

PLANNING MATTERS



American Planning Association
Colorado Chapter

Making Great Communities Happen

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2021 APA COLORADO CHAPTER AWARDS

*Celebrating good planning and
Great Places in Colorado!*

PRESIDENT'S MESSAGE



Joni Marsh, AICP - Chapter President

We're back.....

Well, almost back. When I say that, I hear it in the voice of some horror movie character. We're all going through the motions that things are getting back to normal, but in reality that "normal" has changed and we're all working to fully embrace that.

We were back in person for the **2021 Colorado Planning Conference** in Keystone this September and I and the Chapter Board were thrilled to see so many register and attend in person, despite the Delta variance. Masks were on, but so was everyone's excitement to be meeting in person. Luckily, the weather was wonderful and there were plenty of non-mask, outdoor opportunities for everyone to talk, face-to-face in a safe environment.

In October we offered our **Virtual CPC**. After hearing from many of you that you wanted us to continue this event, we did. Those who had health and safety concerns, were joined by those who had other reasons for wanting to watch live and recorded sessions which will be available for six months. We plan to make our virtual conference another annual event, but we'd like to hear your thoughts on this..

Right now, the Board and I are in the throes of planning for 2022. We'll begin by completing the 2022 Chapter Budget, then review and update our 5-Year Development Plan and our 1-Year Action Plan. As you can imagine, it's hard to make plans and accomplish goals with an ever evolving health and social environment. We tried to hold in-person events and

slowly geared up toward the end of summer, but alas - the Delta variant came and our plans had to change. Add to that, everyone's virtual fatigue - it was another tough year to plan for, but we're hoping to get back at it in 2022. Let us know what you want:

- *What type of events would you like your Area Representative to hold in your area (e.g. networking, lunch & learn, happy hour, mobile tours, volunteering, etc.)?*
- *What topics do you think we need to highlight in our educational events?*
- *Who should we be partnering with to offer education, outreach, etc.?*
- *Are we missing an important target audience such as elected and appointed public officials, city clerks, city managers, engineers, etc.?*

The 2022 Colorado Planning Conference will be held in Vail, Colorado September 28-30, 2022. Plan now to attend so you don't miss out on this annual event that brings us all together, not just for educational credits, but for the sharing of ideas, and the much needed face-to-face reassurances that planning is a good thing and we're doing a good job.

Finally, I'd like to welcome our newly elected Board members who will take office in January: Maureen Paz de Araujo, President Elect; Tareq Wafaie, Denver Metro Area Representative; Lesli Ellis, North Central Area Representative; and Ethan Mobely, Northwest Area Representative. They take over for our outgoing Board Members: Michelle Stephens, Past President; Hadley Peterson, Denver Metro Area Representative; Summer Fredrick, North Central Area Representative; and Greg Moberg, Northwest Area Representative.

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

Sincerely,

A handwritten signature in black ink that reads "Joni Marsh". The signature is fluid and cursive.

Joni Marsh, AICP
Chapter President

Cover: 2021 Chapter Awards crystals



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Who We Are:

- Established in 1998, Stan Clauson Associates provides services for community planning and design, as well as private-sector commercial and residential projects. We work closely with community groups and elected officials to craft compelling strategies that turn a vision into a reality.
- We were recently selected as one of a group of consultants to provide services to the Colorado Main Street Program. Our long history of main street and historic preservation projects help us generate streetscape designs that reflect the importance of pedestrians and bicyclists in our communities.
- Staff has recently completed the City of Aspen "Water Efficiency Landscaping Standards" training and are prepared to bring a new level of environmental conservation into our design efforts.

And now for two important announcements:

- We are pleased to announce that *Patrick Rawley, AICP, ASLA, is now a Principal* of the firm. His new title reflects the high level of service Patrick has brought to our clients.
- Watch for a name change as we broaden our leadership to give Stan Clauson Associates a new name.

Here are some of our current projects:

- The Lift One project will bring revitalization to a forgotten area of Aspen. A new ski lift will provide ski area access immediately adjacent to the town. New hotels, restaurants and a ski history museum will energize the area.
- Two projects for the Aspen Center for Environmental Science will add educational and retreat facilities while restoring an historic building with deep ties to the community in the Ashcroft historic district. The Catto Center at Toklat is being restored for generations to come and the Riverdance facility will allow unique overnight educational opportunities for the community.
- The Glenwood Springs 6th Street project will bring streetscape improvement that reflects the community's values for a Complete Street that provides a beautiful environment for all users.





39TH AVENUE GREENWAY: GREAT PUBLIC SPACE *2021 Great Places in Colorado*

By Sam Stevens, PE, DBIA

After numerous instances of severe flooding in northeast Denver, in 2015 the City and County of Denver began a new stormwater infrastructure initiative to address flood protection in five historically low income and underrepresented neighborhoods in Denver. Informed by community feedback, the City adopted a multi-layered approach to the Platte to Park Hill Stormwater Systems Program that provides new flood protection to over 5,000 homes and strengthens multimodal connections and increases recreation in historically disconnected and underserved neighborhoods by upgrading existing infrastructure, creating new open spaces, and improving connectivity.

The heart of the program is the 39th Avenue Greenway, a new greenway corridor that fulfills

community desires for increased connections and new amenities, while acting as a conveyance for stormwater. The greenway is a 1-mile-long new green space extending across the Cole and Clayton neighborhoods, improving connectivity between the neighborhoods. It integrates new bike and pedestrian paths, playgrounds, plaza spaces and community gardens with a new open conveyance and water quality channel.

The greenway establishes a new green spine distinguishing it from nearby large industrial parcels. It creates safe bike and pedestrian connections linking residents to expanded mobility options including connections to transit facilities. The 39th Avenue Greenway creates a new neighborhood gathering areas, adding 14 acres of public parks – an 81% increase in the Cole and



Clayton neighborhoods. The greenway creates several new amenities within walking distance of residents, to gather, to recreate, and enjoy nature in the urban core as well as Denver's first shared street.

During the planning process, the City sought feedback from more than 1,700 community members via 300+ meetings, including numerous stakeholder working groups, small group meetings and large public meetings. The public's vision of flood control is very different from their vision of a park and early engagement enabled stakeholders to imagine how the two functions could be integrated into one solution that addresses both needs. Community feedback quickly coalesced around key themes: increased connectivity among neighborhoods, places to gather and play, the importance of respecting culturally significant places, and improved water quality.

The greenway addresses local needs – conservation of our water resources, and the equitable development of our city. The 39th Avenue Greenway demonstrates how infrastructure investments guided by sound principles of urban design can restore neighborhoods and districts and begin to address historic inequities in the development of the city.



LAS COLONIAS: GREAT PUBLIC SPACE

Great Places in Colorado 2021



The River Park at Las Colonias includes a lengthy and accessible water channel, two standing wave water features, and beach and wading areas. The feature was built with the entire community in mind and has different meanings for all users of the park. The space bridges the gap between the community and the Colorado River.

Among river recreation features across Colorado,

the River Park at Las Colonias is truly unique. The feature was built with the entire community in mind. Typically, a river park is geared towards highly skilled kayakers, but the River Park at Las Colonias was built to suit all users. During the summer of 2020, the River Park stayed open during the height of the

COVID-19 pandemic, becoming the community's escape not only from the Grand Junction summer heat but from the stressors in everyone's lives. Over the past year and a half that the park has been open, Grand Junction has seen why this new amenity is truly a Great Place in Colorado.

The River Park at Las Colonias located within the larger Las Colonias Park connects users of the park to the

Colorado River. This Great Place is just steps away from the River Front Trail system, spanning from Palisade in the east to Fruita in the west. Having the River Park close to the trail system adds to Grand Junction's livable built environment by connecting more people to the outdoors with various transportation options. The River Park also represents harmony with nature as the park acts as a side-channel for the



endangered fish species in the Colorado

River. Grand Junction strives to bring more recreational opportunities to the community, and having a water amenity adds to this goal. This Great Place builds upon Grand Junction's healthy community standards by adding more diverse recreational options for the community to participate in. The River Park has also been a significant stepping stone to

building Grand Junction's resilient economy. The River Park is surrounded by businesses in the Las Colonias Park, including Bonsai, Grand Junction Stand Up Paddle Boards, Edgewater Brewery, the Las Colonias Amphitheater, RockyMounts, food trucks, and more businesses will be moving to the park in the near future. The River Park attracts users to the area and, in return, has brought revenue into the local economy, which has seen a

blossoming of tourism in recent years.

The River Park at Las Colonias has brought immense value to the Grand Junction community. The City of Grand Junction is excited to see the community utilize this amenity for years to come.



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DAILY DOSE 719

Honor Award: Journalism

by **Hannah Van Nimwegen, AICP,**
City of Colorado Springs



The Daily Dose 719 is an ongoing video series that chronicles challenges faced by residents of Southeast Colorado Springs. Julie Ramirez, a southeast resident, produces the Daily Dose 719 video series along with Trenton Cotton of Formative Studios (a former resident of the southeast). Southeast Colorado Springs has a rough reputation brought about by years of bleak statistics. Most remarkable is the recognized disparity in life expectancy between neighborhoods of Southeast Colorado Springs and other neighborhoods just a few miles away. Each video focuses on a topic which influences individual and community health.

After decades of disinvestment and underrepresentation, Southeast Colorado Springs is seeing the beginnings of a reawakening largely spurred by area locals organizing for change. The Daily Dose 719 is a part of this grassroots resurgence and is a key component to the area's advocacy for resources. Partnering with the Colorado Equity Compass, the Daily Dose 719 provides a resident-lead lens to such issues, encouraging each other to participate in local planning processes and promoting specific opportunities to do so.

In this way, the Daily Dose 719 builds a very important bridge between community members of the affected area and local and regional governments.

The Daily Dose 719 humanizes the numbers and data trends, reminding everyone of the people's power to affect change, and putting faces with the early revitalization efforts. Six episodes of the Daily Dose 719 are currently published and cover topics of a high degree of importance to the planning

profession and to Colorado specifically. The topics range from health equity, housing affordability, redlining, gentrification, generational neighborhood identity, infill, education, criminal justice, and economic disinvestment and reinvestment. Ramirez opens the series by describing her experiences growing up in the area and her realization that these health, socioeconomic, and public investment inequalities exist. Particularly, she presents a startling data point that residents of north Colorado Springs neighborhood have a life expectancy of 86.2 years, while individuals of her neighborhood have a life expectancy of 72.2 years. In later episodes, the Daily Dose 719 discusses social and economic inequalities experienced by southeast residents while also highlighting success stories of homeownership, small wins against gentrification, and new small businesses fighting the high commercial vacancy rates.

Health and social equity are a deserved focus of the American Planning Association and healthy community, equity, diversity, and inclusion planning are a growing best practice in the profession. However, it's a different hurdle communicating them to the public in a way that is engaging. The Daily Dose 719 is a valuable bridge to increasing visibility of these important topics in a way that is not only engaging, but as a resident-lead project, adds validity to hard-to-reach segments of the community.

BUILDING BRIDGES: THE RENOVATION OF ST. CHARLES PLACE

Honor Award: Community Engagement

St. Charles Place Park is a two-acre park located in Denver's Cole neighborhood. Second only to the Five Points Neighborhood in violent crimes and assaults, this small community experiences disproportionate socio-economic hardships. Denver Parks and Recreation enlisted seven youth leaders from the adjacent St. Charles Recreation Center, known as the St. Charles Ambassadors, to be mentored by Valerian through the complete re-design of their park to revive the green space and create safe, active areas.



The vision for the renovation of St. Charles Place Park began as a means to connect two adjoining properties: St. Charles Recreation Center and a new office sharing development located in Denver's Cole Neighborhood. The youth in this neighborhood think of this recreation center, an established cornerstone in the community, as their second home and it saves many from gangs and crime. The adjacent St. Charles Place Park was in disrepair, unsafe, and rarely used. Working

together, both properties envisioned improvements for the park while acknowledging the need to put the voice of the community first. Youth leaders from the recreation center were engaged as the St. Charles Ambassadors to become the liaison through which community needs were expressed. The Ambassadors were mentored through the redesign of their park to revive the green space and create safe, active areas. Including the Ambassadors in the planning

by Stacey Stickler, PLA

and design of this park was a new model for the City. Their partnership was critical to the success of building a healthy outdoor amenity in this underserved community.

After nearly five years of planning, design, and construction the ambassadors lead a final community volunteer build day in June 2021 and the park is now complete. Park improvements include nature play areas, fitness equipment, a large open green, accessible sidewalks and building entry, an ambassador mural, new parking lot, trails, an updated irrigation system, and plantings.



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EAST CENTRAL & EAST AREA PLANS

Honor Award: General Planning Project



by Cheney Bostic, AICP, Studio Sees; Brad Segal, PUMA

The East and East Central Area Plans provide a blueprint for 10 of Denver's most socioeconomically diverse, historic, and dense neighborhoods representing more than 80,000 people. These plans faced extremely opposing viewpoints on how to grow most sustainably – between advocates of property rights, historic

Home Program that incentivizes preservation of “character homes” by allowing an increase in density, an **Adaptive Reuse Pilot Program** for Colfax Avenue that incentivizes saving existing “character buildings” by making the process to reuse structures less onerous than current policies, and the creation of an International

The East and East Central Area Plans were atypical for any city – and part of the first-ever phase of Denver's Neighborhood Planning Initiative. These two area plans cover 10 neighborhoods along Denver's iconic main street - Colfax Avenue and were completed concurrently. Both plans were adopted in late 2020.

preservation, parking, affordable housing, stormwater quality, and development feasibility—these plans provide carefully analyzed and thoroughly vetted policy recommendations that address all these elements.

Innovative programs not currently employed in Denver are recommended, such as a **Character**

District along East Colfax to celebrate the diverse cultural businesses.

Another main aspect of the East and East Central Area Plans was **planning for bus rapid transit (BRT) along Colfax Avenue**. Blueprint Denver recommends directing growth to transit corridors, but Colfax is different than most of the city's

transit corridors in that it is directly adjacent to low and medium-density residential areas – most of which are historic – and its lots are very shallow. A comprehensive lot-by-lot analysis determined where transit-oriented redevelopment was feasible and recommendations for applying incentives in order to direct redevelopment in those areas that are: nearest transit, large enough to accommodate a dense mix of uses, and not requiring demolition of character structures were provided.

Transformative Projects – projects that have the potential to catalyze positive change and have a lasting positive impact on each neighborhood include the following:

1. Redevelopment of a city-owned parcel to include a mix of uses, affordable housing, and publicly accessible open space;
2. Infill development of context-sensitive building forms and a mix of uses to bring life back to a neighborhood node;
3. Transformation of an historic parkway from a single use street that moves vehicles to a

multi-modal street that enhances safety and prioritizes pedestrians, bicyclists, and transit users;

4. Transit-Oriented Development at the intersection of two designated future high-capacity transit corridors;
5. Enhanced intersection designs on busy one-way streets;
6. New neighborhood parks that prioritize usable public space with stormwater management; and
7. A new community center and affordable housing project

This project was not your typical neighborhood plan – 10 neighborhoods, four council districts (three of which changed seats in the middle of the project), four business improvement districts, over 20 RNOs and multiple non-profits. Thank you to all our project partners: OV Consulting, CIG, HDR, Civitas, Dick Farley, Winter & Company, ArLand Land Use Economics, MJB Consulting, Root Policy, Two Hundred, Urban Interactive Studio, and Ben Kelly.





ESTES VALLEY OPEN SPACE PLAN

Honor Award: Sustainability

As Colorado's Front Range continues to grow and visitation to the Estes Valley increases, the Estes Valley Land Trust (EVLTL) convened a diverse group of partners to set the stage for Estes Park's comprehensive plan update. The Land Trust's partners, including financial support from the Town of Estes Park, Larimer County Department of Natural Resources, GOCO, and the Economic Development Corporation, share the goals of conserving land that reflects community's values, as well as providing inclusive and sustainable outdoor recreation opportunities, and supporting a strong regional economy that does not harm the natural environment.

The Open Space Plan recognizes that residents and visitors are a part of (not apart from) the shared natural environment and that land-use decisions can either harm the environment or better protect it. While there may still be tensions between conservation and development today, especially in the national atmosphere of extreme divisiveness, the economic development interests in the Estes Valley recognize that nature is the golden goose and that protecting the environment is in everyone's best interest, residents, and visitors alike. Development and conservation

advocates came together recognizing that we all depend on a healthy economy and that Estes' quality of life is tied to vibrant town centers and a strong job market. Housing for the Valley's workforce has become unaffordable, and towns and businesses struggle to retain the teachers, police officers, grocery store clerks, and others that serve us all.



This plan was developed to not only conserve and preserve open space in the Estes Valley for the next generation, but for many more - continuing the long history of land conservation and outdoor



recreation as a staple of the culture of residents of the Valley. While past efforts have primarily been opportunistic, this plan for tomorrow looks to provide an intentional path forward for not only presentation but development as well. Now more than ever, as the world lives through a global health pandemic, is the time to plan for a resilient, beautiful community and that integrates seamlessly and symbiotically with the natural world. The conservation priorities were centered

around five core community values: wildlife habitat, open space and scenery, outdoor recreation, history and character, and sustainable town and rural centers.

The process to develop the Estes Valley Open Space Plan included multiple public and stakeholder outreach events and methods. The Steering Committee included a broad representation of stakeholders including the Town of Estes Park and other public agencies, recreation and housing providers, economic development organizations, the Board of Realtors, and several other open space partners in a truly unique partnership.

As the public is more inclined to watch than read, videos are quickly taking the place of plans. A final video narrates a “page turn” through the plan with personal interviews. The video is available on the project website and at: <https://vimeo.com/494267757>. Consultants on the team included Logan Simpson of Fort Collins, CO and Root House Studio of Boulder, CO.

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Dan Stauss

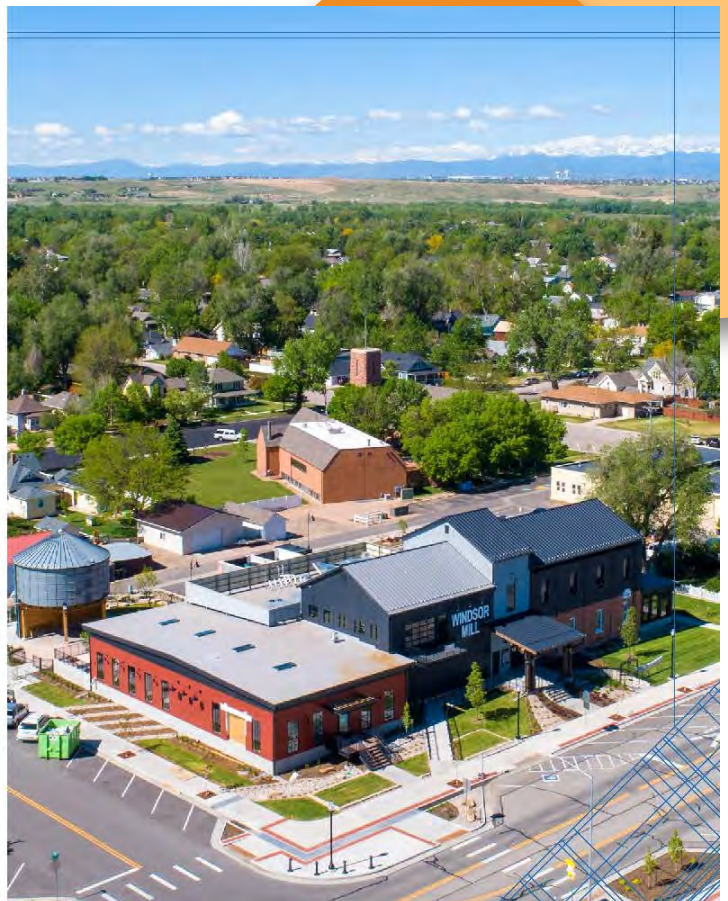
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GUNNISON 2030: LIVE. LEARN. EARN.

Honor Award: General Planning Project

By Anton Sinkewich, AICP



The City's first comprehensive planning effort and community-wide guiding document since 2007 focuses on the development and activation of strategies and an implementation plan, focusing City resources and promoting interagency collaboration for the next decade. The plan includes specific actions to improve our City's image and function for

residents and visitors alike.

The Comprehensive Plan update process kicked off with an aggressive schedule in to be completed by the end of 2019 and formally adopted by City Council at the beginning of 2020. The accelerated schedule driven by a one-year adoption goal was ambitious and unique to the Gunnison 2030 process.

Beginning in January 2019, and continuing through April, consultants and City staff conducted 19 community focus group meetings and direct stakeholder interviews. These focused group meetings and one-on-one interviews were a chance for stakeholders to convey more specific information about their experiences living and working in Gunnison. The project team met with residents; City leadership; emergency service personnel; community facility representatives; business owners and operators; high school, university undergraduate and graduate students; senior citizens; ESL population, interagency staff, and other key stakeholders. Focus groups and interviews were organized around stakeholder groups with shared, common expertise or interest in key topics or fields, such as transportation, housing, and infrastructure. The primary goal of these interactions was to bring out nuanced information on topics in fine detail from specific perspectives while tapping into the local expertise in our Gunnison Valley community.

Another unique and innovative aspect of the plan was the City's formation of a partnership with Western

Colorado University's Master in Environmental Management Program to work with City staff, the consultant team, and the community to identify issues and opportunities for creating a more sustainable society. This partnership included discussions with various stakeholder groups related to water, energy sustainability, and solid waste, which was further informed by collaborative participation in the Gunnison Valley Climate Action Conference in January 2020, producing sustainability recommendations that touched all chapters of the Gunnison 2030 Comprehensive Plan.

An Issues and Opportunities Memorandum was drafted that represented the culmination of focused, initial outreach and data collection for the

plan. From this point, there were ongoing opportunities for input through additional Community, Spanish Language, Business, and Visioning workshops.

In June 2019, City staff assembled six focus groups to address the six primary subjects that were identified by the community participants as key priorities to be addressed within the Comprehensive Plan. The key priorities were: housing; land use/growth; transportation and

Community Outreach Takeaways

The following are overarching outreach themes that highlighted the community's views on issues and opportunities within Gunnison:

- Affordable Housing:** The need for more affordable housing is a top issue in Gunnison, especially to attract and maintain employees. The high cost of building materials, increasing land value, and a lack of specialized affordable housing developers were highlighted as impediments.
- Community Character and Identity:** Community members enjoy Gunnison's tight-knit, welcoming character and wish to improve the City's gateways and wayfinding to enhance sense of place.
- Environmental Sustainability:** The maintenance and protection of natural resources and surrounding open spaces is crucial for the long-term success of Gunnison and its urban growth area. There is strong interest for environmental sustainability and exploring new city-wide green practices.
- Economic Prosperity:** Community members wish to sustain a year-round economy through winter months and provide better jobs and living wages.
- Infrastructure:** Gunnison's infrastructure is a concern, such as existing gaps in the sidewalk network, high material costs, and the cost and magnitude of servicing growth areas like Gunnison Skiing.
- Broadband and Telecommunications:** Broadband and telecommunications infrastructure within the City and the siting of new telecommunication towers are significant issues that need to be addressed as the City plans for the future.
- Transportation and Mobility:** Community members wish to lower high speeds on Semich Avenue and Main Street and provide safe intersections and crossings to make Gunnison friendly to all modes of transportation.
- Improved Connectivity:** Gunnison residents and stakeholders wish to better connect the City by creating more trails that connect to the regional system for pedestrians and bikers and increasing transit options.
- Western Colorado University:** A major asset and source of pride, community members and students wish to better link Western and the City by improving physical connections between the campus and downtown as well as strengthening event and entrepreneurial partnerships.
- Assets:** Among its many great qualities, community members especially cherish Gunnison's sense of community, small town feel, Gunnison-Created Butte Regional Airport area and outdoor recreational amenities, public lands and open spaces, and the protective and accessible City government.

Quotes of comments received during community outreach are dispersed throughout the Plan to provide insight to the community's outlook and aspirations.

transit; economy; environment and sustainability; and image and identity. Participants in these topical focus groups worked to formulate vision statements, goals, and strategies, each intended to provide clear direction for the future. Invitations were sent out to each person that had participated in the process to date. Additional outreach for comments was solicited at public events such as the weekend Farmer's Market and through the City's email distribution list. At the end of July 2019, the workshop focus groups were reconvened for a second review and additional feedback. The refined Vision, Goals, and Strategies were reviewed and approved by City Council in August. These Vision, Goals, and Strategies were assembled into the final format of the Gunnison 2030 Comprehensive Plan.

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2020 TOGETHER CHAFFEE COUNTY COMPREHENSIVE PLAN

Merit Award: Community Engagement

By Nora Bland, Planner + Community Engagement Coordinator, Cushing Terrell

Chaffee County tells the story of the Old and New American West. It is a place occupied by environmentalists and entrepreneurs, attorneys and artists, and thrill-seekers and transplants – all who share stories with families who have worked the land outside their homes for 150 years. This community needed a plan as diverse as the denizens that live in its houses, work in its shops, tend to its cows and raft on its waters. Like the Upper Arkansas in June, the process proved full of eddies, haystacks, holes, and sleepers as two decades of planning work needed to be done. However, as the Plan's moniker implies, the entire county was in the boat, digging in, ready to make the run together.

"Our last comp plan update was in 2000 – we didn't have a plan that reflected the current challenges and needs of our community. We didn't have the tools to protect what we value most and what brings so many visitors here" explains Keith Baker, Chaffee County Commissioner. Despite some continuity in community perspectives towards growth from previous planning efforts to today, unprecedented changes in the way people live and work required an updated strategic approach and growth framework.

Chaffee County is home to over 20,000 residents with strong and differing opinions and priorities. With

an influx of new residents within the past 20 years, the county's social fabric has been stressed as long-standing and newer value systems come into conflict. Community values of preserving agricultural and rural lands threaten the widely-held value of private property rights, highlighting the financial hardships of the ranching industry today. This plan actively engaged both sides of the conflict to craft solutions and policies that honor both community value systems.

In a county where reliable internet connection is not accessible to all, in-person engagement and offline outreach strategies were crucial to hear from community members in the more rural parts of the County. This planning effort went to great lengths to engage those that don't typically show up to public meetings. Pre-pandemic, the engagement effort included open houses, neighborhood meetings, drop-in events, stakeholder interviews, high school workshops, online surveys, and various online engagement tools. In-person meetings were well-attended and the online surveys had high response rates. All this input was incorporated into a first draft, released in March 2020.

When the COVID-19 pandemic hit Colorado, the County's resources became stressed and staff and leadership were handed pressing responsibilities to try to manage the crisis on top of their normal

workload. With shifted priorities, the Planning Commission and Board of County Commissioners took a second look at the draft plan. "The really unique part of this process were the joint work



plan that addresses all the community's challenges from the last 20 years while staying flexible to address future uncertainties" Dave Dixon, senior planner at Cushing Terrell adds.

"To be successful in our first comprehensive plan in 20 years, we really needed our community to be able to own this plan. Cushing Terrell was supportive of our efforts through Chaffee County and the Planning Commission in ensuring that this was a truly community-driven planning process, and we're exceptionally grateful" concludes Marjo Curgus, Chaffee County Planning Commissioner.

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2020 GILPIN COUNTY COMPREHENSIVE PLAN

Merit Award: General Planning Project

Despite initial resistance and concerns about development, Gilpin County's first Comprehensive Plan is a long-range planning success story. The County's desire to preserve their rural mountain lifestyle coupled with an award-winning engagement process, led to community consensus for "the Right Development in the Right Place," expressed as concentrated development footprints called "villages."

By Francois de Kock, AICP, ASLA, CLARB, LEED AP, DTJ Design, Inc.

The purpose of Gilpin County's first Comprehensive Plan was to position the county proactively for future development that is imminent in a county just 45 minutes outside the City of Denver. The scope and intent of the Comprehensive Plan demanded an integrated planning process to prepare a plan and road map that directs development to be fiscally responsible and environmentally sustainable,

while reflecting the community's preferences to retain the county's rural, mountain character.

With beautiful views to surrounding mountains, many residents choose to live in Gilpin County for the wide-open vistas, slower pace of life, and simple land use regulations. Within this context, many community participants voiced their opposition to promoting or inviting any development to

Gilpin County. During a visioning session, the consultant quoted Daniel H. Burnham with his famous words: "Make not little plans...(instead) Make big plans..." In response, a County Commissioner commented: "In Gilpin County we need to Think Big to Stay Small."

The Comprehensive Plan's Vision Statement reveals a pride of place and forward-thinking future: "High-quality Mountain living that balances



strategy to intentionally manage the inevitable development in an orderly fashion, where it has the least impact on the community, and with measures in place to protect the environment. The key to this strategy calls for future development to be concentrated in predetermined nodes.

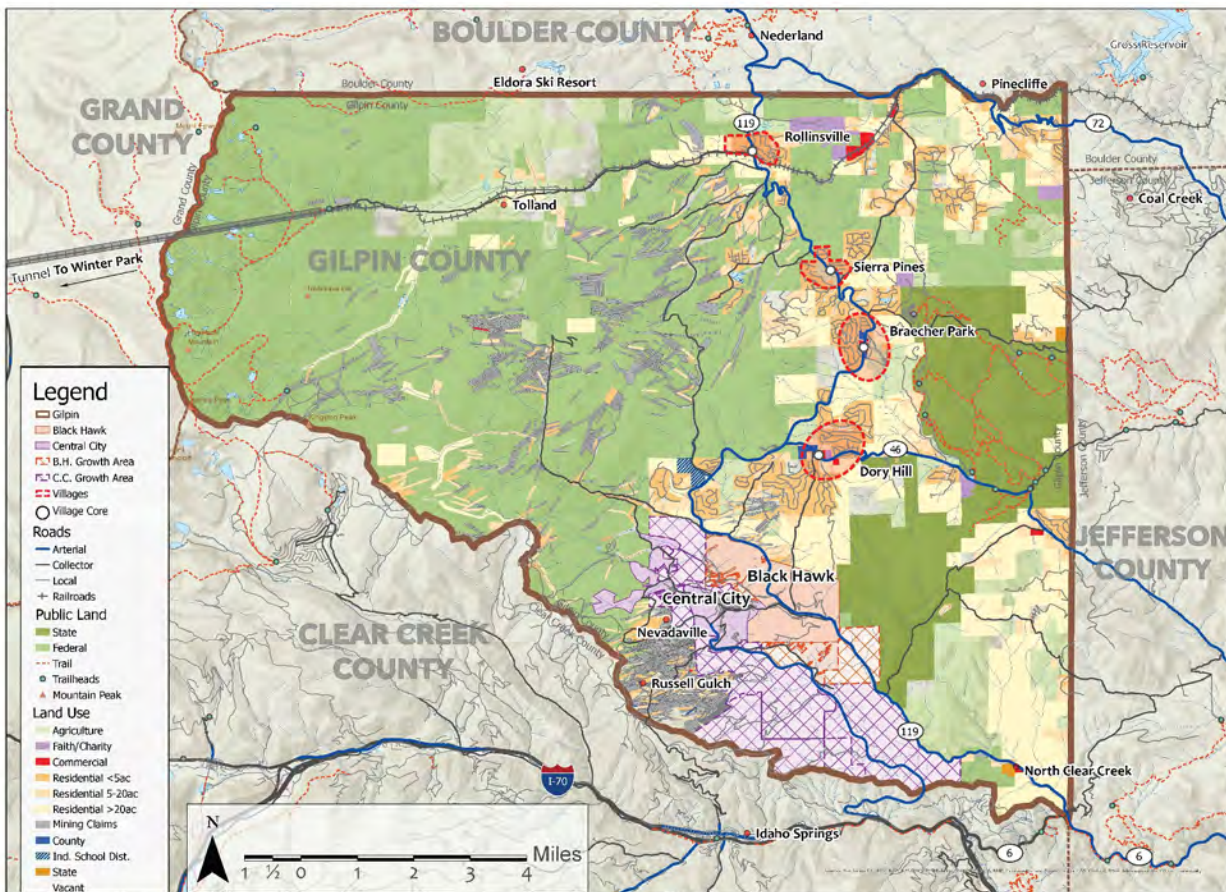
Resistance to development was reversed during an “A-HA” moment when it was explained that the proposed development nodes, known as “villages,” may take 20 to 50 years to be developed or even 100 years to be fully established. The planning team also helped the community see the positive side of development. The County desires more basic services like high-speed internet, a grocer, medical care provider, and bank.

environmental sustainability & rural community values with economic diversification & resiliency.” This led to three strategies for sustainable growth:

1. Encourage a mix of Residential & Commercial uses;

2. Concentrate development in small, focused areas or nodes with limited footprints; 3. Predetermine and manage growth that allows for predictability AND flexibility.

The planning team worked with the community to develop a



dtj
DESIGN

GILPIN COUNTY COMPREHENSIVE PLAN
Land Use + Future Villages



EXHIBIT 1

Case Study

Gilpin County, CO Gets Attention Locally and Nationally for Innovative Engagement

The community realized that by being strategic about where future development occurred, it could increase the likelihood of bringing these types of valued services to the County.

Recognized nationally, the innovative community engagement process saw “unprecedented levels of engagement” in the County’s more than 150-year history. Gathering meaningful, collaborative, and inclusive community input throughout the planning process resulted in substantial and actionable feedback at key planning milestones that directly shaped the Plan’s goals and strategies.

The Comprehensive Plan serves

as a guide or road map that WHEN development happens, it is done the right way in the right place. With its first ever Comprehensive Plan, Gilpin County is poised for a bright

future; one that respects the rural nature of the County and desire to remain a quiet community, while providing a sustainable approach for economic vitality.



Planning for a Vibrant Town Center: Silverthorne’s 4th Street Crossing



LOWER RISK: THE FORT COLLINS WATER SHORTAGE ACTION PLAN AND 2020 WATER RESTRICTIONS

Merit Award: Growing Water Smart

By Mariel Miller, AICP, LEED AP, Water Conservation Specialist

The Water Shortage Action Plan (Plan) was adopted in 2020 and included community-wide, water use priorities identification that led to the Plan's guiding principles and informed decisions about which types of water uses to restrict during a water shortage. The Plan guides water shortage response planning by defining water shortage conditions, appropriate water demand management tools such as water restrictions, internal processes for determining and declaring a water shortage, public communications, monitoring, and enforcement. This plan went through an extensive review and update in 2018-2019 and was implemented in May 2020. At that time, staff didn't know that they

would almost immediately put new elements of the plan into action during a year of unprecedented circumstances.

In October 2020, Utilities had the potential for a water shortage because its ability to treat and deliver enough clean water to meet customer demands was at risk due to a combination of events:

Extreme drought.

The largest wildfire in Colorado's history (the Cameron Peak Fire) in the Poudre River watershed, which provides half of the City's water.

A critical infrastructure improvement project (the

Horsetooth Outlet Project (HOP)) that temporarily limited access to the City's other water source, Horsetooth Reservoir.

To reduce risk, emergency backup pumps were constructed to use during HOP in the event Poudre River water was unavailable because of an emergency. Even with all this planning and preparation, Utilities was still at risk of a water shortage.

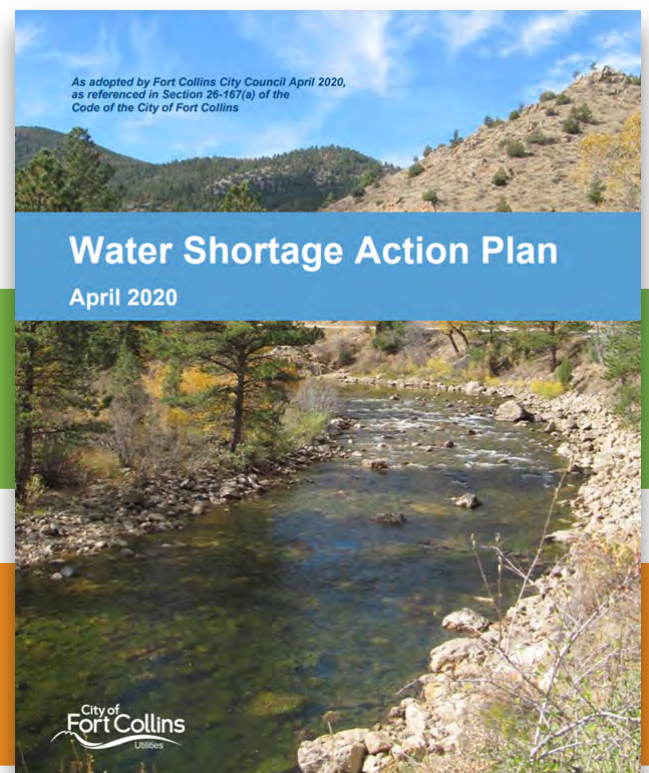
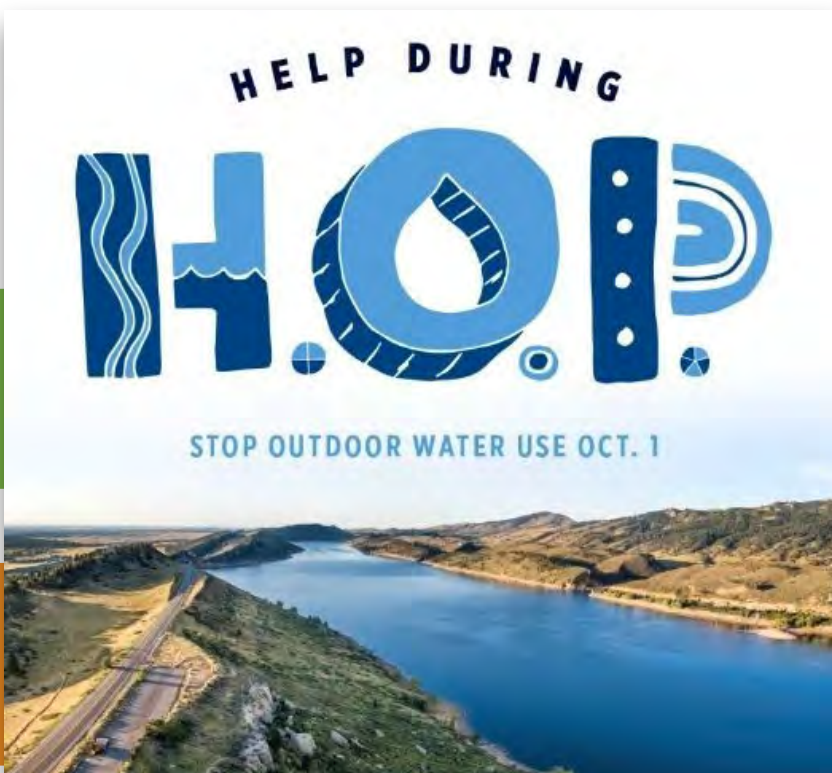
The backup pumps could provide only 15 million gallons of water per day (MGD), which is equivalent to normal winter water use (not supporting typical irrigation levels, especially during a hot and dry October). To lower the risk of water shortage and customer service disruptions, the City Manager followed the Plan and enacted mandatory restrictions on most outdoor water uses for the duration of HOP. Customers responded immediately with a 44% decrease in total water use in the first two days of October.

Updating the Plan, preparing for HOP and implementing water restrictions involved months of planning and preparation, extensive community-wide outreach, specific water-saving actions for water customers, including City



departments, such as Parks, and implementation of an enforcement and exceptions permit process.

To document processes and outcomes, evaluate lessons learned, and plan for future events, staff prepared the 2020 Water Restrictions Overview, Outcomes, and Recommendations After-Action Report that provides a valuable and in-depth evaluation of the 2020 response and outcomes to support future shortage responses and guide updates to the Plan. With this real-life test, Utilities and its customers gained confidence in the Plan, its ability to improve resiliency during and respond effectively during challenging times.



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