



Harris Park Plan Focus Group 1 Summary

The first Focus Group meeting for the Harris Park Plan was held on Wednesday, January 16, 2019. The meeting began with a short presentation by the consultant, Winter & Co, which covered the project background, goals and role of the Focus Group. Meeting participants then discussed the vision for Harris Park, the boundary for the plan, potential barriers and types of potential new development. The text below provides a summary of the ideas expressed by the Focus Group members.

ACTION

- This should be an action plan with clear steps, completion dates and responsible parties focusing on where the city and private investors may partner, public assistance programs, incentives, grants, etc.
- Private property owners are just as responsible for the success of the plan as the City is. Being the first party to develop or create a new restaurant, for example is inherently risky.

OPPORTUNITIES AND POTENTIAL ISSUES FOR NEW PROJECTS

- There should be some consideration of how the development barriers in the city's zoning code can be addressed in the current code update. (We understand we won't be able to fix the building code issues-but we can identify actions such as accommodating for adaptively reusing existing buildings).
 - Providing flexibility in development regulations (parking)
 - Allowing for secondary structures, such as accessory dwelling units (ADUs) in residential neighborhoods
- Find a balance between existing buildings and new development
 - Design new development to be sensitive to the existing buildings in its context (building height and size)
- Support for small scale multifamily, but also concern about rental properties because of the physical condition.
- Some support to include Lowell corridor up to 75th or 76th and the lower triangle (south of 72nd, north of the railroad and west of Lowell.) These areas were mentioned by staff and consultant and were discussed by the group.

- Vacant properties in the community need to be addressed along with homeless issues. Some of these are owned by the City and have some restrictions on them.
 - Consider new small house development at the vacant lot south of 74th (west portion of the study area) – interest in this site as an opportunity area
 - Concerns about Rodeo Market redevelopment and other properties

PEDESTRIAN-FRIENDLY ENVIRONMENT

- Harris Park should a walkable environment.
 - Enhance connections between the Westminster Station and Harris Park, especially bringing people up onto 73rd.
 - Dining and shopping experience with coffee, restaurants, bars, and small shops in the core, with buildings that have a mix of uses.
 - Methods to calm traffic and create a safer environment for pedestrians along 72nd should be provided.
 - Safe connection to the Westminster Station transit stop is critical

KEY PLAYERS

- Include the school board in the Focus Group discussion

GETTING THE WORD OUT

- Send postcards to core property owners for the upcoming workshop
- Nextdoor Neighborhood
- Flyers and posters in vacant buildings and other retail places (ice cream shop etc.)