Town of Erie
COMPREHENSIVE PLAN
Project No. CPA-001226-2021

April 22, 2021

HOUSEAL LAVIGNE

TOOLE DESIGN

TETRA TECH

Western Urban Sustainability Advisors

INSTITUTE FOR THE BUILT ENVIRONMENT
COLORADO STATE UNIVERSITY

HOUSEAL LAVIGNE

Deborah Bachelder, AICP
Planning Manager/Deputy Director of Planning & Development
Town of Erie
645 Holbrook Street
Erie, Colorado 80516

RE: Project Number CPA-001226-2021

Dear Ms. Bachelder,

Houseal Lavigne is pleased to submit this Proposal for the Town of Erie Comprehensive Plan. Our firm is uniquely qualified to undertake this assignment, bringing insight, expertise, and understanding gained from working with clients throughout the Front Range and all of Colorado, and across the United States. Our team of professionals provides the skills necessary to create a responsive and visionary Comprehensive Plan that meets the needs of the Erie community and all the requirements of the state. We are committed to excellence and available to undertake this important assignment immediately upon selection.

Houseal Lavigne is an award-winning, innovation-based consulting firm. Founded in 2004, Houseal Lavigne has distinguished itself as an industry leader in planning innovation and technology utilization and is recognized nationally for its plans, zoning, outreach, and graphics. Since our inception, Houseal Lavigne has worked with more than 400 communities across the country and developed over 200 comprehensive plans. We have unparalleled experience in a wide variety of planning, economic development, and urban design related projects. Our Colorado experience with previous comprehensive planning assignments, such as Windsor, Aurora, El Paso County, Gunnison, Grand Junction, Frederick, Fort Lupton, Canon City, and Commerce City provide our firm with the experience needed to navigate and be responsive to regional and state specific planning considerations.

Houseal Lavigne was awarded the National Planning Excellence Award for an Emerging Planning and Design Firm from the American Planning Association (APA), specifically noting our innovation, implementation success, creative and effective outreach, integration of new technologies, industry-leading graphic communication, and our overall influence on the profession of planning in the United States. We have also won multiple APA awards in several states, for our comprehensive plans, community outreach, innovation, corridor plans, technology applications, and implementation. Most recently, our innovation in planning has been recognized by the APA Technology Division's 2020 Smart Cities Award and Esri's 2020 Special Achievement in GIS Award.

For this assignment, we are joined by **Toole Design Group**, a full-service transportation and planning consulting firm, with expertise in active transportation and mobility. We are also joined by **Tetra Tech**, a leading engineering and environmental firm specializing in water, environment, resource, and energy management. Houseal Lavigne, Toole, and Tetra Tech have collaborated on several similar assignments in Colorado and across the country. In addition, we are also partnering with **West Urban Sustainability Advisors (WestUrb)** and **The Institute for the Build Environment (IBE), a division of Colorado State University,** who will be providing leadership on issues related to sustainability, equity, sense of place, and overall quality of life. We would also like to note that we maintain relationships with a number of Spanish translation and interpretation firms in the Denver region and are ready to retain their services for outreach if desired by the Town.

We appreciate the opportunity to be considered for this important project and look forward to the prospect of working with you and the entire Erie community on the development of the Comprehensive Plan. We are available to undertake the assignment immediately upon selection and meet all deliverable dates and milestones. If you have any questions regarding this submittal, please do not hesitate to contact me.

Sincerely,

John Houseal, FAICP
Principal | Co-Founder

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Section 1

Work Plan and Project Approach

Project Understanding

The Town of Erie, Colorado is located in Boulder and Weld counties about 25 miles north of Downtown Denver. First established as coal mining community, Erie today is known for its small-town, family-friendly character and panoramic views of the Front Range, with high access to recreational opportunities, including 1,300 acres of parks and open spaces and 58 miles of trails. Erie has received numerous awards such as SafeWise's "20 Safest Cities in Colorado" in 2021 and Wallet Hub's "Best Place to Raise a Family in Colorado" in 2017, highlighting it high desirability as a place to live. The community is well connected both regionally and internationally with convenient access to State Highway 7 and 52, US 287, and I-25, as well as nearby Denver International Airport (DEN), Rocky Mountain Metropolitan Airport (BJC), Northern Colorado Regional Airport (FNL), and its own Erie Municipal Airport (EIK).

Over the past decade, the Town has experienced exponential growth at rate of about 50 percent to reach an estimated population of 29,500 in 2020. This is showcased in the rapid growth of new neighborhoods occurring throughout its planning area, with numerous new developments planned for the near future. As a significant amount of undeveloped land still exists, the Town exhibits major potential to further grow as a well-rounded, thriving community that attracts new young professionals, families, and outdoor enthusiasts. Our project team is thrilled about the opportunity to work with the Town of Erie in updating its Comprehensive Plan. With the last update having occurred in 2015, Erie is well positioned to reassess its community's priorities through a highly innovative and engaging process and establish sustainable and resilient growth policies that will help guide the Town in making its vision a reality. Based on research into Erie's history, field reconnaissance, knowledge of current issues, and review of past and ongoing plans, we have developed a list of key issues and opportunities we believe should be addressed through the update:

I-25 Erie Gateway

The Town envisions a regional retail and employment center at Erie's eastern gateway at the northwest corner of I-25 and Erie Parkway. The 1,2800 acre site has significant potential to become a revenue-generating economic hub that supports a variety of businesses and employment opportunities. The Comprehensive Plan should set the framework for high quality development that acts as a magnet for new business growth, with attention to providing sufficient infrastructure, connections to surrounding neighborhoods, and high quality sense of place.

Erie Municipal Airport (EIK)

Located of State Highway 7, EIK is currently surrounded by a mix of industrial uses, residential neighborhoods, and a significant amount of undeveloped land. Clear direction for appropriate uses surrounding the municipal airport should be established through the planning process that contribute to its role in the local and regional economy, as well as create a positive, lasting image for those visiting the Town.

Town Center

The 2020 Erie Town Center Plan establishes the framework for a 390 acre mixed use Town Center at the intersection of Erie Parkway and County Line Road. The pedestrian-oriented center aims to support a range of 'expERIEnces,' including recreation, shopping, dining, work, and community activities, that respects the Town's history and strengthens its existing assets. The Comprehensive Plan should further support the vision of this Plan while leveraging additional growth opportunities along County Line Road. Attention should be given to promoting a diverse housing stock, multimodal mobility, high quality public realms, and synergy between existing and planned surrounding neighborhoods.

Historic Old Town

Along Briggs Street lies its Historic Old Town lined with year-round local businesses that feature charming, historic storefronts. Also known as the "Entertainment District," locals and visitors can enjoy great dining, breweries, shops, and entertainment options. In line with the Historic Old Town Erie Renewal Plan and the Downtown Parking and Circulation Plan, the planning process should seek to further enhance Downtown as a pedestrian-oriented activity center that can support anticipated growth. Opportunities for context-sensitive mixed use development like 105 Wells or expansion of the Downtown footprint through long term redevelopment may be considered.

Employment Centers

To ensure Erie supports a well-rounded, resilient local economy and attractive job opportunities, development potential for industrial and other employment-generating uses should be examined. Such uses should be directed to highly accessible locations along major roadways and separated or well buffered from residential areas to preserve their character. Encouraging high quality development and transit access within the Erie's three industrial zone districts will be key to uphold the Town's quality image, attract new businesses, and provide high access for its local employees.

Neighborhood Reinvestment

While Erie continues to experience rapid residential growth, municipal resources should also be allocated towards preserving its long standing neighborhoods and residents. Enhancements to existing infrastructure, such as roadway conditions and sidewalk networks, as well as improving neighborhood amenities like streetlights, pocket parks, and landscaping, should be explored. Opportunities to assist homeowners with home maintenance and façade improvements may also be examined, such as through a grant incentive program.

Local Retail and Service

As much of recent development has been residential, the Comprehensive Plan should ensure Erie grows in a sustainable manner by promoting a balanced mix of uses. Concentrations of regional- and neighborhood-serving commercial at key intersections should be incorporated into its future land use plan to help diversify its tax base and ensure residents have access to necessary goods and services. The Nine Mile project adjacent from the Arapahoe Ridge Shopping Center is an exemplary ongoing project, which will include two multi-tenant retail buildings totaling 18,000 square foot of retail space to lease.

Equitable Housing Options

Much of the recent residential growth has resulted into high value, single-family suburban housing. Moving forward, a variety of housing options should be encouraged in new residential development to ensure Erie flourishes as an equitable and welcoming community for all. This includes encouraging housing options of different sizes, densities, types, and tenures in appropriate locations to support residents of all stages of life, backgrounds, and abilities. Sustainable housing practices such as conservation design may also be examined to preserve Erie's valuable open space and natural assets.

ERIE, CO
PROJECT UNDERSTANDING

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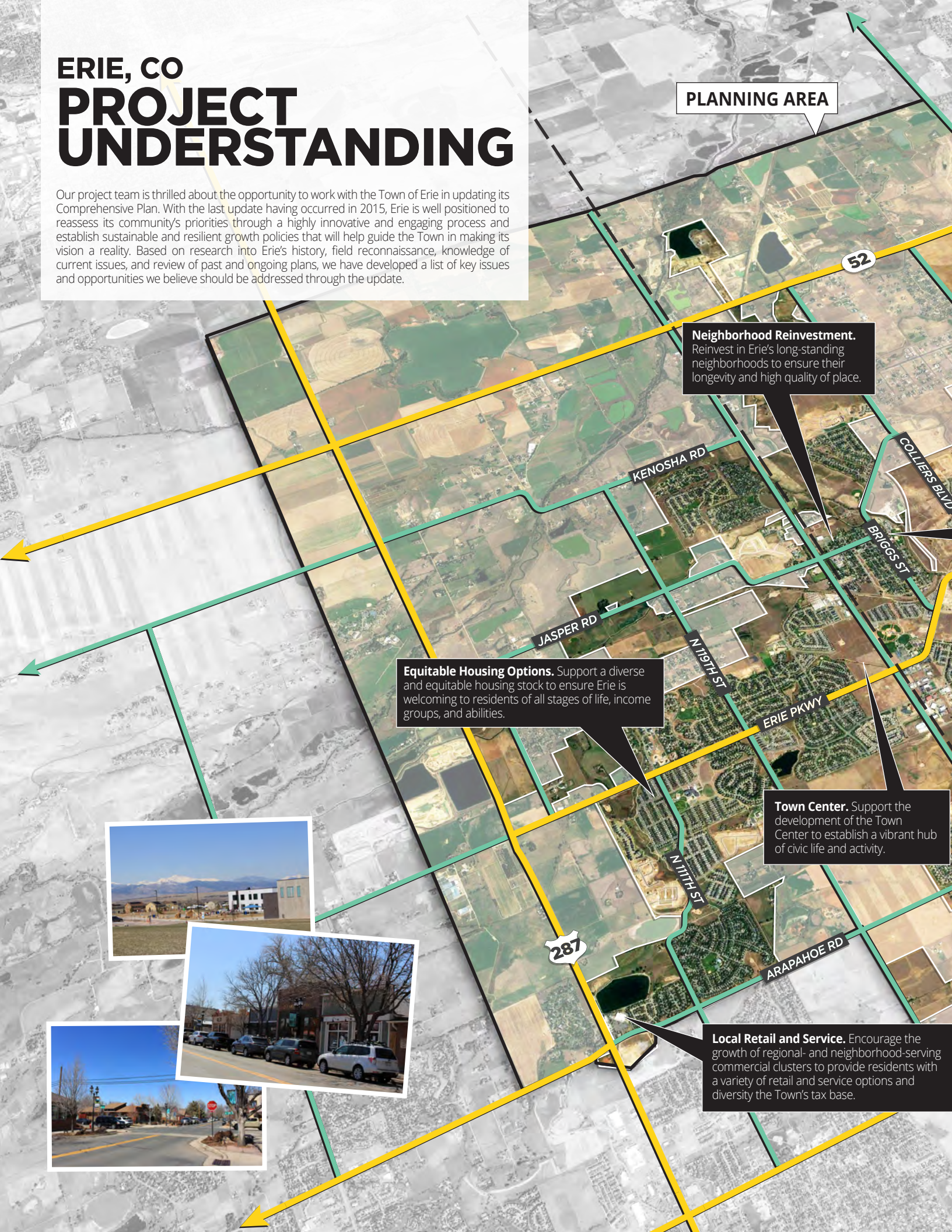

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COLORADO BLVD
SHERIDAN PKWY
COUNTY LINE RD
NORTHWEST PKWY
BOULDER COUNTY
WELD COUNTY
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MUNICIPAL BOUNDARY
I-25 Erie Gateway. Develop a thriving regional retail and employment center at the I-25 Erie Gateway.
Historic Old Town. Further enhance the Historic Old Town as a pedestrian-oriented activity center home to cherished local shopping, dining, and entertainment businesses.
Employment Centers. Promote a resilient local economy and attractive job opportunities by supporting future industrial and employment-generating uses.
Erie Municipal Airport (EIK). Establish clear direction for development surrounding the Erie Municipal Airport that facilitates economic prosperity and a positive Town image.

Work Plan and Project Approach

Houseal Lavigne's recognizes the importance of using the planning process to establish community consensus and foster a sense of stewardship for the creation of a new Comprehensive Plan. Our Scope of work ensures that Town staff, citizens, business owners, key stakeholders, community leaders, and elected officials are engaged at key phases of the planning process to help establish a vision and goal-oriented plan and action items that will shape the community's future through the next decade while preserving the Town's history, identity, and natural environment.

Our planning process is organized around community engagement and bolstered by a thorough analysis of existing conditions to provide a concise and accurate assessment of the community's issues and opportunities. Our process includes the development of plan recommendations and implementation strategies that are actionable, fiscally grounded, and rooted in public outreach. Our process not only focuses on the more traditional plan components of land use, transportation, and community facilities, but prioritizes essential components of overall quality of life that should serve as themes that represent community values and influence the development of all plan elements.

Flexible Public Participation Approach

Our responsive approach allows us to be flexible to maximize resources spent on creative planning and delivery of services. All workshops, meetings, and working sessions identified in the scope of work would ideally be done in-person, but under existing circumstance around COVID-19 and social distancing restrictions on gathering, these engagements can be effectively conducted virtually, as we have been doing across the country over the past year. Houseal Lavigne has developed a full suite of virtual activities using a variety of platforms to assure effective and engaging outreach and productive and meaningful meetings and working sessions. We are able to pivot as conditions dictate and stay on project budget and timeline using platforms such as Zoom, Microsoft Teams, Google Meet, GoToWebinar, Facebook Live, Poll Everywhere, and more. We are confident the suite of online engagement tools we can provide will allow us to obtain the community input required to provide Erie with the Comprehensive Plan it needs.

We will work closely with Town staff and officials to further refine this process, ensuring that all local needs and requirements are met. Each task of our proposed scope of work is presented in detail on the following pages.

Task 1: Project Initiation

To "kick-off" the planning process on the right foot, meetings will be conducted with the PMT, TAC, PAC, and Board of Trustee prior to undertaking other community outreach activities. This approach allows the Consultant Team and the various Town designated individuals to discuss roles, responsibilities, scope, and community issues and opportunities, to ensure the project gets off to a good start.

1a: PMT Coordination Call

The Consultant Team will host a web meeting/conference call with the Project Management Team (PMT) to confirm dates and times for the official staff kickoff and department head meetings. On this call we will also discuss data needs and clarify any outstanding matters. To ensure consistent communication and coordination, the Project Manager will conduct regular and "as-needed" conference calls and/or web meetings with Town Staff throughout the planning process.

1b: Community Education – Branding and Collateral

As part of project initiation, this task will play a significant role in garnering support for the planning process and piquing public interest in the Comprehensive Plan. The graphic design and communications experts on the Consultant Team will use their expertise in community-based marketing to create an "identity" for the planning process as well as the plan document. Collateral such as postcards, posters, and email blasts can be developed for use by Town staff to better promote the plan and inform and engage the community.

1c: Data Collection

As part of the project initiation task, the Consultant Team will coordinate with the Town to collect a variety of data sets related to land use and development. The data collection task focuses on several types of data needs including, but not limited to GIS data regarding parcels, building footprints, zoning districts and overlays, community facilities (including parks), traffic volumes, sidewalk inventory, traffic signals, bike routes and trails.

1d: PMT Kick-off Meeting and Orientation "Tour" of the Town

A kick-off meeting will be held with the PMT. This first face-to-face meeting will allow us to: 1) review the project scope of work; 2) discuss project goals, timeline, and key deliverables; 3) share information about potential issues and areas of concern; 4) review administrative procedures; and 5) clarify any outstanding matters. This meeting will conclude with a staff-led tour of the community to better understand existing conditions and context of the various areas of Erie and its planning area. Our intent is to function as a unified and integrated team alongside the PMT, TAC, PAC and officials. During this meeting we will also confirm upcoming meetings and events including the first Project Advisory Committee (PAC) meeting, stakeholder interviews, business focus group, and community visioning workshop.

1e: TAC Meeting

Immediately following the PMT Kick-off meeting, the Consultant Team will host a meeting with the Technical Advisory Committee (TAC). Comprehensive Plan recommendations will have bearing on a wide variety of Town policies and support from all Town departments will be essential to the implementation of the plan.

1f: PAC Project Initiation Meeting

A project initiation meeting will be held with the Project Advisory Committee (PAC) to set the foundation for the planning process and review and discuss the overall direction and policy issues facing the community. The purpose of this meeting will be to: (a) discuss the committee's role for the Comprehensive Plan update; (b) review overall project objectives and work program; (c) review a preliminary schedule for the project; (d) schedule key meetings; and (e) begin the process of identifying key stakeholders. The meeting will conclude with a workshop exercise to identify and discuss issues and opportunities facing the Erie community.

1g: Board of Trustees Roundtable Discussion

The Consultant Team will facilitate a roundtable discussion with the Erie Board of Trustees to introduce the Consultant Team and solicit their concerns and aspirations for the community. As the community's policy makers, it is important that the Town Board of Trustees have a chance to communicate and discuss their issues and concerns with the Consultant Team, as well as each other, at the beginning of the process.

Task 2: Community Engagement

Houseal Lavigne has always had a strong commitment to public participation and community engagement, which serves as one of the cornerstones upon which our firm was created. When engagement tools did not exist, we created them. When tools were created by others, we became the experts in using them. For the past 15+ years, Houseal Lavigne has led the way in identifying new ways to engage residents, new ways to visualize data, and new ways to communicate plans, designs, and concepts to the general public. Creating and embracing innovative methods to engage communities has become a hallmark of the firm.

Anticipating high levels of participation from an active and engaged community, our proposed outreach processes for the Comprehensive Plan includes both traditional (face-to-face) and web-based activities to obtain the broadest levels of participation possible.

Our approach to comprehensive planning places a significant emphasis on community participation. We recognize the importance of using the planning process to establish community consensus and foster a sense of stewardship for the Plan. Our approach requires that residents, business owners, Town officials, and stakeholders get involved at every step of the planning process and be active participants that help to define issues, establish a vision, formulate ideas, and shape solutions. This approach casts a wide net of engagement by utilizing an assortment of both traditional and innovative web-based methods. Outreach summaries will be prepared at the end of each events of our engagement effort. The summaries will be sent to the PMT for review and posted to the project website. Outreach summaries will be compiled and incorporated into the Existing Conditions Report (3d).

Public Participation in a Time of "Social Distancing"

As a national leader in the development and utilization of online outreach platforms, Houseal Lavigne is capable and ready to engage residents and stakeholders by fully leveraging online and social media platforms. For years we have been providing virtual meetings, workshops, and tools aimed at allowing people to actively participate in the planning process from home. GoToWebinar, Microsoft Teams, Facebook Live, ArcGIS Online, and map.social are just a few of the tools we have been using to allow staff, elected and appointed officials, and entire communities to see presentations, ask questions, provide input, and remain actively and effectively engaged, all in real time. If face-to-face engagement is not feasible at a particular point in the process, we will work with the local staff Consultant Team to reallocate time and resources and identify the best online engagement tools to supplement outreach efforts. We are confident the suite of online engagement tools we can provide will allow us to obtain the community input required.

Hispanic Outreach and Engaging Underrepresented Groups

Houseal Lavigne routinely works with communities to conduct outreach in languages other than English. As part of the Erie comprehensive plan process, we will provide DIY Kits and other collateral in Spanish, as well as provide translation at in-person and virtual events as needed. Additionally, we will work with the Erie community to identify and engage residents who traditionally may not be as engaged, including renters, non-English speaking persons, elderly, disabled, and others.

2a: Project Website

At the onset of the project, we will design and host an interactive project website that is linked to the Town's existing website. We are committed to using the internet to maximize the participation and communication between the Town and its residents. An interactive project website provides a home base for information regarding the Comprehensive Plan. This website will be used to promote and popularize the planning process and be used to post project schedules and meeting dates; display graphics, interactive maps, and draft documents; address frequently asked questions; host map.social; and provide an online community questionnaire.

2b: Online Community Questionnaire

To provide another means for community participation, we will prepare an online questionnaire for the residents and business owners of Erie to offer community-wide opinion on a range of topics and issues. The business component of the questionnaire will include opportunity to provide specific input on those issues and concerns most important to the Town's business community. The online community questionnaire will be easily accessible on the project website. At the close of the questionnaire response period, we will review and summarize results as a gauge of community issues, key themes, and principles. The Online questionnaire will be available in English and Spanish.

2c: map.social (Online Map-Based Engagement Platform)

We will feature map.social, a web-based community issues mapping tool. Developed by Houseal Lavigne, this tool allows users to identify, map, and comment on geographic areas of concern and valued community amenities. map.social simplifies the mapping process and familiarizes users with all areas of the community in a manner that is exciting, interactive, and effective. Input from users allows us to create a composite map of community issues to assist with the establishment of community goals and policies. map.social will be posted on the project website and the Town will publicize the map.social link using email lists, social media, and postcards.

2d: Key Stakeholder Interviews (up to 12)

Key stakeholder interviews allow us to gain insight into the community that we might otherwise not be able to obtain. Approximately 12 confidential interviews will be conducted to obtain additional information regarding local issues and potentials. The Consultant Team will work with the PMT and PAC to identify those to be interviewed. We recommend a broad sampling of interviewees who may possess unique perspectives or special insights into the community. Interviewees could include selected property owners, new or lifelong residents, local business owners, school district officials, adjacent communities, and representatives from other government agencies, institutions, and/or civic groups. The interviews will be conducted in-person during scheduled visits related to other outreach events or via telephone/teleconference as needed.

2e: Do-It-Yourself (DIY) Workshop Kits

To effectively engage residents at the local/neighborhood level, the Consultant Team can prepare Do-It-Yourself (DIY) workshop kits. DIY workshop kits will allow Town staff, community groups, and residents to facilitate their own workshops and gather input from specific segments of the population that may not otherwise participate in more formal planning activities. The PMT and other Town staff will play a role in helping distribute DIY workshop materials to target groups. The DIY Kits will be available in English and Spanish.

2f: Business Community Workshop

This workshop will be targeted specifically to business owners and operators, developers, and Erie's corporate citizens as an important stakeholder group. The purpose of the workshop is to establish a dialogue and obtain feedback from those members of the business community that have a unique insight and perspective and whose assistance and involvement is crucial to the Plan's ultimate success. The workshop will be scheduled to coincide with other in-person engagement activities and can be conducted in the early morning to minimize impacts to business owners, or scheduled as part of a regular scheduled event where numerous property owners and business owners are typically in attendance, such as a chamber or business association event.

2g: Community Visioning Workshop – Issues and Aspirations

The purpose of the Community Visioning Workshop is to allow residents and stakeholders to tell us what they think, before plans and recommendations are crafted. The Community Visioning Workshop will involve the Consultant Team, Elected and Appointed Officials, Town staff, PAC, and members of the community.

The workshop will begin with a large group exercise where participants will work together to identify planning priorities, issues, and opportunities. Participants will then "breakout" into small groups for a mapping exercise where they will put pen to paper and work to develop their "vision" for the future of the community. The workshop will conclude with general agreement regarding the community's issues and opportunities, key planning themes and principles, long-term role and character of Erie and the projects and improvements that will be desirable in the future.

If social distancing requirements limit the size of groups, we will work with the PMT to agree on a multi-room format that adheres to state and local requirements. We recognize that even if legal requirements do not limit event size or format, it may be in the best interest of the project to promote an engagement format that responds to a reluctance among some stakeholders to participate in large group events, particularly for vulnerable populations. If in-person workshops are not feasible due to social distancing requirements, we will work with the PMT to pivot to a virtual solution.

2h: Pop-up Engagement

Our immersive outreach methods utilize an approach centered on bringing "planning to the people." To this end, and to ensure we cast as wide a net of engagement as possible, the Consultant Team will attend up to three agreed-upon events throughout the planning process. Pop-up engagement events will be used to popularize the planning process, drive residents to the project website, map.social, and short on-site questionnaires to gain insight on community issues and desires. In addition, collateral such as flyers, posters, postcards, and idea boards will be developed that can be repurposed by Town staff and PAC members to provide additional pop-up engagement events and promote the Comprehensive Plan throughout the community in an impactful and engaging manner.

2i: Community Engagement Takeaways Summary

This step will conclude in a memorandum that summarizes the key themes and takeaways from all community outreach events. The memorandum will provide focus and direction for subsequent update activities and serve as the cornerstone of the consensus building process. The memorandum will be incorporated into the Existing Conditions Report delivered as part of Task 3.

Task 3: Existing Conditions Analysis

This step will include the preparation of a Community Profile that will provide an inventory and summarize our analysis of existing conditions, document existing land uses, identify key thoroughfares and community facilities, and provide an economic and demographic profile. It will be based on issues and opportunities identified in outreach, past plans and studies, information provided by the Town and partner agencies, feedback from community service providers, and reconnaissance conducted by the Consultant Team. It is our intent to move through this step efficiently, reserving project budget and resources for visioning, planning, and action.

3a: Past Plans, Studies and Reports Summary

We will identify and review existing plans and policies such as the Town of Erie Comprehensive Plan – 2015 Update and Downtown Redevelopment Framework Plan (2016). This review process will help determine:

- recently adopted Town policies that need to be reflected in the Comprehensive Plan,
- changes within the community that have occurred since the adoption of previous plans,
- conflicts between or deficiencies within existing plans, and
- the validity of previously collected data.

The Consultant Team will work with the PMT to identify any additional relevant plans and studies that should be reviewed as part of this step.

3b: Market and Demographic Analysis and Economic Profile

The Consultant Team will undertake an analysis of existing conditions and trends within Erie and the larger market area and prepare a demographic analysis of the Erie community that will include an analysis of recent trends in population, households, income, age and gender characteristics, racial and ethnic composition, and labor force and employment. This analysis will be summarized, and an economic profile will be formulated that will provide an overview of supply and demand trends for residential, retail, office, and industrial land uses, to help establish the foundation for land use planning and development decision-making.

3c: Existing Conditions Analysis

We will inventory and assess existing land use, environmental features, community facilities, parks and open space, transportation systems and facilities, and historic and cultural assets and prepare maps and exhibits, along with concise text identifying issues and opportunities. The intent of this step is to provide a foundational understanding of the Erie community to serve as a starting point for development of the comprehensive plan. The Existing Conditions analysis will include an inventory and assessment of the following components to serve as a foundation for developing the plan:

- Land Use and Development – a complete reconnaissance and inventory of the town will be undertaken and an Existing Land Use Map prepared, along with the identification of issues areas, incompatible arrangements, and opportunities.
- Zoning and Development Regulations – a preliminary diagnosis of current zoning will be undertaken to identify alignment with existing land use and needed areas of
- Transportation and Mobility – existing transportation conditions, including vehicular, bike and pedestrian facilities, and transit will be assessed along with review of existing transportation information from Erie, Boulder and Weld counties, CDOT, and other sources as needed/relevant.
- Community Facilities and Infrastructure – public and semi-public facilities and services will be inventoried and assessed with regard to location, capacity, future needs, and a facilities survey will be developed and sent to all facility and service providers in the community.
- Parks and Open Space – local and regional recreational facilities and amenities will be inventoried and assessed, including service are analysis and programming.
- Water and Environmental Areas/Features – valuable habitat, ecosystems, wetlands, water resources, environmental features, natural areas and more will be inventoried and assessed to determine current assets, conservation areas, and environmental resources.
- Historic and Cultural Amenities and Tourism – existing cultural and historic resources will be assessed along with existing tourism initiatives, destinations, and activities.

3d: Existing Conditions Report/Presentation

The Consultant Team will compile the results from community engagement activities and the existing conditions analysis into an Existing Conditions Report. This Report will include existing conditions, issues, and opportunities that will be addressed in the new Comprehensive Plan. The Existing Conditions Report/Presentation is an interim deliverable collecting and presenting data and information gathered in Tasks 1 through 3 under a single report to PMT, TAC, and PAC.

3e: PMT and TAC Review and Discussion

PMT, TAC, and the Consultant Team will review the Existing Conditions Report ahead of its distribution to the PAC. We will also work to ensure that substantive comments provided by PMT and TAC are integrated into the Report and ensuing Plan development. It is anticipated this meeting will be conducted virtually via an online screenshare platform such as Zoom, Microsoft Teams, GoTo Webinar, or similar platform.

3f: PAC Meeting

The Consultant Team will meet with and present the Existing Conditions Report to the PAC to gather feedback and input.

Task 4: Community Values - Quality of Life Themes

At the heart of every community are its values that it aspires to achieve and the quality of life it aims to provide for its residents. These community values, or quality of life themes, help to define the character of a community and provide a lens through which more traditional plan components should be viewed and considered. Elements such as land use, transportation, and community facilities can easily be contained in defined chapters of the plan. However, elements such as sustainability, community health, equity, and sense of place should be present in every chapter of the plan and influence every element of the plan. Ultimately the goal of any good plan should be to improve quality of life. Although each of these topics could each be developed as a chapter or element in the comprehensive plan, our proposed approach is to incorporate each of these as "themes" that thread through every element of the plan, rather than each being its own element.

We propose the use of planning themes to address key elements of quality of life in Erie. These "themes" will help shape the more traditional elements of the plan in a way that ensure community values are helping to shape the Town's future. How can development be more sustainable? How can community facilities and services be more equitable? How can transportation support community health? The Quality-of-Life Themes articulate why these components are important and ensure community values are reflected in the plan's policies and recommendations.

We are preliminarily proposing that the "Themes" for the Erie comprehensive plan include the following:

- Sustainability & Environment
- Equity & Inclusion
- Community Health & Livability
- Character & Sense of Place

4a: Community Values/Themes Workshop Series (4 workshops)

A series of four (4) workshops will be conducted with the public, each focusing on a different Quality of Life Theme. These workshops will allow residents to articulate, define, and discuss each category and the components they believe are most important to consider in shaping life in Erie. The four proposed themes can cover a wide array of related topics and each will evolve in a manner that best reflects what is important to life in Erie.

4b: Statements of Importance and Outline of "Theme" Integration

Building on the input and community feedback obtained during the Quality-of-Life Themes Workshop Series, the Consultant Team will prepare Statement of Importance for each Theme, define the various components that make up each Theme, and outline a strategy for the integration of each Theme and how they will be reflected appropriately throughout all elements of the comprehensive plan.

4c: PMT Review and Discussion

The Quality-of-Life Themes, including the Statements of Importance and Integration Strategy will be reviewed and discussed with the PMT.

Task 5: Vision, Goals and Land Use Framework

The Comprehensive Plan needs to establish an overall "vision statement" for the future of the Erie that can provide focus and direction with goals based on analysis and themes identified during tasks involving community outreach and community values and quality of life themes. The vision and goals, combined with a Land Use Framework to direct place-based recommendations, will serve as the "cornerstone" of the consensus building process and provide focus and direction for subsequent planning activities.

5a: Vision Statement

The Consultant Team will synthesize all feedback received during the previous steps of the planning process and prepare a vision statement for the Town of Erie. The vision statement will be prepared based on feedback from community visioning workshop, community outreach activities, community values/quality of life themes workshop series, and observations garnered from the Existing Conditions Report.

5b: Goals & Policies

Based on previous steps in the planning process, the Consultant Team will develop the visionary community goals to provide more specific focus and direction for planning recommendations, including the integration of goals and policies reflecting quality of life themes and community values.

5c: Preliminary Land Use Framework

Based on the outcome of the previous steps, the Preliminary Land Use Framework will include recommendations and policies for all land use areas in the Town and its planning area, including residential neighborhoods, commercial areas, industrial areas, open space, areas of natural environment, and public and quasi-public uses.

The Preliminary Land Use Framework will form the core of the Land Use Plan element and will identify and address a range of land use topics such as desired development patterns, new growth areas, land use compatibility issues and mitigation strategies, residential neighborhoods and housing variety, commercial and mixed-use development, agriculture and conservation areas, and more. This first core element will provide the overarching guidance to all other land use related components of the Comprehensive Plan including housing and economic development framework plans developed in Task 6.

5d: PMT and TAC Review

Staff and the Consultant Team will review the Vision, Goals, and Preliminary Land Use Framework ahead of its distribution to the PAC. Comments provided by the PMT and TAC will be integrated into the Vision Statement and Goals distributed to the PAC for their review. This meeting will be a conference call/screenshare with the PMT and TAC.

5e: PAC Meeting

The Consultant Team will meet with and present the Vision, Goals, and Preliminary Land Use Framework to the PAC to gather feedback and input.

Task 6: Subarea Plans I-25 Corridor, Erie Airport, Old Town/County Line Road

This step will entail the preparation of up to three preliminary sub-area plans that will provide more specific recommendations for areas of the Town facing unique opportunities or challenges. This could include the I-25 Corridor, Erie Airport Area, and Old Town/County Line Road. While these are just a few subareas to consider, the Consultant Team would work with the PMT and PAC to identify the preferred subarea locations.

6a: Preliminary Sub-Area Plans

We will work with the PMT and PAC to identify three sub-areas for additional more detailed focus. Sub-area 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 Town, residents, land owners, developers, and investors with more detailed direction on the tasks and activities that need to be undertaken to realize success.

6b: Sub-Areas 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 Town.

6c: PMT and TAC Review

PMT, TAC, and the Consultant Team will review the Preliminary Subarea Plans ahead of distribution to the PAC. We will also work to ensure that substantive comments provided by PMT and TAC are integrated into the Subarea Plans. It is anticipated this meeting will be conducted virtually via an online screenshare platform such as Zoom, Microsoft Teams, GoTo Webinar, or similar platform.

6d: PAC Meeting

The preliminary Sub-Area Plans will be presented and discussed with the PAC. 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, to be undertaken.

6e: Catalyst Site Development Concepts

Based on discussion with staff and the PAC, 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 detail necessary 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.

Task 7: Draft Framework Plans

This task will entail the preparation of preliminary frameworks and recommendations for core comprehensive plan elements. The Framework Plans prepared in this Task will reflect the Land Use Framework, Vision, Goals, and Quality of Life Themes developed in previous steps of the planning process.

7a: Preliminary Framework Plans

Collectively, the following framework plans will identify trends that should be considered in planning for the future and address issues identified by the community, PMT, TAC, PAC, and stakeholders. Although the framework plans will accommodate appropriate and desirable development and improvements, all framework plans will be respectful and supportive of the community's vision and goals developed in the previous task, and reflective of Theme integration and community values, including Sustainability & Environment, Equity & Inclusion, Community Health & Livability, Character & Sense of Place. All plans will be highly illustrative and graphically compelling. Maps, illustrations, and concept visualizations will be utilized to convey planning and development concepts and recommendations.

The following framework plans will be prepared as part of this Task:

Economic Development - Commercial and Industrial Areas: This framework will consider labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base. This element will provide additional detail and guidance regarding desired retail, office, and industrial development. It will also outline policies designed to strengthen employment, job creation, and to provide and grow a diverse and thriving tax base for the Town, focusing on existing and planned commercial and industrial use areas.

Residential Areas and Neighborhoods (including housing): The Residential Areas and Neighborhoods/Housing Framework Plan will consider location, types, age, and condition of housing; owner and renter occupancy; and affordability of housing. This element will identify the recommended location for different housing types to meet the current and future needs of Erie's residents. This will include a discussion of anticipated impacts of reported demographic trends such as the aging of the population and regional growth.

Transportation and Mobility (including emphasis on walkability and bikability): The Transportation and Mobility element will focus on the coordination and optimization of all modes of travel within the Town, including vehicular, bicycle, walking, and transit services. "Complete Streets" principles will be incorporated as appropriate throughout the framework, to ensure effective mobility environments for pedestrians, cyclists, motorists, and persons using public transportation.

Community Facilities and Infrastructure (including parks and recreation): The Community Facilities and Infrastructure element will identify and inventory all community facilities in the Town and include recommendations and policies for municipal facilities and services, parks and recreation, intergovernmental coordination and cooperation, and more. This element is designed to help plan for anticipated capital needs such as investments in water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, and more. Strategies will focus on infrastructure improvements to support the existing population, as well as ensure new development and growth can be supported.

Natural Resources, Water, Environment, and Resiliency: This element will identify linkages, greenways, environmental protection areas, open space, and unique and sensitive natural resources. This element will consider riparian corridors and other water resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, soil types, and other environmental features and ecological systems within and influencing the Town and its planning area. This element will also identify resiliency strategies and best practices for mitigate and recover more quickly from storm events and hazards.

Cultural & Historic Resources and Tourism: This element will consider historic buildings and structures, the arts, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources. This element will seek to strengthen cultural resources as key amenities for the community and provide recommendations and new ideas to fully leverage the community's rich offerings. This element will also examine local and regional tourism components, as required by State Law, that can benefit the City. It will include strategies to encourage the arts and culture and further incorporate historical preservation in the community.

7b: PMT and TAC Review

The PMT, TAC, and Consultant Team will review the Draft Framework Plans ahead of distribution to the PAC. Comments provided by Town Staff will be integrated into the Draft Plans as necessary.

7c: PAC Meeting

The Consultant Team will a conduct a meeting with the PAC to review and discuss the Draft Framework Plans, including preliminary policies, plan recommendations, and initial maps and graphics.

Task 8: Draft and Final Comprehensive Plan

Based on the previous tasks in the planning process, the draft and final Comprehensive Plan will be prepared and presented for review.

8a: Draft Comprehensive Plan Document

The Consultant Team will prepare the draft Comprehensive Plan document. The Plan will be user-friendly, highly illustrative, and visually compelling. Concise, well-written text will be combined with attractive and easy to understand maps, graphics, illustrations, and photographs to effectively communicate the Plan's policies and recommendations.

Implementation Strategy - In this step, the Consultant Team will prepare an Implementation Strategy that will describe the actions required to carry out the policies contained in the Comprehensive Plan, including identifying potential short-, medium-, and long-range strategies and recommendations related to zoning and other land use regulations, priority improvement projects, potential capital improvement projects, funding sources and implementation methods, timing and prioritization, and general administration and management of the Comprehensive Plan. The Consultant Team will work with PMT to ensure that these implementation recommendations are both practical and actionable in nature.

8b: PMT and TAC Review

The Consultant Team will submit the draft Comprehensive Plan to the PMT and TAC for final review.

8c: PAC Working Session

A final meeting will be conducted with the PAC to review and reach agreement on the draft Comprehensive Plan document before proceeding to the public review and adoption process. Appropriate revisions to the draft Plan will be made based on feedback from the PAC and the final Comprehensive Plan will be prepared for community open house presentation.

8d: Community Open House

Members of the Consultant Team, along with Town staff, will be present for a community open house to allow residents and community stakeholders the opportunity to examine, discuss, and comment on the contents of the draft Comprehensive Plan document. The Consultant Team will be available throughout the community open house to present material, answer questions, and get feedback prior to initiating the approval process. If an in-person Open House is not feasible due to social distancing requirements, we will work with the PMT to pivot to a virtual open house solution.

8e: Planning Commission Presentation (public hearing)

The Consultant Team will present the draft Comprehensive Plan at the Planning Commission public hearing.

8f: Town Board of Trustees Presentation (adoption)

The Consultant Team will present the draft Comprehensive Plan document to the Board of Trustees for consideration and adoption.

8g: Final Comprehensive Plan Document

Following the community open house and presentations, the Consultant Team will work with the PMT to revise the draft Comprehensive Plan per direction given by the Board of Trustees.

8h: Prepare Comprehensive Plan ArcGIS StoryMap

The planning process for Erie will yield a traditional "long form," complete comprehensive plan. A PDF of the plan will allow for printing and on-screen viewing and easy distribution, searching, and navigation. In addition, the Consultant Team will use Esri's ArcGIS StoryMap to create an "app", providing a fully interactive version of the Comprehensive Plan. Combined with photos, text, websites, and other media, ArcGIS Online will power interactive maps that can be explored, providing an engaging, "digital" comprehensive plan. Plan content will be interwoven with attractive maps, visuals, and interactive content that simplifies navigation between related, cross-referenced components of the plan. The Comprehensive Plan StoryMap will combine consolidated text from the final Plan document and include interactive maps that can be viewed online from compatible web browsers. This step will take place after the plan is adopted, as it cannot be completed prior to adoption. Completion of this task will not be deemed an extension of the overall project timeline even if it extends beyond the project's contracted timeline.

Section 2

Community Engagement

Community Engagement

Houseal Lavigne's recognizes the importance of using the planning process to establish community consensus and foster a sense of stewardship for the creation of a new Comprehensive Plan. As detailed in our Work Plan and Project Approach in section 1, our community outreach and engagement runs throughout the entire planning process and includes traditional face-to-face outreach as well as web-based outreach to provide the greatest opportunity for participation and involvement.

On an as needed basis, we will provide translation services for in-person and virtual outreach activities, as well producing outreach material and collateral in both English and Spanish is desired. We are also committed to working with the community to identify and engage persons and groups often underrepresented in community outreach to ensure all voices are heard. While in-person engagement is preferred for most outreach activities, we are also able to provide all outreach activities remotely if necessary, in response to social distancing requirements. Our proposed outreach includes multiple meetings and workshops with the Project Management Team (PMT), Technical Advisory Committee (TAC); Project Advisory Committee; meetings and discussions with the Board of Trustees and Planning Commission, Key Stakeholder Interviews, Business Workshop; multiple community workshops, open house, and an interactive project website offering a suite of online engagement tools.

Several key members of our project team are experienced experts in facilitation and outreach and able to assist with community engagement activities from one-on-one interviews and small group discussion to community-wide workshops and open houses. This section of our proposal breaks out the different community outreach and engagement activities proposed as part of our scope of work and identifies the project team partners involved in leading, facilitating, and participating in outreach activities.

Community Outreach and Engagement Tasks

Task ..... Team Lead/Participant

Task 1: Project Initiation

1a: PMT Coordination Call ..... HL

1b: Community Education – Branding and Collateral ..... HL

1d: PMT Kick-off Meeting and Orientation "Tour" of the Town ..... HL

1e: TAC Meeting ..... HL

1f: PAC Project Initiation Meeting ..... HL

1g: Board of Trustees Roundtable Discussion ..... HL

Task 2: Community Engagement

Committed to Public Participation in a Time of "Social Distancing"

Committed to Hispanic Outreach and Engaging Underrepresented Groups

2a: Project Website ..... HL

2b: Online Community Questionnaire ..... HL

2c: map.social (Online Map-Based Engagement Platform) ..... HL

2d: Key Stakeholder Interviews (up to 12) ..... HL

2e: Do-It-Yourself (DIY) Workshop Kits ..... HL

2f: Business Community Workshop ..... HL

2g: Community Visioning Workshop – Issues and Aspirations ..... HL

2h: Pop-up Engagement ..... WU + IBE

2i: Community Engagement Takeaways Summary ..... HL

Community Outreach and Engagement Tasks (continued)

Task ..... Team Lead/Participant

Task 3: Existing Conditions Analysis

3d: Existing Conditions Report/Presentation ..... HL/TDG/TT

3e: PMT and TAC Review and Discussion ..... HL/TDG/TT

3f: PAC Meeting ..... HL/TDG/TT

Task 4: Community Values - Quality of Life Themes

4a: Community Values/Themes Workshop Series (4 events) ..... WU + IBE/HL

4c: PMT Review and Discussion ..... WU + IBE/HL

Task 5: Vision, Goals and Land Use Framework

5d: PMT and TAC Review ..... HL

5e: PAC Meeting ..... HL

Task 6: Subarea Plans

6b: Sub-Areas Workshop Charrette ..... HL/WU + IBE

6c: PMT and TAC Review ..... HL

6d: PAC Meeting ..... HL

Task 7: Draft Framework Plans

7b: PMT and TAC Review ..... HL

7c: PAC Meeting ..... HL/TDG/TT/WU + IBE

Task 8: Draft and Final Comprehensive Plan

8b: PMT and TAC Review ..... HL

8c: PAC Working Session ..... HL

8d: Community Open House ..... HL/WU + IBE

8e: Planning Commission Presentation (public hearing) ..... HL

8f: Town Board of Trustees Presentation (adoption) ..... HL

8h: Prepare Comprehensive Plan ArcGIS StoryMap ..... HL

Services

- Interactive Project Website
- map.social (an interactive web-based outreach mapping platform)
- Social Media
- Web-based Community Questionnaires
- Flyers and Do-it-Yourself (DIY) Kits
- Community Workshops

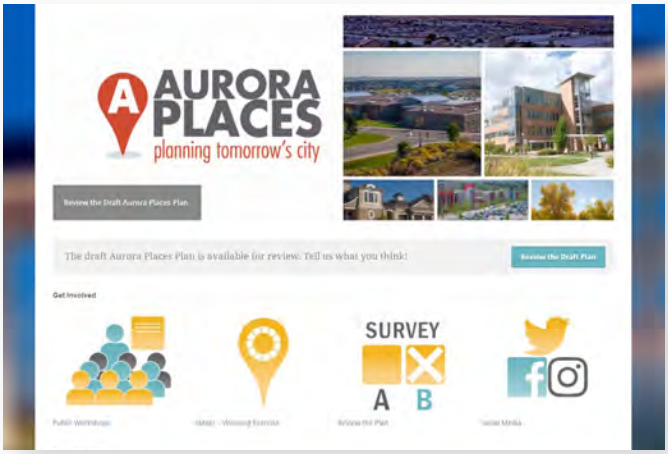
Community Outreach & Engagement

Community outreach is the cornerstone of nearly all planning processes. Houseal Lavigne Associates' outreach 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. We can tailor our outreach approach to ensure the most effective, responsive, and appropriate engagement program for any assignment. Our goal is to establish a sense of community stewardship for our clients' communities. and increase the likelihood of success over time. The following page contains an example of the ways Houseal Lavigne Associates uses web-based methods of reaching community stakeholders.

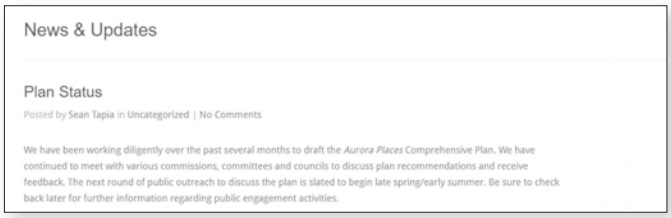
Fyers & Do-it-Yourself (DIY) Kits: Whether it is a church group, neighborhood association, book club, or bridge team, in English or a foreign language, the DIY Workshop Kits offer residents the opportunity to host their own workshops, creating a more grass roots level of engagement. Additionally, our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

City of Aurora, CO ***"Aurora Places" Project Website***

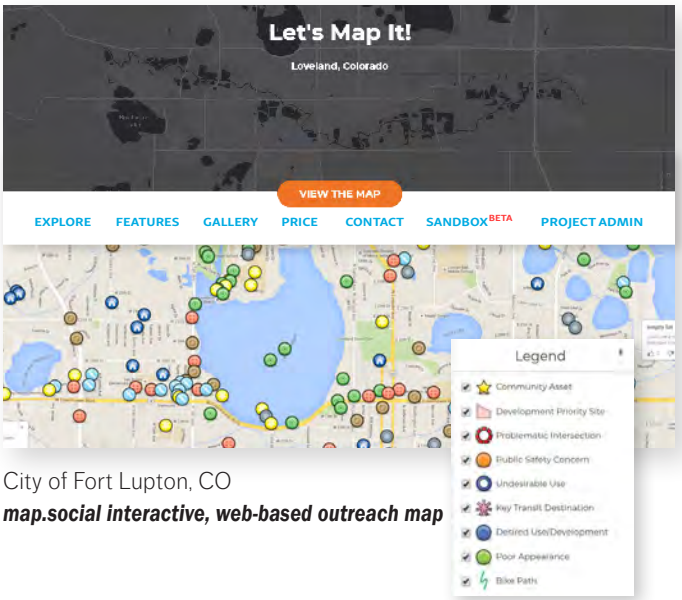
About the Plan



Get Involved



News & Updates



City of Fort Lupton, CO
map.social interactive, web-based outreach map

map.social: 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.

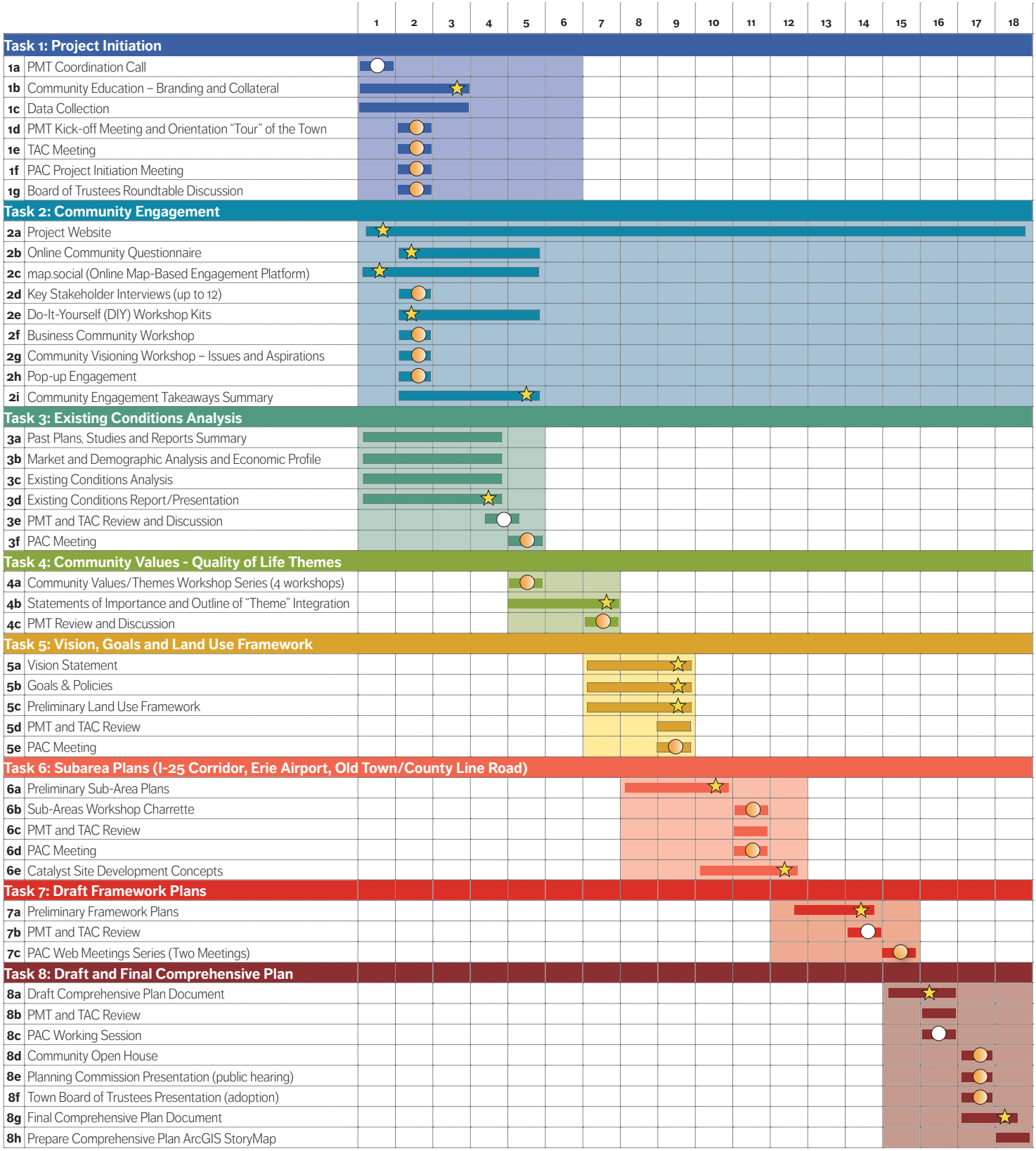
By integrating the various traditional and web-based community engagement methods, such as linking a project website with an existing community homepage to centralize interactive outreach platforms; utilizing map.social, our interactive web-based engagement tool; as well as press releases, notices, and newsletters, we are able to reach the broadest level of community participants. Examples of project websites can be viewed at the following addresses:

www.imagineflint.com | www.auroraplacesplan.com
www.hlplanning.com/portals/morrisville | www.hlplanning.com/portals/channahon | www.hlplanning.com/portals/riverforest

Section 3
Schedule

Schedule

Our team is available to start the project upon selection and bring the Comprehensive Plan through adoption within the 18 month schedule required by the RFP. The anticipated 18-month project schedule below provides an overall framework to complete the proposed project approach and have identified key deliverables, meetings, and milestones to when they will occur. Should the Town favor our basic approach, we will work with staff to refine the process and anticipated project schedule in a manner that is most advantageous to the project.



Denotes Meetings to be conducted by our Team

Denotes Deliverables to be produced by our Team

Denotes Phone Call/Web Meeting

Section 4

Relevant Experience

Project Experience

Over the last 15 years, we have worked on more than 450 plans across more than 400 communities nationwide. In that time, we have directed more than 100 comprehensive plans, 90 corridor plans, 35 downtown plans, 17 TOD plans, 40 special area plans, 25 zoning and design guidelines assignments, and much more. Our national experience includes planning, design, economic, and zoning assignments in Colorado, Alabama, Arkansas, California, Connecticut, Georgia, Indiana, Illinois, Iowa, Kansas, Kentucky, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, Nevada, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Virginia, Washington, and Wisconsin.

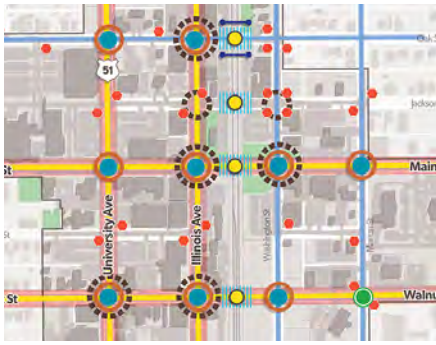
Colorado Project Experience

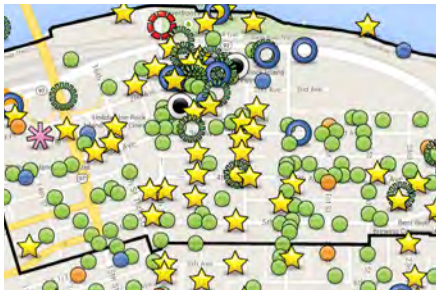
This experience includes planning projects in other Colorado communities, including Aurora, El Paso County, Fort Lupton, Frederick, Grand Junction, Gunnison, Loveland, Commerce City, Cañon City, and Windsor. In 2019, the Aurora Places Plan won the APA Colorado General Plan award for its innovation in the field of planning through the utilization of a placetypes approach instead of traditional land use planning. A broad and inclusive community outreach campaign, which engaged over 3,200 members of the public in six different languages, ensured the Plan was able to meet the specific needs of the Aurora community.

Professional References

At Houseal Lavigne, 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 and financial needs of client communities. Below are the reference names and contact information for a number of the project examples found on the following pages.

Client	Project	Contact
Aurora, Colorado	Comprehensive Plan	Daniel Krzyzanowski Principal Planner (303) 739-7187 dkrzyzan@auroragov.org
St. Cloud, Minnesota	Comprehensive Plan	Matt Glaesman Community Development Director (320) 650-3110 Matt.Glaesman@ci.stcloud.mn.us
Gunnison, Colorado	Comprehensive Plan	Anton Sinkewich Community Developer Director (970) 641-8152 asinkewich@gunnisonco.gov
Bentonville, Arkansas	Comprehensive Plan and Downtown Neighborhood Plan	Troy Galloway, Community and Economic Development Director (479) 271-3122 tgalloway@bentonvillear.com
Hudson, Ohio	Comprehensive Plan and Downtown Phase II Plan	Mark Richardson Director Department of Community Development 330-342-1888 mrichardson@hudson.oh.us





City of Aurora, Colorado

Comprehensive Plan

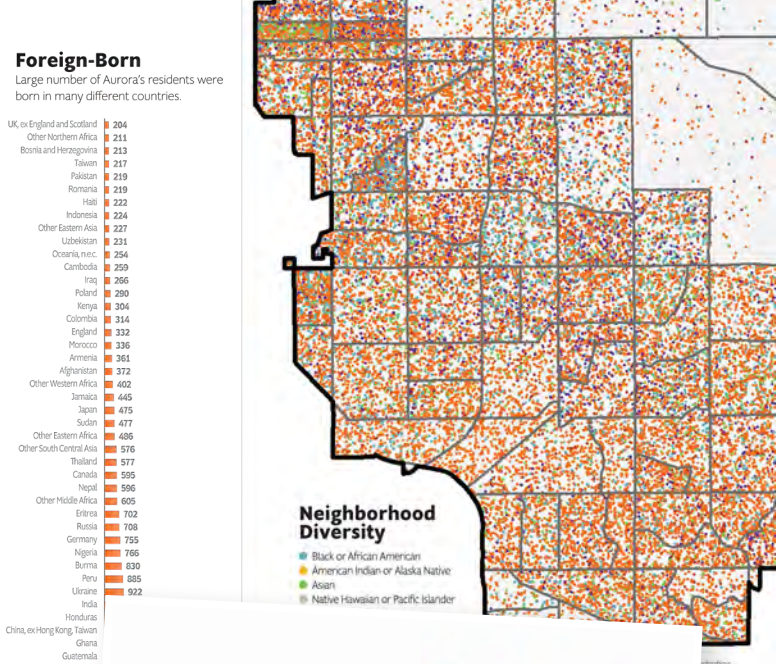
As the new Comprehensive Plan for the City of Aurora, Colorado, Aurora Places provides a place-based "road map" for the city as it transitions from a Denver suburb to one of the largest and most diverse big cities in the United States. With outreach conducted in six languages and reaching thousands of residents, this Comprehensive Plan directed by Houseal Lavigne 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.

Being home to a diverse and inclusive community has broadened the city's cultural understanding, educational offerings and community life. As the city continues to welcome newcomers and adapt to meet the changing needs of long-time residents, it is challenged with ensuring that they can all enjoy everything that Aurora offers. That includes access to quality jobs and a local economy that rewards entrepreneurship and supports small-business success, safe neighborhoods, access to quality schools and ample opportunity to be active in civic life. The increasingly diverse population offers the opportunity for our city to develop a unique identity and culture within the metropolitan area, grow its economy and meet the changing needs of its residents.

160

Over 160 languages spoken in the Aurora public school system

Source: Who Is Aurora Report



APA CO AWARD

AURORA PLACES planning tomorrow's city

City of Jenks, Oklahoma

Comprehensive plan

Needing a new plan to guide the community through the evolution from a small suburban community to a fully built-out and vibrant city, the city of Jenks engaged Houseal Lavigne to prepare a new comprehensive plan to manage and guide the rapid growth while preserving and enhancing the community's beloved small town charm and sense of place. Building upon a robust community outreach campaign, the new plan focuses on guiding growth in targeted areas, prioritizing investment in the Riverfront and Downtown, improving connectivity and pedestrian mobility within and between key areas, and strategically enhancing park and open space amenities to bolster quality of life for residents. The Horizon Jenks Comprehensive Plan is currently being followed up by the development of a new Unified Development Code by Houseal Lavigne, to ensure plan recommendations are supported by the regulations needed to help realize the community's vision.

City of Gunnison, Colorado

Comprehensive Plan

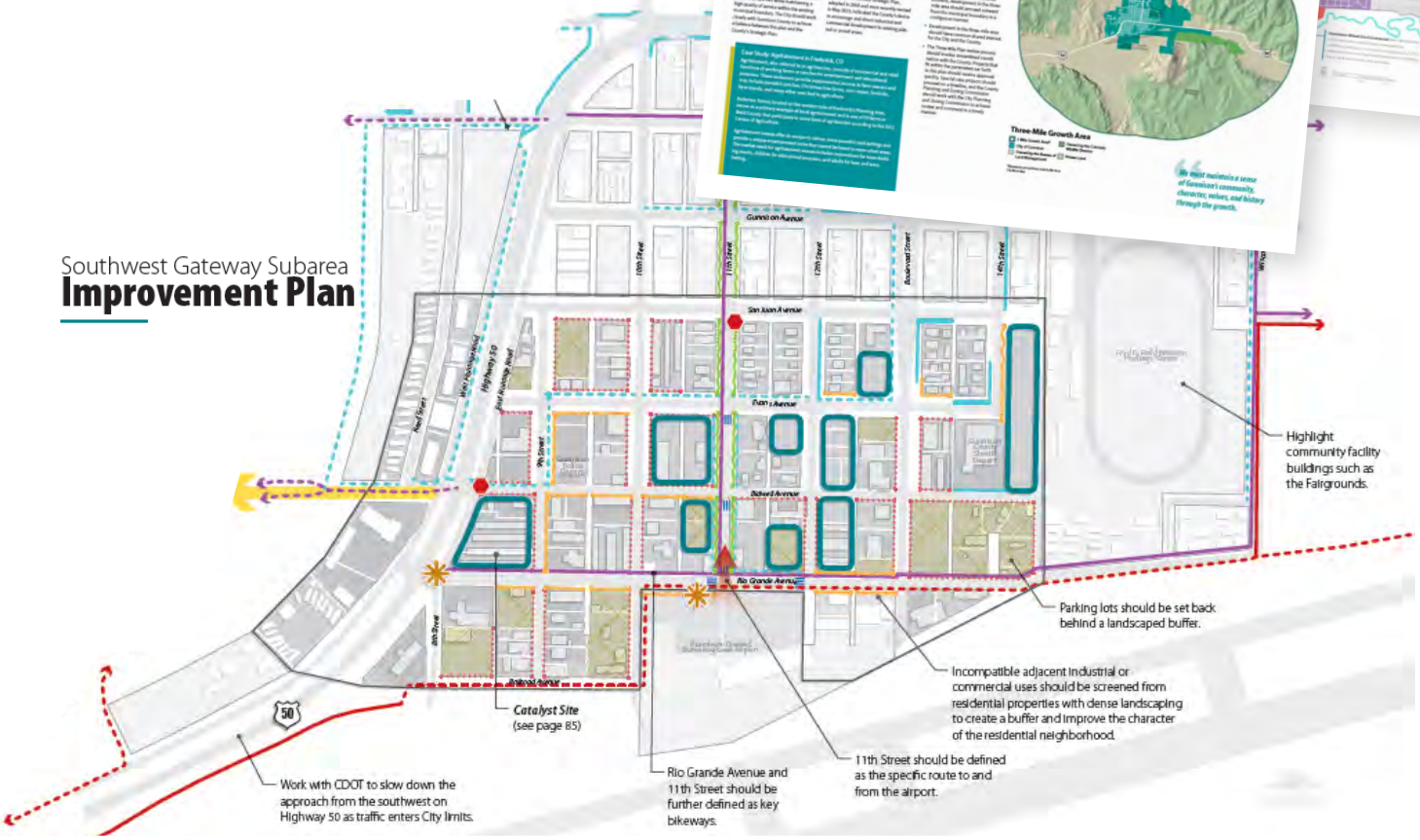
The City of Gunnison, Colorado is an active, outdoor-oriented place boasting a picturesque downtown, strong western heritage, and a lively entrepreneurial and arts community. As a base for access to regional natural areas and world class skiing, the city is well served by a strong tourism industry. The growing Western Colorado University campus, located on the east side of the city contributes to its unique character.

Faced with the opportunity to leverage these distinct assets in a small-town setting, the city sought an update to its Comprehensive Plan. Desiring guidance for carefully considered expansion into its growth areas and attainable housing options for a growing population, all while retaining its character and heritage, the city hired **Houseal Lavigne**, JR Engineering, and local housing consulting firm Williford LLC to prepare its new comprehensive plan.

The plan aims to build on the community's assets while increasing opportunities for residents old and new. The plan prioritizes improving housing availability and attainability for a growing population. The subareas bookend the community, providing a framework for thoughtful growth to the north while outlining an improved gateway experience to the south.

Tailored specifically to Gunnison, sustainability and resiliency best practices supported by extensive community outreach are woven throughout the Comprehensive Plan. They address the city's high-desert climate, which regularly delivers extreme cold temperatures, as well as the community's desire for preservation of natural areas and farmland.

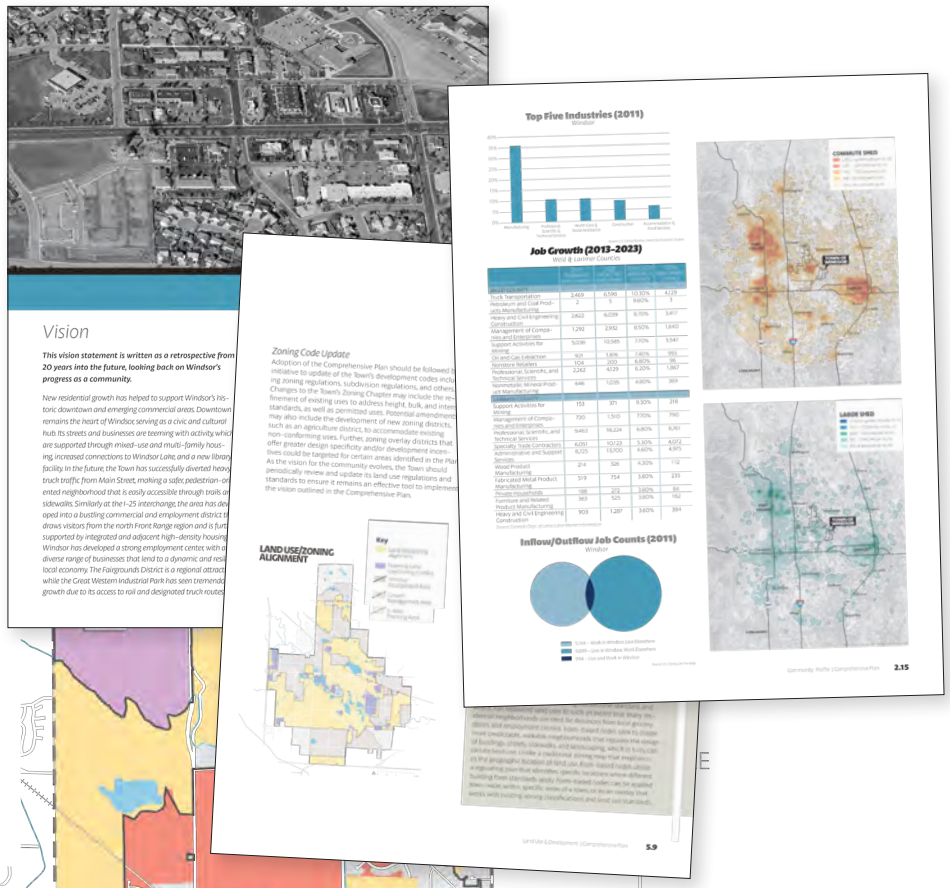
Southwest Gateway Subarea
Improvement Plan

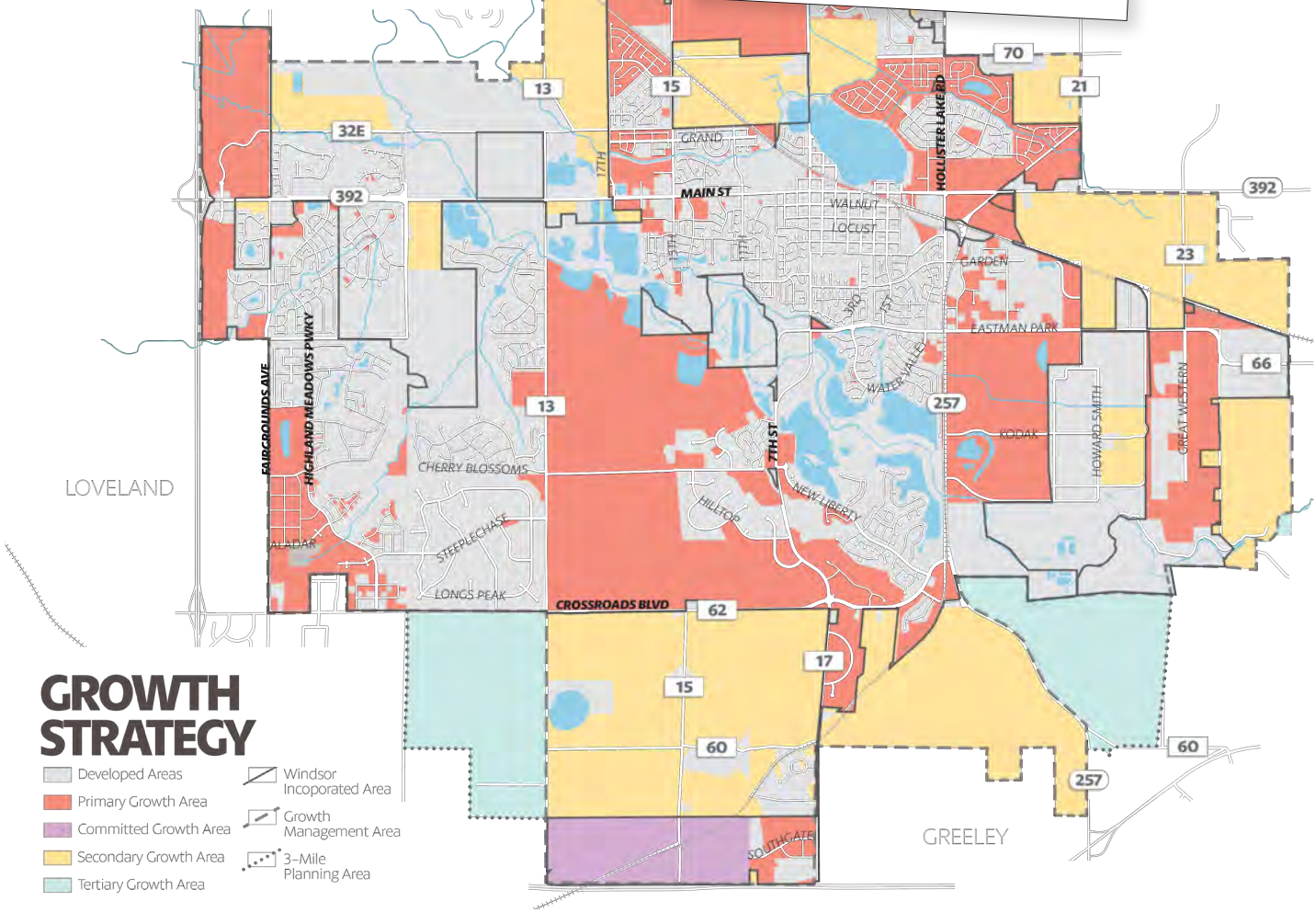


Town of Windsor, Colorado

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** 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.





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, 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.

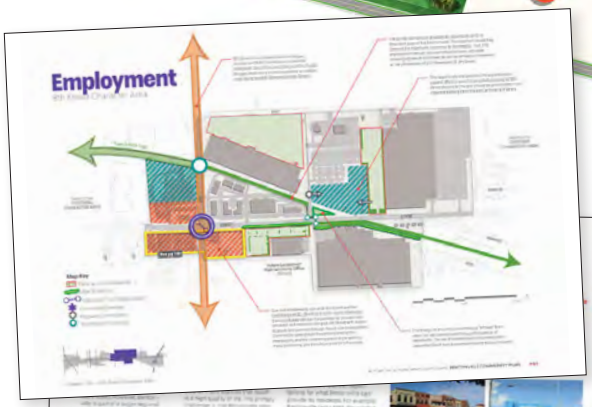
APA MN AWARD

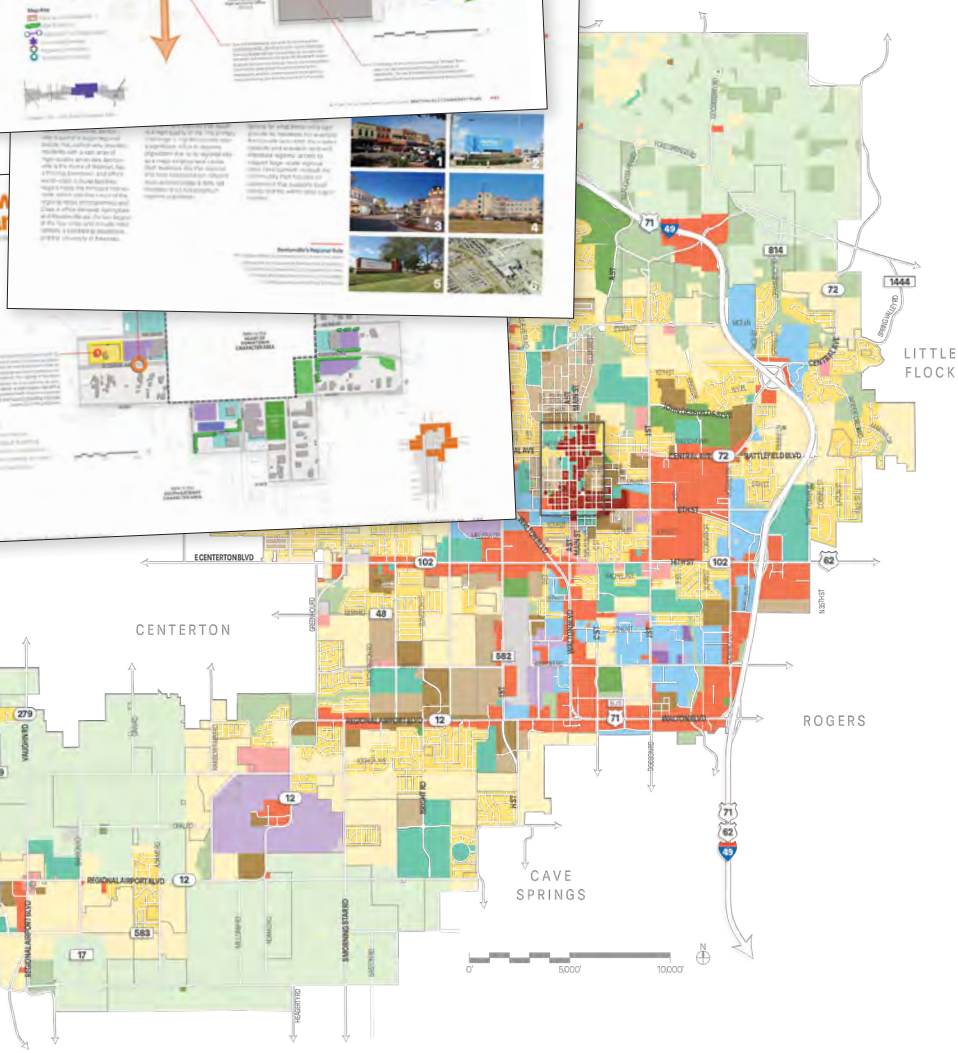
City of Bentonville, Arkansas

Comprehensive Plan

The Bentonville Community Plan, developed by Houseal Lavigne, 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 the of the first store Walton's 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 businesses 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

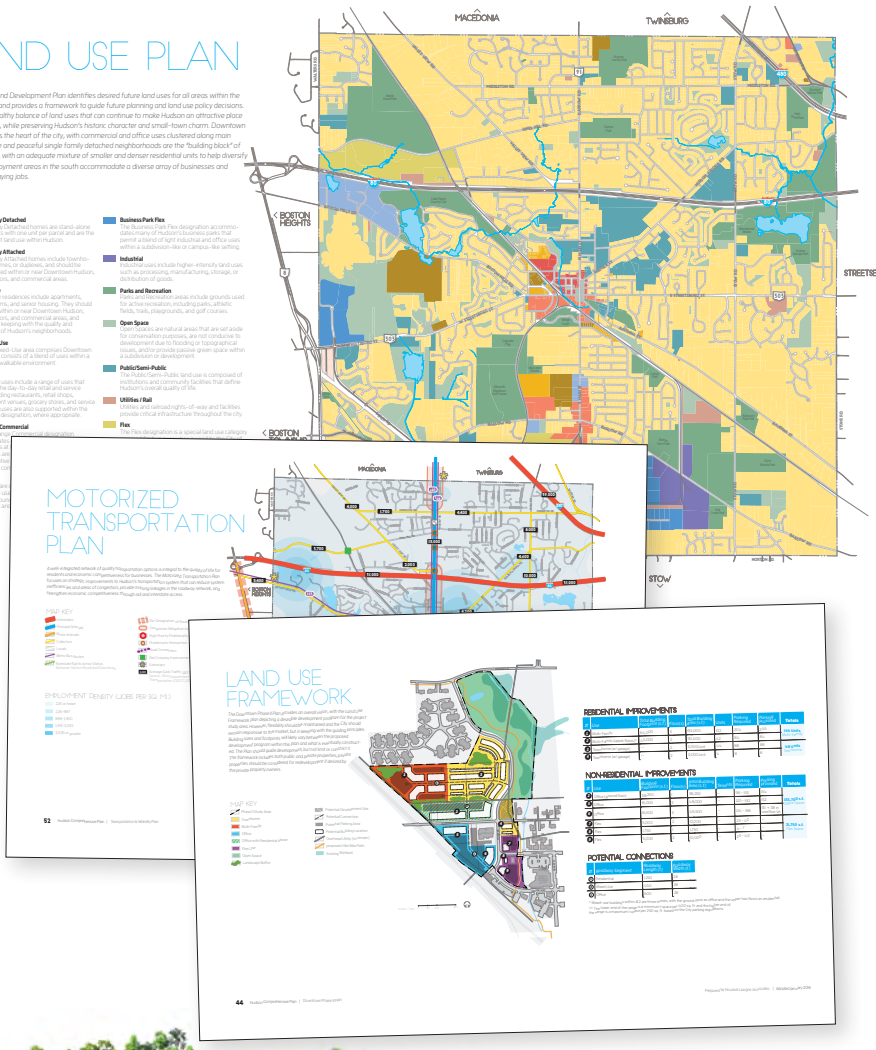
- Bentonville's Municipal Boundary
- Planning Area
- Agriculture
- Residential Estate
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Mixed-Use Commercial
- General Commercial
- Downtown Commercial
- Office
- Public / Semi-Public
- Light Industrial
- Heavy Industrial
- Parks
- Open Space
- Utility / Transportation

City of Hudson, Ohio

Comprehensive Plan & Downtown Phase II Plan

The City of Hudson is an affluent municipality located in Northeastern Ohio in close proximity to both Akron and Cleveland. Houseal Lavigne 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.



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

1. Existing Overhead Power Lines (to remain)
2. 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.
3. Connected open space and trail network for institutional, residential and commercial development
4. Townhomes (2-story)
5. Native restoration area
6. Multi-family (3-story)
7. Unified Sidewalk Network
8. Office with residential above (3-story)
9. Owen Brown Street Rail Viaduct – The narrow right-of-way under the rail culvert 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.
10. Office (3-story)
11. 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.
12. Key intersection enhancements including decorative pavers, crosswalks, and pedestrian signal features
13. Pedestrian plaza space and outdoor seating area
14. Townhome (2-story)
15. 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.
16. Shared parking with consolidated access points to create a pedestrian friendly environment
17. Flex Use (2-story)
18. Landscape screening and berm to buffer adjacent uses
19. Flex Use (1-story)
20. Office (3-story)
21. Existing Overhead Power Lines (to remain)
22. Flex Use (2-story)
23. Shared parking with consolidated access points to create a pedestrian friendly environment

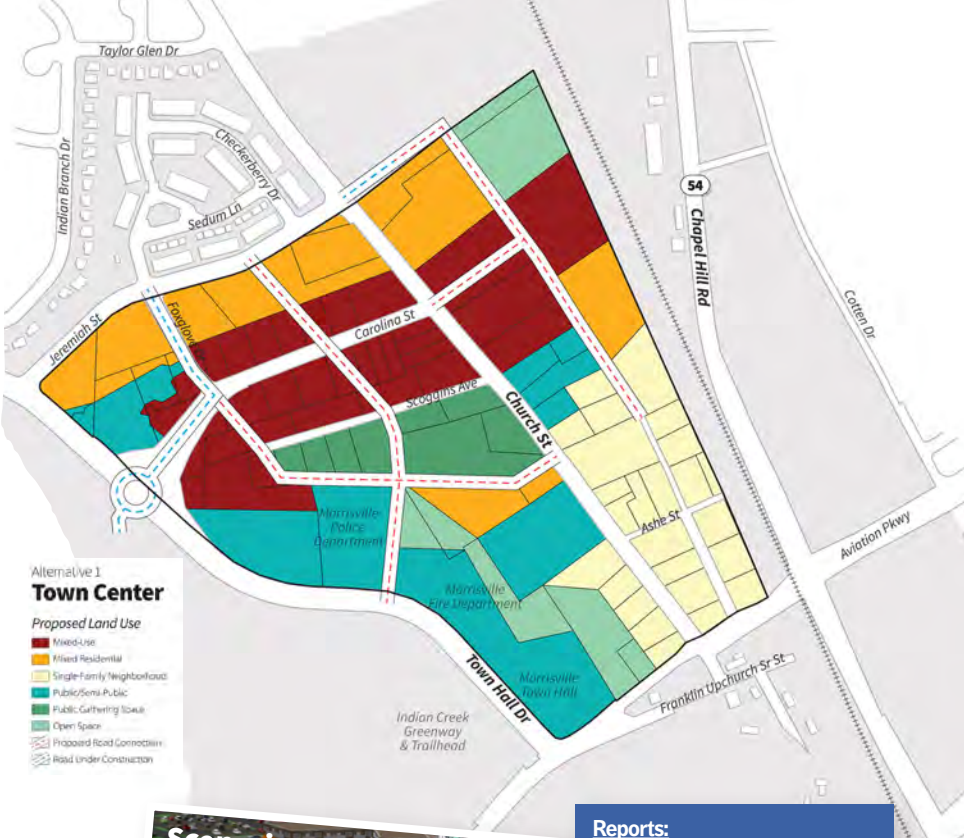
Town of Morrisville, North Carolina

Land Use Plan & Town Center 3D Scenarios Visualization

The Town of Morrisville is a fast-growing community situated amid North Carolina's burgeoning Research Triangle. Despite a strong desire to create a "downtown" and community focal point, local officials have hesitated to approve any development within the designated area for fear of proceeding down the wrong path. Unable to reach agreement on appropriate heights and density, Morrisville's Town Center remains largely undeveloped while other areas of the community are thriving.

Recognizing the importance of this key area in the community, Houseal Lavigne was hired to help the community reach an agreement and move through the stalemate. To do so, sketch concepts where imported into Esri's CityEngine and two scenarios were built-out: 1) an option with surface parking supporting one- and two-story buildings; and, 2) an option with four- and five-story buildings served by centralized parking garages. CityEngine Dashboards were used throughout the design process, ensuring both scenarios followed the Town's recently adopted zoning code. A webscene was publicly shared, providing Town officials and residents an opportunity to view and compare each scenario. Finally, the CityEngine scenarios were imported into Unreal Engine to provide a fully immersive experience to better evaluate the different buildouts. Users can walk a pedestrian around Morrisville's Town Center, toggling between scenarios, assessing the appearance and overall experience of each option.

Hailed by staff as an absolute success, Town officials reached unanimous consensus on Option 2. Houseal Lavigne is now preparing the plan framework, policies, and recommendations to help Morrisville achieve its vision of a dense, compact, walkable, and vibrant community focal point.



Reports:

Land Use (ALL): 49,723.74 s.f.
Land Use – Office: 24,861.87 s.f.
Land Use – Retail: 24,861.87

Parking Required (ALL): 138 spaces

Parking Provided (ALL): 140 spaces
Parking Required – Office: 41 spaces
Parking Required – Retail: 99 spaces

City of Oshkosh, Wisconsin

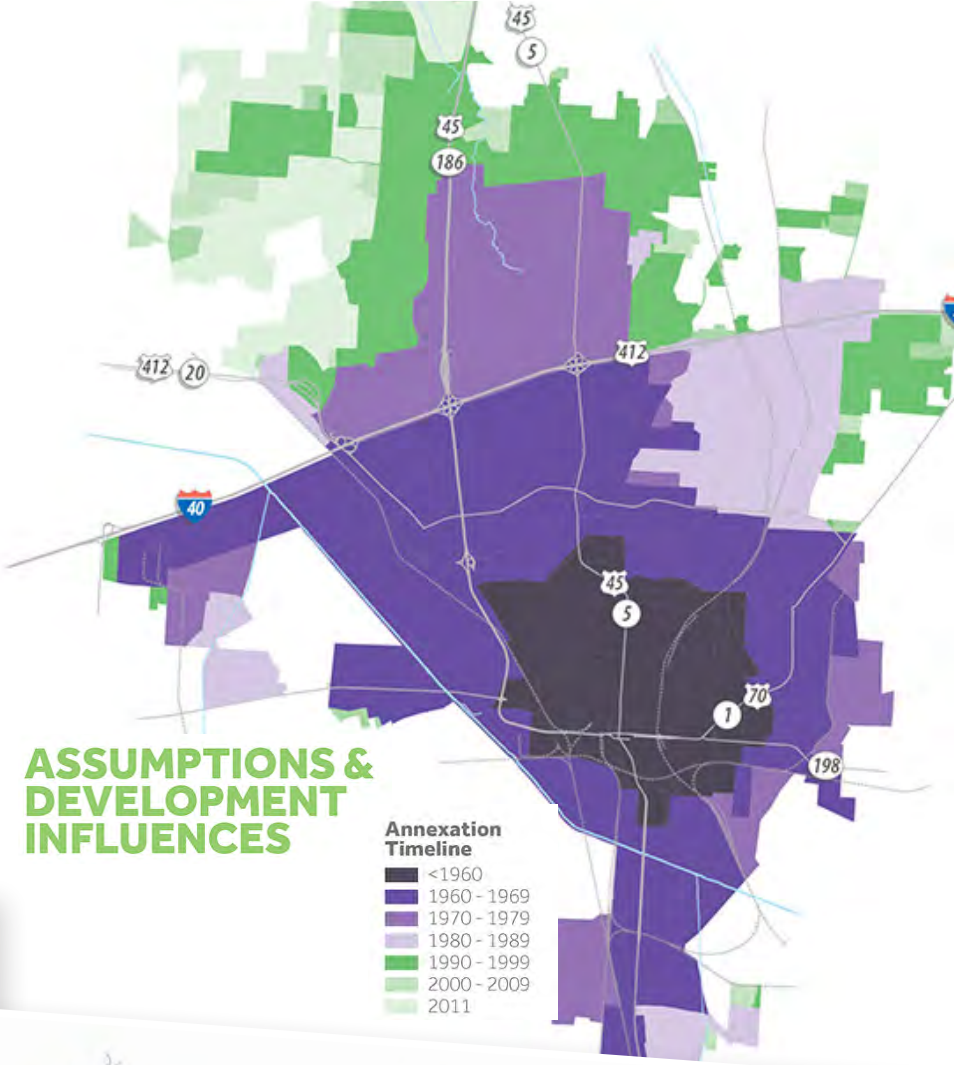
Oshkosh Downtown Plan & Sawdust District Plan

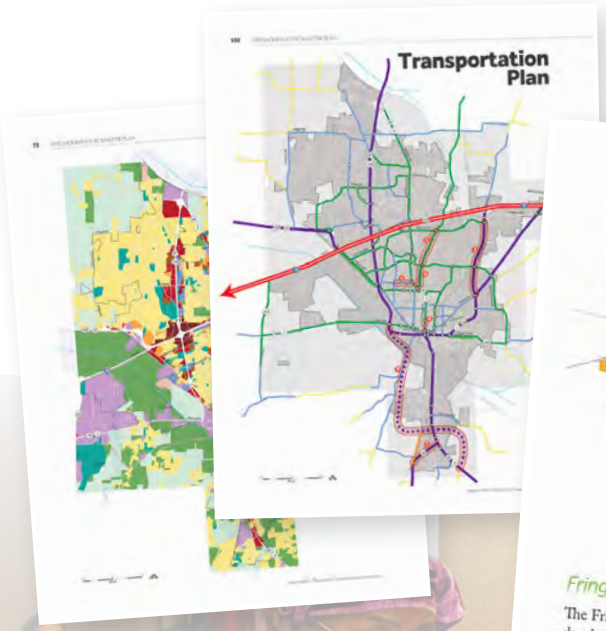
Imagine Oshkosh is the Center City Investment Strategy for Downtown Oshkosh and the surrounding areas. The Plan organized this waterfront Downtown into ten distinct functional areas, establishing a unique character, design guidelines, development priorities, and strategies for each. Waterfront access was prioritized, as was the preservation and celebration of historic and architecturally significant building stock , while aggressively targeting the area for new residential and mixed use infill development. As part of the planning effort, Houseal Lavigne 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. The redevelopment plan included a basketball team practice facility, a larger arena, and a 250,000-square foot office building. Part of the goal was to land jobs close to lifestyle amenities, a pattern typically only seen in larger communities.

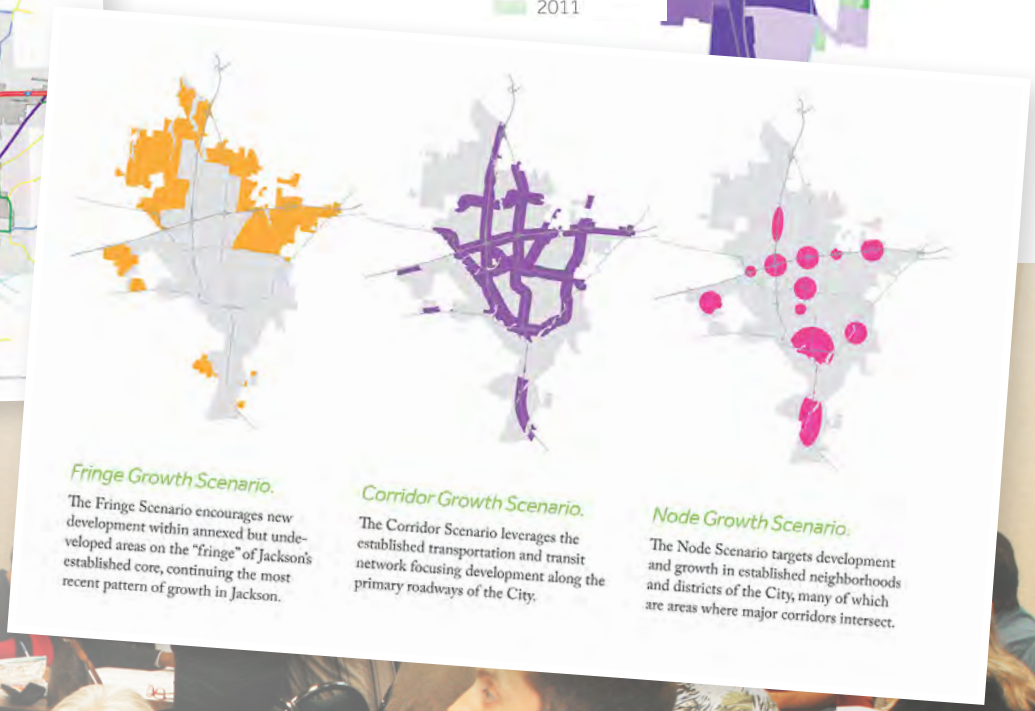
City of Jackson, Tennessee

One Jackson Civic Master Plan

Building on its recent recognition as the "Healthiest City in Tennessee," and the "Most Livable Small City" in the U.S., the City of Jackson initiated the process of creating a new Civic Master Plan. **Houseal Lavigne** was selected to work with the City to create One Jackson, a master plan that will help unify the City's numerous neighborhoods and leverage resources and partner organizations to work toward a shared vision for the future. The concept of livability is threaded throughout the Plan, demonstrating how changes to development practices and targeted investments in transportation, parks and recreation, and community services can improve quality of life throughout the City. The Plan includes a Growth Scenario Assessment that demonstrates how projected future growth can be accommodated at available sites within Jackson's core, focusing reinvestment and revitalization in established neighborhoods while conserving natural resources on the City's fringe.

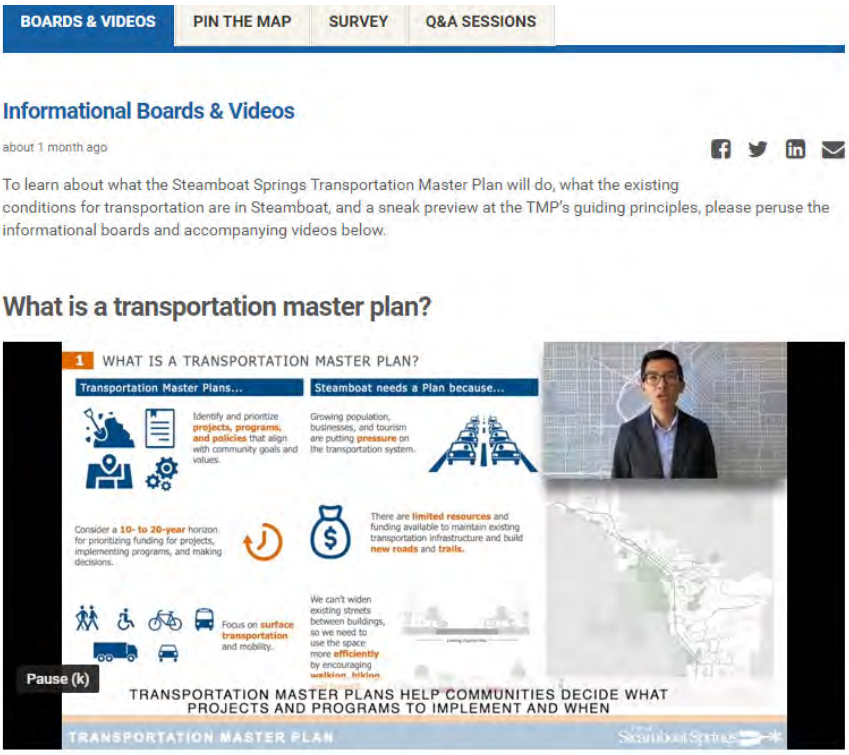






STEAMBOAT SPRINGS MULTIMODAL TRANSPORTATION PLAN

STEAMBOAT SPRINGS, CO



Toole Design is currently assisting the City of Steamboat Springs in developing their first Multimodal Transportation Master Plan, which will identify and prioritize recommendations for policies, programs, and infrastructure for the next 20 years. To produce an community-supported and implementation-ready plan, Toole Design is conducting innovative community outreach and leveraging a multitude of analytical tools.

As experts in community engagement, we've developed strategies to improve the amount and quality of community and stakeholder participation. For the Steamboat Springs TMP, we helped create a project website with project information. For the site, we recorded presentations to accompany the informational boards, developed an online interactive map for identifying existing issues, created an online survey, and hosted three Q&A sessions for the community to call into to share input.

Because Steamboat Springs is a small community, it does not have a conventional regional travel demand model on which to base decision-making for investments in transportation infrastructure. Instead, we are helping the City to establish and understanding of travel patterns by using Big Data, which provides years of data based on anonymized geospatial information from cell phone companies. We are also analyzing bicycle connectivity using a tool called the Bicycle Network Analysis, which we created for PeopleForBikes. Our technical analyses will result in data-driven recommendations that optimize return on investment for the City.

CLIENT

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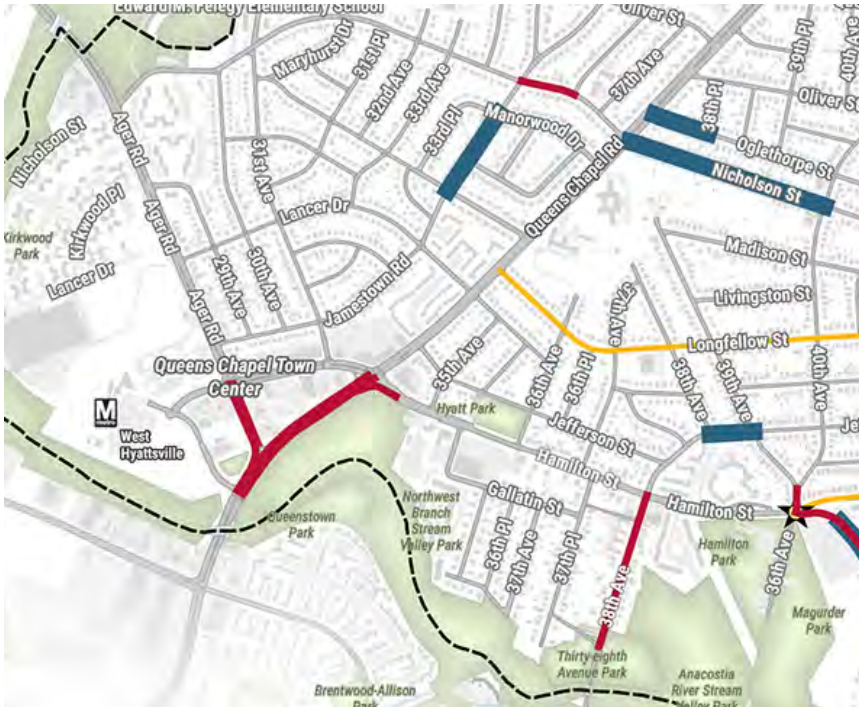
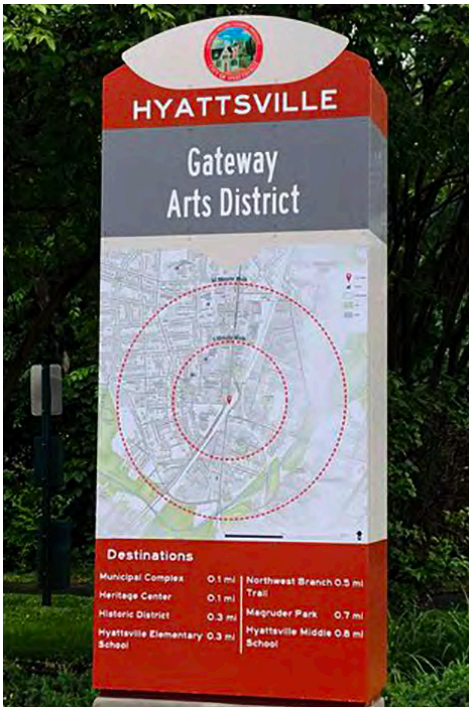
TOOLE DESIGN

HYATTSVILLE COMPREHENSIVE TRANSPORTATION AND INFRASTRUCTURE STUDY

HYATTSVILLE, MD





The Hyattsville Transportation Plan provided short- and long-term projects and policy recommendations to address existing and future bicycle, pedestrian, and vehicular opportunities within the City of Hyattsville.

Toole Design worked closely with all stakeholders to establish the project's vision and goals. We then identified implementation strategies based on sound transportation planning principles. Toole Design oversaw the existing and future traffic analysis of over 30 intersections, conducted crash data analysis, conducted an audit of school access, conducted a parking assessment of high-density residential areas, developed recommendations for a transit circulator, and prepared a wayfinding plan.

The study directly linked each one of the recommended projects and policies to the project goals and its implementation strategy. This clear connection allowed the City and residents to understand the significance of the recommendations.

The project included a sequential action plan that focused on providing bundled groups of projects, thus reducing the mobilization and implementation cost for the City. Parts of the Plan have been implemented, including citywide wayfinding.

CLIENT

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El Paso County, Colorado

Multi-Jurisdiction All Hazard Pre-Disaster Plan Update

The Disaster Mitigation Act (DMA) is federal legislation that requires proactive, pre-disaster planning as a prerequisite for some funding available under the Robert T. Stafford Act. The DMA encourages state and local authorities to work together on pre-disaster planning. The planning network called for by the DMA helps local governments articulate accurate needs for mitigation, resulting in faster allocation of funding and more cost-effective risk reduction projects.

Hazard mitigation is the use of long-and short-term strategies to reduce or alleviate the loss of life, personal injury, and property damage that can result from a disaster. It involves strategies such as planning, policy changes, programs, projects, and other activities that can mitigate the impacts of hazards. It is impossible to predict exactly when and where disasters will occur or the extent to which they will impact an area, but with careful planning and collaboration among public agencies, stakeholders and citizens, it is possible to minimize losses that disasters can cause. The responsibility for hazard mitigation lies with many, including private property owners; business and industry; and local, state, and federal government.

Tetra Tech was selected by El Paso County Emergency Management to undertake the Hazard Mitigation Plan Update for the County. The Hazard Mitigation Plan included eight participating jurisdictions including El Paso County, Town of Calhan, City of Fountain, Town of Green Mountain Falls, City of Manitou Springs, Town of Monument, Town of Palmer Lake, and Town of Ramah. Through the mitigation planning process, sixteen natural and three human-caused hazards were identified and profiled. Tetra Tech utilized Hazards U.S. Multi-Hazard (HASUS-MH) to assess the risk of dam failure, earthquake, and flood hazards in the plan update. Eighty-five mitigation initiatives were identified for implementation by individual planning partners throughout the county. The updated Hazard Mitigation Plan was approved by the Federal Emergency Management Agency.

Denver, Colorado

Metro Wastewater Reclamation District Facility Plan Update

Teamed with HDR, Tetra Tech assisted the District with preparing its 2013 Facility Plan. Tetra Tech was responsible for updating flow and load projections, developing a site-specific regulatory outlook, evaluating existing plant capacities, updating the plant wide hydraulic and process models, analyzing future improvement projects, and developinga10-year CES for the RWHTF (220 MGD) and initial capacity increment for the NTP (24MGD).

Tetra Tech prepared a facility-specific regulatory outlook that set the context for development of liquid stream and side stream treatment alternatives. The regulatory outlook included both liquid and solids treatment process, as well as air emissions .Future liquid stream regulatory drivers included the future implementation of Regulations 85 and 31, as well as the Barr-Milton Total Maximum Daily Load adaptive management plan. Taken together, these regulatory actions could lead to future effluent nutrient limits of 2 to 3 mg-N/L of total nitrogen and 0.1 to 0.2 mg-P/L of total phosphorus. The 2013 Facility Plan evaluated various treatment alternatives to meet these stringent limits using biological and chemical nutrient removal processes, post-nitrification and denitrification reactors, side stream treatment, and phosphorus recovery.

The Facility Plan evaluated the RWHTF to account for interactions between liquid and solids treatment processes. Tetra Tech helped identify two complete treatment processes that were capable of meeting the future discharge limits developed as part of the regulatory outlook. One treatment process included a five-stage BNR process with supplemental carbon addition for denitrification; tertiary flocculation,sedimentation,and filtration for phosphorus removal; deammonification for centrate treatment; and phosphorus recovery to help comply with phosphorous indexing requirements associated with beneficial use of anaerobically digested and dewatered biosolids as a soil amendment/slow-release fertilizer for crop production. The second process involved a three-stage BNR process followed by a moving bed bioreactor for secondary nitrification and denitrification and the same phosphorus and side stream stream processes as noted in the other option.

Other facility planning efforts led by Tetra Tech included wastewater characterization task which involved the development of population, employment, flow and load projections; updating the plant-wide hydraulic model; evaluating supplemental carbon use throughout the facility; developing a fixed asset replacement plan for the North Secondary process blowers, and incorporation of a poly-aluminum chloride addition system for control of Microthrix Parvicellafilaments.

Western Urban Sustainability Advisors

Denver, Colorado

Chief Sustainability Officer

WestUrb's proprietor, Jerry Tinianow, was the City of Denver's Chief Sustainability Officer from 2012 to 2019. As CSO, Jerry and his team focused on programs that could produce results at a large scale. They engaged every department of the City government in sustainability, working across a broad cross-section of disciplines, including those traditionally associated with sustainability (e.g. energy, land use, mobility) and those not usually found in such programs (e.g. housing, food, workforce development). Due to his leadership, Denver was named the first Solar Friendly Community in the United States, became the fifth Platinum-certified city by the U.S. Green Building Council, and was on the CDP's (formerly the Carbon Disclosure Project) A List which recognizes the top seven percent of cities in the U.S. in terms of climate change reporting and action.

Columbus, Ohio

Director – Center for Energy and Environment

Before Denver, Jerry worked for the Mid-Ohio Regional Planning Commission as the Director of the Center for Energy and Environment. As director, he led three major planning efforts for the RPC. First, he created voluntary watershed-based balanced growth plans for four contiguous watersheds in Ohio, the largest such effort in the history of Ohio's balanced growth planning program. Second, he developed the first regional food system assessment and plan in the U.S., released on Earth Day 2010. This plan won the Trailblazer Award from the National Association of Development Organizations. Third, he developed Priorities '95, a two-year environmental risk assessment and strategic planning process for Columbus, Ohio. It engaged over 200 volunteers and produced over 150 recommendations to the city government. It was the first just process run in Ohio and the second in the U.S. (after Seattle).

Institute for the Built Environment

City of Longmont, Colorado

Climate Action Task Force & Just Transitions Working Groups

IBE partnered with City of Longmont Sustainability staff to guide two diverse working groups—Climate Action Task Force and Just Transitions Plan Committee—through the process of developing equitable climate action recommendations in response to a resolution passed by City Council declaring a climate emergency. IBE facilitated the entire process, incorporating a credible just transitions, social justice, and equity lens, including community engagement activities specifically focused on historically underrepresented communities. IBE designed and analyzed a community questionnaire with 356 responses to inform working group recommendations. IBE structured and managed the process for developing and reviewing recommendations, leading the group toward consensus for recommendations to Council.

Fort Collins, Colorado

Urban Renewal Authority Visioning & Community Engagement

IBE designed and delivered community engagement workshops focused on the North Fort Collins Urban Renewal District (URA). Through these workshops, we engaged diverse members of the North Fort Collins community to explore how the URA can best serve North Fort Collins through catalytic investment in the community; the workshops invited community dialogue about the area's future character, development, and amenities. In addition, IBE conducted a review and synthesis of past plans and documents related to North Fort Collins; documented example projects from other URAs to illustrate how URA funds can be used in innovative ways to stimulate the economy and develop a sense of place; and reviewed and suggested changes to the existing URA project evaluation framework to integrate learnings from the community engagement into the URA decision making process.

Denver, Colorado

National Western Center

The National Western Center (NWC) is a $1.1-billion public/private partnership between three capital partners: The City and County of Denver, the National Western Stock Show, and Colorado State University. Over the past five years, IBE has contributed a variety of expertise and services to the project. In 2015, IBE guided a cross-sector group of approximately 40 stakeholders to develop guiding principles for the capital build and redevelopment efforts. Since then, IBE has played an integral role in the formation and facilitation of the ReNEWW (Regeneration of Natural Environments, Energy, Water, and Waste) Working Group and provided master planning and sustainability consultation; this has included leading an interdisciplinary team of faculty and research scientists to identify opportunities and build relationships for a long-term research agenda in partnership with local agencies, NGOs, and other universities. As part of the ReNEWW

Section 5

Qualifications

Qualifications

Our project team for the Comprehensive Plan for the Town of Erie is made up of a team of professionals with specialized expertise in all areas of urban planning, downtown and corridor planning, neighborhood and special area planning, transit-oriented development, zoning, economic development and market analysis, community outreach and engagement, transportation, and implementation. Our team has been specifically assembled to provide the Town of Erie with a responsive, effective, creative, and specifically unique plan for this assignment.

Houseal Lavigne is an innovation-based urban planning and design firm. We pride ourselves on creativity, collaboration, and delivery of quality. Our team approach is built on strong relationships, the exchange of ideas, and a commitment to the integration of technology. Our priorities are to do good, have fun, work hard, and provide responsive, visionary, and viable solutions to our clients and partners.

Toole Design Group (TDG) is the nation's leading planning, engineering and landscape architecture firm specializing in bicycle and pedestrian transportation. TDG has a national reputation in transportation master planning, traffic calming, pedestrian and bicycle research and facility design, trail planning and design, transit accessibility, Safe Routes to School planning and design, and a variety of other related areas.

Tetra Tech is a leading, global provider of consulting and engineering services. We are differentiated by Leading with Science® to provide innovative technical solutions to our clients. We support global commercial and government clients focused on water, environment, infrastructure, resource management, energy, and international development. Tetra Tech provides clear solutions to complex problems.

Western Urban Sustainability Advisors (WestUrb) is a single-member LLC formed by Jerry Tinianow in 2019 following the completion of his service as the Chief Sustainability Officer of Denver, Colorado. WestUrb assists local governments in creating and improving sustainability programs with 40 years of work in sustainability planning and project implementation across a variety of disciplines.

The Institute for the Built Environment (IBE) at Colorado State University (CSU), was founded in 1994 on the main campus in Fort Collins, CO. IBE brings a long history of thought leadership and expertise in facilitation and integrative design processes that lead to high-performing, healthy places for humans and natural systems to thrive together. We specialize in helping communities create healthy, thriving places through evidence-based facilitation methods, inclusive stakeholder engagement, effective communications, and detailed program management. We believe that the process is as important as the product, and that good process makes for the best results.

Houseal Lavigne is...

Houseal Lavigne is an award-winning consulting firm specializing in all areas of community planning, urban design, and economic development. We have expertise and experience with assignments of all scales, including regional, city-wide, subarea, district, and site-specific planning and design. We strive for a true collaboration of disciplines and talents, infusing all our projects with creativity, realism, and insight.

Houseal Lavigne 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 assignment and develop creative solutions that ensure compatibility between the built and natural environments.

Houseal Lavigne consists of a team of dedicated professionals experienced in urban planning and design, economic development, geospatial services, and zoning and development regulations. We have worked with more than 300 communities across the country on a wide variety of planning, design, and development related projects.

Houseal Lavigne is built on a foundation of excellence in customer service, strong professional relationships, and most importantly, client satisfaction. Our commitment is to provide unparalleled support, responsiveness, and creativity to our clients as they address the challenges and opportunities confronting their communities.

Houseal Lavigne 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. Since the firm's founding in 2004, Houseal Lavigne has established itself as one of the Nation's premier planning and design firms.

Houseal Lavigne is an innovation-based firm and the nationally recognized leader in the emerging field of Geodesign, spatial analytics, and evidence-based planning and decision-making. By integrating the latest available technologies into the process, we are able to blend the art and science of planning and deliver more responsive and effective recommendations, 3D scenarios informed with data, and better rationale to support land use and development policy.

What we do

Comprehensive Planning

Neighborhood & Subarea Planning

Zoning/Regulatory Controls

Transit-Oriented Development

Downtown Planning

Corridor Planning

Design Guidelines

Land Planning & Site Design

Park, Recreation & Trail Master Planning

Market & Demographic Analysis

Fiscal/Economic Impact Analysis

Development Services

Retainer Services

Founding Principles

Houseal Lavigne began with a set of founding principles that still guide every project we undertake. By continually honoring these principles, we have reliably and repeatedly served our clients, established trust and strong professional relationships, produced results that exceed expectations, and developed plans that have served as points of pride for communities. By adhering to our founding principles, we have emerged as one of the most respected, trusted, innovative, and effective firms in the industry. Our founding principles are:

Better Community Outreach. We believe strongly in fostering a sense of "community stewardship" by using an inclusive approach to stakeholder engagement as a foundation for all our projects.

Commitment to Creativity. We believe vision and creativity are among the most important components of good planning and design, and we pledge to provide fresh, responsive, and intriguing ideas for local consideration.

Graphic Communication. We believe all planning processes and documents should utilize a highly illustrative and graphic approach to better communicate planning and development concepts in a user friendly, easy to understand, and attractive manner.

Technology Integration. We believe the integration of emerging technologies should be used to improve the planning process and product - improving public engagement and involvement, fostering evidence-based decision-making, and producing more effective documents and recommendations.

Client Satisfaction. We believe meeting the needs of our clients is a top priority and we strive to achieve it by developing and maintaining strong professional relationships, being responsive to clients' concerns and aspirations, and always aiming to exceed expectations.

Award-Winning Planning

As a testament to our firm's overall approach and project methodologies, Houseal Lavigne has frequently been recognized across the country by our peers and honored with awards and special recognition. Houseal Lavigne has received multiple awards for "Best Plan" from several state chapters of the American Planning Association (APA) in categories including comprehensive plan, strategic plan, community outreach, innovation, healthy communities, and best tool or practice. In addition, Houseal Lavigne was awarded the APA's National Planning Excellence Award for an Emerging Planning and Design Firm. Upon receiving the award, the APA recognized our innovative planning approach, targeted implementation strategies, creative and effective outreach, integration of emergent technologies, industry-leading graphic communication, and noted our firm's overall influence on the planning profession across the United States.

Very recently, in April of 2020, Houseal Lavigne's work with the Town of Morrisville received two awards for the use of technology as part of the Land Use Plan and Town Center 3D Scenarios Visualization. This includes the American Planning Association – Technology Division's Smart Cities Award and Esri's Special Achievement in GIS Award. Both awards recognized the innovative use of tools and software including CityEngine and Unreal Engine to visualize and analyze different land use scenarios for Morrisville's Town Center.

RECENT AWARDS

2020

Smart Cities Award
American Planning Association
Technology Division
Land Use Plan/Town Center
Morrisville, North Carolina

Special Achievement in GIS Award (Esri)
Land Use Plan/Town Center
Morrisville, North Carolina

2019

CO APA General Planning Award
Aurora Places Comprehensive Plan

2018

IL APA Healthy Active Community Award
Healthy Chicago 2.0

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

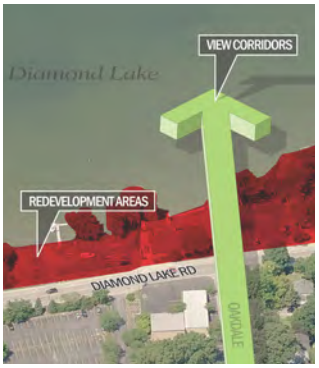
2012

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

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

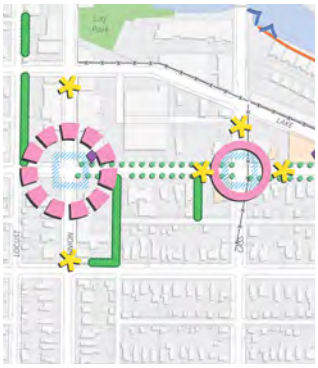
Approach to Planning

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 available 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 specializes in community planning, urban design, and economic development. It is our focus, it is our passion, and it is our 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 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 and their opinion taken into consideration. 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 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 and geospatial analysis, designing and hosting project websites, on-line surveys, interactive real-time polling, and utilizing 3-D 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 on a shelf gathering dust 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 the 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 "an extension of staff." We are responsive to clients' concerns, available at any time to assist with unforeseen events and issues and are committed to doing whatever it takes to serve the client. Many of our "one-time" projects result in long-term on-going professional relationships with client communities.

Community Engagement

Houseal Lavigne has always had a strong commitment to community outreach and engagement, which serves as one of the cornerstones upon which our firm was created. When engagement tools did not exist, we created them. When tools were created by others, we became the experts in using them. For the past 15 years, Houseal Lavigne has led the way in identifying new ways to engage residents, new ways to visualize data, and new ways to communicate plans, designs, and concepts to the general public. Creating and embracing innovative methods to engage communities has become a hallmark of the firm.

Anticipating high levels of participation from an active and engaged community, our proposed outreach and stakeholder coordination process includes both traditional (face-to-face) and web-based activities to obtain the broadest levels of participation. Our outreach strategies are award-winning, cost-effective, and designed to build consensus around the process.

Outreach in a Time of "Social Distancing"

As a national leader in the development and utilization of online outreach platforms, Houseal Lavigne is capable and ready to engage community residents and stakeholders by fully leveraging online and social media platforms. For years we have been providing virtual meetings, workshops, and tools aimed at allowing people to actively participate in the planning process from home. Go To Webinar, Microsoft Teams, Facebook Live, and map.social are just a few of the tools we have been using to allow staff, elected and appointed officials, and entire communities to see presentations, ask questions, provide input, and remain actively and effectively engaged, all in real time.

If face-to-face engagement is not feasible at a particular point in the process, we will work with the project team to reallocate time and resources and identify the best online engagement tools to supplement outreach efforts. We are confident the suite of online engagement tools we can provide will allow us to obtain the community input required to provide a responsive and thoughtful Plan tailored to the community.

During the Comprehensive Plan with the City of Aurora, CO, we engaged in conversations with the City's diverse and multi-lingual population to hear the community's under-represented perspectives. Outreach was performed in a total of six differing languages and engaged over 3,000 residents. The Plan would go on to win the ***CO APA General Planning Award in 2019****.*

Another example of our award-winning engagement strategy integrated into the comprehensive planning process was "Envision Oak Park" with the Village of Oak Park, IL. The Plan directly evolved from extensive public involvement across an array of mediums and activities and was selected for the ***IL APA Community Outreach Award in 2017****.*

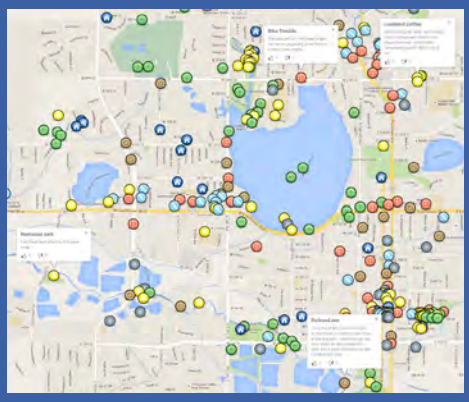
"Imagine Flint" the Master Plan for the City of Flint, MI, the extensive, multi-phased outreach and Plan branding efforts led to levels of community participation that exceeded expectations at every turn. Over 5,000 individuals participated in the planning process and the Plan was awarded the ***MI APA - Planning Excellence Award for Public Outreach in 2014****.*

The Comprehensive Plan developed for the Village of Downers Grove, Illinois was built on an extensive community outreach campaign. The Plan, due to its successful engagement was awarded the ***IL APA Award for Best Plan****. The Plan was also an early example of our innovative web-based engagement tool map.social.*

map.social is a web-based community issues mapping tool. Developed by Houseal Lavigne, this tool allows website visitors to identify, map, and comment on geographic areas of concern and valued community assets in a manner that is exciting, interactive, and effective. map.social was awarded the ***Best Practice Award from the IL APA****.*

Case Study: Innovative, Web-Based Community Outreach

Community outreach will be provided throughout all the assignment's projects. Just one of the innovative and cost-effective means with which Houseal Lavigne accomplishes this offer is using our online tool: map.social. *map.social* is a web-based community issues mapping tool, fully integrated with ArcGIS and ArcGIS Online. Developed by Houseal Lavigne, this tool allows website visitors to identify, map, and comment on geographic areas of concern and valued community assets. map.social simplifies the engagement process and familiarizes residents with all areas of a community in a manner that is exciting, interactive, and effective. Input from residents allows the creation of individual issues maps or a community-wide composite map of issues, helping to establish a foundation for the creation of consensus-driven community goals and objectives. Shown here, map.social was initiated by the City of Loveland, Colorado to support the update of the City'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.



Geodesign

We are an innovation-based urban planning and design firm and recognized leaders in the emerging field of geodesign. Our team approach is built on strong relationships, the exchange of ideas, and a commitment to the integration of technology. Our priorities are to do good, have fun, work hard, and provide responsive, visionary, and viable solutions to our clients and partners. Our comprehensive workflow leverages a number of different tools and software.

ArcGIS
ArcMap, ArcGIS Pro, and ArcGIS Online power our mapping and detailed geospatial analysis.

ArcGIS Urban & 3D Basemaps
We can help deploy ArcGIS Urban to deliver an immersive 3D experience that can orchestrate public and private investment, zoning, planning, and development. Don't have a 3D basemap? Not a problem. We can help you with that as well.

Business Analyst
Utilized by our team to understand an area's demographics and market potential to inform visionary, yet viable, plan recommendations.

Insights for ArcGIS
A data analytics workbench where we quickly visualize and analyze our GIS data using maps, charts, and tables.

SketchUp
From simple to detailed and cartoon to photorealistic, SketchUp is the backbone of our 3d illustrations.

CityEngine
Where we develop and share smart 3d models of cities, downtowns, corridors, and development opportunity sites.

Unreal Engine
The gaming engine we use to render complex 3d scenes in real-time and view online or using VR hardware.

GeoPlanner
Allows us to develop, test, and evaluate development alternatives with benchmarks and indicators providing real-time feedback.

Story Maps
Provides us the platform to create truly interactive and engaging digital plans and reports.

map.social
Our innovative map-based outreach platform is revolutionizing community engagement.

Drone2Map
Allows us to create orthomosaics, 3d meshes, and point clouds from drone-captured imagery.

InDesign
Where we bring together maps, photos, and other digital assets and make our beautiful plans.

Illustrator
Infographics, vignettes, diagrams, and final touches to our maps are done in Illustrator.

Photoshop
Renderings, photo-real simulations, and post-production modifications to images, 3d models, and other graphics for our final plans.

Houseal Lavigne is an Esri Business Partner, giving our team access to a variety of cutting-edge technologies and programs. This relationship has allowed our firm to explore how technology can support a data-driven and visually compelling approach to planning. Further, it has given Houseal Lavigne the opportunity to work with Esri in shaping best practices and defining how their services can be better integrated within the planning profession.

esri Partner Network Silver

ArcGIS Urban Specialty
ArcGIS Online Specialty
Release Ready Specialty
ArcGIS Marketplace Provider

Toole Design Group

Toole Design is committed to designing and building spaces where people can move freely and intuitively, enjoying the experience and becoming a part of the community instead of just moving through it. Our success is built on collaborative partnerships with our clients, and thinking that goes beyond conventional solutions. For 17 years, we've transformed the way people move and helped communities thrive.

At Toole Design, our philosophy is simple: we believe that bicycling, walking, and access to transit are fundamental aspects of transportation that should be available to everyone, whether they are young or old, rich or poor. Our passion is helping communities plan, build, and retrofit their transportation systems so that walking, bicycling, and transit use are safer, more attractive, more efficient, and healthier forms of travel. We design places that meet the needs of all users, regardless of whether they ride a bike, walk, use a wheelchair, drive a car, or board a transit vehicle.

Toole Design has managed numerous master planning and concept development projects that vary from corridor, trail, and neighborhood to citywide, regional, and statewide areas. We use a multidisciplinary approach that integrates planning, engineering, landscape architecture, ecological studies, environmental permitting, and public art, and we understand how the needs of people who walk and people who bike are similar and how they differ. Our master plans reflect this understanding by providing tailored recommendations for each mode.

We have extensive experience using this understanding to develop planning-level performance measures and cost estimates for each mode. Additionally, our experience with this multidisciplinary approach means that we are in a superior position to provide design concept review; we understand how things are built, and we apply this knowledge at each step in the process. Toole Design staff are experts at using quantitative and qualitative data to evaluate and prioritize projects, and we rank recommended facility improvements by combining public and agency stakeholder input, our team's expertise, and appropriately weighted prioritization methods.

Our specific master planning experience includes feasibility and due-diligence studies, site planning, and preliminary designs. Our focus has been on parks and open spaces, recreational trails, greenways, sidewalks and walkways, streetscapes and Complete Streets, bicycle facilities, interpretive and wayfinding signage, landscape amenities, and sustainable project elements such as bioretention and permeable surfaces.

In all that we do, we place a strong emphasis on equity and inclusion, as we recognize that transportation investments often shape entire communities. We understand that a community's investments must be seen as a way to advance its broader its goals related to health, welfare, housing, and access.

SERVICES

Engineering

ADA and Universal Design

Conceptual Design

Construction Administration

Design Guidance and Manuals

Final Design and Construction Documentation

Rapid Implementation

Roadway and Street Design

Site Development and Permitting

Traffic Engineering and Operations

Utilities and Right-of-Way

Landscape Architecture & Urban Design

Charrette Workshops

Complete Streets and Shared Streets

Green Infrastructure

Parks ans Plazas

Streetscape Design

Trails and Greenways

Urban Design and Placemaking

Wayfinding and Signage

Planning

Active Transportation

Campus Transportation Planning

Corridor Studies

Data Science and GIS

Multimodal Transportation Plans

New Mobility and Curbside Management

Private Development Master Plans

Research

Safe Routes to School

Shared Mobility and Bikeshare

Transit Planning

Vision Zero and Crash Analysis

Tetra Tech

Tetra Tech is a leading provider of consulting, engineering, and technical services worldwide. We are a diverse company, including individuals with expertise in science, research, engineering, construction, and information technology. Our strength is in collectively providing integrated services—delivering the best solutions to meet our clients' needs.

In a complex world with competing demands for limited resources, Tetra Tech offers clear solutions made possible with sound science, understanding, innovation, and industry-leading approaches.

Our Mission

To be the premier worldwide consulting and engineering firm, focusing on water, environment, infrastructure, resource management, energy, and international development services.

Our Core Principles

Our core principles form the underpinning of how we work together to serve our clients.

- Service: Tetra Tech puts its clients first. We listen better to understand our clients' needs and deliver smart, cost-effective solutions that meet those needs.
- Value: Tetra Tech takes on our clients' problems as if they were our own. We develop and implement real-world solutions that are cost-effective, efficient and practical.
- Excellence: Tetra Tech brings superior technical capability, disciplined project management, and excellence in safety and quality to all of our work.

Opportunity: Our people are our number one asset. Our workforce is diverse and includes leading experts in our fields. Our entrepreneurial nature and commitment to success provide challenges and opportunities for all of our associates.

Our Purpose

Tetra Tech will enhance the quality of life while creating value for customers, associates, investors, and ecosystem partners.

MARKETS & SERVICES

Water Engineering

Environmental Engineering

Defense Services

Design and Engineering

Disaster Recovery and Management

Emergency Management

Energy

High Performance Buildings

Ice Engineering and Winter Roads

Infrastructure

International Development

Resource Management

Modeling

Program and Construction Management

Solid Waster Solutions

Surveying and Mapping

Technology Solutions

Western Urban Sustainability Advisors

Jerry Tinianow has been doing sustainability planning for over 40 years in a variety of public and private capacities. In 2012 Jerry took over a sustainability office that his mayor described as "just a marketing program" and turned it into one of the top-performing urban sustainability programs in the country.

The central themes of Jerry's administration were "scale" and "everybody plays." He and his team focused on programs that could produce results at large scale. They engaged every department of the city government in sustainability. They worked across a broad cross-section of disciplines, including those traditionally associated with sustainability (e.g. energy, land use, mobility) and those not usually found in such programs (e.g. housing, food, workforce development). During Jerry's tenure Denver earned the following recognitions:

- Named the first "Solar Friendly Community" in the U.S.
- Became the fifth U.S. city certified at the Platinum level of the U.S. Green Building Council's LEED for Cities and Communities program
- Named to the "A List" issued by CDP (formerly the Carbon Disclosure Project), recognizing the top seven percent of cities in climate change reporting and action
- Moved up from 13th in 2013 to 8th in 2019 in the annual city energy efficiency rankings issued by the American Council for an Energy Efficient Economy
- Featured in the 10th anniversary issue of The Solutions Journal (January 2019), an international scholarly journal that reports on sustainability success stories

Institute for the Built Environment

Driven by CSU's land-grant mission, we support Colorado teams and communities by bringing research to practice. Further, educating students is an integral part of our project work—in every project we serve, CSU students are engaged in meaningful internships that complement their formal classroom education. Our interns go on to make significant contributions to industry, non-profits, and government organizations through careers focused on sustainability, equity, and regeneration of built and natural environments.

Geographic Areas Served

IBE specializes in serving clients across Colorado including recent work in Fort Collins, Longmont, Kersey, Denver, Centennial, Fountain, and Del Norte. IBE also works nationally and internationally for select clients.

Size of Firm and Location of Office

IBE employs six professional employees and, at any given time, between 10 and 12 student research associates, interns, and fellows. All staff work from IBE's main office, located on the CSU campus in Fort Collins, CO.

IBE's Unique Qualifications

At IBE, we focus on people, place, and potential. IBE has two decades of experience in successfully guiding and facilitating project teams, organizations, and public conversations that result in shared vision, effective solutions, and community buy-in. Our success is grounded in understanding and working from the unique culture, physical location, and local context for every client on every project.

Key Project Personnel

Roles & Responsibilities

Houseal Lavigne strives to develop strong working relationships with our clients and essentially consider ourselves an extension of Town staff, maintaining an open and ongoing dialogue throughout the entire process. We will work closely with Town of Erie staff to ensure that the final product reflects true collaboration.

For this important assignment we have broken down the responsibilities by firm for key elements of the project. Below is a list highlighting what each firm is responsible for in the delivery of the Comprehensive Plan.

Houseal Lavigne: Land Use and Development, Zoning and Regulations, Historic and Cultural Amenities and Tourism, Community Engagement,

Toole: Transportation and Mobility

TetraTech: Water and Environmental Areas/Features and Park and Open Space

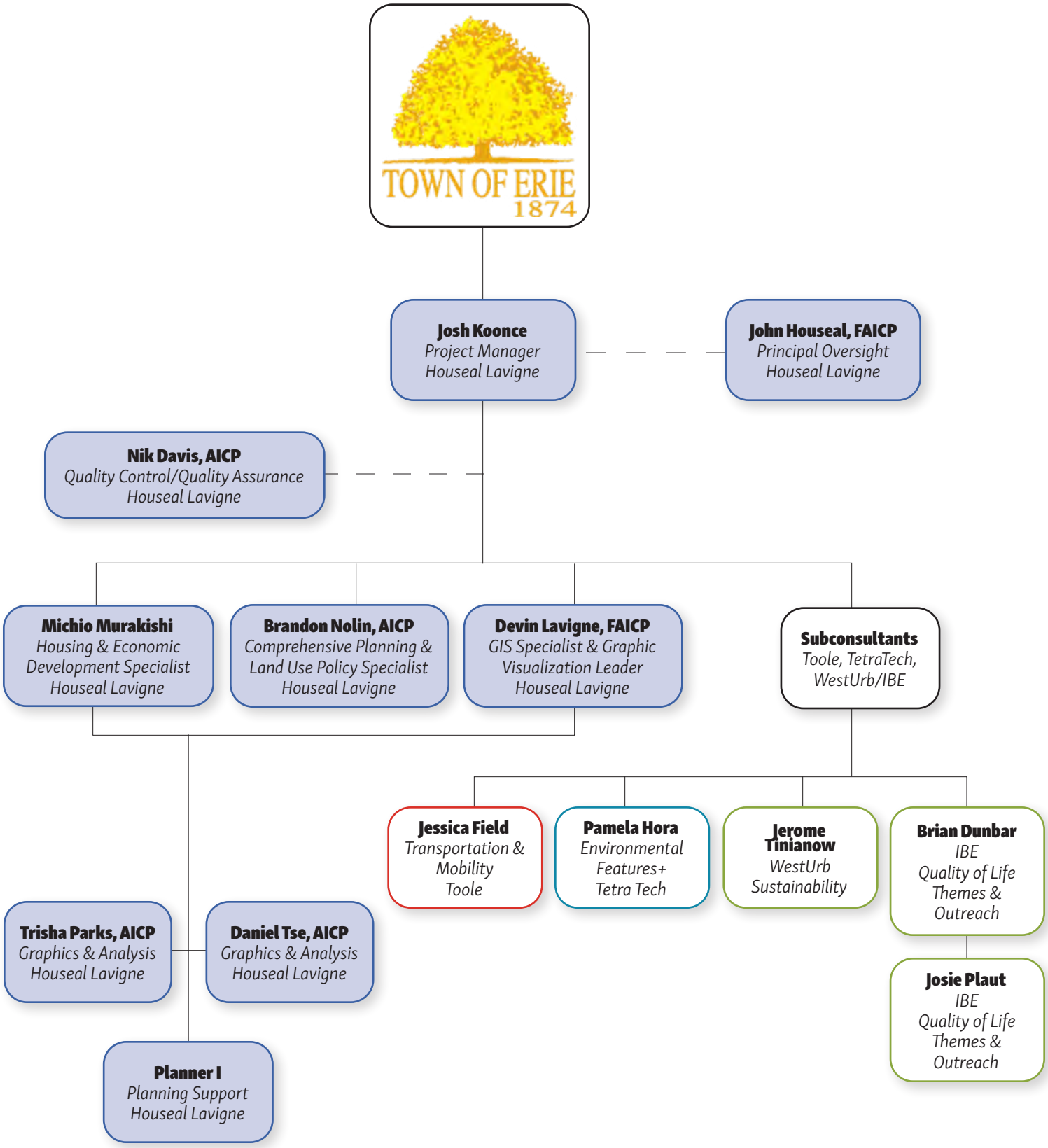
Western Urban Sustainability Advisors (WestUrb)/Institute for the Built Environment(IBE): Sustainability, Equity, Community Health, and Community Outreach support

Project Management

For the Erie Comprehensive Plan assignment, **John Houseal** will provide Principal Oversight to ensure the project has the resources, support, and guidance needed to ensure success. Serving as Project Manager will be **Josh Koonce**, who will be handling the day-to-day management of the project including deliverables and coordination with subconsultants and staff.

In addition to project leadership we have included resumes for key staff on the following pages highlighting our teams specific knowledge and experience completing similar planning assignments. Our key staff are also available to begin immediately upon selection and dedicate the time needed to deliver the Town of Erie Comprehensive Plan within the 18 month timeline.

Organizational Chart



John A. Houseal, FAICP

Principal | Co-Founder

John is a Principal and Co-founder of Houseal Lavigne and has established himself as one of the nation's top urban planning professionals. John has been inducted in the College of Fellows of the American Institute of Certified Planners, the highest recognition and distinction awarded by the American Planning Association. John's reputation and expertise within the profession as a leader in urban planning, innovation, 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, innovation, graphic communication, and the environment. John is recognized as one of the top community facilitators, consensus builders, and citizen participation experts in the profession.

John maintains professional memberships with the American Planning Association and the American Institute of Certified Planners. John received a Bachelor of Science in environmental sciences from University of Michigan and a Master of Environmental Planning for environmental planning and urban planning from Arizona State University. John is also an AICP certification instructor and has been responsible for training more than 1,000 planners for professional certification since 2005. John also sits on the Board of Directors for the Oak Park and River Forest Community Foundation and serves as the Co-chair of the CommuityWorks Advisory Board, overseeing community initiatives related to environmental sustainability, community leadership training, and programs aimed at the success of all youth in the community.

Prior to co-founding Houseal Lavigne, John was a Principal and the Director of Urban Planning for URS Corporation, a global multi-disciplinary engineering firm. 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.

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

2019 APA-CO - General Planning Award
Aurora Places Comprehensive Plan

2017 APA-IL Outreach Award
Envision Oak Park Comprehensive Plan

2016 APA-MN - Innovation Award St. Cloud
Comprehensive Plan

2015 APA-MI - Daniel Burnham Award (Best
Plan) Imagine Flint Master 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

2014 Congress for New Urbanism - Mackinac
Award for Outstanding Plan Imagine Flint
Master 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

AICP Certification Instructor

APA National and APA State Chapters
2005 to present

Project Experience

Comprehensive Plans

60+ Comprehensive Plans including:

- Aurora, CO
- Benton Harbor, MI
- Brownsburg, IN
- Coralville, IA
- Council Bluffs, IA
- Davis Junction
- Downers Grove
- Edinburgh, IN
- Flint, MI
- Frederick, CO
- Forest Park
- Geneva
- Greater Bridgeport Region, CT
- Harwood Heights
- Jackson, MO
- Jackson, TN
- Lynwood
- Marion, IA
- Mattoon
- Morton Grove
- Mundelein
- Niles
- Oakbrook Terrace
- Oak Park
- Palos Park
- Prairie Grove
- River Forest
- St. Cloud, MN
- Tipton, IN
- Windsor, CO

Downtown Planning

30+ Downtown Plans including:

- Bentonville, AR
- Downers Grove Downtown
- Forest Park Madison Street Corridor
- Geneva Downtown Master Plan
- Huntley Downtown Master Plan
- McHenry Downtown Plan
- Oshkosh, WI Downtown Plan
- Round Lake Downtown Plan
- St. Joseph, MI

Special Area Planning

50+ Special Area Plans, including:

- Bellwood TOD master Development Plan
- Countryside Dansher Industrial Park Subarea Plan
- Glenview The Glen Parcel 24 Master Plan
- Montgomery Preserve Subarea Master Plan
- Naperville Martin Mitchell Campus Master Plan
- Oak Brook Commercial Areas Master Plan
- Palos Park Commercial Areas Master Plan
- Rolling Meadows Golf Road Corridor Mobility Plan
- Skokie Dempster Station Area Plan

Corridor Planning

70+ Corridor Plans including:

- Hinsdale - Odgen Avenue Corridor Plan
- IL 47 Corridor Study
- Lockport - I-355 Corridor Master Plan
- Melrose Park Broadway Avenue Corridor Plan
- Naperville - Ogden Avenue Enhancement Study
- Oak Brook - 22nd Street Corridor Plan
- Portage, IN - Highway 20 Corridor Plan

Zoning & Design Guidelines

30 Zoning & Design Guidelines Assignments, including:

- Ardmore, OK
- Benton Harbor, MI
- Bentonville, AR
- Bloomington
- Chicago
- Flint, MI
- Hinsdale
- Muskogee, OK
- Marion, IA
- Pace TOD Guidelines Manual
- River Forest
- Sunset Hills, MO

Joshua Koonce, AICP

Project Manager

Josh is a Project Manager with Houseal Lavigne who brings eight years of experience in the areas of zoning, mapping, historic preservation, community development, and bicycle planning. His approach to any assignment is anchored by data-driven plan communication, a people-oriented approach to transportation, and the integration of technology and visuals in the planning process.

Before joining Houseal Lavigne, Josh worked as the sole staff planner and zoning coordinator for the Village of Maywood, a suburban Chicago community of 23,000 residents. In that capacity, he served as the staff liaison for the environmental beautification committee, the historic preservation commission, and the plan commission/zoning board. Josh interacted daily with Village officials, residents, developers, architects, and engineers, conducting zoning and development review for projects ranging from residential homeowner improvements to large mixed-use and industrial developments. Josh also handled all GIS mapmaking and data management tasks for the Community Development Department.

Josh adeptly engages and interfaces with a community and its committees, boards, and commissions. He brings a fresh, outside perspective coupled with an inside, practical understanding of municipal government structures. He has frequently acted as a liaison between these types of entities and local community development organizations and coalitions to connect, build relationships, and advocate and defend the vision of any given assignment.

An additional benefit of his experience is a thorough understanding of the research and procedures necessary to secure planning-related grant monies at the local level. As the planner for the Village of Maywood, Josh applied for and received over $1 million in planning and engineering grant funds, which increased the capacity for implementation of planning initiatives within the community.

Josh is a certified planner with the American Institute of Certified Planners and an active APA member, enabling him to network with planning professionals and stay up-to-date with planning best practices. Going forward, Josh is interested in helping communities navigate and prepare for a variety of scenarios by finding creative and thoughtful ways to plan and benefit from local assets.

Education

Master Of Urban Planning And Policy
University of Illinois at Chicago,
College of Urban Planning and Public Affairs, Chicago, IL, 2010

Bachelor Of Arts In Sociology And English
Trinity Christian College,
Palos Heights, IL, 2005

Memberships

American Institute of Certified Planners (AICP)

American Planning Association (APA)

Project Experience

Comprehensive Plans

- Cañon City, CO
- Commerce City, CO
- Fort Wayne & Allen County, IN
- Grand Junction, CO
- Gunnison, CO
- Jenks, OK
- Peoria Heights, IL

Zoning

- Cañon City, CO
- Jenks, OK
- Knightdale, NC
- Verona, WI

Downtown Plan

- St. Joseph, MI

Economic Development

- Brownsburg, IN Economic Development Strategic Plan

Corridor Plans

- Jefferson-Chalmers Mainstreet Master Plan, Detroit, MI

Misc. Studies

- MWRD Stormwater Master Plan

Subarea Plans

- Diamond Willow Property Master Plan, Sioux City, IA
- Grand Junction, CO
- Gunnison, CO
- Jenks, OK
- Oshkosh, WI, Sawdust District Master Plan
- Peoria Heights, IL

Development Services

- Flossmoor, IL

Grant Writing*

Secured and managed the following grant funds or grant-funded projects:

- IHDA abandoned properties grant funding
- Invest in Cook County funding for a major Village roadway project
- Local Technical Assistance funding for a Metra Station Area plan (RTA)
- Local Technical Assistance for updated zoning ordinance public facing guide (CMAP)
- MWRD Green Infrastructure Grant

** Work conducted at as the staff planner for the Village of Maywood.*

Devin J. Lavigne, FAICP, 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.

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.

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.

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

Project Experience

Downtown Planning

20+ Downtown Plans including:

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

Design & Development Guidelines

15+ Guidelines including:

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

Corridor Planning

50+ Corridor Plans including:

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

Visualization & Illustration

25+ assignments including:

- Carson City, NV Carson City Center
- Firestone Retail Development
- Westfield, Old Orchard Signage
- Naperville Park District, Naperville Riverwalk 3D Illustration
- Peoria River Trail Development Visualization
- Forest Park 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, Green Bay Road Redevelopment Site Illustration
- Bellwood, TOD Development Visualization
- Hanover Park/Irving Park Road Development Concepts

Nik Davis, AICP

Principal

Nik is a Principal at Houseal Lavigne, bringing with him over 15 years of professional design and planning experience. He manages much of the firm's versatile studio work, as well as hones skill specializations in urban design, planning, geodesign, landscape architecture, site plan development, streetscape design, and Euclidean and form-based development regulations. Nik provides the connection between the plan making process and document creation, focusing on concept and site design, visualizations, document layout, and urban-form 3D modeling, using a breadth of drafting techniques and software tools.

Nik received his Bachelor's degree in Landscape Architecture from Purdue University. Prior to joining Houseal Lavigne, Nik worked for consulting firms specializing in development planning, urban design, streetscape design, zoning, and landscape architecture, where he was awarded recognition in sustainability and environmental stewardship by the Illinois Chapter of ASLA.

Nik enjoys the challenge of ensuring that plan recommendations and zoning ordinances correlate to what gets built, and therefore works to ensure that community goals and urban design expectations are grounded in reality and site-based limitations. He approaches his role as a problem solver, acting to understand how a community's local history and current challenges can be improved through technical tools, such as design guidelines, zoning codes, and development regulations. Through projects like Traverse City, Michigan's corridor master planning project and Baltimore, Maryland's zoning code revision, Nik was able to create graphics and documents that navigate the reader from public input and problem identification, to goal setting and recommended action, in a way that is elevated by high-quality illustrations and document layout.

Education

Bachelor of Science in Landscape Architecture, Purdue University

Memberships

American Planning Association

American Institute of Certified Planners

ASLA Positions

ILASLA Allied Professionals Liaison

ILASLA Legacy Project Co-Chair

Past ILASLA Public Awareness Chair

Past ILASLA External Communications Officer

APA-IL Positions

Co-Chair for the Marketing Committee

Presentations

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

2020 Special Achievement in GIS Award
Morrisville Land Use Plan

2020 APA Smart Cities Award
Morrisville Land Use Plan

2019 APA-CO General Planning Award
Aurora Places Comprehensive Plan

2018 APA-VA Plan of the Year
Bristol Virginia Comprehensive Plan

2018 Special Acheivement in GIS Award
Oshkosh Lakeshore Development

2016 APA-MN Innovation Award
St. Cloud Comprehensive Plan

2014 APA-MI Public Outreach Award Imagine
Flint Master Plan

2009 ILASLA Honor Award for Environmental Stewardship
Winnebago County 2030 Land Resource Management Plan

Project Experience

Comprehensive Plans

- Aurora, CO
- Bentonville, AR
- Bristol, TN
- Cape Cod, MA
- Cary, IL
- Centerton, AR
- Council Bluffs, IA
- Crete, IL
- Eden Prairie, MN
- Elgin, IL
- Flint, MI
- Fort Dodge, IA
- Frederick, CO
- Galesburg, IL
- Glen Ellyn, IL
- Hawthorn Woods, IL
- Hudson, OH
- Jackson, TN
- Lynwood, IL
- Maywood, IL
- Muskogee, OK
- New Buffalo, MI
- Oak Park, IL
- Pleasant Hill, IA
- Richton Park, IL
- Sioux City, IA
- St. Charles, IL
- St. Cloud, MN
- Westmont, IL
- Windsor, CO

Corridors

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

Downtown/TOD Plans

- Carbondale, IL
- Carson City, NV
- Elmhurst, IL
- Fort Dodge, IA
- Geneva, IL
- Hudson, OH
- Lisle, IL
- Rolling Meadows, IL

Streetscape Designs

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

Design Guidelines & Standards

- Chicago - Archer & Halsted
- Council Bluffs, IA
- Elmhurst, IL
- Fort Dodge, IA*
- Mundelein, IL
- Pace TOD Guidelines
- Portage, IN
- Richton Park, IL*
- Traverse City, MI

Zoning/Form-Based Codes

- Baltimore, MD*
- Bentonville, AR
- Buffalo, NY*
- Cleveland Heights, OH*
- Council Bluffs, IA*
- Dunwoody, GA
- Flint, MI
- Muskogee, OK

Design Development & Concept Designs

- Bensenville, IL
- Chicago, IL
- Crystal Lake, IL
- Deerfield, IL*
- Linconlwood, IL*
- Mokena, IL*
- New Lenox, IL
- Richton Park
- St. Cloud, MN

Michio Murakishi

Senior Project Manager

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

Michio is a Senior Project Manager at Houseal Lavigne 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.

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, 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.

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*

** Work conducted at another firm.*

Brandon Nolin, AICP

Senior Project Manager

Brandon is a Senior Project Manager at Houseal Lavigne Associates with over 13 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; leverage key redevelopment opportunities in growing downtowns; revitalize aging commercial corridors in inner ring suburbs; and strengthen small rural towns and emerging suburban communities. Brandon also has extensive knowledge and experience in the use of Geographic Information Systems (GIS). GIS continues to evolve and Brandon strives to embed spatial analysis into all aspects of place-based recommendations like identifying areas underserved by infrastructure in Flint, MI or calculating the impacts of infill and redevelopment strategies in Jackson, TN.

Brandon has worked for Houseal Lavigne Associates for more than 10 years and also gained valuable experience in his work at the Chicago Metropolitan Agency for Planning (CMAP), a regional planning agency. While at CMAP 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

- Battle Creek, MI
- Benton Harbor, MI
- Brownsburg, IN
- Cary, IL
- Crothersville, IN
- Culver, IN
- Des Plained, IL
- Downers Grove, IL
- El Paso County, CO
- Elgin, IL
- Fairview Heights, IL
- Flint, MI
- Freeport, IL
- Geneva, IL
- Glen Ellyn, IL
- Greater Bridgeport Regional Commission (GBRC), CT
- Highwood, IL
- Jackson, TN
- Marion, IA
- McHenry County, IL
- McKinley Park, Chicago*
- Mundelein, IL
- North Lawndale, Chicago*
- Northfield, IL
- Oak Creek, WI
- Palos Park, IL
- Pingree Grove, IL
- St. Charles, IL
- St. Cloud, MN
- Summerville, SC
- Tipton, IN
- Tipton County, IN
- Westmont, IL
- Wyoming, MI

Downtown Planning

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

Special Area Planning (TOD, Neighborhoods, Special District)

- Clarendon Hills, IL
- Jefferson-Chalmers, Detroit, MI
- Flint, MI
- Geneva, IL
- Lombard, IL
- Marengo, IL
- Milwaukee, WI
- Murray, KY
- Skokie, IL
- South Chicago Heights, IL
- Sterling, IL
- Winfield, IL

Zoning & Regulatory

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

Corridor Planning

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

Market Analysis & Economic Development

- Bartlett, IL
- Brownsburg, IN
- Channahon, IL
- Chicago, IL*
- Clarendon Hills, IL
- IL Housing Dev. Auth. (IHDA)*
- Lake Barrington, IL
- Lincolnwood, IL
- Lombard, IL
- Milwaukee, WI
- Omaha, NE
- Palos Park, IL
- River Forest, IL

** Work conducted at another firm.*

Trisha Parks, AICP

Planner II

Trisha is a Planner II with Houseal Lavigne and is instrumental in executing and evolving the firm's distinctive style and transformative 3D and GIS-based visualizations. Her primary area of expertise is visual communication through the development of illustrative maps, graphics, 3D visualizations, plan branding collateral, and plan document layouts.

Trisha received a Bachelor's degree in Architecture from the University of Illinois at Urbana-Champaign and a Master's degree in Urban Planning and Policy from the University of Illinois at Chicago, concentrating in spatial planning and urban design. While attending University, she was awarded the AICP Outstanding Student Award honoring her exceptional achievements in the study of planning. Prior to joining Houseal Lavigne, Trisha worked for the City of Highland Park. Throughout her time with the City, she worked on projects such as the Highland Park Downtown Design Guidelines and the Cultural Arts Master Plan.

Across a wide breadth of scales, Trisha brings specialization in all planning and design platforms, including but not limited to ArcGIS, ArcGIS Pro, Adobe, SketchUp, and CityEngine, to forge the connection between the planning process and the final deliverable. Her ability to design engaging and easy-to-understand graphics and collateral greatly assist the firm throughout the planning and outreach processes. Though she largely concentrates on the graphic representation of planning policies, she is interested in all aspects of the planning process.

Education

Masters of Urban Planning and Policy with a Certificate in Geospatial Analysis & Visualization
University of Illinois, Chicago

Bachelor of Science in Architecture,
University of Illinois, Champaign/Urbana

Memberships

American Planning Association Illinois Chapter

American Planning Association National Chapter

IL GIS Association

Certifications

American Institute of Certified Planners
Issued by American Planning Association

ArcGIS Desktop Associate
Issued by Esri

ArcGIS Desktop Professional
Issued by Esri

Presentations

Wisconsin Land Information Association
Persuading Citizens & Corporations with Visualization

Awards

2018 Special Acheivement in GIS Award
Oshkosh Lakeshore Development

2016 AICP Outstanding Student Award

Project Experience

Comprehensive Plans

- Aurora, CO
- Lake Barrington, IL
- Channahon, IL
- Downers Grove, IL
- Galesburg, IL
- Greenwich, CT
- Glen Ellyn, IL
- Ardmore, OK
- Schaumburg, IL
- Sioux City, IA
- Brentwood, MO
- Bentonville, AR
- Battle Creek, MI
- Brownsburg, IN
- Fort Lupton, CO
- Eden Prairie, MN
- Marion, IA
- Morrisville, NC
- River Forest, IL
- Northfield, IL
- Oak Creek, WI

Plan Branding

- Aurora, CO
- New Buffalo, MI
- Westmoreland County, PA
- Fort Lupton, CO
- Brentwood, MO
- Downtown Plans
- Oshkosh, WI
- Lisle, IL
- St. Joseph, MI

Parks & Recreation Plans

- St. Cloud, MN
- Fort Lupton, CO
- Bensenville, IL

Site Development Visualizations

- Bentonville, AR
- Oshkosh, WI
- Peoria Heights, IL
- Elmhurst, IL
- Hastings, MN
- Ames, IA
- St. Cloud, MN
- Battle Creek, MI
- Fort Lupton, CO
- Norwegian American Hospital Health District Master Plan
- Diamond Willow Property, Sioux City, IA

Subarea Plans

- Huntley, IL
- Elmhurst, IL
- Peoria Heights, IL
- Oshkosh, WI
- Corridor Plans
- Ames, IA
- Oshkosh, IL
- Bradley, IL
- Oak Brook, IL
- Hastings, MN

Zoning Ordinances

- Roscoe, IL
- Cary, IL
- Bentonville, AR
- Sunset Hills, MO
- Bloomington, IL
- Marion, IA

Strategic Plan

- Westmoreland County, PA
- Cape Cod, MA

Daniel Tse, AICP

Planner II

Daniel is a Planner II with Houseal Lavigne where his primary focus is developing illustrative graphics and innovative design work to further planning recommendations and concepts in a manner that is attractive and easy to understand. He is passionate about working with communities to identify issues and opportunities and design visually appealing graphics to create implementable plans. He adeptly incorporates development concept visualization and 3D renderings into planning documents and also concentrates on the mapping of the physical environment, creating and customizing GIS datasets, and using spatial analytic tools to inform policy recommendations and site design proposals.

Daniel received a Bachelor's and Master's degrees in Urban Planning from the University of Illinois at Urbana-Champaign and his professional practice includes working in both the public and private sectors in the United States and the Asia-Pacific region. Prior to joining Houseal Lavigne, Daniel worked at a multi-disciplinary firm where he expanded his practice and skillset into landscape architecture and architecture through site concept design.

His extensive experience in a wide variety of projects, including comprehensive plans, corridor plans, transit-oriented development, bike and trail plans, subarea plans, research park master plans, design guidelines, and zoning regulations has solidified his position as a well rounded urban planner. He is able to tackle the breadth of activities involved in a planning assignment including research, policy writing, design recommendations formulation, project management, community engagement, implementation, and visually cohesive document design.

Education

Master of Urban Planning, University of Illinois at Urbana-Champaign

Bachelor of Arts in Urban Planning, University of Illinois at Urbana-Champaign

Memberships

American Planning Association

Certifications

American Institute of Certified Planners

Awards

Master's Capstone Award
Hong Kong Institute of Planner's Certificate of Merit
Highest Honors

Edmund J. James Scholar Student James Scholar Research Creativity Award

UIUC Department of Urban and Regional Planning Outstanding Sophomore Award

Project Experience

Comprehensive Plans

- Brookfield, IL
- Crawfordsville, IN
- Cary, IL
- Coralville, IA
- Council Bluffs, IA
- Elgin, IL
- Fort Dodge, IA
- Frederick, CO
- Gardner, KS
- Greater Bridgeport Regional Council, CT
- Hudson, OH
- Jackson, TN
- Maywood, IL
- North Aurora, IL
- Oak Park, IL
- Plainfield, IN
- Pleasant Hill, IA
- St. Cloud, MN
- Sunset Hills, MO
- Windsor, CO

Corridor Plans

- Champaign, IL
- Moline, IL
- Matteson, IL
- Bi-State Regional Planning Commission, IL
- Downtown Plans
- Carson City, NV
- Rock Island, IL
- South Holland, IL

Visualizations

- Crystal Lake, IL
- Monmouth, IL
- Oshkosh, WI
- Pleasant Hill, IA
- Fort Dodge, IA
- Richton Park, IL
- Sterling, IL
- Tulsa, OK

Zoning

- Ardmore, OK
- Bloomington, IL
- Knightdale, NC
- River Forest, IL
- Roscoe, IL
- Verona, WI

Station Area Plans

- Prairie View, Buffalo Grove, IL
- Brownfield Reuse Plans
- Sherman Park, Indianapolis, IN

Campus Master Plans

- Research Park at the University of Illinois at Urbana-Champaign, Champaign, IL

Golf Facilities Master Plans

- Indy Parks & Recreation, Indianapolis, IN

Strategic Plans

- Wets Chicago, IL

Design Guidelines

- Aurora, IL
- Brookfield, IL

Jessica Fields, P.E., AICP

Office Director/Engineering Lead

Jessica has over 20 years of experience in transportation planning and engineering. She has helped improve communities across the U.S. through Complete Streets design, multimodal corridor planning, bicycle and pedestrian planning, transit access planning, traffic calming work, and Vision Zero planning. She has a keen understanding of systematic safety, effective communication, and coalition-building. Jessica has led numerous multimodal transportation plans and active transportation network plans. As Toole Design's lead for the Dallas Strategic Mobility Plan, Jessica understands how the Comprehensive Plan Update relates to broader City initiatives and goals.

Education

Master of Urban and Regional Planning, Virginia Tech: 2006

Bachelor of Science, Civil Engineering,

University of Virginia: 1998 Professional Engineer: DC

Certifications

American Institute of Certified Planners

Appointments/Affiliations

Toole Design Board of Directors

WTS Colorado Leadership Committee: 2011-2016

WTS DC Board Member: 2007-2010

American Planning Association, Member: 2007-Present

Eno Transportation Foundation Fellow

Selected Project Experience

Dallas Strategic Mobility Plan, Dallas, TX

Jessica is Toole Design's lead for a strategic mobility plan for Dallas, one of the largest U.S. cities. Toole Design analyzed the bicycle and pedestrian networks, multimodal traffic safety, and demographics with a focus on equity. Using that information, Toole Design developed future-looking bikeway network scenarios and analyzed catalytic projects. The team is developing a sketch-planning tool to evaluate existing and future transportation projects. Toole Design is leading the development of the tool, which has a GIS and Excel interface, ensuring it aligns with the City's plans to create a future capital program. Jessica is overseeing all of Toole Design's work.

Denver Moves Downtown, Denver, CO

Jessica is Toole Design's Project Manager for a multimodal transportation plan for downtown Denver. Toole Design is providing active transportation planning and Vision Zero analysis on this project, ultimately proposing recommendations to enhance bicycling and walkability downtown. Jessica is overseeing Toole Design's role on this project.

Salt Lake County Active Transportation Implementation Plan, Salt Lake County, UT

Jessica was the Project Director for the Active Transportation Plan for Salt Lake County. The project identified recommendations to create an enhanced and comfortable on-street bicycle network to connect the numerous cities, townships, transit stations, schools, trails, and other destinations within the county. Jessica provided project oversight, guidance, and quality control and presented project updates to a multi-agency stakeholder committee.

Denver Vision Zero Action Plan, Denver, CO

Jessica was the project manager for the City and County of Denver's Vision Zero Plan. The Plan will help the City eliminate traffic fatalities and serious injuries on its streets. Jessica provided project guidance and led the development of recommendations, Plan development, and stakeholder and public engagement efforts. These include facilitating multi-agency stakeholder groups to develop specific actions and performance measures, and conducting intercept surveys.

Trung Vo, PE, AICP

Senior Planner

Education

Master of Science, Civil Engineering, Georgia Tech: 2011

Bachelor of Science, Civil Engineering, Georgia Tech: 2009

Certifications

American Institute of Certified Planners

Professional Engineer: CO, LA, NC

Appointments/Affiliations

North Carolina Section of the Institute of Transportation Engineers - Bicycle/ Pedestrian Users Group Co-Chair: 2017-2018

North Carolina Section of the Institute of Transportation Engineers - Simulation/ Capacity Users Group Co-Chair: 2014-2015

Association of Pedestrian and Bicycle Professionals

American Planning Association

Trung is a senior planner and Professional Engineer with both public and private sector experience in developing and implementing multimodal transportation projects, programs, and policies. Trung specializes in bicycle and pedestrian planning and design, public engagement, design guidance development, and training facilitation. He has served clients across North America by leading bicycle and pedestrian master plans, corridor studies, and long-range transportation plans.

Selected Project Experience

Steamboat Springs Transportation Master Plan, Steamboat Springs, CO

Trung is managing the development of a Transportation Master Plan for the City of Steamboat Springs. Building on previous planning efforts, community engagement, and technical analyses, the Transportation Master Plan will identify and prioritize investments in transportation infrastructure, programs, and policies for the next 20 years. Trung is leveraging innovative strategies, such as Big Data analysis and community pop-up events, to guide a planning process which will result in an implementation-ready, multimodal plan for Steamboat Springs.

Bloomington Transportation Plan, Bloomington, IN

The Bloomington Transportation Plan set priorities for the City of Bloomington, IN, to improve its transportation network by providing new street typologies, highlighting pedestrian focus areas, and recommending infrastructure projects including protected bike lanes, shared streets, and new connections. Trung was one of the plan's authors and GIS specialists.

DRCOG Regional Complete Streets Toolkit, CO

Trung is serving as the Toole Design project manager for the development of a Regional Complete Streets Toolkit for the Denver Regional Council of Governments. To date Trung has led the creation of a multimodal street typology and assignment of that typology for all arterials and collectors across the Denver region, coordinating closely with DRCOG's member governments. Ultimately, the Regional Complete Streets Toolkit will serve as a critical resources for Complete Streets implementation, encouraging cross-jurisdictional collaboration and incentivizing Complete Streets in all phases of project development.

Asheville Mobility Study, Asheville, NC

Trung was a Transportation Planner on the team that developed Asheville's Mobility Study. The Asheville Mobility Study reconciled the city's single-mode transportation plans to provide integrated solutions to improve transportation for all of Asheville's citizens, visitors, and businesses. Trung contributed to the study's prioritization methodology and reviewed its priority recommendations for bicycle and pedestrian facilities.

Aaron Villere

Project Planner

Aaron is a Denver-based project planner with experience working with cities and public agencies to build multimodal transportation programs and implement street design projects. He has worked with partners across North America in developing design guidance, leading trainings and design charrettes, and coaching teams through project delivery. Aaron specializes in multimodal street design and planning, especially transit and bikeway design, as well corridor analysis, design guidance development, and group facilitation.

Education

Master of City Planning, Urban and Regional Planning, Boston University: 2014

Bachelor of Arts, English Literature, University of Colorado, Boulder: 2008

Appointments/Affiliations

Association of Pedestrian and Bicycling Professionals

Presentations

"Curb Management: Future Battleground for Autonomous Vehicles?" Rail~Volution, Oct 2018 Pittsburgh, PA

"Managing Speeds on Low- Speed Streets" TRB Annual Meeting, Jan 2018 Washington, DC

"Quick-Build Strategies to Improve Transit" Rail~Volution, Sept 2017 Denver, CO

"Green Streets, Complete Steets" and "Designing Streets for Transit-Based Neighborhoods" APA National Planning Conference, May 2017 New York, NY

Selected Project Experience

Designing for All Ages and Abilities

Aaron served as the Project Manager for a short guidance product on selecting bikeway facilities in context to meet an all ages and abilities threshold of comfort. He facilitated a stakeholder group of national practitioners to identify best practices, and managed writing, editing, and graphic development.

Transit Street Design Guide

Aaron served as a co-author of the Transit Street Design Guide, a design guide for prioritizing and bolstering transit on vibrant urban streets. He was responsible for conducting interviews, researching writing, and editing, and developing compelling graphics.

Green Light for Great Streets, San Jose, CA

Aaron served as a program associate to assess city transportation agency structures and project delivery processes. He interviewed city staff across the U.S. on organizational structure and institutional challenges to achieving policy goals. Aaron then served as project lead to assist the City of San Jose in improving their public engagement process, including testing messages and developing a public messaging campaign for the Better BikewaySJ program.

American Cities Climate Challenge Program Accelerator, Denver, CO

Aaron served as the project manager to help the Denver Department of Transportation and Infrastructure accelerate delivery of 125 miles of high-comfort bikeways through their Community Transportation Networks. His responsibilities included facilitating trainings on equitable public engagement and neighborhood bikeway design, co-leading a workshop on project delivery process, and providing technical assistance to planning and design staff.

American Cities Climate Challenge Program Accelerator, Philadelphia, PA

Aaron served as the project manager to help the City accelerate expansion of their transit program. His responsibilities included researching and writing a design toolkit for the City's Transit Plan, facilitating a design charrette for the Broad- Germantown-Erie redesign project, and assisting with data analysis to help the City identify and prioritize transit improvement projects.

Benjamin C. Recker, PE, LEED AP

Tetra Tech | Environmental Engineer

Education

M.S., Engineering and Environmental Management, Air Force Intitute of Technology, 2001

B.S., Environmental Engineering, United States Air Force Academy, 1999

Memberships / Affiliations

Society of American Military Engineers

Mr. Recker has 18 years of experience in utility system asset management and environmental engineering. Mr. Recker's utility system management expertise includes system inventory, mapping, condition assessments, operations/maintenance planning, and long-term capital improvement planning. Mr. Recker was the project engineer for the Air Force's initial wet utility system asset management program implementation. He supported the Air Force by evaluating existing data collection methods, identification of key performance indicators, and determining methods to provide decision makers with critical data to support prioritization and funding decisions. A key focus of this initial project was integrating industry standard key performance indicators and ensuring valuable data was collected by system operators. Mr. Recker also led the Air Force's pilot project for mapping, identifying critical assets, and performing condition assessments of storm water systems. These initial efforts with the Air Force were the foundation of Tetra Tech's current process of assessing all utility systems in a streamlined and consolidated effort.

Project Experience

Utility Inventory, Condition Assessment and Mapping (ICAM) Phase 1 and Phase 2 for Multiple United States Coast Guard Installations— Mr. Recker served as the project manager directing all project activities to perform complete mapping, asset inventory/real property enrollment, and condition assessment of utility systems on 20 United States Coast Guard installations. Utilities systems evaluated as part of this project include : potable water, wastewater, stormwater, eletrical, natural gas, thermal, compressed air, communcations, and fueling system.

EISA 438 and Industrial Storm Water Compliance Watershed Model for Scott Air Force Base, Illinois— Mr. Recker was the project manager for a watershed model and Capital Improvements Plan project at Scott AFB. Tetra Tech developed a watershed model of the installation and storm water conveyance system.

Low Impact Development Toolbox for Peterson Air Force Base, Colorado— Mr. Recker served as the project manager for developing a cost-optimized strategy for meeting post-construction storm water discharge requirements of Energy Independence and Security Act (EISA) Section 438. The Tetra Tech team evaluated the two compliance options provided by EISA to match pre- and post-development hydrology.

Wastewater System Inventory and Condition Assessment for Cheyenne Mountain Air Force Station, Colorado— Mr. Recker served as the project manager for a comprehensive inventory and condition assessment of the wastewater collection system on Cheyenne Mountain Air Force Station Colorado. This project included obtaining survey grade accurate x, y, and x global position system coordinates and critical attribute information for each wastewater system asset.

Industrial Wastewater Inflow and Infiltration Assessment for Schriever Air Force Base, Colorado— Mr. Recker served as the project manager for a comprehensive inventory and condition assessment of the wastewater collection system on Schriever Air Force Base Colorado. This project included obtaining survey grade accurate x, y, and x global position system coordinates and critical attribute information for each wastewater system asset.

Aspen/Pitkin County Airport Storm Water Management Plan Update; Spill Prevention, Control, Countermeasures Plan; and Stormwater Sampling, Aspen, Colorado— Mr. Recker is the environmental compliance services project manager and technical team lead to update the Aspen/Pitkin County Airport Storm Water Management Plan and SPCC Plan. Mr. Recker works with airport managers and tenants to identify storm water best management practices that could be integrated into existing operations, minimizing operational and compliance burden.

Storm Water System Evaluation for MS4 Permit for Peterson Air Force Base, Colorado— Mr. Recker served as the project manager and technical lead for the storm water collection system inventory and condition assessment supporting the Peterson Air Force Base municipal separate storm sewer system permit.

Pamela Franch Hora, AICP

Senior Planner/Project Manager

Education

Bachelor of Environmental Design, University of Colorado with Honors

Registrations/Certifications

2000–Present, American Institute of Certified Planners, Certificate No. 015494

Tetra Tech Project Management Training; Levels 1, 2, and 3

10-Hour OSHA – General Industry Training

Hazard Communication (HAZCOM) / Globally Harmonized System of Classification and Labeling of Chemicals (GHS)

Affiliations

Member, American Institute of Certified Planners since 2000

Member, American Planning Association

Pam Hora is a professional planner with extensive experience in land use permitting for industrial, commercial, and residential clients. She has also worked for local governments to conduct long-range planning and provide land development review services. Her organizational and communication skills plus her attention to detail are invaluable when coordinating and communicating with clients, other consultants, and government agencies to address and resolve entitlement issues. Ms. Hora is an excellent project manager who moves projects forward on schedule and within approved budgets.

Ms. Hora has a 100 percent approval record when it comes to obtaining the required land use permits for every client she has served. Her clients have ranged from residential and commercial developers to the agricultural industry to the oil and gas industry to the aggregate mining industry. She is known for her ability to lead her clients through the land use permitting process to obtain the required land use permits as quickly as possible. Ms. Hora's experience includes preparing due diligence reports to help clients evaluate opportunities and constraints associated with development of property; preparing and processing annexation, land development (final plats and site plans), and Use by Special Review (USR) applications; working with the public and conducting neighborhood meetings to obtain input and find ways to address concerns to keep projects moving forward; and clearly presenting projects to governing boards and commissions for their approval.

As a planning consultant for local governments, Ms. Hora has prepared comprehensive plans for several small towns in Colorado, organized public participation meetings and facilitated small group discussions during those meetings, updated development codes and regulations, and reviewed annexation and development applications.

Project Experience

Award-Winning Model Land Use Code for Colorado's Small Communities, Colorado.
Ms. Hora participated in editing the award-winning Model Land Use Code for Colorado's Small Communities authored by Tetra Tech. This code is an innovative tool to help small communities manage their growth in a way that encourages quality development and protects their small-town character. The code was endorsed by the Colorado Municipal League and received an award for outstanding planning in Colorado by the Colorado Chapter of the American Planning Association.

South Area and Colt to Crossroads Natural Gas Pipeline, Weld County, Colorado
Ms. Hora was the lead planner and project manager who worked with Green River DevCo LP to successfully permit approximately 28 miles of 12" or larger natural gas pipeline through Weld County. Green River did not have the entire pipeline alignment determined at the same time and they wanted to permit segments based on when they would need sections of the pipeline to go into service. Therefore, permitting the pipeline involved obtaining a series of USR permits, some involved a public hearing process and others were insignificant enough to only require a staff review and approval process. When the permitting process began, the pipeline was the first to go through the County's USR permitting process for pipelines. To help save Green River time and money, Tetra Tech worked with them to get all the required applications into the County prior to the County's permitting process changing to the LAP process (a process that requires more detail and information from the applicant as part of the application package).

Blue Mountain Vista TDR/PUD, Boulder County, Colorado.
Ms. Hora was the project manager/planner for Blue Mountain Vista TDR/PUD; a high-end rural subdivision in Boulder County. Ms. Hora assisted in the design of Blue Mountain Vista, which was commended by the Board of County Commissioners. Following approval of the project by the Boulder County Planning Commission, Boulder County Commissioners, and Longmont City Council, a new landowner/developer came into the picture and the project was under a very tight deadline to complete all final documents. Ms. Hora orchestrated the coordination of the interests of Boulder County Staff, City of Longmont Staff, the property owner, the future developer, the developer's attorney, and the realtor to complete all the final documents necessary to finalize the project and record the final plat on time.construction oversight process to help keep the team coordinated.

Ryder Justin Reddick, MURP

Planner

Mr. Reddick is an outgoing professional with proven success as a land use planner and GIS specialist. He is a confident communicator with a professional image and strong organizational skills. He performs well under pressure, maintaining excellent interpersonal communication with strong time management skills while working with co-workers, clients, and the public to achieve established goals. He spent more than three years as a County planner for Weld County and has processed numerous land use cases from beginning to end, including violation cases, special review permits, site plan reviews, PUD's and minor subdivision cases. His background also includes over 10 years professional GIS experience.

Education

Master of Urban and Regional Planning, University of Colorado, Denver, 2013

Bachelor's Degree's Bas, Political Science & Geography, University of Colorado, Denver, 2005

Affiliations

Member, American Planning Association

Project Experience

Town of Erie Development Review, Erie, Colorado.

For this ongoing project, Mr. Reddick provides professional services planning review for multiple Town of Erie Development Review applications that are in various stages with the Town. In this role, Mr. Reddick works with Town staff to be familiar with the Town's Municipal Code, Comprehensive Plan and other Town documents and then provide detailed analysis to the Town Planning Staff on the completeness of application materials for various land use projects. Projects include Subdivision Design (Sketch Plan, Zoning and Final Plat Reviews), Site Plan Reviews and Special Use Permit Reviews.

City of Evans General City Planning Services, Evans, Colorado.

Mr. Reddick provided on-call planning staff services and took on the role of Interim City Planner for the City as they are undergoing full-scale changes to their Public Works Department Staff. Mr. Reddick is tasked with processed a variety of current land use cases. These cases include administratively approved cases, such as site plan reviews, and minor re-subdivisions to cases that require public hearing review and City Council approval, such as Planned Unit Developments, Subdivisions and USR Permits. Mr. Reddick works closely with applicants and City staff to determine the appropriate recommendations for each case per the City of Evans Municipal Code. He has also created numerous presentations for public hearing processes, informed the public of future public hearing cases, and presented current cases to the Planning Commission and City Council. Mr. Reddick also serves as a daily planner with on-call duties, taking walk-in and phone questions related to land use and zoning codes, and creates forms and documents required to help process land use cases. He has had to become an expert on the City land use and zoning code. This current role is still ongoing and will continue until full-time planning staff are hired.

Oil and Gas Facilities and Pipeline USRs, Weld County, Colorado.

Over the last 2 years, Mr. Reddick has managed the permitting for numerous oil and gas facilities and pipelines for several clients in Weld County. Mr. Reddick worked closely with his clients to understand their projects and potential land use impacts and support his clients to effectively mitigate potential impacts for successful permitting. He collaborated with teams of civil engineers, AutoCAD techs, and surveyors to prepare and process the required USR permit applications. His diligence to prepare complete applications that are responsive to Code requirements has resulted in 100% success rate for the USR permit applications submitted for the industry; each application was recommended for approval by the County Staff and Planning Commission and approved by the Board of County Commissioners. Following the vote of approval for each project, Mr. Reddick has then coordinated with his client, County staff and referral agencies to respond to all Conditions of Approval to finalize the permit. In some cases, he also guided his clients through the building permit process during construction.

Crestone Liquids Handling Facility 1st Minor Amendment to Use by Special Review Permit, Weld County, Colorado.

Mr. Reddick assembled the land use application material package for submittal to Weld County Planning for review and eventual administrative approval. He worked with the client's representatives to both explain the land use process and to extract information from the client needed to get to final approval. He coordinated with Weld County staff to meet all the conditions necessary for final approval of the case. He also worked closely Tetra Tech GIS/CAD and engineering team members to pull the application materials together. The Minor Use by Special Review (MUSR) Amendment (1MUSR18-14-0017) was approved per Weld County Clerk and Recorder.

JEROME TINIANOW

Profile

Award-winning sustainability professional producing results at scale across a broad range of disciplines and subject areas, at levels ranging from local to international.

Experience

Proprietor, Western Urban Sustainability Advisors, LLC – 2019 – Present (Westurb.com)
Advise local governments on the creation and improvement of sustainability plans, offices, programs, projects and policies.

Chief Sustainability Officer, City and County Of Denver — 2012 - 2019
Worked with all city departments and private-sector stakeholders to carry out the Mayor's sustainability priorities. Leader or major contributor in producing Denver's 2020 Sustainability Goals, two climate action plans, the nation's first municipal climate change adaptation plan, the city's first bike safety plan and Vision Zero plan, the Energize Denver benchmarking and disclosure program, the Green Building Policy, and the city's current comprehensive plan.

Director, Center For Energy and Environment, Mid-Ohio Regional Planning Commission, Columbus, Ohio — 2009 - 2012
Managed division that delivered energy and environmental programs for a 12-county region. Produced America's first regional food system assessment and plan, winner of the National Association of Development Organizations Trailblazer Award. Other programs included energy efficiency, balanced growth planning and watershed protection.

VP and Ohio Executive Director, National Audubon Society, Columbus, Ohio — 2003 - 2009
Ran all Audubon programs in Ohio. Directed Audubon advocacy campaigns in Ohio, interacting with 16 local chapters. Ran the largest capital campaign in Audubon's history, producing a LEED-Gold nature education center built on a brownfield in Columbus. Organized free summer nature camp for inner-city youth in Cleveland.

Commercial Trial Attorney and Partner, Dinsmore & Shohl, Columbus, Ohio (1995 - 2002) and Hahn Loeser & Parks, Cleveland and Columbus, Ohio (1980 - 1995)

Education

George Washington University - Awarded B.A. (International Affairs) and J.D. (Law).

Recognition

Won platinum-level certification for Denver in the U.S. Green Building Council's LEED for Cities and Communities program and "A-List" rating for Denver from CDP (formerly the Carbon Disclosure Project).

Served as one of three Americans on the Global Executive Committee of ICLEI Local Governments for Sustainability with the portfolio of Special Advisor for Sustainable Local Economy and Procurement.

Chaired the Federal Issues Committee of the Urban Sustainability Directors Network, a group of sustainability officers from over 200 cities in the United States and Canada.

Named the 2018 Wirth Chair Sustainability Award Winner by the University of Colorado.

Serving on U.S. Green Building Council's LEED for Cities and Communities Working Group

Brian Dunbar

Executive Director

Brian Dunbar is Executive Director of the Institute for the Built Environment (IBE) and Professor Emeritus at Colorado State University. Professor Dunbar holds two degrees in architecture from the University of Michigan and is a LEED Fellow and Faculty Member. Brian has taught Interior Design, Construction Management, and Sustainability courses at Colorado State and created the graduate emphasis in sustainable building, professional certification courses in green building, and sustainable design and construction courses offered in Costa Rica and on the island of St. John, USVI. Brian also serves as Chairman of the Board for CLEAR, the Center for Living Environments and Regeneration, a non-profit associated with the university that developed and disseminates a guiding framework (LENSES) for regenerative design.

Through IBE, Brian has guided project work and facilitated design charrettes for the National Park Service, U.S. Forest Service, American Institute of Architects, cities, school districts, and the Colorado Governor's Energy Office. Since 2004, Brian has annually been selected as a LEED faculty member by the U.S. Green Building Council. Brian is co-author of "147 Tips on Teaching Sustainability" and his sustainable building teaching and research has been honored and recognized by the AIA, the USGBC-Colorado Chapter, the Colorado Governor, the Alliance for Sustainable Colorado, communities, businesses and universities. In 2012, Brian was recognized by USGBC has one of the first LEED Fellows.

Education

M.A., Architecture

University of Michigan, 1981

B.S., Architecture

University of Michigan, 1979

Accreditations & Certifications

LEED AP BD+C

U.S. Green Building Council, 2003-present

NCIDQ Exam

National Council for Interior Design Qualification, 1989

NCARB Exam

National Council for Architecture Review Board, 1982

Awards & Recognition

LEED Fellow

U.S. Green Building Council, 2012

Honored in sustainability by the American Institute of Architects, Colorado Governor's Office, Alliance for Sustainable Colorado, Colorado State University, U.S. Green Building Council

Select Presentations

Dunbar, B. (2013). Sustainable and regenerative cities. Diseno Sostenible 2nd Congresso International. Invited presentation. San Jose, Costa Rica. June

Barr, S. & Dunbar, B. (2012). A Green School Isn't Actually Green…Without Whole-School Sustainability. Green Schools National Conference, Denver, CO.

Barr, S., Leigh, K., & Dunbar, B. (2011). Green Schools that Teach: Whole-School Sustainability. Greenbuild International Conference. Toronto, ON: US Green Building Council.

Dunbar, B. (2010). LENSES: A Framework to Create Living Environments. Monterey, CA: U.S. Green Building Council National Faculty Retreat.

Dunbar, B., Franzen, B., McDill, F. (2010). Green Your District, Green Your Schools, Green Your Students. Green School Summit USGBC Colorado Chapter.

Selected Publications

Bartczek, C., Dunbar, B., Bohren, L. (2013). Incorporating biophilic design through living walls: the decision-making process. Chapter in Constructing Green, edited by Hoffman, A., Wren, R. MIT Press.

Barr, S., Dunbar, B. & Schiller, C. (2012). Sustainability in Schools: Why Green Buildings have Become a Catalyst. The CEFPI Planner, Council for Educational Facilities Planners. (p.19).

Barr, S., Leigh, K. & Dunbar, B. (2011). Green Schools That Teach: A Research White Paper. Institute for the Built Environment. https://Ibe.colostate.edu.

Plaut, J., Hodgin, S., Dunbar, B., Wackerman, A. (2012). Regenerative design: The LENSES Framework for buildings and communities. Journal of Building Research and Information. 40(1), 112-122. Routledge.

Barr, S., Leigh, K., Dunbar, B., & Tremblay, K. (2011). Green Schools that Teach: Whole-School Sustainability. Greenbuild International Conference Proceedings (pp. 3-9). Toronto, ON: US Green Building Council.

Dunbar, B., Wackerman, A., Hodgin, S., Plaut, J. (2011). LENSES: A Framework for Integrating Natural, Social, and Economic Systems in Sustainable Development. Earth Systems Governance Conference Proceedings.

Bradley,C., Dunbar,B., Plaut,J. (2006) Fossil Ridge High School. Journal of Green Building. V1(1)

Timpson, W., Dunbar, B., Kimmel, G., Bruyere, B., Newman, P., Mizia, H. (2006). 147 Practical Tips for Teaching Sustainability: Connecting the Environment, the Economy, and Society. Atwood Publishing: Madison, WI

Dunbar, B., Selengut, S. (2004). Ecotourism and Sustainable Building at Harmony, Concordia, and Maho Bay, US Virgin Islands. Global Challenges of Parks and Protected Area Management Symposium, ISSRM 2002 Conference. La Madalena, Sardinia, Italy

Hyllegard, K., Ogle, J., Dunbar, B. (2003). Sustainability and historic preservation in retail design: Integrating design into a model of the REI decision-making process. Journal of Interior Design, V29(1)

Josie Plaut

Associate Director

Josie guides companies, municipalities and organizations through developing capacity and action plans for sustainability and regeneration. She is a strategic facilitator with a proven track record for helping teams to realize their visions, goals, and strategic priorities. Her recent work spans domestic and international clients across a variety of scales including buildings, master plans, districts, municipal programs, and organizational development. She brings a unique combination of subject matter expertise in regeneration, effective facilitation, and systems thinking that results in shared purpose, clarity of vision and engagement from project constituents. Josie is a founding developer of The LENSES (Living Environments in Natural Social and Economic Systems) Framework, which is a ground breaking system for creating transformational change toward regenerative design and practice.

Selected Clients & Experience

Facilitating strategic and integrative workshops for green buildings, corporate sustainability, and district-scale projects.

Strategic & Developmental Facilitation

- Developments: National Western Center, Denver, CO; Sun Valley EcoDistrict, Denver, CO; Rose Hall Development, Jamaica; El Bosque, Cost Rica
- Government: City of Fort Collins, City of Longmont, Larimer County Facilities, City of Fountain, General Services Administration
- Universities: Colorado State University, University of Wyoming
- School Districts:, Poudre School District, Denver Public Schools
- Organizations: Fort Collins Housing Catalyst; Rocky Mountain National Park
- Collaboratives: Larimer County Active Living Coalition; Salud Community Health Hub; Just and Equitable Transitions Table

Corporate Sustainability Program Development and Implementation

- BranchPattern Design Thinking Education & Organizational Development – 6 mos
- Valeo Groupe Student and Senior Housing , USA, UK, and Nordics – 3 yrs
- Harrison Street Real Estate Corporate Responsibility Program – 5 yrs
- Campus Crest Communities, Corporate Sustainability Program – 5 yrs
- McWhinney Enterprises – 1 yr
- New Belgium Brewing – 6 mos

Research

- LENSES Framework development, School of Global Environmental Sustainability at Colorado State University
- Greening Structural Steel Design, Fabrication and Erection: A case study of the National Renewable Energy Laboratory Research and Support Facilities
- Integrating Energy Efficiency and Renewables in Rocky Mountain National Park

Affiliations

- Director, Center for Living Environments & Regeneration (2012 to present)
- The Regenerative Practitioner student & faculty (March 2013 to present)
- Alliance Center Regenerative Economies Advisory Board (2016-2017)
- Commercial Technical Advisory Committee Member for the City of Fort Collins' green building code amendments (2011)
- Educational design and technical content review for USGBC's Green Associate and LEED Accredited Professional Study Guides (2008)

INSTITUTE FOR THE BUILT ENVIRONMENT
COLORADO STATE UNIVERSITY

Education

M.S., Construction Management
Colorado State University, 2006

B.A., Sustainable Enterprise
Fort Lewis College, 2000, Summa cum Laude

Professional Experience

Associate Director
Institute for the Built Environment, 2012-Present

Director of Projects
Institute for the Built Environment, 2005-20012

Operations Manager & Interim Director
High Plains Environmental Center, 2001-2004

Accreditations & Certifications

Certified StratOp Facilitator
Paterson Center, 2015

LEED Accredited Professional, BD+C
U.S. Green Building Council, 2004- 2015

Select Publications

Plaut, J. Amadee, E., (2018) Becoming a Regenerative Practitioner: A Field Guild. Institute for the Built Environment.

Gotthelf, H., Plaut, J. (2017). LENSES Facilitator Manual: How to Create Living Environments in Natural, Social, and Economic Systems. Center for Living Environments and Regeneration.

Plaut, J., et al. (2016). Regenerative Development through LENSES with a case study on Seacombe West. Environment Design Guide 88 JP. ISSN 1442-5017

Plaut, J., Hodgin, S., Dunbar, B., Wackerman, A. (2012). Regenerative design: The LENSES Framework for Buildings and Communities. Journal of Building Research and Information. 40(1), 112-122. Routledge.

Select Presentations & Trainings

LENSES: A Structured Process for regenerative design & development. UN Global Sustainability Practice Course. Pennsylvania State University. (2017).

LENSES Facilitator Program Instructor. CLEAR, Ft. Collins, CO (2014-present)

Creating Living, Regenerative Environments. Greenbuild, Washington D.C., (2015)