



LETTER OF INTENT

Date: October 2, 2018
Company: Houseal Lavigne Associates
Project: Comprehensive Plan Update RFP-4555-18-SH

Your firm has been selected as the City of Grand Junction's preferred Contractor for the Comprehensive Plan Update RFP-4555-18-SH. It is the intent of the City of Grand Junction to award the aforementioned project to your firm per the RFP documents, your proposal response and further representation during the interview process. The project will have a budget not to exceed \$237,500.

The award for the overall project is currently awaiting notification of a potential grant from the Colorado Department of Local Affairs (DOLA) and the City cannot contract for services until both receipt of award notice has been received and a contract executed with the State for grant funds. If the DOLA grant is awarded, the project scope will need to incorporate a hazard(s) mitigation plan element and meet the requirements of the State's 3-mile plan statute.

Feel free to contact me with any questions at 970-244-1513.

Thank you and Best Regards

A handwritten signature in blue ink that reads "Susan J. Hyatt".

Susan Hyatt., Senior Buyer



CITY OF GRAND JUNCTION, COLORADO

CONTRACT

This CONTRACT made and entered into this **15th** day of **February 2019** by and between the **City of Grand Junction, Colorado**, a government entity in the County of Mesa, State of Colorado, hereinafter in the Contract Documents referred to as the "Owner" and **Houseal Lavigne Associates**, hereinafter in the Contract Documents referred to as the "Contractor."

WITNESSETH:

WHEREAS, the Owner advertised that sealed Proposals would be received for furnishing all labor, tools, supplies, equipment, materials, and everything necessary and required for the Project described by the Contract Documents and known as **Comprehensive Plan Update Services, RFP-4555-18-SH.**

WHEREAS, the Contract has been awarded to the above-named Contractor by the Owner, and said Contractor is now ready, willing and able to perform the Work specified in the Notice of Award, in accordance with the Contract Documents;

NOW, THEREFORE, in consideration of the compensation to be paid the Contractor, the mutual covenants hereinafter set forth and subject to the terms hereinafter stated, it is mutually covenanted and agreed as follows:

ARTICLE 1

Contract Documents: It is agreed by the parties hereto that the following list of instruments, drawings, and documents which are attached hereto, bound herewith, or incorporated herein by reference constitute and shall be referred to either as the "Contract Documents" or the "Contract", and all of said instruments, drawings, and documents taken together as a whole constitute the Contract between the parties hereto, and they are fully a part of this agreement as if they were set out verbatim and in full herein:

- a. The body of this contract agreement
- b. Solicitation Documents for the Project; **Comprehensive Plan Update RFP-4555-18-SH**;
- c. Contractors Response to the Solicitation Documents to the extent the same is not amended by the Scope of Work as defined and described in Exhibit A which is attached and incorporated by this reference.

ARTICLE 2

Definitions: The clauses provided in the Solicitation apply to the terms used in the Contract and all the Contract Documents.

ARTICLE 3

Contract Work: The Contractor agrees to furnish all labor, tools, supplies, equipment, materials, and all that is necessary and required to complete the tasks associated with the Work described, set forth, shown, and included in the Contract Documents as indicated in the Solicitation Documents, the Response to the Solicitation Documents to the extent the same is not amended by the Response to the Solicitation and the Scope of Work as defined and described in Exhibit A.

In conformance with the Colorado Department of Local Affairs (DOLA) grant received by the City of Grand Junction for the Comprehensive Plan update, the Plan will include the following.

1. The Plan update will be specific to the Urban Development Boundary or any changes to this boundary and shall meet the State's requirements for a 3-Mile Plan.
2. The Plan will identify risks and vulnerabilities of natural and human caused hazards, and identify goals, strategies, and/or actions to address these hazards.
3. The Plan will identify recommendations for land use code updates to conform to an updated comprehensive plan and will demonstrate the engagement of neighboring jurisdictions and major service providers/special districts impacted by growth and development.
4. The Comprehensive Plan will include a water supply and conservation component and strategy in the Plan.

ARTICLE 4

Contract Price and Payment Procedures: The Contractor shall accept as full and complete compensation for the performance and completion of all of the Work specified in the Contract Documents, the sum of **Two Hundred Thirty-Seven Thousand Four Hundred Three Dollars (\$237,403.00)** which includes directly related job expenses. The amount of the Contract Price is and has heretofore been appropriated by the Grand Junction City Council Board of Commissioners for the use and benefit of this Project. The Contract Price shall not be modified except by Change Order or other written directive of the Owner. The Owner shall not issue a Change Order or other written directive which requires additional work to be performed, which work causes the aggregate amount payable under this Contract to exceed the amount appropriated for this Project, unless and until the Owner provides Contractor written assurance that lawful appropriations to cover the costs of the additional work have been made.

Directly related job expenses include, but are not limited to: printing, graphic reproduction, mileage, mailing/delivery, purchase of data and other out-of-pocket expenses that are related to carrying out services under this CONTRACT. The Internal Revenue Source's Standard Mileage Rate shall be used to calculate mileage costs, and all other directly related job expenses shall not be subject to a multiplier and shall represent actual costs incurred by the Consultant. Cost of meals and incidental costs shall be limited to the GSA (General Services Administration) per diem daily rate and therefore individual receipts for food and incidentals are not required. Travel arrangements will be made in accordance with the Consultant's standard practices which require professional staff to book the lowest logical fare and take advantage of advance-purchase discounts whenever possible.

Payments shall be due within thirty (30) days of receipt by the City of the Invoice.

ARTICLE 5

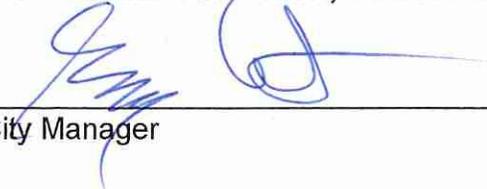
Contract Binding: The Owner and the Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto in respect to all covenants, agreements and obligations contained in the Contract Documents. The Contract Documents constitute the entire agreement between the Owner and Contractor and may only be altered, amended or repealed by a duly executed written instrument. Neither the Owner nor the Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part its interest under any of the Contract Documents and specifically, the Contractor shall not assign any moneys due or to become due without the prior written consent of the Owner.

ARTICLE 6

Severability: If any part, portion or provision of the Contract shall be found or declared null, void or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental agency having the authority thereover, only such part, portion or provision shall be effected thereby and all other parts, portions and provisions of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, City of Grand Junction, Colorado, has caused this Contract to be subscribed and sealed and attested in its behalf; and the Contractor has signed this Contract the day and the year first mentioned herein.

CITY OF GRAND JUNCTION, COLORADO

By: 

City Manager

3/26/2019
Date

HOUSEAL LAVIGNE ASSOCIATES

By: 

John Houseal, FAICP
Principal and Cofounder

February 15, 2019

Date

EXHIBT A

Section 1

The scope of services (“Work” or “the Work”) that will be undertaken and provided by the CONSULTANT relies on the CLIENT providing the following assistance to the CONSULTANT:

1. The CLIENT, with assistance from the CONSULTANT, will schedule, arrange and provide notices for all meetings and workshops including contacting agencies, individuals and citizens to be invited to meetings.
2. The CLIENT will compile previously prepared and available reports, projects, studies, maps and other data owned or in control of the CLIENT that might be useful in the assignment.
3. The CLIENT will provide to the CONSULTANT an up-to-date base map (electronic and hard copy) for the City, including GIS files and information.

Section 2

Scope of Work

Step 1: Project Initiation

To “kick-off” the planning process on the right foot, meetings with key City staff and officials will occur. We recommend the formation of a Steering/Advisory Committee to work with the consulting team and the City and to act as a “sounding board” to review deliverables and vet ideas. For proposal purposes, we will reference a Comprehensive Plan Advisory Committee (CPAC).

1a: Kick-Off Meeting – City Staff

The Consultant Team will meet with City staff to review and discuss the project scope, deliverables, meeting schedule, and other project/process related items. Regular and “as-needed” meetings and conference calls with City staff will be held throughout the planning process to ensure an open communication and exchange of ideas.

1b: Project Initiation Workshop – Comprehensive Plan Advisory Committee (CPAC)

Before actual work begins, a project initiation meeting will be held to set the foundation for the planning program and review and discuss the overall direction and policy issues facing the community. Participants in the project initiation meeting would include City staff, key personnel from the Consultant Team, and members of the CPAC. The purpose of this meeting will be to: (a) review overall project objectives; (b) refine the work program for the project; (c) review and establish the roles and responsibilities for all parties involved throughout the process; and, (d) establish a schedule for the project. The project initiation meeting will conclude with a Project

Initiation Workshop. The workshop is intended to solicit the views of the CPAC members and staff regarding their concerns and aspirations for Grand Junction.

Step 2: Community Outreach (traditional and web-based)

Community outreach and citizen participation are the cornerstones of our proposed planning process. Our outreach process includes both traditional (face-to-face) and web-based activities to obtain the broadest levels of participation in preparing the Grand Junction Comprehensive Plan. Community outreach is included throughout the entire planning process. We understand that the City is separately conducting a Community Preference and Satisfaction Survey. Our public involvement process would complement that process and focus specifically on comprehensive plan related issues. To that end, we will work closely with the individuals and staff involved to ensure that residents are aware of the importance of both initiatives. We have outlined our approach in more detail under **Section D Community Involvement** in the original solicitation response.

Step 3: Market & Demographic Analysis

Using the U.S. Census and subscription data sources, including Costar and *Esri*, an analysis of existing conditions and trends within the City of Grand Junction and the larger market area will be conducted. This analysis will also utilize and build off of the Competitive Location Assessment Report prepared in 2015. It is imperative that the Comprehensive Plan recommendations are grounded in market and economic realities, particularly as it relates to housing and employment. Gaining a firm understanding of the existing market and the potential for various types of development throughout Grand Junction will help to establish the foundation for land use planning and development decision-making.

3a: Demographic Analysis – Population Estimates and Projections

This analysis will highlight socioeconomic data including, but not limited to: households by age and income, race and ethnicity, shifts in population and households, consumer expenditure data, and labor/employment. Demographic data will serve to inform the assessment of short, mid, and long-term development potentials. Local and regional population projections will be factored when evaluating future demand for housing, goods, services, and employment.

3b. Market Assessment of Development Potentials

The market assessment will address the potential for residential, retail, office, and industrial related uses. Preliminary market observations will be coupled with a subsequent assessment of the physical characteristics of key sites to gauge the potential for development/redevelopment.

- **Residential:** Demographic trends and projections will be used to identify anticipated housing needs, including market-rate, affordable, and senior housing. Additional information will be gathered with regard to the existing housing stock and residential development activity in the City and surrounding region. The analysis will outline residential market needs and potential as derived from the cumulative effect of local and regional socioeconomic trends. Attention will focus on quality housing, appropriate density, and price points. As with other segments of the market, the residential analysis will consider the potential impact of regional influences and development on the demand for new housing.
- **Retail:** Retail potential will be assessed based on a “gap” analysis, examining supply and demand within defined market areas. Because retail markets and potentials vary depending on use, type and location, separate market areas will be analyzed.

- **Industrial, Office, Business Park related Uses:** The industrial and office market assessment will include an examination of trends in vacancy, rents, and absorption data for industrial, office, and business park related uses. Our assessment will include a profile of existing uses and an examination of the area's competitive position. Potential influences on demand for additional space will be identified including but not limited to: access to major roadways, condition of required infrastructure, utilities, accessibility to labor pool and other related information.

3c: City Staff Review

The analysis and assessments described in the preceding steps will be assembled into a Draft Market & Demographic Analysis Report and will be submitted to City Staff for review and comment. Appropriate revisions will be made based on feedback.

Step 4: Existing Conditions & Plan Analysis

This step will include the analysis of existing conditions and future potentials within the community. It will be based on information provided by the City, as well as feedback from community service providers, as well as reconnaissance, surveys, inventories, and analyses undertaken by the Consultant. The emphasis will be on the identification of existing conditions that will be taken into consideration during the formulation of goals, objectives, and planning recommendations.

4a: City Studies, Plans and Reports

The City's previously prepared plans and studies with an influence on the new Comprehensive Plan will be assembled and reviewed including but not limited to, the current Comprehensive Plan and subarea plans; the 2017 Grand Junction Strategic Plan; the aforementioned Location Assessment Report.

It is important to recognize the amount of time and resources invested in these plans and discern the information that remains useful and relevant to the Comprehensive Plan process. This review of documents will determine: (a) recently adopted City policies which needs to be reflected in the new Comprehensive Plan; (b) changes within the community that have taken place since the previous plans were prepared; (c) inconsistencies between plans and reports; (d) the relevance of previously collected data; and, (e) gaps in data which must be corrected as part of this planning process.

4b: Zoning and Development Controls

All of the City's regulatory controls, including the Zoning Code and map, Subdivision Code, various design standards and zoning guidebooks, and boundary and annexation agreements will be assessed to identify strengths and weaknesses, and to determine how these controls may influence land use and opportunities for new development or redevelopment.

4c: Existing Land Use and Development

An Existing Land Use Map will be prepared that inventories all parcels in the City and its planning jurisdiction. The map will then be analyzed to identify functional land use areas, compatible and incompatible land use arrangements, and other issues related to land use and existing development conditions. This inventory and assessment will include detailed examination of residential neighborhoods, commercial areas, industrial/employment areas, and more.

4d: Community Facilities and Infrastructure

We will conduct an inventory and analysis of public service and infrastructure providers and owners. Facilities and services will be evaluated with respect to age, condition, capacity, demand, and the need for future improvement. The Consultant will prepare a facilities survey questionnaire to be sent to all service and facility providers within the community. This will include but not limited to: Police, Fire, Libraries, Parks and Recreation, Mesa County Valley School District 51, Colorado Mesa University, and Western County Community College,

The Consultant Team will use the results of the survey, together with fieldwork and other research, to prepare a report detailing and mapping existing community facilities.

4e: Transportation and Mobility

An analysis of the City's existing transportation conditions will be undertaken. This will encompass the existing street system, bike and pedestrian facilities, public transportation, parking, and overall traffic management. The analysis will assist with the development of recommendations that would improve access and control, linkages and connectivity, and overall safety and efficiency. Our analysis will include discussions and consideration of other jurisdictional transportation efforts including state, regional, county, and other planning levels.

4f: Environmental Features and Open Space

This step will include the review, inventory, and analysis of the City's open space and environmental features, including all City parks and recreation facilities, areas of natural environment, water features, and other special natural and human-made features that add to the City's special image and character. Problems, concerns, strengths, and opportunities for improvement and incorporation will be identified.

4g: Growth Area Analysis

An analysis of the areas that exist for future growth will be examined to determine opportunities, constraints, and obstacles that may exist. This analysis will take into consideration existing land uses and development, neighboring communities' plans and influences, availability of infrastructure, water, and impact on City services and related factors.

4h: Existing Conditions, Issues, and Opportunities and Growth Area Analysis Discussion

The results of the community outreach activities, market and demographic assessment, and the preceding existing conditions analysis steps will be outlined in an Issues and Opportunities Memorandum (IOM), an interim report that details the issues, opportunities, potentials, existing conditions, and trends to be addressed in the new Comprehensive Plan.

We will meet with City staff to review initial findings before presenting to the CPAC.

4i: CPAC Meeting

The Issues and Opportunities Memorandum will be presented and discussed with the CPAC to receive their input and feedback before proceeding with the next task in the planning process.

Step 5: Community Vision, Goals, & Objectives

The purpose of this step will be to establish an overall "vision" for the future of the City of Grand Junction that can provide focus and direction for subsequent planning activities and serve as the "cornerstone" of the consensus building process. Based on the Vision and previous steps in the planning process, preliminary Goals and Objectives will also be prepared.

5a: Community Visioning Session/Charrette

The Community Visioning Session will involve the Consultant Team, City staff, elected and appointed officials, and all interested members of the community. The session will include both large- and small-group working sessions to review and discuss conditions and potentials within the City. The large group will work together to identify issues and opportunities, and the small "breakout" groups will work together to develop "visions" for the future of the community. It will conclude with a general agreement and understanding regarding the long-term role and character of Grand Junction, and the projects and improvements that will be desirable in the future.

5b: Vision Statement

Following the visioning session, the Consultant will summarize the results of the group discussions and will prepare a preliminary Vision Statement for the City of Grand Junction. The preliminary Vision Statement will be based on the Vision Session, feedback from the community outreach activities, and observations from the Consultant Team.

5c: Goals & Objectives

Based on previous steps in the planning process, preliminary Goals and Objectives will be prepared which will provide more specific focus and direction for planning recommendations.

Step 6: SubArea Plans

This step will entail the preparation of up to two preliminary subarea plans that will provide more specific recommendations for areas of the City facing unique opportunities or challenges. This could include the Downtown, corridors and/or other areas previously studied, or newly desired area of focus. This includes disinvested or redeveloping neighborhoods, emerging commercial areas, or key industrial areas.

6a: Preliminary SubArea Plans

We will work with City staff and the CPAC to identify two subareas for additional, or more detailed, focus. Subarea Plans will be prepared to address land use and development, priority development opportunity sites, transportation and mobility, access and connectivity, parking, urban design and character, and other elements necessary to provide a detailed framework for each area. Concept Plans will establish the framework for detailed implementation actions and identify the location, character, and intensity of key development opportunity sites to be visualized and rendered in the next task of the planning process. Specific implementation strategies will also be developed as part of the Plans, to provide the City, land owners, developers, and investors with more detailed direction on the tasks and activities that need to be undertaken to realize success.

6b: SubAreas Workshop Charrette

The Sub-Areas Planning Charrette is open to the entire community and will focus on identified subareas. The charrette will explore improvement and development scenarios that will serve as the basis for detailed development planning, concept visualization, redevelopment initiatives, implementation strategies and more. The intent is to create consensus around a preferred approach to improving, transforming, revitalizing, and investing in several high priority key areas of the City.

6c: City Staff Review

The preliminary Sub-Area Plans will be submitted for staff review and comment.

6d: Preliminary Sub-Area Plan to CPAC

The preliminary SubArea Plans will be presented and discussed with the CPAC. The intent will be to secure consensus on the overall framework and concepts for the subareas in sufficient detail, so as to provide necessary direction for concept refinement and development concepts and visualization that should be undertaken.

6e: Catalyst Site Development Concepts

Based on discussion with staff and the CPAC, detailed development concepts and visualization will be prepared for selected priority sites within the subareas. Illustrations, 3d renderings, development visualizations, and more will be utilized to provide the necessary detail to effectively communicate planning and development concepts and recommendations. Although development concepts will likely be developed for several sites, sites of high priority and development potential will be prepared with more detailed site plans and development visualization—providing specific recommendations and ranges for square footage, units, site amenities, parking location and design, and much more. The visualization of development opportunities, together with the concept plans, will provide detailed, creative, and viable plans for the improvement of several key areas.

Step 7: Community-Wide Plans & Policies

This step will entail the preparation of future plans. The Plan elements will include at a minimum, plans for land use, transportation, parks and trails, housing, economic development, and implementation. Collectively, these will address citizen quality of life, which is described as a deliverable component in the City's Request for Qualifications. These elements will provide the "core" for the Comprehensive Plan and will reflect community input and the City's Goals and Objectives.

7a: Land Use and Development Plan

Based on the Goals and Objectives and work activities in previous steps, a Land Use and Development Plan will be prepared for the City and planning area. The Plan will include recommendations and policies for all land use areas in the City, including residential neighborhoods and uses, commercial areas, and industrial land areas. The Plan will provide land use designations for all areas of the City as well as the City's designated growth areas. Where appropriate, The Plan will also address historic preservation in conjunction with other land use and development recommendations and planning policies.

7b: Housing and Residential Areas

The Housing and Residential Areas Plan will address the location, type, and intensity of residential land use and development throughout the City and growth area. Residential types to be addressed include but are not limited to the following: single-family detached, single-family attached, multi-family, mixed-use, senior, workforce, and student housing. In addition, the overall character and make-up of the City neighborhoods and residential areas will be addressed.

7c: Economic Development and Commercial and Industrial Areas

The Economic Development and Commercial and Industrial Areas Plan will address the City's economic base and its revenue and employment generating land use areas. The Plan will address the uses, development, intensity, and overall character of the City's commercial and industrial areas. Building upon the market and demographic analysis conducted earlier in the process, this Plan will seek to accommodate current and future demand and potential for

commercial, industrial, and employment sectors—while creating desirable and attractive areas within the community.

7d: Transportation and Infrastructure

The Transportation and Infrastructure Plan will address the systems that support development, such as: roadways, bike and pedestrian infrastructure, water, stormwater, sewer, and utilities. Much of the existing street system is well established, but system recommendations and future improvements can improve overall circulation and infrastructure/service delivery. The Transportation and Infrastructure Plan will focus on the coordination and optimization of all modes of travel within the City, including vehicular, bicycle, walking, and public transit services. The Transportation and Infrastructure Plan will include specific recommendations for motorized and non-motorized travel, parking, and circulation, as well as linkages between key areas of the City. The Transportation and Infrastructure Plan will also address the City's other infrastructure systems to ensure areas are adequately served to accommodate future growth and development. "Complete Streets" principles will be incorporated as appropriate throughout the Transportation and Infrastructure Plan.

7e: Parks, Trails, and Recreation

The Parks, Trails, and Recreation Plan will address the City's recreational amenities. The plan will address trails, linkages, parkland, public and private recreational amenities. The intent is to ensure that current and future populations are well served by a parks and recreation amenities, and that a connected trail network is available throughout the community.

7f: Open Space and Environmental Features

The Open Space and Environmental Features Plan will identify linkages, greenways, environmental protection areas, open space, and unique and sensitive natural resources. The Comprehensive Plan will underscore the importance of the City's green infrastructure and seek ways to enhance open space and environmental features as vital community amenities.

7g: Community Facilities and Services

The Community Facilities and Services Plan will identify and inventory all community facilities in the City and include recommendations and policies for municipal facilities and services, intergovernmental coordination and cooperation, and more. The Public Facilities and Services Plan will utilize text and highly illustrative maps and graphics to communicate planning concepts and principles.

7h: Alternative Growth Scenarios and Future Land Use Options

Based on the tasks outlined above and the earlier scenario analysis and discussion alternative growth scenarios and future land use options will be prepared.

Step 8: Implementation Strategies

Step 8 of this approach includes the preparation of an Implementation Strategy, which will describe the specific actions required to carry out the new Comprehensive Plan. This will include recommendations regarding zoning and other regulations, priority improvement projects, public/private partnership opportunities, redevelopment sites, potential funding sources and implementation techniques, and general administration and follow-up to the Plan.

Step 9: Plan Documents & Adoption

Based on the previous steps in the planning process, the draft and final versions of the

Comprehensive Plan document will be prepared for local review and consideration, including Planning Commission public hearing(s) and the presentation to and adoption by the City Council.

9a: Draft Comprehensive Plan Document

Based on the results of the previous steps, a Draft Comprehensive Plan document will be prepared for local review and consideration. The Plan report will be designed not only to serve as a legal document for guiding land use and development, but also as a guide for establishing City policy regarding a variety of community components that collectively provide the community's overall quality of life. The Plan will also provide a detailed Implementation Strategy that identifies specific projects and actions that need to be undertaken in order for the City to realize the Plan's recommendations.

9b: Staff Review

Prior to presenting the Draft Comprehensive Plan to the Planning Commission, the Plan will be distributed to City staff for review.

9c: Draft Plan to CPAC

The Draft Plan will be presented and discussed with the CPAC. Based on feedback received, the plan will be revised for public review and the adoption process.

9d: Community Open House

Prior to the public hearing, a community open house will be held to allow residents to "drop in" and review the Draft Comprehensive Plan and ask questions of the members of the Consultant Team. The Open House format provides an opportunity to see and learn about the City's new Comprehensive Plan before the adoption process begins.

9e: Final Plan Report to Planning Commission (Public Hearing/Presentation)

The Final Comprehensive Plan Report will be presented to the Planning Commission for public hearing. The public hearing process provides an opportunity for residents and the community at-large to comment on the Plan and its recommendations prior to its adoption. Based on review and discussion, and based on public feedback during the public hearing, a revised Comprehensive Plan will be prepared for recommendation to the City Council.

9f: Final Plan Adoption

The Final Comprehensive Plan Report will be presented to the City Council for consideration and adoption. At the conclusion of the project, all of the background data and information compiled by the Consultant during the course of the assignment will be turned over to the City.

Section 3

Project Schedule, Staff and Hourly Rates

SCHEDULE

Work will begin in February 2019 following delivery of signed contract, and shall, absent causes beyond the reasonable control of the CONSULTANT, be completed within eighteen (18) months.

STAFF AND HOURLY RATES

Houseal Lavigne Associates

Principal	\$185-\$205
Principal Associate	\$165
Senior Associate	\$140
Associate.....	\$110-\$120

JR Engineering

Principal	\$175
Engineer.....	\$115



**Request for Proposal
RFP-4555-18-SH**

**COMPREHENSIVE PLAN UPDATE
SERVICES**

RESPONSES DUE:

August 31, 2018 prior to 2:30 P.M. Local

Accepting Electronic Responses Only

**Responses Only Submitted Through the Rocky Mountain E-Purchasing
System (RMEPS)**

www.bidnetdirect.com/colorado

**(Purchasing Representative does not have access or control of the vendor side of RMEPS.
If website or other problems arise during response submission, vendor MUST contact
RMEPS to resolve issue prior to the response deadline. 800-835-4603)**

PURCHASING REPRESENTATIVE:

Susan Hyatt

susanh@gjcity.org

970-244-1513

This solicitation has been developed specifically for a Request for Proposal intended to solicit competitive responses for this solicitation, and may not be the same as previous City of Grand Junction solicitations. All offerors are urged to thoroughly review this solicitation prior to submitting. Submittal by **FAX, EMAIL or HARD COPY IS NOT ACCEPTABLE** for this solicitation.

REQUEST FOR PROPOSAL

TABLE OF CONTENTS

Section

- 1.0 Administrative Information and Conditions for Submittal**
- 2.0 General Contract Terms and Conditions**
- 3.0 Specifications/Scope of Services**
- 4.0 Preparation and Submittal of Proposals**
- 5.0 Evaluation Criteria and Factors**
- 6.0 Solicitation Response Form**

REQUEST FOR PROPOSAL

SECTION 1.0: ADMINISTRATIVE INFORMATION & CONDITIONS FOR SUBMITTAL

- 1.1 Issuing Office:** This Request for Proposal (RFP) is issued by the City of Grand Junction. All contact regarding this RFP shall be directed to:

RFP Questions:

Susan Hyatt

susanh@gjcity.org

- 1.2 Purpose:** The purpose of this RFP is to obtain proposals from qualified professional firms to provide Services to update the City's Comprehensive Plan as described in Section 3.
- 1.3 Compliance:** All participating Offerors, by their signature hereunder, shall agree to comply with all conditions, requirements, and instructions of this RFP as stated or implied herein. Should the Owner omit anything from this packet which is necessary to the clear understanding of the requirements, or should it appear that various instructions are in conflict, the Offeror(s) shall secure instructions from the Purchasing Division prior to the date and time of the submittal deadline shown in this RFP.
- 1.4 Submission:** Please refer to section 4.0 for what is to be included. Each proposal shall be submitted in electronic format only, and only through the Rocky Mountain E-Purchasing website, www.bidnetdirect.com/colorado. The uploaded response shall be a single PDF document with all required information included. This site offers both "free" and "paying" registration options that allow for full access of the Owner's documents and for electronic submission of proposals. (Note: "free" registration may take up to 24 hours to process. Please Plan accordingly.) For proper comparison and evaluation, the City requests that proposals be formatted as directed in Section 4.0 "Preparation and Submittal of Proposals." Submittals received that fail to follow this format may be ruled non-responsive. (Purchasing Representative does not have access or control of the vendor side of RMEPS. If website or other problems arise during response submission, vendor **MUST** contact RMEPS to resolve issue prior to the response deadline. **800-835-4603**)
- 1.5 Altering Proposals:** Any alterations made prior to opening date and time must be initialed by the signer of the proposal, guaranteeing authenticity. Proposals cannot be altered or amended after submission deadline.
- 1.6 Withdrawal of Proposal:** A proposal must be firm and valid for award and may not be withdrawn or canceled by the Offeror for sixty (60) days following the submittal deadline date, and only prior to award. The Offeror so agrees upon submittal of their proposal. After award this statement is not applicable.
- 1.7 Addenda:** All Questions shall be submitted in writing to the appropriate person as shown in Section 1.1. Any interpretations, corrections and changes to this RFP or extensions to the opening/receipt date shall be made by a written Addendum to the RFP by the Owner. Sole authority to authorize addenda shall be vested in the City of Grand Junction Purchasing Representative. Addenda will be issued electronically through the Rocky Mountain E-Purchasing website at www.bidnetdirect.com/colorado. Offerors shall acknowledge receipt

of all addenda in their proposal. Addenda and solicitations are posted on the City's website, www.gjcity.org/business-and-economic-development/bids, for informational purposes.

- 1.8 Confidential Material:** All materials submitted in response to this RFP shall ultimately become public record and shall be subject to inspection after contract award. "**Proprietary or Confidential Information**" is defined as any information that is not generally known to competitors and which provides a competitive advantage. Unrestricted disclosure of proprietary information places it in the public domain. Only submittal information clearly identified with the words "**Confidential Disclosure**" and uploaded as a separate document shall establish a confidential, proprietary relationship. Any material to be treated as confidential or proprietary in nature must include a justification for the request. The request shall be reviewed and either approved or denied by the Owner. If denied, the proposer shall have the opportunity to withdraw its entire proposal, or to remove the confidential or proprietary restrictions. Neither cost nor pricing information nor the total proposal shall be considered confidential or proprietary
- 1.9 Response Material Ownership:** All proposals become the property of the Owner upon receipt and shall only be returned to the proposer at the Owner's option. Selection or rejection of the proposal shall not affect this right. The Owner shall have the right to use all ideas or adaptations of the ideas contained in any proposal received in response to this RFP, subject to limitations outlined in the section titled "Confidential Material". Disqualification of a proposal does not eliminate this right.
- 1.10 Minimal Standards for Responsible Prospective Offerors:** A prospective Offeror must affirmably demonstrate their responsibility. A prospective Offeror must meet the following requirements:
- Have adequate financial resources, or the ability to obtain such resources as required.
 - Be able to comply with the required or proposed completion schedule.
 - Have a satisfactory record of performance.
 - Have a satisfactory record of integrity and ethics.
 - Be otherwise qualified and eligible to receive an award and enter into a contract with the Owner.
- 1.11 Nonconforming Terms and Conditions:** A proposal that includes terms and conditions that do not conform to the terms and conditions of this Request for Proposal is subject to rejection as non-responsive. The Owner reserves the right to permit the Offeror to withdraw nonconforming terms and conditions from its proposal prior to a determination by the Owner of non-responsiveness based on the submission of nonconforming terms and conditions
- 1.12 Open Records:** All proposals shall be open for public inspection after the contract is awarded. Trade secrets and confidential information contained in the proposal so identified by offer as such shall be treated as confidential by the Owner to the extent allowable in the Open Records Act.
- 1.13 Sales Tax:** City of Grand Junction is, by statute, exempt from the State Sales Tax and Federal Excise Tax; therefore, all fees shall not include taxes.
- 1.14 Public Opening:** Proposals shall be opened in the City Hall Auditorium, 250 North 5th Street, Grand Junction, CO 81501, immediately following the proposal deadline. Offerors, their

representatives and interested persons may be present. Only the names and locations on the proposing firms will be disclosed.

SECTION 2.0: GENERAL CONTRACT TERMS AND CONDITIONS

- 2.1. Acceptance of RFP Terms:** A proposal submitted in response to this RFP shall constitute a binding offer. Acknowledgment of this condition shall be indicated on the Cover Letter by the Offeror or an officer of the Offeror legally authorized to execute contractual obligations. A submission in response to the RFP acknowledges acceptance by the Offeror of all terms and conditions, as set forth herein. An Offeror shall identify clearly and thoroughly any variations between its proposal and the Owner's RFP requirements. Failure to do so shall be deemed a waiver of any rights to subsequently modify the terms of performance, except as outlined or specified in the RFP.
- 2.2. Execution, Correlation, Intent, and Interpretations:** The Contract Documents shall be signed by the Owner and Contractor. By executing the contract, the Contractor represents that they have familiarized themselves with the local conditions under which the Work is to be performed, and correlated their observations with the requirements of the Contract Documents. The Contract Documents are complementary, and what is required by any one, shall be as binding as if required by all. The intention of the documents is to include all labor, materials, equipment, services and other items necessary for the proper execution and completion of the scope of work as defined in the technical specifications and drawings contained herein. All drawings, specifications and copies furnished by the Owner are, and shall remain, Owner property. They are not to be used on any other project.
- 2.3. Acceptance Not Waiver:** The Owner's acceptance or approval of any work furnished hereunder shall not in any way relieve the proposer of their present responsibility to maintain the high quality, integrity and timeliness of his work. The Owner's approval or acceptance of, or payment for, any services shall not be construed as a future waiver of any rights under this Contract, or of any cause of action arising out of performance under this Contract.
- 2.4. Assignment:** The Offeror shall not sell, assign, transfer or convey any contract resulting from this RFP, in whole or in part, without the prior written approval from the Owner.
- 2.5. Compliance with Laws:** Proposals must comply with all Federal, State, County and local laws governing or covering this type of service and the fulfillment of all ADA (Americans with Disabilities Act) requirements. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law.
- 2.6. Debarment/Suspension:** The Contractor hereby certifies that the Contractor is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Governmental department or agency.
- 2.7. Confidentiality:** All information disclosed by the Owner to the Contractor for the purpose of the work to be done or information that comes to the attention of the Contractor during the course of performing such work is to be kept strictly confidential.
- 2.8. Conflict of Interest:** No public official and/or Owner employee shall have interest in any contract resulting from this RFP.

- 2.9. Contract:** This Request for Proposal, submitted documents, and any negotiations, when properly accepted by the Owner, shall constitute a contract equally binding between the Owner and Offeror. The contract represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral, including the Proposal documents. The contract may be amended or modified with Change Orders, Field Orders, or Amendment.
- 2.10. Cancellation of Solicitation:** Any solicitation may be canceled by the Owner or any solicitation response by a vendor may be rejected in whole or in part when it is in the best interest of the Owner.
- 2.11. Contract Termination:** This contract shall remain in effect until any of the following occurs: (1) contract expires; (2) completion of services; (3) acceptance of services or, (4) for convenience terminated by either party with a written *Notice of Cancellation* stating therein the reasons for such cancellation and the effective date of cancellation at least thirty days past notification.
- 2.12. Employment Discrimination:** During the performance of any services per agreement with the Owner, the Offeror, by submitting a Proposal, agrees to the following conditions:
- 2.12.1.** The Offeror shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, disability, citizenship status, marital status, veteran status, sexual orientation, national origin, or any legally protected status except when such condition is a legitimate occupational qualification reasonably necessary for the normal operations of the Offeror. The Offeror agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- 2.12.2.** The Offeror, in all solicitations or advertisements for employees placed by or on behalf of the Offeror, shall state that such Offeror is an Equal Opportunity Employer.
- 2.12.3.** Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.
- 2.13. Immigration Reform and Control Act of 1986 and Immigration Compliance:** The Offeror certifies that it does not and will not during the performance of the contract employ illegal alien workers or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986 and/or the immigration compliance requirements of State of Colorado C.R.S. § 8-17.5-101, *et.seq.* (House Bill 06-1343).
- 2.14. Ethics:** The Offeror shall not accept or offer gifts or anything of value nor enter into any business arrangement with any employee, official, or agent of the Owner.
- 2.15. Failure to Deliver:** In the event of failure of the Offeror to deliver services in accordance with the contract terms and conditions, the Owner, after due oral or written notice, may procure the services from other sources and hold the Offeror responsible for any costs resulting in additional purchase and administrative services. This remedy shall be in addition to any other remedies that the Owner may have.

- 2.16. Indemnification:** Offeror shall defend, indemnify and save harmless the Owner and all its officers, employees, insurers, and self-insurance pool, from and against all liability, suits, actions, or other claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the Offeror, or of any Offeror's agent, employee, subcontractor or supplier in the execution of, or performance under, any contract which may result from proposal award. Offeror shall pay any judgment with cost which may be obtained against the Owner growing out of such injury or damages.
- 2.17. Oral Statements:** No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this document and/or resulting agreement. All modifications to this request and any agreement must be made in writing by the Owner.
- 2.18. Remedies:** The Offeror and Owner agree that both parties have all rights, duties, and remedies available as stated in the Uniform Commercial Code.
- 2.19. Venue:** Any agreement as a result of this RFP shall be deemed to have been made in, and shall be construed and interpreted in accordance with, the laws of the City of Grand Junction, Mesa County, Colorado.
- 2.20. Expenses:** Expenses incurred in preparation, submission and presentation of this RFP are the responsibility of the company and can not be charged to the Owner.
- 2.21. Public Funds/Non-Appropriation of Funds:** Funds for payment have been provided through the Owner's budget approved by the City Council/Board of County Commissioners for the stated fiscal year only. State of Colorado statutes prohibit the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Therefore, anticipated orders or other obligations that may arise past the end of the stated Owner's fiscal year shall be subject to budget approval. Any contract will be subject to and must contain a governmental non-appropriation of funds clause.
- 2.22. Collusion Clause:** Each Offeror by submitting a proposal certifies that it is not party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any and all proposals shall be rejected if there is evidence or reason for believing that collusion exists among the proposers. The Owner may or may not, at the discretion of the Owner Purchasing Representative, accept future proposals for the same service or commodities for participants in such collusion.
- 2.23. Gratuities:** The Contractor certifies and agrees that no gratuities or kickbacks were paid in connection with this contract, nor were any fees, commissions, gifts or other considerations made contingent upon the award of this contract. If the Contractor breaches or violates this warranty, the Owner may, at their discretion, terminate this contract without liability to the Owner.
- 2.24. Performance of the Contract:** The Owner reserves the right to enforce the performance of the contract in any manner prescribed by law or deemed to be in the best interest of the Owner in the event of breach or default of resulting contract award.
- 2.25. Cooperative Purchasing:** Purchases as a result of this solicitation are primarily for the Owner. Other governmental entities may be extended the opportunity to utilize the resultant

contract award with the agreement of the successful provider and the participating agencies. All participating entities will be required to abide by the specifications, terms, conditions and pricings established in this Proposal. The quantities furnished in this proposal document are for only the Owner. It does not include quantities for any other jurisdiction. The Owner will be responsible only for the award for our jurisdiction. Other participating entities will place their own awards on their respective Purchase Orders through their purchasing office or use their purchasing card for purchase/payment as authorized or agreed upon between the provider and the individual entity. The Owner accepts no liability for payment of orders placed by other participating jurisdictions that choose to piggy-back on our solicitation. Orders placed by participating jurisdictions under the terms of this solicitation will indicate their specific delivery and invoicing instructions.

- 2.26. Public Disclosure Record:** If the Proposer has knowledge of their employee(s) or sub-proposers having an immediate family relationship with an Owner employee or elected official, the proposer must provide the Purchasing Representative with the name(s) of these individuals. These individuals are required to file an acceptable "Public Disclosure Record", a statement of financial interest, before conducting business with the Owner.

SECTION 3.0: SPECIFICATIONS/SCOPE OF SERVICES

- 3.1 General:** The City of Grand Junction, Colorado (City) is seeking proposals from qualified consultants to create an update to the City's Comprehensive Plan.

3.2 Background:

A. Community Context

Grand Junction, Colorado is the gateway to the mountains and canyonlands of western Colorado and eastern Utah. Centrally located between Denver, Colorado (250 miles east) and Salt Lake City, Utah (270 miles west), Grand Junction is surrounded by 1.2 million acres of public lands and has easy access to the Rocky Mountains and western Colorado's incredible landscape.

The City of Grand Junction was first settled in 1881 and was incorporated in 1882. It became a Home-rule city in 1909 by adopting its own charter pursuant to Article XX of the Constitution of the State of Colorado. The City operates using the Council-Manager form of government. It provides a full range of services including public safety (police, 9-1-1 communication center, fire, emergency medical services and emergency transport), public works (highways, streets, and sanitation), culture-recreation (parks, cemeteries, swimming pools, golf courses, and general recreation), utilities (water and wastewater) planning and development, visitor services, and general administrative services.

The City of Grand Junction currently covers 39.8 square miles and serves an estimated population of 64,900 people being 78.7% Caucasian and 16.8% Hispanic or Latino.

The Community Development Department is responsible for the processing of all development applications and is responsible for long range community planning. The City contracts with Mesa County for building permitting and inspections.

B. Project Overview

The City last completed a Comprehensive Plan in 2009 after an extended 30-month exercise in public outreach and public hearings. The 2009 plan was adopted jointly with the County as there are agreements between the two jurisdictions that areas within the Persigo 201 Service Boundary are required to annex to the City upon development of a property. Since 2009, the City has continued to mature and community desires and priorities have evolved and changed. To ensure the Comprehensive Plan continues to be a useful policy document that represents the vision and collective desires of the community, the City is interested in pursuing a comprehensive update to the plan to respond to changing conditions and community values.

The purpose of the project is to produce an updated Comprehensive Plan that, derived from citizen and stakeholder input, provides a clear direction for development policy decisions, City services, and City projects for the next 10 to 20 years. It is the City's desire that there be meaningful community participation in the preparation of the plan and that the consulting team includes substantial opportunities for citizen participation in the planning process.

The City will be contracting with a firm to complete a community preference and satisfaction survey in the Fall of 2018. The results of this survey are intended to be utilized in the development of the Comprehensive Plan.

3.3 Scope of Work: The awarded consulting firm will work with City staff, elected and appointed officials and the community to develop an innovative, integrated and implementable Comprehensive Plan. Responding consultants are requested to prepare a detailed scope of work for consideration by a selection team. Respondents should outline the proposed methods for updating the Comprehensive Plan including how work activities will be conducted and creative recommendations for overall project approach. The final scope of services will be the result of negotiations between the City and the selected consultants as to how to best meet the City's goals for the planning process. The proposal should include, but is not limited to, recommendations for the following

- Vision and goals for each subject area desired by the community. A number of new areas (from 2009 plan) may be needed to address changing conditions and priorities
- Community Involvement
- Stakeholder and elected and appointed officials engagement
- Other group engagement (eg. technical advisory or advisory team)
- Integration with other City Plans
- Development of a future land use plan and urban development boundary
- Infill and Redevelopment Strategies
- Implementation strategies
- Coordination with the County for areas within the City's future growth area

3.4 Minimum Mandatory Qualifications of Offeror

The consultant's project manager shall have at least 5 years of planning experience with local governments and have lead or substantively assisted in the development of a local jurisdiction of like size comprehensive plan.

3.5 RFP Tentative Time Schedule:

- | | |
|--|-----------------------------|
| • Request for Proposal available | on or about July 31, 2018 |
| • Inquiry deadline, no questions after this date | August 17, 2018 at noon |
| • Addendum issued, if needed | August 21, 2018 |
| • Submittal deadline for proposals | August 31, 2018 at 2:30 PM |
| • Owner evaluation of proposals | September 3-14, 2018 |
| • Optional Interviews | week of September 17, 2018 |
| • Final selection | week of September 24, 2018 |
| • Refinement of scope (if necessary) | week of October 1, 2018 |
| • Letter of Intent execution | week of October 8, 2018 |
| • Contract execution | week of December 17, 2018** |
| • Work begins | January 1, 2019 |
| • Target Adoption Date/Project Completion | June 1, 2020 |

** Though not contingent upon, the City will be seeking grant funding from the Colorado Department of Local Affairs (DOLA). Should this grant be successful, contracting cannot occur until after execution of a grant contract with DOLA which generally occurs in early January.

3.6 Questions Regarding Scope of Services:

Susan Hyatt
susanh@gjcity.org

3.7 Contract: The initial contract period shall be from January 1, 2019 through June 1, 2020 and may be renewed for a period up to 6 months, as mutually agreed by the City and the Consultant. All awards and extensions are subject to annual appropriation of funds.

SECTION 4.0: PREPARATION AND SUBMITTAL OF PROPOSALS

Submission: Each proposal shall be submitted in electronic format only, and only through the BidNet website, www.bidnetdirect.com/colorado. This site offers both “free” and “paying” registration options that allow for full access of the Owner’s documents and for electronic submission of proposals. (Note: “free” registration may take up to 24 hours to process. Please Plan accordingly.) (Purchasing Representative does not have access or control of the vendor side of RMEPS. If website or other problems arise during response submission, vendor **MUST** contact RMEPS to resolve issue prior to the response deadline; **800-835-4603**). For proper comparison and evaluation, the City requests that proposals be formatted as directed. The uploaded response to this RFP shall be a single PDF document with all required information included. Offerors are required to indicate their interest in this Project, show their specific experience and address their capability to perform the Scope of Services in the Time Schedule as set forth herein. For proper comparison and evaluation, the Owner requires that proposals be formatted **A to G**.

- A. Cover Letter:** Cover letter shall be provided which explains the Firm’s interest in the project. The letter shall contain the name/address/phone number/email of the person who will serve as the firm's principal contact with Owner’s Contract Administrator and shall identify individual(s) who will be authorized to make presentations on behalf of the firm. The statement shall bear the signature of the person having proper authority to make formal commitments on behalf of the firm. By submitting a response to this solicitation the Contractor agrees to all requirements herein.
- B. Qualifications/Experience/Credentials:** Proposers shall provide their qualifications for consideration as a contract provider to the City of Grand Junction and include prior experience in similar projects, as follows:
1. Provide the name of the project manager for this assignment, including and overview of their experience as project manager for other similar assignments and amount of time this person is expected to spend on the project.
 2. Provide the names and resumes of key personnel that will be performing the proposed services, including the primary project manager.
 3. List the names of the subcontractors expected to be used, the services to be provided by the subcontractors and the amount of time that each is expected to spend on the project. Also, include the names and resumes of key subcontractor personnel who will be working on the assignment.
- C. Methodology and Approach to Scope of Work**
1. Describe any project approaches or ideas that you would apply to this project and that you feel would enhance the quality of the project and final product. Provide a specific timeline or schedule for the work. Show milestones and completion dates on the schedule.
 2. Describe the methods and timeline of communication your firm will use with the City’s project manager, other involved City staff, elected and appointed officials, and other interested parties.

D. Community Involvement

1. Describe methods and general strategy for engaging the community throughout the planning process.
2. Provide innovative and successful techniques of outreach to Grand Junction's Latino community.
3. Indicate the specific visualization techniques proposed as part of an innovative community involvement process.
4. Specify the number and timing of workshops/meetings/events and strategies proposed with various segments of the Grand Junction community and a technical/advisory Committee (if recommended). Provide the purpose and expected outcome of each of these workshops and strategies.

E. References: A minimum of three (3) **references** with name, address, telephone number, and email address that can attest to your experience in projects of similar scope and size. The reference should also include the description of the project scope and lead staff assigned to the project.

F. Fee Proposal: Provide a cost for the consulting services and products broken down per task listed under the Scope of Work. The City is anticipating a budget ranging between \$175,000 to \$250,000 for this effort. Provide a breakdown of all reimbursable expenses required to complete the work. If applicable, provide the subcontractor's costs as separate items. Provide hourly rate for your firm and all subcontractors. Provide total cost using Solicitation Response Form found in Section 6.

G. Additional Data (optional): Provide any additional information that will aid in evaluation of your qualifications with respect to this project.

SECTION 5.0: EVALUATION CRITERIA AND FACTORS

- 5.1 Evaluation:** An evaluation team shall review all responses and select the proposal or proposals that best demonstrate the capability in all aspects to perform the scope of services and possess the integrity and reliability that will ensure good faith performance.
- 5.2 Intent:** Only respondents who meet the qualification criteria will be considered. Therefore, it is imperative that the submitted proposal clearly indicate the firm's ability to provide the services described herein.

Submittal evaluations will be done in accordance with the criteria and procedure defined herein. The Owner reserves the right to reject any and all portions of proposals and take into consideration past performance, if available. The following parameters will be used to evaluate the submittals (in no particular order of priority):

- Responsiveness of submittal to the RFP
- Understanding of the project and the objectives
- Experience, necessary resources and skills
- Suitability of the proposal to fulfill City's requirements
- Proposed Strategy/Methodology
- Community Involvement
- References
- Fees (value/cost of efforts)

Owner also reserves the right to take into consideration past performance of previous awards/contracts with the Owner of any vendor, contractor, supplier, or service provider in determining final award(s).

- 5.3 Oral Interviews:** The Owner may invite the most qualified rated proposers to participate in oral interviews.
- 5.4 Award:** Firms shall be ranked or disqualified based on the criteria listed in Section 5.2. The Owner reserves the right to consider all of the information submitted and/or oral presentations, if required, in selecting the Consultant.

SECTION 6.0: SOLICITATION RESPONSE FORM
RFP-4427-17-SH

Offeror must submit entire Form completed, dated and signed.

Total cost to provide services as described: \$ _____

WRITTEN: _____ dollars.

The Owner reserves the right to accept any portion of the work to be performed at its discretion

The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Offeror agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Offeror's proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the offeror, authorized to represent the offeror and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of _____ percent of the net dollar will be offered to the Owner if the invoice is paid within _____ days after the receipt of the invoice.

RECEIPT OF ADDENDA: the undersigned Contractor acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents.

State number of Addenda received: _____.

It is the responsibility of the Proposer to ensure all Addenda have been received and acknowledged.

Company Name – (Typed or Printed)

Authorized Agent – (Typed or Printed)

Authorized Agent Signature

Phone Number

Address of Offeror

E-mail Address of Agent

City, State, and Zip Code

Date

City of Grand Junction, Colorado
Comprehensive Plan Update
Proposal for RFP 4555-18-SH

August 31, 2018







TABLE OF CONTENTS

Section A	Cover Letter	ix
Section B	Qualifications/Experience/Credentials	1
Section C	Methodology & Approach to Scope of Work	43
Section D	Community Involvement	55
Section E	References	61
Section F	Fee Proposal	65
Section E	Additional Data	69

SECTION 6.0: SOLICITATION RESPONSE FORM
RFP-4427-17-SH

Offeror must submit entire Form completed, dated and signed.

Total cost to provide services as described: \$ \$237,403

WRITTEN: Two hundred and thirty seven thousand, four hundred and three dollars.

The Owner reserves the right to accept any portion of the work to be performed at its discretion

The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Offeror agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Offeror's proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

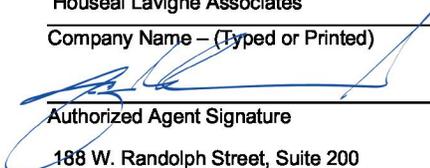
- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the offeror, authorized to represent the offeror and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of N/A percent of the net dollar will be offered to the Owner if the invoice is paid within N/A days after the receipt of the invoice.

RECEIPT OF ADDENDA: the undersigned Contractor acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents.

State number of Addenda received: 0.

It is the responsibility of the Proposer to ensure all Addenda have been received and acknowledged.

Houseal Lavigne Associates
Company Name – (Typed or Printed)


Authorized Agent Signature

188 W. Randolph Street, Suite 200
Address of Offeror

Chicago, IL 60601

City, State, and Zip Code

John Houseal, FAICP | Principal & Co-founder

Authorized Agent – (Typed or Printed)

(312) 372-1008 x101

Phone Number

jhouseal@hplanning.com

E-mail Address of Agent

08/31/2018

Date

SECTION A
COVER LETTER



August 31, 2018

Susan Hyatt
Purchasing Representative
City of Grand Junction
250 N. 5th Street
Grand Junction CO 81501

Re: Comprehensive Plan Update Services, RFP 4555-18-SH

Dear Ms. Hyatt,

Houseal Lavigne Associates is pleased to submit this proposal for the Grand Junction Comprehensive Plan update. We believe our project team is uniquely qualified to undertake this assignment, bringing local insight together with regional and national experience gained from working with communities throughout the Rocky Mountain Region, the Front Range, and the rest of the country. Our staff of professionals provide the skills necessary to create a responsive, detailed, visionary, and achievable plan for Grand Junction. We are available to undertake the Comprehensive Plan assignment immediately upon selection.

Houseal Lavigne Associates is an award-winning community planning, urban design, and economic development consulting firm with extensive experience in a range of assignments, including master/comprehensive planning, corridor planning, outreach and facilitation, multidimensional planning, redevelopment projects, transit-oriented development, parks and open space, transportation planning, and project financing and implementation. We have worked with more than 250 cities and counties across the country. This includes successful planning projects in the Colorado communities of Aurora, Frederick, Fort Lupton, Loveland, and Windsor.

In 2014 Houseal Lavigne Associates received the National Planning Excellence Award for an Emerging Planning and Design Firm from the American Planning Association (APA). This prestigious award recognizes our innovative planning approach, targeted implementation strategies, creative and effective outreach, integration of emergent technologies, industry-leading graphic communication, and overall influence on the professional planning profession across the United States. In addition, we have won several APA awards in several states for our master plans, comprehensive plans, corridor plans, strategic plans, outreach, technology applications, and implementation.

For this assignment, we are joined by **JR Engineering**, a Colorado based, full-service engineering and transportation consulting firm with special expertise in pedestrian and bicycle access and mobility. JR Engineering provides a full range of comprehensive transportation and civil engineering, traffic planning, structural engineering, planning and landscape architecture, surveying, and construction management services. Houseal Lavigne Associates and JR Engineering have teamed on multiple Colorado projects.

Houseal Lavigne Associates acknowledges the terms found within this RFP, that this proposal constitutes a binding offer, and is able to meet all requirements set forth by the City to accomplish this assignment. We appreciate the opportunity to be considered for this important project and look forward to the prospect of working with you and entire Grand Junction community on the development of the Comprehensive Plan Update. If you have any questions regarding this submittal, please do not hesitate to contact me.

Sincerely,

Houseal Lavigne Associates

John Houseal, FAICP

Principal

**HOUSEAL LAVIGNE
ASSOCIATES, LLC**

CHICAGO, IL
188 West Randolph Street, Suite 200
Chicago, Illinois 60601
(312) 372-1008

SECTION B

QUALIFICATIONS/EXPERIENCE/CREDENTIALS

SECTION B

QUALIFICATIONS/EXPERIENCE /CREDENTIALS

Our Project Team for the Grand Junction Comprehensive Plan Update assignment is made up of a team of professionals with specialized expertise in all areas of comprehensive planning, transportation planning, downtown and corridor planning, neighborhood and special area planning, zoning, economic development and market analysis, community involvement, outreach, and engagement, and implementation strategies. The planning professionals proposed for this assignment have effectively worked together as a team on six plans within the state of Colorado and have been specifically assembled to provide the City of Grand Junction with a responsive, effective, creative, and specifically unique plan for this important assignment.



Houseal Lavigne Associates (HLA) is nationally recognized for its integrity, as an innovative leader in planning, and is constantly identifying and developing new techniques and tools to engage residents, find new ways to visualize data, and create better workflows and methods to develop and communicate plans and concepts.

As an award-winning community planning, economic development, and urban design firm with extensive experience in a wide range of assignments, HLA has received 12 awards for “Best Plan” from several state chapters of the American Planning Association (APA) and was awarded the APA’s 2014 National Planning Excellence Award for an Emerging Planning and Design Firm. This prestigious award recognizes our innovative planning approach, targeted implementation strategies, creative and effective outreach, integration of emergent technologies, industry-leading graphic communication, and overall influence on the professional planning profession across the United States.



JR Engineering, LLC (JR Engineering) was established in Colorado in 1973. JR Engineering offers clients a full range of comprehensive transportation and civil engineering, traffic planning, structural engineering, planning and landscape architecture, surveying, and construction management services. Its highly skilled management team includes past City, County, and State Engineers, City Traffic Engineers, and Public Works Directors, bringing decades of practical experience working for public agencies throughout the Rocky Mountain Region. Currently, JR Engineering operates three strategically located offices in Centennial, Colorado Springs, and Fort Collins. Their staff of 45 dedicated and experienced professionals coalesces together to design and manage multi-faceted transportation projects in an optimal manner.

Firm Information

Houseal Lavigne Associates, LLC

188 W. Randolph St., Suite 200
Chicago, IL 60601
(312) 372-1008

JR Engineering, LLC

7200 S. Alton Way, Suite C400
Centennial, CO 80112
(303) 740-9393

2900 S. College Ave., Suite 3D
Fort Collins, CO 80525
(970) 491-9888

Primary Contact

John Houseal, FAICP

Principal and Co-founder
jhouseal@hlplanning.com
(312) 372-1008 x 101



SERVICES

Comprehensive Planning

Downtown Planning

Transit-Oriented Development

Corridor Planning

Neighborhood &
Subarea Planning

Zoning/Regulatory Controls

Design Guidelines

Land Planning & Site Design

Park, Recreation &
Trail Master Planning

Market & Demographic Analysis

Fiscal/Economic Impact Analysis

Development Services

Retainer Services

Firm Profile

Houseal Lavigne Associates is an award-winning consulting firm specializing in all areas of community planning, economic development and urban design, with expertise in comprehensive planning, corridor planning, downtown planning, neighborhood planning, zoning, market analysis, project implementation and financing, and citizen engagement. We strive for a true collaboration of disciplines and talents, infusing all of our projects with creativity, realism, and insight.

Houseal Lavigne Associates provides a fresh approach to urban planning, a strong foundation in contemporary development practices, an insightful understanding of market and economic analysis, and an effective ability to conduct engaging community outreach. Our firm is able to meet the unique challenges of any planning assignment and develop creative solutions that ensure compatibility between both the existing and the new, and the built and natural environments.

Houseal Lavigne Associates provides services ranging from detailed economic analysis to long-term community visioning; from smaller site planning and design projects to larger regional studies; from creating exciting new transit-oriented development plans to revitalizing historic downtowns; and from shaping broad community strategies to creating context-sensitive zoning regulations.

Houseal Lavigne Associates consists of a team dedicated professionals experienced in community planning, urban design, and economic development. Our firm has worked with more than 250 communities in states across the country, providing professional planning services for both public and private sector clients.

Houseal Lavigne Associates is founded on a set of core principles that, when combined with our professional experience and expertise, creates a consulting firm that stands above the rest. These principles include Better Community Outreach, Commitment to Creativity, Graphic Communication, Technology Integration, and Client Satisfaction.

Approach to Planning

Our philosophy of community planning, visioning, goal setting, and implementation is built on a foundation of professional experience, sound planning and design practices, and a track record of award-winning projects. Our approach combines extensive community outreach and participation, highly illustrative and user-friendly maps and graphics, and utilization of cutting-edge technologies. Our process will help establish a community vision, set community goals, and foster community consensus. Our approach to this assignment will include and be guided by the following core principles, which will allow us to successfully engage the community, develop viable and visionary solutions, and comprehensively respond to local issues and needs.

Focus on Urban Planning and Community Development. Houseal Lavigne Associates specializes in community planning, urban design, and economic development. It is our focus, it is our passion, and it is our primary area of expertise. We are a specialized urban planning firm whose efforts are not diluted or compromised by bureaucracy or competing interests. Our focus and size allow us to provide the creativity, flexibility, and responsiveness needed to meet our clients' needs without wasting precious resources.

Foundation of Experience. Houseal Lavigne Associates has extensive experience in community planning, visioning and goal setting, implementation strategies, comprehensive planning, economic development studies, urban design, and more. We have directed, managed, and assisted with similar planning assignments for communities across the country.

Engaging Community Outreach. One of our greatest strengths is our ability to design and conduct engaging and effective community outreach. It is a vital part of all of our planning projects, and we believe it is a necessary component of any successful planning process. It is important that all interested persons have the ability to participate in the planning process and to know they have been heard. We believe strongly in fostering a stewardship for the community and achieving a high level of community consensus for planning initiatives.

Illustrative Format and Quality Graphics. All our projects incorporate a highly illustrative and graphic approach to communicating planning and development policies and recommendations. We have developed a distinct design approach to urban planning and community development projects which we incorporate into all of our projects. The results of this approach are reports and plans that are attractive, distinctive, and easy to use and understand.

Technology Integration. Integrating appropriate technologies can greatly improve the planning process and product. We specialize in the use of GIS, designing and hosting project websites, online surveys, keypad polling, and utilizing 3d rendering to improve planning and development concepts. Our maps and graphics are attractive and compatible with existing and developing information systems. When designed and managed appropriately, these technologies greatly improve communication and involvement with the public.

Vision, Creativity, and Innovation. We believe vision and creativity are among the most important components of good planning and design. Too often, vision and creativity are lacking in the planning process and final planning product. With the help of the community, we will establish a “vision” that captures the local spirit and character, while presenting new ideas and concepts for consideration. Our fresh approach to planning and development will broaden the range of available options and maximize the potential of community resources.

Targeted Implementation. Identifying the “next steps” to be taken is an important part of any good plan. Plans are not meant to sit idle on a shelf, but should be used on a regular and on-going basis as a foundation for decision-making. Our plans identify key implementation steps that should be taken to “jump start” the ultimate realization of a plan’s vision and recommendations. Implementation steps outline the projects and actions to be taken and identify responsibilities, timing, and funding options.

Commitment to Client Satisfaction. Our Firm’s primary focus is on client satisfaction. We pride ourselves on our professional relationships, reputation, and client references. We develop strong relationships with our clients and are often considered to be an extension of staff. We are responsive to clients’ concerns, we are available at anytime to assist with unforeseen events and issues, and we are committed to doing whatever it takes to serve the client. Many of our initial engagements result in long-term, on-going professional relationships with client communities.



RECENT AWARDS

2018

Special Achievement in GIS Award (Esri)
Oshkosh Corporation World Headquarters /
Lakeshore Redevelopment

VA APA - Commonwealth Plan of the Year Award
Bristol Comprehensive Plan

2017

IL APA - Outreach Award
Envision Oak Park Comprehensive Plan

2016

MN APA - Innovation Award
St. Cloud Comprehensive Plan

2015

MI APA - Daniel Burnham Award (Best Plan)
Imagine Flint Master Plan

2014

American Planning Association
National Planning Excellence Award
for an Emerging Planning & Design Firm

MI APA - Planning Excellence Award for Public
Outreach - Imagine Flint Master Plan

IA APA - Daniel Burnham Award (Best Plan)
Coralville Community Plan

2013

Kane County Plan of the Year Award
City of St. Charles Comprehensive Plan

2012

IL APA - Daniel Burnham Award (Best Plan)
Village of Downers Grove Comprehensive Plan

ACEC Illinois - Merit Award - Studies & Research
IL 47 Corridor Plan

2011

IL APA - Gold Award - Implementation
Village of Bartlett Town Center



JR ENGINEERING

TRANSPORTATION SERVICES

Roadway Widening / Additional Lanes

Intersection Improvements

Traffic Signal Design

Bridge Layout /Structural Engineering

Roundabout Design

Highway and Interstate Design

Pedestrian / Trail Design

Traffic Impact Studies

Landscape Architecture

Streetscape Design

JR Engineering

Since 1973, JR Engineering has successfully served a diverse set of small and large, public- and private-sector clients in Denver and throughout Colorado. Through its multi-discipline engineering capabilities, JR Engineering delivers a high-level of civil engineering and planning, construction services, landscape architecture, surveying, transportation, and water resource services.

Today, more than 40 years later, JR Engineering operates three offices, including Centennial, Colorado Springs, and Fort Collins, covering the Front Range of Colorado and southern Wyoming, into the mountains and west slope of Colorado.

Whether a municipality or private developer, contractor or owner, JR Engineering's staff of talented and experienced engineers, surveyors, landscape architects and support personnel enables them to respond quickly to challenging assignments, aggressive project schedules, and changing project scopes

Within the last 10 years, JR Engineering's Transportation Group has designed over 40 miles of municipal and county roadways with associated storm drainage systems, bridges, and over 100 intersections. These projects have ranged from small \$50,000 intersection improvement projects to large arterial roadways, such as our recent \$80 million 104th Avenue Corridor Improvement project for the City of Commerce City, CO.

JR Engineering's Transportation Group has a strong focus on county and municipal roadway and intersection projects, and have the experience and knowledge required to lead these types of projects. Recent clients include the City of Colorado Springs, PPRTA, City of Commerce City, City of Thornton, City of Greenwood Village, City of Northglenn, and the City of Westminster. Many of these roadway projects have involved the Colorado Department of Transportation (CDOT) funding and required us to follow CDOT Local Agency procedures, including CDOT Right of Way plan format, CDOT utility and environmental clearance requirements, and CDOT structural bridge design.

PROJECT EXPERIENCE

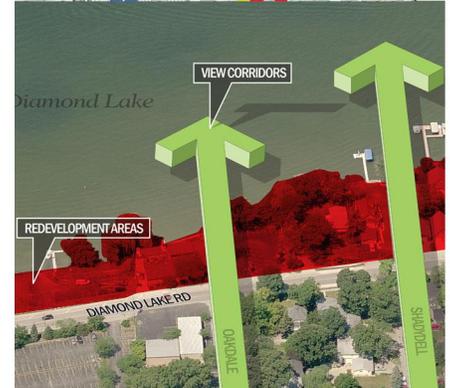
Houseal Lavigne Associates has established itself as one of the top planning firms in the United States and strengthens communities through creative, dynamic, and viable approaches to planning, design, and development. From developing implementable comprehensive plans, fostering innovative community involvement programs, crafting integrated in-fill and development strategies, revitalizing downtowns and subareas, providing high-quality, diversified parks, recreation, and open space systems, to creating context-sensitive zoning regulations, Houseal Lavigne Associates provides the expertise necessary to improve the relationship between people and their environment.

In the last 14 years, Houseal Lavigne Associates has worked with more than 250 communities throughout the country to produce over 350 plans. We have directed more than 70 comprehensive plans, over 25 parks, recreation, and open-space plans, 35 downtown plans, 17 TOD plans, 40 special area plans, and much more. Our national experience includes planning, design, market study, economic development, and zoning assignments in Colorado, Alabama, Arkansas, Connecticut, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Minnesota, Missouri, Nebraska, Nevada, North Carolina, Ohio, Oklahoma, Tennessee, Virginia, and Wisconsin.

Comprehensive Plan Experience

The list below outlines our experience updating Comprehensive Plans. Communities for which we have prepared Comprehensive Plans include, but are not limited to:

- Ardmore, OK
- Aurora, CO
- Battle Creek, MI
- Bentonville, AZ
- Brentwood, MO
- Benton Harbor, MI
- Brownsburg, IN
- Bristol, VA
- Carpentersville, IL
- Cary, IL
- Coralville, IA
- Countryside, IL
- Crest Hill, IL
- Crothersville, IN
- Culver, IN
- Downers Grove, IL
- Eden Prairie, MN
- Edinburgh, IN
- Elgin, IL
- Fairview Heights, IL
- Flint, MI
- Forest Park, IL
- Fort Lupton, CO
- Frederick, CO
- Galesburg, IL
- Gardner, KS
- Geneva, IL
- Glen Ellyn, IL
- Greater Bridgeport Region, CT
- Greenwich, CT
- Grundy County, IL
- Harwood Heights, IL
- Hawthorn Woods, IL
- Hudson, OH
- Itasca, IL
- Jackson, MO
- Jackson, TN
- Kenilworth, IL
- Lincolnwood, IL
- Lynwood, IL
- Mahomet, IL
- Mattoon, IL
- Marion, IA
- Melrose Park, IL
- Montgomery, IL
- Morton Grove, IL
- Mundelein, IL
- Muskogee, OK
- New Buffalo, MI
- Niles, IL
- Northbrook, IL
- Oakbrook Terrace, IL
- Oak Creek, WI
- Oak Park, IL
- Palos Heights, IL
- Palos Park, IL
- Pingree Grove, IL
- Pleasant Hill, IA
- Plainfield, IN
- Richton Park, IL
- River Forest, IL
- Schaumburg, IL
- St. Charles, IL
- South Beloit, IL
- Streamwood, IL
- St. Cloud, MN
- Sugar Grove, IL
- Tipton County, IN
- Tipton, IN
- Walker, MI
- Westmont, IL
- Wilmette, IL
- Whitting, IN
- Windsor, CO



City of Aurora, Colorado Comprehensive Plan

As the new Comprehensive Plan for the City of Aurora, Colorado, Aurora Places provides a place-based “road map” for the city as it transitions from a Denver suburb to one of the largest and most diverse big cities in the United States. With outreach conducted in six languages and reaching thousands of residents, this Comprehensive Plan directed by **Houseal Lavigne Associates** establishes ten placetypes that collectively represent every part of the city as it exists today and as it is planned for the future. The plan is built upon seven core principles which arose from the extensive community engagement, including: strong economy, diverse and equitable city, housing for all, healthy community, thriving environment, easy mobility, and an authentic Aurora.

Foreign-Born (Populations over 200)

UK, ex England and Scotland	204
Other Northern Africa	211
Bosnia and Herzegovina	213
Taiwan	217
Pakistan	219
Romania	219
Haiti	222
Indonesia	224
Other Eastern Asia	227
Uzbekistan	231
Oceania, n.e.c.	254
Cambodia	259
Fin	266
Poland	290
Kyrgyz	304
Colombia	314
England	332
Morocco	336
Armenia	361
Afghanistan	372
Other Western Africa	402
Jamaica	445
Japan	475
Sudan	477
Other Eastern Africa	486
Other South Central Asia	576
Thailand	577
Canada	595
Nepal	596
Other Middle Africa	605
Eritrea	702
Russia	708
Germany	755
Nigeria	766
Burma	830
Peru	885
Ukraine	922
India	976
Honduras	981
China, ex Hong Kong, Taiwan	1,076
Ghana	1,084
Guatemala	1,433
Philippines	1,480
Vietnam	2,151
Korea	2,293
El Salvador	2,454
Ethiopia	2,984
Mexico	2,984

AURORA PLACES planning tomorrow's city
Source: Who is Aurora Report

Neighborhood Diversity

- Black or African American
- American Indian or Alaska Native
- Asian
- Native Hawaiian or Pacific Islander
- Some Other Race
- Two or More Races
- White or Caucasian

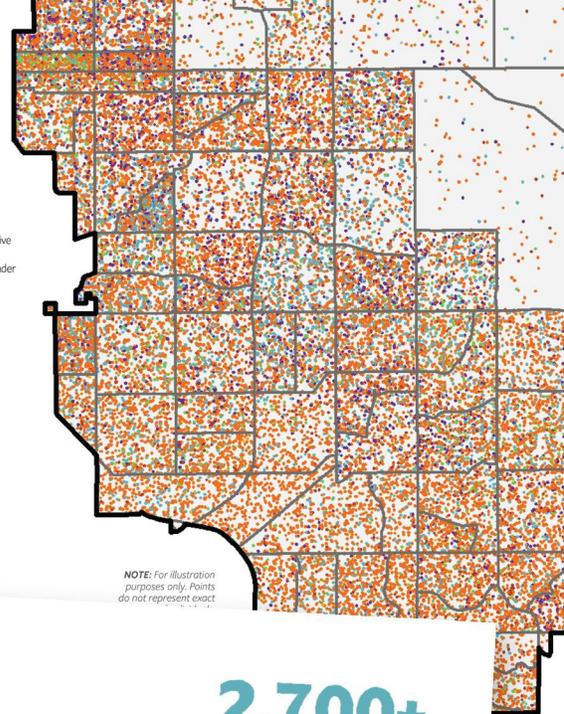
1 point = 10 individuals

Source: Who is Aurora Report

160

Over 160 languages spoken in the Aurora public schools

Source: Who is Aurora Report



NOTE: For illustration purposes only. Points do not represent exact locations.

AURORA PLACES

planning tomorrow's city

COMMUNITY CONVERSATION

2,700+

Aurora Places team has engaged more than 2,700 residents, businesses and city staff in the making of this plan.

800

RESPONSES

The online survey generated almost 800 responses.

500

MAP POINTS

The team used iMap, a web-based application developed by Houseal Lavigne Associates, for the public to plot issues and opportunities in Aurora. The community mapped more than 500 streets, issues, and concerns.

TRANSPORTATION FRAMEWORK



- ### ROADWAY HIERARCHY
- Highway
 - Major Arterial
 - Four Lane Collector
 - Two Lane Collector
 - Travel Lane Buffer
 - Interchange
 - Circle Separation

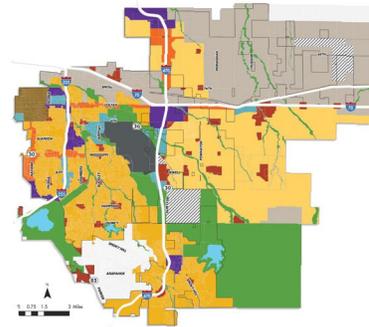
AURORA PLACES planning tomorrow's city

PLACETYPE PLAN

There are 10 placetypes throughout the city that address common land uses, including residential, commercial, open space, and community facilities. The placetype map is intended to direct general location of each placetype and not necessarily the land use designation of specific parcels. Information available in the Planning and Development Services Department concerning how placetypes might best correspond to individual districts in the Zoning Code.

Areas designated as Special Use zones in certain land use or other use, location, design or otherwise. A significant change of land use or occupation into the city of these properties may require amendment of the comprehensive plan.

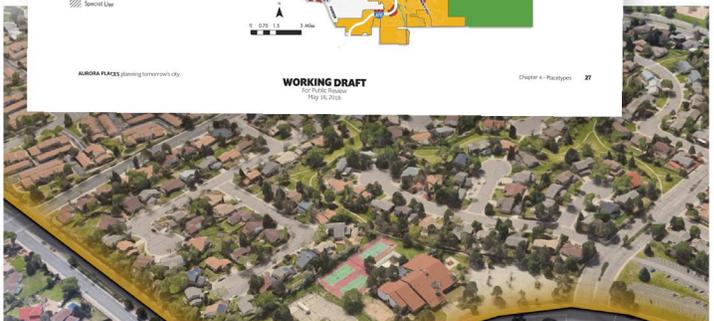
- ### PLACETYPES
- Original Aurora
 - Established Neighborhood
 - Emerging Neighborhood
 - City Center
 - Commercial Hub
 - Urban Center
 - Innovation Campus
 - Industrial Hub
 - Healthy City
 - Urban Green Space
 - Special Use



WORKING DRAFT

May 15, 2024

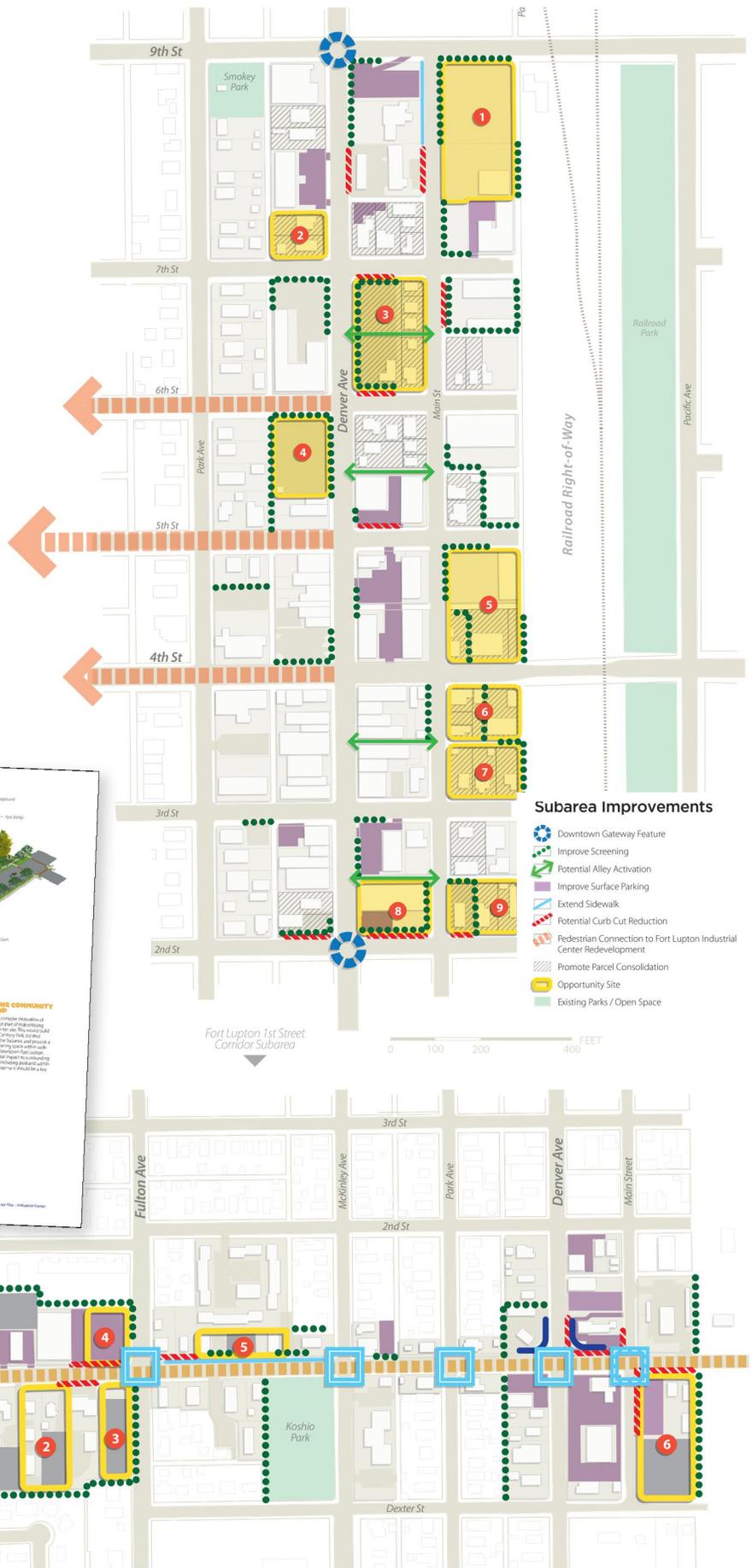
Chapter 4 - Placetypes 37



City of Fort Lupton, Colorado Comprehensive Plan

The City of Fort Lupton anticipates rapid growth in the near future due to its location at the intersection of two important highway systems, the presence of the oil and gas industry within its vicinity, and rapid development in neighboring communities. Additionally, new and exciting commercial development projects have begun moving into the City, which promises to diversify the existing employment and retail base currently within Fort Lupton.

Houseal Lavigne Associates, with subconsultant **JR Engineering**, developed a Comprehensive Plan, as well as separate Parks and Trails and Transportation Plans, which focused on shaping the City as a premier destination of the Front Range. The Plan provided a framework, through market studies and land use developments, for capturing anticipated growth by targeting investment on strategic corridors and subareas. In addition, the plan provided recommendations on showcasing Fort Lupton's cultural, historical, and natural resources to attract visitors and families.



MARKET & DEMOGRAPHIC ANALYSIS

POPULATION TRENDS

The City of Fort Lupton's population is an important measure against which to measure growth. The population increased from 2000 to 2010. The population is projected to increase to 11,171 by the year 2025.

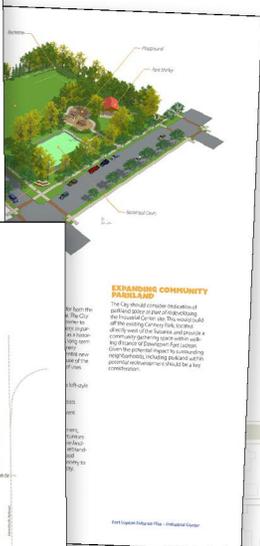
This roughly a 10 percent increase from 2000 to 2010. The population is projected to increase to 11,171 by the year 2025. This represents a 10 percent increase from 2000 to 2010.

Age
The median age increased to 34.5 from 33.1 in 2000 to 34.5 in 2010. The City's population is expected to increase from 10,524 to 11,171 by the year 2025. The population is projected to increase to 11,171 by the year 2025.

Fort Lupton	2000	2010	2025	Percent Change
Population	7,000	7,974	11,171	158.2%
Households	3,000	3,200	4,500	50.0%
Average Household Size	2.33	2.49	2.49	0.0%
Median Age	33.1	34.5	34.5	0.0%
Median Household Income	27,000	30,000	35,000	29.6%

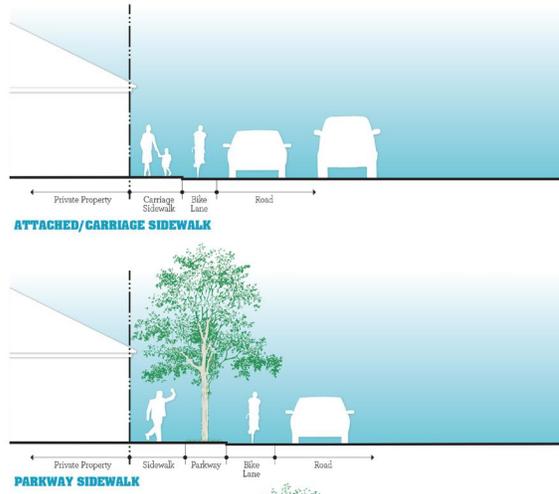
Greater MSA	2000	2010	2025	Percent Change
Population	210,000	240,000	300,000	42.9%
Households	80,000	85,000	110,000	37.5%
Average Household Size	2.62	2.81	2.73	-2.9%
Median Age	35.1	36.1	36.1	0.0%
Median Household Income	40,000	45,000	50,000	25.0%

Denver MSA	2000	2010	2025	Percent Change
Population	2,800,000	3,000,000	3,500,000	25.0%
Households	1,000,000	1,050,000	1,300,000	30.0%
Average Household Size	2.80	2.86	2.69	-6.3%
Median Age	34.5	35.5	35.5	0.0%
Median Household Income	50,000	55,000	60,000	20.0%



Town of Frederick, Colorado Comprehensive Plan

In the early 2000's, Colorado's Front Range experienced tremendous growth, causing communities to reevaluate their growth strategies, development priorities, and housing plans. In 2015, the Town initiated a process to readdress its growth management strategy, particularly in relation to housing. The team of **Houseal Lavigne Associates** and subconsultant **JR Engineering** were hired to prepare a detailed analysis of Frederick's existing, planned, and platted housing and residential development. Based on growth projections and infrastructure capacity, a recalibration of development priorities was established for areas within the Town's municipal boundaries, limiting unnecessary expansion into new growth areas. This direction was incorporated into a new Comprehensive Plan, supported by extensive community outreach and coordination with service providers, to develop a community strategy to accommodate growth and capitalize on economic development opportunities, while minimizing demand on City resources.



Sidewalks and Pedestrian Network

On some neighborhood or local levels, the sidewalk networks can be found to be complete and well connected. The Town has an existing policy to incrementally replace aging sidewalk infrastructure with new ADA compliant improvements. Nevertheless, with the variety in age of housing stock and sporadic development pattern, there are portions of Frederick's sidewalk network that are incomplete. Separated by spans of rural roadway sections, the Town lacks continuity for a pedestrian traveler to traverse all of its reaches.

The most significant pedestrian gap is the 3-mile stretch of SH 52 between Aggrate Blvd. and Colorado Blvd. While attached sidewalks have been constructed along SH 52 between the I-25 Frontage Roads, the extension of pedestrian infrastructure on this stretch of roadway in the form of a sidewalk or trail would connect Downtown and the Legacy Trail with residential areas such as Wyndham Hill and emerging commercial areas at the SH 52/I-25 interchange. The Town should prioritize pedestrian infrastructure on SH 52 as part of the capacity improvement project.

EXISTING ROADWAY NETWORK

Other regional east-west routes include Tipton Hwy, Grading Hollow Hwy, and Bella Rosa Hwy. These routes are key to connecting the west end of the town with the east end. Bella Rosa Hwy provides access to the downtown area of Frederick. Tipton Hwy also provides access to the downtown area of Frederick. Bella Rosa Hwy is a major east-west route that plays an important role in connecting the two communities. Transportation is provided at SH 144 and SH 124.

Jurisdiction

Certain roadways within Frederick fall under the jurisdiction of either the Town or the Colorado Department of Transportation (CDOT) and subsequent projects involving these roads require close coordination with state agencies. The Town's jurisdiction over roads is limited by the public use and maintenance of the roads. The Town's jurisdiction over roads is limited by the public use and maintenance of the roads. The Town's jurisdiction over roads is limited by the public use and maintenance of the roads.

Functional Classification

All roads within the Town of Frederick are classified according to a functional group that is based on elements such as the number of travel lanes, traffic volume, level of service, and usability. The Town's roadways are divided into the following functional classification categories:

- Local with Attached Sidewalk - Residential
- Local with Disrupted Sidewalk - Residential
- Commercial/Downtown with Parking Our Side
- Commercial/Downtown with Parking Both Sides
- Collector
- Arterial
- Major Arterial

and Specialization include the following typical uses and activities:

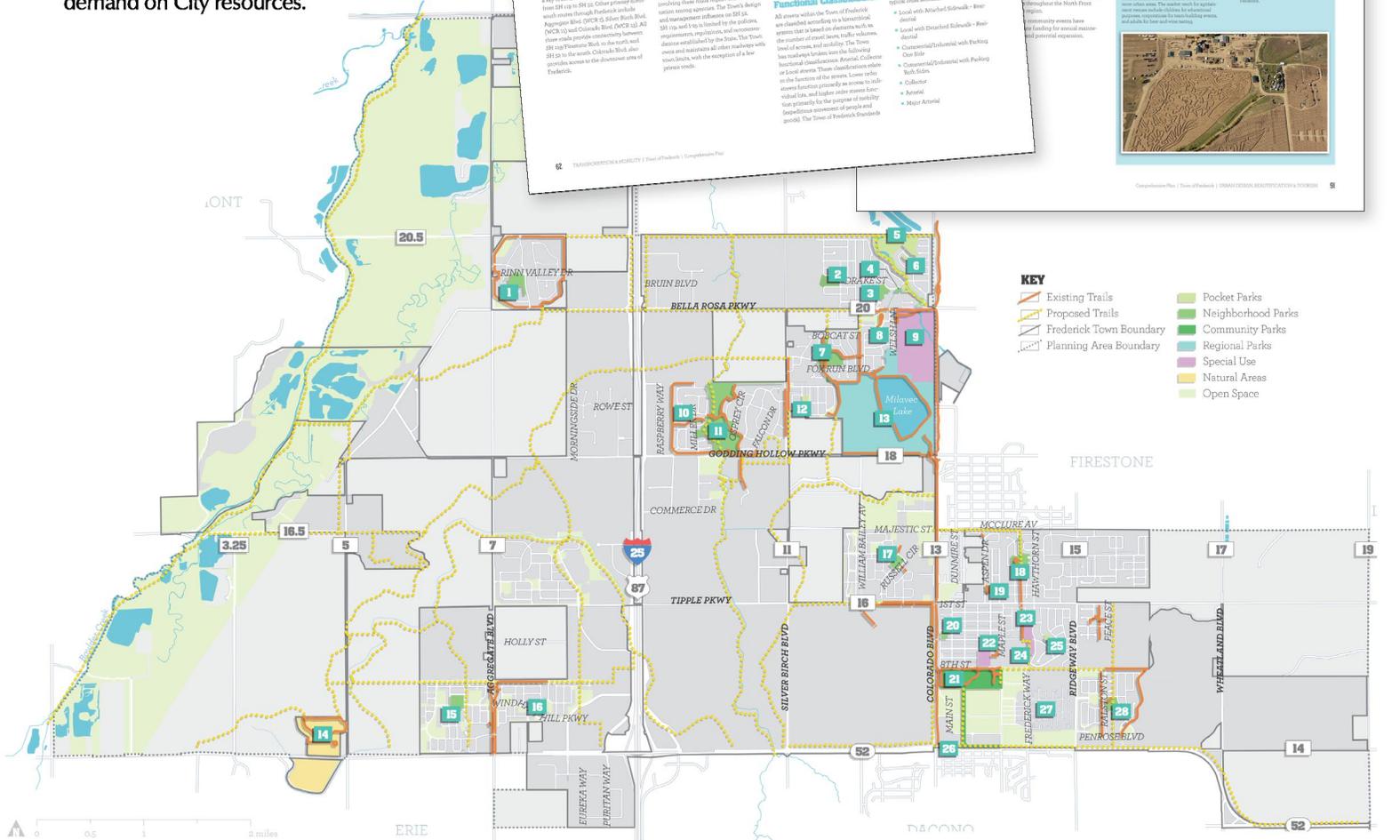
- Look with Attached Sidewalk - Residential
- Local with Disrupted Sidewalk - Residential
- Commercial/Downtown with Parking Our Side
- Commercial/Downtown with Parking Both Sides
- Collector
- Arterial
- Major Arterial

AGRICULTURE

Agriculture also refers to an activity, usually of commercial and rural, involving the raising of livestock, and the growing of crops, fruits, and other agricultural products. It is a primary industry in many areas and is a major source of income for many people. Agriculture is a key component of the local economy and is a major source of income for many people. Agriculture is a key component of the local economy and is a major source of income for many people.

Based on Frederick's existing community, the Town has a variety of agricultural and rural lands. The Town should consider the following:

- Consider the use of existing agricultural lands for residential and commercial development projects.
- Work with local farmers and ranchers to ensure that their lands are protected and that they are able to continue their operations.
- Work with the Colorado Department of Agriculture to ensure that agricultural lands are protected and that they are able to continue their operations.



KEY

- Existing Trails
- Proposed Trails
- Frederick Town Boundary
- Planning Area Boundary
- Pocket Parks
- Neighborhood Parks
- Community Parks
- Regional Parks
- Special Use
- Natural Areas
- Open Space

Town of Windsor, Colorado Windsor Comprehensive Plan

The Town of Windsor, Colorado, a burgeoning municipality located in Colorado's northern Front Range, is experiencing the pressures of rapid growth and development. To address the anticipated population expansion, **Houseal Lavigne Associates**, with transportation planning provided by subconsultant **JR Engineering**, was brought in to develop a Comprehensive Plan focusing on strategic growth management, land use, and transportation strategies aimed at balancing a complex mix of land uses including heavy manufacturing, trucking, and freight rail alongside, while minimizing impacts to residential neighborhoods and municipal infrastructure and services. The strategies serve to promote downtown redevelopment as well as protect environmental assets such as the scenic Poudre River and local bluffs and arroyos. The Comprehensive Plan leverages Windsor's history and rural landscape to strengthen Town's identity as safe and community-oriented, while offering a variety of cultural, recreational, and natural destinations.



Vision

This vision statement is written as a retrospective five 20 years into the future, looking back on Windsor's progress as a community.

New residential growth has helped to support Windsor's local downtown and emerging commercial areas. Downtown remains the heart of Windsor serving as a civic and cultural hub. Its streets and businesses are teeming with activity. It is supported through mixed-use and multi-family housing, increased connections to Windsor Lake and a new lift facility in the future, the town has successfully diverted truck traffic from Main Street, moving a safe pedestrian oriented neighborhood that is easily accessible through the sidewalks. Similarly, at the intersection the area has opened into a budding commercial and employment district draws visitors from the north Front Range region and is supported by integrated and adjacent high-density. Windsor has developed a strong employment center with diverse range of businesses that lend to a dynamic and local economy. The high-growth corridor is regional at while the Great Western Industrial Park has seen from growth due to its access to rail and designated truck route.

Zoning Code Update

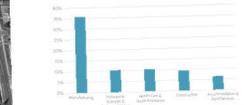
Adoption of the Comprehensive Plan should be followed immediately by update of the town's development codes and zoning regulations, subdivision regulations, and other changes to the town's Zoning Chapter may include the refinement of existing uses to address height, bulk, and other standards, as well as permitted uses. Potential amendments include the development of new zoning districts, non-conforming uses, further, zoning districts that offer greater design specificity and/or development programs. As the vision for the community evolves, the town should periodically review and update its land use regulations and standards to ensure a robust and effective tool to envision the vision outlined in the Comprehensive Plan.

LAND USE/ZONING ALIGNMENT

- Key
- High-Density
- Medium-Density
- Low-Density
- Community
- Employment
- Industrial
- Other



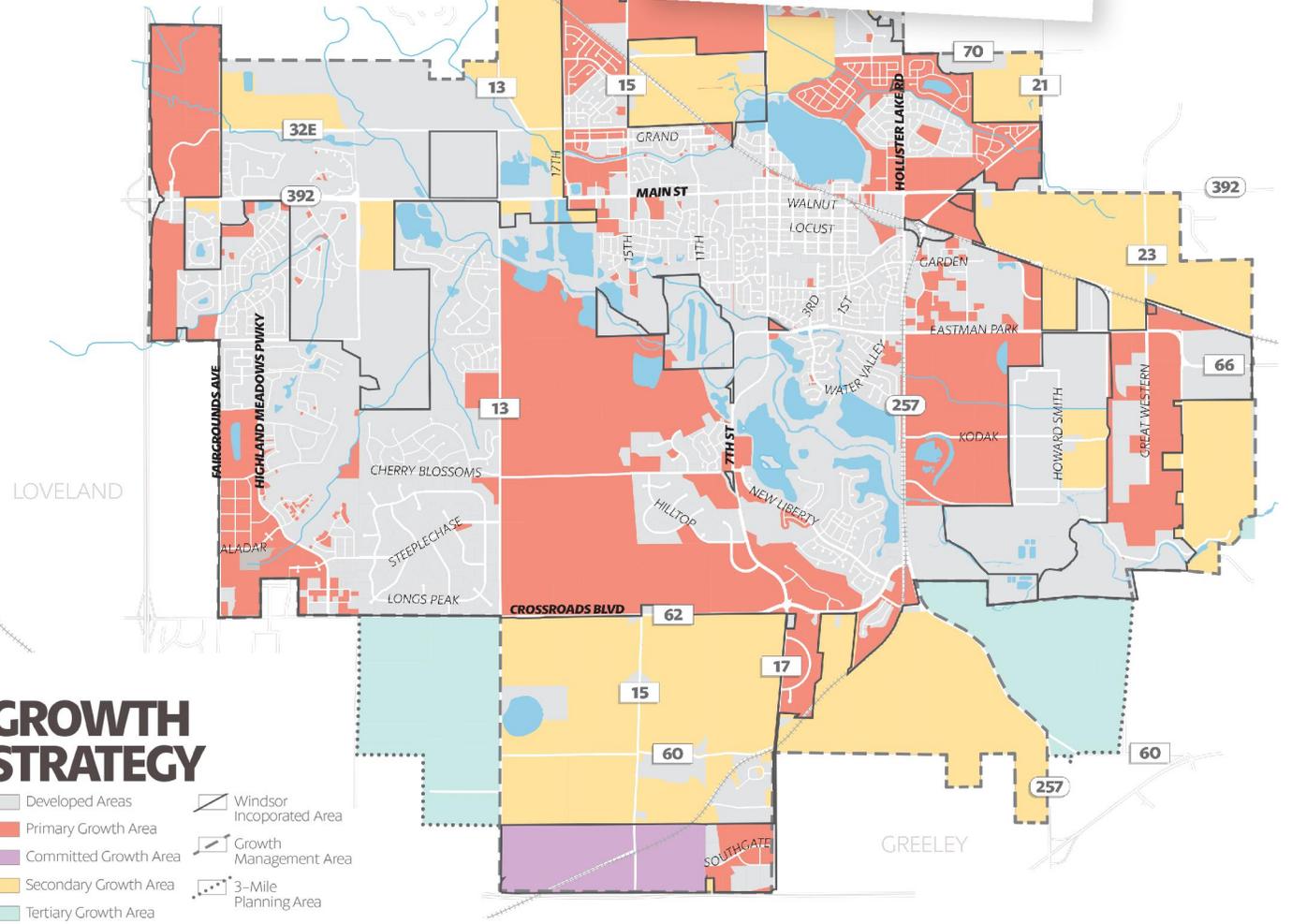
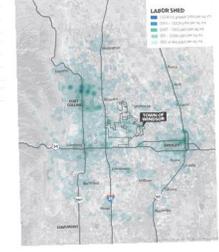
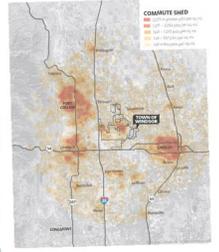
Top Five Industries (2011)



Job Growth (2013-2023)

Industry	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Manufacturing	1,200	1,300	1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200
Construction	800	850	900	950	1,000	1,050	1,100	1,150	1,200	1,250	1,300
Retail	600	620	640	660	680	700	720	740	760	780	800
Healthcare	400	420	440	460	480	500	520	540	560	580	600
Education	300	310	320	330	340	350	360	370	380	390	400

Inflow/Outflow Job Counts (2011)



GROWTH STRATEGY

- Developed Areas
- Primary Growth Area
- Committed Growth Area
- Secondary Growth Area
- Tertiary Growth Area
- Windsor Incorporated Area
- Growth Management Area
- 3-Mile Planning Area

City of St. Cloud, Minnesota Comprehensive Plan & Downtown Subarea

With a vibrant Downtown along the Mississippi River, a thriving local economy, and home to a major university, St. Cloud is a community that has strong foundation upon which to plan for its future. The City's new comprehensive plan, directed by **Houseal Lavigne Associates**, focuses on revitalizing the core neighborhoods, guiding investment in the commercial corridors and employment areas, enhancing multi-modal connectivity, and establishing a strong economic development strategy. Rich in graphics and illustrations, the Plan includes a detailed Downtown Plan and Division Street Corridor Plan that enhances urban design, sense of place, and overall functionality. The Plan also identifies development opportunity catalyst sites and provides a development program and development visualization for market viable concepts.



North Downtown Riverfront Catalyst Site

Site Characteristics

- Size: 27,000 SF/1.6 acres
- Parcels: 7
- Zoning: It is Multi-Family Residential Development, in High Rise Multi-Family Residential District
- Existing Development: 90-unit apartment building (public housing), historic mixed use building two multi-family buildings, light industrial business, undeveloped right-of-way.

Design Considerations

As a result of these various design considerations, development of the North Riverfront site requires a piecemeal approach where development of one component is not dependent on another.

1. Located adjacent to the Mississippi, this site presents an opportunity to create a development that takes advantage of its riverfront access and location within the Downtown and proximity to the River's Edge Convention Center.

2. The site is selected by actively used railroad and utility right-of-way that limit development parcel assembly opportunities. A subdivision that is located at 5th Avenue and 2nd Street N must remain, but will be reduced in size.

3. The approximate location of the Riverfront site is shown.

Proposed Redevelopment Concept

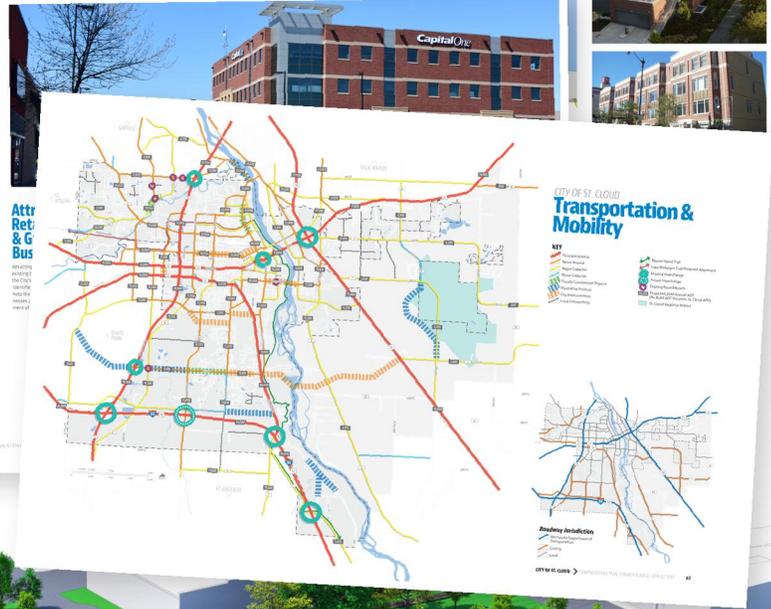
- **Hotel - 6-8 stories, 62-93 rooms**
A hotel with a lobby, restaurant, and event space on floors. The hotel would have a strong orientation to the river with meeting and event space with riverfront views.
- **Mixed Use - 3-4 stories, 20-30 units**
12,000 square feet commercial.
A new mixed use building of similar intensity to the adjacent Center Building. Office or retail located on the ground floor with residential units on the upper floors.
- **Multi-family - 5-6 stories, 70-86 units**
Assembly and redevelopment of two existing two-story multi-family properties with more intense multi-family development. Leverage grade change to accommodate multi-level, underground parking with residential units on upper floors gaining views of the riverfront. Redevelopment of these properties would allow for the relocation of the Beaver Island Trail to its originally preferred alignment as an at-grade path along the riverfront north of 2nd Street N.
- **Parking - Surface lots, on-street, and structured**
Overall, each development component would provide sufficient on-site or related off-street parking. Existing on-street parking on 5th Avenue would likely be converted to angle or parallel parking to facilitate street use.



Case Study: Business to Business, Buying Local in Detroit

By creating a network of local businesses, the city can create a more resilient and vibrant economy. This case study highlights the success of the Detroit Business to Business program, which has helped to create a strong local business community.

D2D
Connecting Detroit, business by business.

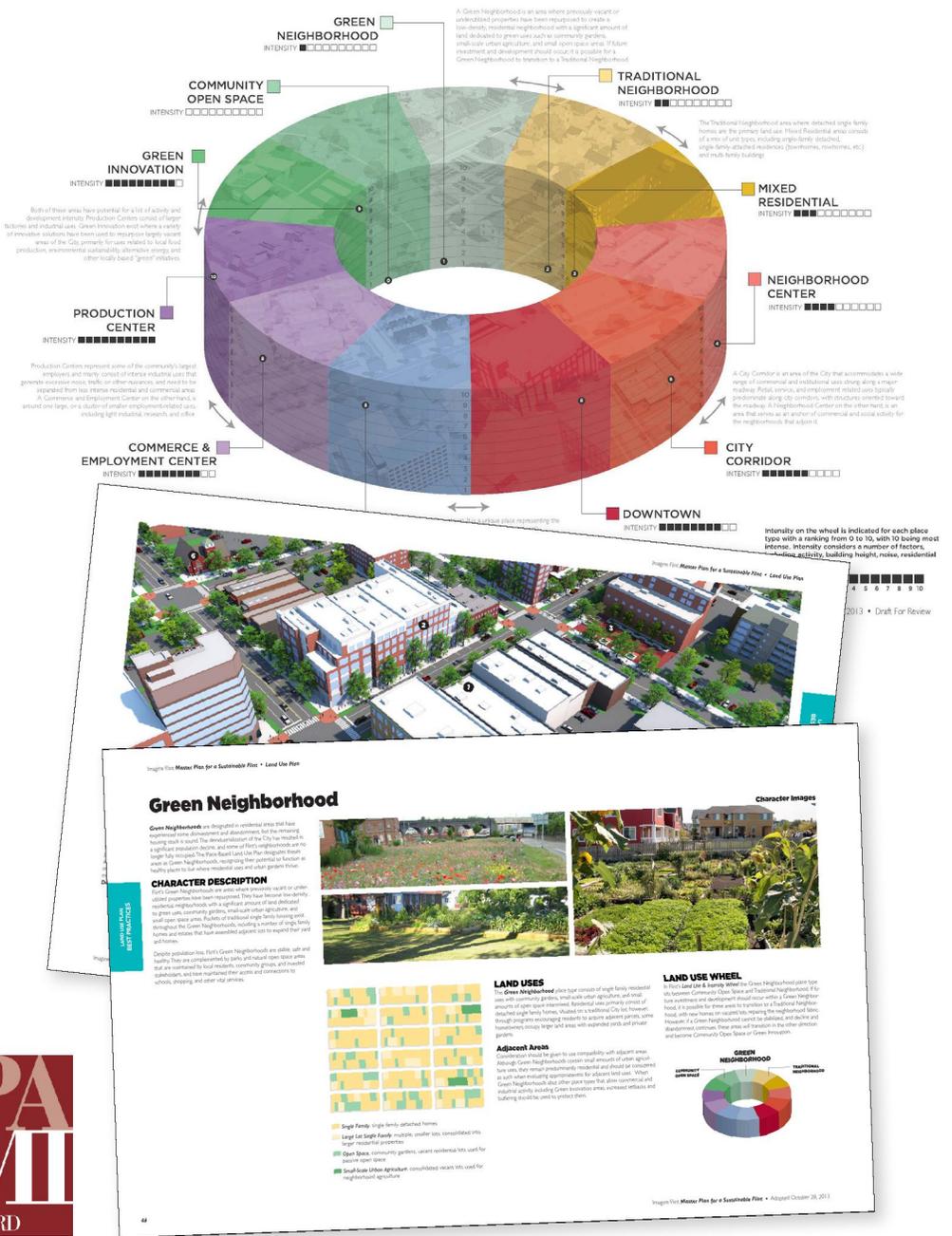


North Downtown Riverfront Conceptual Visualization

City of Flint, Michigan Flint Master Plan

Undertaking a planning effort the scale of which the City has never experienced, the Flint community is developing its first comprehensive plan in nearly 65 years – Imagine Flint. The Master Plan, developed by **Houseal Lavigne Associates**, focuses on the neighborhood unit as the essential and most important community building block, the City of Flint is forging a new direction for the community that has lost 50% of its population in the last 50 years (from 200,000 to 100,000). A central feature of the Imagine Flint Master Plan is the use of an innovative ‘placemaking’ approach to land use planning that builds on the idea of establishing unique and desirable places.

The City of Flint is in the process of updating its zoning ordinance and the placemaking approach has enabled a more seamless integration of land use and development regulations with Master Plan recommendations. The place types identified in the Land Use Plan are now serving as the foundation for future zoning districts and form-based overlays that together, prescribe the desired development, permitting it to occur in appropriate areas throughout the City.



IMAGINE FLINT MASTER PLAN FOR A SUSTAINABLE FLINT

ADOPTED OCTOBER 28, 2013 • HOUSEAL LAVIGNE ASSOCIATES

City of Oshkosh, Wisconsin Oshkosh Master Plan & Redevelopment Plans

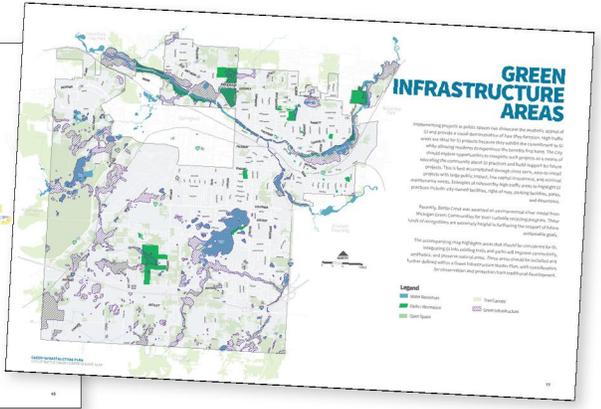
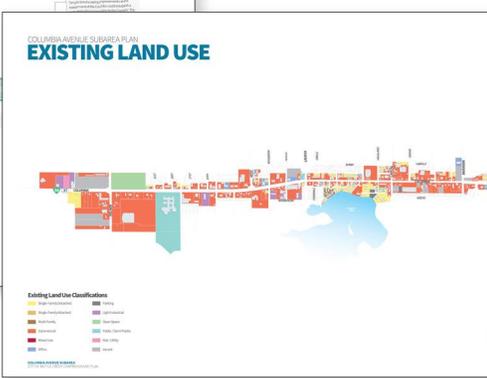
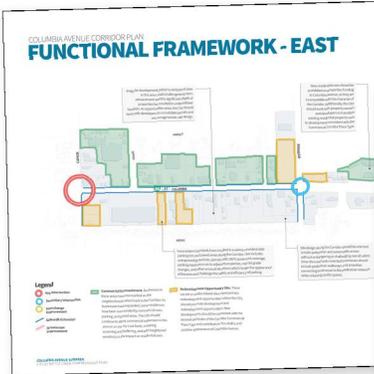
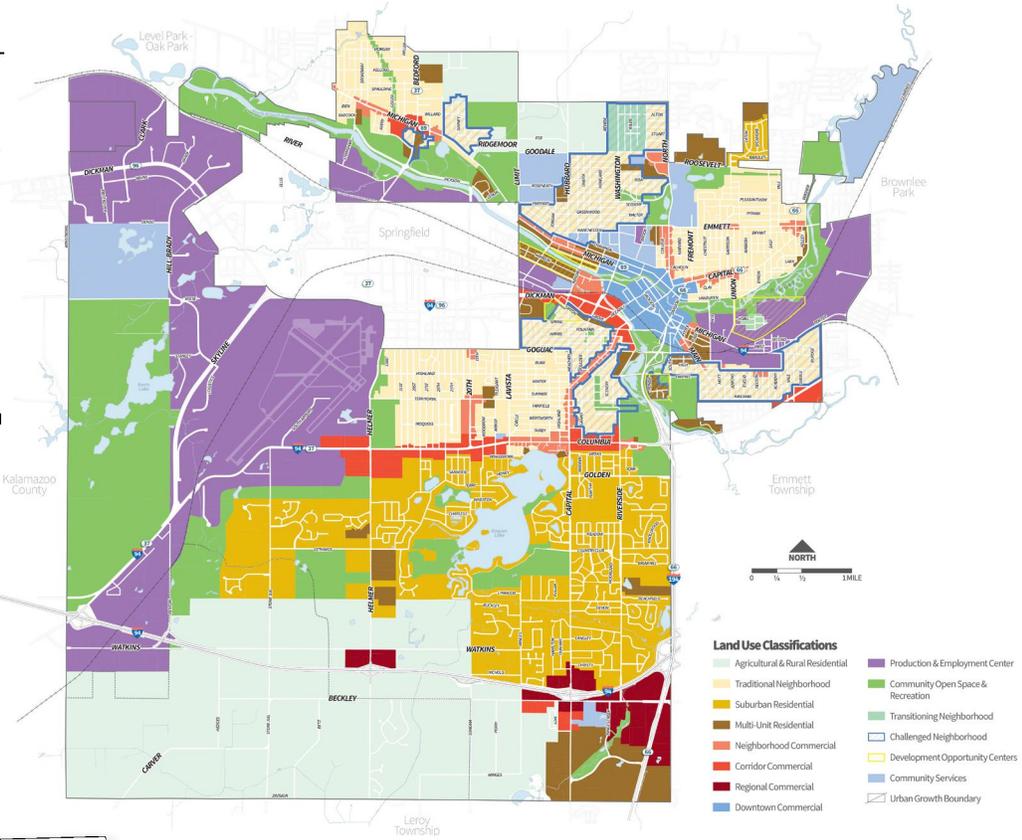
The Oshkosh Master Plan started as a downtown study that expanded to include two significant redevelopment plans. The Master Plan organized this waterfront Downtown into ten distinct functional areas, establishing a unique character, design guidelines, development priorities, and strategies for each. The Plan reimagined a vacant old industrial waterfront site to help the city respond to “long shot” Milwaukee Bucks opportunity. By crafting a redevelopment plan for the Sawdust District, a multi-use entertainment district concept, the City was able to make the “long shot” a reality, and the City landed the professional basketball team facility. Building off the success of attracting a minor league team, the City of Oshkosh set out to retain Oshkosh Corporation (which has several locations scattered throughout the community) by identifying and visualizing a potential location for the Fortune 500 company’s new Global Headquarters. Using CityEngine and the firm’s extensive experience in site planning and 3d visualizations, the City of Oshkosh secured the bid to retain Oshkosh Corporation with plans to break ground in 2018.



- 1. Pedestrian gathering area
- 2. Pierwalk as promenade
- 3. Open space and trails
- 4. Condos
- 5. Existing boat ramp
- 6. Existing boat docks
- 7. Pedestrian bridge connecting to the Pierwalk as promenade
- 8. Existing boat storage area
- 9. Existing marina
- 10. Pierwalk for the temporary stadium, trails, and open space
- 11. Temporary stadium (potential permanent facility)
- 12. Parking for the permanent stadium and open space
- 13. Parking deck for permanent stadium, increased lot fill, trails and open space
- 14. Permanent stadium
- 15. Trails and open space
- 16. Hotel / resort
- 17. Access point to elevated boardwalk
- 18. Condos
- 19. Restored native planting area, trails, and waterfront access
- 20. Pedestrian bridge
- 21. Parking deck (temporary - elevated)
- 22. Parking for stadium and indoor use maintenance along Main Street
- 23. Plaza and open space
- 24. Mixed use development (commercial/residential on the ground floor with office/residential above)
- 25. Primary entry to retail & office building
- 26. Elevated walkway
- 27. Case A office building
- 28. Public space overlooking the waterfront and downtown. Connects to Mixed Use HR development along Main Street
- 29. Gateway Station and plaza space overlooking the entrance into the Sawdust District
- 30. Pedestrian bridge connecting Sawdust District to downtown Oshkosh and waterfront trails

City of Battle Creek, Michigan Comprehensive Plan

Battle Creek, dubbed “Cereal City”, is a regional economic center in Western Michigan and is the location of Kellogg’s Cereal global headquarters. In 2015, the City of Battle Creek partnered with **Houseal Lavigne Associates** to update their Master Plan to provide direction for future development and investment. The new Master Plan places strong emphasis on land use and development in a post-recession era, and promotes an urban growth boundary to combat sprawl and direct investment to the city’s established core. A detailed corridor plan provides specific actions and improvements for Columbia Avenue, an aging auto-oriented corridor, including a redevelopment concept for a key intersection. The Master Plan also includes recommendations for Battle Creek’s green infrastructure, helping the City address stormwater and local flooding.



REDEVELOPMENT CONCEPT

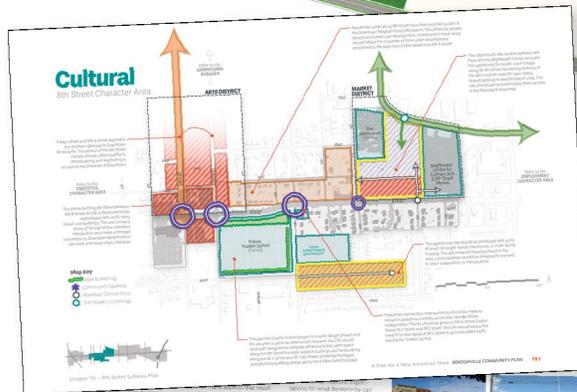




City of Bentonville, Arkansas Comprehensive Plan

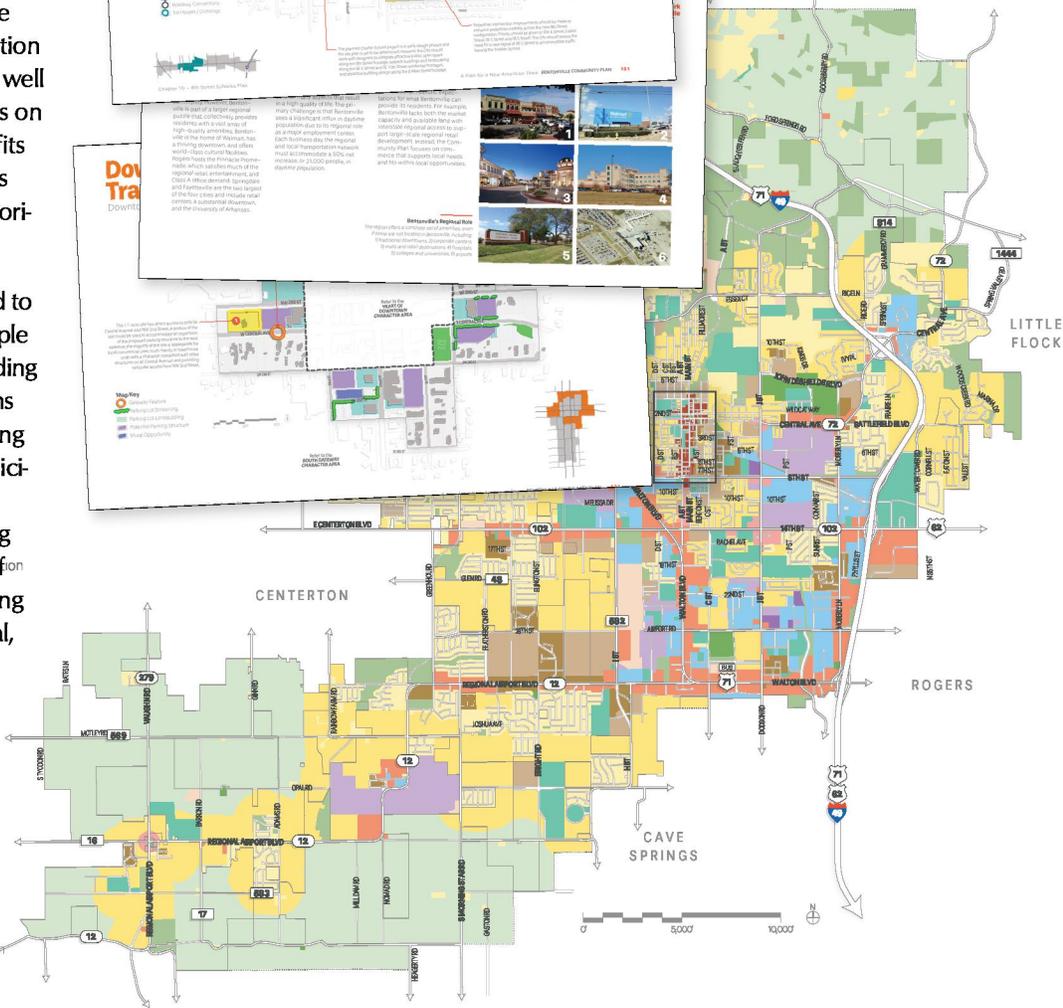
The Bentonville Community Plan, developed by **Houseal Lavigne Associates**, is the City's guidebook for becoming the model of a new American town. In 1950 Bentonville became the hometown of the original Walton's 5&10 with its small-town, middle-America charm. Since the opening of the first store Walmart has grown into the global retail chain, Walmart, and Bentonville has grown right along with it. The City has experienced an exponential population flux since 2000 that is expected to continue well into the 2030s. The Community Plan focuses on directing that growth in a manner that benefits the existing residents as well as the newcomers, all while maintaining its historical, and eclectic charm.

To do so, a Strategic Growth Plan was utilized to inform where and how the influx of new people and proprietors should locate into the expanding City. It identifies short- and long-term decisions that account for a multitude of factors including transportation and infrastructure access, municipal service locations, quality of life amenities, and costs for the City. This calculated planning approach helps Bentonville take advantage of existing resources while identifying and utilizing new opportunities to further its recent cultural, economic, and environmental successes.



Land Use Plan

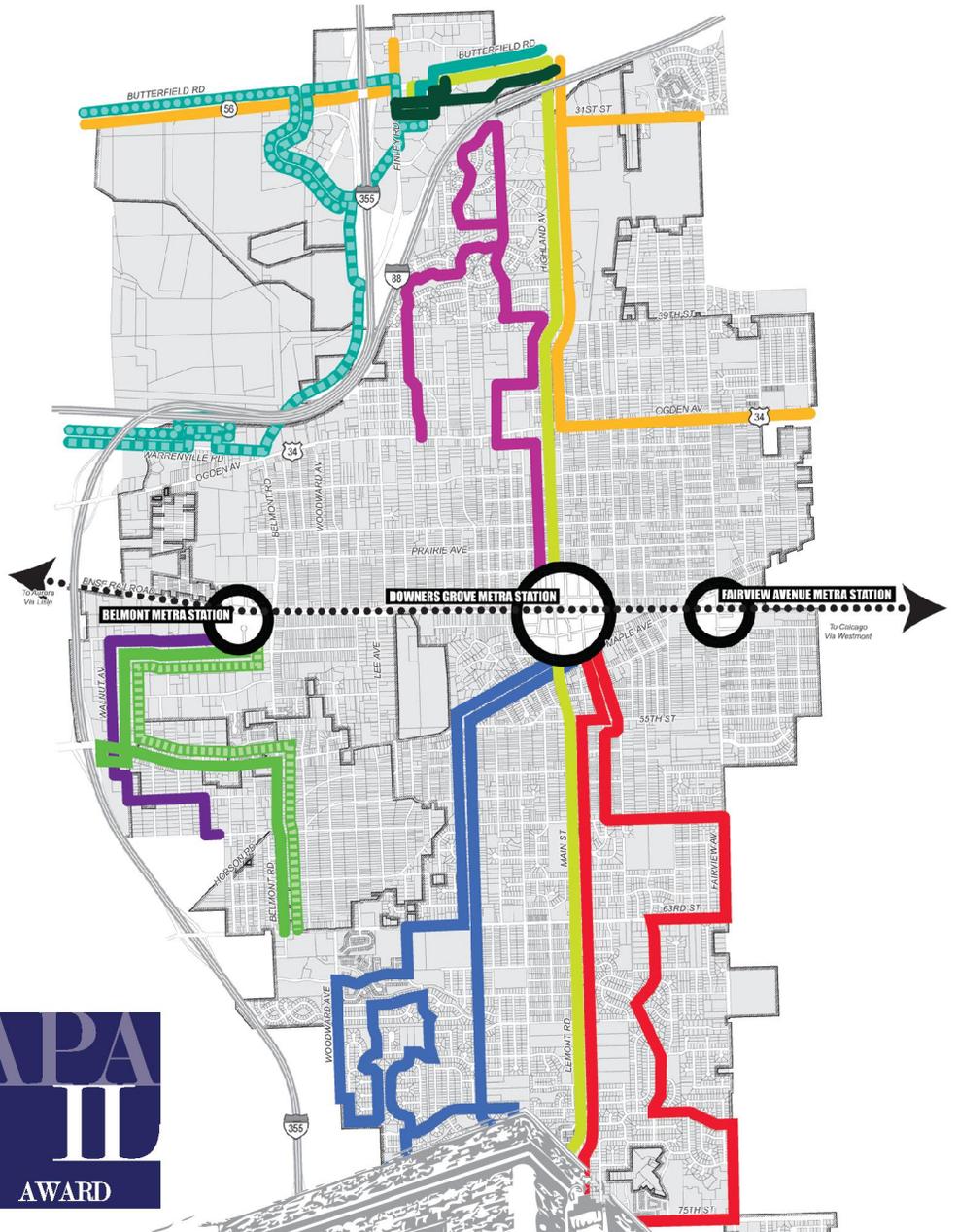
- Map Key**
- Bentonville's Municipal Boundary
 - Planning Area
 - Rural / Agricultural
 - Estate Residential
 - Single-Family Residential
 - Townhomes / Duplex Residential
 - Multi-Family Residential
 - Downtown Commercial
 - Neighborhood Commercial
 - General Commercial
 - Office
 - Public / Semi-Public
 - Light Industrial
 - Heavy Industrial
 - Parks
 - Open Space
 - Utility / Transportation



Village of Downers Grove, Illinois Comprehensive Plan

Building on the success of the Total Community Development 3 (TCD3) process, an extensive eight-month community outreach campaign involving more than a thousand residents and used as a foundation for prioritizing community issues and objectives, **Houseal Lavigne Associates** directed the update of the Downers Grove Comprehensive Plan. The Plan provides detailed recommendations for several sub-areas within the Village, including the Downtown and the Ogden Avenue Corridor, as well as plans for all areas of the Village, including land use and development, transportation, community facilities, environmental features and open space, and much more. Since the last Plan's adoption in 1965, the Village has experienced significant population growth, as well as socio-economic and physical changes.

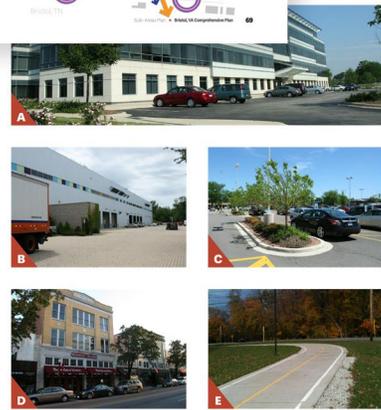
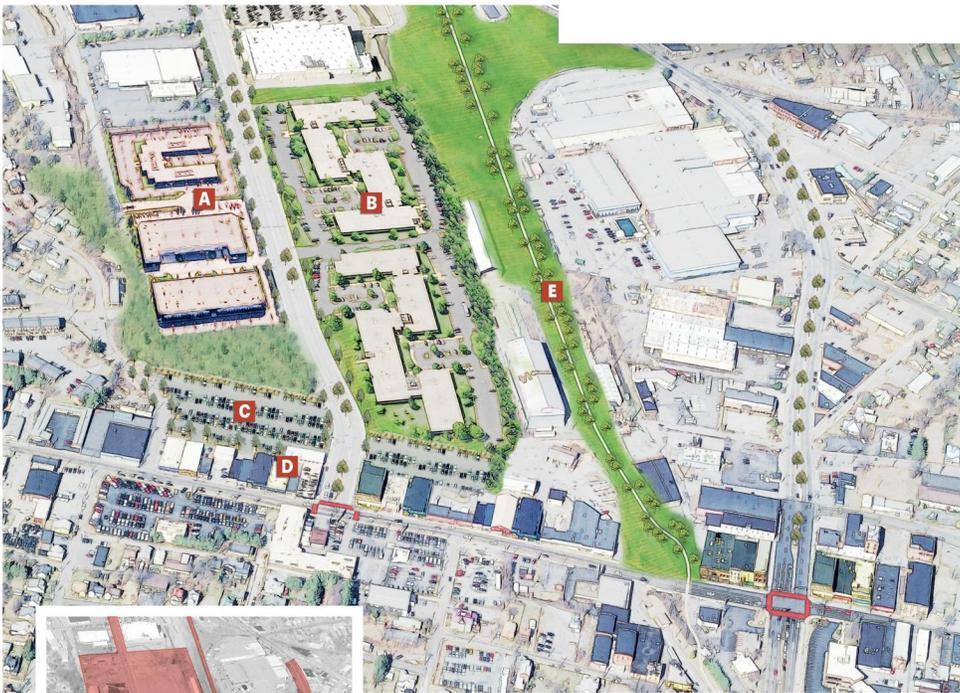
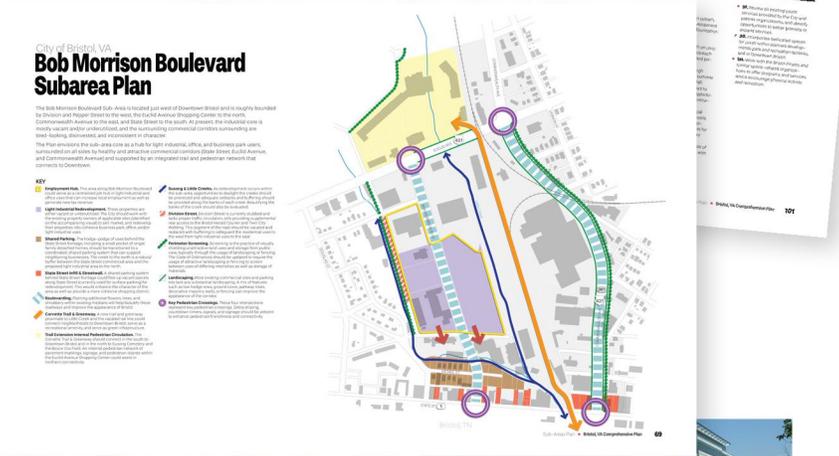
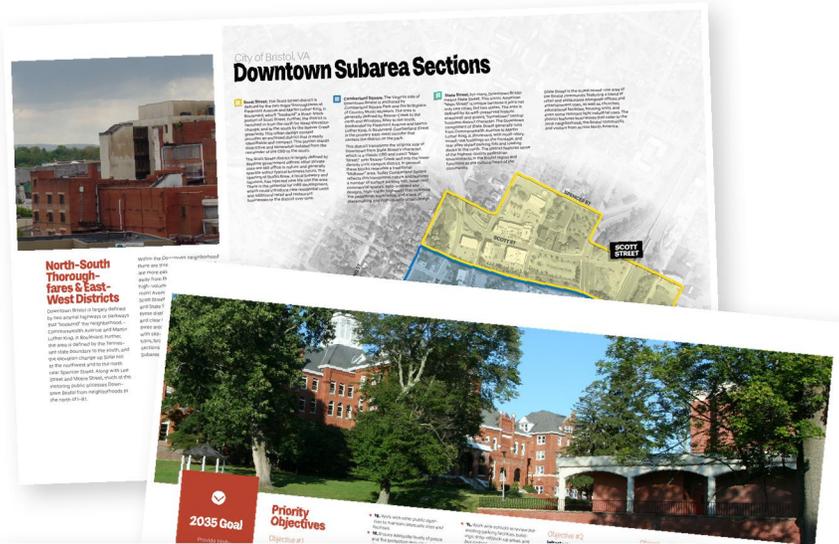
The Plan was created to better address the changing needs of the Village's commercial and industrial areas while protecting and enhancing its attractive and well established residential neighborhoods. In 2012 the Downers Grove Comprehensive Plan received the Daniel Burnham Award by the Illinois Chapter of the American Planning Association for the best Comprehensive Plan in the State.



City of Bristol, Virginia Bristol Comprehensive Plan

The City is located along the Virginia/Tennessee state line with the Downtown being uniquely divided between Bristol, Virginia and Bristol, Tennessee. **Houseal Lavigne Associates** was retained by the City of Bristol, Virginia to prepare the City's new Comprehensive Plan. The Plan, which recieved the Commonwealth Plan of the Year Award by the Virginia APA in 2018, incorporated extensive community outreach and included regular interaction with an Advisory Committee and with City staff and officials throughout the planning process.

The City has many assets to build off of, but faces several challenges in the future. It is currently in the process of building out a new retail center "The Falls" which has required significant city investment. The plan addresses strategies and recommendations for maximizing success of the development which will be extremely important to the City's future from both a planning and financial perspective. Other issues addressed include repositioning of a closed college campus and aging shopping mall and maintenance within the City's many different residential neighborhoods. Separate detailed subarea plans were prepared for key locations including the Downtown.



The Future of Bob Morrison Boulevard: A Visualization

The image to the left visualizes the recommendations detailed on pp. 68-72. Recommended improvements include:

- New infill development along State Street, converting underutilized parking lots into structures with a mix of retail and service uses;
- Shared parking lots behind business along State Street, allowing businesses greater parking volume;
- Enhanced buffers between proposed light industrial developments and the surrounding residential and commercial areas;
- Medians and parkway trees along Bob Morrison Boulevard and Commonwealth Avenue;
- Reconfigured intersections with pedestrian amenities such as paved crosswalks, countdown timers, and signage;
- Creation of the Corvette Trail;
- Beautification of unsightly properties with landscaping, groundcover, and lawn areas; and
- Siting developments to avoid conflicts with the existing floodplain.



City of Hudson, Ohio Comprehensive Plan & Downtown Plan

The City of Hudson is an affluent municipality located in Northeastern Ohio in close proximity to both Akron and Cleveland. **Houseal Lavigne Associates** was engaged by the city to prepare a new comprehensive plan while concurrently developing a plan for the expansion of their very successful Downtown. The planning process included working with separate Comprehensive Plan and Downtown Plan steering committees in addition to extensive community outreach. A major complexity in the Downtown Plan involved identifying uses had to remain on the 35 acre site as well as those that had to or should be relocated, including a public works and school bus facility.

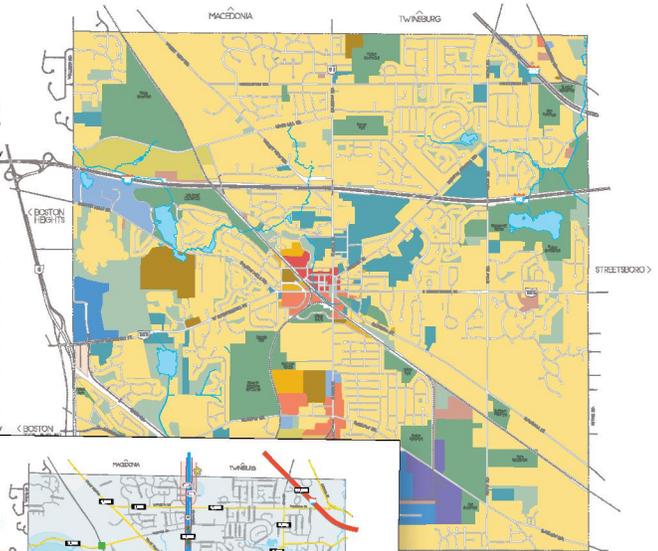
The final plan includes an assessment of development potential, build out scenarios, a 3D model, and the creation of several different concept plans. Adopted in December 2015, the plan has been used as a tool to solicit developers to the site.

LAND USE PLAN

The Land Use and Development Plan identifies desired future land uses for all areas within the City of Hudson and provides a framework to guide future planning and land use policy decisions. It supports a healthy backdrop of land uses that contribute to make Hudson an attractive place to live and work, while preserving Hudson's historic character and small-town charm. The City of Hudson remains the heart of the city, with commercial and office uses clustered along main corridors. State and local officials have identified neighborhoods as the building block of the community with an adequate mixture of smaller and denser residential units to help diversify the stock. Employment areas in the south accommodate a diverse array of businesses and support new concepts.

MAP KEY

- Single Family Detached**
Single family detached homes are generally housing units with one or two units and are the predominant land use within Hudson.
- Single Family Attached**
Single family attached homes include townhomes, rowhomes or duplexes, and are typically located within or near Downtown Hudson, main corridors, and commercial areas.
- Multi-Family**
Multi-family residential developments, condominiums and townhomes. They should be located within or near Downtown Hudson, main corridors, and commercial areas, and should be designed to enhance the quality and appearance of Hudson's neighborhoods.
- Community Use**
The City of Hudson uses designated Downtown Hudson areas to attract or encourage uses that are vibrant and valuable to the community.
- Commercial**
Commercial uses include a variety of uses that are designed to attract or encourage uses that are vibrant and valuable to the community, including retail, service, and office uses. Office uses are also appropriate within the designated Downtown Hudson areas.
- Interchange Commercial**
The planning area is designated Downtown Hudson and is intended to attract or encourage uses that are vibrant and valuable to the community.
- Office**
Office uses are appropriate within the designated Downtown Hudson areas.
- Neighborhood Office**
This category includes desirable accommodations for Hudson's business parks that are generally located in the industrial and office uses with a suburban-like or campus-like setting.
- Industrial**
Industrial uses include high-intensity uses such as processing, manufacturing, storage, or distribution of goods.
- Parks and Recreation**
Parks and recreation areas include grounds used for leisure and recreation, including golf courses, fields, tennis playgrounds, and golf courses.
- Open Space**
Open spaces are natural areas that are not suitable for development due to flooding or topographical issues, water conservation, or other reasons.
- Industrial-Residential**
The Hudson City Public Land Use is composed of industrial and residential uses that are located in the Hudson City area.
- Waterfront**
Waterfront uses include water and related uses, including waterfront parks and recreation.
- Plan**
This category is a special land use category.



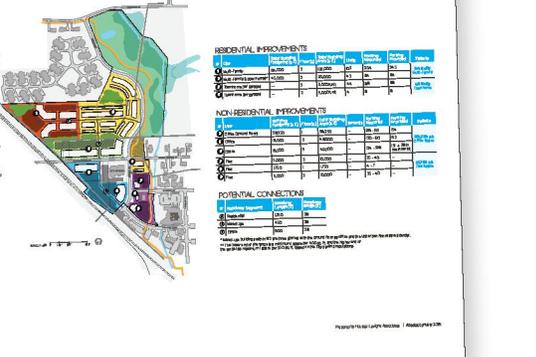
MOTORIZED TRANSPORTATION PLAN

The Motorized Transportation Plan identifies the need for quality transportation services to support the growth and development of the City of Hudson. The plan identifies the need for quality transportation services to support the growth and development of the City of Hudson.



LAND USE FRAMEWORK

The Land Use Framework provides an overall vision and detailed concept plan depicting a desirable development program for the project study area. However, flexibility should be maintained and the City should remain responsive to the market. Building sizes and footprints will likely vary between the proposed development program within this plan and what is eventually constructed.



DOWNTOWN PHASE II PLAN ILLUSTRATIVE CONCEPT - PERSPECTIVE RENDERING

The Downtown Phase II Plan provides an overall vision and detailed concept plan depicting a desirable development program for the project study area. However, flexibility should be maintained and the City should remain responsive to the market. Building sizes and footprints will likely vary between the proposed development program within this plan and what is eventually constructed.

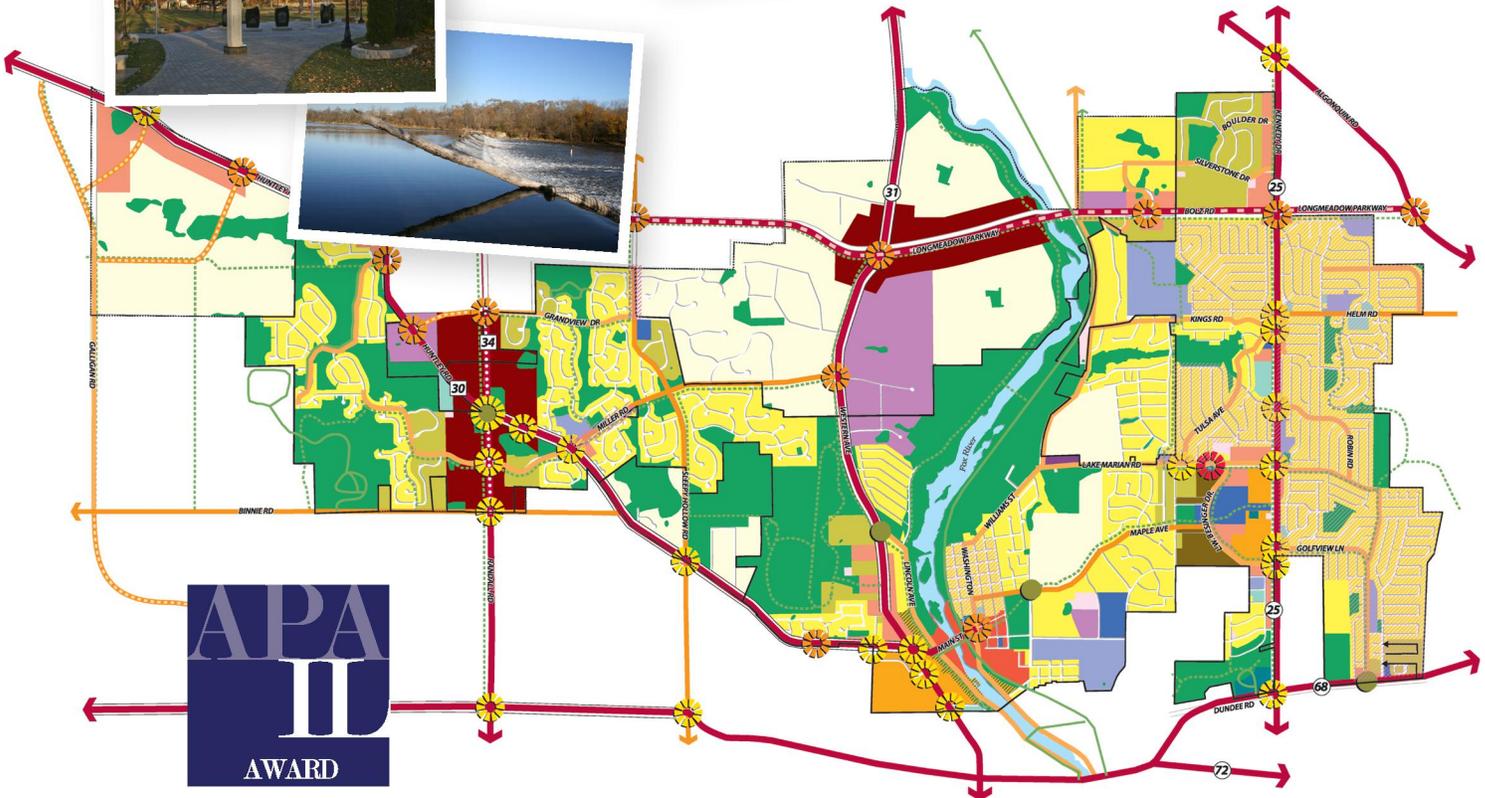
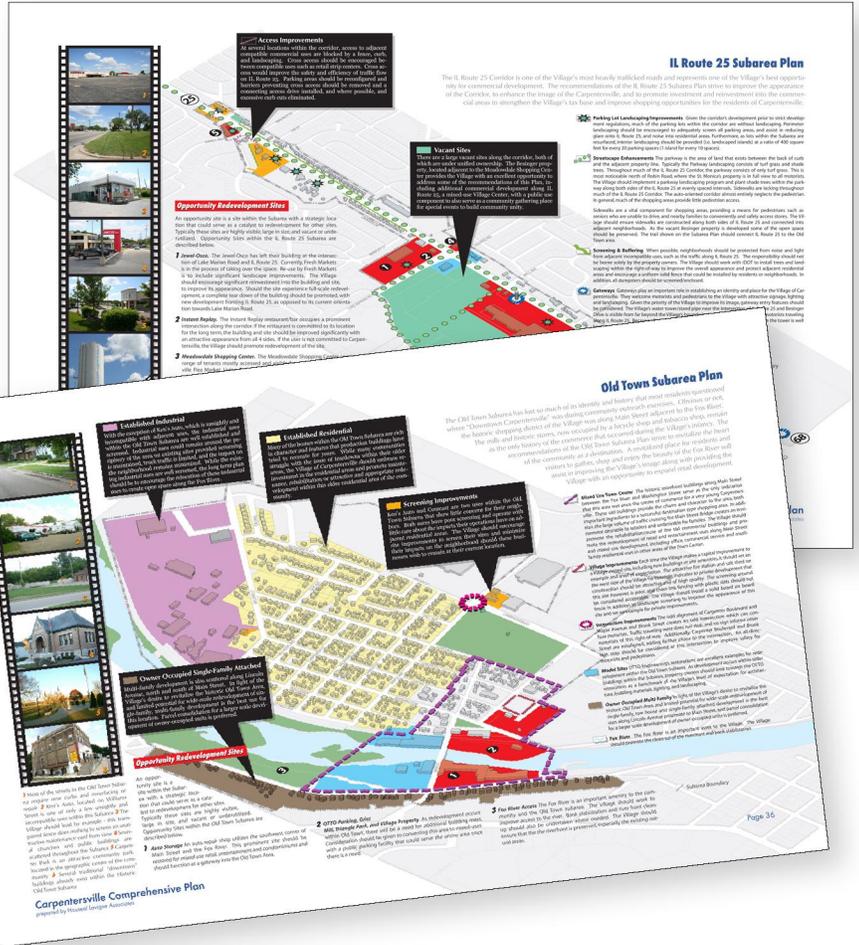


KEY IMPROVEMENTS

- Existing Overhead Power Lines (to remain)
- New Regional Trail Alignment - The proposed regional trail alignment is integrated into the overall redevelopment of the Phase II study area. Construction requires new off-road trails, improvements to existing public sidewalks, and removal of excessive pavement to make way for the new trail alignment.
- Connected open space and trail network for institutional, residential and commercial development
- Townhomes (2-story)
- Native restoration area
- Multi-family (3-story)
- Unified Sidewalk Network
- Office with residential above (3-story)
- Owen Brown Street Rail Viaduct - The narrow right-of-way under the rail viaduct inhibits safe and efficient traffic flow along Owen Brown Street. The City should add a traffic signal to limit traffic flow to one direction at any given time.
- Office (3-story)
- Windstream Offices - Portions of the Windstream offices will remain in the Phase II study area. The existing Windstream parking lot would need to be reconfigured to accommodate the circulation needs of the proposed offices.
- Key intersection enhancements including decorative pavers, crosswalks, and pedestrian signal features
- Pedestrian plaza space and outdoor seating area
- Townhome (2-story)
- Coordinated Streetscape - Phase II should create an inviting pedestrian environment by installing street trees and pedestrian amenities such as benches, tree gates, trash receptacles and decorative crosswalks.
- Shared parking with consolidated access points to create a pedestrian friendly environment
- Flex Use (2-story)
- Landscape screening and berm to buffer adjacent uses
- Flex Use (1-story)
- Office (3-story)
- Existing Overhead Power Lines (to remain)
- Flex Use (2-story)
- Shared parking with consolidated access points to create a pedestrian friendly environment

Village of Carpentersville, Illinois Comprehensive Plan

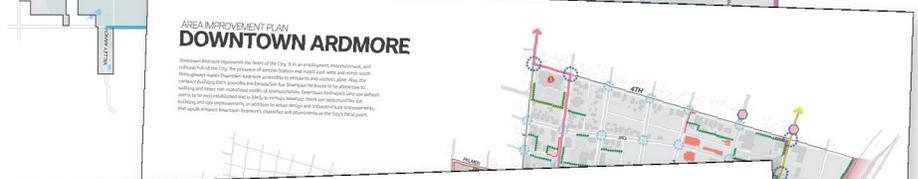
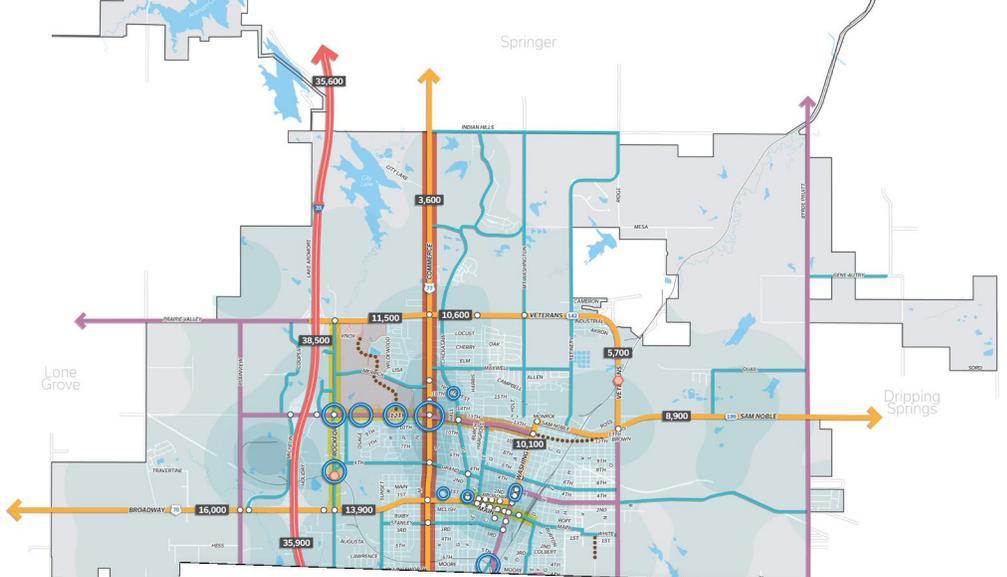
The Carpentersville Comprehensive Plan won the American Planning Association's Illinois Chapter Award for "Best Plan." The Plan, prepared by **Houseal Lavigne Associates**, included a detailed Downtown Plan along with four other subarea plans to provide more specific recommendations and policies for key locations within the Village. The planning process incorporated bilingual outreach efforts, including English and Spanish surveys, workshops, interviews, articles, and Project Website information. The Plan carefully planned the growth areas around key environmental and ecological features, and targeted existing built areas for revitalization and enhancement.



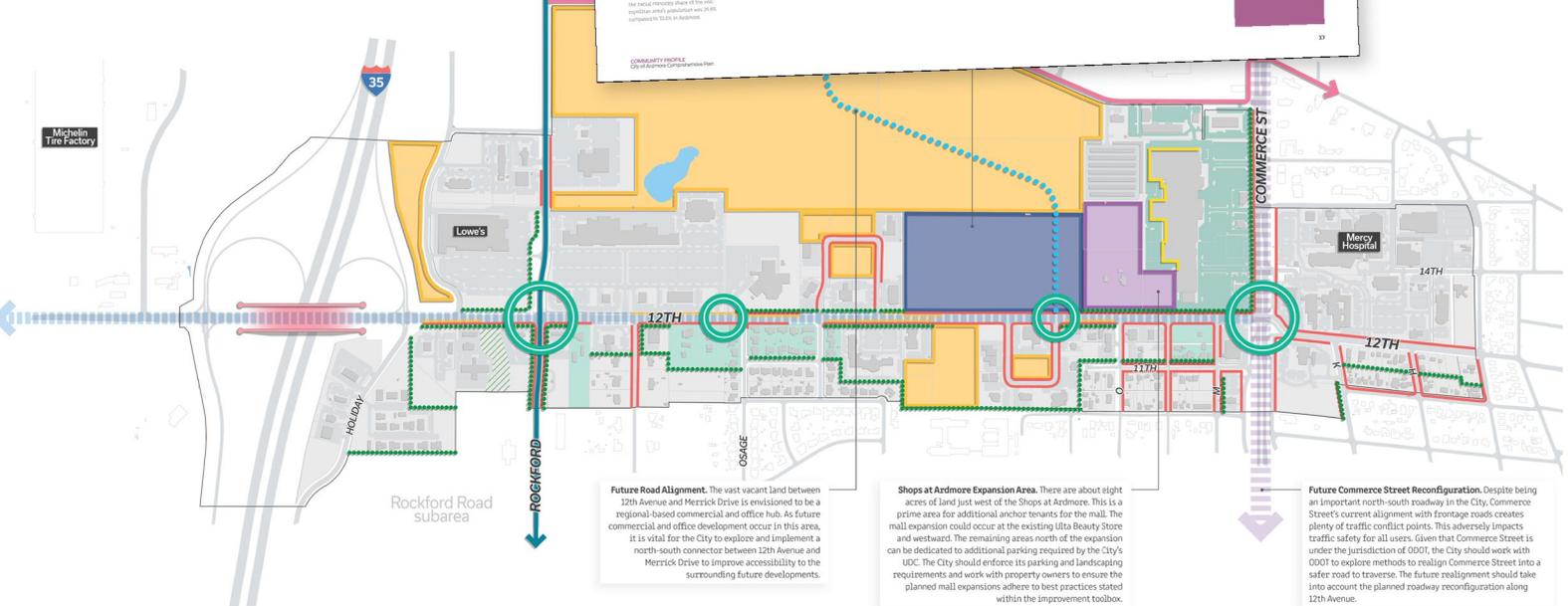
City of Ardmore, Oklahoma Comprehensive Plan

The City of Ardmore is the largest established community within the Oklahoma side of the multi-county "Texoma" region. To maintain growth and development and to spur reinvestment in commercial areas, the City engaged **Houseal Lavigne Associates** to prepare a long-range comprehensive plan. The Comprehensive Plan also includes detailed plans for the City's key commercial corridors: Downtown Ardmore, 12th Avenue, and Rockford Road.

The planning process included an analysis of existing conditions, public workshops, interviews, focus groups, and an interactive project website, which featured sMap - an online community issues mapping tool. A community visioning workshop was also held to inform the vision, goals, objectives, and policies of the Comprehensive Plan.



AREA IMPROVEMENT PLAN 12TH AVENUE



Future Road Alignment. The vast vacant land between 12th Avenue and Merrick Drive is envisioned to be a regional-based commercial and office hub. As future commercial and office development occur in this area, it is vital for the City to explore and implement a north-south connector between 12th Avenue and Merrick Drive to improve accessibility to the surrounding future developments.

Shops at Ardmore Expansion Area. There are about eight acres of land just west of the Shops at Ardmore. This is a prime area for additional anchor tenants for the mall. The mall expansion could occur at the existing Ulta Beauty Store and westward. The remaining areas north of the expansion can be dedicated to additional parking required by the City's UDC. The City should enforce its parking and landscaping requirements and work with property owners to ensure the planned mall expansions adhere to best practices stated within the improvement toolbox.

Future Commerce Street Reconfiguration. Despite being an important north-south roadway in the City, Commerce Street's current alignment with frontage roads creates plenty of traffic conflict points. This adversely impacts traffic safety for all users. Given that Commerce Street is under the jurisdiction of ODOT, the City should work with ODOT to explore methods to realign Commerce Street into a safer road to traverse. The future realignment should take into account the planned roadway reconfiguration along 12th Avenue.

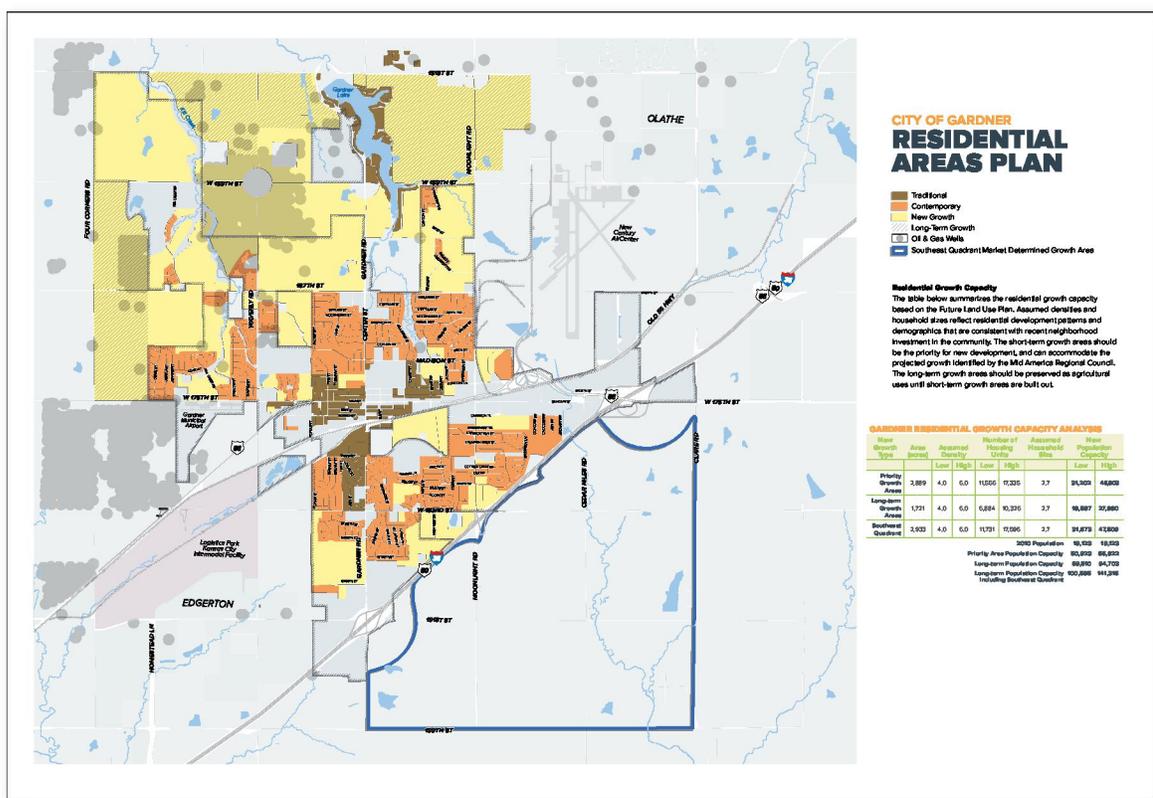
- | | | |
|---|--|---|
| <p>Toolbox Improvement</p> <ul style="list-style-type: none"> Intersection Improvement District Gateway Roadway Reconfiguration Access Management Sidewalk Connection Screening / Buffering Parking Lot Landscaping Opportunity Site | <p>Local Area Improvement</p> <ul style="list-style-type: none"> Decorative Overpass Future Road Alignment Future Commerce Street Reconfiguration Facade Improvement Proposed Bike Lane Proposed Shared-Use Trail Future Residential to Commercial Conversion | <ul style="list-style-type: none"> On-Site Green Infrastructure Shops at Ardmore Mall Expansion Area Planned Commercial Development |
|---|--|---|

City of Gardner, Kansas Comprehensive Plan

The City of Gardner, Kansas (part of the Kansas City MSA) experienced tremendous growth during the 1990's and early 2000's with its population increasing from 3,000 in 1990 to nearly 20,000 in 2010. Gardner's previous comprehensive plan was created during the peak of the housing boom and thus planned for significant growth and annexation. **Houseal Lavigne Associates** was retained to prepare a new comprehensive plan that reflects changing market/economic conditions and future potential of the City. The plan emphasizes infill development, completion of unfinished subdivisions and improved connectivity as well as long-term plans for growth and annexation including the need for boundary agreements with adjacent communities. The new Comprehensive Plan provides direction as to how the City can leverage key assets including: two regional airports; adjacency to a new intermodal facility and its location with direct access to Interstate 35.



- ▲ **Potential Main Street Streetscape Improvements:**
- 1) Installing street trees along Main Street,
 - 2) bump outs,
 - 3) landscaped median,
 - 4) convert existing parallel parking to angled parking configuration.
 - 5) maintain continuous sidewalk network,
 - 6) designated right-turn and left lanes for better traffic flow.
- ◀ **Open Space Preservation & Conservation Design**
New Residential Growth Areas provide a tremendous opportunity to create a development pattern that integrates unique natural elements, manages flood and stormwater, and creates public amenities.





City of Aspen, Colorado Mill Street Corridor Complete Street (JR Engineering)

Mill Street is a 4-lane major collector roadway within downtown Aspen that provides access to Main Street, the Public Library, the City’s Rio Grande events park, and provides the main connection with large residential areas north of town. Traffic volumes along the corridor did not require the existing 4-lane configuration, providing opportunities to utilize the existing roadway width to accommodate other modes of transportation and streetscaping elements.

The goals of the project were to: improve safety and comfort for pedestrians and cyclists, improve the function and safety of pedestrian crossings along the corridor, integrate bicycles into the right-of-way, improve mobility, and enhance Aspen’s character as a bicycle and pedestrian friendly community. As a Complete Street, the City wanted to create a corridor that is safe, functional, comfortable, and enjoyable for pedestrians, cars, and vehicles alike and enhances the community’s access to the City’s network of trails via connectivity through and beyond the project area.

JR Engineering designed and prepared plans for a bike box, a designated area at the head of a traffic lane at a signalized intersection that provides bicyclists with a safe and visible way to get ahead of queuing traffic during the red signal phase. The bike box is planned to be installed in 2017 and will be the first in CDOT Region 3.

City of Colorado Springs, Colorado Garden of the Gods Road & Chestnut Street Intersection Improvements (JR Engineering)

The City of Colorado Springs and the Pikes Peak Rural Transportation Authority (PPRTA) conducted an intersection improvements project at the intersection of Garden of the Gods Road and Chestnut Street. The intent of the project was to evaluate enhancements to the intersection to improve safety and efficiency. The existing span wire traffic signals at the intersection would be replaced with new mast arm traffic signals. Turn lane improvements and access modifications would also be considered. As part of the design phase of this project, JR was tasked with performing a traffic study to assess the safety, capacity and other operational characteristics within the intersection. The goal of the study was to evaluate several improvement alternatives and recommend appropriate intersection geometry and lane configuration improvements.

Data was collected and reviewed as part of the study, which included intersection collision diagrams, traffic accident reports, existing traffic signal timing, and available corridor studies. Traffic analyses of the existing and future conditions of the intersection were performed using the 2010 Highway Capacity Manual (HCM) methodologies and the Synchro software.



City of Colorado Springs, Colorado Platte Avenue Safety Improvements & Multimodal Traffic Analysis (JR Engineering)

JR Engineering performed a multi-modal traffic analysis, design alternatives analysis, and final design improvements. The project required a public process with open houses and public surveys to educate citizens on Complete Streets and to ensure a consensus was reached that addresses the multi-modal needs of the corridor and the stakeholders concerns.

JR Engineering performed an alternative analysis, conceptual design, and final construction plans for safety improvements along Platte Avenue between Hancock Avenue and Union Blvd, which due to frequent and unexpected turning movements, a high accident rate was being experienced along this segment and the City secured Federal Hazard Elimination Safety (HES) funding to implement improvements.

The preferred alternative consisted of limiting access by installing right-in/right-out islands at each intersection from Hancock Avenue to Meade, installing a center median from Meade Avenue to Union Blvd, and signal improvements at the Union Blvd. intersection. This solution effectively eliminates the left turning movements that accounted for a majority of the severe accidents. Other alternatives that were explored included a center median along the entire length of the corridor, closing all intersecting roadways and turning them into cul-de-sacs, and implementing a network of one-way roadways.



Douglas County, Colorado Crystal Valley Parkway & Lake Gulch Road Intersection (JR Engineering)

This project is located in Douglas County, Colorado. The site is bounded to the east by unplatted open space including rocky bluffs and to the west by Sellers Gulch. Lake Gulch Road is a rural arterial road that continues north and south past the site. Crystal Valley Parkway is a Town of Castle Rock arterial roadway, which crosses Sellers Gulch from the west before intersecting Lake Gulch Road. The proposed improvements included the addition of right and left turn lanes to Lake Gulch Road at the Crystal Valley Parkway intersection.

JR Engineering reviewed the drainage design for the project. The goal was to keep the historic drainage runoff patterns unchanged with the addition of asphalt pavement for the turn lanes, and runoff would discharge into Sellers Gulch. JR Engineering prepared a drainage report, which documented that all runoff would be safely conveyed through new storm sewer and outfalls to Sellers Gulch. Water quality was provided through grass swales located on the east side of Lake Gulch Road. JR Engineering determined there was no adverse impact from the proposed improvements regarding runoff quality, runoff quantity, or timing of peak flows.

TEAM MEMBERS

Our professional staff provides a collaboration of disciplines and is committed to developing creative solutions that ensure compatibility between the existing, new, built, and natural environments. The following pages provide information regarding **Houseal Lavigne Associates** and **JR Engineering**'s key personnel who will be assigned to the Comprehensive Plan project.

For this important assignment, Principals and Co-founders **John Houseal** and **Devin Lavigne** will serve as Principals-in-Charge, leading our project team and overseeing all aspects of the project. **Dan Gardiner**, Principal, will serve as Project Manager. Dan has directed and managed many similar projects throughout the country including award-winning plans in several states. Most recently he directed the Bristol, Virginia Comprehensive Plan which was awarded the 2018 Commonwealth Plan of the Year by the State of Virginia. While Dan oversees the Market and Economic Development Practice of the firm as well as directing other projects, the Grand Junction Comprehensive Plan will represent a significant percentage of his time allocation. Dan will be present for all key meetings, public outreach events and presentations with the staff, the CPAC, and City officials. Given the iterative nature of the planning process, it is anticipated that at key stages, the Grand Junction Plan will represent a full allocation of his time.

Primary support for the project will be provided by Principal **Nik Davis** in the areas of plan document development and graphics and visualization creation; Associate Principals **Todd Meyer** and **Brandon Nolan** in the areas of planning, landscape architecture, and community outreach; and Senior Associate **Michio Murakishi** to provide market analysis and economic development, as well as the as-needed support of our complete staff.

JR Engineering will contribute transportation planning for this assignment, as they have for Houseal Lavigne Associates' other Front Range planning assignments. **Eli Farney** will be the lead Transportation Planner on the project and will assess all modes of transportation including automobile, bicycle and pedestrian access and circulation. Both Houseal Lavigne Associates and JR Engineering bring significant experience with local and regional planning-related issues and proven project methodologies to the project.

Years of Experience

John Houseal

25

Devin Lavigne

25

Dan Gardner

25

Eli Farney

17

Staff Member	Firm	Responsibilities
John Houseal*	Houseal Lavigne Associates	Urban Planning & Community Involvement
Devin Lavigne*	Houseal Lavigne Associates	Urban Planning, Graphics & Visualization Development
Dan Gardner*	Houseal Lavigne Associates	Project Manager
Todd Meyer*	Houseal Lavigne Associates	Urban Planning & Community Outreach
Nik Davis*	Houseal Lavigne Associates	Plan & Visualizations Development
Brandon Nolan*	Houseal Lavigne Associates	Urban Planning & Community Outreach
Michio Murakishi*	Houseal Lavigne Associates	Market Analysis & Economic Development
Paul Finn	Houseal Lavigne Associates	Associate Project Planner
Sean Tapia	Houseal Lavigne Associates	Plan Development Assistance
Trisha Stevens	Houseal Lavigne Associates	Graphics & Visualizations / Plan Development Assistance
Eli Farney*	JR Engineering	Lead Transportation Planning
Tim Halopoff*	JR Engineering	Land Development Project Engineer
Dan Sterling*	JR Engineering	Quality Control
Tristan Bonser	JR Engineering	Utilities and Drainage Engineering Assistance
Eric Lee	JR Engineering	Transportation Engineering Assistance
Kelly Unkrich	JR Engineering	Transportation Planning & Plan Development Assistance

An asterisks (*) represents key staff, whose resumes have been included in this proposal.



John Houseal, FAICP

Principal | Co-Founder

John is a Principal and Co-founder of Houseal Lavigne Associates and has established himself as one of the region's top urban planning professionals. John's reputation and expertise within the profession as a leader in urban planning, contemporary development practices, and community outreach has garnered him wide recognition and numerous planning awards. John has been a featured speaker at national, regional, state, and local events and conferences for issues related to urban planning, zoning, transportation, context sensitive design, and the environment. John is recognized as one of the top community facilitators, consensus builders, and citizen participation experts in the region.

John maintains professional memberships with Lambda Alpha International, American Planning Association, the American Institute of Certified Planners, the National Trust for Historic Preservation, and Urban Land Institute. John received a Bachelor of Science in environmental sciences from University of Michigan and a Master of Environmental Planning for environmental and urban planning from Arizona State University. John is also an AICP inducted Fellow and certification instructor and has been responsible for preparing planners for professional certification since 2005.

Prior to co-founding Houseal Lavigne Associates, John was a Principal and the Director of Urban Planning for URS Corporation, a global multi-disciplinary engineering firm based in San Francisco, California. Working from the Michigan Avenue office in Downtown Chicago, John oversaw and directed the firm's urban planning and community development projects, often coordinating on assignments throughout the country. Prior to being the Director of Urban Planning for URS Corporation, John was a Principal with Trkla, Pettigrew, Allen and Payne (TPAP), a prominent planning and economic development firm in Chicago. While a Principal at TPAP, John directed a wide range of urban planning and community development assignments throughout the Midwest.

From revitalization plans for Chicago's south side neighborhoods to regional highway corridor studies, John has directed, managed, and assisted with a wide range of planning assignments. John has directed a number planning and development related assignments in several states, including comprehensive plans, corridor plans, downtown plans, neighborhood plans, master development/site plans, and more. John has also directed the zoning updates and amendments, as well as the creation of entirely new zoning ordinances, sign ordinances, planned unit development ordinances, overlay districts, and design and development guidelines.

Several unique and very significant assignments have been directed by John and provided significant momentum in his career, including the IDOT SWS Tools for Balanced Growth Study, which was the State of Illinois' first balance growth initiative; the Cap the Ike Study, which was a study examining the creation of "new land" by capping the Eisenhower Expressway for approximately 1.5 miles; and an FAA funded study to examine land use compatibility and the O'Hare Modernization Project (OMP). As project director, John's leadership skills and planning and design expertise were pivotal to the success of these, and many other assignments.

John has received several professional planning awards and distinctions, including an ILAPA Gold Award for Planning; an ILAPA Silver Award for Plan Implementation; an ILAPA Award for Planning Education; ILAPA Awards for Strategic Planning; the DePaul University Chaddick Institute Development Award; the Greater OBCC Commercial Revitalization Award, APA National Excellence Award, and induction into Lambda Alpha International, an international honorary fraternity for professional excellence in the field of land economics.

Education

Bachelor of Environmental Sciences
University of Michigan

Master of Environmental Planning
Arizona State University

Memberships

American Planning Association

American Institute of Certified Planners
inducted Fellow

Lambda Alpha International

OPRF Community Foundation
Board of Directors

Awards

2017 APA-IL Outreach Award
Envision Oak Park Comprehensive Plan

2014 APA National Award for Excellence
Emerging Planning and Design Firm

2014 APA-MI Public Outreach Award
Imagine Flint Master Plan

2014 APA-IA Daniel Burnham Award
Coralville Community Plan

2012 APA-IL Daniel Burnham Award
Downers Grove Comprehensive Plan

2010 APA-IL Strategic Plan Award
River Forest Corridors Plan

2009 APA-IL Implementation Award
Ogden Avenue Enhancement Initiative

2007 APA-IL Daniel Burnham Award
Carpentersville Comprehensive Plan

2007 APA-IL Implementation Award
Palos Park Strategic Plan

DePaul University's Chaddick Institute for
Metropolitan Development Award 2012
Oak Brook Commercial Areas Plan 2008
Algonquin Downtown Plan

Commercial Revitalization Award
Oak Brook Commercial Areas Plan
Greater OBCC 2009

AICP Certification Instructor

APA National and APA State Chapters
2005 to present

John Houseal, FAICP

Project Experience

Comprehensive Plans

60+ Comprehensive Plans including:

- Aurora, CO
- Benton Harbor, MI
- Brookfield, IL
- Brownsburg, IN
- Byron, IL
- Carpentersville, IL
- Coralville, IA
- Council Bluffs, IA
- Countryside, IL
- Davis Junction, IL
- Downers Grove, IL
- Edinburgh, IN
- Evergreen Park, IL
- Fairview Heights, IL
- Flint, MI
- Frederick, CO
- Forest Park, IL
- Fort Lupton, CO
- Geneva, IL
- Glen Ellyn, IL
- Greater Bridgeport Region, CT
- Hammond, IN
- Harwood Heights, IL
- Homer Glen, IL
- Jackson, MO
- Jackson, TN
- Kenilworth, IL
- Lynwood, IL
- Lansing, IL
- Marion, IA
- Mattoon, IL
- Maywood, IL
- Melrose Park, IL
- Montgomery, IL
- Morton Grove, IL
- Mundelein, IL
- Niles, IL
- Oakbrook Terrace, IL
- Oak Park, IL
- Palos Heights, IL
- Palos Park, IL
- Pleasant Hill, IA
- Prairie Grove, IL
- River Forest, IL
- St. Charles, IL
- St. Cloud, MN
- Sugar Grove, IL
- Tipton, IN
- Tipton County, IN
- Westmont, IL
- Whiting, IN
- Windsor, CO

Downtown Planning

30+ Downtown Plans including:

- Algonquin, IL Downtown Plan
- Downers Grove, IL, Downtown
- Forest Park, IL, Madison Street Corridor
- Geneva, IL, Downtown Plan
- Huntly, IL, Downtown Plan
- McHenry, IL, Downtown Plan
- Melrose Park, IL, Historic Broadway Avenue District Plan
- Morton, IL, Downtown Plan
- Murray, KY Main Street Plan
- Round Lake, IL Downtown Plan
- Oshkosh, WI Downtown Plan
- Winfield, IL Downtown/TOD Plan

Special Area Planning

50+ Special Area Plans, including:

- Bellwood, IL, TOD master Development Plan
- Bellwood, IL, St. Charles Road Corridor/TOD Plan
- Countryside, IL, Dansher Industrial Park Subarea Plan
- Glenview, IL, The Glen Parcel 24 Master Plan
- Island Lake Commercial Areas Master Plan
- Marengo TOD & Western Corridor Planning Area
- Melrose Park, IL, Rose trail Neighborhood Master Plan
- Montgomery, IL, Preserve Subarea Master Plan
- Naperville, IL, Martin Mitchell Campus Master Plan
- Oak Brook, IL, Commercial Areas Master Plan
- Oakbrook Terrace, IL, Unit 5 Area Master Plan
- Palos Park, IL Commercial Areas Master Plan
- Prairie Grove, IL, River Front Vision
- Rolling Meadows, IL Golf Road Corridor Mobility Plan
- South Chicago Heights, IL Station Area Plan
- Skokie, IL Dempster Station Area Plan

Corridor Planning

70+ Corridor Plans including:

- Bellwood - Mannheim Road Corridor; 25th Avenue Corridor Plan
- Brookfield - Ogden Ave. Corridor Plan; 47th Street Corridor Plan; 31st Street Corridor Plan
- Carpentersville - IL Route 31 Corridor Plan; IL Route 25 Corridor Plan; Randall Road Corridor Plan
- Countryside - LaGrange Road Corridor Plan; Joliet Road Corridor Plan; Road Corridor Plan
- Davis Junction - IL Route 172 Corridor Plan
- Hinsdale - Odgen Avenue Corridor Plan
- IL 47 Corridor Study
- Kenilworth - Green Bay Road Corridor Plan
- Lockport - I-355 Corridor Master Plan
- Melrose Park - Lake Street Corridor Plan; Broadway Avenue Corridor Plan; North Avenue Corridor Plan
- Melrose Park Broadway Avenue Corridor Plan
- Montgomery - Montgomery Road Corridor Plan; Blackberry Creek Corridor Plan
- Naperville - Ogden Avenue Enhancement Study
- Oak Brook - 22nd Street Corridor Plan
- Palos Heights - Harlem Avenue Corridor Plan
- Portage, IN - Highway 20 Corridor Plan
- River Forest Corridors Plan-Madison Street Corridor Plan; North Avenue Corridor Plan; Lake Street Corridor Plan; Harlem Avenue Corridor Plan
- Traverse City, MI- Eight Street Corridor Plan; East Front Street Corridor Plan West Front Street Corridor Plan Garfield Avenue Corridor Plan 14th Street Corridor Plan

Zoning & Design Guidelines

30 Zoning & Design Guidelines

Assignments, including:

- Benton Harbor, MI
- Bloomington, IL
- Brookfield, IL
- Carpentersville, IL
- Cary, IL
- Chicago, IL
- Dunwoody, GA
- Fairview Heights, IL
- Flint, MI
- Geneva, IL
- Harwood Heights, IL
- Hinsdale, IL
- Kenilworth, IL
- Marion, IA
- McHenry, IL
- Melrose Park, IL
- Montgomery, IL
- Muskogee, OK
- Murray, KY
- Northbrook
- Oak Brook, IL
- Oakbrook Terrace
- Pace TOD Guidelines Manual
- Palos Park, IL
- Palos Heights, IL
- Prairie Grove, IL
- Richton Park, IL
- River Forest, IL
- Wilmette, IL

Strategic Planning

- Fond du Lac, WI
- Morton Grove, IL
- Palos Park, IL
- Warrenville, IL
- West Chicago, IL

Retainer Services

- Brookfield, IL
- Davis Junction, IL
- Forest Park, IL
- Harwood Heights, IL
- Kenilworth, IL
- Lockport, IL
- Melrose Park, IL
- Montgomery, IL
- Oakbrook Terrace, IL
- Palos Park, IL
- Prairie Grove, IL
- River Forest, IL
- Round Lake, IL
- Winnetka, IL



Devin Lavigne, AICP, LEED AP

Principal | Co-Founder

Devin is a Principal and Cofounder of Houseal Lavigne Associates with special expertise in urban design, land-use planning, site planning, land planning, land-use regulation, graphic illustration and development visualization, geographic information systems, and web development. Devin received his Bachelor of Science from the School of Urban and Regional Planning at Ryerson Polytechnic University in Toronto Ontario.

Education

Bachelor of Science
School of Urban and Regional Planning
Ryerson Polytechnic University

Memberships

American Planning Association
American Institute of Certified Planners
National Trust for Historic Preservation
Congress for the New Urbanism
Urban Land Institute

Awards

American Planning Association
National Planning Excellence Award
for an Emerging Planning & Design Firm;
2014

Daniel Burnham Award
Downers Grove Comprehensive Plan
American Planning Association
Illinois Chapter, 2012

Daniel Burnham Award
McHenry County 2030 Comprehensive Plan
American Planning Association
Illinois Chapter, 2010

"Best Practice" Gold Award
Planning Mapper
American Planning Association
Illinois Chapter, 2010

SketchUp Design Award Google.com

"Plan" Gold Award
Carpentersville Comprehensive Plan
American Planning Association
Illinois Chapter, 2007

"Project, Tool, or Program" Gold Award
Planningprep.com
American Planning Association
Illinois Chapter, 2007

Lecturing/Instruction

UP 426 Urban Design Studio
University of Illinois at Urbana Champaign
2012 to present

AICP Certification Instructor

2005 to present APA Illinois Chapter
2008 APA Missouri & Kansas Chapters
2012 to Present National (D.C.) APA Chapter
www.planningprep.com - site co-creator

Devin is regarded as one of the profession's top designers and graphic specialists. Devin has presented at both national and state planning conferences about the importance in graphics and instructed on how best to communicate plans and planning concepts as well as the importance of development visualization. Devin has garnered national attention and has helped distinguish the firm's body work. At the American Planning Association's 2010 National Conference his presentation Better Graphics, Better Plans was regarded as "best in show" and at 2008 National Conference, Devin's SketchUp! portfolio was presented by Google to show planners how the software can be used by the profession.

In 2005 Houseal Lavigne Associated completed a project for NAVTEQ (Chicago Landmarks & Districts Study), the world's largest employer of map making professionals. Houseal Lavigne Associates was hired to identify key corridors and community areas for more detailed mapping in portable GPS devices. NAVTEQ used the final product to secure additional capital for research and development, and has applied mapping styles presented by Houseal Lavigne Associates into mapping programs to better present data.

Prior to co-founding Houseal Lavigne Associates, Devin was the Senior Planning Manager for URS Corporation, a global multi-disciplined engineering firm based in San Francisco, California. Working from the Michigan Avenue office in Downtown Chicago, Devin managed, directed and provided technical assistance to numerous studies. Devin joined URS through their acquisition of Trkla, Pettigrew, Allen and Payne (TPAP) a prominent planning and economic development firm in the City of Chicago.

Devin has managed, directed, authored and contributed to more than 100 planning studies, including a number of downtown plans, corridor plans, subarea plans, park master plans, and comprehensive plans throughout the country.

In addition to his responsibilities at Houseal Lavigne Associates, Devin is an adjunct lecturer at the School of Urban and Regional Planning at the University of Illinois in Champaign-Urbana. In 2011 Devin was asked by the school to revive the program's urban design studio, UP 426. The program introduces both graduate and undergraduate students to urban design and includes instruction on urban design analysis and planning graphics.

Devin maintains professional memberships with the American Planning Association, the American Institute of Certified Planners, the Congress for New Urbanism, the National Trust for Historic Preservation, Urban Land Institute and the National Association of Photoshop Professionals.

Devin Lavigne, AICP, LEED AP

Project Experience

Comprehensive Plans

40 Comprehensive Plans Including:

- Ardmore, OK
- Aurora, CO
- Brookfield, IL
- Brownsburg, IN
- Carpentersville, IL
- Coralville, IA
- Countryside, IL
- Council Bluffs, IA
- Downers Grove, IL
- Frederick, CO
- Flint, MI
- Fort Lupton, CO
- Itasca, IL
- Kenilworth, IL
- Machesney Park, IL
- Marion, IA
- McHenry County, IL
- Melrose Park, IL
- Montgomery, IL
- Muskogee, OK
- Niles, IL
- Oakbrook Terrace, IL
- North Aurora, IL
- Palos Park, IL
- Prairie Grove, IL
- Plainfield, IN
- River Forest, IL
- Sugar Grove, IL
- St. Charles, IL
- St. Cloud, IL
- Windsor, CO

Downtown Planning

20 Downtown Plans including:

- Carbondale, IL
- Downers Grove, IL
- St. Charles, IL
- St. Cloud, IL
- Geneva, IL
- Huntley, IL
- McHenry, IL
- Murray, KY
- Morton, IL
- Round Lake, IL
- Winfield, IL

Design and Development Guidelines

15 Guidelines including:

- Downers Grove, IL
- Prairie Grove, IL
- St. Charles, IL
- Kenilworth, IL
- McHenry, IL
- Huntley, IL
- IL Route 47
- Brookfield, IL
- Round Lake, IL
- Westmont, IL
- Hinsdale, IL
- Traverse City, MI

Corridor Planning

50 Corridor Plans including:

- Brookfield, IL, Ogden Avenue Corridor Plan
- Carpentersville, IL, Route 31 Corridor Plan
- Countryside, IL, LaGrange Road Corridor Plan
- Downers Grove, IL, Ogden Avenue Corridor Plan
- Hinsdale, IL, Ogden Avenue Corridor Plan
- Homer Glen, IL, 159th Street Corridor Plan
- Illinois Route 47 Corridor Plan
- Kenilworth, IL, Green Bay Road Corridor Plan
- Melrose Park, IL, Broadway Avenue Corridor Plan
- Montgomery, IL, Orchard Road/Blackberry Creek Corridor Plan
- Naperville, IL, Ogden Avenue Enhancement Study
- Oak Brook, IL, 22nd Street Corridor Plan
- River Forest, IL, Corridors Plan
- St. Charles, IL, Main Street & Randall Road
- Westmont, IL, Ogden Avenue Corridor Plan
- Traverse City, MI, Corridors Master Plan

Visualization & Illustration

25 assignments including:

- Carson City, NV Carson City Center
- Firestone Retail Development
- Westfield, IL Old Orchard Signage
- Naperville, IL, Park District, Riverwalk 3D Illustration
- Peoria, IL, River Trail Development Visualization
- Forest Park, IL, Shopping Plaza Redevelopment Sketch
- Center, Chicago Grove Shopping Center Redevelopment Sketch
- Plaza, Maywood River Pointe Plaza Rendering
- HOA, Las Vegas, NV, Taos Estates Entry Monument Render
- Machesney Park, Machesney Mall Redevelopment Concept
- Kenilworth, IL, Green Bay Road Redevelopment Site Illustration
- Bellwood, IL, TOD Development Visualization
- Hanover Park/Irving Park Road Development Concepts

Zoning & Regulatory

10 Studies including:

- Chicago, IL, Broadway Avenue Zoning & Market Study
- City of Countryside, IL, Landscaping Ordinance
- City of Hammond, IN Landscaping Ordinance
- Westfield, IL, Old Orchard Signage Plan
- Westfield Hawthorn Woods Signage Study
- Green Bay Road Shadow Study
- Oakbrook Terrace, IL, Zoning Revisions

Parks & Recreation

10 Parks and Recreation assignments including:

- Geneva, IL, Open Space & Recreation Master Plan
- Naperville, IL, Park District, Parks, Open Space & Recreation Master Plan
- Homer Glen, IL Open Space & Recreation Master Plan
- Fort Lupton, CO, Parks & Trails Plan
- Naperville, IL, Park District, Naperville Trails Master Plan
- Robbins Green, IL Community Plan
- Machesney Park, IL, Open Space Plan

Special Area Planning (TOD, Neighborhoods, Special District)

8 Special Area Plans including:

- Chicago, IL, Stockyards Market & Land Use Analysis
- Countryside, IL, Dansher Industrial Park Subarea Plan
- Oak Brook, IL, Oak Brook Commercial Areas Master Plan
- South Chicago Heights, IL, Station Area Plan
- Marengo, IL, Transit Oriented Development Plan
- Naperville, IL, Martin Mitchell Campus Master Plan
- Oakbrook Terrace, IL, Unit 5 Area Master Plan
- Winfield, IL, Downtown Winfield Marketing & Capacity Study
- Dunwoody, IL, Village Master Plan
- Dunwoody, IL, Georgetown/North Shallowford Road Master Plan
- Tulsa, IL, OK Sector Plans

Special Projects

- NAVTEQ Chicago Landmarks & Districts Study
- IDOT Tools for Balanced Growth
- Healthy Chicago 2.0
- Chicago Neighborhoods Now

Strategic Planning

3 Strategic Plans, including:

- Oak Brook, IL
- Palos Park, IL
- Warrenville, IL



Daniel Gardner

Principal | Project Manager

Dan brings over twenty years of experience in planning, development, and real estate, with experience in both the private and public sectors. Prior to joining Houseal Lavigne Associates in 2007, Dan was the Director of Consulting Services for a prominent Chicago based real estate advisory firm where he directed numerous complex municipal projects related to fiscal, economic, and market analysis. Dan was also a Senior Manager with the Chicago office of Economics Research Associates (ERA), an international economic and real estate consulting firm where he was responsible for business development and overseeing both national and international projects.

His professional experience has involved projects ranging from the revitalization of large urban areas in Chicago, Milwaukee, and Omaha to small rural communities throughout the Midwest. His past projects include: analyzing market potential for residential, retail, office, entertainment and industrial development; instituting economic development programs and incentives; preparing grant applications for state and federal funds; facilitating community outreach; preparing developer requests for proposals and a range of related assignments.

In addition to his professional experience, Dan has served on several elected and appointed boards, commissions and advisory committees. His combination of professional and government experience gives him a unique perspective that is beneficial to clients. He understands and can relate to issues and concerns facing both private developers and public officials.

Dan was an elected Trustee for the Village of Glen Ellyn, Illinois (population 27,000) from 2003 to 2007, and prior to that served as the Chairman of the Village's Plan Commission. He currently serves on a Process Improvement Team to improve the business and economic climate in the Village. Throughout his tenure the Village maintained a balanced budget and significant cash reserves. From 2007 to 2012 he was a member of the Executive Committee of the Du Page County Community Development Commission and the Du Page County HOME Advisory Group, preparing policy recommendations and overseeing the allocation of millions of dollars in CDBG and HUD funds.

Dan has a Masters Degree in Public Administration (MPA) from the Illinois Institute of Technology (IIT) and a Bachelors of Science from Loyola University Chicago. In 2007 he was inducted into Lambda Alpha International, an organization recognizing career accomplishments in land economics. He is a member of the Urban Land Institute (ULI) where he formerly served on the Chicago Policy Committee and he is an active member of Illinois City/County Management Association (ILCMA) and the Illinois Development Council (IDC).

He is well versed in public speaking and meeting facilitation, having conducted hundreds of meetings throughout his professional and civic career. He routinely presents to professional organizations and serves as a guest speaker on a variety of topics related to planning and development issues. He has also authored or coauthored articles for professional publications and journals.

Education

Bachelor of Science, Loyola University
Masters of Public Administration,
Illinois Institute of Technology

Boards and Commissions

Served on Executive Committee
Du Page County Community Development
Commission

Du Page County HOME
Advisory Group

Village of Glen Ellyn Board of Trustees

Village of Glen Ellyn Plan Commission

Memberships

Urban Land Institute

Illinois City/County
Management Association

Illinois Development Council

Lambda Alpha International

National Charrette Institute Certified

Publications

"The Importance of Intergovernmental
Relationships " for ILCMA August 2008

"Incorporating Technology into Community
Outreach" for ILCMA October 2009

Daniel Gardner

Project Experience

Comprehensive Plans

- Aurora, CO
- Benton Harbor, MI
- Brownsburg, IN
- Marion, IA
- Downers Grove
- Frederick, CO
- Freeport, IL
- Fort Lupton, CO
- Mundelein, IL
- Highwood, IL
- Glen Ellyn, IL
- Jackson, MO
- Jackson, TN
- Kenilworth, IL
- Machesney Park, IL
- Muskogee, OK, IL
- Palos Heights, IL
- Palos Park, IL
- St. Charles, IL
- St. Cloud, MN
- Windsor, CO

Downtown Planning

- Clarendon Hills, IL
- Franklin Park, IL
- Geneva, IL
- Huntley, IL
- Lisle, IL
- Morton, IL
- Round Lake, IL
- Shorewood, WI
- Skokie, IL
- Winfield, IL

Zoning & Regulatory

Zoning and Regulatory Studies including:

- River Forest, IL
Zoning Ordinance Updates

Strategic Planning

- Oak Brook, IL
- Lombard, IL
- Fond du Lac
- West Chicago, IL

Special Area Planning (TOD, Neighborhoods, Special District)

- Oak Brook, Oak Brook
Commercial Areas Master Plan
- South Chicago Heights,
Station Area Plan
- Marengo, TOD & Western
Corridor Planning Area
- Lincolnwood Business Park
- Lake Barrington Business Park
- Bartlett Town Center

Corridor Planning

- City of Bellevue, NE
- Bellwood, Manheim Road
Corridor
- City of Chicago, Lincoln Square
- City of Chicago, Commercial
Avenue
- Freeport, West Galena Avenue
- Kane and McHenry Counties,
Illinois Route 47
- Lockport, I-355 Corridor
Master Plan
- Milwaukee, WI, 27th Street
- Naperville, 75th Street Market
Study
- Oak Brook, 22nd Street
Corridor Plan
- Omaha, NE, Maple Street
- River Forest, Village
Corridors Plan
- Traverse City, MI (Study of 5
corridors)
- Rolling Meadows, Golf Road

Fiscal & Economic Impact Analysis

- Du Page County, Impact of
O'Hare Airport expansion
- Village of Channahon
- City of Chicago
- Village of Glenview
- Village of Hoffman Estates
- Village of West Dundee
- Village of Plainfield
- City of Naperville
- Village of North Barrington

Special Projects

- Du Page County, Impact of
Airport expansion
- Lombard, Downtown Vision
- New Urbanism Analysis of mall
redevelopment sites
- IL Housing Dev. Auth. (IHDA)
Tax Credit Studies
- Commonwealth Edison
Valuation for easements

Market & Demographic Analysis

- Chicago
- Clarendon Hills
- Du Page County
- IL Housing Dev. Auth. (IHDA)
- Jackson, MO
- Kane County
- Marion, IA
- McHenry County
- Milwaukee, WI
- Mount Prospect
- Naperville
- North Barrington
- Oak Brook
- Omaha, NE
- Oklahoma City, OK
- Park Forest
- Skokie
- Mundelein
- Lockport
- South Chicago Heights
- Benton Harbor, MI
- Madison, AL
- Downers Grove
- Highwood
- Lombard
- Huntley
- River Forest
- Freeport
- Jackson, MO
- Marion, IA
- Macomb
- Peoria
- Bellevue, NE
- Carpentersville
- Cleveland, OH
- Colorado Springs, CO
- Coppell, TX
- Council Bluffs, IA
- Denver, CO
- Dubuque, IA
- East Dubuque
- Grayslake
- International development
in Asia
- Indianapolis, IN

Market & Demographic Analysis Continued

- Channahon
- Flint, MI
- Johnsbury
- Kalamazoo, MI
- Lake Barrington
- Mount Prospect
- Nassau County, NY
- Palos Heights
- Palos Park
- Park Ridge
- Philadelphia, PA
- Rockford
- Round Lake
- Savanna
- Shorewood, WI
- Skokie
- Troy, OH
- West Dundee

Development Services

Assessment of development potential and review of developer proformas for municipal and private sector clients in several municipalities including:

- Chicago
- Milwaukee, WI
- Omaha, NE
- Wheaton
- Hoffman Estates
- Prairie Grove
- Naperville
- River Forest

Department of Defense Projects

Base Redevelopment and Closure (BRAC) and United States Air Force base feasibility studies in:

- Alaska
- Texas
- Georgia
- Texas
- Florida
- Washington D.C.
- Idaho



Nik Davis

Principal

Nik brings more than 10 years of professional design and planning experience to Houseal Lavigne Associates and as a Principal manages much of the firm's versatile studio work, as well as hones skill specializations in urban design, landscape architecture, site plan development, streetscape design, and sustainability planning, from the individual lot level up to the regional scale. He provides the connection between the planmaking process and document creation, focusing on concept and site design, graphics, document layout, geographic information and cartographic renderings, and urban-form 3d modeling, using a breadth of software tools and drafting techniques.

Nik has a diverse background in urban planning and design with experience in the preparation of research and inventory materials, site analysis maps, framework plans, preparation of conceptual development plans for a full range of residential, commercial, mixed-use, office and industrial park developments, and commercial corridors. Nik has extensive experience in landscape and planting design which includes conducting site visits and creating inventory and analysis maps, developing project bases, drafting general development and preliminary plans, producing hand and computer rendered sketches and plans, and submitting construction documents, specifications, plant list schedules, and cost estimates for review and installation.

Prior to joining Houseal Lavigne Associates, Nik worked for consulting firms specializing in landscape architecture, streetscape design, urban design, zoning, and development planning. Nik has a Bachelor of Science in Landscape Architecture from Purdue University. He is a member of the American Society of Landscape Architects (ASLA), and some of his past work has been awarded recognition in sustainability and environmental stewardship.

Education

Bachelor of Science in Landscape Architecture, Purdue University

Memberships

American Society of Landscape Architects

ASLA Positions

ILASLA Allied Professionals Liaison

ILASLA Legacy Project Co-Chair

Past ILASLA Public Awareness Chair

Past ILASLA External Communications Officer

Presentations

A Pedestrian's PedPeeves

Fast and Funny Planning Presentation

2015 National APA Planning Conference

New Tools for Zoning & Development Visualization

2013 National APA Planning Conference

Putting Zoning on the Map

APA-CMS January, 2012

Integrating Sustainability

Into Development Regulations

October 2011, APA-IL State Conference

Awards

2014 APA-MI Public Outreach Award
Imagine Flint Master Plan

Winnebago County 2030 Land Resource Management Plan,
Honor Award for Environmental Stewardship, Illinois American Society of Landscape Architects, 2009

Nik Davis

Project Experience

Comprehensive Plans

30+ Comprehensive Plans including:

- Aurora, CO
- Bentonville, AR
- Bristol, VA
- Buffalo, NY
- Cary, IL
- Chicago Neighborhoods Now
- Council Bluffs, IA
- Eden Prairie, MN
- Elgin, IL
- Flint Master Plan, MI
- Fort Dodge, IA
- Frederick, CO
- Hudson, OH
- Lynwood, IL
- Maywood, IL
- New Buffalo, MI
- Pingree Grove, IL
- Richton Park, IL
- St. Charles, IL
- St. Cloud, MN
- Westmont, IL
- Windsor, CO

Downtown/TOD Plans

- Buffalo, NY BOAs
- Chicago - Pilsen, South Chicago, North Lawndale
- Carbondale, IL
- Carson City, IL
- Elmhurst, IL
- Fort Dodge, IA
- Geneva, IL
- Hopkinsville, KY
- Hudson, OH
- Lisle, IL
- Oshkosh, WI
- Peoria Heights, IL
- Rolling Meadows, IL
- Terre Haute, IL

Corridors

25+ Corridors Plans including:

- Ames, IA
- Bentonville, AR
- Des Plaines, IL
- Elmhurst, IL
- Island Lake, IL
- Homer Glen, IL
- Kenilworth, IL
- New Lenox, IL
- Oak Brook, IL
- Park Ridge, IL
- Peoria Heights, IL
- Portage, IN
- Rolling Meadows, IL
- Traverse City, MI

Design Guidelines & Standards

- Chicago - Archer & Halsted
- Council Bluffs, IA
- Fort Dodge, IA
- Mundelein, IL
- Pace TOD Guidelines Manual

Zoning/Form-Based Codes

25+ Zoning/Form-Based

Codes including:

- Baltimore, MD
- Bentonville, AR
- Buffalo, NY
- Cleveland Heights, OH
- Council Bluffs, IA
- Dunwoody, GA
- Flint, MI
- Fort Dodge, IA
- Hinsdale, IL
- LaGrange Park, IL
- Mundelein, IL
- Muskogee, OK
- New Orleans, LA
- Park Ridge, IL
- Riverside, IL
- Willmette, IL
- Winnebago County, IL

Design Development & Concept Designs

50+ Design Development &

Concept Designs including:

- Bensenville, IL
- Chicago, IL
- Crystal Lake, IL
- Deerfield, IL
- Grayslake, IL
- Lincolnwood, IL
- Mokena, IL
- New Lenox, IL
- Richton Park, IL
- St. Cloud, MN
- Olympia Fields, IL
- Oswego, IL - Prairie Market

Streetscape Designs

25+ Streetscape Designs including:

- Bourbonnais, IL
- Bradley, IL - Broadway Street
- Chicago, IL - 87th & Stony, Lake Street, Uptown-Broadway Avenue, Auburn Gresham-79th Street
- Des Plaines, IL
- Elmhurst, IL - North York
- Glen Ellyn, IL
- Grayslake, IL
- Huntley, IL
- New Buffalo, MI
- Richton Park, IL

Landscape Designs

30+ Planting Designs including:

- Burr Ridge, IL
- Chicago, IL - Shetland, Metraflex, Dima Properties
- Deerfield, IL
- Glenview, IL
- Huntley, IL
- New Lenox, IL
- Olympia Fields, IL
- Oswego, IL
- St. Charles, IL
- Yorkville, IL
- Rockford, IL



Todd Meyer, PLA, CNU-A, LEED AP

Principal Associate

As a senior urban planning and design professional, Todd began his career designing and implementing commercial and residential projects in a self-employed capacity in the Greater Saint Louis area. After graduating from Kansas State University, he worked on the West coast and in the Midwest for professional planning and design firms including EDAW, HOK and SWA on a wide variety of community planning and development projects. He has continued to work with public and private sector clients on projects of all types and scales including new towns, residential communities, districts, neighborhoods, corridors, mixed-use and transit-oriented development, urban infill, parks, open spaces, waterfronts, redevelopment strategies and smart growth initiatives.

As a Principal Associate with Houseal Lavigne Associates, Mr. Meyer's responsibilities include client communication, agency coordination, project management, planning and design oversight as well as business development activities. With project work across the U.S. and globally — including Latin America, Asia and the Middle-East — he has a broad range of professional experience on a variety of assignments. He possesses a strong knowledge of land planning and urban design issues and is excellent in communicating with clients to understand their needs and to help them to achieve their goals and objectives.

A common theme of Todd's work is to promote a 'triple bottom line' approach, including ecological, social and economic goals — as well as to integrate sustainable planning principles in his projects, including the U.S. Green Building Council's LEED-ND™ criteria. Inspired by Janine Benyus and Biomimicry 3.8, Todd has participated in the process of learning from and then emulating nature's forms, processes, and ecosystems to create more sustainable master plans and designs. This includes studying the ecology of a site and then working to emulate the native characteristics of the land in the post-development condition.

His professional interest is also to promote 'Cultural Urbanism' in his projects, working to celebrate our regional differences and create unique places for social interaction. As a daily part of his work with clients and project teams, he is committed to creating beautiful, functional and high-quality environments for people. This in part addresses physical infrastructure, but also considers the natural systems that shape our urban areas, using appropriate materials and making the right choices for the environment. He also seeks to stimulate cities, neighborhoods and districts to be active and energetic in economic investment and unique cultural expression.

Todd is an active member of several professional organizations, particularly the Urban Land Institute (ULI). As a result of frequent interaction with public officials and private investors, he understands real estate development, including project planning, site selection, feasibility analysis, entitlements, design and construction. This includes balancing the desire to create high-quality places with the fact that many investment decisions are driven by ROI and IRR from a cost-benefit perspective. In an era of public-private partnerships, this approach of including all parties in the master-planning process and conversation about prospective projects has proven critical to success.

Mr. Meyer subscribes to the principles of the Charter for the New Urbanism, which seeks to curb suburban sprawl and promote authentic urban neighborhoods that are compact, walkable, provide an interesting mix of uses and promote a strong sense of identity and community for both visitors and residents. He believes as a society that we should promote our unique qualities and that not all places should look the same — or function in the same manner. His approach to planning is to be as rooted in the unique context and characteristics of the place as much as possible. Todd is fun, has a sense of humor and is easy to work with!

Education

Bachelor of Landscape Architecture
Kansas State University

Urban Design Studies
Centro Studi Santa Chiara, Italy

Memberships

American Planning Association
American Society of Landscape Architects
Congress for the New Urbanism
Past Chair, Kansas State University
Landscape Architecture / Community
Planning Advisory Board
Urban Land Institute
ULI Urban Development / Mixed-Use
Product Council (Red Flight) - Chicago
ULI Urban Development / Mixed-Use
National Product Council (Purple Flight)

Awards

ASLA Saint Louis, Riverfront Fort Wayne
Phase 1 Schematic Design Document,
Merit Award, Planning & Communications
ASLA Texas, Riverfront Fort Wayne Master
Plan, Honor Award, Planning & Analysis
ASLA Texas, Nanguo Peach Garden Master
Plan, Honor Award, Planning & Analysis
ASLA Merit Award, Yuan Dang Lake
Conceptual Master Plan, Texas ASLA
Congress for New Urbanism Charter
Award, Dasve Village Master Plan
ASLA National Honor Award,
Dasve Master Plan
ASLA Merit Award, Yuan Dang Lake
Conceptual Master Plan, Texas ASLA
ASLA Merit Award, East Taihu Lakefront
Master Plan, Illinois Chapter

Publications

"Exploring Cultural Urbanism: A rational
approach to creating authentic places..."
Planning Magazine, April 2014
"Cultural Urbanism: Studying local
traditions to create socially relevant
design" SWA Ideas | Praxis, October 2012
"Ten ways to climb the ladder: How
to succeed as a consultant..." Planning
Magazine, November 2006

Todd Meyer, PLA, CNU-A, LEED AP

Project Experience

191st Street Corridor, Mokena, Illinois

Land use plan update and form-based code overlay for a large land area adjacent to the freeway

36th & Center Redevelopment, Omaha, Nebraska

Conceptual master plan for redevelopment and densification of a mixed-use suburban corridor

Argyle + Bryn Mawr CTA Stations, Chicago, Illinois

Detailed Design + Construction Documents for viaducts and station area improvements

Aurora Riverfront Park, Aurora, Illinois

Conceptual landscape design for a riverfront park including ecological areas and recreational venues

Avanyu Community, Hurricane, Utah

Conceptual master plan for a new residential community nestled into the hillside

Barksdale Redevelopment District, Bossier City, Louisiana

A redevelopment plan for existing a commercial corridor, residential neighborhoods and open land

Basinview Planned Unit Development, Klamath Falls, Oregon

A master plan for a large master-planned community on a steep hillside site with strong natural features

Centennial Celebration of Flight, Dayton, Ohio

Event plan and strategy for the 100-year celebration of the most notable invention of the Wright Brothers

Children's Memorial Hospital, Chicago, Illinois

Site redevelopment options with extensive public input for a facility that was to be relocated

City Government Center, Thousand Oaks, California

Detailed design and construction documents around a new building designed by Antoine Predock

CMAP GOTO 2040, Arlington Heights, Illinois

Conceptual redevelopment plan for a primary arterial corridor located just north of Interstate 90/94

Desert Mountain Resort Community, Scottsdale, Arizona

Master plan amendment for the last phases of development of a large golf-oriented community

Elyson Master-Planned Community, West Houston, Texas

Detailed landscape design for Phase 1 of a new 5,000 acre development for Newland Communities

Ewing Waterfront Park, Chicago, Illinois

Conceptual site plans to redevelop an urban site on the Calumet River with Metropolitan Planning Council

Grand Basin + Post Dispatch Lake, Saint Louis, Missouri

Master plan and detailed design for a 76-acre historic site built for the 1904 World's Fair in Forest Park

Garfield Boulevard corridor, Chicago, Illinois

Corridor plan for the original Burnham-designed boulevard from Washington Park to Western Avenue

Green Valley Ranch, Henderson, Nevada

Master land plan and detailed landscape design for a new residential community outside Las Vegas

Homestead Market Plaza, Houston, Texas

Conceptual redevelopment plan options for an inner-city site in a disadvantaged neighborhood

Lincoln, Ashland + Belmont, Chicago, Illinois

Detailed design and CD's for 12 blocks of urban streetscape in the Lakeview neighborhood

Marriott Multi-Hotel Complex, Indianapolis, Indiana

Detailed master plan near the ballpark with views to the river and various hospitality product types

Metro Tourism Vision, Detroit, Michigan

A brochure and renderings to indicate the variety of tourism options located throughout the City

Mid-America Center, Council Bluffs, Iowa

Conceptual master plan for public realm improvements including streetscapes and sculptures

Moorpark Specific Plan #2, Moorpark, California

Land use plan for submittal to the City of Moorpark for zoning board review and approval

Motorola Headquarters, Schaumburg, Illinois

Conceptual campus plan for perimeter landscape improvements and adjacent to various buildings

Obama Presidential Center, Chicago, Illinois

Site analysis and site evaluation studies for potential sites including Washington and Jackson Parks

Old River Park, Dayton, Ohio

Conceptual master plan for a private park originally designed by Frederick Law Olmstead, Jr.

Ovation Riverfront Development, Newport, Kentucky

Master plan for a mixed-use project on a former public housing site with views to downtown Cincinnati

Park Lane Redevelopment, Reno, Nevada

Conceptual plan options for the redevelopment of a former mall into a mixed-use town center

Planned Manufacturing Districts, Chicago, Illinois

A study of policy options for districts to promote preservation of assembly jobs within special areas

Penn State Behrend, Erie, Pennsylvania

Conceptual development plans for three (3) parcels of land owned by and adjacent to the university

Peterkort TOD Development, Beaverton, Oregon

Conceptual master plan for a private development adjacent to a light rail station and bus plaza

Police + Fireman's Memorial Plaza, Clayton, Missouri

Detailed design and construction documents for an urban park as a tribute to fallen public servants

Post Hurricane Katrina recovery, Moss Point, Mississippi

Master plan and form-based code for a small town that was flooded by storm surge during the storm

Redmond Ridge Community, Redmond, Washington

Conceptual master plan for a new residential community located on a hillside site east of town

Richland Master Plan, Belleville, Illinois

Conceptual master plan for new residential community on a former coal strip mine site

Riverfront Fort Wayne, Fort Wayne, Indiana

Conceptual master plan for the riverfront district and promenade just north of the downtown CBD

Seattle Commons, Seattle, Washington

Conceptual master plan for a redevelopment district at the south end of Lake Union focused on mixed-use

Saint Louis University High School, Saint Louis, Missouri

Campus master plan for a private high school focused on expansion and new sports facilities

University of Chicago, Chicago, Illinois

Landscape design for the project entry and quad of the new Center for Physical + Computational Science

Upper Kirby Mixed-Use, Houston, Texas

Conceptual development options and massing studies for redevelopment of an urban site

Vermillion Village, Kanab, Utah

Conceptual master plan for a new residential community featuring a commercial town center

Walker Place, Bossier City, Louisiana

Conceptual master plan options for a mixed-use town center development including retail and residential

Whirlpool Corporation, Benton Harbor, Michigan

Campus master plan for expansion and enhancement of existing corporate R&D and distribution facilities

William Rainey Harper College, Palatine, Illinois

Campus master plan in preparation for new building construction and landscape enhancements



Brandon Nolin, AICP

Principal Associate

Brandon is a Principal Associate at Houseal Lavigne Associates with 12 years of planning, urban design, and market analysis experience. Brandon specializes in comprehensive planning and economic development and is a self-described “numbers guy,” who uses his background in archaeology, statistics, and market research to develop data-driven plans that are both physically achievable and economically viable. Brandon has worked in communities of all shapes and sizes. He has created award-winning plans to reposition disinvested communities like Flint, MI and North Lawndale on Chicago’s west side; leveraged key redevelopment opportunities in growing downtowns; revitalized aging commercial corridors in inner ring suburbs; and strengthened small rural towns and emerging suburban communities. Brandon also has extensive knowledge and experience in the use of Geographic Information Systems (GIS) and spatial statistics. His research has included flow accumulation modeling and flood plain analysis, viewshed analysis, land sales inventorying and distribution mapping, and development site suitability analysis.

Prior to joining Houseal Lavigne Associates, Brandon gained valuable experience in his work at the Chicago Metropolitan Agency for Planning (CMAP), a regional planning agency where he directed several projects within the organization’s innovative local-planning and technical assistance program and helped tie on-the-ground development and local initiatives to regional policies. Brandon was also a member of a Chicago-based real estate research firm specializing in market and financial analysis in both the public- and private-sectors.

Education

Bachelor of Science, Anthropology,
Michigan State University

Masters of Urban and Environmental
Geography, University of Illinois at Chicago

Masters of Urban Planning and Policy,
University of Illinois at Chicago

Certifications

NCI Charrette System™
Certificate Training - Core Level

NCI Charrette
Management and Facilitation™
Certificate Training - Advanced Level

Memberships

American Planning Association (APA)

American Institute of
Certified Planners (AICP)

Illinois GIS Association

Chairman, APA Chicago Metro Section

Executive Committee Member,
APA Illinois Chapter

Co-founder, Young Planners Group,
APA Illinois Chapter

Project Experience

Comprehensive Plans

- Benton Harbor, MI
- Brownsburg, IN
- Cary
- Crothersville, IN
- Culver, IN
- Downers Grove
- Elgin
- Fairview Heights
- Flint, MI
- Freeport
- Highwood
- Jackson, MO
- Marion, IA
- McHenry County
- Mundelein
- North Lawndale, Chicago
- Palos Park
- St. Cloud, MN
- Tipton, IN
- Tipton County, IN
- Westmont

Downtown Planning

- Cary
- Highwood
- Huntley
- Lombard
- Murray, KY
- St. Cloud, MN
- Wilmington

Corridor Planning

- Cary - US 14
- Freeport - West Galena Avenue
- Kane and McHenry Counties - Illinois Route 47
- Lockport - I-355 Corridor Master Plan
- Milwaukee, WI - 27th Street
- River Forest - Village-wide Corridors Plan
- St. Cloud, MN - Division Street
- Sugar Run Creek, Will County - IL Route 53

Zoning & Regulatory

- Fairview Heights
- Flint, MI
- Harwood Heights
- Marion, IA
- Murray, KY
- Muskogee, OK
- River Forest

Special Area Planning (TOD, Neighborhoods, Special District)

- Chicago - Central Area Plan
- Clarendon Hills
- Flint, MI
- Marengo
- Milwaukee, WI
- Murray, KY
- Skokie
- South Chicago Heights
- Sterling
- Winfield

Market Analysis & Economic Development

- Bartlett
- Benton Harbor, MI
- Brownsburg, IN
- Channahon
- Chicago
- Clarendon Hills
- Des Plaines
- Downers Grove
- Edinburg, IN
- Freeport
- Highwood
- Huntley
- IL Housing Dev. Auth. (IHDA)
- Jackson, MO
- Kane County
- Lake Barrington
- Lincolnwood
- Lombard
- Marion, IA
- McHenry County
- Milwaukee, WI
- Mundelein
- Muskogee, OK
- Palos Park
- River Forest
- South Chicago Heights



Michio Murakishi

Senior Associate

Michio is a Senior Associate at Houseal Lavigne Associates bringing over 15 years of experience in community planning and economic development. Recognizing the significance of economic viability, he feels strongly that professional planning practices must be firmly rooted in financial and market realities, as well as pragmatic fiscal policies. To this end, Michio brings special expertise to the firm in the areas of economic development strategy, public-private deal negotiation, financial feasibility analysis, fiscal impact analysis, and market analysis. In addition to his practice leadership in these areas, Michio is responsible for the management of comprehensive, corridor, and subarea plan assignments in his role at Houseal Lavigne Associates.

Michio's consulting experience has concentrated principally on structuring complex real estate financial transactions for numerous public- and private-sector clients. He guides real estate development projects from the visioning stage through project implementation and construction, working closely with both municipalities and developers. His representative work includes the negotiation of a public-private financing structure for the \$110 million Wheeling Town Center mixed-use development project, providing development advisory services to the ownership group of the iconic Cermak Plaza shopping center, securing public funding in support of a LEED-certified renovation of the historic Inland Steel Building, and serving as lead TIF analyst on the Olympic Village financing plan included in the Chicago 2016 bid book submitted to the International Olympic Committee.

Prior to joining Houseal Lavigne Associates, Michio worked at the Bureau of Economic Development in the City of Chicago's Department of Planning and Development. Before that, he spent several years operating his own consulting practice, worked in the national Capital Markets group at Jones Lang LaSalle, and held a senior position at a Chicago-based development advisory firm. Michio received a Bachelor of Arts degree in Sociology from Michigan State University and attended the University of Cincinnati, where he earned a Master of Community Planning degree as a HUD Fellow.

Education

Michigan State University, Bachelor of Arts
University of Cincinnati, Master of
Community Planning

Publications

"Amazon HQ2: Lessons for local economic
development" Illinois City County
Management Association

Presentations

"Promises in the Dark: How to evaluate
economic development proposals"
Government Finance Officers Association

Project Experience

Development Advisory Services

- Chicago, IL
- Evanston, IL
- Hanover Park, IL
- Lincolnshire, IL
- Milwaukee, WI
- Oak Park, IL
- Palatine, IL
- Park Ridge, IL
- Prospect Heights, IL
- St. Charles, IL

Comprehensive Plans

- Ardmore, OK
- Aurora, CO
- Bentonville, AR
- Brentwood, MO
- Sioux City, IA

Subarea Plans

- Huntley, IL
- Oshkosh, WI
- Peoria Heights, IL

Public-Private Partnerships

- Capital Properties,
Chicago, IL
- Cermak Plaza Properties,
LLC, Berwyn, IL
- UJAMMA Construction,
Inc., Chicago, IL
- The Lynmark Group,
Wheeling, IL

Market Analysis

- Batavia, IL
- Franklin Park, IL
- Oak Creek, WI
- Palos Park, IL

Special Projects

- Chicago 2016, Olympic
Village Financing Strategy
- DuPage County, O'Hare
Airport Western Access
- Palos Park, IL, Fiscal
Impact Analysis
- Prairie Grove, IL, Impact of
Annexation*



Elijah Farney, PE, PTOE

Lead Transportation Planner

With over 17 years of experience, Eli serves as Project Manager on a variety of transportation and traffic engineering projects for public- and private-sector clients. His experience encompasses preparation and review of traffic impact studies, access control plans, access and circulation studies, intersection capacity analysis, and traffic signal warrant studies. He is also experienced in traffic signal design, bicycle and pedestrian design, roundabout design, signing and striping plans, highway/railroad grade crossings, traffic control plans, intersection and roadway design, and development of plans, specifications, and estimates. He is proficient in AutoCAD, Civil 3D, Synchro, SimTraffic, and Rodel programs. Mr. Farney brings to our team experience combining transportation planning, traffic engineering, and design into a cohesive package for specific projects.

Education

Bachelors of Science, Civil Engineering
Colorado State University Pueblo

Registrations & Professional Affiliations

American Society of Landscape Architects
Professional Engineer #41677/Colorado
Professional Traffic Operations Engineer
#2472
Institute of Transportation Engineers
2011 & 2014 International Roundabout
Conferences

Years of Experience

17 Years

Relevant Experience

- 23rd Avenue Bicycle/Pedestrian Path at Fitzsimons Station, Aurora, CO
- East 104th Avenue Corridor Improvements, Commerce City, CO
- 61st and Peña Station, Transit Oriented Development, Denver, CO
- RidgeGate Parkway and Meridian Village Parkway Traffic Signal, Douglas County, CO
- 2012 Traffic Signal Replacements Design, Colorado Springs, CO
- Crystal Valley Parkway Widening, Castle Rock, CO
- Neale Avenue Intersection Improvements, Aspen, CO
- Mill Street Corridor Complete Street, Aspen, CO
- Intersection and Sidewalk Improvements on SH 7 at Vista Ridge, Erie, CO
- Queue Cutter Signal at 104th Avenue and Union Pacific Railroad Crossing, Commerce City, CO
- Trolley Station Traffic Impact Study, Aurora, CO
- Harrison Oaks/Belleview Avenue Traffic Impact Study and Intersection Improvements, Greenwood Village, CO
- Holly Street Widening, Thornton, CO
- 120th Avenue and Grant Street, Thornton and Northglenn, CO
- Garden of the Gods Road and Chestnut Street Traffic Impact Study and Traffic Signal Replacement, Colorado Springs, CO
- Bromley Lane, Buckley Road, and Prairie Center Parkway, Brighton, CO
- 106th Avenue and Biscay Street Roundabout, Commerce City, CO
- Washington Street and 152nd Avenue Intersection Improvements, Thornton, CO
- Pecos Street and 56th Avenue Intersection Improvements, Adams County, CO



Timothy Halopoff, PE, CFM

Land Development Engineer

Mr. Halopoff is JR Engineering's Northern Colorado Group Leader and he performs infrastructure and land development Project Management from JR Engineering's northern center of operations, located in Fort Collins, Colorado. Tim possesses 20 years of professional civil engineering and construction experience in both, public infrastructure and land development improvement projects, and he is also a certified floodplain manager. Utilizing his expert knowledge of civil engineering and heavy construction, Mr. Halopoff is presently responsible for concurrently managing both, public and private land and infrastructure improvement projects for JR Engineering. In addition to staff mentoring and project management work, Tim actively engages in business development, by cultivating and maintaining key client contacts, organizing and executing professional services contracts with his clients and by preparing public and private proposals and statements of qualifications.

Tim's areas of Civil Engineering and Planning expertise include roundabout and arterial roadway design, overlot and final site grading, master drainage reports, storm water drainage system design and utility infrastructure engineering and planning. Additional experience includes construction contract and specification writing, bid preparation and analyses, preparation of technical reports and field inspections. With a deep land development program management history and a keen understanding of the jurisdictional approval processes in our region, Mr. Halopoff is able to help our clients conceive, engineer, receive jurisdictional approvals and construct public infrastructure and private land development improvement projects throughout Colorado and Wyoming.

Relevant Experience

Harmony Residential Developments – Town of Timnath, CO

Project Manager and Lead Engineer for this luxury, estate lot subdivision surrounding the acclaimed Harmony Golf Club, including roadways, design of two lakes, storm drainage, utilities, trails and contoured grading.

East Vine Drive Widening – Fort Collins, CO

Project Manager and Lead Engineer for this arterial roadway widening, including lane additions/transitions design, addition of turn lanes, CD's, and signage/stripping plans.

Timberline & Trilby Roundabout Analysis – Fort Collins, CO

Project Manager and Lead Engineer for this alternative analysis report, determining intersection factors for benefits of roundabout vs. signalization.

City of Evans, Evans Ditch Recreational Trail – Town of Evans, CO

Managed the design, schedule and budget for this 2.5 mile pedestrian/bike trail, connecting rural south Evans to its northern residential and commercial districts. Prepared Construction Drawings, negotiated City/Sub-consultant agreements/contracts and worked with CDOT for permits and funding.

City of Brighton Wet Utilities Infrastructure - Brighton, CO

Project Manager and Engineer for 2 miles of 8"-12" sanitary sewer and 8" water main replacement. Services included preparation of construction documents, cost estimates and sewage lift station design/recommendations.

Kechter Farm Residential Development - Fort Collins, CO

Project Manager/Engineer for this 5-phase residential development, located in southeast Fort Collins. Prepared detailed public improvement construction plans for on/off-site roadways and site utilities, storm drainage and grading.

Education

Bachelor of Science / Civil Engineering
/ California State Polytechnic University,
Pomona 1999

Professional Registrations & Affiliations

Professional Engineer
#37953/Colorado
Professional Engineer #66183/California
Certified Floodplain Manager
Cert. # US-18-10197
Local Legislative Affairs
Committee,
Fort Collins Chamber of Commerce
Leadership Fort Collins, Fort
Collins Chamber of Commerce
(Graduate)

Years Of Experience

20 Years

Years With Jr Engineering

11 Years



Dan Sterling, PE

Quality Control

Dan has over 35 years of engineering experience as a City Engineer, Director of Public Works, Project Manager, and Project Engineer for a wide variety of civil engineering projects and public works programs. These include transportation, roadways, drainage, and stormwater. Mr. Sterling's previous experience includes serving as City Engineer for the City of Commerce City, Colorado and Director of Public Works also for the City of Commerce City, Colorado. In these positions, he was responsible for identifying, developing, and implementing the full spectrum of Capital Improvement Programs. As City Engineer for Commerce City, Colorado he was responsible for all phases of division activities including supervision of project and development engineers, and construction inspectors. Mr. Sterling was the manager for transportation, major drainageways, and construction of the Prairie Gateway (Dick's Sporting Goods Park) in Commerce City with a project budget of \$80 million. Mr. Sterling managed the 104th Avenue General Improvement District project with a budget of \$84 million.

Education

Bachelors of Science, Civil Engineering
University of Colorado 1982

Professional Registrations & Affiliations

Professional Engineer #27463/Colorado
American Public Works Association, Colorado

Years Of Experience

35 Years

Years With Jr Engineering

4 Years

Relevant Experience

- Prairie Gateway Infrastructure, Commerce City, CO
- Quebec Street Corridor, Commerce City, CO
- Quiet Zones, Commerce City, CO
- Highway 85 Corridor Study, Commerce City, CO
- Comprehensive Transportation Plan, Commerce City, CO
- 69th Avenue/Holly Street Realignment, Commerce City, CO
- 104th Avenue General Improvement District, Commerce City, CO
- Highway 2 Intersection Improvements, Commerce City, CO
- Road Impact Fee, Commerce City, CO
- Drainage Impact Fee, Commerce City, CO
- Dog Track Demolition, Commerce City, CO
- Railroad Crossing Gate Installations, Commerce City, CO
- National Pollutant Discharge Elimination System (Storm Water Program), Commerce City, CO
- Technical Advisory Committee, Denver Regional Council of Governments
- Event Planning – Dick's Sporting Goods Park, CO Rapids, Rocky Mountain Music Festival
- On-Call Development Review, Castle Rock, CO
- Infrastructure Rehabilitation, Swan Meadow Village, Dillon, CO
- Boston Street Reconstruction, Greenwood Village, CO
- Fitzsimons Station Pedestrian Improvements, Aurora, CO

SECTION C
METHODOLOGY
& APPROACH TO SCOPE OF WORK

SECTION C

METHODOLOGY

& APPROACH TO SCOPE OF WORK

PROJECT UNDERSTANDING

Houseal Lavigne Associates understands that the City of Grand Junction desires to update its 2009 Comprehensive Plan to ensure it is consistent with the vision and evolving needs of its community. Between 2010 and 2017, the City experienced a population increase of 5.7%, including an increase in the Latino population. Our approach is designed to ensure that the planning process involves all members of the community and balances the City’s growth with the ability to continue to provide quality services.

SCOPE OF WORK

Houseal Lavigne Associates proposes a multi-step planning process for preparing the Grand Junction Comprehensive Plan. This program entails analyzing existing conditions to provide a concise and accurate assessment of strengths, weaknesses, issues and opportunities; fully analyzing the Comprehensive Plan as well as other plans and studies; establishing a vision for the community as a foundation for future planning efforts; formulating goals and objectives; developing and evaluating alternative plans and policies; and preparing final Comprehensive Plan recommendations and implementation strategies that are measurable and specific.

We believe our proposed work program will produce a meaningful and responsive Comprehensive Plan for Grand Junction. Should the City favor our basic approach, we will work closely with City staff and officials to further refine the process to meet specific local needs and requirements.

Step 1: Project Initiation

To “kick-off” the planning process on the right foot, meetings with key City staff and officials will occur. We recommend the formation of a Steering/Advisory Committee to work with the consulting team and the City and to act as a “sounding board” to review deliverables and vet ideas. For proposal purposes, we will reference a Comprehensive Plan Advisory Committee (CPAC).

1a: Kick-Off Meeting – City Staff

The Consultant Team will meet with City staff to review and discuss the project scope, deliverables, meeting schedule, and other project/process related items. Regular and “as-needed” meetings and conference calls with City staff will be held throughout the planning process to ensure an open communication and exchange of ideas.

1b: Project Initiation Workshop – Comprehensive Plan Advisory Committee (CPAC)

Before actual work begins, a project initiation meeting will be held to set the foundation for the planning program and review and discuss the overall direction and policy issues facing the community. Participants in the project initiation meeting would include City staff, key personnel from the Consultant Team, and members of the CPAC. The purpose of this meeting will be to: (a) review overall project objectives; (b) refine the work program for the project; (c) review and establish the roles and responsibilities for all parties involved throughout the process; and, (d) establish a schedule for the project. The project initiation meeting will conclude with a Project Initiation Workshop. The workshop is intended to solicit the views of the CPAC members and staff regarding their concerns and aspirations for Grand Junction.



Step 2: Community Outreach (traditional and web-based)

Community outreach and citizen participation are the cornerstones of our proposed planning process. Our outreach process includes both traditional (face-to-face) and web-based activities to obtain the broadest levels of participation in preparing the Grand Junction Comprehensive Plan. Community outreach is included throughout the entire planning process. We understand that the City is separately conducting a Community Preference and Satisfaction Survey. Our public involvement process would complement that process and focus specifically on comprehensive plan related issues. To that end, we will work closely with the individuals and staff involved to ensure that residents are aware of the importance of both initiatives. We have outlined our approach in more detail under Section D Community Involvement.

Step 3: Market & Demographic Analysis

Using the U.S. Census and subscription data sources, including Costar and Esri, an analysis of existing conditions and trends within the City of Grand Junction and the larger market area will be conducted. This analysis will also utilize and build off of the Competitive Location Assessment Report prepared in 2015. It is imperative that the Comprehensive Plan recommendations are grounded in market and economic realities, particularly as it relates to housing and employment. Gaining a firm understanding of the existing market and the potential for various types of development throughout Grand Junction will help to establish the foundation for land use planning and development decision-making.

3a: Demographic Analysis – Population Estimates and Projections

This analysis will highlight socioeconomic data including, but not limited to: households by age and income, race and ethnicity, shifts in population and households, consumer expenditure data, and labor/employment. Demographic data will serve to inform the assessment of short, mid, and long-term development potentials. Local and regional population projections will be factored when evaluating future demand for housing, goods, services, and employment.

3b. Market Assessment of Development Potentials

The market assessment will address the potential for residential, retail, office, and industrial related uses. Preliminary market observations will be coupled with a subsequent assessment of the physical characteristics of key sites to gauge the potential for development/redevelopment.

- **Residential:** Demographic trends and projections will be used to identify anticipated housing needs, including market-rate, affordable, and senior housing. Additional information will be gathered with regard to the existing housing stock and residential development activity in the City and surrounding region. The analysis will outline residential market needs and potential as derived from the cumulative effect of local and regional socioeconomic trends. Attention will focus on quality housing, appropriate density, and price points. As with other segments of the market, the residential analysis will consider the potential impact of regional influences and development on the demand for new housing.
- **Retail:** Retail potential will be assessed based on a “gap” analysis, examining supply and demand within defined market areas. Because retail markets and potentials vary depending on use, type and location, separate market areas will be analyzed.
- **Industrial, Office, and Business Park Related Uses:** The industrial and office market assessment will include an examination of trends in vacancy, rents, and absorption data for industrial, office, and business park related uses. Our assessment will include a profile of existing uses and an examination of the area’s competitive position. Potential influences on demand for additional space will be identified including but not limited to: access to major roadways, condition of required infrastructure, utilities, accessibility to labor pool and other related information.

3c: City Staff Review

The analysis and assessments described in the preceding steps will be assembled into a Draft Market & Demographic Analysis Report and will be submitted to City Staff for review and comment. Appropriate revisions will be made based on feedback.

Step 4: Existing Conditions & Plan Analysis

This step will include the analysis of existing conditions and future potentials within the community. It will be based on information provided by the City, as well as feedback from community service providers, as well as reconnaissance, surveys, inventories, and analyses undertaken by the Consultant. The emphasis will be on the identification of existing conditions that will be taken into consideration during the formulation of goals, objectives, and planning recommendations.

4a: City Studies, Plans and Reports

The City's previously prepared plans and studies with an influence on the new Comprehensive Plan will be assembled and reviewed including but not limited to, the current Comprehensive Plan and subarea plans; the 2017 Grand Junction Strategic Plan; the aforementioned Location Assessment Report.

It is important to recognize the amount of time and resources invested in these plans and discern the information that remains useful and relevant to the Comprehensive Plan process. This review of documents will determine: (a) recently adopted City policies which needs to be reflected in the new Comprehensive Plan; (b) changes within the community that have taken place since the previous plans were prepared; (c) inconsistencies between plans and reports; (d) the relevance of previously collected data; and, (e) gaps in data which must be corrected as part of this planning process.

4b: Zoning and Development Controls

All of the City's regulatory controls, including the Zoning Code and map, Subdivision Code, various design standards and zoning guidebooks, and boundary and annexation agreements will be assessed to identify strengths and weaknesses, and to determine how these controls may influence land use and opportunities for new development or redevelopment.

4c: Existing Land Use and Development

An Existing Land Use Map will be prepared that inventories all parcels in the City and its planning jurisdiction. The map will then be analyzed to identify functional land use areas, compatible and incompatible land use arrangements, and other issues related to land use and existing development conditions. This inventory and assessment will include detailed examination of residential neighborhoods, commercial areas, industrial/employment areas, and more.

4d: Community Facilities and Infrastructure

We will conduct an inventory and analysis of public service and infrastructure providers and owners. Facilities and services will be evaluated with respect to age, condition, capacity, demand, and the need for future improvement. The Consultant will prepare a facilities survey questionnaire to be sent to all service and facility providers within the community. This will include but not limited to: Police, Fire, Libraries, Parks and Recreation, Mesa County Valley School District 51, Colorado Mesa University, and Western County Community College,

The Consultant Team will use the results of the survey, together with fieldwork and other research, to prepare a report detailing and mapping existing community facilities.

4e: Transportation and Mobility

An analysis of the City's existing transportation conditions will be undertaken. This will encompass the existing street system, bike and pedestrian facilities, public transportation, parking, and overall traffic management. The analysis will assist with the development of recommendations that would improve access and control, linkages and connectivity, and overall safety and efficiency. Our analysis will include discussions and consideration of other jurisdictional transportation efforts including state, regional, county, and other planning levels.

4f: Environmental Features and Open Space

This step will include the review, inventory, and analysis of the City's open space and environmental features, including all City parks and recreation facilities, areas of natural environment, water features, and other special natural and human-made features that add to the City's special image and character. Problems, concerns, strengths, and opportunities for improvement and incorporation will be identified.

4g: Growth Area Analysis

An analysis of the areas that exist for future growth will be examined to determine opportunities, constraints, and obstacles that may exist. This analysis will take into consideration existing land uses and development, neighboring communities' plans and influences, availability of infrastructure, water, and impact on City services and related factors.

4h: Existing Conditions, Issues and Opportunities, and Growth Area Analysis Discussion

The results of the community outreach activities, market and demographic assessment, and the preceding existing conditions analysis steps will be outlined in an Issues and Opportunities Memorandum (IOM), an interim report that details the issues, opportunities, potentials, existing conditions, and trends to be addressed in the new Comprehensive Plan.

We will meet with City staff to review initial findings before presenting to the CPAC.

4i: CPAC Meeting

The Issues and Opportunities Memorandum will be presented and discussed with the CPAC to receive their input and feedback before proceeding with the next task in the planning process.

Step 5: Community Vision, Goals & Objectives

The purpose of this step will be to establish an overall "vision" for the future of the City of Grand Junction that can provide focus and direction for subsequent planning activities and serve as the "cornerstone" of the consensus building process. Based on the Vision and previous steps in the planning process, preliminary Goals and Objectives will also be prepared.

5a: Community Visioning Session/Charrette

The Community Visioning Session will involve the Consultant Team, City staff, elected and appointed officials, and all interested members of the community. The session will include both large- and small-group working sessions to review and discuss conditions and potentials within the City. The large group will work together to identify issues and opportunities, and the small "breakout" groups will work together to develop "visions" for the future of the community. It will conclude with a general agreement and understanding regarding the long-term role and character of Grand Junction, and the projects and improvements that will be desirable in the future.

5b: Vision Statement

Following the visioning session, the Consultant will summarize the results of the group discussions and will prepare a preliminary Vision Statement for the City of Grand Junction. The preliminary Vision Statement will be based on the Vision Session, feedback from the community outreach activities, and observations from the Consultant Team.

5c: Goals and Objectives

Based on previous steps in the planning process, preliminary Goals and Objectives will be prepared which will provide more specific focus and direction for planning recommendations.

Step 6: Subarea Plans

This step will entail the preparation of up to two preliminary subarea plans that will provide more specific recommendations for areas of the City facing unique opportunities or challenges. This could include the Downtown, corridors and/or other areas previously studied, or newly desired area of focus. This includes disinvested or redeveloping neighborhoods, emerging commercial areas, or key industrial areas.

6a: Preliminary Subarea Plans

We will work with City staff and the CPAC to identify two subareas for additional, or more detailed, focus. Subarea Plans will be prepared to address land use and development, priority development opportunity sites, transportation and mobility, access and connectivity, parking, urban design and character, and other elements necessary to provide a detailed framework for each area. Concept Plans will establish the framework for detailed implementation actions and identify the location, character, and intensity of key development opportunity sites to be visualized and rendered in the next task of the planning process. Specific implementation strategies will also be developed as part of the Plans, to provide the City, land owners, developers, and investors with more detailed direction on the tasks and activities that need to be undertaken to realize success.

6b: Subareas Workshop Charrette

The Sub-Areas Planning Charrette is open to the entire community, and will focus on identified subareas. The charrette will explore improvement and development scenarios that will serve as the basis for detailed development planning, concept visualization, redevelopment initiatives, implementation strategies and more. The intent is to create consensus around a preferred approach to improving, transforming, revitalizing, and investing in several high priority key areas of the City.

6c: City Staff Review

The preliminary Subarea Plans will be submitted for staff review and comment.

6d: Preliminary Subarea Plan to CPAC

The preliminary Subarea Plans will be presented and discussed with the CPAC. The intent will be to secure consensus on the overall framework and concepts for the subareas in sufficient detail, so as to provide necessary direction for concept refinement and development concepts and visualization that should be undertaken.

6e: Catalyst Site Development Concepts

Based on discussion with staff and the CPAC, detailed development concepts and visualization will be prepared for selected priority sites within the subareas. Illustrations, 3d renderings, development visualizations, and more will be utilized to provide the necessary detail to effectively communicate planning and development concepts and recommendations. Although development concepts will likely be developed for several sites, sites of high priority and development potential will be prepared with more detailed site plans and development visualization, providing specific recommendations and ranges for square footage, units, site amenities, parking location and design, and much more. The visualization of development opportunities, together with the concept plans, will provide detailed, creative, and viable plans for the improvement of several key areas.

Step 7: Community-Wide Plans & Policies

This step will entail the preparation of future plans. The Plan elements will include at a minimum, plans for land use, transportation, parks and trails, housing, economic development, and implementation. Collectively, these will address citizen quality of life, which is described as a deliverable component in the City's Request for Qualifications. These elements will provide the "core" for the Comprehensive Plan and will reflect community input and the City's Goals and Objectives.

7a: Land Use and Development Plan

Based on the Goals and Objectives and work activities in previous steps, a Land Use and Development Plan will be prepared for the City and planning area. The Plan will include recommendations and policies for all land use areas in the City, including residential neighborhoods and uses, commercial areas, and industrial land areas. The Plan will provide land use designations for all areas of the City as well as the City's designated growth areas. Where appropriate, The Plan will also address historic preservation in conjunction with other land use and development recommendations and planning policies.

7b: Housing and Residential Areas

The Housing and Residential Areas Plan will address the location, type, and intensity of residential land use and development throughout the City and growth area. Residential types to be addressed include, but are not limited to the following: single-family detached, single-family attached, multi-family, mixed-use, senior, workforce, and student housing. In addition, the overall character and make-up of the City neighborhoods and residential areas will be addressed.

7c: Economic Development and Commercial and Industrial Areas

The Economic Development and Commercial and Industrial Areas Plan will address the City's economic base and its revenue and employment generating land use areas. The Plan will address the uses, development, intensity, and overall character of the City's commercial and industrial areas. Building upon the market and demographic analysis conducted earlier in the process, this Plan will seek to accommodate current and future demand and potential for commercial, industrial, and employment sectors while creating desirable and attractive areas within the community.

7d: Transportation and Infrastructure

The Transportation and Infrastructure Plan will address the systems that support development, such as: roadways, bike and pedestrian infrastructure, water, stormwater, sewer, and utilities. Much of the existing street system is well established, but system recommendations and future improvements can improve overall circulation and infrastructure/service delivery. The Transportation and Infrastructure Plan will focus on the coordination and optimization of all modes of travel within the City, including vehicular, bicycle, walking, and public transit services. The Transportation and Infrastructure Plan will include specific recommendations for motorized and non-motorized travel, parking, and circulation, as well as linkages between key areas of the City. The Transportation and Infrastructure Plan will also address the City's other infrastructure systems to ensure areas are adequately served to accommodate future growth and development. "Complete Streets" principles will be incorporated as appropriate throughout the Transportation and Infrastructure Plan.

7e: Parks, Trails, and Recreation

The Parks, Trails, and Recreation Plan will address the City's recreational amenities. The plan will address trails, linkages, parkland, public and private recreational amenities. The intent is to ensure that current and future populations are well served by a parks and recreation amenities, and that a connected trail network is available throughout the community.

7f: Open Space and Environmental Features

The Open Space and Environmental Features Plan will identify linkages, greenways, environmental protection areas, open space, and unique and sensitive natural resources. The Comprehensive Plan will underscore the importance of the City's green infrastructure and seek ways to enhance open space and environmental features as vital community amenities.

7g: Community Facilities and Services

The Community Facilities and Services Plan will identify and inventory all community facilities in the City and include recommendations and policies for municipal facilities and services, intergovernmental coordination and cooperation, and more. The Public Facilities and Services Plan will utilize text and highly illustrative maps and graphics to communicate planning concepts and principles.

7h: Alternative Growth Scenarios and Future Land Use Options

Based on the tasks outlined above and the earlier scenario analysis and discussion alternative growth scenarios and future land use options will be prepared.

Step 8: Implementation Strategies

Step 8 of this approach includes the preparation of an Implementation Strategy, which will describe the specific actions required to carry out the new Comprehensive Plan. This will include recommendations regarding zoning and other regulations, priority improvement projects, public/private partnership opportunities, redevelopment sites, potential funding sources and implementation techniques, and general administration and follow-up to the Plan.

Step 9: Plan Documents & Adoption

Based on the previous steps in the planning process, the draft and final versions of the Comprehensive Plan document will be prepared for local review and consideration, including Planning Commission public hearing(s) and the presentation to and adoption by the City Council.

9a: Draft Comprehensive Plan Document

Based on the results of the previous steps, a Draft Comprehensive Plan document will be prepared for local review and consideration. The Plan report will be designed not only to serve as a legal document for guiding land use and development, but also as a guide for establishing City policy regarding a variety of community components that collectively provide the community's overall quality of life. The Plan will also provide a detailed Implementation Strategy that identifies specific projects and actions that need to be undertaken in order for the City to realize the Plan's recommendations.

9b: Staff Review

Prior to presenting the Draft Comprehensive Plan to the Planning Commission, the Plan will be distributed to City staff for review.

9c: Draft Plan to CPAC

The Draft Plan will be presented and discussed with the CPAC. Based on feedback received, the plan will be revised for public review and the adoption process.

9d: Community Open House

Prior to the public hearing, a community open house will be held to allow residents to "drop in" and review the Draft Comprehensive Plan and ask questions of the members of the Consultant Team. The Open House format provides an opportunity to see and learn about the City's new Comprehensive Plan before the adoption process begins.

9e: Final Plan Report to Planning Commission (Public Hearing/Presentation)

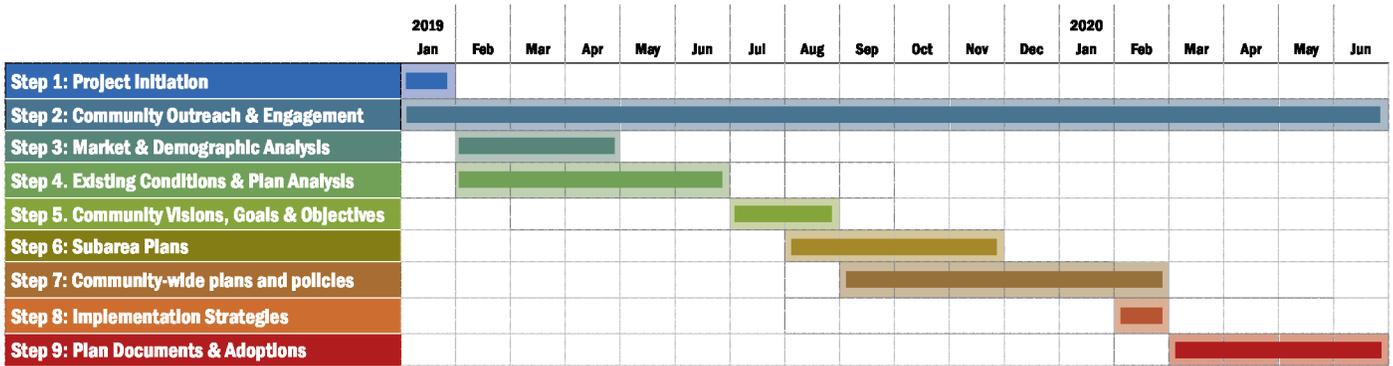
The Final Comprehensive Plan Report will be presented to the Planning Commission for public hearing. The public hearing process provides an opportunity for residents and the community at-large to comment on the Plan and its recommendations prior to its adoption. Based on review and discussion, and based on public feedback during the public hearing, a revised Comprehensive Plan will be prepared for recommendation to the City Council.

9f: Final Plan Adoption

The Final Comprehensive Plan Report will be presented to the City Council for consideration and adoption. At the conclusion of the project, all of the background data and information compiled by the Consultant during the course of the assignment will be turned over to the City.

PROJECT SCHEDULE

The timeline below provides an overall framework for **Houseal Lavigne Associates'** approach to the Grand Junction Comprehensive Plan, as described in Section C: Methodology and Approach, for each step within the scope of work. We will work with City staff to refine this timeline in a manner that is most advantageous to the project. We are ready to begin work immediately upon selection and committed to devoting the proposed personnel and resources for the entire length of time necessary to complete the assignment by June 2020.



SECTION D
COMMUNITY INVOLVEMENT

SECTION D

COMMUNITY INVOLVEMENT

Community involvement is the cornerstone of nearly all **Houseal Lavigne Associates'** planning processes. Our outreach and community involvement process can be tailored to include a variety of traditional (face-to-face), web-based, and grass roots activities. Our outreach tools are award-winning, cost effective, and extremely successful at engaging members of the community that otherwise wouldn't get involved in the planning process. Working with City staff and the CPAC, we can tailor our outreach approach to ensure the most effective, responsive, and appropriate engagement program for the Comprehensive Plan Update assignment and establish a sense of community stewardship for the City's residents. This approach ensures support for the Plan and greatly increases the likelihood of success over time.

By integrating the various traditional and web-based community engagement methods described in this section, such as linking a project website with an existing community homepage to centralize interactive outreach platforms, distributing press releases, notices, and newsletters, and providing multi-lingual collateral, our municipal clients are able to obtain the broadest levels of participation across faceted stakeholder groups.

Below is a list and description of the community involvement and outreach components proposed as part of our scope of work for the Comprehensive Plan.

CPAC meetings

The steering committee will act as a critical touch point throughout the course of the project. The team will meet with the steering committee at several points in the process to review, discuss, refine project deliverables, concepts, and approaches.

Joint Boards and Commissions Roundtable

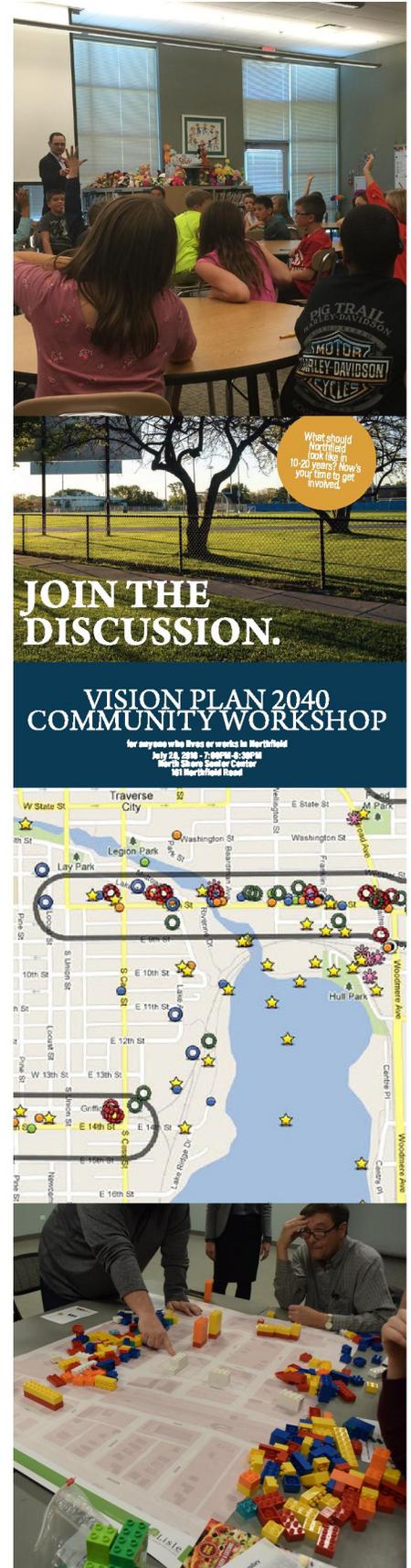
At the beginning of the outreach process, the project team will host a "roundtable" discussion with the City's various boards and commissions to garner their insight and to better understand their concerns and aspirations for the community.

Press Releases, Notices, and Newsletter Articles

Utilizing the City's website and other local media outlets is an essential step in spreading the word about the planning process.

Visioning Workshop

This Visioning Workshop is the first of many opportunities for Grand Junction residents to get involved in the planning process. The purpose of this first workshop is to allow residents and stakeholders to provide input before any plans or recommendations are formulated. The workshop will: (a) review the purpose of the Comprehensive Plan and the planning process to be undertaken; and (b) secure local views and opinion on concerns, issues, opportunities, and potentials within the community and surrounding areas.





How can we reshape the Flint economy?
Six Potential Strategies

1. Take advantage of infrastructure, transportation and brownfields
2. Prepare the workforce for today's jobs
3. Expand number of local businesses
4. Expand Flint's education and health institutions
5. Leverage downtown into a larger employment hub
6. Market and change Flint's image

Community Workshop

This event is the first chance for Grand Junction's residents to get involved in the Plan. The workshop will help to inform participants of the planning process through unique and exciting exercises. The Visioning Workshops allows us to better understand local views, opinions, and concerns about the City's areas.

Business and Property Owners' Workshop

Grand Junction's business and property owners have a unique perspective and set of needs that are essential to understand. A workshop specifically targeted at these individuals and groups will establish a dialogue and obtain critical feedback..

DO-It-Yourself (DIY) kits

Whether it is a church group, neighborhood association, book club, or bridge team, in English or a foreign language, the DIY Workshop Kits offer residents the opportunity to host their own workshops, creating a more grass roots level of engagement. Additionally, our visually appealing flyers are used to captivate the community and encourage residents to be part of the planning process.



COMMUNITY CONVERSATION

The community and planning team collaborated in person and online, at small groups, and community-wide workshops. In 2016 and 2017, the planning team interviewed individuals, held focus groups and community workshops, conducted online surveys, hosted the map interactive mapping tool, distributed do-it-yourself (DIY) workshop kits to local outreach teams, among other forms of input solicited. To ensure that the city's non-English-speaking community had an opportunity to participate, the Aurora Places team conducted outreach in six languages.

2,700+
Aurora Places team has engaged more than 2,700 residents, businesses and city staff in the making of this plan.

800
RESPONSES
The online survey generated almost 800 responses.

500
MAP POINTS
The team used iMap, a web-based application developed by Housecall Langave Associates, for the public to plot issues and opportunities in Aurora. The community mapped more than 500 assets, issues, and concerns.

6
LANGUAGES
Outreach was conducted in English, Spanish, Korean, Amharic, Somali, and Burmese.

55
DIY + LOT
Do It Yourself (DIY) workshop kits distributed to local outreach teams (LOT) resulted input from 1,000+ residents.

Immersive Outreach (flyers, posters, postcards, events, pop-ups, QR codes, etc)

Our immersive outreach methods utilize an approach centered on bringing "planning to the people." By offering methods of engagement in places and at events that people are already planning on attending, City staff and the CPAC can broaden the scope of community outreach. Posters and postcards could include QR codes which would allow residents to scan the poster or card with their smartphone and instantly be brought to online surveys, map.social described on the following page), and more online engagement. We will also develop postcard-sized surveys that can be distributed at any event, gathering, or location within the community. This, coupled with the DIY Kits, will give City staff and the CPAC the tools needed to continue community engagement outside of scoped outreach activities.



2,300+
Instances of Public Participation

Click Here for a snapshot of outreach completed to date!

The draft Aurora Places Plan is available for review. Tell us what you think!

[Review the Draft Plan](#)

Get Involved

PAST OUTREACH

Public Workshops, iMap!, Visioning Exercise, Review the Plan, Social Media

City of Aurora, CO "Aurora Places" Project Website

AURORA PLACES
planning tomorrow's city

Review the Draft Aurora Places Plan.

The draft Aurora Places Plan is available for review. Tell us what you think!

[Review the Draft Plan](#)

Get Involved

Public Workshops, iMap! - Visioning Exercise, SURVEY A B, Review the Plan, Social Media

Get Involved

¡INVOLÚCRATE!

Latino Community Outreach

We recognize the significance of Grand Junction's diverse community makeup. To reach the City's important Latino residents, we are able to expand outreach efforts to include bilingual collateral, posters, and flyers. Using in house resources and a dedicated bi-lingual specialist, which has been included in our firm's fee proposal, we are able to produce the same effective and far-reaching outreach strategies described in this section through languages other than English.

During the course of our planning efforts to develop a Comprehensive Plan with the City of Aurora, Colorado, HLA engaged in in-depth conversations with the community to create a plan based on the aspirations of the people who live and work in Aurora. Aurora's diverse and multi-lingual population made it even more essential to listen to the community's broad range of perspectives. Outreach was performed in a total of six differing languages, including Spanish.

Interactive Project Website

Houseal Lavigne Associates can design and host an interactive Project Website, as we have for nearly all our comprehensive planning projects, that is linked to the City's existing website. We are committed to utilizing the internet to maximize the participation and communication between the City, the CPAC, and residents as it relates to the new Comprehensive Plan for the duration of the planning process and beyond. This website can be "home-base for the duration of the process, used to post project schedules and meeting dates; display graphics, maps, and draft documents; address frequently asked questions; contain online community questionnaires and interactive mapping tools; and provide a variety of other features. The website would be the "one place" to go to for information regarding the Plan.

¿COMO TE IMAGINAS EL FUTURO DE AURORA?

¡INVOLÚCRATE!

Aurora Places: La nueva planificación integral para el futuro de la ciudad, describiendo como debería de verse y de como llegamos ahí.

TALLERES COMUNITARIOS AURORA PLACES

Miércoles 30 de Septiembre 7 a 8:30 PM
Nueve Mile School
12000 Mountain Blvd.
Aurora, Colorado 80010

Jueves 22 de Septiembre 2 a 3:30 PM
Aurora Association of Realtors
14201 E. Santa Fe Ave.
Aurora, Colorado 80014

WHAT'S YOUR VISION FOR AURORA?

GET INVOLVED!

Aurora Places—the city's new comprehensive plan—will serve as the city's road map, describing how Aurora should look in 10 to 20 years and how the city will get there.

AURORA PLACES COMMUNITY WORKSHOPS

Thursday, Sept. 20 7 to 8:30 p.m.
Nueve Mile School
12000 Mountain Blvd.
Aurora, Colorado 80010

Thursday, Sept. 22 2 to 3:30 p.m.
Aurora Association of Realtors
14201 E. Santa Fe Ave.
Aurora, Colorado 80014

Thursday, Sept. 23 7 to 8:30 p.m.
Cherokee Trail High School
23901 E. Arapahoe Road
Aurora, Colorado 80016

STRENGTHENED STATEMENT, RESERVATION, VISION, PLAN, ACTION, GROWTH

PLAN, BUILD, PLACE, ACT, GROW

¡No puedes venir a uno de nuestros talleres? Escríbenos por correo electrónico o llámanos por teléfono para que podamos ayudarte a encontrar una manera de que puedas venir a uno de nuestros talleres. Escríbenos al correo electrónico: community@auroraplaces.com

Check us to connect: www.auroraplaces.com

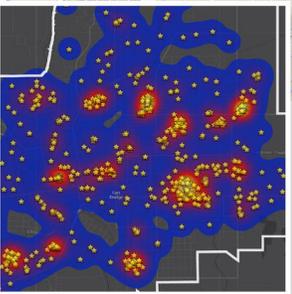
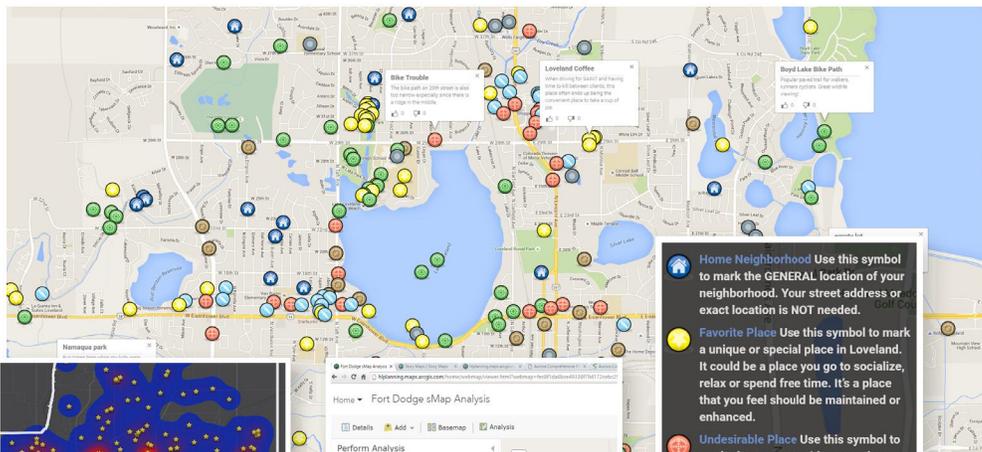


CREATE YOUR MAP

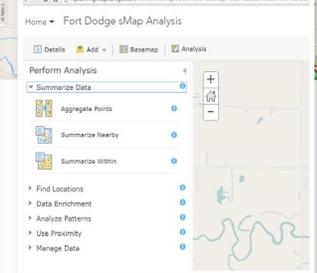
EXPLORE FEATURES GALLERY PRICE CONTACT SANDBOX ^{BETA} PROJECT ADMIN

map.social (interactive web-based engagement)

map.social, a web-based community issues mapping tool, features interactive project websites. Specifically developed by **Houseal Lavigne Associates**, this award-winning tool allows website visitors to identify, map, and comment on geographic areas of concern; as well as valued community amenities. map.social simplifies the mapping process and familiarizes residents with all areas of the community in a manner that is exciting, interactive, and effective. Input from residents allows us to create a composite map of community issues—establishing community goals and objectives.



Heat Maps. Using map.social feedback, this heat map visually displays the frequency of points generated within an area. This helps identify areas of concentration, where a high number of points represents a high level of interest or activity.



GIS Compatible. map.social is fully compatible with ArcGIS, helping to turn feedback into data which can be clearly analyzed, displayed, and integrated into existing GIS systems.

- Home Neighborhood** Use this symbol to mark the GENERAL location of your neighborhood. Your street address or exact location is NOT needed.
- Favorite Place** Use this symbol to mark a unique or special place in Loveland. It could be a place you go to socialize, relax or spend free time. It's a place that you feel should be maintained or enhanced.
- Undesirable Place** Use this symbol to mark places you avoid or spend as little time as possible at. It could be a place with a negative appearance and/or a safety concern. It's a place that you feel should be changed or improved.
- Getting Around Town** Use this symbol to mark routes or paths you use for active transportation, which means traveling around town either by walking, biking, boarding etc. (not in an auto or bus)
- Food** Use this symbol to mark where you get your food from. This may include grocery stores, convenience stores, gardens, the Food Bank or other sources of food.
- Physical Activity** Use this symbol to mark where you get physical activity. This may include playing at a park, sport field or open space. It could also include going to a gym or recreation center
- Other** Use this symbol to mark other things, places or experiences that you feel are important to identify in our community. Please include a brief description.

CASE STUDY: imap ❤️ land
Expanding Community Outreach Through Innovative Technology:

imap ❤️ land was a community mapping exercise utilizing HLA's innovative map.social web-based engagement platform to support the update of the City of Loveland's Comprehensive Plan. The project aimed to map the City of Loveland from the perspective of community members to establish an understanding of places where residents live, where they like to spend time, or places they try to avoid. map.social greatly increases the quantity and range of community stakeholders reached throughout the project by providing a quick means of interaction for all residents. map.social offers customizable and virtually limitless asset, issue, and geographic mapping capabilities; as well as a streamlined means of prioritizing future development and improvements by maintaining layers of GIS data files in a user-friendly and interactive online site.

Images contain screenshots from the Loveland, CO **imap ❤️ land online community mapping and engagement site**

SECTION E
REFERENCES

SECTION E

REFERENCES

At **Houseal Lavigne Associates**, we are proud of our work and the long-term relationships we maintain with clients. We believe each of these references demonstrate our ability to satisfy clients through an approach that meets the technical expectations, as well as the financial needs of our clients' communities. The following references include clients who have worked with Houseal Lavigne Associates to complete similar assignments to the City of Grand Junction's Comprehensive Plan.

Project	Client	Contact Name	Phone	Email
Comprehensive Plan	City of Aurora, Colorado	Daniel Krzyzanowski, Principal Planner	(303) 739-7187	dkrzyzan@auroragov.org
Comprehensive Plan	Town of Frederick, Colorado	Jennifer Simmons, Planning Director	(720) 382-5651	jsimmons@frederickco.gov
Comprehensive Plan	Town of Windsor, Colorado	Scott Ballstadt, Director of Planning	(970) 674-2411	sballstadt@windsorgov.com
Master Plan	City of Flint, Michigan	Kevin Schronce, City Planner	(810) 766-7426 Ext 3028	kschronce@cityofflint.com
Comprehensive Plan	City of St. Cloud, Minnesota	Matt Glaesman, Community Development Director	(320) 255-7218	matt.glaesman@ci.stcloud.mn.us
Comprehensive Plan	City of Bentonville, Arkansas	Troy Galloway, Community and Economic Development Director	(479) 271-3122	tgalloway@bentonvillear.com
Comprehensive Plan	Village of Downers Grove, Illinois	Stan Popovich, Community Development Director	(630) 434-6893	spopovich@downers.us
Comprehensive Plan	City of Hudson, Ohio	Mark Richardson, Director of Community Development	(330) 342-1888	mrichardson@hudson.oh.us

SECTION F
FEE PROPOSAL

SECTION F

FEE PROPOSAL

The following table summarizes **Houseal Lavigne Associates'** proposed fee for the Grand Junction Comprehensive Plan. This fee totals **\$237,403** and reflects the services required to complete the tasks described in each step within the scope of work found in Section C: "Methodology & Approach" of our firm's proposal. Throughout the project, we will work with City staff to identify opportunities to reduce direct costs in order to maximize resources for efforts related to planning. The fee proposal also includes anticipated costs for direct expenses related to travel, document production, data-sources, and other reasonable expenses necessary to complete the scope of work.

Note: Included in this fee proposal is the cost to hire a local Hispanic outreach specialist.

Fee Proposal	Houseal Lavigne Associates	JR Engineering	Total
	Subtotal	Subtotal	
Step 1: Project Initiation			
Total Professional Fees	\$7,360	\$1,400	\$8,760
Step 2: Community Outreach & Engagement			
Total Professional Fees	\$22,270	--	\$22,270
Step 3: Market & Demographic Analysis			
Total Professional Fees	\$21,760	--	\$21,760
Step 4: Existing Conditions & Plan Analysis			
Total Professional Fees	\$38,500	\$5,780	\$44,280
Step 5: Community Vision, Goals & Objectives			
Total Professional Fees	\$11,160	--	\$11,160
Step 6: Subarea Plans			
Total Professional Fees	\$31,260	\$2,780	\$34,040
Step 7: Community-Wide Plans & Policies			
Total Professional Fees	\$39,240	\$5,560	\$44,800
Step 8: Implementation Strategy			
Total Professional Fees	\$9,240	\$1,160	\$10,400
Step 9: Plan Documents & Adoption			
Total Professional Fees	\$20,600	\$2,320	\$22,920
Project Totals			
Total Project Professional Fees	\$201,840	\$19,000	\$220,840
Expenses			\$16,563
TOTAL PROJECT BUDGET			\$237,403

SECTION G
ADDITIONAL DATA

SECTION G

ADDITIONAL DATA

Adequate Financial Resources

Houseal Lavigne Associates has the adequate financial resources to perform the requirements of the RFP with the City of Grand Junction. The firm currently has \$362,209 in cash reserves, \$464,950 in Accounts Receivable, and a \$500,000 Line of Credit.