

From: [Duvic - HC, Erica](#)
To: [Kristi Jefferson](#)
Subject: Re: Salida Historic Survey - FHU
Date: Tuesday, April 27, 2021 9:55:33 AM

Thanks Kristi! FHU is qualified with Kristi Miniello on board. The Manitou Springs Survey Plan referenced in the proposal has not yet been completed.

Erica Duvic

Preservation Planner

Certified Local Government (CLG) Program Coordinator

Pronouns: [she, her, hers](#)

History Colorado | State Historic Preservation Office

720-693-0065 | erica.duvic@state.co.us

History Colorado Center | 1200 Broadway | Denver, CO 80203 | HistoryColorado.org



Under the Colorado Open Records Act (CORA), all messages sent by or to me on this state-owned e-mail account may be subject to public disclosure

Please Note: The State Historic Preservation Office is teleworking indefinitely, and accepting [electronic submissions](#) for all office functions. E-mail is the fastest way to reach me.

On Mon, Apr 26, 2021 at 3:24 PM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Erica,

Attached is the RFP from FHU.

Kristi Jefferson

Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626



City of
Salida
HISTORIC
SURVEY PLAN

April 26, 2021

Submitted by:



FELSBURG
HOLT &
ULLEVIG



April 26, 2021

Kristi Jefferson, Senior Planner
City of Salida
448 E. First Street
Salida, CO 80829

Re: **Historic Survey Plan Scope & Cost Estimate**
City of Salida, Colorado

Dear Ms. Jefferson:

Felsburg Holt & Ullevig (FHU) respectfully submits our proposal for preparation of an historic survey plan for the City of Salida. Historic survey plans are instrumental for re-visiting prior survey efforts, identifying opportunities for future survey work, and providing the greater Salida community a chance to become engaged with historic preservation efforts throughout the city. Through a collaborative process between city staff, the Historic Preservation Commission, and general public, the historic survey plan will outline recommendations and strategies for conducting and prioritizing future reconnaissance and intensive-level survey projects throughout the city.

FHU brings together a background of experience in historic preservation consulting work. Jake Lloyd, historic resources specialist with FHU, has 14 years of experience in environmental planning and historic survey work throughout the Colorado and the Midwest. Jake has recently developed and managed the Manitou Springs historic survey plan, which shares similar goals and objectives as this project. His diverse background includes experience in architecture and historic preservation and has collaborated with municipal professionals, historians, engineers, architects, landscape architects, and the public to bring together shared goals and project objectives.

It was with his unique interest in the Salida region that Jake reached out to the city in late 2020 to discuss the city's interest in pursuing grant funding to conduct an historic survey update. Because of his work preparing the CLG grant application in January 2021, Jake understands the city's desire to update past survey information for the Salida Downtown Historic District, which contains 111 buildings, of which 79 are contributing to the significance of the historic district. He understands the various survey work that has been conducted to date, including the 1981 National Register District nomination of the downtown commercial area and subsequent intensive surveys conducted in 2001-2002, residential surveys from 2005-2007 and development of design guidelines in 2011. Due to the potential changes to previously surveyed buildings and properties, as well as data needs for unsurveyed areas in the city, an historic survey plan will help with the long-range planning and preservation efforts of the city.

Our team is strengthened with Kristi Miniello of Miniello Consulting, LLC. Kristi's depth of historic preservation experience ranges from her time as a preservation specialist with the Wyoming State Historic Preservation Office to a city planner with the City and County of Denver, Kristi has a deep understanding and appreciation for the range of building types and architectural styles found throughout the region.

FHU also offers GIS data analysis and mapping support for this effort. Blake Walter is a certified GIS professional (GISP) with FHU who has provided support on numerous historic survey projects throughout Colorado and has experience developing web mapping applications. Blake will assist Jake and Kristi with management of GIS survey data and can create web mapping applications for conveying information to the public. Our team is further enhanced by FHU senior planner and local Salida resident Jodie Snyder. With over 17 years of project planning and management experience, Jodie provides the unique local knowledge and experience to create a successful comprehensive survey plan.

Our team is excited to continue to assist the City of Salida to update current historic preservation documentation and map a path forward for achieving your community's historic preservation goals.

Sincerely,

FELSBURG HOLT & ULLEVIG


Alex Pulley, CE
Principal-in-Charge


Jake Lloyd
Project Manager/Historian

PROJECT TEAM EXPERIENCE



Felsburg Holt & Ullevig is a Colorado based multidisciplinary consulting firm specializing in historic surveys, transportation planning, multimodal planning, traffic engineering, transportation operations and safety, civil engineering design, structural design, construction management, and rail/transit services. We have 168 employees in eight offices, including 134 in Colorado.

FHU has a strong team of historic resource specialists ready to assist the City of Salida with historic research and survey planning in accordance with History Colorado's Colorado Cultural Resource Survey Manual. FHU has a rich background in coordinating with the Colorado Department of Transportation (CDOT), Nebraska Department of Transportation (NDOT), South Dakota Department of Transportation (SDDOT), the U.S. Army Corps of Engineers, and the U.S. Department of Housing and Urban Development regarding consultation under Section 106: of the National Historic Preservation Act of 1966 and History Colorado's guidelines for historic survey planning. We routinely develop area of potential effects (APE) boundaries, evaluate properties for NRHP eligibility, formulate effects determinations, and provide support for designing and developing mitigation to historic properties with adverse effects.

Our team of historic resource specialists has conducted numerous historic site evaluations for a variety of property types including buildings, structures, roads, railroads, bridges, irrigation canals, sewer systems, post-WWII subdivisions, as well as National Register nomination forms. We consistently prepare draft consultation materials for municipalities, state DOTs and federal agencies to consult with their respective SHPO on Section 106 undertakings. Our specialists regularly conduct historic property surveys when necessary to evaluate NRHP eligibility and work with clients to thoroughly understand a proposed undertaking so that impacts to potential historic properties can be properly assessed and coordinated with SHPO.



Founded in 2014 by Kristi Miniello, **Miniello Consulting** is a DBE, M/WBE, SBE, ESB, and EBE certified, woman-owned small business based in Denver, Colorado. The company specializes in providing high-quality NEPA documentation for U.S. Department of Housing and Urban Development undertakings and offers a wide range of architectural history services to a broad client base.

HISTORIC RESOURCE SURVEY EXPERIENCE

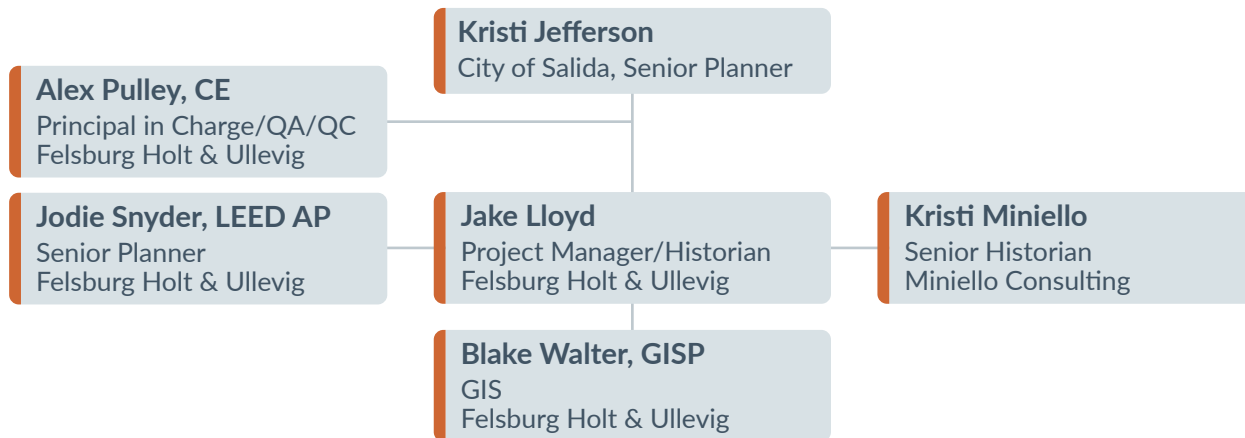
As FHU's primary historic resource specialist, Jake has conducted numerous historic building surveys throughout the Front Range. His experience includes the documentation of historic properties utilizing the OAHp's Architectural Inventory Forms (1403), Cultural Re-Visitation Forms (1405), Management Data Forms (1400), and Linear Component Forms (1418). Most recently, he completed building survey and evaluation of historic properties for the I-25 Broadway Interchange Project in Denver, SH 7 and 120th Avenue Intersection Project in Lafayette, 120th Widening Project in Northglenn, and historic survey and evaluation of properties for the Colorado Avenue Re-Alignment Project in Colorado Springs.

Since starting Miniello Consulting in 2014, Kristi has conducted numerous intensive-level surveys of properties in Colorado, and she is incredibly familiar with the requirements of the Colorado Office of Archaeology and Historic Preservation. Much of this experience has been related to National Environmental Policy Act reviews for potential U.S. Department of Housing and Urban Development-funded undertakings. In many of these cases, the Area of Potential Effect (APE) encompasses multiple properties requiring evaluation, such as downtown Trinidad, older neighborhoods in Boulder, and diverse neighborhoods throughout Denver. Recently, Kristi completed a survey of 38 properties in the Town of Hudson and prepared the associated Historic Resource Survey Report for the Colorado Department of Transportation.

PROJECT TEAM QUALIFICATIONS

PROJECT KEY PERSONNEL

The FHU team, led by Jake Lloyd as Project Manager, is committed to providing the City of Salida with the knowledge, experience, and commitment required to continue the development of safe, attractive, and appealing parks and open spaces. Jake will apply his recent completion of the Manitou Spring Historic Survey Plan for your project. The team members have a firm understanding of project assignments and processes and have experience developing solutions for our clients.



The following brief biographies demonstrate the expertise of our key team members along with their responsibilities as they relate to your needs identified in the RFP. Full resumes for our key team members are also included.

JAKE LLOYD – PROJECT MANAGER / HISTORIAN



Jake is a Historic Resource Specialist and environmental planner with 14 years of professional experience in historic surveying, architecture, and environmental planning. His expansive background includes projects in architecture, historic preservation and historic resource surveying, landscape design and planning, low impact development, and graphic design. His combined education and work experience meet the Secretary of Interior's Standards and Guidelines for Professional Qualifications for Architecture and Historic Architecture. As a member of the environmental group at FHU, his project involvement includes Section 106/4(f) clearance and historic cultural resource surveys for NEPA projects, graphic design and digital illustrations for design proposals and presentations, and landscape design.

ALEX PULLEY, CE – PRINCIPAL IN CHARGE



As the PIC, Alex will bring his experience leading environmental planning efforts to ensure that appropriate resources are allocated, and tasks are completed and packaged accordingly. Alex has more than 23 years of experience and has managed or overseen hundreds of projects ranging from long-term planning efforts to environmental studies to design projects. He will leverage this experience to assist Jake with keeping the project on schedule and on budget. If City staff ever has a concern, Alex is available to assist in what ever way possible.



KRISTI MINIELLO – SENIOR HISTORIAN, MINIELLO CONSULTING

Kristi meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. Over the past 15 years, she has gained a depth of invaluable experience while serving in different preservation roles. From reviewing survey submittals while working at the Wyoming State Historic Preservation Office, to preparing determinations of eligibility in the private sector, to navigating the preservation landscape from a city government perspective, she is accustomed to evaluating a wide array of building types and styles from various time periods and developing appropriate contexts for historic resources.



JODIE SNYDER, LEED AP – SENIOR ENVIRONMENTAL PLANNER

Jodie has 17 years of experience supporting and leading transportation, planning, and NEPA tasks. Jodie will provide assistance to the team as a local resource for research and on-the-ground efforts including the limited windshield survey. As a planner and NEPA generalist, Jodie has broad experience with public processes and the full gamut of community, natural, and environmental resources in both rural and urban settings. Her local expertise will also provide another dimension to the FHU team.



BLAKE WALTER, GISP – GIS SPECIALIST

Blake is a certified GIS professional (GISP) and provides expertise in cartographic design, spatial/3D analysis, modeling, and Python scripting. He has applied these skills for various transportation and environmental projects for private and public clients. Blake is also an FAA Certified Remote Pilot, where he helps lead the FHU drone program, utilizing Unmanned Aerial Systems (UAS) to collect real-time spatial data for immediate integration into Engineering and GIS applications.

WORK ON SIMILAR PROJECTS

The projects and experience shown on the following pages include a variety of tasks, challenges, solutions and successes from our proposed team. FHU is prepared to offer our expertise and creativeness to deliver this project. The following projects highlight our experiences with effectively working with Section 106 documentation, consultation, and mitigation development for our clients.

MANITOU SPRINGS HISTORIC SURVEY PLAN

Manitou Springs, CO

In September of 2020, Felsburg Holt & Ullevig (FHU) in partnership with Clerestory Preservation, began a comprehensive analysis of past historic survey work conducted in the Manitou Springs Historic District. The survey plan was developed to consolidate all previous survey efforts to date and included an overview of past historic contexts, design guidelines and preservation ordinances, property types, and architectural styles found throughout the historic district. The information was then analyzed to determine the level of detail of the information collected and whether the information was outdated and needed updating. The survey information collected by the team was used to develop a strategy for recommended future historic survey work in the historic district. Future survey recommendations were assigned high, medium, or low priorities based on the quality and type of prior survey work, information collected, and changes to the physical qualities of individual properties and neighborhoods. The project was a collaborative effort between project consultants, City of Manitou Springs Planning Department, Historic Preservation Commission, and broader members of the community and will help the city make good planning and preservation decisions moving forward.



Residence (10 Spencer Avenue)



Residence (121 & 125 Cave Avenue)



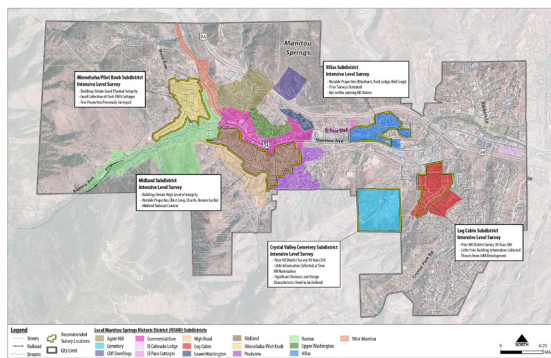
Residence (404 Canon Avenue)

Agate Hill Subdistrict

Consists of larger-scale residences on large lots, featuring Victorian-era architectural styles. This subdistrict was covered in the 2001-2002 Spencer Ave/Cave Ave Neighborhood Building Survey and Inventory study. The subdistrict exhibits excellent retention of original building materials and a high level of craftsmanship.

Notable buildings and structures include:

- Residence/Ideal Nook (10 Spencer Ave.)
- Davis Castle (128 Spencer Ave.)
- Agate Hill Cottages (103 Cave Ave.)
- Residence (121 Cave Avenue)
- Sterling/Willie Cottage (125 Cave Avenue)
- Residence (404 Canon Avenue)

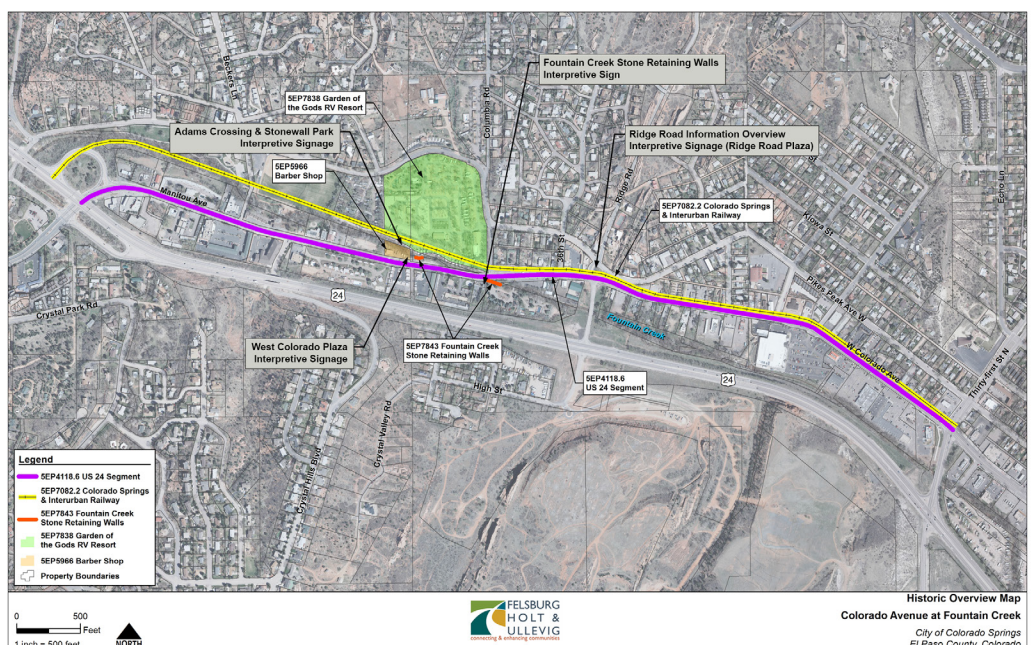


COLORADO AVENUE OVER FOUNTAIN CREEK HISTORIC RESOURCE SURVEYS

Manitou Springs, Colorado Springs & El Paso County, CO

Beginning in 2016, Felsburg Holt & Ullevig (FHU) conducted an historic and cultural resources analysis and evaluation of National Register of Historic Places (NRHP) eligibility for historic resources located along the Colorado Avenue Realignment over Fountain Creek project in El Paso County. This large project was part of the Westside Avenue Action Plan – a collaborative community improvements project to 1.5 miles of US 24 Business (W. Colorado and Manitou Avenues). The project initially included intensive level surveys of seven properties along US 24 Business and later evaluated an additional six properties to determine NRHP eligibility and the potential for effects from the proposed project. The project

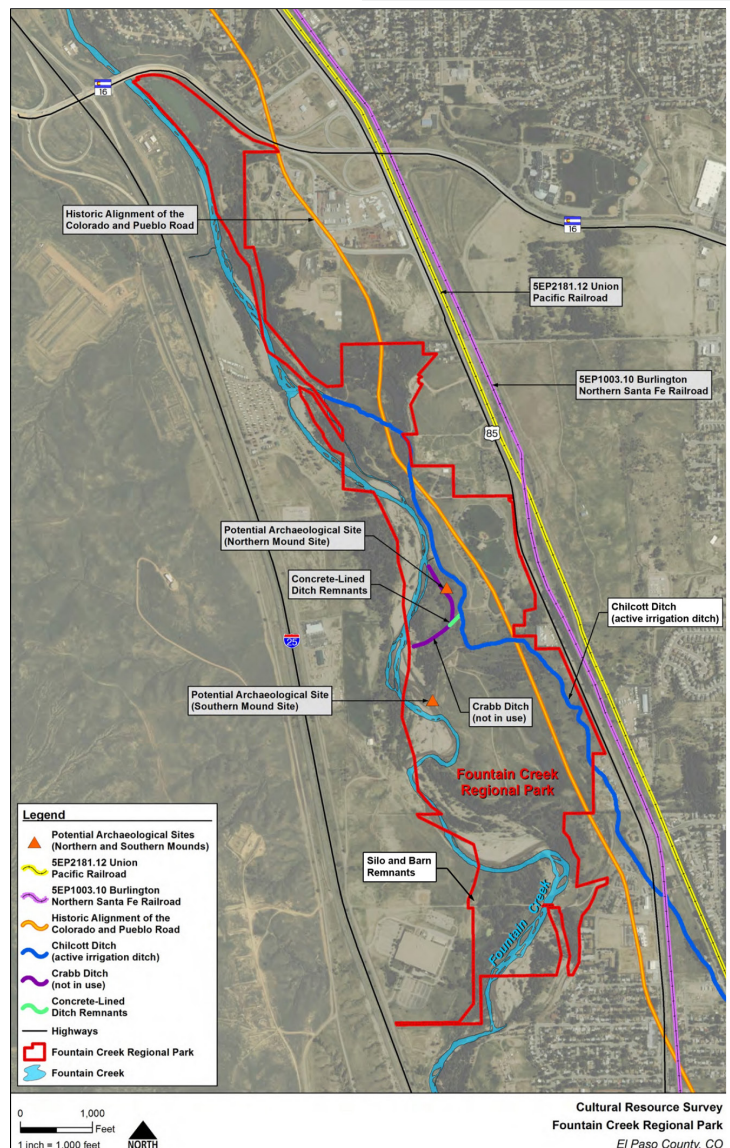
later developed Level I & II documentation for properties along the corridor and created historic interpretive mitigation signage and landscape installations to convey the historic significance of the area.



FOUNTAIN CREEK REGIONAL PARK HISTORIC REPORT

El Paso County, CO

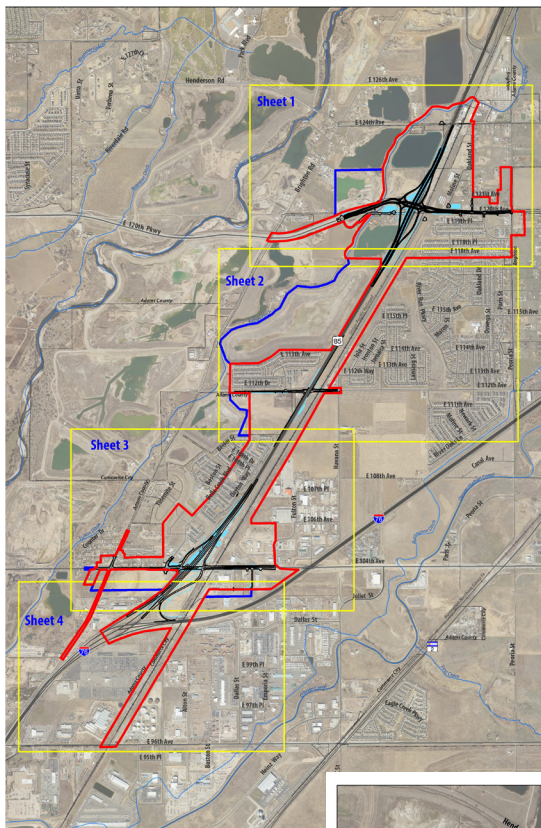
In early April 2016, Felsburg Holt & Ullevig (FHU) and Alpine Archaeological Consultants, Inc. conducted a cultural resource survey of Fountain Creek Regional Park (FCRP) to establish a baseline for information regarding existing and potential cultural resources located within the park. The information has been used by El Paso County Parks for their current efforts in developing a Master Plan for FCRP. The land encompassing FCRP, which is located along Fountain Creek, was acquired through purchase and donation between 1982 and the mid-1990s. Since FCRP was created relatively recently, no cultural resource inventory has been conducted to date. The cultural resources inventory focused on the area located within the boundary of FCRP, which is located in El Paso County, Colorado.



US 85 HISTORIC RESOURCES TECHNICAL REPORT Colorado Department of Transportation

Felsburg Holt & Ullevig (FHU) conducted cultural resource investigations in conjunction with the Colorado Department of Transportation (CDOT) from August 2017 through February 2019 for the US 85 (I-76 to 124th Avenue) Environmental Assessment project located in Adams County. Based on the alternatives considered in the Environmental Assessment, CDOT, acting on behalf of the Federal Highway Administration, was required to consider potential

effects on historic properties, consistent with Section 106 of the National Historic Preservation Act of 1966 (as codified in 36 CFR 800). This report established an Area of Potential Effects (APE) for historic properties and identified and evaluated the historic significance of properties located within the APE. To this end, a file search through the Office of Archaeology and Historic Preservation's (OAHP) Compass database revealed that the APE contains seven previously recorded resources, including three segments of the Denver Pacific/Union Pacific Railway (UPRR), one segment of the Fulton Ditch, two bridge structures, two farm complexes, and one pioneer cemetery. Jake Lloyd, FHU Historian, developed a historic context for the APE and conducted intensive level documentation for 48 resources within the APE, including 41 individual properties, five linear resources, one post-World War II residential subdivision, and a re-evaluation of one cemetery. The historical significance of one additional property in a Potential Noise Study Area was also considered. This report summarized the resulting National Register of Historic Places (NRHP) eligibility determinations for properties within the APE. This report formed the basis of CDOT's Section 106 consultation with consulting parties, including the Colorado State Historic Preservation Office (SHPO).

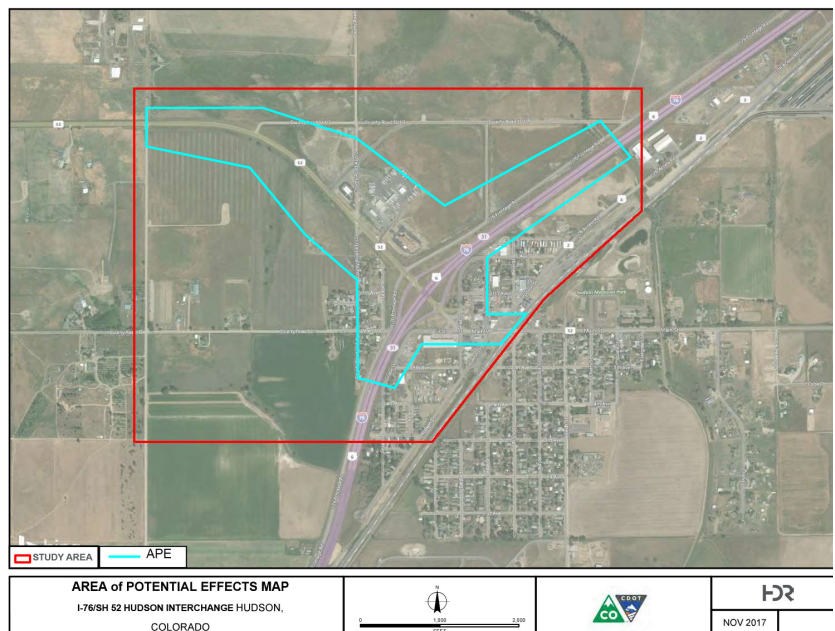


Legend
 Area of Potential Effects (APE) - Red outline
 Area of Potential Effects (APE) - Blue outline
 Proposed Action Design - Green outline
 Proposed Bridge Design - Blue outline
 Proposed Water Quality Pond - Light blue outline
 MHP - Orange outline
 Right-of-Way - Yellow outline
 Potential Noise Study Area - Light blue outline
 Adams County Parcel - Grey outline
 0 1,000 Feet
 Sheet 1: Area of Potential Effects

HISTORIC RESOURCE SURVEY – INTERSTATE 76/STATE HIGHWAY 52 INTERCHANGE

Colorado Department of Transportation

In 2018, Miniello Consulting undertook the identification and evaluation of cultural resources associated with roadway improvements near the Town of Hudson for the Interstate 76/State Highway 52 interchange project in conjunction with the Colorado Department of Transportation. The project aimed to identify the significance cultural resources and historic districts in the project area in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended. The project's APE covered approximately 185 acres, including much of the Town of Hudson. Historic research utilized History Colorado's RP3 context development for the identification and evaluation of resources located within the project APE, covering an extensive range of themes including Colorado Plains context, Early High Plains Irrigation and Farming, Colonies and Towns, and Transportation Engineering contexts. The project identified, surveyed, and evaluated 38 properties meeting the minimum age requirement of 50 years for National Register of Historic Places (NRHP) eligibility and concluded that six properties meet the significance criteria to be eligible to the NRHP.



HISTORIC RESOURCE SURVEY – VASQUEZ BLVD./E. 60TH AVE./PARKWAY DR., COMMERCE CITY

Colorado Department of Transportation

Beginning in 2020 and concluding in late 2021, Miniello Consulting has been involved in the identification and evaluation of cultural resources associated with intersection and roadway improvements in Commerce City for the Vasquez Blvd./E. 60th Ave./Parkway Dr. project in conjunction with the Colorado Department of Transportation. The project aims to identify the significance of cultural resources and historic districts in the project area in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended. The project's APE covers approximately 400 acres, including much of the original industrial and residential center of Commerce

City. Historic research utilized History Colorado's RP3 context development for the identification and evaluation of resources located within the project APE, covering a range of themes including Colonies and Towns, and Transportation Engineering contexts. The project identified, surveyed, and evaluated 29 properties (including one post-World War II housing subdivision with 117 individual houses) meeting the minimum age requirement of 50 years for National Register of Historic Places (NRHP) eligibility and preliminarily concluded that five properties meet the significance criteria to be eligible to the NRHP.



HISTORIC RESOURCE SURVEY – SCATTERED SITES IN DENVER

Denver Housing Authority/City and County of Denver

From November 2020 through March 2021, Miniello Consulting was involved with the Denver Housing Authority's (DHA) large-scale efforts to dispose of over 270 properties in its portfolio that meet the minimum age requirement of 50 years for National Register of Historic Places (NRHP) eligibility. Working with DHA and the City and County of Denver's Department of Housing Stability (HOST), Miniello Consulting provided guidance on streamlined methods and best practices for efficiently and accurately evaluating all of the properties in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended, by the end of 2022. The properties are scattered throughout Denver, and Miniello Consulting completed the identification and evaluation of 26 cultural resources within a geographic cluster as part of a Pilot program to assist DHA with navigating future evaluations.



PROJECT APPROACH

This section presents our recommendation for the Salida Historic District Survey Plan. This approach blends our recent Historic Survey Plan in Manitou Springs and with the unique aspects of Salida and the work completed to date.

TASK 1 – KICK-OFF MEETING AND WORK SESSION

A kick-off meeting and work session hosted by the City of Salida will be led by FHU, and will include city staff, members of the Historic Preservation Commission (HPC), and community members to discuss the project approach, expectations for the historic survey, and the project schedule. A separate internal meeting will be conducted with the Certified Local Government (CLG) coordinators from History Colorado to review the CLG grant process. will need to be prepared to host meetings via a video conferencing platform such as Zoom, etc.

City staff will convey areas of interest and provide the FHU with prior survey efforts, building survey forms, and other pertinent research from the historic district prior to the kick-off meeting so that FHU can understand the prior work conducted to date. Task 1 will also identify the level of assistance from City staff to the FHU including members of the HPC. The City will also help identify additional sources of archival history and other information that can be used in compiling the updated historic survey plan, including local area contacts.

Overall goals of Task 1:

- ♦ *Define the community's fundamental objectives of the historic survey.*
- ♦ *Solicit input from the public.*
- ♦ *Consolidate existing historic survey data from previous survey efforts.*
- ♦ *Discuss data collection and assistance from City staff.*
- ♦ *Develop timeline for completion of the data collection, draft and final reports, and public meetings.*
- ♦ *Offer alternative meeting options such as virtual online meetings and work sessions to make public engagement as effective as possible during the Covid-19 pandemic.*

TASK 2 – DATA COLLECTION AND EVALUATION OF FINDINGS

Utilizing information provided by the City, such as previous survey reports, nominations, site forms, maps, and any other research material, FHU will organize and review the information to identify the City's needs and opportunities for future survey efforts. Prior survey efforts include:

- 1981: Original Historic Building Surveys
- 1984: Salida Downtown National Register District Nomination
- 1996: 5CF.850 Chaffee County Courthouse historic building survey
- 2001-2002: Front Range Research Associates conducted the "Downtown Salida Historic Buildings Survey, 2001-02", an intensive level and reconnaissance level survey of downtown.
- 2005-2006: Front Range Research Associates came back and surveyed more buildings downtowns, this time residential buildings.
- 2006-2007: Front Range Research Associates came again and surveyed 100 properties east of the downtown district and neighborhood around the Denver and Rio Grande Railroad.
- 2011: Design Guidelines for downtown historic district (adopted by City Council)

FHU will further utilize the Office of Archaeology and Historic Preservation (OAHP) Compass database and assistance to determine additional building surveys that have been conducted in the historic district, including individual properties that have been previously surveyed and/or listed in the National or State registers. Additionally, FHU will analyze historic contexts compiled in prior survey efforts. After research and collection of existing survey and context data, we will review and evaluate the data for completeness and current accuracy to identify data gaps and priorities for future survey phases.

Overall goals of Task 2:

- ♦ *Obtain and review all pertinent prior historic survey efforts available through the City.*
- ♦ *Conduct additional information available through the OAHP database to identify existing building surveys and designated properties.*

TASK 3 – CONDUCT LIMITED WINDSHIELD SURVEY

Based on data collection and public input, FHU will conduct a limited windshield survey of the local historic district to collect photographs of key areas representative of prior survey efforts and other unsurveyed areas of the city. The windshield survey will collect broad information on property types and changes to the physical condition of previously surveyed properties. No survey forms will be produced as part of this effort, though the findings will inform recommendations for future survey efforts.

Overall goals of Task 3:

- ♦ *Identify geographic distribution of historic resources, representative property types, overall levels of historic integrity, and concentrations of resources with high integrity.*

TASK 4 – DEVELOP DRAFT SURVEY PLAN

Using the results of the data collection and windshield survey, FHU will prepare a draft survey plan following the Survey Plan Outline as provided by OAHP. The draft plan will illustrate the development and evolution of the City, provide a background discussion on prior survey efforts, and identify areas for future survey opportunities. Areas identified for future survey work will be prioritized based on feedback received during the first public meeting and from the City, as well as based on the limited windshield survey conducted in Task 3.

Overall goals of Task 4:

- ♦ *Compile prior survey efforts, public meeting input, windshield survey photos and findings, and GIS mapping efforts into draft historic survey plan.*
- ♦ *Provide background discussion on prior studies.*
- ♦ *Identify and prioritize future survey efforts, both intensive and reconnaissance.*
- ♦ *Provide draft survey plan to City and HPC for review and comment.*

TASK 5 – PRESENTATION OF DRAFT SURVEY PLAN

Following development of the draft survey plan, a public meeting will be held at a venue (physical or virtual) selected by the City and will include City staff, the HPC, and the public to review the data collected on prior survey and research efforts, goals and objectives, and a draft of the historic survey plan. FHU will utilize this opportunity to solicit additional feedback on areas of interest and/or concern for historic surveys.

Overall goals of Task 5:

- ♦ *Host a meeting to share details of previous historic survey efforts and the goals and objectives of the historic survey plan, as well as solicit public input. This meeting is intended to occur approximately mid-way through the course of the project and will provide a crucial opportunity to engage the community and field any questions and concerns they may have about the future of preservation in the City.*
- ♦ *Present a timeline for when the survey plan will be completed.*
- ♦ *Submit Draft Survey Plan to History Colorado for review.*

TASK 6 – PREPARE FINAL HISTORIC SURVEY PLAN

FHU will make suggested revisions to the draft survey plan based on input from the City, HPC, and the public and prepare the final historic survey plan. The final report will contain all information collected and compiled during the data collection process, field visits, and public meetings, and will be provided to the City.

Overall goals of Task 6:

- ♦ *Revise draft survey plan based on comments from City, HPC, and the public.*
- ♦ *Provide hard and digital copies of the historic survey plan to the City.*

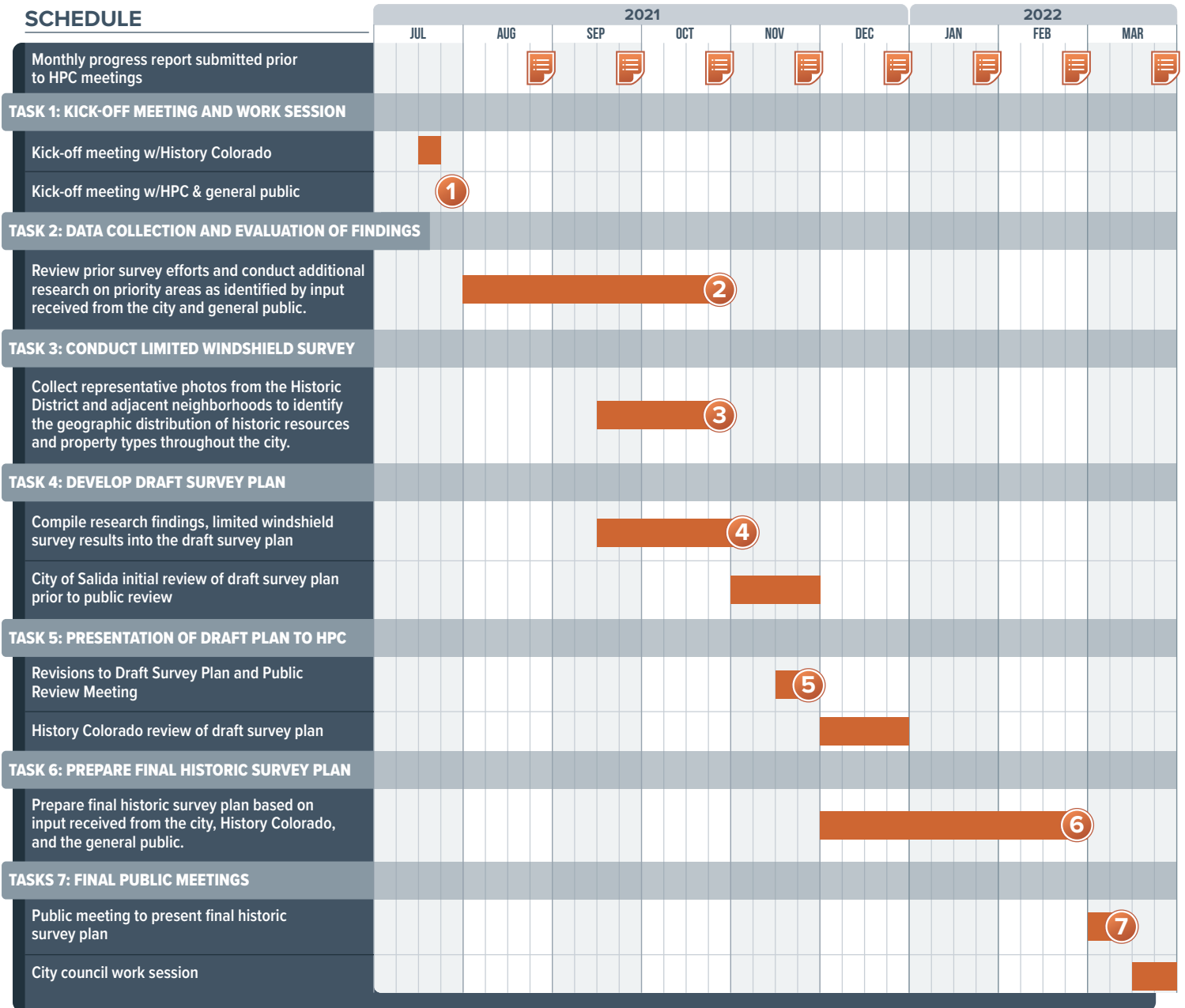
TASK 7 – FINAL PUBLIC MEETINGS

The final public meeting will be held at a venue selected by the City and will be open to all residential and business property owners, City staff, the HPC, and the general public. This meeting will provide an opportunity to present the findings and recommendations from the final historic survey plan to the public.

Overall goals of Task 7:

- ♦ *Present the final historic survey plan, including recommendations and next steps to the community.*
- ♦ *Present recommendations to City Council during a scheduled work session.*

PROJECT SCHEDULE



Project Milestones (as described in scope of work)

Monthly Invoice Submitted with Progress Report to HPC

TEAM REFERENCES

Jake Lloyd References:

Barbara Stocklin-Steely, Senior Historian
Colorado Department of Transportation, Region 1
2829 W. Howard Place
Denver, CO 80204
303-757-9397; Barbara.stocklin@state.co.us

Michelle Anthony, Senior Planner
City of Manitou Springs Planning Department
606 Manitou Avenue
Manitou Springs, CO 80829

Jason Marmor, Senior Historian
Colorado Department of Transportation, Region 4
10601 W. 10th Street
Greeley, CO 80634
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Kristi Miniello References:

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Victoria Sanderson
Environmental Officer
Department of Housing Stability
City and County of Denver
victoria.sanderson@denvergov.org
720-913-1663

PROJECT FEE ESTIMATE

Task No.	Proposed Task	Alex Pulley	Jodie Snyder	Jake Lloyd	Kristi Miniello	GIS/Mapping Specialist	Total
		Principal I	Senior Planner	Project Manager	Senior Historian		
		\$220	\$175	\$130	\$90		
Task 1	Kick-Off Meeting and Work Session			2	2		\$ 440
Task 2	Data Collection and Evaluation of Findings		4	16	16		\$ 4,220
Task 3	Conduct Limited Windshield Survey		4	12	12		\$ 3,340
Task 4	Develop Draft Survey Plan	2		30	30	24	\$ 9,800
Task 5	Presentation of Draft Survey Plan			4	4		\$ 880
Task 6	Prepare Final Historic Survey Plan	2		16	16	8	\$ 4,880
Task 7	Final Public Meetings			4	4		\$ 880
Labor Subtotal		4	8	84	84	32	\$24,440
Other Direct Costs (Reproductions, Mileage, etc.)							\$ 500
Total							\$24,940



JAKE LLOYD
PROJECT MANAGER



EDUCATION

BA, Architecture, Ball State University, 2006
BA, Environmental Design, Ball State University, 2006

BACKGROUND

Jake has 14 years of experience in environmental design and planning. His diverse background includes projects in architecture, historic preservation, landscape architecture, ecological restoration and invasive plant management, low-impact development, and environmental planning. Jake has worked with clients in both the private and public sectors including state and county officials, local organizations and non-profits, and the National Park Service; he has worked with architects, engineers, and urban planners alike. At FHU, his project involvement includes Section 106/4(f) clearance and historic cultural resource surveys for NEPA projects, graphic design and digital illustrations for design proposals and presentations, landscape planting design for reclamation and mitigation projects, biological resource assessments, and wetland delineation field surveys.

PROJECT EXPERIENCE

COLORADO AVENUE REALIGNMENT AT FOUNTAIN CREEK, *Historic Survey – El Paso County/Army Corps of Engineers*

FHU, on behalf of El Paso County, conducted an Historic Resources Analysis and Determinations of Eligibility and Effect report in July 2016 to identify historic properties and evaluate potential effects from the proposed Colorado Avenue Realignment and Improvements over Fountain Creek project. The historic analysis identified a total of 10 National Register of Historic Places (NRHP)-eligible properties including seven previously recorded resources and three newly surveyed sites.

FOUNTAIN CREEK REGIONAL PARK CULTURAL RESOURCES SURVEY, *Historic Survey Report – El Paso County Parks/Fountain, Colorado*

In April 2016, FHU conducted an historic resource survey of Fountain Creek Regional Park (FCRP), a 460-acre park located near the town of Fountain, Colorado. FHU teamed with Alpine Archaeological Consultants, Inc. to conduct a survey of archaeological resources for the site. The survey revealed four un-surveyed cultural resources including an early wagon road, two irrigation ditches, and remnants of an early farmstead. The findings of the study were packaged into a comprehensive survey report for El Paso County Parks to be included as an appendix to their current Master Plan study.

EAST PLUM CREEK STABILIZATION AT MEADOWS PARKWAY

Historic Survey – Town of Castle Rock/Army Corps of Engineers

Conducted Section 106 compliance for the East

Plum Creek Stabilization project located below Meadows Parkway, west of the town of Castle Rock. The project was subject to Section 106 review due to an application for a Clean Water Act Section 404 permit issued through the U.S. Army Corps of Engineers for proposed impacts to East Plum Creek. One resource was surveyed as part of the historic analysis, including a segment of the Denver & Rio Grande Western Railroad which is located directly adjacent to the proposed project.

FRONT RANGE TRAIL HISTORIC RESOURCES SURVEY, *Historic Survey Report – El Paso County Parks/ Fountain, Colorado*

FHU, on behalf of El Paso County Parks, conducted Section 106 compliance for the Front Range Trail extension project in Fountain, Colorado. The project, which included funding through the U.S. Department of Housing and Urban Development, included a literature search and field survey to determine the location of existing historic resources and sensitive areas to inform the planning process for the trail extension.

6TH AVENUE PARKWAY EXTENSION ENVIRONMENTAL ASSESSMENT

Historic Survey – CDOT/City of Aurora, Colorado

FHU conducted Section 106 compliance for the CDOT for the 6th Avenue Parkway Extension Environmental Assessment, including the evaluation of eight sites along the proposed roadway extension project. Coordination with CDOT and the City of Aurora was required to evaluate the several design alternatives and potential impacts.



ALEX PULLEY, CE
PRINCIPAL IN CHARGE



EDUCATION

BS, Biology, Environmental Management, Pittsburg State University, 1997

CERTIFICATION

Certified Ecologist

BACKGROUND

Alex is an FHU Principal with 23 years of experience in the environmental industry performing and managing many environmental analysis documents including Environmental Impact Statements (EISs) and Environmental Assessments (EAs), Wetland Delineations, T&E surveys, Human Health and Ecological Risk Assessments, Landscape Assessments, and Feasibility Studies. He also has a working knowledge of many environmental regulations, including National Environmental Policy Act; Clean Water Act; Comprehensive Environmental Response, Compensation, and Liability Act; Resource Conservation and Recovery Act; and the Endangered Species Act.

PROJECT EXPERIENCE

POWERS & I-25 INTERCHANGE COLORADO SPRINGS, CO

Alex served as the biological lead for this new system-to-system interchange connecting to I-25 on the north end of Colorado Springs. This complicated project involved evaluating the presence of Preble's Meadow Jumping Mouse (PMJM) habitat and wetlands in the area. FHU prepared a Biological Assessment for the impacts to the PMJM, as well an Individual Section 404 Permit for the impacts to the wetlands in the area. FHU was able to develop a mitigation plan that addressed both resources in a concise and efficient manner that satisfied both regulatory guidelines.

US 85 / WCR 44 INTERCHANGE, WELD COUNTY, CO

Alex led the environmental clearance effort for a new interchange on US 85 in northern Colorado. As part of the clearances, avoidance and minimization of multiple historic resources, from historic ditches to farmhouses to US 85 itself. The project resulted in an adverse effect for US 85 because of the relocation to have it fit appropriately under the new elevated section. FHU assisted with the Section 106 documentation and consultation with SHPO.

WCR49 EXTENSION, WELD COUNTY, CO

Led the Environmental Permitting portion of this large project that extends WCR 49 from US 34 north to WCR 60.5, which includes an expanded bridge at the South Platte River and a new bridge over the Cache la Poudre River. His work involved early coordination with the US Army Corps of Engineers (USACE) to determine the project could be permitted and then obtaining the five necessary

Section 404 Permits from USACE. Additional clearances required included consultation and Phase II Recordation of two historic ditches, as well as obtaining approvals from the US Fish & Wildlife Service that no threatened or endangered species would be impacted by the project. Worked closely with the County to ensure there were no project delays as a result of the environmental permitting process.

SH 66 PLANNING AND ENVIRONMENTAL LINKAGE, BOULDER AND WELD COUNTIES

Alex served as the Project Manager for this 20-mile corridor planning effort. This corridor had many known and potential historic resources that could be affected by potential improvements. These resources were identified and attempts to avoid these resources were made to preserve the integrity of these resources.

US 85 PLANNING & ENVIRONMENTAL LINKAGE STUDY, I-76 TO NUNN, COLORADO, CDOT REGION 4

Served as the Deputy Project Manager for the largest Planning and Environmental Linkage (PEL) undertaken by CDOT. The objective of the US 85 PEL Study is to develop a strategic vision for US 85 between I-76 and the Town of Nunn. The vision for the corridor is to identify the safety and operational needs along US 85 and determine its short-term and long-term transportation priorities. Includes working with the multitude of stakeholders along the corridor and the Technical Advisory Committee. Alex is also leading the environmental analyses for the project to ensure that subsequent projects are prepared for NEPA documentation.



KRISTI MINIELLO
SENIOR HISTORIAN



EDUCATION

BS, Historic Preservation, Ball State University, 2005
BS, Interior Design, Ball State University, 2003

BACKGROUND

Kristi is the owner of Miniello Consulting - a DBE, M/WBE, SBE, ESB, and EBE certified, woman-owned small business based in Denver, Colorado. The company specializes in providing high-quality NEPA documentation for U.S. Department of Housing and Urban Development undertakings and offers a wide range of architectural history services to a broad client base.

EXPERIENCE

ASSOCIATE CITY PLANNER, ENVIRONMENTAL REVIEW – CITY AND COUNTY OF DENVER

- Managed National Environmental Policy Act (NEPA) studies for HUD-funded projects throughout the City and County of Denver
 - Conducted site investigations and necessary studies, including Section 106
 - Organized coordination with various agencies
 - Wrote environmental documents (Exempt, CENST, CEST, and EA) for a variety of projects involving land acquisition, demolition, new construction, and rehabilitation
- Performed inspections of housing units in accordance with HUD's Housing Quality Standards.

ARCHITECTURAL HISTORIAN– BUTLER, FAIRMAN & SEIFERT, INC.

- Managed NEPA studies for transportation-related projects throughout the state of Indiana
 - Conducted site investigations
 - Organized early coordination efforts with state and federal agencies
 - Wrote categorical exclusion documents for a variety of projects including road reconstruction, new road construction, bridge rehabilitation, bridge replacement, trail and greenway construction, traffic signalization, and streetscape improvements
 - Coordinated and participated in public information meetings and public hearings
- Guided over 75 projects through Section 106 of the National Historic Preservation Act
 - Surveyed and assessed above-ground resources to determine National Register of Historic Places eligibility
 - Performed historic research and developed contexts for historic property reports utilized in resource evaluation

- Coordinated consulting party process, including communications with the
- Indiana State Historic Preservation Officer (SHPO), INDOT, Indiana Landmarks, and other interested parties
- Assisted with conflict resolution and developed Memorandums of Agreement (MOAs)
- Analyzed project alternates and wrote supporting documentation in accordance with Section 4(f) of the DOT Act in order to determine the most feasible and prudent alternative

HISTORIC PRESERVATION SPECIALIST/ HISTORIC TAX INCENTIVES PROGRAM COORDINATOR – WYOMING SHPO

- Oversaw Federal Historic Tax Incentives for Rehabilitation for projects statewide
 - Traveled extensively throughout the state of Wyoming to meet with property owners and community members
 - Presented sessions on tax incentives at the Rawlins Main Street Design Conference (2007) and the Wyoming Association of Municipalities (2006 and 2007)
- Reviewed and commented on agency and consultant documentation of Section 106 undertakings
- Involved with development of the Comprehensive Statewide Historic Preservation Plan that included 15 community input meetings
- Wrote successful National Register of Historic Places nomination for the Mountain View Hotel
- SHPO liaison for the Wyoming Scenic Byways Committee and Tracks Across Wyoming



JODIE SNYDER, LEED AP
SENIOR ENVIRONMENTAL SCIENTIST/PLANNER



EDUCATION

MAS, Environmental Policy and Management, University of Denver, 2007
BA, Geography and Environmental Studies, Augustana College, 2004

CERTIFICATION

LEED Accredited Professional

BACKGROUND

Jodie has 17 years of experience supporting and leading transportation, planning, and NEPA tasks. Her specialties include community and environmental impact analysis, traffic noise and air quality assessments, public outreach and coordination, planning and environmental linkage studies, and technical and plain language document production. Jodie also develops and updates guidance documents and has been responsible for creating innovative and/or streamlining processes. She works closely with multidisciplinary teams coordinating and conducting spatial analysis and developing reports, maps, and other deliverables that comply with local, state, and federal requirements. As a planner and NEPA generalist, Jodie has broad experience with public processes and the full gamut of community, natural, and environmental resources in both rural and urban settings.

PROJECT EXPERIENCE

CITY OF SALIDA PARKING STUDY

As a local community engagement representative, Jodie supported the City of Salida and the City's prime consultant with planning and hosting public/stakeholder engagement pop-up events. The events raised awareness about Salida's Downtown Parking Study and offered opportunities for residents, business owners, and visitors to ask questions and provide input toward informing parking recommendations.

CDOT VISUAL IMPACT ASSESSMENT GUIDANCE AND TRAINING DEVELOPMENT

In 2019, Jodie was project manager for a collaborative effort to facilitate development of statewide guidance and documentation templates for Visual Impact Assessments (VIA). In collaboration with CDOT landscape architects and historians, FHU prepared CDOT's VIA Guidelines and VIA documentation templates to provide clear, step-wise guidance and a documentation framework for completing visual resource assessments in Colorado. The effort established a statewide process to inform meaningful transportation decision making in the context of Colorado's varied landscapes and diverse scenic, cultural, historical, recreational, and visual resources. In 2020 and 2021, Jodie led a team to deliver an 8 hour VIA training program for environmental, planning, engineering, and maintenance staff at CDOT; FHWA personnel; and consultants. Given the pandemic status, the program includes four overall training video

modules and an abbreviated interactive, virtual training session.

CDOT SH 66 MULTIMODAL PEL STUDY

Jodie served as deputy project manager and as the environmental and resiliency task leads for this 20 mile long study. The process included evaluating existing and future corridor conditions, establishing purpose and need and related goals for the corridor, completing multimodal alternatives analysis, and ensuring collaboration with project stakeholders and communities. Jodie oversaw development of the Corridor Conditions Report and PEL Study Report, establishing streamlined, user-friendly ways to present study details, which CDOT adopted as the new PEL standard statewide. Jodie co-led an effort to develop a planning-level risk and resilience assessment process. This PEL is being used to inform decision-making along SH 66 in terms of project funding and prioritization.

GREATER ARKANSAS RIVER NATURE ASSOCIATION (GARNA) AND CHAFFEE COUNTY HERITAGE AREA ADVISORY BOARD (CCHAAB)

As a current GARNA Board Member and Secretary, Jodie maintains meeting correspondence and contributes to fundraising and oversight for this non-profit organization. Jodie also serves as GARNA's liaison to the CCHAAB, through which she has supported the County in funding requests to update the Collegiate Peaks Scenic & Historic Byway Corridor Management Plan. In 2002, Jodie was an intern for GARNA.



BLAKE WALTER, GISP
GIS SPECIALIST



EDUCATION

MA, Geography (GIS Emphasis), Kansas State University, 2018

Graduate GIS Certificate, Kansas State University, 2018

BS, Wildlife, Fisheries, and Conservation Biology, Kansas State University, 2016

CERTIFICATION

Geographic Information Services Professional

BACKGROUND

Blake is a wildlife biologist, GIS specialist, and UAV pilot. As a wildlife biologist with several years of experience in avian research, prairie grassland ecology, and wildlife habitat management, Blake is involved in wetland delineations, USACE Section 404 permitting, biological evaluations, bird surveys, and stream assessments. Blake is a certified GIS professional (GISP) and provides expertise in cartographic design, spatial/3D analysis, modeling, and Python scripting. He has applied these skills for various transportation and environmental projects for private and public clients. Blake is also an FAA Certified Remote Pilot, where he helps lead the FHU drone program, utilizing Unmanned Aerial Systems (UAS) to collect real-time spatial data for immediate integration into Engineering and GIS applications.

PROJECT EXPERIENCE

SDDOT DECENNIAL INTERSTATE CORRIDOR STUDY, SOUTH DAKOTA

Blake was instrumental in generating a novel, state-wide Interstate Highway segmentation dataset needed for transportation analysis and modeling. From a large, statewide vehicle crash dataset, Blake implemented several GIS techniques to parse out specific crash data necessary for analysis of crash rates along the Interstate Highway System. In addition, he assisted with analysis and inventory of freight truck parking along the Interstate Highway system, used to help identify safe and convenient locations for future freight truck parking.

WETLAND PREDICTION MODEL FOR NEBRASKA DEPARTMENT OF TRANSPORTATION (NDOT)

Blake co-developed a GIS-based Wetland Prediction Modeling application for NDOT that uses LiDAR data and GIS processes to predict the presence wetlands. The application has undergone extensive testing and is anticipated to eventually be used during early project planning phases to aid in project scoping and validation of field-delineated wetland data.

CITY OF COUNCIL BLUFFS PARKS AND RECREATION DEPARTMENT TRAIL OPERATION AND MANAGEMENT PROGRAM, COUNCIL BLUFFS, IOWA

The City of Council Bluffs Parks and Recreation Department was seeking to better understand

pavement condition of their trail system. Blake collected pavement condition on more than 40 miles of trail and documented over 600 defects along the trail system. Data collected will help the Parks Department better understand the condition of their trail system, identify trail segments in need of repair, and inform the Department's capital improvement planning.

LEWIS AND CLARK TODAY ROUTE BIKE SIGNAGE, IOWA

The project planned to designate over 150 miles of scenic roadway and existing trail infrastructure across six western Iowa counties as the Lewis and Clark Today Bike Route. Blake collected data and verified trail sign placement for more than 300 sign locations along the entire route. Data collected by Blake was be used to ensure optimal sign placement that adhered to MUTCD standards, maximized visibility, and improved safety for motorist and bicycles along the designated bike route.

STEVENS CREEK PHASE V AND SUB-BASIN E3 SEWER, CITY OF LINCOLN, NEBRASKA

Blake performed wetland delineations, handled GIS mapping, and assisted in Section 404 permitting services for Phase V and Sub-basin E3 segments of the new sewer line being constructed on the east side of Lincoln. The project required several crossings of a perennial tributary and adjacent wetlands. A Nationwide Permit No. 12 was successfully obtained from the USACE.



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