

CHEYENNE, WYOMING
DOWNTOWN DEVELOPMENT AUTHORITY
PLAN OF DEVELOPMENT UPDATE



LOGAN SIMPSON

PROPOSAL SUBMITTED BY
LOGAN SIMPSON

September 19, 2023

TRANSMITTAL LETTER

September 19, 2023

Charles Bloom, AICP
Planning and Development Director
City of Cheyenne, Wyoming
2101 O'Neil Avenue – Room 202
Cheyenne, WY 82001
307-637-6282

 LOGAN SIMPSON
213 Linden Street, Suite 300
Fort Collins, Colorado 80524
P: 970.449.4100
www.logansimpson.com

Subject: Cheyenne DDA Plan of Development Update Scope of Services

Dear Mr. Bloom and Members of the Selection Committee:

Logan Simpson is delighted to present the attached preliminary scope of services, fee, relevant recent projects, and staff resumes for the update to the Cheyenne DDA Plan of Development.

Project **Principal Bruce Meighen** and **Project Manager Cameron Gloss** have overseen Downtown-focused projects within the larger region such as the award-winning 2017 Fort Collins Downtown Plan and Code Update, Fort Collins ReFILL I and II studies, and the Lincoln Corridor Plan. Bruce has over thirty years of experience successfully implementing land use and downtown plans and funding districts including one of the largest funding districts in Florida and the most recent sales tax initiative in Larimer County to support parks, open space, fairgrounds, and event centers. Cameron has overseen the planning and implementation of numerous downtown and corridor plans. Cameron is well known for being able to balance the priorities of elected officials, stakeholders, and the public and translate those priorities into implementable and community-driven plans.

Logan Simpson has completed over 200 land use plans in every western state. While Fort Collins-based, we have project staff located in Cheyenne and have worked throughout Wyoming. We also bring a range of proven experience in working with DDAs and CRAs throughout the country, including the Southwest Mesa Redevelopment Plan in Arizona and the West 192 Redevelopment Plan outside Orlando, Florida which both identified blighted areas, analyzed opportunities, and developed conceptual design and redevelopment options. We are currently working on a parcel-based analysis determining attractiveness and timing of redevelopment for 500,000 properties in Phoenix, Arizona. With local knowledge and a deep commitment to Cheyenne and Downtown, we have the experience - and our multi-disciplinary firm of 170 professionals has the resources - to lead the team, meet the schedule, and realize the goals of the project. Logan Simpson is proud of its successful planning and implementation of multiple downtown plans which can be experienced locally. We would be happy to invite the DDA board to tour our past projects.

Project Manager Cameron Gloss will serve as the primary point of contact for this effort. Cameron can be reached in our Fort Collins office located at 213 Linden, Suite 300, Fort Collins, Colorado 80524, as well as via cell phone or email as listed below his signature.

Regards,



Bruce Meighen, AICP
Project Principal
970-214-9349
bmeighen@logansimpson.com



Cameron Gloss, AICP
Project Manager
970-214-6926
cgloss@logansimpson.com

1. SCOPE OF SERVICES

TASK 1.0 OPPORTUNITIES AND CHALLENGES IDENTIFICATION

OCTOBER - JANUARY 2024

TASK 1.1. PROJECT KICKOFF AND ONGOING MANAGEMENT

Kickoff Workshop. An in-person kickoff workshop between City Staff (CS) and Logan Simpson (consultant) will be held to solidify the overall schedule, confirm key milestones, define approach and outcomes, discuss data needs, and identify key inclusions in the Public Engagement Plan. This kickoff will also include a walking tour of the Downtown Development Authority (DDA)/Main Street District to understand key issues, opportunities, and projects.

CS Meetings. Regular bi-weekly or monthly conference calls (as needed throughout the process) and milestone in-person discussions will ensure that scope, schedule, quality, and budget are effectively managed and meet expectations throughout the process. Monthly progress reports will be included with all invoices, clearly outlining the tasks completed during that month.

Data Collection and Inventory. The consultant will submit a data request to the City for geospatial and tabular data and relevant planning documents or studies. This data request could include baseline data such as zoning, future land uses, existing land uses, planned or entitled developments, current and planned roads or paths, service district boundaries and capacities, and recently completed buildout calculations and numbers. This task also includes analysis of the physical features of the downtown including 3-D analysis of building forms, areas of transition and redevelopment, conceptual building conditions, historic building inventory, special district boundaries, road volumes and conditions, existing and proposed street typologies, infrastructure and parking inventory, pedestrian connections, third-spaces, winter condition limitations, and other physical building components. This data collection and inventory will be used to analyze existing

conditions and opportunities and challenges for downtown. The existing conditions and opportunities and challenges will be organized into the following key themes: land use and infrastructure, housing, economic development, mobility and connectivity, parks and open spaces, character areas and design.

Website and Online Engagement. The consultant team, in coordination with CS, will develop a framework for webpage setup that provides a consistent repository for meeting materials, public engagement opportunities, notification for next steps, key dates, etc. This website platform can be a dedicated webpage on the City's existing website or a separate third-party platform Bang the Table (described in more detail in the optional tasks section of this phase).

TASK 1.2. PLAN AUDIT AND PUBLIC ENGAGEMENT PLAN

Plan Audit. An electronic plan audit will be conducted of the City's current Downtown Plan of Development (Plan) vision, goals, and policies to identify the direction which should be carried forward in the new Plan. The consultant will audit what has been successful and what challenges have been experienced with project implementation, funding sources, what other programs are being used by other Wyoming and western communities, current uses, and similar challenges and opportunities. The consultant will also electronically audit other relevant downtown plans which will be provided to the consultant by CS.

The plan audit will be designed for input from CS, Planning Commission (PC) members, City Council (CC), DDA members, and the consultant team. As part of the audit exercise, the consultant team will identify redundancies as well as opportunities to align the direction with other recently adopted plans.

Public Engagement Plan. This task will establish the project's community engagement approach and scope. Based on CS collaboration and feedback, the consultant will prepare an extensive and equitable outreach program. This Public Engagement Plan (PEP) will serve as an updateable and evolving document throughout the process, outlining an overall schedule of events and type, notification and distribution techniques, strategies, and tools for gathering input, and in-person event format and venue with paired online activity(ies) and a questionnaire. Events are anticipated to be a combination of attendance and visibility at existing community events, along with project-specific in-person events, and an online project-specific presence throughout the process. The number and location of events and meetings will be confirmed through completion of the PEP but are anticipated to be conducted in a wide range of areas throughout the County and will include specifically targeted locations in which participation has been historically difficult, and of which have high numbers of historically marginalized and under-resourced, under-represented communities.

The engagement approach is designed to keep community members informed throughout the planning process, gather feedback, including demographic data, at critical points, and create local champions. A comment tracking system will ensure we hear from a broad representative demographic, including residents, business owners, employees, elected and appointed officials, visitors to the area, community groups and non-profits, and other invested partners.

TASK 1.3. DDA/PC JOINT WORKSESSION #1

The consultant will work with CS to coordinate a joint meeting with the DDA and PC joint worksession to understand the project goals and objective from each body and facilitate a discussion of the opportunities and challenges in the downtown area.

TASK 1.4. PROPERTY AND BUSINESS OWNER WORKSESSION #1

Following the DDA/PC joint worksession, the consultant will work with CS to facilitate a worksession with property and business owners in the downtown area to understand not only issues and opportunities, but also understand future development goals and any in-progress or upcoming projects.

TASK 1.5. PUBLIC KICKOFF

Logan Simpson will develop materials, develop engagement activities, and facilitate these events with assistance from CS to solicit input on challenges and opportunities in the downtown area. Events could take the form of independent public workshops or open houses or be combined with an existing community event to boost attendance through a pop-up engagement opportunity. CS will arrange meeting locations and lead event promotion efforts through the City's official communication channels. In conjunction with in-person events, the consultant will create an online questionnaire or other online activities to engage the public and solicit input regarding opportunities and challenges in the downtown area.

Phase 1 Meetings and Deliverables:

- In-person CS kickoff workshop; Provide agenda, materials, facilitation, and summary
- Facilitate up to 25 PMT biweekly coordination calls, agendas, and meeting outcomes/action items
- Data download, organization, data management strategy and guidelines, building inventory, and initial basemaps compilation
- DDA/PC joint worksession #1 meeting including agenda, materials, facilitation, and summary
- Property and business owner worksession #1 meeting including agenda, materials, facilitation, and summary
- Online Questionnaire #1
- Phase 1 Summary

TASK 2.0 VISION | FEBRUARY – MAY 2024

TASK 2.1. VISIONING EVENTS

This large-scale public outreach series will launch the promotional campaign for the Plan and feature interactive community events and drop-in activities at local destinations.

Community Open Houses/Drop-In Events. The consultant will hold up to three (3) in-person community open house meetings or drop-in events (including one as a virtual option) to solicit shared community values, key issues, and big ideas and opportunities facing the downtown area based upon the identified key themes of land use and infrastructure, housing, economic development, mobility and connectivity, parks and open spaces, character areas and design. These events could be held in tandem with a popular community event or festival or at community gathering areas and local destinations to engage residents, businesses, employees, and local community members in a casual and comfortable environment. These events could include the use of imagery, 3-D renderings, visual simulation, and hand drawings to help illustrate visionary concepts and ideas.

Online Engagement. The consultant will create online activities such as questionnaires, visual preference activities, and community mapping to engage residents unable to attend the meetings. The same questions will be asked at all events as well as an online questionnaire.

Vision Development. Following the visioning events, the consultant will generate a summary of common community values and key themes in a Visioning Outreach Summary. We will then work with City staff to draft vision statements that illustrate an aspirational direction for the Downtown Plan of Development and tied to other adopted City and Regional planning documents including, but not limited to, the Plan Cheyenne Comprehensive Plan, Long Range Transportation Plan, 2020 Future Land Use Map, West Edge Area Wide Plan, Reed Avenue Rail Corridor, Downtown Alley Enhancement Study, and MPO plans. This vision will summarize community values and goals and provide overarching direction for the Plan. The vision and key themes should also set the stage for defining the future of downtown Cheyenne.

Phase 2 Meetings and Deliverables:

- Visioning outreach summary
- Visioning Events including agenda, materials, and summary (including vision statement, guiding principles, and/or core values)
- Online Questionnaire #2 including notification and distribution, interim report on responses, and final summary of key findings, with full report included as a final plan appendix

TASK 3.0 CHOICES AND STRATEGIES | MAY – JULY 2024

TASK 3.1. DOWNTOWN CHOICES WORKSHOPS

The analysis and evaluation of opportunities in Task 1 will result in a set of topics and choices that may either be a significant deviation from current trends or policy, controversial or misunderstood, or possibly new or untested ideas to consider. Communicating the context, tradeoffs, and potential benefits surrounding each choice is essential to this outreach task and therefore, a diverse and engaging set of public outreach activities is recommended. The outcome of the choices analysis, workshops, and online activities will identify community-supported strategies and direction for each of the key themes identified in Task 1 and Task 2, that we will then translate into preliminary goals, policies, and implementation actions.

Community Workshops. The consultant will conduct up to two (2) community workshops as an opportunity to talk with individuals in small group discussions about each of the policy and implementation choices. Workshops will focus on key topic groups such as aesthetic improvements, infrastructure improvements, and funding priorities.

Online Activities. Community workshops will be paired with online activities including a full questionnaire and visual preference activity. These activities will mirror the questions asked at the community workshops and will be supplemented by the video recording and educational materials presented at the events.

Choices Outreach Summary. Feedback received through events and online activities will be analyzed and presented together in an overall Choices Outreach Summary. This report will highlight where clear priorities were established by the public, and where additional discussion may be needed with the DDA, PC, and/or CC.

TASK 3.2. IMPLEMENTATION

Following the downtown choices workshops, the consultant will work with staff to develop and implementation matrix defining priority implementation strategies for each of the key themes to achieve the vision and desired future character for the downtown area. These strategies could include regulatory changes like removing regulatory barriers to infill and redevelopment, revised parking requirements and standards, and density bonuses; beautification and redevelopment enhancements like pedestrian street activation, demolition and infrastructure investment opportunities, revised programming for key areas and community anchors, and identifying grants and funding for beautification and aesthetic improvements; and addressing future needs like park and greenway expansions, capital projects, small business assistance, property acquisition, third-use areas, intersection improvements, safe bicycle and pedestrian connections, and alleyway activation strategies.

TASK 3.3. PROPERTY AND BUSINESS OWNER WORKSESSION #2

Following the Downtown Choices Workshop, the consultant will work with CS to facilitate a second worksession with property and business owners in the downtown area to review the public feedback to date and identify priorities for the downtown area.

Phase 3 Meetings and Deliverables:

- Community Choices Workshops (up to 3) including notification materials, agenda, attendance and facilitation, and summary
- Online questionnaire #3 and visual preference activity including notification and distribution, interim report on responses, and final summary of key findings, with full report included as a final plan appendix
- Implementation Matrix
- Property and business owner worksession #2 including agenda, materials, facilitation, and summary

TASK 4.0 PLAN DEVELOPMENT | AUGUST - DECEMBER 2024

TASK 4.1. DRAFT PLAN DEVELOPMENT

The consultant will assemble an innovative, streamlined, and graphically appealing plan that is concise, user-friendly, easily navigable, and accessible to the public with minimal technical language or jargon; and includes extensive use of maps, tables, renderings, and other graphics. The final document will be an attractive, engaging, and easy to use document. Draft(s) and final documents are anticipated to be organized by theme, with each theme including maps and graphics; goals, objectives, and actions; history, issues and opportunities analysis; findings from public engagement (i.e., input sessions, community events, and one-on-one meetings). The Plan will also provide a description of the process and any other items deemed appropriate by the City.

TASK 4.2. DDA/PC JOINT WORKSESSION #2

Prior to public release of the draft Plan, the consultant will meet with the DDA and PC a worksession format. Discussion will focus on where results were inconclusive from Phase 1 and 2 public engagement and any questions regarding final plan format.

TASK 4.3. DRAFT PLAN PUBLIC REVIEW

The public will have the opportunity to review and provide feedback on the Plan through celebrating and highlighting the community process and journey. Attendees and participants will have the opportunity to comment on the draft plan document in person at a variety of downtown events such as Fridays on the Plaza, Frontier Days, and Cheyenne day as well as online engagement. Review materials will include not just the document itself, but photos, imagery, words,

and graphics that represent the process and final Plan. A short digital questionnaire will be available for the majority of respondents, but also allow the ability for more interested users to pull up the digital document and review word-for-word, with key questions associated on key pages and elements.

TASK 4.4. FINAL PLAN AND CELEBRATORY SUMMIT

The public draft plan will be revised and refined based on direction from the public, CS, and downtown business and property owners. A celebratory Summit will bring together DDA, PC, CC, and possibly other City boards to celebrate the accomplishments so far in the process and to review the draft plan as a group ahead of the adoption hearings.

Phase 4 Meetings and Deliverables:

- Preliminary and refined electronic draft plan chapters
- Public draft plan compilation with all refined and formatted plan chapters and appendices (electronic)
- DDA/PC joint worksession #2 meeting including agenda, materials, facilitation, and summary
- Community Open House and attendance at up to three (3) downtown events including notification materials, event plan, agenda, materials, attendance and facilitation, and summary
- Online questionnaire #4 and online Konveio draft plan review and comment platform including notification and distribution, interim report on responses, and final summary of key findings, with full report included as a final plan appendix
- Public comment and resolution matrix (electronic)

TASK 5.0 ADOPTION | JANUARY – MARCH 2025

TASK 5.1. ADOPTION HEARINGS

A minimum of three (3) public hearings are anticipated before adoption of the DDA Plan including review by the City Council committee and Governing Body. The consultant team anticipates two rounds of minor revisions including any revisions from public hearing comments in this phase. Following adoption, all final materials and files will be packaged and transmitted to the City.

Phase 5 Meeting and Deliverables:

- PC hearing, memo, PowerPoint presentation, and attendance/presentation
- CC committee hearing, memo, PowerPoint presentation, and attendance/presentation
- CC hearing for final reading, memo, PowerPoint presentation, and attendance/presentation
- Final electronic plan documents and appendices, maps, graphics, and any supporting files (i.e., GIS map packages, illustrator graphics, excel tables, etc.)
- Overall participation tracking database included as appendices (electronic)

OPTIONAL TASKS:

TASK 1.0. OPPORTUNITIES AND CHALLENGES IDENTIFICATION

Establish Advisory Committee (AC). CS and consultant team will identify committee members able to represent the PC, CC, DDA, community groups, property owners, business owners, and local non-profits to help guide the process and serve as a sounding board for ideas.

Third-Party Project Website. Logan Simpson will develop, maintain, and update a dedicated project website on the Granicus Engagement HQ Platform for the duration of the project. The project website will serve as an online hub of information and forum for engagement. The site functions as a key source of information on upcoming engagement opportunities and a venue for interaction through tools such as quick polls, questionnaires, and interactive maps. Interested residents can subscribe for updates that will include opportunities to participate in the planning effort, key reports and deliverables, public outreach results, and the draft plan.

TASK 4.0 PLAN DEVELOPMENT

Additional Renderings or 3-D Graphics. Our team of landscape architects and graphic designers can bring big ideas to life through 2D and 3D visualizations, concept plans, custom illustrations, and photo-realistic renderings. These supporting visuals often become the most recognizable elements of a master plan and provide the City with a method for quickly and easily communicating project details – an invaluable resource when seeking grant or donor funding.

2. RESUMES AND BIOS OF KEY STAFF



BRUCE MEIGHEN, AICP | PROJECT PRINCIPAL

Bruce is a certified planner with over 30 years of experience and over 55 awards in planning and public involvement. He manages Logan Simpson's community planning team in Fort Collins and has completed over 200 comprehensive, redevelopment, downtown, and subarea plans. Bruce has redefined plans to focus on highly graphic or digital plans that include character-based planning, adaptive management, and new types of tools, all with a focus on implementation, including funding, incentives, codes, guidelines, and strategic initiatives. He excels at redevelopment, infill, and catalyst projects for downtowns, town centers, subareas, and corridor plans. He can create innovative public involvement programs that prioritize issues crucial to outcome-oriented plans and specializes in managing defensible planning processes that create sustainable and resilient communities with common, enduring visions.

EDUCATION

Master of City and Regional Planning, Georgia Institute of Technology, 1994

B.A., Geography Urban Systems, McGill University, Montreal, Quebec, 1992

PROFESSIONAL REGISTRATIONS

American Institute of Certified Planners (AICP)

SELECTED PROJECT EXPERIENCE:

- Seven Trails Master Plan and Town Center Development Plan, Douglas, Wyoming
- Town of Jackson/Teton County Comprehensive Plan and Character Districts, Wyoming
- Cody Comprehensive Plan and Downtown Framework, Wyoming
- Generation Casper Comprehensive Plan, Casper, Wyoming
- Mills Comprehensive Plan and Mills Main Street Corridor Study, Mills, Wyoming
- McCall Downtown Plan, McCall in Motion Comprehensive Plan and Transportation Plan, and McCall Area Workforce Housing Study, Idaho
- South of the River Subarea Plan and Architectural Overlay District Guidelines, CBD and Riverfront Center, Star, Idaho
- Fields Subarea and Town Center Plan, Meridian, Idaho
- Ketchum Historic Preservation Guidelines, Idaho
- Redevelopment/Infill Planning Study (Refill) and Redevelopment Project Analysis (Refill II), Fort Collins, Colorado
- Mountain Vista Subarea Plan and Strategic Analysis, Fort Collins, Colorado
- South College Corridor Plan, Fort Collins, Colorado
- US 287 Strategic Plan, Loveland, Colorado
- Lincoln Corridor Plan, Fort Collins, Colorado
- Englewood Forward Comprehensive Plan, Colorado
- Arvada Comprehensive and Transportation Plans, Colorado
- Castle Pines Mixed Use Development Standards, Colorado
- West Henderson Land Use Plan Update and Inspirada Town Center, Nevada
- Westside Creeks Restoration Project and Conceptual Plan, San Antonio Texas
- US Highway W192 Corridor Redevelopment Plan and URA, Osceola County, Florida
- Orange Avenue Corridor Plan, Winter Park, Florida
- Southwest RDA Redevelopment Plan, Mesa, Arizona
- Growth and Redevelopment Model, Phoenix, Arizona



CAMERON GLOSS, AICP | PROJECT MANAGER

Cameron has over 35 years of public and private sector experience as a community planner. His areas of expertise include the development of community comprehensive plans, subarea and neighborhood plans, preparation and implementation of land use codes and guidelines, restructuring of development review processes, and community sustainability. Much of his work has focused on comprehensive planning for small and mid-sized communities and implementation strategies for infill and redevelopment. He is highly regarded in the Fort Collins community for building work relationships and generating innovative solutions to difficult issues. Prior to joining Logan Simpson, Cameron has directed the City of Fort Collins Planning program and is attributed to the successful merger of the long-range and development review functions previously housed in separate departments.

EDUCATION

B.S. Geography with
emphasis in Urban
Studies, Arizona
State University, 1983

PROFESSIONAL REGISTRATIONS

Member, American
Institute of Certified
Planners (AICP)

Member, American
Planning Association

SELECTED PROJECT EXPERIENCE:

- Laramie/Albany County Growth Area Plan, Wyoming
- Ketchum Historic Preservation Guidelines, Idaho
- Downtown Plan and Development Code, Fort Collins, Colorado
- Redevelopment/Infill Planning Study (Refill) and Redevelopment Project Analysis (Refill II), Fort Collins, Colorado
- South College Corridor Plan, Fort Collins, Colorado
- Lincoln Corridor Plan, Fort Collins, Colorado
- Castle Pines Comprehensive Plan, Colorado
- Pagosa Springs LUDC Update, Colorado
- Gypsum - Eagle River Area Plan, Colorado
- Colorado State University 2010 Master Plans, Fort Collins, Colorado
- Harmony Gateway Standards and Guidelines, Fort Collins, Colorado
- City Plan (Comprehensive Plan Update), Fort Collins, Colorado
- Land Use Code Updates, Fort Collins, Colorado
- Principal accomplishments for the City of Fort Collins, Colorado:
 - Led numerous Long-Range Planning efforts, including City Plan, and long-range plans at the Subarea, Neighborhood and District scales.
 - Created a fiscal impact model for the largest enclave annexation in State history (2¾ square miles) and designed and led the public review process.
 - Supported implementation of downtown initiatives.



MELISSA RUTH, AICP | ASSISTANT PROJECT MANAGER

Melissa is an AICP certified community planner with experience working in communities across the mountain in both the public and the private sector, ranging from public participation and engagement to long-range comprehensive plans and land use code drafting. Melissa brings exceptional ability in land use code comprehension and her background living and growing up in multiple ski towns has given her a unique perspective and passion for affordable housing and its impact on community character. She has a deep understanding of the impact of development pressures upon rural and agricultural communities and has extensive project experience working with communities to ensure positive outcomes. Melissa is proficient in using GIS to produce models and maps to aid in planning exercises and has compiled and mapped natural resource data to evaluate land use code impacts. Melissa is a trained mediator through the Wyoming Department of Agriculture and is skilled at public engagement and outreach development and facilitation.

EDUCATION

Master Urban and
Regional Planning,
University of Florida,
2022

GIS Certificate,
University of Florida,
2022

B.A. Environmental
Policy, minor
in Economics,
Western Washington
University, 2017

PROFESSIONAL REGISTRATIONS

American Institute
of Certified Planners
(AICP)

Member, Wyoming
Planning Association
(WYOPASS)

Member, American
Planning Association

SELECTED PROJECT EXPERIENCE:

- Laramie/Albany County Growth Area Plan, Wyoming
- Town of Jackson/Teton County Comprehensive Plan and Character Districts, Wyoming
- Engage Evansville Comprehensive Plan, Wyoming
- Casper Mountain Land Use Plan, Wyoming
- Jackson/Teton Growth Management Plan Update and Review, Jackson/ Teton County, Wyoming
- Natrona County Zoning Resolution Rewrite, Wyoming
- Fields Subarea and Town Center Plan, Meridian, Idaho
- South of the River Subarea Plan and Architectural Overlay District Guidelines, CBD and Riverfront Center, Star, Idaho
- Ketchum Historic Preservation Guidelines, Idaho
- Pagosa Springs LUDC Update, Colorado
- Imagine Tomorrow! Arts, Parks, and Recreation System Plan, Lakewood, Colorado
- Woodland Park Comprehensive Plan and Land Use Code Update, Colorado
- Johnstown Comprehensive Plan, Colorado
- Manitou Springs Zoning and Subdivision Code Updates, Colorado



MEGAN MOORE, ASLA, ASSOC. AIA | URBAN DESIGN

Megan is an urban designer and planner with extensive experience in comprehensive and subarea planning and placemaking for a range of communities. She brings 15 years of experience to this project and is the recipient of over 30 design and planning awards. Her planning capabilities are enhanced by her background in architecture and landscape architecture, giving her a unique perspective into design strategies and solutions. She is an expert at combining input from staff, stakeholders, and the public with data and demographics, resulting in plans that reflect the vision and goals of a community while encouraging appropriate and innovative growth strategies.

EDUCATION

Master of
Architecture and
Master of Landscape
Architecture,
University of
Colorado at Denver,
2005
Graduate Certificate
in Historic
Preservation,
University of
Colorado at Denver,
2005
B.S. in Architectural
Studies, University
of Illinois at Urbana-
Champaign, 2001

SELECTED PROJECT EXPERIENCE

- Seven Trails Master Plan and Town Center Development Plan, Douglas, Wyoming
- Cody Comprehensive Plan and Downtown Framework, Wyoming
- Town of Jackson/Teton County Comprehensive Plan and Character Districts, Wyoming
- Generation Casper Comprehensive Plan, Casper, Wyoming
- Mills Comprehensive Plan and Mills Main Street Corridor Study, Mills, Wyoming
- McCall Downtown Plan, Idaho
- South of the River Subarea Plan and Architectural Overlay District Guidelines, CBD and Riverfront Center, Star, Idaho
- Fields Subarea and Town Center Plan, Meridian, Idaho
- Redevelopment/Infill Planning Study (Refill) and Redevelopment Project Analysis (Refill II), Fort Collins, Colorado
- Lincoln Corridor Plan, Fort Collins, Colorado
- Mountain Vista Subarea Plan, Fort Collins, Colorado
- South College Corridor Plan, Fort Collins, Colorado
- US 287 Strategic Plan, Loveland, Colorado
- Downtown Master Plan and Streetscape Enhancements, Johnstown, Colorado
- North Nevada Corridor Urban Renewal Master Plan and Design Guidelines, Colorado Springs, Colorado
- Highlands Ranch Metro Districts, Civic Green Gardens and Arboretum, Colorado
- Gypsum - Eagle River Area Plan, Colorado
- Mountain Village Comprehensive Plan and Town Hall Subarea Plan, Colorado
- Bountiful By Design General Plan and Downtown Framework, Utah
- West Henderson Land Use Plan Update and Inspirada Town Center, Nevada
- Westside Creeks Restoration Project and Conceptual Plan, San Antonio Texas
- US Highway W192 Corridor Redevelopment Plan and URA, Osceola County, Florida
- Orange Avenue Corridor Plan, Winter Park, Florida
- Southwest RDA Redevelopment Plan, Mesa, Arizona
- Growth and Redevelopment Model, Phoenix, Arizona



STEVE SIGLER, RLA | DESIGN

Steve is a licensed landscape architect in the State of Wyoming with more than 17 years of experience. He has provided design, project management, and construction documentation and administration on a variety of parks, natural areas, river corridors and restoration, trails, public campuses, museums sites, and streetscape projects. Steve is well versed in digital 3D modeling programs such as AutoCAD, SketchUp, and Microstation, as well as rendering and animation programs including Adobe Creative Suite, Lumion 3D, and 3D Studio Max. He carries a deep understanding of the how to use graphics to convey design and planning concepts to clients, team members and the public. Steve has been a design team member on award winning projects, including: the LEED™ V4 Platinum Utilities Administration Building in Fort Collins, Colorado; Englewood, Colorado's Police Headquarters; Viestenz Smith Mountain Park in Loveland, Colorado; and the Perot Museum of Nature and Science in Dallas, Texas.

EDUCATION

B.S. Landscape
Architecture,
Colorado State
University, 2005

PROFESSIONAL REGISTRATIONS

CLARB Certified
Landscape Architect
(#34752)
Licensed Landscape
Architect (Colorado
#1143), Wyoming (LA-
0240C)

PROFESSIONAL AFFILIATIONS

American Society of
Landscape Architects
(ASLA)

SELECTED PROJECT EXPERIENCE:

- Generation Casper Comprehensive Plan, Casper, Wyoming
- Mills Comprehensive Plan and Mills Main Street Corridor Study, Mills, Wyoming
- Town of Jackson/Teton County Comprehensive Plan and Character Districts, Wyoming
- Wyoming State Hospitals Lander and Evanston Health Facilities, Wyoming Department of Administration
- South of the River Subarea Plan and Architectural Overlay District Guidelines, CBD and Riverfront Center, Star, Idaho
- McCall Downtown Plan, Idaho
- Lincoln Corridor Plan, Fort Collins, Colorado
- Block 32 Civic Center Master Plan, City of Fort Collins
- Fruita Downtown Streetscape Design, Fruita, Colorado
- Fairgrounds Avenue Road and Streetscape Design, Windsor/Loveland, Colorado
- Erie Parkway Corridor Plan, Erie, Colorado
- Colorado State University Pedestrian Underpass, Colorado State University
- Adams County Human Services Headquarters Plaza (Park 12 Hundred), Westminster, Colorado
- Windsor Comprehensive Plan, and Small Area Plans, Colorado

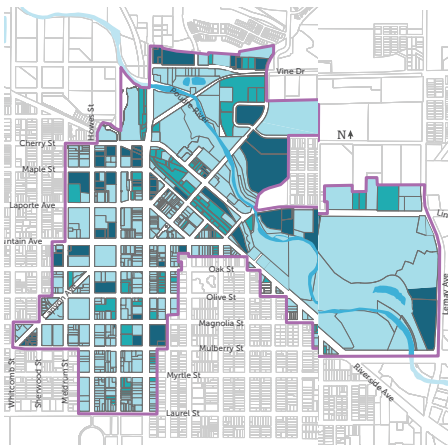
3. DESCRIPTION OF RELEVANT EXPERIENCE

FORT COLLINS DOWNTOWN PLAN AND CODE UPDATE, COLORADO

The award-winning Fort Collins downtown plan and subsequent code update have supported infill and redevelopment of downtown Fort Collins and contributed to the unique vibrancy that is inherent in Fort Collins. The Downtown Plan's ultimate success relies on the coordinated implementation of strategies and action items across six main topic areas ranging from broad urban design concepts to funding and maintenance, and form-based code measures that reflect nine distinct and varied character subdistricts. Unique aspects of the Plan include a photorealistic computer-generated model of the Downtown, along with a pro forma analysis, that allowed creation of alternative development scenarios and costs attributed to regulations. The Plan was driven by public engagement, with the aim of a truly community-based plan with broad awareness and understanding among a complete range of interests. Engagement activities were varied, from traditional open houses and workshops, listening sessions and surveys, to more interactive events like subdistrict walking and bike tours, online wiki-mapping, and events at festivals.

PLAN DOCUMENT:

- https://www.fcgov.com/planning/pdf/2017_0518_DowntownPlan.pdf



FORT COLLINS REDEVELOPMENT / INFILL PLANNING STUDY AND REDEVELOPMENT PROJECT ANALYSIS, FORT COLLINS, COLORADO*

Prior to joining Logan Simpson, Bruce Meighen, Cameron Gloss, and Megan Moore completed the Fort Collins Redevelopment/Infill Planning Study and subsequent Redevelopment Project Analysis. The Fort Collins community places great importance on the benefits of redevelopment, insofar that the City revised its codes and policies to ensure implementation of exemplary infill and redevelopment projects. The study, which is commonly referred to as “Refill”, examined changes in city codes and processes to facilitate redevelopment in communities accustomed to traditional greenfield projects.

During Phase I, a two-week long workshop resulted in recommended city code changes. The project team hosted three public meetings: the first introduced the study and identified issues; the second discussed the preliminary outcomes of the workshop; and the third summarized the final outcomes of the workshop. The result was process and code enhancements that changed the way the city approaches these projects. Phase II went a step further to generate an inventory of infill and redevelopment opportunities within targeted areas. Key redevelopment sites were identified and the opportunities and constraints were assessed for five sites within the City. Once sites were identified, the project team created conceptual sketches and identified funding options to create development-ready sites. This new level of specificity provided the City with the ability to market the sites directly to developers through printed matter and on the web.

PLAN DOCUMENT:

- <https://www.fcgov.com/planning/pdf/refill.pdf>



MCCALL DOWNTOWN MASTER PLAN AND IMPLEMENTATION, IDAHO

Logan Simpson worked on the 2013 Downtown Master Plan Update, which builds on previous City planning efforts to create a roadmap for future development and redevelopment of the Downtown, and includes components of traditional downtown master plans while developing recommendations through economic and cultural influence.

The City of McCall, Idaho is nestled between the mountains of the Payette National Forest and the waterfront of Payette Lake. As the largest community in Valley County it serves as a regional economic hub including parts of neighboring Adams and Idaho counties. McCall's Downtown has been identified as the heart of the community and defines the character of McCall. The City has changed considerably since the previous Downtown Master Plan completed in 1997 - several significant development projects and other public improvements have been built, and numerous City planning and design documents have been developed or updated. Economically, McCall experienced the real estate boom and bust of the 2000s along with the rest of the United States, and its economy is currently showing indications of improvement. This update aligns the Downtown Master Plan with visions and policies of recently adopted planning documents, and refocuses planning efforts and policies to address current issues and future opportunities. It is a tool for assessing current conditions and setting a course for future success. This Master Plan provides a framework that balances McCall's unique character and lifestyle community charm with economic growth in order to create a vibrant Downtown McCall.

PLAN DOCUMENT:

- <https://evogov.s3.amazonaws.com/141/media/115600.pdf>

PLAN IMPLEMENTATION WEBSITE:

- <https://www.mccall.id.us/downtownproject>



LINCOLN CORRIDOR PLAN, FORT COLLINS, COLORADO

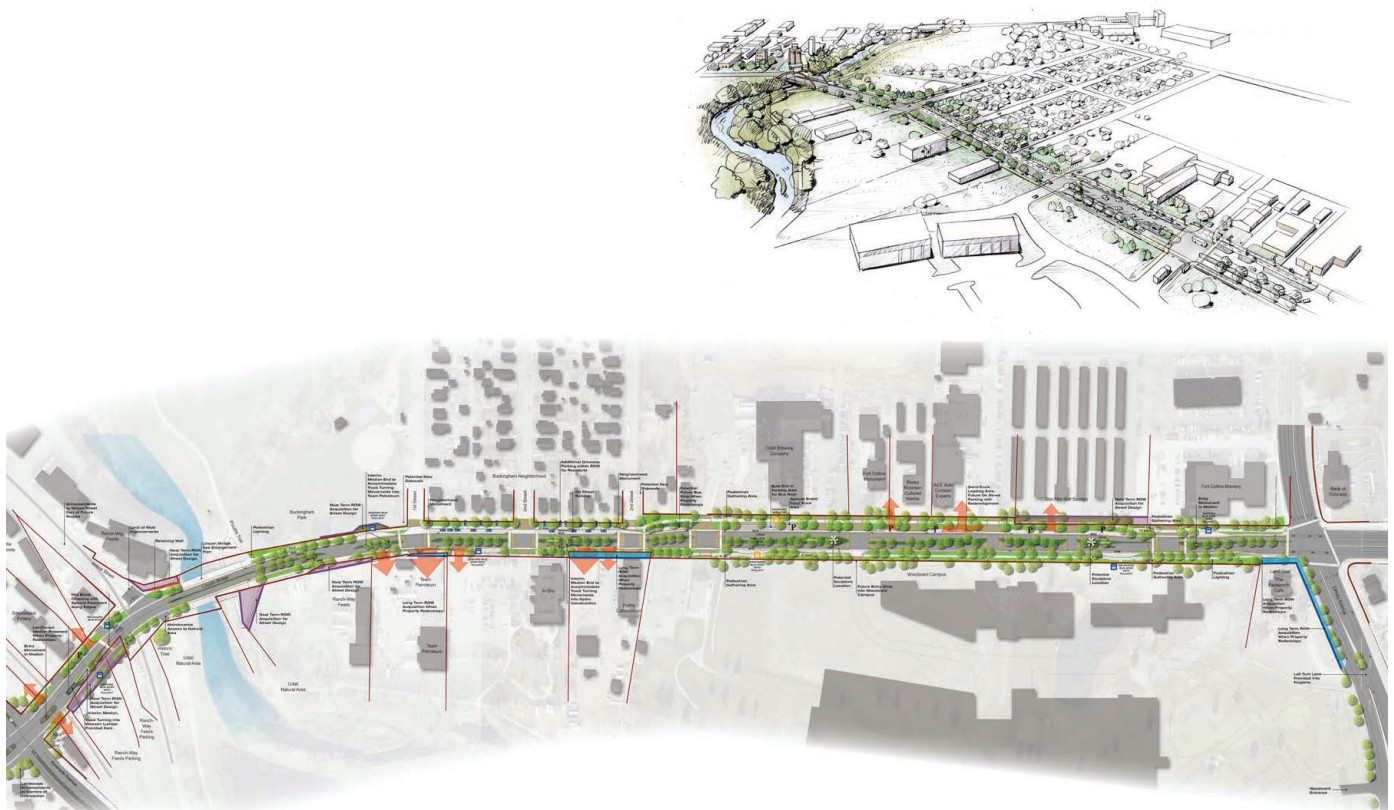
Logan Simpson collaborated with the City of Fort Collins on development of a vision plan for Lincoln Avenue, an important travel corridor extending from Old Town Fort Collins to Lemay Avenue. The area contains a rich, eclectic mix of industry, breweries, historic neighborhoods, access to the Poudre River, open space, and regional trail systems. Woodward, Inc., a global aerospace and energy control firm, recently chose the Lincoln Corridor for their new world headquarters, which will bring approximately 1,700 new employees to the area. As an emerging district adjacent to Downtown, Lincoln is envisioned as one of the next great places in Fort Collins.

Neighboring residents and existing businesses provided extensive input on the vision for the corridor. Outreach efforts included multiple online surveys, a project webpage, bilingual project materials, a series of informational events such as barbeques, highly interactive workshops, attendance at local fairs and events, and corridor walks with residents, business owners, and other stakeholders.

The Lincoln Corridor Plan provides specific recommendations on extensive street and bridge enhancements; incorporates best practices for street design including bioswales and permeable pavements; provides multi-modal access for bicyclists, motorist, trucks, pedestrians, and transit users; includes pedestrian amenities and gathering areas; establishes a cohesive identity for the corridor; recommends implementation strategies for funding and phasing; and prioritizes improvement projects.

PLAN DOCUMENT:

- <https://www.fcgov.com/planning/pdf/lincoln-corridor-plan-5-20-14.pdf?1464297585>



4. PRICE PROPOSAL

	HOURS	LABOR	EXP	TOTAL
TASK 1.0. OPPORTUNITIES AND CHALLENGES IDENTIFICATION				
Task 1.1. Project Kickoff and Ongoing Management	40	\$4,800	\$-	\$4,800
Task 1.2. Plan Audit and Public Engagement Plan	50	\$5,500	\$-	\$5,500
Task 1.3. DDA/PC Joint Worksession #1	28	\$3,800	\$150	\$3,950
Task 1.4. Property and Business Owner Worksession #1	28	\$3,800	\$150	\$3,950
Task 1.5. Public Kickoff	62	\$6,800	\$250	\$7,050
SUBTOTAL	208	\$24,700	\$550	\$25,250
TASK 2.0. VISION				
Task 2.1. Visioning Events	106	\$11,800	\$250	\$12,050
SUBTOTAL	106	\$11,800	\$250	\$12,050
TASK 3.0. CHOICES AND STRATEGIES				
Task 3.1. Downtown Choices Workshops	110	\$13,600	\$250	\$13,850
Task 3.2. Implementation	76	\$9,700	\$-	\$9,700
Task 3.3. Property and Business Owner Worksession #2	36	\$5,100	\$100	\$5,200
SUBTOTAL	222	\$28,400	\$350	\$28,750
TASK 4.0. PLAN DEVELOPMENT				
Task 4.1. Draft Plan Development	94	\$11,300	\$-	\$11,300
Task 4.2. DDA/PC Joint Worksession #2	30	\$4,100	\$150	\$4,250
Task 4.3. Draft Plan Public Review	46	\$5,200	\$250	\$5,450
Task 4.4. Final Plan & Celebratory Summit	62	\$7,800	\$250	\$8,050
SUBTOTAL	232	\$28,400	\$650	\$29,050
TASK 5.0. ADOPTION				
Task 5.1. Adoption Hearings	32	\$4,200	\$200	\$4,400
SUBTOTAL	32	\$4,200	\$200	\$4,400
TOTAL	800	\$97,500	\$2,000	\$ 99,500

	LABOR	EXP	TOTAL
OPTIONAL TASKS			
Establish Advisory Committee (AC)	\$500		
Third-Party Project Website	\$3,500	\$5,000	\$8,500
Additional Renderings or 3-D graphics (price per graphic)	\$500		
Additional In-Person Public Meeting	\$3000	\$300	

EXPENSE ASSUMPTIONS			
Mileage (per R/T from FC)		\$ 66	\$ 66
Hotel (per person, per night)		\$150	\$150
Federal per diem meals (per person, per day)		\$ 59	\$ 59

