

Representative Project:

**Berthoud, CO
1st Street Corridor Plan &
Overlay Zone District**



A Plan Tools project team that included BHA Design, Egret + Ox Planning, FHU and Sopher Sparrn Architects worked with the Town of Berthoud to prepare the 1st Street Corridor Plan.

The plan addresses architecture, scale, form, character and intensity of development, connectivity, multi-modal transportation, streetscapes, and landscaping within the 1st Street Corridor, an emerging business district.

Building on the success of the Town’s 2021 Comprehensive Plan’s public outreach process, three community open house events, a project website and social media were used to gather input from corridor property owners and businesses.

In addition, the consultant team coordinated with Town staff throughout the planning and design process to discuss draft concepts, outreach elements, and other deliverables to ensure the corridor plan reflects the direction and intents envisioned by Town leaders and community members.

The 1st Street Corridor Plan was unanimously adopted by the Town Board in April 2023. Following plan adoption, Plan Tools prepared an update to the Town’s Development Code, establishing the 1st Street Corridor Overlay District. The new overlay zone district focuses on directing the general character of commercial and mixed-use development with “higher visibility/lower visibility” design guidelines and standards.

