

Annual Report

January 2024 through July 2025

University Technical Assistance Program

The College of Architecture and Planning

The University of Colorado Denver

funded by the Colorado Department of Local Affairs



COLORADO
Department of Local Affairs
Division of Local Government



Warm Greetings!

The University Technical Assistance Program's teams, funded by the Colorado Department of Local Affairs, completed sixteen projects ranging across the state from Akron to Trinidad, from Hugo to Hayden within this reporting period. This report covers January 2024 to June 2025 as the Department of Local Affairs aligned the annual renewal contract to both coincide with the July 1st to June 30th fiscal calendar.

We have supported communities with designs and masterplans across a wide range of project types including public buildings like town halls, public works facilities, police stations, community centers, and volunteer fire stations, and public landscapes like fairgrounds, public parks, and regionally significant scenic areas.

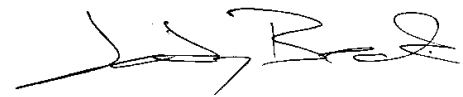
Of the sixteen projects we completed, nine already have funding in hand or have plans to apply for specific grant funds. The other seven projects are either planning projects which will help prioritize future explorations or projects for which local government unit is determining the most appropriate source for funds. The Department of Local Affairs continues to be the most significant funder of the projects that we work on.

Looking to the impact of the previous year, we completed seventeen projects in 2023. Of those, seven are funded or partially funded, three have concrete plans to pursue specific funding sources, and three were planning or standards studies which have been adopted or partially adopted. The other four projects are either in land negotiations or are still the subject of local political priority setting exercises.

Not only do communities across Colorado see significant benefit from this program, but the projects we complete in support of funding applications bring money into local communities that is used to hire design professionals to complete design and permit drawings and funds significant construction service industry jobs.

Our students also see a significant benefit from the program. This program offers approximately twenty students a year with real world experience working with communities, and with rural communities in particular. They gain valuable skills in verbal presentations and public engagement that not only advance their careers, but also give them the tools to be more engaged designers who are responsive to community needs in the future.

In a world and at a time when so much action is seen as a zero sum game, this program is truly a win-win-win scenario. The College of Architecture and Planning at the University of Colorado Denver is deeply appreciative of the partnership with the Colorado Department of Local Affairs on this program which benefits everyone involved.

A handwritten signature in black ink, appearing to read 'J. Reed', is positioned above the title block.

Director, University Technical Assistance Program
Chair, Department of Landscape Architecture
Professor, University of Colorado Denver

Field Supervisors:

Chris Endreson
Jennifer Kovarik
Jeffrey Wood

Student Employees:

Arrendondo, Abigail
Berg, Nick
Bonnem, Morgan
Brezinski, Katharine
Bullock, Rashad
Campbell, Alan
Cartagena, Maria
Daly, Erin
Duarte, Jessica
Faust, Maxwell
Fernandez, Paloma
Golembieski, Kelsey
Hendler, Willa
Hensley, Coleen
Jakiela, Max
Jensen, Jack
Lazarz, Michelle
Martin, Abraham
Morales Gonzalez, Mariana
Ostendorf, Sophia
Pearlman, Steven
Potts, Skylar

Prather, Lydia
Randolph, Rachel
Runnings, Phillip
Schima, Alexandra
Schumacher, Daniel
Teague, Andrew
Thody, Rachel
Thorbjornsson, Sigridur
Venusti, Sara
Vianello, Bailey
Vibert, Robert
Wahlgren, Hunter
Zerger, Jeremy

January 2024 - June 2025 Annual Report Figures

2024-25 Program Funding	12/1/2023 - 6/30/2025	\$1,262,500
2024-25 Program Funding Spent	12/1/2023 - 6/30/2025	\$1,217,242
Estimated CU Denver CAP Contribution	12/1/2023 - 6/30/2025	\$150,090
Total payroll for students	12/1/2023 - 6/30/2025	\$506,136
Estimated Total student hours worked	12/1/2023 - 6/30/2025	26,639
Students hired to work for UTA Program	12/1/2023 - 6/30/2025	17

2024-25 Program Funding (Breakdown) 12/1/2023 - 6/30/2025	Salaries & Benefits	\$	660,662
	Travel & Operating	\$	95,702
	Student Salaries	\$	506,136
	Total	\$	1,262,500

Program Funding Spent (Breakdown) 12/1/2023 - 6/30/2025	Salaries & Benefits	\$	623,494
	Travel & Operating	\$	73,888
	Student Salaries	\$	519,860
	Total	\$	1,217,242

<u>Jan 2024 to June 2025</u>		Energy, Renewables, Climate	Health Outcomes	Land Use Efficiencies	Strategic Growth	Housing
<u>PROJECTS</u>						
<u>COMPLETED</u>						
<u>Important Goals</u>						
Trinidad	Simpsons Rest	•		•		
Berthoud	Facilities Master Plan	•		•	•	
Grand County	Fairgrounds Master Plan	•	•	•	•	
Leadville	Community Center		•	•	•	
Sterling	Police Station		•	•	•	
Perry Park	Wauconda Park		•	•		
Jackson County	Lions Park Desigfn		•	•		
Park County	Fairgrounds	•	•	•		
Eaton	Town Hall / Police Department			•		
Hayden	Racetrack Redesign		•	•		
Logan County	Fairground Master Plan			•	•	
Logan County	Community Center		•	•	•	
Green Mountain Falls	Municipal Pool	•	•	•		
Akron	Town Hall	•		•	•	
Hugo	Fire Station		•		•	

Jan 2024 to June 2025 PROJECTS COMPLETED	% in poverty	% < 150% poverty	% HS / some college	% white	% Hispanic	% people of color	% under 18	% over 65	% un- employed
Akron	9.99	18.47	66.5	79.4	15.4	20.6	15.22	23.82	2.1
Berthoud	2.91	8.54	57.08	84.33	12.25	15.67	22.35	13.79	3.55
Eaton	3.74	6.43	53.22	70.52	25.23	29.48	22.17	14.68	3.38
Grand County	10.77	15.32	56.74	83.84	9.54	16.16	17.63	17.96	4.97
Green Mountain Falls	4.79	7.43	43.37	92.68	1.46	7.32	13.01	15.93	0
Hayden	5.03	17.92	64.5	79.35	10.4	20.65	22.64	12.57	0.75
Hugo	11.07	27.48	64.94	90.96	3.98	9.04	31.54	18.19	4.38
Jackson County	18.8	29.98	54.78	83.12	14.31	16.88	14.95	31.51	8.21
Leadville	4.96	7.05	39.81	67.59	25.43	32.41	22.42	8.62	6.47
Logan County	11.24	27.36	71.16	75.08	17.43	24.92	20.33	17.31	3.42
Logan County	11.24	27.36	71.16	75.08	17.43	24.92	20.33	17.31	3.42
Park County	7.27	11.89	7.54	95.68	2.79	4.32	23.26	15.04	1.1
Perry Park	7.12	13.29	56.5	86.22	7.02	13.78	19.44	18.93	6.68
Sterling	13.03	34.37	72.09	69.96	20.66	30.04	19.61	17.49	3.52
Trinidad	22.36	34.03	73.06	46.35	46.75	53.65	19.08	20.44	7.97
<i>Average</i>	9.62	19.13	56.83	78.68	15.34	21.32	20.27	17.57	3.45
<i>State of Colorado</i>	9.55	15.77	48.81	66.22	22.07	33.78	21.51	14.82	4.48

2025 ACTIVE PROJECTS Important Goals		Energy, Renewables, Climate	Health Outcomes	Land Use Efficiencies	Strategic Growth	Housing
Akron	Golf Clubhouse		•	•	•	
Cedaredge	Cedaredge Parks/Recreation Outline Plan					
Cheyenne Wells Co.	County Facility Expansion	•	•	•	•	
Creede	Workforce Housing for School employees	•	•	•	•	•
Crestone	Crestone Community Center and Garden	•	•		•	
Egnar	Egnar Fire Station Remodel					
Elizabeth	Elizabeth School District, Frontier High school	•	•	•		•
Elizabeth	Elizabeth Library (Pines and Plains Library)		•	•		
Fleming	Town Hall Addition	•	•	•	•	
Georgetown	Park Designs		•	•	•	
Hayden	Hayden Town Hall Redevelopment					
Kersey	Entry Monumentation					
Logan County	Fairground Master Plan	•	•	•	•	
Montrose	Montrose Downtown Plaza Redesign					
Monument	Monument Senior Center	•	•			
Norwood	Norwood Park and Rec District MP Update					
Nucla	Nucla Town Park Update and connectivity					
Otis	Town Hall Senior Center Design		•	•	•	
Poncha Springs	New Public Works Facility	•		•		
Trinidad	Trinidad State College (Recreation Facilities)		•	•		
Victor	Victor Power & Light Building rehabilitation	•	•	•		
Trinidad	Trinidad State College (Recreation Facilities)		•	•		

2024 ACTIVE PROJECTS, Demographics	% in poverty	% < 150% poverty	% HS / some college	% white	% Hispanic	% people of color	% under 18	% over 65	% un- employed
Akron	9.99	18.47	66.5	79.4	15.4	20.6	15.22	23.82	2.1
Cedaredge	25.31	34.33	67.33	87.87	8.79	12.13	18.58	28.85	12.85
Cheyenne Wells Co.	11.55	17.3	70.82	80.78	11.95	19.22	28.62	19.46	2.88
Creede	20.83	24.04	58.23	95.83	0.96	4.17	16.35	4.49	4.33
Crestone	61.29	67.74	42.31	100	0	0	3.23	51.61	50
Egnar	no data	no data	no data	no data	no data	no data	no data	no data	no data
Elizabeth	4.8	7.03	60.4	89.12	7.09	10.88	21.15	14.4	2.79
Elizabeth	4.8	7.03	60.4	89.12	7.09	10.88	21.15	14.4	2.79
Fleming	7.78	19.8	74.11	71.15	24.47	28.85	31.26	16.12	2.65
Georgetown	14.11	27.05	53.99	84.87	9.24	15.13	9.06	21.2	8.7
Hayden	5.03	17.92	64.5	79.35	10.4	20.65	22.64	12.57	0.75
Kersey	12.16	21.84	66.25	68.62	24.98	31.38	28.44	11.68	6.94
Logan County	11.24	27.36	71.16	75.08	17.43	24.92	20.33	17.31	3.42
Montrose	12.89	19.13	58.87	76.09	20.49	23.91	20.14	26.73	7.32
Monument	3.19	4.29	43.23	85.49	9.66	14.51	24.39	15.59	6.26
Norwood	14.16	28.68	60.29	82.4	16.33	17.6	23.77	9.98	5.78
Nucla	17.99	27.85	72.26	94.29	1.38	5.71	17.82	33.04	9.9
Otis	21.48	24.55	60.44	91.73	7.01	8.27	30.76	22.3	8.06
Poncha Springs	11.34	14.08	63.71	79.58	15.34	20.42	11.65	20.18	0
Trinidad	22.36	34.03	73.06	46.35	46.75	53.65	19.08	20.44	7.97
Trinidad	6.47	9.06	70.52	76.13	13.87	23.87	8.71	20.65	5.75
Victor									
<i>Average</i>	<i>14.94</i>	<i>22.58</i>	<i>62.92</i>	<i>81.66</i>	<i>13.43</i>	<i>18.34</i>	<i>19.62</i>	<i>20.24</i>	<i>7.56</i>
<i>State of Colorado</i>	<i>9.55</i>	<i>15.77</i>	<i>48.81</i>	<i>66.22</i>	<i>22.07</i>	<i>33.78</i>	<i>21.51</i>	<i>14.82</i>	<i>4.48</i>

Akron

Town Hall

The UTAP team was asked by the town of Akron to redesign the Akron Town Hall through an adaptive reuse approach. The plan's development was strongly guided by input from town employees, ensuring improved functionality and responsiveness to the community's evolving needs. The project goals were: to provide an anchor downtown, offer multigenerational access and a welcoming interface, and provide secure and comfortable settings for the building's users.

This approach aims to provide a secure and comfortable work environment for town employees, promoting their well-being and productivity while fostering a transparent, accessible, and welcoming connection between the government and the community, enhancing public engagement and operational efficiency.

Project Team

UTAP Field Supervisor: Jennifer Kovarik

Interns: Jack Jensen, Skylar Potts, Mariana Morales Gonzalez

DOLA Regional Manager: Greg Etl

Community Representatives: Gillian Laycock, Danielle Woods

Estimate of Costs: \$3.3 to \$6 Million

Notes: The Town received a DOLA grant in 2025 for this project



Berthoud

Public Works Facilities Improvements

The UTAP team was asked by the Town of Berthoud to create a master plan for the proposed development of a campus like Public Works facility. The project was intended to consolidate facilities, promote innovation, and celebrate Berthoud's heritage. The team collected worker input and incorporated these findings with the required programmatic components requested by Berthoud Administration.

This plan takes inspiration from the Berthoud 1st. St. Corridor Master Plan and the Berthoud 2021 Architectural Design Guidelines documents to create a facility that reflects the agricultural history of Berthoud through a modern, innovative lens. With a strong emphasis on sustainable design, this plan serves as a resource for the Town's continued development and expansion of Public Works departments.

Project Team

UTAP Field Supervisor: Jennifer Kovarik

Interns: Coleen Hensley, Steven Pearlman, Daniel Schumacher

DOLA Regional Manager: Chris La May

Community Representatives: Chris Kirk, Jeremy Olinger, Keith Knoll, Brian DuBois, Ken Matthews, Anne Johnson

Estimate of Costs:

Main Building and Bays \$9 to \$14 Million.

Fleet Facility \$2.3 to \$3.7

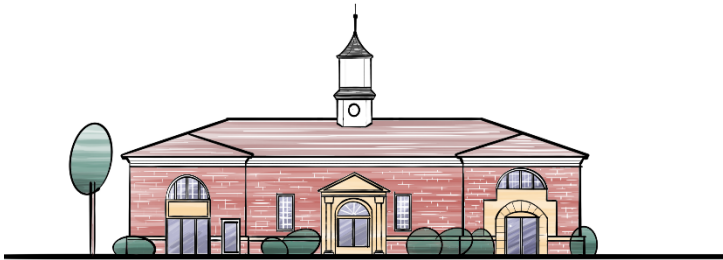
Notes: The town was to acquire this property first and then proceed with consolidation of Public Works, Community Services and Parks into this Main Building.



Eaton

Town Hall

When we first met the good folks of Eaton, Colorado, the initial impression was that this project would be a straightforward space-planning exercise. The primary focus was to develop a plan that could accommodate a growing community government and an expanding law enforcement agency. The historic town hall, though charming, was ill-suited for modern accessibility and functional requirements. Meanwhile, the police department, housed in a contemporary building, was operating out of a cramped space with no room for expansion.



What if we reimaged the project entirely? What if the historic town hall became the home of the police department, and the town government moved into the modern building, which already housed the council chambers? Swapping the buildings seemed unconventional, but it allowed us to create a plan that not only addressed immediate needs but also anticipated the town's growth for decades to come.

The journey to this solution was as rewarding as the outcome itself. Working with open-minded city officials, police officers, and staff who were willing to embrace new ideas was an absolute joy. Their trust and collaboration remind us that the best solutions often emerge when we dare to ask bold questions and explore paths not initially considered. The reimaged approach reflects the heart of what we do: designing not just for today, but for the future—building spaces that evolve alongside the communities they serve.

Project Team

UTAP Field Supervisor: Jeffrey Wood

Interns: Abe Martin, Justin Trammell, Sarah Venusti, Jenn Clegg, Theresa Khoury

DOLA Regional Manager: Chris La May

Community Representatives: Greg Brinck, Wesley LaVanchy

Estimate of Costs: Town Hall Building, \$1.5M, Police Station \$3M,
The town will be applying for EIAF funds in 2026.

Grand County

Fairgrounds Master Plan



The UTAP team was requested by Grand County to develop a Master Plan for their Fairgrounds with multi-seasonal opportunities. This plan incorporates an indoor arena for multi-seasonal recreation and strives to revitalize the historic 11st St. that has been the heart of rodeo in Grand County for over a century.

The UTAP team analyzed various Fairgrounds across Colorado and the American West to gather inspiration pertaining to amenities, the layout of facilities, circulation, architectural style, and programming. This plan additionally strives to preserve the Fairground's breathtaking views while respecting design constraints serving as a County resource that will benefit generations to come.

Project Team

UTAP Field Supervisor: Jennifer Kovarik

Interns: Rachel Randolph, Skylar Potts, Nick Berg, Steven Pearlman, Alexandra Schima

DOLA Regional Manager: Kate McIntire

Community Representatives: Micah Benson, Troy Simon, Brianna Osborn, Taedra Hickam, Kristi Moyer, Janet Engel

Estimate of Costs:

Indoor Arena \$28 to \$41.5 Million.

Landscape Improvements / Community Plaza \$975k to \$1.8 Million

Indoor Archery Facility \$3.0 to \$4.4 Million

Event Center \$4.1 to \$5.7 Million

Notes: This is a phased project and includes strategic phasing for demolition and new construction outlined in the plan.

Green Mountain Falls

Pool house and Park

Nestled in the foothills west of Colorado Springs lies the charming town of Green Mountain Falls, an enclave known for its commitment to the arts, creative expression, and outdoor adventure. At the heart of this community is a nearly century-old swimming pool, cherished by residents yet in need of updated amenities and a stronger connection to the adjacent park.

Recognizing the opportunity to reimagine this central space, the student employees of the University Technical Assistance Program at CU Denver partnered with the community to envision a vibrant, multi-use hub. Ideas were explored over several months, focusing on creating a welcoming and inclusive environment that leverages the natural beauty of the creek for play and ensures the pool area serves as a resource for events, gatherings, and recreation.

Scheme D

2 Story Community Center

- Two Floors - 7,400 SQFT
- Rentable Community Spaces
- Public Gift Shop/Concessions
- Covered Jacuzzi
- Flexible Outdoor Space
- Health Club
- Exterior Entry Public Restrooms



After our initial presentation, which focused on the pool house, the scope of things grew to include the park, and the nature of the pool house became less utilitarian and far more of a community resource for social activity and renewal. Accessibility to the creek for children of all abilities became a theme, and the pool, while unchanged in size and shape was joined by other potential water activities...perhaps a hot tub or a splash pad for children? A place for birthday parties, meeting space for various organizations, an area for exercise as well as a visitor center for the area all were under consideration.

Project Team

UTAP Field Supervisor: Jeffrey Wood

Interns: Jessica Duarte, Paloma Fernandez, Ren Golembieski, Abe Martin, Sophia Ostendorf, Phil Runnings, Hunter Wahlgren

DOLA Regional Manager: Todd Leopold

Community Representatives: Becky Frank, Jesse Stroope

Estimate of Costs: \$4,000,000 to \$5,000,000.

The town is hoping to have an action plan for funding in place in 2025.

Hayden

Racetrack Conceptual Design

The primary project requested by the town is to develop a master plan of opportunities and updates to the town's former racetrack parcel along county road 53 south of town. The Hayden Racetrack has had many uses over the years. Hayden's mission calls for "Empower each neighbor with sustainable investments, sufficient outdoor recreational resources, an inclusive & welcoming culture, and diverse means & opportunities to prosper." To that end the racetrack is no longer going to be a racetrack so the Town would like to implement a plan to "re-envision" the outdoor opportunities of this area with a plan that would lay out very specific re-development assets so the Town can continue to meet its mission and provide the residents with sufficient outdoor resources.

Intervention would address multiple needs and concerns for the parcel including environmental remediation, intentional tire re-use, recreational and educational opportunities, and becoming an inclusive community asset. Providing assets that the community has requested, primarily in the form of expanding existing structures as well as new entertainment and recreation opportunities, was a primary focus. This design proposal includes a revamped parking corridor with bus and car turnarounds, as well as secondary lots at the expanded archery range and revamped pump track. Both aforementioned locations would receive pavilions for picnic and gear setup, as well as class events. An extensive trail system would be placed throughout the site, connecting the gulch area with the hillsides, and everything in between. Anchoring the site would be a low-capacity seating venue, built into the hillside in place of the existing racetrack bleachers, as well as a regraded open space and playground.



Project Team

UTAP Field Supervisor: Chris Endreson

Interns: Bailey Vianello, Morgan Bonnem, Katherine Brezinski, Lydia Prather

DOLA Regional Manager: Kate McIntire

Community Representatives: Matt Mendisco, Town Manager and Teagan Ebbert, Community Development Director

Estimate of Costs: Estimated cost of construction: \$1 to \$2 million

The goal when the time is appropriate is to apply for GOCO funding for development of the site to implement portions of the design. An application has not been submitted yet.

Hugo

Volunteer Fire Station

The department is made up of up to 30 volunteer firemen and a Board of Directors, who are also volunteer. HFPD protects the town of Hugo and a large area surrounding the town. HFPD current facility is well beyond useful life; it has outlived its effectiveness for a modern fleet of trucks,

equipment and firefighters. Space is needed to work on equipment without having to pull something else out to provide workspace. The current facility has no provisions for female firepersons. Also, it is not compliant with American Disabilities Act.



A new facility of just over 12,000 square feet is desired for the use of storing and working with equipment. The apparatus bay will be around 9,500 square feet and provide that needed space. Along with that will be a basic office core for conducting the operation of the fire department and a needed community room for trainings and events.

Project Team

UTAP Field Supervisor: Chris Endreson

Interns:

Bailey Vianello, Morgan Bonnem, Katherine Brezinski, Lydia Prather, Maria Cartagena

DOLA Regional Manager: Greg Etl

Community Representatives: Derek Isom, Fire District Director

Estimate of Costs: \$2.2 Million

Applying to EIAF grant program in the next round.

Walden

Lions Park

The UTAP team was asked by Jackson County to create a Master Plan that celebrated the community and ecological heritage of Jackson County and the Town of Walden. This plan included various renovations and site improvements for North Park Nature Area, updating the 1996 Lions Park Wetland Enhancement Plan. The team conducted various site analyses and collaborated with the Lions Club to inform the placement of site amenities.

This plan enhances Lions Park as a welcoming destination in Walden, CO, focusing on habitat restoration, passive recreation, and education. In collaboration with the local Lions Club and community representatives, it improves the park's southern and northeastern entrances and overall connection to town, enriching both the environment and community experience

Project Team

UTAP Field Supervisor: Jennifer Kovarik

Interns: Rachel Randolph, Nick Berg, Daniel Schumacher, Allie Schima, Rachel Thody, Steven Pearlman

DOLA Regional Manager: Kate McIntire

Community Representatives: Jim Dustin, Samantha Martin, Coby Corkle, Lions Club Members

Estimate of Costs:

Phase 1: \$915k to \$1.5 Million

Notes: The Lions Club has money available to start implementing small improvements.



Leadville

Community Center

The UTAP team was asked by the City of Leadville to turn an existing building into a community center through adaptive reuse which would reinforce Leadville's identity. Community engagement was conducted via multiple focus groups and at a city-wide festival, which revealed that flexible activity spaces, with emphasis on the youth population, is the most suitable for programming within the space.

The floor plans adapt the programming to the existing architecture of the space without having to remove or add a large amount of walls. Some additional lobby space is constructed along with an enclosed ramp between the multi-storied building, creating inviting connections between indoor and outdoor spaces. Gathering plazas and an activated alley anchor the landscape of the project, allowing flexible activity space to seamlessly flow from inside to outside. Finally, facade materials respond to the city's Victorian and mountain architectural vernacular.

Project Team

UTAP Field Supervisor: Jennifer Kovarik

Interns: Mariana Morales Gonzalez, Nick Berg, Allie Schima, Dan Schumacher

DOLA Regional Manager: Randy Snead

Community Representatives: Laurie Simsonson, Lauren Barrette

Estimate of Costs: \$5.9 to \$11.4 Million

Notes: The city has received DOLA funding for this project in 2025.



City of Sterling Logan County
Community Center Master Plan

The UTAP team worked with the City of Sterling, Logan County, and key stakeholders to explore merging the Sterling Recreation and Heritage Centers into a multi-purpose community hub. This new community hub is intended to attract new residents, promote healthy living, provide for



multi-generational activities, and encourage sociability. Informed by community engagement, the schematic design envisions an inclusive space for all ages, aligning with the trend of combining recreation and senior centers.

This proposal envisions a multi-purpose community center that meets the needs of Sterling and Logan County. Serving as a resource for future planning, this proposal provides a framework for the potential renovation and expansion of these key public facilities and provides a starting point for the community to explore design possibilities, assess feasibility, and guide decision-making on the future of these shared spaces.

Project Team

UTAP Field Supervisor: Jennifer Kovarik

Interns: Mariana Morales Gonzalez, Willa Hendler, Nick Berg, Steven Pearlman

DOLA Regional Manager: Greg Etl

Community Representatives: Cynthia Mills, Wade Gandee, Mike Brownell, Joe McBride, and Karen Ramey-Torres

Estimate of Costs: This project did not include an opinion of cost due to future planning efforts needed for final program.

Logan County

Fairgrounds Master Plan

The UTAP team was asked by Logan County to develop a Master Plan for their Fairgrounds. This plan incorporates an indoor training arena and a livestock barn extension designed to enhance multi-seasonal opportunities and promote interest within the community in supporting and engaging in the local fairgrounds.

This approach focuses on repurposing and upgrading existing facilities to create a safer, healthier, and more stable environment for animals, visitors, and participants. By enhancing current infrastructure, the design promotes operational efficiency and long-term sustainability, strengthening the fairgrounds as a valuable year-round community asset.

Project Team

UTAP Field Supervisor: Jennifer Kovarik

Interns: Mariana Morales Gonzalez, Coleen Hensley

DOLA Regional Manager: Greg Etl

Community Representatives: Mike Brownell, Rick Cullip

Estimate of Costs:

Indoor Training Arena \$2.6 to \$6.7 Million

Livestock Barn \$1.2 to \$2.2



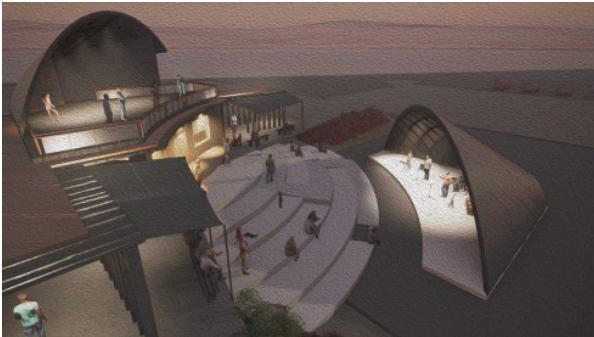
Notes: The boards, flyers and reports will be share at this years Fair. This project would be phased and the two facilities would be constructed at different times.

Fairplay

Park County Fairgrounds

The Park County Fairgrounds in Fairplay have long served as a beloved gathering space, central to the county's identity and traditions. Known best for the annual county fair—with its rodeos, livestock shows, and carnival rides—the fairgrounds hold a special place in the hearts of residents. Yet, for much of the year, the space sits underutilized, requiring upkeep but providing limited year-round value to the community.

Initial assessments revealed that parking and camping were poorly organized, the barn and existing infrastructure were undersized or outdated, and amenities lacked the quality expected by modern visitors and fair participants. Community input gathered through two county fairs and public meetings provided valuable insights and ideas—ranging from arena upgrades and better parking to innovative uses like business incubators, shared workspaces, and early childhood education facilities.



The final master plan envisions a vibrant, multi-use “hub” building at the heart of the fairgrounds. This new facility will include a café and gathering space, office and co-working areas for local entrepreneurs, a childcare center to support working families, flexible classrooms and meeting spaces, and a performance venue for concerts, festivals, and events. These features will not only enhance the fair experience but activate the site throughout the year—drawing both locals and visitors, boosting the local economy.

By weaving together tradition and forward-thinking design, the new plan for the Park County Fairgrounds transforms it into a year-round destination—one that honors its history while positioning it as a dynamic resource for the future.

Project Team

UTAP Field Supervisor: Jeffrey Wood

Interns: Jenn Clegg, Jessica Duarte, Ren Golembieski, Theresa Khoury, Michelle Lazarz, Abe Martin, Sophia Ostendorf, Phil Runnings, Hunter Wahlgren

DOLA Regional Manager: Kate McIntire

Community Representatives: Tom Eisenmann (ret), Barbie Garnett, Emmy Glancy West

Estimate of Costs: \$25,000,000 to \$30,000,000.

The town is hoping to have an action plan (phasing and funding) for moving forward in place in late 2025.

Perry Park

Wauconda Park

When first arriving in Perry Park, one is struck by the overwhelming natural beauty of this place. Our mission was to reimagine the Wauconda Park, a tranquil stretch of grass and trees nestled alongside Bear Creek in the shadow of the dam creating Wauconda Reservoir. Underutilized for much of the time, the park is a good starting point to the many trails in the area.

Our team developed multiple master plan concepts and schematic designs to supplement the master plans. Based off of our initial research and conversations with the community, we identified the following needs for the redesigned Wauconda Park: increased access to the Creek present on site, improved play amenities including nature play, increase of planting for aesthetics and sound barriers, improved pathways, development of seating areas for park-goers, open space for unprogrammed play and leisure, and shaded areas to enjoy the park on particularly warm days.



After our initial presentation, we conducted a community survey. Armed with that information, we developed a final scheme that leaned toward outdoor relaxation and minimized athletic activities (Pickle ball, tennis, etc.) that might create noise which would impact neighbors in and around the valley where the park is located. Planting strategies sought to minimize sound emanating from the basketball court. In the end, an enhanced park that respected the concerns of the immediate neighborhood.

Project Team

UTAP Field Supervisor: Jeffrey Wood

Interns: Jessica Duarte, Paloma Fernandez ,Ren Golembieski, Abe Martin, Sophia Ostendorf, Phil Runnings, Hunter Wahlgren

DOLA Regional Manager: Todd Leopold

Community Representatives: Steve Ostrowski

Est mate of Costs: \$500,000 to \$1M. The district hopes to develop an initial phase for \$300-500K.

The district will be applying for EIAF funds in 2026.

Sterling

Police Station

The UTAP team was asked by the town of Sterling to create a plan to convert the current National Guard armory into a new police precinct building. This team worked together with the town manager, chief of police, and police precinct to make a design that meets functional requirements and enhances community engagement.



This approach aims to create a precinct that enhances the operational efficiency of the police force and serves as a hub for community interaction, encouraging open dialogue and collaboration between the police and the citizens of Sterling. The improved public-facing lobby will serve as a vital interface between the precinct and the community, allowing officers to engage more effectively with residents.

Project Team

UTAP Field Supervisor: Jennifer Kovarik

Interns: Coleen Hensley, Mariana Morales Gonzalez, Jack Jensen

DOLA Regional Manager: Greg Etl

Community Representatives: Kevin Blankenship, Tyson Kerr

Estimate of Costs: \$4.3 to \$6.1 Million

Notes: The City purchased the Armory building during the project and will move the Police Department and remodel the facility based upon this project soon. EIAF funds have been granted for architectural and engineering services for the conversion of the armory to a police department.

Trinidad

Simpson's Rest

Overlooking Trinidad, Simpson's Rest is a striking sandstone bluff crowned by the iconic illuminated "TRINIDAD" sign. Named after early Trinidad resident George Simpson, this plateau is both his final resting place and a beloved vantage point for breathtaking views of the city and surrounding landscape. Simpson's Rest has long been a cherished destination for locals and visitors alike.

Recognizing the site's potential to serve the community and visitors even better, the designers at the University Technical Assistance Program (UTAP) were invited to explore ways to enhance Simpson's Rest. The challenge was to make the space more welcoming, more accessible, and perhaps even more fun. This reimagining of Simpson's Rest aims to transform the plateau into a place that not only offers incredible views but also enhances our understanding of the environment and celebrates the region's unique character.

The proposed plan includes a multi-phase solution, enabling the city to upgrade Simpson's Rest incrementally, as funding allows and as public needs evolve. With these improvements, this elevated spot will not only continue to serve as a beloved lookout but will also become a destination for learning, recreation, and inspiration—offering something for everyone who ventures to the top of the "Rest."

Project Team

UTAP Field Supervisor: Jeffrey Wood

Interns: Michelle Lazarz, Jess Duarte, Abe Martin, Ren Golembieski, Jenn Clegg, Sophia Ostendorf, Theresa Khoury

DOLA Regional Manager: Tara Marshall

Community Representatives: Jared Chatterly

Estimate of Costs: \$2.5m – \$3.5m to be completed in 3-4 phases.

The City is in the process of purchasing adjacent property to ensure that all improvements are on Trinidad Property and the road to the site can be improved. Most of the funding for the initial phase is in place.



Community Testimonials

The Green Mountain Falls Parks, Rec and Trails Advisory Committee (PRTAC) was tasked with redesigning the Pool Park which includes a historic outdoor pool, an aging pool house and surrounding park. The Town Manager connected PRTAC with the UTAP program led by Jeffrey Wood. His students researched the area, engaged the community with multiple public forums and a survey and had many interactions with the PRTAC. All of this well-guided effort led to a final design concept that was presented to Town Staff.

PRTAC appreciated UTAP's support and willingness to input new design direction. The professionally developed final design concept will be instrumental in obtaining funding for this project.

Nancy Dixon, Town of Green Mountain Falls

Jesse Stroope, PRTAC

880 Bogue Street
PO Box 603
Fairplay, CO 80440
719-836-4152
<http://park.extension.colostate.edu/>

To Whom It May Concern,

On behalf of Park County and the CSU Extension, I would like to express our sincere gratitude for the partnership with the CU University Technical Assistance Program (UTAP). The collaborative effort on the Park County Fairgrounds redesign project has been nothing short of transformative.

Working closely with the talented students and faculty has been a rewarding experience. Their innovative approach, professionalism, and dedication to understanding the unique needs of our community have resulted in thoughtful designs that will significantly enhance our fairgrounds' functionality and appeal. The process has not only provided us with a clearer vision for the future but also demonstrated the immense value of fostering partnerships between higher education and local communities.

The UTAP program has been instrumental in bridging the gap between academic expertise and community development. The team's work ensures that smaller, rural communities like ours can access top-tier technical assistance and innovative solutions that might otherwise be out of reach.

We are excited about the lasting impact of this collaboration and wholeheartedly endorse the UTAP partnership for the crucial role it plays in empowering communities. Thank you for making this invaluable resource available, and we look forward to continuing our partnership.

Warm regards,



Barbie Garnett
CSU Extension Director, Park County
barbie.garnett@parkcountyco.gov

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January 10, 2025

To whom it may concern,

I am writing on behalf of the University of Colorado Denver's University Technical Assistance Program (UTAP).

The City of Trinidad had the opportunity to work with Jeff Wood and his team of student employees through this program on the rehabilitation of our Simpson's Rest historic site and outdoor recreation amenity.

Professor Wood and his team, in partnership with the Department of Local Affairs (DOLA), brought insight and expertise to the project that proved to be invaluable. The UTAP program allowed the city to access the resources, skills and knowledge of the university, its students and staff, at a cost that could have been prohibitive to the project had the city had to solicit and engage other outside assistance.

The City of Trinidad looks forward to working with the University Technical Assistance Program again in the future as it has proven to be an asset in city project development. If utilized, this program can have a tremendous positive impact in a community.

Best regards,

A handwritten signature in black ink, appearing to read 'Jared Chatterley'. The signature is fluid and cursive, with a large, sweeping 'J' and a long, horizontal stroke at the end.

Jared Chatterley
Director
City of Trinidad
Office of Outdoor Recreation

Student Testimonials

Hi Jeff,

I truly enjoyed my time working with UTAP. Growing up in Colorado, I was excited for the chance to visit parts of the state I hadn't seen before and to sharpen my design skills on real-world projects. During my time with the program, I got to work on a wide range of conceptual designs including senior centers, rec centers, adaptive reuse projects, an amphitheater, town halls, a police station, affordable housing, a fairgrounds expansion, and even some landscape design. Each project came with its own set of programmatic challenges and unique contexts, but they all had one thing in common: passionate, engaged communities. One of the most valuable parts of UTAP is the direct facetime we get with stakeholders and the broader community. Through events with people of all ages, we were able to present our designs and gather feedback directly from the end users. That experience taught me how to build narratives around design, how to present effectively, and how to listen and adapt. I've come to believe that good design begins with empathy, for the users of a space, for the community, and for the history and landscape of a site. That belief was shaped by my experience at UTAP and is something I'll carry with me throughout my career. Beyond the professional experience, the program also gave me the chance to connect with classmates, both architecture and landscape students. We shared perspectives, had open conversations about design, and built lasting friendships. I also learned a lot from Jeff, who made the job fun while sharing invaluable insight from his years of experience. Our conversations, whether about the Broncos, career paths, or his stories from running a firm, helped shape my own vision for the future. I hope to start my own firm one day, and those chats gave me a real window into what that might look like.

I'm incredibly grateful for the two years I spent with UTAP, and I'd strongly recommend the program to anyone at CU Denver.

I meant to send this awhile ago but better late than never I guess. Thank you again for being a great boss and looking forward to staying in touch in the future.

Thanks,
Abe

Participating in UTAP while being a student at CU Denver was one of the best experiences of my graduate education. The program provides an opportunity to work under licensed professionals and be immersed in actual design projects, while still operating within the familiar framework of the university setting. The knowledge and experiences gained at UTAP are not offered in a typical studio course, and the program acts as a valuable transition from school to professional practice. There was also the added benefit of getting to work with fellow students who share common experiences and goals, and working under Field Supervisor Jeffrey Wood, who balances a professional studio environment with mentoring, made the experience both fun and instructive.

During my 18 months with the program, I was able to work on a variety of community-focused projects, including a senior center, town hall, recreation center, and county fairgrounds. Rooted in communities throughout the state, the projects were meaningful in their location and impact, and incorporated cross-disciplinary elements that integrated architecture, landscape, and planning into the design process, which broadened my understanding of each. Traveling to and spending time in the various communities, something that is not always feasible within a studio course, allowed me to gain a deeper understanding of the often-intangible elements of a site and its various contexts, and the crucial role these elements play within the design process.

Well-designed spaces should be available to everyone, irrespective of the size of the community or scale of the project, and UTAP provides some of these services to communities who might otherwise not be able to work with a design firm. Additionally, because of its direct connection with the university, the program in a way acts as a research-based design firm, with access to experts and the latest knowledge on a variety of subjects, including regenerative and sustainable design, construction technology, and building performance. Almost everyone we encountered within the various communities was personally vested in our work and wanted to support us in any way they could. UTAP acts as a sort of bridge between education and professional practice, and the program was a great opportunity to test out some ideas and refine my personal design process along the way.

Jenn Clegg
MArch '22

Sophia Ostendorf
14045 Denver West Circle #1403
Lakewood, CO 80401

Jeff Wood – Studio X South Team Field Supervisor
College of Architecture and Planning
University of Colorado Denver
Campus Box 126, P.O. Box 173364
Denver, CO 80217-3364

Dear Jeff Wood and DOLA,

Thank you for the opportunity to be part of the UTAP Studio X (South) team over the last 2 years. It was an honor to learn from you and serve rural Colorado communities!

Working for UTAP was such an amazing learning experience and really set me up for success as I entered the real world. I was able to apply what I've learned in school to real world projects, refine my design process, and improve my technical skills in Revit, Adobe Creative Suite, and other design software. The community engagement meetings and presentations to the town council and city officials helped me improve my public speaking and allowed me to grow into a confident designer.

Seeing how our designs at UTAP can impact the quality of life and improve the livelihood of Colorado communities was incredibly rewarding and reminded me why I chose to pursue this career in architecture. It broadened my horizons as to what I can do in this career field and how I can make a positive impact on the community.

Thank you again for the opportunity, the memories, and the lifelong friends.

All the best,

Sophia