

PLANNING MATTERS



American Planning Association
Colorado Chapter

Making Great Communities Happen

A Publication of the Colorado Chapter of the American Planning Association

2020 / November/Volume 2

2020 APA COLORADO CHAPTER AWARDS



*Celebrating good planning and
Great Places in Colorado!*

PRESIDENT'S MESSAGE



Michelle Stephens, AICP - Chapter President

What a long strange trip it's been. Not only 2020 but also my two terms as APA Colorado President. I nominated myself for President-Elect in 2014 after seeing Shelia's (our Chapter Administrator) email request for nominations. I didn't think I would win. I wasn't even sure why anyone would vote for me. I had only been in Colorado for a few months and did not have a network of planner friends in the Chapter. I ran on a platform of 1) raising the profile of planners and planning, and 2) throwing a kick-a\$\$ conference. I won by a narrow margin, jumped into my new role, and developed a strategic plan to focus the Board and our volunteer activities.

Five years later I remain committed to my platform. Covid has reinforced my belief in the incredibly important role planners must play in shaping our communities. We must lead our communities, through our policies, processes, and plans, to become anti-racist and to ensure everyone has a voice, as well as access to the services and amenities so many of us in positions of privilege and power take for granted. As planners, we need to hold each other accountable to the AICP Code of Ethics and we must share those values with nonplanners to ensure we are seated at the table to guide our communities through whatever challenges come our way.

As I prepare to transition to the Chapter's Past-President, I've reflected on what we've accomplished in the last five years, including:

- Establishment of an active and effective Equity, Diversity, and Inclusivity (EDI) committee
- Establishment of the Youth in Planning (YIP)

committee and development of an RFP (not released) for the creation of K-12 city planning curriculum

- Development and implementation of 5-year Chapter Development Plan and annual strategic plan, including annual work plans that amplified the work of our committees and volunteers
- Consistently breaking attendance records at our annual Chapter conferences, which resulted in increased sponsorships and revenue to support Chapter programs
- Raising awareness of APA Colorado and the quality work we are doing with APA National, which resulted in the Chapter President's Council 2020 Award for Leadership
- Adoption of new Chapter Bylaws, the publication of our first and subsequent annual Chapter reports, and creation of our first Chapter handbook, all of which provide additional transparency to our membership and ensure smooth transitions of the Board without impacting the services we provide
- Passage of House Bill 20-1095, which requires local governments to include policies that implement the State Water Plan as part of land use planning.

In this newsletter, we celebrate the great planning work and service of planners throughout Colorado. As you read through the articles, I hope you will take a moment for self-reflection and ask yourself, "how can I uplift our profession?". Maybe it's through volunteer service or standing up for those who have been forgotten or excluded, but whatever it is, I will continue to ask you for your best and support you as you do the work that builds Resilient, Inclusive, Sustainable, and Equitable communities.

As always, please reach out to me at president@apacolorado.org.

Take Care,

A handwritten signature in black ink, appearing to read "Michelle N. Stephens".

Michelle N. Stephens, AICP
Chapter President



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TEJON STREET: GREAT STREET

2020 Great Places in Colorado

The Great Places in Colorado program builds off of the American Planning Association's national flagship program Great Places in America, by drawing attention to the exemplary communities, neighborhoods, streets, and planning efforts here in the state that demonstrate exceptional character, quality, and planning – attributes that enrich communities, facilitate economic growth, and inspire others.

This walkable street in Downtown Colorado Springs lined with historic buildings, locally owned businesses, street trees, public art and historic parks is a great place in Colorado. This article goes into what makes Tejon Street in Downtown Colorado Springs a great place.

**By Len Kendall, AICP Candidate, Director of Planning and Mobility,
Downtown Partnership of Colorado Springs**

One of the most distinct streets in Colorado Springs, Tejon Street is the pulse that keeps the heart of the City beating. Its walkable streets are lined with historic buildings, street trees, locally owned businesses, historic parks, civic buildings, public art, and nationally renowned restaurants, and that, is just part of why it is a great place. Downtown Colorado Springs has seen rapid growth since 2015 which includes hundreds of new apartments that have been built or announced, which brings vitality to Tejon Street

every day of the year. Downtown Colorado Springs have many events every year that residents and visitors enjoy that either take place on Tejon Street or within a couple of blocks.

The success of Tejon Street comes from a combination of its historical urban form and the actions of planners. Downtown has been guided by Master Plan's since the first one was adopted in 1971. There have been subsequent plans in 1992, 2009, and 2016, which represents the current Experience Downtown Master Plan. These plans



have paid very close attention to Tejon Street as a pedestrian friendly “Main Street” of Downtown Colorado Springs. Another tool that contributes to the success of Tejon Street is the Form-Based Zone (FBZ) district Downtown. The FBZ established specific public space standards that are being realized as new developments continue to occur Downtown.

Tejon Street is a node of activity that is not seen in any other part of Colorado Springs. Whether it is PikeRide e-bikes rolling down the street, pedestrians walking to theatres, restaurants, and shops, or even a running club that begin and finish at a staple pub on Tejon Street. The healthy lifestyle of Colorado Springs does not end at the trail or the pub, it is shown at two different farmers markets at two historic parks at the northern and southern ends of Tejon Street and make fresh produce available to residents and visitors Downtown.

This Great Place is just that because of the people who frequently walk Tejon Street, get to know their local businesses, dine at local restaurants, and spend time in the center of the City. Downtown relies on Tejon Street as its spine as it offers access to virtually every other part of the region either by walking, biking, or riding public transportation. The

framework for Downtown Plans and Tejon Street is formed by stakeholder involvement and public participation that will continue to work and transform Tejon Street into an even greater place in the future.





PALISADE PLUNGE: GREAT PUBLIC SPACE

Great Places in Colorado 2020

“The Palisade Plunge Trail” is a federally approved route connecting the top of the Grand Mesa to the valley floor in the Town of Palisade via high quality non-motorized single-track trail. The Plunge merges so well with everything we are doing out here regarding agritourism, the new Cameo Shooting Range, the Fruit and Wine Byway and other outdoor recreation opportunities and how access to public lands can improve our quality of life. - Greg Mikolai, Town of Palisade Mayor

The Palisade Plunge Trail is one of Governor John Hickenlooper’s “Colorado’s 16” initiatives to support trails and promote outdoor recreation in Colorado. This trail serves as a marquee complement to existing world class trail assets in the Grand Valley, with a length of 34 miles and 6,000’ of vertical relief. The trail is one of a handful of similar routes

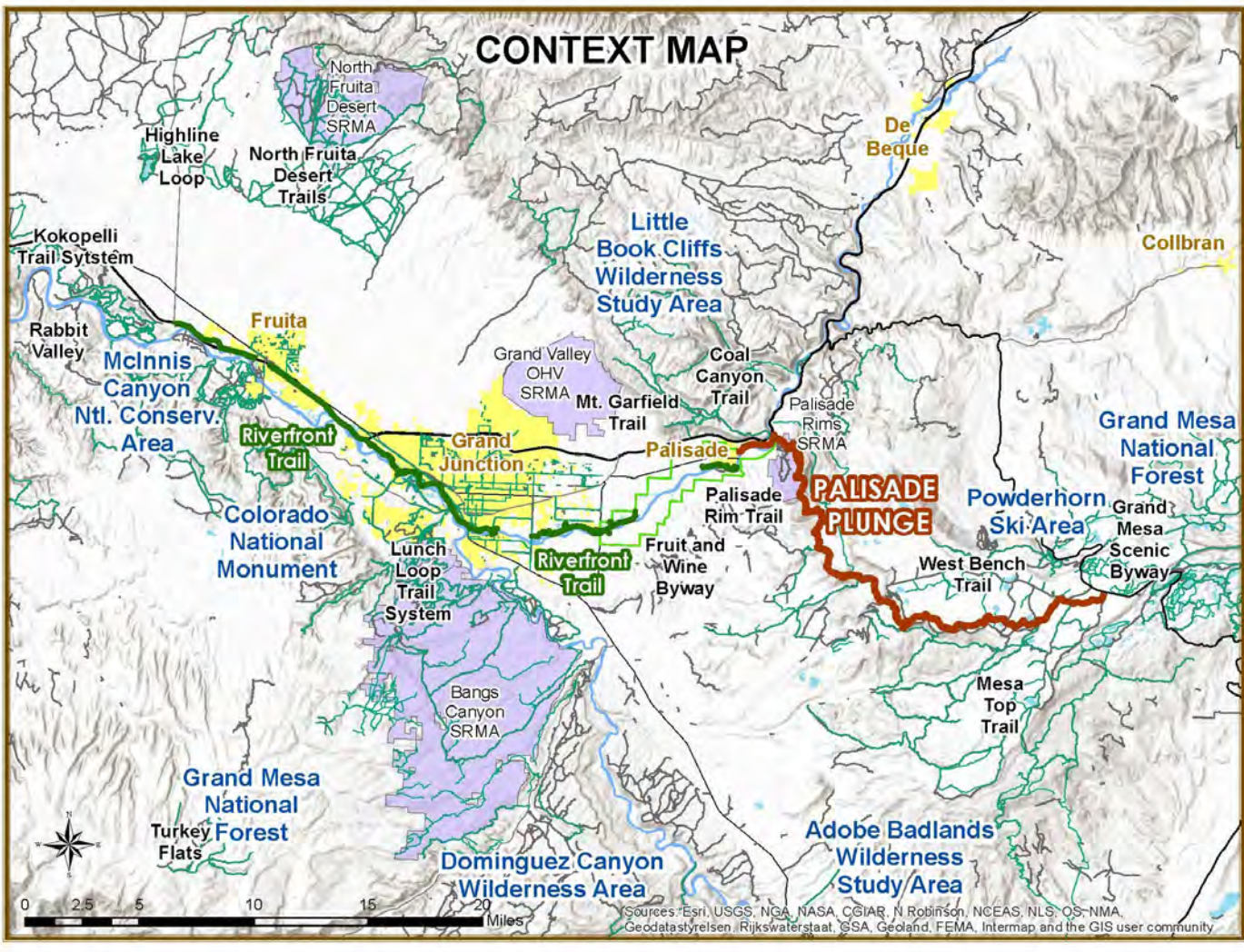
worldwide.

A working group consisting of representatives from USFS, BLM, CPW, Town of Palisade, City of Grand Junction, Mesa County, Powderhorn Ski Resort, and COPMOBA was formed to implement the project. With the opening of Phase 1 (of 2 Phases) this

fall (approx. 14 miles), “The Palisade Plunge Trail” is set to be a world class mountain biking, and hiking trail that provides stunning views over the entire Grand Valley.

Capping several years of trail development in Fruita, Grand Junction and Palisade, “The Palisade Plunge Trail” is an economic development project designed to bolster a growing outdoor recreation economy. “The Palisade Plunge Trail” will connect to the Riverbend Park section of the Riverfront Trail via a short route through downtown Palisade. The Riverfront Trail system is an ongoing, 25+ year-old valley-wide project to provide an uninterrupted public trail system from Palisade to Fruita (approximately 24 miles).

Recreation on the Western Slope is our livelihood, our values and our culture. Connectivity of trails is our future, with getting more people off the road and into our public lands. The goal of “The Palisade Plunge Trail” is to create a unique trail which will improve access to public lands, provide positive economic impact to the region, and serve as a tool to care for our natural resources.





PRESIDENT'S AWARD

OUTSTANDING VOLUNTEER

Maureen Paz de Araujo, FAICP CTP CEP

Maureen Paz de Araujo is the winner of our 2020 APA Colorado President's Award for 2020 due to her unyielding service to our organization. Maureen is not only a leader in transportation planning, but she also regularly makes time to give back to our community, foster partnerships, and provide mentoring.

By Michelle Stephens, AICP APA Colorado Chapter President

Even before my tenure as APA Colorado President, Maureen earned a reputation for her willingness to say "yes!" Maureen's recent volunteer service includes:

- ASCE Southern Colorado Event Planner (Board Member) 2012 – 2014
- Mountain Shadows Park Waldo Canyon Pro Bono Design Support 2014
- Waldo Canyon Wildfire Restoration – Log Erosion Barrier Installation on Blodgett Peak 2014
- Transportation Research Board (TRB) Standing Committees
- Her service included the review of 5 papers for the committees:
 - Member of ABR30 – Disaster Response and Emergency Evaluations
 - Friend of ADA40 – Transportation on Public Lands
 - Friend of ADA20 - Metropolitan Planning, Policy and Processes
 - Friend of ADB50 - Planning Applications
- 2014 AICP CTP Exam Standard Setting
- 2018 AICP Exam Item Writing
- 2020 AICP Exam Committee
- Colorado Transportation Symposium 2016, 2017, 2018, 2019, & 2020
- APA Colorado Chapter - South Central Area Representative (current)
 - Southern Colorado Area Board Representative 2017-2020
 - Membership Committee - ongoing
 - Planners Institute of Colorado Board - ongoing
 - Great Places in Colorado Award Committee – 2019, 2020
 - Michigan APA Chapter Awards Committee - 2020

When I asked Maureen to provide her insight into the value of service or define what motivates her, she responded:

"Always strive to be a part of things that matter to the lives and aspirations of others. Be the 'Little Engine that Could' and give it all you can. You will make a difference and you will feel all the better for having given back what you are fortunate enough to have been given."

I feel blessed to know and serve with Maureen and I'm proud to provide her with the 2020 APA Colorado President's Award for her continued demonstration of servant leadership.



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2020 PLANNING LEADERSHIP AWARD

Chris Bendon, AICP



Jokes aside, we nominated Chris because he has not only illustrated tremendous leadership over the course of his career in both the public and private and sectors, but he also is a leader in our community. Chris is always willing to take a moment and listen to questions, walk through solutions, and provide clarity on complex processes. His approach to work is mirrored in his work in our community. Chris actively volunteers in local organizations and provides mentorship to rising leaders.

While at the City of Aspen, Chris facilitated the development of several policies and planning documents, including the 2012 Aspen Area Community Plan, the revision of Aspen's Commercial and Residential Design

Guidelines, development of the Lodging Incentive Program, contribution to the Aspen Uphill Economy, and co-creation of the Aspen Affordable Housing Certificates Program, to name a few. As an aside, the Affordable Housing Credits program is the first of its kind in Colorado and has been utilized as a model for other cities interested in incentivizing the development of affordable housing through the private sector. Pretty cool stuff.

As a private practitioner, Chris has been able to build on his extensive experience in municipal

In March of this year, BendonAdams was honored to (secretly) nominate Chris Bendon for this year's Planning Leadership Award. Chris is a seasoned planner who worked for the City of Aspen for 19 years, eleven of which as Director of Community Development Department, prior to opening BendonAdams. He and Sara Adams started BendonAdams, a land use consulting firm, in January 2016 assisting clients with residential and commercial redevelopments. While we may be biased, we think Chris is a pretty good planner. No really, he's like, super organized.

planning and share his expertise both locally and nationally. Chris has conducted infill policy development and process audits in other communities including Rochester NH, Bozeman MT, and Anchorage, AK. While in Aspen and Pitkin County Chris' focus is on complex projects, whether it be the development of affordable housing for the Aspen Fire Protection District, downtown commercial projects, or unique residential sites.

We would like to thank the APA Colorado Chapter for agreeing with us that Chris' work and achievements were worthy of recognition. We are delighted that Chris is this year's award recipient.

Congratulations Chris!



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DENVERIGHT

Honor Award: General Planning Project



by Laura Swartz, Communications Director, Community Planning and Development

In spring 2019, the City and County of Denver debuted new citywide plans that outline a bold vision for an inclusive, connected and healthy Denver. Importantly and for the first time, the plans expressly include social equity factors like vulnerability to displacement, allowing for the tailoring of future programs and policies to meet each neighborhood's needs.

Denveright is a suite of five coordinated plans to promote and ensure equitable growth aligned citywide. Together, these plans reflect the type of city our residents want Denver to be today and in the future. They represent the voices of thousands of Denverites who participated in the three-year planning process.

Creating the Denveright plans involved extensive community engagement and feedback and coordination among multiple city agencies. Denveright challenged residents, neighborhood

organizations, local business owners and community leaders in every corner of the city to shape how Denver will evolve in the areas of land use, mobility, parks and recreational resources.

The result was the following five coordinated and inter-connected citywide plans that will chart the course for the Mile High City for the next 20 years:

- **Comprehensive Plan 2040**, a concise, high-level set of goals and recommendations that reflects the voices of thousands of Denverites who have shared their hopes, concerns and dreams about the city's future.
- **Blueprint Denver**, the city's integrated land use and transportation plan, focused on creating complete neighborhoods and complete networks everywhere in our city, and offering a measured, common-sense approach to where growth should go and

how it should fit in.

- **Game Plan for a Healthy City**, the city's parks and recreation plan.
- **Denver Moves: Transit**, the city's first-ever transit plan.
- **Denver Moves: Pedestrians and Trails**, the city's plan for completing/improving sidewalks, street crossings and trails.

Unprecedented engagement

With more than 25,000 pieces of input received from the community throughout the creation of the plans, the Denveright planning effort had an unprecedented level of engagement. A comprehensive mix of grassroots efforts—from small, neighborhood-level events to large-scale community gatherings—digital engagement, traditional meetings, and neighborhood outreach created more than 200 opportunities for Denverites to get involved. Ideas and input collected from the community through these opportunities served as the foundation for draft plans first released to the public in August 2018. The final versions of the plans were adopted by City Council in April and May 2019.

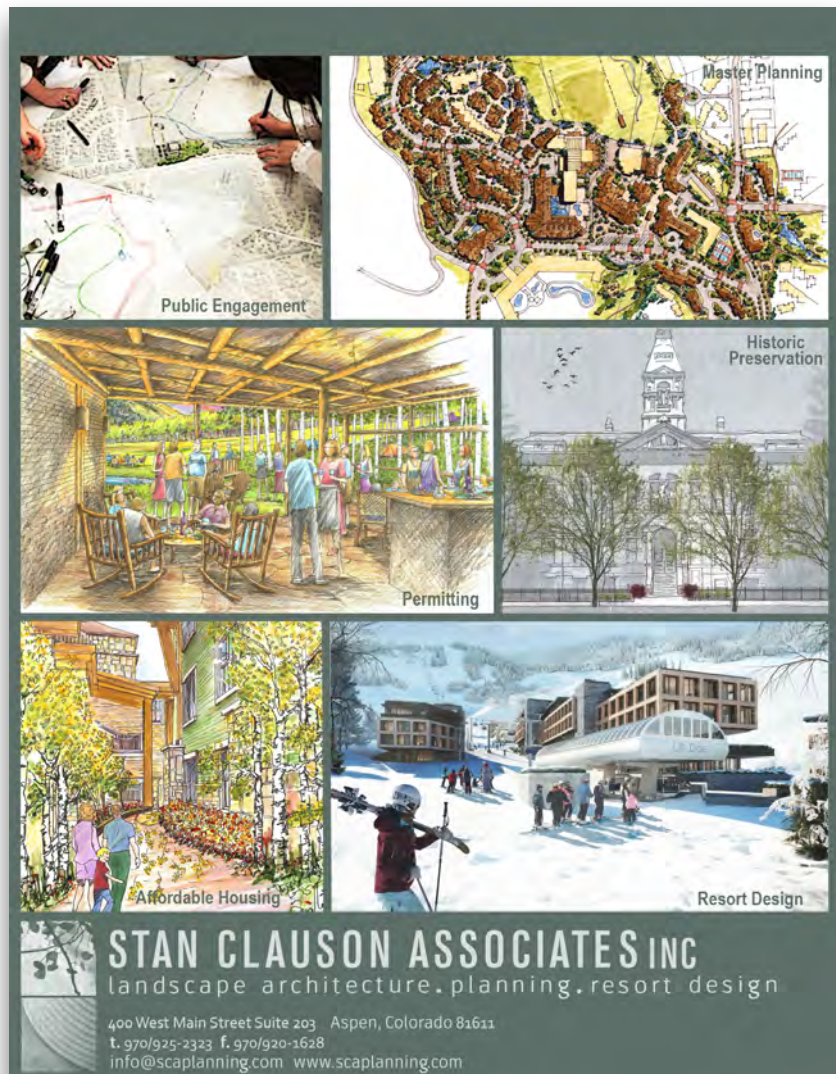
Next steps

With new, bold recommendations in place to pursue a more inclusive, connected and healthy city, Community Planning and Development has already begun implementing recommendations from the plans, including rethinking how zoning can be used to promote and encourage the creation of more affordable housing and community benefits, how we can integrate cultural heritage and movements into our landmark preservation program; how we can update street-design standards for safer, greener, higher-quality streets/sidewalks; and so much more. Comprehensive Plan 2040 has begun serving as a guiding document, ensuring that the community's long-term vision informs policy decisions across the city. Likewise, Blueprint Denver informs our land use decisions, such as rezonings, and other planning processes that take cues from adopted plans, especially at the neighborhood level.

Follow our progress as we implement the



community's vision at www.denvergov.org/Blueprint.



GO GREELEY

Honor Award: Community Engagement

How can we ensure that youth are able to make meaningful connections to nature, overcome inequalities in access to the great outdoors and environments that promote health, and inspire this next generation of open space land stewards? The GO Greeley Inspire Initiative undertook a youth-directed planning process to answer these questions and utilized innovative nature equity mapping for prioritizing investments.

by Anna Laybourn, AICP: Principal and Carly Klein, AICP PLA: Associate , Design Workshop



Giving Voice to Youth

In 2015, Great Outdoors Colorado (GOCO) awarded Inspire Initiative planning grant to the City of Greeley's Coalition to develop specific plans and programs to create or expand nearby parks and nature, improve access to existing outdoor natural areas or trails, and bolster youth programs. This project harnessed innovative collaborations and partnerships with local organizations in the City of Greeley, a place with diverse socioeconomics and unexamined privilege to accessing parks and open space. Supported by consultants Design Workshop Inc, the

project team amplified the voices of local youth and created a plan for close-to-home opportunities that encourages residents of all ages and backgrounds to build lasting connections to natural landscapes.

Understanding Lived Experiences

Barriers, needs and qualities residents seek in desired nature experiences vary for every community, and as found in this study, perceptions and needs vary by age group as well. To boost responses from typically underrepresented groups, the Youth Advisory Council helped to conduct surveys using iPads at events such as fitness expos,

family bike rides, first Fridays, neighborhood nights and open swim events. The online survey reached nearly 1,000 participants.

These responses were translated into the Nature Score Card, an innovative assessment tool calibrated for this community's values, to determine how well the City's system of parks and open spaces are providing experiences that encourage participation in the outdoors. This assessment also identified the inverse, 'Nature Disadvantaged Areas:' areas lacking access to quality natural experiences within a 10-minute walk.

Following the identification of priority areas for design interventions, a Youth Advisory Council (developed through this initiative) directed enhancements and programming for an undeveloped open space in the City. Additionally, programmatic concepts were created through engaging program providers and residents of all ages in neighborhood listening sessions that involved 680 youth. Youth directed the design decisions and reimagined the weed-filled patch of city property into an adventure play experience designed around a stream and network of paths, crossing prairie grasses, leading to key elements to encourage nature interaction, skills building and reflection.

Collaboration for Impact

Collaboration between City Culture, the City of Greeley Parks and Recreation staff, County Health Department, Outdoor Educators, and Design Workshop staff led the charge of this multi-faceted initiative. The team also built partnerships with neighborhood schools and the Boys and Girls Club to engage youth in the desired programmatic activities and design interventions for a park and a natural area in the focus area.

Together, Building a Better Future

This innovative plan for an enhanced parks system is now in the process of being implemented. The City of

Greeley has an engaged and dedicated community of outdoor program providers and has leveraged partnerships through the planning process and their vision for equitable outdoor experiences. The City of Greeley received funds from the Colorado Health Foundation under their Healthy Places grant program. Phase I of funding helped to facilitate a visioning effort by the Urban Land Institute. The City of Greeley received notification of award for phase II, a three-year grant award of \$1,105,000 for design and construction phases. Four different park sites within the East Memorial



neighborhood have been identified for additional improvements.

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ENGAGING FOR COMMUNITY SOLUTIONS IN PARKS & HOUSING

Honor Award: Community Engagement



by Anna Laybourn, AICP, Principal and Mary Oliver, Design Workshop

In 2015 the City of Gunnison purchased the 15-acre former Lazy K resort property to serve two of the greatest community needs: affordable housing and a community park. For the past decade the wooded area, ponds, meadows, wetlands, three small remaining cabins and abandoned commercial building have mostly only been known by wildlife and neighbors that stroll overgrown paths to the river. It is a rare feat to develop a property accomplishing both housing and city park objectives with respect for nature and neighbors. These are also costly investments for City of 6,500 people with only \$16 million in annual appropriations for all of its strategic priorities. Thus, it was critical to have a planning process that forged informed community collaboration with goals of building partnerships with other organizations and private sector for funding, grant seeking and implementation.

This project was nominated for a public engagement award to acknowledge the community for its success in quickly reaching consensus and serves as a model process. Innovative methods used in this process ensured plans were inclusive and executable. Planning and design consultants from Design Workshop Inc, skillfully crafted and led a series of events over three-days that provided clear communication, efficient and meaningful use of everyone's time, and facilitated collaboration finding community supported solutions. The first day was about exploration, with multiple groups meeting at the future park/housing property encouraging them to make observations and share stories about the site. A youth scavenger hunt, affordable housing forum picnic, water/natural resource expert hike, recreation advocate tour, seniors forum, and a neighbor walking tour were highlights, followed by

a community idea generation and prioritization meeting.

Over the following two days community members worked alongside Design Workshop park designers and community planners to identify and illustrate three alternative options for the park and housing configurations that enhance qualities of



the site, allowing community directed evaluation to bring about a preferred concept plan. Community Interactions with city staff, committees and elected officials created a rapid information and decision loop with

technical experts and designers. Voices of the youngest and the oldest of the population were amplified as engagement methods tailored to their interests and abilities ensured their input shaped the plan.

The park concept master plan communicates form-giving, function, and celebration of the specialness of this place located along the Gunnison River. The design could have become constrained by budgetary limitations, but instead designers heard directly the importance of fiscal sustainability and utilized this workshop as an opportunity for discovering creative funding source and maintenance opportunities.

The process employed for the West Gunnison Park and Site Master Plan can be recognized as outstanding for its results:

- Full endorsement of City leadership;
- Buy-in from neighbors and from recreation groups;
- Gaining sponsorship and support from partners and multiple State grants with construction dollars dedicated to completion in 2021; and
- The process generated public discussion and buy-in for housing density and types, setting the stage for a smooth and unanimous Sketch Plan approval for 41 affordable housing units.

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VIBRANT TOGETHER GRAND JUNCTION: A DOWNTOWN INITIATIVE

Merit Award: General Planning Project



Downtown Grand Junction had been sitting on the oldest Plan of Development in the state. Hoping to revise the 38-year-old document, the “Vibrant Together” project was a community driven process that led to passionate leadership and unanimous council adoption.

The City of Grand Junction is a hub of economic activity and vibrancy on the Western Slope of Colorado. The community is proud of the small-town vibe, which is characterized by strong, local arts, culture, and history—and at the heart of it all is the downtown. But Grand Junction is growing and changing. With this growth pressure and a Plan of Development that was 38 years-old, the Downtown Partnership did not have a tool to guide development in the downtown reflective of the current community’s values or current market demands

Through a yearlong process branded “Vibrant Together,” Community Builders worked with the Downtown Partnership and local community advocates to develop ideas for how to build on Grand Junction’s current successes and bring a

new energy to downtown. Through “walkshops,” focus groups, community surveys, pop-up events, and community open houses, the goals that emerged focused around activating downtown and connecting to the river. A week-long design workshop formulated specific ideas, designs, and strategies of how to achieve these goals with a focus on three key elements of downtown: connectivity, placemaking, and infill development. To help the community better understand the ideas and strategies, we engaged in a social media campaign with project videos, blogs, and a Q&A session that combined reached over 24,000 community members.

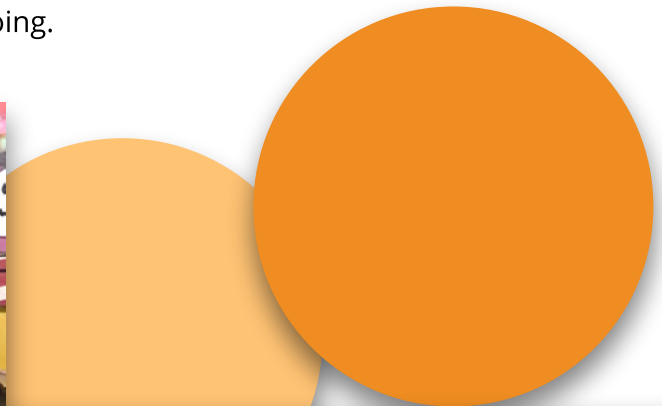
The plan was adopted unanimously by council in November 2019. Following, the Downtown Partnership has been busy executing the plan,

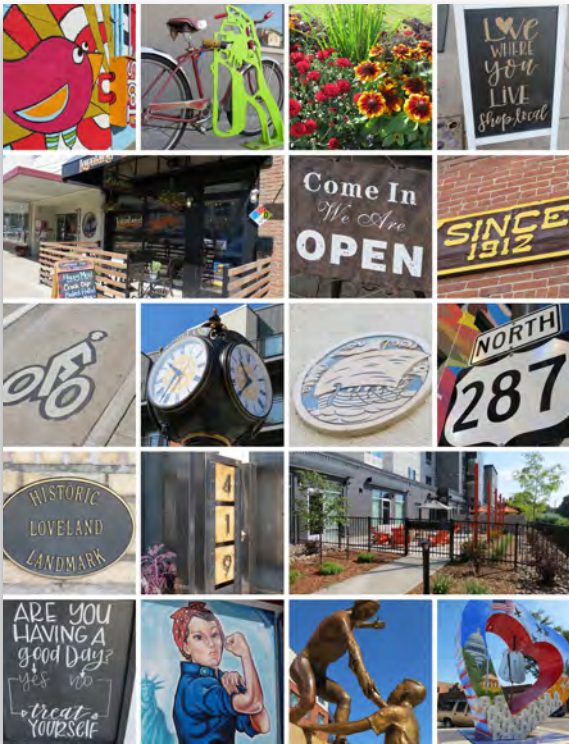


starting with a community crosswalk painting. The City and Downtown are also working together on a detailed design for a promenade space at the historic train depot and a pedestrian bridge to the river front. One of the more exciting outcomes is the purchase of an identified opportunity site, the Startek Building, which had been vacant for nearly five years. Inspired by the visualizations and feasibility analysis from the workshop, an

international development firm is now working on a catalyst project to bring housing and mixed-use to this key site along the 7th Street corridor.

The Downtown Partnership will continue to work with project partners at the City, Grand Junction Economic Partnership, Arts Commission and many others to keep the momentum of Vibrant Together going.





GUIDE TO DOWNTOWN DESIGN STANDARDS

Merit Award: Small Budget Project

By Todd Vanadilok, AICP

To guide development and historic preservation in Downtown Loveland, the City of Loveland's Historic Preservation Commission (HPC) worked with the Loveland Downtown Partnership (LDP) and consultant Egret & Ox Planning to prepare a graphically rich, user-friendly set of Downtown Design Standards. Throughout a four-month collaboration process starting in October 2019, Egret & Ox Planning led the HPC and LDP on an iterative design process to transform existing

design standards into an updated set of standards that provides greater visualization of the City's design intent and goals for site regulations, historic preservation, and downtown enhancement. The document also doubles as a marketing piece to illustrate how the downtown has evolved from an urban design perspective, and how property owners, developers, investors, and others can contribute to the vitality of Downtown Loveland.

CREATIVITY IS WELCOME HERE

Loveland is a city of creativity. Going back to the late 1960s, the creative arts have taken a foothold in the culture and identity of Loveland. Starting with the City's first "foundry" established in 1969 by metallurgist Bob Zimmerman, metal-based sculpture has continually grown to be Loveland's primary calling card, including international recognition as one of the world's premiere bronze sculpture communities.

Bronze sculptures can be seen around Downtown Loveland, including works from the City's leading sculptors: George Landros, Dan Odenmiller, George Walker, Jim White, and Holly Walker. Art pieces also include murals, interactive street furniture, and creative utility boxes.

The City also emphasizes the significance of art in addition to the City seal, which is art-themed. The Loveland Creative District logo, officially certified in 2018, is guided by the following value statement:

The Loveland Creative District values and welcomes inclusive community engagement, which inspires Loveland, elevates quality of life and delivers meaningful experiences for locals and visitors alike.

Loveland Creative District
www.lovelandcreative.org

1% for Art

Art everywhere

In 1985, Loveland became the first Colorado city to pass an ordinance that designates one percent of the city's capital projects towards the purchase and maintenance of art. The city's current art collection is valued at over \$10 million dollars and can be viewed all over Loveland.

Live, work, play, create

ARTSPACE

Many downtown art and creative businesses are located in the historic and downtown Loveland area. The area is home to many art studios, galleries, and creative spaces. The area is also home to many art studios, galleries, and creative spaces. The area is also home to many art studios, galleries, and creative spaces.

GUIDE TO DOWNTOWN DESIGN STANDARDS
2019 (10/2019)

CHARACTER AREA: CORE (Including 4th Street)

Accessory Outdoor Dining Areas
(Revised) The pedestrian circulation (sidewalk) is not provided, and applicable City Code regulations are not being complied with. Americans with Disabilities Act.

- Removable enclosures (i.e., starters, fences) to define limits of outdoor area.
- Adoptate refuse containers.
- Street furniture (e.g., tables, chairs, umbrellas, etc.) shall be compatible with the architectural character of the building, particularly in terms of style, color, materials, etc.
- The area shall be maintained and well-kept.

Accessory Outdoor Merchandise Displays

- Display must be restricted to the primary retail location; an enclosed building.
- Merchandise on display of the same application to that for use within primary retail building.
- If located on a sidewalk, must comply with Loveland Municipal Code Section 12.36.054.
- Temporary display for use during special events (e.g., farmers market or holiday sales events) may be allowed within parking areas or landscape areas.

Accessory Outdoor Storage
Shall be screened from view from public rights-of-way and adjacent properties.

- Shall not be located within any required front or street side yard.
- Shall not be more than 100 sq. ft. in area.
- Shall be screened with a solid masonry wall no less than four feet high. As an alternative approach, a decorative fence, landscape screen, berm, or combination thereof may be approved by the Director provided that it exceeds the quality and aesthetic nature of the masonry wall.
- Stored material shall not exceed height of wall and shall not be visible from adjacent streets, alleys, or become windblown debris.
- Landscaping may be required to visually screen the screen wall.

Parking Structures

- Building elevations shall be compatible with architecture found in DT zone.
- Parking structures, when facing a public street, shall include a minimum of three of the following:
 - Windsward door coverings comprising a minimum of 25 percent of the ground floor facade.
 - Columns.
 - Columns.
 - Columns.
- Small features may be approved by the Current Planning Manager.
- Ground floor shall include commercial use unless needed to promote pedestrian activity.

Setbacks

Buildings with ground floor residential uses shall setback up to 35 feet from the face of the curb provided that the area greater than a minimum of fifteen feet from the face of the curb consists of landscaping or a landscaped plaza with pedestrian improvements such as street furniture, seating walls, water features, or comparable improvements.

GUIDE TO DOWNTOWN DESIGN STANDARDS
2019 (10/2019)



THE RIVER MILE

Merit Award: Sustainability & Environmental Planning

A one-of-a-kind project, and the largest every to be completed in Downtown Denver, The River Mile Master Plan sets the stage for a new, mixed-use urban neighborhood set on 62-acres fronting a mile of the South Platte River.

By Ryan Meeks, Senior Associate Shears Adkins Rockmore

Shears Adkins Rockmore (SA+R), Dialog Design, Calibre Engineering, Wenk Associates, and WSP are proud to present a design for The River Mile, a new urban neighborhood on 62-acre along the South Platte River.

The River Mile is an opportunity to completely rethink the relationship between the City and the River, embracing diverse activities and uses ranging from natural wetlands, water recreation, parks, residences, dining, retail, and office space which have been largely absent in this area. With two light rail stations and excellent bike connectivity, this is exactly the place for the city to grow and densify.

21 Planning Matters/APA Colorado

Throughout the planning process, the project team focused on six key principles to guide the development:

1. Water, habitat, and natural systems - Strategies that provide on-site management of rainwater and stormwater are prioritized. These include low-impact design (LID) elements that incorporate the intent and strategies contained in the City of Denver's Ultra-Urban Green Infrastructure Guidelines, permeable paving, and river wetland zones.
2. Connection with the river - The project will enhance the community's connection to the river and surrounding environment by creating



specialized habitats, enhancing, and adding to existing natural systems and incorporating natural materials and patterns into the design.

3. Health and physical activity - The proximity to the river and to downtown encourage physical activity and connections to nature and enhancing these health assets by promoting walking, biking, and physical activity, providing access to fresh air and daylight within the buildings and public areas

4. Mobility

The River Mile development will enable safe, active, low carbon, and accessible mobility options, including access to light rail, and pedestrian and bike networks that enhance connectivity to the rest of the city. The site will incorporate a comprehensive TDM strategy and a circulator shuttle to connect to Union Station.

5. Energy systems

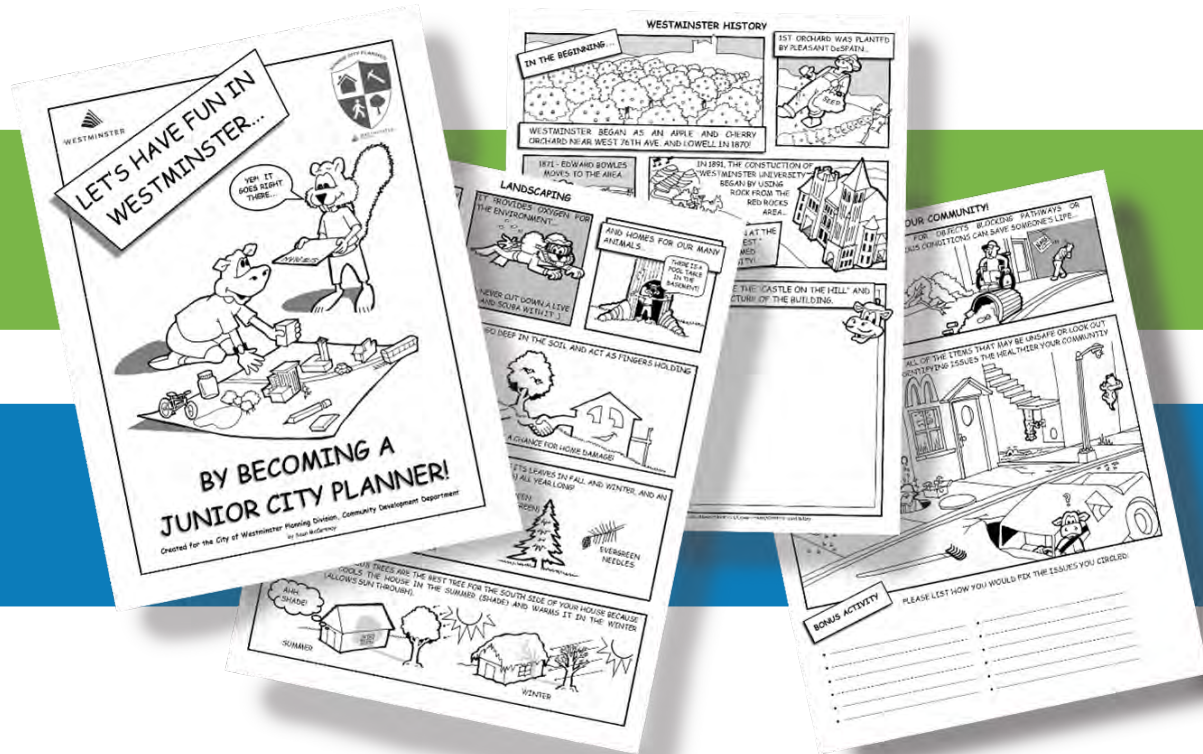
This project is working with Xcel Energy to be prepared for future zero carbon grid power by



reducing onsite demands, planning for all electric systems, and use on on site waste-heat recovery. The project will seek to incorporate innovative energy financing (e.g. C-PACE), explore options for supplemental of-site community solar, and be a partner with Xcel Energy in providing grid resiliency, and evolving the potential for wide-spread distributed, low carbon energy grid.

6. Equity

This project will embrace equity as a core principle by creating public spaces open to everyone, a diverse array of housing types including Denver's largest affordable housing agreement, and other community benefits such as a recreation center and access improvements.



CITY OF WESTMINSTER JUNIOR CITY PLANNER ACTIVITY BOOK

Merit Award: Community Engagement

By Sean McCartney Senior Urban Designer, City of Westminster

We've all been asked, "What do you do for a living?" and when we start to answer, most people respond, "Explain it to me like I am a child." The Junior City Planner Activity Book does just that! Designed for a 3rd grade curriculum, the activity book explains city planning in a fun and interactive way, by breaking down the basic components through humorous illustrations and follow-up activities.

When Westminster's City Council asked the city's Planning Manager to come up with a way to get the young citizens of the city involved in City Planning, she went to Sean McCartney, Senior Urban Designer, to come up with some ideas. Having been presenting to 3rd grade classes for the past 10 years on the subject of "How a City Grows," McCartney recommended creating a Junior City Planner program similar to the Junior Ranger Program used at National Parks.

Completion of the 18-page document was all done in-house. Using the knowledge of the Planning staff and McCartney's background as a freelance illustrator, the activity book was drafted, then vetted by local elementary school teachers and curriculum coordinators. Since 3rd grade has a city planning component in their curriculum, the activity book needed to be age-appropriate. The intent of the activity book is not to replace any lessons created, rather it supplements and enforces what the student has already learned.

Inside the activity book the child will find pages that guide them through the planning profession. One of the most helpful pages is the definitions section towards the front of the book because planning tends to

get wordy. The following pages touch on a number of subjects planners deal with daily. Each subject then concludes with a fun activity that allows the child to apply what he or she has learned.

Towards the end of the activity book is a section challenging the child help their community by creating a flyer offering to rake leaves, shovel snow or assist a neighbor/family member who might have difficulty completing a task. By instilling a sense of community engagement at a young age, the child will understand what it means to be a good neighbor and a good citizen.

The activity book is also designed to include the child's parents. Once the child has completed the activity book, they present what they have learned to their parents. The parent will then sign the document and the child receives a sticker badge announcing their accomplishment. They also get a signed (frameable) certificate showing they are now a Junior City Planner.

We all can use a little reminder of what we are doing here. City Planning is a fun and exciting career, focused on assisting the community to become the best image of themselves. Not only will this result in a beautiful community, but it will

also result in happier people. So why not start at a young age?



City Planning should be fun and the Junior City Planner Activity Book proves it! From beginning to end, this activity book dives into city planning, explained at a 3rd grade level, using humorous illustrations and follow-up activities. We dare you not to smile while learning something about City Planning.



join a committee!!

Awards Committee
Diversity Committee
Emerging Planning Professionals

Great Places in Colorado Committee
Healthy Communities Committee
Legislative Committee
Membership Committee

Outreach & Communication Committee
Professional Development Committee
Sustainability Committee

Youth in Planning Committee

For information on any of these, contact:
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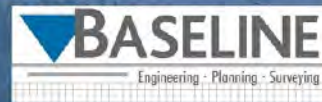
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DEN REAL ESTATE STRATEGIC DEVELOPMENT PLAN

Merit Award: General Planning Project



This strategic development plan provides the framework and implementation strategy for the land use, urban design, landscape, and community development vision for a new commercial community now called the “Districts at DEN” along the entry corridor as part of the future non-aviation development of Denver International Airport (DEN).

By Fred Merrill, FAICP, Sasaki

The physical, social, and economic relationship between major airports and their host cities and regions is rapidly changing in the 21st century. This is especially true for the Denver International Airport (DEN), Colorado’s largest economic generator, now connected to downtown Denver by passenger rail. Many North

American cities, including Denver, developed their first commercial airports in low-density, peripheral locations. As cities grew, airport expansion became difficult due to land use incompatibilities with surrounding neighborhoods. Dutch airport planner Martis Schaafsma aptly describes this phenomenon:

“the airport leaves the city...the city follows the airport...the airport becomes the city.”

DEN aspires to be the global leader in airport urbanism through the creation of sustainable, human-scaled places and experiences surrounding the airport. The Sasaki led interdisciplinary design team in collaboration

with DEN's Division of Real Estate created—and is now implementing—a Strategic Development Plan (SDP) for development of the first 1,500 acres of DEN's 16,000 acres of non-aviation land. The plan defines the framework and vision for DEN's evolution from an efficient transportation machine, and productive economic development engine, into an airport city that exemplifies the best principles of urbanism, sustainability, and connectivity.

The SDP was made possible by

- Support commercial opportunities within the visionary SDP that are environmentally, fiscally, and socially sustainable
- Integrate the natural and built environment to create unique, sustainable places and experiences that redefine airport development
- Leverage DEN's scale and location as a global port to maximize real estate assets by attracting local, regional, national, and international business

development, and a range of productive landscapes, including agricultural uses and energy production

The SDP guides this effort by creating a road map for transforming non-aviation airport land into a series of development districts that serve diverse local, national and global businesses. Focused initially on more than 1,000 acres situated along DEN's main access road and commuter rail line, development at DEN provides direct international airport

access. The plan celebrates Colorado's unique natural amenities, siting each district within Den's from range prairie landscape in a manner that offers expansive open vistas and access to natural resources.

DEN's Division of Real Estate is using the plan to attract and shape an innovative commercial community that supports the airport and the surrounding metropolis, connects the airport to the

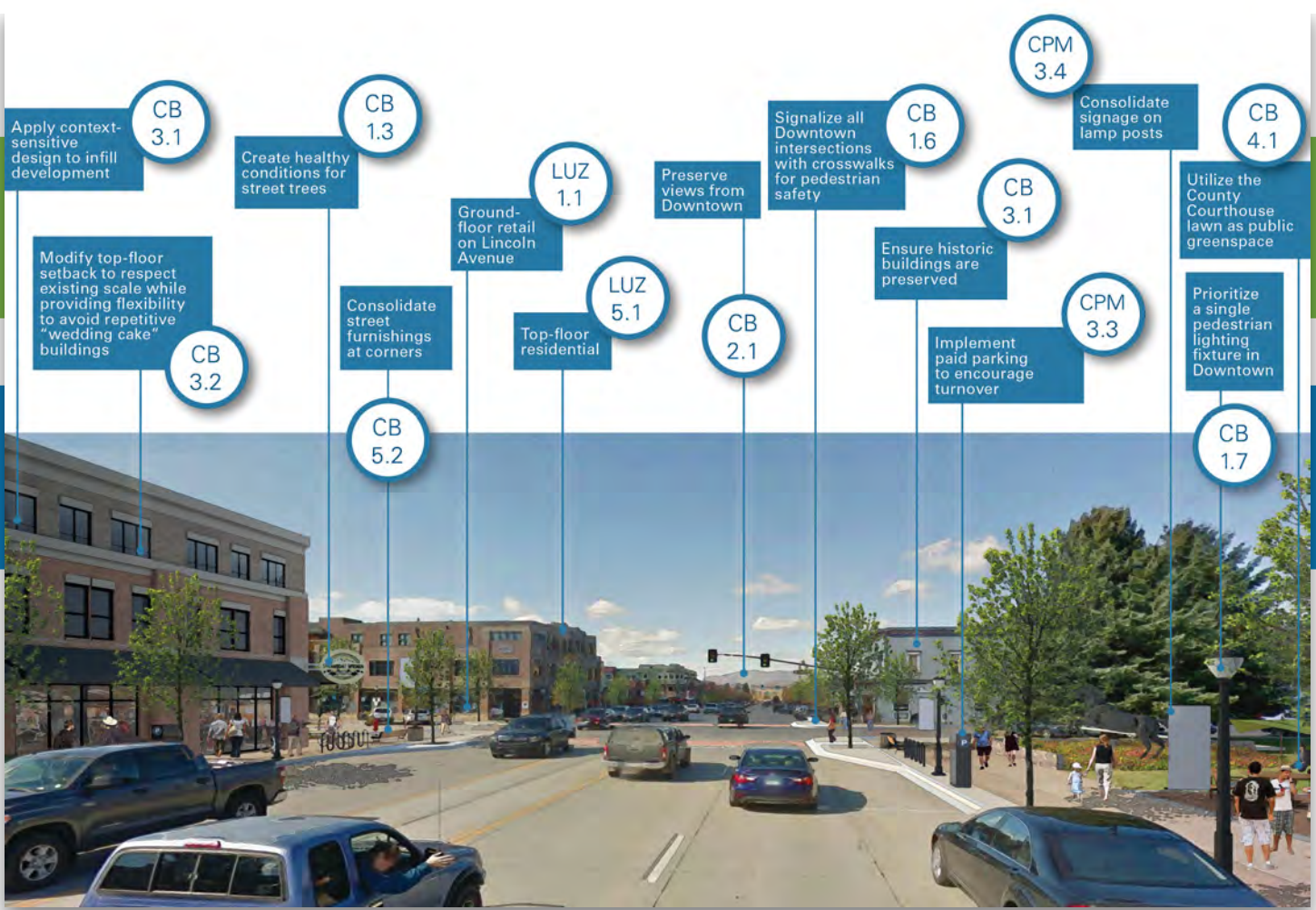


the region's collaborative spirit that was critical to the intergovernmental agreement (IGA) that established DEN and identified priorities for shared economic benefits from the development of the non-aviation land.

The Strategic Development Plan articulates and advances DEN's vision through strategies designed to:

- Develop projects that contribute to creating places that benefit and support the airport, the surrounding communities, and the region
- Harness the potential of DEN's 53-square mile property to accommodate core aviation uses, commercial

region and the world, and celebrates natural amenities and native landscapes. The implementation process is underway at multiple development nodes. DEN's ambitious vision promises to strengthen Denver's position as a global city, while simultaneously driving local and regional economic development and job creation.



STEAMBOAT SPRINGS DOWNTOWN PLAN

Merit Award: General Planning Project

**By Darla Callaway, AICP LEED BD+C PLA, Principal and
Nicole Rebeck, PLA Design Workshop**

When a controversial five-story mixed-use development in Downtown was approved by Steamboat Springs City Council with numerous variances in 2016, the diverse and sometimes conflicting community ideas and values came to a head. The civic leaders' affirmative vote sought to serve constituents by providing additional housing units for the community's "missing middle", however, the council-approved plan was met with a private lawsuit and the decision overturned. The concept for a Downtown Plan emerged from this catalyst event and the need to provide guidance for future improvements and developments

aligned with the priorities and values of the Steamboat Springs Community. The Plan was an opportunity to dive deep and resolve these questions and topics through a comprehensive framework:

1. How can the code reflect community values and flexibility to solve challenging development economics?
2. What decisions need to be made to strengthen connectivity and plan for mobility growth?
3. What are effective measures to preserve historic fabric and local heritage?

4. How can physical features in the public and private realm add value and character to the built environment?

With a limited budget of \$80,000 and an expressed need for the Plan to address numerous issues, the Planning Team embarked on a creative solution for engagement. A Downtown Plan Work Group was created to provide representative viewpoints from various sectors in the community – downtown businesses, public art, real estate development, historic preservation, housing and tourism. The Work Group ushered the planning process forward in a way that could not have been achieved through traditional community engagement meetings. The Work Group was engaged with discussions about balancing the high cost of development with the restrictions of the Development Code, affordable and market-rate

housing, visitor programming versus local needs and historic preservation in the midst of changing markets. In the end, the Planning Team synthesized complex tradeoffs and seemingly competing interests into a fully-adopted planning document—mapping out a path forward. With strong City Council support, Council members agreed, “This is exactly what we were looking for.”

With planning foresight, the community of Steamboat Springs has the opportunity to influence how land is best used in Downtown, plan for diverse groups of people living in Downtown, preserve character-giving structures, spaces and natural resources, support local businesses and encourage multiple forms of mobility to connect these resources. The document laid the framework and the community is already busy implementing the recommendations.

Plan on a Page

Plan Elements:

LUZ

Land Use and Zoning

Aspirational Statement

Downtown Steamboat Springs will continue to offer a diversity of land uses including commercial retail, restaurants and bars, housing, cultural amenities, and civic uses. These land uses will balance the preservation of existing historic and natural character while supporting locals and visitors of the future.

Plan Element Vision:

Goals

- LUZ1:** Maintain land uses that contribute to street-level vibrancy and a critical retail core.
- LUZ2:** Encourage a diversity of land uses that support locals and tourists.
- LUZ3:** Support existing and potential local Downtown retailers.
- LUZ4:** Improve experiential retail.
- LUZ5:** Improve housing diversity.
- LUZ6:** Increase lodging opportunities.

Plan Element Goals:

CPM

Connectivity, Parking and Mobility

Aspirational Statement

Downtown Steamboat Springs will welcome and accommodate multi-modal users – transit riders, personal vehicle drivers, cyclists and pedestrians to a safe and comfortable environment throughout the year.

ACH

Art, Culture and Heritage

Aspirational Statement

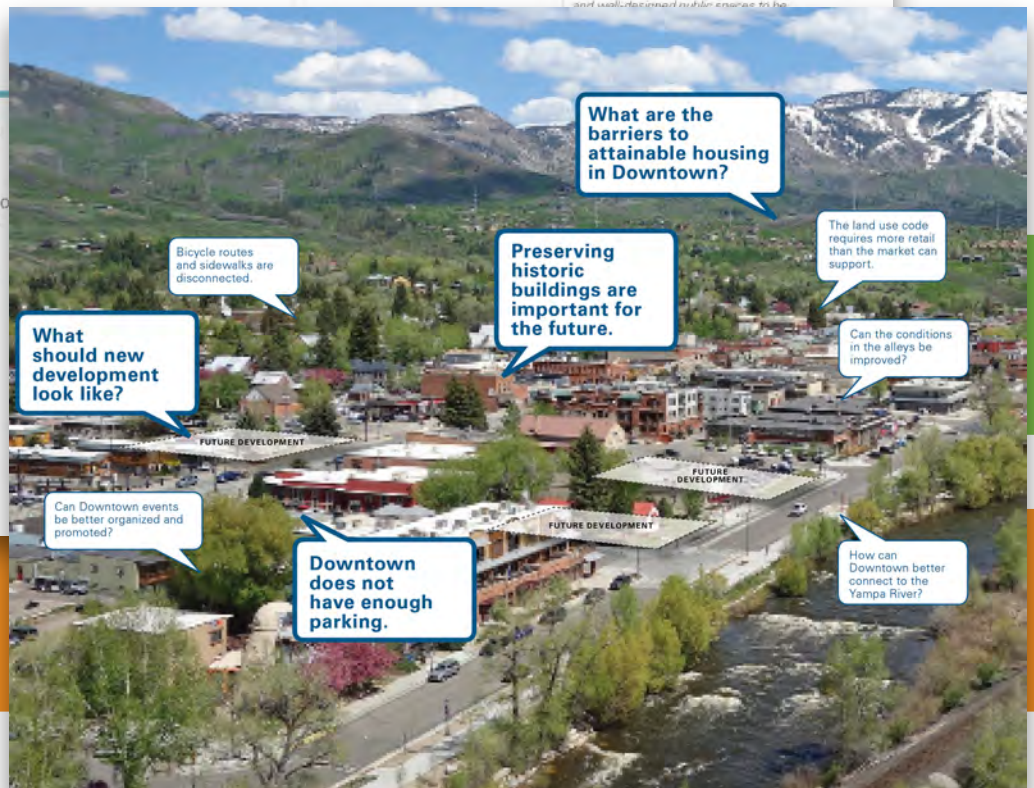
The art, culture and heritage of Downtown provides a sense of identity and pride for the local community and attracts visitors. As Downtown continues to develop and change over time, the existing spirit of the arts, culture and heritage will be preserved and celebrated.

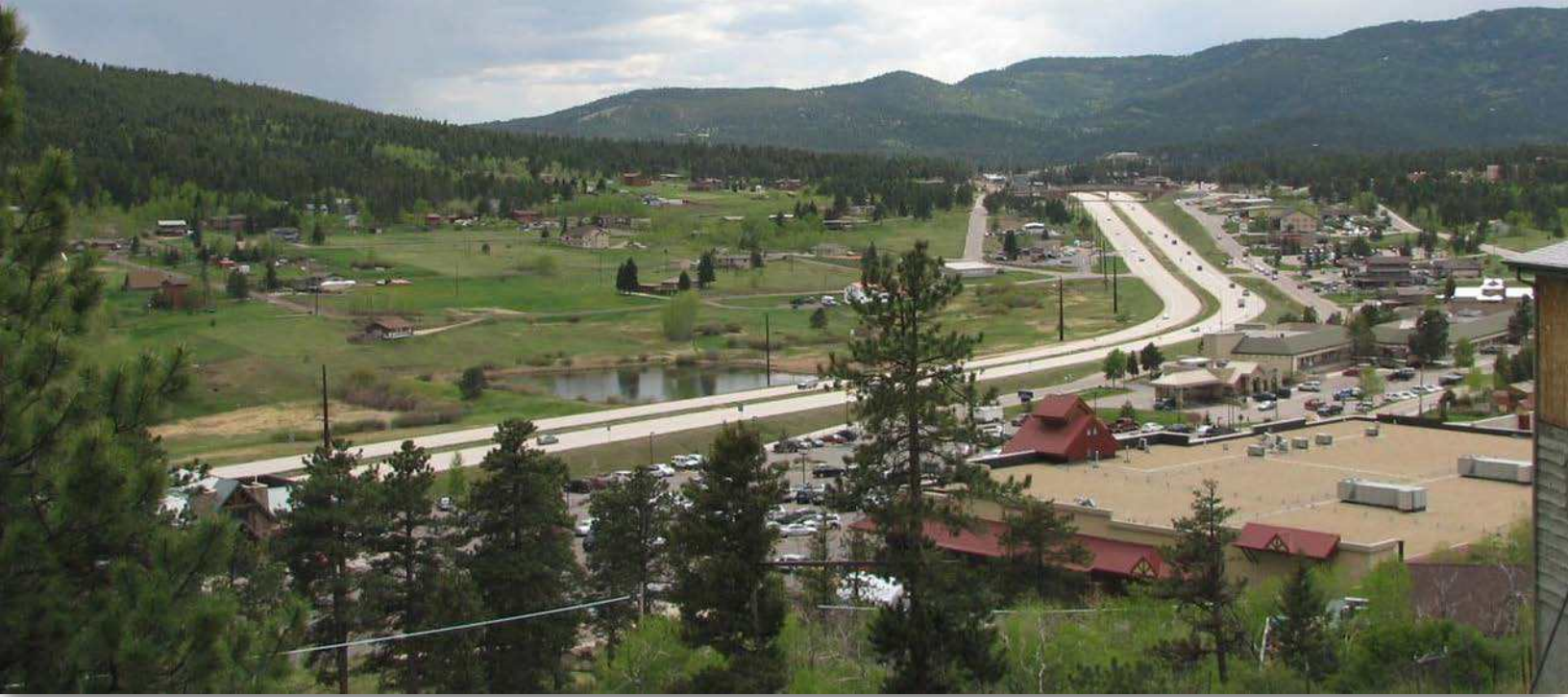
CB

Character of the Built Environment

Aspirational Statement

Downtown Steamboat Springs will continue to value the existing character of the built environment and historic structures as new context-sensitive development is introduced. The public realm must contribute to Downtown as a Steamboat destination. Physical features, maintenance and operations should reflect clean, comfortable and well-designed public spaces to be





INTEGRATING WATER INTO JEFFERSON COUNTY LAND USE PLANNING

Merit Award: Growing Water Smart

**By Brittany Gada, Planner II , Heather Gutherless, Senior Planner and
Patrick O’Connell, Engineering Geologist**

When asked what is the most urgent planning issue in Jefferson County, residents responded with resounding concern for the relationship between water and development. In reply, Planning and Zoning assessed regulations and policies find the balance between growth, limited water supply, at-risk water quality, and a multitude of stakeholders.

In 2018, staff attended the Growing Water Smart conference hosted by the Sonoran Institute which helped identify areas of opportunity for water conservation in our plans, policies, and analysis tools. Vague language, piece-meal policies, and incomplete regulations limited the effectiveness of Jefferson County’s efforts to integrate land use planning and water.

In 2019, a three-part action plan was put into

motion to address these shortcomings. First, Planning and Zoning applied for and received Growing Water Smart Technical Assistance Funding from the Sonoran Institute to finance the review of the county’s planning documents by the Colorado Geological Survey (CGS). Second, CGS, with Jefferson County’s guidance, identified ways to better integrate water policy and land use development processes across all plans, regulations, and analysis tools. Finally, staff simultaneously began a Comprehensive Master Plan update to address water conversation policies for development review and long-range planning.

Through this plan, Jefferson County accomplished tangible improvements to our plans related to water conversation. Research, technical assistance, community outreach, stakeholder involvement,

and inter-agency partnerships resulted in innovative and holistic solutions for Jefferson County's unique complexities surrounding geography, geology, topography, water sources, and development patterns. Because of this in-house work coupled with the CGS independent review, the team succeeded in crafting robust water policies and identifying regulation updates that are tailored to Jefferson County and integrated across all plans, regulations, and analysis tools.

Moving forward, this project will result in more sustainable development across Jefferson County, and decision-makers will have the best available data at hand to assure concerned constituents that new development will not place strain on the community's water resources. As Planning and Zoning continues to improve our plans and regulations based on the results of this project, water conservation and land use planning in Jefferson County will no longer be a fragmented response to an urgent development challenge. Instead, it will be a comprehensive package tailored to our unique development context that strikes the balance between growth and conservation.



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BOARD & COMMITTEE UPDATES

Chapter Administrator Update

by: Shelia Booth, AICP

It's been an odd, rough year and like many, I'm eagerly awaiting its end. We're all hoping that 2021 brings the end of COVID-19, but I'm hoping we keep some of the adjustments we've made. You know, some of the good stuff like...Working from home. To go cocktails. Street and sidewalk restaurant seating. Drive-in movies and concerts. There's been a lot of good that's come from this "bad" year.

We held our first virtual conference this year. We weren't sure how many would show up or what the experience would be for many, but I want to thank those of you who registered and attended. It wouldn't have happened without our student volunteers and especially Max Morgan, our Student Representative. Max spearheaded our volunteer scheduling but more than that - he helped this un-techsavvy, mid-century gal maneuver the ever demanding world of Zoom and apps. If you see Max, give him the COVID elbow tap, or better yet - offer him or the many other

December graduates a job.

As we move into 2021, we anticipate some rough years ahead as everyone tries to recover. We're here for you and we will do our best to continue to assist you as your professional organization. If you have specific things you would like us to focus on over the next year or two, let us know. We're YOUR organization and we're here to Make Planning Great Again!

Happy Holidays!

Sincerely,

Shelia Booth, AICP



Legislative Committee Update

by: Susan Wood, FAICP; Shaida Libhart, AICP and Scott Bressler, AICP



The Legislative Committee had an active and exciting year. In the 2020 legislative session APA Colorado ran HB20-1095 Local Governments Water Elements in Master Plans to include water planning and conservation in master plans. HB 20-1095 passed and does not require that local governments incorporate a water element into their comprehensive plan; it encourages communities to do so and provides guidance and resources from DOLA.



While the legislative session took an unprecedented turn due to the COVID-19 pandemic, the committee continued to support important legislation and ensure the voice of the planning community was represented. We anticipate that COVID-19 will also make the 2021 Legislative Session unique, and we are working on how we can continue to be effective.

The Legislative Committee has



identified key items that we will focus on in the upcoming year to help us further improve how we communicate with APA members and our legislators, as well as continue to advance our chapter as a leader in policy and legislative work. The upcoming year will focus on providing more information and resources on the website, coordinating with APA's national policy staff and resources, and crafting a story bank that helps us tell

the stories of why the issues we work on as planners are important.

Keep an eye out for our annual Legislative Priorities Survey. The survey will be posted and sent out in mid-November and will help us craft our Legislative Priorities for the 2021 session. Our Legislative Priorities

help determine positions proposed legislation as well as educate our legislators on who APA is, what planners work on and our importance in the community, and what we support to make our local communities stronger.

We need you! Our committee relies

on the expertise of our members across the state and various fields of planning to ensure we understand the importance and impacts of proposed legislation. If you're interested in learning more and participating in the committee, email: LegislativeAffairs@APAColorado.org

Healthy Communities Committee Update

by: Bradyn Nicholson and Elizabeth Young Winne



Activities Completed Since May

- Held presentations with Christy Wiseman, Land Use and Water Planner, DOLA and Madison Brannigan, GoCo
- Submitted CU Denver MURP capstone project focused on sample land use regulations that encourage healthy communities
- Hosted weekly presentations and panel discussions during the APA

CO 2020 Planning Conference

- 5 Equity Questions You Should Be Asking Your Team
- Paso a Paso: A Guide to Multi-Sectoral Community Engagement
- Balancing Equity and Sustainability: Lessons Learned from the Equitable Carbon-Free Transportation Roadmap
- Colorado Streets: Open for Business
- Continued finalizing the draft Housing and Health Position Statement

What We Plan On Doing & Are Looking Forward To

- Hosting an upcoming presentation with the City of Fort

Collins on housing preservation and manufactured homes

- Completing the draft Housing and Health Position Statement and receiving approval from the Board
- Onboarding a MURP student to complete a capstone project focused on sample land use regulations that encourage healthy communities

Farewell

The Healthy Communities Committee greatly appreciates all of the time and effort the Board and Committee Chair members have dedicated to supporting our committee and planning in Colorado. Best wishes to those who are leaving their existing role – it was a pleasure getting to know all of you!

Equity, Diversity & Inclusion Committee Update

by: Ignacio Correa-Ortiz, AICP

1. The Committee hosted the Is Colorado Ready to R.I.S.E? session at the APA CO Conference.
2. Survey. The committee has submitted to the Board a draft an its EDI survey and requests action to publish at the State level. Going National with the survey is unnecessary and burdensome now.
3. Minority Youth and Planning. Andrew, through EPP channel will check with Board for interest in program/training to gauge interest.
4. Native American EDI. Request

feedback from the committee and subsequently from the Board on attached “resource sheet” on Native American resources.

EDI committee may want to explore a pilot program to triangulate efforts and maximize collaboration, maybe creating a version of Box City in Native communities.

1. The EDI committee will discuss and bring to the Board for consideration an action on the Trump Administration’s

“Executive Order on Combating Race and Sex Stereotyping.”



Emerging Planning Professionals (EPP) Committee Update

by: Joan Lyons

Conference Mentorship Program

The Emerging Planning Professionals (EPP) Committee rolled out its first ever mentorship program at the State Planning Conference. The group facilitated two mentorship resume reviews and speed dating sessions throughout the month and are rolling out a 8-month long mentorship program. If you participated in the mentorship program at the conference, **we'd love your feedback** to make the program the best it can be for next year!

8-Month Long Mentorship Program

BIG NEWS! We're launching a

mentorship program that will allow seasoned and new planning professionals to connect with one another and develop an extended relationship with a mentee or a mentor. The program will take place from December of 2020 to August of 2021. **Apply to participate** in the program by **November 30** and **review the expectations form** to learn more about the program and what you'll be committing to.

Join our committee!

If you are interested in helping new and/or young professionals learn more about the planning profession, or you

are a young planning professional yourself, consider joining our committee for the 2020-2021 year. **Sign up here to join!**



Denver Metro Area Representative Update

by: Anne Miller, AICP & Hadley Peterson, AICP-C

Since May, we have accomplished a lot, although mostly from our own homes.

1. Hadley Peterson co-sponsored a book club with the Emerging Planning Professionals over the summer that dove into "The Color of Law." This had several sessions that were facilitated by planners from around the metro area. We dove into this book and had conversations around Denver's racist past, historical development patterns, planning moving forward, and much more. Recorded sessions can be found here on the APA Colorado website.
2. Anne Miller and the Colorado Resiliency Office (CRO) team in the Department of Local Affairs have been reaching out to communities across Colorado to identify and share emerging innovations and solutions to the many challenges amplified by the pandemic. Check out the Community Adaptations Hub and the recorded Adaptation and

Futures webinar series on the Colorado Resiliency Office website to gain insights and inspiration from these community stories. In addition, the bi-weekly local government recovery peer exchange call facilitated by CRO is another opportunity for peer learning, tips, and some moral support.

3. The Denver Metro reps held a virtual happy hour on October 21 with the Sustainability Committee that featured presentations from Denver and City of Boulder, winners of the Shared Streets competition.

We also are wrapping up this year by saying farewell and thanks to Anne Miller who will be finishing her two year term as the Metro Area representative at the end of this year! Britt Palmberg was elected over the summer and will be taking her place as the new representative in 2021.

But before she goes, we are hoping to host a virtual holiday event with all

three representatives before the end of the year – so be on the look out for that!



Southwest Area Representative Update

by: Mark Williams

I hosted a Great Places in SW Colorado hang out at the conference. The discussion evolved into observations about migration, especially Covid and climate related migration, and its impacts to communities in SW Colorado.

Several people have expressed an interest in sharing this information in the future, and the meeting could serve as the basis for the ongoing sharing of information between different SW Colorado places.



FAREWELL



William Lamont Jr. (December 23, 1933 - October 17, 2020)

Bill passed away peacefully at home surrounded by his family and wife of 65 years. He was born and raised on the south side of Chicago to Marie (Fry) and William Lamont Sr., an immigrant from Port Glasgow, Scotland.

Bill served as the President of the Colorado Chapter of the APA 1998-1999. In 1997-1998; he led the statewide initiative for the Responsible Growth Act which unfortunately was not passed, but gained a lot of recognition throughout the state; he was Planning Director in Boulder from 1967-1974 and planning director for Denver; and much more.

Bill received the 2019 APA Colorado Chapter Planning Pioneer Award in Snowmass Village.



Paul Rosenberg (March 8, 1951 - September 29, 2020)

Paul served as the APA Colorado Public Official Representative for several years and was an active member in the Legislative Committee. He was well known for his passion for planning and brought a unique perspective to the Board. He was known for being detailed and diligent when reviewing the Chapter's budget and financial reports.

Paul was the Vice President of the Aurora Chamber of Commerce for over 25 years (1995 to 2020), served on the Arapahoe County Planning Commission for six years (2004 – 2010) and ended his public service on the Arapahoe County Board of Adjustment. Memorial contributions may be made to the Prostate Cancer Foundation.

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