

Representative Project:

**Berthoud, CO
Comprehensive Plan**



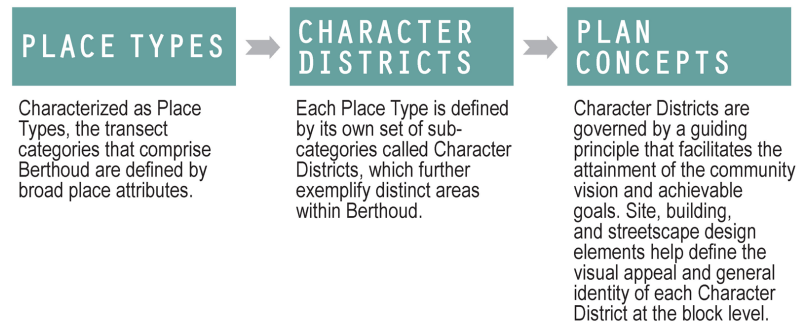
A Plan Tools project team that included BHA Design, Egret + Ox Planning, THK, FHU and RRC worked with the Town of Berthoud and an appointed advisory committee to prepare the Town’s 2021 comprehensive plan.

Town officials took the distinct step to center the planning process around the urban-to-rural transect community planning model. The transect approach that guides the Berthoud Comprehensive Plan plans for growth and development at various scales, starting from the Town-wide macro scale down to the block level micro scale.



The multi-tiered transect progression is comprised of six Place Types. The Place Types enable Berthoud to maintain its small-town charm and pastoral setting while preparing for continued growth. Each Place Type is comprised of its own set of Character Districts that accentuate the anticipated diversity of Berthoud’s housing stock, business districts, employment centers, and green spaces. Plan Concepts help define the physical appearance and general identity of each Character District at the block level.

A community survey, several virtual workshops and social media were used to gather robust public input into the planning process during the Covid 19 pandemic. The new comprehensive was unanimously adopted in July 2021.



PLACE TYPE	PLACE TYPE	PLACE TYPE	PLACE TYPE	PLACE TYPE	PLACE TYPE
Natural Areas	Rural Areas	Suburban Areas	General Urban Areas	Urban Centers	Special Districts
<ul style="list-style-type: none"> • Environmentally Sensitive Area • Open Space • Parks, Recreation, and Trails 	<ul style="list-style-type: none"> • Agricultural • Rural Residential 	<ul style="list-style-type: none"> • Suburban Residential • Suburban Business 	<ul style="list-style-type: none"> • Urban Residential • Innovation District 	<ul style="list-style-type: none"> • Downtown • Old Town Residential 	<ul style="list-style-type: none"> • New Berthoud • 1st Street Corridor • Mountain Avenue Corridor