

# City of Fountain Town Design Guidelines and Interstate Gateway

Proposal Prepared For:  
The Fountain Urban  
Renewal Authority (FURA)



Prepared By:

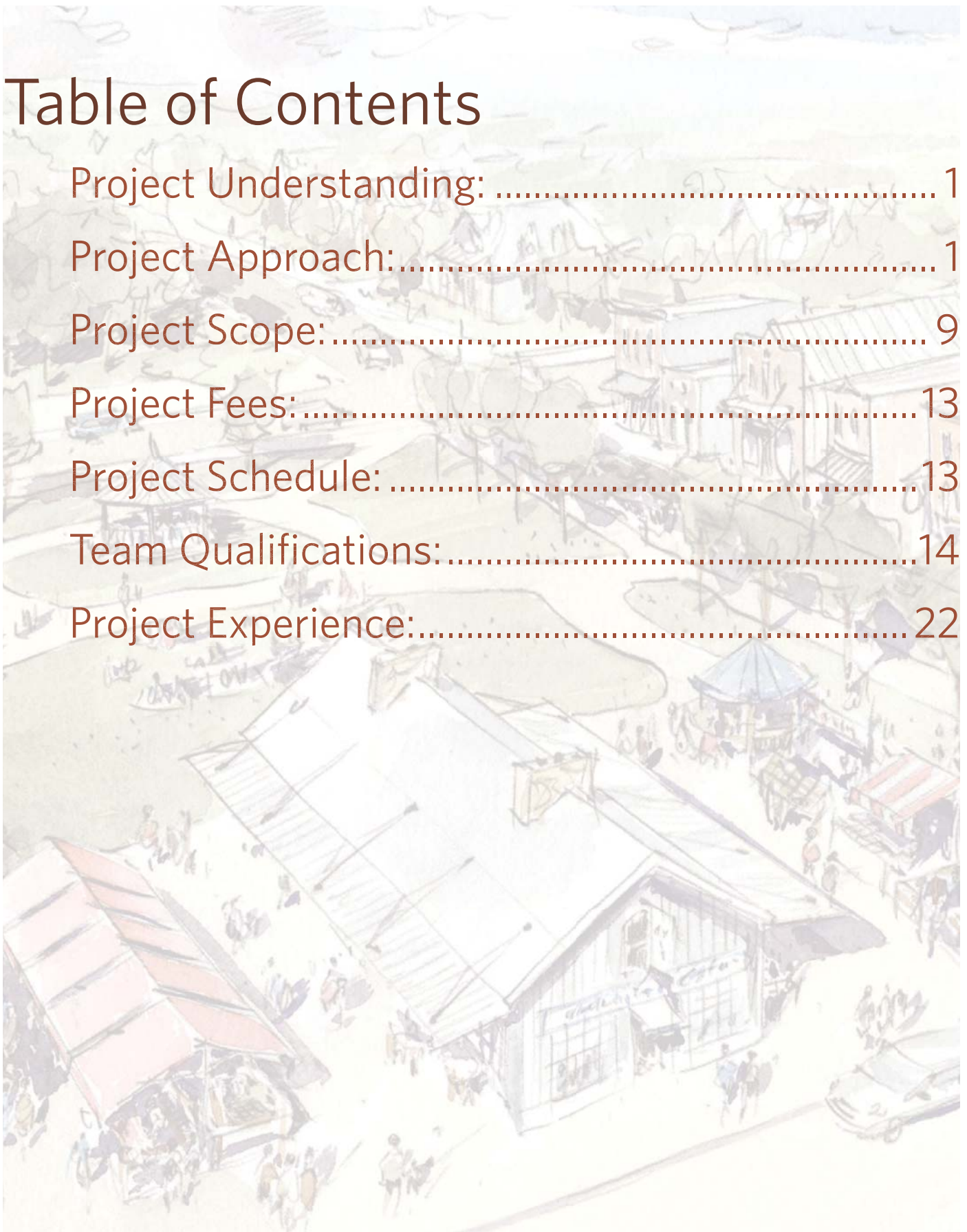


Image Credit - THK's New Town City Design



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# Project Understanding:

The THK Team will formulate design and aesthetic standards (guidelines) for commercial structures and public space within the Fountain Olde Town and U.S. 85 Gateway districts. The objective of the guidelines is to facilitate an environment for future investment, development and growth, while maintaining the small town, unique atmosphere that the City of Fountain (the City) embodies.

Building on the U.S. 85 Gateway Redevelopment Plan and the Olde Town Revitalization Plan, the THK Team will engage community members, FURA staff and local artists to establish a design vocabulary based on the unique character of Fountain. The design vocabulary developed with the community will be translated into standards/guidelines for supporting design elements like landscaping, paving, signage, architecture, street furnishings, etc. The guidelines will also provide an overall framework for the arrival sequence from I-25 to Olde Town Fountain. The framework will help commercial property owners and public entities understand how any specific property fits into the overall gateway and arrival experience to Olde Town Fountain.

# Project Approach:

The THK Associates Team's approach to developing comprehensive Design Standards and Guidelines for the City of Fountain is based on a fundamental desire to create a memorable first impression that unifies the historic character of the City with the social, natural and economic elements that are driving its expansion. The City has historically been a largely agricultural and military based community; however, the community is transitioning to more of a regional presence. To facilitate this shift, the City seeks to be proactive by laying the foundation to attract commercial and residential opportunities. To establish a contextual foundation from I-25 to Olde Town, it is essential to develop unique design standards and guidelines that not only facilitate additional economic growth but also pay homage to the historic character and unique atmosphere in which the City is grounded. The first step is to understand the vision that the stakeholders and community members want. The THK Team believes it is essential to undergo an on-site visioning exercise to identify Design Standards and Guidelines that represent the character of the City.



First Impressions are Key!

THK's work on the US-24 and I-25 Gateway in Colorado Springs catches the attention of users traveling on I-25 through interesting architectural features and landscape elements to draw people into the City.



## Visual Analysis:

The THK Team's experience on similar projects has taught us that in order to create a productive visioning exercise, we will need to expand our team's understanding of the history and vernacular aesthetics of Fountain. Therefore, our team will begin by conducting a Historical Resource Review and work with FURA, stakeholders and local artists to survey and analyze existing visual elements within the project area. Our team will produce a detailed analysis including photos, sketches and maps of this visual survey. The intent is to compile an inventory of existing architectural elements, historical references, natural features, landmarks, cultural icons and elements with negative connotations.

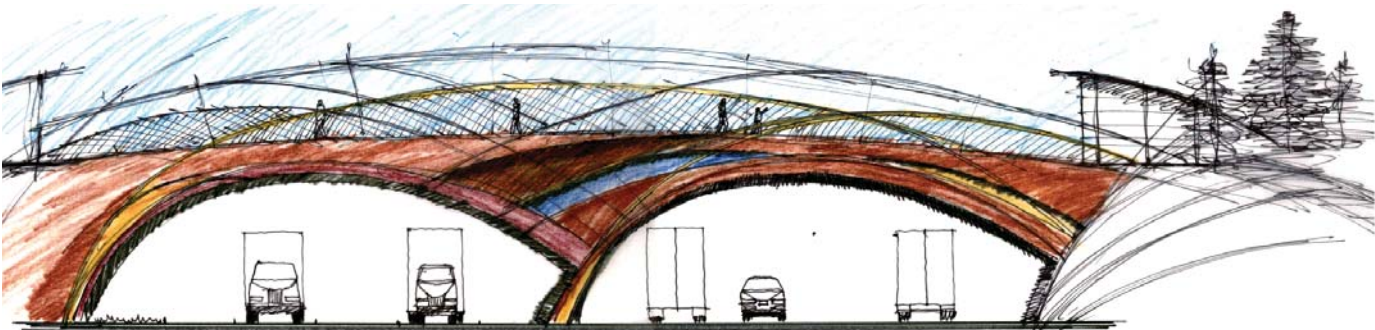
Local artists will play an important role in this process, as they are the creative eye of the community. They will be brought into the process to identify key features, forms, textures and colors that uniquely represent or define the City of Fountain's character. During this process, they will be asked to create an exhibit that captures the character of the "All American City". The aesthetic themes presented by the artists will be incorporated into the Guidelines.

The Visual Analysis and artist exhibits will be presented to the public as part of a three (3) day visioning workshop.



The THK Team has successfully employed this strategy on similar projects including the New Pueblo Freeway, shown herein.

Artists provide material and context examples to establish a sense of place and community identify that can then be used to influence the development of conceptual gateway and streetscape ideas. The visioning that was done for the New Pueblo Freeway resulted in the following ideas.



Top: Materials and forms from the artist's work have been applied to an I-25 Gateway to showcase the character of the community and surrounding environment. This vibrant gateway creates interest for travelers on I-25, drawing them into the community.

Left: The streetscape design carries the aesthetic themes generated by the artists into the local neighborhood.

## Visioning Workshop:

Equipped with the Visual Analysis material, the THK Team will conduct a Visioning Workshop. The workshop will be conducted over a three (3) day period. Attendees will include stakeholders and members of FURA. The intent of the workshop is for the Team to present their findings of the Visual Analysis, review concepts presented by the artists and charrette design concepts for the two districts. The format for the workshops will be structured to encourage open discussion and exchange of ideas. Participants will be encouraged to share their experiences, ideas, goals and desires with the design team. At the conclusion of the three days, the expectation is that the THK Team will have goals, objectives and design concepts to begin the process of drafting the Guidelines.

The Visioning Workshop will be structured as follows:

Day 1 - Present Visual Analysis findings, review artist's exhibits and concepts and gather input on goals and objectives.

Day 2 - Conduct design charrettes to develop potential design themes, guideline concepts and functional diagrams.

Day 3 - Refine design concepts, functional diagrams and foster a consensus on theming options.



Current Streetscape

Use the visioning workshop to plan for future opportunities to make the street a place people can enjoy.

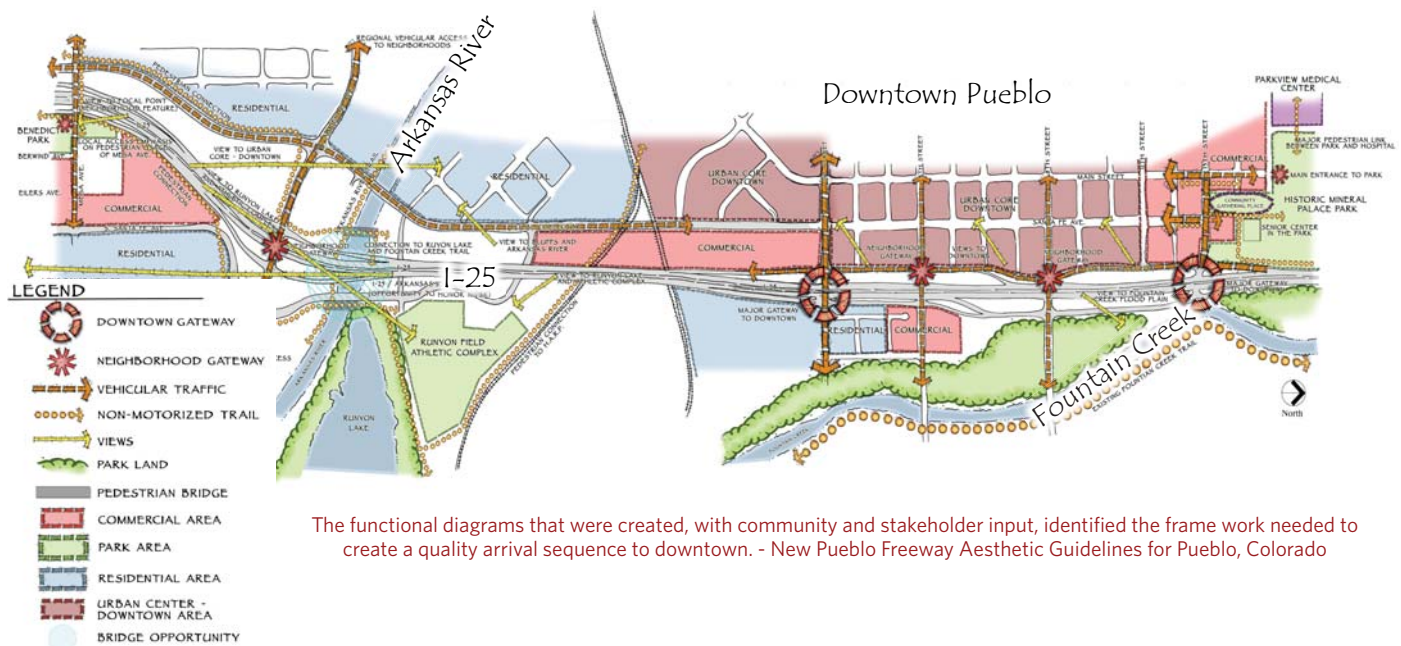


Activate streetscape by providing a place for people - THK's New Town Community Streetscape



An important feature of the Team’s approach will be the development of Functional Diagrams (Diagrams). For this project, these Diagrams will be used to illustrate the Transition Sequence. Since a key aspect of this project is to create a visual connection between the Gateway district and the Olde Town district, the Diagrams will establish the overall sequence of nodes, linkages, connections, patterns, themes, and destinations. **A Transition Sequence is a roadmap, so to speak, that tells us how we get from point A to point B and what we see along the way. But more importantly, what is the attraction that makes us want to go from point A to point B.**

The purpose of the Diagrams is to provide a framework for drafting the Guidelines. Using the Visual Analysis, the Artist concepts and input during the workshops, the THK Team will prepare alternative Diagrams illustrating gateway elements, circulation patterns, key architectural elements and themes, connectivity links, visual focal points to draw the traveler, wayfinding opportunities, relationships to significant habitat areas, relationships of adjacent land uses and other important opportunities that will help to shape the Guidelines. Most importantly, these Diagrams will program and plan sequences that visitors will experience. The Diagrams will ultimately allow the stakeholders and community members to see their input represented in functional forms that will be used to influence the vision for the Guidelines.



The functional diagrams that were created, with community and stakeholder input, identified the frame work needed to create a quality arrival sequence to downtown. - New Pueblo Freeway Aesthetic Guidelines for Pueblo, Colorado

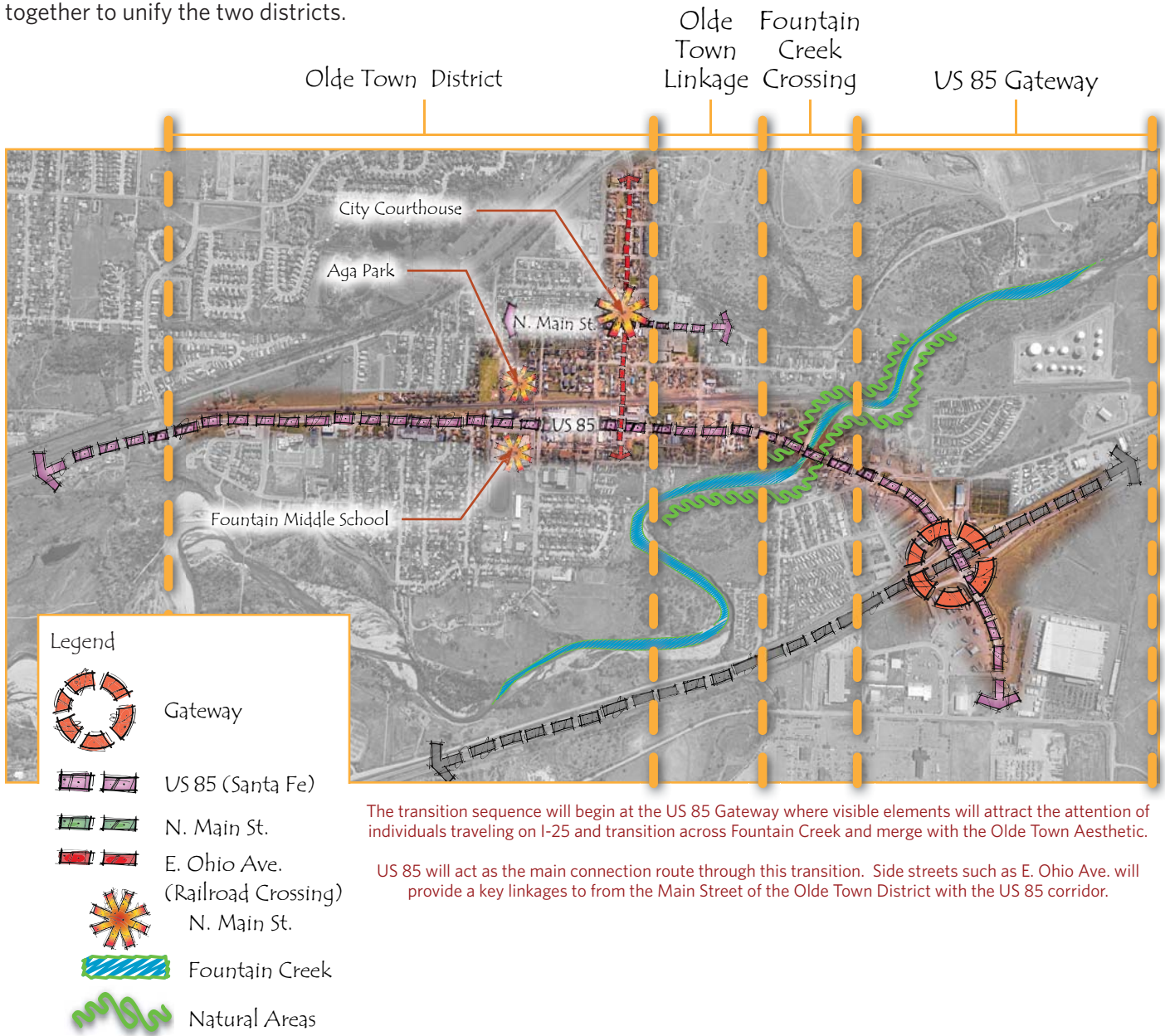
The Visioning Workshop is a keystone of our team’s approach. It represents our unique philosophy when it comes to public outreach. We believe that the transparent communication of ideas between the community and the design team is essential to developing a balanced project. Public engagement and contributions to the design vision facilitate a sense of ownership and foster a consensus among the stakeholders and community members. Our team has successfully employed this approach on similar gateway and downtown district aesthetic standards and guidelines projects including:

- New Pueblo Freeway Aesthetic Guidelines – I-25 through Pueblo, CO
- City of Lafayette Gateway Plan and Design Guidelines - City of Lafayette, CO - NW Pkwy and Hwy 85
- Old Town Clifton Mixed Use District Design Standards - Clifton, CO
- City of Wheatridge Streetscape and Architectural Design Manual - Wheatridge, CO
- Georgetown Gateway Master Plan - Georgetown, CO
- US 24 Aesthetic Guidelines, I-25 to Manitou Ave. – Colorado Springs, CO
- I-70 Mountain Corridor Aesthetic Guidelines, Denver to Grand Junction, CO

## Transition Sequence:

Currently, the US 85 Gateway and the Olde Town District feels disconnected and generally lack a common theme or historical identity. The street and highway corridors are very eclectic in appearance. The exercise of defining a Transition Sequence is designed to unify these distinct areas by defining common themes and elements. The THK Team will develop Diagrams to illustrate the sequence of moving from the Gateway district to the Olde Town district. The two districts will be subdivided into four distinct 'Character Zones'. The Diagrams will create a hierarchy of design associated with these 'Character Zones' that exist along the sequence. This hierarchy will begin with positioning the most visible elements along the I-25 and US 85 interchange to catch people's attention from the highway, then transition to architectural and landscape oriented elements, as users move toward the Olde Town District. The local artists will be included in this process to assist in identifying themes and sites for public art throughout the sequence.

Building on ideas established by the US 85 Gateway Redevelopment Plan and Implementation Strategy and the Olde Town Revitalization Plan, the design team will look at how architecture, landscaping and public spaces can work together to unify the two districts.





**US 85 Gateway:** The US 85 Gateway is an opportunity to announce the City as a unique place that celebrates its friendly small town character. Travelers that encounter this gateway will be greeted with architecture that orients to the magnificent views of Pikes Peak and the Front Range, while responding to the sunny semi-arid climate. The design character of the Gateway district will likely reflect the confluence of Fountain Creek, the High Plains and the Rocky Mountains.



US 85 Entering Fountain

Gateways announce that you are entering a place that is special.



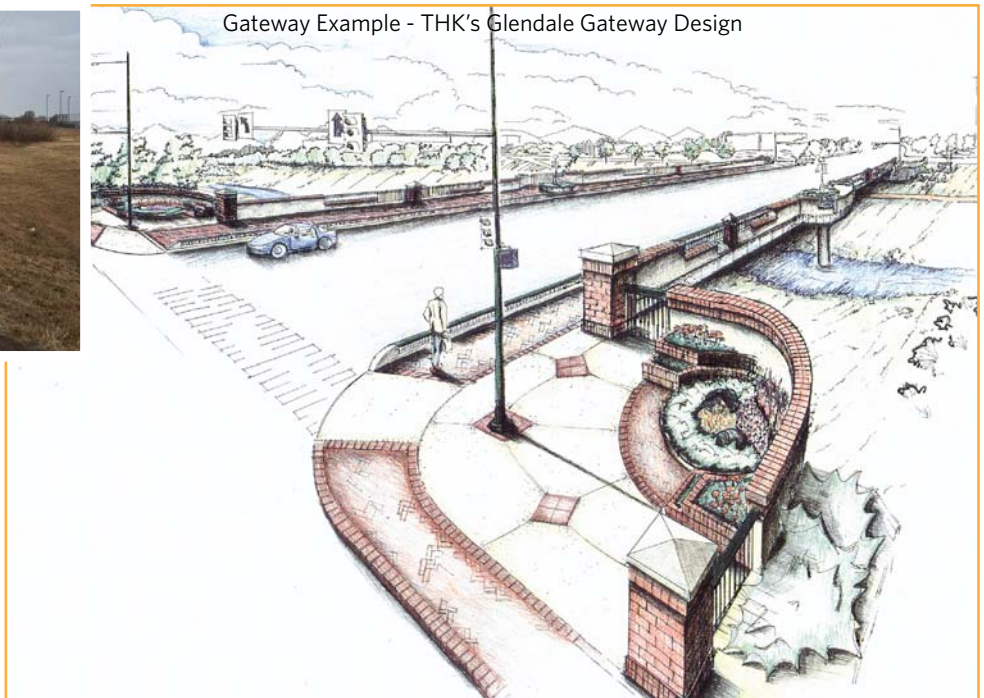
Announce a place - THK's Wheatridge Gateway Design

**Fountain Creek Crossing:** Fountain Creek presents a unique opportunity to integrate expanding commercial land use around the US 85 Gateway with natural public spaces along the Gateway's northeastern border. Our team has worked on similar projects along Fountain Creek to enhance open space and accommodate trail connections and transportation improvements. This portion of the sequence provides the opportunity to connect to Fountain Creek and Trails with the Olde Town district. The Front Range trail will also be used as a way to access the City. The arrival sequence along US 85 and the Front Range trail need to be planned and developed synergistically.



I-25 and US 85 Bridge

Bridges are connection elements and can be iconic. The gateway theme can begin at the most visible structure in Fountain. Make it memorable.



Gateway Example - THK's Glendale Gateway Design



**Olde Town Linkage:** The Olde Town linkage between Fountain Creek and the Olde Town district is an important connector, bridging the natural public open space with the heart of downtown Fountain. The architectural and landscape character of this district can support this linkage through distinctly unique structures that adhere to guidelines of scale, form and building materials. Our design team of architects, urban designers and landscape architects recognize the importance of this linkage and will work together to develop design guidelines that enhance the built environment.



Ohio St.

A strong transition sequence can make the gaps feel connected.



Street Identity - THK's Wheatridge Gateway Design

**Olde Town District:** The Olde Town district has its own unique architectural heritage. This is best seen in the historic structures at Ohio and Main Street. The architectural character of these structures should be preserved and new development should respond to the scale and character of these buildings, much like what was done with the new City Hall building. The Blast Park Project is a key site in the Olde Town district and will play an integral role in honoring the history of Fountain. The pedestrian experience, including connections and amenities, is extremely important in this district. Our team of architects, urban designers and landscape architects will develop integrated design guidelines that will respond to the unique design character of this area.



Fountain Town Center

Create a Town Center destination. A place to gather and celebrate Fountain.



TOWN SQUARE- BIRD'S EYE VIEW

Creating a Place - THK New Town

After the conclusion of the Visioning Workshop and prior to drafting the preliminary Guidelines, the THK Team will provide FURA with the final Transition Sequence diagrams for review and selection of a preferred Transition Sequence. The preferred Diagram will be used to formulate the Guidelines.



## Design Guidelines:

The preferred Diagram will be used to create a preliminary Guidelines draft. The Guidelines will be a text and graphic representation of the Transition Sequence diagram. Once a preliminary Guidelines draft is complete, the THK Team will conduct a joint workshop with Development Services, City Council, FURA and the Olde Town Steering Committee.

The preliminary Guidelines will address various elements of design including; District Goals, District Design Elements, Architectural Guidelines, Landscape Design Guidelines and Signage.

Based on input received during the above workshop, the THK Team will finalize the Guidelines to be submitted to FURA.

The THK Team has successfully used this approach on other projects and will leverage this experience for Fountain. Similarly, our team will assess the opportunities for Fountain from multiple perspectives and provide FURA with a well-rounded product. While all members of our team work together collaboratively, each discipline focuses on their respective fields and individual site elements.

The diverse perspectives of each discipline on our team will allow us to address all aspects of the Guidelines. This is a proven approach. The design team expects that the "Visioning Experience" will influence the basic outline of the Guidelines and support a balance between aesthetics and economic vitality. The Guidelines will focus on qualitative statements that represent the values and visions of the City.



Current Downtown and Architecture and Streetscape

Build on the history of Fountain and reinforce the All American City feel - THK's Downtown Clifton Redevelopment Concept



# Project Scope:

The following is the THK Team's detailed Scope of Work for the Town Design Guidelines and Interstate Gateway project. A description of each task, along with deliverables, has been provided. The minimum expected tasks provided by the City of Fountain in the RFQ have been shown in **bold italics**.

## Phase 1 - Olde Town and US 85 Gateway District Inventory

### Task 1.0: Project Start-Up/Kick-off Meeting

Prior to work commencing, the THK Team will work with the FURA to refine, if needed, and finalize the project scope.

Once a project scope has been finalized, **a kick-off meeting with the Olde Town Steering Committee, the Fountain Urban Renewal Authority (FURA) and other key personnel will be held**. This kickoff meeting will be to review the proposed scope, schedule and strategy for the project. This includes the visual survey and analysis, public outreach, development of conceptual design ideas and final Design Guidelines and Standards for the City.

This initial task will be carried out to insure that the capabilities, knowledge and concerns of the staff, consultant personnel and other individuals are utilized to the best advantage of the THK Team.

Specific items of discussion will include:

- Identify a FURA contact person and identify key consultant personnel.
- Review project assignments and responsibilities of consultant team.
- Review project schedule, time line and work plan and make adjustments as necessary.
- Discuss and set project goals and objectives with the City staff.
- Identify all available data, plans and documents from the City.
- Develop the design concept review process procedures.
- Identify Stakeholders

*Task 1.0 Deliverables:*

*Kick-off meeting*

*Project work schedule and time line*  
*Project Coordination*

### Task 2.0: Site Analysis, Visual Survey and Data Collection

The THK Team will coordinate with the City to acquire all available data, maps and aerials. This data will be used to compile a base map for the project.

A site walk will be conducted to photograph, inventory and review existing conditions. Observations will be made and noted regarding all potential opportunities and constraints within the project area. Existing documents including the US Highway 85 Corridor Gateway Redevelopment Plan and Implementation Strategy and the City of Fountain Olde Town Revitalization Plan will be reviewed in detail. Items of note will be added to our inventory list for further investigation. Following this review, **a detailed visual survey and analysis will be done to analyze existing architectural elements, features, materials and forms in both districts**.

The THK Team will meet with FURA, City staff and stakeholders to gather local knowledge to further understand the significant architectural, cultural or natural features. **The THK Team will also meet with local artists to help identify key features, forms, textures and colors that uniquely represent or define the City of Fountain's character. They will then be asked to produce an art exhibit that will represent these character features. The work that the artists produce will be presented at the Visioning Workshop. Discussions with artists will also address murals, bronze statues and other unique artistic pieces that will also tie in with the Blast Park project.**

The site analysis and data collection information will be compiled on appropriately scaled maps and written text. These maps and reports will include the following:

Base maps will contain roads, lots, and improvements generally found on a final plat. A site survey is not a part of this scope. Information not generally found on a final plat will be supplemented from information found of other maps provided by the City, i.e. trails, land uses, historic sites, parks and open space and traffic flows.

Mapping of surrounding influences affecting the project area. This task will be conducted with the City's

assistance and will address the following within the project area:

- Identification of existing land uses, improvements or structures
- Vehicular circulation, traffic flow and parking areas
- Areas of environmental significance
- Identification of on-site/off-site views of visual quality or significance
- Influences from surrounding land parcels and vice versa
- Local infrastructure and facilities access, especially fire, emergency and maintenance
- Interstate influences
- Architectural themes and condition of existing notable buildings
- Existing ownership, zoning and proposed uses for adjacent properties
- Land development regulations and codes
- Existing water, sanitary, storm drainage, electrical and other utilities

***During this process, the design team will lead one (1) meeting with stakeholders and City staff to discuss the results of the survey and analysis and to discuss conceptual designs/ideas.***

#### Historic Resources Review

Early in the project, THK will research historic resources that might help guide and influence the design process. Our past experience has taught us that the historic records often contain interesting and valuable information that can provide contextual continuity and inspiration to a design effort. Our research will include speaking with local City of Fountain citizens that have knowledge of Fountain's physical and cultural history, local library resources and the Fountain Valley Historical Society.

#### *Task 2.0 Deliverables:*

*Base maps with relevant information  
Site analysis/inventory map  
Visual Analysis of the study area  
Meeting with local artists  
Meeting with stakeholder and City staff*

#### Task 3.0: Visioning Workshop

The THK Team will conduct a three (3) day on-site Visioning Workshop. The team will meet with FURA and City Staff to go over the agenda and goals for the

workshop. The workshop will consist of a combination of prearranged meetings with stakeholders and ***an open house design charrette with property owners and businesses.***

The Visioning Workshop will begin with a kick-off meeting between the THK Team, FURA, City Staff and stakeholders. Each day will begin with this sort of meeting and will focus on reviewing previous work and developing an outline for the day's activities. This will ensure transparent communication throughout the visioning process and help foster consensus building throughout the Visioning Workshop.

An essential part of maintaining this transparent approach will be to have a functioning work space available to the stakeholders and community members that is freely accessible. Therefore, the THK team will ask the City to supply a work space of about 150 to 200 square feet for the three (3) days, preferably a vacant store front on or near the project site.

The Visioning Workshop will follow the following format:

#### Day One:

- Pre-scheduled stakeholder meetings
- Public Data Collection and Site Walk – expand upon visual survey and analysis and discuss findings with stakeholders and community members on-site
- Public Meeting – Gather input
- Artists present their work on the Aesthetic Character and Material of the community
- Existing conditions base maps and visual survey and analysis information provided for public comment

#### Day Two:

- Pre-scheduled stakeholder meetings
- Open work hours at designated work spaces
- Conduct an open house design charrette that will include discussion of:
  - Land use
  - Circulation/mobility
  - Business owners concerns
- The transition/arrival sequence from the US 85 and I-25 interchange into the Olde Town District
- Aesthetic themes
- Design elements
- Develop Functional Diagrams with attendees
- Develop Aesthetic Theming Options



Day Three:

- Pre-scheduled Stakeholder Meetings
- Open work hours at designated work spaces
- Workshop summary presentation. Open house to present:
- Refined Functional Diagrams
- Visual survey and analysis results and design concepts (sketches)
- Theming Options – Aesthetic Character examples

*Task 3.0 Deliverables:*

*3 - Day Visioning Workshop Including:  
Meetings with FURA, City Staff, stakeholders and citizens  
Site walks  
Design Concepts  
Theming Options  
Functional Diagrams of project area and arrival sequence  
Artistic work*

## Phase 2 – Preliminary Design Guidelines

### Task 4.0: Refine Concepts

The THK Team will synthesize the data, comments, site analysis, programming needs and refine the design concepts, diagrams and theming options gleaned from the Visioning Workshop.

The refined design concepts, diagrams and theming options will be developed to respond to the unique characteristics, elements and opportunities found within each 'character zone'. Our team will provide more detail concerning design vocabulary, design elements, material selection and options for further design efforts.

The refined design concepts, functional diagrams and theming options will be supported by illustrations and text describing the intent and purpose of design elements. Items will include:

- Gateway features
- Pedestrian Circulation
- Limits of 'character zones'
- Prominent building locations and treatments of existing facilities and structures
- Key nodes
- Landscape buffer treatments
- Hardscape treatments

- Site furnishing
- Open space areas and trail connections
- Architectural themes

*Task 4.0 Deliverables:*

*Conceptual details and design vocabulary  
Refined design concepts  
Final Functional diagrams  
Expanded Theming options*

### Task 5.0: Prepare Preliminary Design Guidelines

The preliminary Design Guidelines will provide a master framework for the ongoing re-development of the US 85 Gateway and Olde Town Districts. The Guidelines will establish unique aesthetic characteristics and themes that will provide continuity throughout the project area. The purpose of the Guidelines is to provide the minimum standards for architectural treatments and the treatment of different community design elements such as signage, lighting, site furniture, hardscapes, public art locations and architectural materials. For this reason, the emphasis must be on clarity and ease of use. These Design Guidelines will also be coordinated with and synergistic with, the ongoing development efforts by the City. The Guidelines will not address changes to or conflict with current zoning regulations.

***Communication with the City and FURA will be maintained throughout the process. The design team will meet with members of the City Staff and the Urban Renewal Authority to ensure a consensus of design direction throughout the guideline development process.***

***Prior to commencing work on the Design Guidelines, the THK Team will work with FURA and the City of Fountain to compile an outline for the Guidelines that addresses the key design elements. The following is a general outline to represent the range of design elements that may be considered.***

District Goals

- Use major roads and open spaces as the development framework
- Develop community character through appropriate design elements
- Create workable connections to neighborhoods
- Create an attractive first impression at the US 85 and I-25 interchange

Emphasize pedestrian and bicycle connections  
Provide a variety of opportunities for public art

#### District Design Elements

- Street standards
- Streetscape Themes
- Intersection treatments
- Historic references
- Architectural continuity
- Pedestrian and bicycle circulation
- Open space and trails
- Public Art

#### Commercial Design Guidelines (Architectural)

- Architectural themes and design elements
- Architectural materials

#### Landscape Design Guidelines

- Specific design principles
- Landscape themes
- Public Art opportunities
- Plant material
- Site furniture
- Street lighting
- Fences and Walls

#### Signage

- Sign design standards
- Directional and informational signs
- Flags, festival sign, community event kiosk
- Illumination of signs

#### Architectural Review and Approval Process

##### *Task 5.0 Deliverables:*

*Meet with members of City Staff and the Urban Renewal Authority*  
*Prepare preliminary Design Guidelines*

#### **Task 6.0: Review preliminary Design Guidelines**

**Following the development of the Design Guidelines, our team will conduct a joint workshop with Development Services, City Council, FURA and the Olde Town Steering Committee to review and discuss proposed Design Guidelines.** These organizations collectively will be referred to in this document as the Review Committee.

The City shall distribute the preliminary Design

Guidelines to the Review Committee and they will be provided with sufficient time to review the guidelines and compile comments prior to the joint workshop.

The workshop will take place in the City of Fountain and occur over one (1) full day.

##### *Task 6.0 Deliverables:*

*Conduct one (1) joint workshop*

Phase 3 – Final Design Guidelines

#### **Task 7.0: Finalize Design Guidelines**

**Comments received from the review committee will be incorporated into the final Design Guidelines that the design team will submit to the City.**

The finalized Design Guidelines will include the refined versions of all of the items listed in Task 5.0. A final document will be submitted to the City in an agreed upon format and distributed to members of the Planning Commission and City Council, among others.

**The design team will prepare a presentation of the Design Guidelines. Key members of the design team will present at the Planning Commission and City Council hearings when the design guidelines are an action item.** To address any questions the members of these organizations may have, the members of the design team will remain at the meetings for a short question and answer period following the presentation.

**Finally, the design guidelines will be refined if determined necessary, and re-submitted to the City.**

##### *Task 7.0 Deliverables:*

*Prepare the finalize and/or phased-in Design Guidelines*  
*Submit the Design Guidelines*  
*Attend one (1) public hearing with the Planning Commission*  
*Attend one (1) public hearing with the City Council*  
*One (1) round of revisions to the Design Guidelines will be done if deemed necessary*  
*Submit final revised Design Guidelines*



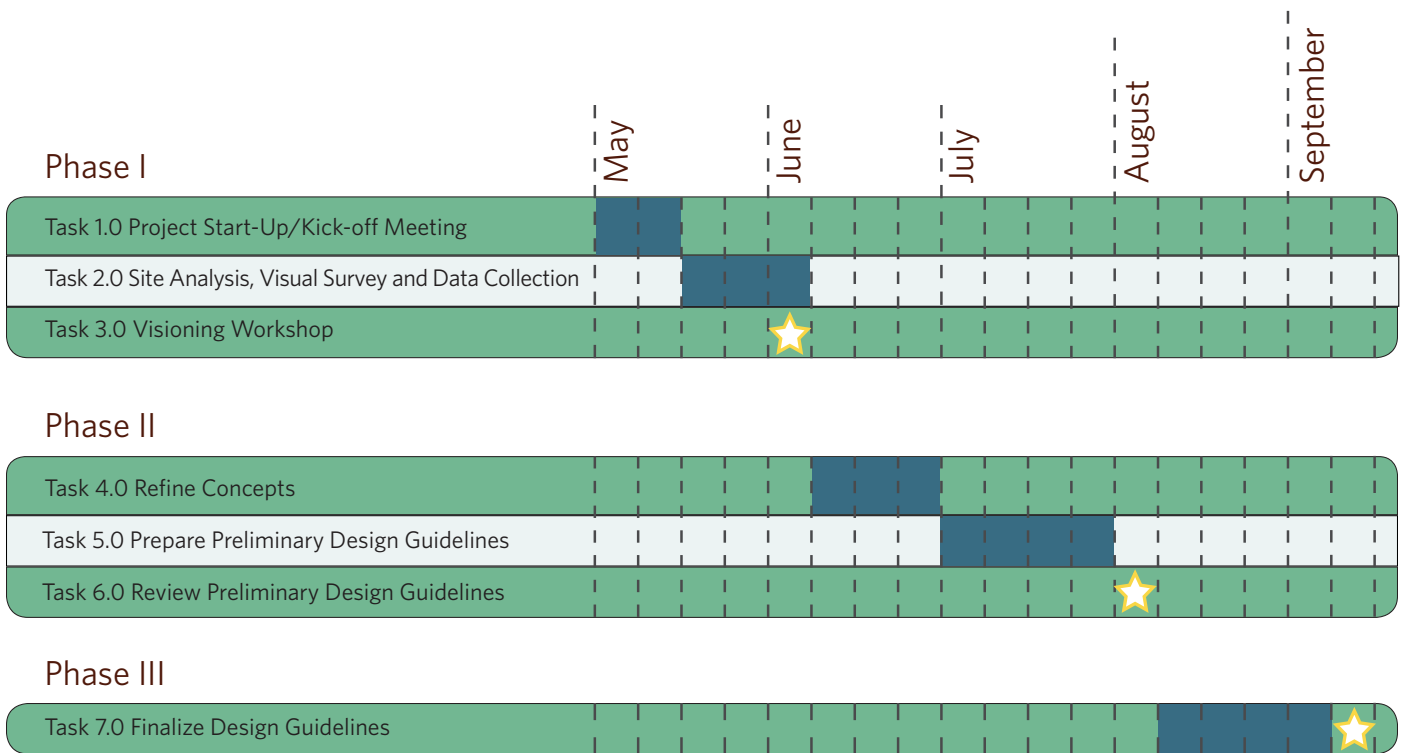
# Project Fees:

Based on the Project Scope, THK submits the following fee for this project.

Phase I - Olde Town and US 85 Gateway District Inventory	\$20,000
Phase II - Preliminary Design Guidelines	\$19,000
Phase III - Final Design Guidelines	\$11,000
<b>Total: \$50,000</b>	

# Project Schedule:

The following schedule is a preliminary outline of the project schedule that the THK Team proposes. THK and Abo will work with the FURA to further refine and finalize this schedule as part of the project start-up.



☆ Delineates project milestones

# Team Qualifications:

## Firm Descriptions:



THK Associates, Inc. is a market research, landscape architectural, planning and design firm that assists public and private clients in making informed and realistic planning decisions. With headquarters in Denver, Colorado, THK provides services that start with market feasibility studies, environmental assessments and conceptual planning and design, followed by all phases of project implementation and construction supervision. Currently, THK has a staff of 18 professionals.

THK's expertise encompasses all aspects of planning, design and development including community and regional planning, urban design, land development planning, landscape architecture, economic and market research and community facilitation. The firm is distinguished by its balanced emphasis on the physical, political, social and economic factors of a given project. THK Associates, Inc. strives for design solutions that enhance the environment and quality of life for everyone -- a responsive synthesis of human values and aspirations.

THK has worked extensively within the State of Colorado on many similar design guideline projects, in conjunction with the Colorado Department of Transportation, local municipalities, counties, other State governments and private entities. THK has over a forty year history of experience with gateway and street corridor planning, design and guideline preparations.

THK has been instrumental in the redevelopment of numerous community gateway corridors and main streets within Colorado. These include the City of Lafayette Gateway Land Use Plan Design Guidelines, City of Wheat Ridge Streetscape and Architectural Design Manual, Manitou Springs Downtown Plan, Georgetown Gateway Plan (Argentine Street), Clear Creek County Transportation Visioning, New Pueblo Freeway Aesthetic Guidelines, U.S. 24 Aesthetic Guidelines in Colorado Springs and numerous other corridor planning and design guideline projects. Each of these projects involved a major transportation arterial, most of which provided the primary access to the community. Land use issues, architectural and aesthetic guidelines and an extensive public involvement effort were key elements of each project. The THK team will provide the Fountain Urban Renewal Authority with a truly unique set of design guidelines that will help to guide the transformation of the U.S. Highway 85 Corridor and downtown, which will stimulate revitalization and redevelopment.



Gateway example from THK's Downtown Manitou Springs Streetscape Redevelopment Project





The Abo Group, Inc. specializes in unique projects that require intensive investigation of a client's requirements. One of Denver's premier design firms, The Abo Group provides architectural design, construction documentation, construction administration, project management, historic preservation, space planning, master planning and facility assessments. The Abo Group is a certified MBE, SBE, and DBE for City, State and Federal classifications.

A full service architectural firm, The Abo Group offers design services for the following types of facilities:

- laboratories
- education
- office
- medical
- airport
- transportation
- maintenance
- industrial
- multi-family housing

Earning wide recognition for sustainable design, the firm incorporates the highest possible energy efficiency technologies in our designs. For over 20 years, we have designed highly specialized laboratories to meet LEED "Gold" standards at the National Renewable Energy Laboratory (NREL) in Golden, Colorado. In 1999, the Thermal Test Facility at NREL won the ASHRAE Award of Excellence for Energy Efficient Design. The firm has also completed a Master Plan for the ultimate build-out of NREL's South Table Mountain Campus in Golden.

The Abo Group's vision is to work collaboratively, provide design leadership and create change that enriches community. Working in relentless pursuit of strategic and sustainable solutions, we gather the right experts, represent diverse perspectives and explore possibilities to achieve the best results for our clients.

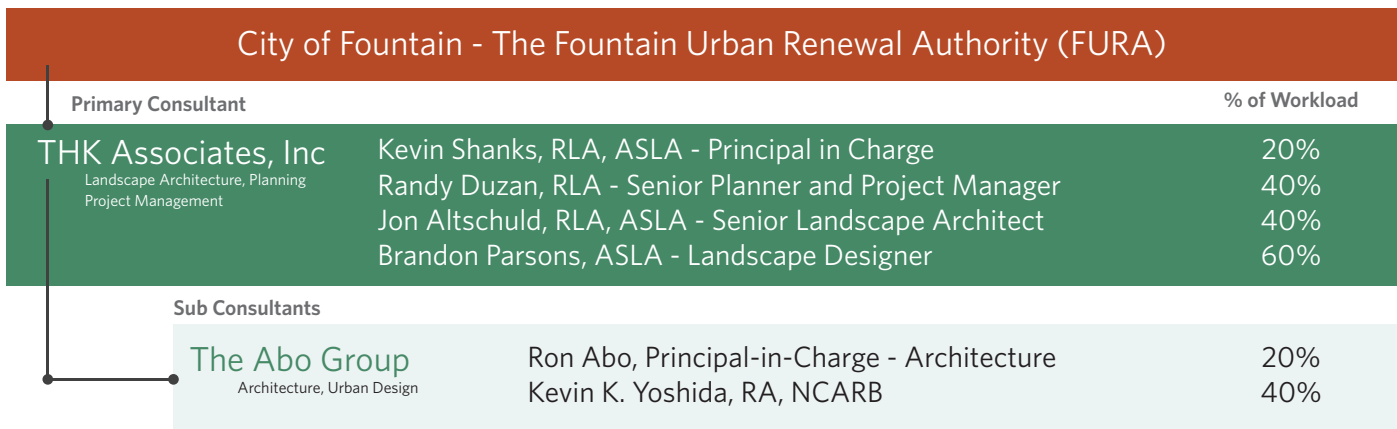


Street oriented development provides opportunity for public space - THK's streetscape improvements for Fitzsimons Medical Center



## Team Structure:

THK Associates and The Abo Group have had a successful partnership for over a decade. It is our shared passion for integrated design development, timeless architectural style, personalized client services and positive community development that has contributed to our success. The structure of our team for this project is noted below. Combined, THK and Abo represents years of experience working with small towns in Colorado.



Randy Duzan, will be the Project Manager for the THK Team. Randy has over 30 years of experience leading complex multidisciplinary planning projects around the world. As a planner and registered landscape architect, he brings a diverse range of skills that will help the City of Fountain create a **positive first impression at I-25, a timeless Olde Town aesthetic appeal and guidelines for responsible growth.**

Kevin Shanks will be the Principal in Charge. Kevin also has over 30 years of experience. In his career, Kevin has developed successful aesthetic guidelines and gateway plans for small towns throughout the Front Range and Rocky Mountain Region. His success on these projects stems from his unparalleled ability to **listen to communities** and translate their ideas into implementable guidelines and plans. This ability to facilitate community engagement has allowed Kevin to **build relationships** with small town communities across Colorado and **foster a consensus** for projects that lead to **additional funding and future implementation.** Kevin will bring these skills to the City of Fountain and be involved in the public outreach, client communication and guideline development.

Kevin Yoshida will lead the architectural effort with Ron Abo acting as Principal-in-Charge for The Abo Group. Both Kevin and Ron have been working in Colorado for the majority of their careers. Their experience working in similar small towns has allowed The Abo Group to understand the architectural style of historic front range communities, while their urban design work has given them new insight into successful urban development. Kevin and Ron will use these skills to give recommendations on improvements to the architectural character for the Olde Town District and US 85 Gateway.

## Work Flow:

Currently, the majority of THK’s workflow is municipal, transportation and infrastructure oriented. We are presently working on other similar gateway projects including the I-25 and Cimarron Gateway over Fountain Creek, I-25 and Ilex Gateway, I-25 and 1st Street Gateway and the I-25 and Dillion Rd. Gateway. THK began each of these projects by developing Aesthetic Guidelines for the areas, then progressing the project to a conceptual design level, produced construction documents and often aided in construction observation and administration.

THK is also currently redesigning the **Gateway** and **Transition Sequence** into historic Downtown Idaho Springs via Colorado Boulevard. THK has again been hired to take this design from concept to construction.

THK will devote the time and attention needed on this project to aid the City of Fountain in their goals.



## Team Experience:

THK Associates and The Abo Group have had a successful partnership for over a decade. It is our shared passion for integrated design development, timeless architectural style, personalized client services and positive community development that has contributed to our success. Below is a list of design guidelines and interstate gateway projects that both THK and Abo have worked on for small town communities throughout Colorado. Projects in which we were partners are denoted with the connection line.

	THK Associates, Inc.	The Abo Group
City of Wheatridge Streetscape and Architectural Design Manual	●	●
Old Town Clifton Mixed Use District and Design Standards	●	●
City of Lafayette Gateway Plan and Design Guidelines	●	●
Fountain Creek Corridor Restoration Master Plan	●	
New Pueblo Freeway Aesthetic Guidelines	●	
Georgetown Gateway Master Plan	●	
I-25 and Cimarron Aesthetic Design Guidelines	●	
West Colfax Vision 2040 Action Plan		●
South Federal & West Mississippi		●
U.S. 24 Aesthetic Guidelines	●	
I-70 Mountain Corridor Aesthetic Guidelines	●	

THK and Abo's Team experience developing design guidelines and interstate gateways in small town environments will transform the City of Fountain into a vibrant destination.



Anticipate the future. Provide opportunities for community to meet on the street - THK's New Town Center Design



### Education

Bachelor of Science in  
Landscape Architecture,  
Iowa State University

### Registration/Licenses

RLA - State of Iowa  
RLA - State of Colorado

### Memberships

American Society of  
Landscape Architects

Douglas County  
Conservation District  
Supervisor

Gateway Park Design  
Review Committee

## Kevin Shanks, RLA, ASLA

### *Principal, Director of Planning and Landscape Architecture*

Kevin Shanks has over 35 years' experience as a Landscape Architect. For the last twenty-nine years, Mr. Shanks has been a Senior Landscape Architect and Project Manager for THK Associates, Inc., responsible for projects that require a full range of landscape architectural services. He is experienced in land use planning, project master planning, preliminary and detailed site design, graphic presentation, construction documentation, specification writing, irrigation design and construction administration. In addition to Mr. Shanks' project responsibilities, he is Vice President and Principal of THK and manages the Landscape Architectural and Planning Departments, overseeing all design and planning projects undertaken by the firm.

Mr. Shanks has extensive Community Planning and Urban Design experience including streetscapes, gateways and downtown for both public and private sector clients. Successfully facilitating Public and Stakeholder involvement is key to all his project experience and he has managed multi-discipline teams to address complex development issues. To bring economic reality to the planning and design process, these projects often begin with a market analysis. Beyond the initial visioning effort, moving the project forward into construction is a hallmark of his experience.

### Notable Works:

Mr. Shanks was Principal-in-Charge, project manager and public facilitation lead on all of the projects listed below:

- US 6 and Wadsworth - Wadsworth Blvd Gateway from 4th Avenue to Colfax, Lakewood, Colorado
- Colorado Blvd Reconstruction and Gateway Design - Idaho Springs, Colorado
- Manitou Springs Downtown Revitalization Plan - Manitou Springs, Colorado
- Georgetown Gateway Master Plan - Georgetown, Colorado
- Lafayette Gateway Land-Use Plan and Design Guidelines - Lafayette, Colorado
- Old Town Clifton Mixed-Use Redevelopment and Gateway Plan - Mesa County, Colorado
- Curtis Park Community Redevelopment Plan - Denver, Colorado
- Wheat Ridge Streetscape and Architectural Design Manual - Wheat Ridge, Colorado
- Southeast Teller County Planning Initiative - Cripple Creek, Victor, Teller County, Colorado
- 30th Avenue Streetscape Pilot Project - Wheat Ridge, Colorado
- Hwy 24 (I-25 to Manitou Springs) Aesthetic Guideline
- COSMIX I-25 in Colorado Springs Urban Design
- New Pueblo Freeway Urban Design and Aesthetic Guideline
- I-70 / SH58 Interchange Urban Design
- 120th Street Extension in Thornton, Colorado
- Powers Boulevard Extension in Colorado Springs, Colorado
- I-25 Cimarron Interchange Gateway Design, Colorado Springs, Colorado
- Fountain Creek Restoration and Front Range Trail Master Plan, Colorado Springs to Pueblo, Colorado







## Randy Duzan, RLA

### *Senior Planner - Landscape Architect*



#### Education

Masters of Urban + Regional Planning, University of Colorado at Denver

Bachelor of Science Landscape Architecture, Louisiana State University

#### Registration/Licenses

RLA - State of Arizona  
RLA - State of Colorado

#### Memberships

American Society of Landscape Architects

Urban Land Institute

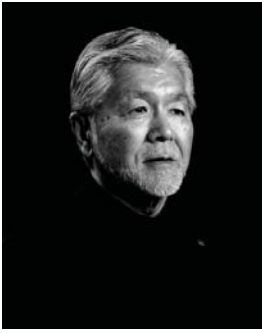
Randy Duzan is a planner, landscape architect and an award-winning designer. With professional experience since 1982, his expertise includes project management, design, community outreach, development strategies and implementation. Project types include: urban design, mobility planning, sustainable development, commercial/retail sites, residential developments, neighborhood and regional parks, complete streetscapes and gateways. He has successfully conducted charrettes and public hearings involving complex technical and design issues, controversy and vocal opposition, and visual assessments. As a project manager, Randy is engaged continuously to insure that the quality of the project from inception to implementation, meets and surpasses the client's expectations.

With experience in all aspects of planning, landscape architecture and civil design, he has an understanding of how the integration of visioning, design and engineering influences all aspects of a project. He has successfully lead multi-discipline teams providing planning and design services in the public and private sector.

#### Notable Work:

Mr. Duzan was project manager, planner and design lead on the projects listed below:

- Granby Development Land: Granby, CO - 1,550 ac master planned sustainable community, market planning, charrette
- Whisper Valley: Austin, TX - 2,000 acre master planned community, town center planning, street design, mobility/connectivity
- Anthology: Parker, CO - 3,000 acre master planned community
- Mead Town Center: Mead, CO - 500,000 sf town center, mixed use community, market potential, circulation/connectivity, gateway planning
- Chaffee County Economic Development Plan: Chaffee County, CO - economic development profile
- Ute Lake Ranch: Quay County, NM - 20,000 ac master planned community, land use, zoning ordinance/PUD
- Hot Springs Land Development: Truth or Consequences, NM - 7,500 acre annexation, transportation planning, land use
- Midtowne on the Park: Huntsville, AL - 158 acre, mixed product, residential community, traditional neighborhood design
- Mead Place: Mead, CO - 150 acre mixed use community, PUD, community meetings
- Preserve at Pine Meadows: Jefferson County, CO - 200 acre mountain rural cluster community (Design Excellence Award 2006)
- Hudler Ranch: Grand County, CO - 150 acre rural cluster development, land plan, entitlements, Highway access



# Ronald K. Abo, AIA, NCARB. LEED AP

## *Principal-in-Charge - Architecture*



### Professional Profile

For 40 years as principal of his own firm, Ron has provided leadership for a variety of project types and has worked with varied client types. Ron is equally at ease working with a private client as he is working with an institutional client. Most important to the relationship between Ron and his clients is the trust and integrity that he brings to each project.

Active as a volunteer on civic and non-profit boards and commissions, Ron has won awards for his commitment to providing a better quality of life and environment to all citizens. In 1998, Ron was awarded the Martin Luther King Business Social Responsibility Award.

As Principal-in-Charge, Ron is involved with projects from inception through completion, orchestrating a multi-disciplinary team of architects, engineers and specialty consultants. Ron is committed to providing a high level of service and is willing to explore design to create environments that meet each client's unique needs. Dedicated to energy efficiency and sustainable architecture, Ron uses his expertise and experience to design projects that are relevant not only for today but well into the future.

### Planning Project Experience

- **West 38th Ave Streetscape and Design Guidelines, Wheat Ridge, CO, with THK Associates** - Development of Architectural Design Guidelines for major business corridor.
- **Wheat Ridge Welcome Sign, Wheat Ridge, CO, with THK Associates** - 170 Gateway sign incorporating the City of Wheat Ridge's new logo.
- **Old Town Clifton Master Plan, Clifton, CO, with THK Associates** - Community outreach and design guidelines to guide new development.
- **City of Lafayette Architectural Guidelines, Lafayette, CO, with THK Associates** - Urban design and architectural guidelines reflecting Lafayette's roots in agriculture and mining.
- **DURA South Federal and West Mississippi Retail Center Facade Improvements, Denver, CO** - Door to door engagement with business owners to align them with redevelopment authority funding opportunities to leverage investment in building improvements.
- **Federal Boulevard Urban Renewal, Denver, CO** - Design guidelines and facade designs for 20 businesses.
- **Highland Square at 32nd and Lowell, Denver, CO** - Development of design guidelines and facade designs for neighborhood business revitalization.
- **Denver International Airport, South Terminal Redevelopment Program** - Programming of the outdoor Level 5 Plaza that links the Westin Hotel and Public Transit Center to the Level 5 Great Hall of the Terminal Building. The Level 5 Plaza is visioned to be the hub of the airport and become a central square and community gathering place.

### Education

Bachelor of Architecture  
University of Colorado,  
Boulder

Graduate Studies in Urban  
Sociology & Community  
Development  
University of Colorado at  
Denver

### Registrations

Registered Architect  
Colorado, Iowa

NCARB Certificate Holder

LEED Accredited  
Professional

### Memberships

American Institute of  
Architects

Savio House Board of  
Trustees President

Denver Small Business  
Office Goals Committee

West Colfax Community  
Association Board of  
Directors Vice President

City of Wheat Ridge  
Building Code Review  
Committee

Asian Chamber of  
Commerce





# Kevin K. Yoshida, RA, NCARB

## Architect / Urban Designer



### Professional Profile

Kevin is a Denver Native who received his architectural design training from the University of Southern California and returned to practice architecture in Colorado in 1994.

Kevin believes that ethical and aesthetic pursuits are mutually supportive. He upholds that design should advocate for those who have limited representation and that design should build consensus between all stakeholders and represent social equality. Kevin also believes that ethical design must conserve resources, and he serves as a mayoral appointment on the City of Denver, Office of Strategic Partnerships, Facilities and Energy Efficiency Board. Kevin's designs have been honored by the American Institute of Architects, the Pacific Coast Builders Conference, and the National Association of Home Builders; he has also been published in Colorado BIZ, Denver Business Journal, Residential Architect Magazine, Professional Builder Magazine, LUXE, and Sunset Magazine.

### Education

Bachelor of Architecture  
University of Southern California

### Registrations

Registered Architect  
Colorado, Arizona, Texas

NCARB Certificate Holder

### Certifications

Executive Energy Leadership Institute, 2013, National Renewable Energy Lab

Real Estate Diversity Initiative, Urban Land Institute Colorado and Denver  
Office of Economic Development

Social Economic Environmental Design, Public Interest Design Institute, 2013

### Memberships

Lakewood West Colfax Business Improvement District, Board Chair 2014 - Present

Congress for the New Urbanism

Urban Land Institute, Associate Member

City of Denver Office of Strategic Partnerships, Agency for Human Rights & Community Partnerships, Facilities and Energy Efficiency Advisory Board

### Corridor Revitalization Projects with Community Outreach

- **West Colfax Vision 2040 Action Plan, Lakewood, CO** - Intensive community outreach and stakeholder alignment (city staff, business owners, neighborhood groups and arts district) meetings to set the trajectory for revitalization and new development along West Colfax culminating in City Council approval in 2015.
- **DURA South Federal and West Mississippi Retail Center Facade Improvements, Denver, CO** - Door to door engagement with business owners to align them with redevelopment authority funding opportunities to leverage investment in building improvements.

### Master Plan Design Guidelines

- **Belle Creek Design Guidelines Commerce City, CO** - New Urbanism Design Guidelines for a 171 acre mixed-use community reflecting Colorado's northern farm town heritage.
- **Boulevard One at Lowry Design Guidelines, Denver, CO** - New Urbanism Design Guidelines for a 70 acre infill mixed-use community supporting LEED-ND (Neighborhood Development)
- **The Canyons Design Guidelines, Castle Rock, CO** - New Urbanism Design Guidelines for a 1,270 acre mixed-use community supporting Colorado's rural heritage.
- **Three Springs Design Guidelines, Durango, CO** - New Urbanism Design Guidelines for a 681 acre mixed-use community supporting "Four-Corners" regionalism.

### Selected Awards

- Housing and Building Association of Colorado Springs, 2004 MAME Award, Best Community Planning/Development- Residential Subdivision, Chaparral Point at Indigo Ranch (Colorado Springs, Colorado), Classic Homes
- Housing and Building Association of Colorado Springs, Major Achievements in Marketing Excellence, 2008 MAME Award, Best Architectural Design (\$300,000 - \$500,000), Glengarry - The Pinery Collection- Banning Lewis Ranch (Colorado Springs, Colorado), Capital Pacific Homes

# Project Experience:

## New Pueblo Freeway

Pueblo, Colorado - Client: Colorado Department of Transportation and CH2M



THK Associates has been providing urban design and landscape architectural design services on the New Pueblo Freeway since 2003. In 2010 THK developed *The New Pueblo Freeway Aesthetic Guidelines*. In 2013, THK began the development of the Architectural Design Requirements for the I-25/Ilex and I-25/1st Street highway improvements. Beginning in 2015, THK was contracted to be an Owners Representative for CDOT through final design and construction of the I-25/Ilex project.

Throughout all of the phases of NPF, THK has been responsible for leading an interactive process with the community to determine what the character of the new freeway should be, and has been successful maintaining the vision set by the community and City of Pueblo as the projects move to final design and construction.

As a part of the EIS, community members were asked to take pictures of the things that are values and treasures of Pueblo; things they felt were elements of what make up the character of the Pueblo community. From these photos and gathered community input, THK developed aesthetic concepts for the architecture and landscape of the New Pueblo Freeway in the EIS, Aesthetic Guidelines and Architectural Design Guidelines. The design concepts for the freeway were to reflect the different neighborhoods that the freeway passes through, the cultures, heritage and architecture. This resulted in different treatments along the freeway but with some repetitive elements to give the freeway an overall character. This approach created a family of structures with no two structures being exactly alike.

### References:

I-25/Ilex  
Mr. Scott Dalton, P.E.  
CDOT Region 2  
PO Box 536  
Pueblo, CO 81002  
719-562-5516

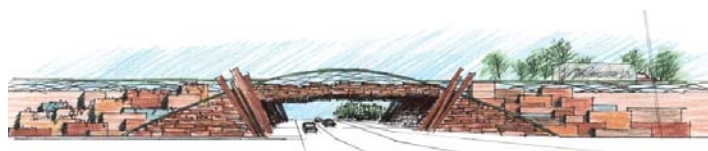
Aesthetic Guidelines  
Ms. Mary Jo Vobedja, P.E.  
CH2M  
9191 S. Jamaica Street  
Englewood, CO 80112  
303-771-0900



I-25/Ilex: Form liner panels developed for I-25 abutment walls at Ruynon Field



Gateway into Pueblo promotes local character drawing people in from I-25





# CITY OF WHEAT RIDGE STREETScape AND ARCHITECTURAL DESIGN MANUAL

Wheat Ridge, Colorado



The City of Wheat Ridge retained THK Associates, Inc. to facilitate and prepare a comprehensive Streetscape and Architectural Design Manual. The design guidelines illustrate and narratively describe the recommendations and requirements for streetscape elements in the public Rights-of-Way and for new private developments and renovations.

## References:

Mr. Vance Edwards, City Council member  
Chairman, Public Works Advisory Committee  
City of Wheat Ridge  
7500 West 29th Avenue  
Wheat Ridge, Colorado 80215

THK Associates was the lead firm of a multidisciplinary team of consultants which included architects, engineers and economists. Specific project responsibilities included:

- The team established a broad base of public involvement which included five Public Forums and interviews with individuals and discussion with various interest groups. The public involvement approach was a consensus building process which led to overall community support for the Streetscape and Architectural Design Manual
- Data gathering and reconnaissance of the City to develop a strong understanding of the community
- Perform design research of existing data, on-site inventory and analysis, interface with concerned agencies and utility companies to consider all aspects of the City of Wheat Ridge including traffic, circulation, parking, urban design issues, environmental concerns and historic resources
- Synthesize all data collection and analysis towards the establishment of Design Principals and Guideline Determinants;
- Development of program concept alternatives based on the citizen participation and input from the Public Works Advisory Committee and City Staff
- Determine a selected set of alternatives which were the basis for the formation of the Streetscape and Architectural Design Manual
- Prepare the final draft of the Streetscape and Architectural Design Manual for presentation to the Public Works Advisory Committee, City Staff, and to the community at the final Public Forum
- Prepare and publish the Streetscape and Architectural Design Manual for the City Of Wheat Ridge



# Georgetown Gateway Master Plan

Georgetown, Colorado



THK Associates was retained to facilitate a Gateway Master Plan for the Town of Georgetown. The project limits were approximately three-quarters of a mile of Argentine Street from the I-25 Interchange to Historic Downtown Georgetown. Residents felt the current entry to Georgetown was very unsightly with typical strip development, allowing vehicular access to adjacent properties in a totally uncontrollable manner. Ccuttently, the street does not provide any pedestrian facilities or an entry sequence to the town. Residents felt that visitors actually gave up looking for the historic downtown because Argentine Street provides no guidance or direction.

### References:

Mr. Tom Hale  
Town of Georgetown Administrator  
404 6th Street  
Georgetown, CO 80444  
303-569-2555 ext. 3

The Master Plan included moving the road 25' west to accommodate tree lawns, sidewalks and controlled parking. Vehicular access was controlled by creating specific access points between landscape areas. Pedestrians were reintroduced to the street with walks on both sides of the street.

Maintaining and enhancing the historic character of Georgetown was a major goal of the project.

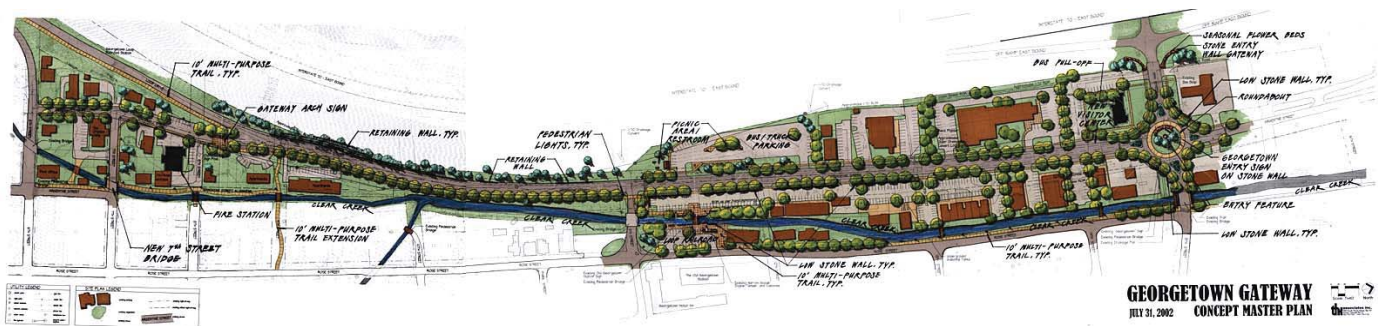
The entry sequence to Georgetown was carefully orchestrated through the use of key focal points along the street. The sequence started with an entry statement at the traffic circle, reinforced with a pedestrian plaza at the loop railroad station and culminated with the relocation of the Historic Georgetown Archway Sign at the end of Argentine Street, where the historic downtown district begins.

Low rock walls matching many of the historic walls in Georgetown were used as repetitive theme elements along the street to screen parking, retain slopes and provide opportunities for signage.

THK prepared cost estimates and implementation strategies which included funding opportunities.



New Georgetown Gateway





# U.S. Highway 24

Colorado Springs, Colorado

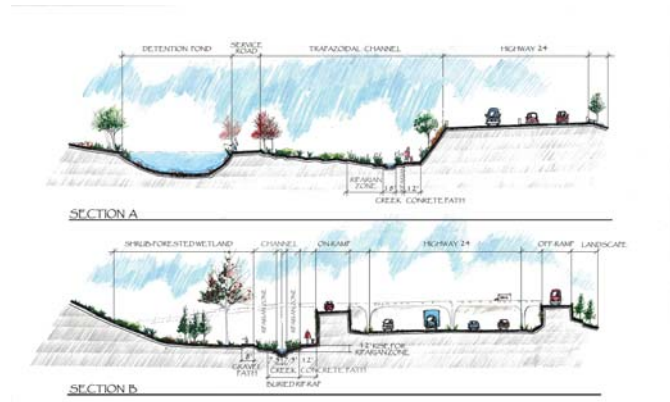


The Pikes Peak Area Council of Governments (PPACG) requested that CDOT study the U.S. Highway 24 Corridor from I-25 west to Manitou Avenue (approximately 6 miles). The objective of the study is to determine what steps are needed to improve access, mobility and safety on this corridor. Currently, travelers in the corridor are experiencing significant congestion and time delays. This corridor is a major gateway to the mountains and Colorado Springs. The corridor currently experiences a lot of commuter, tourist and local traffic.

#### References:

David Watt, Engineer  
Colorado Department of Transportation  
Region 2 North Program  
1480 Quail Lake Loop  
Colorado Springs, Colorado 80906  
719.227.3202

Economic viability and enhancement of the surrounding communities is also one of the key issues the community wants to see addressed as a part of the U.S. Highway 24 project. THK is currently retained to provide market analysis, planning and landscape architectural services on the project. THK has currently completed the first phase of the market analysis and is using that information to guide decisions about infrastructure improvements. Urban design guidelines, land use discussions, aesthetic treatments, pedestrian improvements, signage and lighting are all elements that THK is responsible for developing.



# Old Town Clifton Mixed Use District and Design Standards

Mesa County, Colorado



Located adjacent to the northwest corner of Grand Junction, this unincorporated area called Clifton represents approximately 6 square miles with a population of 2,300 people per square mile. The Clifton neighborhood has been transitioning from rural to urban for several decades. Over time, the area has developed under a wide variety of land development and infrastructure standards and urban environments, e.g., orchards, farms adjacent to multi-family developments, single-family subdivisions with no (or non-contiguous) sidewalks, limited storm water drainage facilities, areas without streetlights, few parks, etc. The Clifton area includes several historic structures and had its beginnings as orchards next to a railroad, along with a residential community.

## References:

Mr. Keith Fife  
Mesa County, Long Range Planning Division Director  
(970) 244-1650



THK partnered with The Abo Group to review and assist the County in developing a plan to build a sustainable future to be followed as the community grows, develops, and re-develops. THK and The Abo Group held a three day charrette in Clifton, engaging residents, business owners and county officials in a dialogue of design and planning. THK provided an economic market analysis, which included forecasting the need for new residential, commercial, and retail development. Following this effort, THK prepared a Land-Use Plan, which included mixed-use, multi-family and park/open space. THK will also developed a new zoning document to include these high-density type land uses. Design guidelines for architectural, park/open space and streetscape were also developed by THK Associates, Inc.





# CITY OF LAFAYETTE GATEWAY PLAN

City of Lafayette, Colorado



The City of Lafayette commissioned THK Associates and The Abo Group to develop Urban Design and Architectural guidelines.

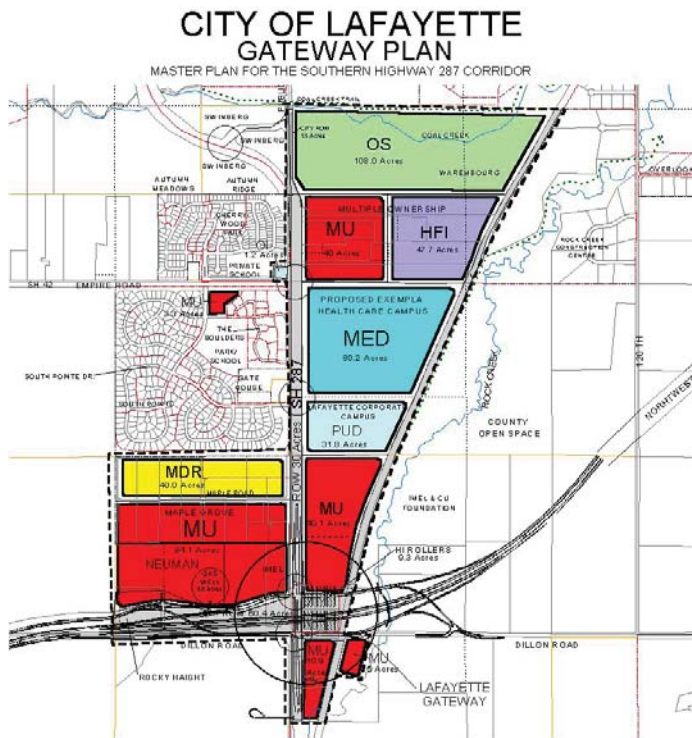
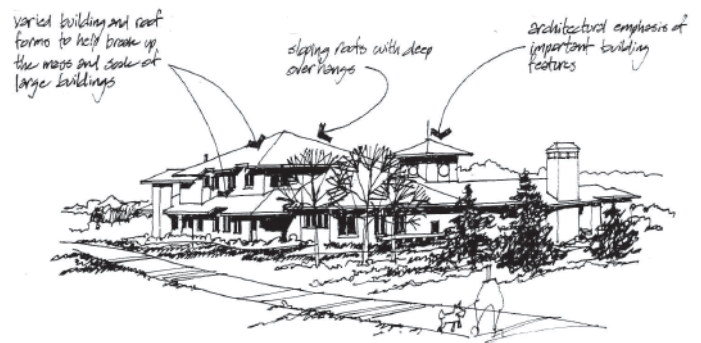
### References:

City of Lafayette  
Community Development Director

This sub-area plan was for the City's new gateway area at SH 287 and the Northwest Parkway. It is also the location of the Exempla Good Samaritan Medical Center with associated land uses that needed to be identified and included in the land use plan. This area is extremely important to the City because it is their new front door and an opportunity to generate new tax revenue for the city.

THK helped to facilitate the Gateway Plan that included planning policies, a land use plan and design guidelines to help guide the appropriate development of the area. THK was responsible for all public involvement, mapping and fiscal impact analysis.

The Abo Group developed the Architectural Design Guidelines to reflect Lafayette's roots in agriculture and mining. The style of architecture reflected in the town is known as High Plains Heritage. The Design Guidelines were developed to encourage architectural diversity while building upon the High Plains Heritage.



### GATEWAY LAND USE PLAN

MU	Mixed Use - See Mixed Use Matrix	192.1 Acres
HFI	High Finish Industrial / Office	47.7 Acres
MED	Medical Campus	80.2 Acres
OF	Office / High Finish Industrial	33.0 Acres
MDR	Medium Density Residential	40.0 Acres
OS	Open Space (Warembourg Property)	108.0 Acres
ROW	Northwest Parkway Right of Way Land Use	80.4 Acres
ROW	CDOT Right of Way Land Use	30.0 Acres
ROW	Railroad Right of Way Land Use	20.9 Acres
ROW	City Right of Way Land Use (Public Road)	1.5 Acres
<b>TOTAL GATEWAY LAND USE PLAN</b>		<b>813.8 ACRES</b>

### NOTES:

Within the larger mixed use sites Village Centers should be designed and established as part of the development of Mixed Use Areas to provide a thematic image (Lafayette), and a pedestrian scale environment.

THE CONSULTANT TEAM  
THK ASSOCIATES, INC.  
AURORA, COLORADO  
IN ASSOCIATION WITH:  
THE ABO GROUP, INC. ABO GROUP, INC.  
DENVER, COLORADO DENVER, COLORADO  
SCALE: 1" = 600'  
DATE:

# West Colfax



VISION

# 2040

Action Plan

Adopted August, 2015

## West Colfax Vision 2040 Action Plan

Lakewood, Colorado

With the momentum and accomplishments seeded by the 2006 West Colfax Avenue Action Plan, in 2014, business and community leaders embarked on an ambitious update that would set the arc for revitalization of the corridor. The Lakewood West Colfax Vision 2040 Action Plan was chaired by Bill Marino, Executive Director of the Lakewood West Colfax Business Improvement District (BID); Cindy Baroway, Lakewood City Council Ward 2; and Kevin Yoshida, BID President. The chairs worked with city staff to conduct public outreach meetings for 12 months at the Abo Group's office, formerly Lakewood Lanes, and 3 months of document development that culminated with unanimous approval by Lakewood City Council in September 2015. The plan is conceptually organized using Maslow's Hierarchy of Needs to define goals and strategies for the following:

- Cultural Identity (History)
- Infrastructure (Physical and Organizational Readiness)
- Connectivity (Multi-modal Transportation)
- Place making (Design and Physical Improvements)
- Vibrancy (Marketing and Promotions)
- Celebrate Colfax (Economic and Cultural Authenticity)

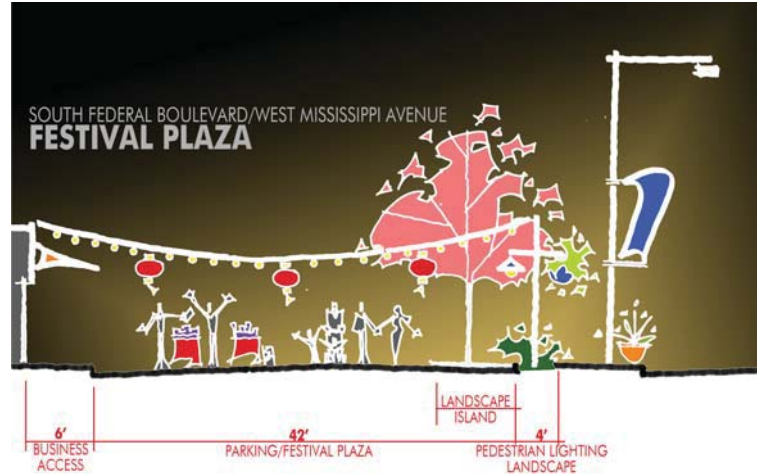
The Lakewood West Colfax 2040 Action Plan is a master plan that looks at strategic connections between capital improvement, economic sustainability and catalytic change.

### CLIENT

City of Lakewood  
Roger Wadnal  
Comprehensive Planning Manager  
303.987.7000







## South Federal & West Mississippi Denver, Colorado

South Federal and West Mississippi is the southern gateway to the Southeast Asian Business District that was established in the late 1970s with the influx of Southeast Asian refugees. The area has seen a physical decline in recent years. Ron Abo, as a member of the Denver Asian Pacific American Commission (DAPAC) led an effort to revitalize a strip shopping center at South Federal and Mississippi.

Complicating this effort was the fact that the center, although physically contiguous, was broken up into 17 different ownerships with some absentee owners. DAPAC board members met with the merchants of the center for a period of two years to determine the issues facing the businesses and exploring ways the City could help. Through the assistance of the City Councilman's office, the Denver Urban Renewal Authority provided funding for architectural and engineering design services and matching funds for the improvements. The City of Denver is reinstating the ally behind the center to eradicate the homeless issue and provide a better service corridor and additional parking.

Kevin K. Yoshida is the Principal-in-Charge of the project.

### CLIENT

Troy Huggins, Executive Director  
Denver Urban Renewal Authority  
1555 California Street, Suite 200  
Denver, CO 80202  
Phone: 303.534.3872

