

PURCHASE OF SERVICE AGREEMENT

THIS AGREEMENT ("Agreement") is made this 20th day of October 2015, by and between the Adams County Board of County Commissioners, located at 4430 South Adams County Parkway, Brighton, Colorado 80601, hereinafter referred to as the "County," and Logan Simpson, located at 123 N. College, Suite 206, Fort Collins, CO 80524 hereinafter referred to as the "Contractor." The County and the Contractor may be collectively referred to herein as the "Parties".

The County and the Contractor, for the consideration herein set forth, agree as follows:

1. SERVICES OF THE CONTRACTOR:

- 1.1. All work shall be in accordance with the attached RFP 2015.463 Local District Plan and the Contractor's response to RFP 2015.463 attached hereto as Exhibit A, and incorporated herein by reference. Should there be any discrepancy between Exhibit A and this Agreement the terms and conditions of this Agreement shall prevail.
- 1.2. Emergency Services: In the event the Adams County Board of County Commissioners declares an emergency, the County may request additional services (of the type described in this Agreement or otherwise within the expertise of the Contractor) to be performed by the Contractor. If the County requests such additional services, the Contractor shall provide such services in a timely fashion given the nature of the emergency, pursuant to the terms of this Agreement. Unless otherwise agreed to in writing by the parties, the Contractor shall bill for such services at the rates provided for in this Agreement.

2. RESPONSIBILITIES OF THE COUNTY: The County shall provide information as necessary or requested by the Contractor to enable the Contractor's performance under this Agreement.

3. TERM:

- 3.1. Term of Agreement: The Term of this Agreement shall commence upon receipt of Notice to Proceed and the draft document for The Local District Plan is due December 21, 2015. The Final Review Plan from Logan Simpson is due January 29, 2016.
- 3.2. Extension Option: The County, at its sole option, may offer to extend this Agreement as necessary for up to two, one year extensions providing satisfactory service is given and all terms and conditions of this Agreement have been fulfilled. Such extensions must be mutually agreed upon in writing by the County and the Contractor.

4. PAYMENT AND FEE SCHEDULE: The County shall pay the Contractor for services furnished under this Agreement, and the Contractor shall accept as full payment for those services, the sum of one hundred forty-nine thousand seven hundred ninety eight dollars (\$149,798).

- 4.1. Payment pursuant to this Agreement, whether in full or in part, is subject to and contingent upon the continuing availability of County funds for the purposes hereof. In

the event that funds become unavailable, as determined by the County, the County may immediately terminate this Agreement or amend it accordingly.

5. **INDEPENDENT CONTRACTOR:** In providing services under this Agreement, the Contractor acts as an independent contractor and not as an employee of the County. The Contractor shall be solely and entirely responsible for his/her acts and the acts of his/her employees, agents, servants, and subcontractors during the term and performance of this Agreement. No employee, agent, servant, or subcontractor of the Contractor shall be deemed to be an employee, agent, or servant of the County because of the performance of any services or work under this Agreement. The Contractor, at its expense, shall procure and maintain workers' compensation insurance as required by law. **Pursuant to the Workers' Compensation Act § 8-40-202(2)(b)(IV), C.R.S., as amended, the Contractor understands that it and its employees and servants are not entitled to workers' compensation benefits from the County. The Contractor further understands that it is solely obligated for the payment of federal and state income tax on any moneys earned pursuant to this Agreement.**

6. **NONDISCRIMINATION:**

6.1. **The Contractor shall not discriminate against any employee or qualified applicant for employment because of age, race, color, religion, marital status, disability, sex, or national origin. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices provided by the local public agency setting forth the provisions of this nondiscrimination clause. Adams County is an equal opportunity employer.**

6.1.1. The Contractor will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

7. **INDEMNIFICATION:** The Contractor agrees to indemnify and hold harmless the County, its officers, agents, and employees for, from, and against any and all claims, suits, expenses, damages, or other liabilities, including reasonable attorney fees and court costs, arising out of damage or injury to persons, entities, or property, caused or sustained by any person(s) as a result of the Contractor's performance or failure to perform pursuant to the terms of this Agreement or as a result of any subcontractors' performance or failure to perform pursuant to the terms of this Agreement.

8. **INSURANCE:** The Contractor agrees to maintain insurance of the following types and amounts:

8.1. **Commercial General Liability Insurance:** to include products liability, completed operations, contractual, broad form property damage and personal injury.

8.1.1. Each Occurrence: \$1,000,000

8.1.2. General Aggregate: \$2,000,000

8.2. **Comprehensive Automobile Liability Insurance:** to include all motor

vehicles owned, hired, leased, or borrowed.

8.2.1. Bodily Injury/Property Damage: \$1,000,000 (each accident)

8.2.2. Personal Injury Protection: Per Colorado Statutes

8.3. Workers' Compensation Insurance: Per Colorado Statutes

8.4. Professional Liability Insurance: to include coverage for damages or claims for damages arising out of the rendering, or failure to render, any professional services, as applicable.

8.4.1. Each Occurrence: \$1,000,000

8.4.2. This insurance requirement applies only to the Contractors who are performing services under this Agreement as professionals licensed under the laws of the State of Colorado, such as physicians, lawyers, engineers, nurses, mental health providers, and any other licensed professionals.

8.5. Adams County as "Additional Insured": The Contractor's commercial general liability, comprehensive automobile liability, and professional liability insurance policies and/or certificates of insurance shall be issued to include Adams County as an "additional insured" and shall include the following provisions:

8.5.1. Underwriters shall have no right of recovery or subrogation against the County, it being the intent of the parties that the insurance policies so affected shall protect both parties and be primary coverage for any and all losses resulting from the actions or negligence of the Contractor.

8.5.2. The insurance companies issuing the policy or policies shall have no recourse against the County for payment of any premiums due or for any assessments under any form of any policy.

8.5.3. Any and all deductibles contained in any insurance policy shall be assumed by and at the sole risk of the Contractor.

8.6. Licensed Insurers: All insurers of the Contractor must be licensed or approved to do business in the State of Colorado. Upon failure of the Contractor to furnish, deliver and/or maintain such insurance as provided herein, this Agreement, at the election of the County, may be immediately declared suspended, discontinued, or terminated. Failure of the Contractor in obtaining and/or maintaining any required insurance shall not relieve the Contractor from any liability under this Agreement, nor shall the insurance requirements be construed to conflict with the obligations of the Contractor concerning indemnification.

8.7. Endorsement: Each insurance policy herein required shall be endorsed to state that coverage shall not be suspended, voided, or canceled without thirty (30) days prior written notice by certified mail, return receipt requested, to the County.

8.8. Proof of Insurance: At any time during the term of this Agreement, the County may require the Contractor to provide proof of the insurance coverage or policies required under this Agreement.

9. WARRANTY:

9.1. The Contractor warrants and guarantees to the County that all work, equipment, and materials furnished under the Agreement are free from defects in workmanship and

materials for a period of one year after final acceptance by the County. The Contractor further warrants and guarantees that the plans and specifications incorporated herein are free of fault and defect sufficient for Contractor to warrant the finished product after completion date. Should the Contractor fail to proceed promptly in accordance with this guarantee, the County may have such work performed at the expense of the Contractor. This section does not relieve the Contractor from liability for defects that become known after one year.

10. TERMINATION:

10.1. For Cause: If, through any cause, the Contractor fails to fulfill its obligations under this Agreement in a timely and proper manner, or if the Contractor violates any of the covenants, conditions, or stipulations of this Agreement, the County shall thereupon have the right to immediately terminate this Agreement, upon giving written notice to the Contractor of such termination and specifying the effective date thereof.

10.2. For Convenience: The County may terminate this Agreement at any time by giving written notice as specified herein to the other party, which notice shall be given at least thirty (30) days prior to the effective date of the termination. If this Agreement is terminated by the County, the Contractor will be paid an amount that bears the same ratio to the total compensation as the services actually performed bear to the total services the Contractor was to perform under this Agreement, less payments previously made to the Contractor under this Agreement.

11. MUTUAL UNDERSTANDINGS:

11.1. Jurisdiction and Venue: The laws of the State of Colorado shall govern as to the interpretation, validity, and effect of this Agreement. The parties agree that jurisdiction and venue for any disputes arising under this Agreement shall be with Adams County, Colorado.

11.2. Compliance with Laws: During the performance of this Agreement, the Contractor agrees to strictly adhere to all applicable federal, state, and local laws, rules and regulations, including all licensing and permit requirements. The parties hereto aver that they are familiar with § 18-8-301, et seq., C.R.S. (Bribery and Corrupt Influences), as amended, and § 18-8-401, et seq., C.R.S. (Abuse of Public Office), as amended, and that no violation of such provisions are present. The Contractor warrants that it is in compliance with the residency requirements in §§ 8-17.5-101, et seq., C.R.S. Without limiting the generality of the foregoing, the Contractor expressly agrees to comply with the privacy and security requirements of the Health Insurance Portability and Accountability Act of 1996 (HIPAA).

11.3. OSHA: The Contractor shall comply with the requirements of the Occupational Safety and Health Act (OSHA) and shall review and comply with the County's safety regulations while on any County property. Failure to comply with any applicable federal, state or local law, rule, or regulation shall give the County the right to terminate this agreement for cause.

11.4. Record Retention: The Contractor shall maintain records and documentation of the services provided under this Agreement, including fiscal records, and shall retain the

records for a period of three (3) years from the date this Agreement is terminated. Said records and documents shall be subject at all reasonable times to inspection, review, or audit by authorized Federal, State, or County personnel.

- 11.5. Assignability: Neither this Agreement, nor any rights hereunder, in whole or in part, shall be assignable or otherwise transferable by the Contractor without the prior written consent of the County.
- 11.6. Waiver: Waiver of strict performance or the breach of any provision of this Agreement shall not be deemed a waiver, nor shall it prejudice the waiving party's right to require strict performance of the same provision, or any other provision in the future, unless such waiver has rendered future performance commercially impossible.
- 11.7. Force Majeure: Neither party shall be liable for any delay or failure to perform its obligations hereunder to the extent that such delay or failure is caused by a force or event beyond the control of such party including, without limitation, war, embargoes, strikes, governmental restrictions, riots, fires, floods, earthquakes, or other acts of God.
- 11.8. Notice: Any notices given under this Agreement are deemed to have been received and to be effective: 1) Three (3) days after the same shall have been mailed by certified mail, return receipt requested; 2) Immediately upon hand delivery; or 3) Immediately upon receipt of confirmation that an E-mail was received. For the purposes of this Agreement, any and all notices shall be addressed to the contacts listed below:

Department: Office of Long Range Strategic Planning
Contact: Abel Montoya, Director
Address: 4430 South Adams County Parkway
City, State, Zip: Brighton, CO 80601
Phone: 720.523.6842
E-mail: amontoya@adcogov.org

Department: Adams County Purchasing
Contact: Liz Estrada, Contract Administrator
Address: 4430 South Adams County Parkway
City, State, Zip: Brighton, Colorado 80601
Phone: 720.523.6052
E-mail: lestrada@adcogov.org

Department: Adams County Attorney's Office
Address: 4430 South Adams County Parkway
City, State, Zip: Brighton, Colorado 80601
Phone: 720.523.6116

Contractor: Logan Simpson
Contact: Bruce Meighen
Address: 123 N. College, Suite 206
City, State, Zip: Ft. Collins, CO 80524
Phone: 970.449.4100
E-mail: bmeighen@logansimpson.com

- 11.9. Integration of Understanding: This Agreement contains the entire understanding of the parties hereto and neither it, nor the rights and obligations hereunder, may be changed, modified, or waived except by an instrument in writing that is signed by the parties hereto.
- 11.10. Severability: If any provision of this Agreement is determined to be unenforceable or invalid for any reason, the remainder of this Agreement shall remain in effect, unless otherwise terminated in accordance with the terms contained herein.
- 11.11. Authorization: Each party represents and warrants that it has the power and ability to enter into this Agreement, to grant the rights granted herein, and to perform the duties and obligations herein described.
- 11.12. Confidentiality: All documentation related to this Agreement will become the property of Adams County. All documentation maintained or kept by Adams County shall be subject to the Colorado Open Records Act, C.R.S. 24-72-201 *et seq.* ("CORA"). The County does not guarantee the confidentiality of any records.

12. CHANGE ORDERS OR EXTENSIONS:

- 12.1. Change Orders: The County may, from time to time, require changes in the scope of the services of the Contractor to be performed herein including, but not limited to, additional instructions, additional work, and the omission of work previously ordered. The Contractor shall be compensated for all authorized changes in services, pursuant to the applicable provision in the Invitation to Bid, or, if no provision exists, pursuant to the terms of the Change Order.
- 12.2. Extensions: The County may, upon mutual written agreement by the parties, extend the time of completion of services to be performed by the Contractor.

13. COMPLIANCE WITH C.R.S. § 8-17.5-101, ET. SEQ. AS AMENDED 5/13/08: Pursuant to Colorado Revised Statute (C.R.S.), § 8-17.5-101, *et. seq.*, as amended May 13, 2008, the Contractor shall meet the following requirements prior to signing this Agreement (public contract for service) and for the duration thereof:

- 13.1. The Contractor shall certify participation in the E-Verify Program (the electronic employment verification program that is authorized in 8 U.S.C. § 1324a and jointly administered by the United States Department of Homeland Security and the Social Security Administration, or its successor program) or the Department Program (the employment verification program established by the Colorado Department of Labor and Employment pursuant to C.R.S. § 8-17.5-102(5)) on the attached certification.
- 13.2. The Contractor shall not knowingly employ or contract with an illegal alien to perform work under this public contract for services.
- 13.3. The Contractor shall not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this public contract for services.

- 13.4. At the time of signing this public contract for services, the Contractor has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this public contract for services through participation in either the E-Verify Program or the Department Program.
- 13.5. The Contractor shall not use either the E-Verify Program or the Department Program procedures to undertake pre-employment screening of job applicants while this public contract for services is being performed.
- 13.6. If the Contractor obtains actual knowledge that a subcontractor performing work under this public contract for services knowingly employs or contracts with an illegal alien, the Contractor shall: notify the subcontractor and the County within three (3) days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to the previous paragraph, the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three (3) days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.
- 13.7. Contractor shall comply with any reasonable requests by the Department of Labor and Employment (the Department) made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).
- 13.8. If Contractor violates this Section, of this Agreement, the County may terminate this Agreement for breach of contract. If the Agreement is so terminated, the Contractor shall be liable for actual and consequential damages to the County.

The remainder of this page is left blank intentionally.

IN WITNESS WHEREOF, the Parties have caused their names to be affixed hereto:

Board of County Commissioners

[Signature]
Chairman

70 Oct 2015
Date

Logan Simpson

[Signature]
Signature

OCTOBER 14, 2015
Date

BRUCE MEIGHEN
Printed Name

PRINCIPAL
Title

Attest:

Stan Martin, Clerk and Recorder

[Signature]
Deputy Clerk

Approved as to Form:

[Signature]
Adams County Attorney's Office

NOTARIZATION OF CONTRACTOR'S SIGNATURE:

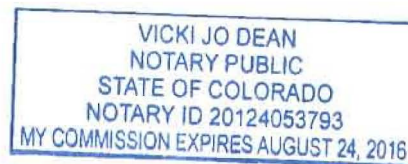
COUNTY OF Larimer

STATE OF Colorado)SS.

Signed and sworn to before me this 19th day of October, 2015,

by Bruce Meighen

[Signature]
Notary Public



My commission expires on: Aug 24, 2016

CONTRACTOR'S CERTIFICATION OF COMPLIANCE

Pursuant to Colorado Revised Statute, § 8-17.5-101, *et seq.*, as amended 5/13/08, as a prerequisite to entering into a contract for services with Adams County, Colorado, the undersigned Contractor hereby certifies that at the time of this certification, Contractor does not knowingly employ or contract with an illegal alien who will perform work under the attached contract for services and that the Contractor will participate in the E-Verify Program or Department program, as those terms are defined in C.R.S. § 8-17.5-101, *et seq.* in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the attached contract for services.

CONTRACTOR:

LOGAN SIMPSON
Company Name

OCTOBER 19, 2015
Date


Signature

BRUCE MEIGHEN
Name (Print or Type)

PRINCIPAL
Title

Note: Registration for the E-Verify Program can be completed at: <https://www.vis-dhs.com/employerregistration>. It is recommended that employers review the sample "memorandum of understanding" available at the website prior to registering



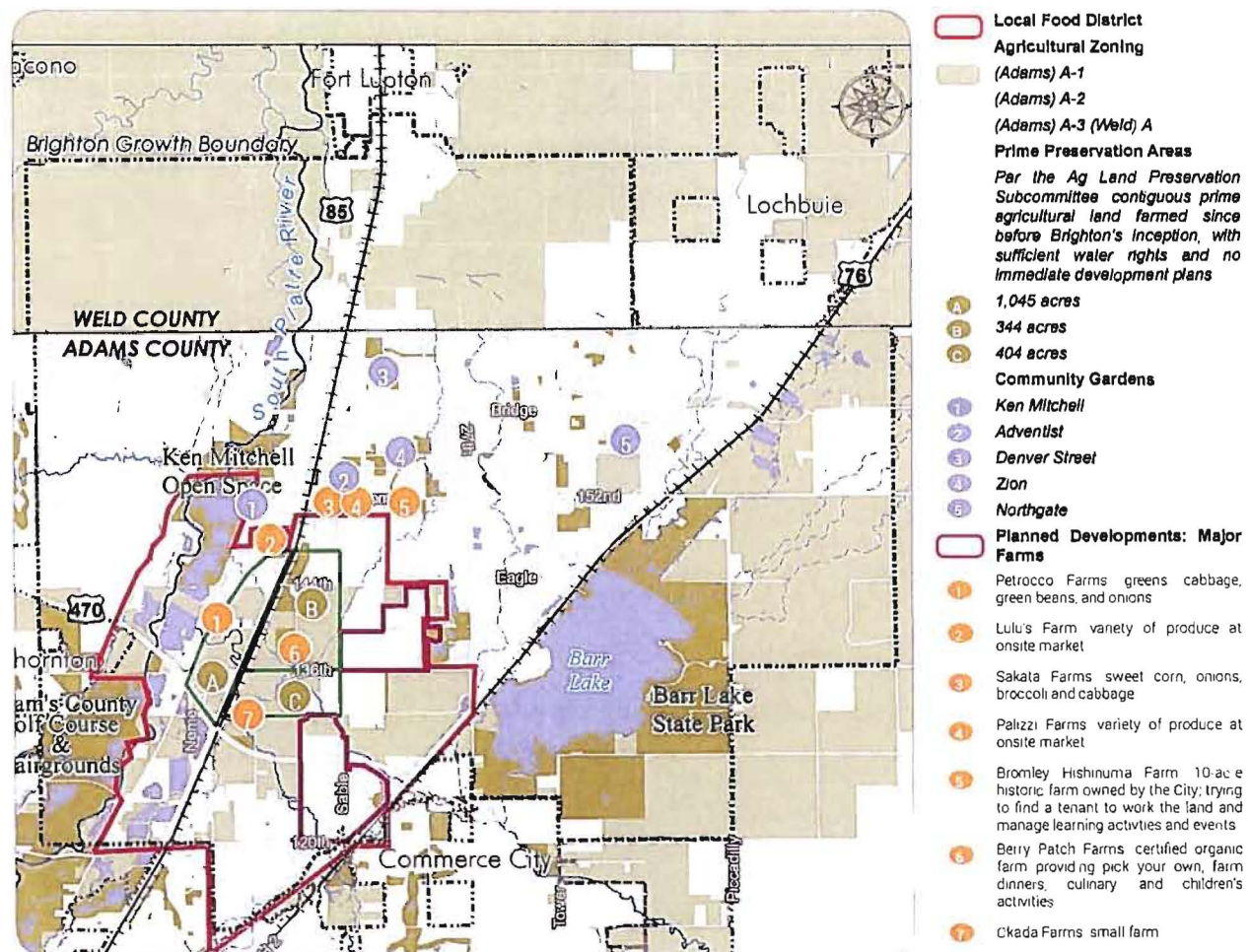
LOCAL DISTRICT PLAN

ADAMS COUNTY
FORMAL REQUEST FOR PROPOSAL 2015.463
SUBMITTED BY LOGAN SIMPSON
20 AUGUST 2015

A UNIQUE OPPORTUNITY.

Adams County and the City of Brighton have a rich agricultural history that spans over 100 years. The goal first and foremost is to preserve this heritage and establish a new pioneering tradition. The agricultural landscape has changed over the years, and very few farmers are able to sustain themselves on farming alone. That said, the heritage of farming, the food production potential of these lands, and the pride and enjoyment of being immersed in these landscapes is something that cannot be lost. It is what makes this place distinctive and unique; it is the foundation on which this community was built and it requires us to create a better blueprint for the future. The main objective is to balance and encourage smart growth that supports agricultural heritage and the existing and future businesses, and celebrates the finite resource of this land. Establishing a local district plan aligns with the County's and City's guiding principles to create a sustainable community. Closer connections to food, local production, and food security are trends that continue to grow and increase people's desire for a connection to the agrarian way of life. This is the time to pursue active land stewardship, and create an innovative and sustainable plan moving forward.

We applaud the commitment and ongoing vision to ensure the viable use and preservation of this district. Our team is perfectly curated to identify and tackle a complex range of issues. We will utilize the necessary range of innovative and creative thinkers to nationally recognized experts in the fields of agriculture, land use, water rights and conservation. Our approach, in conjunction with a mix of government cooperation and individual citizen participation, will deliver a successful plan that benefits both civic and citizen.



A UNIQUE DISTRICT PLAN.

A PERFECTLY CURATED TEAM.

Our team already has a strong foundational understanding of the civic and community priorities for the Local Food District. This understanding has helped us identify key team members with the depth of experience necessary to meet the core objectives while providing thoughtful insights based on key project experience. By building on existing community outreach within the Be Brighton Comprehensive plan, we will eliminate duplicitous efforts and allow for greater depth across stakeholders and the community with whom we have already established a rapport. These aspects will aid in our ability to meet the plan adoption timeline of spring 2016. We welcome the opportunity to build on our enthusiasm and dedication to a successful Local Food District Plan. There are various cities and counties across the nation engaged in similar efforts; while many aspects may be informative, Adams County's Local Food District Plan will be unique.

Below is a visual representation of how the team will work together to tackle each of the objectives outlined in the RFP.



CONSULTANT TEAM

LOGAN SIMPSON

The contract will be managed by Logan Simpson, one of the largest community planning and design firms in the western U.S. Founded in 1990, we have offices in Fort Collins; Tempe and Tucson, Arizona; Salt Lake City, Utah; Corvallis, Oregon; and Las Vegas, Nevada. We specialize in land use planning and design, public involvement, environmental planning, cultural resources, and transportation. With a local Fort Collins staff of 18 employees and over 100 staff across the firm, Logan Simpson has the bench strength to meet even the most stringent deadlines. Our community planning and landscape architecture team includes 30 experienced planners/landscape architects/designers, with more than 700 total (and over 50 award-winning) design and planning projects to their names. As a multi-disciplined firm, we are inherently collaborative and frequently work side-by-side as an extension of the county staff. We remain flexible throughout the process to make sure the plan is going in the right direction, providing the tools that are most important to the County. Our national expertise coupled with local knowledge and presence is the ideal combination to ensure a successful project management team.

TWO FORKS COLLECTIVE

Two Forks is uniquely adept at striking a healthy artistic and financial balance by blending their experience in both disciplines. The company is resourceful in pioneering viable concepts that authentically activate the communities they serve. Two Forks excels at both the tactical and the tactile, creating highly collaborative solutions that are wonderfully scalable—at once both proudly grass roots and ready for prime time.

CROSSROADS RESOURCE CENTER

Crossroads Resource Center is one of the most expert firms in the nation providing agricultural and food system assessments, and the thought leader in framing local food as community economic development. We focus on making close connections to farmers and other stakeholders. We have completed 107 regional or state studies of local food systems in 36 states and are national leaders in economic impact analysis. We have performed local foods economy projects in Metro Denver, Boulder County, Montezuma County, and the San Luis Valley in Colorado, and are currently engaged a feasibility study for a proposed food hub in Metro Denver.

HRS WATER CONSULTANTS, INC.

HRS Water Consultants, Inc. specializes in consultation for assessment, sustainability, and development of surface water and ground water supplies. HRS staff professionals are specialists in hydrology, water rights, and hydrogeology. Our focus is on creative solutions in development and adjudication of new water sources, evaluation of water supply adequacy and sustainability, changes in use of existing water rights, and protection of water supplies against injury from competing water and land uses. HRS professionals work closely and collaboratively with planners, architects, water attorneys, and other specialists throughout Colorado.

URBAN INTERACTIVE STUDIO, LLC

Urban Interactive Studio (UIS) specializes in website and application development, strategic consulting, and online stakeholder engagement for public and planning agencies. UIS is passionate about exploring how communities could be improved if shaped by citizens with the help of experts, instead of being planned by the experts and handed to citizens as a finished product. For this project we propose enhancing online communication and public engagement with Web and mobile technology through the EngagingPlans platform such as www.BeBrighton.net.

EXPERIENCE

LOGAN SIMPSON

"BE BRIGHTON" COMPREHENSIVE PLAN UPDATE, BRIGHTON, COLORADO

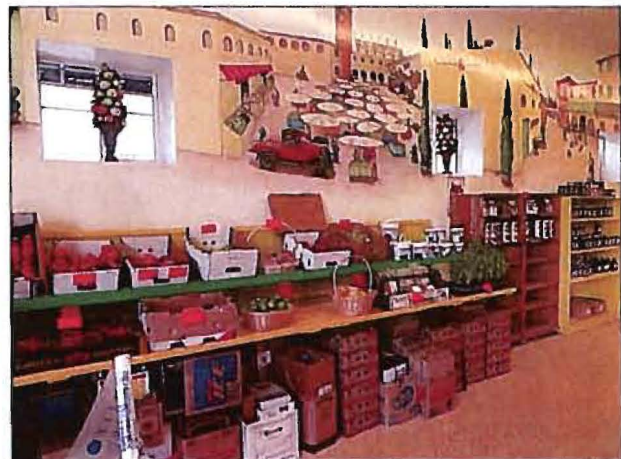
Client Contact: Aja Tibbs, Long Range and Historic Preservation Planner | City of Brighton | 500 South 4th Avenue, Brighton, CO 80601 | P: 303.655.2015 | E: atibbs@brightonco.gov

Budget: \$190,000

Schedule: 6/2015 – 4/2016. This project is ongoing, and is anticipated to be completed on time and on budget.

Logan Simpson recently kicked off Be Brighton, the City's comprehensive plan update, which will guide growth and development for the next 20 years. Community and economic dynamics have changed significantly since the original Comprehensive Plan and the South Sub-Area Plan were adopted. The creation of this new plan is essential to identifying and fulfilling the future vision for Brighton, aligning City policies with County growth management policies, and unifying development regulations and incentives with current trends and values in one cohesive document. We are currently analyzing existing land uses and agricultural lands, and estimating market demand for residential, commercial, and industrial uses. Logan Simpson branded four concurrent master plans by the City's Street and Fleet Department and the Utilities Department, and is working to make sure all the plans are mutually supportive. The Comprehensive Plan will also work closely with Adams County on a joint Local District Plan for the South Sub-Area to identify the feasibility of conserving agricultural lands and promoting agritourism.

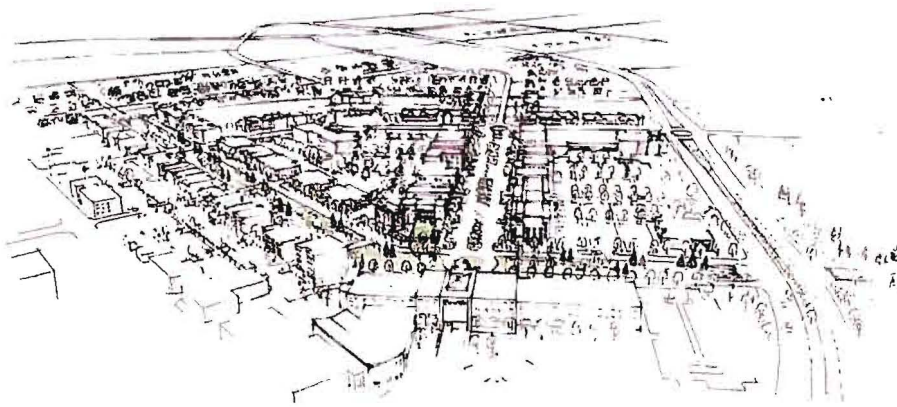
Our community engagement plan, which includes extensive outreach with a Citizen's Task Force, stakeholder interviews, and several public events, will ensure the final plan represents the community's values and is a defensible resource for decision makers. The final plan will include practical implementation strategies for protecting established neighborhoods while accommodating new housing, retaining and attracting employment opportunities, promoting Downtown and other urban centers, and preserving historic, agricultural, and environmental resources. The plan will also recommend a monitoring program with key indicators that the City can track to identify whether the plan is achieving its vision. Two Forks and Urban Interactive are also on the team.



MOUNTAIN VISTA SUBAREA PLAN, URBAN AND RURAL PROGRAM EVALUATION, + URBAN AGRICULTURAL OVERLAY, FORT COLLINS, COLORADO

Client Contact: Cameron
Gloss, Planning Manager
| City of Fort Collins | 281
North College Avenue,
Fort Collins, Colorado
80524 | : 970.224.6174 |
E: cgloss@fcgov.com

Budget: Subarea Plan:
\$90,000; Urban and Rural
Program Evaluation:
\$17,831; Urban
Agricultural Overlay:
\$22,170



Schedule: Subarea Plan: 12/2008 - 9/2009; Urban and Rural Program Evaluation: ongoing; Urban Agricultural Overlay: ongoing. The Subarea Plan was completed on time and on budget. Ongoing projects are currently on target to meet schedule and budget.

The City of Fort Collins has retained Logan Simpson team members on three consecutive studies for the Mountain Vista Subarea, an area almost identical to the Adams County Local District. The Mountain Vista Subarea Plan, prepared in 2008 by Bruce Meighen and Jeremy Call prior to joining the firm, addressed the last growth areas of Fort Collins with approximately 1,500 acres of vacant land and anticipated accommodating a significant portion of Fort Collins' future growth in the form of new mixed-used neighborhoods. The fixed growth area is ringed by a community open space separator and includes a system of parks and greenways. The proposal buffers major employers, such as Budweiser's primary production facilities; expands needed industrial lands; incorporates a large town center; provides a regional interchange; includes city-wide detention facilities reduce flooding; and incorporates gridded transportation system and enhanced travel corridor connected directly to Old Town Fort Collins with future fixed route transit. The Plan ensured a balance building program for the area and for the City as a whole.

In 2014, Logan Simpson began work on the Urban and Rural Program Evaluation, which tested the building program to ensure growth in the area made fiscal sense for the City and the area in response to changes on City Council and post-recession realities. Rural and agricultural based option were considered, and investments in industry, infrastructure, and civic amenities were optimized. Regional impacts to different types of growth using our in-house demographic model for the subarea, city-wide and regionally was tested. Transportation modeling was also conducted for each scenario.

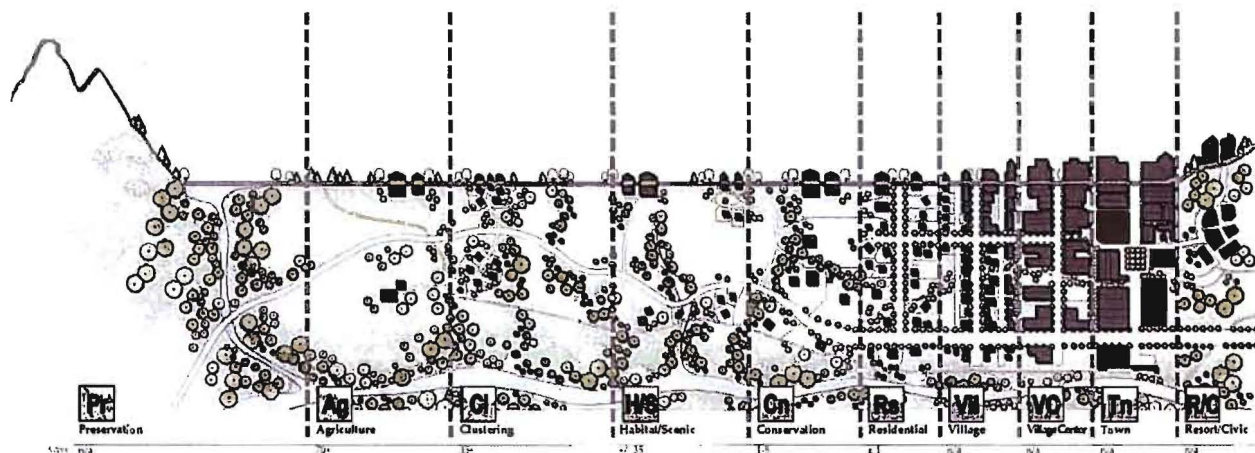
Currently, Logan Simpson is facilitating a 7-day charrette to refine the preferred scenario, an Urban Agriculture and Housing Overlay. The study will look at opportunities to integrate three policy initiatives (Nature in the City, Urban Agriculture, and the Housing Affordability Policy); accommodate long-term agriculture within the existing zoning framework; evaluate opportunities for greenhouses, commercial gardens, and larger agricultural operations; explore dense clustering; evaluate "character defining" components such as street design alternatives including greenspace, medians, small parks, visual relief, and alternative paving materials within the ROW; the potential for no curbs/gutters; alternative paving; suburban "woonerfs;" art, monuments, and branding opportunities; and incorporating ideas such as "agritopia" and "agrihood".

COMPREHENSIVE PLAN, CHARACTER DISTRICT PLANS, LAND DEVELOPMENT REGULATIONS (TDR, CLUSTERING AND AGRICULTURAL PRESERVATION), AND INTEGRATED TRANSPORTATION PLAN, TOWN OF JACKSON/TETON COUNTY, WYOMING

Client Contact: Alex Norton, Jackson/Teton County Long-Range Planner | 200 South Willow Street, Box 1727, Jackson, WY 83001 | P: 307.733.3959 | E: anorton@tetonwyo.org

Schedule(s): Comprehensive Plan: 12/2010 - 4/2012; Character Districts: 3/2011 - 4/2012; Land Development Regulations: 3/2013 - 8/2015; Integrated Transportation Plan: 4/2014 - 1/2015

Budget(s): Comprehensive Plan: \$110,000; Character Districts: \$90,000; Land Development Regulations: \$45,000; Integrated Transportation Plan: \$30,000



The following plans completed by Logan Simpson created a series of programs to achieve the community's vision for both urban and rural Teton County and the largest intact ecosystem in the continental U.S:

The award winning Jackson/Teton County Comprehensive Plan protects this ecosystem and agricultural lands by employing one of the most creative adaptive Growth Management Programs in the nation based on amount, type and location metrics. A quantifiable and iterative program directs growth away from ecologically sensitive areas and prime agricultural lands into the locations suited for development. This program is based on a series of triggers and corrective actions, which allow for proactive response and adaptation to changing conditions.

Fifteen Character Districts/Subarea Plans translate the comprehensive policies to specific areas of the community. Each subarea plan illustrates the desired character of future development, provides sending and receiving areas, protects agricultural and sensitive lands, and creates the code and incentive framework. The subarea plans provides the framework for one of the most effective transfer-of-development rights, clustering and agricultural protection programs in the country.

The rural Land Development Regulations were revised to codify the vision by modifying the transfer-of-development rights ratios; identifying sending and receiving areas; improving clustering requirements and enhancing agricultural preservation by preserving large scale agricultural operations by permitting new compatible uses and allowing temporary uses until the properties are under conservation.

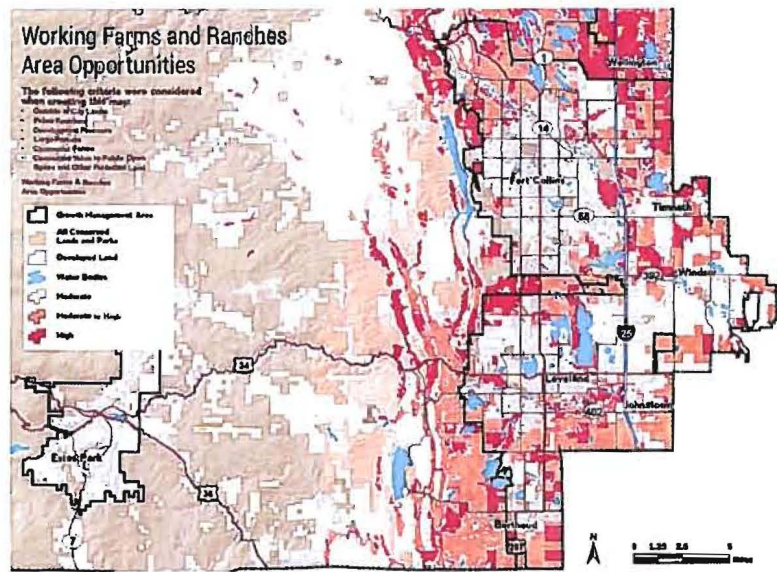
The Integrated Transportation Plan connects adjacent counties, complete neighborhoods, rural areas, and resorts using alternative modes of transit. The plan achieves a key indicator of the Comprehensive Plan - to cap vehicle miles travel at current levels and eliminate future planned road expansion through a complete streets system, expanded transit and new pedestrian and bike system.

"OUR LANDS, OUR FUTURE: RECREATION AND CONSERVATION CHOICES FOR NORTHERN COLORADO" + OPEN LANDS MASTER PLAN, LARIMER COUNTY, COLORADO

Client Contact: Zac Wiebe, Fund Development and Special Projects | Larimer County Department of Natural Resources, Colorado | P: 970.679.4534 | E: zwiebe@larimer.org

Budget(s): Our Lands, Our Future: \$154,966; Open Lands Master Plan: \$48,087

Schedule(s): Our Lands, Our Future: 7/2012 - 6/2014. This project was completed on time. Larimer County modified the contract value and scope in order to add a municipality not located within the original Larimer County study area, but affected by the planning effort. Open Lands Master Plan: 1/2014 - 2/2015. This project was completed on time and within budget.



Our Lands, Our Future is a landmark study of Northern Colorado's needs and preferences related to stewardship, and conservation of the region's working farms, ranches and exceptional resources. This study utilizes multiple innovative public outreach methods including an online survey, community events, and comprehensive stakeholder meetings. Three years later, the inclusive approach is still shaping the vision and planning for the region's conservation and recreation programs; fostering collaboration among Larimer County and its many cities and towns; deepening the public's understanding of the key opportunities, threats, and trends; and ultimately generating a regional framework for strategic investments that reflect local autonomy and priorities.

Online users can create their own scenarios for wildlife habitat areas, agricultural lands, urban open spaces and trails, and landscape-level conservation using the project's web interface, or review pre-loaded scenarios based on County-wide surveys and Advisory Board input. Using this tool, staff can create comparative parcel-based reports for potential open space conservation efforts. Logan Simpson's open space prioritization model uniquely incorporates the cost of acquiring, developing, and maintaining new landholdings to educate the public about the fiscal implications of their desired quality of life. A nationally recognized project, Our Lands, Our Future won a Land Stewardship Award, ASLA Colorado, 2013; an Award of Excellence for Grassroots Initiative, a National APA County Planning Division and National Association of County Planners, 2014; and a Project Excellence Award, Society of Outdoor Recreation Professionals, 2014.

Owing to our successful completion of Our Lands, Our Future and the Fort Collins Natural Areas Master Plan, the County retained Logan Simpson to provide a focused vision, priority land conservation areas, and strategies specific to the County's Open Lands Master Plan. The Plan further proposes land management strategies, clarifies the County's role in protection of agriculture and water resources, identifies regional trail corridors and recreational opportunities, levels of service, and future funding sources.

The Open Lands Master Plan includes a regional trails plan that features multi-use trails through Estes Valley along US 34 and US 36, and into Rocky Mountain National Park. The project website and plan can be viewed online at <http://larimer.org/olmasterplan/>.

TWO FORKS COLLECTIVE

SEVEN TRAILS MASTER PLAN, DOUGLAS, WYOMING

Client Contact: Dustin Ewing, Wagonhound Land Development | P: 307.358.5439 | E: dewing@wagonhound.com

Budget: \$40,000

Schedule: 10/2014-3/2015- This project was completed on time and on budget.

The landowner of Seven Trails (7T) in Douglas, Wyoming envisioned a smarter growth path for a city experiencing a consistent increase in population due to growth in the mineral and energy industry. This landowner did not want to see what was happening in North Dakota to be replicated in Douglas, a place close to their heart and ranching roots, so they decided to hire a team of planners, architects, strategists and place makers to create a more thoughtful community.

The vision for 7T was an agrarian district in the climate of eastern Wyoming, one that is not very hospitable or known for growing food. Two Forks was tasked with how to create an agrarian district at 7T. Through a variety of meetings with local community members, city leaders and our University of Wyoming Extension contacts the discovery process revealed over nine concepts for projects that could be implemented over a five year period, that would not only bring value to 7T and Douglas, but also to the region. Two Forks was tasked with performing a discovery process to uncover viable agrarian concepts and provide a feasibility study for the 21-acre farm embedded within the community. Logan Simpson is also working on 7T as the planning consultant.

PARTNER-BASED FOOD HUB FEASIBILITY STUDY (2013-2014), WELD COUNTY, CO

Client Contact: Andrew Glendenning, Weld County Public Health & Environment | P: 970.356.4000 | E: aglendenning@weldgov.com

Budget: \$25,000

Schedule: 9/2013 – 5/2014; This project was completed on time and within budget.

Weld County Department of Public Health and Environment guided by the Healthy Weld 2020's Obesity Initiative and funded by the Colorado Health Foundation, released a Request for Proposal to complete a Partner-Based Food Hub Feasibility Study. The Study is a result of a three-year effort to address the development of a regional food system that can directly impact Weld County's citizens' ability to access more local foods. The Study partners include Weld County Department of Public Health and Environment (WCDPHE), Weld Food Bank (WFB), Weld County School District 6 (W6), Real Food Colorado (RFCO), and the Colorado Health Foundation (CHF). Terry Freeman was the consultant responsible for data analysis and financial modeling. Additionally Terry participated in stakeholder interviews with Weld County Food Bank, Weld County School District 6 and local farmers.

URBAN FARM FEASIBILITY STUDY-2014

Client Contact: Theresa Hafner, Denver Public Schools-Food Nutrition Services | P: 720-423-5611 | E: Theresa_Hafner@dpsk12.org

Budget: \$15,000

Schedule: 3/2014 – 4/2014; This project was completed on time and within budget.

Denver Public Schools (DPS) Food and Nutrition Services Department (FNS) has long been a leader in school food innovation, particularly through its Garden to Cafeteria (GTC) and School Farm to Cafeteria initiatives. The Urban Farm Project focuses on repurposing underused DPS school grounds into fertile food production sites that will allow DPS to use more locally grown foods in their meal program. Terry Freeman's role in this project was to determine under what conditions DPS could increase their production and achieve a competitive price point. The scenarios included greenhouse, in-ground, and extended season growing applications.

CROSSROADS RESOURCE CENTER

NORTHERN COLORADO REGIONAL FOOD SYSTEM ASSESSMENT, COLORADO

Client Contact: Dawn Thilmany McFadden, Professor, Colorado State University | P: 970.215.5502 | E: dawn.thilmany@colostate.edu

Schedule: 11/2009- 1/2011

The Northern Colorado Regional Food System Assessment involved Boulder, Larimer and Weld Counties working cooperatively with Colorado State University. Funding for the work was provided by the three participating counties, the Fort Collins Downtown Development Authority, CSU, and a State of Colorado Department of Local Affairs Heritage Planning grant. Megan Phillips Goldenberg participated on the research team for this project.

LIVEWELL LONGMONT COMMUNITY FOOD ASSESSMENT, COLORADO

Client Contact: Melissa Trecoske Houghton, Manager | LiveWell Longmont | E: mtrecoskehoughton@luhcares.org

Schedule: 9/2009-12/2010

One of LiveWell Longmont's task forces is the "food assessment subgroup" which first began to meet in the spring of 2009. This Subgroup formed in order to examine issues of Longmont's local food system and issues of access to food, so that their learning could help inform specific strategies to promote healthy eating in Longmont. The Subgroup decided to conduct a community food assessment to inform LiveWell Longmont's 2010 and 2011 strategies and to provide all coalition partners with more information to guide their work. Megan Phillips Goldenberg, through WPM Consulting and CSU, provided some analysis and synthesis in support of this process.

MAKING SMALL FARMS INTO BIG BUSINESS, SOUTH CAROLINA

Client Contact: Jack Shuler, President, Palmetto Agribusiness Council | 602 Meeting Street, West Columbia, South Carolina 29169 | P: 803.926.3462 | E: Jshuler3@sc.rr.com

Budget: \$52,000

Schedule: 4/2013 – 8/2013; Completed on time and within budget.

The Departments of Commerce and Agriculture for the State of South Carolina commissioned Crossroads Resource Center to create an investment plan for local foods in 2013. We interviewed over 150 food system practitioners and produced a \$9.85 million investment plan that was announced by the Commissioner of Agriculture on December 5, 2013. This study alone has attracted 169,000 hits on our web site since it was released, and it has shaped intensely practical implementation steps.

BUILDING FOOD SECURITY IN ALASKA, ALASKA

Client Contact: Diane Peck, MPH, RDN, Public Health Nutritionist | Alaska DHSS, Obesity Prevention and Control Program | 3601 C Street, Ste. 722, Anchorage, Alaska 99503 | P: 907.269.8447 | E: diane.peck@alaska.gov

Budget: \$35,000

Schedule: 2/2014 – 9/2014; Completed on time and within budget.

Our Alaska study was commissioned by the Alaska Department of Health and Social Services. Ken will feature this in a 90-minute pre-conference workshop he is offering to the International Economic Development Council at their annual meeting in Anchorage on October 4, 2015. The workshop will also cover a new USDA Economic Impacts Toolkit that Meter and Goldenberg co-authored as part of a team convened by Dawn Thilmany McFadden of Colorado State University.

HRS WATER CONSULTANTS, INC.

DEER VALLEY PARK ASSOCIATION CONSERVATION EASEMENT, PARK COUNTY, COLORADO

Client Contact: Paul "Woody" Woodward, President | Deer Valley Park Association | P: 303.434.6116 | E: woody@horizonadventures.com

Budget: \$12,000

Schedule: 10/2011 - 8/2013

This project was completed on time and within budget. A contract modification was requested and received in order to develop a substitute water supply plan, submitted and accepted to the Colorado Division of Water Resources.

HRS was retained by the Deer Valley Park Association to provide a historic use analysis and an appraisal of water rights historically used on a Colorado Centennial Ranch located on a tributary to the South Platte River in Park County, Colorado. HRS worked with the owner and operator of this working cattle ranch, and also with Colorado Open Lands, to understand and assess the historic use and water needs on the ranch. Based on our research of comparable water rights transactions, and the historic use analysis, HRS developed water use histories, consumptive use analyses, and current market values (both before CE and after CE) for the four individual water rights historically used on the ranch. Later, during the severe 2012 drought, HRS was asked by DVPA to develop a Substitute Water Supply Plan ("SWSP"), and obtain Colorado DWR approval of a non-injurious use of one of the more senior water rights, within the context of the historic uses of water on the ranch.

SOUTH ADAMS COUNTY WATER & SANITATION DISTRICT, ADAMS COUNTY, COLORADO

Client Contact: Mr. Kipp Scott, Water Systems Manager | SACWSD | P: 303. 286.0447 | E: KScott@sacwsd.org

Budget: \$150,000 (typical annual). Anticipated to be completed on time and on budget.

Schedule: 1/1/2015 – 12/31/2015+. This project is ongoing. HRS has provided ground water and water rights-related services to SACWSD since the early 1980's.

HRS is retained by South Adams County Water & Sanitation District (SACWSD) to provide consulting expertise in assessment, modeling, permitting, and development of water supplies in the alluvial aquifer of the South Platte riparian / peri-urban corridor. HRS provides expert consultation and advisement with respect to ground water / surface water interactions, adequacy and sustainability of water supplies, impacts on the hydrologic system due to changes of water rights in the areas served by various irrigation canals, including the Fulton Ditch, the Burlington Ditch and Brighton Lateral, and the Brantner Ditch. These areas, within and adjacent to the north area of SACWSD, in recent years are subject to rapid changes in land use, extensive gravel mining, and retirement of water rights from historically irrigated lands. One facet of HRS's services is to aid SACWSD in determining the impact of such changes on the irrigated lands, on the hydrologic system, and on its portfolio of water rights. HRS also aids SACWSD in determining the value of water supplies and water rights, adequacy of water supplies for various uses, and the interactions between ground water, surface water, and land use within its service area.

KEY PERSONNEL

KENNETH A. METER: PROJECT DIRECTOR

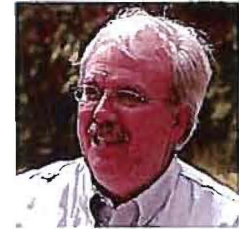
MPA, PRESIDENT, CROSSROADS RESOURCE CENTER

EDUCATION

MPA, Public Administration – Harvard Kennedy School

MA, History – Boston University

BA, Chemistry – Swarthmore College



Ken Meter is one of the most experienced food system analysts in the United States. His work integrates market analysis, business development, systems thinking, and social concerns. As president of Crossroads Resource Center, Meter holds 44 years experience in inner-city and rural community capacity building. Ken's pioneering study of the farm and food economy of Southeast Minnesota, *Finding Food in Farm Country*, helped strengthen a collaborative of food producers and led to the creation of the Hiawatha Fund, a regional investment fund. This model serves as a national model for analyzing rural economics, adopted by 107 regions in 36 states across the U.S. and in one Canadian province. His food work relies on close communication with farmers.

Meter served as a consultant to the USDA, EPA, CDC, the Minnesota Pollution Control Agency, and several universities. He managed the grant review panel for USDA Community Food Projects Competitive Grants Program, and was a key author of the USDA Agricultural Marketing Service (AMS) Economic Impacts of Local and Regional Food Systems Toolkit. A comprehensive list of his local studies can be found at <http://www.crcworks.org/?submit=fffc>, and additional relevant projects are listed below. Ken will serve as the project director and will be responsible for authoring the Economic Development and Food Business Development sections of the plan.

SELECTED PROJECTS

- Denver Metropolitan Region (7 counties), with Civic Results, Metro Denver Health and Wellness Commission (2008)
- Boulder County, Colorado: Farm and Food Economy (2009)
- Montezuma County, Colorado, with LiveWell Montezuma: Farm and Food Economy (2013)
- San Luis Valley Region (6 counties), Colorado, with San Luis Valley partners: Farm and Food Economy (2013)
- Spokane Region, Washington Regional Farm and Food Plan (2014)
- Rappahannock-Rapidan Region Regional Farm and Food Plan (2015)
- Northwest Arkansas (2015) Regional Farm and Food Plan
- Critical Analysis of Economic Impact Methodologies. Meter, K. and Goldenberg, M.P. (2015, April). In Exploring Economic and Health Impacts of Local Food Procurement. Chicago, IL: Illinois Public Health Institute

TERRY FREEMAN: PROJECT MANAGER

FOUNDER, TWO FORKS COLLECTIVE

EDUCATION

Downtown Denver Leadership Program, Current participant

International MBA, University of Denver, Daniels College of Business, 2003

B.A., Willamette University, 1996



Terry has spent the past ten years immersed in the food and wine industry at various levels, most significant was her role as Chief Operating Officer for Cook Street School of Culinary Arts. Throughout her professional experience she has forged partnerships with industry leaders on food related projects that have the potential to become

models for other communities throughout the nation. Terry's experience includes over 14 years experience in finance and leading teams, the culmination of which is currently applied to her consulting work on projects with developers, planners, architects, cities and counties seeking creative and economically viable local food models. Drawing from her most recent work within the City of Brighton comprehensive plan and prior work with Weld County Public Health and Denver Public Schools, Terry will work with the data presented by Crossroad Resource Center to identify viable economic development opportunities within the Local Food District and assist in building a strategic plan around these goals. Additionally, Terry will work in conjunction with other team members in the following areas:

- Working in tandem with Crossroads on stakeholder interviews
- Identifying and creating key partnerships that will aid in facilitating the strategic plan.
- Understanding historical context and integrating elements of this into a plan for a Local Food District
- Working with the team to engage property owners and community members

SELECTED PROJECTS

- Be Brighton Comprehensive Plan Update, Brighton, Colorado
- Seven Trails- Farm Feasibility Study, Douglas, Wyoming
- Weld County Partner Based Food Hub Feasibility Study, Weld County, Colorado
- Denver Public Schools, Urban Farm Feasibility Study, Denver, Colorado

JEREMY CALL: LAND CONSERVATION, PUBLIC INVOLVEMENT, + COMPREHENSIVE PLAN COORDINATION



PLA AND AICP, LOGAN SIMPSON

EDUCATION AND PROFESSIONAL AFFILIATIONS

M.L.A., Utah State University, 2003

B.A., Brigham Young University, 2000

AICP Certified, 2011 to present

Professional Landscape Architect, Utah #6377648-5301

American Planning Association

Society for Outdoor Recreation Jeremy is a certified land use planner and professional landscape architect with a broad range of experience serving local governments. With over 10 years of experience, Jeremy has built a career on complex comprehensive, conservation, recreation, and trail planning. Jeremy is also highly experienced in land management, public facilitation, and geographic information systems. Jeremy's unique abilities include organizing high profile facilitation processes; collecting, organizing, updating and synthesizing information; and clearly communicating orally, graphically, and in writing.

SELECTED PROJECTS

- Our Lands - Our Future: Recreation and Conservation Choices for Northern Colorado, Larimer County, Colorado
- Open Lands Master Plan, Larimer County, Colorado
- Natural Areas Master Plan (2004 and 2014 Updates), Fort Collins, Colorado
- Peoria Sonoran Preservation Program Study, City of Peoria, Arizona
- Be Brighton Comprehensive Plan Update, Brighton, Colorado
- Loveland Comprehensive Plan, Loveland, Colorado
- Arvada Joint Comprehensive / Transportation Plan, Arvada, Colorado
- Mountain Vista Urban Agriculture Overlay, Fort Collins, Colorado

BRUCE MEIGHEN: CONTRACT MANAGER, PUBLIC ENGAGEMENT + PLANNING SYSTEMS SPECIALIST



AICP AND PRINCIPAL, LOGAN SIMPSON

EDUCATION AND PROFESSIONAL REGISTRATIONS

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

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

American Institute of Certified Planners (AICP)

Bruce Meighen is a certified planner with 20 years of experience in county and city planning, resource management, environmental analysis, and public involvement strategies. He specializes in local and regional land use and environmental analysis for comprehensive and subarea plans, resource management studies, demographic analysis, and transportation studies. With his diverse background, Bruce has been able to lead and work on open space projects and incorporate open space planning in to comprehensive planning projects. His ability to create not only innovative and focused public involvement, but to clarify and prioritize the issues identified, is crucial to the success of outcome-oriented plans.

SELECTED PROJECTS

- Be Brighton Comprehensive Plan Update, Brighton, Colorado
- Town of Jackson/Teton County Land Development Regulations, Wyoming
- Mountain Vista Urban Agriculture Overlay, Fort Collins, Colorado
- Our Lands - Our Future: Recreation and Conservation Choices for Northern Colorado, Larimer County, Colorado
- Northern Colorado Separator Study, Colorado
- Seven Trails Master Plan, Douglas, Wyoming
- Open Space Prioritization, Peoria, Arizona

ANDRIA MARSHALL: AGRITOURISM, HERITAGE, + MARKETING SPECIALIST



CO-FOUNDER, TWO FORKS

EDUCATION

B.A. LaGrange College, 1992

Building Urban Farmers, Certification 2012

Andria has taken a circuitous route to arrive at what she believes is a wonderful and exciting mix of learned and innate talents. She has spent most of her career as a successful creative in cahoots with advertising agencies and cable channels. Andria's role in the project will be working with the team to distill all of the information and identify key areas for connection, engagement, and development. Additionally, Andria has a keen marketing sense and continually uses innovative ways to communicate and foster participation whether it be with strategic partners or stakeholders. She will identify strategic niches that can be achieved in the area to provide for economic development, housing, and balanced agricultural heritage, as well as outline marketing strategies for the Local Food District plan.

SELECTED PROJECTS

- Be Brighton Comprehensive Plan Update, Brighton, Colorado
- Seven Trails Farm Feasibility Study, Douglas, Wyoming

LIBBY KAISER: PLANNER + PUBLIC INVOLVEMENT



PLANNER, LOGAN SIMPSON

EDUCATION AND PROFESSIONAL AFFILIATIONS

Master of Urban and Regional Planning, University of Colorado at Denver, 2007

B.A. in Land Use and Journalism, Metropolitan State College of Denver, 2004

American Planning Association (APA)

Denver Mayor's Bicycle Advisory Committee

Libby is a community planner with seven years of experience focusing on the strategic growth of communities, including town centers, commercial corridors, multi-modal transportation, and transit-oriented development. She has participated in all aspects of these projects, including case study research, existing conditions analysis, visioning, goal setting, alternatives development, and public involvement. She is adept at ensuring project compliance with local land use regulations, or recommending policy changes to achieve community desires. Libby integrates conceptual and analytical problem-solving skills to develop creative, implementable alternatives while balancing public and stakeholder values.

SELECTED PROJECTS

- Be Brighton Comprehensive Plan Update, Brighton, Colorado
- Jackson / Teton Integrated Transportation Plan, Jackson and Teton County, Wyoming
- Denver Regional Council of Governments (DRCOG) On-Call Planning Services, Denver, Colorado
- Arvada Joint Comprehensive / Transportation Plan, Arvada, Colorado
- Fort Collins Natural Areas Master Plan, Fort Collins, Colorado

TOM KEITH: OPEN LANDS ADVISOR



PRINCIPAL, LOGAN SIMPSON

EDUCATION AND AFFILIATIONS

MS, Regional Resource Planning, Colorado State University

Larimer County Open Lands Advisory Board past Chairman

Tom is an Environmental Planner who is highly experienced in open space master planning and natural resource management. He has specialized in parks, open space and trail projects for the past 20 years and has worked throughout Colorado and most of the nation. Much of his work focuses on the theme of balancing resource protection and development objectives. Tom is also active in open space protection efforts along the Front Range and was one of the founders and leaders of Help Preserve Open Spaces, a citizens group that successfully initiated a countywide sales tax to fund open space acquisition in Larimer County. The sales tax was renewed in November 2014's election; once again Tom played a key leadership role on the citizen group advocating for its extension. He will provide a critical analysis of recreation and conservation tools.

SELECTED PROJECTS

- Our Lands - Our Future: Recreation and Conservation Choices for Northern Colorado, Larimer County, Colorado
- Open Lands Master Plan, Larimer County, Colorado
- Larimer County Reservoirs Resource Management Plan, Fort Collins, Colorado
- Natural Areas Master Plan (2004 and 2014 Updates), Fort Collins, Colorado
- Peoria Sonoran Preservation Program Study, City of Peoria, Arizona
- Desert Edge Development Concepts, Henderson, Nevada

MEGAN PHILLIPS GOLDENBERG: FEASIBILITY STUDY + ECONOMIC IMPACT

ASSOCIATE, CROSSROADS RESOURCE CENTER

EDUCATION

MS, Agricultural and Natural Resource Economics, – Colorado State University, 2011

BA, Chemistry, Northern Michigan University, 2007 Megan brings seasoned experience producing feasibility studies, economic analysis, and policy recommendations in Colorado, South Carolina, Alaska, Mississippi, and Michigan, with extensive background in project management, survey development, economic impact analysis, academic research, quantitative methods, interviews, and food-based business and organization consulting. Megan is most interested in the intersections of public policy, food systems, and community development. She endeavors to work in an outreach and community building capacity in order to create and maintain a sense of place through better science and informed decision-making. For the Adams County Local District Plan, Megan will conduct stakeholder/farmer interviews, assess economic conditions, and author substantial sections of the report.



SELECTED PROJECTS

- Colorado Food Systems Advisory Council (staff and management)
- Local Food System Assessment, Montezuma County, Colorado
- Regional Food System Assessment, Northwest Colorado
- Local Food System Assessment, Chaffee County, Colorado
- Local Food System Assessment, Longmont, Colorado
- Regional Food System Assessment, northern Colorado
- Social Networking and Marketing for Colorado's Agricultural Producers, Colorado
- Ypsilanti, Michigan: Healthy Food Hub Feasibility Study, Ypsilanti, Michigan
- Re-Localizing Grains, Washtenaw County, Michigan

ERIC J. HARMON, P.E.: WATER RESOURCES + WATER ADEQUACY

**REGISTERED PROFESSIONAL ENGINEER, PRINCIPAL, HRS
WATER CONSULTANTS, INC.**

Eric Harmon has over 35 years of progressive and multi-faceted experience in evaluation of water resources, ground water - surface water interactions, water rights analysis, and adequacy / sustainability of water supplies. He is an expert in hydrogeology, ground water development, and water supply planning. He has extensive project management experience in ground water resource evaluations and development, aquifer recharge and sustainability, water quality, water rights projects including historic use, plans for augmentation, water appraisals, and conservation easements.



EDUCATION AND PROFESSIONAL REGISTRATIONS & AFFILIATIONS

B.Sc., Geophysical Engineering, Colorado School of Mines, 1978
Professional Degree in Hydrogeology, Colorado School of Mines, 1991
Registered Professional Engineer in Colorado, Wyoming, Nebraska, and Arizona
Geological Society of America (Hydrogeology Division)
International Association of Hydrogeologists (IAH)
Colorado Ground Water Association (past Board member)
American Water Resources Association (Colorado Chapter)
Engineers Without Borders - USA (Professional Mentor)

SELECTED PROJECTS

- South Adams County Water & Sanitation District, South Platte Valley, Colorado
- Kelly Ranch Water supply, water rights assessment, plan for augmentation, water appraisals for conservation easements, Upper Arkansas Valley
- Rio Grande Decision Support System, San Luis Valley, Colorado
- Morrison Creek Metropolitan District District-wide Water Supply Master Plan, Upper Yampa River Valley, Colorado

STEVEN K. BARRETT: WATER RESOURCES + ADEQUACY

WATER RESOURCES & GIS SPECIALIST, HRS WATER CONSULTANTS, INC.

EDUCATION AND PROFESSIONAL CERTIFICATIONS

Master of Engineering (emphasis in GIS), University of Colorado at Denver, 2009
B.S. Environmental Studies, University of Kansas, 1997
Colorado Division of Water Resources Water Well Tester Certification
GIS Certificate, College of Engineering & Applied Science, University of Colorado at Denver

Steve Barrett is a specialist in evaluation and assessment of water supplies and water rights, particularly for historic use assessment of water on irrigated agricultural properties. He has over 15 years of experience in the water resources field. Through his work at HRS, and previously for the Colorado Division of Water Resources, Steve has developed a strong understanding of Colorado's highly complex system of prior-appropriation water rights and water administration. He brings significant project experience on water appraisal for conservation easements and water adequacy on irrigated farms and ranches, along with specialized knowledge of GIS related to water use and land use. Steve has held positions in the Colorado Division of Water Resources including Hydrographer, Engineering Technician, and Assistant Water Commissioner.

SELECTED PROJECTS

- Historic Use Assessment and Appraisal of Water Rights, Deer Valley Park Association, South Platte River watershed, Colorado
- Farm-parcel specific water use analysis, Lower Poudre Augmentation Company (LPAC), Greeley / Windsor / Timnath peri-urban corridor, Colorado
- Gaffney Ranch Conservation Easement, Teller County, Colorado

CHRIS HALLER: ONLINE ENGAGEMENT

CEO, URBAN INTERACTIVE STUDIO

EDUCATION

Master of Science, Urban and Regional Planning (Technical University TU Berlin, Germany)

Bachelor of Science, Urban and Regional Planning (Technical University TU Berlin, Germany)



Chris is a nationally-recognized User Experience designer and Online Engagement strategist, with a broad background in local government, urban and regional planning and communication technologies. These skills, combined with many years of experience in consulting for urban planning projects, are what brings Urban Interactive Studio's mission – to provide interactive solutions that allow citizens to participate in making our cities better places to live, work and play – to life. In April 2011 he was named one of the Top 25 thinkers in Urban Planning Technology by the urban planning magazine Planetizen.

As UIS' founder, Chris is closely involved in the day-to-day development of interactive Web and mobile applications, especially our EngagingPlans, VividMaps, BrightPages and FlipSides platforms. He designs effective online engagement projects and Social Media strategies for clients, and provides related training when needed. Chris is also founder and publisher of the EngagingCities online magazine, where he writes about trends in Urban Planning and Public Involvement.

SELECTED PROJECTS

- Be Brighton Comprehensive Plan Update, Brighton, Colorado
- Winter Park Visioning Plan, Winter Park, Florida
- Manhattan Area 2035, Manhattan, Kansas
- Midtown in Motion Transportation Study, Fort Collins, Colorado
- Envision Brookfield Plan of Conservation and Development, Brookfield, Connecticut

METHOD AND MEANS RESPONSE/ SCOPE OF WORK

We propose completing the project in three phases: 1) data discovery and visioning, 2) opportunities analysis and the identification of a preferred plan, and 3) implementation strategies and plan adoption.

PHASE I: DISCOVERY

Phase 1 will include an inventory of needs and issues, collection of the data necessary for the plan, review of the County's and City's existing plans, policies, and goals, community outreach, agricultural market analysis, detailed interviews with key stakeholders, and case study research. Our team will assist County and City staff in the identification of a logical distribution of responsibilities that best capitalizes on the consultant team's and client's strengths to create a cohesive and efficient team. Our data collection and analysis has already begun, and will be continued at the inception of the project. We feel that all data should have a purpose in the plan development process, and should be contextualized in a way that relates directly to implementation.

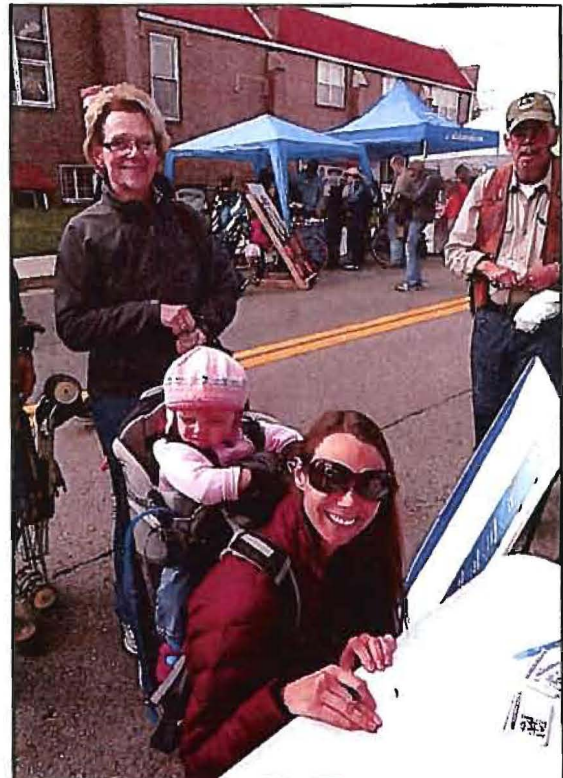
1.1. PROJECT INITIATION & ONGOING MANAGEMENT

At the project's onset, we will meet in-person with City and County staff to review the project schedule, communication protocols, and the community engagement plan, as well as to identify key goals, issues, and opportunities. This kick-off meeting will include a van tour through the local district to visit area strengths and weaknesses identified by staff. Ongoing management will include biweekly progress meetings (alternating between phone and in-person) to review the community engagement plan, costs, deliverables, milestones, and accomplishments, along with revisiting the status of major tasks and updating the schedule and monthly workload projections as needed. Monthly progress reports will be submitted summarizing completed tasks.

1.2. COMMUNITY ENGAGEMENT PLAN

We will prepare a community engagement plan that outlines the public outreach goals, activities, venues, and client/consultant team responsibilities that seek to keep citizens informed throughout the planning process, gather feedback at critical points, and create local champions. This living document will serve as the one-stop repository for meetings and activities throughout the plan. The plan will recommend the means of involvement in the study by the public and outline participation methods and objectives. As demonstrated in Brighton's Comprehensive Plan, we will focus on constructive and inclusive community participation using highly interactive techniques and a variety of venues and means. We propose going to places where people typically gather, such as local events, coffee shops, schools or parks, in addition to regular public meetings.

City and County Leadership: We will meet with either the Brighton City Council, Adams County Commissioners, or Planning Commissions at the beginning of the project to identify their goals, issues, and opportunities for the district.

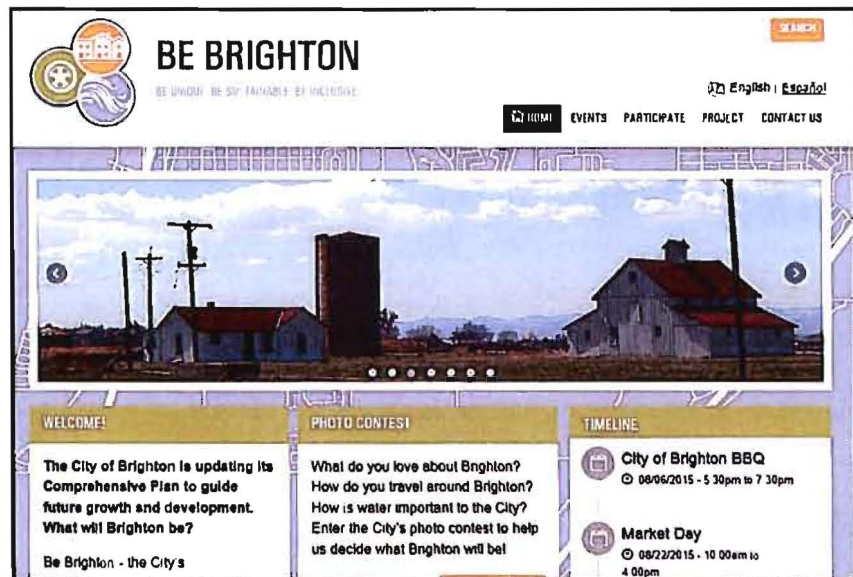
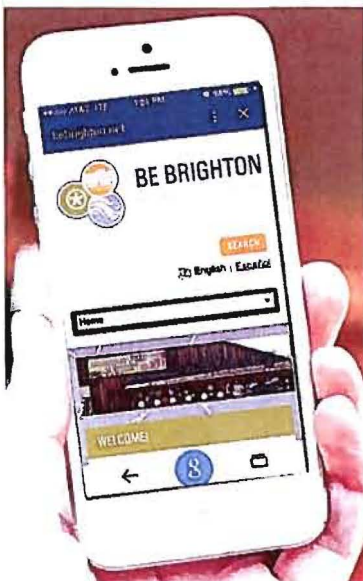


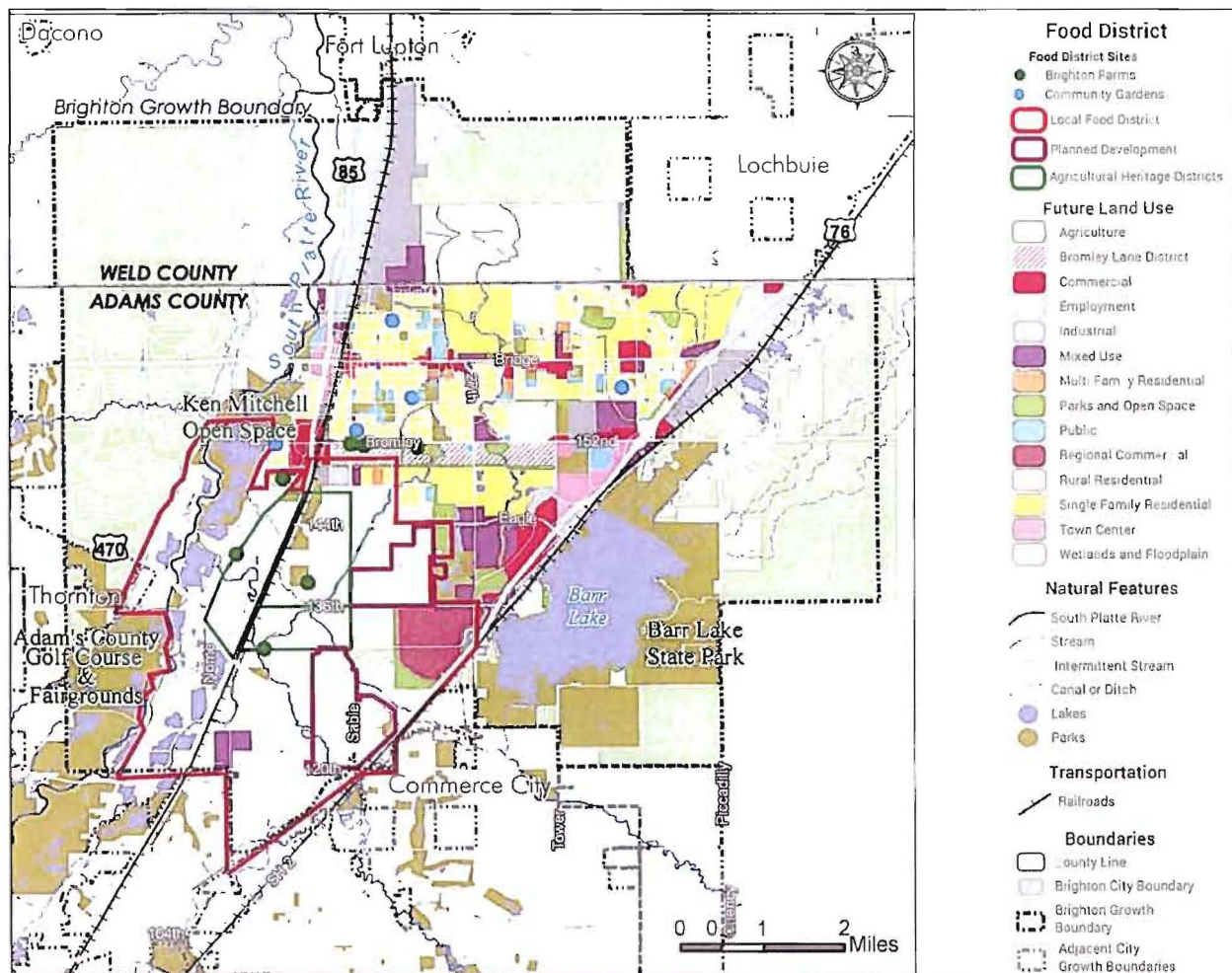
Task Force: Working with the County/City team, we will identify key members to serve on a task force that will help steer the visioning process and communicate the project's purpose to the community at large. Members could include staff from City and County planning, transportation, and parks departments; or it could be comprised of external property owners, residents, businesses, developers, and representatives from non-profit agencies. The Agriculture Preservation Subcommittee holds a unique role in Brighton and its role is evolving. Many of the citizen task forces that we have led have evolved into a permanent institution and been instrumental in obtaining funding for implementing the plan. In preparing the Community Engagement Plan, we will jointly determine whether this subcommittee should serve as the Task Force, or if a combination of the County Open Space Advisory Board, Brighton Agriculture Preservation Subcommittee, and district landowners. We will meet with this group at least once in each project phase, for a minimum of three meetings. County/City staff will invite, schedule meetings and facilities, and serve as point of contact for the Task Force.

Stakeholder Interviews: At the project's onset, we will conduct 20 individual interviews with project stakeholders, including farmers, ranchers, area residents, businesses, environmentalists, public health agencies, nonprofit organizations, and City and County representatives to gather feedback on issues and opportunities, generate initial visioning ideas, and stimulate interest in the plan. We will strive to connect with all property owners regarding their plans for development, agriculture, or other uses. City/County staff will schedule the interviews and our team will prepare materials, facilitate all interviews, and prepare a stakeholder summary.

Visioning Workshops: In lieu of a major public workshop in Phase 1 we will interview as many of the property owners with land in the district as possible, since we hold a strong concern that public meetings will prove divisive unless property owners believe they have been adequately heard. The Local District will be featured in at least one community event, such as the Berry Patch Farms' Harvest Festival in October, to promote the project's kick-off and obtain broad community feedback. Simultaneously we will post on the project web site educational presentations on current conditions and big ideas, solicit suggestions through electronic polling, and input via mobile devices. Where compatible, this outreach will seamlessly be integrated with Be Brighton events or vice versa.

Project Website: We will design and manage a website to provide up-to-date project information and facilitate online activities like surveys and community mapping. We will also help curate social media conversations using the County / City existing Facebook, Instagram, and Twitter platforms.





1.3 DATA DEVELOPMENT & ANALYSIS

We will gather and analyze available technical data, including previous plans, studies, surveys, and GIS related to land use, open space, transportation, capital improvements, historic and natural resources, public health, market demand, and agricultural feasibility. We will combine this technical data with anecdotal evidence from stakeholder interviews to better understand past and present issues and opportunities regarding the area's history, its natural assets, market demand, and agricultural feasibility. In regards to mapping, we have already created a database of City, County, State, and Federal GIS data for the study area, and will review gaps with the County / City to supplement it with additional, necessary geographically-referenced information, which we will transmit to the City and County upon plan completion. Maps and other graphics will be used extensively to communicate plan ideas and intentions.

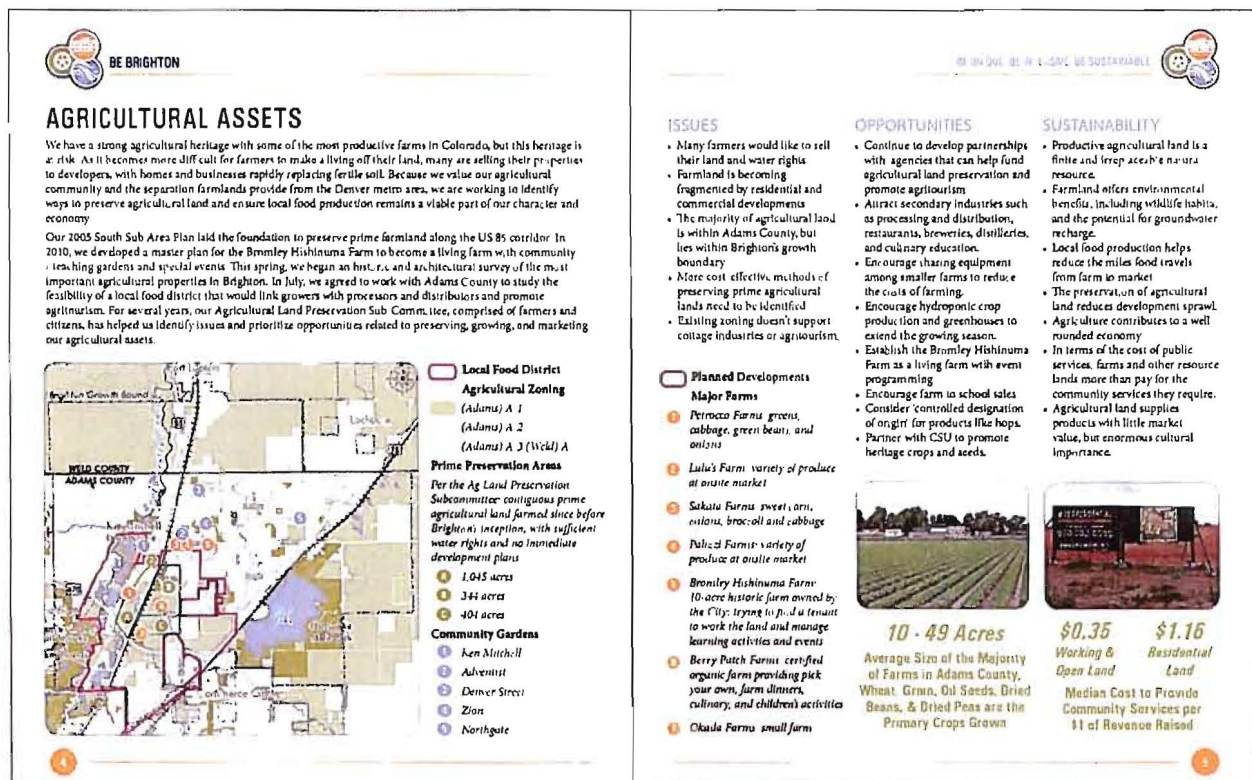
Historical Context: Two Forks and CRC will research the district's history, including research of historical land uses provided in Adams County's historical atlas, Adams County property records and through collaboration with Brighton's Historic Preservation Commission. We will also incorporate information gathered from interviews with stakeholders, many of whom are anticipated to represent multiple generations tied to the community with knowledge about the historical use of the land and its surrounding character.

Natural Resource Assessment: Logan Simpson will assess the natural resources in the area, including water, soils, oil and gas, sand and gravel, floodplains, and wildlife habitat, and the interdependencies among these resources with various types of development.

Residential / Commercial Market Demand: Using recent market studies, including analysis completed for the Comprehensive Plan, Logan Simpson will identify population and employment data, economic trends, planned developments, and development proposals affecting existing and future uses in the district.

Agricultural Feasibility: In this task, CRC will determine whether agricultural preservation and/or related uses are viable endeavors for lands within the local district in terms of economic feasibility, existing or anticipated political support, interested landowners, market demand for various types of businesses, and other relevant factors.

- Compile data published by the Bureau of Economic Analysis covering personal income in various industries, including farming, for the period 1969-2013, for Adams County, the Denver Metro Area, and the state of Colorado. This data will be presented in historical trend charts.
- Compile food consumption estimates for Adams County, the Denver metro area, and the state of Colorado using Bureau of Labor Statistics data. This would provide a basic food budget for households.
- Compile data from the 2007 and 2012 Censuses of Agriculture showing farm and production characteristics; type and value of commodities produced; and value of direct sales from farms to consumers.
- Compile data from the Federal Economic Census to show employment and payroll for food-related industries in Adams County.
- Compile data from the Centers for Disease Control and other public sources covering food-related health conditions in the region.
- Work with Martha Sullins from CSU Extension regarding their most current report findings on the economic contribution of agritourism to Colorado.
- Prepare (a) a short written summary and (b) a PowerPoint presentation of perhaps 5-30 pages/slides illustrating the most important findings, which may include several charts or tables, for local partners' use in outreach, publicity and marketing. Local partners will have access to any data compiled for this report.



- Interview farm managers in project area to compile and assess their experiences with (a) direct marketing of local foods; (b) intermediated distribution to local groceries, restaurants, and institutions, etc.; (c) agri-tourism; (d) light on-farm processing; (e) collaboration with local food processors; (e) collaboration with local food distributors.
- Compile data on water diversions from irrigation canals that historically have supplied farms in the project area; interview ditch company managers and District 2 Water Commissioner about water use practices and trends; compile irrigation well pumping records; interview farm managers about water use practices.
- Compile data on water-rights augmentation plans, managed aquifer recharge, and trends in water table rise or fall in the project area.
- Develop GIS coverage of ditches, laterals, augmentation stations, and farm headgates that provide water to irrigated farms, augmentation plans, and water storage or recharge in the project area.
- Compile data on recent / comparable water rights transaction values, sales, and leases in and adjacent to the project area. Develop current market value estimates of water rights.
- Work with City officials to compile detailed information about the acreage currently owned by the City.
- Compile a feasibility analysis for this proposed business cluster, drawing upon findings of research (above).

1.4 INTEGRATION WITH OTHER PLANS

Members of our team are currently working on Brighton's Comprehensive Plan Update and Brighton's Water Supply Master Plan. We are already familiar with many of the plans addressing the project area. We will review the following plans to identify policies and proposals that address the local district and influence future development:

- Adams County Open Space, Parks, and Trails Master Plan (2012)
- Adams County Comprehensive Plan (2012)
- Adams County Transportation Plan (2012)
- Adams County Balanced Housing Plan
- Adams County Riverdale Road Corridor Plan
- Adams County Mineral Extraction Plan (2005)
- South Platte River Corridor Heritage Plan
- DRCOG Metro Vision
- Quality of Life Survey
- Adams County Sustainability Management Plan
- Colorado Front Range Trail (CFRT) Master Plan (2008)
- Brighton Greenways and Trails Master Plan (2004)
- Brighton Open Space Plan (2001)
- Brighton Parks and Recreation Master Plan Update (2008)
- Brighton South Sub-Area Plan (2005)
- Brighton Comprehensive Plan (2009)
- Brighton Water Supply Master Plan (2015 – in progress)
- South Adams County Water & Sanitation District Water Systems Master Plan Update (2011)

We will also work with the Tri-County Health Department to share information and recommendations for a Health Impact Assessment. As the City's comprehensive plan consultant, we will ensure the local district and comprehensive plans are mutually supportive.



1.5 CASE STUDIES

We will also study similar areas around the country to identify how other communities have capitalized upon their agricultural heritage. We will identify applicable local, regional and national models, such as Palisade and Napa Valley, to help inform potential frameworks for the local district.

Phase I Meetings:

- Monthly Progress Meetings (2)
- One Board / Commission Presentation to either:
 - Adams County Board of Commissioners
 - Adams County Planning Commission
 - Brighton City Council
 - Brighton Planning Commission
- Local District Task Force Meeting #1 (a combination of the County Open Space Advisory Board, Brighton Agriculture Preservation Subcommittee, and district landowners)
- Visioning Workshops: One (1) in tandem with the Comprehensive / Transportation / Water Master or other existing events
- Coordination with Tri-County Health Department to kick-off the final Health Impact Assessment
- Assume staff will prepare the Health Impact Assessment and brief the remaining boards/commissions

PHASE II: ENVISION A WAY FORWARD

In Phase 2, the consultant team will identify geographic, process, and policy opportunities that contribute to and reflect the community's goals for the future. We will define key agricultural conservation areas and areas that are likely to develop into other uses, identifying opportunities and constraints for each. We will develop a brief description for each distinct land use pattern, including a discussion of the current character and form; economic, social, and environmental conditions; and potential direction for the future.

2.1 OPPORTUNITIES ANALYSIS

Based upon interviews with local stakeholders, economic data, and initial business planning outlined in Phase 1, we will identify social, economic and environmental impacts of at least two potential scenarios: (a) adoption of Local Food District plans developed for this project; (b) staged development of farm lands in the Local Food District into nonagricultural uses. This analysis will be performed qualitatively using interviews with local stakeholders, and using quantitative techniques such as economic impact analysis, environmental impact assessment, and projected construction of social networks.

We will define how conversion of this land for development would negatively and/or positively affect the City and the County's agricultural community and support businesses. Logan Simpson will build a GIS model to illustrate areas of change and areas of stability. This four part spatial analysis will assess the collective patterns of growth with building permits, shifting demands for goods and services due to changing growth patterns, current land use densities, and vacant or underutilized lands. This model will help identify the location of various growth pressures, by illuminating future transportation corridors and likely land use transitions. We will incorporate the ongoing transportation and utilities master plans to evaluate the capacity of existing and planned infrastructure to support future development and identify improvements that may be necessary in the future. Through an all day meeting, County/City staff will assist in generating and evaluating opportunities that should be carried forward.

2.2 COMMUNITY CHOICES

In this task, we will present our opportunities analysis to the Task Force, City and County Leadership, and the public, to gauge community preferences for alternative scenarios. Choices, for example, would include a list of at least three proposals for County policy that would create (a) investments in food-system infrastructure that would build local efficiencies in food trade; (b) protect the interests of current landowners who may be hoping to sell to

developers (possibly use processes such as PDRs, TDRs, etc.); (c) retain appropriate agricultural uses and water rights; and (d) promote effective food business clusters in Adams County.

Task Force Meeting #2: We will meet with the Task Force to preview the opportunities and their associated objectives and impacts, evaluating how each helps overcome critical issues. The Task Force will help us identify which opportunities should move forward and be presented to the public.

City and County Leadership: We will meet with a combination of the Brighton City Council, Adams County Board of Commissioners, and both Planning Commissions to identify their support for the various opportunities. Up to three meetings are anticipated.

Choices Workshops: We will seek community feedback to test the viability of the opportunities identified, framing them as choices for the public and area stakeholders to prioritize. We will conduct public workshops at key locations throughout the community to solicit input on the opportunity areas, allowing participants to choose their preferences for the various ideas. In addition to providing information on modifications to City and County plans, educational information about each choice will be presented, allowing each participant to learn about the trade-offs and potential benefits that could result from each. We will provide a community choices survey at the workshop and on the project website, and will utilize social media to bolster feedback.

2.3 PREFERRED PLAN

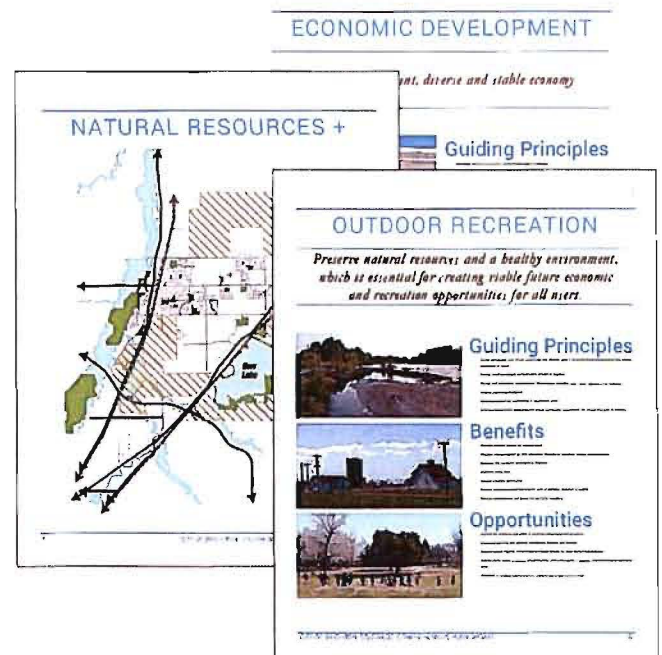
Through interviews with County staff, political leaders, and public meetings, devise a vision for the use of this acreage that would set a tone that builds a vision, creates momentum, and inspires support for the Local Food District. The vision will define at least one business cluster connecting at least three separate businesses (i.e., farm plus processing plus agri-tourism; or farm plus wholesaler plus purchaser).

Based on the input received from City and County staff and leaders, the Task Force, and Choices Workshops, we will identify a preferred land use plan for the district. The plan will identify the land use mix, transportation network, and other features that will support existing agricultural uses and attract supportive development to preserve natural assets and shape growth in a way that promotes economic vitality and environmental sustainability. In addition, we will demonstrate how the preferred plan enhances current and future development.

We will identify goals that the Preferred Plan should achieve to meet the community vision of the district, which will serve as criteria to evaluate and rate implementation strategies. County/City staff will provide consolidated comments on the Preferred Plan (land use map and key goals).

Phase II Meetings:

- Monthly Progress Meetings (2)
- Board / Commission Presentations (up to 2)
 - Adams County Board of Commissioners
 - Adams County Planning Commission
 - Brighton City Council
 - Brighton Planning Commission
- Local District Task Force #2
- Choices Workshops: One (1) in tandem with the Comprehensive / Transportation / Water Master Plans. One (1) stand-alone event
- Coordination with Tri-County Health Department on the draft Health Impact Assessment



PHASE III: IMPLEMENTATION STRATEGY

In Phase 3, we will recommend the necessary strategies to implement the preferred plan. We will identify attainable goals that the plan should achieve, and prioritize actions related to agricultural conservation, annexation, zoning, transportation, partnerships, marketing, and ongoing leadership.

3.1 IMPLEMENTATION STRATEGIES

We will create a prioritized implementation strategy for the preferred plan, including policy, zoning, infrastructure, and resource recommendations. In developing strategies, we will consider successful models from other communities, cost-effectiveness, and implementation best practices. We will identify ways to address gaps in current programs, policies, and services and recommend strategic initiatives, catalyst projects, and funding sources for all elements of the plan. We will ensure projects and actions tier and link with the City's budget, capital work programs, sustainability initiatives, and other plans (including Brighton's ongoing Comprehensive Plan Update, Transportation Master Plan, and Tri-County's Health Impact Assessment). These ideas will be vetted with County and City staff at an internal workshop. The team will identify and prioritize administrative actions for achieving implementation, which include regulatory reform, the formation of improvement districts, public/private partnerships, or other administrative entities.



Agricultural Conservation: We will suggest methods for protection if agricultural preservation is a desirable and feasible option in this area.

Water: We will identify constraints imposed by operation of water rights and plans for augmentation that must remain viable pursuant to Water Court decrees.

Food Localization: We will identify methods for promoting locally produced food to drive business to the area.

Annexation: We will determine whether lands in this area would be best suited to remain unincorporated or be annexed into the City.

Zoning: We will evaluate current zoning district regulations to determine whether they support and allow the types of agricultural uses proposed to be included in the Plan.

Transportation: We will identify historically significant transportation routes and improvements or modifications to the transportation system that should be considered in the future. This will take into account the City's Transportation Master Plan that is currently underway.

Partnerships: We will Investigate potential partners for future implementation of the plan that may include land trusts, non-profits, other government agencies, businesses, donors, interested citizens, grant makers, etc.

Strategic Marketing Plan: We will provide a marketing template to support economic development related goals. This will also include attracting event opportunities and/or workshops that can help showcase the Local Food District and support plan implementation.

3.2 PRELIMINARY PLAN

We will create an internal draft plan for County / City review that describes the planning process, our analysis, a summary of issues and opportunities, stakeholder and public priorities, land use and transportation plans, implementation strategies, and any other pertinent information in appendices. If desired, the Preliminary Plan can be vetted by the Task Force. The County will consolidate and reconcile comments and provide one set of redlines to the consultant team.

3.3 DRAFT PLAN + PUBLIC REVIEW

The Preliminary Plan will be revised per one round of consolidated comments to prepare a public draft. We will review the draft plan with City and County staff, the Task Force, the Brighton Planning Commission, Brighton City Council, Adams County Planning Commission, and the Adams County Board of County Commissioners. The public will be given an opportunity to review and provide feedback on the draft plan during a month-long review period. During the public review period, we will conduct two public open houses to present the draft plans at two different locations with the district. Key recommendations will also be presented via an online survey. Key policy changes and plan features will be highlighted and explained, and attendees will have the opportunity to discuss questions and concerns one-on-one with staff and the consultant team. The Task Force will meet to review public comments on the plan and offer their own.

3.4 FINAL PLAN ADOPTION

Public comments will be reviewed and incorporated into the final Local District Plan with County/City staff guidance on specific changes. At this stage our team begins to take a supporting role, with County/City staff offering the final plan presentations to the Brighton Planning Commission, Brighton City Council, Adams County Planning Commission, and the Adams County Board of County Commissioners. We will support staff in two public forums for both the draft and final plans, provide presentation materials for all approvals meetings, and give the City and County opportunity to review and revise the presentations.

Logan Simpson will provide final Word or InDesign and PDF electronic files plan documents, as well as all GIS files developed for the plan as requested in the RFP.

Phase III Meetings:

- Monthly Progress Meetings (3)
- Staff workshop on Implementation Strategies
- Adoption Hearings (2 public presentations on the draft and final plan, staff to conduct the remaining presentations/adoption hearings)
 - Adams County Board of Commissioners
 - Adams County Planning Commission
 - Brighton City Council
 - Brighton Planning Commission
- Local District Task Force (1)
- Draft Plan Public Meetings: One (1) in tandem with the Comprehensive / Transportation / Water Master Plans, One (1) stand-alone event
- Coordination with Tri-County Health Department on the final Health Impact Assessment

TIMELINE

TASKS	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
PHASE I - DISCOVERY								
1.1 PROJECT INITIATION + ONGOING MANAGEMENT (Ongoing) Staff Kick-Off Workshop and Van Tour Monthly Progress Reports (9)								
1.2 COMMUNITY ENGAGEMENT PLAN Update existing Be Brighton CEP Establish Task Force Project Website								
1.2.1 CITY AND COUNTY LEADERSHIP PRESENTATIONS (1) Brighton CC/PC or Adams BCC/PC								
1.2.2 TASK FORCE MEETING #1 Materials, Facilitation, Minutes								
1.2.3 STAKEHOLDER INTERVIEWS Stakeholder Interviews and Focus Groups (20 interviews)								
1.2.4 VISIONING OUTREACH (1) Comprehensive Plan event or stand alone event								
1.3 DATA DEVELOPMENT + ANALYSIS Historical Context Natural Resource Assessment								
1.3.1 RESIDENTIAL / COMMERCIAL MARKET DEMAND								
1.3.2 AGRICULTURAL MARKET / ECONOMIC IMPACT STUDY								
1.3.3 AGRICULTURAL FEASIBILITY Farm characteristics Water rights feasibility Business clusters								
1.4 INTEGRATION WITH OTHER PLANS								
1.5 CASE STUDIES (up to 5)								

TASKS	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
PHASE 2 - ENVISION A WAY FORWARD								
2.1 OPPORTUNITIES ANALYSIS								
2.2 COMMUNITY CHOICES Alternatives Materials: land use, development regulations, marketing, etc.								
2.2.1 CITY AND COUNTY PRESENTATIONS (2) Brighton CC and/or PC Adams BCC and/or PC								
2.2.2 TASK FORCE MEETING #2 Materials, Facilitation, Minutes								
2.2.3 CHOICES WORKSHOPS (2) Comprehensive Plan event Stand alone event Choices online survey								
2.3 PREFERRED PLAN Attainable goals Maps for land use, transportation, regulations, marketing, etc.								
PHASE 3 - IMPLEMENTATION STRATEGY								
3.1 IMPLEMENTATION STRATEGIES Staff workshop on strategies								
3.1.2 AGRICULTURAL CONSERVATION								
3.1.3 ANNEXATION + ZONING								
3.1.4 TRANSPORTATION + INFRASTRUCTURE								
3.1.5 PARTNERSHIPS								
3.1.6 STRATEGIC MARKETING PLAN								
3.2 PRELIMINARY PLAN								
3.2.1 TASK FORCE MEETING #3 Materials, Facilitation, Minutes								
3.3 DRAFT PLAN + PUBLIC REVIEW Public Draft Plan Public Open Houses (2) Draft Plan Survey								
3.4 FINAL PLAN ADOPTION Final Plan revisions 2 Presentations								

COST PROPOSAL

TASKS	2 FORKS			CRC			LOGAN SIMPSON					HRS		UIS		TOTALS			
	TF	AM	Exp	KM	MPG	Exp	BM	JC	LK	Sup	Exp	EH	SB	CH	Sup	Hours	Labor	Exp	Total
PHASE 1 - DISCOVERY																			
1.1 PROJECT INITIATION + ONGOING MANAGEMENT	20		\$100	21	16	\$2,216		12			\$75	4				73	\$8,564	\$2,391	\$10,955
1.2 COMMUNITY ENGAGEMENT PLAN	4							2	2					4	8	20	\$1,850	\$0	\$1,850
1.2.1 CITY AND COUNTY LEADERSHIP PRESENTATIONS	12	6	\$75	12		\$1,416		6			\$75					36	\$4,362	\$1,566	\$5,928
1.2.2 TASK FORCE MEETING #1	4	4						4			\$75					12	\$1,468	\$75	\$1,543
1.2.3 STAKEHOLDER INTERVIEWS	10		\$50	40	55	\$5,042										105	\$11,225	\$5,092	\$16,317
1.2.4 VISIONING OUTREACH (1)	6	6					2	6	8	8	\$300					36	\$3,652	\$300	\$3,952
1.3 DATA DEVELOPMENT + ANALYSIS	24			6	4			6		20						60	\$5,942	\$0	\$5,942
1.3.1 RESIDENTIAL / COMMERCIAL MARKET DEMAND							2									2	\$410	\$0	\$410
1.3.2 AGRICULTURAL MARKET / ECONOMIC IMPACT STUDY	4			34	26		2									66	\$7,440	\$0	\$7,440
1.3.2 AGRICULTURAL FEASIBILITY	16			32	24			4	4			16	40			136	\$15,228	\$0	\$15,228
1.4 INTEGRATION WITH OTHER PLANS	4	2						2	4			4	8			24	\$2,654	\$0	\$2,654
1.5 CASE STUDIES (up to 5)	12	8		5												25	\$3,000	\$0	\$3,000
Subtotal	116	26	\$225	150	125	\$8,674	6	42	18	28	\$525	24	48	4	8	595	\$65,795	\$9,424	\$75,219

TASKS	2 FORKS			CRC			LOGAN SIMPSON					HRS		UIS		TOTALS			
	TF	AM	Exp	KM	MPG	Exp	BM	JC	LK	Sup	Exp	EH	SB	CH	Sup	Hours	Labor	Exp	Total
PHASE 2 - ENVISION A WAY FORWARD																			
2.1 OPPORTUNITIES ANALYSIS	16			12	12		2	4	4							50	\$5,698	\$0	\$5,698
2.2 COMMUNITY CHOICES	16							8	12	8						44	\$4,256	\$0	\$4,256
2.2.1 CITY AND COUNTY PRESENTATIONS	6	4	\$50				2	6			\$75					18	\$2,372	\$125	\$2,497
2.2.2 TASK FORCE MEETING #2	8		\$50	2				4			\$75					14	\$1,708	\$125	\$1,833
2.2.3 CHOICES WORKSHOPS (2)	16		\$50				4	16	24	24	\$300				8	92	\$8,428	\$350	\$8,778
2.3 PREFERRED PLAN	16	8		4			4	8	8	8		6	15		4	81	\$8,904	\$0	\$8,904
Subtotal	78	12	\$150	18	12	\$0	12	46	48	40	\$450	6	15	0	12	299	\$31,366	\$600	\$31,966
PHASE 3 - IMPLEMENTATION STRATEGY																			
3.1 IMPLEMENTATION STRATEGIES	24			8		\$1,416	8	8	8		\$75					56	\$7,056	\$1,491	\$8,547
3.1.2 AGRICULTURAL CONSERVATION								8								8	\$1,016	\$0	\$1,016
3.1.3 ANNEXATION + ZONING							2		6							8	\$830	\$0	\$830
3.1.4 TRANSPORTATION + INFRASTRUCTURE									6							6	\$420	\$0	\$420
3.1.5 PARTNERSHIPS	20	8														28	\$3,360	\$0	\$3,360
3.1.6 STRATEGIC MARKETING PLAN	8	24														32	\$3,840	\$0	\$3,840
3.2 PRELIMINARY PLAN	10						2	20	24	34	\$200					90	\$7,870	\$200	\$8,070
3.2.1 TASK FORCE MEETING #3	4	4	\$50					4			\$75					12	\$1,468	\$125	\$1,593
3.3 DRAFT PLAN + PUBLIC REVIEW	12	10					2	14	14	24	\$250	4	6		4	90	\$8,716	\$250	\$8,966
3.5 FINAL PLAN ADOPTION	4			12	15	\$1,416				16	\$250					47	\$4,305	\$1,666	\$5,971
Subtotal	82	46	\$50	20	15	\$2,832	14	54	58	74	\$850	4	6	0	4	377	\$38,881	\$3,732	\$42,613
Total	276	84	\$425	188	152	\$17,506	32	142	124	142	\$1,825	34	69	4	24	1271	\$136,042	\$13,756	\$149,798

APPENDIX / VENDOR INFORMATION

W-9

CONTRACTOR'S CERTIFICATION OF COMPLIANCE

CONTRACTOR'S STATEMENT

REFERENCES

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Logan Simpson Design Inc.	
2 Business name/disregarded entity name, if different from above Logan Simpson	
3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) 51 West Third Street, Suite 450	Requester's name and address (optional)
6 City, state, and ZIP code Tempe, AZ 85281	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number								
			-					
or								
Employer identification number								
8	6	-	0	9	0	0	1	0 8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶ 	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

CONTRACTOR'S CERTIFICATION OF COMPLIANCE

Pursuant to Colorado Revised Statute, § 8-17.5-101, *et.seq.*, as amended 5/13/08, as a prerequisite to entering into a contract for services with Adams County, Colorado, the undersigned Contractor hereby certifies that at the time of this certification, Contractor does not knowingly employ or contract with an illegal alien who will perform work under the attached contract for services and that the Contractor will participate in the E-Verify Program or Department program, as those terms are defined in C.R.S. § 8-17.5-101, *et. seq.* in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the attached contract for services.

CONTRACTOR:

Logan Simpson
Company Name

August 19, 2015
Date

Bruce Meighen
Name (Print or Type)


Signature

Principal
Title

Note: Registration for the E-Verify Program can be completed at: <https://www.vis-dhs.com/employerregistration>. It is recommended that employers review the sample "memorandum of understanding" available at the website prior to registering



PROPOSAL FORM
2015.463 LOCAL DISTRICT PLAN

CONTRACTOR'S STATEMENT

I have read and fully understand all the special conditions herein set forth in the foregoing paragraphs, and by my signature set forth hereunder, I hereby agree to comply with all said special conditions as stated or implied. In consideration of the above statement, the following proposal is hereby submitted.

One hundred forty-nine thousand, seven hundred ninety eight
Written Amount

\$ 149,798
Amount

WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE RECEIPT OF

Addenda # 1, issued 8/14/2015 Addenda # _____
If None, Please write NONE.

<u>Logan Simpson</u>	<u>August 19, 2015</u>
Company Name	Date
<u>123 N. College Suite 206</u>	<u>Bruce Meighen</u>
Address	Signature
<u>Fort Collins, CO 80524</u>	<u>Bruce Meighen</u>
City, State, Zip Code	Printed Name
<u>Larimer</u>	<u>Principal</u>
County	Title
<u>970.449.4100</u>	<u>970.449.4101</u>
Telephone	Fax
<u>bmeighen@logansimpson.com</u>	
Email Address	

REFERENCES

LOGAN SIMPSON

"BE BRIGHTON" COMPREHENSIVE PLAN UPDATE, BRIGHTON, COLORADO

Client Contact: Aja Tibbs, Long Range and Historic Preservation Planner | City of Brighton | 500 South 4th Avenue, Brighton, CO 80601 | P: 303.655.2015 | E: atibbs@brightonco.gov

MOUNTAIN VISTA SUBAREA PLAN, URBAN AND RURAL PROGRAM EVALUATION, + URBAN AGRICULTURAL OVERLAY, FORT COLLINS, COLORADO

Client Contact: Cameron Gloss, Planning Manager | City of Fort Collins | 281 North College Avenue, Fort Collins, Colorado 80524 | P: 970.224.6174 | E: cgloss@fcgov.com

COMPREHENSIVE PLAN, CHARACTER DISTRICT PLANS, LAND DEVELOPMENT REGULATIONS (TDR, CLUSTERING AND AGRICULTURAL PRESERVATION), AND INTEGRATED TRANSPORTATION PLAN, TOWN OF JACKSON/TETON COUNTY, WYOMING

Client Contact: Alex Norton, Jackson/Teton County Long-Range Planner | 200 South Willow Street, Box 1727, Jackson, WY 83001 | P: 307.733.3959 | E: anorton@tetonwyo.org

"OUR LANDS, OUR FUTURE: RECREATION AND CONSERVATION CHOICES FOR NORTHERN COLORADO" + OPEN LANDS MASTER PLAN, LARIMER COUNTY, COLORADO

Client Contact: Zac Wiebe, Fund Development and Special Projects | Larimer County Department of Natural Resources, Colorado | P: 970.679.4534 | E: zwiebe@larimer.org

TWO FORKS COLLECTIVE

SEVEN TRAILS MASTER PLAN, DOUGLAS, WYOMING

Client Contact: Dustin Ewing, Wagonhound Land Development | P: 307.358.5439 | E: dewing@wagonhound.com

PARTNER-BASED FOOD HUB FEASIBILITY STUDY (2013-2014), WELD COUNTY, CO

Client Contact: Andrew Glendenning, Weld County Public Health & Environment | P: 970.356.4000 | E: aglendenning@weldgov.com

URBAN FARM FEASIBILITY STUDY-2014

Client Contact: Theresa Hafner, Denver Public Schools-Food Nutrition Services | P: 720-423-5611 | E: Theresa_Hafner@dpsk12.org

CROSSROADS RESOURCE CENTER

NORTHERN COLORADO REGIONAL FOOD SYSTEM ASSESSMENT, COLORADO

Client Contact: Dawn Thilmany McFadden, Professor, Colorado State University | P: 970.215.5502 | E: dawn.thilmany@colostate.edu

LIVEWELL LONGMONT COMMUNITY FOOD ASSESSMENT, COLORADO

Client Contact: Melissa Trecoske Houghton, Manager | LiveWell Longmont | E: mtrecoskehoughton@luhcares.org

MAKING SMALL FARMS INTO BIG BUSINESS, SOUTH CAROLINA

Client Contact: Jack Shuler, President, Palmetto Agribusiness Council | 602 Meeting Street, West Columbia, South Carolina 29169 | P: 803.926.3462 | E: Jshuler3@sc.rr.com

"BUILDING FOOD SECURITY IN ALASKA," ALASKA

Client Contact: Diane Peck, MPH, RDN, Public Health Nutritionist | Alaska DHSS, Obesity Prevention and Control Program | 3601 C Street, Ste. 722, Anchorage, Alaska 99503 | P: 907.269.8447 | E: diane.peck@alaska.gov

HRS WATER CONSULTANTS, INC.

DEER VALLEY PARK ASSOCIATION CONSERVATION EASEMENT, PARK COUNTY, COLORADO

Client Contact: Paul "Woody" Woodward, President | Deer Valley Park Association | P: 303.434.6116 | E: woody@horizonadventures.com

SOUTH ADAMS COUNTY WATER & SANITATION DISTRICT, ADAMS COUNTY, COLORADO

Client Contact: Mr. Kipp Scott, Water Systems Manager | SACWSD | P: 303. 286.0447 | E: KScott@sacwsd.org