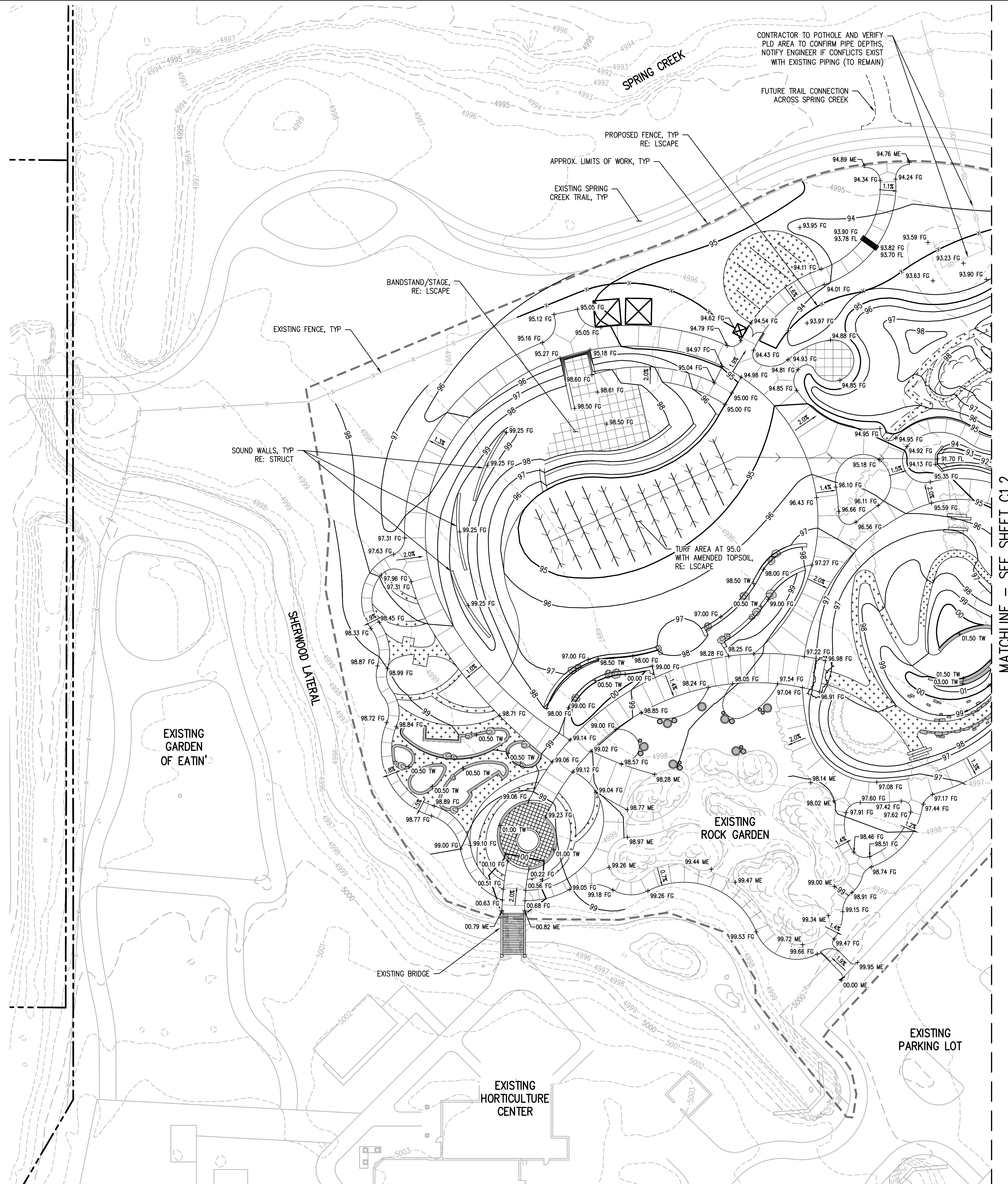
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COMMUNITY HORTICULTURE CENTER  
MAJOR AMENDMENT - UTILITY PLANS

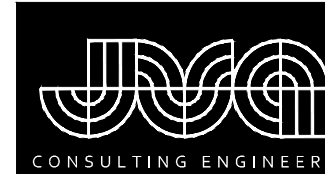
# DETAILED GRADING PLAN - WEST

SHEET NUMBER

## C1.1



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JVA, Incorporated 25 Old Town Square  
Suite 200 Fort Collins, CO 80524  
E-mail: info@jva.com  
Phone: 970.225.9099 Fax: 970.225.6963

REVISION / ISSUE DESCRIPTION

DESIGNED

DRAWN

DATE

NO.

DESIGNED BY: BJC  
DRAWN BY: KRB  
CHECKED BY: CRH  
JOB NUMBER: 2257c  
DATE: SEPT 2015

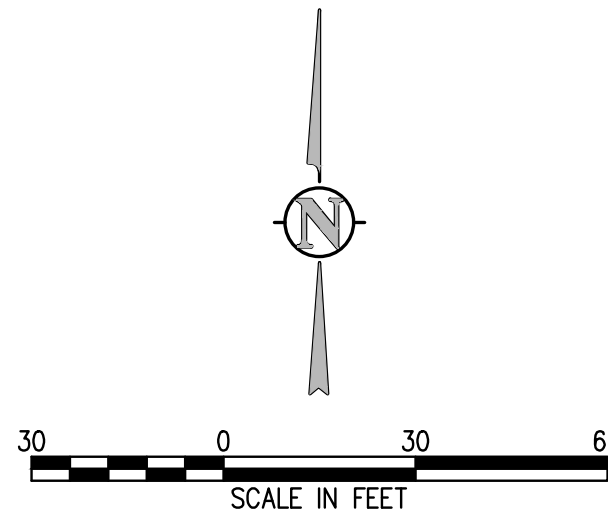
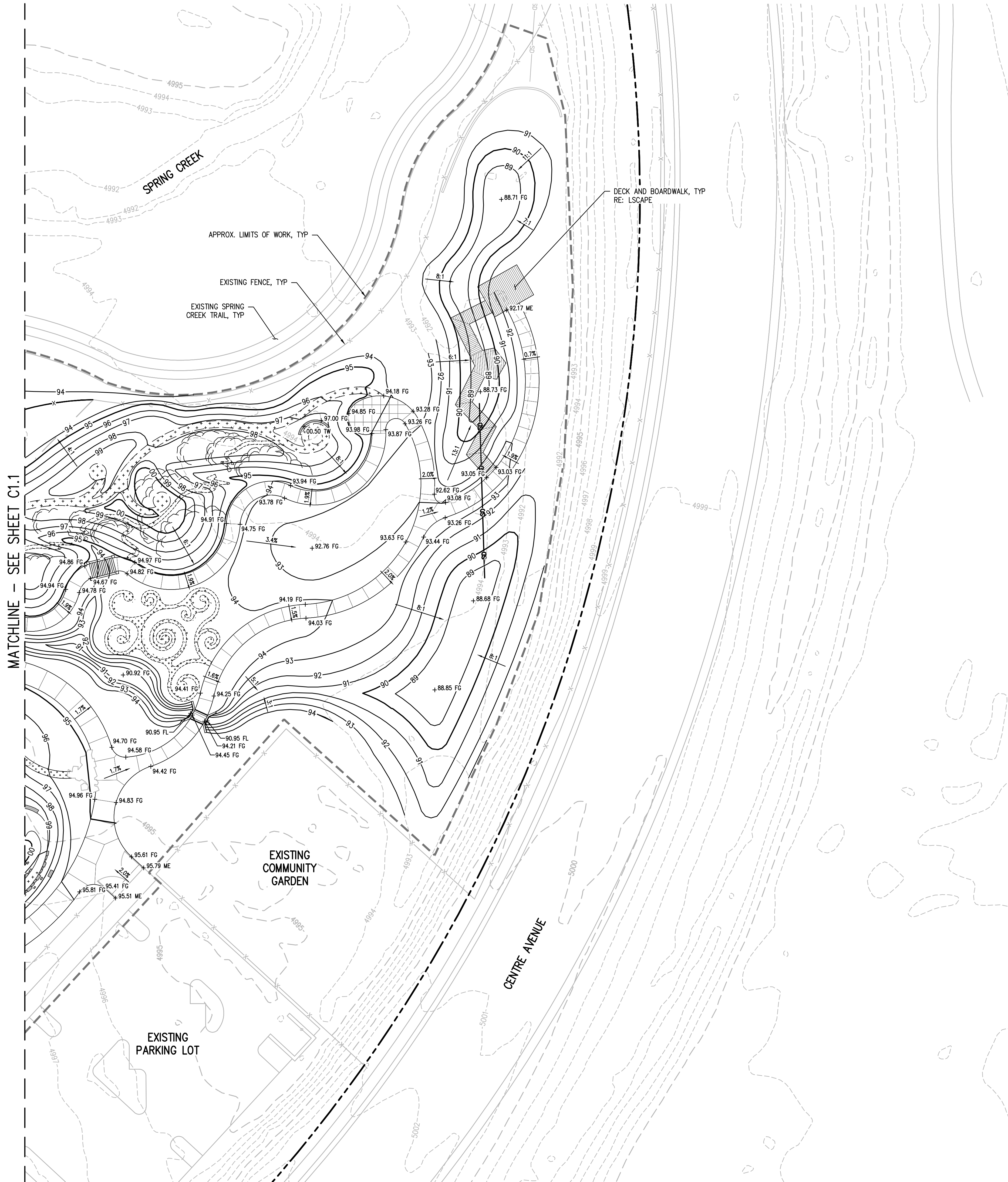
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COMMUNITY HORTICULTURE CENTER  
MAJOR AMENDMENT - UTILITY PLANS

DETAILED GRADING PLAN - EAST

SHEET NUMBER

C1.2



City of Fort Collins, Colorado  
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date:
CHECKED BY:	Water/Wastewater Utility	Date:
CHECKED BY:	Stormwater Utility	Date:
CHECKED BY:	Traffic Engineer	Date:
CHECKED BY:	Public Works Director	Date:
CHECKED BY:	Environmental Planner	Date:
CHECKED BY:		Date:





**JVA Incorporated**  
 25 Old Town Square  
 Fort Collins, CO 80524  
 Ph: 970.225.9099  
 Fax: 970.225.6923

Job Name: Gardens on Spring Creek  
 Job Number: 2257c  
 Date: 9/15/15  
 By: KRB

	I%	C2	C5	C10	C100
Streets Paved	100%	0.95	0.00	0.95	1.00
Concrete Drives/Walks	90%	0.95	0.00	0.95	1.00
Roof	90%	0.95	0.00	0.95	1.00
Gravel	40%	0.50	0.00	0.50	0.63
Landscaping (B soil)	0%	0.15	0.00	0.15	0.19
Landscaping (C/D soil)	0%	0.25	0.00	0.25	0.31
Playground	10%	0.11	0.00	0.11	0.14
Artificial Turf	25%	0.20	0.00	0.20	0.25

## Gardens on Spring Creek

### Historic Runoff Coefficient Calculations

Location: Fort Collins  
 Minor Design Storm: 2  
 Major Design Storm: 100  
 Soil Type: C/D

Basin Design Data																
	I (%) =	100%	90%	90%	40%	10%	25%	0%	0%			I (%)	Runoff Coeff's			
Basin Name	Design Point	A <sub>paved streets</sub> (sf)	A <sub>drives/c onc</sub> (sf)	A <sub>roof</sub> (sf)	A <sub>gravel</sub> (sf)	A <sub>plygnd</sub> (sf)	A <sub>art. turf</sub> (sf)	A <sub>lscape (B soil)</sub> (sf)	A <sub>lscape (C/D soil)</sub> (sf)	A <sub>Total</sub> (sf)	A <sub>Total</sub> (ac)	Imp (%)	C2	C5	C10	C100
H	1	49,942	39,309	10,331	12,087			5,900	678,427	795,996	18.27	12.5%	0.34	0.00	0.34	0.40



**JVA Incorporated**  
25 Old Town Square  
Fort Collins, CO 80524  
Ph: 970.225.9099  
Fax: 970.225.6923

Job Name: Gardens on Spring Creek  
Job Number: 2257c  
Date: 9/15/15  
By: KRB

	I%	C2	C5	C10	C100
Streets Paved	100%	0.95	0.00	0.95	1.00
Concrete Drives/Walks	90%	0.95	0.00	0.95	1.00
Roof	90%	0.95	0.00	0.95	1.00
Gravel	40%	0.50	0.00	0.50	0.63
Landscaping (B soil)	0%	0.15	0.00	0.15	0.19
Landscaping (C/D soil)	0%	0.25	0.00	0.25	0.31
Playground	10%	0.11	0.00	0.11	0.14
Artificial Turf	25%	0.20	0.00	0.20	0.25

Gardens on Spring Creek

Developed Runoff Coefficient Calculations

Location: Fort Collins  
Minor Design Storm: 2  
Major Design Storm: 100  
Soil Type: C/D

Basin Design Data												I (%)	Runoff Coeff's			
	I (%) =	100%	90%	90%	40%	10%	25%	0%	0%				C2	C5	C10	C100
Basin Name	Design Point	A <sub>paved streets</sub> (sf)	A <sub>drives/c onc</sub> (sf)	A <sub>roof</sub> (sf)	A <sub>gravel</sub> (sf)	A <sub>plygnd</sub> (sf)	A <sub>art. turf</sub> (sf)	A <sub>lscape (B soil)</sub> (sf)	A <sub>lscape (C/D soil)</sub> (sf)	A <sub>Total</sub> (sf)	A <sub>Total</sub> (ac)	Imp (%)				
D	1	49,942	79,073	10,817	27,864			5,900	622,400	795,996	18.27	17.8%	0.38	0.00	0.38	0.44

## Gardens on Spring Creek

### Critical Pond Elevations

Design Engineer: K. Brigman  
 Design Firm: JVA, Inc.  
 Project Number: 2257c  
 Date: September 9, 2015

### DESIGN CRITERIA

Urban Storm Drainage Criteria Manual, Urban Drainage and Flood Control District, June 2001

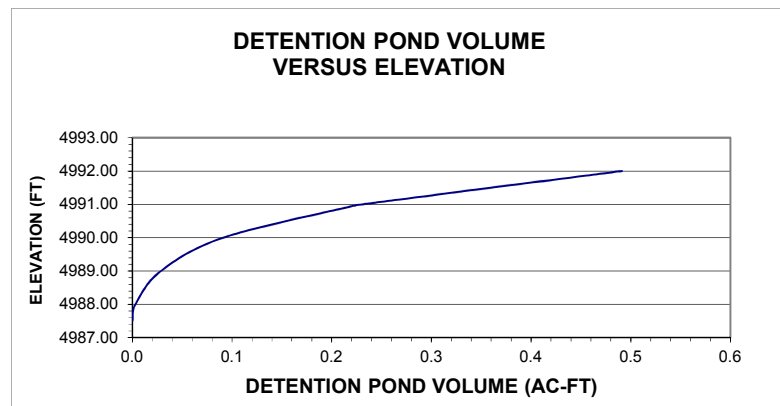
### Stage Storage

Volume (pond volume calculated using the prismatic formula):

$$V = \frac{(A_1 + A_2 + \sqrt{A_1 A_2}) \text{Depth}}{3}$$

CONTOUR (FT)	AREA (FT <sup>2</sup> )	AREA (ACRE)	VOLUME (ACRE-FT)	DEPTH (FT)	CUMULATIVE VOLUME (ACRE-FT)	CUMULATIVE VOLUME (CUBIC FT)
4987.50	0.00	0.000	0.000	0.00	0.000	0.00
4988.0	790.00	0.018	0.003	0.50	0.003	131.67
4989.0	1,480.00	0.034	0.026	1.50	0.029	1248.77
4990.0	4,200.00	0.096	0.063	2.50	0.091	3973.16
4990.94	7,860.00	0.180	0.128	3.44	0.219	9552.25
4991.0	8,075.00	0.185	0.011	3.50	0.230	10030.29
4992.0	15,010.00	0.345	0.261	4.50	0.491	21395.07
4992.5						

\*Permanent WSE



**Jason Holland**

---

**Subject:** Gardens on Spring Creek ECS Memo

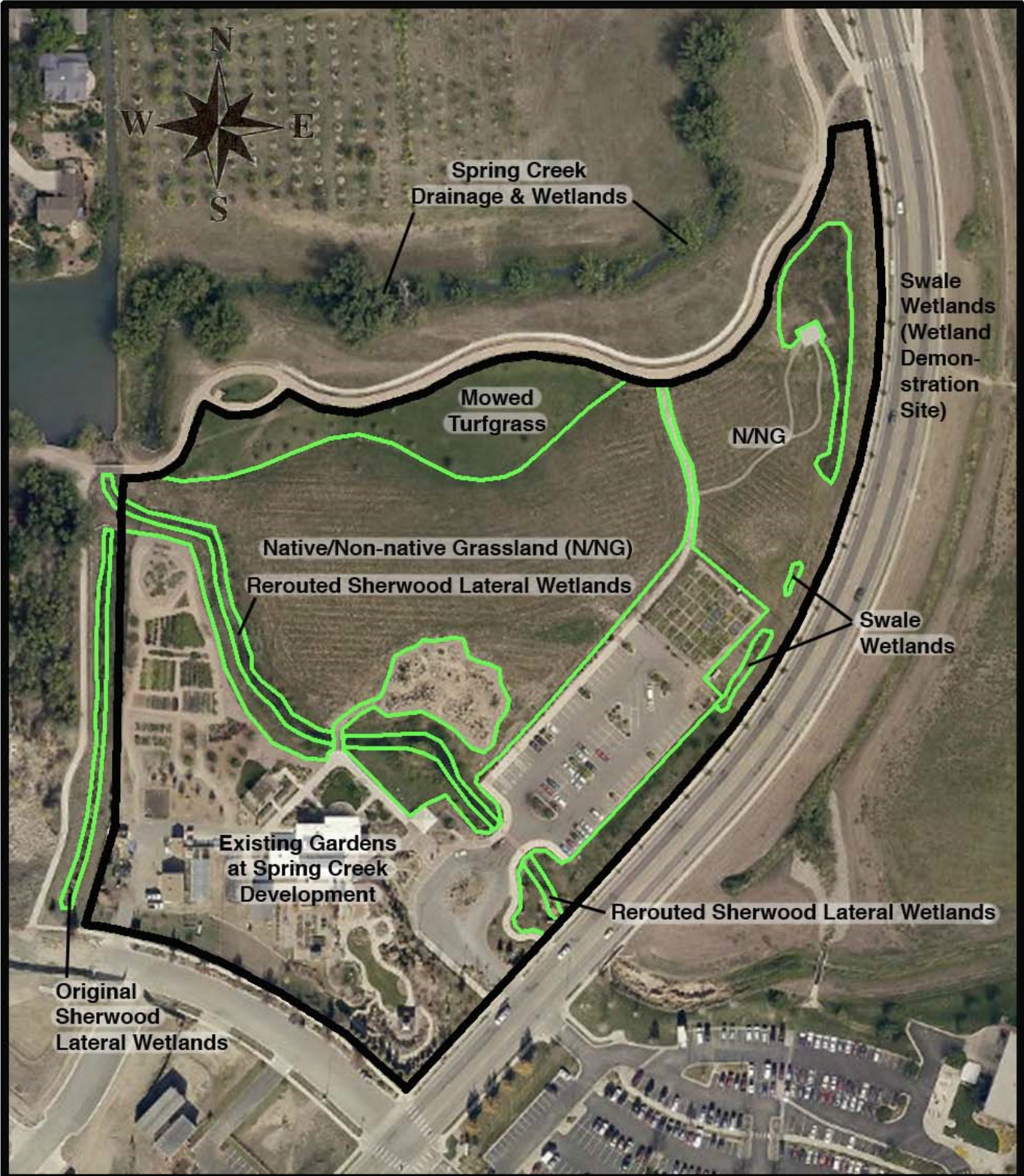
Hi Rebecca,

Attached is a letter/memo from Mike Phelan at Cedar Creek Associates as well as a map documenting the overall site conditions and change that has taken place since the previous ECS was completed in 2001. A map outlining habitat types is included as well.

Thanks,

Craig Russell RLA, ASLA  
Principal

Russell + Mills Studios  
141 S. College Ave, Suite 104  
Fort Collins, CO 80524  
p: 970.484.8855  
c: 970.631.2072



**LEGEND**

-  Gardens at Spring Creek Property Boundary
-  Habitat Boundary

Scale: 1 inch = ~ 120 feet

Aerial Photo Source: Larimer County Landscape & Imagery Explorer - 2012 Aerial Imagery

CEDAR CREEK ASSOCIATES, INC.  
916 Wilshire Ave., Fort Collins, CO 80521 • (970) 493-4394

**FIGURE 1**  
**Habitat Mapping**  
**for the Gardens at**  
**Spring Creek Property**

Craig,

This e-mail is submitted as an update to the 2001 ECS Report for CSURF property that covered the Gardens at Spring Creek Property before the development of the Gardens and other project on nearby CSURF properties.

I reviewed site conditions of the Gardens at Spring Creek Property today and produced the attached habitat map that documents current site conditions.

Based on today's field review some habitat changes have occurred since the 2001 ECS report on undeveloped portions of the property. The primary upland shift in habitats has been the conversion of what was formerly alfalfa hayfield to native/non-native grassland and mowed turf grass areas (see attached Figure 1).

Native/non-native grassland and mowed turf grass areas do not meet any City of Fort Collins criteria for protection or buffer setbacks. In addition their habitat quality is low for wildlife use since they are consistently mowed.

The other habitat change has been the development of wetlands in two areas that were formerly alfalfa hayfield uplands. This includes wetland development along the re-routed segment of the Sherwood Lateral and wetland creation along a constructed swale along the eastern property boundary (see Figure 1). In addition, wetlands continue to be supported along the original segment of the Sherwood Lateral adjacent to the west property boundary. All of these wetlands are dominated primarily by narrow-leaf cattail (*Typha angustifolia*), and sandbar willow (*Salix exigua*). The swale wetlands would likely be considered non-jurisdictional by the U.S. Army Corps of Engineers since they have no continuous wetland or hydrologic connection to Spring Creek. Wetlands in the original and rerouted segments of the Sherwood lateral would likely be considered jurisdictional since they have continuous hydrologic connection to Spring Creek.

The largest swale wetland at the northeast corner of the property was created as a Wetland Demonstration Site and also serves as a wetland mitigation area for wetlands lost on a nearby CSURF development parcel. All wetland parcels appear to less than 0.3 acre in size, although the largest swale wetland may be approaching 0.3 acre. The wetland site would need to be surveyed to determine its exact size. Wetlands over 0.3 acre would require a 100-foot buffer.

Wetlands are the only special habitat feature on the property, and the City of Fort Collins buffer requirement of 50 feet for wetlands under 0.3 acre would apply to these features. Wetlands and riparian habitat along Spring Creek appear to similar to stream corridor conditions documented by the 2001 ECS Report so no additional buffer or mitigation recommendations would apply for Spring Creek.

The Spring Creek corridor represents the only potential threatened or endangered species habitat near the Gardens at Spring Creek Property. As long a buffer setback are applied to the wetland areas connected to Spring Creek and no new development encroaches into the existing Spring Creek corridor, no

threatened or endangered species consultation would be required with the U.S. Fish and Wildlife Service.

Craig, this concludes my update of the 2001 ECS Report for the Gardens at Spring Creek Property. Let me know if you have any questions or need a more formal report for the update.

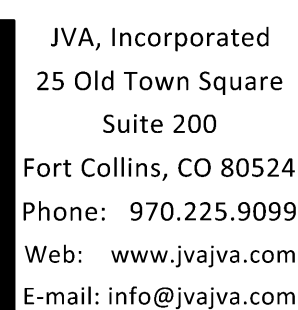
Mike

T. Michael Phelan  
Senior Wildlife Biologist  
Cedar Creek Associates, Inc.  
916 Willshire Ave.  
Fort Collins, CO 80521  
Office - 970-493-4394  
FAX - 970-493-4394  
Cell - 970-231-3680

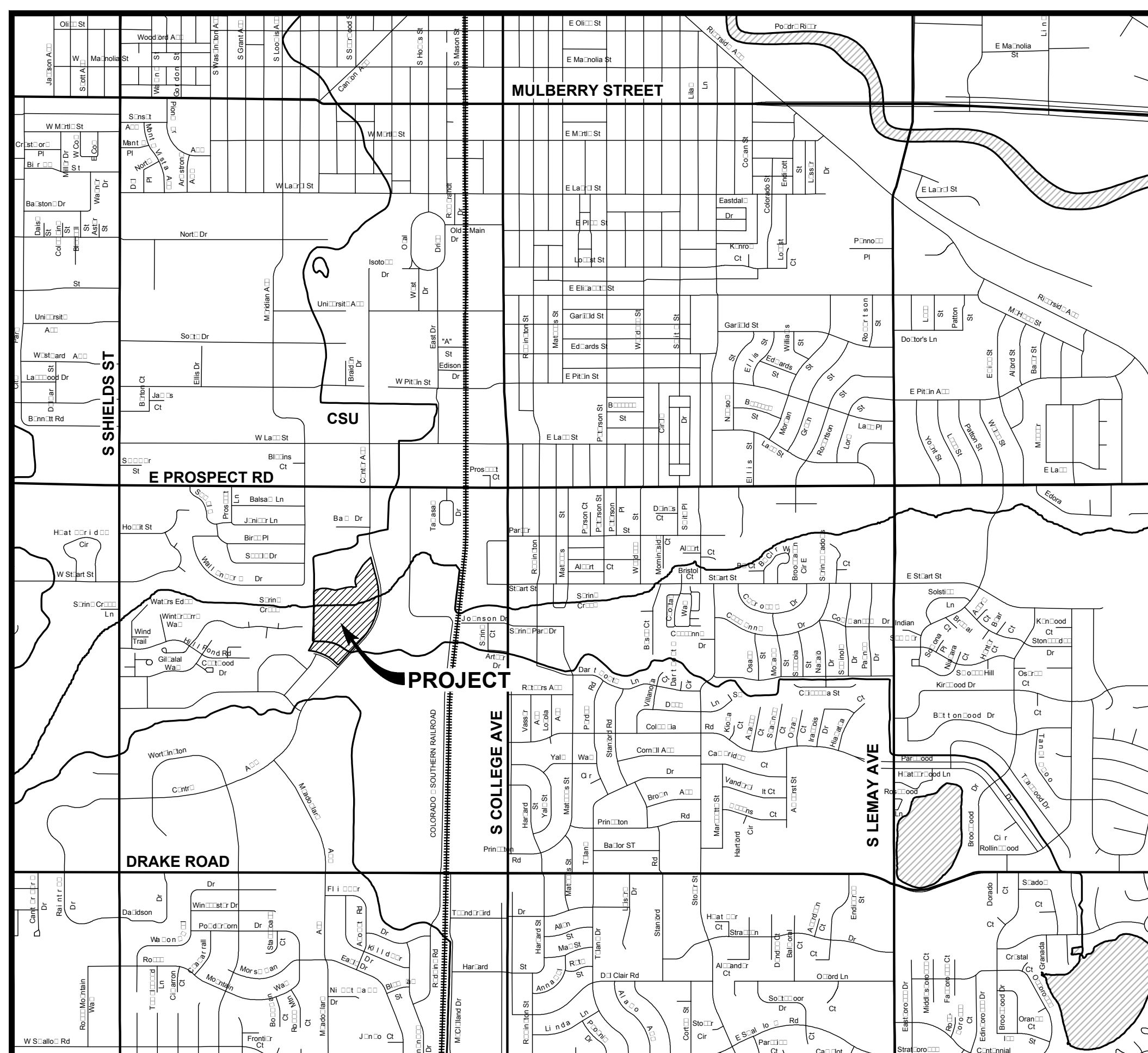


## MAJOR AMENDMENT UTILITY PLANS

RUSSELL + MILLS STUDIOS  
141 SOUTH COLLEGE AVENUE  
SUITE 104  
FORT COLLINS, CO 80524  
970-484-8855  
JOHN BEGGS  
JBEGGS@RUSSELLMILLSSTUDIOS.COM



SEPTEMBER, 2015



**VICINITY MAP**  
SCALE: 1"=1500'

## CE1.0 SWMP &amp; EROSION CONTROL DETAILS

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE CITY OF FORT COLLINS AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS.

NAME: BRIAN CAMPBELL, P.E.  
P.E. No. 40196

THESE PLANS HAVE BEEN REVIEWED BY THE CITY OF FORT COLLINS FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE CITY ENGINEER, OR THE CITY OF FORT COLLINS FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT THE QUANTITIES OF THE ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE CITY OF FORT COLLINS FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

## City of Fort Collins, Colorado UTILITY PLAN APPROVAL

APPROVED:	Cit. En. In.	Date:
CHECKED BY:	Water & Wastewater Utility	Date:
CHECKED BY:	Stormwater Utility	Date:
CHECKED BY:	Traffic Engineering	Date:
CHECKED BY:	Parks and Recreation	Date:
CHECKED BY:	Engineering & Planning	Date:
CHECKED BY:		Date:

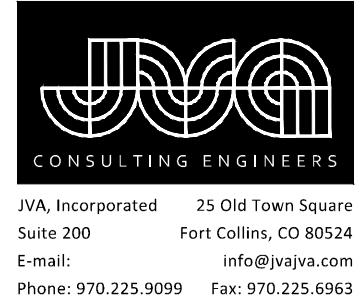
**CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING  
COMMUNITY HORTICULTURE CENTER  
MAJOR AMENDMENT - UTILITY PLANS**

COVER SHEET

SHEET NUMBER

C0.0





ABBREVIATIONS

AASHTO	AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	JTS	JOINTS
ABAN	ABANDON	KB	KICKBLOCK
AC	ASPHALTIC CONCRETE PAVING	KO	KNOCKOUT
ADDL	ADDITIONAL	L	LEFT OR LITER
ADDM	ADDENDUM	LSCAPE	LANDSCAPE(ING)
ADJ	ADJUSTABLE	LF	LINEAR FOOT
AE	ACCESS EASEMENT	LP	LIGHT POLE
AL	ALUMINUM	LT	LIGHT
ALT	ALTERNATE	LWL	LOW WATER LEVEL
AMT	AMOUNT		
APPROX	APPROXIMATE	MAINT	MAINTENANCE
ARCH	ARCHITECT(URAL)	MAN	MANUAL
ARV	AIR RELIEF VALVE	MATL	MATERIAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MAX	MAXIMUM
ASPH	ASPHALT	ME	MATCH EXISTING
ASSY	ASSEMBLY	MECH	MECHANICAL
AUTO	AUTOMATIC	MFR	MANUFACTURER
AVG	AVERAGE	MH	MANHOLE
		MIN	MINIMUM
		MISC	MISCELLANEOUS
BC	BACK OF CURB		
BFV	BUTTERFLY VALVE	N	NORTH
BLDG	BUILDING	NA	NOT APPLICABLE
BLK	BLOCK	NIC	NOT IN CONTRACT
BM	BENCH MARK	NPT	NATIONAL PIPE THREAD
BMP	BEST MANAGEMENT PRACTICE	NTS	NOT TO SCALE
BOT	BOTTOM		
BSMT	BASEMENT	OC	ON CENTER
BVCE	BEGIN VERTICAL CURVE ELEVATION	OD	OUTSIDE DIAMETER
BVCS	BEGIN VERTICAL CURVE STATION	OPP	OPPOSITE
BW	BOTTOM OF WALL	OPT	OPTIONAL
CB	CATCH BASIN	PC	POINT OF CURVATURE
CCW	COUNTER CLOCKWISE	PCO	PRESSURE CLEAN OUT
CDOT	COLORADO DEPT OF TRANSPORTATION	PCR	POINT OF CURVE RETURN
CIP	CAST IRON PIPE	PI	POINT OF INTERSECTION
CJ	CONSTRUCTION JOINT	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTER LINE OR CHAIN LINK	PL	PROPERTY LINE
CLR	CLEAR	PE	POLYETHYLENE
CMF	CORRUGATED METAL PIPE	PRELIM	PRELIMINARY
CMU	CONCRETE MASONRY UNIT	PREP	PREPARATION
CO	CLEANOUT	PROP	PROPOSED
CoFC	CITY OF FORT COLLINS	PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE
CONC	CONCRETE		
CONST	CONSTRUCTION	PT	POINT OF TANGENCY
CONT	CONTINUOUS(ATION)	PV	PLUG VALVE
COR	CORNER	PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE PAVEMENT
CTR	CENTER	PWMT	
CY	CUBIC YARDS	QTY	QUANTITY
DE	DRAINAGE EASEMENT	R	RIGHT
DEMO	DEMOLITION	RAD	RADIUS
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DIAG	DIAGONAL	RD	ROOF DRAIN
DIP	DUCTILE IRON PIPE	RE	REFERENCE
DOM	DOMESTIC	RECT	RECTANGULAR
DR	DRAIN	REINF	REINFORCE (D) (ING) (MENT)
DWG	DRAWING	REQD	REQUIRED
DWL	DOWEL	ROW	RIGHT OF WAY
E	EAST	SAN	SANITARY
EA	EACH, EMERGENCY ACCESS	SD	STORM DRAIN
EJ	EXPANSION JT	SECT	SECTION
EL	ELEVATION	SPEC	SPECIFICATION
		SQ	SQUARE
ELEC	ELECTRICAL	SQ FT	SQUARE FOOT
ENGR	ENGINEER	SQ YD	SQUARE YARD
EOP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SST	STAINLESS STEEL
EQUIP	EQUIPMENT	STA	STATION
EQUIV	EQUIVALENT	STD	STANDARD
ESMT	EASEMENT	STL	STEEL
EST	ESTIMATE	STRUCT	STRUCTURAL
EVCE	END VERTICAL CURVE ELEVATION	SWMP	STORMWATER MANAGEMENT PLAN
EVCS	END VERTICAL CURVE STATION	SYM	SYMMETRICAL
EXP JT	EXPANSION JOINT		
EXIST	EXISTING		
FND	FOUNDATION	TB	THRUST BLOCK
FES	FLARED END SECTION	TBC	TOP BACK OF CURB
FF	FINISH FLOOR	TBM	TEMPORARY BENCH MARK
FG	FINISH GRADE	TEMP	TEMPORARY
FH	FIRE HYDRANT	THK	THICK
FL	FLOW LINE	THB	TOP OF BANK
FN	FENCE	TOB	TOP OF CONCRETE OR TOP OF CURB
FOC	FACE OF CONCRETE	TOC	
FT	FEET		
FTG	FOOTING OR FITTING	TOP	TOP OF PIPE
		TOT	TOTAL
G	GAS	TW	TOP OF WALL
GA	GAUGE	TYP	TYPICAL
GAL	GALLON		
GALV	GALVANIZED	UE	UTILITY EASEMENT
GCO	GRADE CLEANOUT	UGE	UNDERGROUND ELECTRIC
GND	GROUND	UTIL	UTILITY
GV	GATE VALVE		
		VERT	VERTICAL
H	HIGH	VC	POINT OF VERTICAL CURVATURE
HB	HOSE BIB		
HE	HORIZONTAL ELLIPTICAL	W	WIDE OR WIDTH
HDWL	HEADWALL	W/	WITH
HNDRL	HAND RAIL	WITHOUT	WITHOUT
HORIZ	HORIZONTAL	WQCE	WATER QUALITY CONTROL ELEVATION
HP	HIGH POINT	WSE	WATER SURFACE ELEVATION
HR	HOOR		
HVAC	HEATING, VENTILATION, AIR CONDITIONING	X SECT	CROSS SECTION
HWY	HIGHWAY	YH	YARD HYDRANT
HWL	HIGH WATER LINE		
HYD	HYDRANT		
INCL	INCLUDED		
ID	INSIDE DIAMETER		
IN	INLET		
INV	INVERT		
IRR	IRRIGATION		

LEGEND

	BENCHMARK
	MANHOLE
	AREA DRAIN
	COMBINATION INLET
	TYPE R INLET
	TYPE 13 FIELD INLET
	FLARED END SECTION W/ RIPRAP
	TEE W/ THRUST BLOCK
	BEND W/ THRUST BLOCK
	END CAP W/ THRUST BLOCK
	GATE VALVE
	REDUCER/INCREASER
	WATER METER
	FIRE HYDRANT
	SIGN W/ POST
	STORM DRAIN - LARGER PIPE
	STORM DRAIN - SMALLER PIPE
	ROOF DRAIN
	SANITARY SEWER
	WATER
	IRRIGATION
	UNDERDRAIN
	TRENCH DRAIN
	FLOOR DRAIN / FOUNDATION DRAIN
	ELECTRIC
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	TELEPHONE
	CABLE TV
	FIBER OPTIC
	JOINT UTILITY TRENCH
	GAS
	FENCE
	FLOW LINE OF DITCH OR WASH
	SLOPE ARROW
	PROPOSED SPOT ELEVATION
	EXIST SPOT ELEVATION
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXIST INDEX CONTOUR
	EXIST INTERMEDIATE CONTOUR
	CURB AND GUTTER
	SPILL/CATCH CURB TRANSITION
	SIDEWALK
	CONCRETE PAVING
	ASPHALT PAVING
	PROPOSED BUILDING
	BLDG ACCESS
	EXIST BUILDING
	DEMO (REMOVE) TREE
	LIMITS OF SAWCUT
	LIMITS OF WORK
	EASEMENT LINE
	PROPERTY LINE / ROW

SYMBOLS

	DETAIL TITLE	1	DETAIL NUMBER IDENTIFICATION
	SCALE	-	SHEETS WHERE THE SECTION OR ELEVATION IS CUT OR CALLED OUT - INDICATES SAME DRAWING
	DETAIL TITLE	1	DETAIL NUMBER IDENTIFICATION
	C.T.O.	-	SHEETS WHERE THE DETAIL IS DRAWN - INDICATES SAME DRAWING
	DETAIL MARKER		
	REVISION CLOUD		
	REVISION NUMBER		

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT COLLINS, LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS), COLORADO DEPARTMENT OF TRANSPORTATION (CDOT), JURISDICTIONAL FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE JURISDICTIONAL FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.

2. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORM WATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS, THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.

4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM CITY OF FORT COLLINS, OWNER, AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UCC.ORG).

5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.

7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.

8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS SUCH AS RAMPS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED BY OWNER, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.

9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN ACCEPTABLE DRIVE SLOPE STANDARDS PER ENGINEER. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, ETC. THAT MAY NOT BE DELINEATED ON PLANS.

10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.

11. OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.

13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.

14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, FORT COLLINS STORMWATER CRITERIA MANUAL, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.

15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE 2.0% MAX. PERPENDICULAR TO DIRECTION OF TRAVEL. MAXIMUM GRADE OF HANDICAPPED ACCESSIBLE WALKS MUST BE 5.0% MAX. IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ALL HANDICAP RAMPS IS 8.3% OVER A MAXIMUM 6" RISE. MAXIMUM GRADE AT HANDICAP PARKING IS TYPICALLY 2.0% IN ALL DIRECTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS AND RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. HANDICAP RAMPS SHALL CONFORM TO CITY OF FORT COLLINS CONSTRUCTION DETAILS.

16. PROJECT DATUM:

NAV888 (CITY OF FORT COLLINS DATUM)

BENCHMARK #1: 28-92, SOUTHWEST CORNER OF WEST PROSPECT RD. AND CENTRE AVE., ON A WATER VALVE PIT. ELEVATION: 5010.65 FEET

BENCHMARK #2: 14-97, APPROXIMATELY 100 FEET WEST OF THE INTERSECTION OF CENTRE AVE. AND RESEARCH BLVD., ON THE WEST END OF THE SOUTH HEADWALL ON CENTRE AVE. ELEVATION: 5051.76 FEET

NOTE: IF NGVD29 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 = NAVD88 - 3.17'

17. THE CONTRACTOR SHALL FURNISH THE CITY OF FORT COLLINS, ENGINEER, AND OWNER WITH A SET OF CONSTRUCTION RECORD DRAWINGS MARKED "AS-BUILT", IN ACCORDANCE WITH THE CITY OF FORT COLLINS STANDARDS. THE PLANS SHALL SHOW FINAL PAVEMENT AND, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRADE ELEVATIONS, AND SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN.

18. LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO MATCH GRADES AT ASPHALT/CONCRETE (OR RAISE 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.

Cit of Fort Collins, Colorado  
UTILITY PLAN APPROVAL

APPROVED:	Cit Engineer	Date:
CHECKED BY:	Water & Wastewater Utility	Date:
CHECKED BY:	Stormwater Utility	Date:
CHECKED BY:	Traffic Engineer	Date:
CHECKED BY:	Publics and Recreation	Date:
CHECKED BY:	Environmental Planning	Date:
CHECKED BY:		Date:

CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING  
COMMUNITY HORTICULTURE CENTER  
MAJOR AMENDMENT - UTILITY PLANS

NOTES, LEGEND, AND ABBREVIATIONS

SHEET NUMBER

C0.1



## CITY OF FORT COLLINS GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.
2. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
3. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE LOCAL ENTITY ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
4. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE LOCAL ENTITY, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE LOCAL ENTITY ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE LOCAL ENTITY, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
5. ALL SANITARY SEWER, STORM SEWER, AND WATER LINE CONSTRUCTION, AS WELL AS POWER AND OTHER "DRY" UTILITY INSTALLATIONS, SHALL CONFORM TO THE LOCAL ENTITY STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF APPROVAL OF THE PLANS BY THE LOCAL ENTITY ENGINEER.
6. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
7. THE ENGINEER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
9. IF A CONFLICT EXISTS BETWEEN EXISTING AND PROPOSED UTILITIES AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.
10. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
11. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
12. THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
13. THE MINIMUM COVER OVER WATER LINES IS 4.5 FEET AND THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.
14. A STATE CONSTRUCTION DOWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DOWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
15. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, (303) 692-3590), THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
16. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
17. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE LOCAL ENTITY, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY DEPARTMENT. CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR SINGLE FAMILY UNITS. FOR COMMERCIAL PROPERTIES, CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF ANY BUILDING PERMITS IN EXCESS OF THOSE ALLOWED PRIOR TO CERTIFICATION PER THE DEVELOPMENT AGREEMENT.
18. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES SUSTAINED IN THIS DEVELOPMENT AS A RESULT OF GROUNDWATER SEEPAGE, WHETHER RESULTING FROM GROUNDWATER FLOODING, STRUCTURAL DAMAGE OR OTHER DAMAGE UNLESS SUCH DAMAGE OR INJURIES ARE SUSTAINED AS A RESULT OF THE LOCAL ENTITY FAILURE TO PROPERLY MAINTAIN ITS WATER, WASTEWATER, AND/OR STORM DRAINAGE FACILITIES IN THE DEVELOPMENT.
19. ALL RECOMMENDATIONS OF THE DRAINAGE AND EROSION CONTROL MEMO DATED 09/09/2015 BY JVA INC. SHALL BE FOLLOWED AND IMPLEMENTED.
20. TEMPORARY EROSION CONTROL DURING CONSTRUCTION SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE DEVELOPER, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
21. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED WITHIN 24 HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS PROVIDED BY THE LOCAL ENTITY STREET INSPECTOR.
22. NO WORK MAY COMMENCE WITHIN ANY IMPROVED OR UNIMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE.
23. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DEVELOPER SHALL NOTIFY THE LOCAL ENTITY ENGINEERING INSPECTOR (FORT COLLINS – 221-6605) AND THE LOCAL ENTITY EROSION CONTROL INSPECTOR (FORT COLLINS – 221-6700) AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE LOCAL ENTITY ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE ENGINEER ABSENCE. HOWEVER, THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
24. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER FORT OF WAY GRADING AND ALL UTILITIES/TRENCH WORK IS COMPLETE, AND PRIOR TO THE PLACEMENT OF CURB, GUTTER, SIDEWALK AND PAVEMENT. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE DEVELOPER MAY USE THE LOCAL ENTITY'S DEFAULT PAVEMENT THICKNESS SECTION(S), REGARDLESS OF THE OPTION USED. ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE LOCAL ENTITY ENGINEER APPROVES THE FINAL REPORT.
25. THE CONTRACTOR SHALL HIRE A LICENSED ENGINEER OR LAND SURVEYOR TO SURVEY THE CONSTRUCTED ELEVATIONS OF THE STREET SUBGRADE AND THE GUTTER FLOWLINE AT ALL INTERSECTIONS, INLETS, AND OTHER LOCATIONS REQUESTED BY THE LOCAL ENTITY INSPECTOR. THE ENGINEER OR SURVEYOR MUST CERTIFY IN A LETTER TO THE LOCAL ENTITY THAT THESE ELEVATIONS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. ANY DEVIATIONS SHALL BE NOTED IN THE LETTER AND THEN RESOLVED WITH THE LOCAL ENTITY BEFORE INSTALLATION OF THE BASE COURSE AND PAVEMENT WILL BE ALLOWED ON THE STREETS.
26. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROBBERD OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
27. N/A
28. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.
29. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE LOCAL ENTITY FORESTER TO SCHEDULE A SITE INSPECTION FOR ANY TREE REMOVAL REQUIRING A PERMIT.
30. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, AND SHIELDING. THE DEVELOPER SHALL BE RESPONSIBLE FOR OSHA PUBLICATION 2206, EXCAVATION AND TRENCHING.
31. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
32. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT LOCAL ENTITY TRAFFIC OPERATIONS DEPARTMENT, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN AT NO COST TO THE CONTRACTOR; HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.
33. THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THE DEVELOPMENT RELATED TO THE LOCAL ENTITY STREET OPERATIONS. IN ADDITION, THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC AROUND TO AND FROM THE DEVELOPMENT.
34. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, UNLESS SPECIFICALLY APPROVED BY THE LOCAL ENTITY ENGINEER, AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE LOCAL ENTITY.
35. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
36. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
37. THE DEVELOPER SHALL HAVE, ONSITE AT ALL TIMES, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARD SPECIFICATIONS AND ONE (1) COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
38. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
39. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES. UPON COMPLETION OF THE WORK, THE CONTRACTOR(S) SHALL SUBMIT RECORD DRAWINGS TO THE LOCAL ENTITY ENGINEER.

40. THE DESIGNER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARK FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS. THE INFORMATION SHALL BE AS FOLLOWS:

NAVD88 (CITY OF FORT COLLINS DATUM)

BENCHMARK #1: 28-92, SOUTHWEST CORNER OF WEST PROSPECT RD. AND CENTRE AVE., ON A WATER VALVE PIT  
ELEVATION: 5010.65 FEET

BENCHMARK #2: 14-97, APPROXIMATELY 100 FEET WEST OF THE INTERSECTION OF CENTRE AVE. AND RESEARCH BLVD., ON THE WEST END OF THE SOUTH HEADWALL ON CENTRE AVE.  
ELEVATION: 5051.76 FEET

NOTE: IF NGVD29 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED:  $NGVD29 = NAVD88 - 3.17$

BASIS OF BEARINGS: N/A

41. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
42. DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
43. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE LOCAL ENTITY CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ENTITY STREET REPAIR STANDARDS. THE FINISHED PATCH SHALL BLEND IN SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREA, MAY BE REQUIRED. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER AND/OR THE LOCAL ENTITY INSPECTOR AT THE TIME THE CUTS ARE MADE.
44. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
45. STANDARD HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
46. AFTER ACCEPTANCE BY THE LOCAL ENTITY, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A MINIMUM PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
47. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS: N/A
48. APPROVED VARIANCES ARE LISTED AS FOLLOWS: N/A

# CITY OF FORT COLLINS CONSTRUCTION NOTES

## A. STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

1. THE EROSION CONTROL MEASURES MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
2. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
3. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.
4. AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
5. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
6. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPIING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPs ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHT-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE STORMWATER DEPARTMENT.
7. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
  - a. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
  - b. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
  - c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
8. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
9. THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.
10. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
11. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
12. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE LOCAL ENTITY OR HOMEOWNERS ASSOCIATION (HOA).
13. CITY ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
14. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL, AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
15. TO ENSURE THAT SEDIMENT DOES NOT MOVE OFF OF INDIVIDUAL LOTS ONE OR MORE OF THE FOLLOWING SEDIMENT/EROSION CONTROL BMPs SHALL BE INSTALLED AND MAINTAINED UNTIL THE LOTS ARE SUFFICIENTLY STABILIZED, AS DETERMINED BY THE EROSION CONTROL INSPECTOR:
  - a. BELOW ALL GUTTER DOWNSPOUTS.
  - b. OUT TO DRAINAGE SWALES.
  - c. ALONG LOT PERIMETER.
  - d. OTHER LOCATIONS, IF NEEDED.
16. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE CITY/COUNTY.
17. A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS, NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.
18. THE PROPERTY MUST BE WATERED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION ACTIVITIES SO AS TO PREVENT WIND-CAUSED EROSION. ALL LAND DISTURBING ACTIVITIES SHALL BE IMMEDIATELY DISCONTINUED WHEN FUGITIVE DUST IMPACTS ADJACENT PROPERTIES, AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.
19. ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES MUST BE INSPECTED AND REPAIRED OR RECONSTRUCTED AS NECESSARY AFTER EACH RUNOFF EVENT AND EVERY 14 DAYS IN ORDER TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY DRAINAGEWAY.
20. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER 30 DAYS SHALL BE SEEDED AND MULCHED.
21. CITY ORDINANCE PROHIBITS THE TRACKING, DROPPING, OR DEPOSITING OF SOILS OR ANY OTHER MATERIAL ONTO CITY STREETS BY OR FROM ANY VEHICLE. ANY INADVERTENT DEPOSITED MATERIAL SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR.

### B. STREET IMPROVEMENTS NOTES

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE.
2. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY. (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. WHEEL CUTS SHALL NOT BE ALLOWED.
4. STREET SUBGRADE SHALL BE SCARIFIED THE TOP 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE LOCAL ENTITY ENGINEER.
5. VALVE BOXES AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
6. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH CHAPTER 25, RECONSTRUCTION AND REPAIR. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.
7. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND AS PER THE RIGHT-OF-WAY WORK PERMIT TRAFFIC CONTROL PLAN.
8. THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE LOCAL ENTITY INSPECTOR AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN ¼ INCH DEEP OR 5 FEET LONGITUUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.
9. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVY DUTY ROLLER HAVING A TOTAL GW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INSTALLED TO NOT LESS THAN 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE LOCAL ENTITY ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE LOCAL ENTITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PERFORMED IN THE PRESENCE OF AN INSPECTOR.

### C. TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.
2. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
3. ALL SIGNAGE SHALL BE PER LOCAL ENTITY STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
4. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.
5. ALL LANE LINES FOR CONCRETE PAVEMENT SHOULD BE EPOXY PAINT.
6. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE LOCAL ENTITY TRAFFIC ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.
7. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.
8. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
9. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
10. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.
11. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE LOCAL ENTITY TRAFFIC ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.
12. THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
13. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
14. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE LOCAL ENTITY TRAFFIC ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE LOCAL ENTITY TRAFFIC ENGINEER DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS).
15. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.

#### D. STORM DRAINAGE NOTES

1. THE CITY OF FORT COLLINS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
2. ALL RECOMMENDATIONS OF THE DRAINAGE AND EROSION CONTROL MEMO DATED 09/09/2015 BY JVA INC. SHALL BE FOLLOWED AND IMPLEMENTED.
3. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY DEPARTMENT. CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR SINGLE FAMILY HOMES. FOR COMMERCIAL PROPERTIES, CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF ANY BUILDING PERMITS IN EXCESS OF THOSE ALLOWED PRIOR TO CERTIFICATION PER THE DEVELOPMENT AGREEMENT.

City of Fort Collins, Colorado UTILITY PLAN APPROVAL		
APPROVED:	_____	_____
	City Engineer	Date
CHECKED BY:	_____	_____
	Water & Wastewater Utility	Date
CHECKED BY:	_____	_____
	Stormwater Utility	Date
CHECKED BY:	_____	_____
	Transportation	Date
CHECKED BY:	_____	_____
	Public & Recreation	Date
CHECKED BY:	_____	_____
	Environmental Planning	Date
CHECKED BY:	_____	_____
		Date

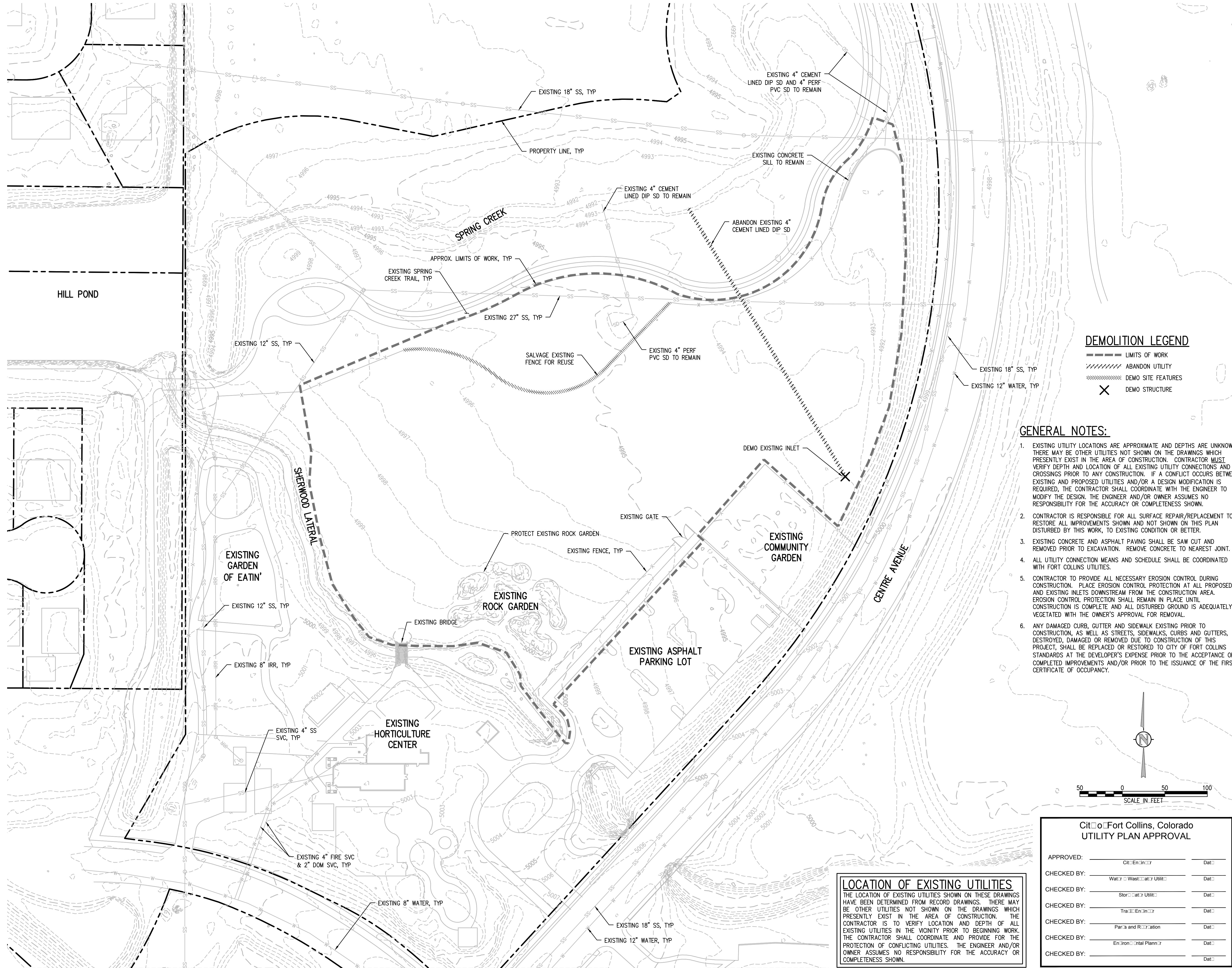


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DRAWN BY:	KRB
CHECKED BY:	CRH
JOB NUMBER:	2257c
DATE:	SEPT 2015
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COMMUNITY HORTICULTURE CENTER  
MAJOR AMENDMENT - UTILITY PLANS  
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER

C0.3





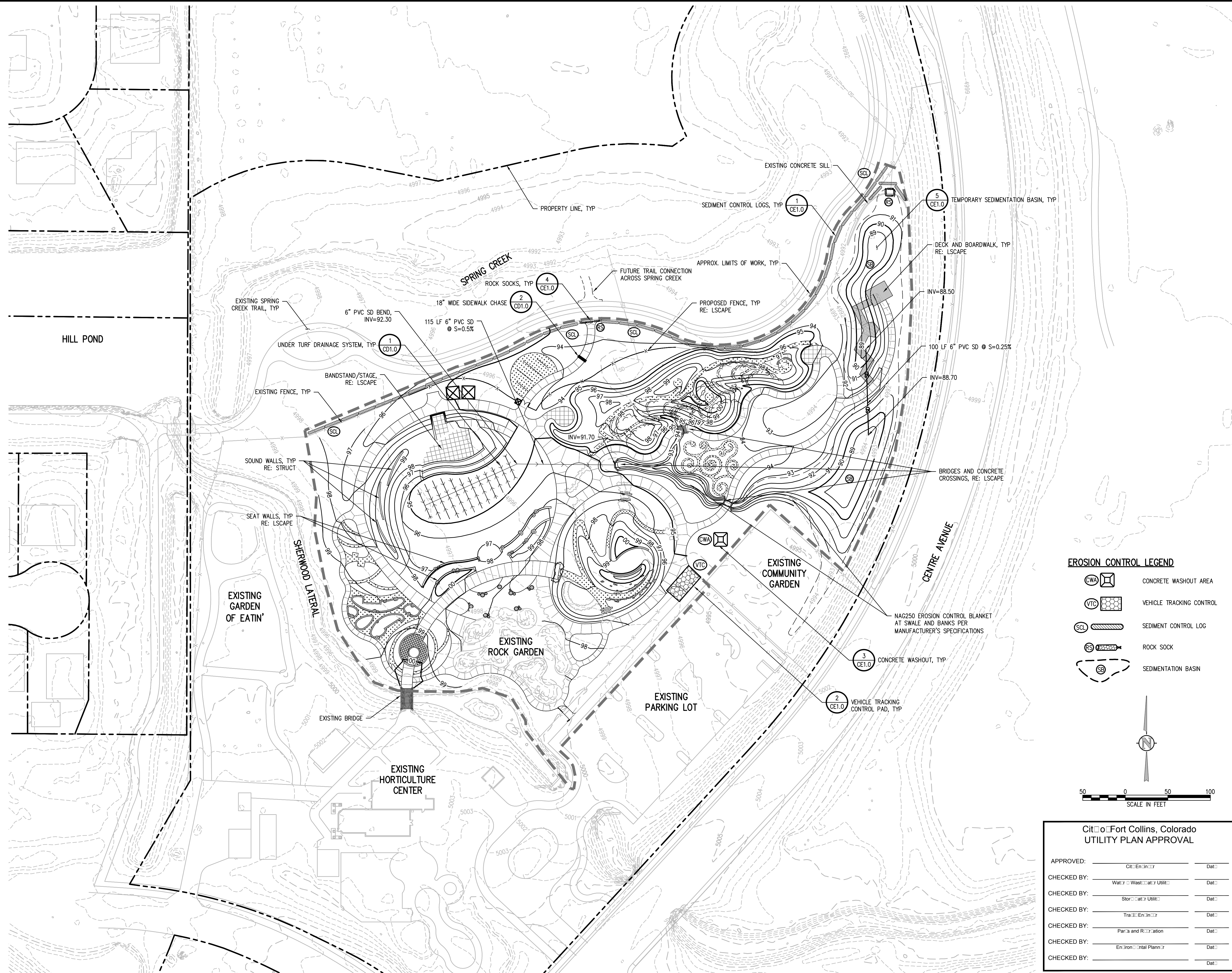
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JOB NUMBER: 2257c  
DATE: SEPT 2015

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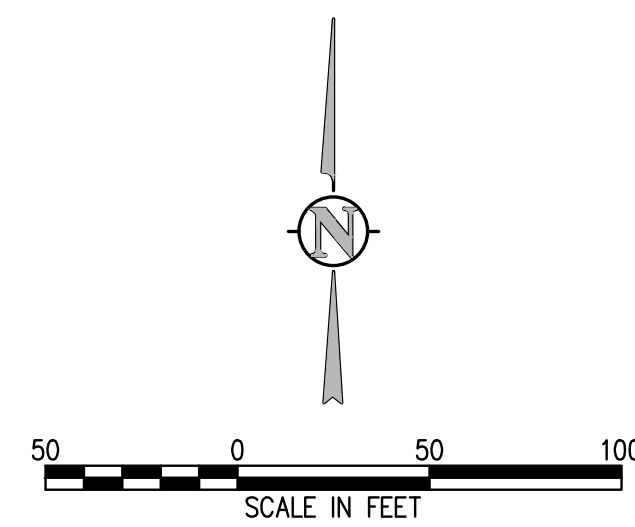
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COMMUNITY HORTICULTURE CENTER  
MAJOR AMENDMENT - UTILITY PLANS  
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SHEET NUMBER

C1.0



- EROSION CONTROL LEGEND**
- CONCRETE WASHOUT AREA
  - VEHICLE TRACKING CONTROL
  - SEDIMENT CONTROL LOG
  - ROCK SOCK
  - SEDIMENTATION BASIN



City of Fort Collins, Colorado  
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date:
CHECKED BY:	Water & Wastewater Utility	Date:
CHECKED BY:	Stormwater Utility	Date:
CHECKED BY:	Traffic Engineer	Date:
CHECKED BY:	Publics and Recreation	Date:
CHECKED BY:	Environmental Planning	Date:
CHECKED BY:		Date:

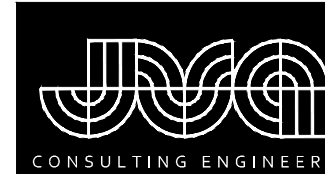


CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING  
COMMUNITY HORTICULTURE CENTER  
MAJOR AMENDMENT - UTILITY PLANS

---

DETAILED GRADING PLAN - WEST

## C1.1



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Phone: 970.225.9099 Fax: 970.225.6963

REVISION / ISSUE DESCRIPTION

DESIGNED

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DATE

NO.

DESIGNED BY: BJC  
DRAWN BY: KRB  
CHECKED BY: CRH  
JOB NUMBER: 2257c  
DATE: SEPT 2015

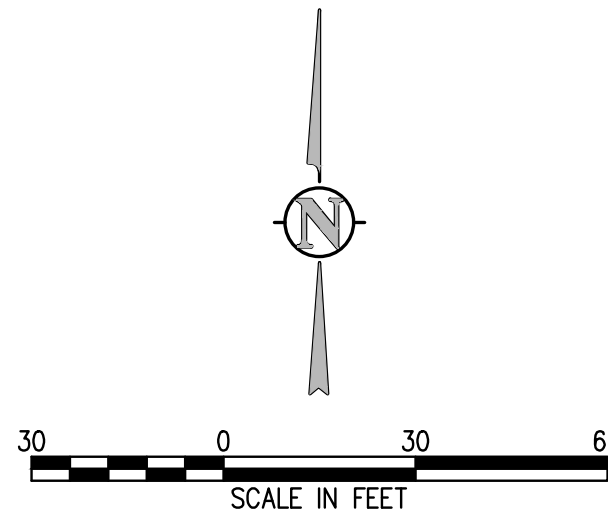
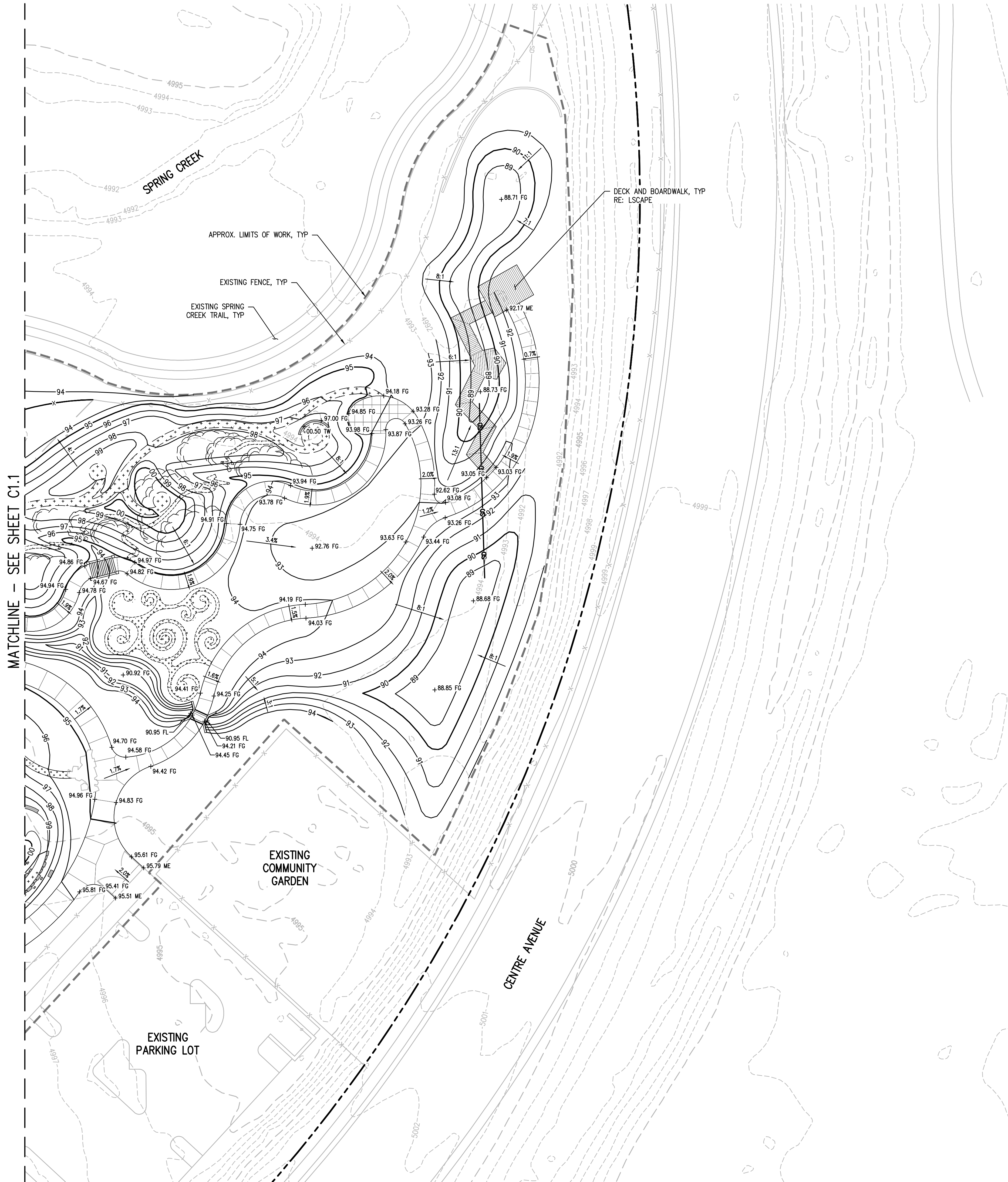
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COMMUNITY HORTICULTURE CENTER  
MAJOR AMENDMENT - UTILITY PLANS

DETAILED GRADING PLAN - EAST

SHEET NUMBER

C1.2



City of Fort Collins, Colorado  
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date:
CHECKED BY:	Water/Wastewater Utility	Date:
CHECKED BY:	Stormwater Utility	Date:
CHECKED BY:	Traffic Engineer	Date:
CHECKED BY:	Public Works Director	Date:
CHECKED BY:	Environmental Planner	Date:
CHECKED BY:		Date:



CONSULTING ENGINEERS

JVA Incorporated

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25 Old Town Square

Fort Collins, CO 80524

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Phone: 970.225.6963

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DESIGNED

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DATE

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DESIGNED BY:	BJC
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DATE:	SEPT 2015
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CENTRE FOR ADVANCED TECHNOLOGY 22ND FILING

COMMUNITY HORTICULTURE CENTER

MAJOR AMENDMENT - UTILITY PLANS

FLOODPLAIN EXHIBIT

SHEET NUMBER

C1.3

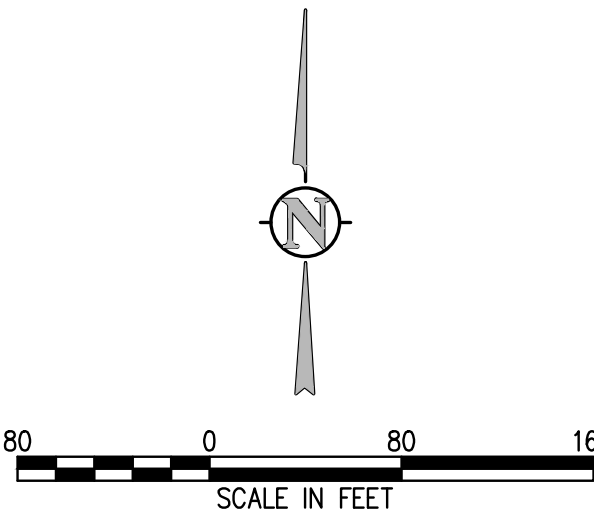


LEGEND

- SD— EXISTING STORM DRAIN PIPE
- - - AS-BUILT (LOMR) FEMA 100-YR FLOODWAY
- 81— PROPOSED CONTOUR
- 4980— EXISTING CONTOUR
- - - HEC-RAS CROSS SECTION
- 18809 HEC-RAS SECTION NUMBER
- ~~~~~ BASE FLOOD ELEVATION CONTOUR (NGVD29)

GENERAL NOTES

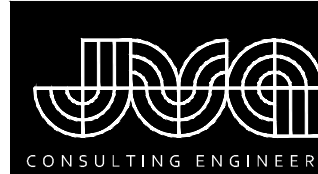
- ELEVATIONS IN PLAN VIEW ARE NAVD88 VERTICAL DATUM. SUBTRACT 3.17' FROM ALL ELEVATIONS SHOWN TO CONVERT FROM NAVD88 TO NGVD29.
- PORTIONS OF THIS PROPERTY ARE LOCATED IN THE FEMA-REGULATORY 100-YEAR SPRING CREEK FLOODWAY, AND MUST CONFORM TO THE SAFETY REGULATIONS OF CHAPTER 10 OF CITY MUNICIPAL CODE.
- A FEMA ELEVATION CERTIFICATE MUST BE APPROVED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
- ANY DEVELOPMENT IN THE FLOODWAY (INCLUDING FILL, EXCAVATION, LANDSCAPING, ETC.) MUST BE PRECEDED BY AN APPROVED FLOODPLAIN USE PERMIT AND PRE-CONSTRUCTION ELEVATION CERTIFICATE.
- ANY ITEMS WHICH CAN FLOAT (SUCH AS PICNIC TABLES, BIKE RACKS, ETC.) THAT ARE LOCATED IN THE FLOODPLAIN MUST BE ANCHORED.
- FLOODWAY LINEWORK REFERENCE: FEMA APPROVED LOMR EFFECTIVE JULY 25, 2014, BY CASE NO. 13-08-1143P, FOLLOWING CONDITIONAL CASE NO. 09-08-0735R.
- BASE FLOOD ELEVATION (BFE) AT THE STAGE STRUCTURE = 4995.21 NAVD88. REGULATORY FLOOD PROTECTION ELEVATION (RFPE) = BFE + 12" = 4996.21 NAVD88.



City of Fort Collins, Colorado  
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Tree & Environment	Date
CHECKED BY:	Parks and Recreation	Date
CHECKED BY:	Environmental Planning	Date
CHECKED BY:		Date





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REVISION / ISSUE DESCRIPTION

DESIGNED

DRAWN

DATE

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DESIGNED BY: BJC

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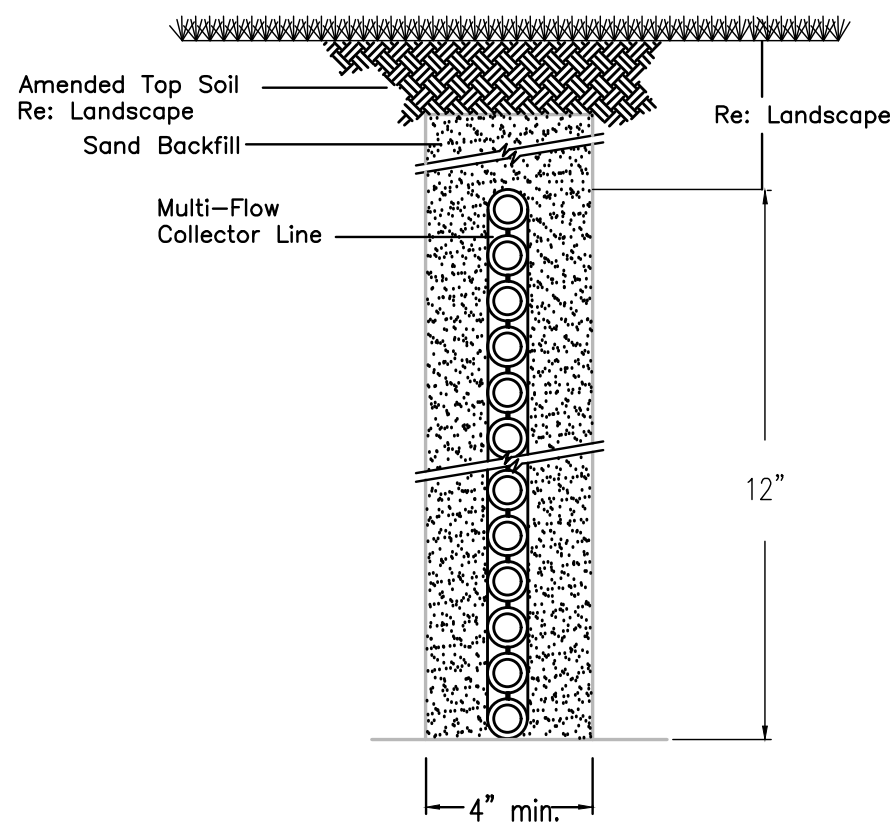
DATE: SEPT 2015

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COMMUNITY HORTICULTURE CENTER  
MAJOR AMENDMENT - UTILITY PLANS  
DRAINAGE DETAILS

SHEET NUMBER

CD1.0



THE VERTICAL HEIGHT OF THE MULTI-FLOW SYSTEM (12") AND INSTALLATION DEPTH SHOULD BE CHOSEN BASED ON EXISTING CONDITIONS AND DESIGN CRITERIA ESTABLISHED BY THE ENGINEER.  
INSTALL MULTI-FLOW IN THE CENTER OF THE TRENCH. BACKFILL MATERIAL SHOULD BE A VERY COARSE SAND. MIN. RECOMMENDED SLOPE 1%.

UNDER TURF INSTALLATION

**MULTI-FLOW**  
www.varicore.com

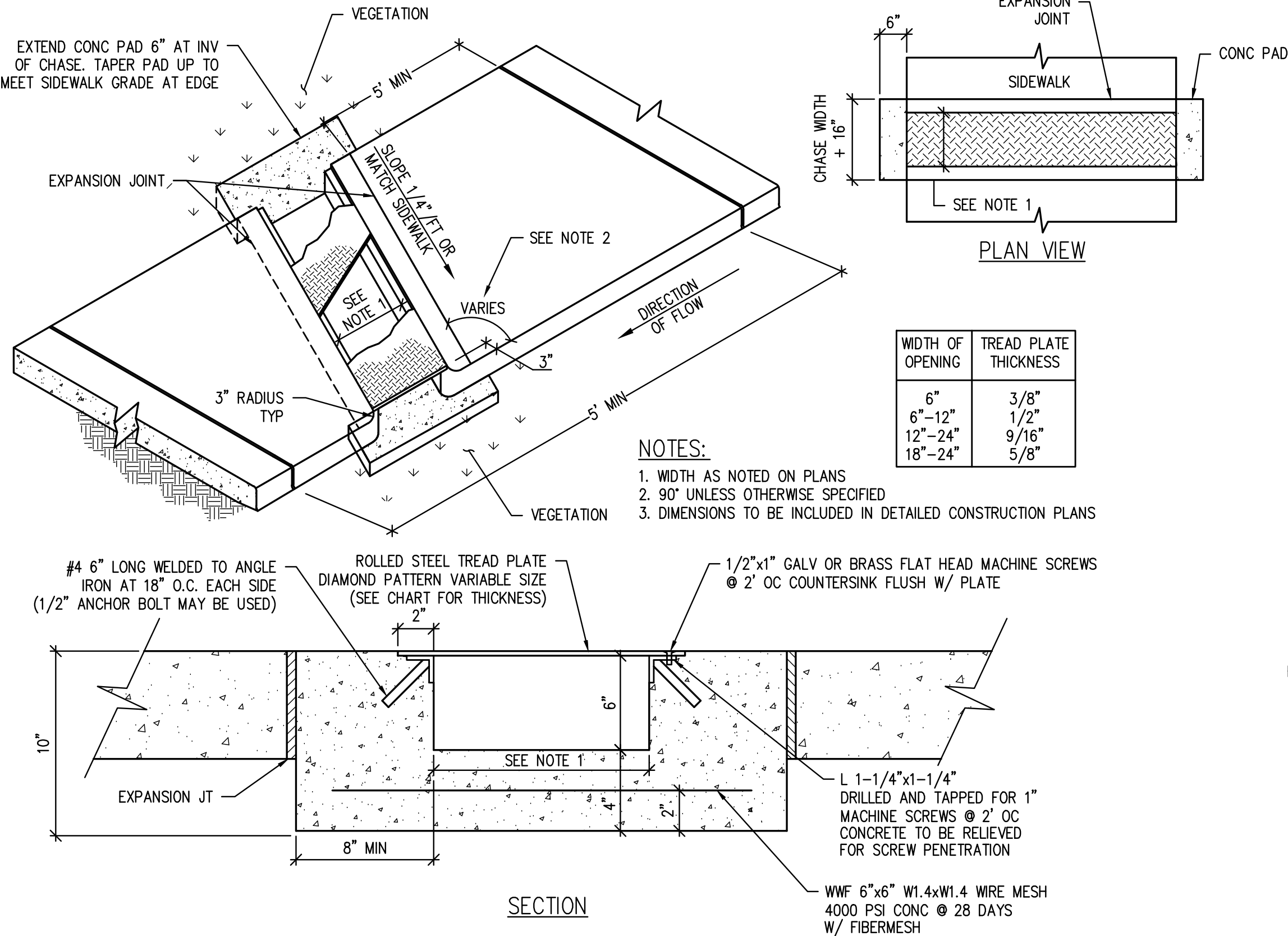
NOTES:

1. UNDER TURF DRAINAGE SYSTEM MANUFACTURER TO BE MULTI-FLOW, SPORTS EDGE, OR ENGINEER APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE DRAINAGE PIPE LAYOUT PLAN TO ENGINEER PRIOR TO CONSTRUCTION.

UNDER TURF DRAINAGE SYSTEM TYPICAL DETAILS

NTS

1  
C1.0



NOTES:

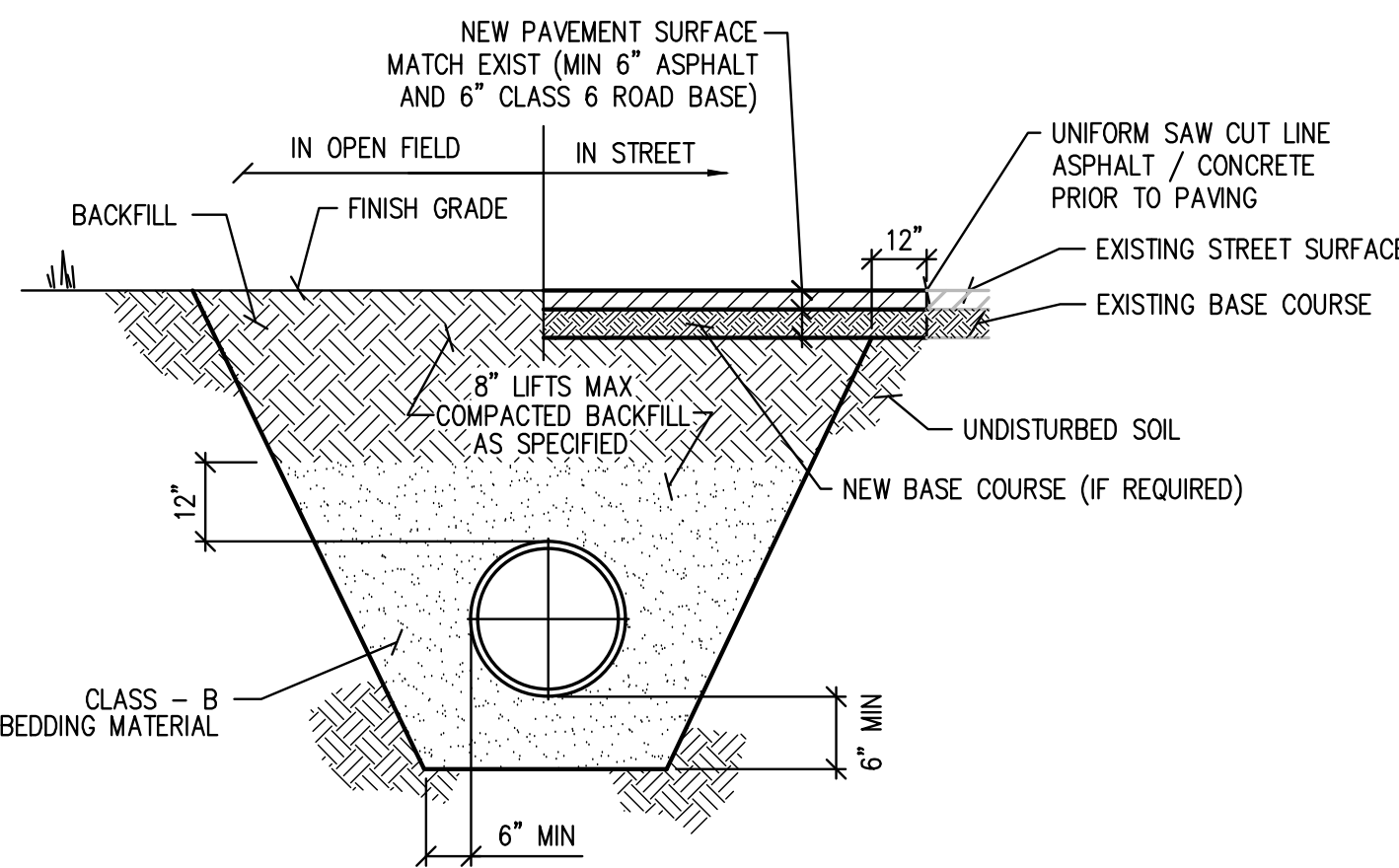
1. WIDTH AS NOTED ON PLANS
2. 90° UNLESS OTHERWISE SPECIFIED
3. DIMENSIONS TO BE INCLUDED IN DETAILED CONSTRUCTION PLANS

SECTION

SIDEWALK CHASE

NTS

2  
C1.0



NOTES:

1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH, OVEREXCAVATE PER SPECIFICATIONS OR AS REQUIRED.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES.
3. MINIMUM COVER IS 18" BELOW FINISHED GRADE.

STORM SEWER PIPE BEDDING

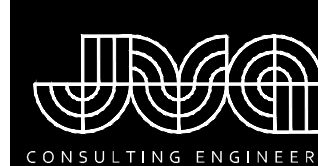
NTS

3  
C1.0

City of Fort Collins, Colorado  
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date:
CHECKED BY:	Water/Wastewater Utility	Date:
CHECKED BY:	Stormwater Utility	Date:
CHECKED BY:	Transportation	Date:
CHECKED BY:	Parks and Recreation	Date:
CHECKED BY:	Environmental Planning	Date:
CHECKED BY:		Date:





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## STORMWATER MANAGEMENT PLAN (SWMP)

THIS STORMWATER MANAGEMENT PLAN IS TO BE RETAINED AND MAINTAINED ONSITE INCLUDING FINAL LANDSCAPING PLANS AND ANY OTHER EROSION CONTROL DOCUMENTATION. A SWMP ADMINISTRATOR WILL BE DESIGNATED BY THE CONTRACTOR AND IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THIS SWMP. THE SWMP ADMINISTRATOR IS THE CONTACT FOR ALL SWMP-RELATED ISSUES AND IS RESPONSIBLE FOR ITS ACCURACY, COMPLETENESS, AND IMPLEMENTATION. THE FOLLOWING HAS BEEN DESIGNATED AS THE SWMP ADMINISTRATOR FOR THIS PROJECT:

NAME: \_\_\_\_\_

CONTACT INFO: \_\_\_\_\_

THE SITE IS LOCATED AT 2145 CENTRE AVENUE IN THE CITY OF FORT COLLINS, COLORADO. THE PROPOSED PROJECT CONSISTS OF PAVING OF SIDEWALKS, CONSTRUCTION OF A STAGE STRUCTURE, AND LANDSCAPING IN THE CITY OF FORT COLLINS. THE TOTAL SITE AREA IS APPROXIMATELY 18.3 ACRES WITH AT TOTAL DISTURBANCE OF 5.2 ACRES. NO AREAS GREATER THAN 40 ACRES SHALL BE DISTURBED AT ANY GIVEN TIME. NO CONSTRUCTION ACTIVITIES SHALL OCCUR OFFSITE OR OUTSIDE OF THE CONSTRUCTION LIMITS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE SEQUENCE OF CONSTRUCTION STARTS IS AS FOLLOWS:

PHASE	ESTIMATED	ACTUAL
CONSTRUCTION START	MONTH, YEAR	_____
ROAD AND OVERLOT GRADING	MONTH, YEAR	_____
UTILITY CONSTRUCTION	MONTH, YEAR	_____
BUILDING CONSTRUCTION	MONTH, YEAR	_____
PAVING	MONTH, YEAR	_____
SITE RESTORATION	MONTH, YEAR	_____

THE EXISTING SITE CONSISTS OF DEVELOPED LAND, NATIVE GRASSLAND, AND VEGETATION AND IS APPROXIMATELY 95% COVERED WITH VEGETATIVE GROUND COVER. THE ESTIMATED HISTORIC AND DEVELOPED RUNOFF COEFFICIENTS ARE 0.40 AND 0.44 RESPECTIVELY.

OTHER POTENTIAL POLLUTION SOURCES SUCH AS VEHICLE FUELING, STORAGE OF FERTILIZER OR CHEMICALS, VEHICLE WASHING, WASTE INCINERATION, HAUL-ROADS, LOADING/ UNLOADING AREAS DO NOT EXIST AT THIS SITE. THERE ARE NO NON-STORMWATER COMPONENTS OF THE DISCHARGE, SUCH AS SPRINGS, LANDSCAPE IRRIGATION RETURN FLOW, ETC.

### BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT

NON STRUCTURAL BMPs WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPs WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPs WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY AVERT PROBLEMS BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPs. NON STRUCTURAL BMPs WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

PLANNED STRUCTURAL BMPs FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN. IMPLEMENTING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPs FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH VEGETATED LANDSCAPED AREAS, GRASSED SWALES, STORM COLLECTION SYSTEM, AND THE UTILIZATION OF THE PERMANENT WATER QUALITY POND.

### VEHICLE TRACKING CONTROL (VTC)

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED AT THE EXISTING PARKING LOT. THE CONSTRUCTION ACCESS AND PARKING WILL BE GRADED AND COVERED WITH A CRUSHED STONE BASE COURSE DURING CONSTRUCTION. THE VEHICLE TRACKING CONTROL WILL BE RELOCATED WITH THE CONSTRUCTION ACCESS AS NECESSARY.

### DUST CONTROL MEASURES

DISTURBED AREAS NOT YET READY TO BE SEEDED, LANDSCAPES, PAVED, OR OTHERWISE STABILIZED SHALL BE WATERED, OR RIPPED AS NECESSARY TO PRECLUDE VISIBLE DUST GRUBBINGS.

ITEMS ARE SCHEDULED TO BE IMPLEMENTED ACCORDING TO THE CONSTRUCTION SCHEDULE. AS WORK PROCEEDS, IMPLEMENTATION OF INDIVIDUAL BMPs IS TO COINCIDE WITH THE CONSTRUCTION THEREBY MINIMIZING THE EXPOSURE OF UNPROTECTED AREAS. THE SILT FENCE, INLET PROTECTION (FOR EXISTING INLETS), AND GRAVELING OF THE CONSTRUCTION ENTRANCE WILL BE PERFORMED WHEN THE GRADING BEGINS. THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. THE RIPRAP PROTECTION WILL BE INSTALLED AS THE STORM SEWER OUTFALLS OR CULVERTS ARE CONSTRUCTED. THE STRUCTURAL BMPs THAT DO NOT BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN ARE TO BE REMOVED, AS THE PAVING, LANDSCAPING, AND OTHER PERMANENT GROUNDCOVER INSTALLATIONS ARE COMPLETED. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF GRADING. THE GRAVELING IS TO BE MAINTAINED AND EXTENDED CONSTRUCTION PROGRESSES ESPECIALLY AROUND THE BUILDING SITE. THE STRUCTURAL BMPs ARE TO BE REMOVED, AS THE PERMANENT LANDSCAPING INSTALLATIONS ARE COMPLETED.

THE EROSION AND SEDIMENT CONTROL PLAN MAY BE MODIFIED BY THE CITY OF FORT COLLINS OR ITS AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT.

### STORMWATER DETENTION AND WATER QUALITY

STORMWATER DETENTION IS NOT REQUIRED ON THIS SITE. WATER QUALITY TREATMENT IS PROVIDED ONSITE IN WATER QUALITY AREA. THE PROPOSED WATER QUALITY AREA WILL BE UTILIZED AS A SEDIMENT BASIN.

### TEMPORARY SEEDING AND MULCHING

ALL SEEDS FURNISHED SHALL BE FREE FROM NOXIOUS SEEDS (SUCH AS RUSSIAN OR CANADIAN THISTLE, COURSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAWEED, AND LEAFY SPURGE). THE FORMULA USED FOR DETERMINING THE QUALITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS). SEEDING RECOMMENDATIONS ARE PROVIDED BELOW, BUT MAY BE MODIFIED WITH THE OWNER'S APPROVAL TO MAKE THE BEST USE OF EXISTING CLEARINGS AND GRUBBINGS:

SPECIES	COMMON NAME	VARIETY	LBS./ACRE
AGROPYRON SMITHI	WESTERN WHEATGRASS	ARRIBA	8.0
ARRHATHERUM ELATES	TALL OATGRASS		3.0
LOLIUM PERENNE	PERENNIAL RYEGRASS	PENNFINE	2.0

ALL SEEDS SHALL BE DRILLED NOT HYDROSEEDED. ALL DISTURBED AREAS SHALL BE SEEDED AND CRIMP MULCHED IF PERMANENT VEGETATION IS NOT IMMEDIATELY INSTALLED. AFTER SEEDING HAS BEEN COMPLETED, A RATE OF 4,000 LBS. OF STRAW PER ACRE SHALL BE APPLIED UNIFORMLY, CRIMPED IN WITH A CRIMPER OR OTHER APPROVED EQUIPMENT OR OTHERWISE ATTACHED. A TACKIFIER OR JUTE NETTING TO ATTACH MULCH MAY BE USED WITH THE OWNER'S APPROVAL. THE SEEDED AREA SHALL BE CRIMPED MULCHED AND THE MULCH ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING. AREAS NOT MULCHED AND ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING MUST BE RESEEDED WITH THE SPECIFIED MIX AT THE CONTRACTOR'S EXPENSE, PRIOR TO MULCHING AND ATTACHING. ON STEEP SLOPES OR OTHER SPECIFIED AREAS AS SHOWN ON THE PLANTING PLAN, WHICH ARE DIFFICULT TO MULCH AND ATTACH BY CONVENTIONAL METHOD, BURLAP OR OTHER BLANKETING MATERIALS PROPERLY ANCHORED AND SECURED MAY BE USED WHEN APPROVED BY THE CITY OF FORT COLLINS ENGINEER.

### PERMANENT STABILIZATION MEASURES

RIPRAP FOR STORM DRAIN OUTFALLS AND ROCK CHECK DAMS WILL BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN AND WILL NOT BE REMOVED. PERMANENT LANDSCAPING WILL INCLUDE SODDING, SEEDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER.

### MATERIALS AND SPILL PREVENTION

THE CONTRACTOR WILL STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN CONFINED AREAS ON SITE FROM WHICH RUNOFF WILL BE CONTAINED AND FILTERED. MATERIALS WILL BE STORED OFF THE GROUND AND PROTECTED FROM THE WEATHER BY A COVER OR TRAILER. AN EARTHEN DIKE WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE FUEL STORAGE AREA TO PREVENT MATERIALS FROM CONTACT WITH SURFACE RUNOFF. EQUIPMENT MAINTENANCE WILL BE PERFORMED IN A DESIGNATED AREA AND STANDARD MAINTENANCE PROCEDURES, SUCH AS THE USE OF DRIP PANS, WILL BE USED TO CONTAIN PETROLEUM PRODUCTS.

### INSPECTION AND MAINTENANCE

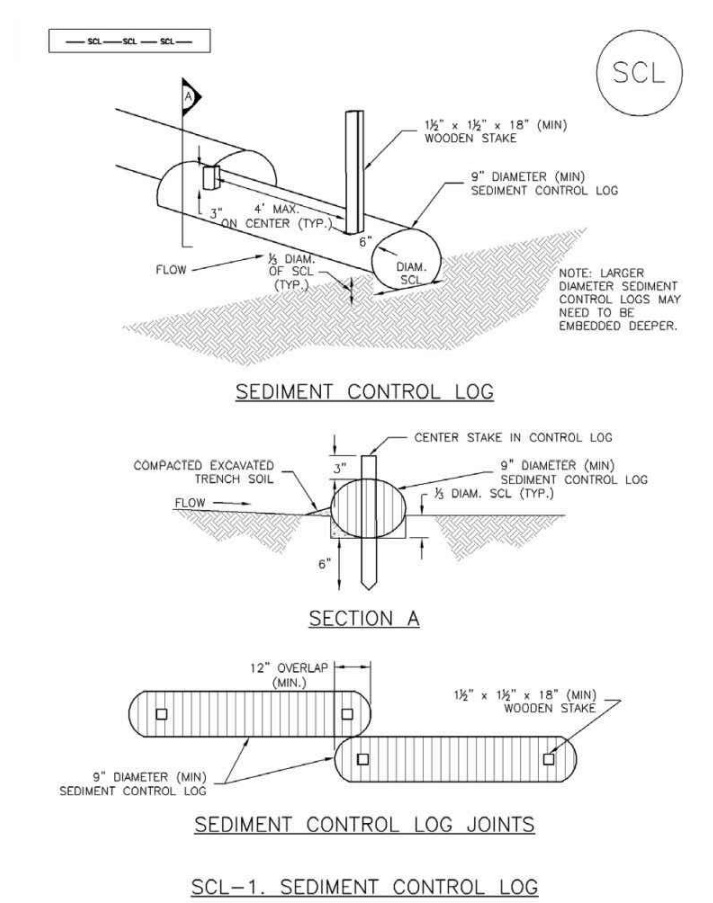
THE EROSION CONTROL MEASURES WILL BE INSPECTED DAILY DURING CONSTRUCTION BY THE CONTRACTOR AND AFTER EACH RAIN EVENT. ALL INSPECTIONS SHALL BE DOCUMENTED AND SHALL INCLUDE THE DATE OF INSPECTION, ANY INCIDENCE OF NON-COMPLIANCE, SIGNED CERTIFICATION THAT THE SITE IS IN COMPLIANCE, AND ANY NOTES, DRAWINGS, MAPS, ETC. PERTAINING TO REPAIRS. COPIES OF ALL DOCUMENTATION SHALL BE DISTRIBUTED TO MUNICIPALITIES AND OWNER ON A REGULAR BASIS AS SPECIFIED BY OWNER. SILT FENCE AND STRAW BALE BARRIERS WILL BE CHECKED FOR UNDERMINING AND BYPASS AND REPAIRED OR EXPANDED AS NEEDED. SEDIMENT SHOULD BE REMOVED FROM INLET FILTERS AND SILT FENCING BEFORE ONE HALF OF THE DESIGN DEPTH HAS BEEN FILLED. SEDIMENTS DEPOSITED IN THE PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY. THE TEMPORARY VEGETATION OF BARE SOILS WILL BE CHECKED REGULARLY AND AREAS WHERE IT IS LOST OR DAMAGED WILL BE RESEEDED. AT MINIMUM THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPs EVERY 14 DAYS AND AFTER SIGNIFICANT PRECIPITATION OR SNOWMELT EVENTS. INSTALLATIONS AND MODIFICATIONS AS REQUIRED BY THE CITY OF FORT COLLINS WILL BE IMPLEMENTED IMMEDIATELY AFTER NOTIFICATION. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.

### FINAL STABILIZATION AND LONG-TERM STORMWATER QUALITY

FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OR PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. FINAL STABILIZATION WILL BE ACHIEVED USING SOD, NATIVE SEEDING, PERMANENT BMP'S, AND OTHER METHODS. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL STABILIZATION REGARDLESS OF ACCEPTANCE BY OWNER OF THE CONTRACTOR ITEM.

### Sediment Control Log (SCL)

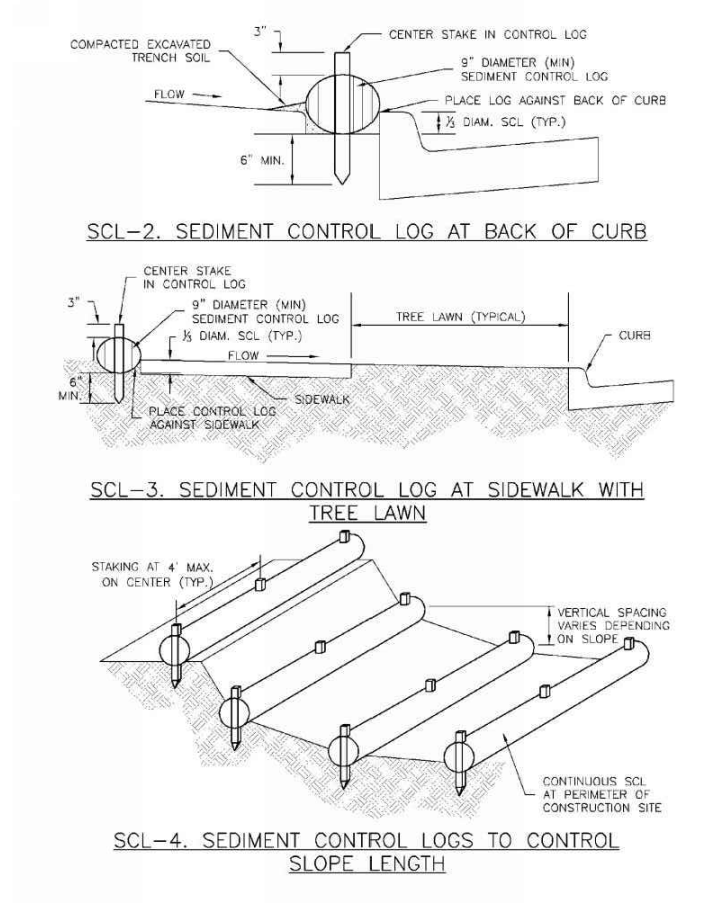
SC-2



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SC-2

### Sediment Control Log (SCL)



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### Sediment Control Log (SCL)

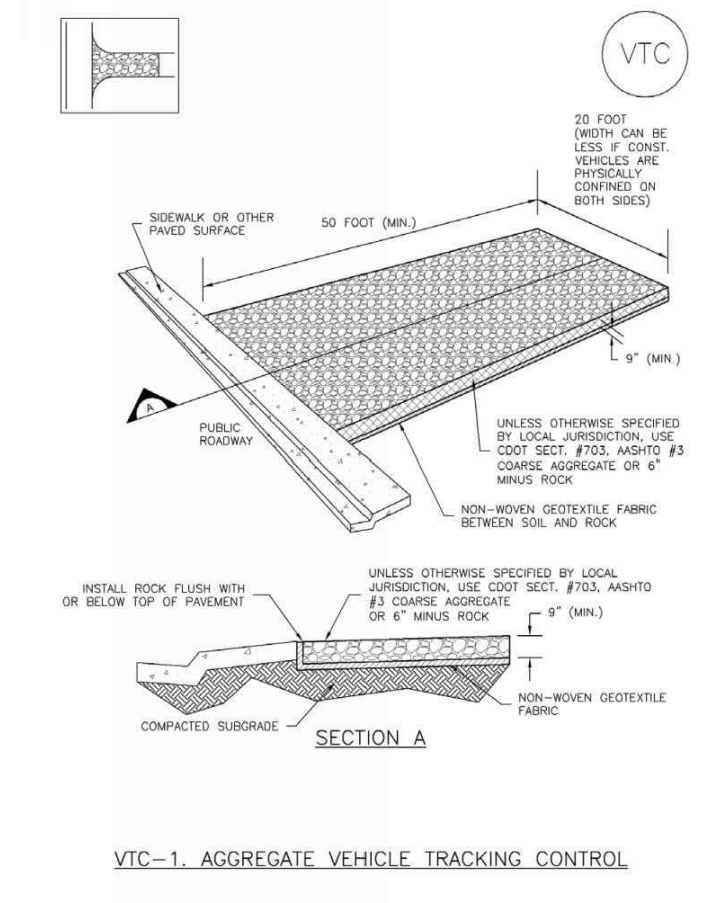
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### Vehicle Tracking Control (VTC)

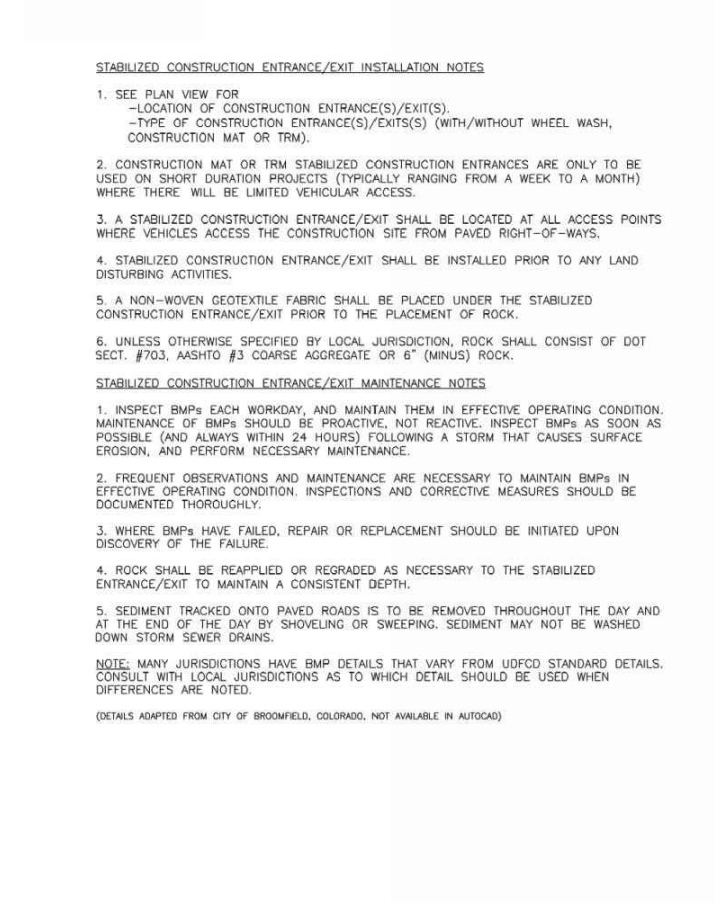
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SM-4

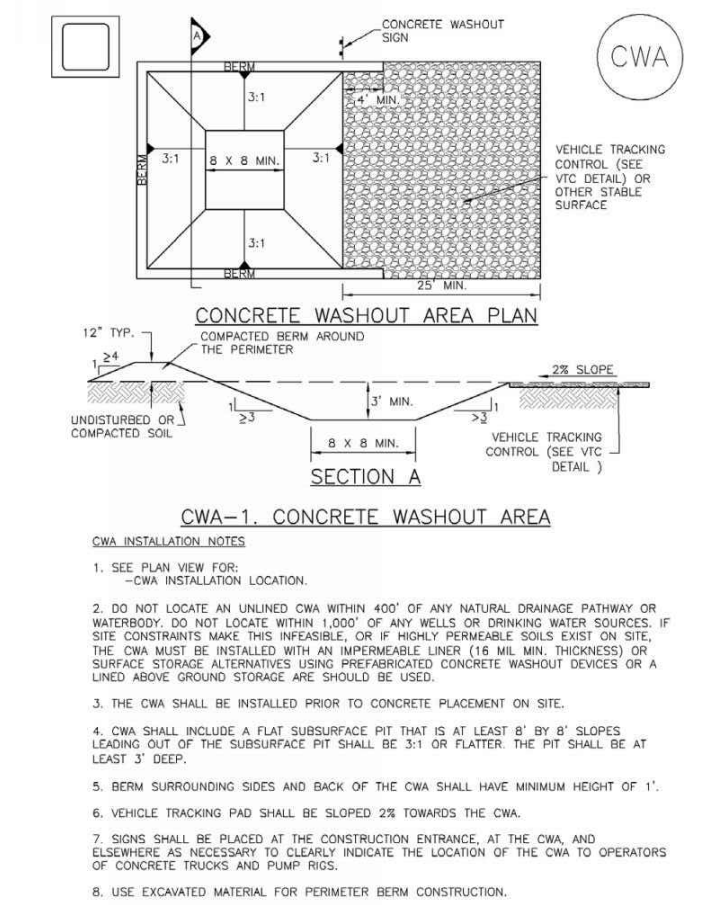
### Vehicle Tracking Control (VTC)



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## SEDIMENT CONTROL LOG 1

### Concrete Washout Area (CWA)



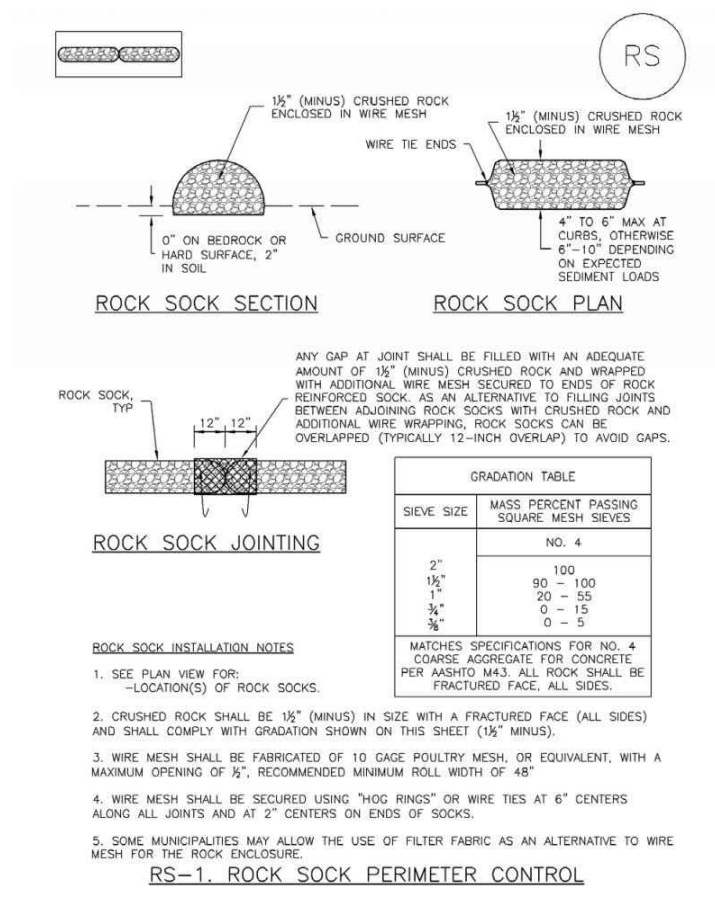
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### Concrete Washout Area (CWA)



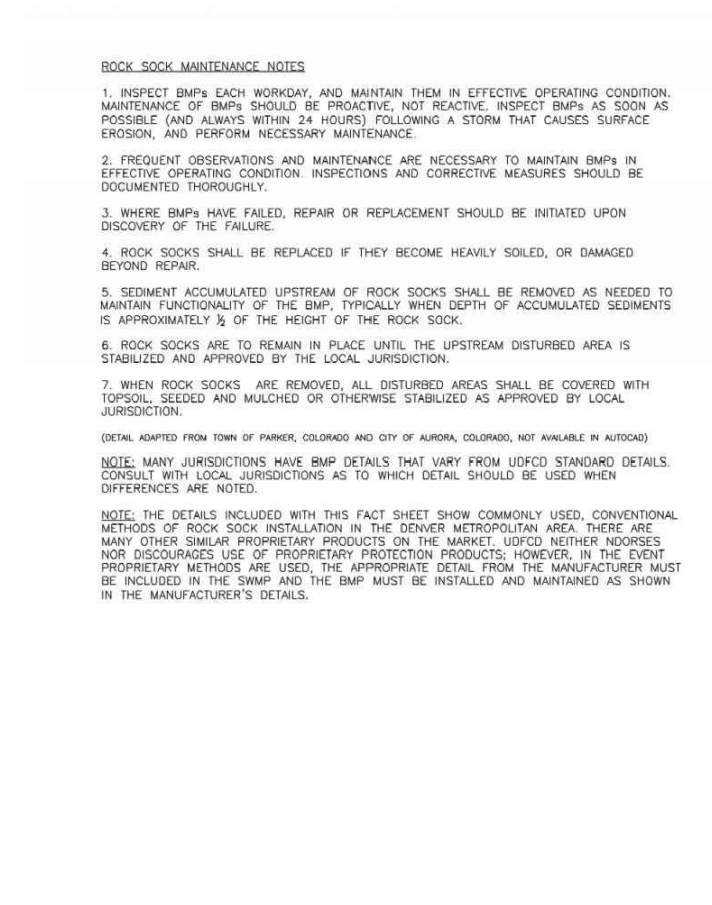
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### Rock Rock (RS)



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### Rock Rock (RS)

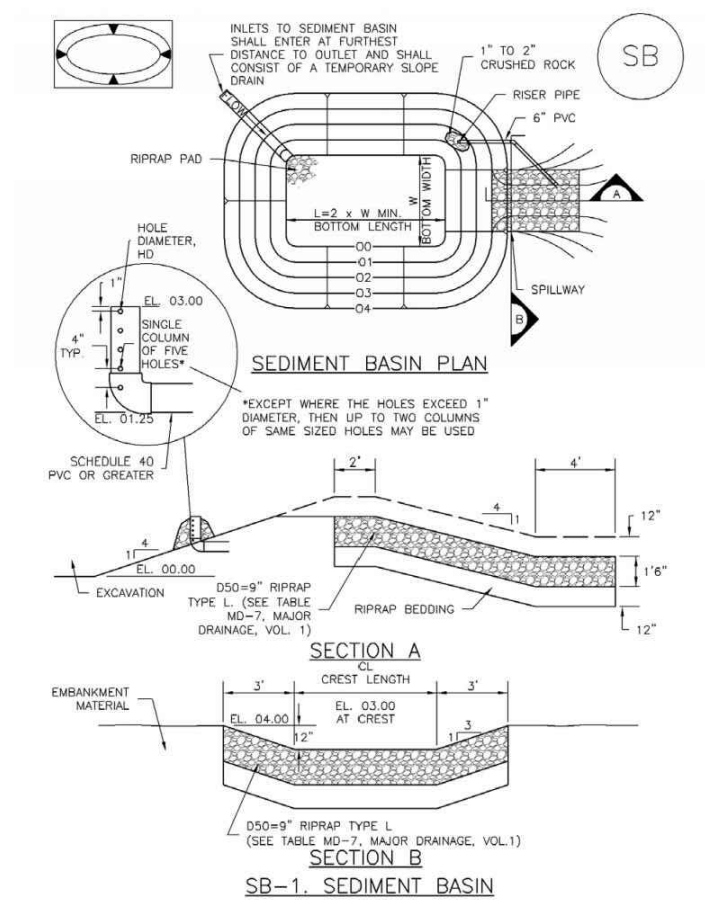


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## CONCRETE WASHOUT FACILITY DETAIL 3

### Sediment Basin (SB)

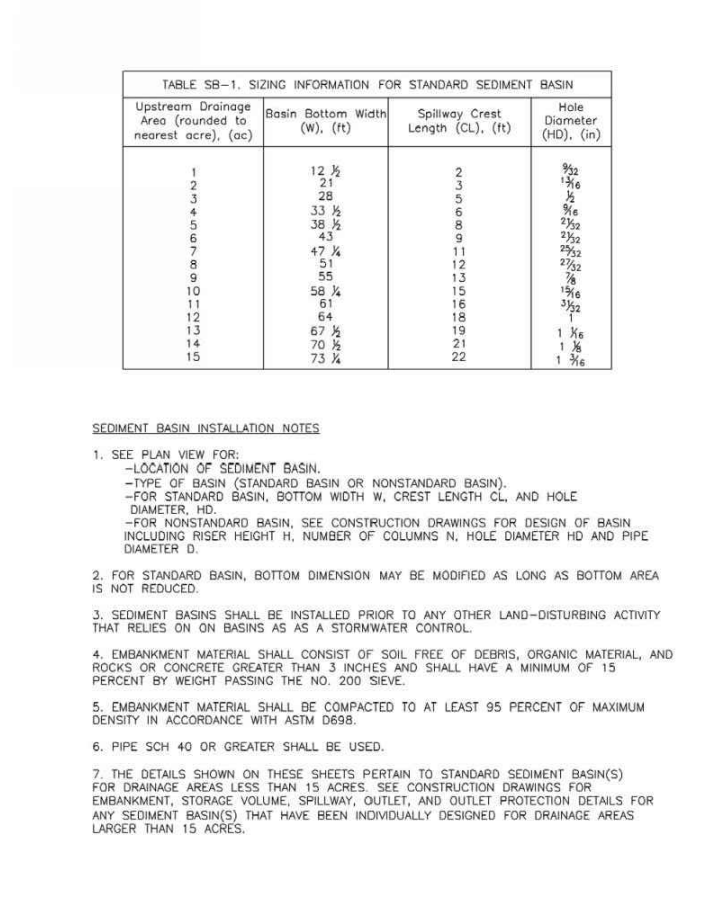
SC-7



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SC-7

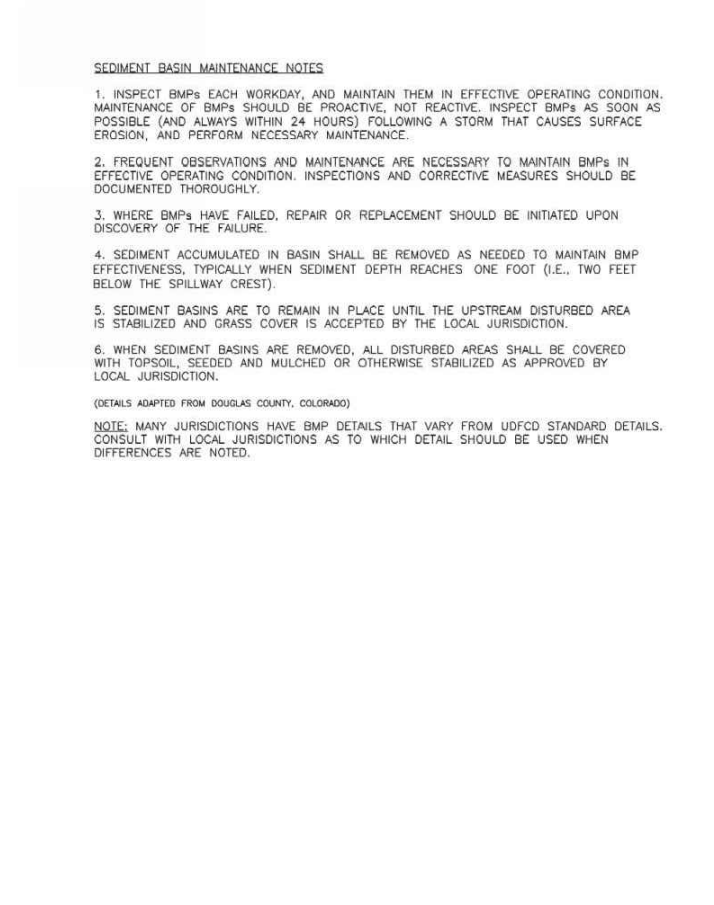
### Sediment Basin (SB)



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### Sediment Basin (SB)

SC-7



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## Cit of Fort Collins, Colorado UTILITY PLAN APPROVAL

APPROVED:	Cit Engr	Date:
CHECKED BY:	Wat	Date:
CHECKED BY:	Stor	Date:
CHECKED BY:	Tr	Date:
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CENTRE FOR ADVANCED TECHNOLOGY 22ND FLING  
COMMUNITY HORTICULTURE CENTER  
MAJOR AMENDMENT - UTILITY PLANS

SWMP & EROSION CONTROL DETAILS

SHEET NUMBER

CE1.0

# **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?

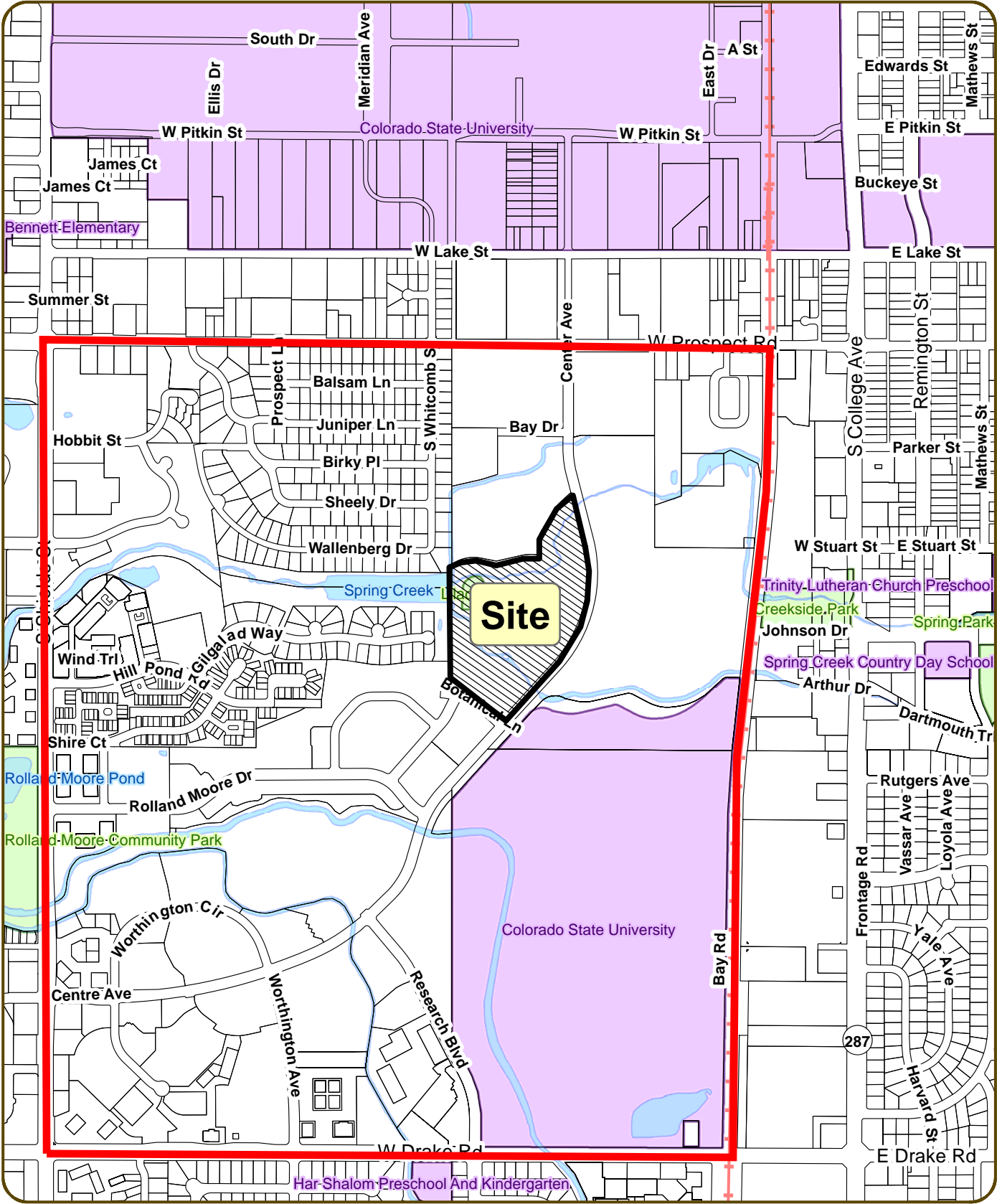
A: The sound model shows only a small reduction in the sounds levels if the venue is moved east.

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.

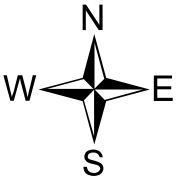
With no more questions, the meeting was adjourned at approximately 8:15 p.m.



**Gardens on Spring Creek  
Major Amendment**



1 inch = 900 feet







## NEIGHBORHOOD MEETING INVITATION

July 10, 2014

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting, where you can learn more about the proposal. Specific information about this development proposal is to the right and on the back. **We welcome and encourage your participation, as your input is an important part of the development review process.**

Check out our online guide explaining how you can participate in the development review process by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto:sburnett@fcgov.com). Sarah is available to assist residents who have questions about the review process and how to participate.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the neighborhood meeting so they can attend.

This letter and attachments are available online at [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas).

We look forward to your participation at the neighborhood meeting. Public comment is encouraged during all phases of the review process. If you have questions at any time, please feel free to contact us.

Sincerely,

Jason Holland, PLA | City Planner  
City of Fort Collins  
281 North College Avenue  
Fort Collins, CO 80522  
970.224.6126  
[jholland@fcgov.com](mailto:jholland@fcgov.com)

*The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 970-220-6750 for assistance.*

*Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: [titlesix@fcgov.com](mailto:titlesix@fcgov.com).*

### MEETING TIME AND LOCATION

Thursday, July 24, 2014

6-8:00 p.m.

Meeting will be at The Gardens on Spring Creek facility at:  
2145 Centre Ave, Fort Collins, CO 80526

### PROPOSAL NAME & LOCATION

The Gardens on Spring Creek Master Plan -- Major Amendment  
2145 Centre Ave, Fort Collins, CO 80526

(Please see location map on the back of this letter)

### PROPOSAL DESCRIPTION

- Update to the Garden's master plan to create a welcoming and inspirational setting for performances and other events
- Accommodate approximately 1500 visitors for performances with a Great Lawn and performance stage including sound barrier walls
- Create a foothills, prairie and wetland landscape that captures and celebrates our regional context
- Develop the Undaunted Garden in which xeriscape principles are easily translatable

### ZONING INFORMATION

- Employment District (E)

### HELPFUL RESOURCES

- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## NEIGHBORHOOD MEETING INVITATION

August 25, 2014

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the second neighborhood meeting for the Gardens on Spring Creek Master Plan, where you can learn more about the proposal. Specific information about this development proposal is to the right and on the back. **We welcome and encourage your participation, as your input is an important part of the development review process.**

Check out our online guide explaining how you can participate in the development review process by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview).

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the neighborhood meeting so they can attend.

This letter and attachments are available online at [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas).

We look forward to your participation at the neighborhood meeting. Public comment is encouraged during all phases of the review process. If you have questions at any time, please feel free to contact us.

Sincerely,

Jason Holland, PLA | City Planner  
City of Fort Collins  
281 North College Avenue  
Fort Collins, CO 80522  
970.224.6126  
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Attachment 18  
Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6750  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

### MEETING TIME AND LOCATION

Monday, September 8, 2014

6-8:00 p.m.

Meeting will be at The Gardens on Spring Creek facility at:  
2145 Centre Ave, Fort Collins, CO 80526

### PROPOSAL NAME & LOCATION

The Gardens on Spring Creek Master Plan -- Major Amendment  
2145 Centre Ave, Fort Collins, CO 80526

(Please see location map on the back of this letter)

### PROPOSAL DESCRIPTION

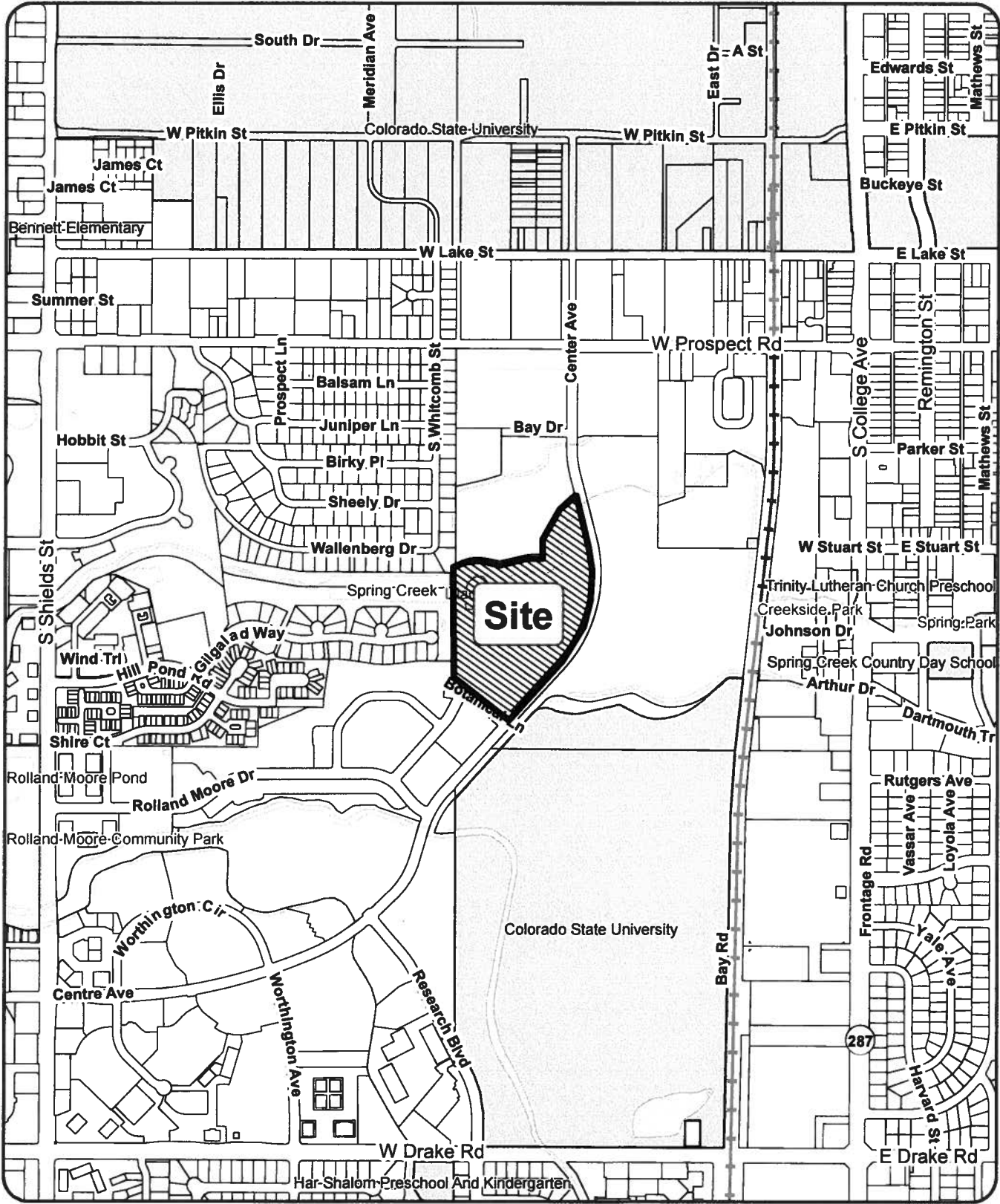
- **NOTE: An on-site demonstration of sound levels will be provided at the meeting.**
- Update to the Garden's master plan to create a welcoming and inspirational setting for performances and other events
- Accommodate approximately 1500 visitors for performances with a Great Lawn and performance stage including sound barrier walls
- Create a foothills, prairie and wetland landscape that captures and celebrates our regional context
- Develop the Undaunted Garden in which xeriscape principles are easily translatable

### ZONING INFORMATION

- Employment District (E)

### HELPFUL RESOURCES

- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



**Gardens on Spring Creek  
Major Amendment**



1 inch = 900 feet







Planning, Development and  
Transportation  
Planning Services  
281 North College Ave.  
P.O. Box 580  
Fort Collins, CO 80522-0580  
970.221.6750  
970.224.6134 - fax

September 3, 2014

**RE: Additional information regarding the upcoming neighborhood meeting for the Gardens on Spring Creek Major Amendment**

Dear Resident or Property Owner:

This is a follow up letter for the upcoming neighborhood meeting scheduled for Monday, September 8, starting at 6 p.m. The meeting will be at The Gardens on Spring Creek facility at 2145 Centre Ave, Fort Collins, CO 80526. An on-site demonstration of sound levels will be provided at the meeting using a mobile stage, sound equipment, and sound technicians. The mobile stage is known as the Showmobile and is owned by the City Parks Division. City staff will be at the meeting to measure sound levels in the surrounding neighborhoods.

- **Prior to the meeting, from 5 p.m. – 6 p.m., the Showmobile will begin playing music at a sound level and character that simulates the proposed performance venue. You may find it helpful to listen to the sound demonstration at your residence, both within and outside your home, so that you may have more information on what to expect with the proposed performance stage. More information will be provided at the meeting as to how the sound levels are simulated.**
- Please note that there may be intermittent sound from the Showmobile as it is set up and calibrated earlier in the day, prior to 5 p.m. The simulation will not start until 5 p.m.

**Meeting Agenda**

6 – 6:30 p.m.	Updated sketch plans of the project will be available for review and comment at the Garden's meeting room facility.
6:30 – 7:30 p.m.	Residents will be invited to walk with City staff into surrounding neighborhoods to measure and record sound levels at various points within the neighborhoods.
7:30 p.m.	The meeting will then reconvene at the facility for follow-up discussion.

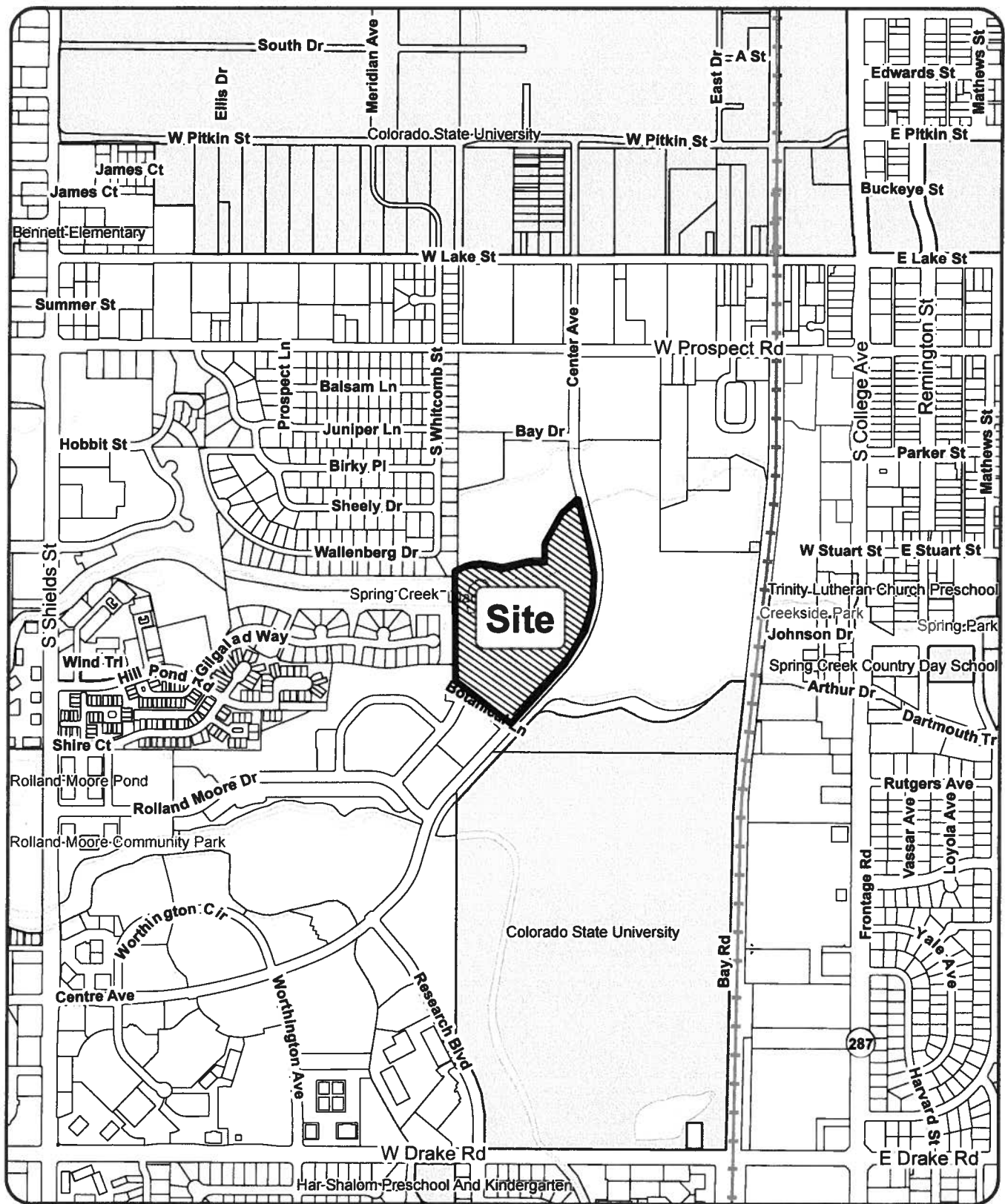
Please feel free to notify your neighbors of this and future meetings so that all may have an opportunity to attend. We look forward to your participation at this neighborhood meeting. Public comment is encouraged during all phases of the review process. If you have questions at any time, please feel free to contact us.

Sincerely,

Jason Holland  
City Planner  
970.224.6126  
[jholland@fcgov.com](mailto:jholland@fcgov.com)

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*Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: [titlesix@fcgov.com](mailto:titlesix@fcgov.com).*



## Gardens on Spring Creek Major Amendment

900 450 0 900 Feet



1 inch = 900 feet





# Gardens on Spring Creek Sound Demonstration Notes

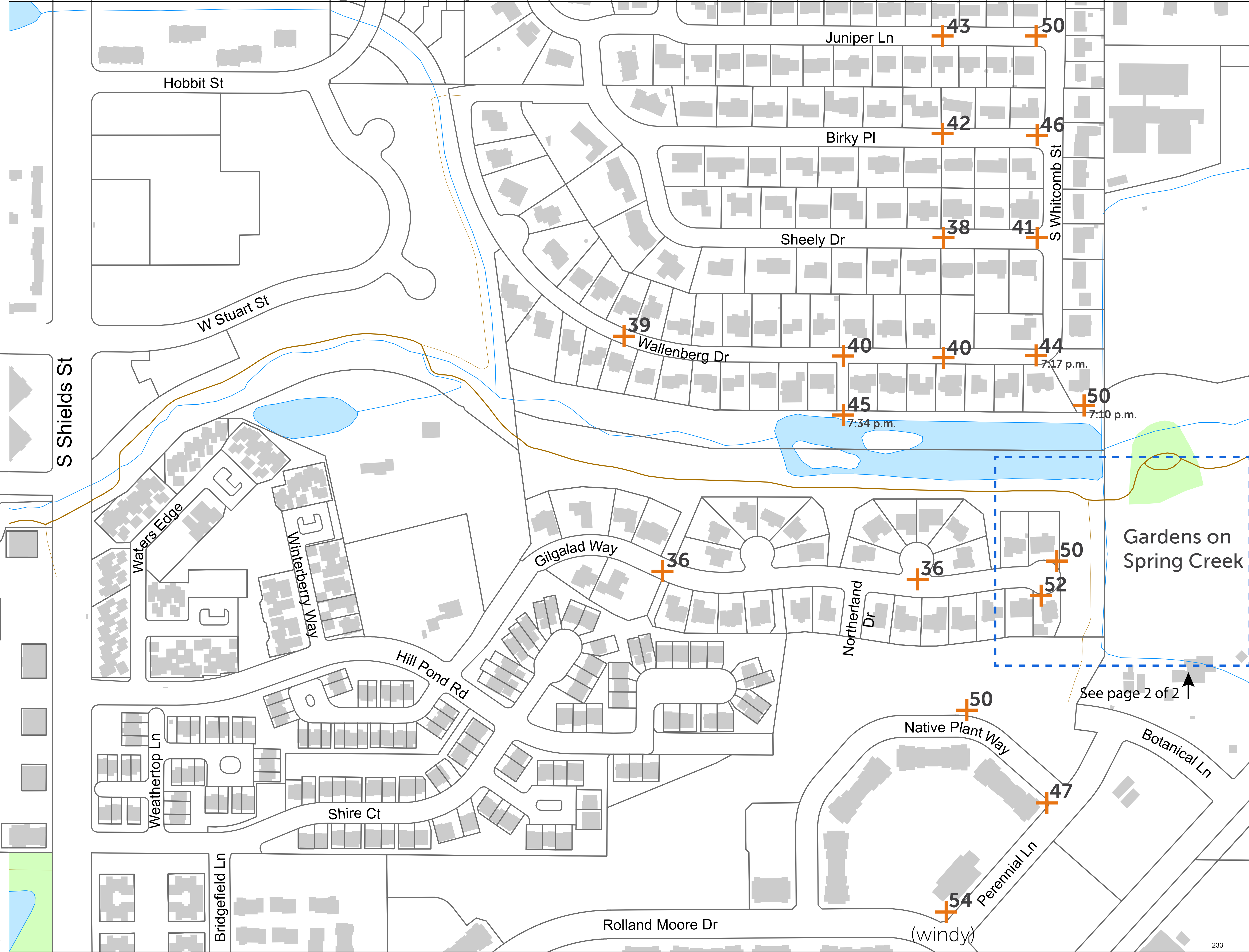
Page 1 of 2

**Legend**

- Paved Major Trail
- Paved Minor Trail
- Water
- Parks
- Decibel Measurement Location
- Area Enlargement

0 50 100 200 300 400 Feet

N



See page 2 of 2 ↑



Gardens on  
Spring Creek  
Sound  
Demonstration  
Notes

Page 2 of 2

Note: Sound  
measurements shown  
taken from 5:15 to 5:30

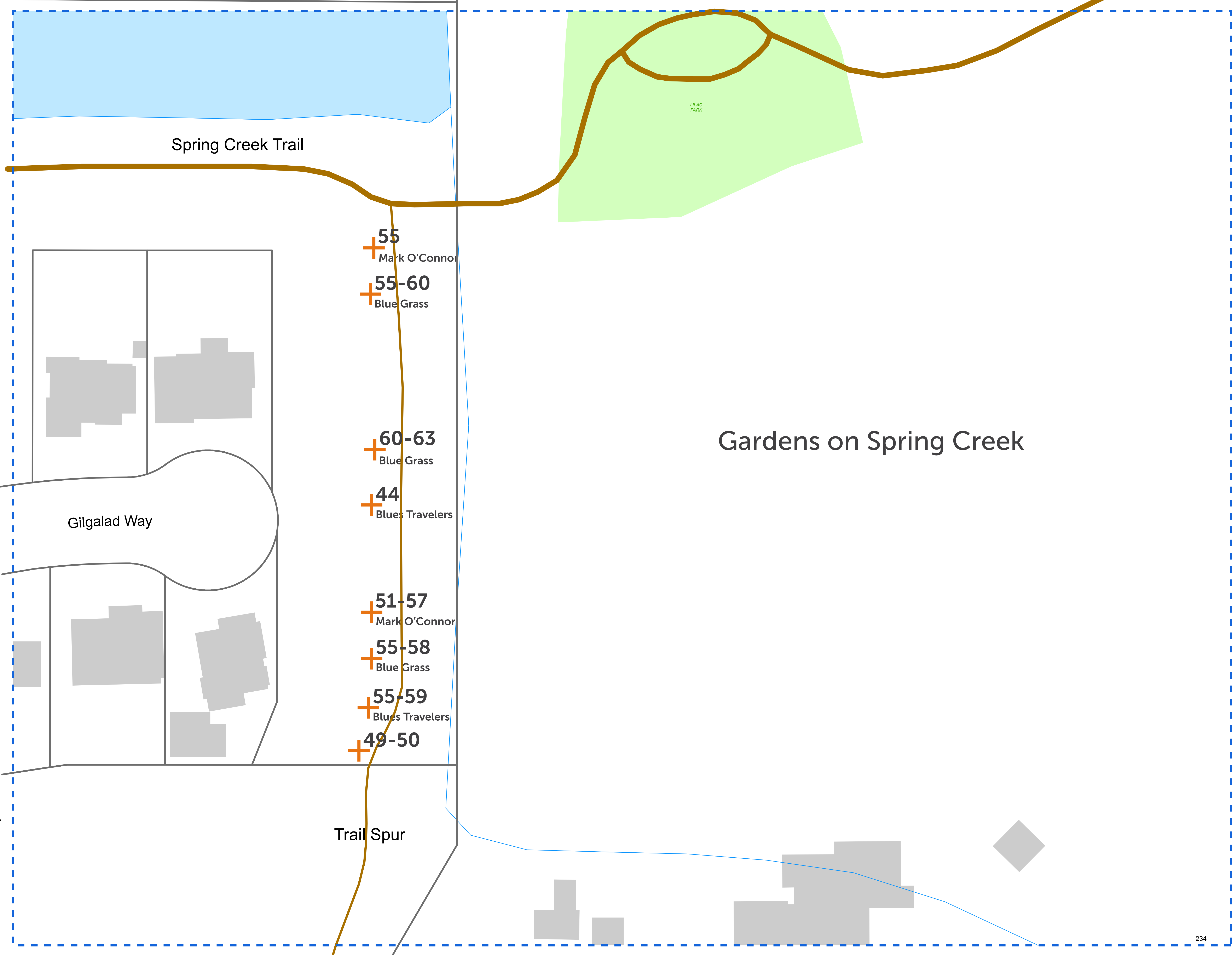
**Legend**

- Paved Major Trail
- Paved Minor Trail
- Water
- Parks
- Decibel Measurement Location

N

0 10 20 40 60 80

Feet



ORDINANCE NO. 082, 2015  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
AMENDING THE LAND USE CODE WITH REGARD TO  
CITY DEVELOPMENT PROJECTS

WHEREAS, currently the Land Use Code provides that City development projects must go through the same process and analysis as any other project subject to the Land Use Code; and

WHEREAS, the City Council has determined that although such City projects should be reviewed under the full terms and conditions of the Land Use Code, all such reviews should be conducted by the Planning and Zoning Board, and there should be no right of quasi-judicial appeal to the City Council of any final decision regarding such City projects; and

WHEREAS, the City Council has further determined that in substitution of right of quasi-judicial appeal, the City Council in its legislative function should, by majority vote, have the power to overturn or modify any final decision regarding such City project; and

WHEREAS, the City Council has determined that it is in the best interests of the City that the Land Use Code be amended accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That Section 2.2.12 of the Land Use Code is hereby amended to read as follows:

**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

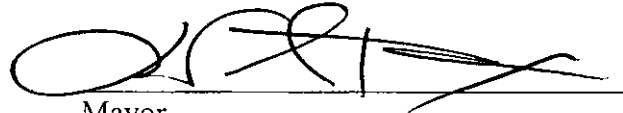
under alternate review, the City Council may, in its legislative discretion, consider factors in addition to or in substitution of the standards of this Land Use Code.

Section 2. That Article 2 of the Land Use Code is hereby amended by the addition of a new Division 2.17 which reads in its entirety as follows:

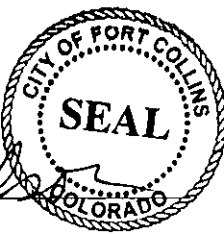
**Division 2.17 City Projects**

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.

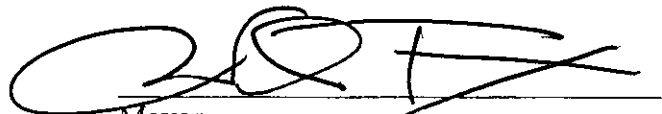
Introduced, considered favorably on first reading, and ordered published this 7th day of July, A.D. 2015, and to be presented for final passage on the 21st day of July, A.D. 2015.

  
Mayor

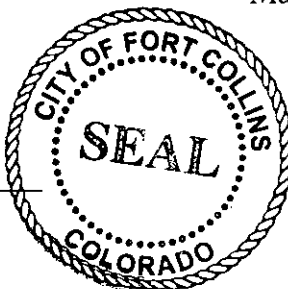
ATTEST:

  
*Wanda Nelson*  
City Clerk

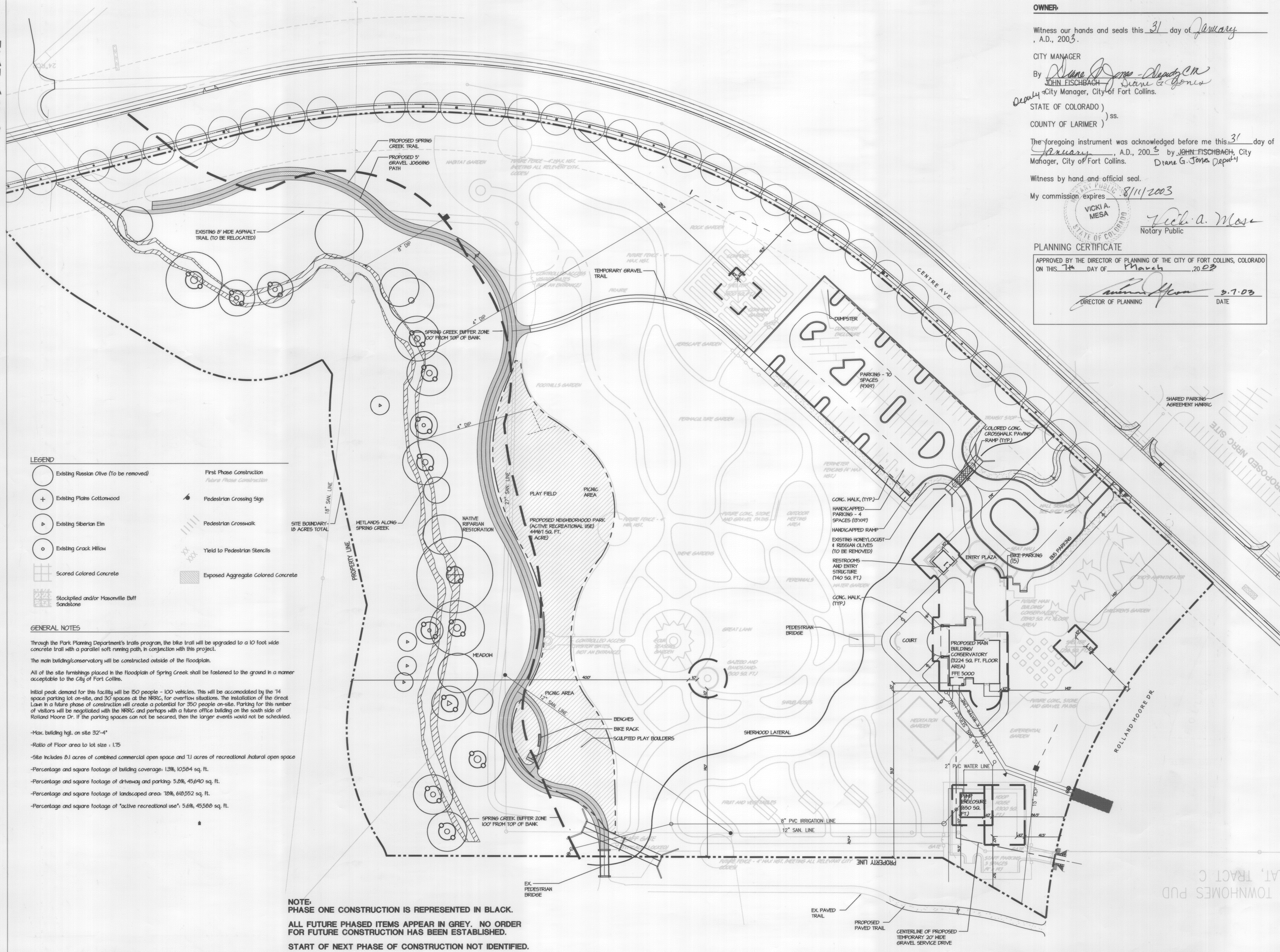
Passed and adopted on final reading on the 21st day of July, A.D. 2015.

  
Mayor

ATTEST:

  
*Rita R. Knoll*  
City Clerk / Chief Deputy





OWNER:

Witness our hands and seals this 31 day of January, A.D., 2003.

CITY MANAGER

By John Fischbach Deputy CM  
JOHN FISCHBACH, Deputy City Manager, City of Fort Collins.STATE OF COLORADO ) ss.  
COUNTY OF LARIMER )The foregoing instrument was acknowledged before me this 31 day of January, A.D., 2003 by JOHN FISCHBACH, City Manager, City of Fort Collins. Diane G. Jones Deputy

Witness by hand and official seal.

My commission expires 8/11/2003VICKI A. MESA  
Notary Public

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO ON THIS 14 DAY OF March, 2003William J. Hoon 3.7.03  
DIRECTOR OF PLANNING DATE

EDAW

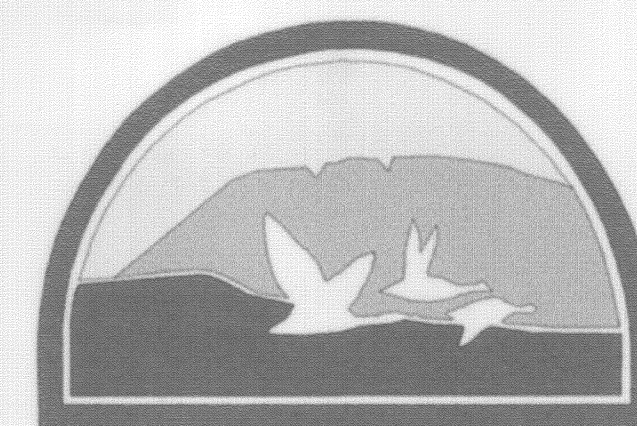
240 EAST MOUNTAIN AVENUE

FORT COLLINS, COLORADO

80524

TEL 970 484 8073

FAX 970 484 8158



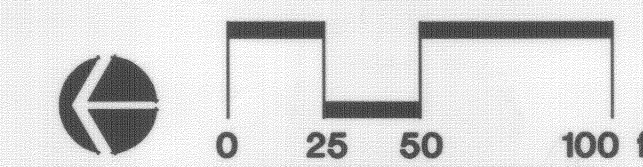
City of Fort Collins

Center for  
Advanced  
Technologies  
22nd  
Filing"Community  
Horticultural  
Center"

PDP, #53-85AV

REV.	COMMENT	DATE

SEAL:

DATE: JANUARY 10, 2003  
JOB NO.: 71082.20  
DRAWN BY: CR, DS, DT  
CHECKED BY: GAH

DRAWING TITLE:

SITE  
PLAN

SHEET NO.:

CS101

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## **Project Development Plan - Community Horticulture Center Statement of Planning Objectives**

11/9/00

### **1. Applicable City Plan Principles and Policies**

a. LU-1.1: Compact urban growth.

The project is centrally located in Fort Collins, within an infill area, and contiguous with existing vehicular, bicycle, and pedestrian traffic routes.

b. CAD-2.1: Functional, attractive, safe, and comfortable civic buildings and grounds.  
As a civic facility, the Community Horticulture Center (CHC) will be located in a central and highly visible location. The architectural quality of the building and grounds will express permanence and importance. A primary objective for the design and the programming of the CHC will be to reflect and interpret our local heritage, and through that create a sense of community identity. The project will be adjacent to the existing Spring Creek bike trail, and within easy walking distance of the Mason Street Transit Corridor. The safety and comfort of our visitors will be strongly addressed.

c. CAD-5.2: Education and awareness of our local heritage.  
Throughout our design and the development of our programming, we will be looking for opportunities to create a local "sense of place", and to educate our visitors about Fort Collins history, particularly related to horticulture (for example, sour cherry orchards and lilacs), agriculture (such as with irrigation ditches), climate, and soils.

d. CAD-6.2: Cultural development and participation.  
In addition to serving as a recreational and educational facility, the CHC will also provide cultural services as a venue for art shows, small concerts, and other art-related programs.

e. ENV-2: Protect environmental resources.  
The foremost mission of the CHC will be to demonstrate sustainable horticulture, including water-conserving landscaping, backyard wildlife habitat, use of native plants, "organic" gardening techniques, composting, and alternatives to fossil fuel requiring maintenance practices.

f. ENV-4: Encouraging energy efficiency and use of renewable energy.  
The CHC building will be a state-of-the-art facility demonstrating the use of solar energy, energy efficiency and "green" construction. It will serve as a public demonstration site with educational programming to extend its impact.

g. ENV-5.1: Protection and enhancement of ecosystems.  
The restoration of 5 acres of the Spring Creek corridor will be a major element of our site development. It will include extensive re-grading of the area to approximate a

more naturalistic cross-section, wetlands will be added, and the entire area will be replanted with appropriate native plants.

- h. ENV-7.3: Minimize flood damage.  
The site grading will result in the creation of an additional ~20 acre feet of stormwater detention along Spring Creek, a high priority of the city's Stormwater Utility.
- I. ENV-7.5: Flood education.  
One element of our programming will be the interpretation of the Spring Creek 1997 flood, and associated education.
- j. ENV-7.6: Educational programs on stormwater quality.  
The proposed development includes a boardwalk path along Spring Creek and over the created wetlands, to serve as an outdoor laboratory for environmental education.
- k. NOL-1.3: Public opportunities for educational and recreational opportunities related to natural features.  
This project will create numerous opportunities to learn about and enjoy Spring Creek.
- l. NOL-3: Balancing opportunities for passive and active recreation within city's parks and natural areas.  
This project will provide the opportunity for both active (athletic and play activities in the neighborhood park, and participatory gardening at the CHC) and passive (strolling the grounds, relaxing on a bench, listening to a concert, etc.) recreation.
- m. GM-4.1: City commitment to providing capital facilities.  
As one of the projects in the Building Community Choices capital improvement plan, the CHC will help meet the needs and desires of our growing community.
- n. RD-5.2: Neighborhood parks in residential districts.  
This project includes the development of a several acre neighborhood park, within easy walking and biking distance of the residential areas to the west. It will have an unprogrammed multi-use turf area, a picnic shelter, benches, and gardens.
- o. ED-1: Appropriate development within an Employment District.  
The CHC and neighborhood park represent an appropriate addition to this Employment District, as it will provide recreational/educational/cultural opportunities, it will have an attractive appearance, and will be designed to encourage bicycle, pedestrian, and transit access.



- p. WC-1.1 and 1.2: Functions of water corridors and protection of natural resources. This development will not only preserve, but it will enhance, the functions of Spring Creek for drainage (floodwater detention will be increased), recreation, habitat conservation, and wildlife movement.
- q. WC-2.1: Appropriate placement of recreational trails. This development includes the re-routing of the Spring Creek bike trail along the creek, in a manner that minimizes habitat impact and maximizes human enjoyment.
- r. WC-2.3: Connections between water corridors, open lands, and trails. The restoration of Spring Creek through our site will serve as a critical component of the entire Spring Creek corridor, hopefully inspiring further restoration along its length. The bike trail along the corridor and through our site provides a great opportunity for people to experience the beauty of this area.

**2. Description of proposed open space, buffering, landscaping, circulation, transition areas, wetlands and natural areas on site and in the general vicinity of the project:**

Ecologists assessing the Spring Creek corridor through our site have determined that it currently has little natural resource value in the way of native vegetation or wildlife. The water course is lined with one large cottonwood, several non-native crack willows, and about a dozen invasive Russian olives. The adjacent fields have been leveled right up to the banks, for the purpose of flood irrigation, and are vegetated primarily with alfalfa, weeds, and non-native grasses. This corridor does, however, have great potential for restoration. In order to improve the natural resource value and to create much-needed floodwater detention, our proposed grading includes extensive pulling back of the top several feet of the existing banks (leaving the existing channel and bottom 2 feet of embankment as is) to create a more naturalistic two-year floodplain with meandering high water channels and wetland areas within it.

The existing trees within the corridor will be preserved, other than the Russian olives and the smaller crack willow (*Salix fragilis*). The corridor will be replanted extensively with appropriate wetland, riparian, and upland native plants, including trees, shrubs, forbs, sedges, rushes, and grasses. This area of native plantings will be for the entire 100 feet width of the CHC property on the north side of the creek. On the south side, the native plantings will vary between 60 feet (for a portion of the neighborhood park area) and 200 feet (in the area of the Habitat Garden), with an average of over 100 feet. These plantings will consist of native trees, shrubs, forbs, and unmowed grasses. A portion of the south side of the corridor will be accessible by an informal path and boardwalks for the purpose of environmental education. Interpretive signage in this area will be kept to a minimum. The restoration work will be done with the assistance of riparian naturalists and restoration hydrologists. This area will be maintained with a naturalistic approach, with an example being that the grasses will not be mowed. The bike trail will be located

on the south side of Spring Creek with a meandering route that varies between 60 and 130 feet from the creek.

Section 3.4.1D of the Land Use Code deals with natural feature buffer zones, and subsection (2) states that “no disturbance shall occur within any buffer zone....except as provided in subsection (c).” Subsection (c) states that “the decision maker may allow disturbance or construction activity within the buffer zone for the following limited purposes:”, and goes on to list six situations. We feel that our proposed development meets the second and fourth situations due to the environmental improvements to this previously disturbed area and due to the creation of stormwater detention as a “utility installation”. The second and fourth exceptions read as follows: “2. restoration of previously disturbed or degraded areas or planned enhancement projects to benefit the natural area or feature” and “4. utility installations when such activities and installations cannot reasonably be located outside the buffer zone or other nearby areas of development”.

We have met with the Natural Resources staff on several occasions over the past 6 months, and have received their tentative approval of this concept. The Natural Resources staff has also tentatively determined that it will provide financial assistance to this project, to be used for the restoration of the Spring Creek corridor. We have also given presentations to the natural areas committee of the Natural Resources Advisory Board and the full Natural Resources Advisory Board. The committee and the full board were supportive of the project as a whole, and with our proposed development along Spring Creek, with the proviso that several specific concerns be addressed. The proposed development indicated in this Project Development Plan submittal does address those concerns.

**3. Statement of proposed ownership and maintenance of public and private open space areas:**

The Community Horticulture Center and the neighborhood park will be owned and maintained by the City of Fort Collins. No future change is foreseen in the ownership and maintenance.

**4. Estimate of number of employees:**

The Community Horticulture Center will initially be staffed with four full-time, several part-time employees, and possibly an intern. We will also rely heavily on the assistance of volunteers for the operation and maintenance of the facility and grounds. At any point in time, this could vary between no volunteers and 10 or 15 volunteers.

As additional gardens are built and more maintenance is required, the number of paid staff will increase. When the project is completed, we estimate that there would be ten full-time and part-time staff during the growing season.

**5. Description of rationale behind the assumptions and choices made by the applicant:**

The only design-related decision that might not be self-evident, and that varies from what might be expected by City staff or directed by City Plan, has to do with the location of our parking lot. The parking lot was originally proposed to be in the southwestern corner of our site due to our believing that, with the information we had at that time, that location was the most cost-effective, the most practical in terms of site layout and flow, the safest for traffic, the least impact to flood detention volumes, and the most consistent with City Plan objectives. However, as described in #8 below, the Windtrail neighborhood to the west of our site was strongly opposed to that location, for several reasons.

As a result of that vocal resistance, we re-assessed our options for the parking lot location, including a further contact with Eric Bracke, City traffic engineer. Because of the circumstances, he stated that he would allow our parking lot access to be directly across from the Natural Resources Research Center's north entrance, rather than the previously stipulated 315 feet north of that entrance. This allowed us to avoid a very large amount of filling within the floodway, thereby eliminating a major disadvantage (and possible "fatal flaw") of the previous design for this parking lot location. Allowing the parking lot access at this point also eliminated other drawbacks previously identified with locating the parking lot along Centre Avenue, and even created some additional benefits, most notably allowing us to have a staff parking lot and service access on the "back side" of our building. This was a feature that was not possible with the parking lot as previously considered.

In re-assessing the pros and cons of the two options and in wanting to meet the neighborhood's request, we determined that the location alongside Centre Avenue was best. Therefore, that is what we are now proposing, as seen in our attached plans. This is in a more visible location than what might be preferred by City Plan. However, this best meets the concerns of the neighborhood, and has received their strong support (see attached). It also, we feel, results in a better overall project for the community. The view of the parking lot from Centre Avenue will be mitigated as much as possible with screening from trees and shrubs.

**6. Evidence of successful completion of the applicable criteria:**

Not applicable

**7. Narrative description of how conflicts between land uses or disturbances to wetlands or natural areas are being avoided or mitigated:**

The net effect of our project will be a greater amount and improved quality of wildlife habitat on our site, as compared with its current condition. However, before it can be improved with a vast amount of replanting, we will have to do a considerable amount of earthwork that will be initially disruptive. With all of this earthwork, we will need to provide appropriate measures to protect Spring Creek, certain trees, and any existing



animal shelters/habitat that are deemed important, such as fox dens. Protective measures will include: construction documents that clearly and explicitly state areas requiring special care (with stiff penalties for violation); orange plastic fencing to protect trees to be saved and any important animal habitat areas; silt fencing along the border of Spring Creek; and close construction observation/supervision.

**8. Narrative addressing each concern/issue raised at the neighborhood meetings:**

During the course of our extensive public outreach, strong support was expressed for the project as a whole and for having it located on the intended site. There was not a single opinion expressed against the project itself or our location. During the five neighborhood meetings and about a dozen phone conversations and E-mails, however, about 26 people expressed some concern (ranging from mild to strong) about a particular aspect(s) of our proposed development. The following narrative relates the nature of those concerns and how we have addressed them.

One minor concern expressed by one individual had to do with the proposed location of our compost bins. He was concerned that the compost would result in offensive odors that could be smelled from his residence. This concern was addressed by moving the compost bin location about 100 feet further away (so that it is now at least 300 feet from his property), in addition to assuring him that a well-tended compost bin produces very little odor, certainly nothing that could be detected from that distance. We also encouraged him to contact us in the future if he was able to smell it, and convinced him that we would then take further corrective actions.

Beyond that minor concern, all other concerns that were expressed boiled down to two issues, one regarding the initially-proposed location of the parking lot and the second regarding our serving as a venue for concerts or wedding receptions. Between these two issues the most concern, both in terms of number of people and strength of opposition, was regarding the parking lot. The parking lot was originally proposed to be in the southwest corner of our site due to our believing that location was the most cost-effective, the most practical in terms of site layout and flow, the safest for traffic, the least impactful to flood detention volumes, and the most consistent with City Plan objectives. The specific concern(s) about the parking lot varied between people, but in all cases it was some combination of: excessive noise, visual unsightliness, annoying lighting, harmful traffic exhaust, and safety risk for the neighborhood children. They all expressed that the parking lot should be located along Centre Avenue, rather than along our southwest corner. We felt that many of their concerns were based at least somewhat on inaccurate assumptions (for example, we are not proposing that the parking lot lights be on after 10:00 p.m.) and that we could mitigate some of the issues (such as with a sound wall and trees for visual and sound buffer), but our justifications and proposed mitigations were not adequate to satisfy their concerns. We therefore re-assessed our options, the result of which is now proposing that the parking lot be located along Centre Avenue, as requested by the neighbors. They are happy with this decision (see attached letter), and we and the neighbors consider that issue resolved.

The second issue of concern, as expressed by about 12 people, has to do with our proposed use of our site as a venue for small concerts, wedding receptions, special events, etc. In order to provide a highly-demanded service to the community, and to provide some earned revenue for our facility, we would like to be able to rent out our meeting room, the adjoining patio area, and the Great Lawn (see our Landscape Plan) for these type of events. Associated with these events, there would be live music or amplified recorded music, and possibly the serving of alcohol. These people's specific concerns related to these events were/are: (1) noise, (2) spillover parking in their neighborhood, and (3) drunken behavior from alcohol served at the events.

The first order of addressing these concerns has been with clarification. Many of the people expressing concern have had an inaccurate perception that we are proposing very loud concerts with a thousand or more people, similar to the CSU Lagoon Concert Series. In fact, we are envisioning much more subdued music and much smaller audiences, comparable to the Lincoln Center's summer "Nooner" series with minimally amplified music and about 300 people attending.

Controlling the number of people attending is a key issue, as that relates to both the noise level and the risk of people not finding convenient parking and resorting to looking for it in the adjoining neighborhood. We can control the number of attendees in several ways, including through strict limitations in our contracts with the groups that rent our facility, through limiting the number of tickets sold, and through the fact that our site will be secured with fencing and a single entrance. We will make sure ahead of time that there is adequate parking for the maximum number attending, through a combination of our parking lot, the Natural Resources Research Center parking lot across the street (we are in the process of obtaining a signed Memorandum of Understanding), and/or possibly the vacant field to the south of Rolland Moore Drive, owned by CSURF. Any remaining risk of people trying to park in the adjacent neighborhood should be eliminated by the fact that our parking lot location and entrance is now along Centre Avenue (rather than the previously-proposed parking location and entrance that were closer to the neighborhood), in addition to signage and parking enforcement, if needed.

We have recognized all along that the noise level of any event, whether from people or music, is a critical one. We also understand that the nearest homes are relatively close to the Great Lawn, and that sound travels more readily in this creek basin, for geographic and climatological reasons. To begin with, we re-oriented the gazebo/bandstand so that sound would be projected away from the residential neighborhoods to the west and northwest. Since June we have been performing tests and gathering information on this issue. We have sought the input of Rich Kopp, who enforces the city's noise ordinance, on several occasions. We also hired Balloffet and Associates to perform a very detailed scientific analysis of the existing noise levels at the site. Their opinion is that, with reasonable precautions, it will be possible to have amplified music and other activities on

the Great Lawn, that meets both the desires of attendees and the city's noise ordinance levels.

The time of day and frequency of these events is also a key issue. We have informed the neighbors that we do not intend to have any event last past 10:00 p.m., and in most cases they would not go past dusk. Events would most likely be limited to Friday and Saturdays during the summer.

The serving of alcohol is quite common for social events at botanic gardens. Alcoholic drinks are also permissible for adults attending events at the Senior Center and the Lincoln Center. Both facilities consider the option of serving alcohol to be essential for the rental market that they serve, and they report negligible problems associated with it. We do not want to short change our revenue-earning potential by limiting ourselves at the outset. We also feel that we can adequately establish, control and enforce limitations on the consumption of alcohol during events at our facility. Furthermore, if problems develop, they can be resolved, as we do not need to view any particular policy as "written in stone". That is particularly true for a public facility that is held to a higher standard and subject to citizen oversight and review.

Thus far, we have not been able to alleviate all of the concerns of the neighbors related to the holding of small concerts and other events. Our intent for the further resolution of these issues--the noise levels, time of day, frequency, number of people attending, and the serving of alcohol--is to continue researching and discussing them with the neighborhood. When we are further along in our planning, for example, we would be happy to conduct sound demonstrations for the neighbors so they will know what, exactly, we are proposing in terms of noise level. We feel that we do not have to have these programming issues firmly resolved in order to obtain approval of this project, given that none of these issues impact our physical design. Even if we thought that we would never hold a concert on the grounds, we would still intend to have the Great Lawn and gazebo/bandshell, for the benefit of other social events without amplified music. Furthermore, the construction of the Great Lawn and gazebo/bandshell is not anticipated to be part of phase one, and will likely be several years into the future, pending private fundraising. We feel that there is ample time to discuss these issues further, and a process set up for doing so, in parallel to the construction of the project so that it is not held up.

**9. Current and past names of the project, as submitted for conceptual review:**

This project has solely been referred to as the Community Horticulture Center, throughout its 14 year history of being envisioned and planned.





City of Fort Collins

ITEM NO. \_\_\_\_\_

MEETING DATE 12/05/01

STAFF Steve Olt

**HEARING OFFICER**

## STAFF REPORT

**PROJECT:** Centre for Advanced Technology, 22<sup>nd</sup> Filing, Community Horticulture Center - Project Development Plan - #53-85AV

**APPLICANT:** City of Fort Collins  
c/o Jim Clark  
281 North College Avenue  
Fort Collins, CO. 80524

**OWNER:** City of Fort Collins  
281 North College Avenue  
Fort Collins, CO. 80524

### PROJECT DESCRIPTION:

This is a request for a (public) community horticulture center and public park on approximately 18 acres located on the west side of Centre Avenue, east of the Windtrail residential neighborhood, south of Spring Creek, and north of the proposed Rolland Moore Drive street extension. The facility will include one main conservatory building, two accessory outbuildings, a parking lot for approximately 75 vehicles, gazebo and bandstand, gardens, bicycle/pedestrian trails, and a small (1 to 2 acres) neighborhood park. The property is in the E – Employment Zoning District.

**RECOMMENDATION:** Approval

### EXECUTIVE SUMMARY:

This PDP complies with the applicable requirements of the Land Use Code (LUC), more specifically:

- \* the process located in **Division 2.2 - Common Development Review Procedures for Development Applications of ARTICLE 2 - ADMINISTRATION;**
- \* standards located in **Division 3.2 - Site Planning and Design Standards, Division 3.3 – Engineering Standards, Division 3.4 – Environmental, Natural Area, Recreational and Cultural Resource**

**Protection Standards, and Division 3.5 - Building Standards of  
ARTICLE 3 - GENERAL DEVELOPMENT STANDARDS; and**

- \* the proposed use of a community horticulture center, being a public facility, is permitted in **Division 4.22 Employment District (E)** of **ARTICLE 4 – DISTRICTS**, subject to an **administrative review**. The proposed use of a neighborhood park is permitted in the E District, subject to a **building permit review**.

Public facilities are permitted in the E – Employment Zoning District, subject to administrative (Type I) review. Neighborhood parks are permitted in the E District, subject to a building permit review. The purpose of the E District is:

Intended to provide locations for a variety of workplaces including light industrial uses, research and development activities, offices and institutions. This District also is intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, convenience shopping, child care and housing.

Additionally, the Employment District is intended to encourage the development of planned office and business parks; to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes; to direct the development of workplaces consistent with the availability of public facilities and services; and to continue the vitality and quality of life in adjacent residential neighborhoods.

This proposal complies with the purpose of the E District as it is a public community horticulture center and small neighborhood park, with a community-wide emphasis and intended service.

**COMMENTS:**

1. Background

The surrounding zoning and land uses are as follows:

N:	E;	undeveloped land (Centre for Advanced Technology)
S:	E;	undeveloped land (Centre for Advanced Technology)
E:	E;	existing office uses (NRRC)
W:	RL;	existing residential (Windtrail)

The property was annexed in September, 1965 as part of the Fourth College Annexation.

The property is part of the Center for Advanced Technology Overall Development Plan that was approved by the Planning and Zoning Board in September, 1983 for recreational uses.

The property has not been previously platted or planned.

2. Division 4.22 of the Land Use Code, Employment Zone District

The proposed community horticulture center, a public facility, is permitted in the E – Employment Zoning District, subject to administrative (Type I) review. The proposed neighborhood park, being an integral part of the facility, is permitted in the E District, subject to a building permit review. This proposal complies with the purpose of the E District as it is a public community horticulture center and small neighborhood park, with a community-wide emphasis and intended service.

3. Article 3 of the Land Use Code – General Development Standards

The Project Development Plan complies with all applicable General Development Standards as follows:

A. Division 3.2, Site Planning and Design Standards

1. Section 3.2.1, Landscaping and Tree Protection

- a. The proposal complies with Section 3.2.1(D)(1)(c) in that it provides “full tree stocking” within 50’ of the main conservatory building, according to the standards set forth in this section.
- b. The proposal complies with Section 3.2.1(D)(2)(a) in that canopy shade (street) trees are provided at a 40’ spacing in the parkways along Centre Avenue and Rolland Moore Drive.
- c. The proposal complies with Section 3.2.1(D)(3) in that no one species of the proposed new trees on the development plan exceeds 15% of the total trees on-site.



- d. The proposal complies with Section 3.2.1(E)(4)(a) in that trees are provided at a ratio of at least 1 tree per 25 lineal feet along Centre Avenue adjacent to the parking lot.
- e. The proposal complies with Section 3.2.1(E)(4)(b) in that the on-site parking area will be screened from Centre Avenue to the east with deciduous and evergreen trees and shrub plantings that will block at least 75% of the vehicle headlights and extend along at least 70% of the street frontage along the parking area.
- f. The proposal complies with Section 3.2.1(E)(5) in that it provides at least 6% interior landscaping in the parking areas, satisfying the minimum requirement.

2. Section 3.2.2, Access, Circulation and Parking

- a. The proposal complies with Section 3.2.2(C)(4)(a) in that it provides secure and conveniently located bicycle parking in the amount of 20% of the total number of automobile parking spaces on-site, satisfying the minimum requirement of 5%.
- b. The proposal complies with Section 3.2.2(C)(5) in that it provides direct, safe, and continuous walkways and bicycle connections to major pedestrian and bicycle destinations in the surrounding area.
- c. The proposal complies with Section 3.2.2(D) in that it provides for safe, convenient, and efficient bicycle, pedestrian, and vehicular movement to and through the site. Vehicular access will occur via a curb cut from Centre Avenue to the public parking area and a curb cut from Rolland Moore Drive to the maintenance area only.

B. Division 3.3, Engineering Standards

1. Section 3.3.1, Plat Standards

The proposal complies with the general plat requirements as set forth in this section.

2. Section 3.3.5, Engineering Design Standards

The proposal complies with the design standards, requirements, and specifications for the services as set forth in this section.

D. Division 3.4, Environmental, Natural Area, Recreational and Cultural Resource Protection Standards

1. Section 3.4.1, Natural Habitats and Features

The proposed community horticulture center PDP provides for adequate setbacks and buffer zones between the proposed development and Spring Creek.

2. Section 3.4.8, Parks and Trails

The proposal complies with Section 3.4.8(B) in that it provides for trails within the development plan, connecting to off-site trails in the area, and incorporates a small neighborhood park in conformance with the City's adopted West Central Neighborhood Plan.

C. Division 3.5, Building Standards

1. Section 3.5.1, Building and Project Compatibility

The proposed community horticulture center and neighborhood park contains a total of 4 buildings. They include the main conservatory building, a gazebo/bandstand, a hoop house, and a pump house. The buildings are somewhat internal to the site and relate to the horticulture center activities. They are unique to the specific community horticulture center theme.

2. Section 3.5.3, Mixed Use, Institutional and Commercial Buildings

The proposed public buildings in this community horticulture center and neighborhood park are situated internal to the site and relate to the various activities within the facility. The main conservatory building meets the "build-to" line standards because it provides a courtyard/plaza and gardens between the building and the public sidewalks on Centre Avenue and Rolland Moore Drive. This

satisfies the permitted exception as set forth in Section  
3.5.3(B)(2)(d)1 of the Land Use Code.

4. Neighborhood Information Meeting

The C.A.T., 22<sup>nd</sup> Filing, Community Horticulture Center, PDP contains proposed land uses that are permitted as Building Permit and Type I uses, subject to an administrative review. The proposed uses are a public community horticulture center and a neighborhood park. The LUC does not require that a neighborhood meeting be held for a Type I development proposal and a City-facilitated neighborhood meeting was not held to discuss this proposal.

**FINDINGS OF FACT/CONCLUSIONS**

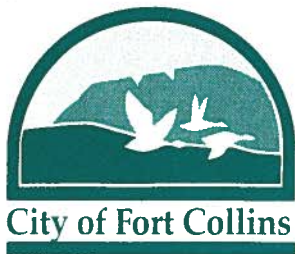
After reviewing the Centre for Advanced Technology, 22<sup>nd</sup> Filing, Community Horticulture Center - Project Development Plan - #53-85AV, staff makes the following findings of fact and conclusions:

1. The proposed land uses are permitted in the E – Employment Zone District.
2. The Project Development Plan complies with all applicable General Development Standards contained in Article 3 of the Land Use Code.
3. The Project Development Plan complies with all applicable Land Use and Development Standards contained in Article 4, Division 4.22 of the Land Use Code.

**RECOMMENDATION:**

Staff recommends approval of the Centre for Advanced Technology, 22<sup>nd</sup> Filing, Community Horticulture Center - Project Development Plan - #53-85AV.





**CITY OF FORT COLLINS, COLORADO  
ADMINISTRATIVE HEARING OFFICER  
TYPE 1 ADMINISTRATIVE HEARING  
FINDINGS, CONCLUSIONS, AND DECISION**

**ADMINISTRATIVE HEARING DATE:** December 5, 2001

**PROJECT NAME:** Centre for Advanced Technology, 22<sup>nd</sup> Filing,  
Community Horticulture Center - Project  
Development Plan - #53-85AV

**APPLICANT:** City of Fort Collins  
c/o Jim Clark  
281 North College Avenue  
Fort Collins, Colorado 80524

**OWNER:** City of Fort Collins  
281 North College Avenue  
Fort Collins, Colorado 80524

**HEARING OFFICER:** Linda Michow, Esq.  
Gorsuch Kirgis LLP  
Tower 1, Suite 1000  
1515 Arapahoe Street  
Denver, Colorado 80202

**PROJECT DESCRIPTION:** A project development plan (PDP) to construct a public horticultural center and public park on approximately 18 acres located on the west side of Centre Avenue, east of the Windtrail residential neighborhood, south of Spring Creek, and north of the proposed Rolland Moore Drive street extension. The PDP proposes one main conservatory building, two accessory outbuildings, a parking lot for approximately 75 vehicles, gazebo and bandstand, gardens, bicycle/pedestrian trails, and a small (1 to 2 acres) neighborhood park.

**SUMMARY OF HEARING OFFICER DECISION:** Approval.

**ZONE DISTRICT:** E – Employment Zoning District.

**NOTICE OF PUBLIC HEARING AND NEIGHBORHOOD MEETING:** Testimony presented reflects that proper notice was given and that City staff conducted several neighborhood meetings prior to the public hearing.

**PUBLIC HEARING:** The Hearing Officer, presiding pursuant to the Fort Collins Land Use Code, opened the hearing at approximately 6:30 p.m. on December 6, 2001 in a

conference room of the City of Fort Collins Planning Department located at 281 North College Avenue, Fort Collins, Colorado.

**RECORD OF HEARING:** The Hearing Officer accepted during the hearing the following evidence: (1) Planning Department Staff Report; (2) application, plans, maps and other supporting documents submitted by the applicant and the applicant's agents; (3) a sign-up sheet of persons attending the hearing and citizens speaking in favor of or against the application; (4) email correspondence from and between City staff and Windtrail Neighborhood HOA concerning the project; (5) a tape recording of the public hearing; (6) as well as the Fort Collins Land Use Code (LUC), Comprehensive Plan and any and all formally promulgated policies of the City, as applicable.

## **FACTS AND FINDINGS**

### **A. Property Overview**

The property was annexed in September, 1965 as part of the Fourth College Annexation. The property, as part of the Center for Advanced Technology Overall Development Plan, was approved by the Planning and Zoning Board in September, 1983 for recreational uses. The property, comprising approximately eighteen acres, is proposed to contain a horticultural center with community gardens, band stand/gazebo, conservatory, and public park.

### **B. Conformance with Division 4.22, E Zone District**

Uncontroverted evidence at the public hearing established that the proposed horticultural center, as a public/community facility, is a permitted use in the E-Employment zoning district, subject to administrative Type I review. The evidence further showed that a neighborhood park is also a permitted use within the E zoning district, subject to building permit review.

The staff report and testimony indicates that the proposed uses meet the purpose of the E District, which is intended to provide, in part, for development of work places consistent with the availability of public facilities and services and to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes.

The testimony by adjacent residential property owners expressed overall support for the project; however, there was some concern about the potential noise from use of the proposed bandstand for concerts and live music. The applicant testified that the issue of noise would be addressed and mitigated through the City's existing noise ordinance which imposes limits on noise levels throughout the City. The applicant further testified that concerts would be small with low amplification and that the future design of the bandstand would include sound tests to further mitigate noise levels. The site plan also indicates that the availability of parking will also serve to limit the size of events scheduled for the facility.

Given the size and proposed uses of the property, the City's existing noise ordinance and future design considerations of the bandstand offered by the applicant, the Hearing Officer finds that the PDP, including the use of the proposed bandstand for live entertainment, will not have a detrimental effect on the residential neighborhood to the west of the property. In addition, because the City is the applicant in this case, the Hearing Officer is confident that the applicant will comply with all of its ordinances and will work with the neighboring property owners in the design of the bandstand.

**C. Conformance with Article 3 of the LUC**

The staff report indicates that the PDP is in conformance with all applicable general development standards set forth in Article 3 of the LUC. In particular, the evidence reflects that the PDP complies with Division 3.2, site planning and design standards, in that it meets all of the criteria relative to landscaping and tree protection and parking and traffic circulation. According to the staff report, the proposal is also in compliance with Division 3.3, concerning engineering standards, Division 3.4, regarding environmental and natural resource protection, and Division 3.5, building standards.

There was no evidence or testimony presented at the hearing to refute the statements and conclusions made in the staff report, nor has the Hearing Officer found any contrary evidence through independent review of the LUC and application materials.

Certain testimony by neighboring property owners raised concerns about the safety of the irrigation facilities, trail construction detours, and lighting along the interior paths. The applicant addressed these concerns to the apparent satisfaction of the adjacent property owners and to the satisfaction of the Hearing Officer. Apart from these specific



City of Fort Collins-Type 1 Administrative Hearing  
Findings, Conclusions, and Decision  
Administrative Hearing Date: 12/05/01  
Community Horticulture Center PDP - #53-85AV  
December 13, 2001  
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concerns, the testimony from adjacent owners reflected overwhelming support for this project.

### **SUMMARY OF CONCLUSIONS**

- A. The proposed land uses for a community horticultural center, as a public facility, and neighborhood park are permitted in the E- Employment zone district, and meet the purposes of the E zone district.
- B. The PDP complies with all applicable general development standards contained in Article 3 of the Land Use Code.
- C. The PDP complies with the applicable land use and development standards in Division 4.22, Employment District, of the Land Use Code.

### **DECISION**

The Centre for Advanced Technology, 22<sup>nd</sup> Filing, Community Horticultural Center – Project Development Plan, #53-85, is hereby unconditionally approved by the Hearing Officer.

**DATED THIS 13th DAY OF DECEMBER, 2001.**

  
\_\_\_\_\_  
Linda C. Michow, Hearing Officer

**ECOLOGICAL CHARACTERIZATION STUDY REPORT  
FOR THE  
CITY OF FORT COLLINS HORTICULTURE CENTER PROPERTY  
AND  
CSURF SOUTH CAMPUS DEVELOPMENT PARCELS**

Prepared  
by  
**Cedar Creek Associates, Inc.**  
Fort Collins, Colorado

Prepared  
for  
**The City of Fort Collins  
and  
Colorado State University Research Foundation**  
Fort Collins, Colorado

March 6, 2001

**ECOLOGICAL CHARACTERIZATION STUDY REPORT  
FOR THE  
CITY OF FORT COLLINS HORTICULTURE CENTER PROPERTY  
AND  
CSURF SOUTH CAMPUS DEVELOPMENT PARCELS**

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March 6, 2001



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**ECOLOGICAL CHARACTERIZATION STUDY REPORT  
FOR THE  
CITY OF FORT COLLINS HORTICULTURE CENTER PROPERTY  
AND  
CSURF SOUTH CAMPUS DEVELOPMENT PARCELS**

## **1.0 INTRODUCTION AND LOCATION**

This report documents the evaluation of habitat conditions of potential development parcels owned by the City of Fort Collins and the Colorado State University Foundation (CSURF) in Fort Collins, Colorado. The report was prepared in accordance with Section 3.4.1 of the Land Use Code of the City of Fort Collins regarding the preparation of a Ecological Characterization Study Report. The City of Fort Collins' parcel consists of approximately 18 acres in the Northeast 1/4 of Section 23 (T. 7 N., R. 69 W.). This parcel is designated for development of a Community Horticulture Center. The CSURF properties addressed by this report includes seven separate parcels (A, B, C, D, E, F, and G) totaling approximately 79.2 acres in the Northeast, Northwest, and Southwest 1/4s of Section 23 (T. 7 N., R. 69 W.). Locations of the properties are depicted on Figure 1.

This report was combined for the City of Fort Collins and CSURF properties since the City of Fort Collins parcel is located near the center and adjacent to the CSURF properties and portions of both properties are within 500 feet of each other. Combining the ecological characterization of the two property areas into one report also provides a more complete ecological overview of the remaining undeveloped land parcels within Section 23. The concept of a combined Ecological Characterization Study Report was discussed with City of Fort Collins, Natural Resources staff (Doug Moore, 2/12/01), and it was agreed that a combined report would be appropriate for these properties.

## **2.0 METHODOLOGY**

Cedar Creek completed a field survey of all the development parcels on February 26, 2001. The field survey was completed to characterize existing wildlife habitats, as well as to identify any unique or sensitive natural resource features. Natural Resources Conservation Service (formerly SCS) soils mapping (*Soil Survey of Larimer County Area, Colorado*) was also reviewed to determine if any known hydric soil mapping units were located on the property. Observations recorded during the field evaluation included: major vegetation communities / wildlife habitats present within the property; dominant vegetation associated with each community / habitat; unique habitat features; and observations of wildlife species and/or definitive sign. Photographs showing representative views of existing habitats were also taken to document site conditions. Wildlife presence and habitat use was based on on-site observations and habitat presence in conjunction with the known habitat requirements of potential wildlife species.





### LEGEND

- Horticulture Center Property Boundary
- South Campus Development Parcels Boundary
- Habitat or Land Use Boundary
- AH - Alfalfa Hayfield
- D - Disturbed or Developed
- GH - Grass Hayfield
- GP - Garden Plots
- NNG - Non-native Grassland
- NW - Non-jurisdictional Wetland
- RP - Recently Plowed
- TF - Tree Farm
- W - Wetland
- We - Weedy

Scale: 1" = ~415'

**CEDAR CREEK  
ASSOCIATES, INC.**

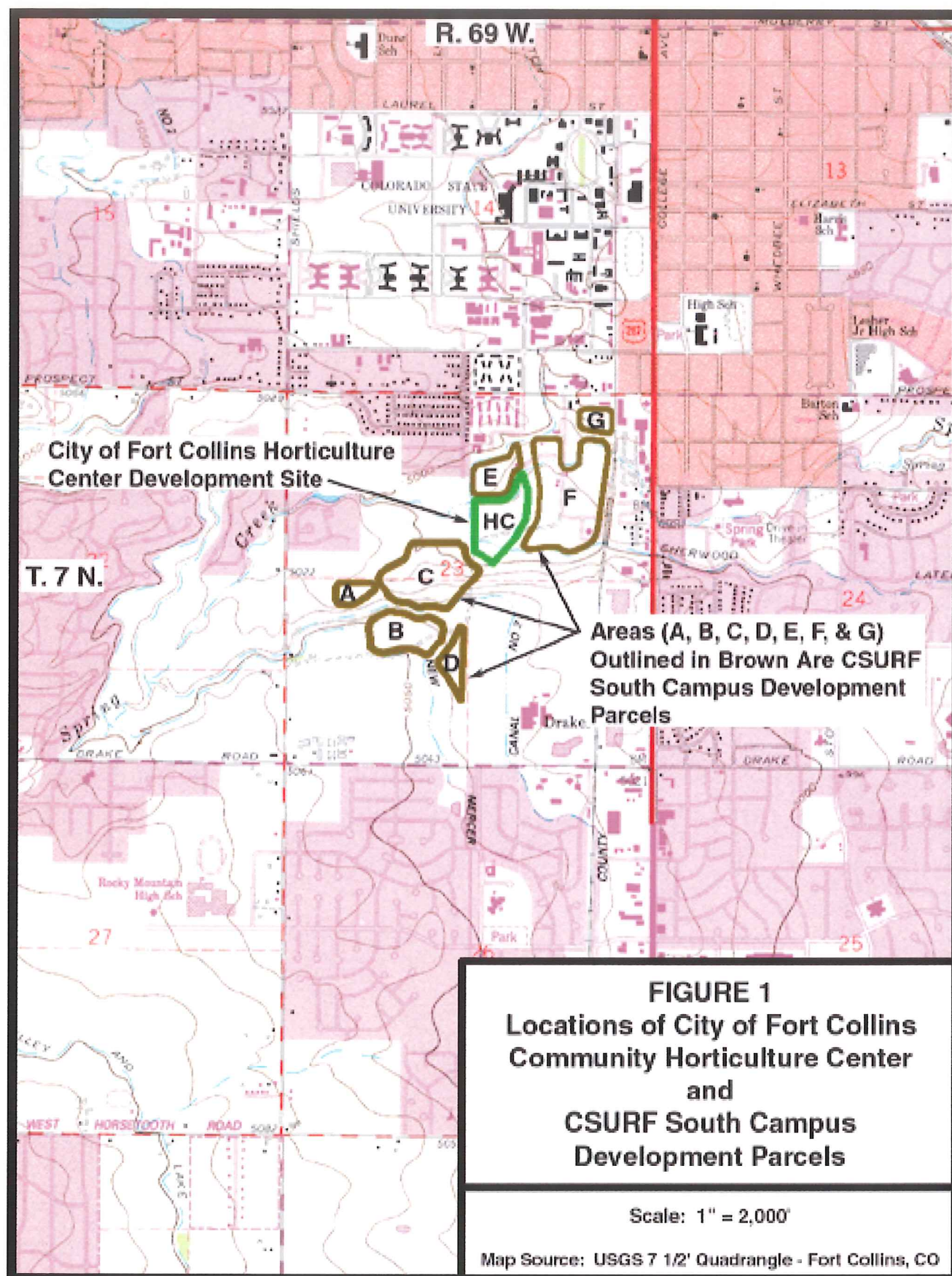
916 Willshire Ave., Fort Collins, CO 80521  
(970) 493-4394



**FIGURE 2**  
**Habitat Mapping**  
**for the**  
**City of Fort Collins**  
**Horticulture Center Property**  
**and**  
**CSURF South Campus Parcels**

Photo Source: City of Fort Collins, Geographic Information Services  
Photo Date: April 1999





Existing habitats were also evaluated regarding their ability to support populations of threatened, endangered, and other sensitive plant and wildlife species.

### **3.0 HABITAT CONDITIONS AND WILDLIFE USE**

#### **3.1 City of Fort Collins Horticulture Center Property**

Topography of the project site is relatively flat and gently sloping to the east. According to the Soil Conservation Service's (SCS) *Soil Survey of Larimer County Area, Colorado*, the predominant soil over most of the Horticulture Center parcel is Nunn clay loam, wet, 1 to 3 percent slopes. A small finger of Paoli fine sandy loam, 0 to 1 percent slopes also is present along the Spring Creek drainage near the western property edge. Nunn clay loam is a deep, somewhat poorly drained soil on low terraces and alluvial fans, commonly adjacent to drainage ways. Paoli fine sandy loam is a deep, well drained soil on low terraces. Although both of these soils are located along the Spring Creek drainage, neither are classified as hydric soils but they can contain hydric inclusions.

Existing habitats and land uses within the Horticulture Center property consist of the Spring Creek drainage and wetlands, non-native grassland, alfalfa hayfield, and disturbed (see Figure 2). The Spring Creek drainage is a perennial stream flowing from west to east along the northern edge of the property. Portions of the Arthur Ditch and the Sherwood Lateral are located adjacent to the eastern edge of the property.

The following sections summarize the characteristics of habitats existing on the property and wildlife use of the area.

#### **Non-native Grassland**

Non-native grassland is located along the northern edge of Spring Creek and along the east side of Spring Creek in the northeast property corner. These areas had been mowed, possibly for hay production or weed control. Non-native grassland along Spring Creek is dominated by smooth brome (*Bromus inermis*) and weedy species including cheatgrass (*Bromus tectorum*), field bindweed (*Convolvulus arvensis*), common dandelion (*Taraxacum officinale*), kochia (*Kochia scoparia*), Canada thistle (*Cirsium arvense*), and yellow sweetclover (*Melilotus officinale*). Scattered individuals of alfalfa (*Medicago sativa*) are also supported in these areas. Total vegetation cover was estimated to average between 30 and 60 percent. Vegetation height was generally less than 6 inches because of mowing. Aside from trees growing along the edge of Spring Creek, the only woody species growing in this habitat are three young trees north of Spring Creek that were tentatively identified as Carolina basswood (*Tilia caroliniana*). A representative view of non-native grassland is provided in Photo 1.





**Photo 1. View of Non-native Grassland Habitat Along the North Side of Spring Creek in the Horticulture Center Development Parcel. (View is from northwest corner of property looking east. Trees along the Spring Creek drainage can be seen on the right of photo.)**



**Photo 2. View of Alfalfa Hayfield on the Horticulture Center Property. (View is from south end of parcel looking north toward trees along Spring Creek.)**



Two other small parcels of non-native grassland are located near the south end of the Horticulture Center property on each side of the Sherwood Lateral (see Figure 2). The central portion of non-native grassland on the north side of the Sherwood Lateral supports a number of young (1 to 3 inch diameter at breast height, dbh) Siberian elm (*Ulmus pumila*), locust (*Robinia* sp.), and Russian olive (*Elaeagnus angustifolia*) trees, and neither of these non-native grassland areas had been mowed. Grass cover by smooth brome, tall fescue, and intermediate wheatgrass (*Agropyron intermedium*) was more dense (nearly 100 percent) in these areas.

Habitat value and wildlife use of non-native grassland habitat is limited by mowing practices and the general lack of woody vegetation diversity. Mice, voles, and western meadow lark are the only species likely to establish resident populations in non-native grassland and weedy edge areas. Songbirds such as Brewer's blackbird, common grackle, and black-billed magpie may also occasionally use non-native grassland habitat. There was no evidence of prairie dogs or prairie dog burrows observed in non-native grassland habitat. Young trees in the southern non-native grassland area and taller grass cover create additional habitat diversity as well as nesting and perching habitat for songbirds. The only wildlife species observed in non-native grassland were Canada geese. Based on the amount of goose droppings noted in this habitat, it appears the area receives extensive grazing pressure from Canada geese.

#### **Alfalfa Hayfield.**

Alfalfa hayfield occupies the majority of the property south of Spring Creek. Dominant vegetation species supported within this portion of the property are alfalfa (*Medicago sativa*), smooth brome, tall fescue (*Festuca arundinacea*), yellow foxtail (*Setaria glauca*), common dandelion (*Taraxacum officinale*), field bindweed (*Convolvulus arvensis*), and Canada thistle. This area is seasonally mowed for hay production and vegetation height was less than 6 inches. Total vegetation cover was estimated at 50 to 75 percent. Photo 2 provides a view of alfalfa hayfield. Habitat value and wildlife use of alfalfa hayfield is similar to that described for non-native grassland.

#### **Disturbed Area**

The eastern portion of the property north of Spring Creek had been recently disturbed by ground-clearing activities and construction of the Centre Avenue extension project. Vegetation supported in this habitat area is relatively sparse and consists primarily of annual weeds such as kochia, prostrate knotweed (*Polygonum arenastrum*), Canada thistle, and curly-cup gumweed (*Grindelia squarrosa*). Straw mulch had been scattered over much of the ground surface apparently to stabilize soils and minimize erosion. This area has little value as wildlife habitat because of recent disturbance and the general lack of vegetation cover.

### Spring Creek and Wetlands

The riparian/wetland corridor along this portion of Spring Creek is confined within the embankments of the creek and ranges from approximately 3 to 10 meters in width. To the west of the property the Spring Creek drainage broadens and a wider wetland zone as well as a small reservoir are present (see Figure 2). Spring Creek to the west of the property is bordered by existing residences and the Spring Creek bike trail.

Woody species within the riparian corridor are comprised of peach-leaf willow (*Salix amygdaloides*), plains cottonwood (*Populus deltoides*), Russian olive, and box elder (*Acer negundo*) trees. Russian olive and box elder trees are non-native to the area. The trees range in height from 15 to 50 feet tall and provide approximately 10 to 20 percent canopy cover along this portion of the creek. Most of the trees are relatively young (4 to 8 inches dbh), but a few of the peach-leaf willows and cottonwoods range in size from 1.5 to 3 feet dbh and 40 to 50 feet tall. Understory vegetation within the riparian/wetland corridor is composed almost entirely of dense stands of reed canarygrass (*Phalaris arundinacea*) approximately 3 feet tall and exhibiting 60 to 70 percent total vegetation cover. Weedy forbs such as Canada thistle, kochia, and curly dock (*Rumex crispus*) provided only about 5 to 10 percent vegetation cover. Small pockets of red-osier dogwood (*Swida sericea*) and coyote willow (*Salix exigua*) are also present. Along some portions of the creek, active erosion has created near vertical cut-banks with little to no vegetation cover. Woody debris, trash, and drift lines of vegetation debris were also noted at some locations along the creek. Some of this debris was probably the result of the August 1997 flood along this drainage. A view of the north side of Spring Creek is provided by Photo 3.

Wetlands along the Spring Creek drainage are jurisdictional wetland since the Spring Creek drainage eventually connects to Waters of the U.S. Any disturbance related to the placement of fill in these wetlands would be regulated by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act.

In terms of vegetation and wildlife species diversity and wildlife habitat value, riparian and wetland habitats along the Spring Creek drainage represent the most important habitats within the Horticulture Center property. The Spring Creek drainage also provides an important movement corridor and security cover for urban-adapted wildlife species such as mallard, raccoon, striped skunk, coyote, and mule deer. Trees and snags in riparian habitats provide foraging and/or nesting habitat for hawks, great blue heron, owls, woodpeckers, and a variety of songbirds. Although some trees are of appropriate size and configuration to support raptor nesting activity, no raptor nests were observed in the trees along the drainage. The proximity of the creek to developed areas and the Spring Creek bike trail may limit the suitability of this



**Photo 3. View of a Portion of Spring Creek in the Horticulture Center Property. (View is from west edge of property looking east along northern edge of creek.)**



**Photo 4. View of Sherwood Lateral Near the South End of the Horticulture Center Property. (View is from west edge of property looking east.)**



riparian area for use by raptors. Wildlife species observed along the creek during the field survey included Canada goose, mallard, belted kingfisher, and American robin.

The Spring Creek wetland and riparian corridor represents potentially suitable habitat for two U.S. Fish and Wildlife Service listed threatened species, Preble's meadow jumping mouse and Ute ladies'-tresses orchid. Surveys completed for these two species for the Centre Avenue crossing of Spring Creek yielded negative results for both species (Cedar Creek Associates, Inc. 1998, Riverside Technology, Inc. 1998). The surveys and their findings were approved by the U.S. Fish and Wildlife Service.

### **Irrigation Ditches**

Two irrigation ditches are located along the perimeter or within the Horticulture Center property. Arthur Ditch exits from the Spring Creek pond west of the property and runs northward along the northwest property corner. The above ground portion of this ditch ends on the east side of Centre Avenue, and therefore it does not provide a suitable wildlife movement corridor to other natural areas within the City of Fort Collins. The Sherwood Lateral carries irrigation water flow from the Spring Creek pond along the southeast edge of the property and then flows east across the southern end of the property. This ditch eventually passes under College Avenue and through residential areas east of College Avenue. It also does not provide any connection to other natural areas within the city.

Both ditches support a narrow strip of herbaceous wetland vegetation along the inside portion of the ditch embankments. Woody vegetation cover is lacking. Wetland vegetation growing along the ditch banks is composed primarily of dense stands of reed canarygrass (*Phalaris arundinacea*) and Emory's sedge (*Carex emoryi*) (see Photo 4). Wetlands within the ditches would not be considered jurisdictional by the Corps of Engineers since the wetlands have formed in association with water used for agricultural purposes.

Wildlife habitat value along the ditches is limited by the lack of woody cover and adjacent disturbed or developed areas as well as non-native grassland. When water is present these ditches can be used by urban-adapted waterfowl such as Canada goose and mallard as loafing and feeding sites.

### **3.2 CSURF South Campus Development Parcel A**

Topography of Parcel A is relatively flat and gently sloping to north and the east. According to the Soil Conservation Service's (SCS) *Soil Survey of Larimer County Area, Colorado*, the predominant soil over all of this parcel is Caruso clay loam, 0 to 1 percent slopes. Caruso clay loam is a deep, somewhat poorly drained soil on low terraces and bottomlands. This soil is classified as a hydric soil.

Existing habitats within Parcel A consist of the grass hayfield and wetland (see Figure 2). Surrounding land uses consist of residential development and grass hayfield.

### Grass Hayfield

Although the grass hayfield area coincides with the Caruso clay loam soil mapping unit, only the northern edge of Parcel A exhibited any soil, vegetation, or hydrology characteristics indicating wetland presence. The remainder of Parcel A is dominated primarily by upland pasture grasses that are mowed for hay production. Vegetation cover is composed almost entirely of introduced pasture grass species including smooth brome, tall fescue, and intermediate wheatgrass. Because of past and existing management practices of this area, no woody species grow within grass hayfield habitat. Vegetation height was 6 inches or less due to past mowing actions. Total vegetation cover was estimated to range from 50 to 80 percent.

Habitat value and wildlife use of this area is similar to that described for non-native grassland and alfalfa hayfield in Section 3.1. However, the large size of this habitat area in conjunction with adjacent areas of grass hayfield in Parcel C as well as the presence of several large plains cottonwood trees and two box elder trees along the Larimer No. 2 Canal to the south makes this area suitable for hunting by open country raptors such as red-tailed hawk, Swainson's hawk, and northern harrier. The large cottonwood trees are of suitable size and configuration (2 to 5 feet dbh and 30 to 50 feet tall) to support perching and nesting by red-tailed hawk and Swainson's hawk, but no raptor nests were observed. A number of black-billed magpie nests were noted, however. Photo 5 provides a view of the Larimer No. 2 Canal and trees growing along the canal.

Coyote, red fox, and raccoon may also occasional forage in open grassland habitat as well as along the grassland/wetland edge within the property. During the field survey, a red fox was noted moving through the construction at the west end of the parcel and then bedding down in grass hayland habitat at the west end of the parcel. The Larimer No. 2 Canal embankments and other possible sites for denning (downed trees and dirt piles) within and near Parcels A, B, and C were searched for evidence of red fox denning activity, but none was found.

### Wetland

The wetland along the northern edge of Parcel A corresponds to a drainage and a wetland mitigation area that has been established along the northern property boundary. The wetland mitigation area was established for the Windtrail Subdivision to the north. Dominant vegetation species in this wetland are reed canarygrass, common cattail (*Typha latifolia*), nutsedge (*Cyperus* sp.), Baltic rush (*Juncus balticus*), Torrey's rush (*Juncus torreyi*), coyote willow (*Salix exigua*), hairy willowweed (*Epilobium ciliatum*), alkali muhly (*Muhlenbergia asperifolia*), and speedwell (*Veronica* sp.). Common cattail is the dominant plant in more saturated areas along the drainage, while reed canarygrass and alkali muhly dominate the more upland transitional areas of the wetland. Soils were saturated along the wetland transition zone, and



**Photo 5. View of Larimer No. 2 Canal Along the South Side of CSURF South Campus Parcel C and the North Side of South Campus Parcel B. (Trees along the ditch are primarily mature plains cottonwoods.)**



**Photo 6. View of Grass Hayfield in CSURF South Campus Parcel C. (View is from the northeast portion of the parcel looking southwest. Trees in the background are the large cottonwood trees along the Larimer No. 2 Canal.)**



standing or flowing surface water was present along the more central portions of the drainage. Surface water in this drainage flows to the east then north along the west side of the Spring Creek Trail into the Spring Creek drainage.

In terms of vegetation and wildlife species diversity, wildlife habitat value, and potential to support sensitive plant and wildlife species, wetland habitat in conjunction with areas of shallow aquatic habitat represent one of the most important habitats in the areas addressed by this report. Wetland habitats are limited in areal extent in the eastern plains along the Front Range and are usually found only in association with perennial and intermittent drainages as well as lakes and reservoirs. Existing wetlands and aquatic habitats are valuable habitats in that they typically support a greater diversity of plants and animals than that found in adjacent dryland habitats. In addition, many wildlife species from adjacent dryland habitats rely on wetland habitats for obtaining food, cover, and water on a regular or intermittent basis. Wetlands and associated open water habitats provide foraging, resting, and breeding habitat for waterfowl, shorebirds, and wading birds. Wetlands with herbaceous and woody vegetation cover also support a variety of other wildlife populations including small mammals, mammalian predators, songbirds, reptiles, and amphibians. However, because of the proximity of developed areas next to the wetlands addressed by this report, wildlife use of wetlands is restricted primarily to urban-adapted species.

Suitable habitat conditions for Ute ladies'-tresses orchid and Preble's meadow jumping mouse were judged to be present along the wetland transition zone of this wetland and its continuation in Parcel C (see Section 3.4). An orchid survey completed by Riverside Technology, Inc. in this wetland area for the Windtrail Subdivision in 1993 had negative results.

### **3.3 CSURF South Campus Development Parcel B**

Topography of Parcel B is essentially flat. According to the Soil Conservation Service's (SCS) *Soil Survey of Larimer County Area, Colorado*, the predominant soil over all of this parcel is Nunn clay loam, 0 to 1 percent slopes. This is a deep, well drained soil on high terraces and fans. It is not classified as a hydric soil but it can contain hydric inclusions.

Existing habitats within Parcel B consist of grass hayfield and weedy areas (see Figure 2). Surrounding land uses are commercial and residential development, grass hayfield, and roadway. The north and south sides of this parcel are bordered by the Larimer No. 2 Canal and New Mercer Ditch, respectively.

### **Grass Hayfield**

Characteristics and habitat value of grass hayfield in Parcel B are similar to those described for Parcel A, except the presence of considerable amounts of goose droppings indicated heavier Canada goose grazing in this habitat in Parcel B.

### **Weedy**

Weedy habitat areas occur as inclusions within grass hayfield habitat. These weedy sites are dominated primarily by two annual weedy species, cheatgrass and Canada thistle. Characteristics and habitat value of weedy habitat in Parcel B are similar to those described for grass hayfield in Parcel A.

### **Irrigation Ditches**

Two irrigation ditches are located along the north and south sides of Parcel B. The Larimer No. 2 Canal runs along the north side of the property while the New Mercer Ditch runs along the south side of Parcel B. Both ditches originate from the Cache la Poudre River west of Laporte and follow somewhat parallel courses through northwest Fort Collins. The Larimer No. 2 Canal and New Mercer Ditch eventually empty into Warren Lake and Mail Creek, respectively, in south Fort Collins.

Along the Parcel B boundaries, both ditches support a narrow strips of herbaceous wetland vegetation along the inside portion of the ditch embankments. Woody vegetation cover is lacking except for the mature trees along the Larimer No. 2 Canal. Wetland vegetation growing along the ditch banks is comprised primarily of reed canarygrass and Emory's sedge. Wetlands within the ditches would not be considered jurisdictional by the Corps of Engineers since the wetlands have formed in association with water used for agricultural purposes.

Wildlife habitat value along the ditches is diminished by the general lack of woody cover and the presence of adjacent disturbed or developed areas along much of their lengths. When water is present, these ditches can be used by urban-adapted waterfowl such as Canada goose and mallard as loafing and feeding sites. Urban-adapted waterbirds may also use these ditches as movement corridors when they carry water. Their value as terrestrial wildlife movement corridors is restricted by numerous box culvert road crossings and their passage through substantial areas of residential development with minimal development setbacks from the ditches.

### **3.4 CSURF South Campus Development Parcel C**

Topography of Parcel C is relatively flat and gently sloping to north and the east. According to the Soil Conservation Service's (SCS) *Soil Survey of Larimer County Area, Colorado*, the predominant soil over most of this parcel is Caruso clay loam, 0 to 1 percent slopes. Nunn clay loam, wet, 1 to 3 percent slopes is located in the northeast corner of the parcel along the wetland drainage. Characteristics of these soils are described in Sections 3.1 and 3.2.

Existing habitats within Parcel C consist of the grass hayfield, non-native grassland, disturbed, non-jurisdictional wetland, and wetland (see Figure 2). Surrounding land uses consist of residential development, grass hayfield, and roadway.

#### **Grass Hayfield**

Characteristics and habitat value of grass hayfield in Parcel C are similar to those described for Parcel A except that areas of abandoned prairie dog burrows were located in grass hayfield within Parcel C (see Figure 2). These areas were examined and most burrows had collapsed. There were a few remaining open burrows, but none exhibited any evidence (i.e., droppings or fresh diggings) of recent occupation by prairie dogs. There is a slight potential that the few open burrows could provide suitable nesting habitat for burrowing owls. Photo 6 provides a view of grass hayfield habitat in Parcel C.

#### **Non-native Grassland**

Non-native grassland is located between grass hayfield and the wetland drainage along the northern edge of the parcel and in the northeast corner of Parcel C. These areas had not been mowed and are dominated by dense grass cover comprised primarily of non-native grass species including smooth brome, intermediate wheatgrass, cheatgrass, and desert wheatgrass (*Agropyron desertorum*). Other common but less dominant species noted in this area were Canada thistle, curly dock, and young Russian olive trees. A representative view of non-native grassland in Parcel C is provided in Photo 7. Habitat value and wildlife use of non-native grassland habitat is similar to that described for unmowed non-native grassland in Section 3.1.

#### **Disturbed**

Disturbed habitat in Parcel C is associated with the recent construction of Centre Avenue along the east side of Parcel C. Vegetation in this area consists primarily of sparse stands of smooth brome and annual weeds. This habitat has limited value as wildlife habitat because of recent disturbance and its proximity to the Centre Avenue roadway.





**Photo 7. View of Non-native Grassland Habitat in CSURF South Campus Parcel C. (View is from northeast corner of parcel looking west. The non-jurisdictional wetland habitat area can be seen in the left and middle background portions of the photo.)**



**Photo 8. View of Wetland Drainage Along the Northern Edge of CSURF South Campus Parcel C. (View is from northeast parcel corner looking west. Note proximity of housing development on north side of wetland.)**

### **Non-jurisdictional Wetland**

This habitat area consists of a depression that appears to have collected sufficient hayfield irrigation water to support stands of wetland vegetation. This area currently does not exhibit any wetland hydrological characteristics that would permit its classification as a wetland under the jurisdiction under the U.S. Army Corps of Engineers.

A portion of the wetland mitigation area along the wetland drainage at the northern edges of Parcels A and C was created to address disturbance to the non-jurisdictional wetland site that never occurred in association with the Windtrail Subdivision. Kim Kreimeyer with the City of Fort Collins Natural Resource Department (conversation with Julie Birdsall of CSURF) has indicated that the City would not require additional wetland mitigation for this non-jurisdictional wetland area if future development affected this area.

Vegetation in the non-jurisdictional wetland is dominated by dense (nearly 100 percent cover) stands of creeping bentgrass (*Agrostis stolonifera*) and switchgrass (*Panicum virgatum*) intermixed with American three-square (*Scirpus americanus*). Wildlife use of this habitat is similar to that described for unmowed non-native grassland described under Section 3.1. Photo 7 provides a view of this habitat area.

### **Wetland**

Characteristics and habitat value of wetlands along the northern edge of Parcel C are similar to those described for Parcel A except the wetland drainage is wider with a larger wetland transition zone along most of its length. A view of this wetland area is provided by Photo 8.

### **3.5 CSURF South Campus Development Parcel D**

Topography of Parcel D is essentially flat. According to the Soil Conservation Service's (SCS) *Soil Survey of Larimer County Area, Colorado*, the predominant soil over all of this parcel is Nunn clay loam, 0 to 1 percent slopes. This soil's characteristics are described in Section 3.3

Existing habitats within Parcel D consist of a mix of non-native grassland and weedy areas (see Figure 2). Surrounding land uses are commercial development, non-native grassland, and roadway.

### **Non-native Grassland/Weedy**

This habitat area appears to have been cleared of vegetation in the past, and it currently supports sparse stands of non-native grasses and annual weeds. Total vegetation cover was estimated to range from 15 to 45 percent. The principal grasses recorded in this parcel were smooth brome, cheatgrass, and yellow

foxtail while kochia and prostrate knotweed were the dominant weeds noted. A group of young plains cottonwood trees (6 to 8 inches dbh and 20 to 30 feet tall) grow in a small depression area at the middle western corner of Parcel D (see Figure 2). Additional young cottonwoods grow at scattered locations along a small ditch immediately east of the eastern parcel boundary.

The overall habitat value of this parcel was rated as low because of past disturbance to the site and relatively low vegetation cover and diversity. Adjacent developed areas and roadways on the west side as well as current construction activity to the northeast and southeast also reduce the overall habitat value of this area.

### **3.6 CSURF South Campus Development Parcel E**

Topography of Parcel E is relatively flat and gently sloping to the southeast. According to the Soil Conservation Service's (SCS) *Soil Survey of Larimer County Area, Colorado*, the predominant soil over all of this parcel is Nunn clay loam, wet, 1 to 3 percent slopes. Characteristics of this soil are described in Sections 3.1.

Existing habitats within Parcel E consist of non-native grassland, garden plots, tree farm, and disturbed (see Figure 2). Surrounding land uses are residential and commercial development, non-native grassland, Spring Creek, and roadway.

#### **Non-native Grassland and Disturbed**

The characteristics and habitat value of non-native grassland and disturbed habitats in this parcel are similar to that described in Section 3.1 for the City of Fort Collins Horticulture Center property except for the following. The buildings shown on Figure 2 in the disturbed area have been removed since the date of the aerial photo used for the figure. The northwest portion of the disturbed area is currently being used by Colorado State University for wood cutting and forestry activities. Photo 9 provides a view of the disturbed habitat area in Parcel E.

#### **Tree Farm and Garden Plots**

The tree farm site currently supports a row of planted junipers as well as several rows of young deciduous trees. The garden plot area is currently managed as community vegetable plot during the summer months. Both site's habitat values were rated as low because of a lack of native vegetation cover and current levels of human activity and disturbance.





**Photo 9. View of Disturbed Habitat in CSURF South Campus Parcel E. (View is from south-central portion of property looking north. Tree farm and the disturbed wood cutting portions of the parcel can be seen in left and center background portions of the photo, respectively.)**



**Photo 10. View of Alfalfa Hayfield in CSURF South Campus Parcel F. (View is from north-west portion of parcel looking south. The NRRC is in the background of the photo.)**

### **3.7 CSURF South Campus Development Parcel F**

Topography of Parcel F is essentially flat. According to the Soil Conservation Service's (SCS) *Soil Survey of Larimer County Area, Colorado*, the predominant soil over all of this parcel is Nunn clay loam, wet, 1 to 3 percent slopes. Characteristics of this soil are described in Section 3.1.

Existing habitats within Parcel F consist of alfalfa hayfield, non-native grassland, Spring Creek and wetlands, disturbed and developed, tree farm, and recently plowed (see Figure 2). Surrounding land uses are commercial development, non-native grassland, roadway, and railroad right-of-way.

#### **Alfalfa Hayfield**

The characteristics and habitat value of alfalfa hayfield in this parcel are similar to that described for alfalfa hayfield in Section 3.1. A short row of planted Austrian pines (*Pinus nigra*) and shrubs in the northwest portion of this habitat area (see Figure 2) provides some potential perching and nesting habitat for urban-adapted songbirds. Portions of alfalfa hayland adjacent to Spring Creek contained substantial amounts of goose droppings indicating extensive grazing use of these areas by Canada geese. A view of alfalfa hayfield within Parcel F is provided by Photo 10.

#### **Non-native Grassland**

The characteristics and habitat value of non-native grassland in this parcel are similar to that described for unmowed portions of non-native grassland in Section 3.1. Dominant grasses in non-native grassland in Parcel F are smooth brome, intermediate wheatgrass, and tall fescue. Scattered individuals of reed canarygrass (a wetland species) were also noted in this habitat area. The ability of this area to support minor amounts of reed canarygrass was assumed to be the result of excess irrigation since there were no other indicators of wetland presence. Photo 11 provides a view of non-native grassland in Parcel F.

#### **Spring Creek and Wetlands**

Characteristics of the Spring Creek drainage and associated wetlands in the northwest portion of Parcel F are similar to those described for Spring Creek in Section 3.1 for the Horticulture Center property except that fewer trees are supported along the drainage. Trees along this section of the drainage are limited to a few small Russian olives and one mature peach-leaf willow tree. Wetlands and aquatic habitat associated with Spring Creek in the northeast portion of Parcel F are broader and more diverse with greater amounts of tree cover (see Photo 12). Tree cover in this area is dominated by mature peach-leaf willow and plains cottonwood trees. These trees range in size from 1 to 3 feet dbh and 30 to 50 feet tall. Smaller Russian olive trees are also present in the understory.





**Photo 13. View of the Spring Creek Drainage Along the East Side of CSURF South Campus Parcel F. (View is from northeast corner of Parcel F looking south.)**



**Photo 14. View of Non-native Grassland Habitat in CSURF South Campus Parcel G. (View is from south edge of Parcel G looking north.)**



Two adjacent wetland areas were also identified along the north side of Spring Creek (see Figure 2). The western wetland consists of a depression next to Spring Creek supporting an overstory of young plains cottonwoods, Russian olives, and Siberian elms (3 to 6 inches dbh and 15 to 25 feet tall) with an understory dominated by reed canarygrass and Emory's sedge. The eastern wetland is another depression next to Spring Creek. This wetland supports an overstory of young Russian olives and Siberian elms with reed canarygrass in the understory.

The section of Spring Creek along the east side of Parcel F has been channelized and represents the least diverse section of riparian/wetland associated with the creek. Wetland vegetation is limited to small, discontinuous pockets of reed canarygrass and coyote willow. Tree cover is restricted to a few sapling Russian olives. Photo 13 provides a representative view of this section of Spring Creek.

In terms of vegetation and wildlife species diversity and wildlife habitat value, riparian and wetland habitats along these portions of the Spring Creek drainage represent the most important habitats within the CSURF South Campus Parcel F. The wildlife habitat value of Spring Creek and wetlands in Parcel F are similar to that described for Spring Creek in Section 3.1 for the City of Fort Collins Horticulture Center property. In addition still water portions of Spring Creek in the northeast portion of Parcel F represent potential breeding habitat for amphibian species such as boreal chorus frog and Woodhouse's toad.

#### **Disturbed, Developed, and Tree Farm**

As described previously in Section 3.6 for Parcel E, these areas support little in the way of natural habitat and have minimal value as wildlife habitat.

#### **Recently Plowed**

Recently plowed habitat areas in Parcel F appeared to have been plowed under earlier in 2000 and not replanted. These sites supported primarily sparse annual weed cover and have minimal value as wildlife habitat. Vegetation cover was estimated at 10 to 25 percent and was dominated by kochia, Canada thistle, field bindweed, prostrate knotweed, and curly dock.

### **3.8 CSURF South Campus Development Parcel G**

Topography of Parcel G is relatively level and gently sloping to the south into Spring Creek. According to the Soil Conservation Service's (SCS) *Soil Survey of Larimer County Area, Colorado*, the predominant soil over all of this parcel is Nunn clay loam, wet, 1 to 3 percent slopes. Characteristics of this soil are described in Section 3.1.



**Photo 11. View of Non-native Grassland at the South End of CSURF South Campus Parcel F. (View is from south-central portion of parcel looking west.)**



**Photo 12. View of the Spring Creek Drainage and Wetlands in the Northeast Portion of CSURF South Campus Parcel F. (View is from northeast corner of the parcel looking west. Larger trees are primarily peach-leaf willow and plains cottonwood.)**

Existing habitats within Parcel G consist of non-native grassland and some tree plantings (see Figure 2). Surrounding land uses are commercial development, non-native grassland, Spring Creek, and railroad right-of-way.

### **Non-native Grassland**

The characteristics and habitat value of non-native grassland in this parcel are similar to that described for mowed portions of non-native grassland in Section 3.1 for the City of Fort Collins Horticulture Center property. Dominant grasses in non-native grassland in Parcel G are smooth brome and cheatgrass. This area had either been mowed or heavily grazed by geese since grass cover was less than 3 inches tall in most areas. The southern portion of non-native grassland near Spring Creek contained substantial amounts of goose droppings indicating extensive grazing use of this area by Canada geese. Photo 14 provides a view of non-native grassland in Parcel F.

### **Tree Plantings**

Small areas of planted trees within Parcel G are shown on Figure 2. The southwest tree site consists of one large plains cottonwood (2.5 feet dbh and 40 feet tall) and a few young cottonwoods, Siberian elms, and Russian olive trees. The northwest tree site consists of two relatively large Siberian elms (1.5 to 3 feet dbh and 30 to 40 feet tall). The remaining tree site near the northeast parcel corner consists of four Englemann spruce (*Picea englemannii*) trees (1 to 1.5 dbh and 30 to 40 feet tall) and several young Siberian elms. Additional conifers and ornamental trees are located along the northern parcel edge in association with the adjacent commercial developments. A line of young Siberian elms also grows between the eastern boundary of Parcel G and the adjacent railroad right-of-way.

## **4.0 ECOLOGICAL STUDY CHARACTERIZATION CHECKLIST**

The following provides a summary of information required by Fort Collins Land Use Code under 3.4.1 (D) (1) items (a) through (i). Items (j) and (k) are addressed under the following section, 5.0 Wildlife Mitigation Recommendations.

- (a) Wildlife use of the areas is described in Section 3.0.
- (b) As indicated in Section 3.0, the only wetlands on the properties are located along Spring Creek and in the drainage along the northern edges of Parcels A and C.
- (c) The southern portions of Parcels A, C, and F provide partial views of the Front Range mountains to the west.



- (d) As described under Section 3.0, the only native trees or other sites of native vegetation on the properties are along Spring Creek and in the wetlands along the northern edge of Parcels A and C. Mature native plains cottonwoods also grow along the Larimer No. 2 Canal.
- (e) Two natural drainages exist in the area. The Spring Creek drainage passes through the City of Fort Collins Horticulture Center property and Parcel F of the CSURF South Campus property. Another unnamed wetland drainage flows from west to east along the northern edges of Parcels A and C and then north into the Spring Creek drainage.
- (f) Suitable habitat conditions were judged to be present for Preble's meadow jumping mouse and for Ute ladies'-tresses orchid along portions of Spring Creek as well as along the edge of wetlands along the north edge of Parcels A and C. Searches for the orchid in Parcels A and C in 1993 by Riverside Technology, Inc. were negative. Surveys completed for the jumping mouse and orchid in 1998 along Spring Creek for the Centre Avenue Extension project also had negative results (Cedar Creek Associates, Inc. 1998, Riverside Technology, Inc. 1998). Consultation would be required with the U.S. Fish and Wildlife Service to determine if additional surveys would be required for future developments in these areas.
- (g) Because of development or past disturbances and cultivation practices over most portions of the development parcels, there are no special habitat features present except wetlands in Parcels A and C; mature the plains cottonwoods along the Larimer No. 2 Canal; and Spring Creek aquatic, riparian, and wetland habitats in Parcel F and the Horticulture Center property.
- (h) The Larimer No. 2 Canal, the New Mercer Ditch, Spring Creek, and the railroad right-of-way all represent potential wildlife movement corridors for urban-adapted wildlife species. However, the continuity of these corridors is disrupted by major street crossings for the railroad and culverted road underpasses for the irrigation ditches.

## **5.0 WILDLIFE MITIGATION RECOMMENDATIONS**

General mitigation recommendations are provided in this section based on existing habitat conditions and current City of Fort Collins guidelines provided in Section 3.4.1 of the Land Use Code. As indicated the only special habitat features present are wetlands in Parcels A and C; mature the plains cottonwoods along the Larimer No. 2 Canal; and Spring Creek aquatic, riparian, and wetland habitats in Parcel F and the Horticulture Center property. The City buffer zone standard for Spring Creek and wetlands greater than 0.3 acre without significant waterfowl use is 100 feet. This would apply to the Spring Creek riparian corridor and wetlands in Parcels A and C. A 100 foot setback along Spring Creek along the east side of Parcel F would also protect the potential wildlife movement corridor along the existing railroad right-of-way. Based on current projections of the required alignment of Rolland Moore Drive through Parcel C a 100-

foot setback will be difficult to maintain from some portions of the wetlands in this parcel. It is recommended that CSURF initiate negotiations with the City of Fort Collins regarding the best placement of Rolland Moore Drive and minimizing potential impacts to existing wetlands in Parcel C. Any disturbance over 0.1 acre to jurisdictional wetlands in Parcels A or C would require 404 permit coordination with the Army Corps of Engineers. The same would apply to any potential disturbance to the Spring Creek drainage in Parcel F and the Horticulture Center property.

Since the New Mercer Ditch and, especially, the Larimer No. 2 Canal could serve as wildlife movement corridors, the City standard for a 50-foot setback would apply to these features. This setback from the Larimer No. 2 Canal would also protect the isolated mature plains cottonwood trees that grow along the canal. In addition, because potential raptor nesting habitat is provided by these trees, the trees should be surveyed again prior to any construction activities to confirm the presence or absence of raptor nesting activity. If an active raptor nest is discovered, a buffer zone setback, as prescribed in Section 3.4.1 of the Fort Collins Land Use Code, should be maintained during the breeding, nesting, and nestling rearing period.

Much of the property has been degraded by past disturbances and cultivation practices. Areas to remain as open space or to be landscaped within future development sites could be considerably enhanced by the conversion of areas dominated by mostly weedy or non-native species to areas revegetated by perennial woody and herbaceous native species. This would be particularly valuable in sites adjacent to existing wetlands, the Spring Creek drainage, and the irrigation ditches

## **6.0 REFERENCES CITED**

Cedar Creek Associates, Inc. 1998. Preble's meadow jumping mouse survey report for the Centre Avenue extension project. Unpublished report submitted to CSURF and the U.S. Fish and Wildlife Service.

Riverside Technology, Inc. 1998. Ute ladies'-tresses orchid survey report for the Centre Avenue extension project. Unpublished report submitted to CSURF and the U.S. Fish and Wildlife Service.





# Plat of Windtrail on Spring Creek P.U.D.

A COMMON INTEREST COMMUNITY  
A REPLAT OF TRACT "A", WINDTRAIL TOWNHOMES P.U.D. SITUATE IN THE NORTHWEST QUARTER OF  
SECTION 23, T7N, R69W of the 6th P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO.

## OWNERS' APPROVAL AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND, TO WIT:

## LEGAL DESCRIPTION

Tract "A" of Windtrail Townhomes P.U.D., City of Ft. Collins, Larimer County, Colorado, according to the Plat thereof recorded on August 4, 1994 at Reception Number 94065702, Being the same as Tract "A", Windtrail Townhomes P.U.D., First Replat, according to the Plat thereof recorded on January 11, 1996 at Reception Number 96002674, in the records of the Larimer County Clerk and Recorder.

The above described parcel contains 16.27 Acres  $\pm$ , and is subject to any and all conditions, easements and Rights-of-Way which may exist or be of record.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS WINDTRAIL ON SPRING CREEK P.U.D. AND DOES HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT; PROVIDED HOWEVER THAT: 1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED; AND 2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE STREETS SO DEDICATED UNTIL SUCH TIME AS THE STREETS ARE CONSTRUCTED AND ACCEPTED BY THE DIRECTOR OF ENGINEERING. ALL MAINTENANCE OF THE ABOVE DESCRIBED STREETS SHALL BE PERFORMED BY THE UNDERSIGNED (AND HIS/HER SUCCESSORS IN INTEREST) UNTIL SUCH TIME AS THE CITY EXPRESSLY ASSUMES, IN WRITING, THE DUTY OF SUCH MAINTENANCE.

OWNER: WINDTRAIL P.L.C. a Colorado Limited Liability Company

By: John H. McCoy Manager

STATE OF COLORADO) SS:  
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 14th day of February, 1996, by Windtrail L.L.C.

My commission expires: 5-14-97

Krist Greenfield  
Notary Public

LENDER: Jack E. Trigg

By: Jack E. Trigg

STATE OF COLORADO) SS:  
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 14th day of February, 1996, by Jack E. Trigg.

My commission expires: 5-14-97

Krist Greenfield  
Notary Public

LENDER: Bank One Colorado, N.A.

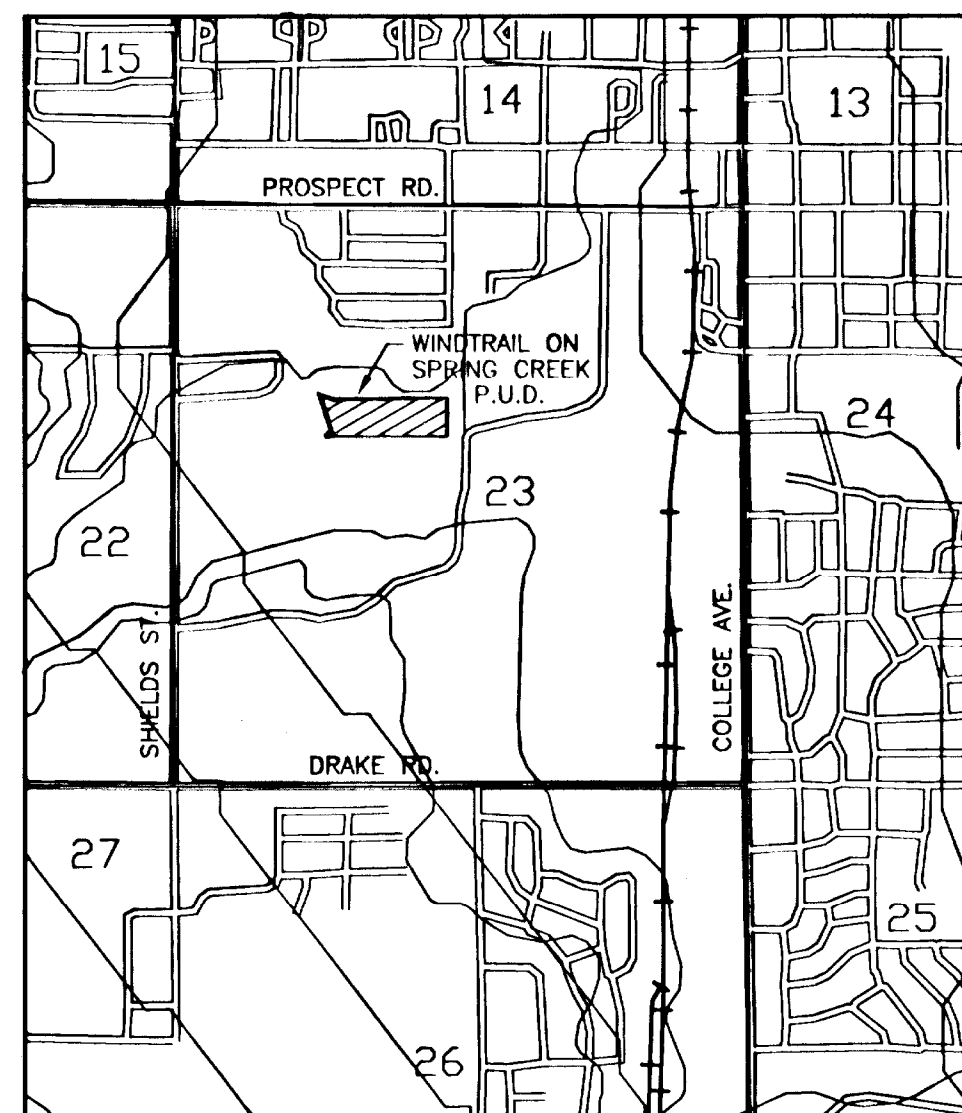
By: David D. Marcy

STATE OF COLORADO) SS:  
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 14th day of February, 1996, by David D. Marcy.

My commission expires: 5-14-97

Krist Greenfield  
Notary Public



VICINITY MAP

SCALE 1" = 1500'

- NOTES: 1. ALL OPEN SPACES PLATTED HEREON ARE HEREBY DEDICATED AS UTILITY, DRAINAGE, FIRE DEPARTMENT ACCESS, AND PUBLIC ACCESS EASEMENTS.  
2. ALL OPEN SPACES SHALL BE MAINTAINED BY THE WINDTRAIL ON SPRING CREEK P.U.D. HOMEOWNERS ASSOCIATION.

## ATTORNEYS CERTIFICATE

This is to certify that on the 5th day of February, 1996, I examined the title to the property as described hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

BY: Michael S. Maxwell

Address: 125 S. Haves, 5th Floor

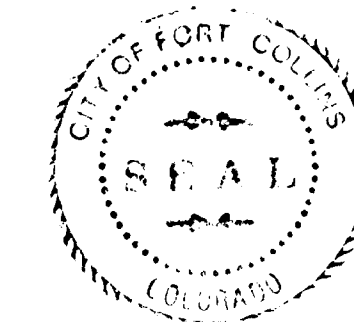
Ft. Collins, Colo 80521

Registration No.: 8755

## DIRECTOR OF ENGINEERING

Approved by the Director of Engineering of the City of Fort Collins, Colorado, on the 16th day of February, 1996.

Michael R. Keisig  
Director of Engineering



## PLANNING AND ZONING BOARD

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 25th day of APRIL, 1996.

Robert E. Stuehland  
Secretary of Planning and Zoning Board

## SURVEYOR'S STATEMENT

I, Dan J. Wilkins, a Colorado Registered Professional Land Surveyor, do hereby state that this plat of Willow Springs P.U.D. was prepared by me or under my responsible charge and is true and correct to the best of my knowledge, information and belief. And that this plat contains all the information required by C.R.S. 38-33.3-209 for Common Interest Communities.

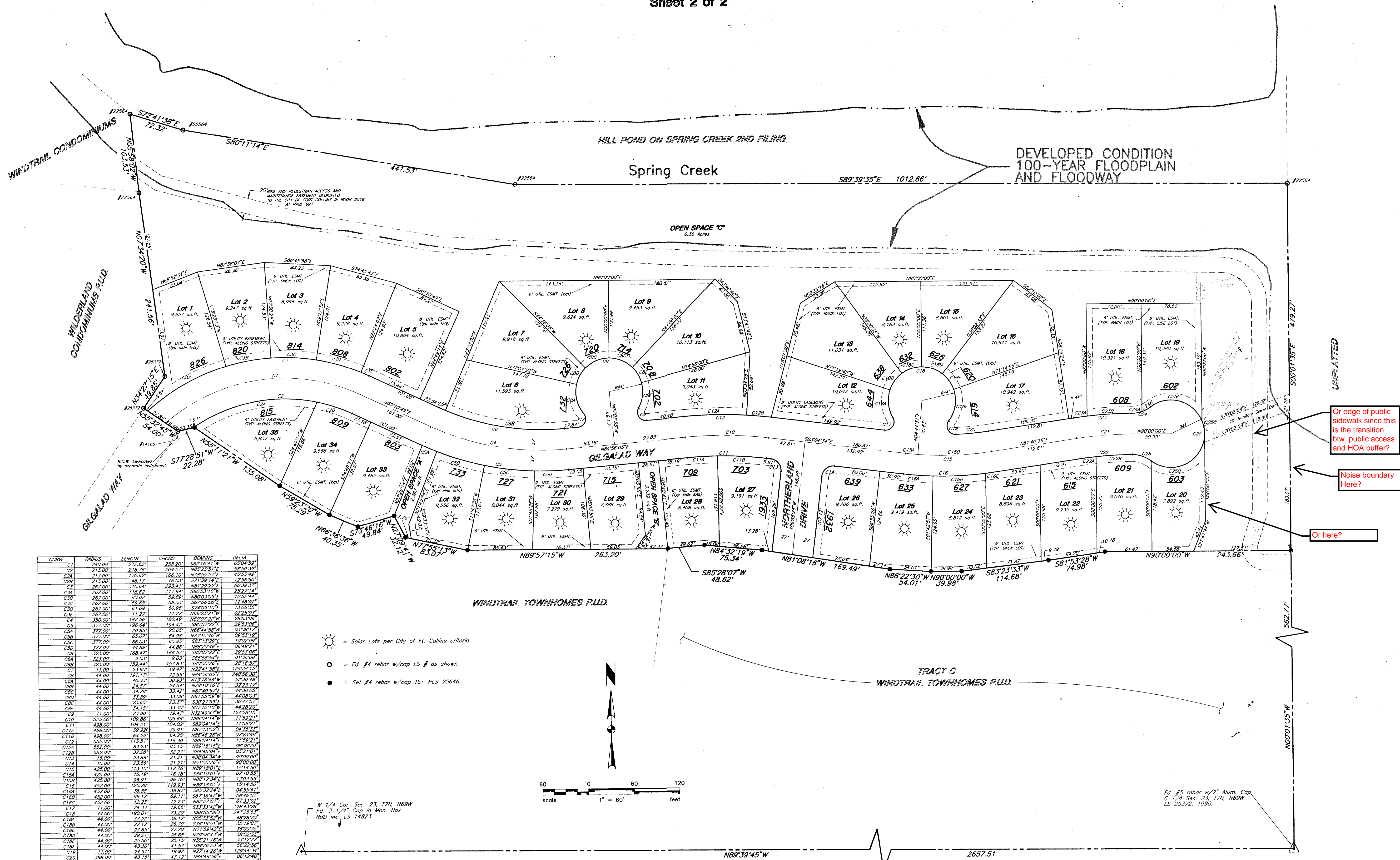
DATE: 14th day of February, 1996

(signed) Dan J. Wilkins  
DAN J. WILKINS  
Colorado Registered Professional Land Surveyor  
No. 25646

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

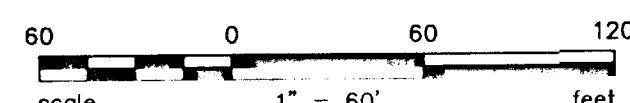


# Plat of Windtrail on Spring Creek P.U.D. Sheet 2 of 2



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	240.00'	272.82'	238.20'	S82°16'41"W	65°04'59"
C2	213.00'	218.76'	209.27'	N85°23'51"E	58°30'38"
C3	213.00'	170.62'	166.10'	N09°52'22"E	43°51'14"
C4	213.00'	48.13'	48.03'	S71°39'14"E	12°58'50"
C5	267.00'	310.64'	293.41'	N81°29'22"E	66°39'13"
C6	267.00'	118.62'	117.84'	S60°53'10"W	29°21'14"
C7	267.00'	60.02'	58.89'	N80°03'09"E	12°52'44"
C8	267.00'	28.65'	28.53'	S87°08'29"E	14°48'02"
C9	267.00'	61.09'	60.96'	S74°09'10"E	13°08'35"
C10	267.00'	11.27'	11.27'	N66°23'21"W	02°25'03"
C11	350.00'	182.28'	180.49'	N80°01'23"W	28°53'08"
C12	377.00'	196.64'	194.42'	S80°01'22"E	29°53'08"
C13	377.00'	20.65'	20.65'	N84°44'58"W	03°08'17"
C14	377.00'	65.07'	64.98'	N71°14'54"W	09°51'19"
C15	377.00'	44.89'	44.86'	S83°13'29"E	10°02'09"
C16	377.00'	168.47'	168.57'	N88°20'46"E	08°49'21"
C17	323.00'	158.44'	157.83'	S80°53'26"E	28°16'59"
C18	323.00'	21.60'	21.60'	N24°41'56"E	12°49'15"
C19	44.00'	191.12'	72.55'	N84°56'05"E	24°56'30"
C20	44.00'	40.33'	38.53'	N13°14'44"W	52°30'48"
C21	44.00'	4.67'	4.67'	N58°10'16"E	35°21'17"
C22	44.00'	34.29'	33.42'	N67°40'57"E	44°38'05"
C23	44.00'	33.89'	33.06'	N67°55'59"W	44°03'03"
C24	44.00'	23.65'	23.37'	S30°27'59"E	30°47'57"
C25	44.00'	34.15'	33.30'	S07°10'10"W	44°28'20"
C26	44.00'	23.80'	19.47'	N38°49'47"W	124°28'15"
C27	525.00'	108.86'	108.65'	N89°04'14"W	11°58'21"
C28	498.00'	104.21'	104.02'	S89°04'14"E	11°58'21"
C29	498.00'	39.82'	39.81'	N87°13'52"E	04°55'33"
C30	498.00'	64.29'	64.25'	N86°46'28"W	07°21'48"
C31	552.00'	115.51'	115.30'	S89°04'14"E	11°58'21"
C32	552.00'	63.93'	63.15'	N89°15'15"E	06°38'20"
C33	552.00'	32.28'	32.27'	S84°45'04"E	03°21'01"
C34	15.00'	23.56'	21.21'	N89°04'14"W	90°00'00"
C35	425.00'	113.10'	112.76'	N89°18'01"E	15°14'20"
C36	425.00'	18.19'	16.18'	S84°10'01"E	02°12'55"
C37	425.00'	96.91'	96.70'	N88°12'34"E	13°03'55"
C38	452.00'	120.28'	119.93'	N89°18'01"E	15°14'20"
C39	452.00'	38.80'	38.87'	S87°32'04"E	04°55'41"
C40	452.00'	69.17'	69.11'	S87°16'47"W	08°45'07"
C41	452.00'	12.23'	12.23'	N82°21'07"E	01°10'02"
C42	11.00'	24.33'	19.66'	S33°13'42"W	1°44'28"
C43	44.00'	190.01'	73.20'	S86°03'08"E	24°25'53"
C44	44.00'	37.52'	36.12'	N85°13'52"W	48°28'20"
C45	44.00'	22.12'	26.70'	S36°19'51"W	35°19'04"
C46	44.00'	27.65'	27.20'	N71°58'42"E	36°00'35"
C47	44.00'	29.21'	28.68'	N70°58'47"E	36°00'35"
C48	44.00'	25.50'	25.15'	N35°21'16"W	33°12'22"
C49	44.00'	43.30'	41.57'	S09°26'23"W	56°22'56"
C50	11.00'	14.91'	19.92'	N47°14'26"W	129°41'34"
C51	398.00'	43.15'	43.12'	N84°46'56"E	06°12'40"
C52	500.00'	72.53'	72.27'	S85°50'18"W	08°18'24"
C53	411.00'	86.71'	86.65'	N85°50'18"E	08°18'24"
C54	473.00'	21.08'	21.08'	N85°57'14"E	02°33'14"
C55	473.00'	42.63'	41.61'	S87°06'55"E	05°46'08"
C56	527.00'	76.50'	76.48'	N85°50'18"E	08°18'24"
C57	527.00'	17.72'	17.72'	S85°58'24"W	01°56'34"
C58	507.00'	58.94'	58.81'	S86°48'03"W	06°51'40"
C59	41.00'	26.37'	25.92'	N71°33'28"E	36°51'19"
C60	41.00'	13.53'	13.47'	N80°31'59"E	18°34'16"
C61	41.00'	12.85'	12.78'	N62°08'00"E	17°21'01"
C62	44.00'	184.86'	70.40'	S07°00'01"W	25°44'23"
C63	44.00'	80.53'	89.25'	S74°26'23"E	10°45'13"
C64	44.00'	92.69'	72.90'	N84°15'19"E	124°33'48"
C65	44.00'	18.67'	18.53'	S09°51'06"E	24°19'01"
C66	41.00'	26.37'	25.92'	N71°33'28"E	36°51'19"

- = Solar Lots per City of Ft. Collins criteria.
- = Fd. #4 rebar w/cap LS # as shown.
- = Set #4 rebar w/cap TST-PLS 25646.



W 1/4 Cor. Sec. 23, T7N, R69W  
Fd. 3 1/4" Cap in Mon. Box  
RBD inc. LS 14823



December 7, 2015

Jason Holland  
City of Fort Collins Current Planning Department

Dear Mr. Holland,

As a homeowner in the Windtrail on Spring Creek neighborhood, directly impacted by the Center for Advanced Technology/Gardens on Spring Creek major development change, I would like the following questions answered prior to the Planning and Zoning Board meeting on December 17th. My questions are specific to the change to the plan allowing a large amplified sound stage in the Gardens.

- Why has my neighborhood, which will be negatively impacted by the addition of the sound stage, been excluded from event planning meetings? We are definitely 'stakeholders' in this project, much more than arts organizations that have been included. We were part of two neighborhood meetings held at the Gardens a long time ago, at which large lists of concerns were collected. None of us has ever been contacted about this project since that time and it appears that none of our concerns have been addressed in the amended plan.
- How can the City abandon the minimal 'park' space required on the north side of the Garden boundaries (called Lilac Park and never developed as required) in the original PDP when the density in this area continues to grow? The report talks about recreation offered by the Gardens to the neighborhood, but it is not open to the public in the evenings or on Sunday, and is trying to move to an admission-only model. Most square miles have a park and a school playground. There is neither in our area.
- Regarding the amplified sound stage, what is the actual total number of amplified events (not just -ticketed music events") that will be held at the sound stage per year? The major funder of this sound stage frequently provides concerts that do not require a paid ticket-so include those concerts and other theatre events, non-ticketed/free music events. The noise and traffic impact will be the same on our neighborhood, whether an event is ticketed/paid or not.
- Will a maximum event number be written in a contract somewhere and who will enforce this number?
- Who will enforce noise ordinances? We were part of a sound test during our neighborhood meeting process, and the test failed. We expect that these failed test results will be part of the information given to the Planning and Zoning Board.
- Will the event parking be free? If our neighborhood (and adjacent ones) needs a permit parking program as a result of the sound stage, will the City pick up costs of the program? We were told earlier that the Gardens did NOT have permission to use the federal building parking across the street-has that changed and if so, do they have a long term written agreement? The same question exists for the new CSU lot at Research and Centre.



- How is it legal or safe to put an event venue like this sound stage, with its sound walls and porta-potties, in the FEMA-designated floodplain (even if anchored). If cars aren't allowed in the floodplain during the summer, how can porta-potties, food trucks and bike parking be allowed? Has the engineering been done to show how the potential flood waters will react to the obstructions created by the sound walls and stage as the flows migrate to the north and east during a 100 year plus event, including further obstruction caused by debris buildup along the length of 200 feet of wall/stage with a minimum height of 5'?
- Are porta-potties realistic for the 1500 people who would attend an event and what safeguards will be put in place to ensure that people do not walk on to adjacent property to relieve themselves at both ticketed/paid events and non-paid events?

Thank you for your time,

Stacy Poncelow  
 620 Gilgalad Way  
 Fort Collins, CO 80526  
 (970) 219-7390  
[sponcelow@comcast.net](mailto:sponcelow@comcast.net)

cc: Windtrail on Spring Creek HOA

----- Forwarded message -----

From: "**Jennifer Lowry**" <[jelowry@frii.com](mailto:jelowry@frii.com)>

Date: Wed, Dec 9, 2015 at 7:44 PM -0800

Subject: The plan for big concerts at the Gardens on Spring Creek

To: "Ross Cunniff" <[rcunniff@fcgov.com](mailto:rcunniff@fcgov.com)>, "Jason Holland" <[JHolland@fcgov.com](mailto:JHolland@fcgov.com)>

Hi Ross and Jason

I'm a resident on Gilgalad Way and have been a long time supporter of the Gardens, even donating \$1000.00 to build the original building. I'm pretty unhappy with the plan for the Gardens to host large concerts of 1000 people or more. I remember the early planning stages when Jim Clark was involved and they talked of a small amphitheater area to host weddings and family events like that. With sound mitigation, I was on board with that. But large concerts of over a thousand participants and all the noise, trash and parking issues is something I never imagined. Is there any way this can be blocked?

Thanks,

Jennifer Lowry

820 Gilgalad Way

690-3062

**From:** Kevin Barrier [<mailto:kevin@kevinbarrier.com>]  
**Sent:** Thursday, December 10, 2015 10:15 AM  
**To:** Jason Holland; Ross Cunniff; Polly Lauridsen; Delynn Coldiron; Jan Sawyer  
**Subject:** The Gardens counter points for P&Z review in work session

Jason,

Please confirm once this email has been presented to the planning and zoning board. Your notice of hearing is deceptive and incorrect. You told the public the attendance caps are being modified to 1,500 when in fact, as proposed, all attendance caps are removed. Only 8 ticketed concerts are limited to 1,500 attendees. We discussed this with Jan, Cameron, Polly and Delynn well before the neighborhood notice went out.

Ross,

Once this has been through planning and zoning either way I believe it takes one councilman to propose a review and a majority of council to agree to hear the issue. Can you confirm this? Essentially this means no appeal by either party without a majority of council. Even though an amphitheater specifically must go through type II approval. I will be able to give you more reasons for appeal than we had on the grove if necessary.

## The Gardens on Spring Creek Master Plan Major Amendment Dec. 2015

It's not about finishing the planting. It is a ruse to steal a public, city park and turn it into a walled, gated amphitheater and concert venue. If you've donated to the Gardens on Spring Creek, because you like their philosophy and mission statement, you might want to ask for your money back.

The control of The Gardens has been taken from Parks and Rec and turned over to the government body that manages Lincoln Center. If you approve of this, it's no longer our park or gardens it's their for profit concert venue.

The Horticulture Center was approved as a city park allowing a children's garden, green house, classroom, great lawn and band stand for 5 piece quartets and 300 to 350 person gatherings. It is surrounded by residential homes on three sides it functions well as a park even though there is no enforcement of noise or gathering size so far. Weddings, receptions and events have far surpassed noise and size limits from the original approval.

The request to Planning and Zoning to remove all event attendance caps on unticketed concerts and increasing the size of the ticketed events 500% to 1,500 while building a 1,400 square foot amphitheater instead of the band stand, as designed, is a massive change in scope and use. This would replace the primary use of Horticulture Center with Concert venue all summer long.

1. Amphitheaters are allowed in seven zoning districts but NOT in employment zoning. They not compatible with residential development. Period.
  - a. Hiring an Amphitheater Design firm, calling it an Amphitheater for two years, keeping the design then referring to it as a, "stage area" shouldn't fool you. It is an amphitheater and it belongs in another zoning.
  - b. Staff claiming that a Park can have an entertainment venue thus allowing a stage is ridiculous. This is gated, fenced and recently turned over to the Lincoln Center from Parks and Rec. It's no longer run as a park at all.



c. Amphitheaters, for compatibility reasons, are allowed in other zoning districts. And yes now that concert venue is admittedly the primary use that's what it is not a park not a public facility with secondary, secondary use. The majority of the income and expense and even the management is for a concert venue no longer parks. Amphitheaters are specifically allowed in specific zoning with type II approvals. Not this back door approval.

**AMPHITHEATER ARE ALLOWED IN SPECIFIC DISTRICTS FOR A REASON**

Any district where an Amphitheater is approved it is a Type II approval not P&Z

located within 1,320 feet (1/4 mile) of a Transit route				
Adult day respite care centers	Type 1	Type 1	Type 1	
Small scale reception centers	Type 1	Type 1	Type 1	
Outdoor amphitheaters	Type 2	Type 2	Type 2	
Microbrewery distillery winery	BDR	Type 2	Type 2	
Medical marijuana centers	BDR	BDR	BDR	

Amphitheaters are allowed in a lot of districts:

**DIVISION 4.17 RIVER DOWNTOWN REDEVELOPMENT DISTRICT (R-D-R)** [top](#)

**DIVISION 4.18 COMMUNITY COMMERCIAL DISTRICT (C-C)** [top](#)

**DIVISION 4.19 COMMUNITY COMMERCIAL - NORTH COLLEGE DISTRICT (C-C-N)** [top](#)

**DIVISION 4.20 COMMUNITY COMMERCIAL - POUDRE RIVER DISTRICT (C-C-R)** [top](#)

**DIVISION 4.22 SERVICE COMMERCIAL DISTRICT (C-S)** [top](#)

**DIVISION 4.23 NEIGHBORHOOD COMMERCIAL DISTRICT (N-C)** [top](#)

**DIVISION 4.26 HARMONY CORRIDOR DISTRICT (H-C)** [top](#)

2. The request for 1,500 person, ticketed events is 3-5 times greater in scope of the original approval. Even if Employment Zoning allowed this use it wouldn't be approved as its not compatible to what already exists. The eight ticketed "small" events would eclipse almost every weekend all summer long. There is no way P&Z ever would have approved this originally. You might note the original approval bypassed P&Z by executive signature.

3. In the operation standards of the application, the eight "ticketed events" is the ruse. The defining term should be, "events" or "concert events" or "amplified events". Like Bohemian Nights. The Bohemian Foundation is the Horticulture Center's biggest donor and they don't charge for music remember? This is surrounded on three sides by residential homes. Jason you left out Wallenberg in your recommendation. Definitely not zoned for this use. Definitely not compatible.

4. The original approval had a drawing of a band stand the size of a gazebo. The proposed half shell amphitheater is 1,400 square feet and larger than the average main floor of the neighboring homes. It's not compatible.

5. P&Z should consider that this does not fit adjacent to residential neighborhoods in any way.

a. Infrastructure. There are no bathroom facilities. They want to bring in portalets for 1,500 people. And, that's at the small ticketed events! Have you ever seen a line at a big concert for portalets? Goodbye Spring Creek natural area. If it doesn't fit the zoning, why would you consider bringing this to the area? Note, portalet vendors state that 28 portalets per concert with concessions would be needed for each of the small 1,500 attendee events.

b. Picture in your mind a flood, this is a FEMA flood plain, the ONLY FLOOD PLAIN where people have died in a flood in Fort Collins. This doesn't belong in the zoning, its not compatible to the neighborhood and it certainly isn't compatible to the terrain next to our homes in a floodplain. CARS ARE NOT ALLOWED IN FLOOD PLAINS IN THE SUMMER MONTHS WHY ARE Sound walls, a minimum of 28 portalets (for 1,500) and stage? When these are washed against Center Avenue, which was not there in the last flood, it will be catastrophic. Again it isn't compatible socially, per code or geographically in this area at all. Monsoon season is concert season, Spring Creek floods.

c. The noise from 1,500 people at a concert belongs in the proper zoning. The manager of the Lincoln Center stated, at the neighborhood meeting, that this is where he would hold his

"big events" 2,000 plus. And, any fines for noise would be charged to the performer. That doesn't help us. Their largest donor has massive concerts in town. In residential neighborhoods, in employment zoning what part of compatibility don't they understand? I'm sure they will say, "oh the noise came from the 2,000 people listening outside the fence not us, Parks is responsible not the Lincoln Center"

d. The Horticulture Center has plenty of parking for its approved use. If it's ever been full it is because their events were larger than allowed by the original approval. Changing this use will wreak havoc on surrounding residential neighborhoods. The parking documented in the application is ridiculous and dangerous and no one should believe it for a second. Let's not lie to each other. People will park closest to the concert event in the residential neighborhoods. I would. You would. Note the agreement with CSU for parking states reciprocal use. That simply means the applicant's stated eight events are now joined by CSU tailgates. Ten more huge events! Remember the underpass at Prospect and Center? Now its incredibly incompatible with the neighborhood. You're replacing a Garden Center with a concert venue and the old Sonny Lubic Stadium tailgating! Their parking plan is a nightmare for the city and neighborhoods.

e. Biking to the proposed 1,500 bike stalls. The Spring Creek trail under Center Avenue is not only flooded most of the summer concert season it's the only way east from the Horticulture Center without crossing Center. So new crossing lights need to be installed for all these people to cross Center. But to go where, the Max couldn't move half that many people in 5 hours if it was dedicated to just that use. Center avenue will be complete gridlock from Drake Shields and Prospect.

f. Noise. Self-measured tests have never been allowed. The city must do this independently as done in Oxbow. The weddings at the Horticulture Center routinely break the law for noise. We call them, they hang up on us. We call the police and they can hear it in the phone were calling from 120 feet away. They blame a DJ but don't stop. We're told it will be strict enforcement but it never has been. And, the fine for the noise violation is paid to the city... not the neighbor damaged by the broken law. If you approve the change in use to concerts with 1,500 people and an amphitheater this illegal use will cost the city a lot more money in fines for noise violations. But who is damaged? Not the city. We're the ones that cannot enjoy our homes in the summer anymore.

g. Noise 2: The Mayor, and city council trounced CSU for the stadium and the noise it will bring to our neighborhood. They even required a multimillion dollar distributed sound system for the stadium. If P&Z approved this use as proposed, in a zoning it is not allowed in, will you also require a similar system for your own facility?

The Planning and Zoning Board needs to see the dangers and impact this would impose on the neighbors and city itself, recognize the violation of zoning being requested and turn this down. If we as a city are really going to start walling off our parks to charge entry fees, blatantly disregard, flood plains, zoning laws, health safety, infrastructure, neighborhood input the city council needs to own the decision themselves. Turn this down.

Remember this the next time you get a recommendation to, "approve" without any mention of neighborhood compatibility, be suspicious. Planning and Zoning board is the check and balance.

Footnote: Look at December 17<sup>th</sup> 2015 agenda item #5 of the staff report to the Planning and Zoning Board (on page 125 of 286)

**Page 159 General Standards Number 2 states:**

THERE SHALL BE A MAXIMUM OF (8) PERFORMANCE EVENTS WITH AN ATTENDANCE CAP OF 1,500 PERSONS. THE MAXIMUM ATTENDANCE SHALL BE MANAGED AND REGULATED THROUGH TICKET SALE 292

The (8) Ticked events are the small ones. The, unlimited, non ticketed events, according to the neighborhood meeting and the manager at the Lincoln Center, will be the "BIG EVENTS" that he cant fit at the Lincoln Center. His words. But add to it, if you've been to the Gardens the fence won't bother another 2-3,000 people from camping along Spring Creek. You only need a ticket if you come inside.

**Page 159 General Standards Number 3 states:**

EACH TICKETED PERFORMANCE EVENT SHALL BE LIMITED TO ONE EVENING. THERE SHALL BE NO MULTI-DAY TICKETED PERFORMANCE EVENTS SUCH AS MUSIC FESTIVALS.

No "multiday ticketed events" is clearly worded to mean non ticketed events can be multiday. Their largest donor the Bohemian foundation does not charge for music this is a ruse to get approval but will be in writing and enforceable non the less.

**Page 159 General Standards Number 4 states:**

THERE SHALL BE NO ATTENDANCE CAP FOR NON-TICKETED EVENTS (I.E. WEDDINGS, GARDEN OF LIGHTS, ETC.). SUCH EVENTS MAY PROVIDE AMPLIFIED MUSIC IN COMPLIANCE WITH THE MUNICIPAL CODE.

Sound like a familiar concert series hosted by the Bohemian Foundation?

You approved the grove with 35 macro level code and zoning violations and now you are reaping the whirlwind trying to collect fines. Don't make that mistake here again. We built our homes and lives in this location based on knowledge of zoning and city codes. Our use of our homes depends on your following the codes and zoning laws.

Thank you,  
Kevin K. Barrier, 602 Gilgalad Way  
[970 310 3450](tel:9703103450)



# DENVER BOTANIC GARDENS

December 15, 2015

City of Fort Collins  
Planning and Zoning Board  
PO Box 580  
Fort Collins, CO, 80522

Good evening.

Botanic gardens occupy a special place in the cultural firmament. Because of the ubiquitous appeal of plants in virtually every aspect of our lives, gardens have become more than just showcases for horticulture design and aesthetic beauty, they are increasingly vital centers for community gatherings and events.


Holiday lights are simply better when displayed in gardens. Outdoor dinners, from farm to table, nourish the body and soul. Exhibits of art have been integrated with gardens since ancient times. And concerts, outdoors and surrounded by beautiful gardens, create memories for a lifetime.

At Denver Botanic Gardens, we have hosted concerts for over 30 years. They are a cherished summer tradition for countless members and guests. The management of the concerts is something we take very seriously, concentrating on a great experience for attendees and a low impact on surrounding neighborhoods. Parking is managed, patrons are well-behaved and sound is constantly monitored and controlled. Because of improved sound technology and talent selection, we have received only two complaints from neighbors in the past five years regarding concerts and one of them was because he thought it wasn't loud enough.

Concerts have become a critical tool for gardens around the country to create experiences that are relevant and meaningful in people's lives. The Gardens on Spring Creek is an institution with the leadership and capacity to do it right. We all admire their progress and their promise to become a true shining light among public gardens nationwide and a beloved community asset in Fort Collins.

Denver Botanic Gardens will assist our friends at Spring Creek in any way we can as they evolve their programming. After all, over three decades of concerts, we have pretty much tried everything that fails and everything that works to strike the perfect balance.

Sincerely,



Brian Vogt  
CEO

## City of Fort Collins Planning and Zoning Board

Greetings,

I am writing this letter to express concerns I have over the Spring Creek Gardens Major Amendment and assuming there will be a time limit on comments at the hearing, I respectfully request this letter be provided to the P&Z Board for their deliberations.

As a longtime resident of the adjacent single family home development, I have been involved with the Gardens from the original project and review back in 2000/2001 and based on assurances we received from the Applicant at that time, have supported the project as originally proposed, designed and approved. This latest change on the other hand has caused me to question the original intent of the Applicant as well as the entire process where the neighbors spend countless hours to work with the developer to find common ground, only to have all those concerns ignored several years later.

I also must admit that I am somewhat cynical that we can have any impact on this project... as they say, you can't fight City Hall, but I feel compelled to at least ask you consider the following points and attempt to get us answers to the attached questions.

This project has the potential to have a significant impact on the adjacent neighborhood, one that has already been impacted by changes to prior development plans such as the Grove Apartments and by CSU with the Stadium being less than 1/3 mile away. In our opinion the Gardens are moving from the one positive development we have seen to just another dumping on our homes and neighborhood, regrettably in this case by the very organization we expect to protect us. The gardens as originally approved included a great lawn with up to 500 guests for small concerts. Obviously this new proposal far exceeds that agreement, but even goes so far as to take away from us the only neighborhood park in an entire square mile.... The only square mile in the city without a park or school to provide a recreation area for the residents.

In documents provided by the City I have provided a few of the promises that were made to us, and even to the Administrative Hearing Officer who approved the original project. From the original Statement of Planning Objectives dated 11/09/2000 I would like to provide you with the following quotes. These citations can be found on pages 7 and 8 of that document in case you need to see them in context.

The first order of addressing these concerns has been with clarification. Many of the people expressing concern have had an inaccurate perception that we are proposing very loud concerts with a thousand or more people, similar to the CSU Lagoon Concert Series. In fact, we are envisioning much more subdued music and much smaller audiences, comparable to the Lincoln Center's summer "Nooner" series with minimally amplified music and about 300 people attending.

Apparently our inaccurate perception is proving to even exceed our worst expectations for this and this original promise made to the community has now increased by 500% more people and full blown amplification system. The next paragraph of the document begins with the following statement.

Controlling the number of people attending is a key issue, as that relates to both the noise level and the risk of people not finding convenient parking and resorting to looking for it in the adjoining neighborhood.

I question if the public will agree with applicants current assumption that parking in the CSU Research lot located more than a third of a mile away (by the way it would appear the measurement provided in the Applicants documents are from corner to corner and don't accurately reflect that the CSU Research lot is almost 4 blocks long and on the other side of a major street) will be as "convenient" as parking in a neighborhood less than 175 feet away? As long as we are on parking by the way, no where do we see parking considerations for non-ticketed events, which by definition are unlimited in size and scope, will this plan accommodate 8000 people? The applicant is requesting approval of an alternate parking strategy, one that will negatively impact our neighborhood and the response we have received to date has been "if it becomes an issue, we can go to permit parking". While we fully expect this on game days, to now add 8 more ticketed events and who knows how many non-ticketed events for thousands of people with 74 on-site spots is more than an alternative parking strategy, it is another Summit parking debacle. Additionally we don't want permit parking and needing to "buy" permits to have folks over after work on a Friday or host a small Holiday gathering. Why does the applicant think that permit parking is a good strategy for us? I offer the following from the applicants Alternative Compliance Document for parking.

Additional parking would be a difficult task without making an inoperable and inefficient parking layout that would be a detriment to the project and the public good. Also given the minimal use of the alternative parking scenario it would an irresponsible use of public funds to require this facility to accommodate the required parking per the land use code.

My only comment is to hold the applicant to the same standard all other developers must be held to. Keep in mind that this major amendment is not about more flowers, it is about a change of use in an effort to make this facility profitable, no different than a concert venue on the Ox Bow, downtown or next door to any other neighborhood in the community. If this proposal was coming from Ticket Master and they desired building a 50,000 square foot amphitheater with enough room for 8000 or more people, would the same alternative strategy be acceptable and would the concern over costs be the deciding factor? Again from the 2000 Statement of Planning Objectives Page 7:

We have recognized all along that the noise level of any event, whether from people or music, is a critical one. We also understand that the nearest homes are relatively close to the Great Lawn, and that sound travels more readily in this creek basin, for geographic and climatological reasons.

The applicant has told us repeatedly that crowd noise is not a factor, although 15 years ago it apparently was and was considered a limiting factor in the size of the venue. Additionally, although we have repeatedly told the applicant that noise travels more readily in this basin, apparently their opinion on this fact has changed in the last decade or so. Of course living in this area we have experienced the effects that projects like the Summit and Grove have had on sound reflection, but again, are being told that this won't



be an issue with the new venue, even if it is 1200 more people with greater amplification. Hopefully you can appreciate our skepticism. Finally from that 11/09/2000 document I provide the following:

Thus far, we have not been able to alleviate all of the concerns of the neighbors related to the holding of small concerts and other events. Our intent for the further resolution of these issues--the noise levels, time of day, frequency, number of people attending, and the serving of alcohol--is to continue researching and discussing them with the neighborhood.

Once again we have a statement made by the very same applicant that was obviously ignored once the project was approved. This is the same thing we have seen from the Grove and other developers, but certainly did not expect from this applicant. We have not been part of any discussions or planning, other than a couple of neighborhood meetings many months ago (over a year?) where we were permitted to offer comments and ask questions, but apparently have not even been considered for a on the planning and management committee that has reportedly been formed to manage the concerts. Certainly seats on the committee have been saved for those who intend to use the facility.

Finally I offer the below excerpts from the 12/05/2001 Staff Report and the Findings, Conclusions and Decision from the Type 1 Administrative Hearing:

1. Section 3.5.1, Building and Project Compatibility

The proposed community horticulture center and neighborhood park contains a total of 4 buildings. They include the main conservatory building, a gazebo/bandstand, a hoop house, and a pump house. The buildings are somewhat internal to the site and relate to the horticulture center activities. They are unique to the specific community horticulture center theme.

I don't believe the Staff at the time would have considered a concert venue that can hold 8000 plus people to "relate to the horticulture center activities." and I am not certain that they do even today. From the Hearing Officers findings:

The testimony by adjacent residential property owners expressed overall support for the project; however, there was some concern about the potential noise from use of the proposed bandstand for concerts and live music. The applicant testified that the issue of noise would be addressed and mitigated through the City's existing noise ordinance which imposes limits on noise levels throughout the City. The applicant further testified that concerts would be small with low amplification and that the future design of the bandstand would include sound tests to further mitigate noise levels. The site plan also indicates that the availability of parking will also serve to limit the size of events scheduled for the facility.

Given the size and proposes uses of the property, the City's existing noise ordinance and future design considerations of the bandstand offered by the applicant, the Hearing Officer finds that the PDP, including the use of the proposed bandstand for live entertainment, will

not have a detrimental effect on the residential neighborhood to the west of the property. In addition, because the City is the applicant in this case, the Hearing Officer is confident that the applicant will comply with all of its ordinances and will work with the neighboring property owners in the design of the bandstand.

My question is; would the hearing officer have ruled as she did 14 years ago if this same proposal was being presented? I can't answer that, but I can tell you the neighbors would not have actually supported the proposal as we did then, apparently based on promises from the developer that were never intended to be kept.

I plan to speak at the hearing tonight and will clarify why I believe this venue will be used by far more than 1500 people 8 times a year, but I know time will be limited so please consider our remarks and concerns with the following history in mind. We support the gardens, enjoy having them as a neighbor, use Lilac park and are not opposed to the concert venue as originally proposed, but in this instance the applicant is asking for far more than this site can support and impacting any single neighborhood far more than should ever be allowed. I sincerely ask that you deny this proposal until the applicant can address these concerns and define the non-ticketed events, establish a relationship with the neighborhood and take real and meaningful steps to control the noise, the parking and the crowds that will impact us so negatively. Attached are questions submitted by other neighbors that we hope will be addressed.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Bob Poncelow', written over a horizontal line.

Bob Poncelow  
620 Gilgalad Way  
Fort Collins, CO 80526

## Additional Neighbor Questions that have not been addressed by the Applicant

- Will the porta-potties be removed after each event? If there were a flash flood, would a large bank of cabled porta-potties float downstream?
- How tall are the sound walls off the ground (rather than above the stage)? Why have they been reduced in height, and will that reduce effectiveness? How long will the material remain effective before it needs to be replaced?
- What was the decibel level in the middle of the listening area when the measurements shown in the neighborhoods were taken?
- Can we get a copy of the staff comments from the staff review meetings?
- Trees are being proposed for buffering, but do not grow quickly in this area – note that the conifers planted west of the trail on the west side of the Gardens still are not very large 14 years (is this right?) after the Garden was established.
- How can large amounts of trees be added for buffering if they are in the floodway?
- Was a new Environmental C....? Study (ECS) required? If not, why not?
- Concern: the sound study was prepared by the developer. At the hearing, only this point of view will be presented. Without hiring its own sound consultants, neighbors will not know if the study was accurate. Appears to be computer-generated rather than any actual testing? In real life during neighborhood meeting demo, sound was bouncing back off of the Grove buildings; report states there will be no echo.
- Occupants of the Grove are not being shielded by sound walls, and not considered or mentioned in the hearing documents.
- Please note that the City never constructed the park with playground and picnic shelter that was required by the original 2004 PDP. This proposal removes Lilac Park where the playground and picnic shelter was supposed to be and removes it as an accessible space to a fenced-in area, not open to the public during evenings and weekends. People often use the area as an amenity near the trail. Bike-to-work day events are held in the area that will be taken over by the Gardens with this proposal. This square mile does not have a public park with a playground, though one was approved with the PDP. It is now being removed with this Major Amendment.
- What would happen if the brief computer-modelled report from the sound consultant hired by the developer is not accurate and the venue cannot comply with the City's noise requirements?



- Sound travels along the creek bottom and over Hill Pond unusually well. This was noted by the sound consultant in the 2001 approval process, and public comments about this have been discounted/not mentioned in the current review process.

- o The Board should be aware that we already hear the Lagoon Concerts from CSU and the loudspeaker and bands from French Field. The Lagoon area is over 1 mile from our homes, but can tell which verse is being sung in familiar songs. French Field and the Lagoon concerts are not a particular nuisance, but having a larger venue MUCH closer to our homes and backyards is extremely concerning. The hours likely to have events (weekend evenings and afternoons) are exactly the time that working families are trying to enjoy their yards for gardening, cooking outside, and visiting with friends – without amplified music next door.

- o We already hear music from the Gardens and from The Grove. We can clearly hear specific songs and lyrics from the Grove. When reported to police, the noise is rarely, if ever, addressed.

- o We will soon be hearing game day noise from the stadium, which is about (how far - a third to a half mile away?). Does the City really want to impose additional stress on this area?

- We were told that the Gardens has not been financially self-sustaining and that staff was given direction to improve the profitability of the operation (though other parks facilities do not have that directive). Given that:

- o What would happen if the ownership of the Gardens changed to CSU, which does not have to and has asserted its right not to comply with the City's noise ordinance?

- o What would happen if the ownership of the Gardens changed to a private for-profit or non-profit party? This use is not allowed by the zoning in the area, and it would no longer be a "community facility" if it were purchased by a non-City entity. What then?

- Neighborhood concern is not simply how many ticketed music events are planned, but how many amplified events and events with large numbers of people are planned.

- What is the vision for this venue from the City's perspective? Is this venue being developed because of concerns about the number and impacts of downtown festivals?

- Can we see the business plan or feasibility study weighing this and other sites for a venue like this? Was there a feasibility study done, or did the project move directly to implementation phase? Can we see documentation of the stakeholder meetings where event planning has been taking place (without neighborhood stakeholders)?

- Are game day events planned? Would request a condition that no game day events be allowed. Would extend impacts on neighborhoods before and perhaps after games. If game day events are allowed, request no amplified sound and no alcohol.
- Will event parking at the proposed lots be free or will a fee be collected? If overflow parking becomes a problem in the neighborhoods to the west or at the Grove, will the City cover the cost of a residential parking permit program?
- Why are lights needed for the amphitheatre if amplified events will be ending at 8 p.m.? Still very light at 8-9 p.m. during the summer.
- Who will manage the operations of the venue? What is the relationship with Bohemian Foundation's music program?
- What are the CSU events that the letter from CSU Facilities referred to in the letter included in the P&Z board packet?