

# Harris Park Community Vision Plan

## Workshop 4 Summary

May 24, 2021

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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.

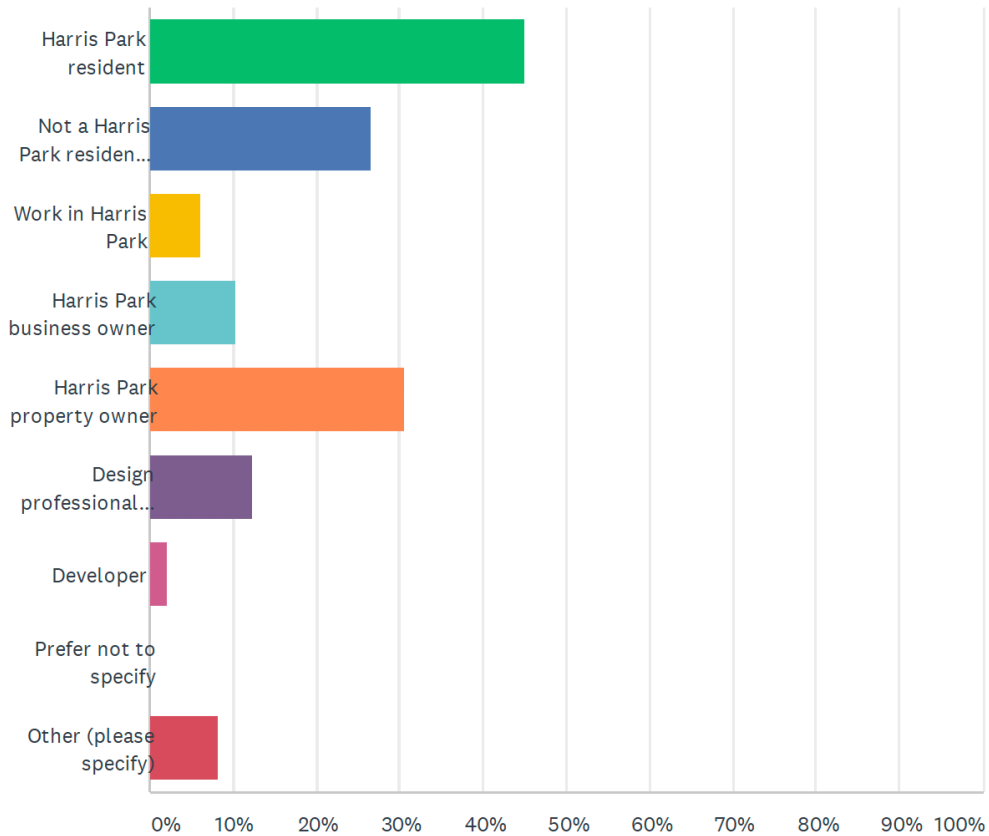
In this Workshop Summary, each question is presented and immediately followed by participant responses, often in graph form as well as individual comments that were submitted. A section follows the survey question and responses to provide an idea of potential edits to the Plan based on feedback. While 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

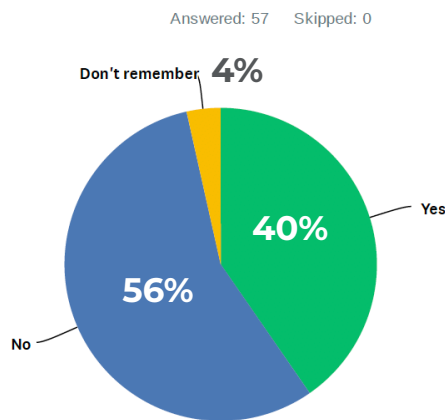


ANSWER CHOICES	RESPONSES	
Harris Park resident	44.90%	22
Not a Harris Park resident, but I do live in Westminster	26.53%	13
Work in Harris Park	6.12%	3
Harris Park business owner	10.20%	5
Harris Park property owner	30.61%	15
Design professional (architect, engineer, planner, etc.)	12.24%	6
Developer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

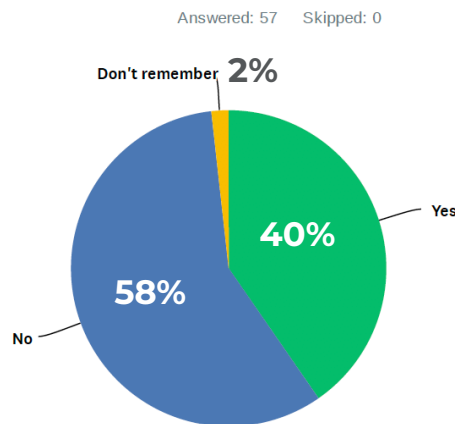
# Previous Participation

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.

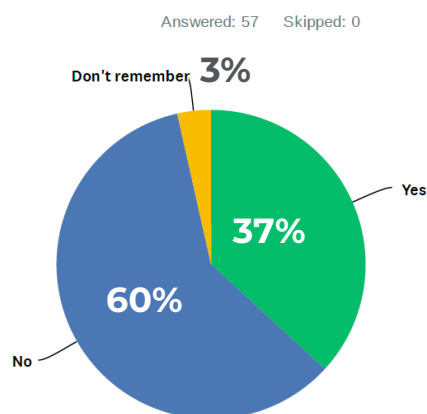
Q4 Did you participate in Workshop 1 (February 2019 at the Grange)?



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)?

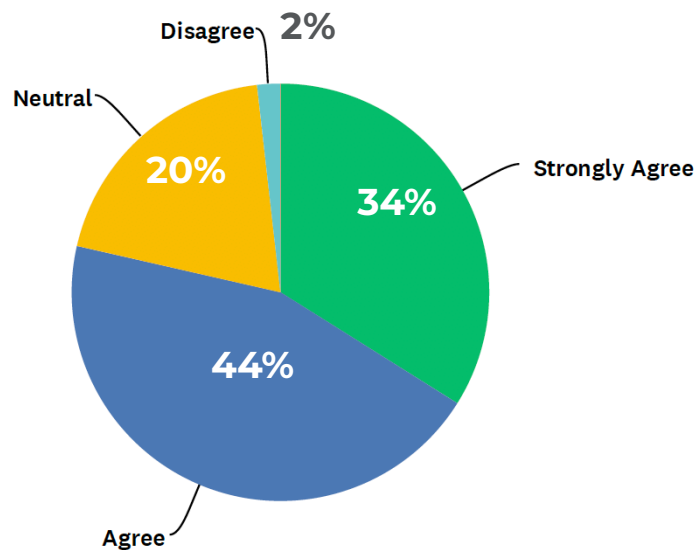


# Vision for Harris Park

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.

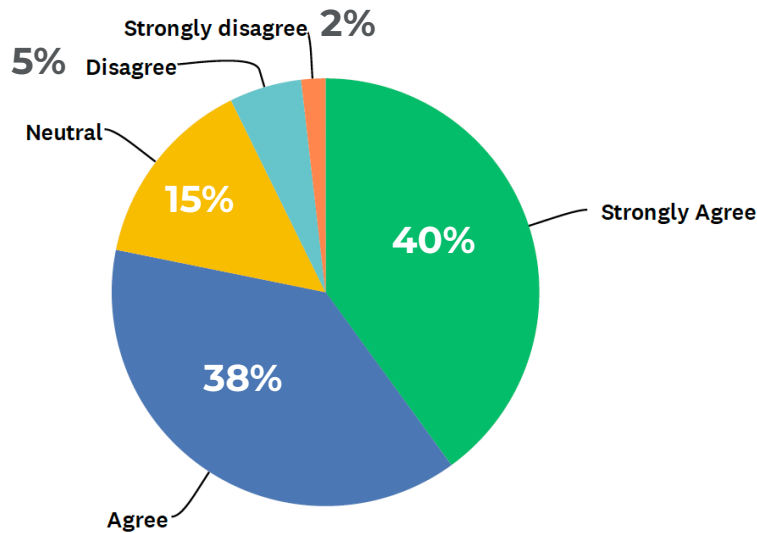
- Change the word “activated” to “celebrated”
- Incorporate language that recognizes the importance of diversity, equity and inclusion in Harris Park
- Highlight the importance of housing and a range of housing options to accommodate residents

# 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.

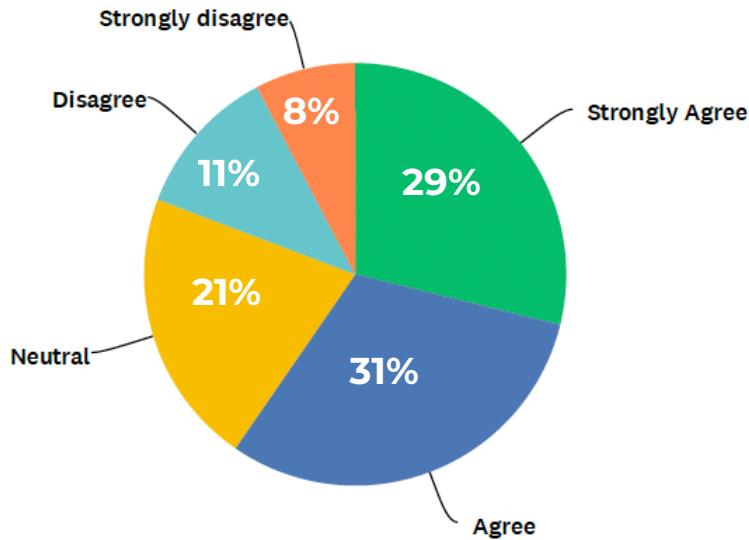
- Emphasize walkability on goal 4 since that is the mode of transportation participants noted needs the most improvement
- Make sure the description for goal 2 defines "context-sensitive"
- Consider specifically mentioning restaurants in the description for goal 1 or 2, as this was commonly mentioned 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.

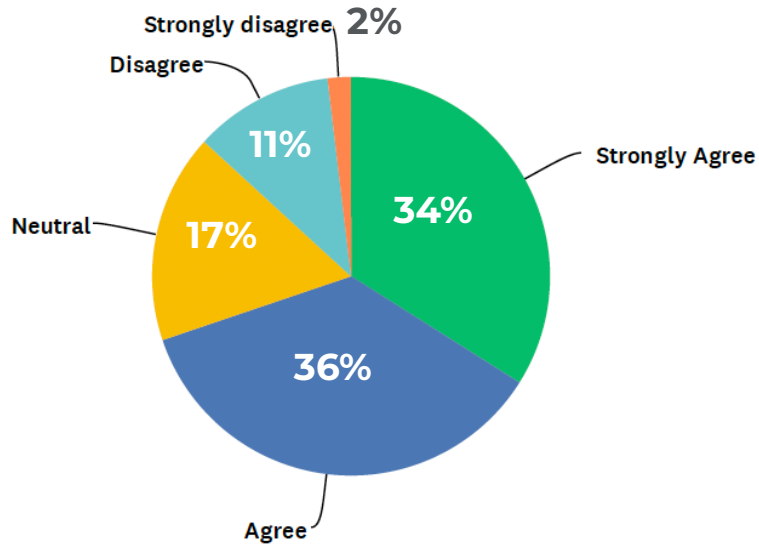
- Quiet zones and silent crossings were of particular concern for this area, especially when considering more residential. Add some discussion of these to the key ideas for Character Area 1.
- Consider the use of green space along the railroad to serve as a park or common open space, which will contribute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

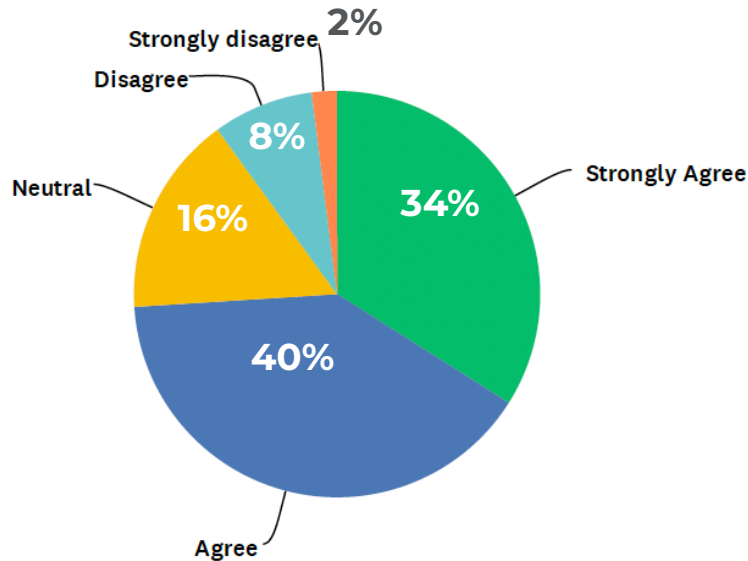
- Provide more direction on how the church, especially its parking lot and potential connections, work with the vision for the Core, and provide guidance for if the parking lot were to redevelop.

# 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.

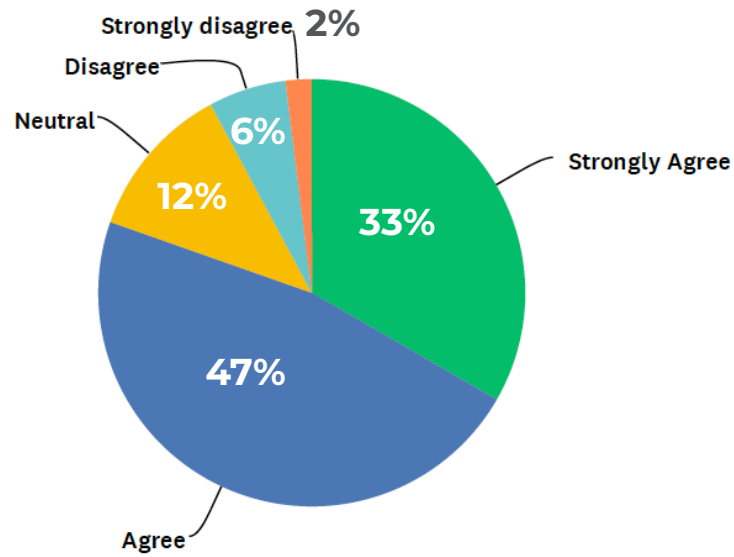
- Emphasize the need for more businesses and restaurants in the area to bring more activity to the Core.
- Add text in the goals of the Plan to emphasize the need for a grocery store in the Harris Park area.
- Incorporate text that highlights this Character Area as a place for special events, such as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

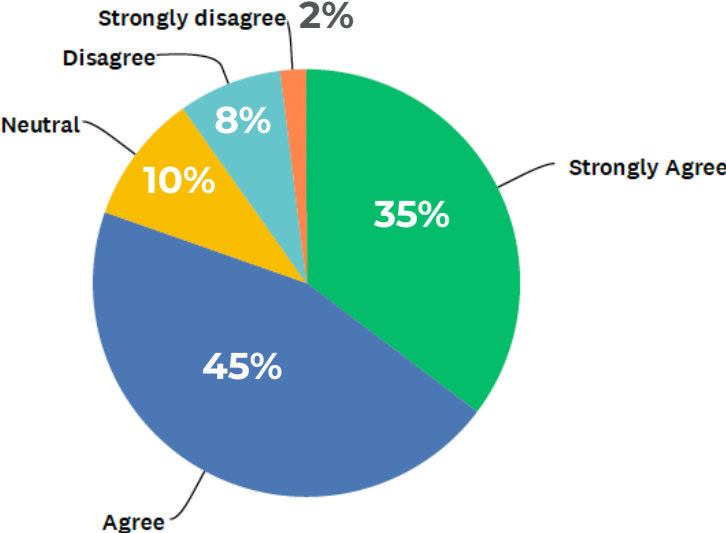
- Incorporate more images to clearly illustrate the "greening" of this corridor.
- Clarify in the text and illustrative that the greening shown is meant to be on individual properties rather than a new public space.
- Include a statement that a range of housing options should be available along the corridor.

# 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:

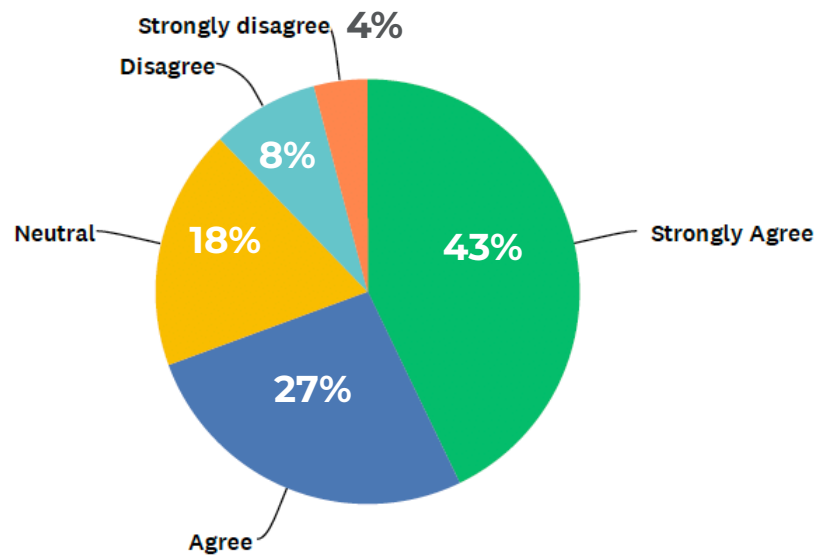
- Add language about the status of the Penguin building.
- Add a few additional labels to the map to help readers orient themselves. The Post Office is one such location that should be included.
- Strengthen descriptor text for the area to emphasize the need to bring businesses and commercial development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

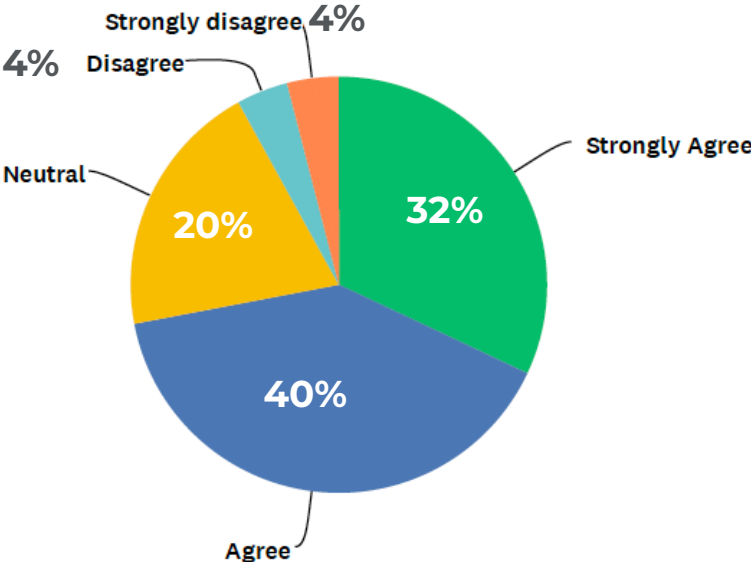
- Related to this Character Area, a landscaping maintenance plan and water conservation plan could be added to the implementation plan.
- Consider referencing a range of scales but focusing on two and three story buildings in this Character Area.

# 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

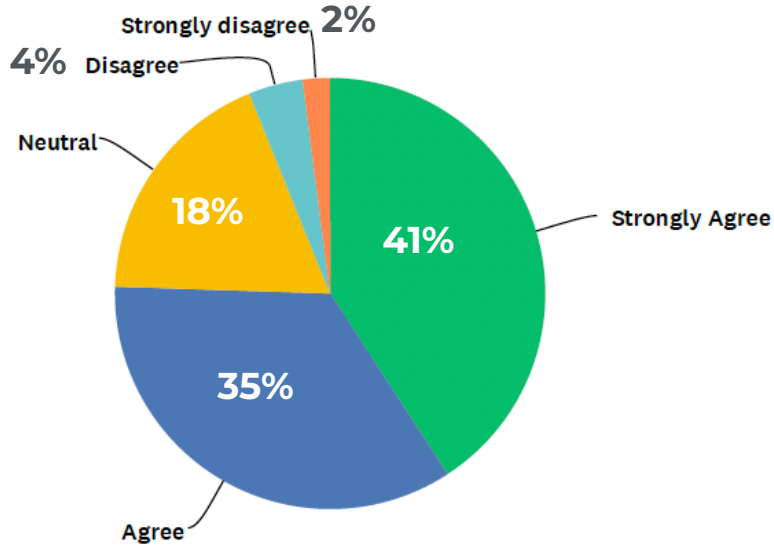
Participants primarily agreed with the ideas shown for Character Area 7. Comments provided were not as extensive as those in other Character Areas and do not warrant changes.

# 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.

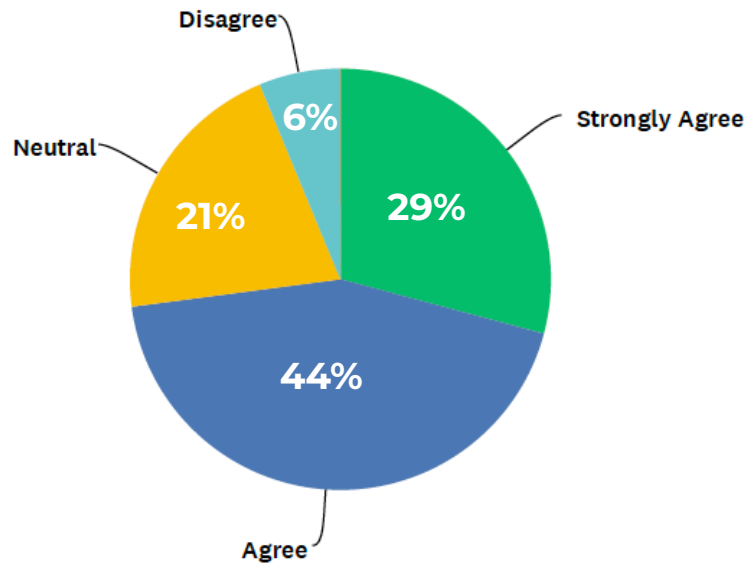
- Strengthen text regarding phasing of work proposed for this Character Area so the community is aware of the general plan on how this will be approached. Note that this may be incorporated in the Implementation Plan rather than Character Area 8 text.
- Address the importance of pedestrian facilities 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.

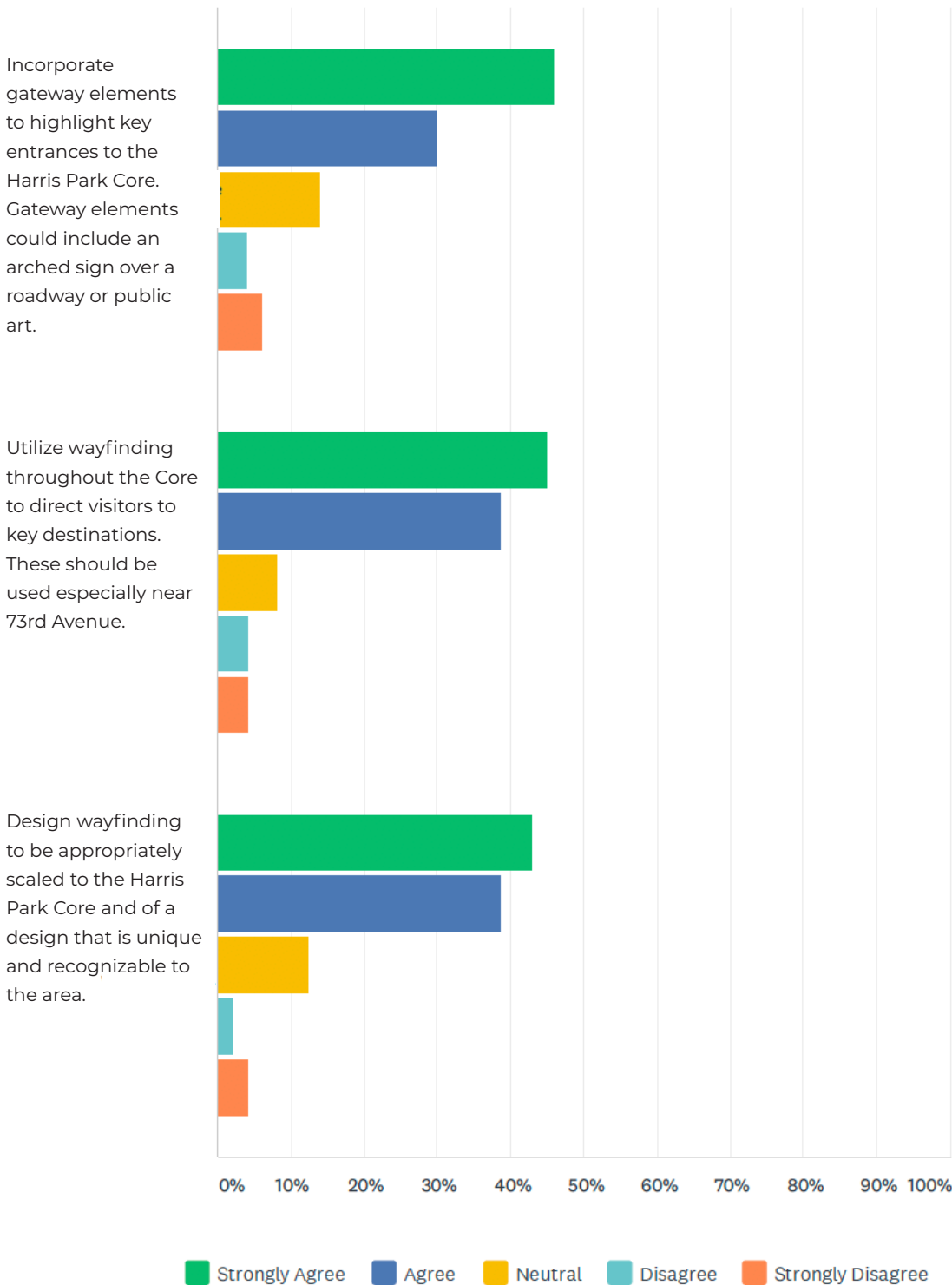
- Clarify uses shown in the illustrative for Character Area 9 with annotations.
- Incorporate text to emphasize taking advantage of mountain views from this character area, and increasing density.
- Consider incorporating additional photo examples that show more landscaping.

# 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



	<b>STRONGLY AGREE</b>	<b>AGREE</b>	<b>NEUTRAL</b>	<b>DISAGREE</b>	<b>STRONGLY DISAGREE</b>	<b>TOTAL</b>
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.

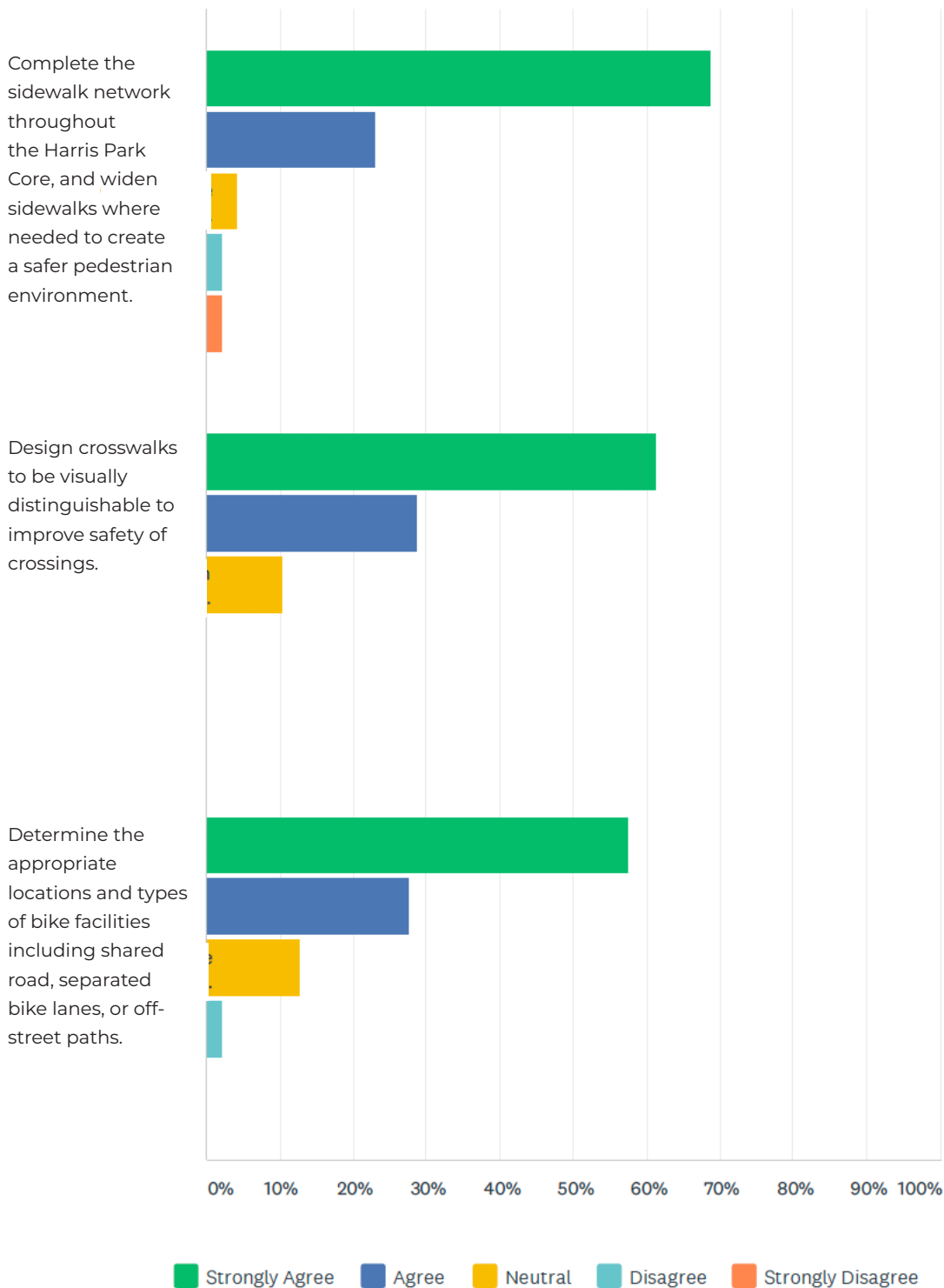
- Incorporate language that states the importance of continuing the Historic Westminster branding, as many participants felt this was an important characteristic of the area.
- Emphasize the desire to utilize art was signage and wayfinding.
- Incorporate signage with universal symbols and multiple languages.

# 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.

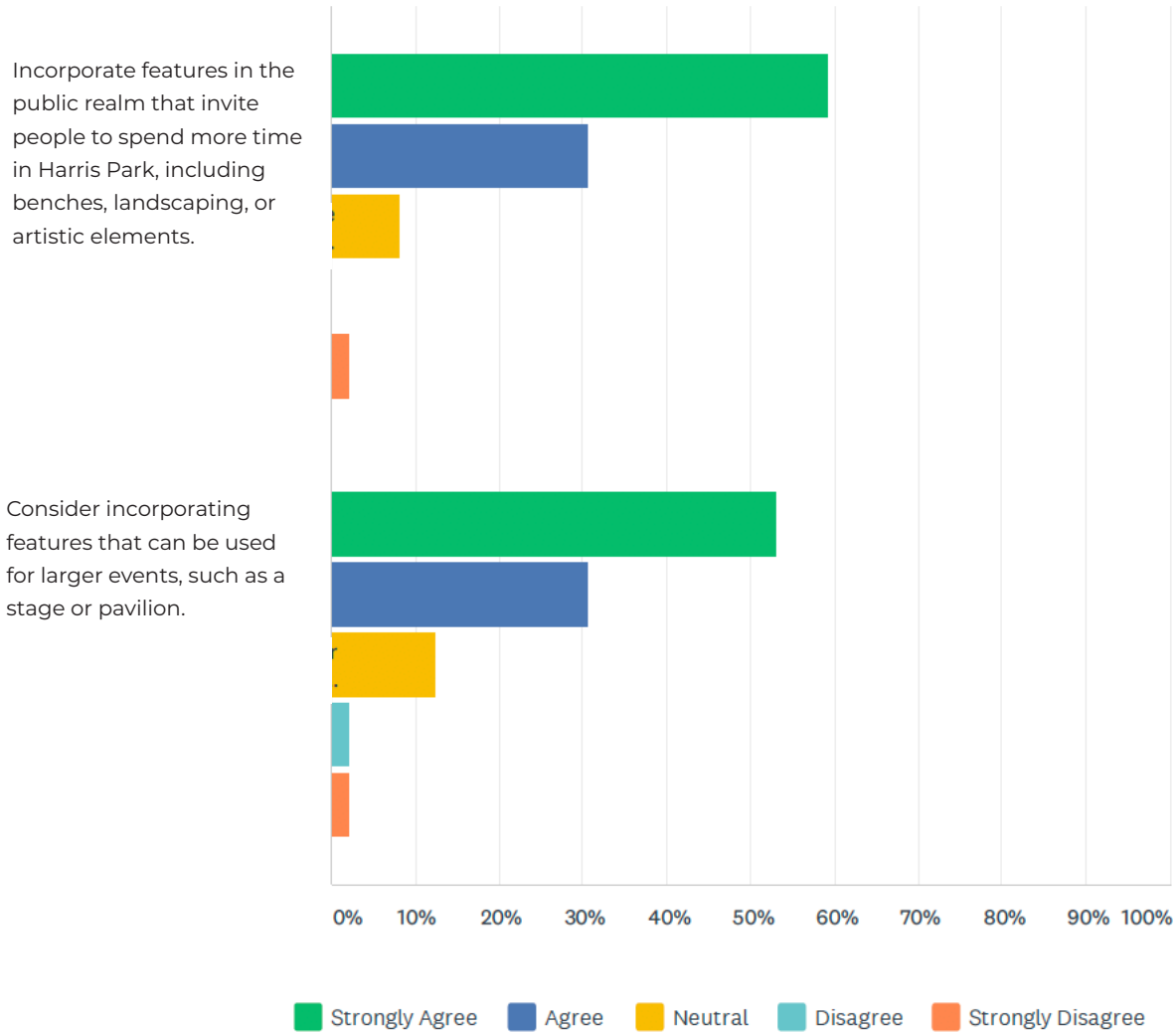
- Incorporate text that recognizes the importance of crosswalk maintenance, in addition to creating safer crosswalks. This should be mentioned in the Implementation Plan as well.
- Explain the importance of strategically locating bicycle storage along the bike path.
- The need for trash and recycling 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	8.16% 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.

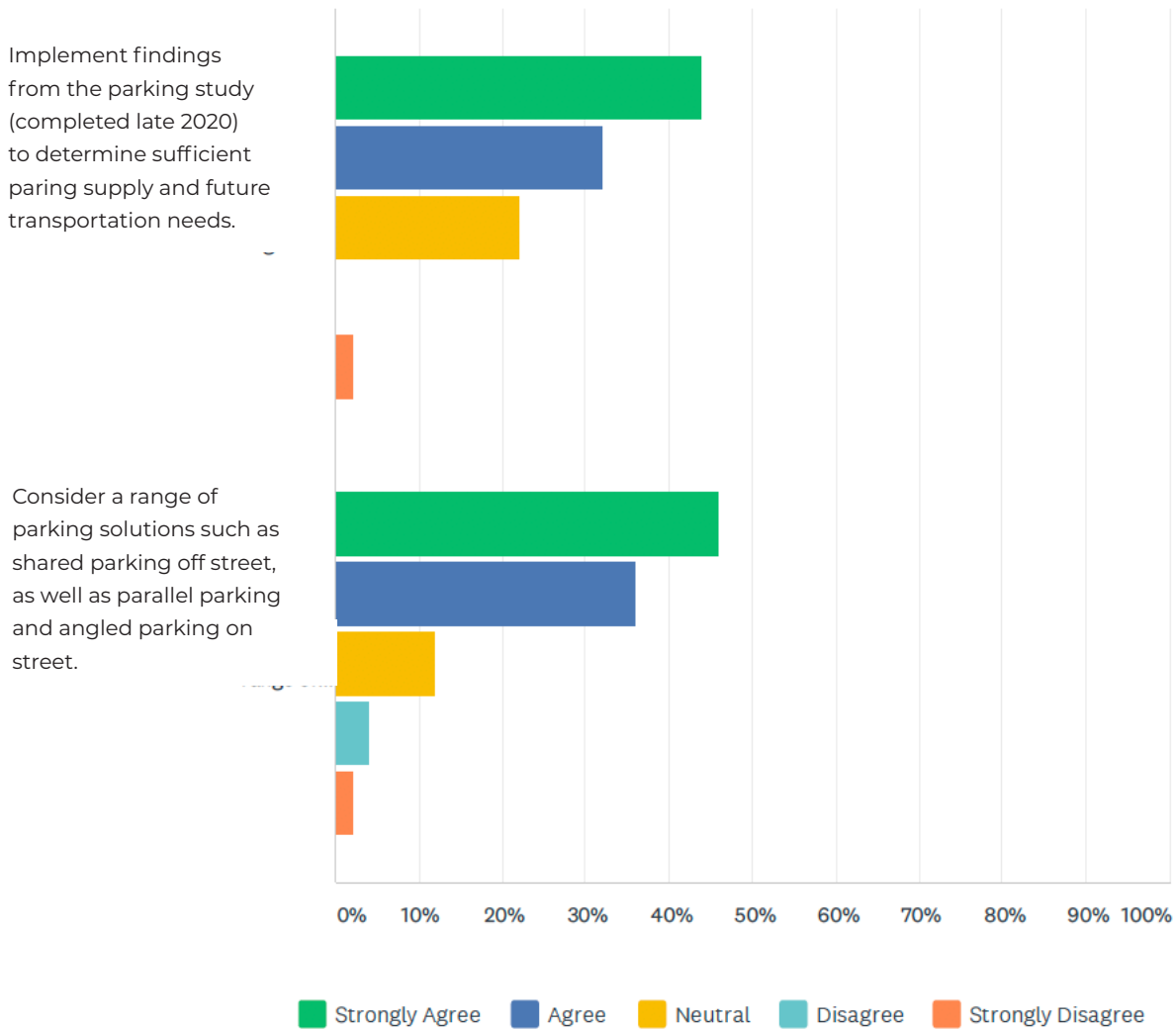


# Vision for Parking in the Harris Park Core

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:

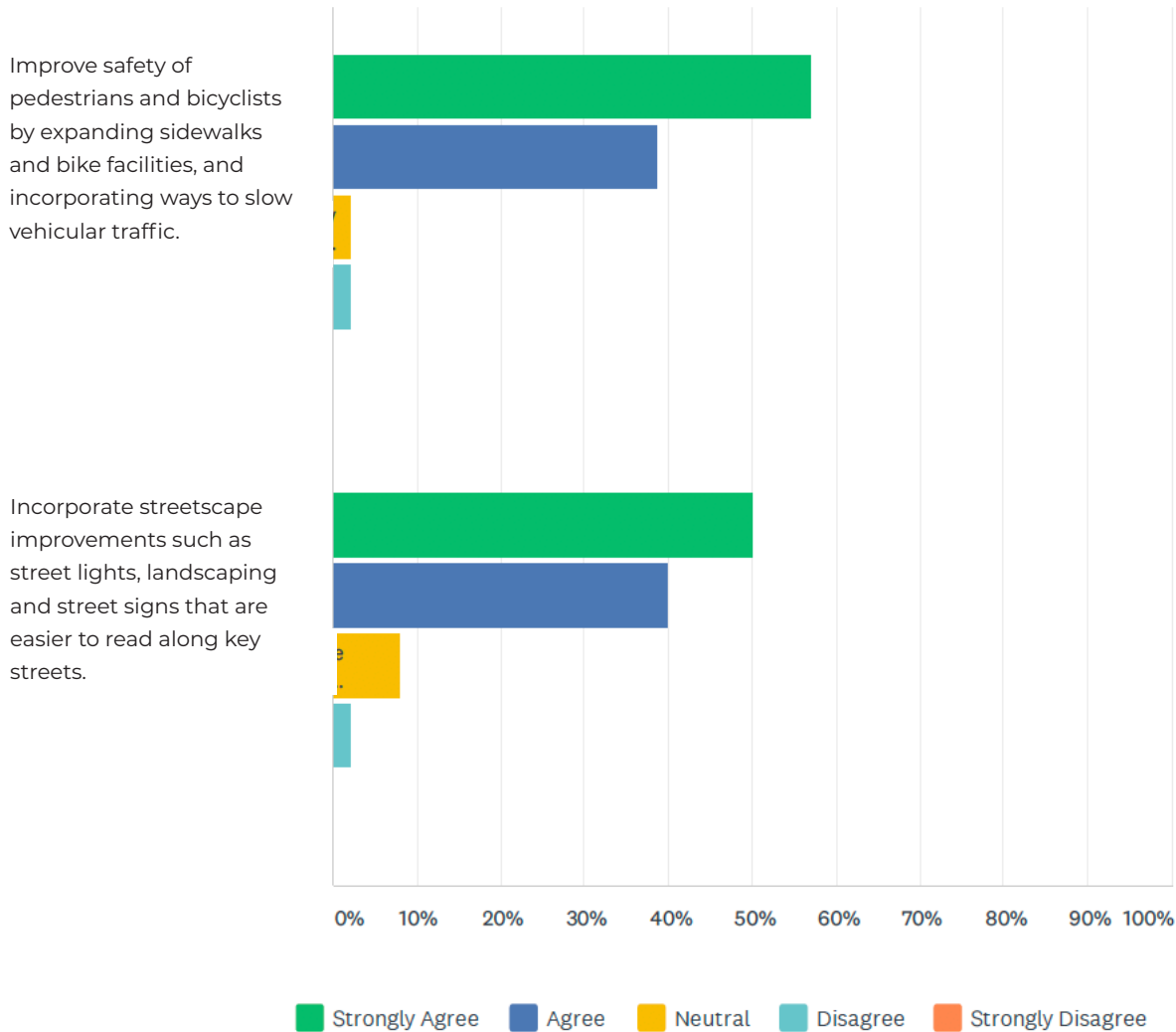
- The need for cohesive and well-maintained street lights.
- Incorporating parklets (especially along the walk from the RTD to the core.
- Adding picnic tables to the sculpture garden.
- Connecting the RTD station.
- Participants noted that the public realm features are as "important as possible future 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.

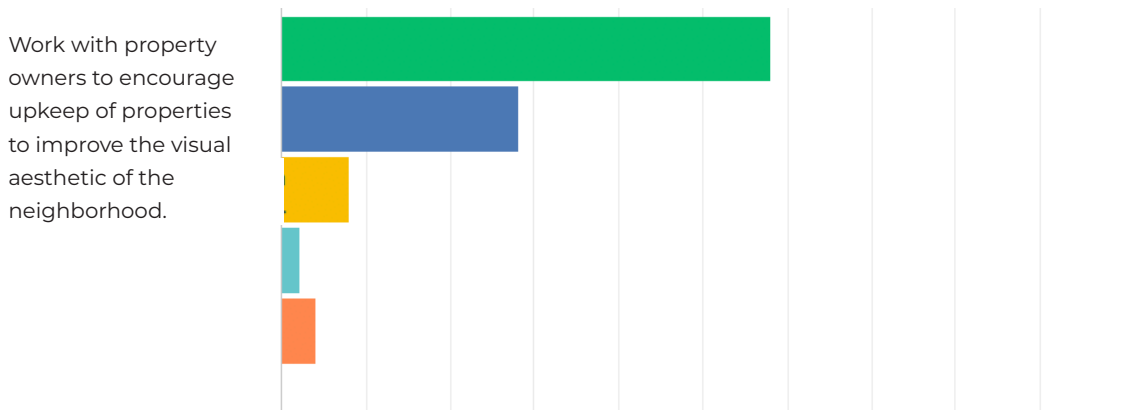
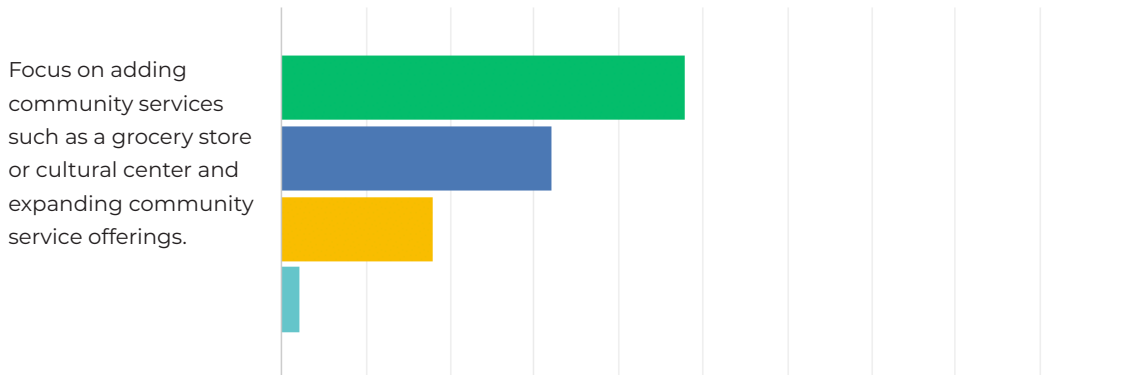
- Strengthen text that discusses connectivity throughout the Greater Neighborhood.
- Consider incorporating text that addresses displacement and the importance of a range of housing options and prices, rather than making it more expensive.

# 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.

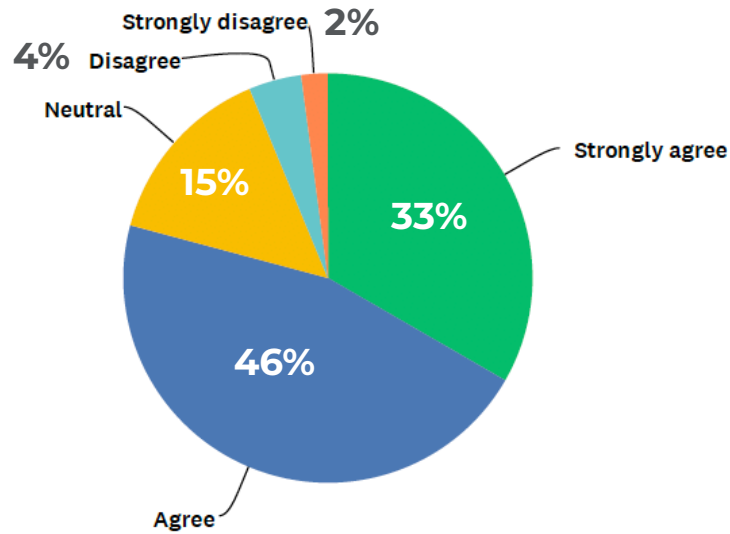
- Incorporate language that clarifies how changes to historic properties may be handled. This is important to address, but is more important in an earlier chapter than in the implementation plan.
- Address the social aspects and needs of Harris Park, in addition to the built environment. Similarly, this 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.

