Harris Park Area Plan

Workshop 2 Summary

August 22, 2019

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

Activity 1: Vision Statement

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

### Activity 1 Observations and Conclusions

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

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

Common phrases and notes that were added include:

- "welcoming" is an important phrase
- "funky" is unknown/people are unsure of this
- focus on culture and heritage
- focus on events
- conflicting opinions on the word "destination"
- focus on small businesses
- need to address the homeless population
- parks are important

- "unique mixture of historic buildings, restaurants, shops and small businesses" is key to defining the area
- affordability highlighted
- art galleries and studios are desired
- the term "multi-modal transit" needs to be more specifically defined

*Harris Park Area Plan: Workshop 2 Summary*
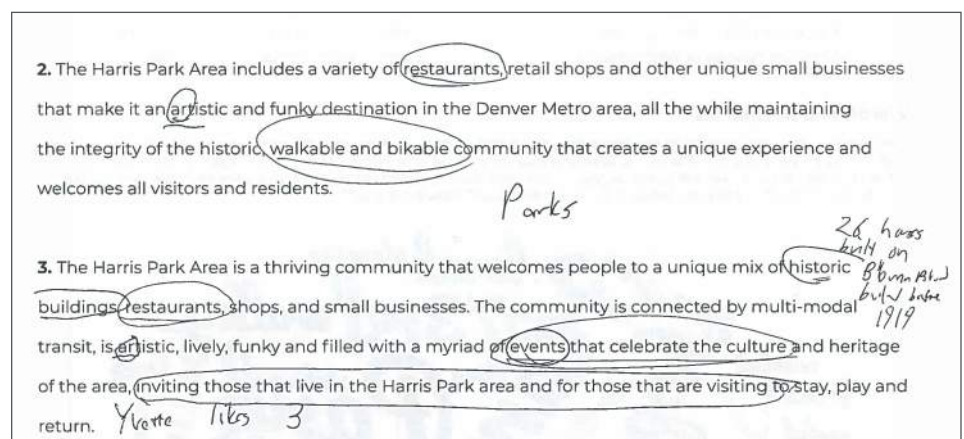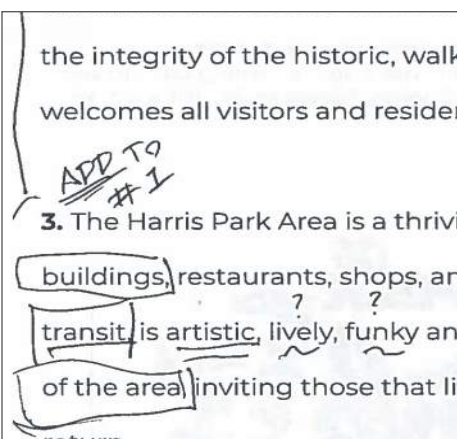
Activity 2: Future Design in the Harris Park Character Areas

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

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

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

Note that this map is not to scale
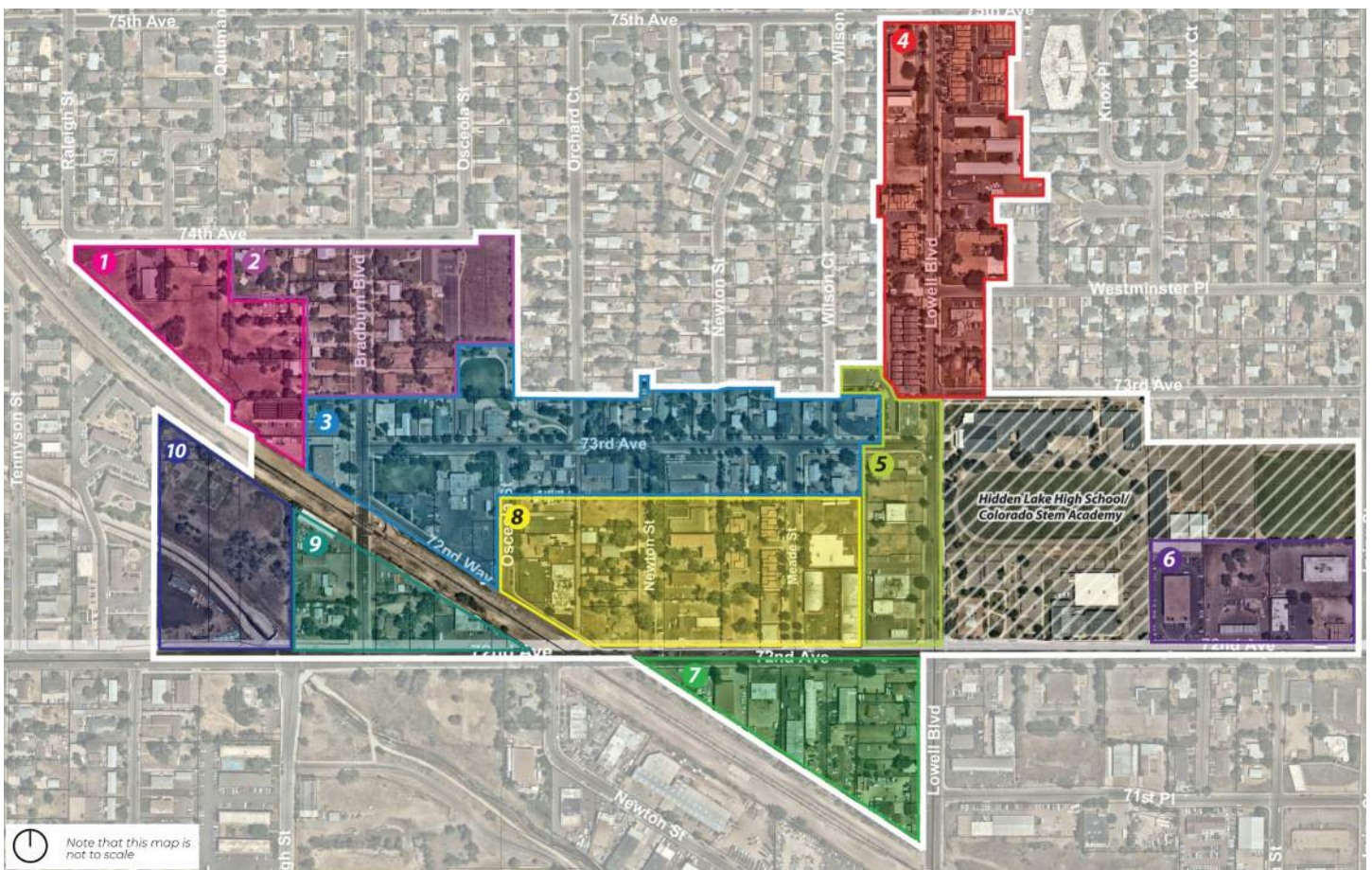
Most commonly selected image

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

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

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

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

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

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

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

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

Character Area 2: Area of "Soft Infill"

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

Edits to/notes about description:
- an area for affordable housing
- keep historic character/homes

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

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

A commonly selected appropriate image

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

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

This image was commonly selected as appropriate.

Participants were split on the appropriateness of this image.

Participants liked this image, particularly due to the landscaping.

Character Area 3: Area of "Soft Infill" and Adaptive Reuse

Original description:

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

Edits to/notes about the description:

- Commercial must be small-scale infill

The images most commonly selected illustrate:

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

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

Votes on this image were split.

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

Character Area 4: Area of Moderate Infill (Residential)

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

Edits to/notes about description:
- None

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

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

A commonly selected appropriate image

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

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

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

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

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

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

Character Area 5: Area of Mixed Use

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

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

The images most commonly selected illustrate:
- 3-story
- material: brick
- strong corner element in the 2- and 3-story brick commercial buildings at the corner
- strong street presence

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

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

Character Area 6: Area of Infill

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

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

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

This image received the most appropriate votes.

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

This image of townhomes received a split vote.

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

These gable-roofed townhomes received a split vote.

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

This image received primarily appropriate votes.

This image received primarily appropriate votes.

Character Area 7: Three Options Identified

Original description:
- Option 1: Area of Industrial/Flex
  - » Maintain existing scale
  - » Soft infill for additional industrial/flex buildings
  - » Safety concerns, especially due to lack of lighting

- Option 2: Area of Mixed Uses
  - » Maintains some industrial/flex space
  - » Infill - primarily commercial and mixed use buildings, some live-work
  - » Enhance 72nd and Lowell
  - » Uses such as a brewery
  - » Safety concerns, especially due to lack of lighting

- Option 3; Area of Infill
  - » Mixed use infill
  - » Shared green spaces and plazas
  - » Enhance 72nd and Lowell
  - » Safety concerns, especially due to lack of lighting

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

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

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

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

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

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

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

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

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

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

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

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

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

This image received the most number of appropriate votes.

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

Character Area 9: Area of Infill and Street Improvements

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

Edits to/notes about the description include:
- artist work spaces
- no pubs
- need trail connections
- no one wants to live next to tracks
- more parks

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

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

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

This image received a split vote.

Public Areas

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

Public Space A: Fireman's Park

Public Space B: Sculpture Garden

Public Space C: Westminster Garden

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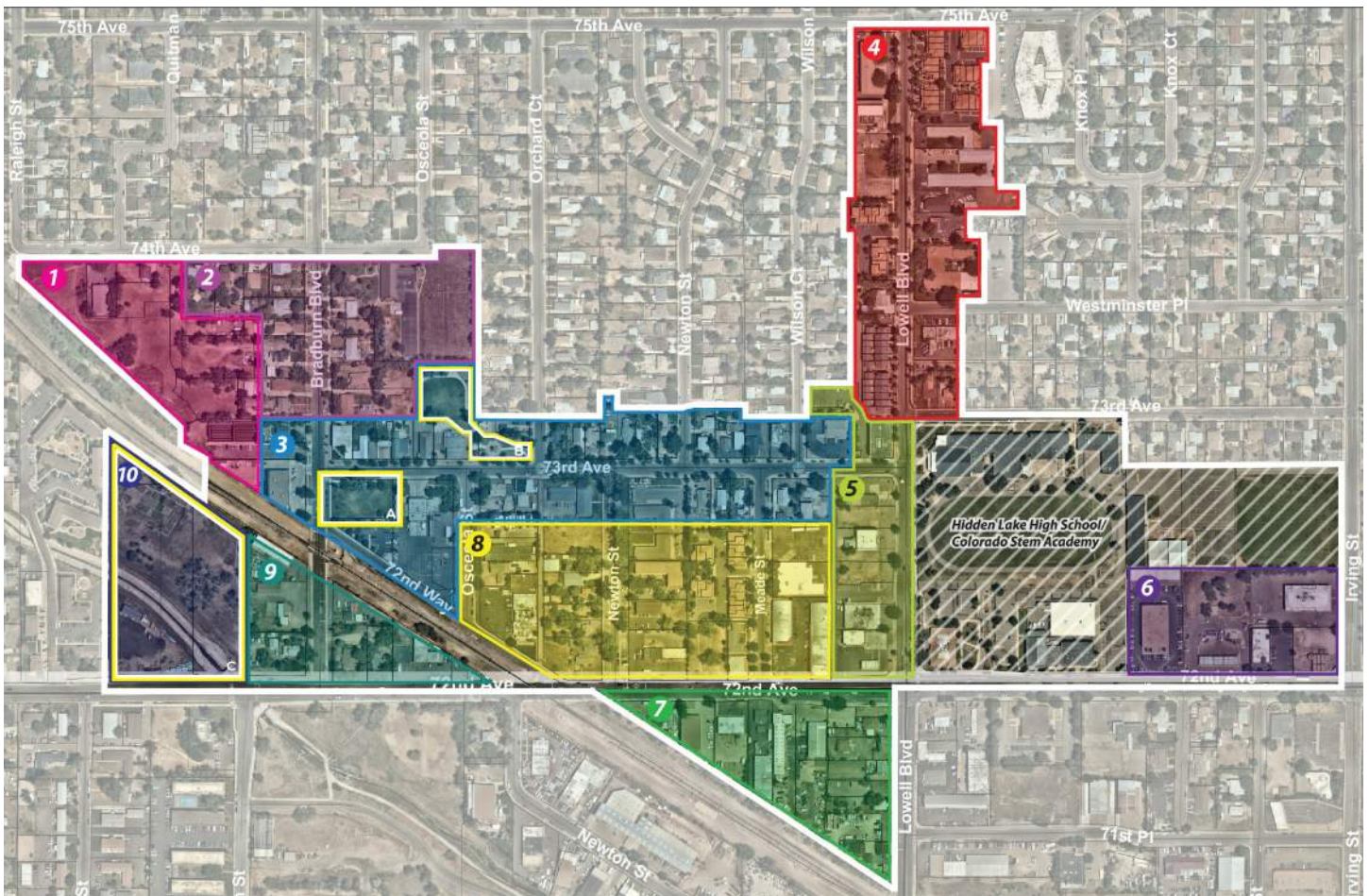
Public Area A: Fireman's Park

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

Public Area B: Sculpture Garden

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

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

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

Activity 3: Planning for the Public Realm

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

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

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

Each group reviewed each set of images and noted which are appropriate for the Harris Park Area. The images shown on the following pages indicate the images that were most often selected as "appropriate" by each group. Notes are also provided for each topic.
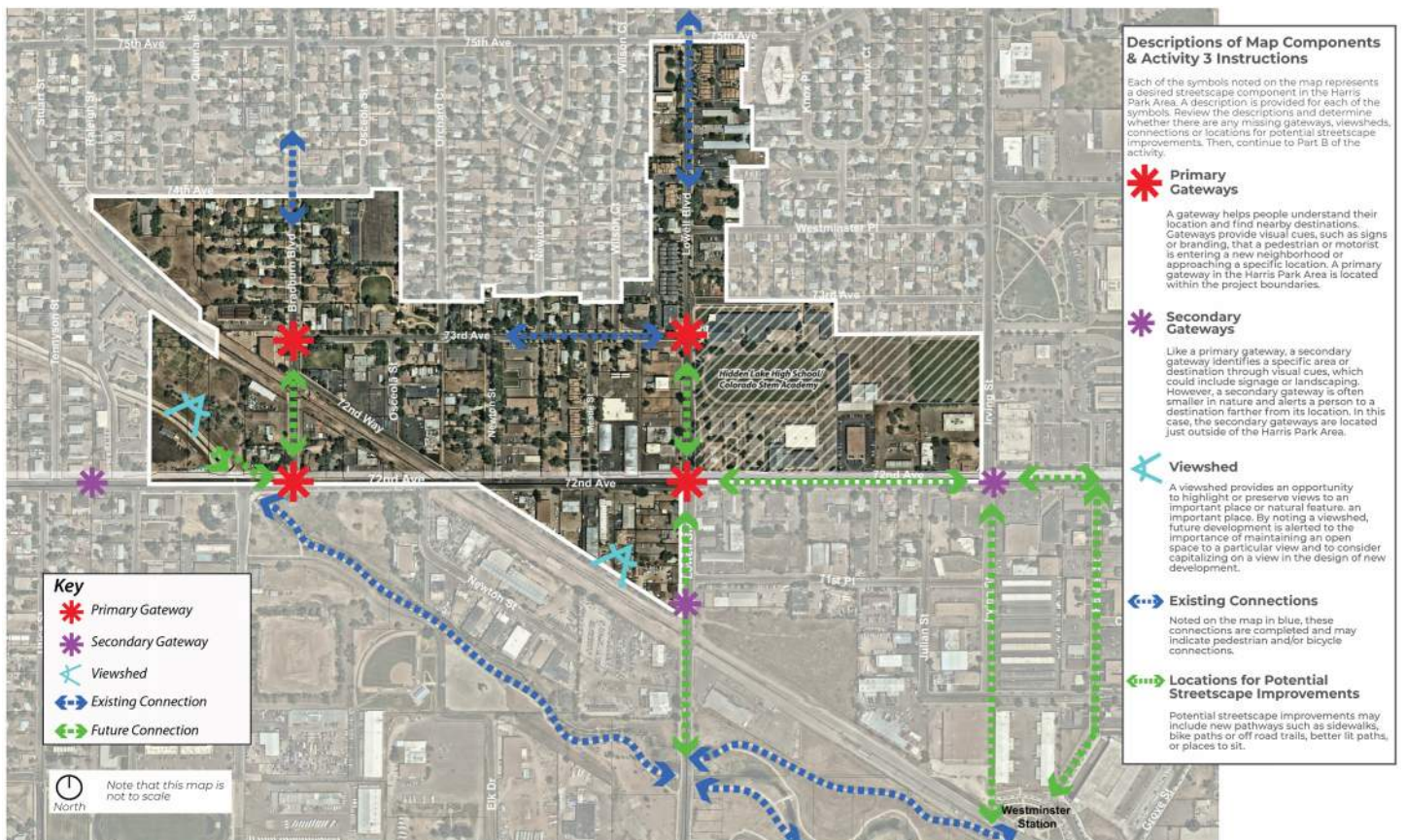
Activity 3 Part A (Mapping)

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

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

Gateways Map

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

Descriptions of Map Components & Activity 3 Instructions

Each of the symbols noted on the map represents a desired streetscape component in the Harris Park Area. A description is provided for each of the symbols. Review the descriptions and determine whether there are any missing gateways, viewsheds, connections or locations for potential streetscape improvements. Then, continue to Part B of the activity.

Primary Gateways

A gateway helps people understand their location and find nearby destinations. Gateways provide visual cues, such as signs or branding, that a pedestrian or motorist is entering a new neighborhood or approaching a specific location. A primary gateway in the Harris Park Area is located within the project boundaries.

Secondary Gateways

Like a primary gateway, a secondary gateway identifies a specific area or destination through visual cues, which could include signage or landscaping. However, a secondary gateway is often smaller in nature and alerts a person to a destination farther from its location. In this case, the secondary gateways are located just outside of the Harris Park Area.

Viewshed

A viewshed provides an opportunity to highlight or preserve views to an important place or natural feature. an important place. By noting a viewshed, future development is alerted to the importance of maintaining an open space to a particular view and to consider capitalizing on a view in the design of new development.

Existing Connections

Noted on the map in blue, these connections are completed and may indicate pedestrian and/or bicycle connections.

Locations for Potential Streetscape Improvements

Potential streetscape improvements may include new pathways such as sidewalks, bike paths or off road trails, better lit paths, or places to sit.

Key

- ✳ Primary Gateway
- ✳ Secondary Gateway
- ✗ Viewshed
- ←••→ Existing Connection
- ←••→ Future Connection

Note that this map is not to scale
North

This gateway image was very popular.

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

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

Activity 3 Part B (Images)

Gateways and Wayfinding

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

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

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

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Connections: Crossings, Sidewalks and Bike Paths

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

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

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

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

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

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

Public Realm

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

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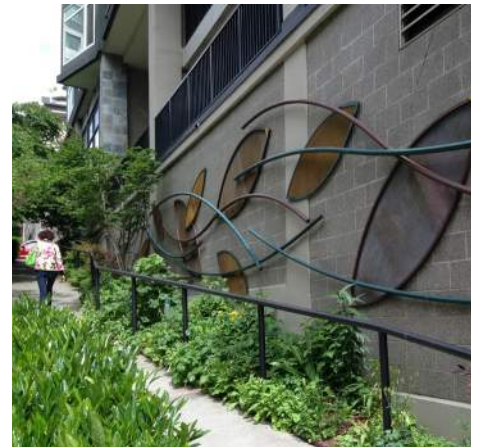

This colorful pavilion was frequently selected and shows another way a public space can be activated. One group noted that the location is important for this, and that it should only be added to parks.

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

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

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Potential Streetscape Improvements

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

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

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

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


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

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

Activity 4: Planning for the Greater Harris Park Area

The fourth and final activity asked each group to consider issues that may impact the residential area north of the Harris Park Area core in the future. Groups also recorded some potential solutions that corresponded with the issues listed. The map below illustrates the area each group considered for this activity. Issues and solutions, grouped by topic, that were noted are presented on the following pages.
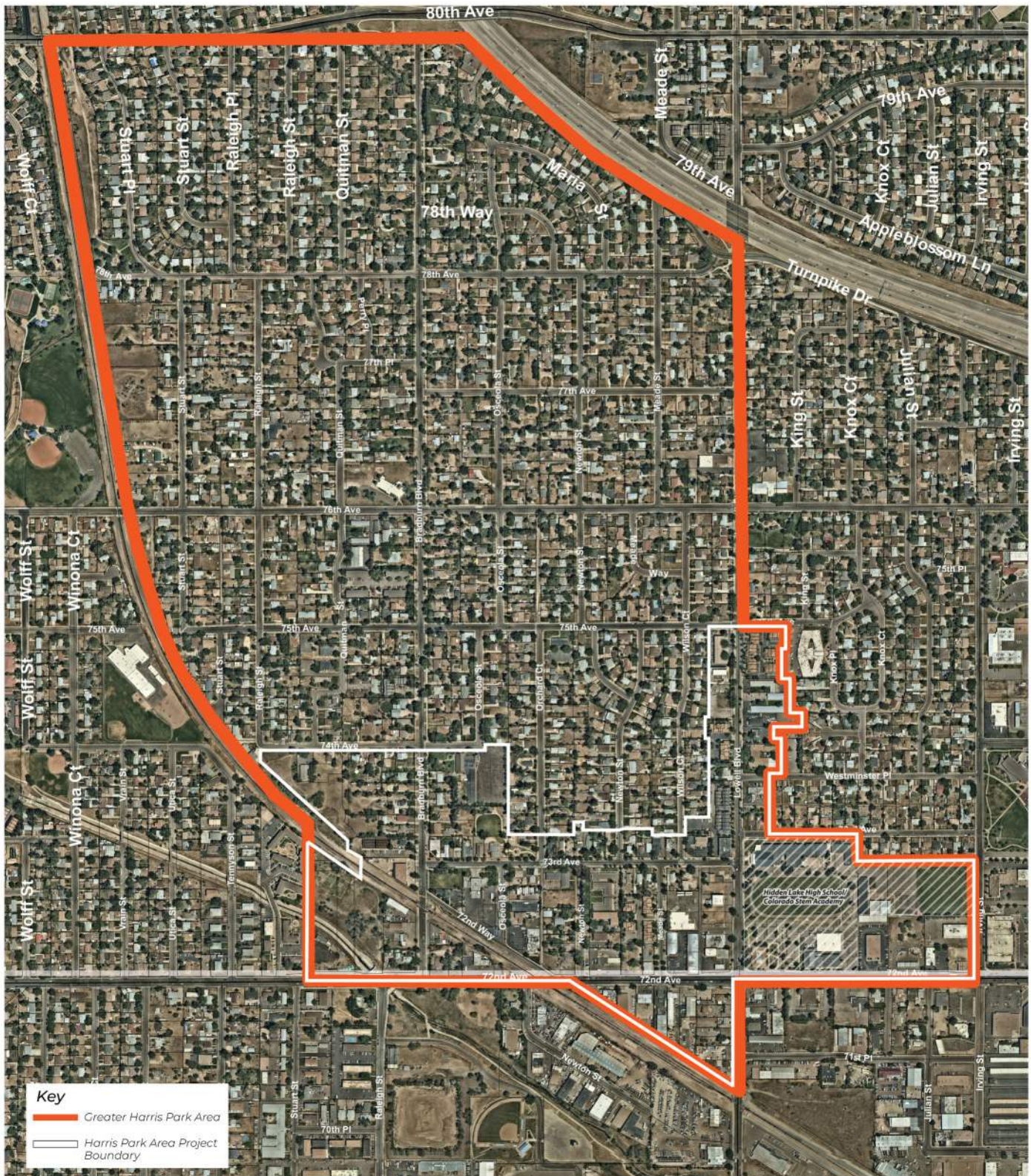
Issues

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

Financial
- Lack of financial incentives for property owners

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

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

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

Public Spaces
- Not enough parks
- Lack of lighting in public spaces

Potential Solutions

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

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

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

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

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

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

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

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

Education
- Historic information not on City website

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

Programming

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

Education
- Add the information to the City website

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

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