

# KEENESBURG TOWN HALL

KEENESBURG, COLORADO    SPRING, 2019



Colorado Center for Community Development  
COLLEGE OF ARCHITECTURE AND PLANNING  
UNIVERSITY OF COLORADO DENVER



COLORADO  
Department of Local Affairs



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# Project Partners



## Project Members Include:

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Town Mayor  
Board Member  
Board Member  
DOLA Regional Manager





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KEEL

PELLEN

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Preliminary Designs  
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Preferred Design  
Opinion of Cost

## Acknowledgments

About CCCD/UTA  
About the Staff









# INTRODUCTION

- Background
- Context



## Keenesburg, Colorado

A farming and ranching community, the town of Keenesburg has a population of around 1,000 people and is located 45 minutes northeast of Denver off of I-76. Located at a historic railroad stop, there are still active freight lines that run through town. As the population of Denver has grown, many have flocked to Keenesburg due to its proximity, and new housing developments are springing up. There is a new **350-home development** being constructed on the north side of town, which will greatly increase the current population of the town. Due to this growth, the town of Keenesburg is in need of a larger town hall space to accommodate increased staff numbers.

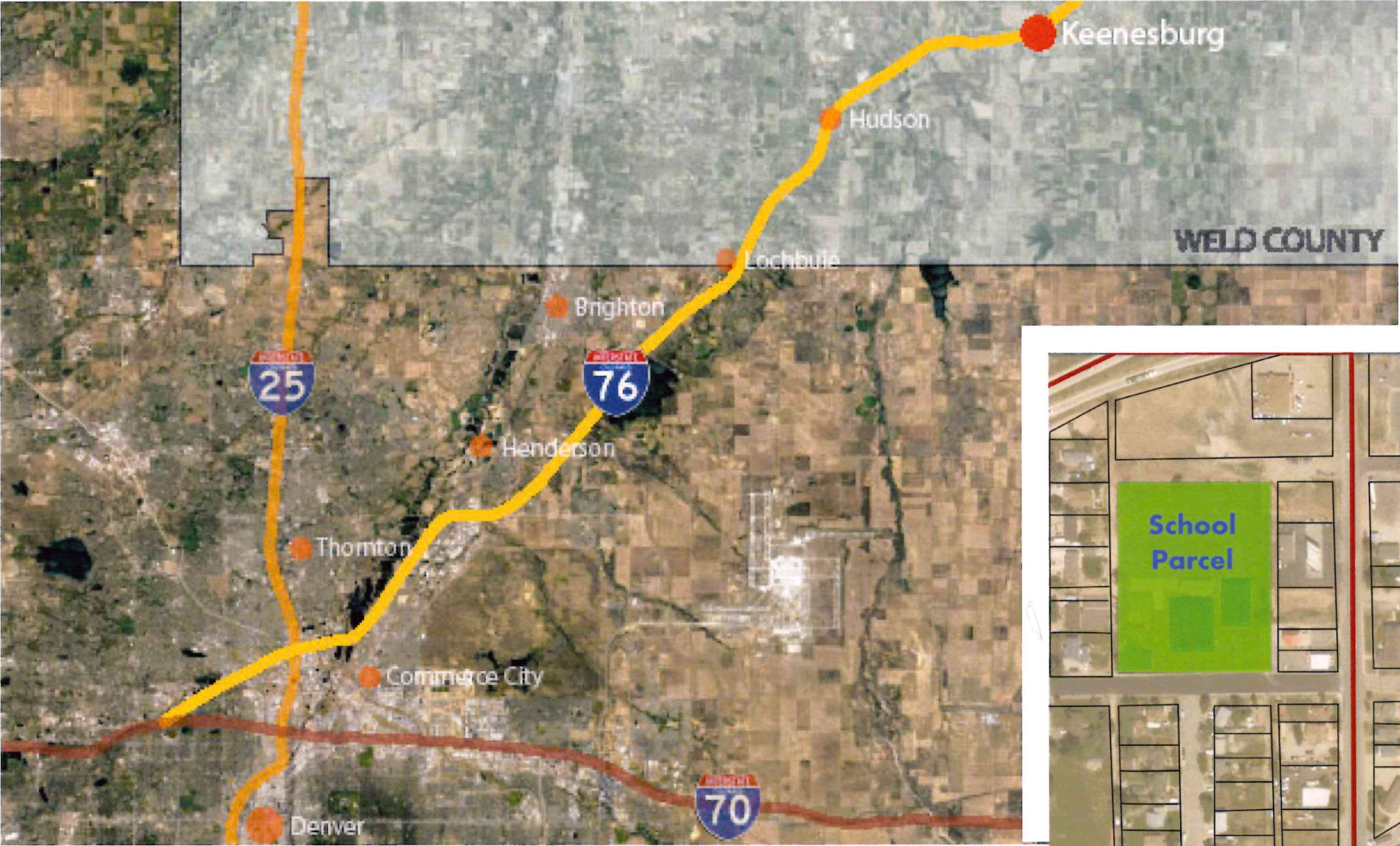
Keenesburg asked CCCD to explore ideas and designs for two different sites for their new town hall. They are considering either an addition to the existing town hall building on Main Street, or a renovation of the Weld County Public Schools administration building adjacent to the now defunct Keenesburg Elementary School. This report presents both preliminary and final designs for the two sites, and includes cost estimates for both options as well.

In meetings with town leadership, the pros for maintaining the current location on Main Street were made clear, however, with the growing community needs, a larger space would be highly beneficial. There are many exciting possibilities in creating a “civic campus” on the site of the old Keenesburg Elementary School, also using the adjacent Weld County Public Schools administrative building. While there is value in continuing to support the activation of Main Street by maintaining the current town hall location and adding an expansion onto the existing building, there is more flexibility and options in the acquisition of the old Keenesburg school building and adjacent administrative building. The larger building footprints and surrounding outdoor spaces provide the potential for a vibrant civic campus that could become a dynamic community amenity and even a regional attraction.





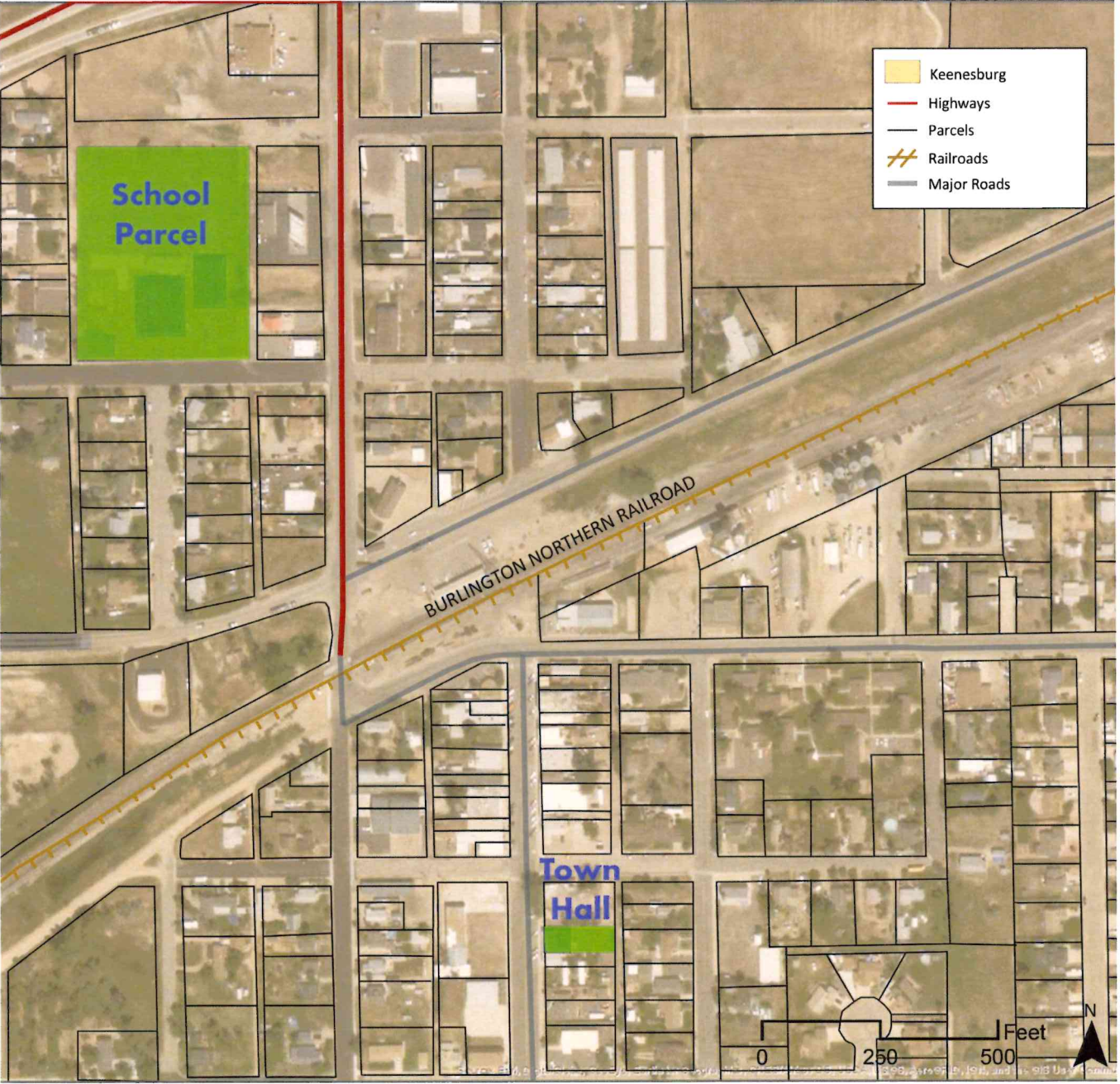
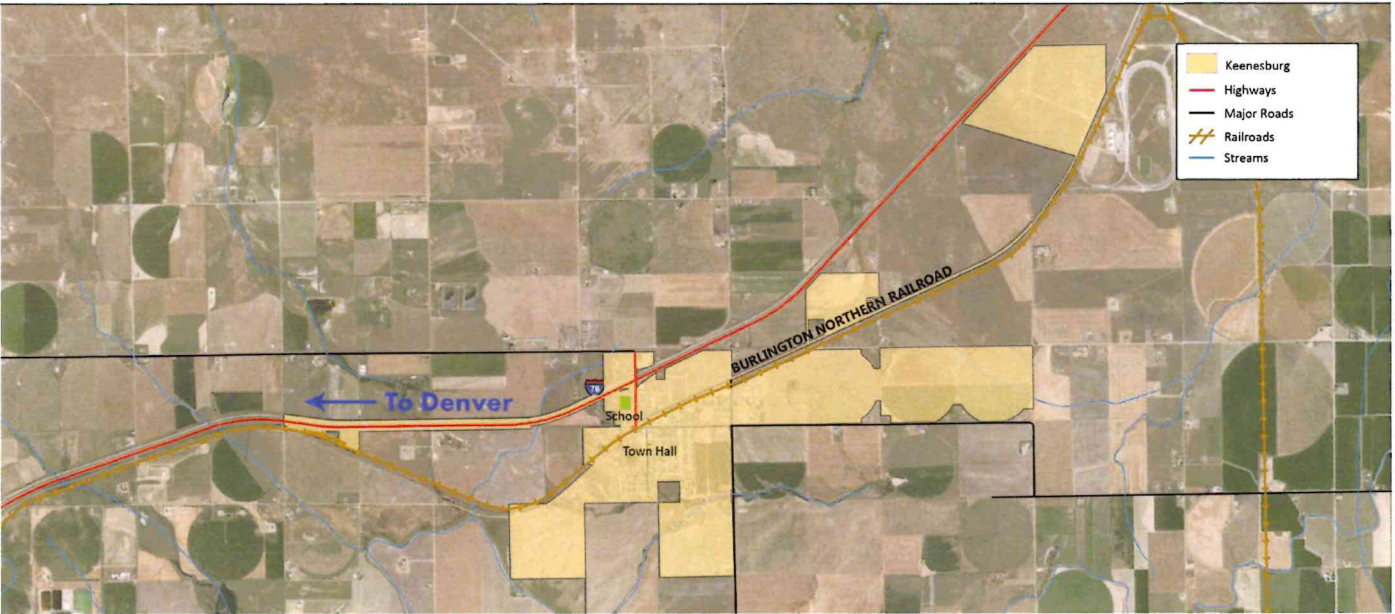
REGIONAL CONTEXT



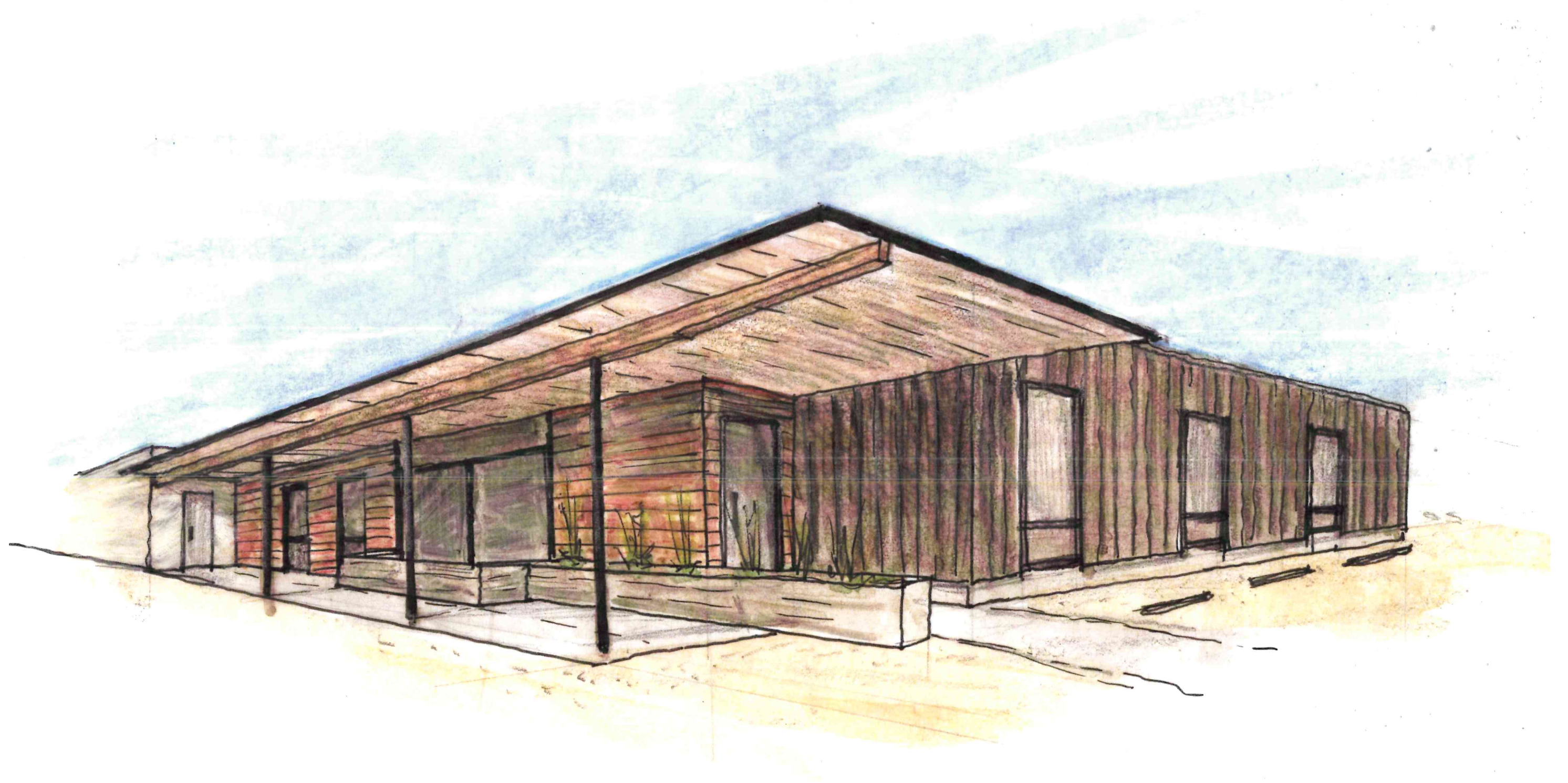
Located 41 miles northeast of Denver, Keenesburg is situated in the I-76 corridor along with many other rural towns in the southern portion of Weld County.

With a cost of living lower than Denver, this beautiful community is bound to grow. Keenesburg already has developments in the early stages, with one planned for 350 homes.

LOCAL CONTEXT









# DESIGN: EXISTING TOWN HALL

- Site Analysis
- Existing Conditions
- Preliminary Designs
- Preferred Design
- Opinion of Cost



FRONT VIEW



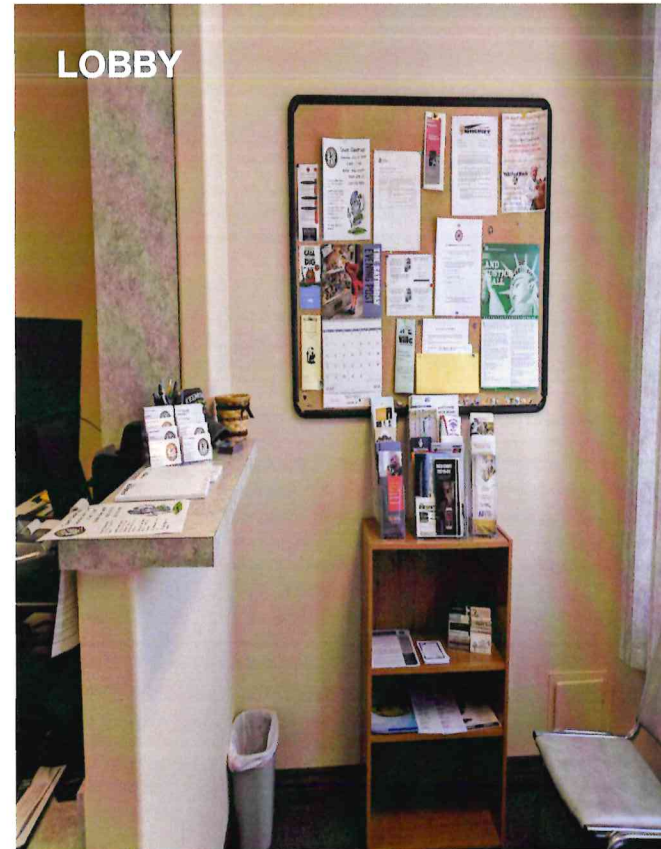
REAR VIEW



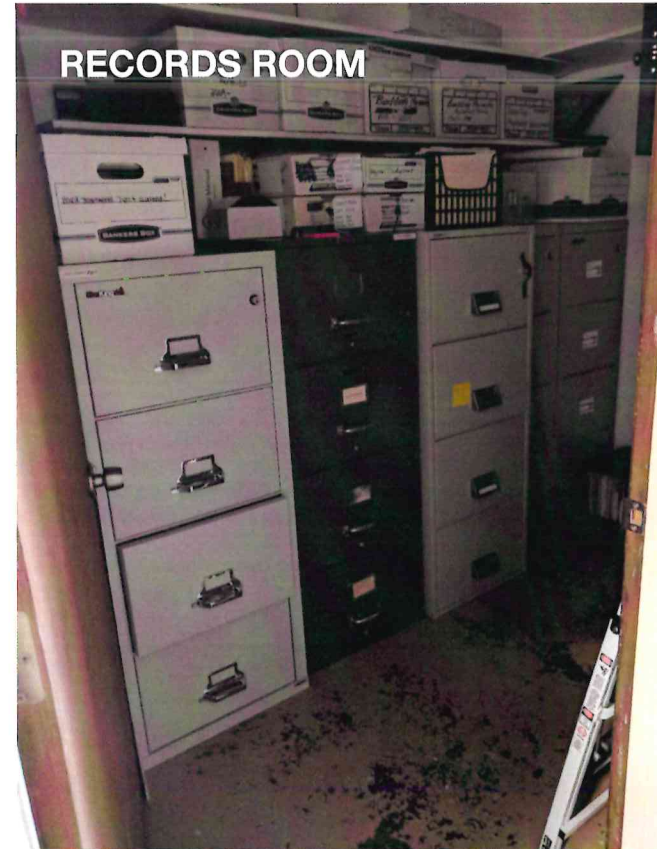
COUNCIL CHAMBERS



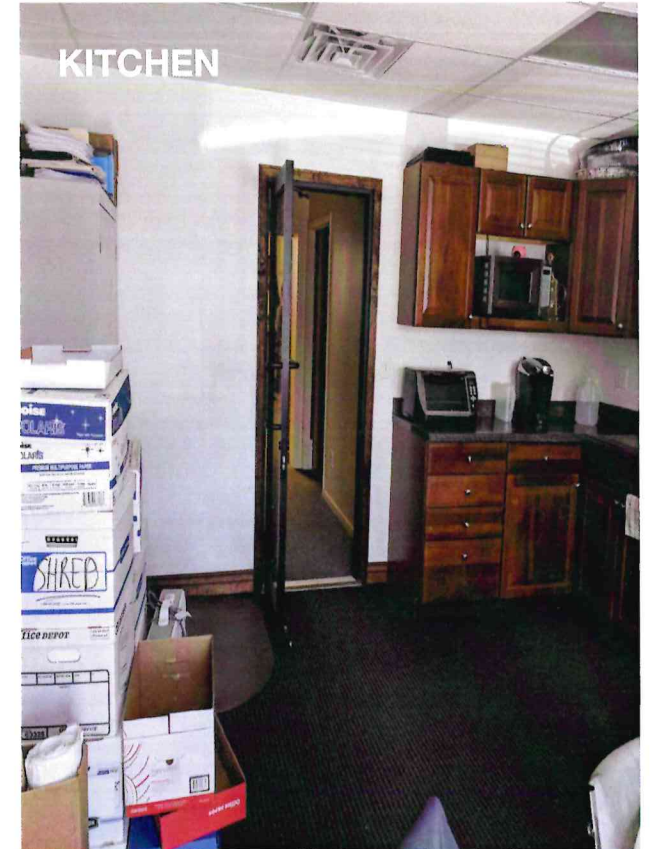
LOBBY



RECORDS ROOM



KITCHEN





The existing town hall building is located at 140 Main St. Keenesburg, CO 80643. While the existing building now meets the needs of the community and can accommodate current staff levels, it will not be able to meet the needs of the community as it continues to grow in the future. An increase in the number of residents will place more of a demand on town staff, and more administrative staff will be required. The existing town hall building has been creatively adapted to meet the needs of the town, with the largest room serving as the council chambers when there is a town hall meeting or court session, and as a meeting room for the community when the court is not in session.

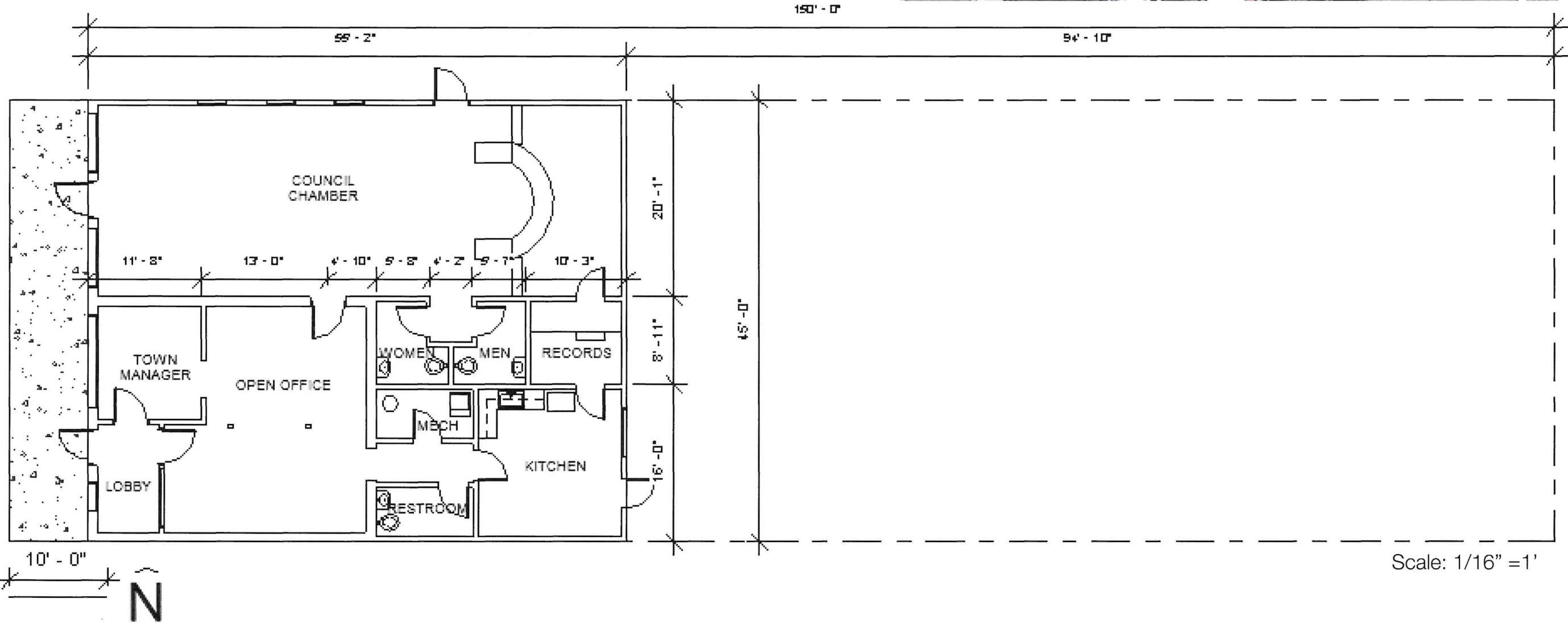
A very small lobby serves as the reception area and information center for visitors to the town, with the town manager's office sitting adjacent to this space. The main office space is open and shared, with communal desks and a small table for working or meeting. A narrow hallway leads to the kitchen, where boxes of files are stacked against the walls due to the limited amount of space in the records room. The kitchen serves a dual function of also being the judge's chambers or a meeting room for attorneys and clients.

The depth of the lot and the zero lot lines on the the sides of the building (as shown in the image to the right) prompt an expansion on the rear of the existing building.

AERIAL VIEW

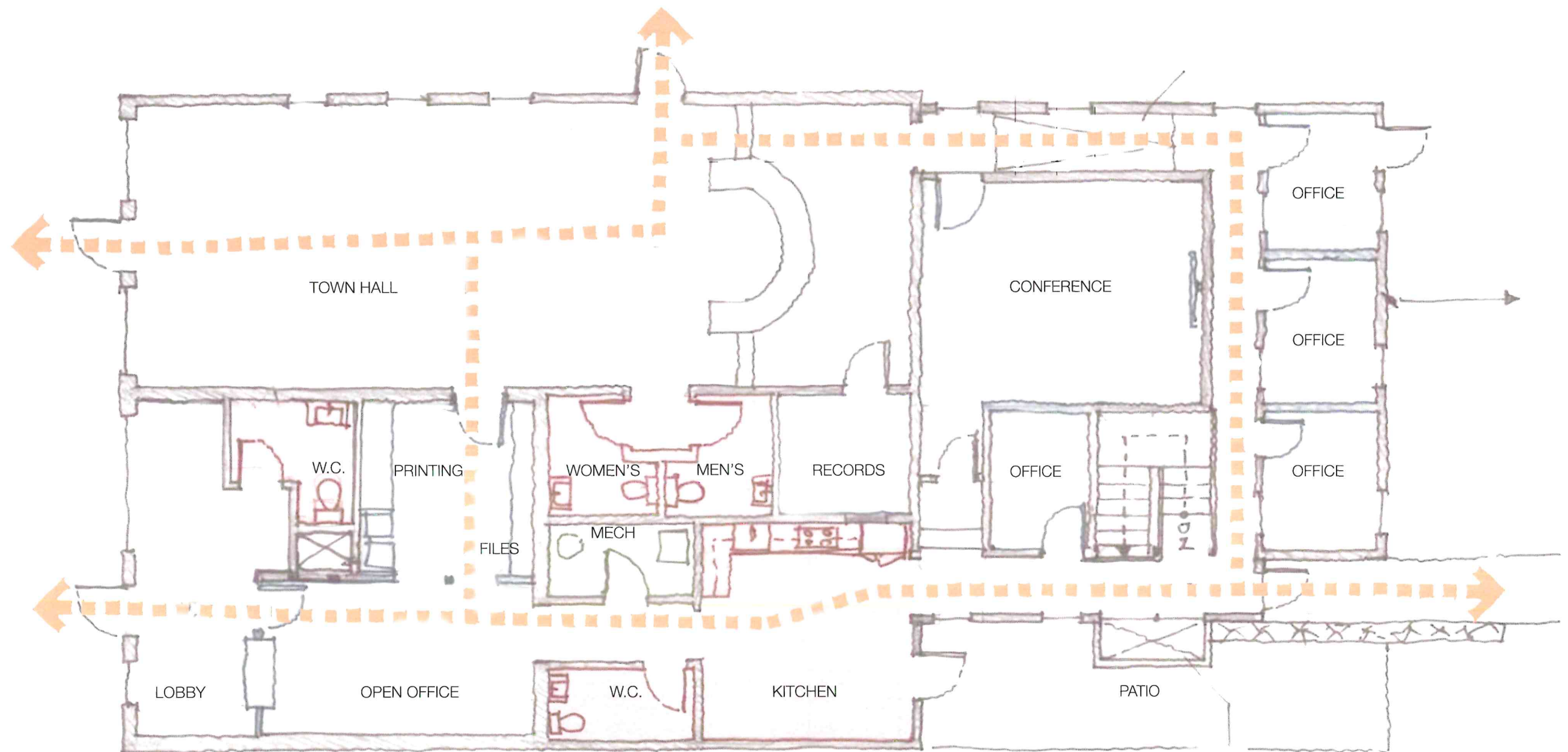


EXISTING LAYOUT





## ITERATION 1

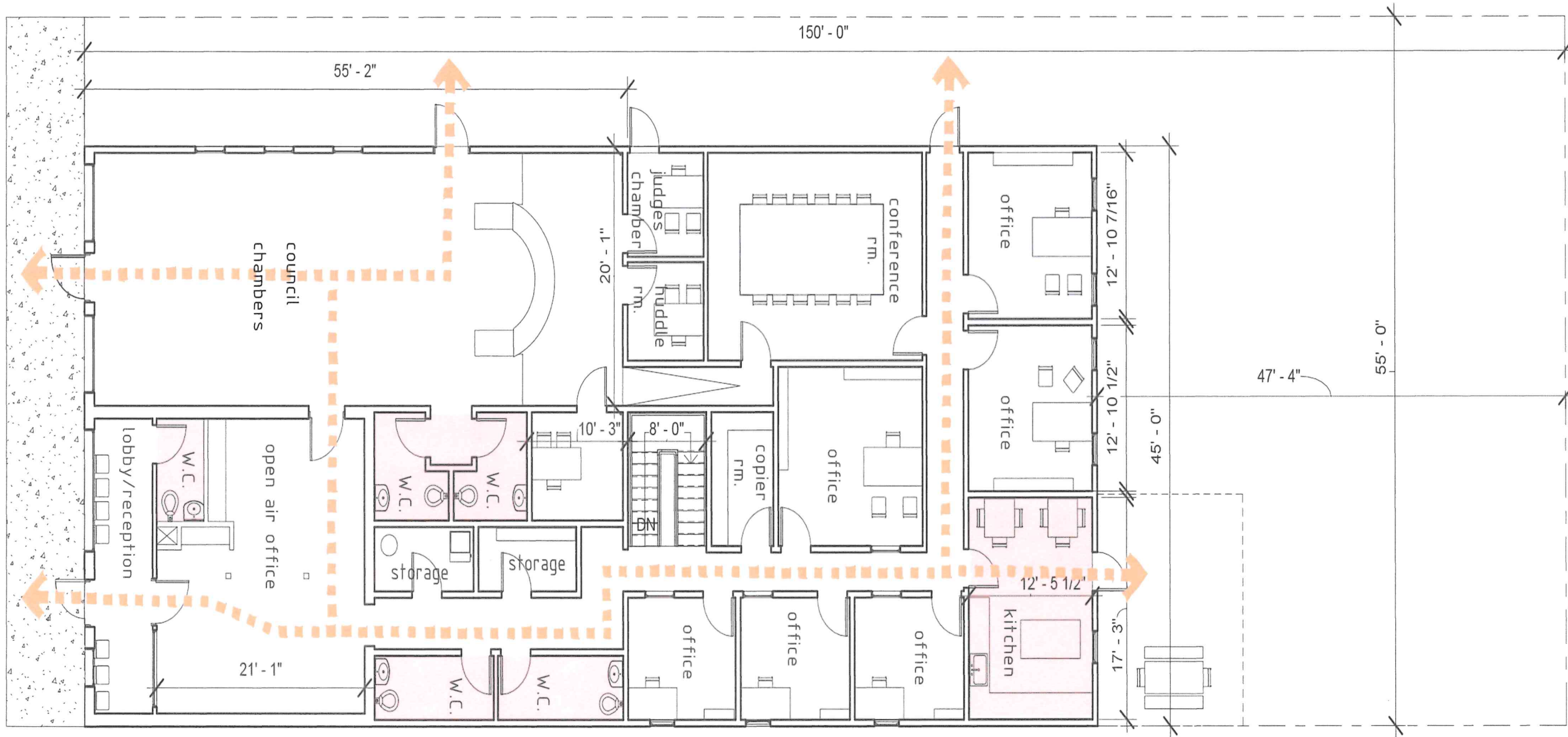


### PROGRAM

4,000 SF Existing + 1,200 SF Addition (Not Including Basement)

- Offices (4)
- Conference Room (1)
- Council Chambers
- Judge's Chambers
- Lobby
- Kitchen
- Attorney/Client Meeting Room
- Restrooms (1 Women's and 1 Men's off the Council Chamber, 1 by the Kitchen, 1 new ADA Restroom by the Lobby)
- Open Office
- Flat Files and Printing Area
- Tornado Shelter (in basement)





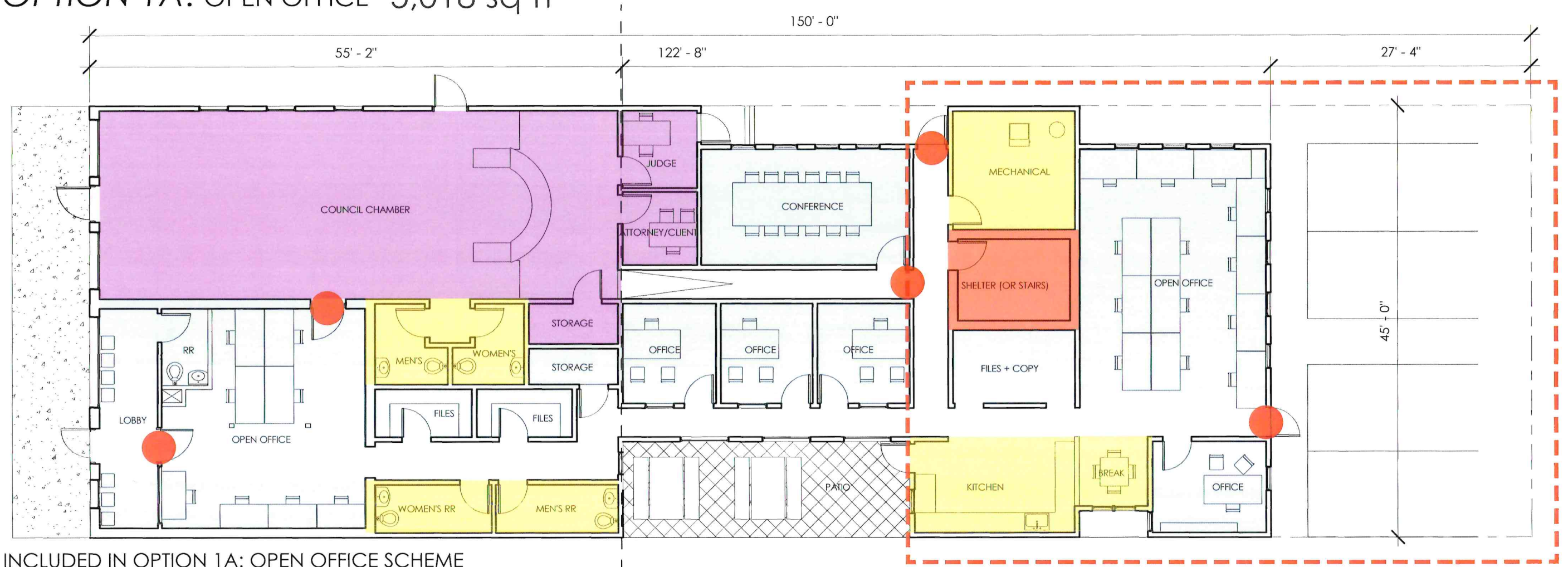
PROGRAM:

- Offices (6)
- Judge's Chamber
- Huddle Room
- Public Bathroom Up Front
- 2 Private Employee Bathrooms
- Kitchen and Break Room
- Open Office
- Conference Room
- Basement for Storage
- Copy Room
- 2 Storage Rooms
- Outdoor Patio



## ITERATION 3

### OPTION 1A: OPEN OFFICE 5,018 sq ft

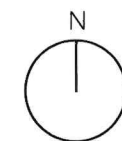


#### INCLUDED IN OPTION 1A: OPEN OFFICE SCHEME

- 4 Private Offices
- 21 Open Office Work Stations
- 1,065 sq ft Council Chamber
- Kitchen with Break Room Table
- Lobby
- Public Women's Restroom
- Public Men's Restroom
- Private Women's Restroom
- Private Men's Restroom
- Copy Room
- Mechanical Room
- Conference Room/Executive Session Room
- Judge's Chamber with Separate Exit
- Attorney/Client Meeting Room
- 5 Storage Spaces (272 sq ft)
- 97 sq ft Tornado Shelter
- 291 sq ft Patio

#### LEGEND

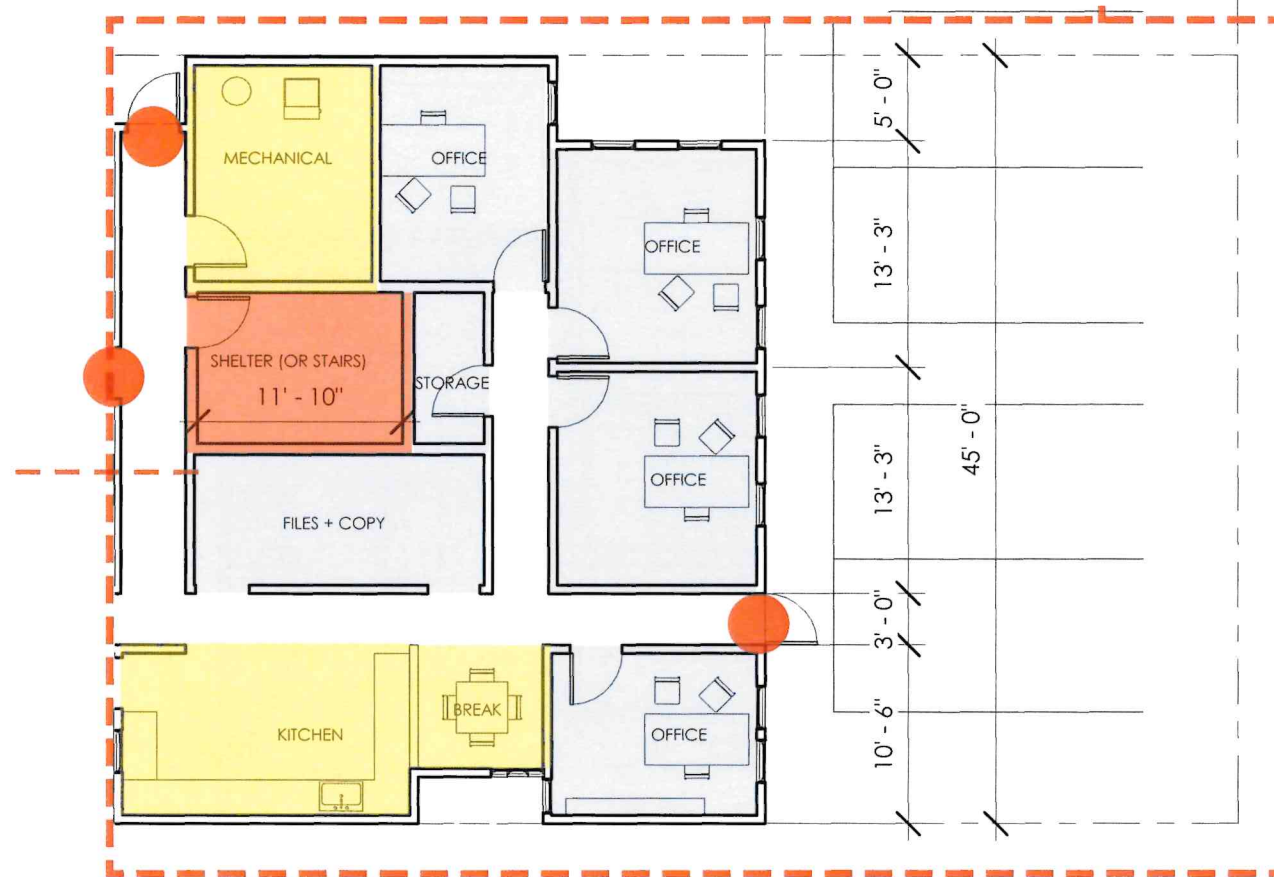
- OFFICE
- COUNCIL CHAMBER + ASSOC. ROOMS
- SERVICES (Restroom, Mechanical, Kitchen)
- TORNADO SHELTER
- SECURE ACCESS POINTS



Scale: 3/32" = 1'



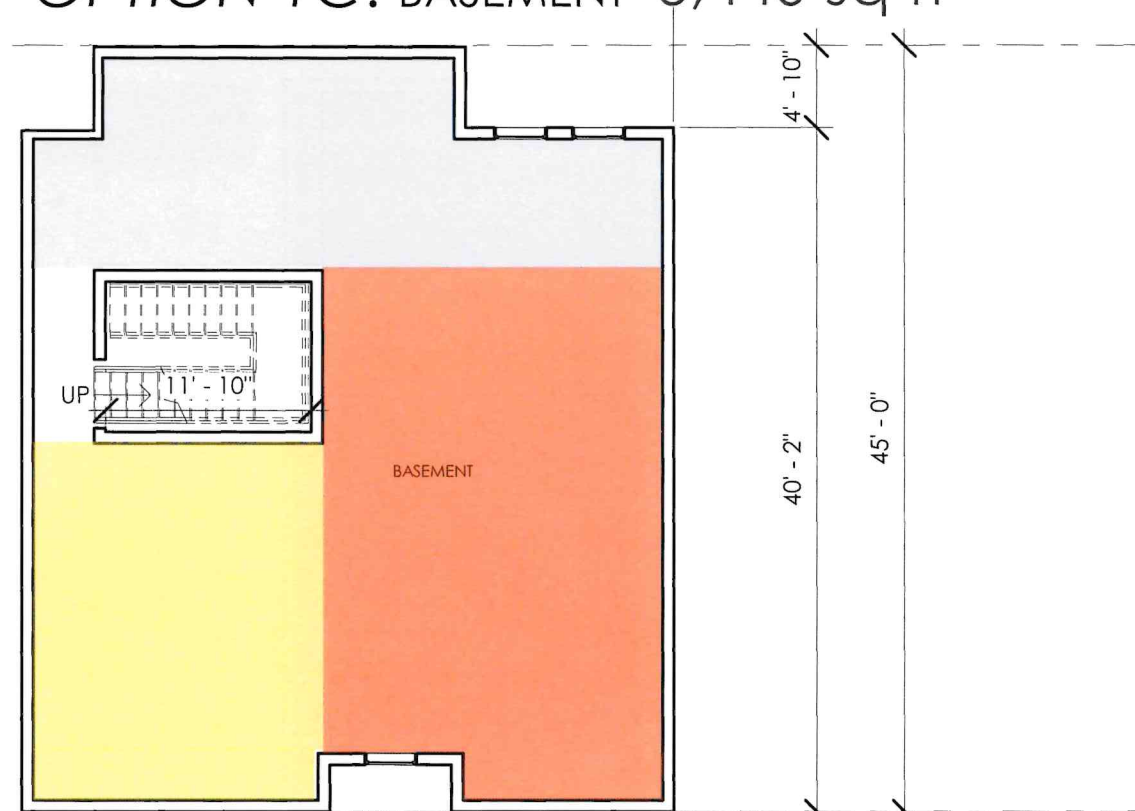
## OPTION 1B: PRIVATE OFFICES 5,006 sq ft



### VARIATIONS INCLUDED IN OPTION 1B: PRIVATE OFFICE SCHEME

- 7 Private Offices
- 8 Open Office Work Stations
- 105 sq ft Tornado Shelter
- 6 Storage Spaces 308 sq ft)

## OPTION 1C: BASEMENT 6,440 sq ft



### VARIATIONS INCLUDED IN OPTION 1C: BASEMENT OPTION

- 1,456 sq ft basement (for files, tornado shelter, mechanical, possible office expansion)
- 1 Additional Private Office



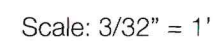


COUNCIL CHAMBER + ASSOC. ROOMS

SERVICES (Restroom, Mechanical, Kitchen)

TORNADO SHELTER

## SECURE ACCESS POINTS



PROGRAM:

- Lobby
- 5 Private Offices
- 2 Open Office Spaces
- Council Chamber
- Public Restroom Off Lobby
- Attorney/Client Meeting Room
- Conference Room
- Public Restrooms Off Council Chamber
- 2 Employee Restrooms
- Copy and File Room
- Kitchen and Break Room
- 2 Storage Rooms
- Outdoor Patio
- Basement





Preliminary Opinion of Cost / Order of Magnitude  
PROJECT NAME: Keenesburg Existing Town Hall Addition

DATE: 2/11/2019

**Building Area** Assumes town hall with square footage of 5,976

1	Office Space	4,092 sf
2	Council Chamber and Associated Spaces	1,167 sf
3	Services	717 sf

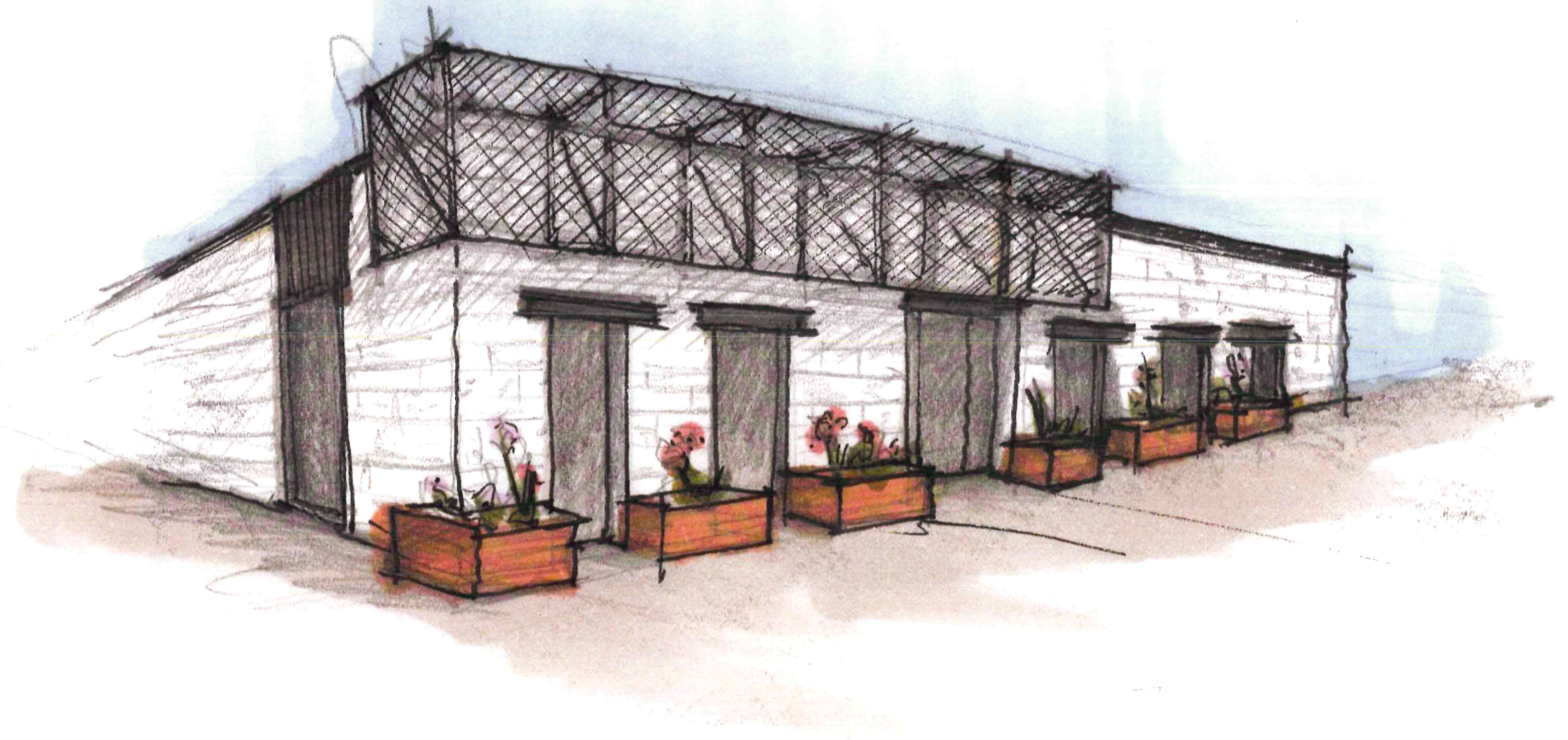
Assessment of Construction Cost				Low Range		High Range		Notes:
A. Building Cost								
(All costs of construction within 5 ft of building)								
	Impacted Square Footage		SF Cost			SF Cost		
OFFICES								
1.a	General Office	2,246	@ \$ 170 = \$ 381,820			\$ 200 = \$ 449,200	a	
1.b	Conference Room	262	@ \$ 190 = \$ 49,780			\$ 230 = \$ 60,260		
1.c	Tornado Shelter	1,233	@ \$ 75 = \$ 92,475			\$ 125 = \$ 154,125		
1.d	Storage and Files	240	@ \$ 75 = \$ 18,000			\$ 125 = \$ 30,000		
1.e	Copy Room	111	@ \$ 100 = \$ 11,100			\$ 150 = \$ 16,650	b	
			Subtotal	\$ 553,175	Subtotal		\$ 710,235	
COUNCIL CHAMBER								
2.a	Council Chamber	1061	@ \$ 190 = \$ 201,590			\$ 230 = \$ 244,030		
2.b	Meeting Rooms	106	@ \$ 190 = \$ 20,140			\$ 230 = \$ 24,380		
			Subtotal	= \$ 221,730	Subtotal		= \$ 268,410	
SERVICES								
3.a	Restrooms	272	@ \$ 225 = \$ 61,200			\$ 260 = \$ 70,720		
3.b	Mechanical	225	@ \$ 148 = \$ 33,300			\$ 178 = \$ 40,050		
3.c	Kitchen	220	@ \$ 250 = \$ 55,000			\$ 300 = \$ 66,000		
			Subtotal	= \$ 149,500	Subtotal		= \$ 176,770	
LINE A:			Total Cost	= \$ 553,175			= \$ 710,235	
B. Fixed Equipment				10% of Line A	\$ 55,318	10% of Line A	\$ 71,024	
(Casework, built-in shelving, etc)								
C. Site Development				10% of Line A	\$ 55,318	10% of Line A	\$ 71,024	
(All site work outside 5 ft of building)								
D. Estimated Total Construction Cost:			(A + B + C)	\$ 663,810	(A + B + C)	\$ 852,282		
Soft Costs and Contingencies				Low Range		High Range		
Costs to consider:								
E. Site Acquisition / Demolition			N/A		N/A		c	
F. Moveable Equipment			10% of Line A	\$ 55,318	10% of Line A	\$ 71,024		
(Generally items not built in place)								
G. Professional Fees			10% of Line D	\$ 66,381	10% of Line D	\$ 85,228		
H. Contingencies			10% of Line D	\$ 66,381	10% of Line D	\$ 85,228		
J. Administrative Costs			2% of Line D	\$ 13,276	2% of Line D	\$ 17,046		
Subtotal of Soft Costs:			(E thru J)	\$ 201,356	(E thru J)	\$ 258,526		
K. Total Budget Suggested			(D + E thru J)	\$ 865,166	(D + E thru J)	\$ 1,110,808		
Total Budget Cost per Square Foot				\$144.77		\$185.88		

This cost estimate is based upon preliminary conceptual design and planning and should be used for information only for purposes of determining an order of magnitude. The estimate was completed without actual engineering and is subject to change. The estimate should be refined as more detailed design stages provide accurate quantities. The data used to compile the estimate is derived from industry standard sources such as 2016 RS Means data sets. Prices are subject to change with time and other industry related factors.

Notes:

- a Includes circulation square footage, such as hallways  
b Includes some storage as well, but higher price per sq ft for electrical requirements of a copy room  
c With existing site, it is assumed that only minimal building support development needed





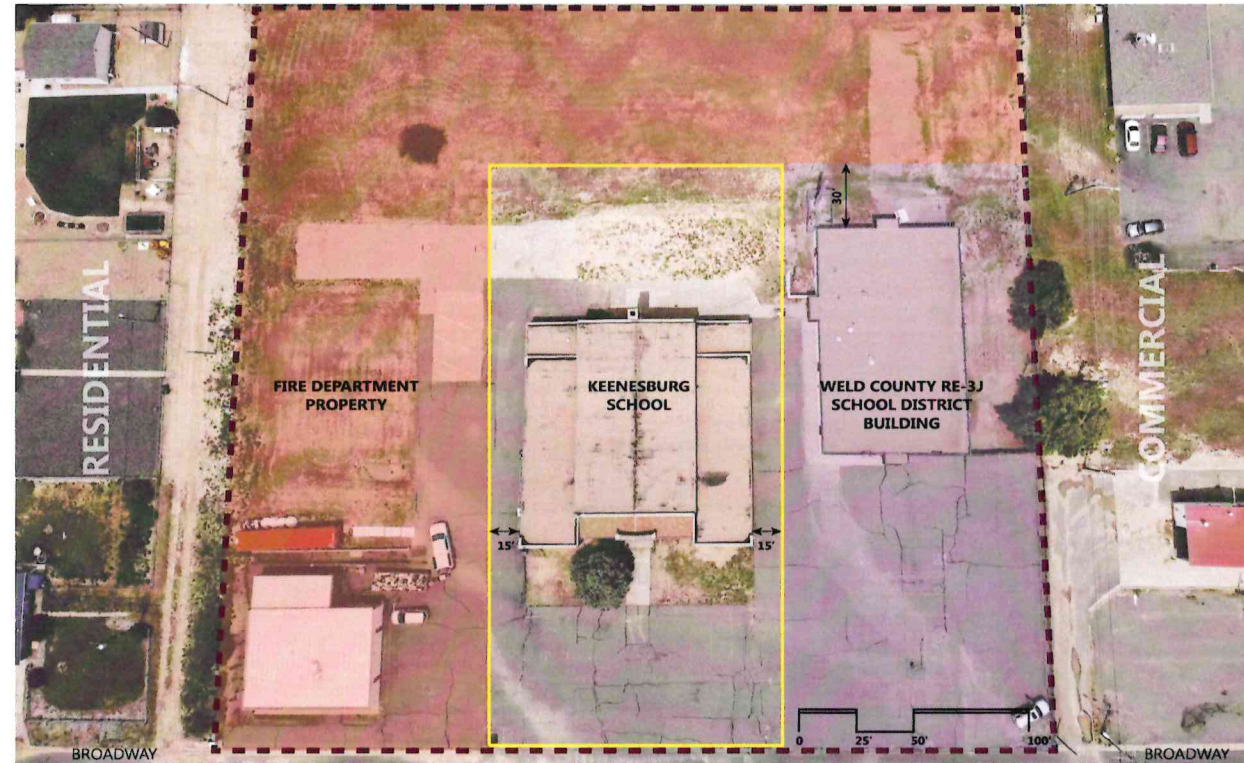


# DESIGN: ADMINISTRATION BUILDING

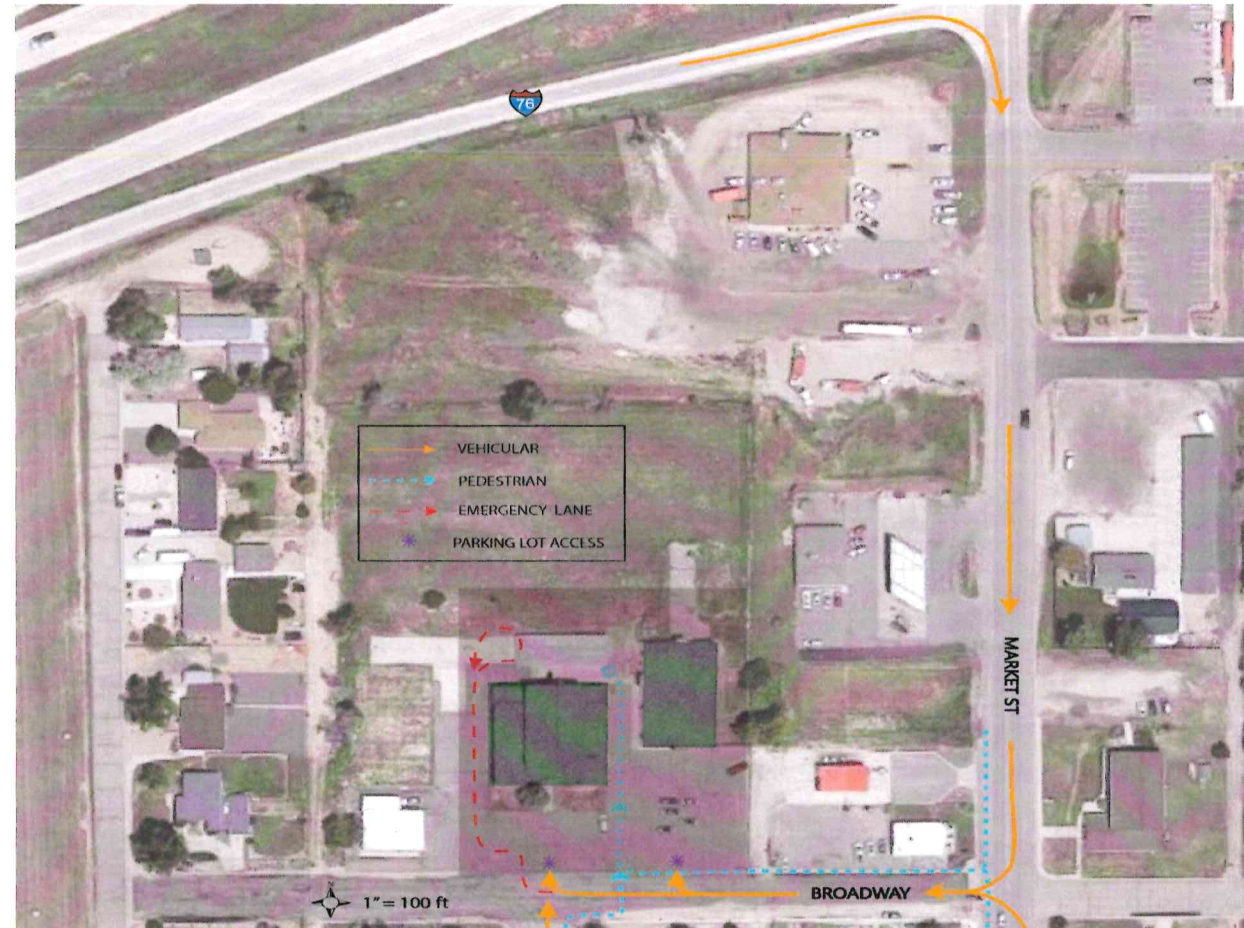
- Site Analysis
- Existing Conditions
- Preliminary Designs
- Precedents
- Preferred Design
- Opinion of Cost



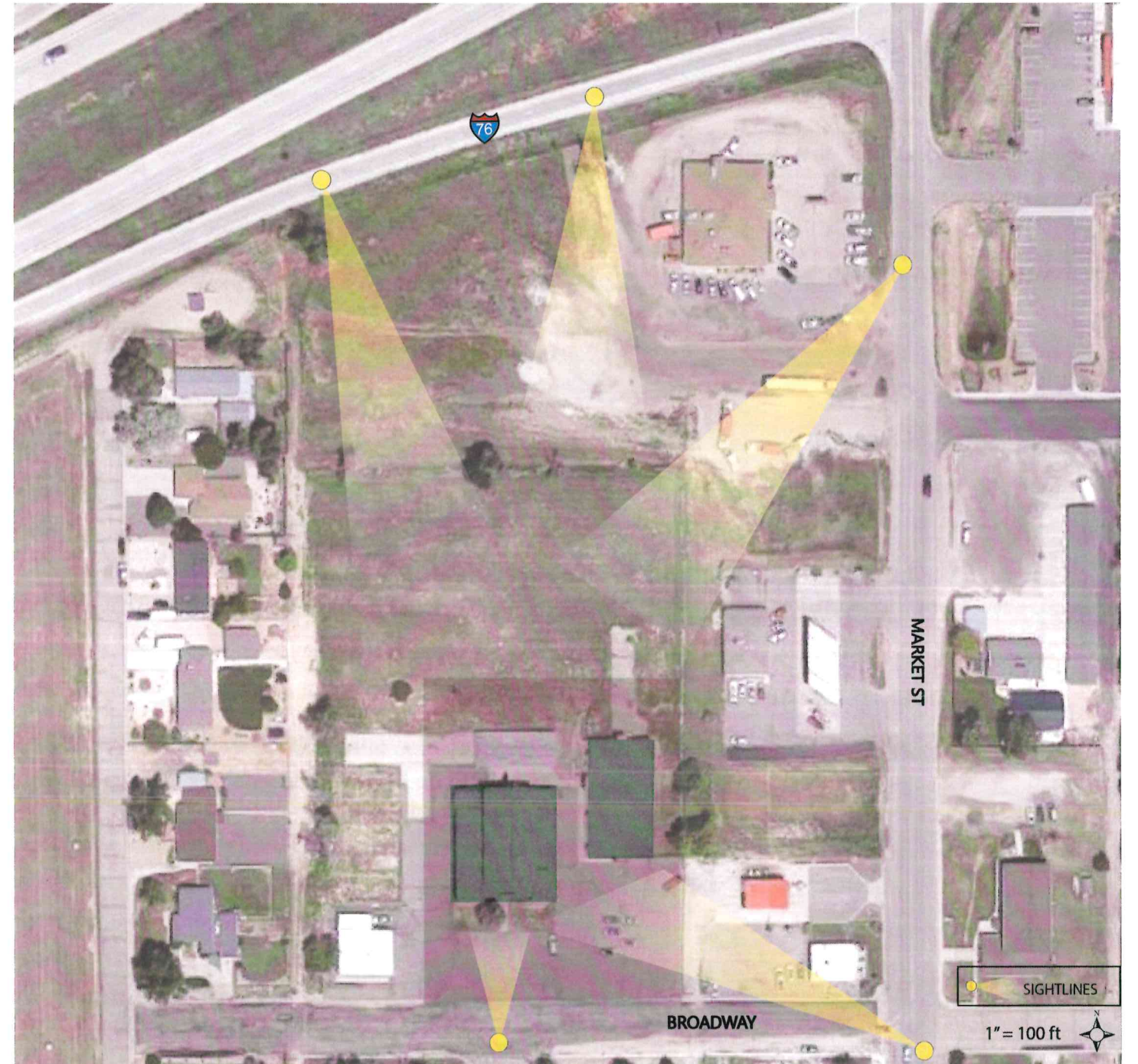
## LAND USE DIAGRAM



## CIRCULATION DIAGRAM



## SIGHTLINES DIAGRAM



Sightlines were evaluated from I-76, Broadway, and Market Street. As the above diagram illustrates, the parcel containing the Keenesburg school and administrative building are visible from all the assessed view points, due to the site's proximity to the highway and minimal obstructions.

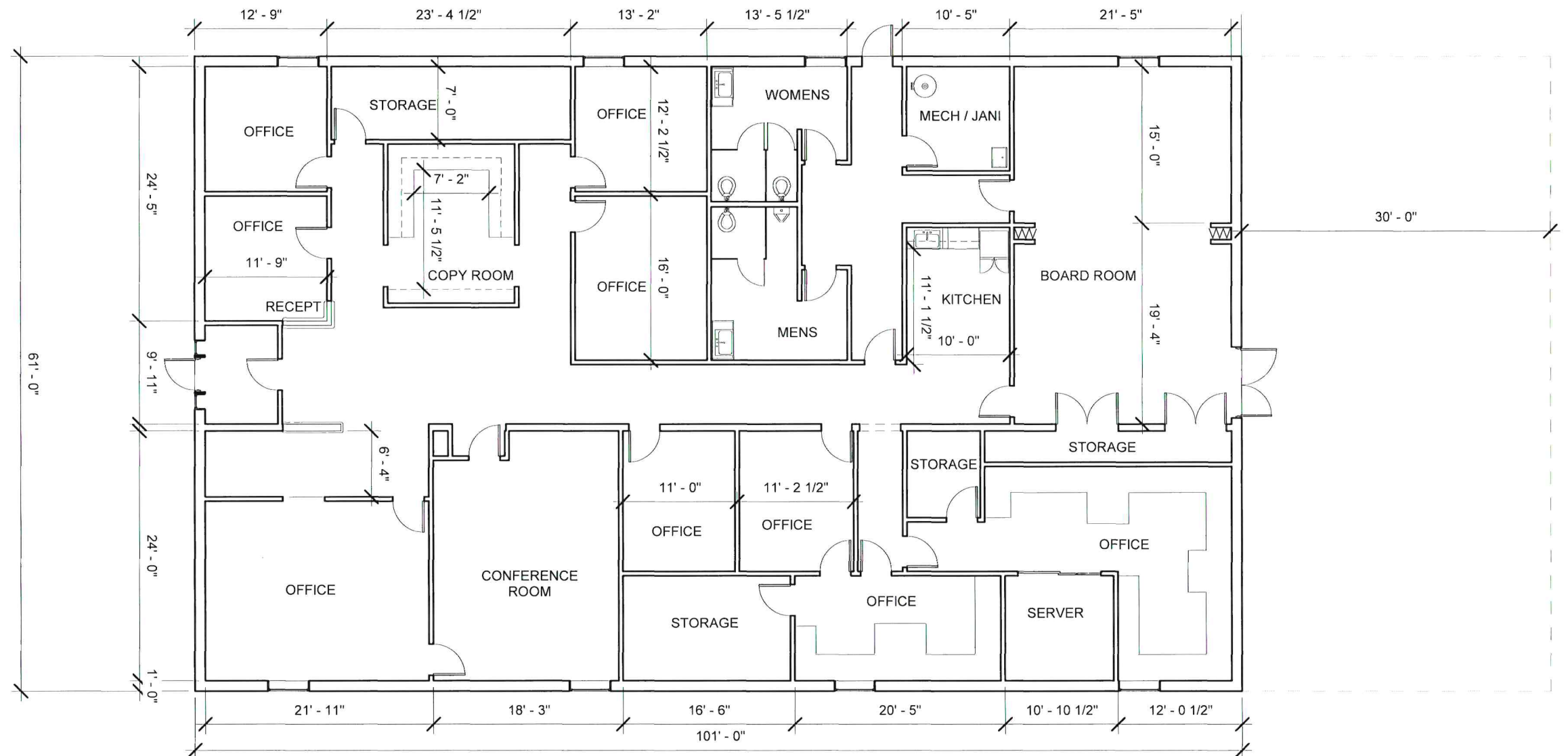
Circulation to and within the site was also evaluated, and despite the lack of sidewalks for pedestrian movement, the site is accessible by foot, and only a short 5 to 10-minute walk from Main Street and the existing town hall building.







## Keenesburg School Admin Bldg



07.18.2018

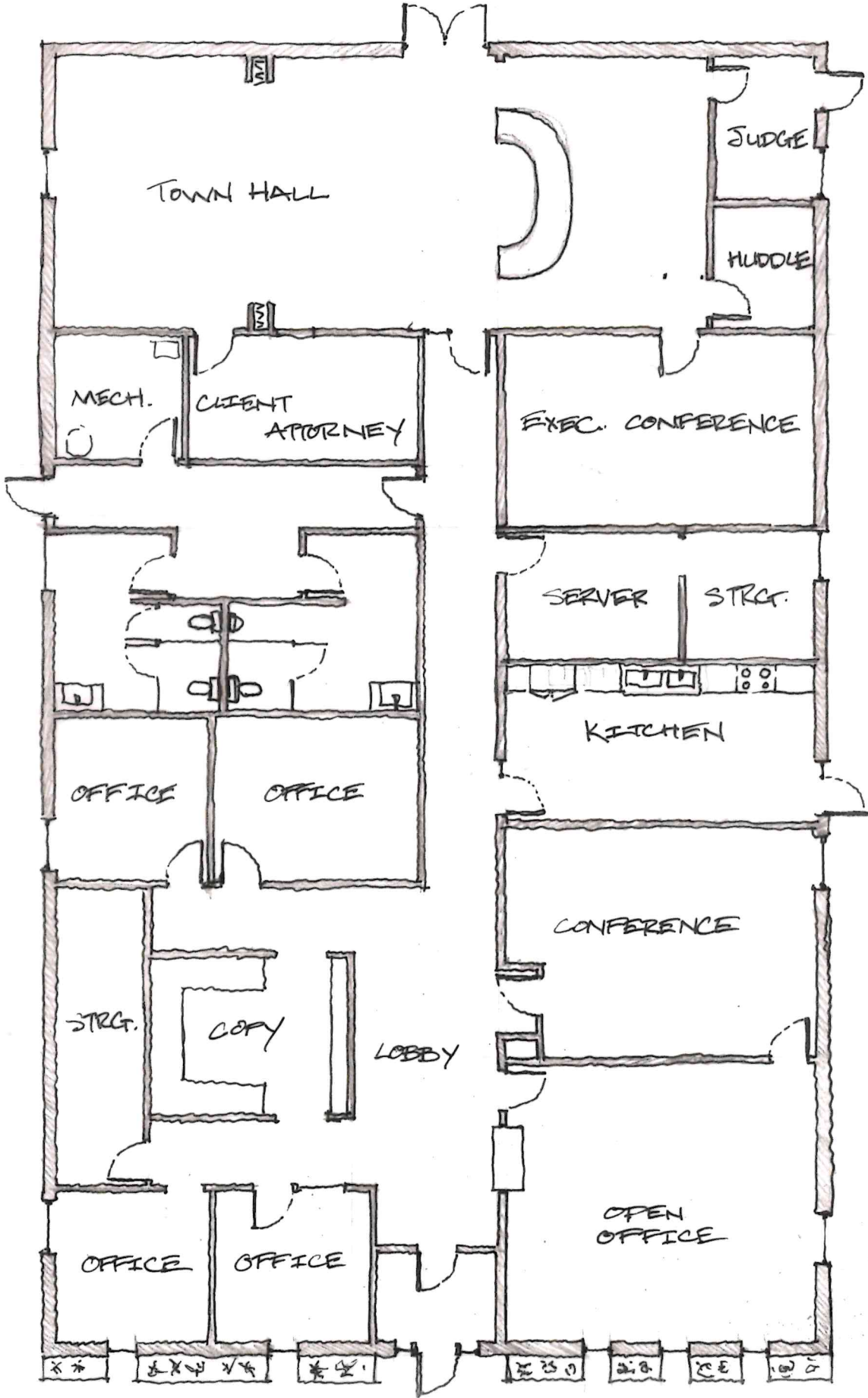
CCCD



EXISTING CONDITIONS

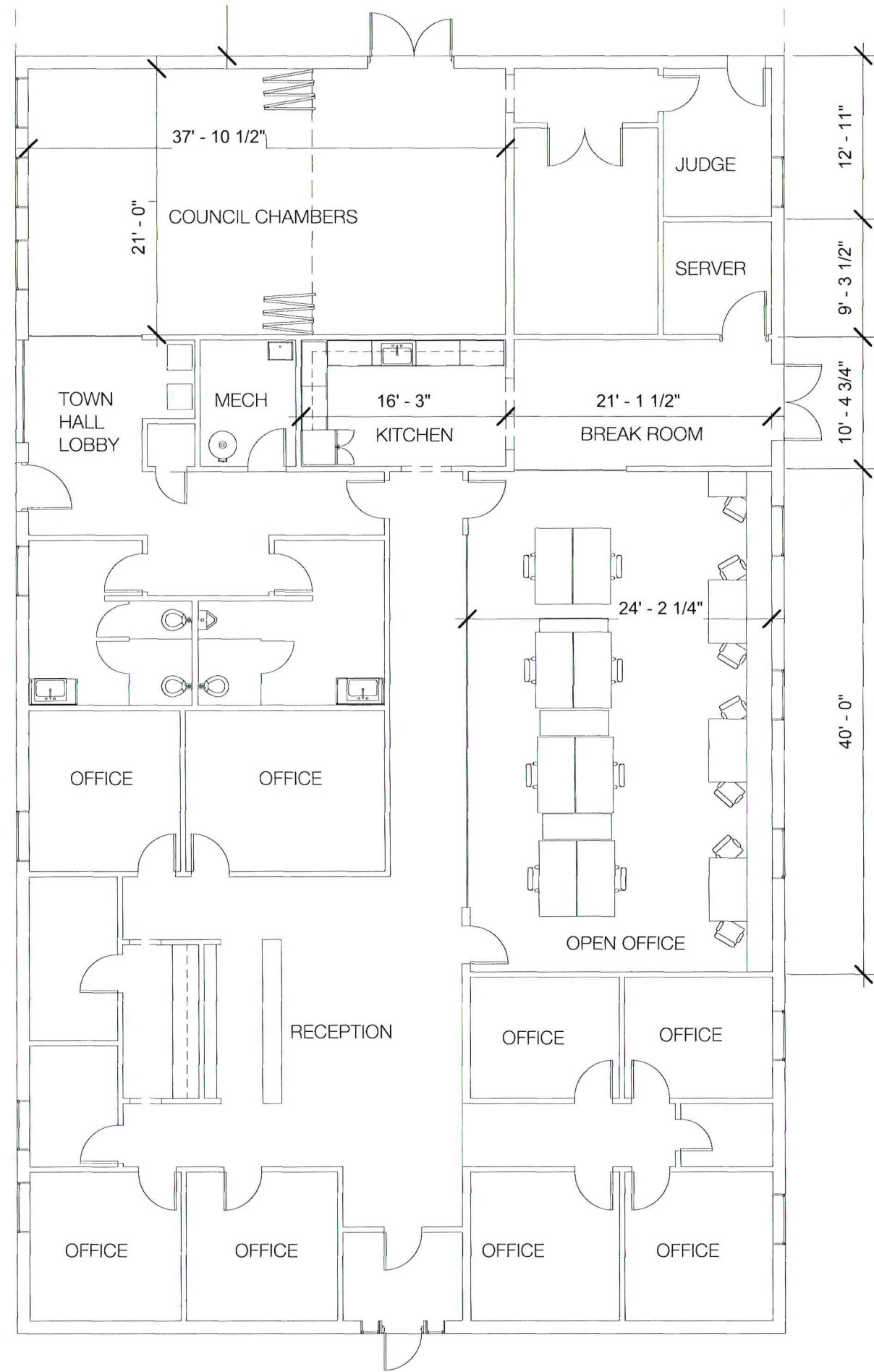


ITERATION 1



- PROGRAM**  
10,000 SF
- Offices (4 Large)
  - Conference Room (2)
  - Council Chamber
  - Judge's Chamber
  - Huddle Room
  - Attorney/Client Meeting Room
  - Restrooms (1 Men's and 1 Women's)
  - Lobby
  - Copy Room
  - Open Office Area
  - Storage Room (2)
  - Kitchen
  - Server Room
  - Mechanical Room







## ITERATION 3

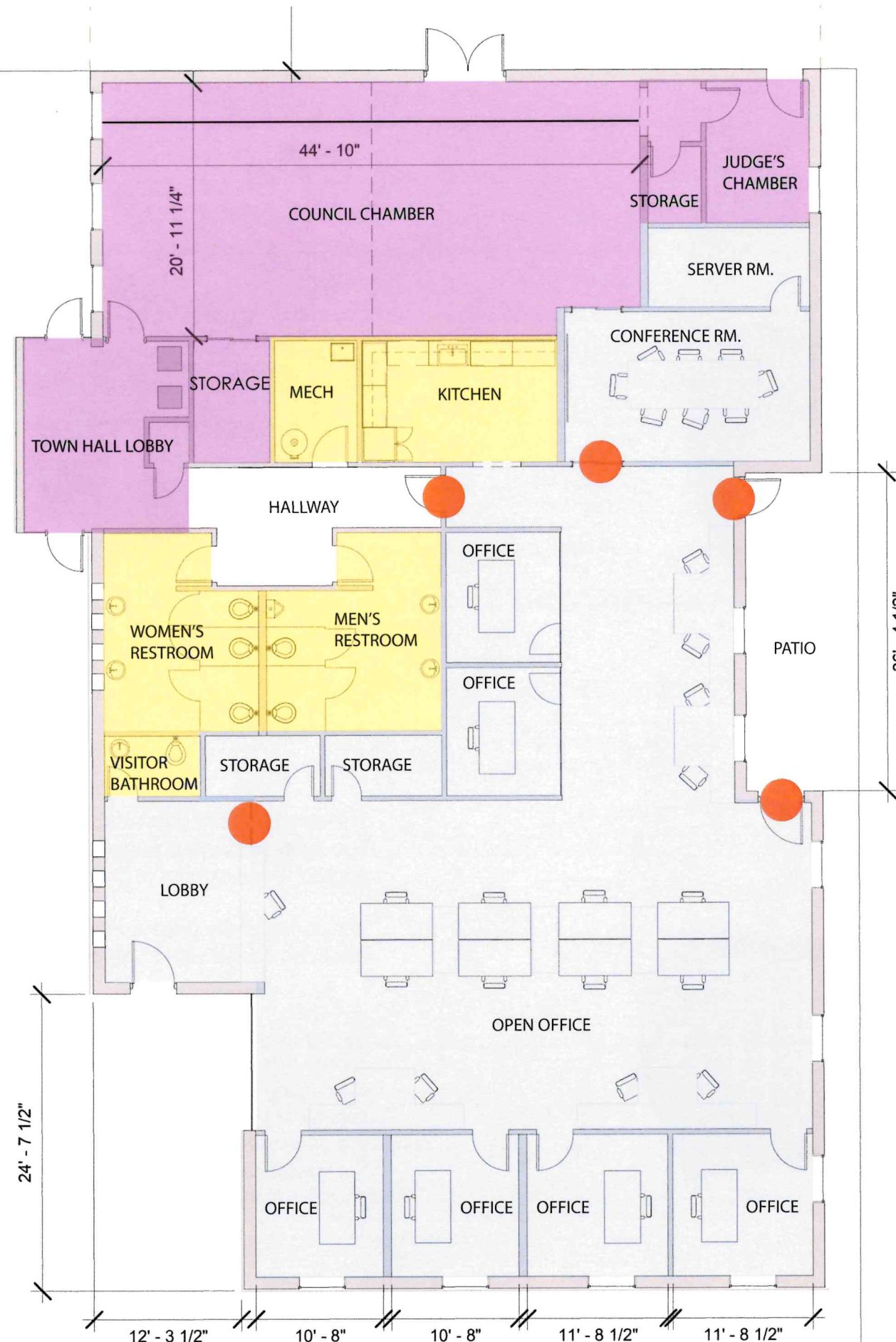
### CURRENT ADMIN BUILDING 5,871 sq ft

#### WHAT YOU HAVE NOW:

- 7 Private Offices
- Kitchen
- Conference Room
- Board Room
- Copy Room
- 2 Bathrooms
- 2 Communal Office Spaces
- 4 Storage Spaces
- 1 Server Room
- 1 Mechanical Room

#### INCLUDED IN ADMIN BUILDING REDESIGN:

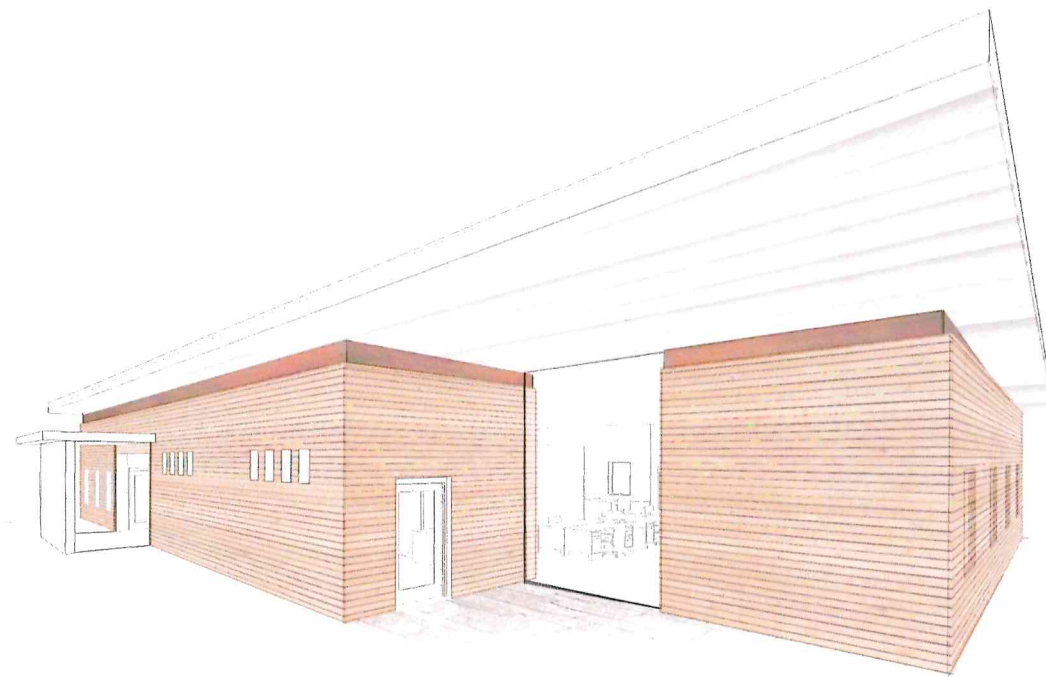
- 6 Private Offices
- 17 Open Office Work Stations
- 899 sq ft Council Chamber
- Lobby
- Kitchen
- Public Women's Restroom
- Public Men's Restroom
- Visitors Restroom
- Copy Room
- Mechanical Room
- Server Room
- Conference Room/Executive Session Room
- Judge's Chamber with Separate Exit
- 4 Storage Spaces (190 sq ft)
- 105 sq ft Patio



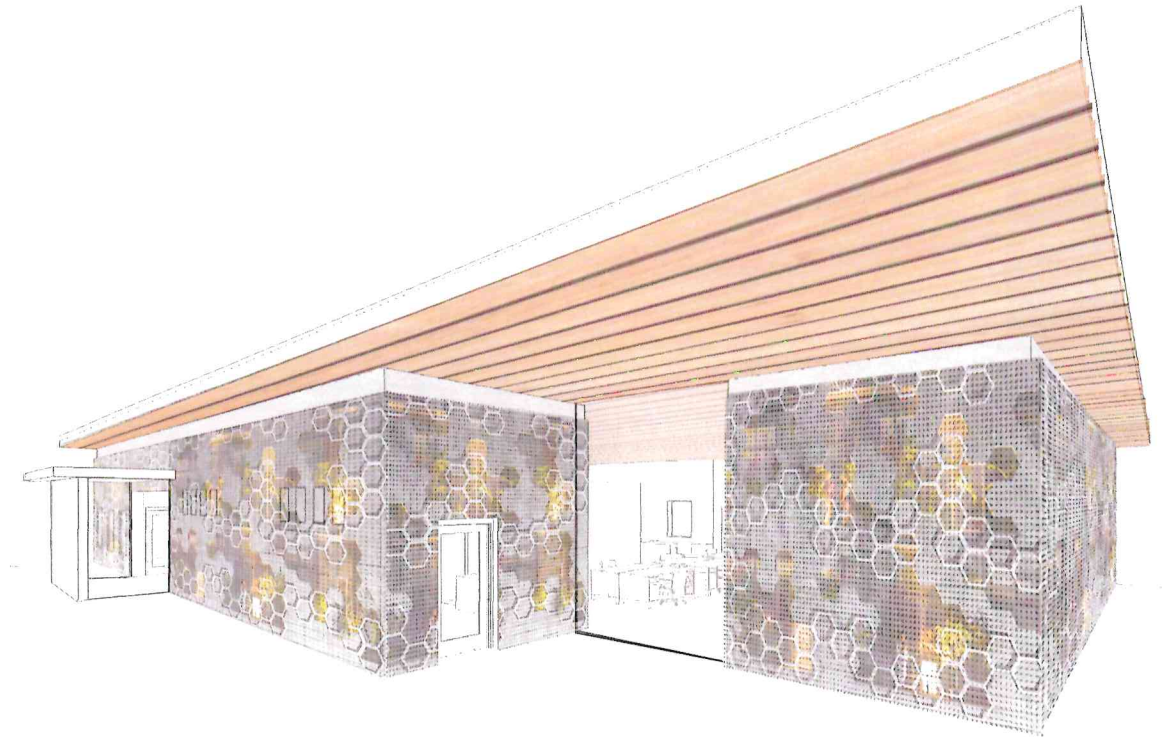
SCHOOL BUILDING



## FAÇADE TREATMENTS AND WRAPS



**FIGURE 1:** horizontal clapboard siding with metal cantilever



**FIGURE 2:** grated metal siding with wooden cantilever



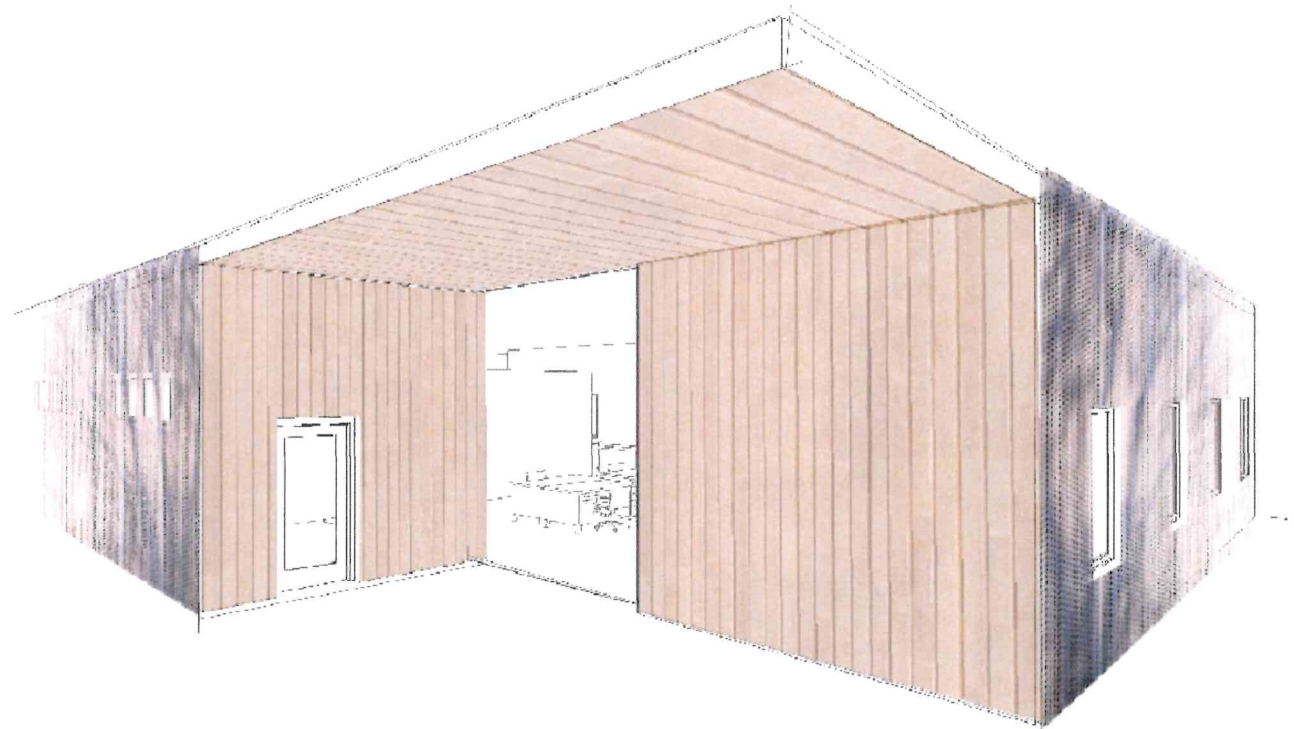
**FIGURE 3:** multicolor vertical siding with metal cantilever

The exterior of the administration building is currently composed of white painted CMU blocks. The figures on these pages illustrate different textures and façade applications that could be applied to the exterior of the building to make a more dramatic impression.

The corner of the building has been removed to create a new entrance, and a cantilevered roof has been added with a variety of treatments on the underside to further highlight the entrance.

In Figure 1, a narrow, warm-toned horizontal clapboard siding was applied to the building, as well as a slatted metal treatment overhead, with the intention of creating depth. Figure 2 shows a honeycomb-shaped metal grating that wraps around the building, changing color with weathering and time, with a warm wooden treatment overhead. In Figure 3, a multicolor vertical siding creates visual interest in a more artistic manner, and is further highlighted by the understated treatment on the cantilevered roof. Figure 4 on the facing page features both the weathered vertical clapboard siding and a wooden cantilevered roof, the unifying texture smoothing the transition.



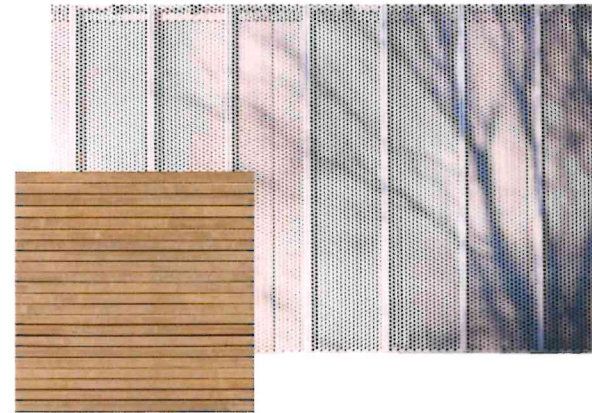


**FIGURE 4:** weathered wooden clapboard and cantilever

Applying a material wrapping to the existing CMU façade of the administrative building allows for easy maintenance and flexibility if town leadership decides to change the wrapping at a later date.

The community could also participate in the design of the exterior finishes, in a sense creating a “community canvas.” The use of reclaimed rustic or antique materials could also make a significant statement about the history of the town and the future it hopes to build. The façade treatments give the building its own identity and help it to better blend with the adjacent historic 1920s brick structure.

The variety of vertical | horizontal, textured wood | metal, rustic | modern, and simple | artsy combinations illustrate the breadth of choices and opportunities possible with the building. Any treatment applied to the façade would make a powerful statement and highlight the new town hall location. The precedent imagery to the right and on the following pages further exemplifies the variety of exterior façade treatments and building wraps, from singular materials to the concept of a “community canvas.”



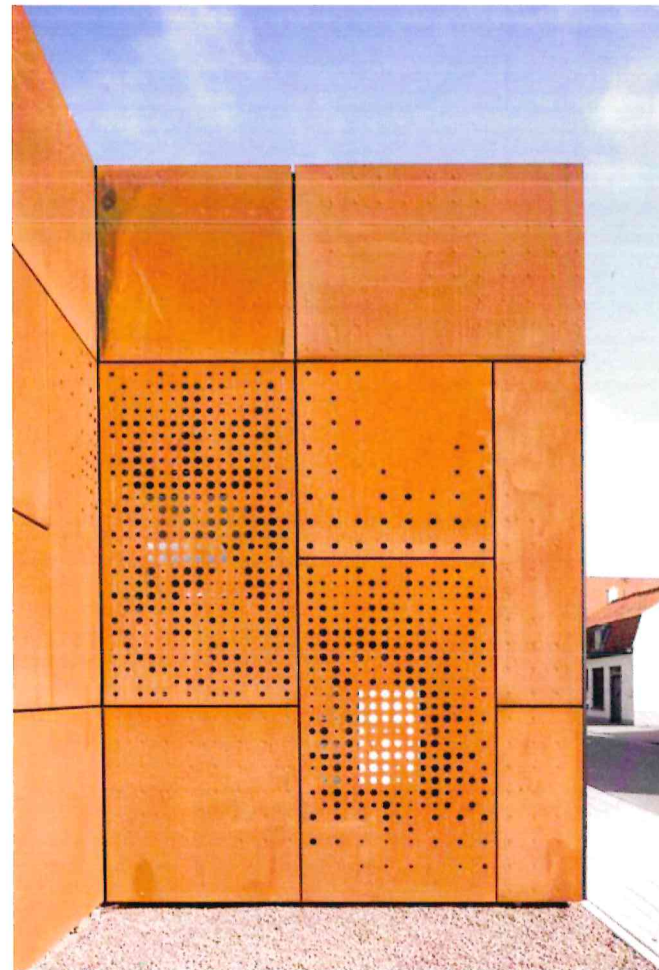
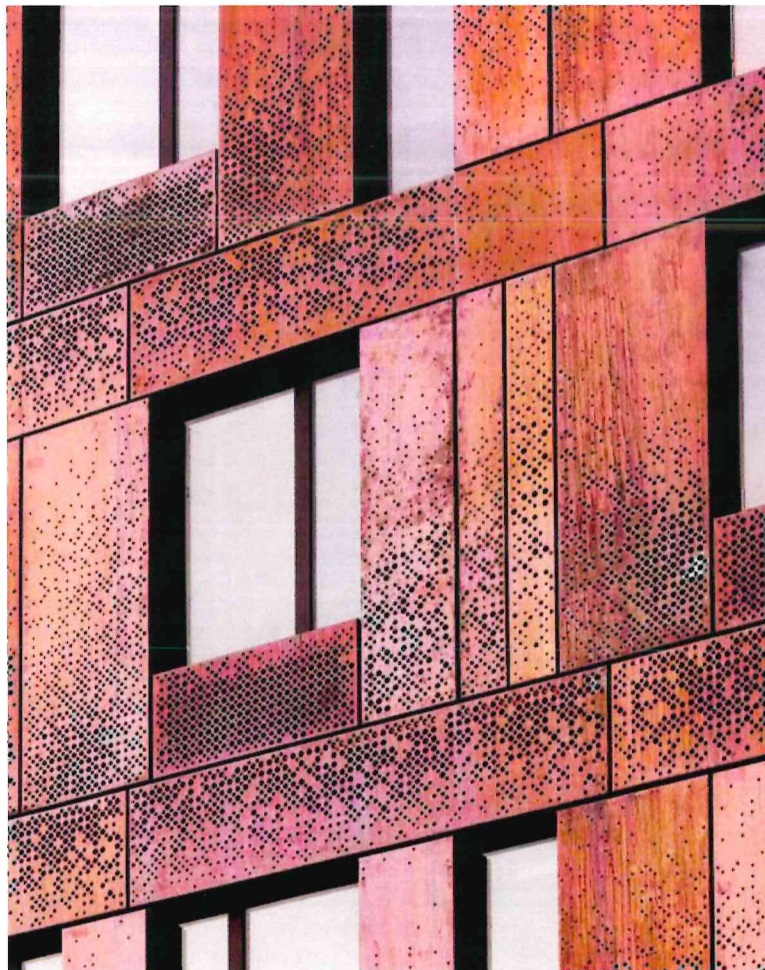
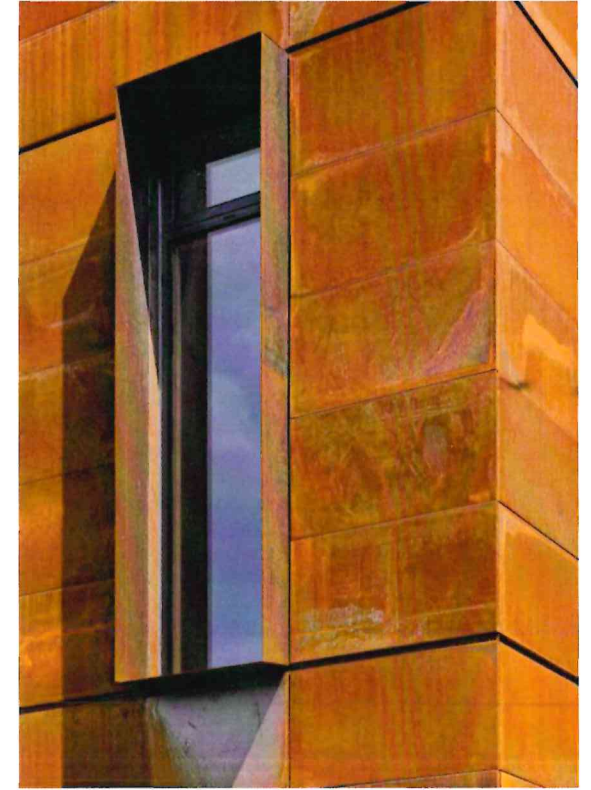
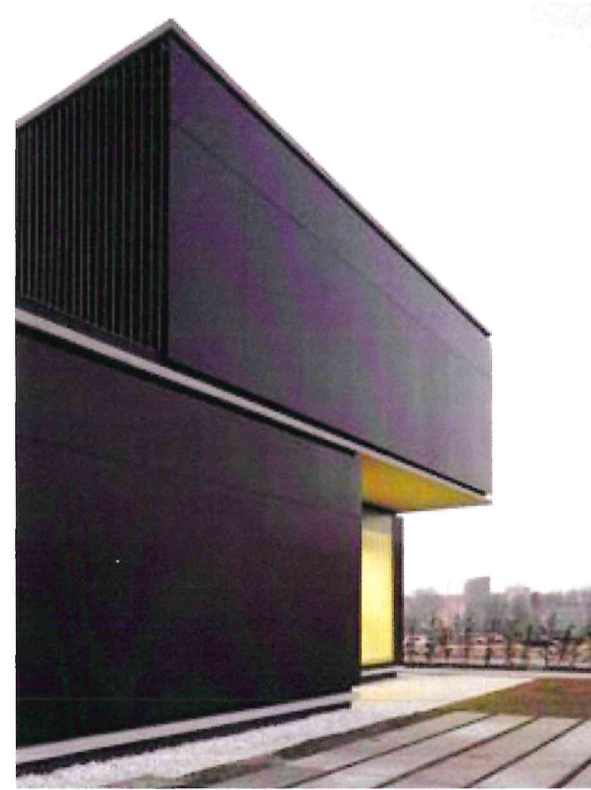
## PRECEDENT IMAGERY



## PRECEDENTS



PRECEDENT IMAGERY

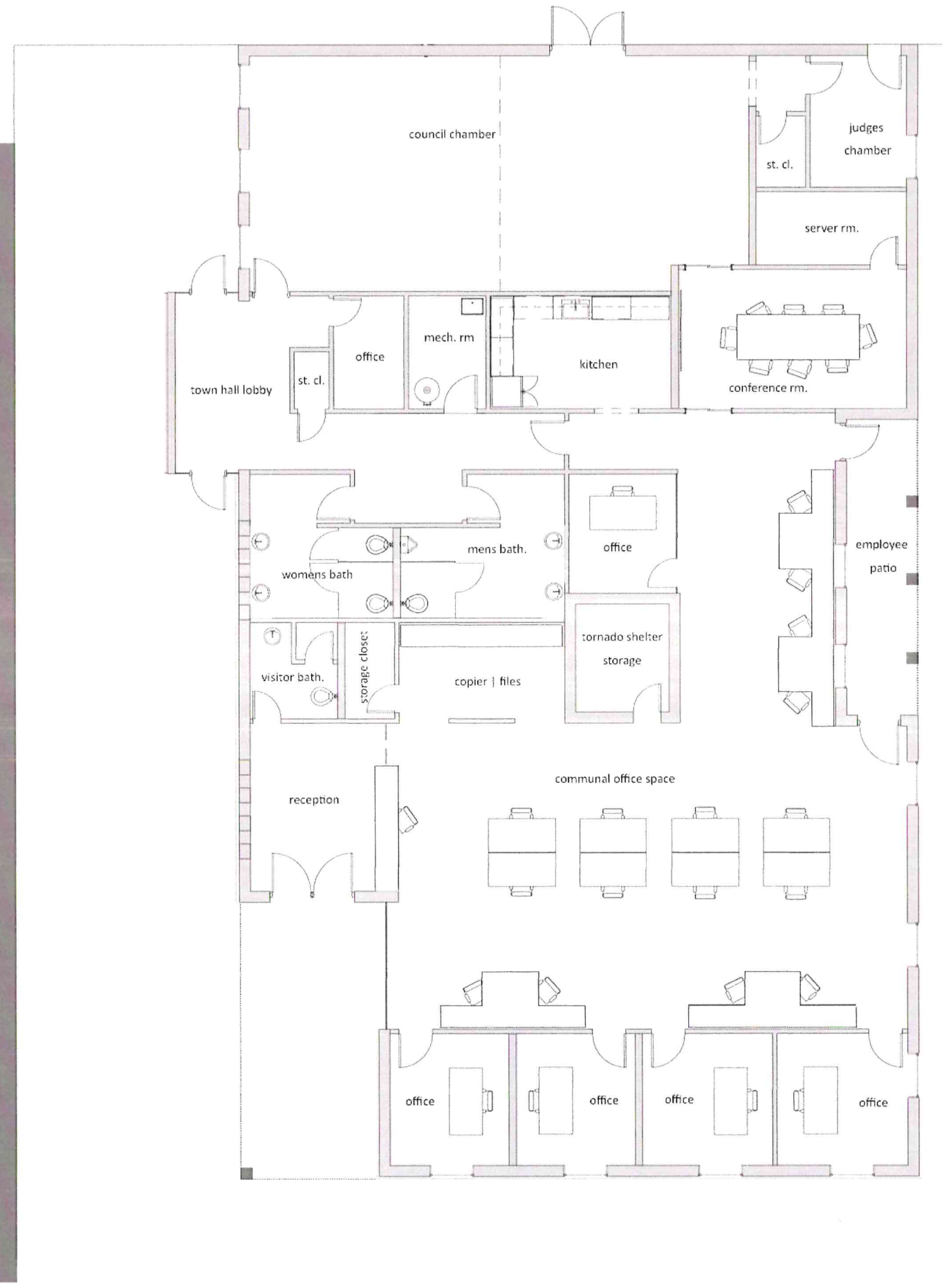
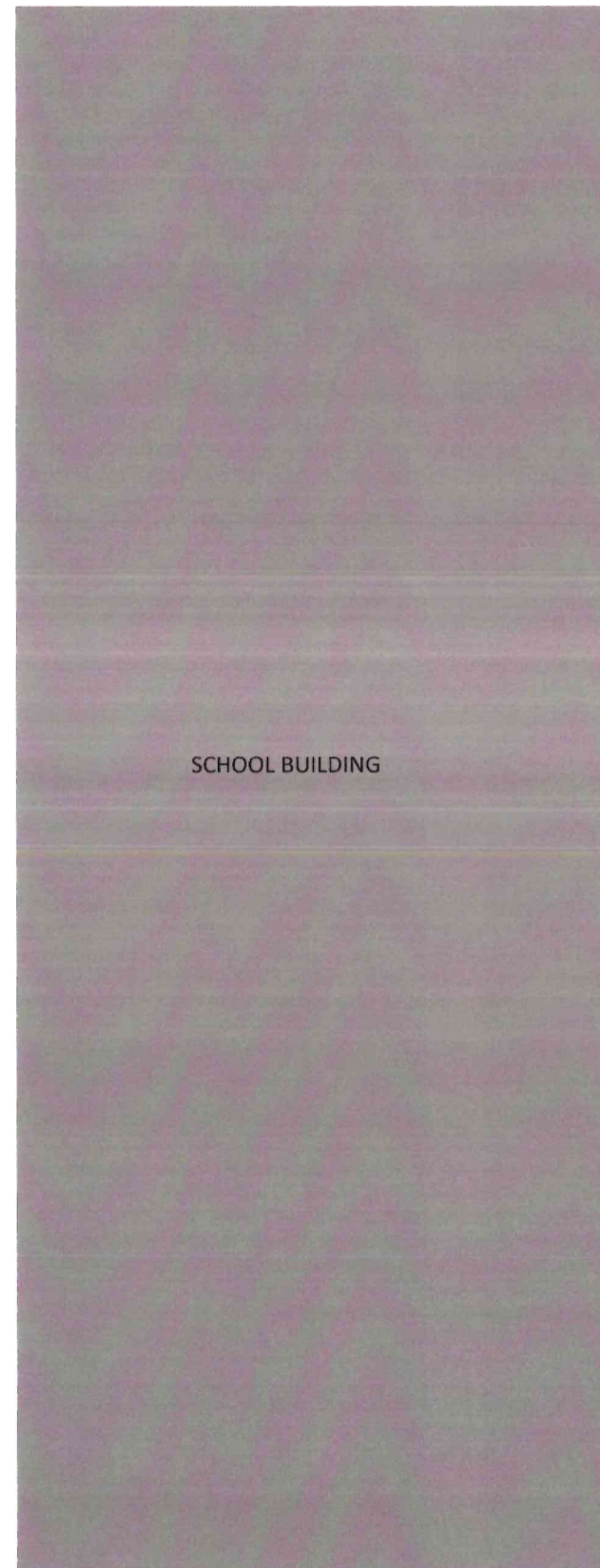








FINAL BUILDING LAYOUT





FINAL SITE PLAN

The Civic Campus

The building plan to the left (facing page) depicts the final layout produced after several iterations and through collaboration with town hall leadership on each successive revision. This layout achieves the goals and desires of town leadership, and provides ample space for the staff to grow. This layout features the council chambers at the rear of the building, with a private rear entrance/exit, as well as a new public entrance off the activated alley space between the administrative building and the historic school structure. The judge's chambers and a large conference room are conveniently located adjacent to the main council room.

The cut-out at the front southwest corner of the building creates a visually-interesting new entrance and reception area for visitors, and positions a communal office space and four private offices at the front of the building. This layout for the administrative building also features an employee patio on its east side.

The final site plan to the right (this page) illustrates how the spaces between and around the two buildings will be utilized to maximum benefit and how the new layout of the administrative building will create a pleasing flow to and from the exterior spaces. Landscaping around both buildings will create a unified appearance and cohesive experience for visitors to this new civic campus.





FINAL DESIGN CONCEPT RENDERING



This final concept rendering features the artsy “community canvas,” green walls, floor-to-ceiling windows, and permeable pavers, and showcases the new cut-out entrance at the southwest corner of the building under the cantilevered roof.



Preliminary Opinion of Cost / Order of Magnitude  
PROJECT NAME: Keenesburg Administration Building to Town Hall Remodel

**Building Area** Assumes basic recreation center @ 6,089 sf - Breakdown as follows:

- 1.a Admin. Building Interior Remodel5,226 sf (Offices, Conference Room, Storage, Etc.)
- 1.b New Construction to Admin. Building863 sf (Assembly Hall Entry, Town Hall Entry, Employee Patio)

Assessment of Construction Cost				Low Range				High Range				Notes:
A. Building Cost												
(All costs of construction within 5 ft of building)												
		Impacted Square Footage		SF Cost				SF Cost				
1.a	Admin. Building Interior Remodel	5,226	@	\$ 150	=	\$ 783,900		\$ 175	=	\$ 914,550	a	
(wall reconfiguration, office additions, electrical and plumbing, window placement)												
1.b	New Construction to Admin. Building	863	@	\$ 250	=	\$ 215,750		\$ 300	=	\$ 258,900	a	
(tornado shelter, bathroom addition, employee patio town hall entry, assembly hall entry addition)												
LINE A: Total Cost				=	\$ 783,900		=	\$ 914,550				
B. Fixed Equipment				10% of Line A	\$ 78,390		10% of Line A	\$ 91,455				
(Lockers, fixed seating, casework, etc.)												
C. Site Development				10% of Line A	\$ 78,390		10% of Line A	\$ 91,455				
(All site work outside 5 ft of building)												
D. Estimated Total Construction Cost:				(A + B + C)	\$ 940,680		(A + B + C)	\$ 1,097,460				
Soft Costs and Contingencies				Low Range				High Range				
Costs to consider:												
E.	Site Acquisition / Demolition			N/A	\$ -		N/A	\$ -	b			
F.	Moveable Equipment			10% of Line A	\$ 78,390		10% of Line A	\$ 91,455	c			
(Generally items not built in place)												
G.	Professional Fees			10% of Line D	\$ 94,068		10% of Line D	\$ 109,746				
H.	Contingencies			10% of Line D	\$ 94,068		10% of Line D	\$ 109,746				
J.	Administrative Costs			2% of Line D	\$ 18,814		2% of Line D	\$ 21,949				
Subtotal of Soft Costs:				(E thru J)	\$ 285,340		(E thru J)	\$ 332,896				
K.	Total Budget Suggested			(D + E thru J)	\$ 1,226,020		(D + E thru J)	\$ 1,430,356				
Total Budget Cost per Square Foot				\$201.35				\$234.91				

This cost estimate is based upon preliminary conceptual design and planning and should be used for information only for purposes of determining an order of magnitude. The estimate was completed without actual engineering and is subject to change. The estimate should be refined as more detailed design stages provide accurate quantities. The data used to compile the estimate is derived from industry standard sources such as 2016 RS Means data sets. Prices are subject to change with time and other industry related factors.

- Notes:
- a Indicates total new building construction area - broken out due to cost differences
- b Assumed that site is already procured - existing
- c With existing site, it is assumed that only minimal building support development needed





WELD COUNTY SCHOOL  
DIST. RE3J  
ADMINISTRATION  
GREELEY, COLORADO

99 W. Broadway

Weld RE-3J  
District Office  
Hours  
Monday-Friday  
7:30 AM - 4:30 PM



# ACKNOWLEDGMENTS

- About CCCD & UTA
- About the Staff

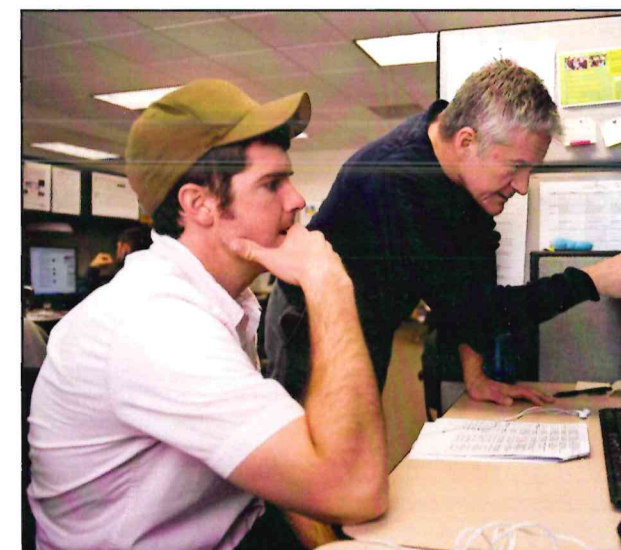


The Colorado Center for Community Development (CCCD) is a clinical teaching practice of the University of Colorado Denver, College of Architecture and Planning. Our mission is to provide students with real world experiences in design and planning as they provide communities and neighborhoods with services in these areas.

CCCD strives to enhance the quality of community life – through collaboration, applied research and innovative design – for the betterment of all community residents. In the process, students' educational experience is enhanced by taking what is learned in the classroom and academic studio and employing it in projects of public and civic interest. Communities benefit through design work that is continuously being improved through research and innovation. Moreover, together we become partners in the design thinking process, thus expanding our mutual and individual capacities to further envision and implement projects of significant public impact.

Started in 1967, CCCD has worked in partnership with communities and neighborhoods to complete over 2000 projects around Colorado. Projects range in size and scope, but have the common element of improving the community as a place to live, work and play. CCCD is among the longest running university design centers in the United States and will be celebrating its 50th anniversary in 2017.

The University Technical Assistance (UTA) program provides rural and small communities with assistance on projects that enhance places and spaces. A decades-long partnership between the Colorado Department of Local Affairs (DOLA) and CCCD, the UTA program puts the cost of preliminary design work within financial reach of small communities. Students complete preliminary plans and designs that can be used to inform and engage community members in the project. These plans are used to apply for grants from DOLA and other funders. This saves the community money in preliminary design and community engagement and provides students with valuable experience. Once financing is secured, licensed professionals are hired to take preliminary designs to completion.







**Jennifer Kovarik** Supervisor

Jennifer Kovarik is the University Technical Assistance (UTA) field supervisor for Northeast Colorado. Jennifer received her Master of Urban and Regional Planning and Master of Landscape Architecture degrees from the University of Colorado Denver. She holds a B.S. in National Resources and Environmental Science from the University of Illinois at Champaign-Urbana. She is a Professional/Registered Landscape Architect in the State of Colorado and has American Institute of Certified (AICP) Certification. Jennifer enjoys the variety and complexity of projects in rural Colorado.



**Taylor Chesnovar** Architecture Intern

Born and raised in Wyoming, Taylor has a passion for rural places throughout the Mountain West. His free time is spent exploring these places: fishing, drawing, and playing soccer. He completed both his Bachelors and Masters Degree in Architecture at the University of Colorado Denver.



**Cherryl Agosto** Architecture Intern

Cherryl Agosto is a Master of Architecture and Historic Preservation candidate at the University of Colorado Denver. Born in Monterey, California into a military family, she is a seasoned traveler and credits her passion for architecture to living and traveling in places like Germany and Egypt. She received her B.S. in Architecture from SCAD in Savannah, Georgia with the help of a full-ride R.O.T.C scholarship. Cherryl moved to Denver in 2014 and has worked in a firm designing structural floor and roof systems, all the while pursuing two master's degrees. Historic preservation, adaptive reuse, and sustainable architectural design are Cherryl's forefront interests, and she hopes to continue working for non-profit firms helping communities maintain their historic identities and character. Cherryl's other passions include pie baking and eating, along with running and hiking, naturally.



**Kate Farrington** Architecture Intern

Kate Farrington is a Master of Architecture candidate and grew up in Portland, Oregon. After receiving a Bachelor's degree in Environmental Studies and Geology from Whitman College, she explored work ranging from environmental advocacy to natural building construction. An interest in both science and design, and a fascination with improving the spaces with which people interact everyday, led her to architecture. She spends her weekends hiking, making pottery, gardening, and building all sorts of things.



**Areti Athanasopoulos** Landscape Architecture Intern

Areti Athanasopoulos, a Colorado native, earned her Bachelor of Arts degree in French and Italian from the University of Colorado at Boulder. A love of performing led her to Los Angeles where she worked as an actor and writer, as well as in arts education administration at the Wallis Annenberg Center for the Performing Arts. After six years she decided to return to Denver to pursue another passion- landscape architecture. She is currently in her third year at the University of Colorado Denver, working toward master's degrees in Landscape Architecture and Urban & Regional Planning. Areti's core mission is to ameliorate living conditions for people in developing countries and to create a more equitable world through empathetic spatial design. She is an advocate for environmental justice and refugee rights, and is an active volunteer with the International Rescue Committee.





## Colorado Center for Community Development

COLLEGE OF ARCHITECTURE AND PLANNING  
UNIVERSITY OF COLORADO **DENVER**

### Contact Us to Learn More

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