



PLANNING COMMISSION AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES
Meeting Minutes of September 14, 2021
3. CONSIDERATION OF NEW BUSINESS
 - a. Presentation on the Harris Park Community Vision Plan
Prepared by: Nathan Lawrence, Senior Planner
4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.

For virtual participation guidelines please visit www.cityofwestminster.us/pc

1. Meeting Purpose

The purpose of the Planning Commission's meeting on September 28, 2021 is to receive a presentation by City staff on the proposed Harris Park Community Vision Plan. Testimony to the Planning Commission is a one-way dialogue from the public to the Commission. As a presentation only, this meeting is not intended to accommodate a question and answer session. The Planning Commission will not be able to consider comments on pending development applications nor respond to such comments. Comments on pending development applications may be sent to planning@cityofwestminster.us or they may be made at the time such applications are considered at a future quasi-judicial hearing of the Planning Commission.

2. Staff will present agenda items. The Developer may present after Staff.
3. Those in attendance who favor the proposed development may address the Commission, followed by those who do not favor the proposed development. The Chair may impose time limits on speakers.
PLEASE SIGN THE SHEET IN THE FRONT OF THE COUNCIL CHAMBERS WHEN YOU SPEAK.
4. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
5. The Commission is charged with the review of Comprehensive Plan Amendments, Rezoning, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
6. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
 - a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
 - b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.

NOTE: Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email jbaden@cityofwestminster.us to make a reasonable accommodation request.



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
September 14, 2021

1. ROLL CALL

The virtual meeting was called to order at 7:00 pm by Chairperson Jim Boschert. Present were Vice-Chair Joe McConnell, Commissioners David Carpenter, Tracy Colling, David Tomecek, Rick Mayo, Lawrence Dunn, Elisa Torrez and Chennou Xiong. Also present: Staff members, Rita McConnell, Planning Manager, John McConnell, Principal Planner, Andrew Spurgin, Principal Planner, Jennifer Baden, Associate Planner, Kristin Decker, Deputy City Attorney, Dave Downing, Community Development Director and Sarah Borger, Water Resources and Quality Manager. With the roll called, Chair Boschert stated that since a quorum is present the alternates would not be voting.

CONSIDERATION OF MINUTES

Meeting Minutes from July 27, 2021.

Commissioner Carpenter made a motion to accept the minutes from the July 27, 2021 Planning Commission meeting. Commissioner Colling seconded the motion. The minutes were unanimously accepted (7-0).

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

Public Hearing and Recommendation of the 2040 Comprehensive Plan.

Andrew Spurgin, AICP, Senior Planner, entered into the record the agenda memorandum, attachments, and public notice affidavit of publication from the *Westminster Window* on September 2, 2021. Mr. Spurgin narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend approval to the City Council of the 2040 Comprehensive Plan

Chair Boschert opened the public hearing at 7:26 pm.

There was public testimony given both in favor and against the proposal. Public testimony against the proposal referenced concerns over too much development in the City, concerns with open space and parks continuing to be underserved in parts of the community, climate change concerns, concerns that the City has the highest rent prices in the metropolitan area, concerns that the proposed plan fails to support the City's vision statement, concerns that the City is already struggling to provide the infrastructure needs to residents, concerns about water supply to the residents, concerns about the use of public land dedication, concerns that the adoption of the proposed plan will not alleviate citizens concerns with current City leadership, concerns that the proposed plan will prevent future development of the Westminster Station Area, concerns over the City continuing to grow too quickly, concerns that the proposed plan is reaching too far into the future, concerns that the proposed plan does not support a progressive and sustainable City, and lack of community input on the proposed plan.

Public testimony in favor of the proposal referencing the support for growth, support for increased density due to a housing shortage, recognizes the City does not have the funds available to purchase private land, support for the development of the land which does create parks and open space, and recognizes the City has taken into consideration water supply for future development.

Once the public testimony was concluded, Chairperson Boschert closed the public hearing at 7:53 pm.

Andrew Spurgin responded to public testimony by thanking those that gave public testimony. He stated that City Council directed staff to add a discussion of climate to the proposed plan, a parks and recreation plan is forthcoming and encourages residents to participate, based on early feedback a policy statement was added related to the lack of parks south of 92nd Avenue, the proposed plan only adds one new multi-family site in the entire City no new sites will be designated for urban multi-family, and population trends were considered in the proposed plan. He also stated that the targeted date of 2040 was chosen so that the City would align with Denver Regional Council of Governments (DRCOG) planning documents and be eligible for funding opportunities. The plan that fits within the DRCOG framework and that is the basis for the twenty years. He also stated that Westminster has a lower density than cities mentioned during public testimony, and staff is hesitant to increase density based on public feedback. Community engagement began in 2018 and by design the bulk of the engagement was in 2019. Staff directly interacted with 2085 people and staff was available to 75,000 people through City events.

Vice-Chair McConnell asked staff where to find the policy statement about the park locations south of 92nd Avenue. Mr. Spurgin stated this could be found on page 88, Chapter 10.6.

Commissioner Dunn motioned that the Planning Commission recommend that the City Council approve an ordinance adopting the 2040 Comprehensive Plan.

Vice-Chair McConnell seconded the motion.

Chairperson Boschert expressed support for the plan and stated it is a great improvement of the existing plan. He feels it supports the need for more parks in south Westminster, supports the water supply plan and contains needed strict development guidelines.

Vice Chair McConnell asked staff if the water supply has been allocated elsewhere and in conjunction with that, for a number of years it has been stated that Westminster has adequate water for buildout and asked staff to address these statements. Sarah Borgers asked Vice-Chair McConnell to clarify the first question. He clarified by stating that during public testimony it was said that the City water supply has been allocated elsewhere. Ms. Borgers responded that the Water Supply Plan and the Comprehensive Plan are linked by the land use map and that map was physically translated into the amount of water that each of those individual land use types will need. The translation assumes that each of the different land use types receives a certain amount of water per acre and what you see in the land use map has that specific amount of water, it's not allocated to but rather it's assumed that a specific land use will use that amount of water and that translates into an overall water budget for the City. She also stated that there is not water that has been moved somewhere else. Water is accounted for based on the land use type that is on that site. Vice-Chair McConnell asked staff, if based on the 2013 Comprehensive Plan, whether there is enough water to reach build out. Ms. Borgers stated that with the recent Water Supply Plan, staff did an analysis of all 33,000 accounts to see how land use types use water differently and that was then applied to the land use map. What was discovered was that over time, the City's water consumption has declined over time even though the population has increased. She went on to say that staff took a very thorough look at if this downward conservation trend would continue and if it doesn't what does the water supply look like and if it does continue, then what does our water supply need to look like. There is a lot of variability that can happen with this but assuming the currently conservation trend continues we do have enough water supply for the ultimate build out of the City.

Commissioner Mayo stated that he believes water usage is declining because the cost of water has increased and residents are consciously watering less. He believes that water usage should be based not on the fact that residents will use less, but rather have the water available before

build out believing the water will be available later. Ms. Borgers acknowledged there is a correlation between water rates and water demand. She stated that water rates are calculated separately based on Capital Improvement Project (CIP) and other things and are not based on water conservation measures. But it would certainly be incorrect to state that there is no impact there. She also added that from a water conservation perspective, it is actually happening indoors with toilets being replaced and energy efficient appliances being installed. This trend is happening across the country. She stated that to address Commissioner Mayo's other comment about making sure the City has enough water to sustain, there is some level of risk associated with this. The City could never have enough money to create a water supply that is 100 percent of the time going to support anything that might happen in terms of either water supply or water demand. She went on to state that the City has to make concerted decisions and has to be more conservative than not. The water supply is largely built out with the exception of the Wattenberg Reservoir project. The City does have one pending water court case going on that will be important and the City has a good handle on the case. She stated that the demand side is very dependent on how we continue to move forward and the conservation trends are a really big piece of what the water demand looks like moving forward. Commissioner Mayo stated that he has been a homeowner's association president for the last 20 years and stated that homeowners are not conserving water but rather they are conserving money. He stated that these types of homeowners (saving money rather than conservation) should not be counted in the conservation movement. Ms. Borgers stated that while there is a correlation between water conservation and water rates. From the perspective of the Comprehensive Plan, assumptions were made that conservation trends would continue and staff ran scenarios where it did not and in most of those scenarios there is enough water supply to support this proposed Comprehensive Plan. Mr. Spurgin asked Ms. Borgers if there was concern about short term trends that may not be very telling and if that is why staff did not assume conservation in a previous Water Supply Plan; and whether, now that there have been 20 plus years of observing the downward trend that staff can be more sure that conservation efforts will continue. Ms. Borgers agreed and stated that staff was worried about 'drought shadow' after the 2002 drought and a dip in water consumption was seen after the drought after the City implemented mandatory drought restrictions. Things did come up after a couple of years but at this point, staff has seen, a steady decline of water demand since 2000 .

Vice-Chair McConnell asked staff when City Council would have this proposed plan at a meeting. Mr. Spurgin answered October 11, 2021. Vice-Chair McConnell encouraged all citizens of the City to have their comments heard by Council.

Commissioner Carpenter expressed non-support for the plan and stated that while he agrees with the idea that we should conserve water, he feels the City should keep the baseline and not rely on trends. He also stated he has concerns with the Transportation Plan and feels the proposed Comprehensive Plan does not support what the residents want.

Commissioner Xiong expressed support for the application and specifically Chapters 5 and 6 of the plan relative to human services and the economic development work in partnership with CU-Boulder. He also stated that while communication was good more could be done in the future for outreach to stakeholders.

The motion passed with a 5-2 vote.

Commissioners Carpenter and Mayo were not in favor citing the previous reasons.

4. NEW BUSINESS

None

5. ADJOURNMENT

The meeting was adjourned at 8:18 pm.

THE WESTMINSTER PLANNING COMMISSION

James Boschert, Chairperson

A full recording of the meeting has been posted on the Planning Commission webpage.
www.cityofwestminster.us/pc



Meeting Purpose

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WESTMINSTER

Staff Report

Agenda Item

Planning Commission Meeting September 28, 2021

-  *Foster and maintain a beautiful, desirable, safe, and environmentally responsible City.*
-  *Cultivate a thriving, inclusive, and engaged community through access to opportunity and a resilient and diverse economy.*
-  *Provide visionary, effective, and collaborative government.*
-  *Advance the City's long-term sustainability to provide ongoing excellence in City services and a well-planned community that meets the needs of residents now and in the future.*

SUBJECT: Presentation of the Harris Park Community Vision Plan

PREPARED BY: Nathan Lawrence, Senior Planner

RECOMMENDED PLANNING COMMISSION ACTION:

Receive a presentation and provide feedback on the Harris Park Community Vision Plan.

SUMMARY STATEMENT:

- The Harris Park Community Vision Plan, referred to as “the Plan” hereafter, articulates a consensus for the community’s vision for the Harris Park neighborhood, identifies opportunities for infill development and revitalization, and implementation recommendations to help realize the Plan vision.
- The presentation will provide an overview of the Plan, the public engagement process, and future steps for implementation.
- The Plan results from community engagement involving three focus group meetings, three community workshops, and an online survey. The focus group consisted of key neighborhood stakeholders tasked with identifying neighborhood needs and priorities. Community workshops attracted a cross-section of participants and provided a collective vision for future development, circulation, and activation of existing public spaces.
- Plan implementation is identified under Objective 2.D in the City’s Strategic Plan.
- Implementation activities have been identified and work has begun in anticipation of Plan acceptance by City Council.

FISCAL IMPACT:

\$0 in expenditures.

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

Does Planning Commission wish to receive a presentation regarding the Harris Park Community Vision Plan?

ALTERNATIVE(S):

Planning Commission could choose not to receive a presentation regarding the Harris Park Community Vision Plan. This is not recommended as the Plan fulfills an identified Strategic Plan action item, has been thoroughly vetted with the community, and the City Council values Planning Commission feedback.

BACKGROUND INFORMATION:

Harris Park and the surrounding area is a unique neighborhood with a look and feel different than many Westminster neighborhoods. Most of the City consists of master planned communities formed through the Planned Unit Development (PUD) process. PUDs establish land use and create a planning framework to create quality neighborhoods through thoughtful placement of streets and infrastructure, parks, trails, and protection of unique site features such as views and historical assets. Historic Westminster developed more organically resulting in a mix of uses, scales, and no specific plan for civic and recreational spaces, circulation, or preferred building design style. The lack of a cohesive, unifying vision for Harris Park, in specific, has contributed to a lack of investment in the area according to input received from the private sector. Through extensive public engagement, the Plan, which accompanies this agenda memo as Attachment #1, documents a common vision for the area with identified opportunities for infill, revitalization, and strategies to correlate programming for parks, recreation, public art, trails, and street infrastructure. This shared vision provides greater certainty for City Staff to strategically plan new uses and allocate budgets commensurately, while providing clarity to private-sector investors on the scale and design of potential infill development.

Planning Process

The Plan's planning process has been managed by a cross-departmental team with the assistance of Winter & Company, who provided design services and facilitation of public engagement activities. Since the Westminster Forward plans are citywide in nature, a conscious effort was made to separate the Harris Park process from Westminster Forward to allow greater focus on this area with unique concerns and needs and to fulfill the Strategic Plan identified action for Harris Park. Over the course of the Plan development, numerous internal meetings were held with key members of City Staff from Community Development; Parks, Recreation & Libraries; and Economic Development, who contributed greatly to the development of the final Plan draft. Numerous discussions with the Harris Park neighborhood have provided an additional avenue for the documentation of community input into these planning efforts, including the Comprehensive Plan; Parks, Recreation and Libraries Plan; Transportation and Mobility Plan; and Code Forward.

The City has been closely involved with the neighborhood for decades and has made significant physical and programmatic investments in Harris Park, such as streetscape enhancements, park improvements, infrastructure repairs, and grants to improve businesses in the commercial core. Plan efforts began in early 2019 with a heavy focus on public outreach and engagement with the aim to establish a solid foundation for future enhancements to this unique neighborhood. These efforts included three focus group meetings, three community workshops, and an online survey. The neighborhood focus group consisted of local residents, property owners, business owners, and non-profit leaders. Focus group members provided input for the project team in a number of ways,

including establishing study area boundaries, identifying community strengths and weaknesses, formulating a draft community vision, reviewing community workshop content, and promoting workshop attendance.

The three community workshops, which began in early 2019, were very well attended—evidence of the high level of interest that community members have in their future. Over 80 participants attended the first workshop held at the Grange Hall on February 12, 2019 and over 30 attended each of the two subsequent workshops on June 26 and November 13, 2019. Workshops were facilitated by a cross-departmental group of City Staff. This Staff group assisted the project management team in creating an open dialogue with the community and forging positive relationships. Staff's priority in this process was to listen to, and be responsive to, issues raised by the community to produce a Plan with a unifying vision for the area. Workshops were also attended by members of the City Manager's Office in addition to several City Councilors and the Mayor.

In all three workshops, community members were apprised of the anticipated project schedule and were updated on overall Plan progress. Throughout the outreach process, special effort was made to demonstrate how community feedback had been incorporated into the Plan materials. Bilingual translation services were provided at all three workshops to ensure that input from the Spanish-speaking community was collected and incorporated into the Plan. The City established a website for the Plan, and it was regularly updated with full meeting summaries and presentation materials for all public outreach events.

Workshop participants engaged in a number of tasks throughout the series of three workshops. In the first, participants pasted footprints of future development onto maps of the mixed-use core of Harris Park. These images, in turn, helped guide the project team in identifying areas desired for redevelopment and the appropriate land use mix. In another activity, meeting participants noted missing linkages to areas adjacent to the core area and identified dangerous intersections where pedestrian safety was a concern. In the second workshop, community members helped refine a community vision statement drafted by the focus group members. They also reviewed character summaries for smaller sub areas of the core study area giving the project team insight into preferred development scale and building materials while confirming appropriate land uses. Participants also provided feedback on programming opportunities for three public spaces: Fireman's Park, the Sculpture Garden, and the Westminster Community Garden. In the third workshop, community members were asked to review draft Plan exhibits to view the results of input given at the two previous workshops. Meeting participants were also asked to edit and prioritize a list of implementation objectives and actions designed to achieve their vision. Summaries of each public engagement event can be found in Attachment #2, along with other Appendix items.

An online survey comprised the final community outreach effort spanning the month of April, 2021. A total of 56 community members completed the survey, which was focused primarily on gathering general feedback on the direction and vision of each component of the Plan. In summary, 78% of participants, or 44 of the 56 respondents, agreed with the overall vision of the Plan and many made suggestions for minor edits to wording and graphics throughout the Plan document. Additional information and results from the survey can be found in Attachment #3. Following the survey, a final draft was produced incorporating the suggestions from this last round of public input.

As previously mentioned, the planning process for the Harris Park Plan also provided input into the Westminster Forward planning efforts. These include the Comprehensive Plan update, development of City policies, the Transportation and Mobility Plan, and Code Forward. The Parks, Recreation, and Libraries Plan, a critical component of Westminster Forward, will incorporate the input gained in the visioning process and will ultimately inform future investments in the neighborhood's public spaces. Input related to public art infrastructure will be used to further strengthen the existing public art network, utilizing the Plan as a guide to maximize the impact of future investments.

Plan Components

As a result of the tremendous engagement with the neighborhood, a draft Plan has been prepared that documents a consensus-based vision for the future of the neighborhood and details actions for the City, residents, and business owners to take to achieve that vision. In addition, the ongoing dialogue between the

community and the City has engendered a level of trust that comes from open dialogue and the act of building consensus around community goals. Key components of the Plan include:

- Detailed guidance for preserving the unique character of each of nine subareas within the Harris Park core. This includes a vision for future land uses, parameters on the scale of redevelopment, and preferred building materials associated with new development.
- A set of principles that will be used to inform the design of future development projects and lay the groundwork for a more detailed set of design standards to be created in the future with additional neighborhood participation.
- Identification of opportunities for connectivity and mobility enhancements including areas in need of streetscape improvements and the addition of bicycle facilities.
- Identification of issues, such as differing housing product types and needs, confronting the greater Harris Park neighborhood are captured in the Plan, memorializing input gained throughout the participation process. These issues have informed the Comprehensive Plan update.
- An implementation program to achieve the community vision expressed through goals, objectives, and action steps. This big picture implementation plan has been vetted by City Staff to ensure delivery of an actionable program.

The design principles identified in the Plan have been referenced in development projects recently under review in the Harris Park core. A future rezoning of the mixed-use core is being discussed with the intent to fulfill the community's desire to reduce barriers to context-sensitive infill development. It should be noted, that in its final form, the Plan is not intended to be binding but would be available for consultation by residents, investors, and the City to understand the community's vision for the future and the steps necessary to attain the vision.

Plan Implementation

Additional work developing detailed timelines and securing necessary funding sources has begun, with the Plan forming a foundation of consensus from which future projects can be built upon. Acknowledging that this highly engaged community expects action upon Plan completion, a detailed project matrix that identifies timelines, funding sources, and project partners has been produced in advance of final consideration of the draft Plan. Budget requests for 2022 have been vetted based on the actions recommended in the Plan and Staff has initiated a series of projects that can be realized with existing identified resources.

The Engineering Division is planning improvements at a number of critical intersections identified by the community and documented in the Plan. Safety enhancements have already been scheduled for construction at the intersections of West 72nd Avenue and Bradburn Boulevard, West 72nd Avenue and Irving Street, and West 73rd Avenue and Lowell Boulevard. In addition, a major grant was recently awarded to the City that will be used to fund a transportation study of the West 72nd Avenue Corridor through the study area. Improvements to safety and walkability of this corridor were identified as one of the most critical implementation items during the Plan outreach activities. New solar streetlighting was also recently installed along Hooker Street south of 72nd Avenue in order to improve safety and access to the Westminster Station area.

The Economic Development Department has recently completed a parking study of the core study area which provides direction on how to cope with future parking pressures. Parking concerns were a primary concern raised by the community and documented in the implementation portion of the Plan. Improvements to the businesses along the West 73rd Avenue Corridor were also identified by the community. The existing Business Façade

Facelift Grant program has seen a steady increase in usage as a result of increased outreach and communication efforts.

Parks, Recreation & Libraries are also planning a number of projects as a result of the Harris Park Plan outreach efforts. Due to community input received during the Plan visioning process and the City's need to improve access to and parking for the community garden, Staff recommended the cancellation of the planned CDBG affordable housing project at 7225 Bradburn Boulevard. City Council has since approved the dedication of this property as a public park that will be integrated with the England Park Corridor.

With public input in hand, City Staff has the confidence to move forward with funding requests and additional design efforts to ensure that these improvements, and more in the future, are ultimately realized. Staff will be taking these projects forward knowing they address specific needs identified by the community allowing residents and business owners to see the results of their direct input into the visioning process.

Plan Acceptance

The Plan is not a regulatory document and does not take the form of an ordinance. As a result, City Council will ultimately vote to "receive" the Plan. The Planning Commission is charged with receiving a staff presentation of the Plan and asking any related questions of City Staff, but not with making a recommendation to City Council.

Notification

Since the Plan is not a regulatory document, the standard mailing, newspaper posting, and onsite sign posting protocols are not required by City Code. In keeping with the high degree of public outreach associated with this planning process, all focus group members and community workshop participants were notified via email of the Planning Commission and subsequent City Council hearing schedule. Information related to public participation and how to access the Plan draft for review was provided. Notice of both hearings was also posted on the Harris Park Community Vision Plan project website and on the City's social media outlets.

STRATEGIC PLAN:

The Plan meets the City's Strategic Plan goal of Foster and maintain a beautiful, desirable, safe, and environmentally responsible City. The Plan will strive to improve the alignment of policies and applicable regulations that support goals of creating a safe and healthy community that demonstrates the City's commitment to sustainability and that complements park assets. The Plan imagines a future development pattern that facilitates access to amenities, shopping, employment, and diverse integrated housing options in support of Vibrant, Inclusive and Engaged Community. The Plan meets the City's Strategic Plan goal of Cultivate a thriving, inclusive, and engaged community through access to opportunity and a resilient and diverse economy. The Plan will enhance the City's ongoing revitalization efforts in the area. Project collaboration with the Economic Development department will ensure opportunities to foster social, economic, and environmental vitality through opportunities to create a unique sense of place for residents, workers, and visitors. The Plan meets the City's Strategic Plan goal of Provide visionary, effective, and collaborative government. Community outreach to local residents, business owners, for-profit and non-profit organizations formed the centerpiece of the planning process. The Plan calls for collaboration with community to implement the Plan and achieve the community's vision. The Plan meets the City's Strategic Plan goal of Advance the City's long-term sustainability to provide ongoing excellence in City services and a well-planned community that meets the needs of residents now and in the future. The Plan documents a cohesive vision for infill development, parks and recreation programming, and capital improvements to ensure sound future appropriations. The Plan identifies goals and policies in support of walkability, bicycle accessibility, and transit options.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rita McConnell". The signature is fluid and cursive, with the first name "Rita" written in a larger, more prominent script than the last name "McConnell".

Rita McConnell, AICP
Planning Manager

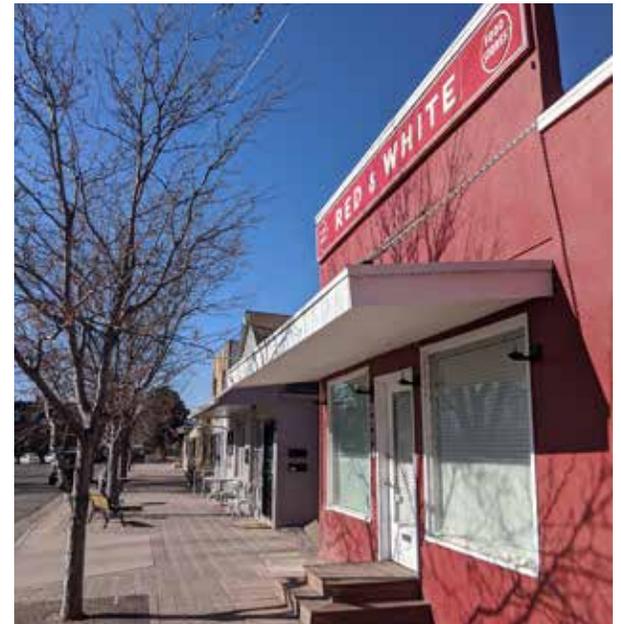
ATTACHMENTS:

Attachment 1: Harris Park Community Vision Plan

Attachment 2: Harris Park Community Vision Plan - Appendix

Attachment 3: Workshop 4 Summary (Online Survey Results)

Harris Park Community Vision Plan



Westminster, Colorado
August 2021

Acknowledgments

Project Leads, City of Westminster

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Supporting Staff, City of Westminster

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TransLingua

Translation and interpretation services

Special thanks to the residents and business owners of Harris Park for their participation in the community engagement process



TABLE OF CONTENTS

Chapter 1

| | |
|--|----------|
| Introduction | 1 |
| Local History | 1 |
| Defining Boundaries | 3 |
| Harris Park Core Existing Conditions..... | 4 |
| Recent Planning and Programming Efforts..... | 9 |
| Policy Base..... | 11 |
| Plan Development | 13 |

Chapter 2

| | |
|--|-----------|
| Harris Park Core: Vision & Design | 15 |
| The Vision | 16 |
| Goals..... | 18 |
| Design Character in the Core | 19 |
| Character Area 1 | 21 |
| Character Area 2 | 23 |
| Character Area 3 | 25 |
| Character Area 4..... | 27 |
| Character Area 5 | 29 |
| Character Area 6 | 31 |
| Character Area 7 | 33 |
| Character Area 8..... | 35 |
| Character Area 9..... | 37 |
| Public Spaces..... | 39 |
| Illustrative Opportunity's Sketch Plan | 42 |

Chapter 3

| | |
|--|-----------|
| Connectivity & the Public Realm | 49 |
| Connectivity & Placemaking | 51 |
| Parking | 56 |

Chapter 4

| | |
|--|-----------|
| Planning for the Greater Harris Park Neighborhood | 57 |
| Public Realm | 58 |
| Private Realm..... | 59 |

Chapter 5

| | |
|-------------------------------------|-----------|
| Design Principles | 61 |
| Sample Design Principle Format..... | 62 |
| Streetscape | 63 |
| Site Design..... | 65 |
| Building Design | 71 |
| Parking | 75 |

Chapter 6

| | |
|-----------------------------|-----------|
| Implementation | 77 |
|-----------------------------|-----------|

Appendix (under separate cover)

| | |
|-------------------------------------|------------|
| Public Outreach | A-1 |
| Workshop 1 Postcard Invitation..... | A-2 |
| Workshop 1 Summary..... | A-3 |
| Workshop 2 Postcard Invitation..... | A-22 |
| Workshop 2 Summary..... | A-23 |
| Workshop 3 Postcard Invitation..... | A-45 |
| Workshop 3 Summary..... | A-46 |
| Workshop 4 Summary | A-49 |

List of Maps for Harris Park

- Map 1: Plat Map of Harris Park, 1880
- Map 2: Plan Area Boundaries
- Map 3: Recent Improvements in the Harris Park Area
- Map 4: The Harris Park Plan Area and Other Recent Planning Boundaries
- Map 5: The Character Areas of the Harris Park Core
- Map 6: Opportunities Sketch Plan
- Map 7: Plan Detail 1 – Investment Opportunities
- Map 8: Plan Detail 2 – Investment Opportunities
- Map 9: Plan Detail 3 – Investment Opportunities
- Map 10: Plan Detail 4 – Investment Opportunities
- Map 11: Connectivity Framework
- Map 12: The Greater Harris Park Neighborhood

Image Key

 Appropriate  Inappropriate  Potentially appropriate

(Ratings are based on community input.)

In this plan, symbols are used to indicate the degree of appropriateness:

-  = Indicates the image is appropriate for the noted context
-  = Indicates the image is inappropriate for the noted context
-  = Indicates certain aspects of the image may be appropriate while others are not, for the noted context. These are indicated in the caption for the picture.

Chapter 1

Introduction

The Harris Park Community Vision Plan is the culmination of a community engagement process aimed at formulating a vision for the future of the Harris Park neighborhood.

After numerous public meetings and outreach efforts, it is clear that the community has a bold vision for Harris Park. This Vision Plan reflects the community's vision for future development of private property and the enhancement and activation of key public spaces and other parts of the public realm. The Plan outlines current conditions of the study area and then uses this input to produce core goals and principles that will shape the future of the neighborhood. In addition to recommendations for specific areas and public spaces, design principles are provided to direct public and private investment in a manner that supports the vision.

The vision, goals, and recommendations outlined in this Vision Plan will require both public and private sector actions and, as a result, it is understood that some variations

in this conceptual vision plan will occur. Variations may also occur based on funding, overall city priorities, and physical constraints. Nonetheless, any improvements in the area should be based upon consultation with this Plan.

Local History

Westminster's first settler established his farm in what is known as the Harris Park Neighborhood in 1863. Soon, others began to move into the area including Edward Bruce Bowles, who arrived in 1870. His red brick home still stands at the corner of 72nd Ave and Newton St and is now listed on the National Register of Historic Places.

In 1881, soon after the railroad arrived, a Connecticut real estate developer named C.J. Harris came to the area and began to consolidate land for re-sale to fruit farmers. Harris Park was soon covered with apple and cherry orchards, creating a green oasis on the dry plains.

By the turn of the century, the Town had been named Harris and was



"Downtown Westminster" in 1924. The addition to Stuckey's is visible in the center. The Grange is located to the right of Stuckey's and the public library (also Sadie Anderson's millinery shop) is to the left. (Courtesy of Historic Architectural Survey: 2006-2007, prepared for the Westminster Historic Landmark Board by Deon Wolfenbarger and Three Gables Preservation)



Looking northwest from the railroad to the present day Bradburn Blvd and the former depot. Photo by L.C. McClure, ca. 1908 to 1910. (Courtesy of Denver Public Library Western Historic Photos, call number MCC-961.)

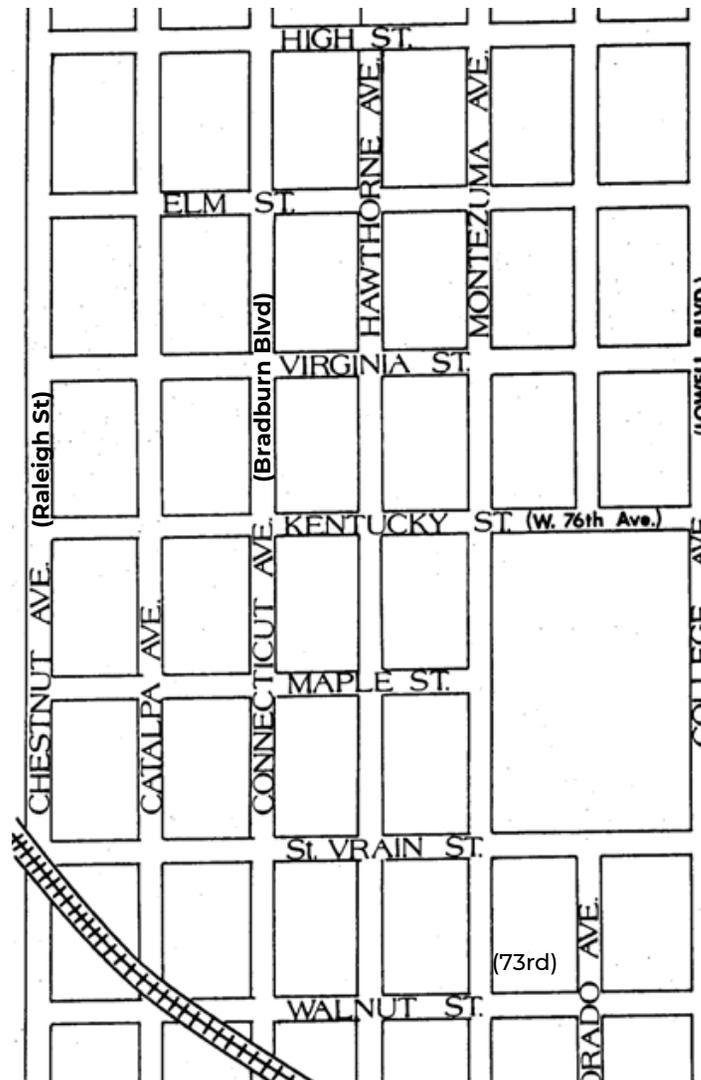


The Rodeo Super Market was the first large "supermarket" in Westminster and the last major commercial construction along W. 73rd Ave, the historic commercial center of town. It was operated by prominent local grocer Fred Valente from 1953 to the 1970s. (Courtesy of Historic Architectural Survey: 2006-2007)



Westminster University (located northeast of the plat map on the right, ca. 1893-1905). Courtesy of Denver Public Library Western History Photos, call number X-14805.

Map #1: Plat Map of Harris Park 1880



This map from 1880 shows what are now 72nd and 73rd Avenues. The Bowles House is located just south of Wyoming St/72nd Ave along Hawthorne Ave.

commonly referred to as Harris Park. In 1911, the Town of Harris voted to incorporate as the Town of Westminster in honor of Westminster University. (Westminster University is now commonly known as "Pillar of Fire," and is located on the hill above Harris Park.) With its strong agricultural base and vast orchards, the town continued to grow.

The post World War II housing boom and construction of the Denver-Boulder Turnpike contributed to strong growth during the 1950s. In 1953, over 2,500 people called Westminster home and by 1960, the population had reached 13,850.

Today, Westminster has grown far beyond its Harris Park origins. As of 2019, the City's population was approximately 113,000. Although Westminster is now a major suburban center in the Denver area, Harris Park serves as a reminder of the city's historic origins along the railway.

Defining Boundaries

Throughout this document, a series of terms are used to refer to part of or the entire project area. These terms are described below.

Harris Park Core ("Core")

The Harris Park Core, often referred to as the "Core," is the primary area being addressed by this Vision Plan and is generally bounded by 72nd Ave to the South including the southern side of the street, Irving St to the east, 74th Ave to the north, and Bradburn Blvd to the west. While the Core does not take on these exact rectilinear boundaries, these generally capture the area discussed. This area is further divided into nine Character Areas and three Public Areas, which are addressed in Chapters 2 and 3.

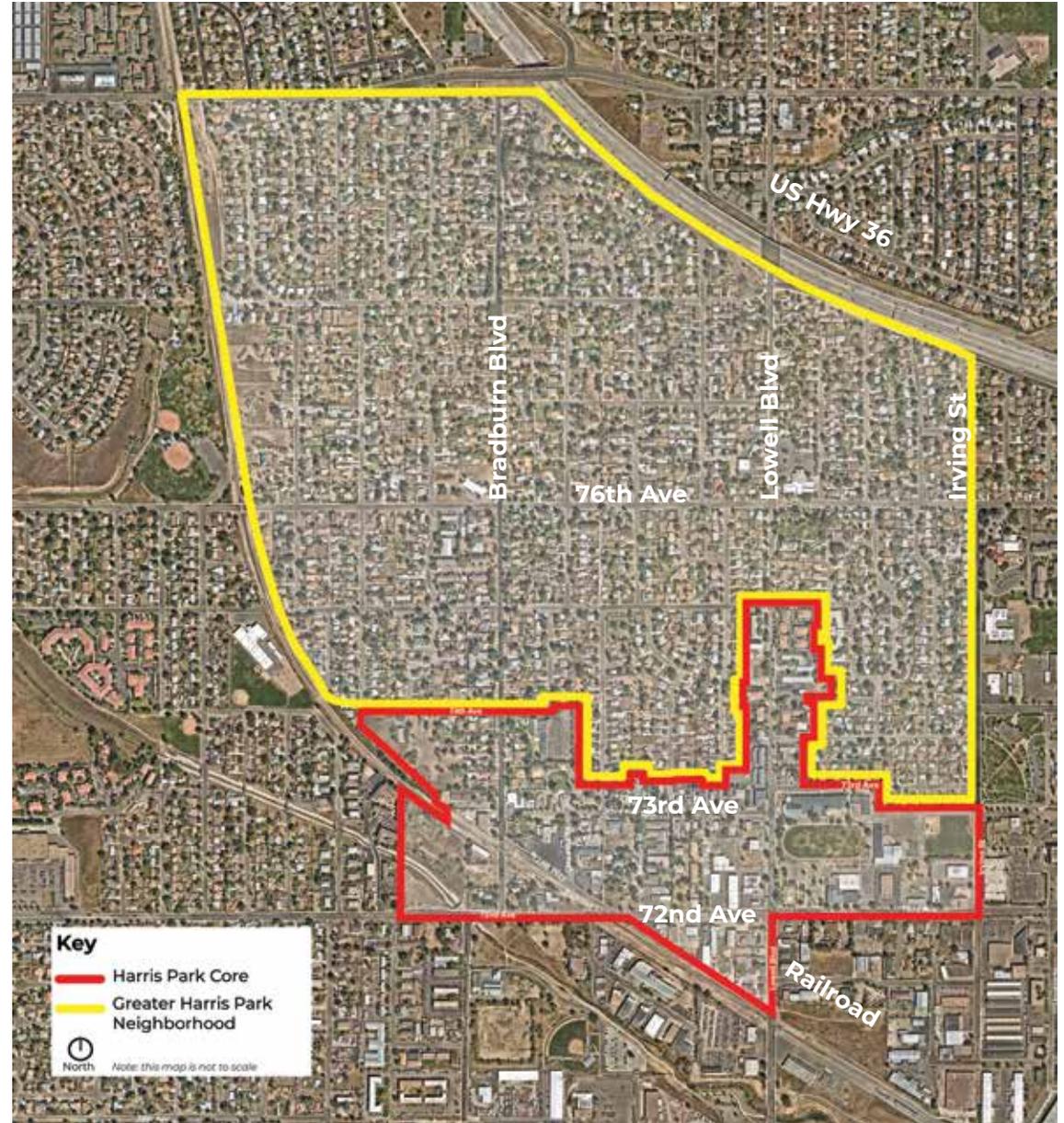
Greater Harris Park Neighborhood ("Greater Neighborhood")

The Vision Plan also references the "Greater Harris Park Area," often referred to as the "Greater Neighborhood." This area extends north from the Core and captures primarily residential development. The Greater Neighborhood is bound by 74th Ave to the south, Irving street to the east, 80th Ave and Highway 36 to the north, and the BNSF railroad tracks to the west.

Harris Park

Together, the Harris Park Core and the Greater Harris Park Neighborhood comprise Harris Park, sometimes referred to as "the Area."

Map #2: Plan Area Boundaries





A walkable 73rd Ave and its historic buildings were noted by the community as key assets.



An adaptively reused residential building along 73rd Ave is now a law office.



The 73rd Ave Sculpture Park is a key Harris Park asset as identified by the community.

Harris Park Core Existing Conditions

Harris Park is home to Westminster's historic center, along 73rd Ave. The eclectic neighborhood includes buildings constructed from the 1910s and on. 73rd Ave remains an important neighborhood center, with businesses contained in one and two story buildings, some of which are adaptively reused structures.

72nd Ave is an important commercial corridor with additional commercial activities occurring along Bradburn Blvd and Lowell Blvd. A triangular area bordered by 72nd Ave to the north, Lowell Blvd to the east, and the BNSF railroad line to the south and west currently contains a variety of industrial, and some commercial uses. The railroad also bisects the southwestern portion of the Core at 72nd Ave and Bradburn Blvd, which includes a mix of residential, commercial, and light industrial uses. Though it lies south of 72nd Ave, this triangular section was added to the Core as it serves as an important transition between the Harris Park Core and the Westminster Station Area (see Map #2).

Just outside of the Core are key community landmarks and circulation infrastructure which connects to neighboring communities and the region. To the southeast is Westminster Station (including park and ride, bus, and commuter rail service) connecting to Denver's Union Station. The regional Little Dry Creek Trail/Rocky Mountain Greenway multi-use trail (part of the England Park Corridor) connects Westminster Station to the southwest corner of the Core area. Map #4 illustrates other plan boundaries in relation to this Vision Plan.

To the east of the Core is Hidden Lake High School, which borders Lowell Blvd. One block further east is the Irving Street Library. The greater Harris Park Area, which continues north of the core area, extends north to 80th Ave and Highway 36, and is primarily single family detached residential in use.

During the outreach process, the community noted many key assets, issues, and opportunities in Harris Park:

Assets

- A walkable 73rd Ave and its historic buildings
- Existing public spaces including Fireman's Park and the 73rd Ave Sculpture Park
- A distinct character and a sense of identity
- A mix of uses
- Unique businesses and organizations including an art gallery, the history center, and community healing and meeting centers
- Limited new construction that is compatible with the area

Issues

- Vacant underutilized properties
- Property owner maintenance issues
- Lack of services for the homeless
- Low-quality connections for pedestrians, cyclists, and vehicles to Westminster Station
- Unsafe intersections and roadways due to vehicular speed, lack of sight lines, and dangerous pedestrian crossings
- Lack of a landscaping buffer along the railroad
- Lack of bike facilities
- Loud train crossings
- Lack of restaurants along 73rd Ave and Lowell Blvd
- Code barriers to starting new businesses



Assets identified by the community include a walkable 73rd Ave and unique businesses along the corridor.



Community members noted that new construction, while limited, in Harris Park has been designed to be compatible with historic resources.



Vacant and underutilized properties are a key issue, but also an opportunity for new development.



Connect the sidewalk network to the Little Dry Creek Trail.



Add a landscape buffer along the railroad.



Provide a safe connection for pedestrians and bicyclists to Westminster Station.

Opportunities

- Improve intersections of 72nd Ave at Bradburn Blvd/Lowell Blvd, and 73rd Ave at Bradburn Blvd/Lowell Blvd.
- Install gateway elements, such as signage and landscaping, at the four key intersections at 72nd Ave, 73rd Ave, Lowell Blvd, and Bradburn Blvd.
- Adaptively reuse existing buildings including 3915 W. 73rd Ave (formerly the Rodeo Market).
- Incentivize façade improvements for buildings throughout the Core.
- Enhance Lowell Blvd south of 73rd to become a safe place for pedestrians and bicyclists. Consider adding street lights, visible crosswalks, and landscaping.
- Provide a safe connection for pedestrians and bicyclists to Westminster Station.
- Add a landscape buffer along the railroad.
- Encourage the development of creative and unique businesses that are “destinations” such as breweries, a local restaurant, bed and breakfast, coffee shop, and a theater.

- Redevelopment sites at the north-west corner of 72nd Ave and Irving St
- Program existing public spaces and shared green spaces with a farmer's market or food trucks.
- Brand the Core with wayfinding signage, identifiable streetscape character, lights, and street trees. Incorporate art and murals along the Little Dry Creek Trail and England Park Corridor.
- Connect the sidewalk network to the Little Dry Creek Trail.
- Create new outdoor spaces and program them with activities such as a dog park or climbing wall.
- Add more parking to the Core and better utilize existing parking.
- Provide better access to the community gardens.
- Incorporate services for the homeless.
- Work with property owners to encourage better maintenance of private properties.
- Examine barriers within the existing building code that hinder the creation of new businesses and identify appropriate changes.



Program existing public spaces and shared green spaces with a farmer's market or food trucks.



Provide better access to the community gardens.



Incorporate art and murals along the Little Dry Creek Trail and England Park Corridor.

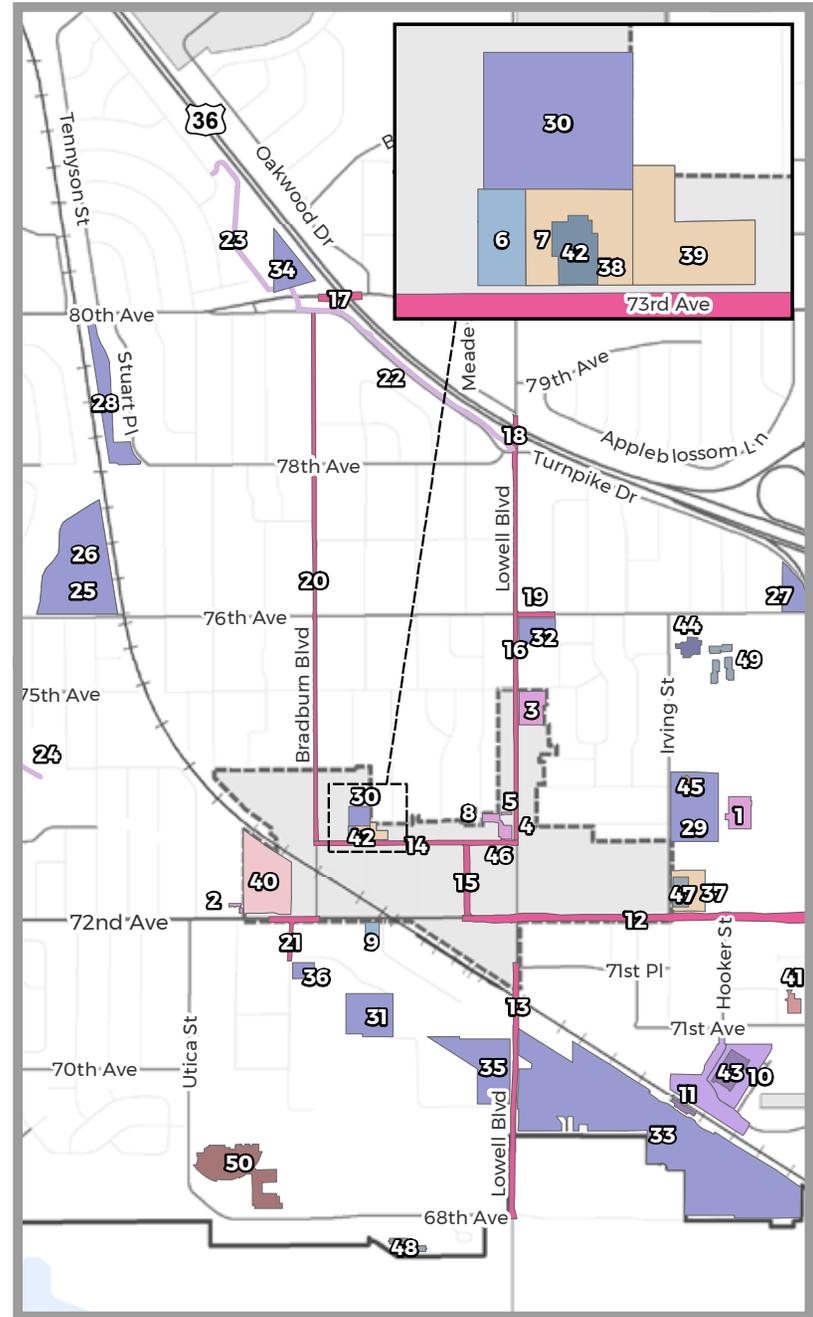


Adaptively reuse existing buildings.

Map #3: Recent Improvements in the Harris Park Area (1996 thru 2019)

- | | |
|---|---|
| 1 Westminster Plaza Shopping Center | 26 Wolff Run Park Enhancements |
| 2 Orchard Court (Della Villa) Apartments Renovation | 27 Municipal Park playground |
| 3 Lowell Street and Meade Street Townhomes | 28 Sunset Park playground |
| 4 Gateway Building NW Corner of Lowell Blvd and 73rd | 29 Irving Street Park construction |
| 5 Lowell Row Townhomes | 30 Park & Plaza Improvements to E & N of Rodeo Market |
| 6 Grange Hall Exterior Restoration | 31 England Park Ballfield Renovations |
| 7 Rodeo Market Restoration | 32 Torii Square Park Recon. and Sculpture |
| 8 Merton Williams House Restoration | 33 Little Dry Creek Park (Inc. in WM Station Cost) |
| 9 Bowles House Museum Exterior Renovations | 34 Westminster Hills Park Playground |
| 10 Land acquisition for parking structure and station plaza | 35 Little Dry Creek Dog Park |
| 11 Const. of WM Station Dr, Hooker St, & N Plaza | 36 England Park Greenhouse |
| 12 Federal Blvd & 72nd Reconstruction & Streetscape | 37 MAC Parking Reconstruction |
| 13 Lowell Blvd Reconstruction | 38 Rodeo Market Com Arts Center and Sculpture Park |
| 14 73rd Ave Reconstruction and Streetscape | 39 73rd Avenue Sculpture Park |
| 15 Meade Street Streetscape | 40 Della Villa Park Land Acquisition |
| 16 Lowell Blvd Reconstruction and Streetscape | 41 Westminster High School Reconstruction |
| 17 US 36/80th Ave overpass replacement and Des. Enhancements. | 42 Rodeo Market Building Acquisition |
| 18 US 36/Lowell Blvd Bridge Replacement | 43 WM Station Parking Structure. & Buss Transf. Fac. |
| 19 76th Ave Streetscape by Torii Square Park | 44 Swim and Fitness Center Renovations |
| 20 Bradburn Blvd Streetscape | 45 Irving Street Library |
| 21 72nd Ave/Raleigh Bridge Construction | 46 73rd Ave/Lowell Blvd Theatre |
| 22 Bradburn Blvd bike/sidewalk conn. to US36 bikeway | 47 Mature Adult Center (MAC) |
| 23 Lowell Blvd bike/sidewalk (with streetscape) | 48 East Bay Senior Housing |
| 24 Little Dry Creek trail reconstruction | 49 Westminster Commons Renovations |
| 25 Wolff Run Park Enhancements | 50 Westminster High School Reconstruction |

- Buildings with Improvements**
- Cultural Improvements
 - Educational
 - Historic Preservation
 - Park Improvements
 - Senior Facilities
 - Westminster Station Area
- Areas with Improvements**
- Bike/Trail Facilities
 - Cultural Improvements
 - Educational
 - Historic Preservation
 - Park Improvements
 - Park and Open Space Aquisitions
 - Private Redevelopment Projects
 - Street, Utility, and Streetscape Projects
 - Westminster Station Area
 - City Limits
 - Core Area Boundary



Recent Planning and Programming Efforts

As the historical center and heart of the City of Westminster, Harris Park has a rich history and significance. To recognize its importance to the City, a series of recent events and projects have been hosted and completed, leading to the development of this Vision Plan.

Historic Westminster Branding

The multi-phased branding and marketing efforts included research, focus groups meetings, surveys, outreach, and follow-up with community residents and businesses. The intent of the work is to develop a recognizable brand and image of the area to support existing businesses while attracting additional interest and private investment.

Historic Westminster Improvements

Map #3 illustrates numerous physical improvements that have been made in Historic Westminster in recent years. These include streetscape, utility, trail, and intersection improvements.

Events

"Imagine Westminster" was first held June 1-3, 2018 and provided an opportunity for residents to envision revitalization of the city's historic center.

This community-led, city-supported event celebrated the arts and culture of Historic Westminster. The event began with a Friday evening Summer Block Party and movie, and continued through Sunday afternoon with local bands, refreshments, and an arts fest. The event, rebranded as the "Historic Westminster Summer Fest," was held again June 7-8, 2019.

Westminster Forward

Begun in 2018, Westminster Forward is a city-wide coordination of long-term plans, outreach, and projects that will help frame the future of Westminster. The initiative includes these planning efforts:

- Comprehensive Plan Update
- Parks, Recreation, and Libraries Plan
- Transportation and Mobility Plan
- Sustainability Plan
- Water Supply Plan
- Unified Development Code ("Code Forward")

This Vision Plan will inform the update to the Comprehensive Plan and the zoning standards contained within the Unified Development Code.

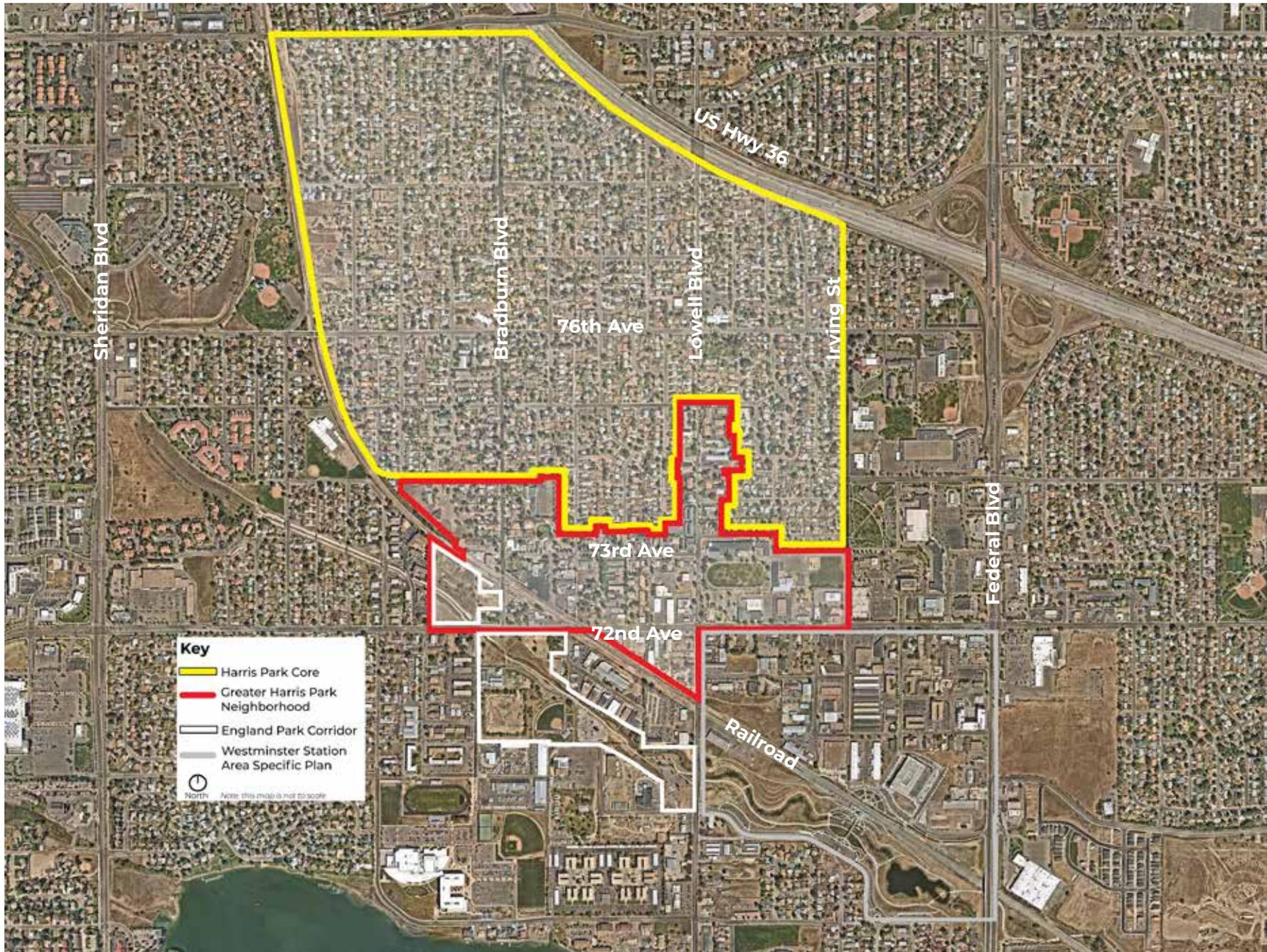
Design Framework Plan for the Harris Park Neighborhood (2007)

In 2007, a design framework plan for Harris Park was developed, which included information regarding the history of the area, existing conditions, and design recommendations for maintaining the neighborhood's character. The current Community Vision Plan is built upon this work but incorporates new input received during the community engagement processes.



Members of the community discussed upcoming planning projects that would impact Harris Park with staff at Imagine Westminster in 2018.

Map #4: The Harris Park Plan Area and Other Recent Planning Boundaries



Policy Base

2013 Comprehensive Plan

The 2013 Comprehensive Plan designates the Harris Park Core as suitable for Traditional Mixed Use Neighborhood Development (TMUND). This land use designation is intended to foster neighborhoods with a variety of single-family and multi-family housing types mixed with commercial uses to create a walkable urban village. The Harris Park Community Vision Plan provides guidance in implementing TMUND in the Harris Park Core using the design principles listed in Chapter 5.

Comprehensive Plan Update

The ongoing update will outline the vision to establish a framework for land development and redevelopment. It will align land uses with economic vitality, community health, community resilience, energy/climate, water resources, and other issues.

Unified Development Code

The Unified Development Code (UDC) will combine the City's various land development regulations, standards, and guidelines into a single document. It is anticipated that the code will include design tools that support the mixed-use character of Harris Park.

Westminster Station Area Specific Plan

This Plan, adopted in 2017, provides a vision and framework to guide land use, infrastructure, and redevelopment decisions for the area surrounding Westminster Station, which borders Harris Park.

Affordable and Workforce Housing Strategic Plan

This strategic plan was received by the Westminster City Council in 2017 and sets policy focused on removing barriers to the development of new affordable housing, as well as preserving the existing affordable housing supply. It was updated in 2020 to reflect current demographics supported by a citywide Housing Needs Assessment and takes a balanced approach to housing that is inclusive and meets the diverse needs of the community.



According to the Westminster Station Area Specific Plan, a mix of residential and commercial uses at a neighborhood scale is appropriate on the southeast corner of 72nd Ave and Lowell Blvd, which borders Character Areas 5 and 7.



An example of appropriate development for the Westminster Station Area, which borders the Core study area to the south. (From the Westminster Station Area Specific Plan)



Proposed England Corridor Master Plan Vision

England Corridor Master Plan

Developed in 2017, this plan highlights a series of physical improvements along the Little Dry Creek Corridor to the south of the Harris Park Core. These include accessible connections, expanding the Westminster Garden, building a new playground, enhancing the Fire Training Tower, and highlighting the historic Bowles House.

The England Corridor Master Plan area overlaps with the Harris Park core on the western edge at Bradburn Blvd and 72nd Ave. The proposed vision from the Master Plan, which focuses on Westminster Garden, is shown to the left. The community's vision from the Harris Park outreach process builds on the Master Plan's vision.

Plan Development

The Harris Park Community Vision Plan process included numerous opportunities for the public to provide input. A timeline below illustrates the public meetings hosted to collect input from the community.

Public outreach consisted of a series of Focus Group meetings and community workshops. The Focus Group was comprised of community stakeholders, who provided general guidance on the direction of the Plan and helped vet the content of each community workshop.

The first focus group meeting gathered property owners, business owners, residents, and non-profit leaders. They reviewed initial materials and information prior to their distribution at the first community workshop. Over 100 people attended to learn about the project and participate in a series of hands-on activities - which included

using stickers to mark key features, cutting and pasting building footprints, and selecting photos of new development that was appropriate for the Core.

Following the first community workshop, an online survey was conducted to provide an opportunity for other community members to participate. The survey question prompted participants to envision Harris Park in 15 years and to write what types of experiences and destinations would be a part of the area.

A second Focus Group meeting provided an opportunity to review community input at the first workshop and to begin crafting a series of community vision statements.

After a brief review of Plan progress, the second public workshop began by asking participants to edit the draft vision statements. Community members also selected images of development that they thought were appropriate for each of the



Focus Group members discussed the boundaries for the Plan areas at the January 2019 meeting.



Workshop 1 attendees study a subarea map and place appropriate building footprints.

Harris Park Community Vision Plan: Project Timeline

| Focus Group Meeting 1 | Workshop 1 & Survey | Focus Group Meeting 2 | Workshop 2 | Plan Outline | Plan Draft 1 | Workshop 3 | Staff Review Draft Plan | Public Review Draft | Focus Group Meeting 3 | Virtual Workshop 4 | Final Plan Draft | Public Hearings/ Accepted |
|-----------------------|---------------------|-----------------------|------------|--------------|--------------|------------|-------------------------|---------------------|-----------------------|--------------------|------------------|---------------------------|
| Jan. 2019 | Feb. 2019 | May 2019 | June 2019 | Aug. 2019 | Oct. 2019 | Nov. 2019 | Dec. 2019 | Mar. 2020 | Feb. 2021 | April 2021 | July 2021 | Fall 2021 |

Chapter 2

Harris Park Core: Vision & Design

Harris Park is valued for its walkable streets, diverse architecture, wide range of housing options, community-serving businesses, and rich heritage. Throughout the public outreach process, the community voiced a strong desire to ensure that the character of the Core remains reflective of its history, while allowing opportunities for unique infill development to accommodate new and changing uses.

This chapter presents the community's vision for Harris Park looking ahead to the future. It also outlines the unique character the community hopes to preserve as well as the key features that should be built upon moving forward.

The vision will be achieved through a series of five main goals, which are described in this chapter. These goals appear in the implementation chapter (Chapter 6), where additional information is provided.

The community's vision is further expressed through each of the Character Areas, which are presented in this chapter. Community members

studied the nine Character Areas and developed a vision for each which addresses future use, development characteristics, and streetscape features. Three public areas were also considered and the community identified a future vision for each. The recommendations included for each of these topics are reflected in the goals, objectives, and actions in the implementation chapter.

Finally, the community's vision is captured through an illustrative sketch plan and bird's-eye view. The illustrative plan shows the location of some potential infill development in relation to existing development. The bird's-eye diagram focuses on a small part of the Core in three-dimensions in order to show important development characteristics. **It is important to note that the illustrative sketch plan and bird's eye view depict one way in which new development may occur. In no way are these graphics binding for property owners, business owners, and developers. Instead, they are intended to provide ideas so that they may see how their plan for future development fits in with the community's vision.**



Community members at Workshop 1 outlining the first stages of a vision for Harris Park and for specific Character Areas.

Note about photos used in the Harris Park Neighborhood Vision Plan: Some photographs that appear in this plan are from other locations; the intent is to illustrate the character of potential improvements that could occur in Harris Park. These images were selected by community participants in public workshops; at that time, they indicated if an image would be appropriate or inappropriate in a particular setting. Sometimes, comments were added, indicating certain conditions under which an image could be appropriate. Also note that some images are repeated in the document, particularly in the discussions of the visions for individual Character Areas. This is because the same images were selected by workshop participants for more than one location.

The Vision

A “vision” is a general description of what the community desires for the future of the area. It builds upon the strengths of the area while also addressing known issues. The following statement was crafted through multiple public meetings and rounds of revisions, and represents the community’s vision for Harris Park:

“Harris Park is a thriving diverse community that welcomes people with a unique mix of housing, historic buildings, restaurants, shops, and small businesses. The community is connected by a variety of transportation methods, is artistic, lively, eclectic, and activated by a myriad of events that celebrate the culture and heritage of the area, inviting Harris Park residents and visitors to stay, play, and return.”

The Big Picture

Harris Park is:

- Walkable and bikeable
- Artistic and vibrant
- Architecturally, culturally, and economically diverse

Character

Harris Park is a place where:

- The heritage of Westminster can be experienced.
- Residents live in a unique and creative village.
- Community events occur.
- Residents and visitors from metro Denver come to visit.

Key Features

Harris Park is a place that includes:

- A diverse and inclusive range of appropriately scaled infill housing in attractive and compatible buildings
- Art galleries and creative institutions
- Small businesses
- Unique stores, restaurants, and services, especially along 73rd Ave
- Small parks and plazas
- Bicycle and pedestrian connections between commercial and residential areas, as well as the Westminster Station and Little Dry Creek Trail

Draft Vision Statements

1. The Harris Park Area is a welcoming community for all people and maintains the integrity of its historic resources while creating a walkable downtown with a mix of uses that make it a destination for residents and visitors alike to experience a delight for the senses that create the neighborhood.

NEIGHBORHOOD
SPRING ALL RESIDENTS - NOT DESTINATION

2. The Harris Park Area includes a variety of restaurants, retail shops and other unique small businesses that make it an artistic and funky destination in the Denver Metro area, all the while maintaining the integrity of the historic, walkable and bikable community that creates a unique experience and welcomes all visitors and residents.

ADD TO #1

3. The Harris Park Area is a thriving community that welcomes people to a unique mix of historic buildings, restaurants, shops, and small businesses. The community is connected by multi-modal transit, is artistic, lively, funky and filled with a myriad of events that celebrate the culture and heritage of the area, inviting those that live in the Harris Park area and for those that are visiting to stay, play and return.

workshop and online survey is provided on the back of this sheet.

#1 they like
- concise Safety, walkable areas, need to focus on handicapped
#2 positive
- Small business, Arside down on would be attractive, need to have more accessible parking, Highlands is a good mixed on the funky -> more artistic and unique, more Profess
#3 positive culture

Need more uses
Family-friendly, entertainment venue or something that will attract people from outside the community
Negative Having more multi-family and cleanliness
NEED TO ADD TO STATEMENT CLEANLINESS

Harris Park Area Plan Workshop 2 • June 26, 2019

WESTMINSTER COLORADO

Draft Vision Statements

1. The Harris Park Area is a welcoming community for all people and maintains the integrity of its historic resources while creating a walkable downtown with a mix of uses that make it a destination for residents and visitors alike to experience a delight for the senses that create the neighborhood.

2. The Harris Park Area includes a variety of restaurants, retail shops and other unique small businesses that make it an artistic and funky destination in the Denver Metro area, all the while maintaining the integrity of the historic, walkable and bikable community that creates a unique experience and welcomes all visitors and residents.

Parks

3. The Harris Park Area is a thriving community that welcomes people to a unique mix of historic buildings, restaurants, shops, and small businesses. The community is connected by multi-modal transit, is artistic, lively, funky and filled with a myriad of events that celebrate the culture and heritage of the area, inviting those that live in the Harris Park area and for those that are visiting to stay, play and return.

26 hours built on 1719
Yvette likes 3

Results from the second workshop illustrate the community's process editing draft statements to determine the final vision statement for the Harris Park Core.

Key Features, cont'd:

- Restored historic buildings and adaptively reused buildings
- Public parking areas
- Places for community services and activities
- Housing that is affordable for a wide range of incomes

Goals

The five goals below illustrate the key ideas outlined by the community that will work toward the vision for Harris Park. These goals are also stated in the implementation chapter (Chapter 6), and will guide activity and investment for the foreseeable future.

1. Preserve the unique character of the Harris Park Core and Greater Harris Park Neighborhood.

The unique character of Harris Park attracts residents and visitors, and should be maintained. This character includes historic resources, restaurants, small-scale residential development, adaptively reused structures, and occasional views to the mountains. Future development should maintain, emphasize, and build on these unique features.

2. Encourage new, context-sensitive redevelopment and infill.

New infill development should be context sensitive and compatible

with the unique character of Harris Park. Buildings should respect traditional form, scale and materials of the setting while expressing creativity. This includes historic commercial and residential buildings. New development should also consider the provision and location of parking, without focusing new development on surface parking. Future development must also maintain a wide range of housing types, including senior housing, and prices to ensure Harris Park remains a community that welcomes all people.

3. Enhance the public realm to foster a unique, local experience that attracts visitors.

Create and maintain a public realm that reflects the unique character of Harris Park, draws people into the area, and helps create a unique, memorable experience. Gateway locations should be designed to highlight key destinations and welcome people to Harris Park.

4. Improve walkability, connectivity and safety for transportation networks.

Establish safe networks for all forms of transportation to create an inviting Harris Park. Physical connections should be improved and extended within Harris Park and to neighboring destinations to more efficiently connect people throughout the area. Add street lighting to trans-

portation networks to bolster safety. The existing streetscape should be enhanced to encourage walking and biking.

5. Enhance opportunities for neighborhood communication, partnerships, and gathering.

Create gathering spaces for small-scale activities and for large, annual festivals. Provide facilities that cater to a variety of community services in Harris Park. In addition to physical spaces, strong partnerships between neighborhood groups, non-profit organizations, public entities, local businesses, and other local groups is critical to sustaining a strong community that welcomes all.

These five overarching goals seek to balance a range of topics including economic development, sustainability, design, livability, and community services. In order to achieve the vision, the community will need to take ownership of the plan vision and partner with the City to achieve these goals. These goals are inherently tied to the physical development in Harris Park, which will shape resident and visitor experiences for years to come. The following sections of this chapter present design concepts for each part of the Harris Park Core, as envisioned by the community.

Design Character in the Core

This community vision plan divides the Harris Park Core into nine distinct Character Areas and three distinct public areas. The Character Areas address the built environment, while the public areas identify key outdoor spaces. Each Character Area is defined by existing building types and development characteristics, as well as the community's vision for future development.

General boundaries for the Character Areas were initially drawn using a series of informative documents including the 2007 Draft Design Framework Plan for the Harris Park Neighborhood, results from the 2018 Comprehensive Plan online Visual Preference Survey, the original Harris Park Plat, and existing zoning.

Discussion during the first Focus Group meeting held in January 2019 led to the development of a refined boundary map, which identified three distinct subareas. Workshop 1 participants used these three subareas in a series of activities regarding appropriate future development. Feedback collected from the workshop regarding building placement, footprint sizes, type of uses, and building revealed that a more nuanced approach was

necessary, thus the three subareas were divided into ten Character Areas. Based on field study and community input, an existing conditions description was drafted for each Character Area followed by an outline of the use, development character, and public realm elements critical to the realization of the future community vision for each. These were reviewed and confirmed at the second Focus Group meeting in May.

For the second workshop, the three key public spaces identified by the community were separated from the Character Areas. This process eliminated one of the original ten Character Areas bringing the final total down to nine.

The sections that follow include a boundary map for each Character Area, a short description of its existing conditions, and the community's vision for its future. Images included for each of the Character Areas were those selected most frequently in the second workshop. Each includes a symbol to indicate its appropriateness as directed by the community. See page ii for more of an explanation of these symbols.

Image Key

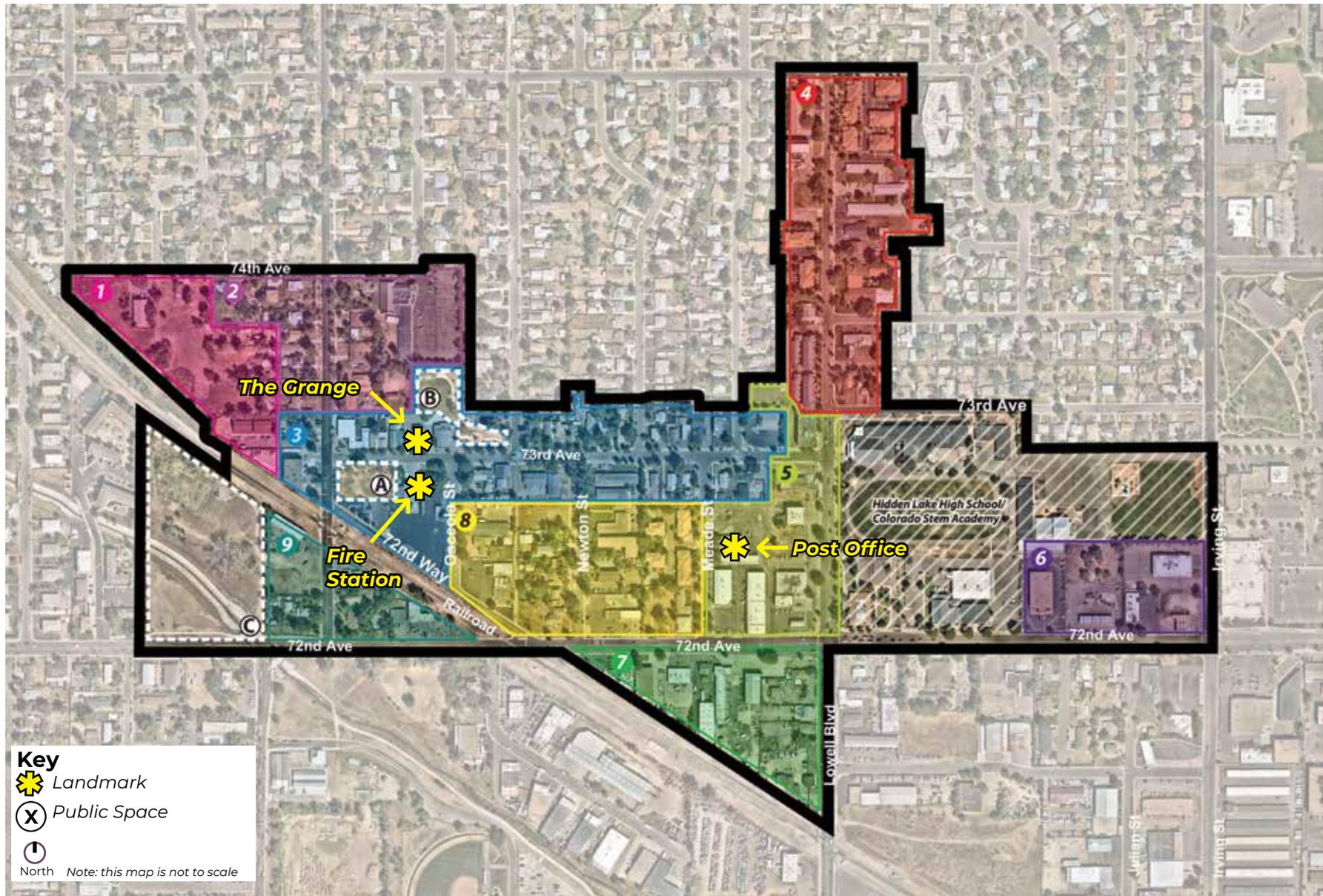
✔ Appropriate
 ✘ Inappropriate
 ? Potentially appropriate

(Ratings are based on community input.)



The three subareas that community members studied and provided comment on through a series of activities in Workshop 1 were later divided into nine Character Areas.

Map #5: The Character Area of the Harris Park Core



Harris Park consists of nine Character Areas and three public areas, all shown in the map above. Each of these Character Areas is discussed in the pages that follow.

Character Area 1

Existing Conditions

The area is in the northwest corner of the project boundary. On the north side, it is bounded by 74th Ave; on the east side, the boundary jogs between property lines until meeting the train tracks, which composes the western and southern boundary.

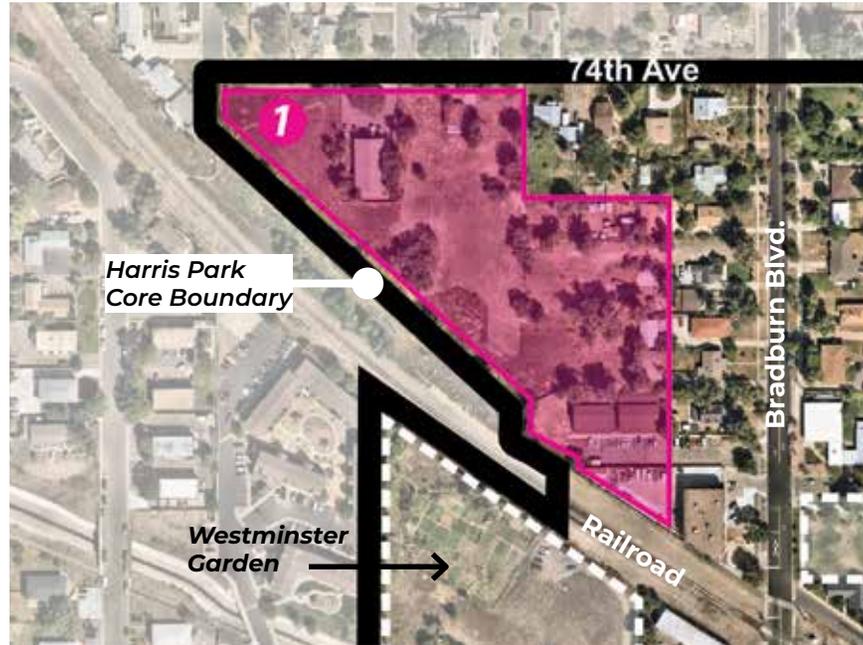
Currently, Character Area 1 is primarily privately-owned undeveloped land. A few residential structures (single-family and multi-family) exist, as well as a landscape buffer along the train tracks.

Community Vision

Character Area 1 acts as a transition from the railroad to residential development by utilizing green space, both natural and programmed, as well as incorporating some residential infill development.

Use

- A mix of green space and moderate residential infill development
- Green space includes a landscape buffer along the railroad, as well as a community garden located more centrally to the Character Area.
- Residential development should be oriented toward shared green space.



While the scale of this structure may be too large, this traditional gable-roofed form with a front porch is appropriate.

Image Key

- ✓ Appropriate ✗ Inappropriate ? Potentially appropriate

(Ratings are based on community input.)



The traditional form of this single-family house is appropriate, but the scale may be too large.



The "artistic" quality of this building is appropriate, but the scale may be too large.



While the single-family use is appropriate for Character Area 1, flat roofs and a full second story are discouraged.



Small-scale, single-family homes that are oriented toward a shared green space are appropriate.

Development Character

- Traditional residential forms, which include gable roofs and front porches
- One and two-story buildings
- Accessory Dwelling Units (ADU), tiny homes, and cluster homes
- A range of materials, including wood
- Attached single-family and duplexes, if they are designed to incorporate traditional single-family features
- "Eclectic" and "artsy" materials or colors used as accents

Streetscape and the Public Realm

- Provide a green space.
- Link to neighborhood sidewalk and bike network.
- Promote establishing a quiet zone and development of silent crossings.
- Consider the use of green space along the railroad edge as a buffer.

Character Area 2

Existing Conditions

The area sits directly east of Character Area 1, with 74th Ave as its northern boundary. The boundary extends south to capture the church parking lot, and the residential properties on either side of Bradburn Blvd. It then turns north and follows the Character Area 1 boundary.

Character Area 2 consists mostly of small-scale single-family residential development, with the exception of the Westminster Presbyterian Church and its parking lot.

Community Vision

Character Area 2 can accommodate "soft infill" development closer to the 73rd Ave commercial corridor. "Soft infill" refers to buildings that are added to a site that are compatible in scale, but increase the density. This may include an Accessory Dwelling Unit (ADU), such as a unit over a garage, or tiny home added to a lot with an existing single-family building. This Character Area remains one of single-lot developments, with some adaptive reuse projects and residential infill behind street-front commercial development. The church continues to function as an important community asset, and accommodates new community events.



This scale building with a landscaped front setback is appropriate in Character Area 2.



The landscaping and traditional building features shown in this image are both appropriate for Character Area 2.

Image Key

- ✔ Appropriate
- ✘ Inappropriate
- ? Potentially appropriate

(Ratings are based on community input.)



Adaptive reuse of a residential structure to an office space, maintaining the original features of the structure



A house adapted to commercial use in front of a new residential building to the rear is desirable for Character Area 2, but participants noted the lack of a landscaped setback.



The small-scale and landscaped setback make this appropriate for Character Area 2.

Use

- Primarily single-family residential in use, with some adaptive reuse and small-scale office commercial uses
- Public shared spaces host community events.
- Church parking lot supports community events. If development occurs on the parking lot, it should be compatible with the context and connect to existing public open space.

Development Character

- Scale should be compatible with existing development.
- Two-story buildings and/or building components, if set back from the street
- Gable roof forms
- Wood as a primary material
- Adaptive reuse projects should complement the historic character of existing homes.
- Buildings should be slightly set back from the street and include landscaping.

Streetscape and Public Realm

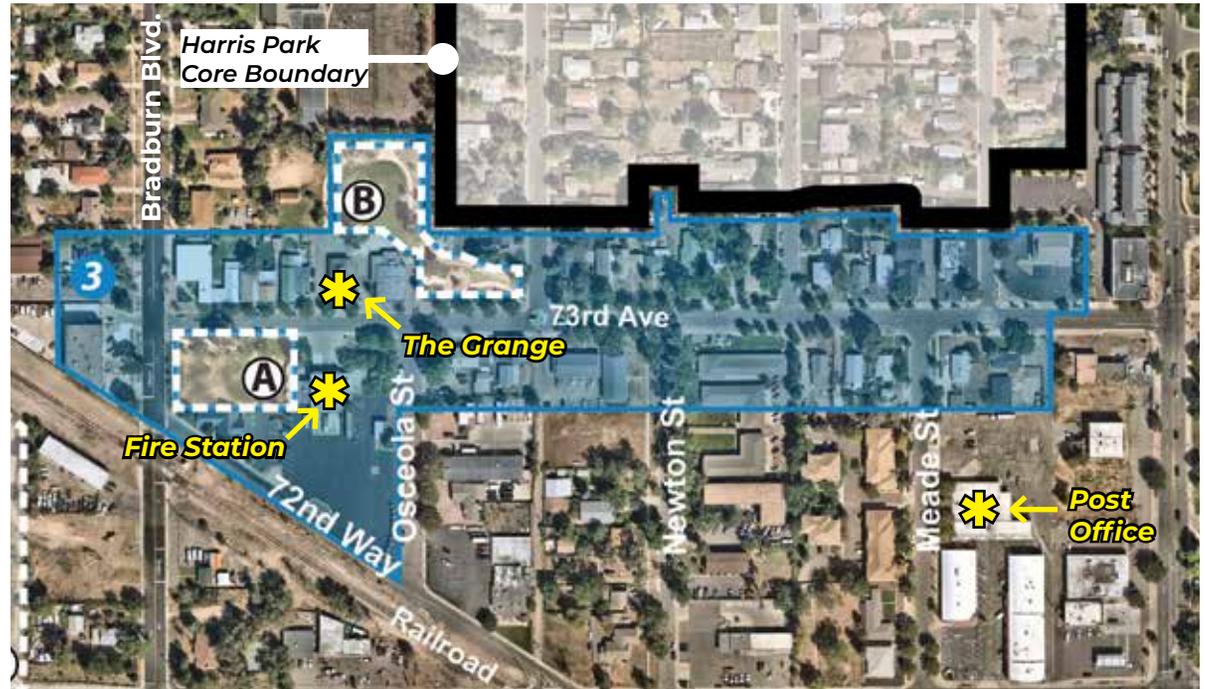
- Maintain the existing sidewalk network.
- Enhance landscape setbacks.

Character Area 3

Existing Conditions

Character Area 3 centers around 73rd Ave, capturing primarily one parcel on either side of the road from Bradburn to Lowell. A few properties directly west of Bradburn are also included, as well as the parcel directly south of Fireman’s Park.

Character Area 3 is currently a mix of single-family residential homes that have been adaptively reused as office spaces, commercial buildings, apartment buildings, and an institutional building. It also contains two important public spaces – Fireman’s Park and the 73rd Ave Sculpture Park.



Community Vision

Character Area 3 incorporates “soft infill” development and adaptively reused residential buildings to accommodate more offices, galleries, restaurants, and businesses. Where residential buildings at the street edge are adaptively reused, a small residential structure is sometimes built behind the existing building to incorporate a mix of uses on the individual lot. The intersection of Bradburn Blvd and 73rd Ave is anchored by commercial buildings or public plazas and incorporates streetscape elements that indicate important gateway and wayfinding information to draw



The front setback is appropriate for residential buildings and adaptively reused buildings along 73rd Ave.



Partially setting the second story back from the first story is appropriate.

Image Key

- ✔ Appropriate
- ✘ Inappropriate
- ? Potentially appropriate

(Ratings are based on community input.)



The scale of this building is inappropriate for Character Area 3.



While a house in front adapted to commercial use with a new residential building to the rear is desirable for Character Area 2, the lack of a landscaped setback is not.

visitors into the 73rd Ave core. While there may be a few select sites for larger commercial or mixed use infill projects, many projects incorporate adaptively reused buildings or façade improvements.

Use

- A mix of uses including commercial, mixed use, single-family and multi-family residential, a grocery store, and restaurants that activate the area.
- Public spaces and community-serving buildings host community events.



While the materials are appropriate, setting the second story back from the property line to prevent a sheer wall would be better.

Development Character

- One and two-story buildings
- Setting back a second story from the street edge, or concentrating two-story building elements to the rear of the site
- Gable roofs are important for residential development.
- Gable and flat roofs for commercial development
- A variety of materials, including wood and brick
- Landscaped setbacks should be incorporated for single-family buildings or buildings that are adaptively reused for retail, office, restaurants, etc.
- Commercial parking is accommodated on street and in existing private surface lots.
- Maintain existing tree canopy and landscaping within the right of way.

Streetscape and Public Realm

- A streetscape that incorporates wide sidewalks with benches, trash cans, flower beds, and public art
- Bicycle facilities and bike racks should be incorporated along 73rd Ave.
- Unique streetscape character along 73rd Ave by incorporating elements such as lighting or landscaping

Character Area 4

Existing Conditions

The boundaries of Character Area 4 follow Lowell Blvd north from Hidden Lake High School until 75th Ave. One parcel is captured on either side of Lowell Blvd.

Character Area 4 consists of a variety of uses, but primarily multi-family residential, including townhomes and apartments. Limited commercial uses are also part of this Character Area.

Community Vision

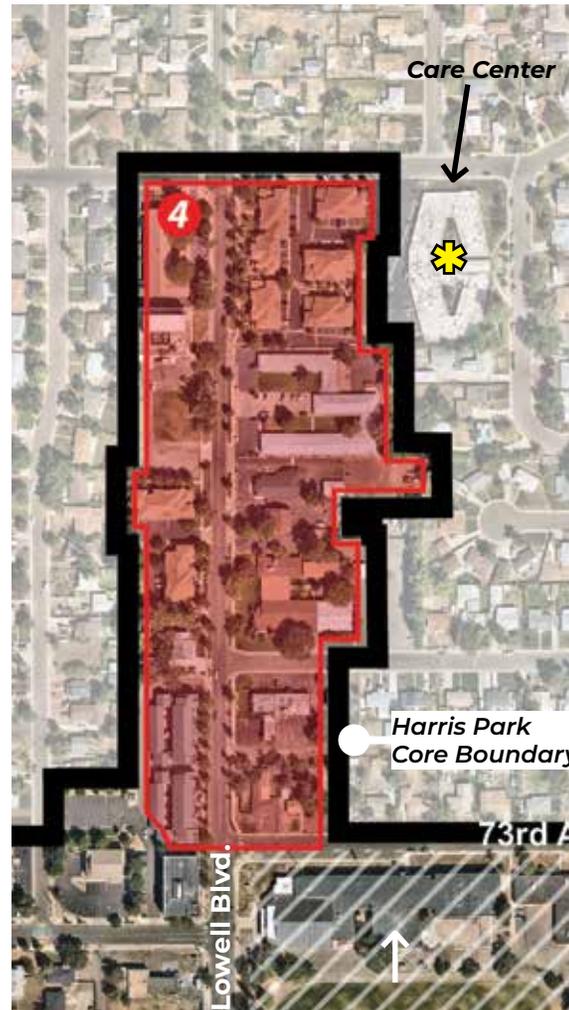
Character Area 4 stays residential in nature, but maintains existing commercial businesses. Moderate residential infill development, including multi-family residential, is incorporated. Efforts are focused on the "greening" (adding landscaping) of parking lots and vacant/underdeveloped properties.

Use

- A range of housing options, including townhomes and multi-family residential development
- Some commercial uses

Development Character

- Two-story buildings; potentially a small third-story component that is stepped back from the street edge



Brick is an appropriate material for Character Area 4.



Gable roofs and small third-story building components are appropriate for multi-family residential development.

Image Key

- ✓ Appropriate
- ✗ Inappropriate
- Ⓜ Potentially appropriate

(Ratings are based on community input.)



While the flat roof form on these residential homes is inappropriate, landscaping in the front yard contributes to "greening" of the area.



While the gable roof form and scale of these residential townhomes is appropriate, brick and more muted colors would be more appropriate.



Outdoor seating for commercial businesses along Lowell Blvd is appropriate.



While third-story building components may be appropriate, fourth and fifth stories are inappropriate for Character Area 4.

Development Character cont'd:

- Gable roof forms for residential buildings
- Gable and flat roof forms for commercial buildings
- A variety of materials, including brick and wood
- Traditional building elements
- Landscaped setbacks or landscaped buffers on private property, between the public realm and parking lots are important.

Streetscape and Public Realm

- Maintain the existing streetscape with sidewalks separated from the street, landscaping within the right of way, and light posts.
- Enhance bicycle infrastructure.

Character Area 5

Existing Conditions

Character Area 5 captures the west side of Lowell Blvd between 73rd Ave and 72nd Ave and extends east to Meade St.

This Character Area primarily contains commercial development that is set back from the street. It also includes undeveloped and under-utilized land.

Community Vision

Character Area 5 remains mixed use in nature and incorporates more intense, dense development, including businesses. New development, with retail or restaurant at the ground-level, helps anchor the gateway intersections at 72nd and 73rd Aves and helps support a more walkable, active street edge. The intersection of Lowell and 73rd is anchored by commercial buildings or public plazas and incorporates streetscape elements that indicate important gateway and wayfinding information to draw visitors into the 73rd Ave core.

Image Key

 Appropriate  Inappropriate  Potentially appropriate

(Ratings are based on community input.)





The height of this building is inappropriate for Character Area 5 but the use of materials and general style is appropriate.



While the material and height are appropriate, breaking this building into more defined modules would be fitting.



While a large walking street is not realistic, smaller paseos between buildings that provide passage through a block are appropriate.



Two-story buildings that incorporate traditional features such as brick are appropriate.



Three-story, mixed use buildings with an active street edge are appropriate.

Use

- A mix of uses is appropriate including both residential and commercial.
- Retail, restaurants, and other uses that activate the street edge (as part of a mixed use building) are crucial at the corners of 73rd Ave and Lowell Blvd, and 72nd Ave and Lowell Blvd to anchor the corners

Development Character

- Two to three-story buildings; slightly taller features on corner anchor buildings may be acceptable.
- Brick as a primary material
- “Artistic” and “eclectic” building features as accents
- Create an active storefront through large display windows, awnings, canopies, etc.

Streetscape and Public Realm

- Create a walkable street edge with detached sidewalks and trees buffering pedestrians from the street.
- Buffer pedestrians from parking lots.
- Emphasize the intersections at 72nd Ave and 73rd Ave with gateway elements, wayfinding signage, landscape palettes, and/or public art.
- Safety and traffic calming measures are needed at the intersection of 72nd Ave and Lowell Blvd.

Character Area 6

Existing Conditions

This Character Area is the farthest east in the plan boundary, and is in the northwest quadrant of the intersection of 72nd Ave and Irving St. It is bordered to the north and west by the Hidden Lake High School/Colorado Stem Academy.

Character Area 6 contains some small commercial buildings, but most are vacant or underutilized.

Community Vision

New development defines Character Area 6 and anchors the corner of 72nd Ave and Irving St. It focuses on commercial, mixed use, and residential buildings that provide opportunities for businesses as well as a variety of housing types. Buildings are located at the sidewalk edge or with a small setback to create a walkable public realm. The scale of new development, especially along 72nd Ave and Irving St, should complement the scale of the transition zone detailed in the Westminster Station Area Plan. Small community spaces may also be a component of new development that can be programmed in a variety of ways throughout the year.



Three and four-story buildings are appropriate for Character Area 6.

Image Key

- Appropriate
- Inappropriate
- Potentially appropriate

(Ratings are based on community input.)



The scale and materials of this building are appropriate.



The lack of brick as a primary material and front facing entries make these townhomes inappropriate for Character Area 6.



Additional articulation and mass variation would make this building appropriate for Character Area 6.



While this townhome is an appropriate height, breaking the building into smaller modules would make it more appropriate.

Use

- Commercial, mixed use, and residential uses
- Small, flexible community spaces
- Adaptively reusing existing buildings

Development Character

- Two, three, and four-story buildings, with an emphasis on two and three stories
- Strong corner elements, especially for new development at the intersection of 72nd Ave and Irving St
- Brick as a primary material; a variety of accent materials
- Large new buildings should be broken into modules using setbacks, changes in building height, etc.

Streetscape and Public Realm

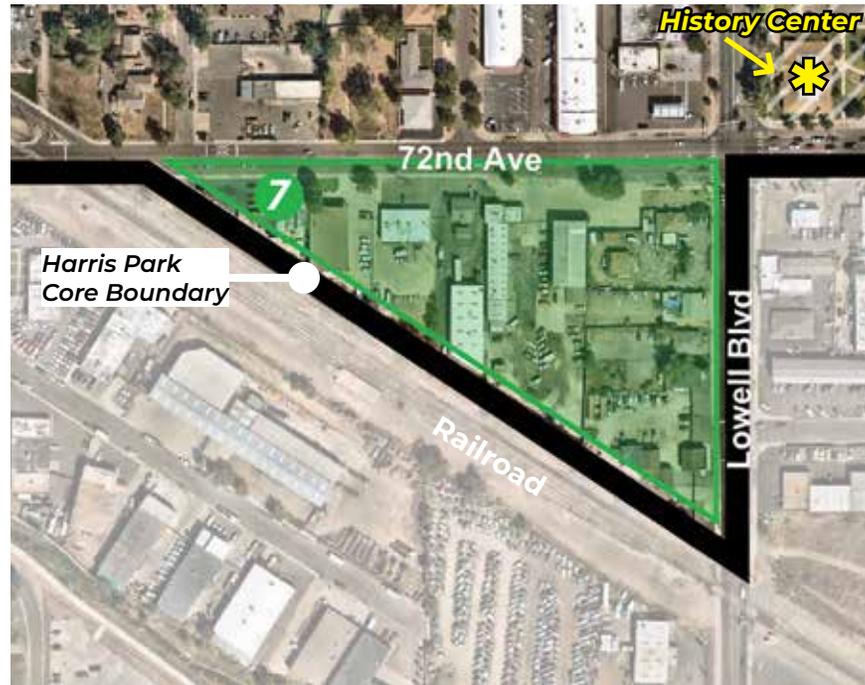
- Create a walkable pedestrian realm along 72nd Ave.
- Consider detached sidewalks with street trees and landscaping.

Character Area 7

Existing Conditions

Character Area 7 is triangular in shape and is the only Character Area south of 72nd Ave. Its northern boundary is 72nd Ave, its eastern boundary is Lowell Blvd and its southern/western boundary runs diagonally along the railroad tracks. This Character Area is directly across Lowell Blvd from the Station Area boundary.

This area is a mix of industrial, commercial and residential buildings. A few single-family buildings face Lowell Ave, and commercial buildings face 72nd Ave. Industrial buildings are located throughout the Character Area.



Community Vision

The community's vision for Character Area 7 incorporates a range of uses and building types including light industrial, flex-office, live-work, mixed use, and commercial buildings. Residential-only development is inappropriate in Character Area 7. New development anchors the intersection of 72nd Ave and Lowell Blvd, and helps create a more active pedestrian edge along both roads. Infill development may reflect the small scale of existing buildings, but also may be two or three-stories in height, depending



Two-story buildings with defined entries are appropriate.



While this mixed use building incorporates masonry and other materials, the third story is only appropriate in a scenario with a larger amount of infill development.

Image Key

- ✔ Appropriate
- ✘ Inappropriate
- ? Potentially appropriate

(Ratings are based on community input.)



A mix of materials and clear entry definition make this mixed use building appropriate.



This one-story, masonry building is appropriate for Character Area 7.



Creative forms for infill development are appropriate in Character Area 7.

on its use. Creative destination uses (those that attract patrons on their own) and shared plaza spaces may also help activate this Character Area.

Use

- A variety of uses including mixed use, light industrial, flex, commercial, and live-work (no stand-alone residential)
- Small, shared green spaces and plazas

Development Character

- One, two, and three-story buildings
- Entry definition is important.
- Active ground floors for mixed use buildings
- A variety of materials, although incorporating some masonry is important
- Some creative forms and building features may be acceptable.

Streetscape and Public Realm

- Enhance 72nd Ave and Lowell Blvd intersection.
- 72nd Ave should have a detached sidewalk with street trees and landscaping to buffer the pedestrian from parking and industrial sites.
- Add lighting throughout, and especially along Lowell Blvd and 72nd Ave to address concerns regarding safety.
- Refer to the Westminster Station Area Plan for adding pedestrian crossings across Lowell Blvd at 71st Ave or just north of the railroad.

Character Area 8

Existing Conditions

This Character Area sits at the center of the study area. It is defined by 72nd Ave to the south, railroad tracks, and Osceola St to the west. Its northern boundary is one parcel south of 73rd Ave and its eastern boundary is Meade St.

Currently, this Character Area contains primarily residential uses, which includes a mix of single family and multi-family development. Along the southern, eastern, and western boundaries of the Character Area, commercial developments with large parking lots are present. Undeveloped and underutilized lots also exist.

Community Vision

New, moderate density, mixed use infill development is located throughout the Character Area, surrounded by existing and new residential development. A variety of residential development types will be available, including housing that is affordable for a range of incomes. Infill development will be prioritized along north/south streets including Osceola St, Newton St, and Meade St to create a connection between the 73rd Ave and 72nd Ave commercial corridors. The scale of development increases as it approaches 72nd Ave.



Outdoor spaces that accompany a business or restaurant are appropriate.

Image Key

- ✔ Appropriate
- ✘ Inappropriate
- ? Potentially appropriate

(Ratings are based on community input.)



This three-story building with an active storefront is appropriate along 72nd Ave. A similar building that was two-stories would be appropriate throughout the Character Area.



While these building materials are appropriate, reducing the height to three-stories would make it fitting for 72nd Ave, and to two-stories would make it suitable throughout the Character Area.



The use of brick is appropriate on this building; however, the height and lack of an active storefront make this building inappropriate.



The scale of this building is appropriate throughout the Character Area.

- Mixed use and residential development are most appropriate.
- Some commercial buildings may be appropriate.
- Outdoor spaces that accompany a business or restaurant are appropriate.

Development Character

- Two and three-story buildings are appropriate; a partial third-story component that is set back from the street is also appropriate.
- Taller buildings (three-story) are located along 72nd Ave, not in the core of this Character Area.
- Brick, and potentially other masonry materials, should be the primary material.
- Larger buildings should be visually broken into smaller components.
- Creating an active storefront through large display windows, awnings, and canopies – among other elements – is important.

Streetscape and Public Realm

- Enhance pedestrian facilities and walkability.
- 72nd Ave should include a detached sidewalk with street trees and landscaping.
- Incorporate benches, planters, and bike racks throughout the area.

Character Area 9

Existing Conditions

This Area is triangular in shape and is bordered on the west by the Westminster Community Garden and the Little Dry Creek regional bike trail. 72nd Ave is the southern border of this Character Area, which is bisected by Bradburn Blvd. The Railway borders this character area to the north.

Character Area 9 is a mix of single-family residential, commercial, and light industrial uses, as well as some underdeveloped land.



Community Vision

This area becomes a hub for creative infill development and “destination” businesses that attract patrons on their own. Some mixed use and residential infill development also help fill in the underutilized land in this Character Area. New development and a more walkable street edge will also encourage visitors to continue one block north to the 73rd Ave commercial corridor or continue east onto the 72nd Ave commercial corridor. A bicycle and pedestrian connection to the Little Dry Creek trail passes through the area, providing off-street access to the Westminster Station. Mountain views are a highlight.



Destination uses, which may include outdoor dining spaces, are appropriate in Character Area 9.



Sidewalks protected by a landscape area are desired throughout Character Area 9.

Image Key

- ✔ Appropriate
- ✘ Inappropriate
- ? Potentially appropriate

(Ratings are based on community input.)



This two-story family-style restaurant is an example of a destination use that would be appropriate for the area.



While this residential building exhibits traditional features, its lack of setback and minimal space between the neighboring home is inappropriate for Character Area 9.



Creative infill development with unique building materials is encouraged. However, a building should be modulated into smaller components.



Residential buildings like this duplex should incorporate traditional features such as a gable roof and front porch.

Use

- An increased density with creative infill development and unique, “destination” uses, including parks
- Commercial and residential infill
- Variety of housing types including duplexes and townhomes

Development Character

- Two and three-story buildings, as well as taller single-story commercial buildings
- Taller building elements at the intersection of Bradburn Blvd and 72nd Ave to anchor the corner
- A variety of materials including wood, brick and corrugated metal in continuity with the surrounding context
- Residential buildings should incorporate traditional features including gable roofs and front porches that reflect the character of Bradburn Blvd to the north.

Streetscape and Public Realm

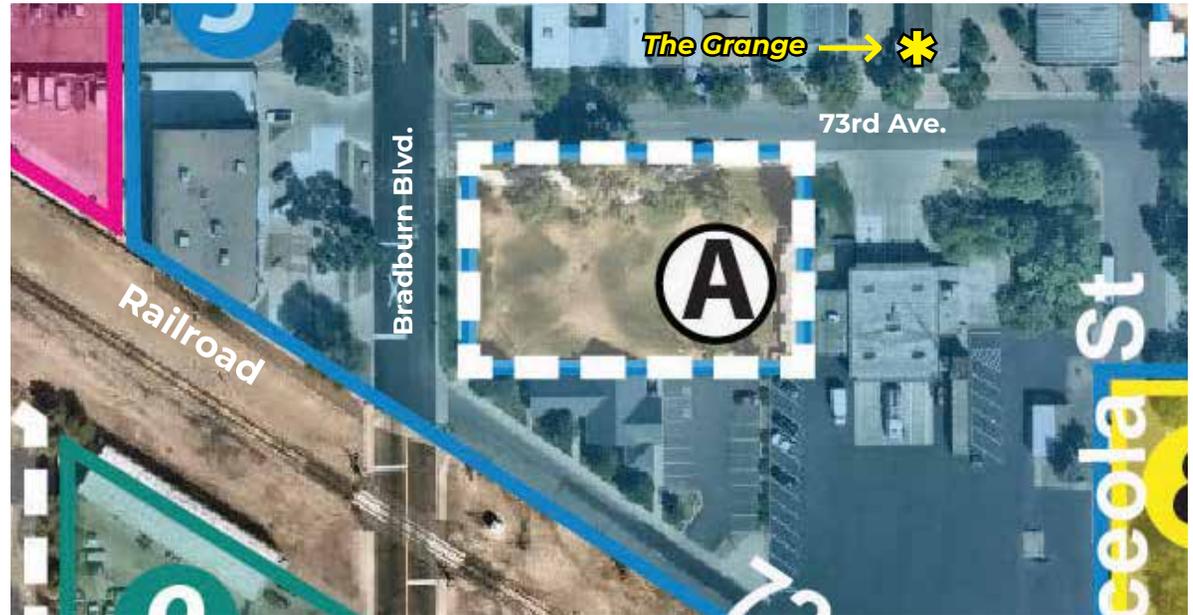
- Pedestrian-friendly public realm facilitated by wide, detached sidewalks along 72nd Ave, protected by street trees and landscaping
- Sidewalks protected by a landscaped area are needed along Bradburn Blvd.
- Trail connection to Little Dry Creek Trail are needed.
- Connection to the Westminster Garden are needed.

Public Spaces

Within the Core, three public places contribute to the character of Harris Park. The vision for each of the public spaces, as identified by community members through image selection and comments, is provided on the following pages.

Fireman's Park

Fireman's Park (Public Space A) sits at the southeast corner of 73rd Ave and Bradburn Blvd. It is bordered to the east by the fire station and to the south by an office building. Currently, the park does not include any structures or amenities aside from a picnic table located on the north side.



Community Vision

Create a master plan for the park and consider the following:

- Adding amenities, such as a picnic shelter, playground, amphitheater, and/or court sports
- Maintain flexibility for a variety of events and programming.
- Ensure adequate parking is available for proposed improvements.



Incorporate structures that provide flexibility for a variety of events and programming.

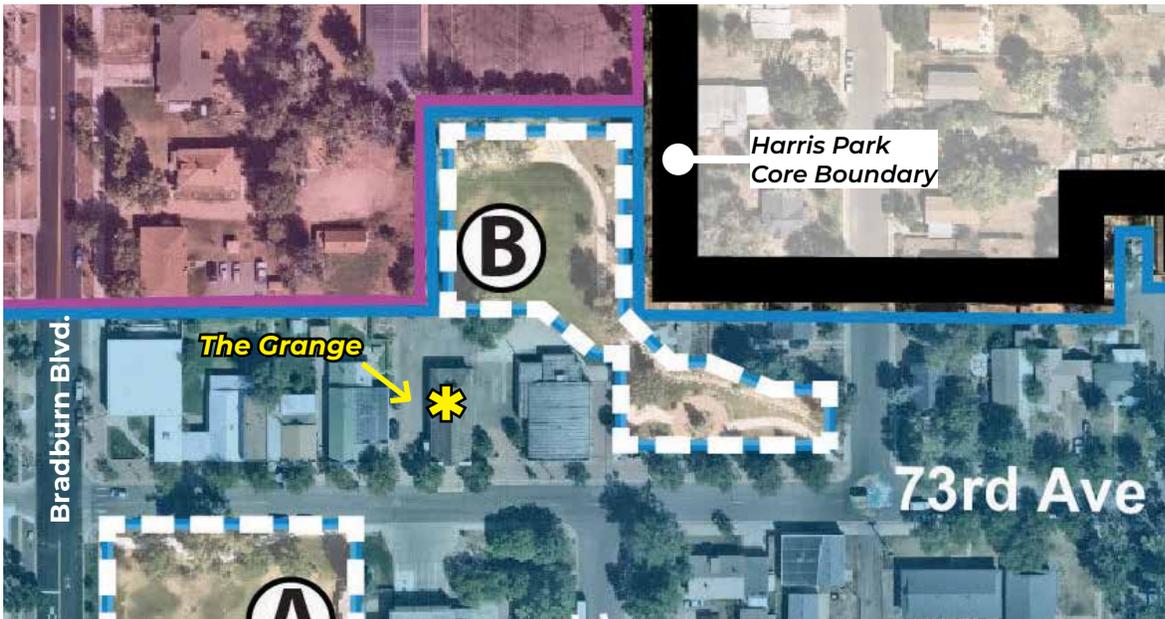


A playground may be appropriate for Fireman's Park, but a smaller playground would better fit the site.

Image Key

✔ Appropriate
 ✘ Inappropriate
 ? Potentially appropriate

(Ratings are based on community input.)



73rd Ave Sculpture Park

The 73rd Ave Sculpture Park (Public Space B) is located at the corner of 73rd Ave and Orchard Court. It is bordered to the north by the Westminster Presbyterian Church, to the northeast and east by residential development, and to the south and southwest by commercial development. The park includes a pathway and a variety of sculptures, connecting the parking lot of Westminster Presbyterian Church to 73rd Ave.

Community Vision

- Encourage additional uses of the space, such as a Farmers Market, art walks, or concerts.



Explore programming opportunities, such as concerts, for the Sculpture Park.



Host seasonal and recurring events, such as a Farmers Market, in the Sculpture Park.



Consider incorporating the Sculpture Park into an art walk.

Westminster Garden

Located in the southwestern corner of the Core, the Westminster Garden (Public Space C) occupies land spanning from 72nd Ave to the railroad tracks. The site is also split by the Little Dry Creek Trail. The space currently includes a garden on the northwest corner, with a large portion of the site underutilized.

Community Vision

- Maintain the existing community garden on the northwest corner and consider enlarging it.
- New structures should be limited to keep this area primarily landscaped, though the addition of a new facility for small community gatherings should be explored.
- Consider constructing active spaces, such as sport courts, on the portion south of the Little Dry Creek Trail.
- Program the space with new and recurring events such as a farmers market.
- In any new development or programming, emphasize the natural landscape including the floodplain, topography, and trees.



Construct a permanent structure(s) that could be flexibly used for a variety of community functions, including a gazebo.



Consider constructing active spaces, such as sport courts, on the portion south of the Little Dry Creek Trail.



Expand the community garden and improve access.

Illustrative Opportunity's Sketch Plan

The Illustrative Opportunities Sketch Plan on the following page summarizes the overall framework, design character, and larger scale design components of the plan vision. Public and private improvements illustrate a vibrant mix of uses, buildings, and open spaces. **The Illustrative Plan is visionary and does not provide an exact blueprint for development. These sketches also do not imply public acquisition or initiative.** It does, however, provide guidance and shows how plan recommendations can combine to produce a pedestrian-friendly place with distinctive characteristics.

In addition to the full Illustrative shown on the following page, sketch details also provide more focused views of individual pieces (see pages 44 through 46.) Each sketch is annotated to highlight key features that community members have noted through the public outreach efforts as being ideal characteristics of the Harris Park Core.

Key features in the Illustrative Opportunities Sketch Plan include:

- A more urban character with higher density and buildings that frame streets and anchor corners
- A more attractive and distinctive neighborhood with enhanced streets, small outdoor plazas, and views toward the mountains
- A more accessible area with safe and defined pedestrian connections, and parking located behind buildings that is accessed by a side street or shared drive
- An active community area with parks, plaza spaces, and enhanced recreational trails and community gardens

Map #6: Opportunities Sketch Plan

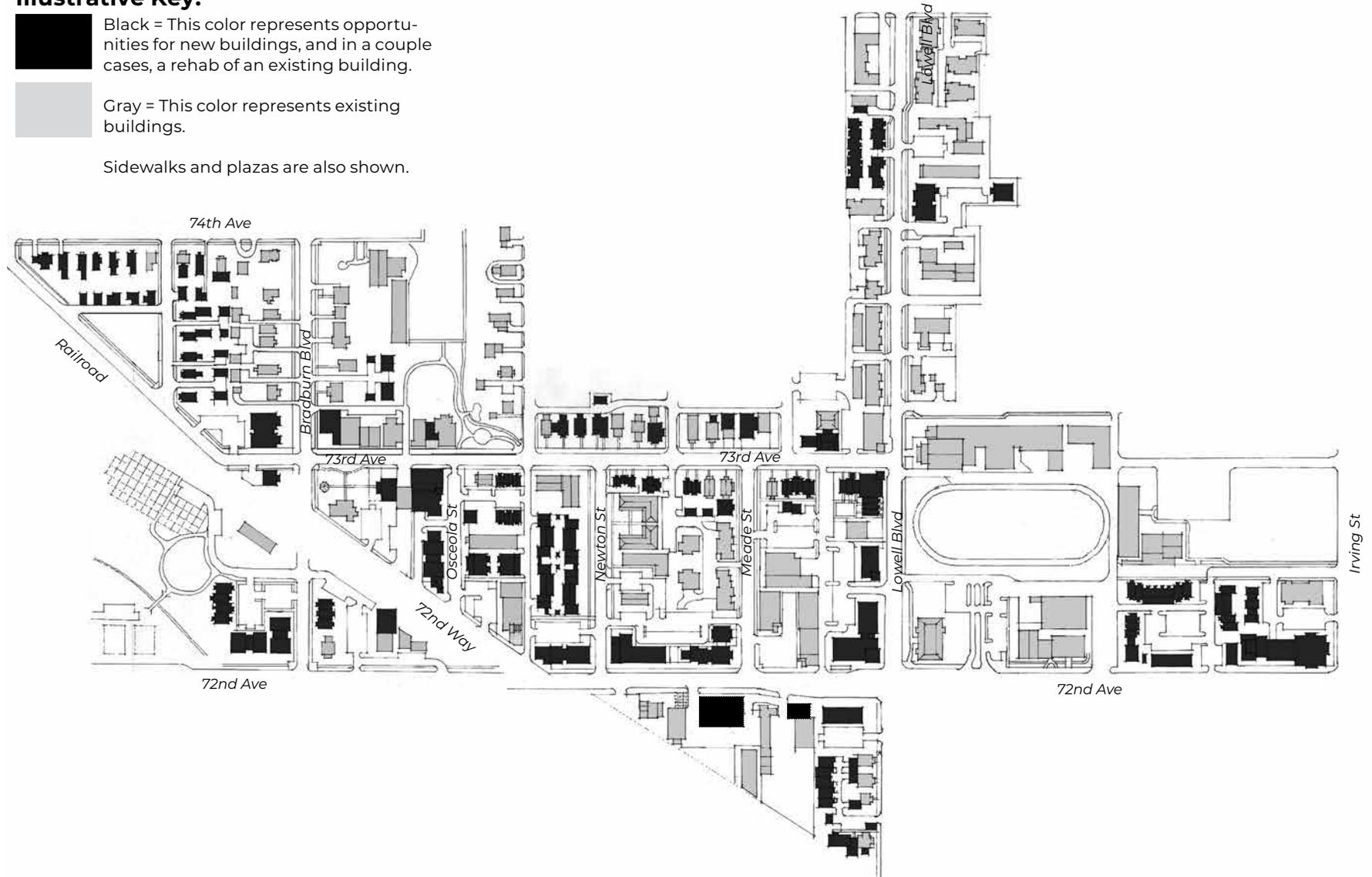
The Opportunities Sketch Plan captures the community vision for each of the Character Areas and public areas. It shows a mix of existing development (gray) and infill development opportunities (black), which is meant to provide guidance to property owners, business owners, and developers for future projects in the Core. This Sketch Plan does not imply that redevelopment will occur, as that will be left to the initiative of individual property owners.

Illustrative Key:

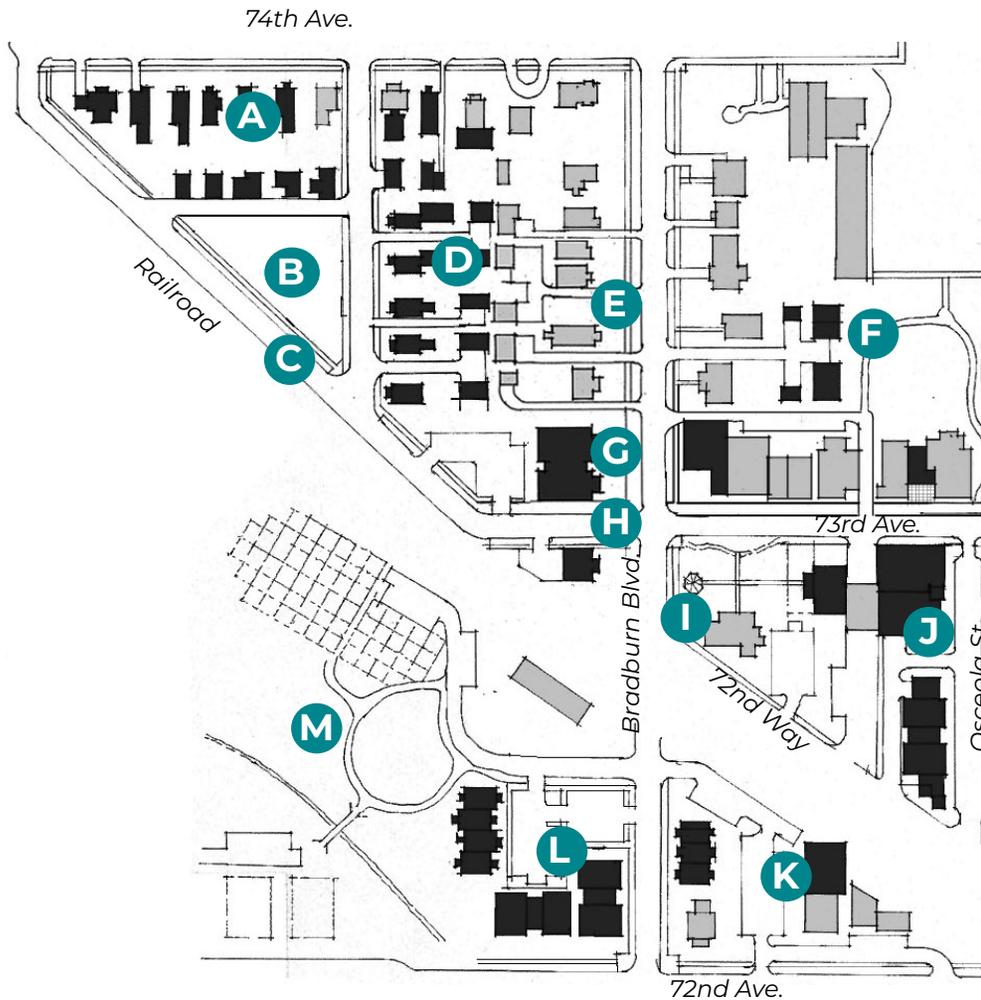
 Black = This color represents opportunities for new buildings, and in a couple cases, a rehab of an existing building.

 Gray = This color represents existing buildings.

Sidewalks and plazas are also shown.



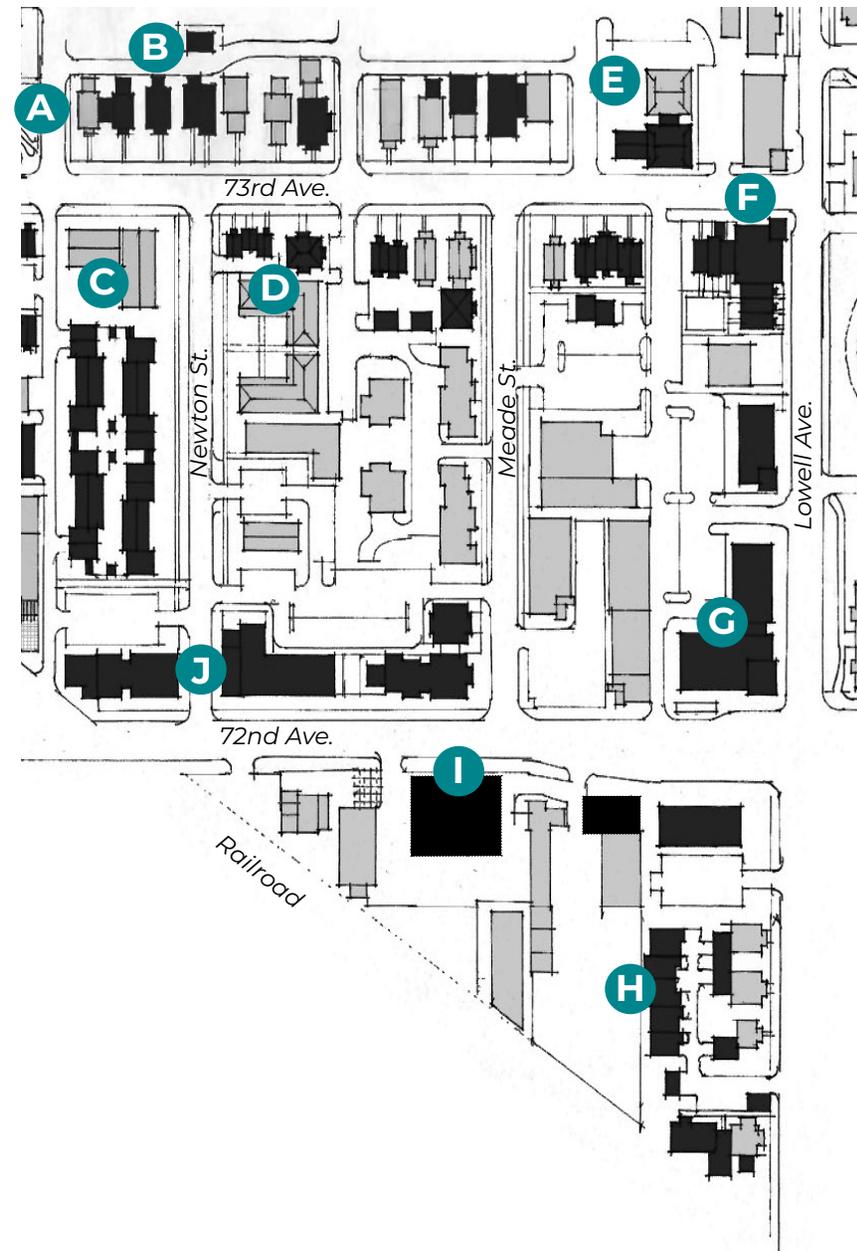
Map #7: Plan Detail 1 - Investment Opportunities



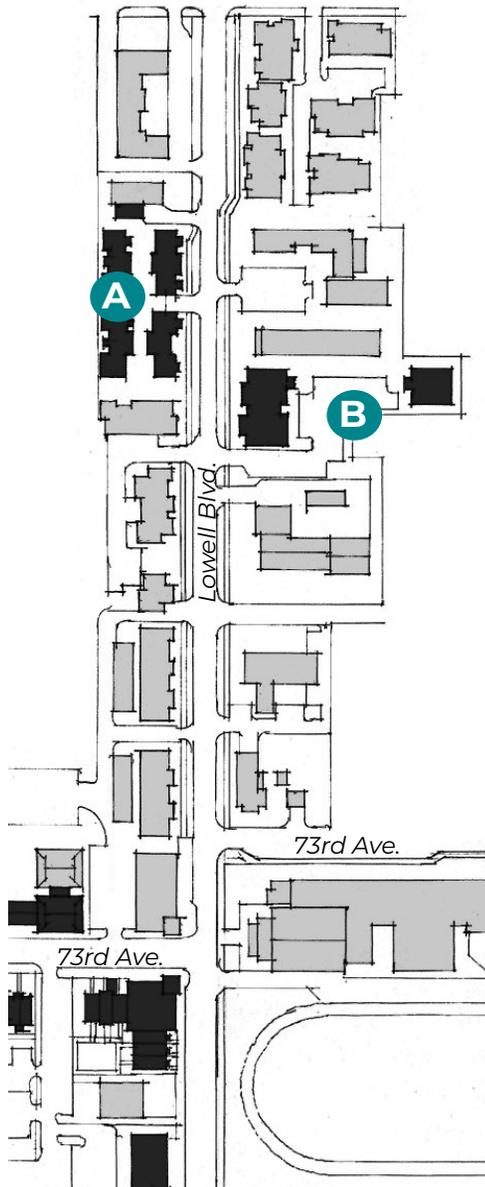
- A** Single-family residential added along 74th Ave that reflects existing buildings, with garage access at rear of site
- B** New green space is provided.
- C** Railroad buffered by a road and landscaping
- D** Increased density with the addition of single-family and multi-family residential buildings
- E** Adaptive reuse of existing homes along Bradburn Blvd
- F** Parking and Accessory Dwelling Units (ADU) accessed by a shared drive
- G** Multi-family building along Bradburn to increase available housing
- H** 73rd Avenue continues west to access new residential development
- I** Gazebo added in Fireman's Park, but park is kept flexible for a variety of programming possibilities
- J** Multi-family residential development added behind next to the Fire Station, moving south along Osceola St
- K** "Destination uses" added along 72nd Avenue, behind some existing buildings
- L** Mixed use development added along Bradburn Blvd
- M** Westminster Garden enhancements follow the England Park Corridor Plan, including expanded community gardens, trails, sheds for storage space, and sport courts

Map #8: Plan Detail 2 - Investment Opportunities

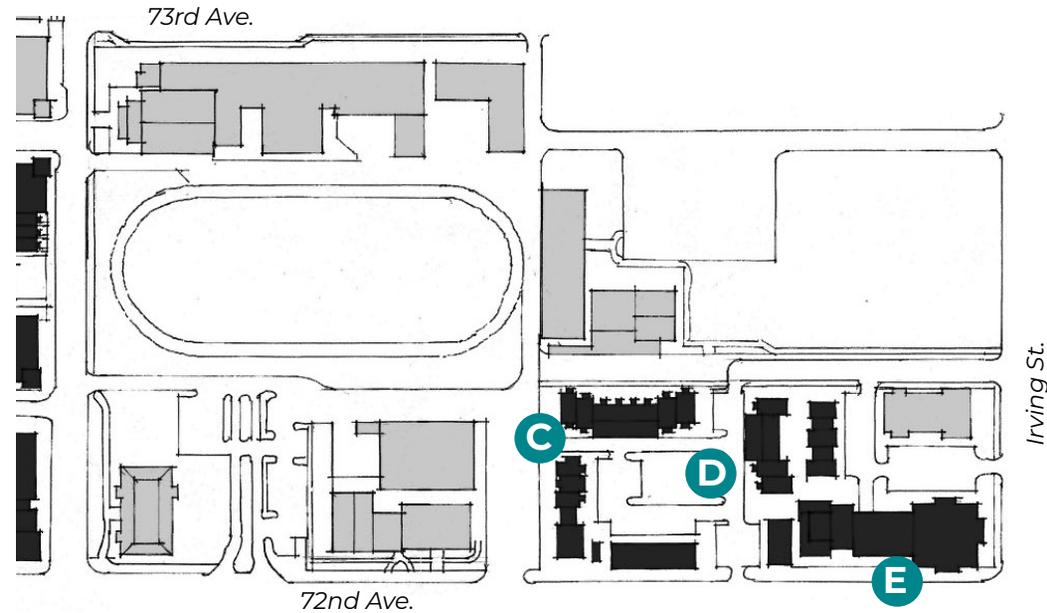
- A** Existing single-family buildings connected to create an opportunity for additional office or retail space
- B** New development reflects existing residential characteristics including setbacks; ADUs located in the rear provide additional density and housing
- C** New multi-family residential development includes underground parking
- D** Lower-scale multi-family residential development along 73rd Ave.
- E** Additions to the front of an existing building anchor the corner and provide additional retail or office space
- F** New building anchors the corner to reflect the anchor to the north; townhome portions of the new building offer additional housing
- G** New building at the corner of 72nd Ave and Lowell Ave. anchors and provides a gateway into the Harris Park Core
- H** Live/work residential with flex office/industrial; parking is accessed from shared drives to minimize curb cuts along Lowell Ave.
- I** New office/industrial on 72nd Ave; shared parking is accessible through consolidated curb cuts; majority of parking is available to side and rear of buildings
- J** New commercial development strengthens 72nd Ave; parking is located to the rear of buildings and accessible from north/south streets



Map #9 & Map #10: Plan Details 3 & 4 - Investment Opportunities



Map #9



Map #10

- A** Additional multi-family development along Lowell Ave reflects existing townhomes and provides additional housing and density
- B** New commercial or office space located at the street and to the rear; shared parking is accessed by a single curb-cut
- C** Residential development added along 72nd Avenue and to the rear of existing buildings to make use of underutilized properties in the Core
- D** Shared parking on the interior of the site provides space for employees and patrons during the day and new residents in the evening; the larger parking area could also be turned into a small outdoor event space, if desired
- E** New commercial or office development along 72nd Ave creates a more solid street wall and inviting experience for pedestrians, cyclists, and drivers entering the Harris Park Core

Bird's Eye View - Opportunities Sketch

This bird's-eye view illustrates, in general, the character that the Core could have in the future, with a variety of public and private investments. Many existing businesses have improved their properties and new, compatible infill construction has brought new businesses and services into the area. A mix of housing choices is available to established residents and to newcomers who bring added vitality to the area.



Bird's Eye View - Opportunities Sketch Detail

The bird's-eye view what future development may look like in a three-dimensional way for a part of the core. It illustrates the potential scale and character of development within the Harris Park Core.



Chapter 3

Connectivity & the Public Realm

While establishing the use and design aesthetic for each Character Area is key to envisioning the future of the Harris Park Core (as discussed in Chapter 2), planning for the public realm is also important. As residents and visitors travel to and through the Harris Park Area, a sense of arrival should welcome them. Navigating through the Area should be easy and assisted by a variety of signage to identify key destinations and guide people. Pedestrians, cyclists, and transit riders, in addition to motorists, should find the Harris Park Area comfortable to navigate in any manner due to its improved connectivity. It should also be easily accessible from the Westminster Station and the Little Dry Creek Trail/England Park Corridor.

This chapter addresses connectivity of the Harris Park Area and provides recommendations for new and improved connections. Images illustrate what these connections may look like.



Creating safe and accessible pedestrian pathways to and through Harris Park was identified by community members as a key component of the public realm.

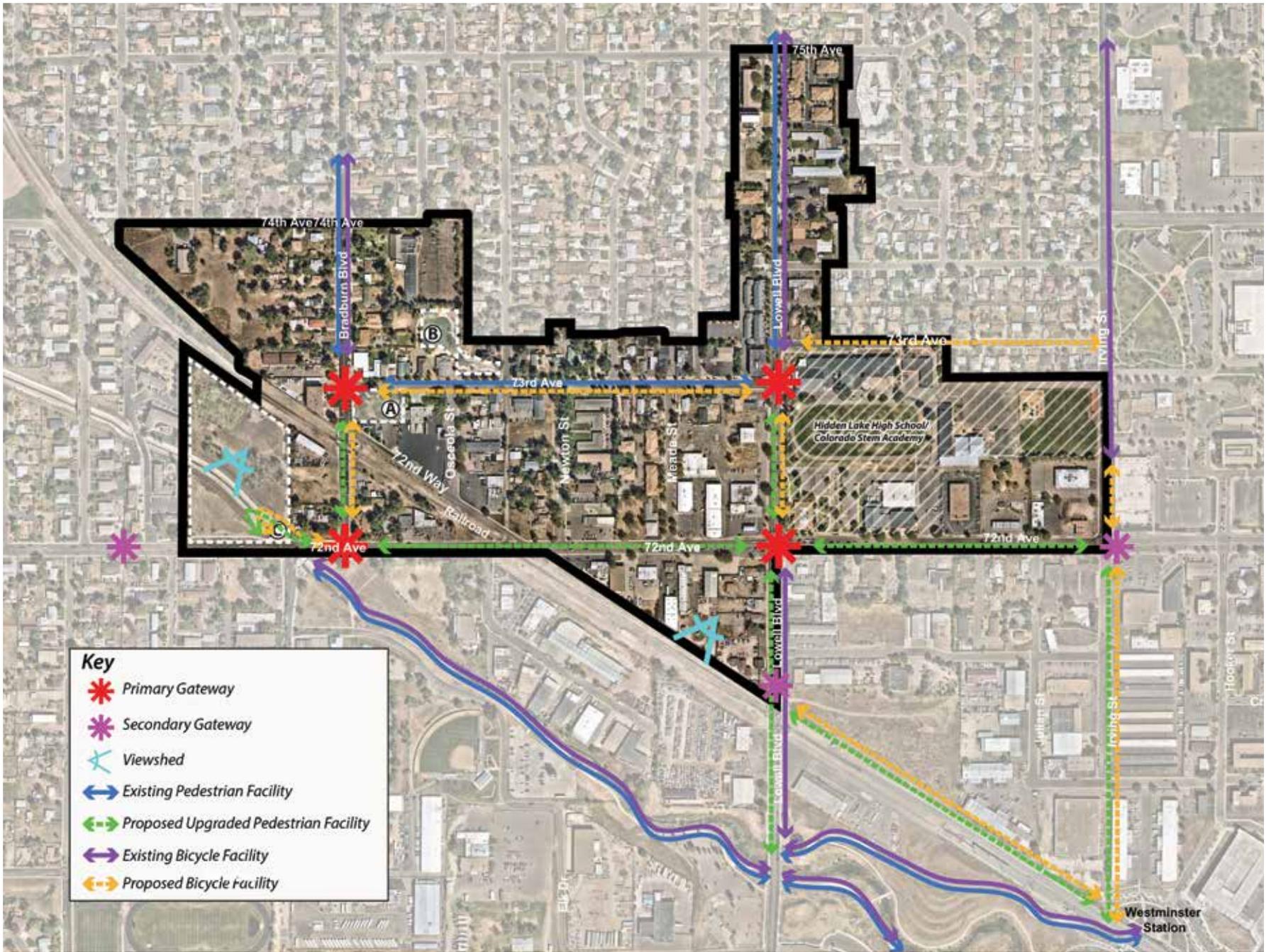


Welcoming residents and visitors to Harris Park using gateways and wayfinding should be considered. Features that could be incorporated are discussed on page 51.



Extending and enhancing the existing bicycle network to and through Harris Park will bring more visitors and connect the neighborhood to places such as the Westminster Station.

Map #11: Connectivity Framework



Key

- Primary Gateway
- Secondary Gateway
- Viewshed
- Existing Pedestrian Facility
- Proposed Upgraded Pedestrian Facility
- Existing Bicycle Facility
- Proposed Bicycle Facility

Connectivity & Placemaking

Connecting people to the Greater Neighborhood and to specific destinations is crucial to achieving the community's vision for the Area. Key components include: utilizing gateway signage to draw attention to the Core; incorporating wayfinding signage to direct people to and through the Area; and adding new bicycle, pedestrian, and vehicular connections while improving existing ones. All wayfinding materials should continue to promote the Historic Westminster branding. Using public art in wayfinding is also a priority. Wayfinding materials also should use universal symbols to reach a broad range of languages in the Area. Map #11 illustrates each of these key components, as identified through the community workshops and focus group meetings.

Primary Gateway

A gateway helps people understand their location and find nearby destinations. They provide visual cues, such as signs or branding.

A primary gateway identifies a key intersection and opportunity to welcome people to Harris Park. Primary gateways in the Greater Neighborhood are located within the

project boundaries. These are identified by the red stars in Map #11.

Secondary Gateway

A secondary gateway identifies a specific area or destination through visual cues, which could include signage or landscaping. It is physically smaller and alerts a person to a destination farther from its location. The secondary gateways identified by the community are located at the project boundary or just outside it. These are identified on the map in purple stars. Note that a secondary gateway is desired at the intersection of 78th Ave and Bradburn Blvd, but is not shown on the map because it falls many blocks north of the map boundaries.

Viewshed

Viewsheds are where new development should either preserve an important view or capitalize upon it through a design feature such as a rooftop deck. The two viewsheds noted on Map #11 take advantage of the topography of the site, looking in the direction of the mountains. One viewshed looks over the railroad and the other looks over the Little Dry Creek Trail.

Existing Pedestrian and Bicycle Facilities

Existing connections for pedestrians and bicyclists are important in identifying how people enter Harris Park,

move through the neighborhood, and connect to destinations nearby. The solid blue lines on the map note existing pedestrian facilities, namely sidewalks, and the solid purple lines identify existing bicycle facilities, including off-street trails and shared street facilities ("sharrows").

Potential Bicycle Facilities and Upgraded Pedestrian Facilities

Potential pedestrian and bicycle facilities identified by the community highlight places in need of new or improved means of moving through Harris Park. This could include sidewalks, bike paths, sharrows, off street trails, better lit pathways, or places to sit along a pathway. Of particular concern is the streetscapes along 72nd Ave. and Lowell Blvd. Dashed green lines on the map identify locations for proposed updated pedestrian facilities, and dashed yellow lines illustrate proposed bicycle facilities.

Defining the character of these components is critical to the creation of a unique sense of place. The following pages include key recommendations and images for each public realm feature.

HISTORIC WESTMINSTER

EST. 1870

Consider incorporating signs that indicate Historic Westminster.



Utilize smaller, vertical monument signs throughout the core.

Image Key

- ✔ Appropriate
- ✘ Inappropriate
- ? Potentially appropriate

(Ratings are based on community input.)



Incorporate one or two strong gateway elements that are designed to be in scale with the area.



Consider incorporating smaller street signs that indicate multiple destinations.



Design signs to be unique to Harris Park. Signs that look commercial in nature should be avoided.

Gateways and Wayfinding

Clear, distinctive gateways and wayfinding signage will help establish the Harris Park Area as a destination in metro Denver. Gateways and wayfinding signage are key branding components and assist visitors in navigating the area, especially those that arrive from Westminster Station. Components to consider include:

Community Vision for Gateways and Wayfinding

- Incorporate one or two strong gateway elements, such as an arched sign over a roadway or public art.
- Utilize smaller, vertical monument signs throughout Harris Park. Consider placing them in a series throughout the core.
- Consider incorporating smaller street signs that indicate multiple destinations and provide directional arrows. These are particularly needed for the Historic Westminster Arts District.
- Adding maps of Harris Park with street names and key destinations to some signs may be appropriate.
- Design signs to be in scale with the area, to have a historic feel, and to be unique to Harris Park.
- Signs that look commercial in nature should be avoided.
- Consider lit street signs throughout the Greater Neighborhood.

Connections: Crossings, Sidewalks, and Bicycle Facilities

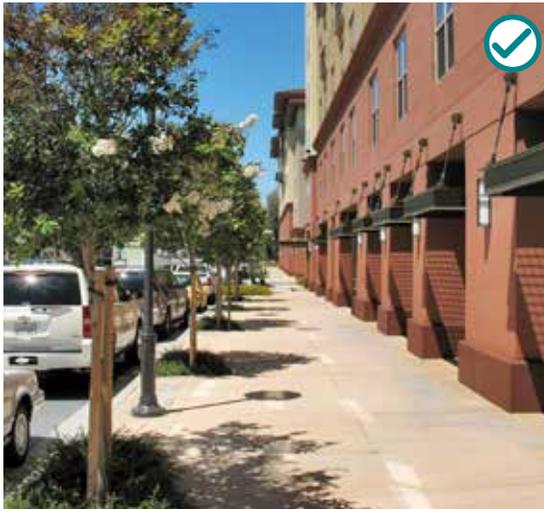
Providing safe and attractive pedestrian, bicycle, and vehicular connections throughout the greater Harris Park neighborhood and to destinations just outside of the Core helps direct people into and through the area, creates accessible destinations, and enhances the neighborhood's desirability.

Community Vision for Connections

- Visually distinguish pedestrian crosswalks through the use of contrasting paving materials and/or colors and art.
- Design new sidewalks and update existing sidewalks to be ADA accessible.
- Incorporate public spaces, such as outdoor eating areas, near sidewalks.
- Enhance sidewalks along 72nd Ave by widening them and incorporating a landscaped area between the sidewalk and the street.
- Complete the sidewalk network throughout the Core and incorporate wide sidewalks that create a pleasant pedestrian experience.
- Consider elements such as landscaping and light posts located near the sidewalk.
- Incorporate bike lanes that are visually distinguished. Where possible, incorporate an off-street or separated bike lane.
- Strategically locate bike storage facilities along the bike path.



Incorporate public spaces near sidewalks.



Enhance the sidewalks along 72nd Ave by widening them and incorporating a landscaped area along the street.



Visually distinguish pedestrian crosswalks.



Incorporate bike lanes that are visually distinguishable.



Where possible, incorporate an off-street, separated bike lane.



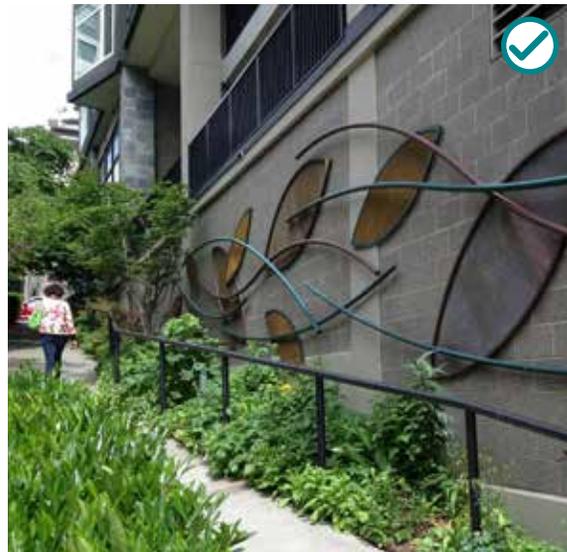
Add benches throughout the public realm.



Consider incorporating a water feature in one of the three primary public spaces.



Consider constructing a pavilion that can be utilized for a variety of events and festivals.



Incorporate artistic elements throughout the Core.

Public Realm Features

Incorporating features within the public realm that enhance the experience is very important to extending the amount of time people spend in the Core and encourage them to come back.

Community Vision for Public Realm Features

- Add benches throughout the public realm in areas that are logical and shaded.
- Incorporate adequate trash and recycling bins
- Promote a cohesive design scheme for street lights.
- Consider incorporating a water feature, or other "active" feature, in one of the three key public spaces, while ensuring that the space can still be utilized for other functions. For example, if a water feature is added, ensure that it can be turned off and the space programmed with other events.
- Consider including picnic tables in the Sculpture Garden.
- Incorporate landscaping and planters throughout the Harris Park Area, especially along sidewalks.
- Promote the use of parklets, especially along the walk from the RTD station to the core.

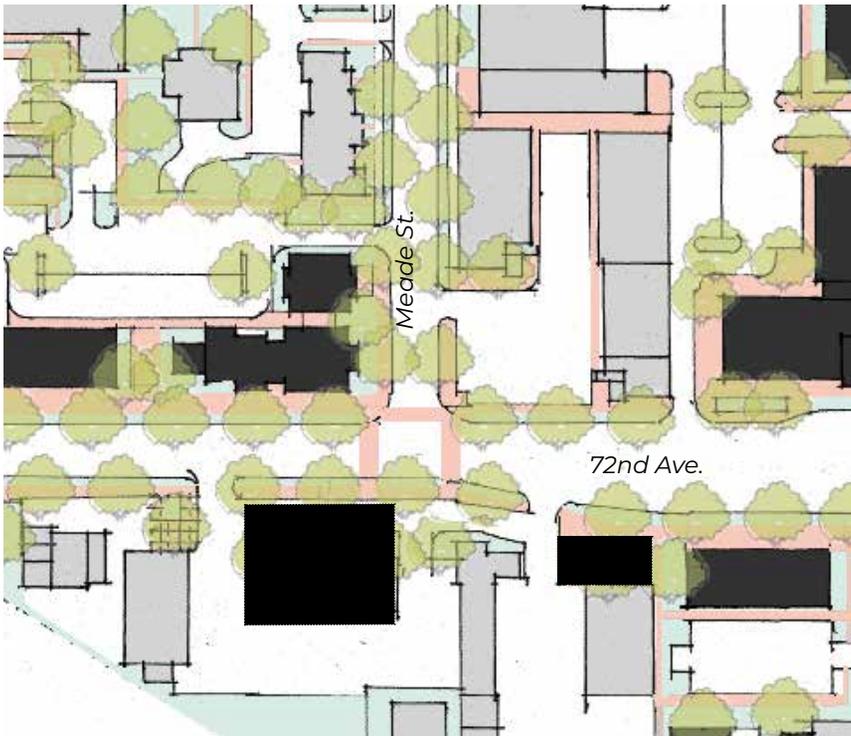
- Consider constructing a stage or pavilion in one of the primary public spaces that can be utilized for a variety of events and festivals.
- Incorporate artistic elements throughout the Harris Park Area. These could be functional objects, standalone pieces, or incorporated into a development.
- Assure that features in the public realm accommodate a wide range of users, including people with dogs and toddlers.



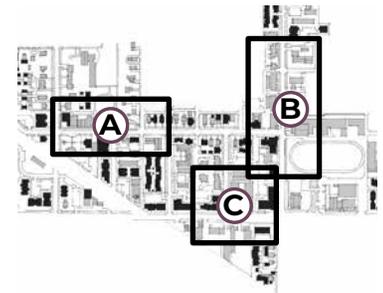
(B) Plan View - Lowell Boulevard Public Realm Opportunities Sketch Detail



(A) Plan View - 73rd Avenue Public Realm Opportunities Sketch Detail

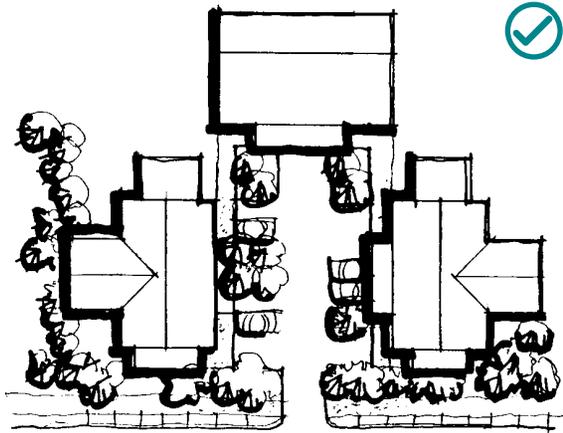


(C) Plan View - 72nd Avenue Public Realm Opportunities Sketch Detail



Plan View Key

Excerpts from the illustrative plan show how landscaping and streetscape improvements in the public realm could enhance connectivity, walkability, and the pedestrian experience.



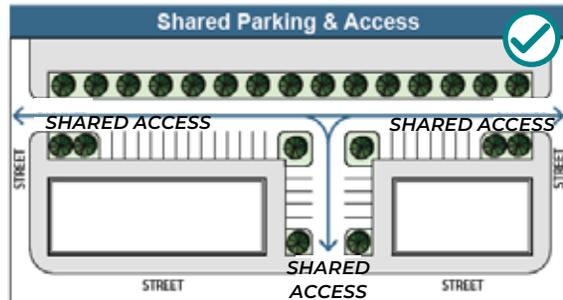
Parking

The location, design, and quantity of parking will significantly impact the success of the Area as a retail, business, residential, and cultural destination. If parked cars are visually obtrusive, the area's viability as a pedestrian destination will be diminished. Many residents, employees, and visitors will, however, continue to use private automobiles. Thus, the amount of parking should reflect the type and intensity of use, rather than being based on typical suburban requirements.

This shared parking scenario provides parking for three buildings. Consider this type of solution for parking in the Core.



Consider striping parallel and/or angled parking along 73rd Ave.



Consider locations for shared parking throughout the Harris Park Area.

Adjacent on-street parking should be counted towards meeting off-street parking requirements. Parking requirements should be reduced based on the parking demand generated by a specific use. Adaptive reuse projects



Design parking to minimize negative impacts on the desired urban, pedestrian-oriented character of the Core.

should not be required to provide off-street parking if none was required in the era of their construction. Shared parking schemes should also be explored where it can be demonstrated that two or more uses on a particular site reach peak activity at different times of the day.

In addition to utilizing the appropriate parking ratios, designing parking to minimize negative impacts on the desired urban, pedestrian-oriented character of the Core is key. Refer to Chapter 5 for appropriate design principles for parking areas.

Community Vision for Parking in the Harris Park Area

- Review the parking and mobility study to determine parking supply and future transportation needs.
- Assure that parking areas are well-landscaped.
- Consider locations for shared parking throughout the Harris Park Area, and including at the RTD station. Also, plan for their maintenance.
- Regularly review parking needs in Harris Park.
- Consider striping parallel and/or angled parking along 73rd Ave to delineate spaces and encourage denser parking.
- Provide a coordinated sign system that clearly explains parking limits and use.

Chapter 4

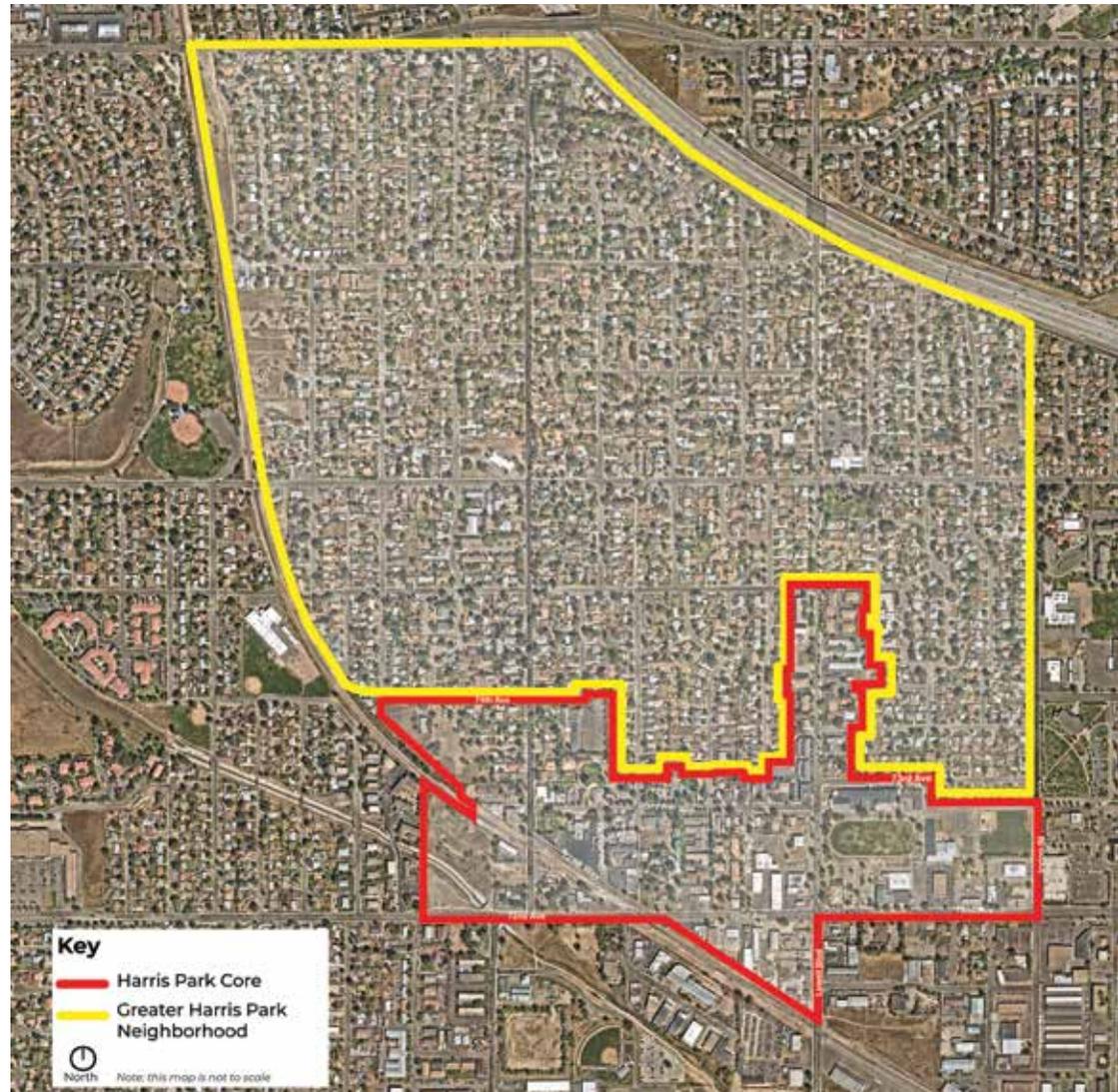
Planning for the Greater Harris Park Neighborhood

The Greater Harris Park Neighborhood (referred to as "Greater Neighborhood") primarily contains residential buildings, including single family residences, duplexes, and small apartment buildings. It also includes a few churches and small businesses.

Throughout the public input process for this Plan, community members suggested potential improvements for the Greater Neighborhood. The pages that follow divide the community's vision for the Greater Neighborhood into the public and private realms.

This information should inform comprehensive plan updates as well as future street improvements, investment, and other work in the Greater Harris Park Neighborhood.

Map #12: The Greater Harris Park Neighborhood





Incorporate more parks and community amenity spaces.

Public Realm

Many issues for the Greater Neighborhood pertain to the public realm. They revolve around a lack of sidewalks, bike lanes, and streetscape improvements, which makes it difficult and unsafe to get around the area. Public safety concerns are also a top issue focused primarily on traffic and lighting. Solutions suggested by the community range from those that are particular to a specific location to those that apply to the entire Greater Neighborhood.



Add bicycle lanes and paths throughout the Greater Neighborhood, and indicate where lanes are to be shared.



Complete the sidewalk network and enhance ADA accessibility.

Community Vision

- Complete the sidewalk network and enhance ADA accessibility.
- Expand the Lowell Blvd streetscape features south from 73rd Ave.
- Incorporate streetscape improvements to Bradburn Blvd, 76th Ave, 78th Ave, and other important streets.
- Consider incorporating traffic calming measures at unsafe intersections.
- Install a left turn lane from southbound Bradburn Blvd to eastbound 72nd Ave.
- Add bicycle lanes and paths throughout the Greater Neighborhood.
- Consider replacing existing signs with those that have larger print and utilize lights to make them easier to read at night.
- Add street lights where needed.
- Incorporate more community amenity spaces.
- Increase security at school drop off and pick up.
- Explore means of improving public safety and address speeding, especially along 72nd Ave, through physical improvements and police enforcement.
- Provide a physical connection to the Bowles House from the Core Area.

Private Realm

The community noted some issues that focus on the private realm in the Greater Neighborhood. Participants noted a lack of community services including:

- a homeless shelter and services for the homeless
- a grocery store
- an arts school
- a cultural center
- a community/recreation center
- a community services center
- community gardens

Harris Park and the immediate vicinity currently possess many of these services; therefore, additional public outreach and education may be warranted. Enhancements to these services may require public/private partnerships and coordination with not-for-profit institutions. In addition, some of these services may, by necessity, need to be located nearby but outside the Harris Park Area.

The lack of affordable programs for adolescents and teens, as well as the lack of cultural programming including art events and festivals were also noted as concerns. Solutions suggested by the community to address these private realm issues range from specific actions to further study of certain topics.

One of the defining features of the Harris Park Area is the presence of a variety of unique small businesses. Accommodating and encouraging additional small businesses to locate in the Harris Park Area is desired. Exploring a range of incentives, both from the city and from state or national funding sources, is one step toward easing hurdles for new businesses. Partnering with the Chamber of Commerce and other organizations is also key to accomplishing this goal.

Finally, community members noted the need for improved property maintenance throughout the Harris Park Area, for all types of properties including residential and commercial. While no specific solutions were noted to address this issue, enforcing property maintenance will likely need to be addressed by the city.



Create residential design guidelines to encourage compatible infill development.



Encourage primarily residential development in the Greater Neighborhood that is compatible with the existing residential character.



Investigate the practicality of allowing Accessory Dwelling Units (ADUs).



Encourage primarily residential development in the Greater Neighborhood that is compatible with the existing residential character.

Community Vision

- Encourage primarily residential development in the Greater Neighborhood that is compatible with the existing residential character.
 - Create residential design guidelines to encourage compatible infill development.
 - Encourage a range of housing options that will be compatible.
 - Investigate the practicality of allowing Accessory Dwelling Units (ADUs).
 - Explore a program(s) that provides financial incentives to foster economic diversity.
 - Explore the use of monetary incentives to encourage homeowners to fix up the street fronts of residences.
 - Work with homeowners to determine solutions to encourage proactive property maintenance.
 - Encourage well-organized events to serve the neighborhood, such as food truck festival, community clean-up event, and farmer's market.
 - Explore partnering with existing St. Martha's Episcopal Church to host community gatherings.
 - Research alternatives to a cemetery in the Greater Neighborhood, as space is limited.
 - Analyze the feasibility of adding a grocery store to the area.
- Identify potential historic resources and develop strategies to keep them part of the Greater Neighborhood.
 - Examine zoning regulations to prevent inappropriate building types in the neighborhood.
 - Promote well-maintained landscaping throughout the area.

Chapter 5

Design Principles

The design guidelines for Traditional Mixed Use Neighborhood Developments (TMUND) currently regulate the design of both the public realm and private development in the Harris Park Core. Guidelines dictate design requirements for neighborhoods characterized by a mix of uses, a walkable and interconnected urban environment, and civic spaces. However, the TMUND design guidelines were established for and have been principally applied to undeveloped "greenfield" areas of the City. As such, they are less applicable to long-established communities such as Harris Park.

These design principles are tailored to Harris Park and are articulated to ensure that projects are compatible with the specific character areas and the neighborhood goals outlined in this vision plan. These design principles provide additional guidance in the application of the current TMUND design guidelines and will inform the application of any future design standards for the Harris Park core.

While not regulatory in nature, these design principles provide additional site and project design guidance for reference during project review. City staff may exercise latitude in the interpretation and application of the design principles, provided that a project meets their general intent and the vision for the relevant character area. Every site is unique, and creative approaches to new development are encouraged.

Sample Design Principle Format

The design principles format is consistent throughout this chapter and is outlined below using portions of the "Building Placement" topic as an example.

| | |
|---|--|
| <p>Design Topic →</p> <p>Describes the topic area</p> <p>Intent Statement →</p> <p>Explains the desired outcome and provides a basis for the subsequent principles. The intent statement is a key component for each design topic and may be met in ways not specifically stated in the design principles. If no principle addresses a specific issue, the intent statement will be used to determine appropriateness of a design element. References to sections of the Citywide design guidelines within the Code appear in parentheses.</p> <p>Design Principle →</p> <p>Describes the design outcome. Principles are sequentially numbered.</p> <p>Additional Information →</p> <p>Provides appropriate and inappropriate strategies for meeting the intent.</p> <p>Character Area Specific Statement →</p> <p>All design principles are applicable to all Character Areas. Call-outs identify when a design principle is especially important for a specific Character Area.</p> <p>Graphics →</p> <p>Clarify the intent of the guideline by illustrating appropriate and inappropriate design solutions. Checkmarks and X's are located in the upper-right corner of each image to indicate whether it is appropriate or inappropriate for Harris Park.</p> | <p>Building Placement</p> <p>Building placement addresses the distance between a building and the street or the sidewalk edge. Buildings should be placed to establish a street wall in the contexts and Character Areas where a street wall is an important feature. In other Character Areas, building placement may be more varied. (See Westminster Unified Development Code.)</p> <p>SD.9. Orient the primary building entry to the street.</p> <ul style="list-style-type: none"> • Highlight the primary entry by considering the use of awnings, canopies, or a recessed entry. <ul style="list-style-type: none"> » This is especially important in Character Areas 3, 5, 6, and 8. • Orient the entrance to a building towards the street. Setting it back farther into a site where a front yard or landscaped area is planned may be appropriate. <ul style="list-style-type: none"> » This is especially important in Character Areas 1, 2, 3, 4, 6, and 8. |
|---|--|



Locate a building to fit within the general range of setbacks within the Character Area.



Orient the primary building entry to the street.

Image Key

- Appropriate
- Inappropriate
- Potentially appropriate

(Ratings are based on community input.)

Streetscape

Streetscape elements typically occur in the public realm but in some cases also may be on private property. Streetscape elements, which include street trees, sidewalks, benches, planters, trash cans, and public art, should be compatible with the area in which they are located. They should also be functional.

Streetscape improvements should increase one's ability to perceive the traditional character of the area, improve pedestrian circulation, and visually link properties.

S.1. Design streetscape elements to reflect the Character Area where they are located.

- Incorporate street trees on a traditional street.
 - » Especially important in Character Areas 3, 5, 7, and 8.
- Incorporate a traditional front yard in predominately residential areas, even when the building is adaptively reused to a non-residential use.
 - » Especially important in Character Areas 1, 2, and 4.
- Design a streetscape palette that continues along 73rd Ave, 72nd Ave, Lowell Blvd, and Bradburn Blvd.

- Incorporate public art into street furnishings.
 - » Especially important in Character Areas 3,5,7, and 8.
- Ensure street furnishings are functional in design and constructed of high-quality materials.
- Promote a unified street light design.

S.2. Cluster street furnishings where room allows.

- Cluster street furnishings in a public space to create a spot to rest and congregate.
- Provide shade where appropriate.

S.3. Maintain a clear, continuous walkway along the front of a building.

- Widen sidewalks in the core when feasible.
- Locate street furniture, outdoor tables, and other outdoor accessories so they will not block the pedestrian route.
- Maintain or create ADA-accessible pathways.



Incorporate street trees on a traditional street.



Locate street furniture, outdoor tables, and other accessories so they will not block the pedestrian route.



Consider incorporating public art into gateway features.



Consider incorporating public art in street furnishings.

S.4. Plant street trees where feasible.

- Use a variety of species for street trees to help convey the diversity and irregularity of the traditional character of the area. (See Westminster Unified Development Code.)
- Consider the existing street tree pattern in the context of the Character Area before planting new street trees.

S.5. Incorporate planters into the streetscape.

- Where sidewalks are narrow and street trees are not feasible, provide planters to enhance the pedestrian experience and provide a buffer from traffic.
- Incorporate planters along commercial corridors and inside building setbacks.

S.6 Delineate areas where streetscape improvements and amenities will be provided and maintained by the City and areas that are the responsibility of the adjacent property owner.

Public Art

Public art should enhance the pedestrian experience throughout the area. It should be installed in courtyards, plazas, and public spaces where feasible. Art can also be incorporated into street furnishings, walkways, and at building entrances. (See Westminster Unified Development Code.)

S.7. The use of public art is encouraged. Consider incorporating public art in the following locations:

- Plaza
- Courtyards
- Walkways through properties
- Street furnishings
- Building design
- Gateway features
- Utility boxes

Site Design

These design principles address the manner in which a building is positioned on its site, as well as the ways in which landscape elements are used. They also provide guidance for the organization of uses on a site, including outdoor spaces, building location, parking, pedestrian and automobile circulation, and landscape design.

The objective of these principles is to create a vibrant area that is appealing to pedestrians and supports a mix of retail, dining, and entertainment, as well as offices, residential, and cultural activities.

Views

Views from the public right of way to natural features and landmarks should be identified and maintained. Significant views may occur from City parks, properties, and rights of way. See Map #11: Connectivity Framework for key views. (See Westminster Unified Development Code.)

SD.1. Enhance views to scenic natural features and landmarks.

- Locate and design a building to maintain key views from the public right of way.
- Locate buildings to frame a view as it is observed from public rights-of-way. Avoid completely blocking

a view from a public right-of-way with a large building mass.

- Where a site contains a view to natural features and landmarks, design a new building or an addition to take advantage of the view.

Historic and Cultural Resources

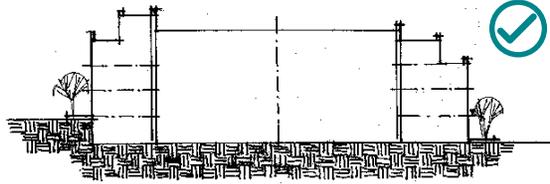
The City's cultural and historic resources are critical to the Harris Park Area's unique sense of place. These resources will contribute to attracting new development to the area, but care should be taken to preserve the existing resources when new development is proposed. A map of historic resources is available at the City offices.

SD.2. New development should be designed to respect and complement cultural and historic resources.

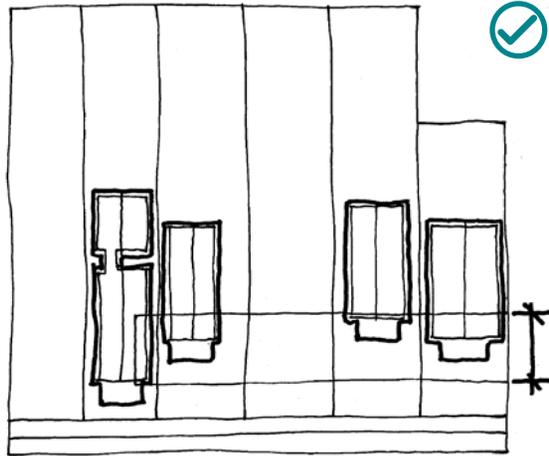
- Locate a building within the established front setback created by neighboring historic buildings.
- Design a new building to respond to the general mass and scale of a neighboring historic structure(s).
- Step down the height of a building towards a historic structure to respect the height, form, and scale of the historic building.
- Incorporate design features to distinguish the new building from the historic structure.
- Avoid replicating a historic structure or design.



The buildings above, the Grange and 3915 W. 73rd Ave, are two of the many historic resources in Harris Park. New development should be designed to respect and complement cultural and historic resources, such as these buildings.



Vary the height of a building to respond to a sloping site.



Locate a building to fit within the general range of setbacks within the Character Area.

Topography

Site work should be planned to protect the variation and character of the existing topography. (See Westminster Unified Development Code.)

SD.3. Minimize the visual impacts of cut and fill grading on a site.

- If cut and fill grading is necessary, regrade the site to be stable and reflect the "natural" slope, when feasible.

SD.4. Step a building foundation to follow the existing topography.

- Step the foundation of a building to follow site contours, when feasible.
- If stepping the foundation is not possible, disguise the cut with the placement of the building and provide a landscape buffer at the top of the cut.
- Vary the height of a building to respond to a sloping site.

SD.5. Work with existing site topography to prevent off-site drainage.

- Direct water to a common drainage path to avoid drainage on adjacent properties.
- Where possible, collect rainwater to reuse on site.

Building Placement

Building placement addresses the distance between a building and the street or the sidewalk edge. Buildings should be placed to establish a street wall in the contexts and Character Areas where a street wall is important. In other Character Areas, building placement may be more varied. This variation in setbacks is often part of the character of an area. (See Westminster Unified Development Code.)

SD.6. Locate a building to fit within the general range of setbacks within the Character Area.

- Especially important in Character Area(s) 2, 3, and 4
- In Character Area 5, buildings should be pulled to the street along Lowell to establish a street wall south of 73rd Ave.

SD.7. Locate a building outside of the established critical tree root zone of healthy mature trees.

SD.8. Orient the primary building entry to the street.

- Highlight the primary entrance through the use of awnings, canopies, recessed entries, and other devices.
 - » Especially important in Character Areas 3, 5, 6, and 8

- Orient a building entrance towards the street. Locate the entrance near the public realm when possible. However, there may be some cases where setting it back farther into a site is appropriate.
 - » Especially important in Character Areas 1, 2, 3, 4, 6, and 8

SD.9. In a large development with multiple buildings, cluster buildings to create defined, outdoor spaces.

SD.10. Provide a building anchor at the corner of a major intersection.

- Define the corner by locating the building at the corner.
- Where a building is not located at the corner, enhance the corner with a pedestrian-friendly entrance plaza. Incorporate human-scaled design features such as benches and planters in the plaza.
 - » Especially important in Character Areas 3, 5, 7, and 9

SD.11. When locating a new building adjacent to a historic resource, provide ample space to allow maintenance on the historic building and respect the historic character of the existing resource.

SD.12. Organize the edges of a site to provide visual interest to pedestrians.

- Incorporate display windows or other architectural features at the pedestrian level.
- Provide landscape features along the walkway edge.
- Locate a building at the walkway edge if it is a goal for the specific character area.
 - » Especially important in Character Areas 3 and 5



Orient the primary building entry to the street.





Develop private space as a focal point for the site. Entrances to multiple businesses are oriented toward the private space above, which is also used to host pedestrian activity.



Consider incorporating a private outdoor space, such as the patio seen above, to enhance the new use.



Consider incorporating private outdoor space to enhance new uses. This patio provides an opportunity for café patrons to sit outside.



Develop private space as a focal point for the site.

Private Outdoor Space

Outdoor private space should be provided that can be flexibly utilized and programmed. This space should enhance the site as a place for pedestrians. It should be coordinated with that of adjoining properties and pedestrian connections. (See Westminster Unified Development Code)

SD.13. Consider incorporating private outdoor space to enhance new uses.

- The space may be composed of a landscape yard area, courtyard, and/or patio.

SD.14. Develop private outdoor space as a focal point for the site.

- Use the space to connect the entrances of multiple buildings on a site.
- Orient an outdoor space to encourage pedestrian activities.
- Design a private outdoor space to create visual interest and to provide views of activities, cultural resources, and/or natural features.

Pedestrian Connections

Pedestrians should have safe, convenient access to destinations throughout the Harris Park Area. A pedestrian circulation system that fits with the character of the area should be provided. (See Westminster Unified Development Code.)

SD.15. Design a project to include an integrated circulation system that links the property with adjoining uses.

- Provide direct and safe pedestrian access from a public sidewalk to the individual uses and spaces on a property.
- Appropriate pedestrian connections include sidewalks, internal walkways, courtyards, and plazas.

SD.16. Position walkways to encourage pedestrian use.

- Provide pedestrian facilities that are adequately sized for their projected usage of the project and fully accessible to those with mobility needs.
- Locate a walkway so that key destination points, such as building entries, are clearly identifiable.
- Locate paths in areas that are visible from public streets.
- Define a walkway with landscaping, site furniture, and pedestrian-scaled lighting.

Site Lighting

The character and level of lighting that is used on a building and site is of special concern. New lighting should consider the historic lighting palette—namely the modest, focused use of lights that highlight key building features including entrances, signs, and first-floor details. Lighting on the site should also be designed to be in scale with those found in the Core. (See Westminster Unified Development Code.)

SD.17. Use lighting for the following:

- To accent building entrances.
- To light signs.
- To provide a safe and secure environment.

SD.18. Design pathway lighting to be pedestrian-friendly.

- Ensure lighting is scaled to the pedestrian.
- Deploy pathway lighting to enhance public safety.
- Illuminate areas near building entrances.

SD.19. Direct exterior lighting down and conceal the light source.

- Prevent glare by using shielded and focused light sources.
- Where "uplighting" is used, direct the lighting at the building and away from the sky.

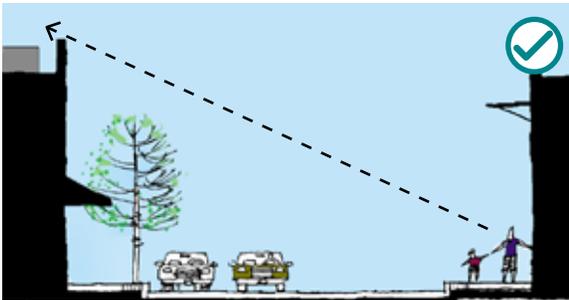


Design a project to include an integrated circulation system that links the property with adjoining uses.

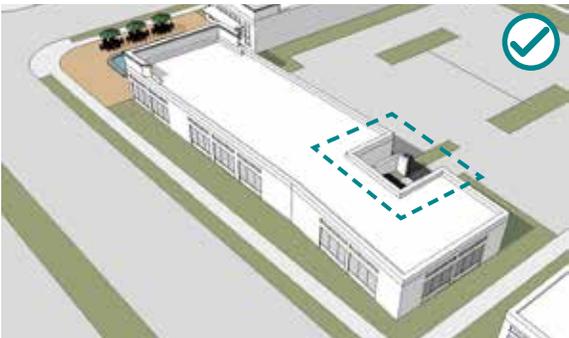




Minimize the visual impact of mechanical equipment from the public right-of-way using screen walls or other screening methods.



Use low-profile mechanical units on rooftops that are not visible from public streets.



Orient a service entrance and other similar uses away from the street.

- Shield lighting associated with service areas, parking lots, and parking structures.
- Consider "dark sky" compliance.

SD.20. Utilize energy-efficient light fixtures, such as LEDs, when feasible.

Utilities and Service Areas

Utilities and service areas shall be visually unobtrusive and integrated with the design of the building and the site. (See Westminster Unified Development Code.)

SD.21. Design service entrances, waste disposal areas, and other similar uses to reduce negative impacts on the street.

- Orient service areas away from streets.
- Screen service areas from view.
- Ensure that waste disposal areas are adequately sized to accommodate recycling and composting.

SD.22. Minimize the visual impact of mechanical equipment from the public right of way.

- Screen equipment from view by considering the following methods:
 - » building parapets
 - » landscape features
 - » architectural features
 - » painting the equipment to match the roof. This may be a more appropriate solution than a large screened enclosure.
- Locate rooftop mechanical units away from rooftop edges to reduce visibility from public streets and utilize low-profile units.
- Locate satellite dishes out of public view and in compliance with other regulations.

Building Design

These design principles encourage development that conveys a sense of local identity and reflects the evolving character of the area while respecting its history and heritage. Buildings should not replicate historic designs but should respect the architectural styles present in each Character Area while adding unique expressions to this eclectic neighborhood.

Mass and Scale

A variety of building sizes are present throughout Harris Park with most tending to be smaller in size. While larger format buildings may be appropriate, their massing should reflect the small-scaled architectural massing of traditional development. (See Westminster Unified Development Code.)

BD.1. Design a building that is of an appropriate scale to its surrounding context.

- Consider factors such as the building height, width, roof form, and floor-to-floor dimensions and how they relate to the surrounding context.
 - » This is especially important in Character Areas with an established context that is to be continued based on community vision. This includes Character Areas 1, 2, 3, 4, and 8.

BD.2. Divide a larger building into “modules” or bays that are similar in scale to traditional buildings.

BD.3. Incorporate a variety of façade components, such as windows, doors, and setbacks, to help establish a traditional building scale.

- Repeat façade components, including windows, columns, ornamental trim, and architectural features to produce rhythms and patterns.
- Use windows and doors that are proportional in scale to those seen in traditional architecture.
- Use horizontal elements such as porches, balconies, and horizontal coursing to break up the vertical mass of a wall.

BD.4. Articulate a building to express human scale, reduce perceived mass, and create visual interest. Options include:

- Variation in building heights
- Stepping back a larger building mass from the street to reduce looming effects
- Wall plane offsets such as notches or varied façade setbacks
- Wall projects such as columns
- Varied roof forms
- Awnings, canopies, or other features that help define the ground floor of the building



Step back a larger building mass from the street to reduce looming effects. Here, the third story is stepped back.



Design a building that is appropriately scaled to its context.



Design floor-to-floor heights to appear to be similar to those seen in existing buildings.



Consider the Character Area context and community vision when determining the appropriate roof form. Gable roofs are commonly featured.



Consider context and community vision when determining the appropriate building height.

Building Height

A building should appear to be similar in height to buildings in the Character Area. The visual impacts of taller portions that exceed traditional heights should be minimized. (See Westminster Unified Development Code.)

BD.5. Consider the Character Area context and community vision when determining the appropriate height for a new building.

In general, use the following guidance:

- Character Areas 1, 2, and 3: One and two-story buildings
- Character Areas 5 and 8: Two and three-story buildings
- Character Area 5: Three-story buildings
- Character Area 6: Two, three, and four-story buildings
- Character Area 7: One, two, and three-story buildings
- Character Area 9: Two and three-story buildings, as well as taller one-story buildings

BD.6. Design floor-to-floor heights to appear to be similar to those seen in existing buildings.

- Openings, such as windows and doors, should appear similar in height to those seen traditionally.
- First floors should be taller than upper floors.

Building and Roof Form

Traditional building and roof forms stand as a major unifying element in Harris Park. Most buildings are simple rectangular solids with gable or hip roofs, and an occasional flat roof. This feature is characteristic of the neighborhood and should be present in new construction. (See Westminster Unified Development Code.)

BD.7. Design a primary building form to be a simple rectangle to relate to the existing development in the area.

- Exceptions may be provided and can be discussed with staff.

BD.8. Consider the Character Area context and community vision when determining the appropriate roof form for a new building.

In general, use the following guidance:

- Character Areas 1 and 2: gable roof
- Character Areas 3 and 4: gable roof for residential development; gable or flat roof for commercial and mixed use development
- Character Area 9: gable roof for residential buildings
- Character Areas 5, 6, 7, and 8: the community did not specify a roof form

Building Materials

Traditional building materials in Harris Park include wood and masonry deployed in a variety of ways. This selection of materials should continue though new materials may also be considered if they relate to those traditionally used. (See Westminster Unified Development Code.)

BD.9. Use materials similar to those used traditionally.

- Traditional building materials reduce the perceived scale of a building with appropriate detailing and should continue to be used in the area.

BD.10. Consider the Character Area context and community vision when determining the appropriate materials for a new building.

In general, use the following guidance:

- Character Area 1: a range of materials, including wood
- Character Area 2: wood as a primary material
- Character Areas 3 and 4: a range of materials, including wood and brick
- Character Area 5: brick as a primary material
- Character Area 6: brick as a primary material, a variety of accent materials

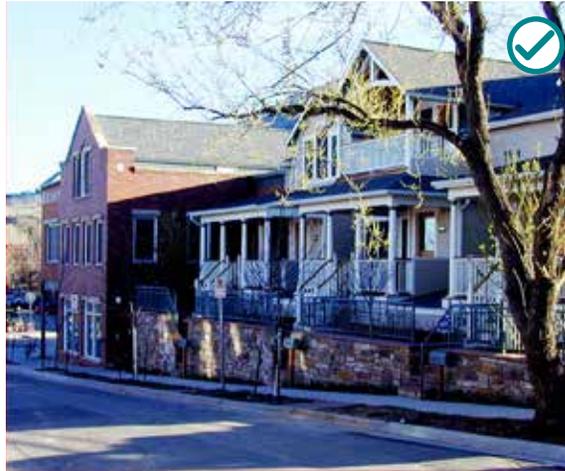
- Character Area 7: a variety of materials, although incorporating some masonry is important
- Character Area 8: brick and potentially some other masonry materials as the primary material
- Character Area 9: A variety of materials including wood, brick and corrugated metal in continuity with the surrounding context

BD.11. New materials may be considered for proposed development.

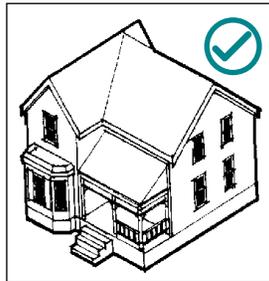
- New materials should relate to those traditionally used.
- Articulate large expanses of materials to express a human scale and to avoid a wall that looks "featureless."
- Incorporate materials that exhibit depth (especially around windows and doors) and detail.



Use materials similar to those used traditionally. Brick is appropriate as a primary material in many of the Character Areas.



Use a ratio of solid-to-void that is similar to that found on traditional one- and two-story buildings in the Core.



For a new residential building, maintain punched window openings and the existing solid-to-void ratio that exists on neighboring residential buildings. In the diagrams above, the building on the left maintains the solid-to-void ratio seen in many existing single-family buildings in Harris Park. The building on the right exhibits a much higher percentage of glass and is inappropriate.

Solid-to-Void

Within a traditional building context, a sense of visual continuity is provided by a building's solid to void ratio (the percentage of glass to solid wall surface on a building face). This should be maintained with new development. (See Westminster Unified Development Code.)

BD.12. Use a ratio of solid-to-void (wall-to-window) that is similar to that found on traditional one- and two-story buildings in the Core.

- For a new commercial building, the following composition is appropriate:
 - » For one-story buildings, a storefront system, punched window openings or a combination of the two is appropriate.
 - » For a two-story building, a storefront at the street level with punched window openings on the second floor. The lower floors are more transparent.
- For a new residential building, maintain punched window openings and the existing solid-to-void ratio that exists on neighboring residential buildings.
 - » Especially important in Character Areas 1, 2, and 3.

Parking

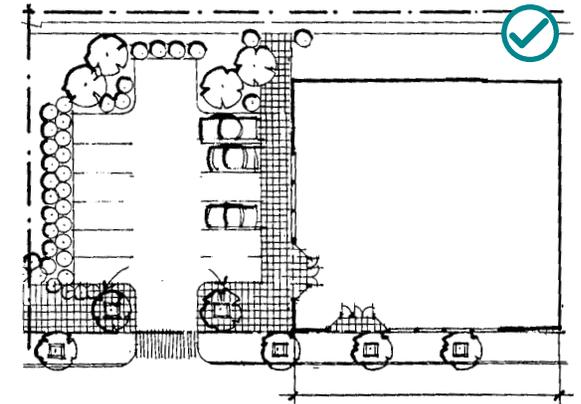
New parking areas should be designed to be attractive and provide a pedestrian-friendly edge. Incorporate landscaping within and at the edges of surface lots, and locate these areas away from public view.

P.1. Locate parking access points to minimize conflicts with pedestrian traffic.

- Locate curb cuts away from intersections to minimize conflicts with pedestrian and traffic movement.
- Locate a drive to allow shared use.



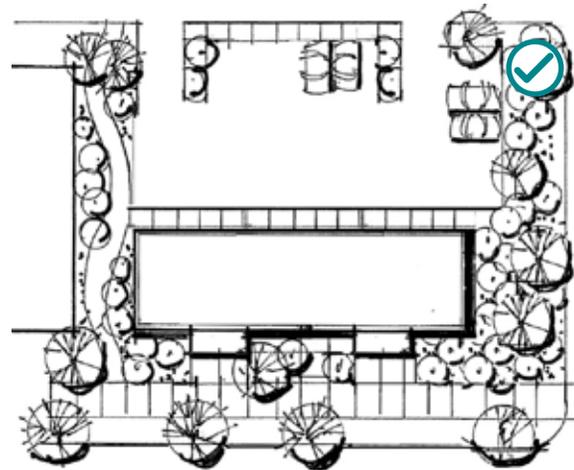
Incorporate a strong visual buffer where a parking lot abuts a public sidewalk.



Locate curb cuts away from intersections to minimize conflicts with pedestrian and traffic movement.

P.2. Design a surface parking lot to be visually subordinate to the street.

- Locate a surface lot behind a building.
 - » Especially important in Character Areas 1, 2, 3, 4, and 5
- Incorporate islands in a large surface lot.
- Incorporate clearly delineated pedestrian connections in a large surface parking lot.



Design a surface parking lot to be visually subordinate to the street.



Incorporate delineated pedestrian connections in a large surface parking lot.

P.3. Incorporate a strong visual buffer where a parking lot abuts a public sidewalk.

- Locate a landscaped area adjacent to the sidewalk to buffer the public right of way from a surface parking lot.



Locate a landscaped area adjacent to the sidewalk to buffer the public right of way from a surface parking lot.

Chapter 6

Implementation

This chapter provides an implementation plan for the recommendations contained in the previous chapters. While each of the recommendations in the previous chapters are not specifically stated, they are reflected in the Goals, Objectives, and Actions in this implementation section. The recommendations throughout the Plan will be consulted as the implementation stage of the project occurs.

The implementation section is organized into Goals, Objectives, and Actions. The goals express the community's vision. Each goal contains a series of objectives to help accomplish the goal, and each objective contains a series of action items to provide specific steps to take to accomplish the objective.

Not all actions, objectives, and goals can be accomplished immediately, and some may need to be completed first before beginning a separate action. With this in mind, as the implementation stage begins, staff will take a close look at the appropriate timing for each of the recommendations. Staff will also work

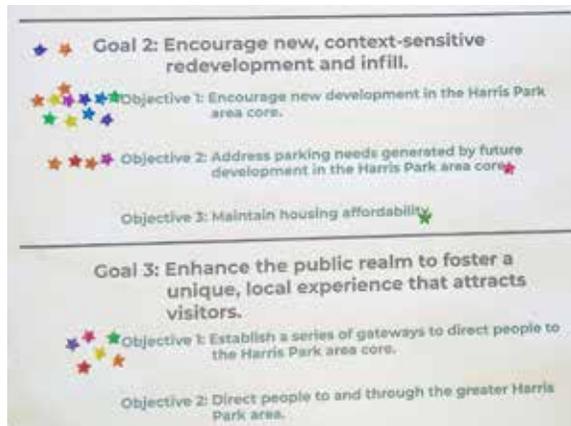
with the appropriate groups, such as non-profits, community organizations, and private groups, to accomplish the recommendations stated within this Plan. While City staff will administer the implementation program, other community organizations, non-profits, and private groups will be heavily involved in the realization of this plan vision.

During the final workshop, community members had an opportunity to vote for the Goals and Objectives they deemed to be a priority as the plan moves forward into implementation. The votes for each objective were added together to provide a total for each Goal. Votes that were not assigned to a specific Objective are also included in this total. These totals are shown in parentheses after the Goals text on the following pages. These votes will help staff prioritize the Actions that are tackled first during plan implementation.

Note: The actions listed in this chapter represent the culmination of the community's input into steps needed to realize their vision. While all actions will be explored, fiscal realities, physical constraints, and alignment with other city planning efforts and adopted City Goals, among other things, will impact the feasibility of implementing these actions. In addition, some properties in the study area may be subject to external (non-City) regulation that may prevent full realization of the community vision. It also is important to note that implementation will occur in phases, over several years.



Workshop participants studied the draft Implementation strategy, and provided their input.



In a public workshop participants used stickers to prioritize the proposed Goals and Objectives

Goal 1: Preserve and enhance the unique character of the Harris Park Core and Greater Harris Park Neighborhood. (32)

Objective 1: Protect historic assets.

Actions:

- A. Identify historic resources through survey work.
- B. Explore options and incentives for preserving historic buildings.
- C. Create building design standards that respect historic buildings while complying with other applicable City standards and allowing for flexibility for redevelopment.
- D. Support retention of small businesses, which are part of neighborhood character.

Objective 2: Preserve important viewsheds.

Actions:

- A. Protect important viewsheds as identified on the connectivity framework map.
- B. Encourage new development to take advantage of viewsheds.

Objective 3: Encourage the adaptive reuse of existing buildings.

Actions:

- A. Develop an adaptive reuse program to help commercial property owners repurpose their buildings.
- B. Review existing building regulations to identify ways to encourage the adaptive reuse of buildings.

Objective 4: Protect the residential character of Harris Park while allowing for appropriate infill.

Actions:

- A. Create residential design standards that encourage compatible infill development.
- B. Investigate the practicality of Accessory Dwelling Units (ADUs) in the Greater Harris Park Neighborhood.
- C. Address barriers discouraging home improvement to assist residents in staying in their homes and aging in place.
- D. Work with property owners to improve property maintenance.

Goal 2: Encourage new, context-sensitive redevelopment and infill. (44)

Objective 1: Encourage new development in the Harris Park Core.

Actions:

- A. Redevelop under-utilized and vacant properties in ways that enhance the appearance of the area.
- B. Assure that zoning allows for mixed use, context-sensitive development.
- C. Encourage retail and restaurant development along 73rd Ave and Lowell Blvd.
- D. Incentivize development that anchors the corners of 72nd and 73rd Aves at Lowell Blvd and Bradburn Ave.

- E. Promote environmentally-sustainable features and designs of new development.

Objective 2: Address parking needs generated by future development and adaptive reuse of existing buildings in the Harris Park Core.

Actions:

- A. Explore means of utilizing existing on-street and off-street parking facilities to address future parking.
- B. Increase access to and utilization of alternative transportation modes to reduce vehicular traffic and improve public health.

Objective 3: Encourage a wide range of housing types and target markets throughout the area.

Actions:

- A. Implement strategies and programs identified in the Affordable and Workforce Housing Strategic Plan and Community Development Block Grant (CDBG) Consolidated Plan to assist residents with staying in their homes and aging in place.
- B. Support the development of new affordable housing that meets the needs of the community as identified through the Housing Needs Assessment and other research data.

Goal 3: Enhance the public realm to foster a unique, local experience that attracts visitors. (17)

Objective 1: Create a detailed implementation program for public improvements.

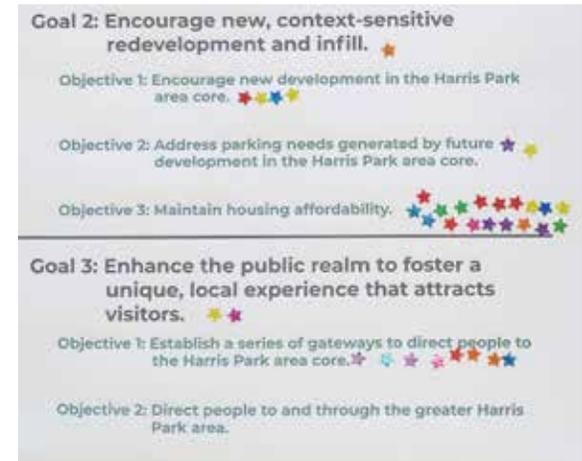
Actions:

- A. Perform a detailed evaluation of this list of action items, taking into account fiscal realities, physical constraints, conformance with other related city planning efforts, and alignment with adopted City Goals.
- B. Include signage with universal symbols in an improved wayfinding system in this evaluation.
- C. Explore collaborative efforts with other agencies, such as the railroad, to enhance their properties.

Objective 2: Enhance the existing streetscape and park spaces.

Actions:

- A. Extend existing streetscape elements to corridors identified on the Connectivity Framework map.
- B. Evaluate the potential of transforming both sides of the 72nd Ave corridor into a complete street that serves as Harris Park's "front door."
- C. Establish a streetscape maintenance plan to ensure continued care of existing and future infrastructure. Identify the roles and responsibilities of the City and adjacent property owners.



Priorities for implementation from a public workshop.

| Community Vision for the Harris Park Area: Implementation Matrix | |
|--|--|
| Action | |
| Goal 1: Preserve the unique character of the Harris Park and Greater Harris Park areas. | |
| Objective 1: Protect historic assets. | <ul style="list-style-type: none"> A. Identify historic resources through survey work. B. Explore options and incentives for preserving historic buildings. C. Create building design standards that respect historic buildings while complying with other applicable City standards and allowing for flexibility for redevelopment. |
| Objective 2: Preserve important viewsheds. | <ul style="list-style-type: none"> A. Protect important viewsheds as identified on the connectivity framework map. B. Encourage new development to take advantage of viewsheds. |
| Objective 3: Encourage the adaptive reuse of existing buildings. | <ul style="list-style-type: none"> A. Develop an adaptive reuse program to help commercial property owners repurpose their buildings. B. Identify and resolve issues related to adaptive reuse of residential buildings. |
| Objective 4: Protect the residential character of the Harris Park area while allowing for appropriate infill. | <ul style="list-style-type: none"> A. Create residential design standards that encourage compatible infill development. B. Investigate the practicality of Accessory Dwelling Units (ADUs). C. Address barriers facing homeowners that want to improve and expand their existing homes. D. Work with homeowners to improve property maintenance. |

Workshop participants provided comments on the draft Implementation Strategy in the form of sticky notes.

- D. Incorporate features along key routes to important destinations to ensure a safe and pleasant experience for pedestrians and cyclists.
- E. Consider environmentally-sustainable design practices in new public
- F. Consider acquiring additional properties to expand existing parks and open space along with trail connectivity as opportunities arise.
- G. Create a master plan for Fireman's Park. Consider multi-use space, programming, and park amenities.
- H. Expand Westminster Garden and improve pedestrian, bicycle, and vehicular access. Consider additional recreational amenities and programming as appropriate.
- I. Support the activation of the 73rd Ave Sculpture Park
- J. Maintain and bolster the presence of art in the core area to be experienced year-round.

Objective 3: Establish a series of gateways to direct people to the Harris Park Core.

Actions:

- A. Highlight primary gateway location throughout the core.
- B. Incorporate features to highlight secondary gateways.

Goal 4: Improve connectivity and safety for transportation networks. (13)

Objective 1: Enhance vehicular traffic safety.

Actions:

- A. Analyze key intersections to determine appropriate traffic flow and safety improvements.
- B. Consider the use of traffic calming measures, especially along 72nd Ave.

Objective 2: Improve the local bicycle network.

Actions:

- A. Connect bicycle infrastructure to the citywide bicycle network.
- B. Improve connections to the Highway 36 bikeway.
- C. Establish safe bicycle connections to Westminster Station.

Objective 3: Enhance pedestrian facilities and walkability throughout the area.

Actions:

- A. Improve conditions in the existing sidewalk pedestrian network and improve ADA accessibility.
- B. Improve the safety and prominence of pedestrian crossings.
- C. Establish a safe sidewalk network to connect pedestrians to nearby destinations, including the Westminster Station.

Goal 5: Enhance opportunities for neighborhood communication, partnerships, and gathering. (19)

Objective 1: Enhance existing public spaces through programming and amenities.

Actions:

- A. Support the activation of the 73rd Ave Sculpture Park.
- B. Maintain and bolster the presence of public art in the core area.
- C. Encourage development of new facilities such as a theater or fine arts center.

Objective 2: Establish new opportunities for community interaction.

Actions:

- A. Promote existing community services and explore the addition of new services to meet community needs.
- B. Encourage the incorporation of outdoor dining spaces into private development.

Objective 3: Work with the community to program regular events throughout the area.

Actions:

- A. Continue supporting neighborhood-run events throughout the year, such as Summer Fest.
- B. Explore hosting a farmer's market in the Harris Park Core.
- C. Work with local businesses and neighborhood organizations to expand the offering of events.

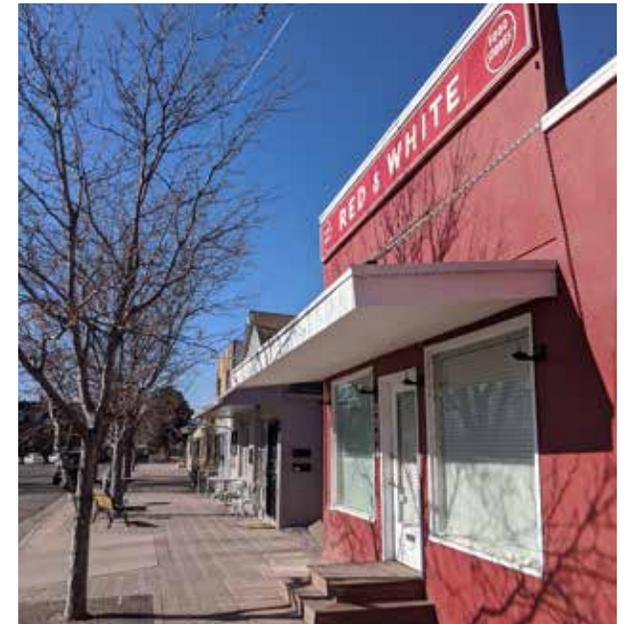
Objective 4: Formalize residential and business groups to realize community goals.

Actions:

- A. Formalize a neighborhood group to improve communication, coordinate events, and manage other community-led efforts.
- B. Formalize a business group to enhance communication and promote local business opportunities.
- C. Explore capacity building efforts for existing businesses and property owners.
- D. Explore partnerships with regional organizations and businesses to address issues associated with homelessness. Consider existing facilities and institutions as part of this effort.

Objective 5: Enhance events and ongoing marketing of Harris Park.

Harris Park Community Vision Plan - Appendix



Westminster, Colorado
August 2021

This Appendix is part of the Harris Park Neighborhood Vision Plan



Appendix A

Public Outreach

Throughout the Harris Park Community Vision Plan development process, a series of three workshops were held. While these workshops included an educational component, each workshop focused on collecting community input regarding the Harris Park Area. The materials that follow are the invitation to each workshop and the summary from each workshop. The workshop summaries include a description of the workshop activities and components and also provide information about community feedback.

Workshop 1 Postcard Invitation

Share your Vision!

You're invited to the first community workshop for the Harris Park Plan. A short presentation about the Plan, the process and the opportunities for involvement will be followed by hands-on, interactive exercises to collect community feedback regarding the vision and goals for the future of the neighborhood.

Join us in planning the future of Harris Park!

Light refreshments will be provided.
Translation services will be available.



Questions? Contact Nathan Lawrence, Senior Planner, nlawrence@cityofwestminster.us.

Please Join Us!

HARRIS PARK PLAN Community Workshop 1



| DATE | LOCATION | TIME |
|---------------------|--|-------|
| Tuesday, Feb. 12 | The Grange 3835 W 73rd Ave, Westminster, CO 80230 | 6-8pm |



Workshop 1 Summary

Harris Park Area Plan

Workshop 1 Summary

The first community workshop for the Harris Park Area Plan was held on February 12, 2019. The workshop provided an opportunity for participants to learn about the project and to work together to complete two group activities. Approximately 100 community members attended the workshop, and were divided into eight tables. Each group completed a high-level mapping exercise to identify opportunities and challenges, and then focused on a more specific portion of the neighborhood to consider new types of development that would be appropriate. At the end of the evening, each group recorded three of their “big ideas” and chose a spokesperson to present them. The summaries that follow are based on the consultant’s and staff’s roles as facilitators and listeners during the workshop, and reflect recorded notes, comments and conversations.



Big Ideas

Each group presented a handful of their big ideas at the end of the evening. These ideas included:

- The core of Harris Park Area - specifically 72nd Ave and 73rd Ave - should be a vibrant and inviting destination with a variety of new uses such as restaurants and shops.
- The Harris Park Area core should be connected to Westminster's existing assets including the nearby Westminster Station and the trail system, and should be an easily walkable neighborhood.
- Year-round events should be considered for the Harris Park Area in order to draw more visitors and keep the neighborhood active.
- Vacant and under-developed properties should be given attention. Unfinished development should be finished.
- The Arts District should be expanded and should be a key aspect of the Harris Park Area.
- Maintaining existing open spaces and considering opportunities for new open spaces throughout the Harris Park Area should be a focus. Open spaces should be programmed with community uses such as Farmer's Markets, community gardens, playgrounds, greenhouses, picnic tables and dog parks.





Activity 1

Following a short presentation about the project and its objectives, groups began Activity 1. Each group utilized an identical Harris Park Area map with the Focus Area boundary shown in blue, as seen in the map below. Groups were also given a series of stickers to identify key opportunities and challenges - identifying things the group “loves”, things that “bug” the group, identifying potential “gateways” and places for “intersection improvements.” An “other” sticker was also provided for further comments. Participants were also encouraged to use markers to indicate places outside the Focus Area boundary that should be connected to the Harris Park Area.



Activity 2

In Activity 2, each group was given one Subarea map. The Focus Area presented in Activity 1 was divided into three subareas. Comprised of two parts, this activity asked each group to consider the types of development and the characteristics of new development that might occur in the future.

Part 1

In the first part of Activity 2, each group used a set of building footprints to indicate what types of development would be appropriate in their subarea. Building footprints



were provided for a range of uses including commercial, mixed-use, live-work, employment/industrial flex, and residential. Footprints were also provided for public plazas, community gardens, tot lots, and surface parking lots. Each group was encouraged to review the building footprints and cut out the ones that might be appropriate to the subarea. Then, the groups pasted the footprints onto the subarea map to indicate an appropriate location for a building.



Part 2

After pasting building footprints onto the subarea map, each group examined a set of images for building designs and other features that would be appropriate or inappropriate for the subarea. They cut images from the sheets and pasted them onto the map, often indicating which building footprint the photo corresponded with. Lines were provided under each image for the group to note particular features they liked or did not like about the image.



Activity 3

The final activity of the night provided an opportunity for each group to consider all the topics discussed and to condense all the conversations they had into three “big ideas” for the future of the subarea. Each group had an opportunity to present these “big ideas” at the end of the evening.



Optional Individual Activity

Each workshop participant received a postcard, which asked them to write about where they will take their friend in the Harris Park Area in the year 2040. The same question was also provided online for those that attended and those unable to attend the workshop. Responses to this optional activity are still being collected and are, therefore, not summarized in this document.



Group 1

Activity 1

- “Loves” 73rd Ave Historic community; the flower garden shop; the Irving Library and Park and the sculpture garden
- “Bugs” include the underutilized properties at the northwest corner of Irving and 72nd; the proposed affordability housing site along Bradburn (noted as “poorly planned” and that affordable housing in this location is a bad idea); Property owner maintenance issues
- Potential gateway locations include along Lowell just south of 72nd (note that Lowell needs to be walkable, well-lit and have safe crossings in order to provide a good connection to the TOD station); at 73rd and Lowell
- Opportunities noted include a brewery; redevelopment potential for the sites at the northwest corner of 72nd and Irving; a seasonal weekend farmer’s market; affordable, mixed income and/or senior housing; a greenhouse is also desired; art studio spaces; the Rodeo Market - lots of redevelopment potential, including a space for food trucks, a brewery or a public space; a public shared space should replace the large parking lot near the church, just north of the sculpture garden
- Connectivity opportunities include from the neighborhood to the TOD, going north along Lowell and then turning west at 73rd; the connection could continue along 73rd and turn south on Bradburn



Activity 2: Part 1 (Subarea 1)

- Townhomes located along 74th Ave and along Bradburn, with a park located between townhome developments
- Live-work development on the east side of Bradburn
- Corner plaza with a small commercial building at northeast corner of 73rd and Bradburn
- Residential conversion developments are appropriate along Orchard and 73rd
- Commercial mixed use developments along 73rd Avenue
- Larger new development with a commercial building at the corner of 73rd and Lowell and townhomes fronting 73rd
- Community gardens and a tot lot located at the southeast corner of 73rd and Bradburn, across from the proposed plaza

Activity 2: Part 2

Images were not placed on the Group 1 Subarea 1 map.



Group 2

Activity 1

- "Love" the Grange; historic buildings; good townhome development at northeast corner of Lowell and 7th; art on 73rd; the Flag Store; the new Christmas Tree location
- "Bugs" include unfinished development along Lowell and Bradburn; the Bowles House border; poor connection to light rail; a privately owned building along Lowell half way between 72nd and 73rd on the west side is hampering development
- Intersection improvements are needed at 72nd and Bradburn, Lowell and Irving
- Potential gateway locations include a pedestrian gateway at 72nd and Irving; a gateway to honor the railroad heritage near 72nd and Bradburn
- Opportunities noted include redevelopment and new infill of the properties at the northwest corner of Irving and 72nd; that 76th has opportunity at St. Matthews; an opportunity for more people and houses at the Fireman's Park site at the corner of 73rd and Bradburn; an opportunity for residential to commercial spanning along 73rd; note that 73rd should be a pedestrian corridor; repurposing the Rodeo Market grounds; facade improvements for buildings along north side of 73rd
- Connectivity opportunities include St. Matthews to the neighborhood to the north; from Irving to the light rail; and a pedestrian corridor connection from the commercial area along Federal to the 73rd core through the school property
- Other notes include density is needed to support businesses after people get off the train; a need for a quiet railroad crossing; don't let parking control density (this can be resolved)



Activity 2: Part 1 (Subarea 1)

- Higher density mixed use along Lowell, with a parking structure to accommodate parking needs
- Multifamily townhouses in three locations: along 74th on an empty lot, along 74th on a surface parking lot, and along 73rd. Buffer new development on the empty lot from train noise
- No more density since parking is an issue that needs to be resolved; provide attractive parking
- Small plaza at the corner of 73rd and Bradburn
- “View from the track to the core is active and inviting-there are places to dine and shop.” Mixed use development is located along 73rd and on adjacent surface parking lots to expand the core. In the future the fire station use could potentially be moved to allow for business within the core to grow. (Note that “it would be expensive, and other projects need to be completed first!”)
- Tot lot in the green space behind the Rodeo Market Grounds to enhance activity
- Buildings located to anchor gateways

Activity 2: Part 2

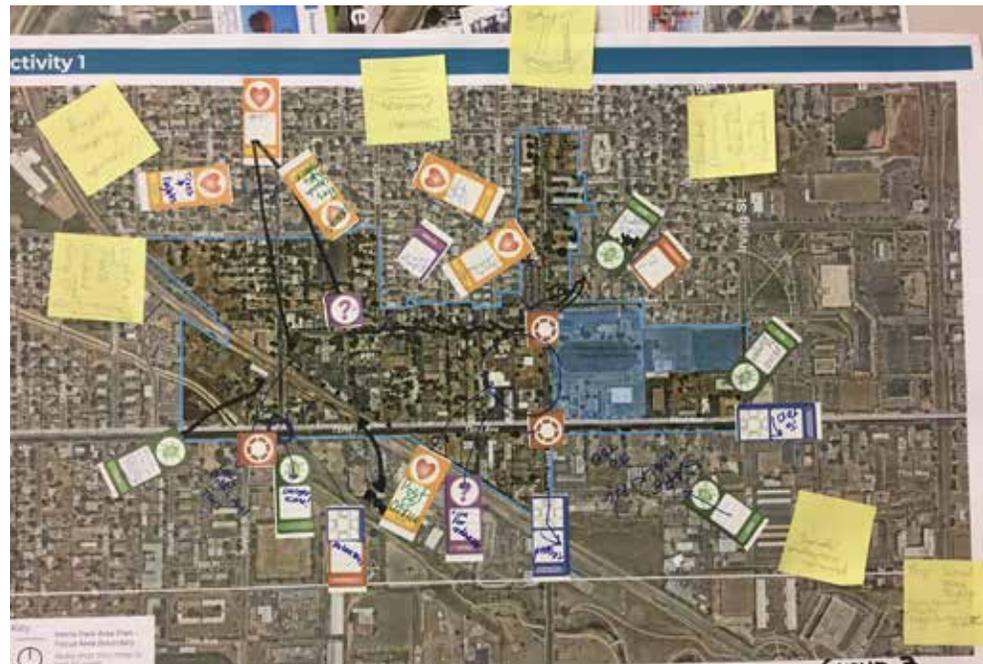
- One and two story buildings along 73rd and west of Newton, with a mix of brick, stucco, and paneling
- Public spaces include farmers market and dining areas between buildings
- Three story townhomes are appropriate along 73rd east of Newton, with a mix of gable and flat roofs, and a mix of materials (brick, paneling, stucco)
- Two and three-story mixed use buildings along 73rd and Lowell; Four-story buildings along Lowell between 72nd and 73rd is acceptable. The buildings that were placed are primarily brick with one or two accent materials; some entries are accented with a tower or other element
- Buildings anchor gateways



Group 3

Activity 1

- “Love” the park south of the church and Fireman’s Park; the Post Office; public art along 73rd; trees and lights; the walkable character along 73rd and of the areas north of 73rd; public space by the Presbyterian church
- “Bugs” include several vacant buildings (Rodeo Market, Theater, building at Bradburn and railroad); the danger zone at 72nd and Bradburn; the lack of landscaping on properties near the railroad; the service road south of Cafe Mexico; the lack of a safe pedestrian path from the neighborhood to the TOD; the potential for too much density in the neighborhood with proposed multifamily development (need to improve what already exists, rather than always building new)
- Intersection improvements are needed at 72nd and Bradburn
- Potential gateway locations include 72nd and Raleigh; 72nd and Bradburn; 72nd and Lowell; 73rd and Lowell; gateways need a unified branding - suggestion of an archway
- Opportunities noted include properties on the west side of Lowell just north of 72nd and at the corner of Irving and 72nd Ave are ripe for redevelopment; creating a flexible pedestrian way for events or other programming; restaurants with outdoor seating; continuing lights and trees along 73rd
- Potential connections include a pedestrian path from Irving and/or Lowell to the TOD; a connection from Bradburn and 72nd to the trail
- Other notes include that the church parking space should be preserved; that the character of the area should be preserved; 72nd should be widened and the hill should be removed/reduced



Activity 2: Part 1 (Subarea 2)

- Plaza spaces at both corners of 72nd and Bradburn to emphasize the proposed gateway at that intersection and to fix the existing blindspots
- Parking located along the west side of Bradburn just south of the railroad
- Townhomes fronting 72nd, Newton, and Meade
- Employment/industrial flex in the triangle created by 72nd, Lowell and the railroad
- Mixed use infill along Meade just south of 73rd and along 72nd
- Park/open space west of Bradburn and south of the railroad

Activity 2: Part 2

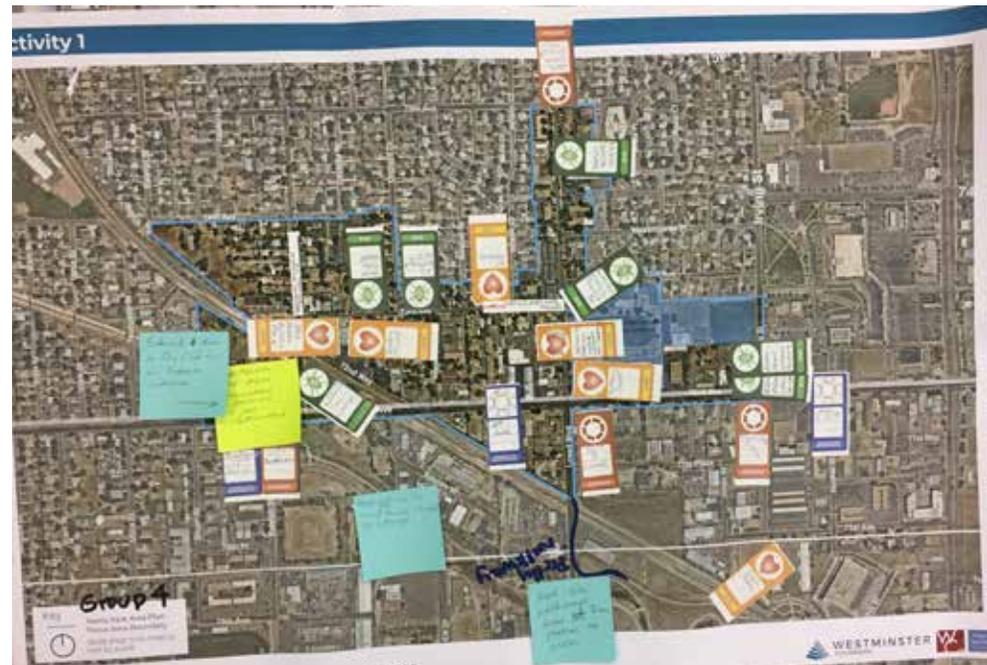
- Two-story development is appropriate; three-stories are only appropriate along busy roads and if the development is not close to residential
- Two-story townhome buildings south of 73rd along Newton should be a mix of materials (brick, stucco and wood) and roof forms (primarily flat and gable, with some curved and butterfly)
- Two-story commercial buildings along 72nd, west of Newton are appropriate; some variety in material and form are appropriate
- Two-story masonry industrial buildings are noted as appropriate for the area between 72nd, Lowell and the railroad, as well as just east of the proposed corner plaza at 72nd and Bradburn
- Streetscape improvements such as specific types of street lights and large planters that would distinguish the Harris Park Area are desired



Group 4

Activity 1

- “Love” the Rodeo Market; historic Russell Park (needs to be saved); art galleries; history center; community healing and meeting centers; the new train station; Penguin Building
- “Bugs” include the blighted, vacant, unsecured properties along Irving and 72nd; Lowell widens to 4 lanes; no bike lanes along Lowell; loud train crossings; no restaurants exist along 73rd; the Rodeo Market is vacant; some of the apartments south of 73rd along Newton - one note mentions that they should be demolished
- Intersection improvements are needed at 72nd and Meade/Bradburn/Raleigh/Hooker
- Potential gateway locations include 72nd and Lowell/Bradburn; 75th and Lowell
- Opportunities noted include more art like the murals throughout the pathways; turning the Rodeo Market into a performance venue (Live! at the Rodeo); bike lanes should be added along 73rd and Bradburn; a nice restaurant should be added to the neighborhood; more sculptures should be added to the park along 73rd; an escape room; coffee shop with office space for rent should be added to the train station; cafe; escape room; coffee shops/pizza shops that could employ people that are homeless; banners over the street for signage and neighborhood identity should be used; a Farmers Market in the historical society parking lot
- Connectivity opportunities include a sidewalk down to the Dry Creek trail for a pedestrian underpass; a nice path from Lowell to the station a path from the train to the neighborhood; walkways should be made “pretty” to encourage people to use them
- Other notes include that there should be a moratorium on affordable housing in the area, that “we are saturated”; quiet zones should be implemented



Activity 2: Part 1 (Subarea 2)

- Redeveloping areas with apartments and smaller homes into mixed use buildings with green spaces, plazas and parking to the rear are appropriate along 73rd, especially between Orchard and Lowell
- Residential conversions are appropriate along 73rd, often with a small building in front and larger building in the rear
- Green spaces such as community gardens and plazas should be located just south of 74th, along the railroad
- The railroad should be buffered with trees and other green spaces, and uses such as parking would be appropriate along the railroad

Activity 2: Part 2

- Three-story buildings at the intersection of 73rd and Lowell are appropriate
- Brick is generally noted as appropriate
- Community spaces such as farmers markets, community gardens, tot lots, plazas and green buffers along the railroad are appropriate
- Streetscape improvements including planter beds, specific streetlights and trash cans should be located along Lowell between 72nd and 73rd



Group 5

Activity 1

- “Love” the Bowles House Museum; Westminster History Center; Presbyterian Church; Historical museum; Art District and galleries, including the Grange; Valenti Deli; Post Office; Penguin Building; Rodeo Market; 2nd Saturday Art Walk on 73rd
- “Bugs” include vacant properties in the area; that there shouldn’t be more low income housing in the area; that the rail needs to continue to Longmont; that the speed along Bradburn is too fast and causes safety issues; EPA cleanup; drug dealing under the bridge; need to control/stop pot growing
- Intersection improvements are needed at 72nd and Bradburn (it’s a difficult turn to make)
- Potential gateway locations include the intersection of 72nd and Irving; the railroad and Lowell needs a sign and landscaping; on 72nd, just west of Bradburn; along Bradburn, nearing 73rd should be beautified with landscaping
- Opportunities noted include connecting the station to 72nd; building more outdoor spaces such as dog parks and climbing walls; bringing bike and scooter share programs to the Harris Park Area; converting houses into restaurants, potentially a “homestyle” restaurant; opening a bed and breakfast in the area; small neighborhood bars and restaurants; a dispensary, wine store, brewery, coffee shop, casual dining and natural food stores are all possibilities; redeveloping the property at the northwest corner of 72nd and Lowell; making the Arts District more walkable; landscaping along the railroad
- Potential connections include from the TOD station to 72nd and Lowell
- Other notes include needing a unique streetscape character along 73rd Ave



Activity 2: Part 1 (Subarea 2)

- Commercial buildings with outdoor patios and plaza spaces, and landscaping are appropriate along 72nd (to be used as restaurants and businesses)
- Live-work spaces also along 72nd and along the western side of Lowell (south side of 72nd)
- Mixed use buildings are appropriate along Lowell south of 72nd, and north of 72nd along Meade and Newton
- Small lot housing located along 72nd, west of Bradburn
- Employment/industrial buildings with landscaping around them are appropriate south of 72nd
- Community green spaces including tot lots, community gardens, farmers markets, ice skating rink, ice cream shop, pool, easily accessible seating and greenhouses are appropriate west of Bradburn, just south of the railroad
- Community gardens are noted as appropriate north of 72nd along Meade
- Landscaping is needed throughout the Area

Activity 2: Part 2

- Two-story brick buildings are appropriate for the mix of commercial, live-work, industrial and commercial buildings between 72nd, Lowell and the railroad
- Adaptively reusing structures between 72nd and 73rd is appropriate; uses noted as desired include a brewery, bike shop, dispensary or bookstore/coffee shop
- Small lot single family houses should be one-story, but the form and roof pitch can vary
- Community buildings that are two-stories, and a mix of materials, are appropriate
- Buildings selected are one- or two-stories in height
- Brick is preferred, although some wood and stucco are seen in the images selected
- Mid-century modern style is noted as appropriate for the Harris Park neighborhood
- Many of the images selected focus more on community and outdoor spaces, with specific uses that will help enliven the area



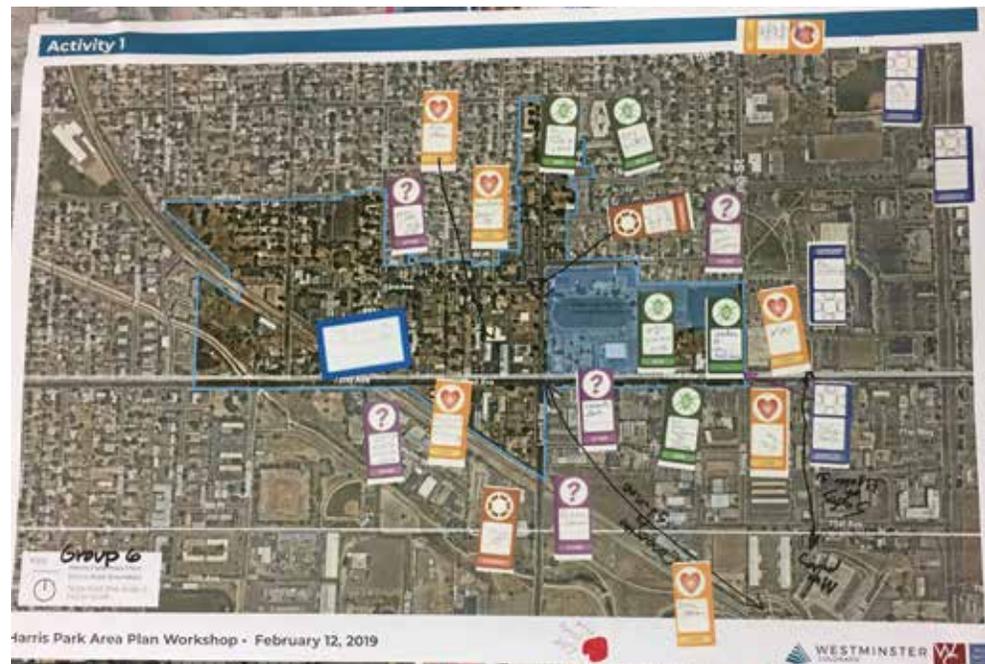
Group 6

Activity 1

- "Love" the MAC; the Dollar Tree; the train station; the walkability and mix of uses in the area; the Post office; recycling; existing trees
- "Bugs" include lack of upkeep and window boxes; junk trees on Lowell; dog walking; increasing the safety along Hooker Street at the station; a long stop light at 72nd and Irving; too many requirements for new businesses
- No intersection improvements were noted
- Potential gateway locations include the intersection of 73rd and Lowell
- Opportunities noted include a restaurant and a brewery; a coffee shop; adaptively reusing existing buildings; landscaping and signs along 72nd; redeveloping vacant properties; adding more parking
- Potential connections include from the TOD station to Lowell; an extension of the B-line

Activity 2: Part 1 (Subarea 3)

- Mixed use developments with outdoor spaces (green and paved) are appropriate at the northwest corner of 72nd and Irving, as well as along Lowell across from the High School
- Landscaping should be added to existing parking lots along Lowell between Westminster Place and 75th



Activity 2: Part 2

- Three-story mixed use buildings and townhomes are appropriate for the intersection of 72nd and Irving; these buildings should be primarily brick, with one or two accent materials
- Two-story mixed use buildings are appropriate along Lowell between 72nd and 73rd. These buildings should be primarily brick
- Generally, townhomes should have a gable roof form and mixed use building should utilize flat roofs
- Farmers markets with permanent, flexible structures along 72nd are appropriate
- Adaptive reuse opportunities for one-story buildings on the south side of 72nd between Lowell and Irving



Group 7

Activity 1

- “Love” Valenti’s; new construction with old feel - fits in well with the area; historic area with new signage; sculpture garden; street painting and art; walkability of businesses at 73rd and Lowell
- “Bugs” include vacant buildings and lots that are eyesores; parking of the limo company; sidewalk maintenance and cobblestones along 73rd; squatters hazard at St. Martha’s
- Intersection improvements include the need for more intersection art like Imagine Westminster
- No potential gateway locations were noted
- Opportunities noted include making 73rd the historic downtown and restoring existing buildings in downtown with character; there is potential for a Community Center, for the Rodeo Market and for St. Martha’s; painting utility boxes along 73rd to make them artistic; art studios; improved signage is needed to identify the Harris Park Area
- Potential connections include a better pedestrian connection to the light rail station; better access to the community garden is needed
- Other notes include that homeless services are needed



Activity 2: Part 1 (Subarea 2)

- Mixed use buildings are appropriate along 72nd, close to Lowell
- Commercial mixed use developments are appropriate at the intersection of 72nd and Lowell, specifically with townhomes as the residential component
- Commercial mixed use development is appropriate along Bradburn and to the south of 73rd Ave, west of Newton
- Community gardens are appropriate west of Bradburn along the railroad
- Surface parking is appropriate on the north side of 72nd
- Community spaces and improvements noted as appropriate throughout the entire Focus Area (not just limited to Subarea 2) include tot lots, outdoor open spaces, pavilions and public art. Special light poles are suggested along 73rd and Bradburn

Activity 2: Part 2

- A mix of materials - including brick, wood and stucco - are appropriate for townhomes. Brick is often the primary material used
- Mixed use buildings should also be a variety of materials, although majority brick buildings are favored
- One to three story commercial and mixed use buildings are noted as appropriate; this group noted that a height restriction of four-stories should be placed on townhomes.
- Gable and flat roofs are appropriate
- Adaptive reuse buildings are noted as appropriate to give a “face lift” to existing buildings
- Greenhouses, farmers markets, raised garden beds, outdoor eating areas with lots of seating and other community uses are noted as appropriate, especially to the west of Bradburn, along the railroad



Group 8

Activity 1

- “Love” the Post Office; eclectic city with small shops and restaurants; historic feel; grants for improvements for businesses; the improved streetscape and walkability along Lowell
- “Bugs” include no sidewalks on turnpike drive by the church; the homeless area; vacant city-owned lots that are eyesores and gather weeds; Rodeo Market
- Intersection improvements need to happen at 72nd and Bradburn
- No gateway locations were noted
- Opportunities noted include making the Harris Park Area a destination; street lighting on Bradburn; redeveloping the property at 72nd and Irving; creating a “destination” in the neighborhood such as a coffee shop, deli, theater, brewery, restaurant or diner
- Potential connections include connecting the 73rd core with residential areas to the north, along Bradburn; continuing the rail should to Boulder, or at least to 88th; need to move people from the station to the Harris Park Area, with pathways and safety features such as lights along the blue path

Activity 2: Part 1 (Subarea 3)

- Commercial development with landscaping and outdoor space at the corner of Irving and 72nd is appropriate
- Mixed use development with townhomes to the rear is also appropriate
- Mixed use development with small parking lots and outdoor patio spaces at 73rd and Lowell is appropriate
- One note mentions that in this subarea, improvements and infill is more important than redevelopment
- Improvements should continue north along Lowell



Workshop 2 Postcard Invitation

Help Plan the Future of the Harris Park Area!

Join us for the second Harris Park Area Plan community workshop. After a short presentation, a series of hands-on group activities will help capture the community's opinion about the vision and design character of the neighborhood. Refreshments and interpretation services will be provided.

¡Ayude a planificar el futuro del área de Harris Park!

Únase a nosotros para el segundo taller comunitario del Plan del Área de Harris Park. Luego de una breve presentación, una serie de actividades prácticas ayudarán a capturar la opinión de la comunidad sobre la visión y el carácter del diseño del barrio. Se proporcionarán refrigerios y servicios de interpretación.

Questions? / ¿Preguntas?

Contact Nathan Lawrence, Senior Planner
nlawrence@cityofwestminster.us

HARRIS PARK AREA PLAN Community Workshop 2 Taller Comunitario 2

Please Join Us!
¡Por favor, únase a nosotros!



| DATE | LOCATION | TIME |
|---------------------------|---|-------|
| Wednesday, June 26th | The MAC 3295 W 72nd Ave, Westminster, CO 80030 | 6-8pm |
| Miércoles, 26 de junio | | |



Community Development
4800 West 92nd Avenue
Westminster, CO 80031

HARRIS PARK AREA PLAN Community Workshop 2 Taller Comunitario 2

Wednesday, June 26, 2019
Miércoles, 26 de junio de 2019
6:00-8:00pm

The MAC
3295 W 72nd Ave
Westminster, CO 80030

Help Plan the Future of the Harris Park Area!
¡Ayude a planificar el futuro del área de Harris Park!

Workshop 2 Summary

Harris Park Area Plan

Workshop 2 Summary

August 22, 2019

The second community workshop for the Harris Park Area Plan was held on June 26, 2019 at the MAC. This workshop built off of the initial workshop held in February 2019, as well as a second Focus Group meeting that was held in May. The workshop began with a presentation of feedback collected during the previous community meetings and transitioned to a series of hands-on activities. The 38 participants were divided into seven (7) tables and began with a visioning exercise. The second activity gave each group the opportunity to review the description for each of the 10 Character Areas, to confirm or edit, and then to review a series of images and determine whether the type of development shown was appropriate for the Character Area. Activity 3 also incorporated a series of images but turned the focus towards the public realm. Each group reviewed a series of images illustrating potential gateway, connection, public realm and streetscape improvements and noted whether each would be appropriate for the area. The fourth and final activity instructed participants to consider the area outside the Harris Park core (primarily north to 80th) and list current and/or potential issues this area may face. The summaries that follow are based on the consultant's and staff's role as facilitators and listeners during the workshop, and reflect recorded notes, comments and conversations.





Activity 1: Vision Statement

This activity presented three (3) draft vision statements that were crafted from the first workshop and Focus Group meetings. Each group reviewed the vision statements and indicated whether one of the existing statements captured the group's vision for the Harris Park Area in 2034, or selected elements from one or more of the statements that aligned with the group's vision for the future.



Activity 1 Observations and Conclusions

The majority of the groups selected one of the three complete vision statements and provided small edits or additions to the statement. Groups that added to an existing statement often circled a word or phrase from one of the other two statements and indicated that it should be incorporated. The following vision statement was selected the most:

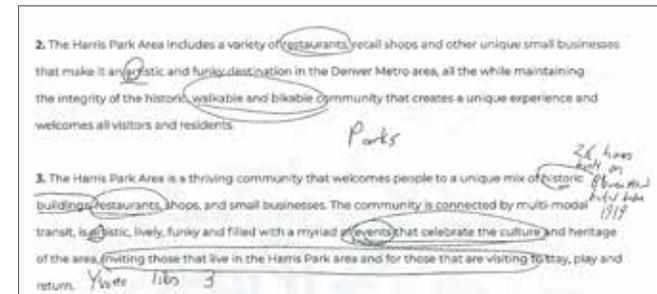
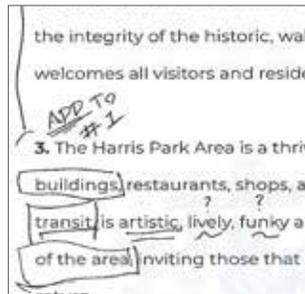


"The Harris Park Area is a thriving community that welcomes people to a unique mix of historic buildings, restaurants, shops and small businesses. The community is connected by multi-modal transit, is artistic, lively, funky and filled with a myriad of events that celebrate the culture and heritage of the area, inviting those that live in the Harris Park Area and for those that are visiting to stay, play and return."



Common phrases and notes that were added include:

- "welcoming" is an important phrase
- "funky" is unknown/people are unsure of this
- focus on culture and heritage
- focus on events
- conflicting opinions on the word "destination"
- focus on small businesses
- need to address the homeless population
- parks are important
- "unique mixture of historic buildings, restaurants, shops and small businesses" is key to defining the area
- affordability highlighted
- art galleries and studios are desired
- the term "multi-modal transit" needs to be more specifically defined



2

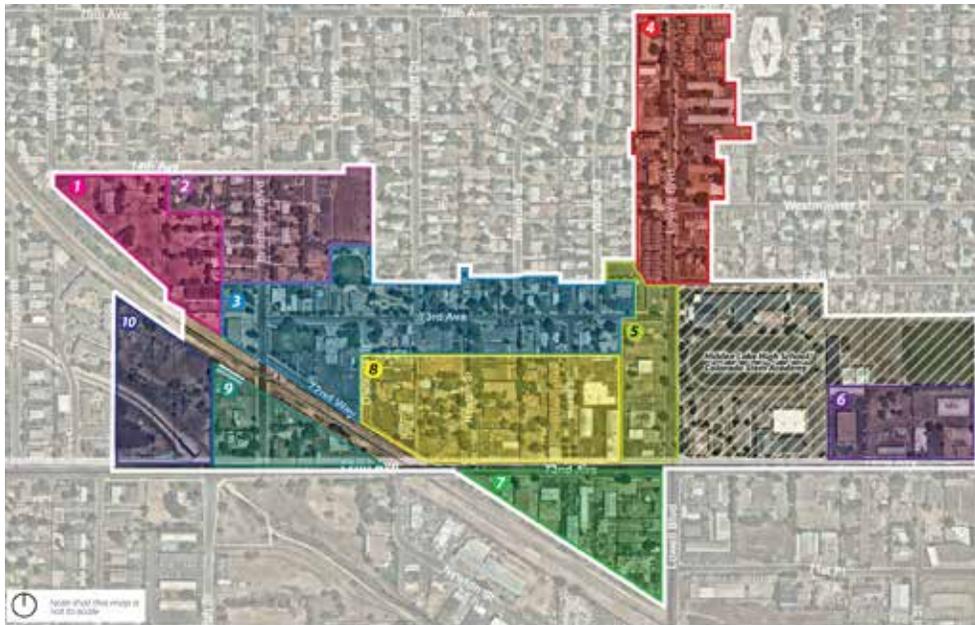
Harris Park Area Plan: Workshop 2 Summary

Activity 2: Future Design in the Harris Park Character Areas

Activity 2 asked each group to review two components related to each Character Area. First, each group reviewed the map of the Character Area as well as the description for the area. After confirming or editing the written description, the group reviewed eight (8) images that illustrated potential new development. The images provided for groups to review reflected the type of development indicated in the description. For instance, where a Character Area description mentioned mixed use and commercial infill projects, images of those types of development were included.

The third and final portion of this activity focused on three public spaces in the Harris Park Area - Fireman's Park, the Sculpture Garden, and the Westminster Garden and Space South of the Creek. Images were provided for each of these spaces and participants indicated which were appropriate for each public space.

Notes for each Character Area and public space are included. The images selected most commonly as appropriate are provided for each Character Area and public space. A map of the Character Areas is provided below.





Most commonly selected image

Character Area 1: Area of Transition to Residential (Green Space)

Original description:

- Moderate residential infill oriented toward shared green space
- Community gardens
- Green space/landscape buffer along railroad
- Parking for community gardens
- Safety especially near the railroad and around the community gardens

Edits to/notes about the description:

- Little homes for homeless, tiny homes suggested
- Focus on walking space/shared green space
- Don't locate houses too close to the railroad

The images most commonly selected illustrate:

- Low-scale, traditional development is appropriate
- Scale should fit in with the current development
- Mix of materials are appropriate
- Some openness to attached single-family/duplex
- Avoid the "cookie cutter" options



While this image was selected frequently, some noted that it was too "cookie cutter."



This image received positive feedback, but some participants commented that the scale may be too large for the Character Area.



This image was selected a handful of times and the "artistic" quality of the project was noted as appropriate.



Participants questioned the scale and style of this residential infill project.

Character Area 2: Area of “Soft Infill”

Original description:

- Single lot development
 - » Adaptive reuse projects
 - » Residential behind commercial
- Public shared space (current church parking lot) with programming such as a farmers market

Edits to/notes about description:

- an area for affordable housing
- keep historic character/homes

The images most commonly selected illustrate:

- Scale that is compatible with existing scale of development
- Taller buildings (2-story) set back from structure might be okay, if subordinate and not highly visible
- roof form: gable
- shouldn't be too dense; important to maintain green space
- landscaped setbacks are important
- materials: most often wood
- adaptive reuse, where it keeps the scale of the traditional, gable-roofed building, is good
- reflect the established fabric



The image most commonly noted as appropriate. Participants liked the landscaping and privacy.



A commonly selected appropriate image



While the setbacks were noted as a positive feature in this image, votes were evenly split on whether it was appropriate, some citing the lack of landscaping is an issue.



Participants liked this image, and often noted that the setback provided is good.



This image was commonly selected as appropriate.



Participants were split on the appropriateness of this image.

Character Area 3: Area of “Soft Infill” and Adaptive Reuse

Original description:

- Commercial in front, residential behind
- Anchoring corners through development and/or plazas
- Focus on community services
- Limited locations for larger infill projects
- Facade improvements
- New businesses such as bars and restaurants
- Parking
- Need a catalyst project

Edits to/notes about the description:

- Commercial must be small-scale infill

The images most commonly selected illustrate:

- 2-story, a small third-story component may be acceptable (2-story limit on 73rd)
- materials: primarily brick
- mix of the uses provided
- for commercial with residential behind - generally liked as a concept; be sure to have parking behind



Participants liked this image, particularly due to the landscaping.



Participants liked this image and noted its height and the second story setback on part of the building.



Votes on this image were split.



Participants overwhelmingly voted that this image is inappropriate, particularly due to its height and lack of business presence.

Character Area 4: Area of Moderate Infill (Residential)

Original description:

- No major redevelopment
- Remains mostly residential in use
- Allow existing commercial
- Some small residential infill projects
- “Greening” of parking lots and other vacant/underutilized properties
- Low-scale development

Edits to/notes about description:

- None

The images most commonly selected illustrate:

- 2-story commercial infill
- material: brick preferred
- residential should reflect the residential that’s already there (the townhomes were a big hit)
- residential: gable roofs
- patio seating is popular
- some openness to ADUs



This image received the most positive votes for the “Mixed Use and Commercial Infill” projects category.



A commonly selected appropriate image



This image received the most inappropriate votes. Participants noted that it was too tall and the maximum height should be 2 or maybe 3 stories.



Most participants voted this image as appropriate but noted that it was too cookie cutter and boxy, and would be better if it were brick. However, some groups did note that the color was



Participants liked this building and noted that the patio seating was especially good.



This image received the most appropriate votes for this Character Area.



The second-most popular image, participants noted that this building keeps in line with the tradition of the area.



While votes were somewhat split, more votes noted this image is appropriate. The outdoor walking space was noted as desirable for the Character Area.

Character Area 5: Area of Mixed Use

Original description:

- More intense, dense development
- Active street edge (walkable)
- Corner anchors
- Emphasize the gateway at 73rd and Lowell and consider the use of banners, street lamps and/or planters
- Need parking
- Safety and traffic calming measures are needed, especially at intersection of 72nd and Lowell

Edits to/notes about description:

- ADU housing
- keep variety with new architecture
- keep artsy
- parking is a concern/shared use parking a possibility/free parking structure
- corner anchors need to be lively
- don't mess with donut shop
- more commercial
- preserve historic buildings
- better streetscape

The images most commonly selected illustrate:

- 3-story
- material: brick
- strong corner element in the 2- and 3-story brick commercial buildings at the corner
- strong street presence



Votes on this image were almost evenly split, with a slight lean towards appropriate.



This photo received primarily inappropriate votes, although a couple votes in favor of the building noted it would be appropriate if reduced to 3-stories.

Character Area 6: Area of Infill

Original description:

- Anchor the corner
- Mixed use infill development
 - » Activate 72nd and draw customers in
 - » Incorporate multifamily
- Community uses such as farmers markets and playgrounds
- Larger, new development is appropriate

Edits to/notes about description:

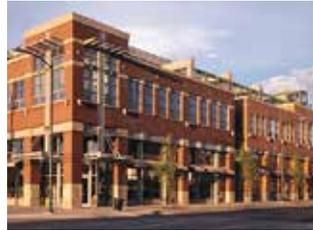
- addition to STEM for a high school; now it is K-8
- Valenti's parking could be used for farmer's market - maintain this space
- affordable housing location (Alto good example)
- homeless transition homes with access to services
- adaptive use
- designate Academy as historic
- utilize space fully

The images most commonly selected illustrate:

- more intensity
- strong corner element
- 3-4 stories acceptable
- majority brick, with accent materials
- need to break the taller, longer buildings into more readable modules
- incorporating a reuse, funky building would work (do not build new to look that way, though)
- focus strictly residential uses to the northern part



This image received the most appropriate votes.



This image received primarily positive feedback, with a couple negative votes.



This image of townhomes received a split vote.



This image received overwhelmingly inappropriate votes, with many noting that the style is too modern and that the units are not front-facing.



These gable-roofed townhomes received a split vote.



This image received the most appropriate votes (and zero inappropriate votes). Participants noted that it was not too modern and is accessible to the community.



This image received primarily appropriate votes.



This image received primarily appropriate votes.

Character Area 7: Three Options Identified

Original description:

- Option 1: Area of Industrial/Flex
 - » Maintain existing scale
 - » Soft infill for additional industrial/flex buildings
 - » Safety concerns, especially due to lack of lighting
- Option 2: Area of Mixed Uses
 - » Maintains some industrial/flex space
 - » Infill - primarily commercial and mixed use buildings, some live-work
 - » Enhance 72nd and Lowell
 - » Uses such as a brewery
 - » Safety concerns, especially due to lack of lighting
- Option 3; Area of Infill
 - » Mixed use infill
 - » Shared green spaces and plazas
 - » Enhance 72nd and Lowell
 - » Safety concerns, especially due to lack of lighting

Edits to/notes about description:

- art walk from station to 73rd Ave
- buildings next to street, with parking/storage behind
- safety concerns a focus
- nighttime activity
- more industrial and work space = less children next to railroad
- high quality hotel
- no dispensaries
- not too modern to keep costs low

The images most commonly selected illustrate:

- 1 or 2-stories are appropriate
- street presence, entry definition
- mix of materials - often have some type of masonry incorporated
- mixed residential with work space (not just residential)
- more artistic forms/features are acceptable here



This one-story building received the second-most appropriate votes (and zero inappropriate votes).



This image received mostly appropriate votes. People noted that while it may be too tall for the Character Area, it would buffer noise which is positive.

Character Area 8: Area of Moderate Infill (Mixed Use)

Original description:

- Improve north/south streets (with infill development)
- Enhance 72nd
- Moderate density
- Focus on mixed use

Edits to/notes about description:

- too much industrial and residential - where is the green space?
- keep historic preservation
- more family-restaurants
- draw people in
- Swim Fitness Center is a good center; maybe even a new rec center
- make 72nd look better/72nd should be walkable and green
- keep this area residential
- need to understand future plans for Post Office
- provide for current residents in future housing - mixed income, affordable

The images most commonly selected illustrate:

- 2 and 3-stories; focus taller buildings along 72nd; need to be conscious of buildings that help with a transition from 73rd and from primarily residential parts of this Character Area
- masonry component is required (most often brick)
- strong street presence, even if that presence is more a focus on a public space
- vertical articulation to break up modules



This image received the most appropriate votes, with only one inappropriate vote



This image received the second most appropriate votes. Participants noted that this height would be good along 72nd and the patio space is a positive.



This image received slightly more appropriate than inappropriate votes. Participants noted that the scale and transition is good.



This image received the same number of appropriate and inappropriate votes. Participants noted that it would be more appropriate if it was limited to two-stories.



This image received one more inappropriate vote than appropriate, but participants noted that the scale would be okay if it was located along 72nd and not the interior part of the Character Area.



This image received the most number of appropriate votes.

Character Area 9: Area of Infill and Street Improvements

Original description:

- Enhance 72nd and Bradburn
- Streetscape improvements
- Anchor the Bradburn/72nd corner
- Some mixed use infill (light touch)
- Creative infill and “destinations”, such as a brewery
- Residential infill
- Gateway here to lead to 73rd

Edits to/notes about the description include:

- artist work spaces
- no pubs
- need trail connections
- no one wants to live next to tracks
- more parks

The images most commonly selected illustrate:

- 2 and 3-story acceptable
- variety of materials (wood, brick, corrugated metal)
- room for creative infill
- residential should be more traditional (even if in duplex or townhome form) - gable roofs, porches



The second-most popular image, participants noted that this building would be a good type for a family-style restaurant.



This building received a mixed review, but more appropriate votes than inappropriate.



This image also received mixed votes, but more appropriate than inappropriate.



This image received a split vote.

Public Areas

Three primary public areas were identified in Workshop 1. In this activity, participants had an opportunity to review five (5) images and indicate whether they would be appropriate for each of the specified public areas. The maps below provide detail images of each site, which are outlined in yellow and labeled in the lower right corner with a letter. The larger map places each public area in the context of the Harris Park Area core. Note that Character Area 10 is treated as public space, which is why it did not show up in the previous listing. On the following page, notes for each public space are included. The images included illustrate the top three selected from each set.



Public Space A: Fireman's Park



Public Space B: Sculpture Garden



Public Space C: Westminster Garden



Public Area A: Fireman's Park

- the park is very multipurpose - don't crowd with structures
- use part of Fireman's park for other uses - parking?
- share parking with church
- soccer (sports) field
- use part of the park for other uses



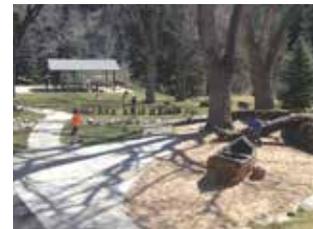
Public Area B: Sculpture Garden

- activate in any way "like the art - keep/enhance!"
- move Farmer's market from MAC to sculpture garden
- need to have a sculpture program on a regular basis
- gazebo



Public Area C: Westminster Garden and Space South of the Creek

- natural playground most popular
- some built items were selected (pavilion and courts more commonly than building)
- keep garden



Activity 3: Planning for the Public Realm

The third activity consisted of two parts. First, each group reviewed a map of the potential connections, gateways, viewsheds and street improvement locations (shown below) and determined whether there were additional connections, gateways or viewsheds that should be added.

The second part of the activity included a packet of images focused on the following topics:

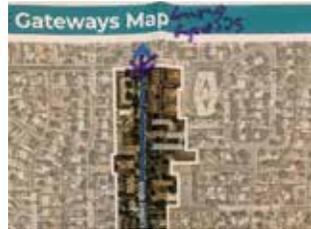
- Gateways and Wayfinding
- Connections: Crossings, Sidewalks and Bike Paths
- Public Realm Features
- Potential Streetscape Improvements (focusing on 72nd and 73rd)

Each group reviewed each set of images and noted which are appropriate for the Harris Park Area. The images shown on the following pages indicate the images that were most often selected as “appropriate” by each group. Notes are also provided for each topic.

Activity 3 Part A (Mapping)

The majority of groups did not provide any changes to or comments on the existing map. The following comments were the only ones provided:

- Two secondary gateways should be added - one at 75th and Lowell, and one at 78th and Bradburn
- Consider creating a road from Westminster Station to Lowell that follows the railroad tracks



Groups noted additions such as two secondary gateways to the north of the core area, and a vehicular connection from the Station to Lowell.





This gateway image was very popular.



Some groups selected this image and noted that it would be appropriate as long as the structure was not too big.



The majority of groups liked this image and noted that it is a good scale for the area.

Activity 3 Part B (Images)

Gateways and Wayfinding

- One or two strong gateway elements, such as an arched sign, are desired
- Some vertical monument signs could be placed in a series throughout the Area
- Smaller street signs with wayfinding elements are desired throughout
- include maps on some signs
- wayfinding needed for the Historic Westminster Arts District (HWAD)
- signs need to be in scale with the area
- avoid signs that are too commercial; they should have a historic feel and be unique to the Harris Park Area



This vertical monument sign was frequently selected. Participants noted that a series of these could be incorporated throughout the Harris Park area.



Many groups liked this image and some noted that it would be a good addition for the Historic Westminster Arts District.

Connections: Crossings, Sidewalks and Bike Paths

- Visual distinction of sidewalks is needed, but needs to also be handicap accessible
- Public spaces are desired, which can be areas that are sectioned off or can be along-side a sidewalk
- Enhancing the sidewalks along 72nd was noted by multiple groups
- Bike lanes that are delineated and easily visible are desired
- There were some concerns about bike facilities being too narrow, especially where they are separate from the road
- Sidewalks need to be enhanced, and also need to be widened in some areas
- Need lit street signs



This photo is the highest ranked crosswalks photo, although a few people mentioned that this would need to be designed carefully to ensure it was handicap-friendly.



This image was the highest ranked of all the connections images. It illustrates the importance of a buffer between the pedestrian realm and the street and shows that the buffer can be designed to include many elements.



Another highly ranked image, this connection shows the importance of a buffer. While seating is not incorporated into this buffer, the combination of trees and street lamps provides a safe separation from the street.



Receiving the second-most votes for a bike lane, this shows the importance of visually identifying the bike lane from the vehicular lane.



This off-street, protected bike lane was the highest-ranked bike lane in the set of images presented.



The two benches above were two of the highest ranked images, illustrating that benches are desired, but the design can vary.



Also one of the top-ranked images, this image illustrates that active features are viewed as a positive addition to the Harris Park Area. One group noted that having this feature and being able to turn it off to use the area as a special event space is important.

Public Realm

- Benches are desired
- A water feature is a possibility
- Landscaping and planters are desired
- There is interest in a pavilion
- Artwork and artistic elements - whether standalone, integrated as a functional object, or located on a building - is desirable



This colorful pavilion was frequently selected and shows another way a public space can be activated. One group noted that the location is important for this, and that it should only be added to parks.



This image illustrates another way that artwork can be added to the area.

Potential Streetscape Improvements

- 72nd Avenue
 - » Landscape buffer between the road and the pedestrian realm
 - » Detached sidewalk and tree lawn
 - » Anything that provides separation between pedestrians and a travel lane (including an area of natural grasses or a stormwater collector) is desired

- 73rd Avenue
 - » Public spaces and outdoor eating areas are desired
 - » Planter boxes are well-liked

- 72nd and 73rd Avenues
 - » Benches
 - » Hanging baskets on light posts (although this was slightly more popular along 73rd)
 - » Additional notes: Streetscape improvements should not be too suburban for either street and a maintenance plan should be written and implemented so that the streetscape improvements are kept in good condition



Top images for 73rd: The images above received the most votes for 73rd and illustrate the importance of providing outdoor seating, planter boxes and landscaping in the public realm. As these pictures illustrate, seating and landscaping can take many forms, each of which enhances the experience of the pedestrian.



Top images for 72nd Avenue: Incorporating a buffer is key. A landscape buffer is preferred, but may also incorporate other elements such as outdoor seating.



Top images for 72nd and 73rd: The three images above received numerous votes for 72nd and 73rd and illustrate the importance of incorporating different forms of landscaping along both streetscapes. Landscape buffers, planting areas and hanging baskets should be considered to enhance both streetscapes.

Issues

Infrastructure and Streetscape

- Lack of sidewalks (such as on Turnpike Drive)
- Insufficient connectivity to US 36 bikeway
- Lack of streetscape improvement on north Lowell
- No financial plan/plan of action for aging infrastructure
- Not enough bike lanes; current bike lanes too narrow
- Difficult to see street signs
- Hard to walk on certain grades
- Some sidewalks are not handicap friendly
- Need flowers/nice lighting

Financial

- Lack of financial incentives for property owners

Safety

- Lack of lighting, especially in public spaces
- Safety concerns for all vacant buildings
- Dangerous and inefficient traffic flow around 72nd & Raleigh and Bradburn
- Safety concerns around schools (because of homeless in the area)
- Speeding on 72nd

Maintenance

- Dead trees in yards
- St. Mary's Episcopal is vacant and unkempt
- Clean up areas that look undesirable

Housing

- Lack of housing on large lots
- Displacement concerns
- Lack of affordability/high rent prices
- More people (homeless) wandering

Public Spaces

- Not enough parks
- Lack of lighting in public spaces

Potential Solutions

Infrastructure and Streetscape

- Add sidewalks! (need a sidewalk on the south side of Turnpike Dr)
- Expand Lowell streetscape north
- Expand streetscape improvements to key streets
- Create financial plan for aging infrastructure, before new development occurs
- Need to finish bike paths
- Need signs with bigger font that are lighted
- Make everything handicap-friendly (no cobblestones or bumps)
- Use bright LED lights for better night lighting

Financial

- City could offer incentives, especially those that will foster economic diversity
- Need incentives for small homeowners
- Monetary incentives for cleaning up and fixing up street fronts of residences

Safety

- Add street lights (like on Bradburn)
- Consider street design that includes landscaping and roundabouts to slow traffic to increase safety and efficiency
- Install a turn lane onto Bradburn heading east on 72nd
- Need police substation, collaborate with Fire Station
- More security at school drop off and pick up
- More patrolling to reduce speeding, especially on 72nd

Maintenance

- Consider using St. Mary's as a community center

Housing

- Allow ADUs in the area (to increase amount of housing on large lots)
- Keep existing housing stock to keep prices low

Public Spaces

- Add more parks!
- Add more lighting especially with new construction

Programming

- No grant programs for historic landmarks
- Lack of programs for adolescents/teens at affordable prices (year round, indoor/outdoor)
- Not enough cultural/art events/festivals

Specific Places

- Bowles House not included
- No cemetery in the area
- Add a Sprouts at 72nd and Federal
- No Arts school or cultural center
- Lack of large recreation center
- Lack of a homeless shelter
- Very few small businesses, and few are open late

Education

- Historic information not on City website

Other

- No buses that use non-gas alternatives
- No business that rents bikes
- No accessible clinics
- Lack of design guidance for infill development

Programming

Specific Places

- Connect to the Bowles House
- Add a cemetery
- Make it easier to open a small business

Education

- Add the information to the City website

Other

- Create guidelines to limit height of buildings and to consider historic buildings

Workshop 3 Postcard Invitation

Help Plan the Future of the Harris Park Area!

Join us for the third and final Harris Park Area Plan community workshop. The meeting will begin with a presentation of the draft Plan. Participants will then have the opportunity to review the Plan information and provide feedback on implementation priorities. Refreshments and interpretation services will be provided. Childcare will be available.

¡Ayude a planificar el futuro del área de Harris Park!

Únete a nosotros durante el tercer y último taller comunitario del área de Harris Park. La reunión comenzará con una presentación del Plan preliminar. Luego, los participantes tendrán la oportunidad de revisar la información del Plan y hacer comentarios sobre las prioridades de implementación. Se ofrecerán refrescos y servicios de interpretación. Habrá cuidado de niños disponible.

Questions? / ¿Preguntas?
Contact Nathan Lawrence, Senior Planner
nlawrence@cityofwestminster.us

HARRIS PARK AREA PLAN Community Workshop 3 Taller Comunitario 3

Please Join Us!
¡Por favor, únase a nosotros!



| DATE | LOCATION | TIME |
|--------------------------|---|-------|
| Wednesday, Nov. 13 | The MAC 3295 W 72nd Ave, Westminster, CO 80030 | 6-8pm |
| Miércoles, 13 de nov. | | |



Community Development
4800 West 92nd Avenue
Westminster, CO 80031

HARRIS PARK AREA PLAN Community Workshop 3 Taller Comunitario 3

Wednesday, November 13, 2019
Miércoles, 13 de noviembre de 2019
6:00-8:00pm

The MAC
3295 W 72nd Ave
Westminster, CO 80030

Help Plan the Future of the Harris Park Area!
¡Ayude a planificar el futuro del área de Harris Park!

Workshop 3 Summary

Harris Park Area Plan

Workshop 3 Summary

November 26, 2019

The third and final workshop for the Harris Park Area Plan was held on Wednesday, November 13 at the MAC. The workshop began with a short presentation to provide information about the public outreach process to date, including two public workshops and an online survey. The presentation also described how the feedback collected from the community was analyzed and informed the creation of Character Areas, public areas and the recommendations for future development throughout the project area. The presentation finished with a brief introduction to the draft Plan, including an outline of each chapter and a handful of excerpts, which focused primarily on high level goals and the vision for the area in the future.



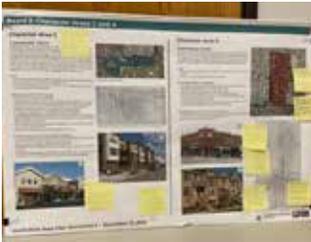


Open House Boards

Following the short presentation, participants were invited to review a series of boards that outlined the key components of the draft Plan. The series of 15 boards included the following:

- Character Area Map
- Character Areas 1 & 2*
- Character Areas 3 & 4*
- Character Areas 5 & 6*
- Character Areas 7 & 8*
- Character Area 9*
- Public Areas - 73rd Avenue Sculpture Park and Westminster Garden
- Public Areas - Fireman's Park
- Connectivity Framework Map (including viewsheds, primary gateways, secondary gateways, and existing/future pedestrian and bicycle facilities)
- Connectivity - Gateways and Wayfinding, Connections, and Public Realm Features
- Greater Harris Park Area - Public Realm & Private Realm
- Implementation - Goals & Objectives
- Implementation Matrix - Part 1
- Implementation Matrix - Part 2
- Implementation Matrix - Part 3

** Each Character Area included information about the community vision (use, development character, and streetscape/public realm), images of appropriate future development, and an illustrative drawing expressing the vision for the area)*



Participants reviewed the boards and staff were available to answer any questions about the content of the draft Plan. Sticky notes and comment cards were available for participants to provide any comments specific to a board or any general comments.



Activity: Prioritizing Implementation Objectives

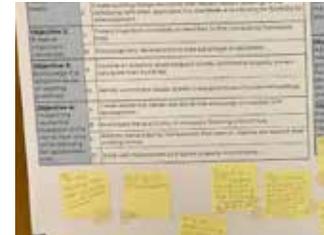
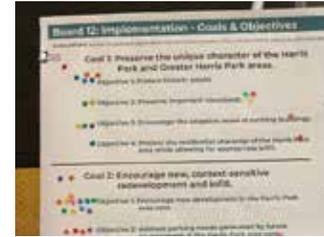
The workshop provided an opportunity for the community to review the proposed goals, objectives and actions that together comprise the implementation matrix. Upon adopting the Plan, the matrix will be used to implement specific actions that make up the objectives, which further comprise the overarching Plan goals.

After reviewing the matrix, participants were each given five (5) stars to prioritize the draft Goals and Objectives. The objectives that received the most number of votes included:

- Maintain a wide range of housing types and prices throughout the area
- Encourage new development in the Harris Park Area core
- Establish a series of gateways to direct people to the Harris Park Area core
- Encourage the adaptive reuse of existing buildings
- Protect historic assets

Sticky notes were also available at the activity boards stations for participants to provide comment in addition to the prioritization activity. Comments ranged from emphasizing the importance of particular goals or objectives to providing additional suggestions for actions to accomplish an objective.

Information collected from this activity, sticky note comments, and comment cards will be incorporated into the next draft of the Harris Park Area Plan.



Workshop 4 Summary

Harris Park Community Vision Plan

Workshop 4 Summary

May 24, 2021

The community is engaged in developing a Community Vision Plan for Harris Park. This has included a series of workshops in which participants have contributed ideas through various media. The fourth and final community workshop was held virtually via SurveyMonkey and available for the full month of April 2021. This workshop focused on collecting comments on the Public Review Draft of the plan through an on-line survey. This survey presented the draft Harris Park Community Vision Plan through a series of general questions. It also gave community members a chance to review the draft in full and provide more detailed feedback, if desired.

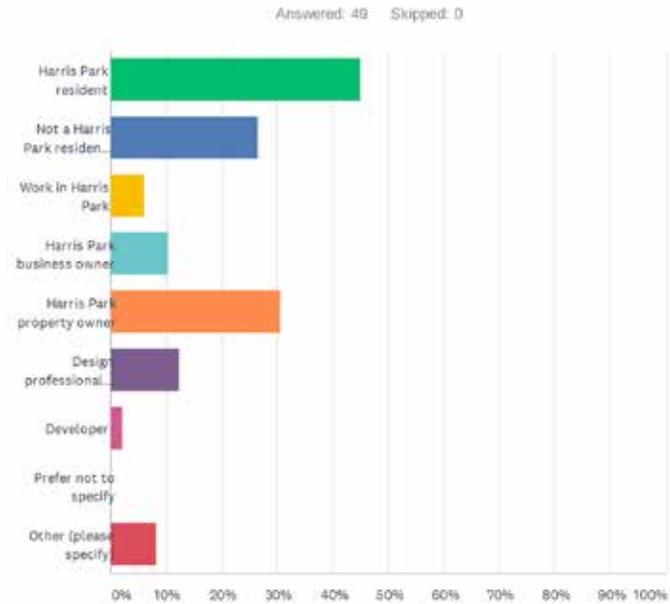
After a short welcome message, a narrated video introduced the Plan and its components, providing participants with a quick overview before diving into the questions. Survey questions addressed each major Plan component, but solicited more specific feedback on the vision for each of the nine (9) Character Areas that are described in the plan. Feedback collected will inform edits to the text and graphics for the final draft of the Plan. In total, 56 people participated in the survey. The pages that follow summarize the responses and provide a summary of proposed edits based on the feedback collected. While the proposed edits primarily reflect the comments from the corresponding question, cross over between questions and responses sometimes meant that an edit reflects comments made on other questions.

In this Workshop Summary, each question is presented and immediately followed by participant responses, often in graph form as well as individual comments that were submitted. A section follows the survey question and responses to provide an idea of potential edits to the Plan based on feedback. While the proposed edits primarily reflect the comments from the corresponding question, cross over between questions and responses sometimes means that an edit reflects comments made on other questions. In order to understand the context of many of the comments, it is best to have the draft Plan, which can be found on the city's website, in hand as some survey questions ask if there are "additional comments" about information not included in this survey summary. Page numbers for relevant sections of the draft Plan are provided throughout the summary for reference.

Participant Info

The first three questions of the survey asked basic information about participants. Participants were asked to record their name and email to stay updated on the project process, as well as their role in Harris Park. The results of the third question can be seen below.

Q3 Are you a: (select all that apply)

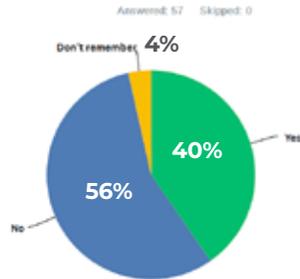


| ANSWER CHOICES | RESPONSES |
|--|-----------|
| Harris Park resident | 44.90% 22 |
| Not a Harris Park resident, but I do live in Westminster | 26.53% 13 |
| Work in Harris Park | 6.12% 3 |
| Harris Park business owner | 10.20% 5 |
| Harris Park property owner | 30.61% 15 |
| Design professional (architect, engineer, planner, etc.) | 12.24% 6 |
| Developer | 2.04% 1 |
| Prefer not to specify | 0.00% 0 |
| Other (please specify) | 8.16% 4 |

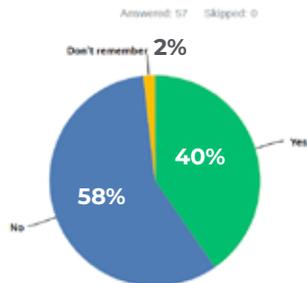
Previous Participation

This series of questions solicited feedback to determine whether Survey #4 participants have been engaged throughout the full project process, or if they're joining into the project as a newcomer during this survey. Overall, while many people had participated in preceding workshops, more are joining now. This suggests that the range of participation in the planning process continues to grow.

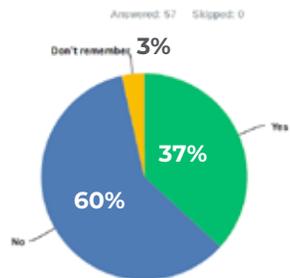
Q4 Did you participate in Workshop 1 (February 2019 at the Grange)?



Q5 Did you participate in Workshop 2 (June 2019 at the MAC)?



Q6 Did you participate in Workshop 3/Open House (November 2019 at the MAC)?

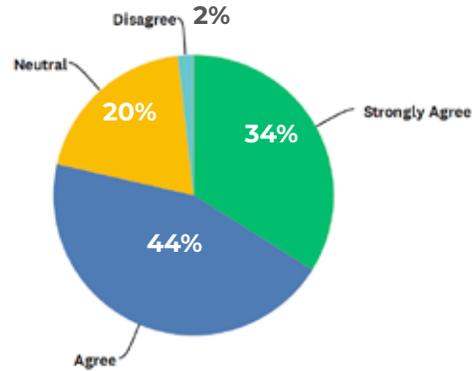


Vision for Harris Park

Pages 16 - 17 of Draft Plan

Q7 Do you agree that the statement below expresses the vision for Harris Park in the next 20 years?

Answered: 56 Skipped: 1



“Harris Park is a thriving community that welcomes people with a unique mix of historic buildings, restaurants, shops and small businesses. The community is connected by a variety of transportation methods, is artistic, lively, eclectic, and activated by a myriad of events that celebrate the culture and heritage of the area, inviting Harris Park residents and visitors to stay, play and return.”

Q8 Do you have any additional comments related to the vision statement?

- The word “activated” doesn’t work. . . . Is artistic, lively, eclectic, and celebrated via a myriad of events that spotlight the culture as heritage . . .
- With historic sectors
- Twenty years is a long time. Economic health (redevelopment, reinvestment, successes of established businesses) will ultimately determine the long-term success of this vision statement.
- I bought my home here 7 years ago with a similar vision. I hope to see it become more true. Right now, we the exception of Valente’s, we’re basically in a fast food desert and have to leave the area for most types of recreation and entertainment.
- Is this the vision for the plan? It does not characterize the current sentiment in our area. Current sentiment is frustration with lack of progress. Once again we are in an election year, so it is ramped up. What happens after November?
- I think the vision statement should also address building up commerce along 73rd
- The vision of what was promised shortly after 2014 has been extremely slow and stagnant and therefore their designation of what constitutes a historic structure needs to be completely revamped i.e. the Penguin building.
- Right now it is the complete opposite. If I didn’t live here or didn’t have any important business here I would not even come to this neighborhood.
- Would like to see “diversity” worked into the statement — “...celebrate the culture, heritage and diversity of the area...”
- I’m excited to have my family grow up in a diverse community and with many opportunities to enjoy small businesses, restaurants, and shops. I hope we can fill in all the lonely spots that have not been occupied for many years in the Harris Park area.
- I love the vision. However, I do not see that ANY of that has come to pass yet. When is this stuff going to start happening?
- Its too mechanical. It doesn’t focus on what we owe to each other.
- PLEASE NO MORE AFFORDABLE HOUSING. WE HAVE ENOUGH APARTMENTS, HOMELESS AND CONGESTION IN THIS AREA. SAVE ST. MARTHA’S CHURCH FOR WHAT IT WAS DESIGNED TO DO, DON’T REZONE IT FOR MORE APARTMENTS!!!!!!!!!!!!
- This area is primarily residential and so I have a difficult time envisioning much progress in bringing in many businesses.
- Would love to see equity, inclusion and belonging for all as a part of this statement. Additionally including housing - specifically mixed-income would demonstrate the commitment to housing options as a key element of our vision of a thriving community.

Proposed Edits to the Plan Based on Community Feedback

While over 75% of participants agreed or strongly agreed with the vision for Harris Park, the comments recorded provide a few potential edits for consideration.

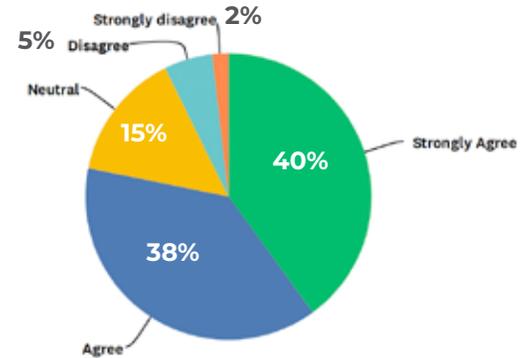
- Change the word “activated” to “celebrated”
- Incorporate language that recognizes the importance of diversity, equity and inclusion in Harris Park
- Highlight the importance of housing and a range of housing options to accommodate residents

Vision for Harris Park Core

Page 17 of Draft Plan

Q9 Do you agree that the five primary goals of the plan listed below will help guide important actions in Harris Park in the future?

Answered: 55 Skipped: 2



1. Preserve the unique character of the Harris Park Core and Greater Harris Park Neighborhood.
2. Encourage new, context-sensitive redevelopment and infill.
3. Enhance the public realm to foster a unique, local experience that attracts visitors.
4. Improve connectivity and safety for transportation networks.
5. Enhance opportunities for neighborhood communication, partnerships, and gathering.

Q10 Do you have any other ideas about the vision for the Harris Park Core?

- Restaurant!
- Get more of a old town - downtown appeal
- We need to build out a central area that's walkable with restaurants, bars, and shops, serving both residents and visitors.
- SILENT CROSSINGS BRADBURN, 72ND & LOWELL
- I think community members need a strong voice. Many decisions now feel like they are made with big assumptions and/or lack of vision. I have been unimpressed by the development decisions around 72nd and Federal so far.

Comments (continued)

- Number 1: There is currently no unique character of Harris Park only disheveled buildings masquerading as historic on 73rd avenue and furthermore the coffee shop on 73rd across from the fire station and the owner are waging their muscle to keep new businesses from opening. The street lights put in on Lowell and the esplanades in front of the Lowell Row Townhomes are not maintained and haven't been since they've been installed. The grass is full of weeds and the planters are horrific. Part of any future plan must go further than the city installing items and neglecting to maintain them. It has been my sad storied history that working with the Westminster Planning and Zoning department discourages any type of positive development for homeowners. Number 4: Westminster discouraged the B Line when it was advertised as a direct route to Union Station, the two stops discourages riders.
- Re-evaluate historic designation for properties like the penguin building
- It really needs some improving, really bad.
- I think an allowance somewhere for street vendors, food trucks/carts, and/or outdoor markets would help.
- "Context-sensitive" seems vague...suggest "culture-preserving, diverse development and infill"
- Please please please develop the vacant lots that attract homeless people and trash. Establish a business, a residence, or a park. Anything! Just don't leave those lots empty. They are an eye sore and attract crime.
- Need more restaurants in the core of the neighborhood, it would be nice to walk to place like other neighborhoods.
- I strongly believe that both Harris Park and the City of Westminster need to offer stronger services for our homeless residents including a shelter or day center.
- I AGREE WITH THE PLAN TO CLEAN UP THE AREA AND BRING IN MORE BUSINESSES. I DON'T AGREE WITH ADDING MORE APARTMENTS AND INCREASING CONGESTION. LOW INCOME HOUSING BECOMES A SLUM AND RUINS NEIGHBORHOODS AND INCREASES CRIME.
- As part of the unique character of this area, we attract people who want to be frugally happy, enjoying smaller scale houses rather than "mcmansions."
- Offer incentive to existing small businesses and get in new businesses that will attract more people like small brewery/restaurant, better coffee houses, bookstores, small gifts etc
- As an affordable houser I'm going to default to including a specific goal of mixed income housing options for all - not specifically stating it could lead to it not being prioritized. I know that Westminster is committed to affordable housing - specifically mixed income but the public at large might not and it could get lost in the shuffle in the years ahead.
- Increase focus on cultural arts

Proposed Edits to the Plan Based on Community Feedback

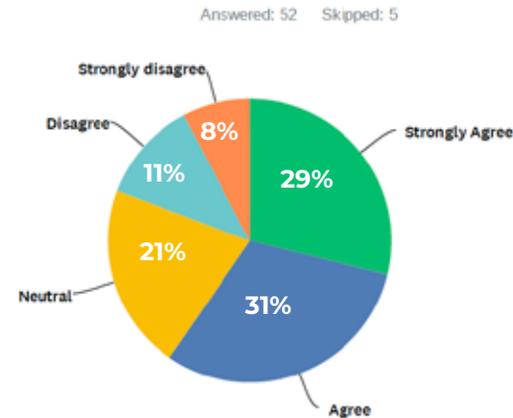
Just shy of 80% of participants agreed or strongly agreed with the five primary goals for the Harris Park Core. Based on the comments provided, a few minor edits are suggested.

- Emphasize walkability on goal 4 since that is the mode of transportation participants noted needs the most improvement
- Make sure the description for goal 2 defines "context-sensitive"
- Consider specifically mentioning restaurants in the description for goal 1 or 2, as this was commonly mentioned as a desirable future use in the Core.
- Similarly, consider specifically mentioning the importance of a range of housing types (although this sentiment also reflects on the Greater Harris Park neighborhood in addition to the Core)

Vision for Character Area 1

Pages 20-21 of Draft Plan

Q11 Do you agree with the Key Ideas shown above for Character Area 1?



Q12 Do you have any additional comments for Character Area 1?

- Hopefully these homes will address affordability of homes in Westminster.
- This is area where I have property that is attached to property in area 2. That property is of main concern regarding proposed future development to the west of my land.
- It looks like 73rd Avenue will be reconfigured, which i wouldn't like. Plus, the are looks like it will be pretty congested.
- Is it too close to the railroad tracks?
- Tired of low income housing in our area & not further north.
- ONLY if there is a quiet zone and adequate buffer from the rail road to mitigate potential hazards.
- This area is too small for the number of proposed new building indicated here.
- Will have to establish quiet crossings for the UP railroad or no one will want live there or should they be exposed to this. Arvada has it all through their olde town.
- An actual park would be nice. We don't have any of those around here.
- Suggest "electric" "artsy" "cultural" designs and materials, omit "colors"
- This section of the area is right where the south/east bound train would blow it's horn. Sound protection, insulated windows and walls, or a quiet zone should be considered here.
- Affordable housing would be great!
- Yes, just do it already! This has been discussed since 2007. Why has nothing happened yet?
- Many of our homeless residents build encampments on the Union Pacific rail line since police sweeps happen there less frequently.
- Whatever your plan is, make sure there is sufficient parking for whatever your use.

Comments (continued)

- You state “eclectic” and “artsy” colors and materials, yet the renderings in your map look exactly like all the new developments in the Denver metro area (Stapleton, Lowry, most of Broomfield, etc.). These houses do NOT fit into the character of Harris Park at all. Harris Park is mostly simple, smaller ranch houses on large plots of land. It’s what makes this area unique and what attracted me to the neighborhood when I purchased this home four years ago. Do NOT make this area look exactly like every other new or revitalized area around here.
- AS STATED
- Can you not put an actual aerial view photograph here rather than the inaccurate “not to scale” map? As a property owner right here, it is not possible to really agree or disagree with this as to how the proposed “new buildings” are illustrated. I now own two contiguous properties along 74th Avenue, and I am very interested in this!
- Without more dense housing options unfortunately due to the cost of commodities, water and entitlement these homes while lovely and desired will be out of reach for most Westminster residents, young BIPOC families etc. Please consider including greater density closer to the heart of the park.

Proposed Edits to the Plan Based on Community Feedback

Approximately 60% of participants agreed or strongly agreed with the key ideas shown for Character Area 1. Many participants also included comments with more specific ideas, questions, or concerns about a particular property. While they should all be noted by staff, not all warrant edits to the key ideas. The edit below was commonly noted and should be made.

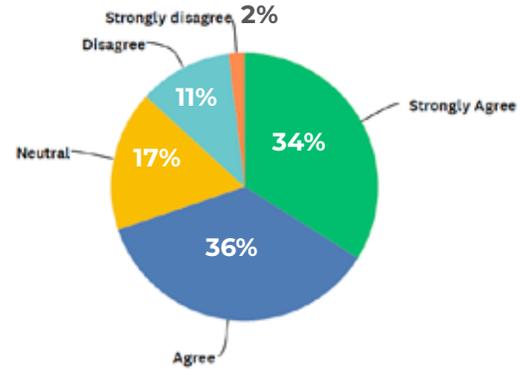
- Quiet zones and silent crossings were of particular concern for this area, especially when considering more residential. Add some discussion of these to the key ideas for Character Area 1.
- Consider the use of green space along the railroad to serve as a park or common open space, which will contribute to creating a buffer between residential development and the railroad.

Vision for Character Area 2

Pages 22-23 of Draft Plan

Q13 Do you agree with the Key Ideas shown above for Character Area 2?

Answered: 53 Skipped: 4



Q14 Do you have any additional comments for Character Area 2?

- This is area where I have property that is attached to property in area 1. The property in area 1 is of main concern regarding proposed future development (new building) shown on my land. I know this is rough draft.
- Larger lots need to allow more density
- A few sentences on guidance for infill if the church were to ever redevelop to be consistent with the scale and character of this area, and to maintain the public access to the park.
- it looks like it would be too congested with residential buildings.
- So the giant church parking lot remains?
- The preservation of setbacks is very important in this area in relation to soft infill. I believe the approach will accomplish the vision.
- I think it's great to integrate ADUs. Ensure, however, that there are bulk/square footage, setback, and height standards along with the allowance for ADUs. You may want to consider the residency requirement that Denver has to reduce the potential for short term rentals, redevelopment to two-unit properties and displacement.
- So nothing is being done on Bradburn which has a few nice houses and a bunch of awful houses to include an AirBnb unit none of which adds anything to the community. I am in favor of ADU's but more importantly taking care of what is already there sooner like it should be the first priority.
- Some additional 2 story development would not be out of line
- I don't see any apartments for seniors, or new couples or singles.
- Maybe add, "integrated into or with green spaces"
- Work with the church to get additional pathway to connect the southeast corner of 74th and Bradburn to the art walk.
- Yes, let's just get it done!
- I am concerned about how Westminster Presbyterian church's parking area might be taken for granted by new businesses, such as a pub, to be developed on 73rd avenue.
- Again, Whatever your plan is, make sure there is sufficient parking for whatever your use.
- Yes, encourage ADUs within the current character of the area.
- AS STATED
- Again, as a property owner RIGHT HERE, it is difficult to relate to the "not to scale" map because of the inaccuracies represented.
- These are lovely options but once again the economics of development today in Colorado makes these options unaffordable for many. I respectfully request consideration of greater density as opposed to single family. Could we look to Minneapolis or Portland OR and go with a duplex/quad dynamic in the area? This is the time for bold changes that open opportunity for developers to offer greater affordability in areas of opportunity.

Proposed Edits to the Plan Based on Community Feedback

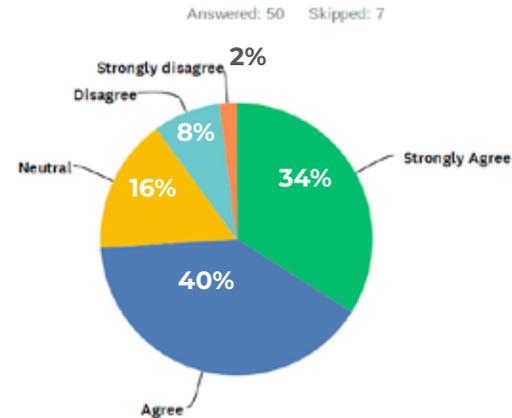
A larger percentage of participants – 70% - agreed or strongly agreed with the key ideas for Character Area 2. Written comments about Character Area 2 focused on a few key topics, but potential changes to the text center around the church within the Character Area.

- Provide more direction on how the church, especially its parking lot and potential connections, work with the vision for the Core, and provide guidance for if the parking lot were to redevelop.

Vision for Character Area 3

Pages 24-25 of Draft Plan

Q15 Do you agree with the Key Ideas shown above for Character Area 3?



Q16 Do you have any additional comments for Character Area 3?

- Need to attract more retail use and restaurants - this area has been lack luster for a long time and does not compete with Old Town Arvada or Old town Louisville - or Tennessee Street around 44th
- I recognize they extend outside the plan boundary, but I would love to see the north south streets extending off 73rd to be adapted over time to include wider sidewalks and tree lawns if the ROW can accommodate it. It would help with character defining around 73rd.
- This seems small in scale.
- This area has a ton of potential and needs a vision just like this to give it the boost it needs!
- There needs to be an emphasis on restaurants on 73rd Ave. to help bring customers into the area so the galleries and small shops will flourish.
- SILENT CROSSINGS BRADBURN, 72ND, & LOWELL
- I like the idea of well-scaled infill and a mix of uses.
- I am unsure. I own the building/law office on the NE corner of 73 and Orchard. It appears that you intend to put in a new building and join it to my building? There is a single family home there now.
- This area is trying and could do with more activation. I like building up more green spaces and landscaping overall.
- What additional amenities are planned, where are these ppl going to shop for groceries, stop in for a glass of wine, or even eat within this area? This is very ambitious when the area around the rail station has yet to be developed. That needs to be developed first to provide a reason for ppl to occupy the housing your are building.
- Installing flower beds and planters must be accompanied by on going plan to maintain them. Existing beds and planters are horribly neglected all through the area. Maybe have plan to assist citizens to adopt planters and help provide plants with the underused greenhouse built at great cost near the old dry creek

Comments (continued)

- why add more commercial and noise. The park behind the buildings feels unsafe. Why not tear the buildings down and open that park to 73rd.
- This part is pretty nice already but the surround areas scare everyone off before they even get here.
- This would be a good area for an allowance for street vendors, food trucks/carts, and/or outdoor markets.
- Suggest to add to bullet three the benefit: Improved pedestrian walkways accessible for all
- This preserved section of Westminster is very unique and could be a special district if development happens as stated above.
- I would love to see a coffee shop and brewery in this area! Eventually we could do a First Friday-style artwalk with streets closed to cars, food trucks, etc.
- Fabulous! Let's do it!
- In the past 18 months more businesses have failed on 73rd avenue than opened new, in spite of there being city subsidies for the Olde Westminster Tavern.
- You need to consider the issue of parking in this area before you make any developments. There is already a daily struggle with residents and parking. There needs to be a clear plan laid out here and presented to the area.
- Not enough information to make a decision
- Again, hard to say based on the inaccurate map.
- I think that area is already pretty nice. The playground needs major improvement including a covered area to sit under. I think we need more small shops and places to get food. also PLEASE OPEN THE WESTMINSTER PUB!
- Please see my previous comments - once again these are beautiful options but can we introduce more density?

Proposed Edits to the Plan Based on Community Feedback

74% of participants agreed or strongly agreed with the key ideas for Character Area 3, but almost half of the participants provided comments. While many confirmed the key ideas, additional comments provided some potential edits for the Character Area.

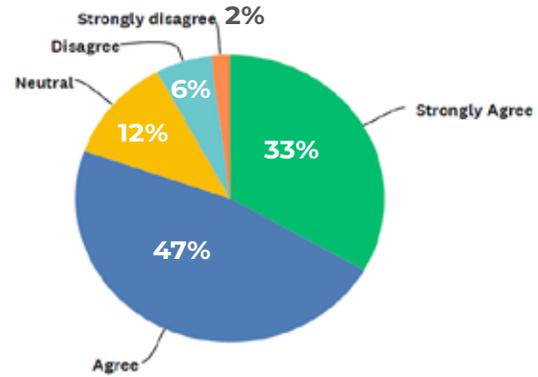
- Emphasize the need for more businesses and restaurants in the area to bring more activity to the Core.
- Add text in the goals of the Plan to emphasize the need for a grocery store in the Harris Park area.
- Incorporate text that highlights this Character Area as a place for special events, such as First Fridays.

Vision for Character Area 4

Pages 26-27 of Draft Plan

Q17 Do you agree with the Key Ideas shown above for Character Area 4?

Answered: 51 Skipped: 6



Q18 Do you have any additional comments for Character Area 4?

- The images do not reflect the greening of the area. The images do portray the idea of the built form.
- Low income row houses and already too much traffic
- As a multi-unit property owner in this area, it will be increasingly problematic to build more housing unless and until Westminster PD starts enforcing the 30 mph speed limit. The traffic noise is horrible and the speed is out of control. Also problematic, though better than in previous times, is Hidden Lake High School. The students can be disruptive, rude and the trash and drug paraphernalia left on the properties is disturbing. Again there is no maintenance of the area by the City of Westminster - and no evidence why my property taxes are through the roof with no evidence of service. If all of these improvements are going to be funded through my tax dollars then that's a problem. The Harris Park South Westminster area has long been forgotten by the City Council who absolutely ignores us and thus provides little or no services. All you have to do is drive through the neighborhoods for proof.
- Sounds good in theory but developing public green area with high water demand grass which requires contract maintenance and is neglected to the point of reverting to weeds as the dominant species is not improving the area.
- Again, this part isn't bad but then you go just a little further south and want to get the hell out of there.
- It would be nice to show more defined areas for green, public spaces.
- How is affordable housing addresses? Is it?
- There is a certain "build up" of density as you approach 73rd that acts as a gateway for the district. Retaining this feature, while encouraging relatively the same land use for any new re/development is smart.
- Again, please consider adding affordable housing.
- It all looks great, but truthfully, we have enough residences. Let's get some more businesses in here.
- Whatever your plan is, make sure there is sufficient parking for whatever your use.
- Standard plug for affordability driving elements within this mid level density plan.

Proposed Edits to the Plan Based on Community Feedback

Participants primarily agreed with the key ideas presented for Character Area 4, with a few comments to help clarify the text and graphics provided.

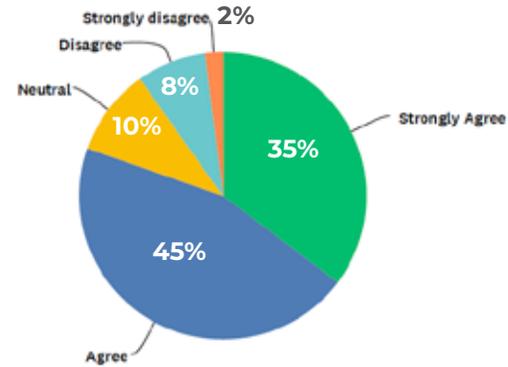
- Incorporate more images to clearly illustrate the "greening" of this corridor.
- Clarify in the text and illustrative that the greening shown is meant to be on individual properties rather than a new public space.
- Include a statement that a range of housing options should be available along the corridor.

Vision for Character Area 5

Pages 28-29 of Draft Plan

Q19 Do you agree with the Key Ideas shown above for Character Area 5?

Answered: 51 Skipped: 6



Q20 Do you have any additional comments for Character Area 5?

- The second picture does not look like a small town center
- emphasis should be on retail and commercial rather than residential.
- Get rid of the Penguin building and maximize the development potential and feasibility of the 72nd and Lowell site. Allow for up to 4 stories closer to 72nd Ave, stepping down to 3 at 73rd.
- Please do some economic development to add restaurants, coffee shops, regular shops. I would love to be able to walk here in the evenings and weekends for a night out or a quick lunch at lunchtime.
- First of all, the Penguin Building is still in place - BIG Problem - it is an eye sore and full of asbestos. I am in favor of the senior housing replacing the old gas station/Germinal Theater, IF there is on site parking - not street parking. Lowell is not walkable, it's almost scary to drive on it anymore. Take a look at the lampposts and planters in that area, they look dejected - where is all the landscaping from the fancy new nursery the City built a couple of years ago by England Park? When is the rail station area going to be finished/developed and the housing area south of it? the traffic patterns and walkability needs further examination before this is moved forward.
- Traffic calming measures are way overdue for Lowell. Existing improvements are neglected. Must have a plan to maintain what you install
- I don't like the Penguin building. why didn't they tear it down with the others?
- An assisted living home on the corner of 73rd and Lowell? Are you joking? This would ruin the area completely for future commercial development and it would remain isolated and unwelcoming. This is a perfect area for commercial development and improvement that will draw people to the area.
- Consider designing surrounding streets to meet Colorado newly passed street closers pedestrian traffic to access business and alcohol consumption guidelines.
- Similar to the above comment, this block is critical in setting the stage for the district and the language in the proposed plan provides the framework for ensuring the unique charm of this block is retained.
- Agree that this corner is a perfect gateway / way to set the tone for the 73rd Ave "Main Street"
- Yes! That would be great. People really speed down Lowell; so in order to make it a walking street, I think the referenced traffic calming measures will be key and should include lowering the speed limit. We also need wider sidewalks on Lowell.
- This is a sector where many many businesses are struggling. 7-Eleven on 72nd and Lowell has also been the site of violence. We need to address social issues as a neighborhood and not just build real estate.
- Whatever your plan is, make sure there is sufficient parking for whatever your use.
- Where's the Post Office?
- You can't take out building (electric City) BUT we do need more parking. Maybe turn the front half of the empty lot the city owns into a small shop with apartments on top and then turn the back half into more public parking. I also think the senior living going up on the corner would be better suited as shops on the bottom and private apartments on top

Proposed Edits to the Plan Based on Community Feedback

Participants overwhelmingly agreed with the key ideas presented for Character Area 5. Comments ranged in ideas about what should or should not be included in this Character Area, but a few key edits could be made:

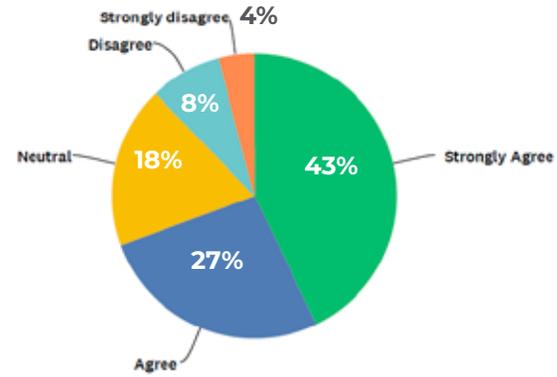
- Add language about the status of the Penguin building.
- Add a few additional labels to the map to help readers orient themselves. The Post Office is one such location that should be included.
- Strengthen descriptor text for the area to emphasize the need to bring businesses and commercial development to Character Area 5.
- Add traffic calming measures along Lowell.

Vision for Character Area 6

Pages 30-31 of Draft Plan

Q21 Do you agree with the Key Ideas shown above for Character Area 6?

Answered: 49 Skipped: 8



Q22 Do you have any additional comments for Character Area 6?

- Parking underground?
- Great context and transition to the TOD!
- I don't like the image as drawn--have a consistent setback for new buildings. Note the pictures that are being used; they don't have that varied setback.
- So, according to this, all of the existing buildings, including the STEM school and the building where Growing Home is currently located, would be demolished? How about a large community center/homeless shelter along this street?
- Four story housing is too tall for the area. though it would be nice to finally have the old gas station and Macon Academy building torn down before the homeless set them on fire like they did with the Nolan RV area.
- Abundant landscaping with no maintenance plan or a water conservation plan is pointless and not sustainable. Get water consumption under control and stop mandating blue grass.
- are the new buildings residential or commercial
- Anything would be better than what is there now. Literally anything.
- Without defining some space, it might be difficult to actually incorporate abundant landscaping.
- Opportunity to key in on "accessible"
- The key to this block is the roadway connection you show from 72nd to Irving. Although I am not a huge fan of additional connections on 72nd, I believe this connection could alleviate some of the pressure from this intersection.
- Wide sidewalks and trash bins, lower speed limit on 72nd
- Better if we have more restaurants!
- This is a really underdeveloped area with abandoned lots and buildings. It would be ideal for a social services center or homeless day-center due to its proximities to transportation and other existent services such as the MAC and Growing Home.
- This area is an eyesore but please make sure parking is sufficient.
- 3-4 story buildings are completely out of character for this entire area. I don't think anyone will be interested in walkable areas between a street as busy and loud as 72nd and several noisy schools.
- Can't tell anything from this inaccurate map. Where is Growing Home?
- This is great.
- This area is in desperate need of beatification

Proposed Edits to the Plan Based on Community Feedback

Like other Character Areas, the majority of participants agreed with the key ideas, but provided comments of how to improve the information provided.

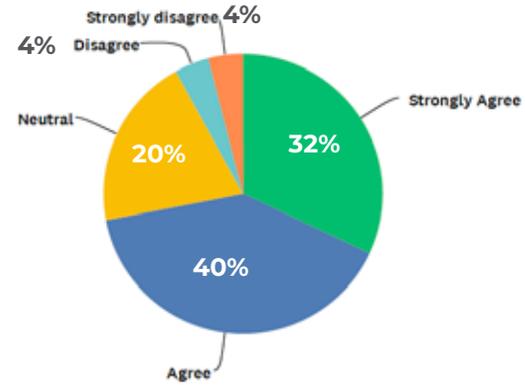
- Related to this Character Area, a landscaping maintenance plan and water conservation plan could be added to the implementation plan.
- Consider referencing a range of scales but focusing on two and three story buildings in this Character Area.

Vision for Character Area 7

Pages 32-33 of Draft Plan

Q23 Do you agree with the Key Ideas shown above for Character Area 7?

Answered: 50 Skipped: 7



Q24 Do you have any additional comments for Character Area 7?

- This seems to be misleading. Too much residential. Isn't this a commercial area?
- Isn't this area already covered in the Westminster Station Area Specific Plan? Doesn't seem like this vision is doing anything more significantly different than that plan...
- You have to get rid of the debacles houses and businesses south of 72nd. This should be designated for businesses not housing - way too loud
- Infill close that close to the UP rail crossing will require a quiet crossing. Horribly loud with existing conditions.
- this does not seem like it's part of the neighborhood.
- Yeah, this part is perfect for some commercial redevelopment that would attract people to the area. Right now it looks pretty shabby.
- Maybe consider bike friendly storage options
- Opening up access to the rear of the parcels is key for this area, improving access to a rather sketchy set of driveways - allowing for cross access will remove the need to access 72nd if migration between parcels is necessary. This area could build off its eclectic architectural vibe and act as the fabricating land uses for this art district, while keeping its nod to its industrial past.

Proposed Edits to the Plan Based on Community Feedback

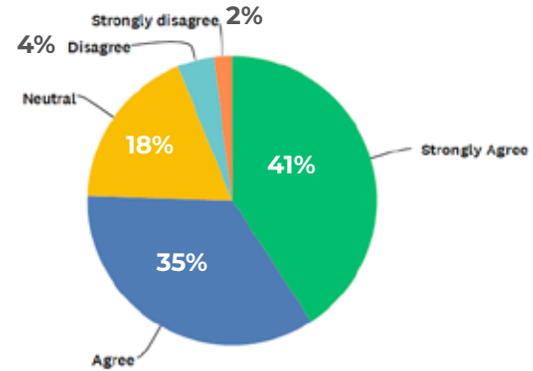
Participants primarily agreed with the ideas shown for Character Area 7. Comments provided were not as extensive as those in other Character Areas and do not warrant changes.

Vision for Character Area 8

Pages 34-35 of Draft Plan

Q25 Do you agree with the Key Ideas shown above for Character Area 8?

Answered: 49 Skipped: 8



Q26 Do you have any additional comments for Character Area 8?

- Please think about the phasing in which outdoor spaces will be built. We also need to think about will these spaces be publicly accessed on private property.
- Amp up the height on 72nd. What are we afraid of along that corridor?
- I often walk from our area to the Westminster Station, up little dry creek and back around. I would like this whole area to feel more pedestrian friendly.
- Glad to see that vacant lot on Newton to be used. It's nothing but an eyesore now.
- Are these market rate developments or Low Income?
- Too much housing with the development of basic services. First of all Westminster High School is already over capacity and has an overall rating of 3 out of 10. Again, some of the focus needs to be more centered on the logistics first not housing without amenities. Westminster doesn't take care of what they currently have, more of everything will simply result in even less care and maintenance.
- Lots of pedestrian friendly areas that are not maintained is a detriment. Pointless to pay for a plan that is
- show the buildings that are being torn down. Are they historic?
- There are some great businesses established already but the look of the area is terribly. Mostly City right of Way property that has been completely ignored. There is great opportunity for more commercial development here to get this area on the map of places to go.
- Where will the inviting outdoor spaces be? If not defined they may not happen.
- Low income housing options?
- The key to this section will be building up the street wall along 72nd, thereby accentuating the intersection and peaking the visitors curiosity of what else might be happening north of 72nd.
- Are there any plans for a public playground in this redevelopment? This area is full of schools and kiddos, and I would love to see space near 73rd Ave utilized for that purpose.
- Restaurants please!
- Much of this current area contains low-income or transitional housing. I would be frustrated to lose these resources if the neighborhood were gentrified with new real estate development.
- ENOUGH PEOPLE, ENOUGH TRAFFIC

Proposed Edits to the Plan Based on Community Feedback

Approximately 75% of participants agreed or strongly agreed with the key ideas for Character Area 8, and a handful of comments provided ways in which to strengthen the text for the Character Area.

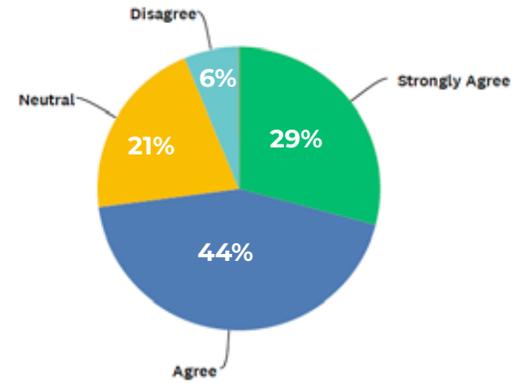
- Strengthen text regarding phasing of work proposed for this Character Area so the community is aware of the general plan on how this will be approached. Note that this may be incorporated in the Implementation Plan rather than Character Area 8 text.
- Address the importance of pedestrian facilities and walkability, both in the text for this Character Area and in the Public Realm chapter.
- Explain that the residential development should offer a range of options. (This is also a statement that should be strengthened in the overall vision for Harris Park.)

Vision for Character Area 9

Pages 36-37 of Draft Plan

Q27 Do you agree with the Key Ideas shown above for Character Area 9?

Answered: 48 Skipped: 9



Q28 Do you have any additional comments for Character Area 9?

- What's with the big empty area?
- Hard to tell in this area--what are the existing uses? I'm totally confused as to where this area is. If it's right next to the railroad, I'd put more commercial infill vs residential. And this drawing seems really haphazardly built out--not a great vision of infill...
- Market Rate or low income?
- Again a lot of housing and furthermore, these are very close to the rail tracks and the freight trains are very loud - what is the mitigation for this?
- Same comments as before. How do you maintain public access areas unlike now which is neglected to the point of looking like an abandoned town. Council has long neglected the area and raised property taxes with little or nothing to show for the income other than an endless stream of new vehicles for the Westminster fleet.
- buildings on the west side of Bradburn should have great views. Show the buildings oriented to the west.
- This area looks like it has been largely ignored by both the City and property owners. Any improvement here would be an improvement.
- Consider bike storage options
- This area, funky as it is, might lends itself to a little more utilization on the parcels - possibly clustering incubator space on the northwest corner of Bradburn and 72nd. The diagonal road is 72nd Place.
- Affordable housing. Playground.
- The example photos could use more landscaping
- 7235 Bradburn Blvd was originally zoned to be a habitat for humanity house. It is now a vacant lot.
- Can this phase involve duplex and quads? If so I'm in the strongly agree category.

Proposed Edits to the Plan Based on Community Feedback

With 72% of participants in agreement with the key ideas, and no participants selecting "strongly disagree", comments provided additional direction and potential edits for the section.

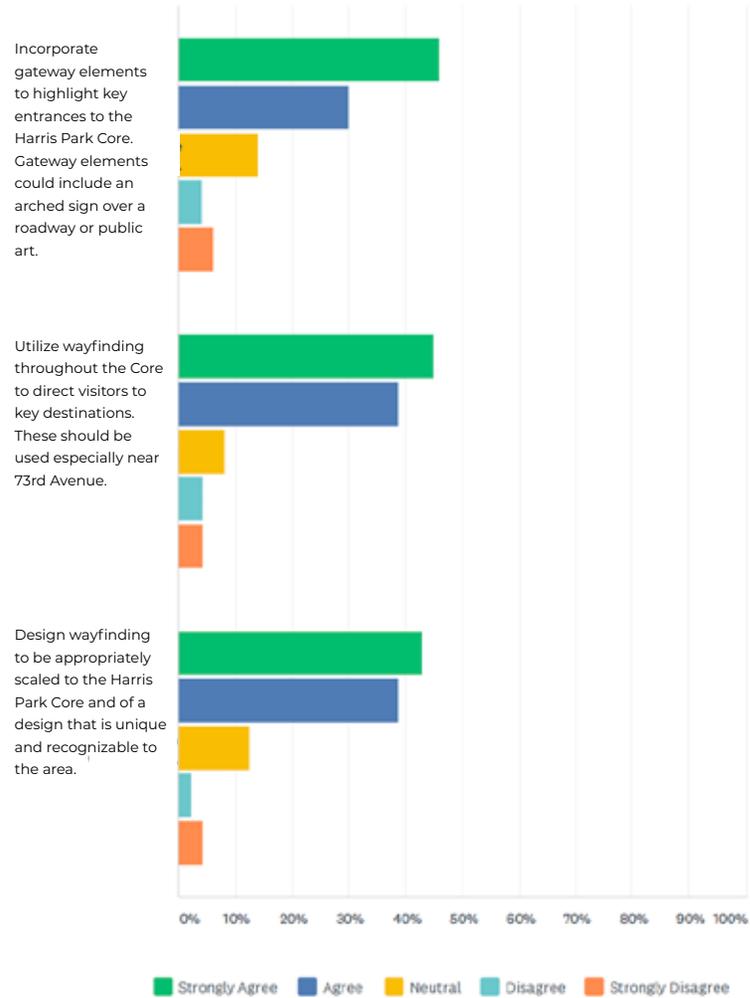
- Clarify uses shown in the illustrative for Character Area 9 with annotations.
- Incorporate text to emphasize taking advantage of mountain views from this character area, and increasing density.
- Consider incorporating additional photo examples that show more landscaping.

Vision for Gateway & Wayfinding Features in the Core

Page 50 of Draft Plan

Q29 Do you agree with the key ideas below that describe potential gateway and wayfinding features in the Harris Park Core?

Answered: 50 Skipped: 7



| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|--|----------------|--------------|-------------|------------|-------------------|-------|
| Incorporate gateway elements to highlight key entrances to the Harris Park Core. Gateway elements could include an arched sign over a roadway or public art. | 46.00% 23 | 30.00% 15 | 14.00% 7 | 4.00% 2 | 6.00% 3 | 50 |
| Utilize wayfinding throughout the Core to direct visitors to key destinations. These should be used especially near 73rd Avenue. | 44.90% 22 | 38.78% 19 | 8.16% 4 | 4.08% 2 | 4.08% 2 | 49 |
| Design wayfinding to be appropriately scaled to the Harris Park Core and of a design that is unique and recognizable to the area. | 42.86% 21 | 38.78% 19 | 12.24% 6 | 2.04% 1 | 4.08% 2 | 49 |

Q30 Are there any key ideas that were missed?

- I think this component is essential to create a sense of neighborhood. This area is hard to find and needs definition.
- Integrate and maintain the historic street names signage that currently exist (or replace with new with consistent branding to other signage).
- Clear directions, paths etc. To the light rail station.
- The City should not waste it's money on big dumb signs
- What will the sign say? It was unanimously agreed to use the term Historic Westminster instead of Harris Park.
- Parking is limited now, I am not sure if your plan covers this adequately.
- Well we need places to go before there are any of these put in place.
- WE NEED TO BE SEEN TO BE KNOWN
- Provide signage explaining that we are a welcoming and inclusive community that celebrates diversity.
- Due to its historic past, interpretive signs might also be placed in key locations that educate the visitor of this area, thereby creating a heritage tourism component.
- I loved the Historic Westminster branding, and hope to see it used in this new signage.
- I like the concepts, in theory, but the example photos are kind of ugly. Needs more landscaping, I guess. The example arch somehow looks too modern or something for the area.
- More retail and restaurants to compete with Berkeley and Highlands neighborhoods.
- No one EVER uses those dopey signs that list where things are. It's 2021. We use our smart phones. Those signs will just make Harris Park look less unique and artsy, unless they're done in an extremely creative way. And the arch over 25th Ave in Edgewater looks really dumb. Please don't do that here. If the area is well laid out and there are sufficient roads and sidewalks and visibility for businesses, people will come. No signs or arches necessary.
- key destinations should include signage to train station, library, and rec centers, as well as Westminster history center or museum
- ADA elements for hearing and visually impaired citizens comes to mind - these are all great options as stated.
- More art integrated into highly visible spaces as another way to create unique character and place

Proposed Edits to the Plan Based on Community Feedback

Participants overwhelmingly agreed with the ideas for gateway and wayfinding elements for the Harris Park Core, with over 76% of participants agreeing with each statement. Comments ranged in ideas for specific signs to more general questions about how these elements could be used.

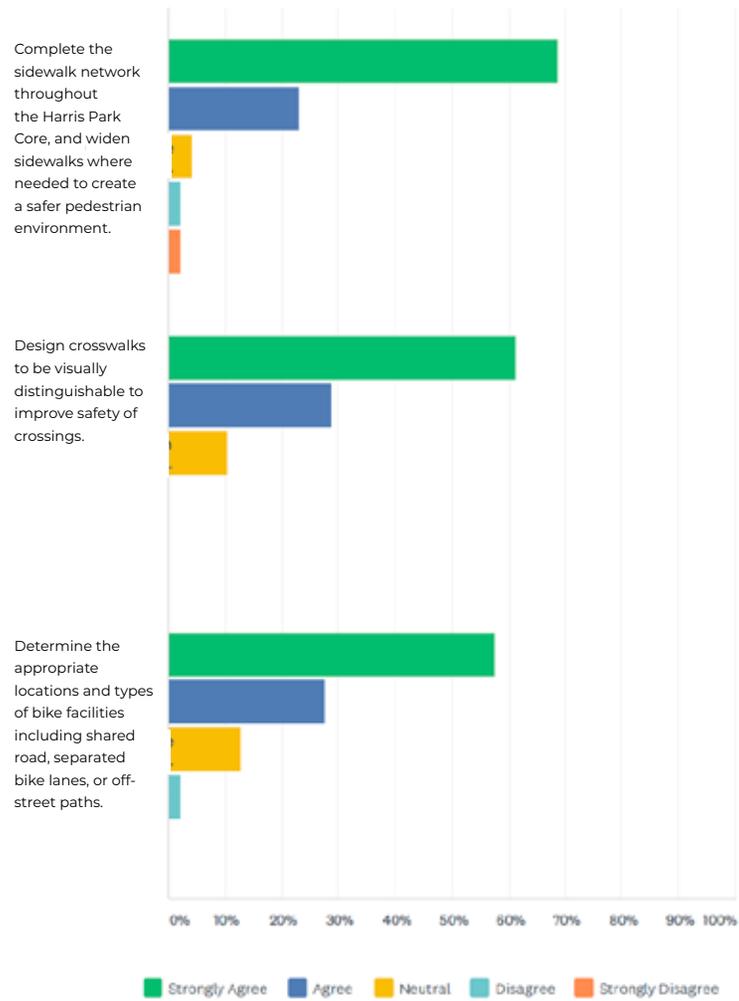
- Incorporate language that states the importance of continuing the Historic Westminster branding, as many participants felt this was an important characteristic of the area.
- Emphasize the desire to utilize art was signage and wayfinding.
- Incorporate signage with universal symbols and multiple languages.

Vision for Connectivity in the Core

Page 51 of Draft Plan

Q31 Do you agree with the key ideas below describing sidewalks, crosswalks and bike paths in the Harris Park Core?

Answered: 50 Skipped: 7



| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|---|----------------|--------------|-------------|------------|-------------------|-------|
| Complete the sidewalk network throughout the Harris Park Core, and widen sidewalks where needed to create a safer pedestrian environment. | 68.75% 33 | 22.92% 11 | 4.17% 2 | 2.08% 1 | 2.08% 1 | 48 |
| Design crosswalks to be visually distinguishable to improve safety of crossings. | 61.22% 30 | 28.57% 14 | 10.20% 5 | 0.00% 0 | 0.00% 0 | 49 |
| Determine the appropriate locations and types of bike facilities including shared road, separated bike lanes, or off-street paths. | 57.45% 27 | 27.66% 13 | 12.77% 6 | 2.13% 1 | 0.00% 0 | 47 |

Q32 Are there any key ideas that were missed?

- a skate park like the one in Arvada by the Apex center would be nice - to attract a younger crowd
- Where materials change at crosswalks (eg, asphalt to brick), cracks and wear may become more commonplace. This is not a "NO," but it should be factored in as a potentially higher maintenance cost.
- Please think about the maintenance of different crosswalk improvements in relation to the City's ability to maintain the ROWs.
- Include maintenance of the items being proposed. What is the impact on the water demands of the area?
- Walking around here is dangerous.
- Clear signage for cyclists is very much needed to keep riders off of Lowell at least above 73rd Avenue where it narrows. It would be great to have them go from Lowell down 73rd to Bradbury Blvd so that cyclists can see the businesses there then north to the US 36 Bikeway.
- Bike storage.
- Especially in COVID times there is remarkably little foot or auto traffic in the neighborhood
- Plenty of public trash cans and recycle cans for pedestrians please.
- EXISTING STREETS ARE TOO NARROW TO ALLOW BIKE LANES
- 72nd is not a walk friendly area. The walk from 72nd down Hooker to Station is not ADA compliant and unsafe. The walk across Lowell on 72nd (both sides) is not safe. Cars drive way too fast and don't pay attention. Remove some lanes and dedicate to more ped/bike safety

Proposed Edits to the Plan Based on Community Feedback

Participants overwhelmingly agreed with the key ideas presented for connectivity in the Core – focused on sidewalks, crosswalks, and bicycle facilities. Responses reflected agreement so much so that very few selected Disagree or Strongly Disagree for these three questions. Comments provided additional details that could be added to improve connectivity in the Core.

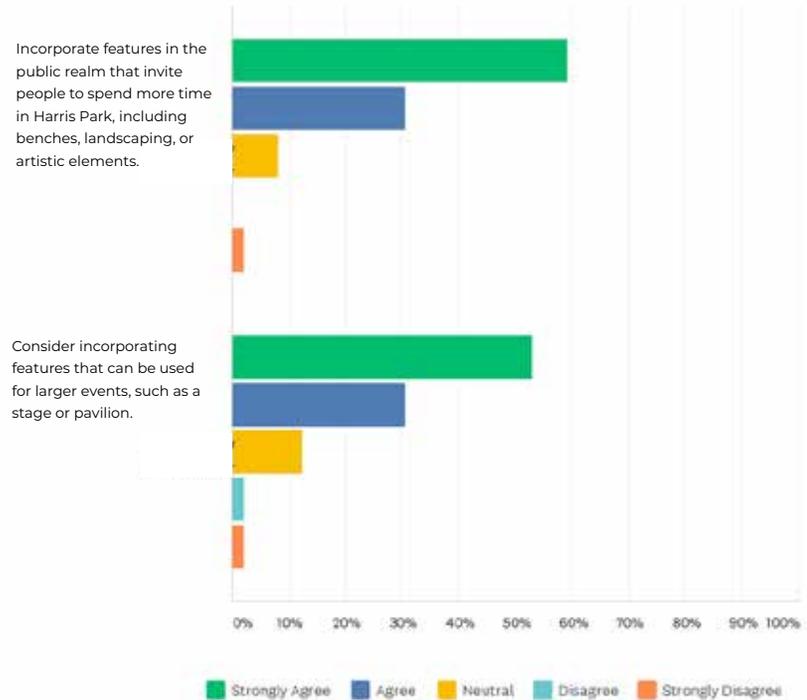
- Incorporate text that recognizes the importance of crosswalk maintenance, in addition to creating safer crosswalks. This should be mentioned in the Implementation Plan as well.
- Explain the importance of strategically locating bicycle storage along the bike path.
- The need for trash and recycling was mentioned by a participant, which is not appropriate for this particular section, but should be recognized in the Public Realm section of the Plan.

Vision for the Public Realm of the Harris Park Core

Page 52 of Draft Plan

Q33 Do you agree with the key ideas below describing the public realm in the Harris Park Core?

Answered: 49 Skipped: 8



| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|--|----------------|--------------|-------------|------------|-------------------|-------|
| Incorporate features in the public realm that invite people to spend more time in Harris Park, including benches, landscaping, or artistic elements. | 59.18% 29 | 30.61% 15 | 8.10% 4 | 0.00% 0 | 2.04% 1 | 49 |
| Consider incorporating features that can be used for larger events, such as a stage or pavilion. | 53.06% 29 | 30.61% 15 | 12.24% 6 | 2.04% 1 | 2.04% 1 | 49 |

Q34 Are there any key ideas that were missed?

- parking again
- Irving street park could benefit from activation, stage, or other gathering elements to enhance the Library and a sense of community
- Will there be curfews in the area?
- We need an Arts Center for theater. the Jazz Festival brought out several people. I would disagree with a lot of loud late night venues, as it should be more of a place where ppl can get away from the noise of downtown Denver.
- Parking strategy important
- Love the idea of a pavilion / courtyard where we can have Saturday Farmer's Markets (like in Old Town Arvada)
- Incorporate stores and landscaping
- Water park
- These ideas can't be successful without addressing the needs of homeless neighbors. Otherwise you're either pushing them away or inviting them to sleep wherever they can regardless of your development plans.
- continue garbage containers and dog poop bag stations beyond just 73rd near sculpture garden.
- Dog and toddler friendly - rounded edges, plenty of trash receptacles, shade and distinguishable markers between sidewalk and roadways.
- More public art that is highly unique and engaging as a destination in itself; areas that promote pop up music/cultural arts; improved lighting throughout entire area

Proposed Edits to the Plan Based on Community Feedback

For the most part, participants agreed with the goals of incorporating inviting elements and features into the public realm, such as landscaping, benches, and stages or pavilions. Comments provided highlighted key concerns that should be considered.

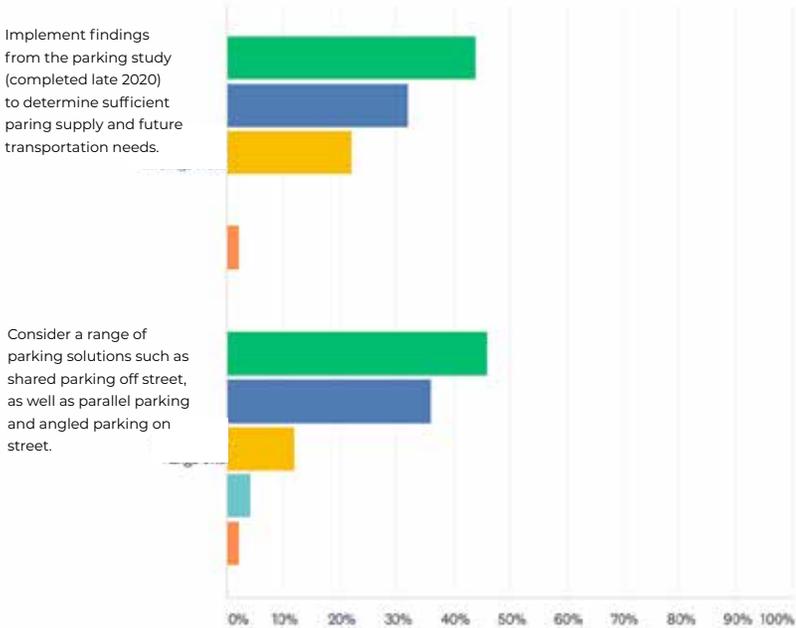
- Strengthen the text regarding the importance of landscaping and parking in the public realm.
- Incorporate text that recognizes the importance of dog and toddler friendly design strategies, which highlights the importance of creating a public realm that serves all ages and abilities.
- Strengthen text regarding public art in the Harris Park Core.

Vision for Parking in the Harris Park Core

Page 53 of Draft Plan

Q35 Do you agree with the key ideas below describing parking in the Harris Park Core?

Answered: 50 Skipped: 7



Legend: Strongly Agree (Green), Agree (Blue), Neutral (Yellow), Disagree (Cyan), Strongly Disagree (Orange)

| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|---|----------------|--------------|--------------|------------|-------------------|-------|
| Implement findings from the parking study (completed late 2020) to determine sufficient parking supply and future transportation needs. | 44.00% 22 | 32.00% 16 | 22.00% 11 | 0.00% 0 | 2.00% 1 | 50 |
| Consider a range of parking solutions such as shared parking off street, as well as parallel parking and angled parking on street. | 46.00% 23 | 36.00% 18 | 12.00% 6 | 4.00% 2 | 2.00% 1 | 50 |

Q36 Are there any key ideas that were missed?

- Eventually a parking structure may be needed.
- If you implement shared parking, include maintenance for private business owners with clear guidelines. The church for example, could share but they need the parking lot 90% maintained, as they use the lot 1 day a week. The wear and tear would be mainly from the 6 days a week they are not using it.
- To a valid what's happened in the Highlands, LoHi and Berkeley all new developments MUST include incorporated parking within the structure.
- If the Penguin Building is locked in in the future we need adequate parking to replace what is lost.
- Consider parking maximums rather than minimums.
- Maybe parking at the RTD light rail with a shuttle or peddle cabs as an option. Maybe MAC parking an options too.
- Parking will certainly be an ongoing discussion as this area becomes more visitor friendly. The immediate community will need to accept that parking could spill into the residential areas. Offsite parking arrangements should be studied, such as the use of parking at Hidden Lake High School and Crown Pointe Academy on the weekend, or shuttled parking from the MAC.
- I think a multi-level parking garage would be good. No more than 3 levels, though, to keep in line w/other building height restrictions.
- Clearly mark streets where visitors cannot park (residential parking only) and assign fines for parking there. For example, the post office has a huge lot that no one ever uses. Instead, they park on Meade St, in front of Harris Park II. Yet, Harris Park II homeowners were assured over and over that the street parking was theirs and that visitors to the post office would park in the post office lot. Yet they don't. The same thing happens with the businesses on 72nd St, next to the post office. They have their own lot, yet visitors park on Meade St.
- There needs to be more information about this. Where is shared parking? What is changing?
- Uh, you did a parking study during a pandemic?? Do that again, please!
- Can vacant lots on either side of Penguin Building be used as parking lots for this area?
- The current parking is rarely full as it is. Do not build massive parking lots as they are costly to maintain, create undesirable activities and don't feel like a unique sense of place

Proposed Edits to the Plan Based on Community Feedback

Over 75% of participants agreed with both of the key ideas for parking in the Harris Park Core, but comments provided emphasize the need for a few edits.

- Incorporate language that recognizes a maintenance plan for shared parking is needed, something to add to this section as well as the implementation plan. Consider adding text to suggest a strategy for shared parking at the RTD station that incorporates a well-marked walking path or a free shuttle service to the Core.
- Add language to mention the need for signs to identify where parking is and is not permitted in the Core.
- Clarify when the parking study was completed and how it was completed.
- Edit text in this section, and in the implementation plan, to read "Regularly review parking needs in Harris Park."

Q37 Do you have any other ideas about PUBLIC REALM features in the Harris Park Core?

- Keep the sculpture garden, it is the highlight of the area.
- We need better street lighting in and around the harris park area
- If it is going to be an arts district then consideration needs to focus on the walkability and safety of the area. Residents are afraid to walk to the Library on Irving because of the Hugh influx of the homeless. Westminster needs a big shift in governance. Let's remember the rail station had to forced down their throats and they still have done nothing to improve the area around it. Before I can get excited about new development I would like to see action by the City to take care of what has been sustained neglect.
- This is a great start!
- I do think the public realm should be as important as possible future buildings to define.
- I'm excited.
- Playground, dog park, outdoor gathering space
- Small parks with trees and benches so people can sit and eat from street vendors.
- We need to consider the overnight foot traffic in our current public spaces. Not from a police standpoint, but from a safety standpoint for everyone.
- This entire draft plan is not user friendly or easy to follow. Make your vision clear.
- A couple of picnic tables in the sculpture garden would be a nice addition to the benches already there.
- Increase connection and importance to the light rail

Proposed Edits to the Plan Based on Community Feedback

After responding to the specific prompts and topics for the public realm, participants provided final comments about the public realm in the Core, emphasizing the following:

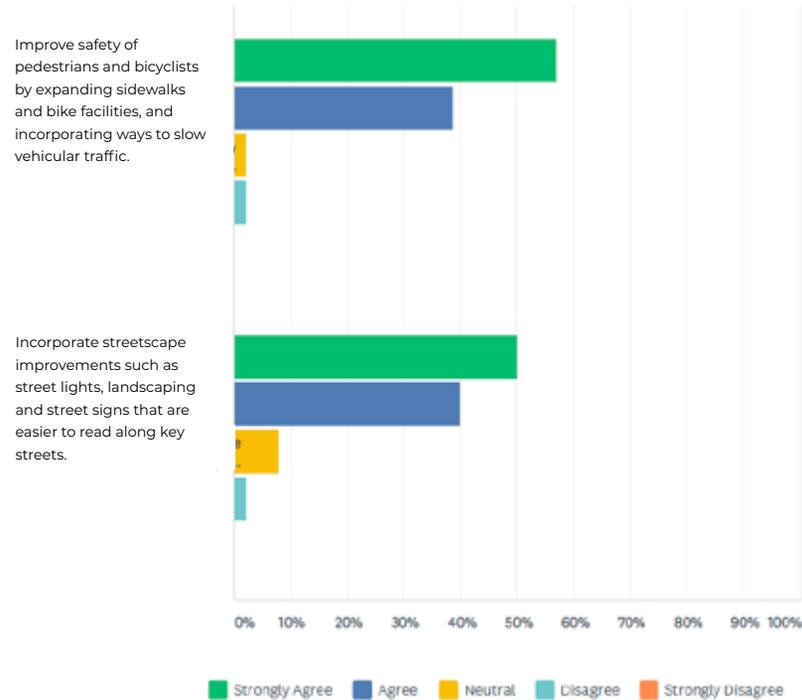
- The need for cohesive and well-maintained street lights.
- Incorporating parklets (especially along the walk from the RTD to the core).
- Adding picnic tables to the sculpture garden.
- Connecting the RTD station.
- Participants noted that the public realm features are as "important as possible future buildings," and emphasis should be placed on this part of the Plan.

Vision for the Public Realm in the Greater Harris Park Neighborhood

Page 56 of Draft Plan

Q38 Do you agree with the key ideas described below for the PUBLIC REALM in the Greater Harris Park Neighborhood?

Answered: 50 Skipped: 7



| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|--|----------------|--------------|------------|------------|-------------------|-------|
| Improve safety of pedestrians and bicyclists by expanding sidewalks and bike facilities, and incorporating ways to slow vehicular traffic. | 57.14% 20 | 38.78% 19 | 2.04% 1 | 2.04% 1 | 0.00% 0 | 49 |
| Incorporate streetscape improvements such as street lights, landscaping and street signs that are easier to read along key streets. | 50.00% 25 | 40.00% 20 | 8.00% 4 | 2.00% 1 | 0.00% 0 | 50 |

Q39 Are there any key ideas that were missed?

- I'd prioritize addressing displacement and provision of affordable housing over dressing the area up.
- Program to save the trees. The current rate structure prevents many from watering the older trees, showing stress. I asked Jason to look into it, but he never got back with me.
- Developing pedestrian connections to parks and outdoor recreation spots in the area surrounding the greater Harris Park Neighborhood
- The old time street lights are a menace. Too much light pollution and can't sleep at night in second story room due to horizontal light being too bright.
- More than just expanding and incorporating, ensure connectivity.
- Walkway signs used by the Little Dry Creek dog park are often ignored...consider better signage and or roadway paint to help.
- More landscaping and more buildings. First photo is ugly and desolate.
- Re: street signage - the old original names of the streets may be desirable to members of the Historical Society, but they only serve to confuse everyone else.
- As a resident in Apple Blossom lane, I'd like to have easy access by foot/bike down Lowell with better lighting.

Proposed Edits to the Plan Based on Community Feedback

Participants agreed with the key ideas presented for this topic and provided comments to emphasize a couple key pieces.

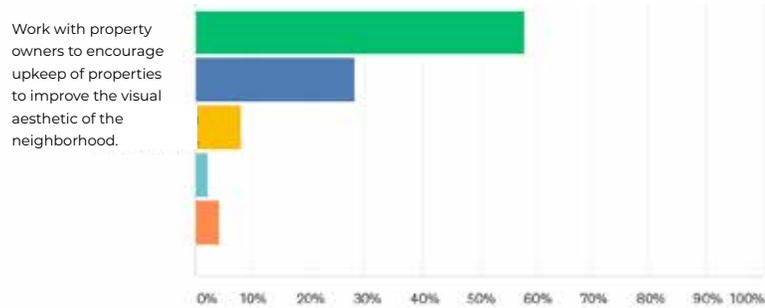
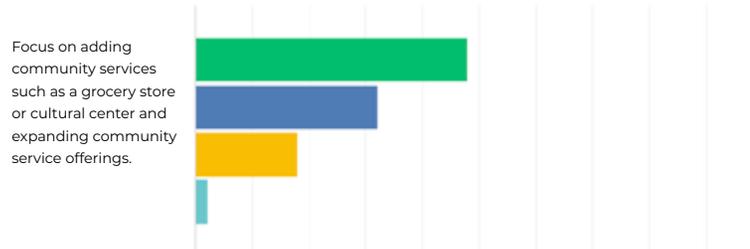
- Strengthen text that discusses connectivity throughout the Greater Neighborhood.
- Consider incorporating text that addresses displacement and the importance of a range of housing options and prices, rather than making it more expensive.

Vision for the Private Realm in the Greater Harris Park Neighborhood

Pages 57-58 of Draft Plan

Q40 Do you agree with the key ideas described below for the PRIVATE REALM in the Greater Harris Park Neighborhood?

Answered: 50 Skipped: 7



Strongly Agree Agree Neutral Disagree Strongly Disagree

| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|--|----------------|--------------|-------------|------------|-------------------|-------|
| Focus on adding community services such as a grocery store or cultural center and expanding community service offerings. | 48.00% 24 | 32.00% 16 | 18.00% 9 | 2.00% 1 | 0.00% 0 | 50 |
| Work with property owners to encourage upkeep of properties to improve the visual aesthetic of the neighborhood. | 58.00% 29 | 28.00% 14 | 8.00% 4 | 2.00% 1 | 4.00% 2 | 50 |

Q41 Are there any key ideas that were missed?

- The lots in this neighborhood are deeper than average. I wonder if allowing/encouraging 'mother-in-law' cottages or 'tiny homes' to be developed within these deeper lots could help address the housing shortage, add rental income to existing residents, and provide a stimulus to improve appearance of the neighborhood?
- We leave the area to shop at Sprouts or similar, even though there are tons of supermarkets around us most do not have the types of things we prefer to purchase (vegetarian options, cultural ingredients). We also leave to go to restaurants in the event and for any other type of entertainment. I would love to be able walk or bike to things in our immediate neighborhood.
- Clean up the apartments and rental properties!
- Show a presence in the area by the City. They are so busy with Downtown Westminster and the Orchard area up north that any interest/involvement in South Westminster would be appreciated.
- Allowing more street vendors, food trucks/carts, and/or outdoor/farmers markets would help support small food and beverage businesses in getting started and enhance the private and public realms.
- Consider community clean up events so that others from surrounding areas can be involved and feel part of the project.
- I would continue to study the need for a grocery store, especially since there are Walmarts on both Sheridan and Federal. A grocery store, depending on its size, could be a large land user. Consider looking towards more specialty food shopettes for immediate shopping needs, building off what Valente's already provides.
- Emphasis on the second one. Do we have no zoning laws here? Some people's residences really look awful!
- St. Martha's church has been vacant for 2+ years and is a prime space for government development of services.
- "Encourage upkeep of properties" sounds like "pressure and bully low income people into spending money they don't have to conform to a suburban aesthetic in a relatively rural area." DON'T do this! I LIKE that this neighborhood is unique and leaves people alone. Each property is unique and adds to the character of the area. You can have character or conformity, not both. This neighborhood does not need its "visual aesthetic" improved, it needs services and infrastructure improvements.
- We SO miss our Safeway at Federal & 73rd!!! Why not utilize the land formerly occupied by the Ricardo Flores Academy just north of 72nd and on Irving St. to build a community resource center that includes primarily showers, camping facilities, lockers, etc. for homeless people in the area?
- Please consider occupancy standards -costs are rising and wages are stagnant - allowing co-living will relive some of this pressure.
- More community and private gardens.

Proposed Edits to the Plan Based on Community Feedback

Similarly, responses to the private realm for the Greater Harris Park Neighborhood agreed with the key ideas of community services, small businesses, and property upkeep. Comments provided suggest a few key edits to strengthen current ideas and prioritize them moving forward.

- Strengthen the discussion of housing options in the greater neighborhood, specifically mentioning the importance of permitting ADUs.
- Incorporate text that emphasizes the need for programming that extends into the greater neighborhood such as a food truck festival, community cleanup events, and farmers markets.
- Strengthen text regarding the need for a grocery store in the area as one of many strategies to improve the infrastructure in the greater neighborhood.
- Mention the desire to incorporate community gardens throughout the greater neighborhood.

Vision for the Greater Harris Park Neighborhood

Pages 55-58 of Draft Plan

Q42 Do you have any additional ideas about the vision for the GREATER Harris Park Neighborhood?

- Retention, preservation and restoration of the scattered historic resources throughout the area.
- A codicil that prevents that helps those on a fixed income to continue caring for their property, current water rates affects those on a fixed income. Through gentrification, other costs will go up making it difficult for elders to maintain their properties. As for the Absentee landlord - force them to maintain their properties. Roofs, paint, trash, abandoned cars.
- Possibility of allowing ADUS in the greater Harris Park area
- More traffic control, more infrastructure improvements, lower property taxes, more amenities are needed before more housing.
- Added comments throughout
- We need to ensure our zoning regulations prevent the influx of “slot homes” in this area. Therefore we need to keep our density low in the greater Harris Park neighborhood.
- Need more landscaping. Trees, bushes, flowers.
- The majority of the people down here are friendly people just needing a little extra help to get by. Don't concentrate all the attention to the loud, elite voices of the affluent few who think they represent all the rest of us.

Proposed Edits to the Plan Based on Community Feedback

After responding to specific prompts about the public and private realm in the Greater Harris Park Neighborhood, participants had the opportunity to provide final comments about the Greater Harris Park Neighborhood. Key ideas to add include:

- Identify potential historic resources and determine strategies to keep them part of the Greater Neighborhood.
- Assist property owners in the area on fixed incomes to continue to care for their properties.
- Examine zoning regulations to prevent “slot homes” from coming into the neighborhood.
- Emphasize the importance of landscaping throughout the area.

Streetscape Design Principles

Pages 61-62 of Draft Plan

Q43 Do you have any comments about the Streetscape design principles?

- Make sure there is enough parking
- Less street art
- Yes, I can't handle the arrows and justifications on the graphic above. Look at the Downtown Specific Plan for formatting to use. :) I'd minimize how many character areas there are--the area isn't that big. You don't want this plan too complicated to implement.
- I saw this earlier but the sidewalks desperately need to be widened. I cannot walk with another person or with my dog next to me.
- Since I hate slot houses, I appreciate that main entrances need to be street facing.
- The trees in the area are dying, Please don't wait to help them.
- No to street trees because the City doesn't care for them or the accompanying landscaping with grass
- Maybe take care of the streetscape that is there already? That would be a good start.
- Consider art from diverse local artists
- Incorporate more pedestrian scale street lights.
- I'd love to see streetscape added to Westminster, more so to the Harris Park area as our area is and older/ historical part of Westminster
- This section is not in plain enough English for me to understand. This sounds like architecturese or something.
- Finding the balance between aesthetics and cost of construction is key to providing affordable, attainable and work force housing options to be created.

Proposed Edits to the Plan Based on Community Feedback

This streetscape section marks the beginning of the feedback on the design principles, which occurred only through open response rather than specific prompts. Participants provided some ideas to incorporate in this section of the design principles:

- Widen sidewalks throughout the Core. (This should also be mentioned in the Public Realm chapter.)
- Incorporate art throughout the Core, especially from local, diverse artists.
- Add streetlights and enhance the streetscape throughout the Core.

Site Design Principles

Pages 63-68 of Draft Plan

Q44 Do you have any comments about the Site design principles?

- Excellent idea to preserve nature views which helps pedestrians relish walking the neighborhood
- Make sure there is enough parking
- It might be insightful for a committee to visit North Tennyson St between 35th Ave and 46th Avenue to see what seems to be working and what is way too out-of-character for the area.
- We will need sliding scale of setbacks (flexibility) in this area as setbacks are not typical or standard throughout.
- This section is not in plain enough English for me to understand. This sounds like architecturese or something.

Proposed Edits to the Plan Based on Community Feedback

Only a few participants provided comments about the site design principles, so no edits are needed for this section. The primary takeaway from the comments is to confirm that the setback design principle emphasizes the range of setbacks in some Character Areas.

Building Design Principles

Pages 69-72 of Draft Plan

Q45 Do you have any comments about the Building design principles?

- Max two story sites
- There should no building more than 3 stories above ground.
- You guys nailed the height and scale requirements. Retaining what is there and having new development match the existing will continue the desirability of this area.
- This section is not in plain enough English for me to understand. This sounds like architecturese or something.

Proposed Edits to the Plan Based on Community Feedback

Similar to the Site Design Principles, very few comments were provided for the Building Design Principles. The main takeaway, which was also reflected through responses and comments on previous questions, is that there are a range of opinions about the appropriate scale for the area. The scale range is reflected through descriptions for each Character Area.

Parking Design Principles

Page 73 of Draft Plan

Q46 Do you have any comments about the Parking design principles?

- All new developments shouldn't be approved without self-contained parking-minimum of two spots per unit - keep the cars off the streets
- There might not be too many areas where surface lots can be placed, so we will need to get creative with off site parking agreements and promotion of this being a walkable area and visitors should take advantage of the transit and trail connections.
- This section is not in plain enough English for me to understand. This sounds like architecturese or something.

Proposed Edits to the Plan Based on Community Feedback

The topic of parking received many varying opinions throughout the survey, including on this specific question. Parking should be addressed throughout the Plan to recognize the range of opinions and the need to address this topic in more detail moving forward.

Implementation Goal 1

Page 76 of Draft Plan

Q47 Do you have any comments about the Objectives or Actions within Goal 1?

- Great goals, but help the local small businesses as you do the larger restaurants you are trying to incentivize. It sounds as if there will be pressure to move the small businesses in Objective 3. I don't understand this
- Improve not preserve - relook at "historic" designations
- Preserving the core? The neighborhood is dominated by neglected housing as it is and water rates will make this worse
- Same as previous comments regarding this section
- Nothing to add
- Harris park is an older area but I believe this area deserves to be enjoyed
- Objective 3 and 4C feel key to me. There is a property on the corner of 72nd and Meade St (white brick) that is constantly for sale. Yet each time, whoever buys it makes it look trashier than the previous owners did. How do we repurpose buildings like that to get a good owner in there who establishes a reputable business that improves the community, rather than making it look worse? 4D also feels key. What incentives can be provided to property owners so that they make their properties look kept? We have so many cute houses, and then there are weeds in the yard, or the house is not kept up.
- Homelessness
- NO MORE MULTIFAMILY DWELLINGS
- objective 1 - protect historic assets: If there is any way to get the Penguin Building removed from the designation of an historic landmark, please do it. The continued existence of that unremarkable building with questionable value or attractiveness is a detriment to anything positive being accomplished along Lowell Blvd south from 73rd to 72nd. This building and the adjacent vacant surrounding lots could be so much better utilized for the community, but now stand only as impediments to progress.
- Maiker would love to partner with the city for preservation and historic acquisitions utilizing historic tax credits. Please also consider engaging NPO's and assist mission minded entities to compete for these offerings before they hit the market and the feeding frenzy begins which will price the PHA and NPO's out of the opportunity. Grant programs could help us compete for these assets.
- More cultural arts

Proposed Edits to the Plan Based on Community Feedback

Comments on the objectives and actions for Goal 1 ranged, but mostly agreed with the information provided. A couple key edits should be considered:

- Emphasize the importance of supporting small businesses and ensuring they can stay in the area.
- Consider using the word "improve" rather than "preserve."

Implementation Goal 2

Pages 76-77 of Draft Plan

Q48 Do you have any comments about the Objectives or Actions within Goal 2?

- That all sounds very good.
- Be careful when rezoning. Denver let it get out of hand. They allowed too many permits for multi family buildings on small lots. It has ruined the look and feel of Northwest Denver. Other areas too.
- Same as previous comments regarding this section
- Nothing to add
- I like the idea!
- Goal 2 objective 1 A feels like the most immediate need to me. Currently, vacant lots are attracting crime, homeless, and trash. These empty lots devalue our property and make the area look poor.
- Homelessness
- Unclear as to how this will play out for affordable/attainable and workforce. These luxuries are available to luxury market based developers - not terrible but will the city allow for concessions to mission minded affordable developers to create opportunities for lower income residents.
- Remove buildings in disrepair; focus on beautification

Proposed Edits to the Plan Based on Community Feedback

Few comments were provided for this goal, although of those that were provided, most agreed with the objectives and actions provided. The one item to review and consider is to ensure the beautification of the Core is emphasized enough in this Goal.

Implementation Goal 3

Pages 77-78 of Draft Plan

Q49 Do you have any comments about the Objectives or Actions within Goal 3?

- emphasis should be on restaurants
- Concerned about repurposing Fireman's park.
- That should have been done a long time ago.
- Consider bilingual signage Same as previous comments regarding this section
- Nothing to add
- Really like objectives 2B, C, D, F, G, H, and J.
- We're losing more businesses than we're gaining.
- I like the ADU elements.
- Stronger connection to light rail. Improve wayfinding. Unique spaces for pop up cultural arts. More public art that is on a scale that creates visitors as a destination based art (e.g. seasonal/holiday rotating art for photos, etc.)

Proposed Edits to the Plan Based on Community Feedback

While not many comments were provided overall for Goal 3, some good ideas were presented that should be emphasized and/or incorporated in the Goal including:

- Incorporate signage with universal symbols and multiple languages throughout the Core.
- Creating a stronger connection to the lightrail
- Improve wayfinding
- Incorporate unique spaces for cultural events, such as Asian and Latinx events, throughout Harris Park.
- Encourage public art, and its use as a seasonal emphasis

Implementation Goal 4

Page 78 of Draft Plan

Q50 Do you have any comments about the Objectives or Actions within Goal 4?

- Would like to be able to walk/run/bike more safely in the neighborhood. Very important.
- Strict guidelines in ADU as they have in Englewood. Owner must live on the property. Not more short term rentals, and flop house situations.
- Direct rail from B Line to Union Station as promoted and promised - that is a big selling point to getting people to live in Westminster
- Same as previous comments regarding this section
- Connectivity and enticing people to walk/bike goes hand in hand with land use and visual interest on each block. Holistically I agree with everything being stated, but a deeper dive into how each block or space is to be handled will be the key to its success.
- Yes, very important. Also need handicapped parking and sidewalks that are wide enough for wheelchairs, with proper ramps down to the street at intersections.
- Pay attention to street / rail proximity at 72nd and Irving for the ideal location of future social services.
- The area is not walkable. Address all sidewalks and walkways; slow down traffic; increase lighting; increase bike lanes

Proposed Edits to the Plan Based on Community Feedback

Comments for this section reflected many of the same sentiments expressed earlier in the survey. A few key items to consider for edits and emphasis include:

- Emphasize the importance of walkability in the Core.

Implementation Goal 5

Pages 78-79 of Draft Plan

Q51 Do you have any comments about the Objectives or Actions within Goal 5?

- Confused on supporting neighborhood events. There are no neighborhood events since the closure of the South Westminster Arts Group. A few small business run events, but not exactly - Community sponsored.
- Needs a theater, or fine arts center in this area - less housing
- Same as previous comments regarding this section
- This is the crux of the entire plan. Ownership of this plan, by the immediate community, will be key to its success.
- Love it! A weekly farmer's market would be great! Issue fines for giving money to homeless.
- We need to designate / maintain affordable housing opportunities.
- Be fully encompassing and engaging to entire region. It seems that the same individuals always have a certain opinion and others are not heard that don't necessary agree with their input.

Proposed Edits to the Plan Based on Community Feedback

Comments for Goal 5 of the Implementation Plan focused primarily on the importance of destination properties and uses throughout the Harris Park Core to attract visitors to the area. A few key considerations for edits include:

- Expand "supporting neighborhood events" to include working with the community to identify ideas for new events and help implement.
- Focus on the fine arts draw to the area.
- Suggest types of destination uses, such as a theater or fine arts center.

Final Comments on the Implementation Plan

Pages 75-79 of Draft Plan

Q52 Do you have any other comments about the Implementation Plan?

- These are all really good!
- Will there be limitations on property owners within the historic district if they want to improve their property?
- Well, again I will believe it when I see it. This development plans needs one-on-one involvement with the city and then developer not this wide ranging input - need a focus group comprised of interested residents and home owners.
- I would really like this area to turn into something great that people would want to visit. This plan seems to be on the right path to that.
- Same as previous comments regarding this section
- Try not to promise too much too soon. Implementation has to happen organically because a lot of the plan features cannot happen overnight, especially when the success of the plan relies on private property ownership.
- Just very excited this is finally happening! It feels like people have been talking about it for a very long time. I'd really like to see this area become like Tennyson or Stapleton. Let's attract businesses and new residents that will increase our property values.
- There is no way this plan succeeds from a development perspective without addressing the social needs alongside. A homeless shelter is as essential a neighborhood need as a fire station.
- The Harris Park Community Vision is strong, so much great planning and vision but I respectfully request boosting the verbiage in the vision statement regarding affordable housing and to filter in more duplex/quad opportunities in the earlier phases and to consider the symbolism associated with "neighborhood character" which many BIPOC community members interpret as remnants of the history of redlining and exclusionary zoning policies.
- Move these improvements forward as quickly as possible.

Proposed Edits to the Plan Based on Community Feedback

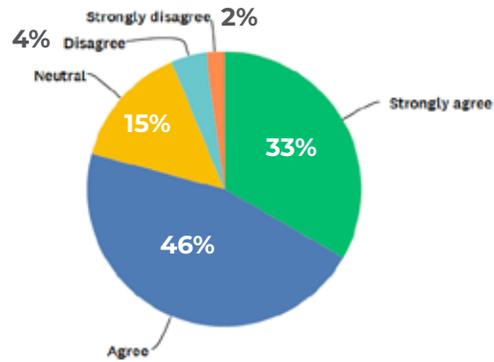
After asking participants about each individual goal of the Implementation Plan, a comment section provided an opportunity for any other final comments.

- Incorporate language that clarifies how changes to historic properties may be handled. This is important to address, but is more important in an earlier chapter than in the implementation plan.
- Address the social aspects and needs of Harris Park, in addition to the built environment. Similarly, this is important to address but should be earlier in the Plan rather than in the implementation section.

Overall Vision for the Harris Park Community Vision Plan

Q53 Do you agree that overall vision presented in the Harris Park Community Vision Plan fits with your vision for the future of the neighborhood?

Answered: 48 Skipped: 9



Q54 Do you have any other comments about the overall vision presented in the Harris Park Community Vision Plan?

- Give more incentives to developers to encourage overall growth of the area as quickly as possible.
- To preserve as much of the historic Westminster area as possible.
- What is the point of this plan?
- The railroad appears to be a key feature of this area of the City. It is both a physical and visual barrier for the core. Great strides could be made if the RR would be willing to partner with the community to clean up and beautify the RR ROW. This part of the City could gain by embracing the railroad, as was done more in the TOD/Station area to the southeast.
- Don't turn it into a ghetto!
- I'm excited, this will provide needed investment for South Westminster
- Excellent job in working with the community and listening to them so their vision can be attained.
- This is very exciting! I can't wait to be able to walk to all of these redeveloped spaces. Keep up the good work!!
- Great Idea
- I'd love information on roll-out, when each phase will begin and end. Seeing some progress would be great. This was all promised to us when the Harris Park townhomes were first built, and then nothing.
- I am frustrated by the inertia of 2020-2021.
- This presentation is too general to give more than general comments. Specify your exact plan if you want honest feedback.
- I was not given the option to complete this in Spanish. I am fluent in English, but there are many Harris Park residents who are not. Does their opinion not count??
- AS STATED
- not at this time, but maybe later.
- Boost the affordable/attainable and inclusionary, equitable belonging elements as shared previously moves my thoughts to strongly agree - so much great vision here...

Proposed Edits to the Plan Based on Community Feedback

After presenting each of the primary components of the draft Plan, community members were asked whether they agree that the overall vision presented to them reflects their vision for the future of the neighborhood. In total, 78% of participants agreed or strongly agreed. Comments provided for this question ranged greatly in topic, but offered some additional ideas and edits that could be made:

- Explore the use of incentives to bring new development to Harris Park. This could be included in the Implementation Plan.
- Explore a partnership with the railroad to beautify and clean it up as a right-of-way since it is a key aspect of the Harris Park Core. This should be added to the Implementation Plan.
- Include information on the timing of the plan implementation, either as part of the implementation plan introduction, or to accompany the plan, so the community knows what to watch for and how to stay involved.
- As mentioned in other comment opportunities, include more language about how affordable housing, a range of housing options, and aging in place will be supported in Harris Park.

Final Comments on the Draft Harris Park Community Vision Plan

Q55 Do you have any other comments about the draft Plan?

- Overall, very thorough and exemplary work!
- WHEN will we see any of this start?
- As a growing business on Lowell Blvd I do have hope that the City will stop ignoring this area that has so much potential for attracting people from surrounding communities and becoming a destination. I think attracting businesses that actually care about the area and developers that feel the same is key to this whole thing. Not just maximum sqft for max profit but creating a thriving Downtown district that makes people feel welcome. This will be good for local business and generate sales tax revenue for the city.
- No
- Looks good so far.
- Please consider adding affordable housing so folks who will work in these new restaurants and shops can afford to live nearby. It's so disheartening to see nearby development w/out affordable housing (i.e. Midtown and Westminster Station neighborhoods.) To be clear, I will in no way personally benefit from affordable housing, I just think it's important!
- I love the plan and really just want to see it executed. For me, the immediate priorities are establishing residents or businesses on vacant lots and moving the homeless population out. There is an empty lot on 72nd, between Meade and the car wash. Harris Park II has a fence between our property and the vacant lot that is constantly tagged. We paint it, and it gets tagged the next day. We paint it again, and it gets tagged again. We are constantly communicating with police and the city about homeless living there and leaving their trash. Please please please put something there! A business, a park, thorn bushes to keep people away from our fence. Please!!!
- Thank you for your time, resources and consideration. I would be happy to meet with you or other City Planners on the topic. Rev. David Wright, Westminster Presbyterian Church 303-429-8508
- Looks like maybe have a lot of work cut out for yourself or maybe no. Hard to tell based off the wishy washy "plan".

Proposed Edits to the Plan Based on Community Feedback

The final question in the Plan provided an opportunity for participants to record any final comments before submitting. Overall, responses reflected previous comments from the survey, with an emphasis on sharing information with the community about when implementation would begin, incorporating affordable housing, and ensuring small businesses are supported in Harris Park.

Harris Park Community Vision Plan

Workshop 4 Summary

May 24, 2021

The community is engaged in developing a Community Vision Plan for Harris Park. This has included a series of workshops in which participants have contributed ideas through various media. The fourth and final community workshop was held virtually via SurveyMonkey and available for the full month of April 2021. This workshop focused on collecting comments on the Public Review Draft of the plan through an on-line survey. This survey presented the draft Harris Park Community Vision Plan through a series of general questions. It also gave community members a chance to review the draft in full and provide more detailed feedback, if desired.

After a short welcome message, a narrated video introduced the Plan and its components, providing participants with a quick overview before diving into the questions. Survey questions addressed each major Plan component, but solicited more specific feedback on the vision for each of the nine (9) Character Areas that are described in the plan. Feedback collected will inform edits to the text and graphics for the final draft of the Plan. In total, 56 people participated in the survey. The pages that follow summarize the responses and provide a summary of proposed edits based on the feedback collected. While the proposed edits primarily reflect the comments from the corresponding question, cross over between questions and responses sometimes meant that an edit reflects comments made on other questions.

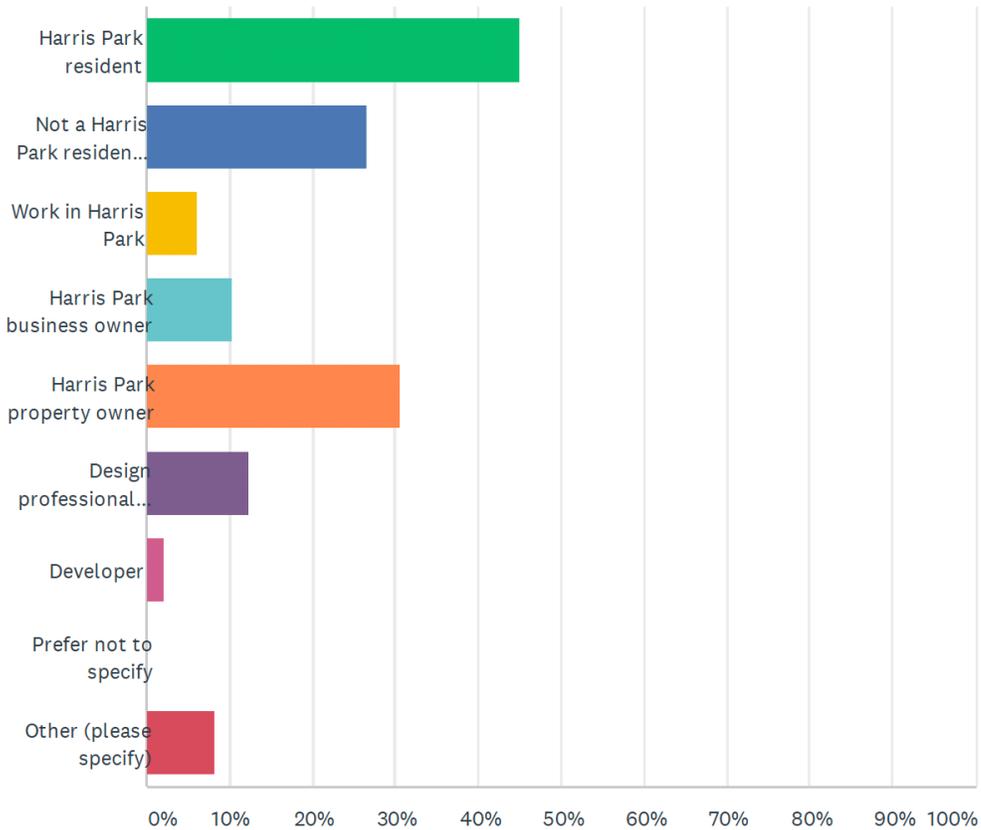
In this Workshop Summary, each question is presented and immediately followed by participant responses, often in graph form as well as individual comments that were submitted. A section follows the survey question and responses to provide an idea of potential edits to the Plan based on feedback. While the proposed edits primarily reflect the comments from the corresponding question, cross over between questions and responses sometimes means that an edit reflects comments made on other questions. In order to understand the context of many of the comments, it is best to have the draft Plan, which can be found on the city's website, in hand as some survey questions ask if there are "additional comments" about information not included in this survey summary. Page numbers for relevant sections of the draft Plan are provided throughout the summary for reference.

Participant Info

The first three questions of the survey asked basic information about participants. Participants were asked to record their name and email to stay updated on the project process, as well as their role in Harris Park. The results of the third question can be seen below.

Q3 Are you a: (select all that apply)

Answered: 49 Skipped: 0

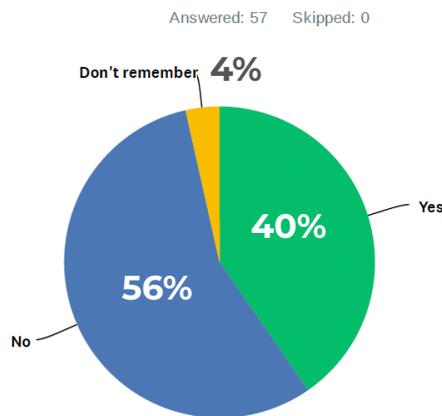


| ANSWER CHOICES | RESPONSES | |
|--|-----------|----|
| Harris Park resident | 44.90% | 22 |
| Not a Harris Park resident, but I do live in Westminster | 26.53% | 13 |
| Work in Harris Park | 6.12% | 3 |
| Harris Park business owner | 10.20% | 5 |
| Harris Park property owner | 30.61% | 15 |
| Design professional (architect, engineer, planner, etc.) | 12.24% | 6 |
| Developer | 2.04% | 1 |
| Prefer not to specify | 0.00% | 0 |
| Other (please specify) | 8.16% | 4 |

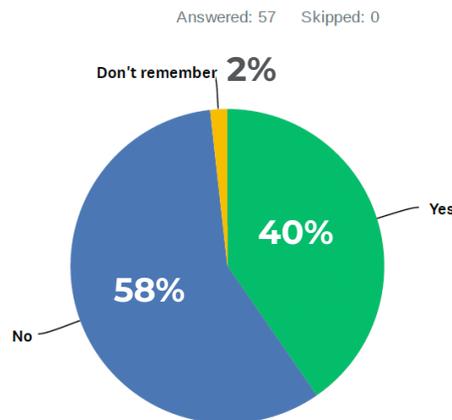
Previous Participation

This series of questions solicited feedback to determine whether Survey #4 participants have been engaged throughout the full project process, or if they're joining into the project as a newcomer during this survey. Overall, while many people had participated in preceding workshops, more are joining now. This suggests that the range of participation in the planning process continues to grow.

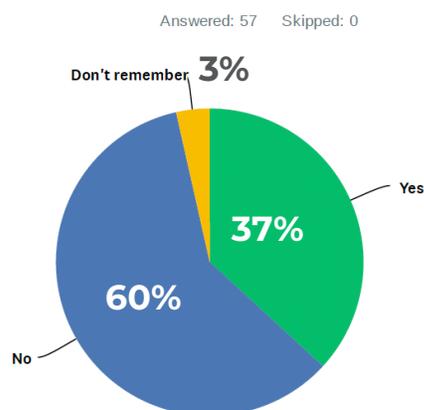
Q4 Did you participate in Workshop 1 (February 2019 at the Grange)?



Q5 Did you participate in Workshop 2 (June 2019 at the MAC)?



Q6 Did you participate in Workshop 3/Open House (November 2019 at the MAC)?

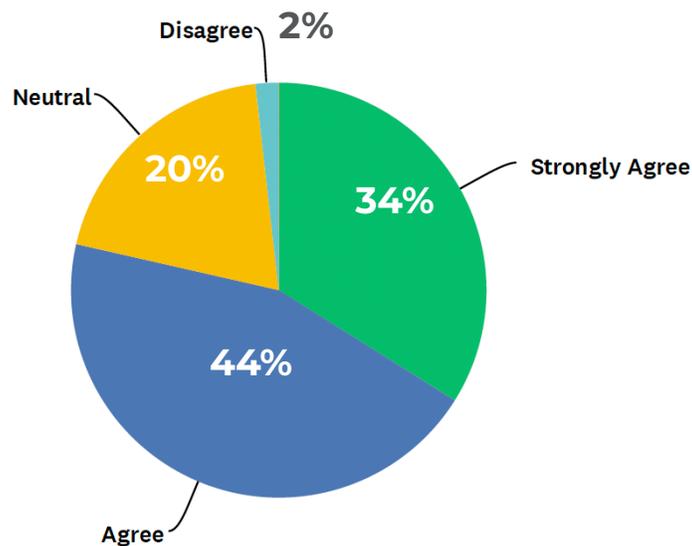


Vision for Harris Park

Pages 16 - 17 of Draft Plan

Q7 Do you agree that the statement below expresses the vision for Harris Park in the next 20 years?

Answered: 56 Skipped: 1



“Harris Park is a thriving community that welcomes people with a unique mix of historic buildings, restaurants, shops and small businesses. The community is connected by a variety of transportation methods, is artistic, lively, eclectic, and activated by a myriad of events that celebrate the culture and heritage of the area, inviting Harris Park residents and visitors to stay, play and return.”

Q8 Do you have any additional comments related to the vision statement?

- The word “activated” doesn’t work. . . . Is artistic, lively, eclectic, and celebrated via a myriad of events that spotlight the culture as heritage . . .
- With historic sectors
- Twenty years is a long time. Economic health (redevelopment, reinvestment, successes of established businesses) will ultimately determine the long-term success of this vision statement.
- I bought my home here 7 years ago with a similar vision. I hope to see it become more true. Right now, with the exception of Valente’s, we’re basically in a fast food desert and have to leave the area for most types of recreation and entertainment.
- Is this the vision for the plan? It does not characterize the current sentiment in our area. Current sentiment is frustration with lack of progress. Once again we are in an election year, so it is ramped up. What happens after November?
- I think the vision statement should also address building up commerce along 73rd
- The vision of what was promised shortly after 2014 has been extremely slow and stagnant and therefore their designation of what constitutes a historic structure needs to be completely revamped i.e. the Penguin building.
- Right now it is the complete opposite. If I didn’t live here or didn’t have any important business here I would not even come to this neighborhood.
- Would like to see “diversity” worked into the statement — “...celebrate the culture, heritage and diversity of the area...”
- I’m excited to have my family grow up in a diverse community and with many opportunities to enjoy small businesses, restaurants, and shops. I hope we can fill in all the lonely spots that have not been occupied for many years in the Harris Park area.
- I love the vision. However, I do not see that ANY of that has come to pass yet. When is this stuff going to start happening?
- Its too mechanical. It doesn’t focus on what we owe to each other.
- PLEASE NO MORE AFFORDABLE HOUSING. WE HAVE ENOUGH APARTMENTS, HOMELESS AND CONGESTION IN THIS AREA. SAVE ST. MARTHA’S CHURCH FOR WHAT IT WAS DESIGNED TO DO, DON’T REZONE IT FOR MORE APARTMENTS!!!!!!!!!!!!!!
- This area is primarily residential and so I have a difficult time envisioning much progress in bringing in many businesses.
- Would love to see equity, inclusion and belonging for all as a part of this statement. Additionally including housing - specifically mixed-income would demonstrate the commitment to housing options as a key element of our vision of a thriving community.

Proposed Edits to the Plan Based on Community Feedback

While over 75% of participants agreed or strongly agreed with the vision for Harris Park, the comments recorded provide a few potential edits for consideration.

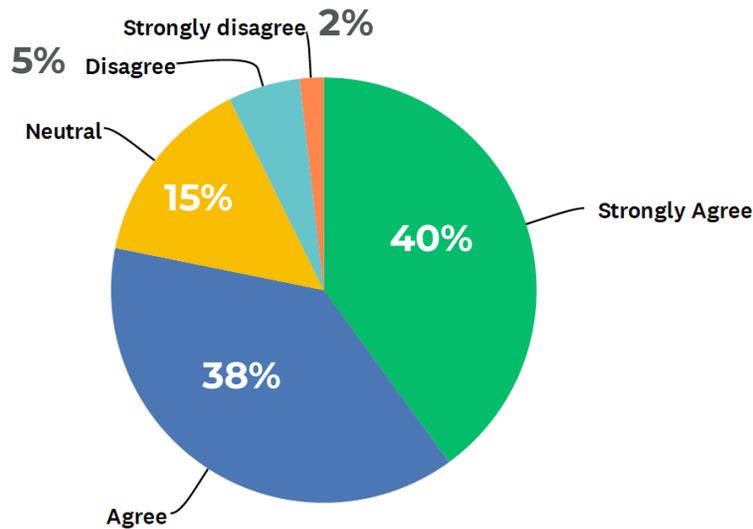
- Change the word “activated” to “celebrated”
- Incorporate language that recognizes the importance of diversity, equity and inclusion in Harris Park
- Highlight the importance of housing and a range of housing options to accommodate residents

Vision for Harris Park Core

Page 17 of Draft Plan

Q9 Do you agree that the five primary goals of the plan listed below will help guide important actions in Harris Park in the future?

Answered: 55 Skipped: 2



- 1. Preserve the unique character of the Harris Park Core and Greater Harris Park Neighborhood.*
- 2. Encourage new, context-sensitive redevelopment and infill.*
- 3. Enhance the public realm to foster a unique, local experience that attracts visitors.*
- 4. Improve connectivity and safety for transportation networks.*
- 5. Enhance opportunities for neighborhood communication, partnerships, and gathering.*

Q10 Do you have any other ideas about the vision for the Harris Park Core?

- Restaurant!
- Get more of a old town - downtown appeal
- We need to build out a central area that's walkable with restaurants, bars, and shops, serving both residents and visitors.
- SILENT CROSSINGS BRADBURN, 72ND & LOWELL
- I think community members need a strong voice. Many decisions now feel like they are made with big assumptions and/or lack of vision. I have been unimpressed by the development decisions around 72nd and Federal so far.

Comments (continued)

- Number 1: There is currently no unique character of Harris Park only disheveled buildings masquerading as historic on 73rd avenue and furthermore the coffee shop on 73rd across from the fire station and the owner are waging their muscle to keep new businesses from opening. The street lights put in on Lowell and the esplanades in front of the Lowell Row Townhomes are not maintained and haven't been since they've been installed. The grass is full of weeds and the planters are horrific. Part of any future plan must go further than the city installing items and neglecting to maintain them. It has been my sad storied history that working with the Westminster Planning and Zoning department discourages any type of positive development for homeowners. Number 4: Westminster discouraged the B Line when it was advertised as a direct route to Union Station, the two stops discourages riders.
- Re-evaluate historic designation for properties like the penguin building
- It really needs some improving, really bad.
- I think an allowance somewhere for street vendors, food trucks/carts, and/or outdoor markets would help.
- "Context-sensitive" seems vague...suggest "culture-preserving, diverse development and infill"
- Please please please develop the vacant lots that attract homeless people and trash. Establish a business, a residence, or a park. Anything! Just don't leave those lots empty. They are an eye sore and attract crime.
- Need more restaurants in the core of the neighborhood, it would be nice to walk to place like other neighborhoods.
- I strongly believe that both Harris Park and the City of Westminster need to offer stronger services for our homeless residents including a shelter or day center.
- I AGREE WITH THE PLAN TO CLEAN UP THE AREA AND BRING IN MORE BUSINESSES. I DON'T AGREE WITH ADDING MORE APARTMENTS AND INCREASING CONGESTION. LOW INCOME HOUSING BECOMES A SLUM AND RUINS NEIGHBORHOODS AND INCREASES CRIME.
- As part of the unique character of this area, we attract people who want to be frugally happy, enjoying smaller scale houses rather than "mcmansions."
- Offer incentive to existing small businesses and get in new businesses that will attract more people like small brewery/restaurant, better coffee houses, bookstores, small gifts etc
- As an affordable houser I'm going to default to including a specific goal of mixed income housing options for all - not specifically stating it could lead to it not being prioritized. I know that Westminster is committed to affordable housing - specifically mixed income but the public at large might not and it could get lost in the shuffle in the years ahead.
- Increase focus on cultural arts

Proposed Edits to the Plan Based on Community Feedback

Just shy of 80% of participants agreed or strongly agreed with the five primary goals for the Harris Park Core. Based on the comments provided, a few minor edits are suggested.

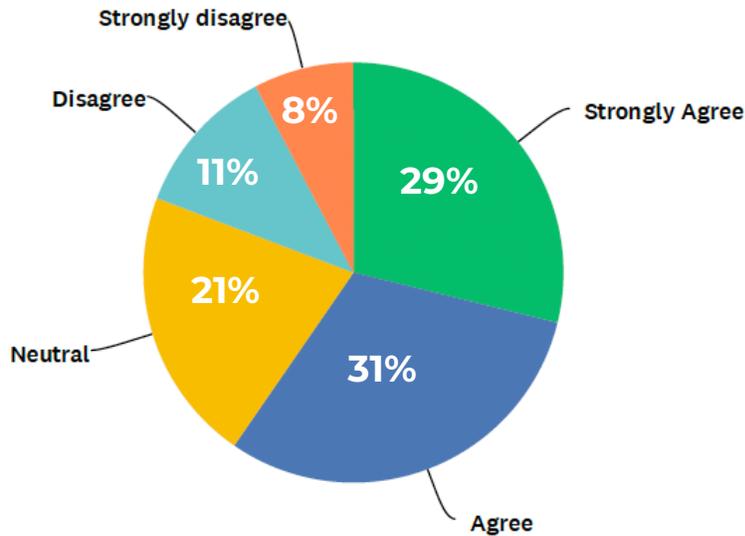
- Emphasize walkability on goal 4 since that is the mode of transportation participants noted needs the most improvement
- Make sure the description for goal 2 defines "context-sensitive"
- Consider specifically mentioning restaurants in the description for goal 1 or 2, as this was commonly mentioned as a desirable future use in the Core.
- Similarly, consider specifically mentioning the importance of a range of housing types (although this sentiment also reflects on the Greater Harris Park neighborhood in addition to the Core)

Vision for Character Area 1

Pages 20-21 of Draft Plan

Q11 Do you agree with the Key Ideas shown above for Character Area 1?

Answered: 52 Skipped: 5



Q12 Do you have any additional comments for Character Area 1?

- Hopefully these homes will address affordability of homes in Westminster.
- This is area where I have property that is attached to property in area 2. That property is of main concern regarding proposed future development to the west of my land.
- It looks like 73rd Avenue will be reconfigured, which i wouldn't like. Plus, the are looks like it will be pretty congested.
- Is it too close to the railroad tracks?
- Tired of low income housing in our area & not further north.
- ONLY if there is a quiet zone and adequate buffer from the rail road to mitigate potential hazards.
- This area is too small for the number of proposed new building indicated here.
- Will have to establish quiet crossings for the UP railroad or no one will want live there or should they be exposed to this. Arvada has it all through their olde town.
- An actual park would be nice. We don't have any of those around here.
- Suggest "electric" "artsy" "cultural" designs and materials, omit "colors"
- This section of the area is right where the south/east bound train would blow it's horn. Sound protection, insulated windows and walls, or a quiet zone should be considered here.
- Affordable housing would be great!
- Yes, just do it already! This has been discussed since 2007. Why has nothing happened yet?
- Many of our homeless residents build encampments on the Union Pacific rail line since police sweeps happen there less frequently.
- Whatever your plan is, make sure there is sufficient parking for whatever your use.

Comments (continued)

- You state “eclectic” and “artsy” colors and materials, yet the renderings in your map look exactly like all the new developments in the Denver metro area (Stapleton, Lowry, most of Broomfield, etc.). These houses do NOT fit into the character of Harris Park at all. Harris Park is mostly simple, smaller ranch houses on large plots of land. It’s what makes this area unique and what attracted me to the neighborhood when I purchased this home four years ago. Do NOT make this area look exactly like every other new or revitalized area around here.
- AS STATED
- Can you not put an actual aerial view photograph here rather than the inaccurate “not to scale” map? As a property owner right here, it is not possible to really agree or disagree with this as to how the proposed “new buildings” are illustrated. I now own two contiguous properties along 74th Avenue, and I am very interested in this!
- Without more dense housing options unfortunately due to the cost of commodities, water and entitlement these homes while lovely and desired will be out of reach for most Westminster residents, young BIPOC families etc. Please consider including greater density closer to the heart of the park.

Proposed Edits to the Plan Based on Community Feedback

Approximately 60% of participants agreed or strongly agreed with the key ideas shown for Character Area 1. Many participants also included comments with more specific ideas, questions, or concerns about a particular property. While they should all be noted by staff, not all warrant edits to the key ideas. The edit below was commonly noted and should be made.

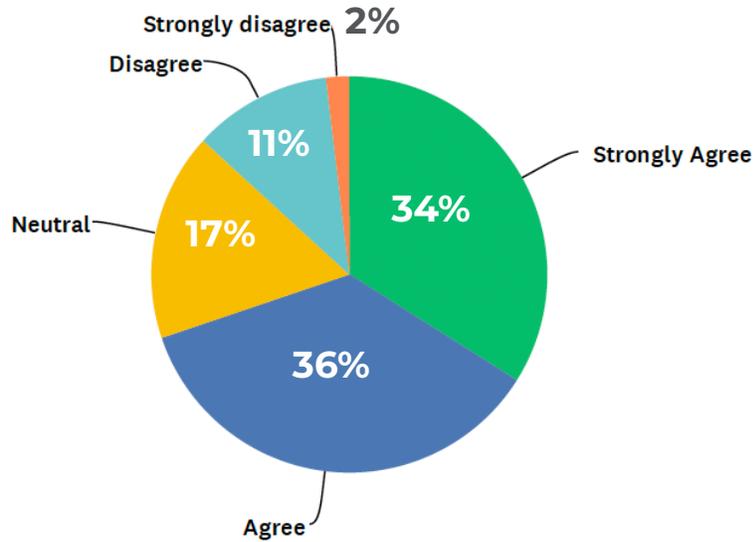
- Quiet zones and silent crossings were of particular concern for this area, especially when considering more residential. Add some discussion of these to the key ideas for Character Area 1.
- Consider the use of green space along the railroad to serve as a park or common open space, which will contribute to creating a buffer between residential development and the railroad.

Vision for Character Area 2

Pages 22-23 of Draft Plan

Q13 Do you agree with the Key Ideas shown above for Character Area 2?

Answered: 53 Skipped: 4



Q14 Do you have any additional comments for Character Area 2?

- This is area where I have property that is attached to property in area 1. The property in area 1 is of main concern regarding proposed future development (new building) shown on my land. I know this is rough draft.
- Larger lots need to allow more density
- A few sentences on guidance for infill if the church were to ever redevelop to be consistent with the scale and character of this area, and to maintain the public access to the park.
- it looks like it would be too congested with residential buildings.
- So the giant church parking lot remains?
- The preservation of setbacks is very important in this area in relation to soft infill. I believe the approach will accomplish the vision.
- I think it's great to integrate ADUs. Ensure, however, that there are bulk/square footage, setback, and height standards along with the allowance for ADUs. You may want to consider the residency requirement that Denver has to reduce the potential for short term rentals, redevelopment to two-unit properties and displacement.
- So nothing is being done on Bradburn which has a few nice houses and a bunch of awful houses to include an AirBnb unit none of which adds anything to the community. I am in favor of ADU's but more importantly taking care of what is already there sooner like it should be the first priority.
- Some additional 2 story development would not be out of line
- I don't see any apartments for seniors, or new couples or singles.
- Maybe add, "integrated into or with green spaces"
- Work with the church to get additional pathway to connect the southeast corner of 74th and Bradburn to the art walk.
- Yes, let's just get it done!
- I am concerned about how Westminster Presbyterian church's parking area might be taken for granted by new businesses, such as a pub, to be developed on 73rd avenue.
- Again, Whatever your plan is, make sure there is sufficient parking for whatever your use.
- Yes, encourage ADUs within the current character of the area.
- AS STATED
- Again, as a property owner RIGHT HERE, it is difficult to relate to the "not to scale" map because of the inaccuracies represented.
- These are lovely options but once again the economics of development today in Colorado makes these options unaffordable for many. I respectfully request consideration of greater density as opposed to single family. Could we look to Minneapolis or Portland OR and go with a duplex/quad dynamic in the area? This is the time for bold changes that open opportunity for developers to offer greater affordability in areas of opportunity.

Proposed Edits to the Plan Based on Community Feedback

A larger percentage of participants – 70% - agreed or strongly agreed with the key ideas for Character Area 2. Written comments about Character Area 2 focused on a few key topics, but potential changes to the text center around the church within the Character Area.

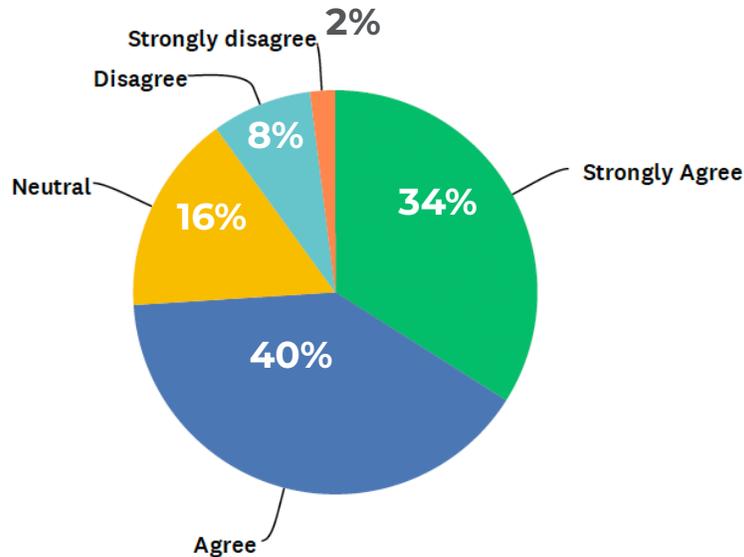
- Provide more direction on how the church, especially its parking lot and potential connections, work with the vision for the Core, and provide guidance for if the parking lot were to redevelop.

Vision for Character Area 3

Pages 24-25 of Draft Plan

Q15 Do you agree with the Key Ideas shown above for Character Area 3?

Answered: 50 Skipped: 7



Q16 Do you have any additional comments for Character Area 3?

- Need to attract more retail use and restaurants - this area has been lack luster for a long time and does not compete with Old Town Arvada or Old town Louisville - or Tennessee Street around 44th
- I recognize they extend outside the plan boundary, but I would love to see the north south streets extending off 73rd to be adapted over time to include wider sidewalks and tree lawns if the ROW can accommodate it. It would help with character defining around 73rd.
- This seems small in scale.
- This area has a ton of potential and needs a vision just like this to give it the boost it needs!
- There needs to be an emphasis on restaurants on 73rd Ave. to help bring customers into the area so the galleries and small shops will flourish.
- SILENT CROSSINGS BRADBURN, 72ND, & LOWELL
- I like the idea of well-scaled infill and a mix of uses.
- I am unsure. I own the building/law office on the NE corner of 73 and Orchard. It appears that you intend to put in a new building and join it to my building? There is a single family home there now.
- This area is trying and could do with more activation. I like building up more green spaces and landscaping overall.
- What additional amenities are planned, where are these ppl going to shop for groceries, stop in for a glass of wine, or even eat within this area? This is very ambitious when the area around the rail station has yet to be developed. That needs to be developed first to provide a reason for ppl to occupy the housing your are building.
- Installing flower beds and planters must be accompanied by on going plan to maintain them. Existing beds and planters are horribly neglected all through the area. Maybe have plan to assist citizens to adopt planters and help provide plants with the underused greenhouse built at great cost near the old dry creek

Comments (continued)

- why add more commercial and noise. The park behind the buildings feels unsafe. Why not tear the buildings down and open that park to 73rd.
- This part is pretty nice already but the surround areas scare everyone off before they even get here.
- This would be a good area for an allowance for street vendors, food trucks/carts, and/or outdoor markets.
- Suggest to add to bullet three the benefit: Improved pedestrian walkways accessible for all
- This preserved section of Westminster is very unique and could be a special district if development happens as stated above.
- I would love to see a coffee shop and brewery in this area! Eventually we could do a First Friday-style artwalk with streets closed to cars, food trucks, etc.
- Fabulous! Let's do it!
- In the past 18 months more businesses have failed on 73rd avenue than opened new, in spite of there being city subsidies for the Olde Westminster Tavern.
- You need to consider the issue of parking in this area before you make any developments. There is already a daily struggle with residents and parking. There needs to be a clear plan laid out here and presented to the area.
- Not enough information to make a decision
- Again, hard to say based on the inaccurate map.
- I think that area is already pretty nice. The playground needs major improvement including a covered area to sit under. I think we need more small shops and places to get food. also PLEASE OPEN THE WESTMINSTER PUB!
- Please see my previous comments - once again these are beautiful options but can we introduce more density?

Proposed Edits to the Plan Based on Community Feedback

74% of participants agreed or strongly agreed with the key ideas for Character Area 3, but almost half of the participants provided comments. While many confirmed the key ideas, additional comments provided some potential edits for the Character Area.

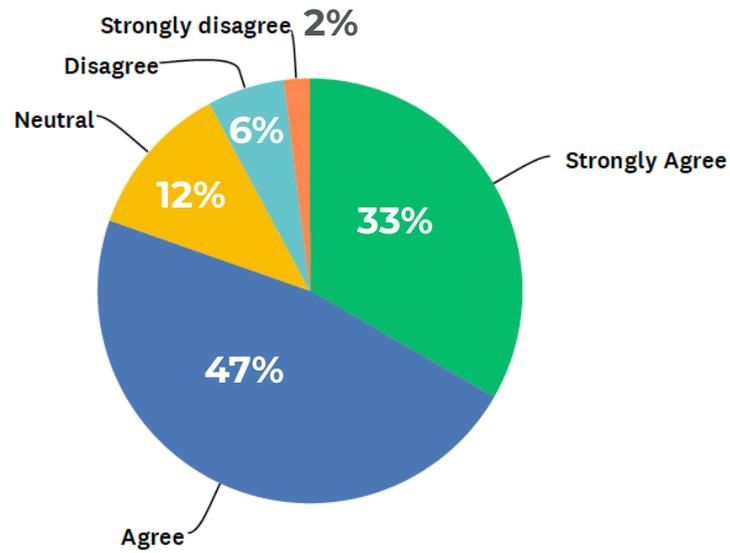
- Emphasize the need for more businesses and restaurants in the area to bring more activity to the Core.
- Add text in the goals of the Plan to emphasize the need for a grocery store in the Harris Park area.
- Incorporate text that highlights this Character Area as a place for special events, such as First Fridays.

Vision for Character Area 4

Pages 26-27 of Draft Plan

Q17 Do you agree with the Key Ideas shown above for Character Area 4?

Answered: 51 Skipped: 6



Q18 Do you have any additional comments for Character Area 4?

- The images do not reflect the greening of the area. The images do portray the idea of the built form.
- Low income row houses and already too much traffic
- As a multi-unit property owner in this area, it will be increasingly problematic to build more housing unless and until Westminster PD starts enforcing the 30 mph speed limit. The traffic noise is horrible and the speed is out of control. Also problematic, though better than in previous times, is Hidden Lake High School. The students can be disruptive, rude and the trash and drug paraphernalia left on the properties is disturbing. Again there is no maintenance of the area by the City of Westminster - and no evidence why my property taxes are through the roof with no evidence of service. If all of these improvements are going to be funded through my tax dollars then that's a problem. The Harris Park South Westminster area has long been forgotten by the City Council who absolutely ignores us and thus provides little or no services. All you have to do is drive through the neighborhoods for proof.
- Sounds good in theory but developing public green area with high water demand grass which requires contract maintenance and is neglected to the point of reverting to weeds as the dominant species is not improving the area.
- Again, this part isn't bad but then you go just a little further south and want to get the hell out of there.
- It would be nice to show more defined areas for green, public spaces.
- How is affordable housing addresses? Is it?
- There is a certain "build up" of density as you approach 73rd that acts as a gateway for the district. Retaining this feature, while encouraging relatively the same land use for any new re/development is smart.
- Again, please consider adding affordable housing.
- It all looks great, but truthfully, we have enough residences. Let's get some more businesses in here.
- Whatever your plan is, make sure there is sufficient parking for whatever your use.
- Standard plug for affordability driving elements within this mid level density plan.

Proposed Edits to the Plan Based on Community Feedback

Participants primarily agreed with the key ideas presented for Character Area 4, with a few comments to help clarify the text and graphics provided.

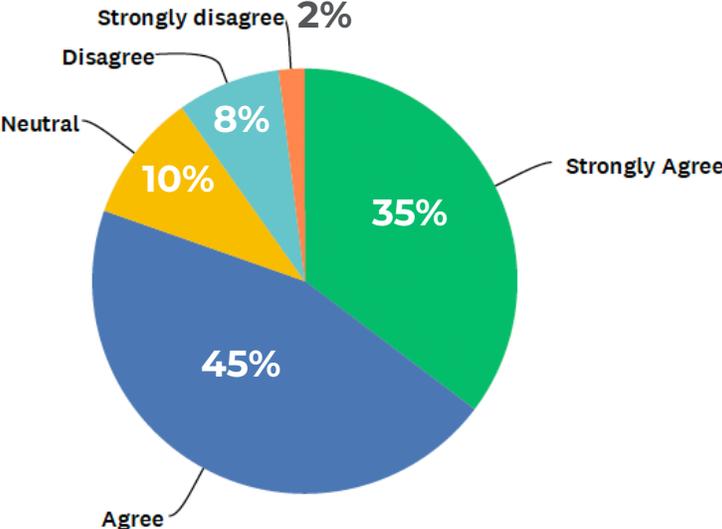
- Incorporate more images to clearly illustrate the "greening" of this corridor.
- Clarify in the text and illustrative that the greening shown is meant to be on individual properties rather than a new public space.
- Include a statement that a range of housing options should be available along the corridor.

Vision for Character Area 5

Pages 28-29 of Draft Plan

Q19 Do you agree with the Key Ideas shown above for Character Area 5?

Answered: 51 Skipped: 6



Q20 Do you have any additional comments for Character Area 5?

- The second picture does not look like a small town center
- emphasis should be on retail and commercial rather than residential.
- Get rid of the Penguin building and maximize the development potential and feasibility of the 72nd and Lowell site. Allow for up to 4 stories closer to 72nd Ave, stepping down to 3 at 73rd.
- Please do some economic development to add restaurants, coffee shops, regular shops. I would love to be able to walk here in the evenings and weekends for a night out or a quick lunch at lunchtime.
- First of all, the Penguin Building is still in place - BIG Problem - it is an eye sore and full of asbestos. I am in favor of the senior housing replacing the old gas station/Germinal Theater, IF there is on site parking - not street parking. Lowell is not walkable, it's almost scary to drive on it anymore. Take a look at the lampposts and planters in that area, they look dejected - where is all the landscaping from the fancy new nursery the City built a couple of years ago by England Park? When is the rail station area going to be finished/developed and the housing area south of it? the traffic patterns and walkability needs further examination before this is moved forward.
- Traffic calming measures are way overdue for Lowell. Existing improvements are neglected. Must have a plan to maintain what you install
- I don't like the Penguin building. why didn't they tear it down with the others?
- An assisted living home on the corner of 73rd and Lowell? Are you joking? This would ruin the area completely for future commercial development and it would remain isolated and unwelcoming. This is a perfect area for commercial development and improvement that will draw people to the area.
- Consider designing surrounding streets to meet Colorado newly passed street closers pedestrian traffic to access business and alcohol consumption guidelines.
- Similar to the above comment, this block is critical in setting the stage for the district and the language in the proposed plan provides the framework for ensuring the unique charm of this block is retained.
- Agree that this corner is a perfect gateway / way to set the tone for the 73rd Ave "Main Street"
- Yes! That would be great. People really speed down Lowell; so in order to make it a walking street, I think the referenced traffic calming measures will be key and should include lowering the speed limit. We also need wider sidewalks on Lowell.
- This is a sector where many many businesses are struggling. 7-Eleven on 72nd and Lowell has also been the site of violence. We need to address social issues as a neighborhood and not just build real estate.
- Whatever your plan is, make sure there is sufficient parking for whatever your use.
- Where's the Post Office?
- You can't take out building (electric City) BUT we do need more parking. Maybe turn the front half of the empty lot the city owns into a small shop with apartments on top and then turn the back half into more public parking. I also think the senior living going up on the corner would be better suited as shops on the bottom and private apartments on top

Proposed Edits to the Plan Based on Community Feedback

Participants overwhelmingly agreed with the key ideas presented for Character Area 5. Comments ranged in ideas about what should or should not be included in this Character Area, but a few key edits could be made:

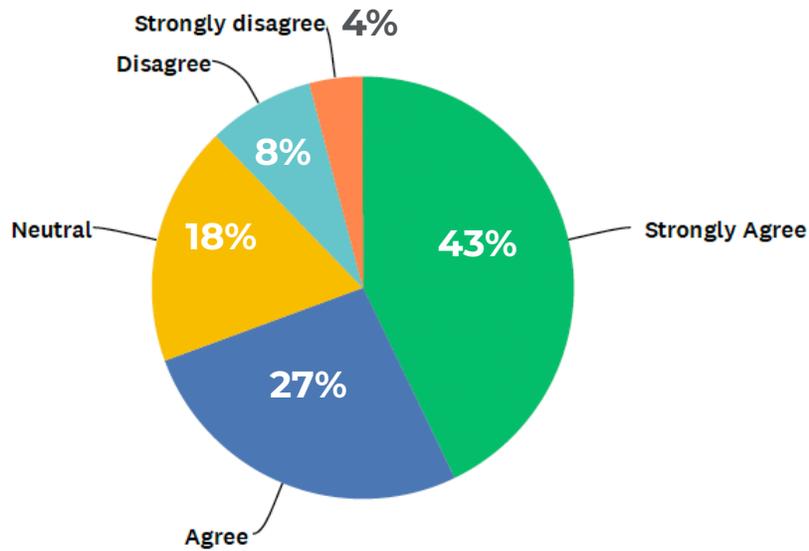
- Add language about the status of the Penguin building.
- Add a few additional labels to the map to help readers orient themselves. The Post Office is one such location that should be included.
- Strengthen descriptor text for the area to emphasize the need to bring businesses and commercial development to Character Area 5.
- Add traffic calming measures along Lowell.

Vision for Character Area 6

Pages 30-31 of Draft Plan

Q21 Do you agree with the Key Ideas shown above for Character Area 6?

Answered: 49 Skipped: 8



Q22 Do you have any additional comments for Character Area 6?

- Parking underground?
- Great context and transition to the TOD!
- I don't like the image as drawn--have a consistent setback for new buildings. Note the pictures that are being used; they don't have that varied setback.
- So, according to this, all of the existing buildings, including the STEM school and the building where Growing Home is currently located, would be demolished? How about a large community center/homeless shelter along this street?
- Four story housing is too tall for the area. though it would be nice to finally have the old gas station and Macon Academy building torn down before the homeless set them on fire like they did with the Nolan RV area.
- Abundant landscaping with no maintenance plan or a water conservation plan is pointless and not sustainable. Get water consumption under control and stop mandating blue grass.
- are the new buildings residential or commercial
- Anything would be better than what is there now. Literally anything.
- Without defining some space, it might be difficult to actually incorporate abundant landscaping.
- Opportunity to key in on "accessible"
- The key to this block is the roadway connection you show from 72nd to Irving. Although I am not a huge fan of additional connections on 72nd, I believe this connection could alleviate some of the pressure from this intersection.
- Wide sidewalks and trash bins, lower speed limit on 72nd
- Better if we have more restaurants!
- This is a really underdeveloped area with abandoned lots and buildings. It would be ideal for a social services center or homeless day-center due to its proximities to transportation and other existent services such as the MAC and Growing Home.
- This area is an eyesore but please make sure parking is sufficient.
- 3-4 story buildings are completely out of character for this entire area. I don't think anyone will be interested in walkable areas between a street as busy and loud as 72nd and several noisy schools.
- Can't tell anything from this inaccurate map. Where is Growing Home?
- This is great.
- This area is in desperate need of beatification

Proposed Edits to the Plan Based on Community Feedback

Like other Character Areas, the majority of participants agreed with the key ideas, but provided comments of how to improve the information provided.

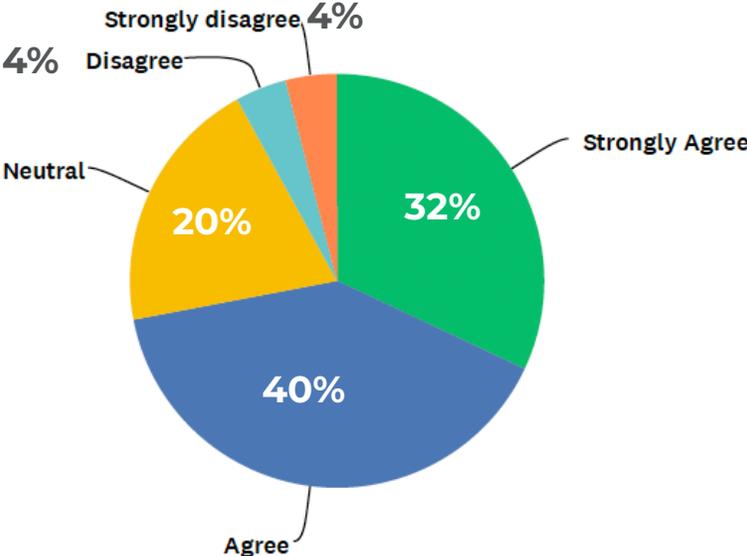
- Related to this Character Area, a landscaping maintenance plan and water conservation plan could be added to the implementation plan.
- Consider referencing a range of scales but focusing on two and three story buildings in this Character Area.

Vision for Character Area 7

Pages 32-33 of Draft Plan

Q23 Do you agree with the Key Ideas shown above for Character Area 7?

Answered: 50 Skipped: 7



Q24 Do you have any additional comments for Character Area 7?

- This seems to be misleading. Too much residential. Isn't this a commercial area?
- Isn't this area already covered in the Westminster Station Area Specific Plan? Doesn't seem like this vision is doing anything more significantly different than that plan...
- You have to get rid of the debacles houses and businesses south of 72nd. This should be designated for businesses not housing - way too loud
- Infill close that close to the UP rail crossing will require a quiet crossing. Horribly loud with existing conditions.
- this does not seem like it's part of the neighborhood.
- Yeah, this part is perfect for some commercial redevelopment that would attract people to the area. Right now it looks pretty shabby.
- Maybe consider bike friendly storage options
- Opening up access to the rear of the parcels is key for this area, improving access to a rather sketchy set of driveways - allowing for cross access will remove the need to access 72nd if migration between parcels is necessary. This area could build off its eclectic architectural vibe and act as the fabricating land uses for this art district, while keeping its nod to its industrial past.

Proposed Edits to the Plan Based on Community Feedback

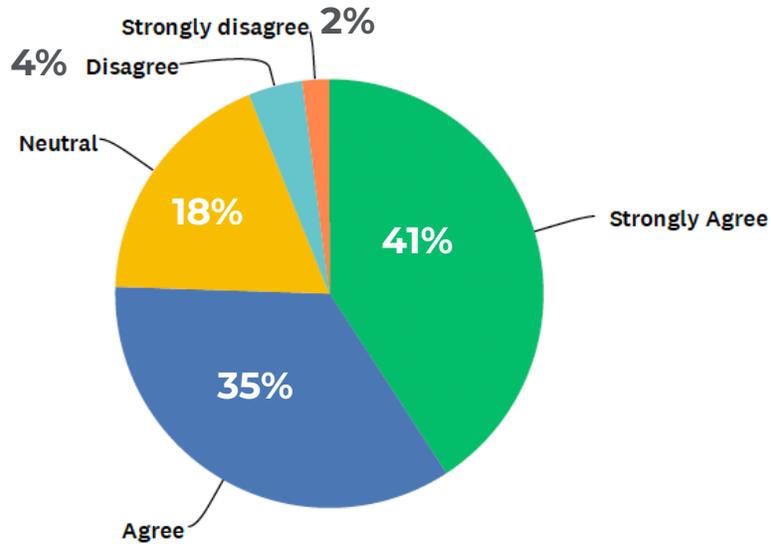
Participants primarily agreed with the ideas shown for Character Area 7. Comments provided were not as extensive as those in other Character Areas and do not warrant changes.

Vision for Character Area 8

Pages 34-35 of Draft Plan

Q25 Do you agree with the Key Ideas shown above for Character Area 8?

Answered: 49 Skipped: 8



Q26 Do you have any additional comments for Character Area 8?

- Please think about the phasing in which outdoor spaces will be built. We also need to think about will these spaces be publicly accessed on private property.
- Amp up the height on 72nd. What are we afraid of along that corridor?
- I often walk from our area to the Westminster Station, up little dry creek and back around. I would like this whole area to feel more pedestrian friendly.
- Glad to see that vacant lot on Newton to be used. It's nothing but an eyesore now.
- Are these market rate developments or Low Income?
- Too much housing with the development of basic services. First of all Westminster High School is already over capacity and has an overall rating of 3 out of 10. Again, some of the focus needs to be more centered on the logistics first not housing without amenities. Westminster doesn't take care of what they currently have, more of everything will simply result in even less care and maintenance.
- Lots of pedestrian friendly areas that are not maintained is a detriment. Pointless to pay for a plan that is
- show the buildings that are being torn down. Are they historic?
- There are some great businesses established already but the look of the area is terribly. Mostly City right of Way property that has been completely ignored. There is great opportunity for more commercial development here to get this area on the map of places to go.
- Where will the inviting outdoor spaces be? If not defined they may not happen.
- Low income housing options?
- The key to this section will be building up the street wall along 72nd, thereby accentuating the intersection and peaking the visitors curiosity of what else might be happening north of 72nd.
- Are there any plans for a public playground in this redevelopment? This area is full of schools and kiddos, and I would love to see space near 73rd Ave utilized for that purpose.
- Restaurants please!
- Much of this current area contains low-income or transitional housing. I would be frustrated to lose these resources if the neighborhood were gentrified with new real estate development.
- ENOUGH PEOPLE, ENOUGH TRAFFIC

Proposed Edits to the Plan Based on Community Feedback

Approximately 75% of participants agreed or strongly agreed with the key ideas for Character Area 8, and a handful of comments provided ways in which to strengthen the text for the Character Area.

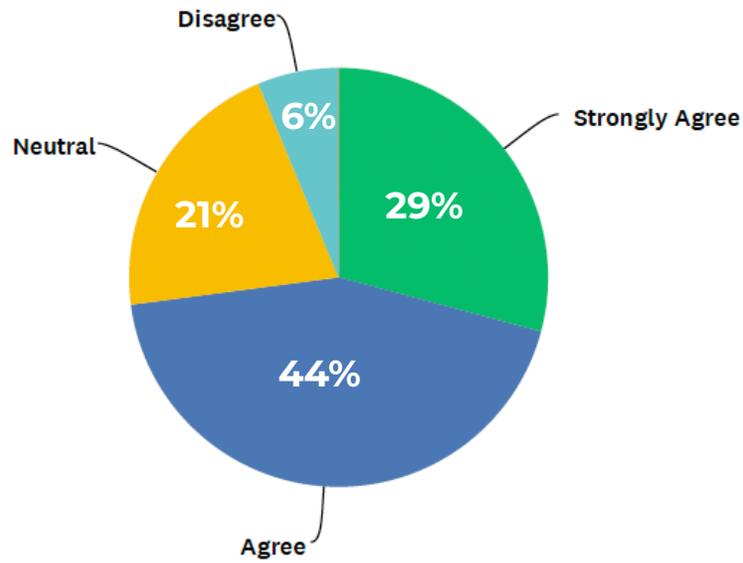
- Strengthen text regarding phasing of work proposed for this Character Area so the community is aware of the general plan on how this will be approached. Note that this may be incorporated in the Implementation Plan rather than Character Area 8 text.
- Address the importance of pedestrian facilities and walkability, both in the text for this Character Area and in the Public Realm chapter.
- Explain that the residential development should offer a range of options. (This is also a statement that should be strengthened in the overall vision for Harris Park.)

Vision for Character Area 9

Pages 36-37 of Draft Plan

Q27 Do you agree with the Key Ideas shown above for Character Area 9?

Answered: 48 Skipped: 9



Q28 Do you have any additional comments for Character Area 9?

- What's with the big empty area?
- Hard to tell in this area--what are the existing uses? I'm totally confused as to where this area is. If it's right next to the railroad, I'd put more commercial infill vs residential. And this drawing seems really haphazardly built out--not a great vision of infill...
- Market Rate or low income?
- Again a lot of housing and furthermore, these are very close to the rail tracks and the freight trains are very loud - what is the mitigation for this?
- Same comments as before. How do you maintain public access areas unlike now which is neglected to the point of looking like an abandoned town. Council has long neglected the area and raised property taxes with little or nothing to show for the income other than an endless stream of new vehicles for the Westminster fleet.
- buildings on the west side of Bradburn should have great views. Show the buildings oriented to the west.
- This area looks like it has been largely ignored by both the City and property owners. Any improvement here would be an improvement.
- Consider bike storage options
- This area, funky as it is, might lends itself to a little more utilization on the parcels - possibly clustering incubator space on the northwest corner of Bradburn and 72nd. The diagonal road is 72nd Place.
- Affordable housing. Playground.
- The example photos could use more landscaping
- 7235 Bradburn Blvd was originally zoned to be a habitat for humanity house. It is now a vacant lot.
- Can this phase involve duplex and quads? If so I'm in the strongly agree category.

Proposed Edits to the Plan Based on Community Feedback

With 72% of participants in agreement with the key ideas, and no participants selecting "strongly disagree", comments provided additional direction and potential edits for the section.

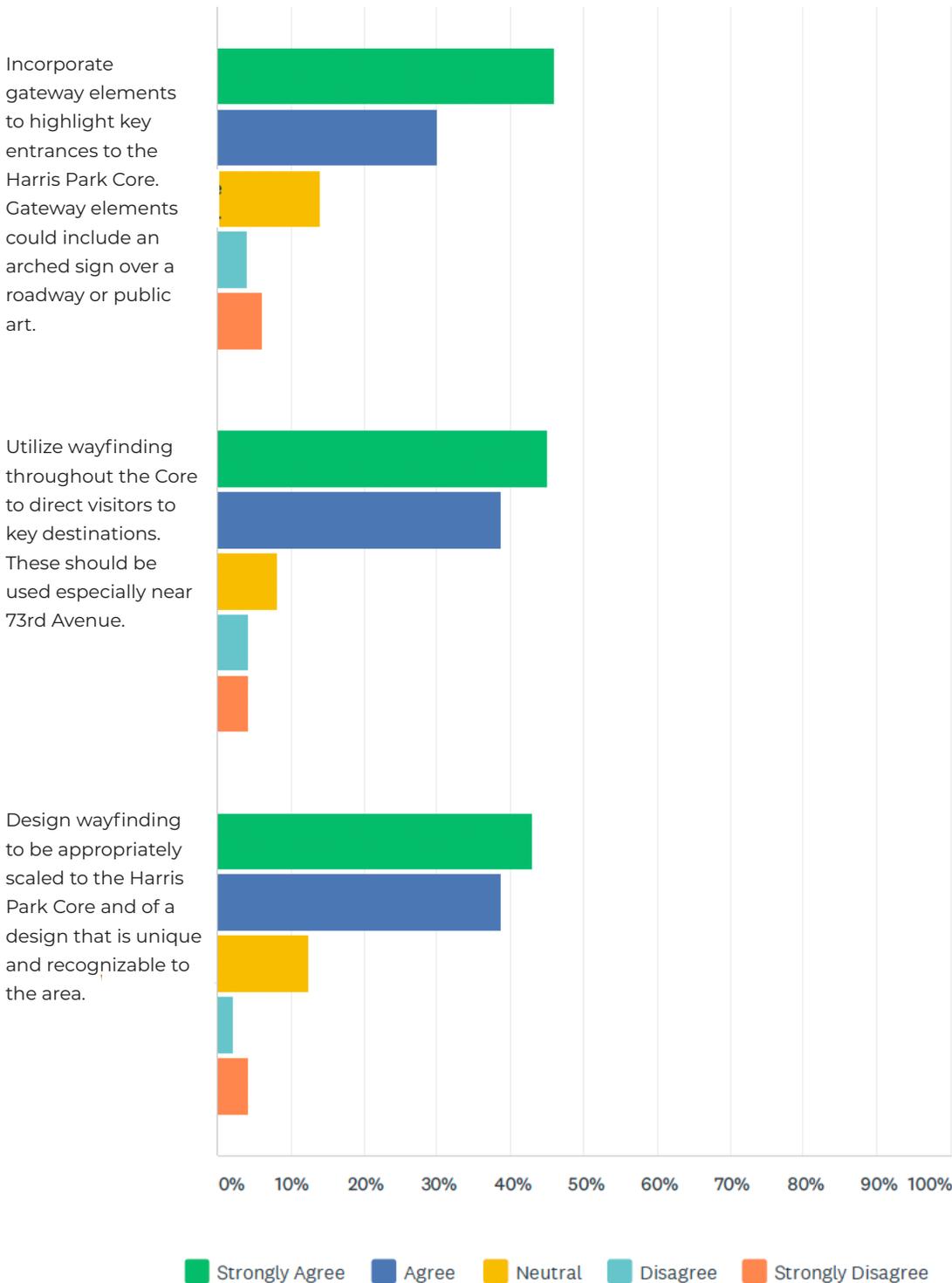
- Clarify uses shown in the illustrative for Character Area 9 with annotations.
- Incorporate text to emphasize taking advantage of mountain views from this character area, and increasing density.
- Consider incorporating additional photo examples that show more landscaping.

Vision for Gateway & Wayfinding Features in the Core

Page 50 of Draft Plan

Q29 Do you agree with the key ideas below that describe potential gateway and wayfinding features in the Harris Park Core?

Answered: 50 Skipped: 7



| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|--|-----------------------|--------------|----------------|-----------------|--------------------------|--------------|
| Incorporate gateway elements to highlight key entrances to the Harris Park Core. Gateway elements could include an arched sign over a roadway or public art. | 46.00% 23 | 30.00% 15 | 14.00% 7 | 4.00% 2 | 6.00% 3 | 50 |
| Utilize wayfinding throughout the Core to direct visitors to key destinations. These should be used especially near 73rd Avenue. | 44.90% 22 | 38.78% 19 | 8.16% 4 | 4.08% 2 | 4.08% 2 | 49 |
| Design wayfinding to be appropriately scaled to the Harris Park Core and of a design that is unique and recognizable to the area. | 42.86% 21 | 38.78% 19 | 12.24% 6 | 2.04% 1 | 4.08% 2 | 49 |

Q30 Are there any key ideas that were missed?

- I think this component is essential to create a sense of neighborhood. This area is hard to find and needs definition.
- Integrate and maintain the historic street names signage that currently exist (or replace with new with consistent branding to other signage).
- Clear directions, paths etc. To the light rail station.
- The City should not waste it's money on big dumb signs
- What will the sign say? It was unanimously agreed to use the term Historic Westminster instead of Harris Park.
- Parking is limited now, I am not sure if your plan covers this adequately.
- Well we need places to go before there are any of these put in place.
- WE NEED TO BE SEEN TO BE KNOWN
- Provide signage explaining that we are a welcoming and inclusive community that celebrates diversity.
- Due to its historic past, interpretive signs might also be placed in key locations that educate the visitor of this area, thereby creating a heritage tourism component.
- I loved the Historic Westminster branding, and hope to see it used in this new signage.
- I like the concepts, in theory, but the example photos are kind of ugly. Needs more landscaping, I guess. The example arch somehow looks too modern or something for the area.
- More retail and restaurants to compete with Berkeley and Highlands neighborhoods.
- No one EVER uses those dopey signs that list where things are. It's 2021. We use our smart phones. Those signs will just make Harris Park look less unique and artsy, unless they're done in an extremely creative way. And the arch over 25th Ave in Edgewater looks really dumb. Please don't do that here. If the area is well laid out and there are sufficient roads and sidewalks and visibility for businesses, people will come. No signs or arches necessary.
- key destinations should include signage to train station, library, and rec centers, as well as Westminster history center or museum
- ADA elements for hearing and visually impaired citizens comes to mind - these are all great options as stated.
- More art integrated into highly visible spaces as another way to create unique character and place

Proposed Edits to the Plan Based on Community Feedback

Participants overwhelmingly agreed with the ideas for gateway and wayfinding elements for the Harris Park Core, with over 76% of participants agreeing with each statement. Comments ranged in ideas for specific signs to more general questions about how these elements could be used.

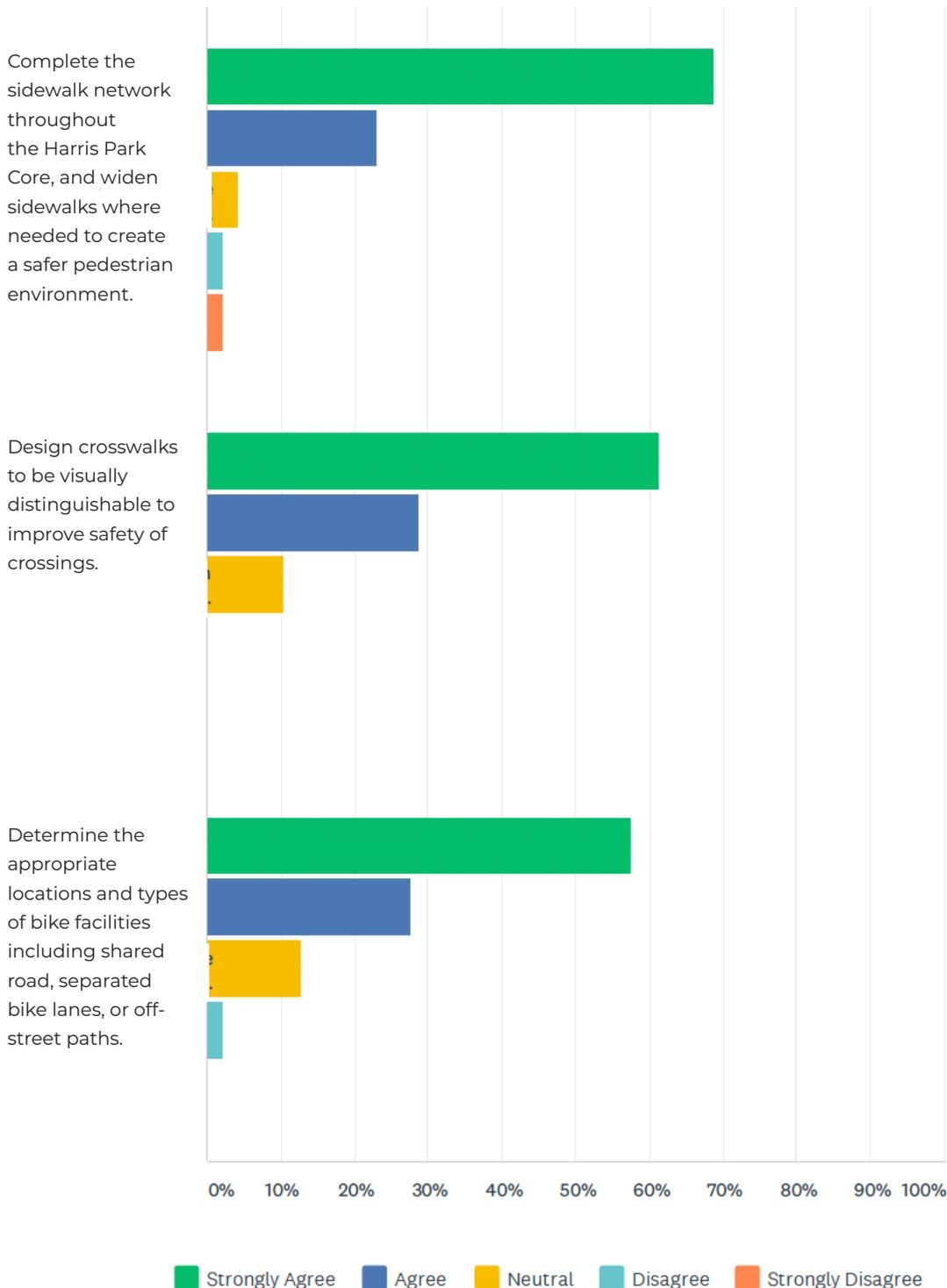
- Incorporate language that states the importance of continuing the Historic Westminster branding, as many participants felt this was an important characteristic of the area.
- Emphasize the desire to utilize art as signage and wayfinding.
- Incorporate signage with universal symbols and multiple languages.

Vision for Connectivity in the Core

Page 51 of Draft Plan

Q31 Do you agree with the key ideas below describing sidewalks, crosswalks and bike paths in the Harris Park Core?

Answered: 50 Skipped: 7



| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|---|----------------|--------------|-------------|------------|-------------------|-------|
| Complete the sidewalk network throughout the Harris Park Core, and widen sidewalks where needed to create a safer pedestrian environment. | 68.75% 33 | 22.92% 11 | 4.17% 2 | 2.08% 1 | 2.08% 1 | 48 |
| Design crosswalks to be visually distinguishable to improve safety of crossings. | 61.22% 30 | 28.57% 14 | 10.20% 5 | 0.00% 0 | 0.00% 0 | 49 |
| Determine the appropriate locations and types of bike facilities including shared road, separated bike lanes, or off-street paths. | 57.45% 27 | 27.66% 13 | 12.77% 6 | 2.13% 1 | 0.00% 0 | 47 |

Q32 Are there any key ideas that were missed?

- a skate park like the one in Arvada by the Apex center would be nice - to attract a younger crowd
- Where materials change at crosswalks (eg, asphalt to brick), cracks and wear may become more commonplace. This is not a “NO,” but it should be factored in as a potentially higher maintenance cost.
- Please think about the maintenance of different crosswalk improvements in relation to the City’s ability to maintain the ROWs.
- Include maintenance of the items being proposed. What is the impact on the water demands of the area?
- Walking around here is dangerous.
- Clear signage for cyclists is very much needed to keep riders off of Lowell at least above 73rd Avenue where it narrows. It would be great to have them go from Lowell down 73rd to Bradbury Blvd so that cyclists can see the businesses there then north to the US 36 Bikeway.
- Bike storage.
- Especially in COVID times there is remarkably little foot or auto traffic in the neighborhood
- Plenty of public trash cans and recycle cans for pedestrians please.
- EXISTING STREETS ARE TOO NARROW TO ALLOW BIKE LANES
- 72nd is not a walk friendly area. The walk from 72nd down Hooker to Station is not ADA compliant and unsafe. The walk across Lowell on 72nd (both sides) is not safe. Cars drive way too fast and don’t pay attention. Remove some lanes and dedicate to more ped/bike safety

Proposed Edits to the Plan Based on Community Feedback

Participants overwhelmingly agreed with the key ideas presented for connectivity in the Core – focused on sidewalks, crosswalks, and bicycle facilities. Responses reflected agreement so much so that very few selected Disagree or Strongly Disagree for these three questions. Comments provided additional details that could be added to improve connectivity in the Core.

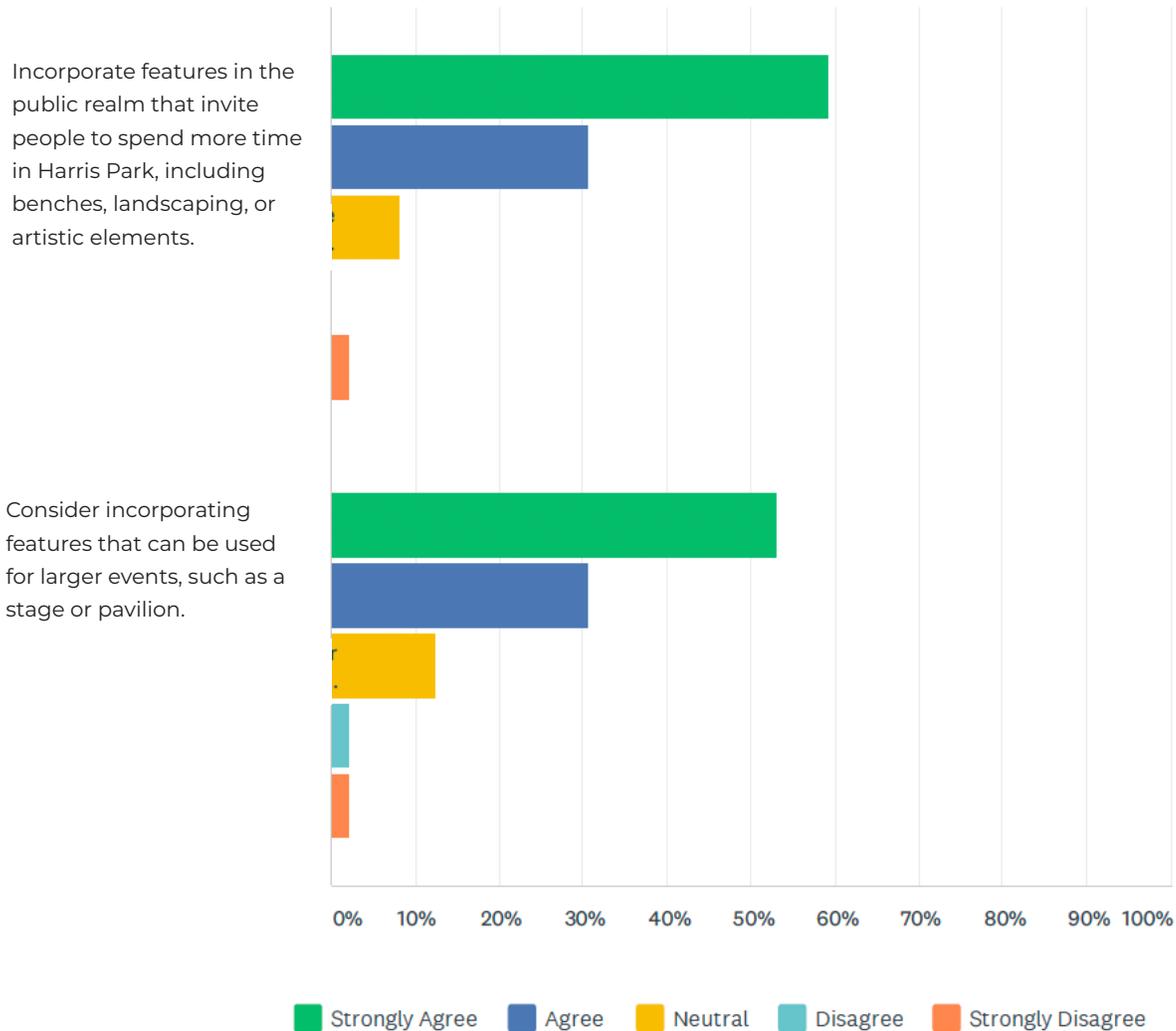
- Incorporate text that recognizes the importance of crosswalk maintenance, in addition to creating safer crosswalks. This should be mentioned in the Implementation Plan as well.
- Explain the importance of strategically locating bicycle storage along the bike path.
- The need for trash and recycling was mentioned by a participant, which is not appropriate for this particular section, but should be recognized in the Public Realm section of the Plan.

Vision for the Public Realm of the Harris Park Core

Page 52 of Draft Plan

Q33 Do you agree with the key ideas below describing the public realm in the Harris Park Core?

Answered: 49 Skipped: 8



| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|--|----------------|--------------|-------------|------------|-------------------|-------|
| Incorporate features in the public realm that invite people to spend more time in Harris Park, including benches, landscaping, or artistic elements. | 59.18% 29 | 30.61% 15 | 8.16% 4 | 0.00% 0 | 2.04% 1 | 49 |
| Consider incorporating features that can be used for larger events, such as a stage or pavilion. | 53.06% 26 | 30.61% 15 | 12.24% 6 | 2.04% 1 | 2.04% 1 | 49 |

Q34 Are there any key ideas that were missed?

- parking again
- Irving street park could benefit from activation, stage, or other gathering elements to enhance the Library and a sense of community
- Will there be curfews in the area?
- We need an Arts Center for theater. the Jazz Festival brought out several people. I would disagree with a lot of loud late night venues, as it should be more of a place where ppl can get away from the noise of downtown Denver.
- Parking strategy important
- Love the idea of a pavilion / courtyard where we can have Saturday Farmer's Markets (like in Old Town Arvada)
- Incorporate stores and landscaping
- Water park
- These ideas can't be successful without addressing the needs of homeless neighbors. Otherwise you're either pushing them away or inviting them to sleep wherever they can regardless of your development plans.
- continue garbage containers and dog poop bag stations beyond just 73rd near sculpture garden.
- Dog and toddler friendly - rounded edges, plenty of trash receptacles, shade and distinguishable markers between sidewalk and roadways.
- More public art that is highly unique and engaging as a destination in itself; areas that promote pop up music/cultural arts; improved lighting throughout entire area

Proposed Edits to the Plan Based on Community Feedback

For the most part, participants agreed with the goals of incorporating inviting elements and features into the public realm, such as landscaping, benches, and stages or pavilions. Comments provided highlighted key concerns that should be considered.

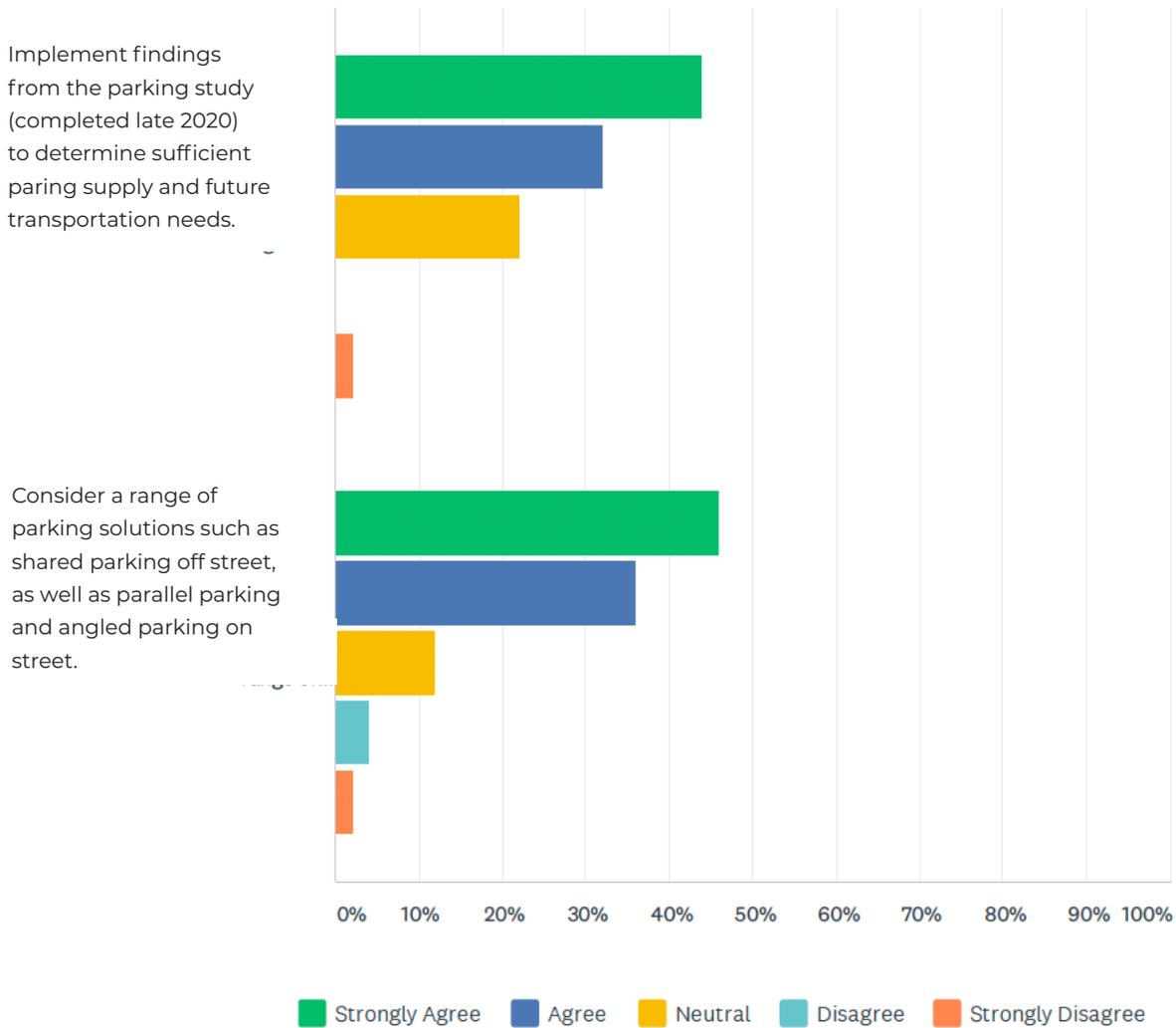
- Strengthen the text regarding the importance of landscaping and parking in the public realm.
- Incorporate text that recognizes the importance of dog and toddler friendly design strategies, which highlights the importance of creating a public realm that serves all ages and abilities.
- Strengthen text regarding public art in the Harris Park Core.

Vision for Parking in the Harris Park Core

Page 53 of Draft Plan

Q35 Do you agree with the key ideas below describing parking in the Harris Park Core?

Answered: 50 Skipped: 7



| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|---|----------------|--------------|--------------|------------|-------------------|-------|
| Implement findings from the parking study (completed late 2020) to determine sufficient parking supply and future transportation needs. | 44.00% 22 | 32.00% 16 | 22.00% 11 | 0.00% 0 | 2.00% 1 | 50 |
| Consider a range of parking solutions such as shared parking off street, as well as parallel parking and angled parking on street. | 46.00% 23 | 36.00% 18 | 12.00% 6 | 4.00% 2 | 2.00% 1 | 50 |

Q36 Are there any key ideas that were missed?

- Eventually a parking structure may be needed.
- If you implement shared parking, include maintenance for private business owners with clear guidelines. The church for example, could share but they need the parking lot 90% maintained, as they use the lot 1 day a week. The wear and tear would be mainly from the 6 days a week they are not using it.
- To a valid what's happened in the Highlands, LoHi and Berkeley all new developments MUST include incorporated parking within the structure.
- If the Penguin Building is locked in in the future we need adequate parking to replace what is lost.
- Consider parking maximums rather than minimums.
- Maybe parking at the RTD light rail with a shuttle or peddle cabs as an option. Maybe MAC parking an options too.
- Parking will certainly be an ongoing discussion as this area becomes more visitor friendly. The immediate community will need to accept that parking could spill into the residential areas. Offsite parking arrangements should be studied, such as the use of parking at Hidden Lake High School and Crown Pointe Academy on the weekend, or shuttled parking from the MAC.
- I think a multi-level parking garage would be good. No more than 3 levels, though, to keep in line w/other building height restrictions.
- Clearly mark streets where visitors cannot park (residential parking only) and assign fines for parking there. For example, the post office has a huge lot that no one ever uses. Instead, they park on Meade St, in front of Harris Park II. Yet, Harris Park II homeowners were assured over and over that the street parking was ours and that visitors to the post office would park in the post office lot. Yet they don't. The same thing happens with the businesses on 72nd St, next to the post office. They have their own lot, yet visitors park on Meade St.
- There needs to be more information about this. Where is shared parking? What is changing?
- Uh, you did a parking study during a pandemic?? Do that again, please!
- Can vacant lots on either side of Penguin Building be used as parking lots for this area?
- The current parking is rarely full as it is. Do not build massive parking lots as they are costly to maintain, create undesirable activities and don't feel like a unique sense of place

Proposed Edits to the Plan Based on Community Feedback

Over 75% of participants agreed with both of the key ideas for parking in the Harris Park Core, but comments provided emphasize the need for a few edits.

- Incorporate language that recognizes a maintenance plan for shared parking is needed, something to add to this section as well as the implementation plan. Consider adding text to suggest a strategy for shared parking at the RTD station that incorporates a well-marked walking path or a free shuttle service to the Core.
- Add language to mention the need for signs to identify where parking is and is not permitted in the Core.
- Clarify when the parking study was completed and how it was completed.
- Edit text in this section, and in the implementation plan, to read "Regularly review parking needs in Harris Park."

Q37 Do you have any other ideas about PUBLIC REALM features in the Harris Park Core?

- Keep the sculpture garden, it is the highlight of the area.
- We need better street lighting in and around the harris park area
- If it is going to be an arts district then consideration needs to focus on the walkability and safety of the area. Residents are afraid to walk to the Library on Irving because of the Hugh influx of the homeless. Westminster needs a big shift in governance. Let's remember the rail station had to forced down their throats and they still have done nothing to improve the area around it. Before I can get excited about new development I would like to see action by the City to take care of what has been sustained neglect.
- This is a great start!
- I do think the public realm should be as important as possible future buildings to define.
- I'm excited.
- Playground, dog park, outdoor gathering space
- Small parks with trees and benches so people can sit and eat from street vendors.
- We need to consider the overnight foot traffic in our current public spaces. Not from a police standpoint, but from a safety standpoint for everyone.
- This entire draft plan is not user friendly or easy to follow. Make your vision clear.
- A couple of picnic tables in the sculpture garden would be a nice addition to the benches already there.
- Increase connection and importance to the light rail

Proposed Edits to the Plan Based on Community Feedback

After responding to the specific prompts and topics for the public realm, participants provided final comments about the public realm in the Core, emphasizing the following:

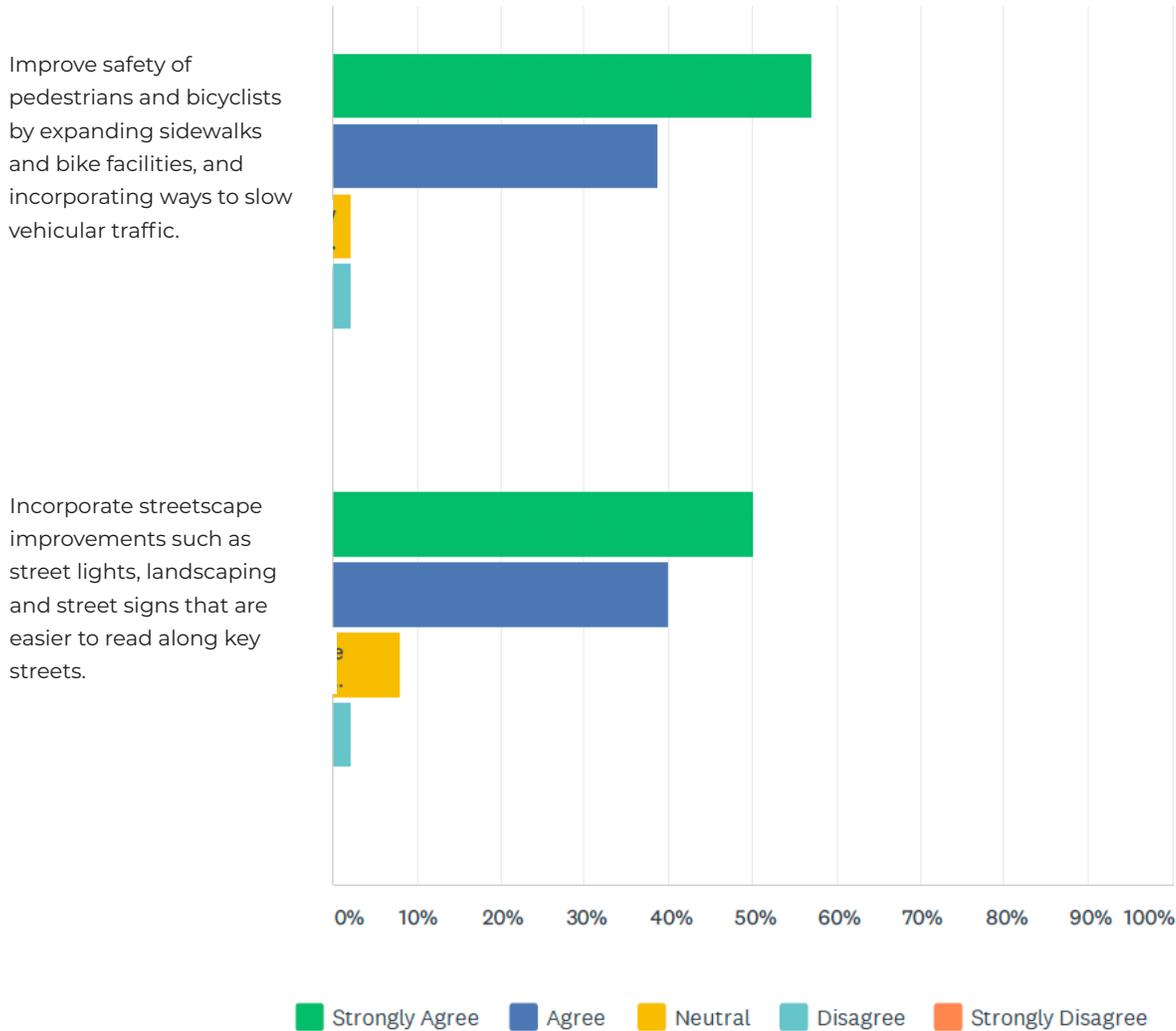
- The need for cohesive and well-maintained street lights.
- Incorporating parklets (especially along the walk from the RTD to the core.
- Adding picnic tables to the sculpture garden.
- Connecting the RTD station.
- Participants noted that the public realm features are as "important as possible future buildings," and emphasis should be placed on this part of the Plan.

Vision for the Public Realm in the Greater Harris Park Neighborhood

Page 56 of Draft Plan

Q38 Do you agree with the key ideas described below for the PUBLIC REALM in the Greater Harris Park Neighborhood?

Answered: 50 Skipped: 7



| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|--|----------------|--------------|------------|------------|-------------------|-------|
| Improve safety of pedestrians and bicyclists by expanding sidewalks and bike facilities, and incorporating ways to slow vehicular traffic. | 57.14% 28 | 38.78% 19 | 2.04% 1 | 2.04% 1 | 0.00% 0 | 49 |
| Incorporate streetscape improvements such as street lights, landscaping and street signs that are easier to read along key streets. | 50.00% 25 | 40.00% 20 | 8.00% 4 | 2.00% 1 | 0.00% 0 | 50 |

Q39 Are there any key ideas that were missed?

- I'd prioritize addressing displacement and provision of affordable housing over dressing the area up.
- Program to save the trees. The current rate structure prevents many from watering the older trees, showing stress. I asked Jason to look into it, but he never got back with me.
- Developing pedestrian connections to parks and outdoor recreation spots in the area surrounding the greater Harris Park Neighborhood
- The old time street lights are a menace. Too much light pollution and can't sleep at night in second story room due to horizontal light being too bright.
- More than just expanding and incorporating, ensure connectivity.
- Walkway signs used by the Little Dry Creek dog park are often ignored...consider better signage and or roadway paint to help.
- More landscaping and more buildings. First photo is ugly and desolate.
- Re: street signage - the old original names of the streets may be desirable to members of the Historical Society, but they only serve to confuse everyone else.
- As a resident in Apple Blossom lane, I'd like to have easy access by foot/bike down Lowell with better lighting.

Proposed Edits to the Plan Based on Community Feedback

Participants agreed with the key ideas presented for this topic and provided comments to emphasize a couple key pieces.

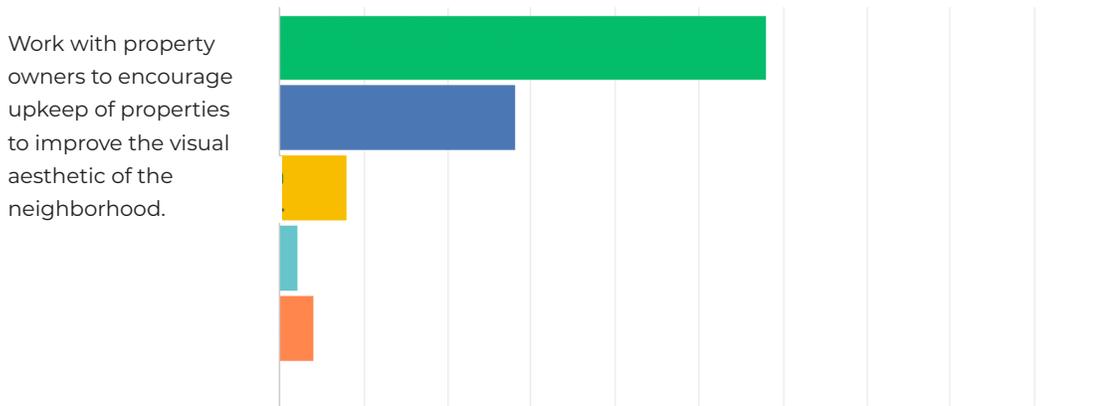
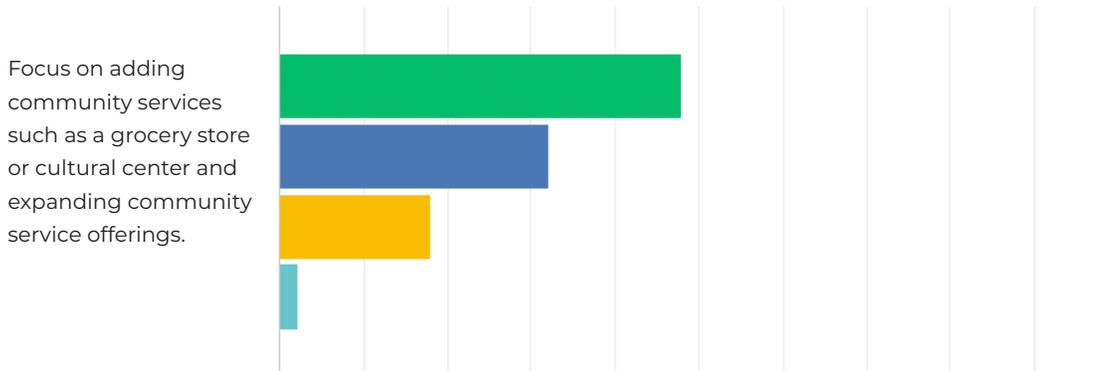
- Strengthen text that discusses connectivity throughout the Greater Neighborhood.
- Consider incorporating text that addresses displacement and the importance of a range of housing options and prices, rather than making it more expensive.

Vision for the Private Realm in the Greater Harris Park Neighborhood

Pages 57-58 of Draft Plan

Q40 Do you agree with the key ideas described below for the PRIVATE REALM in the Greater Harris Park Neighborhood?

Answered: 50 Skipped: 7



0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

■ Strongly Agree
 ■ Agree
 ■ Neutral
 ■ Disagree
 ■ Strongly Disagree

| | STRONGLY AGREE | AGREE | NEUTRAL | DISAGREE | STRONGLY DISAGREE | TOTAL |
|--|----------------|--------------|-------------|------------|-------------------|-------|
| Focus on adding community services such as a grocery store or cultural center and expanding community service offerings. | 48.00% 24 | 32.00% 16 | 18.00% 9 | 2.00% 1 | 0.00% 0 | 50 |
| Work with property owners to encourage upkeep of properties to improve the visual aesthetic of the neighborhood. | 58.00% 29 | 28.00% 14 | 8.00% 4 | 2.00% 1 | 4.00% 2 | 50 |

Q41 Are there any key ideas that were missed?

- The lots in this neighborhood are deeper than average. I wonder if allowing/encouraging 'mother-in-law' cottages or 'tiny homes' to be developed within these deeper lots could help address the housing shortage, add rental income to existing residents, and provide a stimulus to improve appearance of the neighborhood?
- We leave the area to shop at Sprouts or similar, even though there are tons of supermarkets around us most do not have the types of things we prefer to purchase (vegetarian options, cultural ingredients). We also leave to go to restaurants in the event and for any other type of entertainment. I would love to be able walk or bike to things in our immediate neighborhood.
- Clean up the apartments and rental properties!
- Show a presence in the area by the City. They are so busy with Downtown Westminster and the Orchard area up north that any interest/involvement in South Westminster would be appreciated.
- Allowing more street vendors, food trucks/carts, and/or outdoor/farmers markets would help support small food and beverage businesses in getting started and enhance the private and public realms.
- Consider community clean up events so that others from surrounding areas can be involved and feel part of the project.
- I would continue to study the need for a grocery store, especially since there are Walmarts on both Sheridan and Federal. A grocery store, depending on its size, could be a large land user. Consider looking towards more specialty food shopettes for immediate shopping needs, building off what Valente's already provides.
- Emphasis on the second one. Do we have no zoning laws here? Some people's residences really look awful!
- St. Martha's church has been vacant for 2+ years and is a prime space for government development of services.
- "Encourage upkeep of properties" sounds like "pressure and bully low income people into spending money they don't have to conform to a suburban aesthetic in a relatively rural area." DON'T do this! I LIKE that this neighborhood is unique and leaves people alone. Each property is unique and adds to the character of the area. You can have character or conformity, not both. This neighborhood does not need its "visual aesthetic" improved, it needs services and infrastructure improvements.
- We SO miss our Safeway at Federal & 73rd!!! Why not utilize the land formerly occupied by the Ricardo Flores Academy just north of 72nd and on Irving St. to build a community resource center that includes primarily showers, camping facilities, lockers, etc. for homeless people in the area?
- Please consider occupancy standards -costs are rising and wages are stagnant - allowing co-living will relive some of this pressure.
- More community and private gardens.

Proposed Edits to the Plan Based on Community Feedback

Similarly, responses to the private realm for the Greater Harris Park Neighborhood agreed with the key ideas of community services, small businesses, and property upkeep. Comments provided suggest a few key edits to strengthen current ideas and prioritize them moving forward.

- Strengthen the discussion of housing options in the greater neighborhood, specifically mentioning the importance of permitting ADUs.
- Incorporate text that emphasizes the need for programming that extends into the greater neighborhood such as a food truck festival, community cleanup events, and farmers markets.
- Strengthen text regarding the need for a grocery store in the area as one of many strategies to improve the infrastructure in the greater neighborhood.
- Mention the desire to incorporate community gardens throughout the greater neighborhood.

Vision for the Greater Harris Park Neighborhood

Pages 55-58 of Draft Plan

Q42 Do you have any additional ideas about the vision for the GREATER Harris Park Neighborhood?

- Retention, preservation and restoration of the scattered historic resources throughout the area.
- A codicil that prevents that helps those on a fixed income to continue caring for their property, current water rates affects those on a fixed income. Through gentrification, other costs will go up making it difficult for elders to maintain their properties. As for the Absentee landlord - force them to maintain their properties. Roofs, paint, trash, abandoned cars.
- Possibility of allowing ADUS in the greater Harris Park area
- More traffic control, more infrastructure improvements, lower property taxes, more amenities are needed before more housing.
- Added comments throughout
- We need to ensure our zoning regulations prevent the influx of “slot homes” in this area. Therefore we need to keep our density low in the greater Harris Park neighborhood.
- Need more landscaping. Trees, bushes, flowers.
- The majority of the people down here are friendly people just needing a little extra help to get by. Don't concentrate all the attention to the loud, elite voices of the affluent few who think they represent all the rest of us.

Proposed Edits to the Plan Based on Community Feedback

After responding to specific prompts about the public and private realm in the Greater Harris Park Neighborhood, participants had the opportunity to provide final comments about the Greater Harris Park Neighborhood. Key ideas to add include:

- Identify potential historic resources and determine strategies to keep them part of the Greater Neighborhood.
- Assist property owners in the area on fixed incomes to continue to care for their properties.
- Examine zoning regulations to prevent “slot homes” from coming into the neighborhood.
- Emphasize the importance of landscaping throughout the area.

Streetscape Design Principles

Pages 61-62 of Draft Plan

Q43 Do you have any comments about the Streetscape design principles?

- Make sure there is enough parking
- Less street art
- Yes, I can't handle the arrows and justifications on the graphic above. Look at the Downtown Specific Plan for formatting to use. :) I'd minimize how many character areas there are--the area isn't that big. You don't want this plan too complicated to implement.
- I saw this earlier but the sidewalks desperately need to be widened. I cannot walk with another person or with my dog next to me.
- Since I hate slot houses, I appreciate that main entrances need to be street facing.
- The trees in the area are dying, Please don't wait to help them.
- No to street trees because the City doesn't care for them or the accompanying landscaping with grass
- Maybe take care of the streetscape that is there already? That would be a good start.
- Consider art from diverse local artists
- Incorporate more pedestrian scale street lights.
- I'd love to see streetscape added to Westminster, more so to the Harris Park area as our area is and older/ historical part of Westminster
- This section is not in plain enough English for me to understand. This sounds like architecturese or something.
- Finding the balance between aesthetics and cost of construction is key to providing affordable, attainable and work force housing options to be created.

Proposed Edits to the Plan Based on Community Feedback

This streetscape section marks the beginning of the feedback on the design principles, which occurred only through open response rather than specific prompts. Participants provided some ideas to incorporate in this section of the design principles:

- Widen sidewalks throughout the Core. (This should also be mentioned in the Public Realm chapter.)
- Incorporate art throughout the Core, especially from local, diverse artists.
- Add streetlights and enhance the streetscape throughout the Core.

Site Design Principles

Pages 63-68 of Draft Plan

Q44 Do you have any comments about the Site design principles?

- Excellent idea to preserve nature views which helps pedestrians relish walking the neighborhood
- Make sure there is enough parking
- It might be insightful for a committee to visit North Tennyson St between 35th Ave and 46th Avenue to see what seems to be working and what is way too out-of-character for the area.
- We will need sliding scale of setbacks (flexibility) in this area as setbacks are not typical or standard throughout.
- This section is not in plain enough English for me to understand. This sounds like architecturese or something.

Proposed Edits to the Plan Based on Community Feedback

Only a few participants provided comments about the site design principles, so no edits are needed for this section. The primary takeaway from the comments is to confirm that the setback design principle emphasizes the range of setbacks in some Character Areas.

Building Design Principles

Pages 69-72 of Draft Plan

Q45 Do you have any comments about the Building design principles?

- Max two story sites
- There should no building more than 3 stories above ground.
- You guys nailed the height and scale requirements. Retaining what is there and having new development match the existing will continue the desirability of this area.
- This section is not in plain enough English for me to understand. This sounds like architecturese or something.

Proposed Edits to the Plan Based on Community Feedback

Similar to the Site Design Principles, very few comments were provided for the Building Design Principles. The main takeaway, which was also reflected through responses and comments on previous questions, is that there are a range of opinions about the appropriate scale for the area. The scale range is reflected through descriptions for each Character Area.

Parking Design Principles

Page 73 of Draft Plan

Q46 Do you have any comments about the Parking design principles?

- All new developments shouldn't be approved without self-contained parking-minimum of two spots per unit - keep the cars off the streets
- There might not be too many areas where surface lots can be placed, so we will need to get creative with off site parking agreements and promotion of this being a walkable area and visitors should take advantage of the transit and trail connections.
- This section is not in plain enough English for me to understand. This sounds like architecturese or something.

Proposed Edits to the Plan Based on Community Feedback

The topic of parking received many varying opinions throughout the survey, including on this specific question. Parking should be addressed throughout the Plan to recognize the range of opinions and the need to address this topic in more detail moving forward.

Implementation Goal 1

Page 76 of Draft Plan

Q47 Do you have any comments about the Objectives or Actions within Goal 1?

- Great goals, but help the local small businesses as you do the larger restaurants you are trying to incentivize. It sounds as if there will be pressure to move the small businesses in Objective 3. I don't understand this
- Improve not preserve - relook at "historic" designations
- Preserving the core? The neighborhood is dominated by neglected housing as it is and water rates will make this worse
- Same as previous comments regarding this section
- Nothing to add
- Harris park is an older area but I believe this area deserves to be enjoyed
- Objective 3 and 4C feel key to me. There is a property on the corner of 72nd and Meade St (white brick) that is constantly for sale. Yet each time, whoever buys it makes it look trashier than the previous owners did. How do we repurpose buildings like that to get a good owner in there who establishes a reputable business that improves the community, rather than making it look worse? 4D also feels key. What incentives can be provided to property owners so that they make their properties look kept? We have so many cute houses, and then there are weeds in the yard, or the house is not kept up.
- Homelessness
- NO MORE MULTIFAMILY DWELLINGS
- objective 1 - protect historic assets: If there is any way to get the Penguin Building removed from the designation of an historic landmark, please do it. The continued existence of that unremarkable building with questionable value or attractiveness is a detriment to anything positive being accomplished along Lowell Blvd south from 73rd to 72nd. This building and the adjacent vacant surrounding lots could be so much better utilized for the community, but now stand only as impediments to progress.
- Maiker would love to partner with the city for preservation and historic acquisitions utilizing historic tax credits. Please also consider engaging NPO's and assist mission minded entities to compete for these offerings before they hit the market and the feeding frenzy begins which will price the PHA and NPO's out of the opportunity. Grant programs could help us compete for these assets.
- More cultural arts

Proposed Edits to the Plan Based on Community Feedback

Comments on the objectives and actions for Goal 1 ranged, but mostly agreed with the information provided. A couple key edits should be considered:

- Emphasize the importance of supporting small businesses and ensuring they can stay in the area.
- Consider using the word "improve" rather than "preserve."

Implementation Goal 2

Pages 76-77 of Draft Plan

Q48 Do you have any comments about the Objectives or Actions within Goal 2?

- That all sounds very good.
- Be careful when rezoning. Denver let it get out of hand. They allowed too many permits for multi family buildings on small lots. It has ruined the look and feel of Northwest Denver. Other areas too.
- Same as previous comments regarding this section
- Nothing to add
- I like the idea!
- Goal 2 objective 1 A feels like the most immediate need to me. Currently, vacant lots are attracting crime, homeless, and trash. These empty lots devalue our property and make the area look poor.
- Homelessness
- Unclear as to how this will play out for affordable/attainable and workforce. These luxuries are available to luxury market based developers - not terrible but will the city allow for concessions to mission minded affordable developers to create opportunities for lower income residents.
- Remove buildings in disrepair; focus on beautification

Proposed Edits to the Plan Based on Community Feedback

Few comments were provided for this goal, although of those that were provided, most agreed with the objectives and actions provided. The one item to review and consider is to ensure the beautification of the Core is emphasized enough in this Goal.

Implementation Goal 3

Pages 77-78 of Draft Plan

Q49 Do you have any comments about the Objectives or Actions within Goal 3?

- emphasis should be on restaurants
- Concerned about repurposing Fireman's park.
- That should have been done a long time ago.
- Consider bilingual signage Same as previous comments regarding this section
- Nothing to add
- Really like objectives 2B, C, D, F, G, H, and J.
- We're losing more businesses than we're gaining.
- I like the ADU elements.
- Stronger connection to light rail. Improve wayfinding. Unique spaces for pop up cultural arts. More public art that is on a scale that creates visitors as a destination based art (e.g. seasonal/holiday rotating art for photos, etc.)

Proposed Edits to the Plan Based on Community Feedback

While not many comments were provided overall for Goal 3, some good ideas were presented that should be emphasized and/or incorporated in the Goal including:

- Incorporate signage with universal symbols and multiple languages throughout the Core.
- Creating a stronger connection to the lightrail
- Improve wayfinding
- Incorporate unique spaces for cultural events, such as Asian and Latinx events, throughout Harris Park.
- Encourage public art, and its use as a seasonal emphasis

Implementation Goal 4

Page 78 of Draft Plan

Q50 Do you have any comments about the Objectives or Actions within Goal 4?

- Would like to be able to walk/run/bike more safely in the neighborhood. Very important.
- Strict guidelines in ADU as they have in Englewood. Owner must live on the property. Not more short term rentals, and flop house situations.
- Direct rail from B Line to Union Station as promoted and promised - that is a big selling point to getting people to live in Westminster
- Same as previous comments regarding this section
- Connectivity and enticing people to walk/bike goes hand in hand with land use and visual interest on each block. Holistically I agree with everything being stated, but a deeper dive into how each block or space is to be handled will be the key to its success.
- Yes, very important. Also need handicapped parking and sidewalks that are wide enough for wheelchairs, with proper ramps down to the street at intersections.
- Pay attention to street / rail proximity at 72nd and Irving for the ideal location of future social services.
- The area is not walkable. Address all sidewalks and walkways; slow down traffic; increase lighting; increase bike lanes

Proposed Edits to the Plan Based on Community Feedback

Comments for this section reflected many of the same sentiments expressed earlier in the survey. A few key items to consider for edits and emphasis include:

- Emphasize the importance of walkability in the Core.

Implementation Goal 5

Pages 78-79 of Draft Plan

Q51 Do you have any comments about the Objectives or Actions within Goal 5?

- Confused on supporting neighborhood events. There are no neighborhood events since the closure of the South Westminster Arts Group. A few small business run events, but not exactly - Community sponsored.
- Needs a theater, or fine arts center in this area - less housing
- Same as previous comments regarding this section
- This is the crux of the entire plan. Ownership of this plan, by the immediate community, will be key to its success.
- Love it! A weekly farmer's market would be great! Issue fines for giving money to homeless.
- We need to designate / maintain affordable housing opportunities.
- Be fully encompassing and engaging to entire region. It seems that the same individuals always have a certain opinion and others are not heard that don't necessarily agree with their input.

Proposed Edits to the Plan Based on Community Feedback

Comments for Goal 5 of the Implementation Plan focused primarily on the importance of destination properties and uses throughout the Harris Park Core to attract visitors to the area. A few key considerations for edits include:

- Expand "supporting neighborhood events" to include working with the community to identify ideas for new events and help implement.
- Focus on the fine arts draw to the area.
- Suggest types of destination uses, such as a theater or fine arts center.

Final Comments on the Implementation Plan

Pages 75-79 of Draft Plan

Q52 Do you have any other comments about the Implementation Plan?

- These are all really good!
- Will there be limitations on property owners within the historic district if they want to improve their property?
- Well, again I will believe it when I see it. This development plans needs one-on-one involvement with the city and then developer not this wide ranging input - need a focus group comprised of interested residents and home owners.
- I would really like this area to turn into something great that people would want to visit. This plan seems to be on the right path to that.
- Same as previous comments regarding this section
- Try not to promise too much too soon. Implementation has to happen organically because a lot of the plan features cannot happen overnight, especially when the success of the plan relies on private property ownership.
- Just very excited this is finally happening! It feels like people have been talking about it for a very long time. I'd really like to see this area become like Tennyson or Stapleton. Let's attract businesses and new residents that will increase our property values.
- There is no way this plan succeeds from a development perspective without addressing the social needs alongside. A homeless shelter is as essential a neighborhood need as a fire station.
- The Harris Park Community Vision is strong, so much great planning and vision but I respectfully request boosting the verbiage in the vision statement regarding affordable housing and to filter in more duplex/quad opportunities in the earlier phases and to consider the symbolism associated with "neighborhood character" which many BIPOC community members interpret as remnants of the history of redlining and exclusionary zoning policies.
- Move these improvements forward as quickly as possible.

Proposed Edits to the Plan Based on Community Feedback

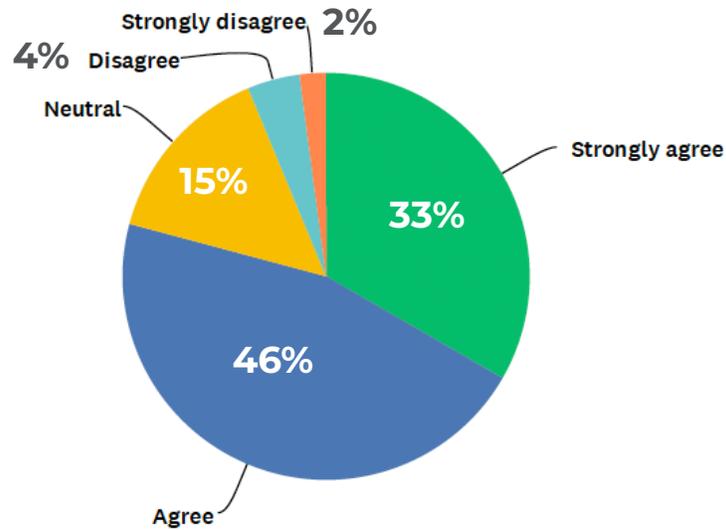
After asking participants about each individual goal of the Implementation Plan, a comment section provided an opportunity for any other final comments.

- Incorporate language that clarifies how changes to historic properties may be handled. This is important to address, but is more important in an earlier chapter than in the implementation plan.
- Address the social aspects and needs of Harris Park, in addition to the built environment. Similarly, this is important to address but should be earlier in the Plan rather than in the implementation section.

Overall Vision for the Harris Park Community Vision Plan

Q53 Do you agree that overall vision presented in the Harris Park Community Vision Plan fits with your vision for the future of the neighborhood?

Answered: 48 Skipped: 9



Q54 Do you have any other comments about the overall vision presented in the Harris Park Community Vision Plan?

- Give more incentives to developers to encourage overall growth of the area as quickly as possible.
- To preserve as much of the historic Westminster area as possible.
- What is the point of this plan?
- The railroad appears to be a key feature of this area of the City. It is both a physical and visual barrier for the core. Great strides could be made if the RR would be willing to partner with the community to clean up and beautify the RR ROW. This part of the City could gain by embracing the railroad, as was done more in the TOD/Station area to the southeast.
- Don't turn it into a ghetto!
- I'm excited, this will provide needed investment for South Westminster
- Excellent job in working with the community and listening to them so their vision can be attained.
- This is very exciting! I can't wait to be able to walk to all of these redeveloped spaces. Keep up the good work!!
- Great Idea
- I'd love information on roll-out, when each phase will begin and end. Seeing some progress would be great. This was all promised to us when the Harris Park townhomes were first built, and then nothing.
- I am frustrated by the inertia of 2020-2021.
- This presentation is too general to give more than general comments. Specify your exact plan if you want honest feedback.
- I was not given the option to complete this in Spanish. I am fluent in English, but there are many Harris Park residents who are not. Does their opinion not count??
- AS STATED
- not at this time, but maybe later.
- Boost the affordable/attainable and inclusionary, equitable belonging elements as shared previously moves my thoughts to strongly agree - so much great vision here...

Proposed Edits to the Plan Based on Community Feedback

After presenting each of the primary components of the draft Plan, community members were asked whether they agree that the overall vision presented to them reflects their vision for the future of the neighborhood. In total, 78% of participants agreed or strongly agreed. Comments provided for this question ranged greatly in topic, but offered some additional ideas and edits that could be made:

- Explore the use of incentives to bring new development to Harris Park. This could be included in the Implementation Plan.
- Explore a partnership with the railroad to beautify and clean it up as a right-of-way since it is a key aspect of the Harris Park Core. This should be added to the Implementation Plan.
- Include information on the timing of the plan implementation, either as part of the implementation plan introduction, or to accompany the plan, so the community knows what to watch for and how to stay involved.
- As mentioned in other comment opportunities, include more language about how affordable housing, a range of housing options, and aging in place will be supported in Harris Park.

Final Comments on the Draft Harris Park Community Vision Plan

Q55 Do you have any other comments about the draft Plan?

- Overall, very thorough and exemplary work!
- WHEN will we see any of this start?
- As a growing business on Lowell Blvd I do have hope that the City will stop ignoring this area that has so much potential for attracting people from surrounding communities and becoming a destination. I think attracting businesses that actually care about the area and developers that feel the same is key to this whole thing. Not just maximum sqft for max profit but creating a thriving Downtown district that makes people feel welcome. This will be good for local business and generate sales tax revenue for the city.
- No
- Looks good so far.
- Please consider adding affordable housing so folks who will work in these new restaurants and shops can afford to live nearby. It's so disheartening to see nearby development w/out affordable housing (i.e. Midtown and Westminster Station neighborhoods.) To be clear, I will in no way personally benefit from affordable housing, I just think it's important!
- I love the plan and really just want to see it executed. For me, the immediate priorities are establishing residents or businesses on vacant lots and moving the homeless population out. There is an empty lot on 72nd, between Meade and the car wash. Harris Park II has a fence between our property and the vacant lot that is constantly tagged. We paint it, and it gets tagged the next day. We paint it again, and it gets tagged again. We are constantly communicating with police and the city about homeless living there and leaving their trash. Please please please put something there! A business, a park, thorn bushes to keep people away from our fence. Please!!!
- Thank you for your time, resources and consideration. I would be happy to meet with you or other City Planners on the topic. Rev. David Wright, Westminster Presbyterian Church 303-429-8508
- Looks like maybe have a lot of work cut out for yourself or maybe no. Hard to tell based off the wishy washy "plan".

Proposed Edits to the Plan Based on Community Feedback

The final question in the Plan provided an opportunity for participants to record any final comments before submitting. Overall, responses reflected previous comments from the survey, with an emphasis on sharing information with the community about when implementation would begin, incorporating affordable housing, and ensuring small businesses are supported in Harris Park.

