



WESTMINSTER  
COLORADO

## Harris Park Area Plan: Workshop 2

June 26, 2019



# I. Tonight's Agenda

# Tonight's Agenda

1. Presentation (20 minutes)
  - Workshop 1 Summary & Feedback
  - Mapping the Character Areas
  - Vision for the Harris Park Area
  - Power of the Plan
  - Overview of Implementation Tools
2. Activities (70 minutes)
  - 1: Harris Park Area Vision Statement
  - 2: Future Design in the Character Areas
  - 3: Planning for the Public Realm
  - 4: Planning for the Greater Harris Park Area
3. Report Back (20 minutes)
4. Wrap Up/Next Steps (5 minutes)

## II. Workshop 1 Summary and Feedback



# Workshop 1

- February 12 at the Grange
- 100+ people
- Presentation and Activities





# Workshop 1: Presentation

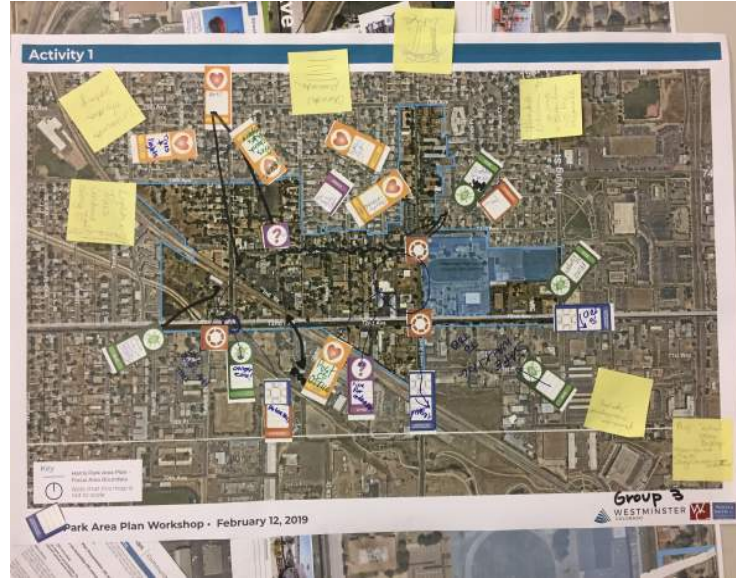
- Role of the community and of the project team
- “What is the Plan?”
  - Sets goals
  - Sets a vision
  - Guides future decisions
  - Identifies opportunities
  - Sets priorities
  - Recommends partners
- Background on project boundaries





# Workshop 1: Activity 1

- Stickers
  - Love
  - Bug
  - Gateways
  - Intersection improvements
  - Connections
  - Other





# Workshop 1: Activity 2

- Part 1: Building Footprints
- Part 2: Building Images





[illegible]



This aerial map of Subarea 2 is heavily annotated with planning information. Key features include:
 

- Streets:** 72nd Ave, 73rd Ave, Newton St, Meade St, Lowell Blvd, and 72nd Way are clearly labeled.
- Building Footprints:** Various colored shapes (yellow, green, purple, orange) represent proposed or existing building footprints.
- Handwritten Notes:**
  - "No more Apartments! Improve what already exists."
  - "No more than 2 stories"
  - "Not more than 2 stories unless on a busy road; not close to residential - then max 3"
  - "Widen 72nd"
  - "Remove 72nd Hwy"
  - "We are here"
  - "More bicycle lanes"
  - "Plaza"
  - "Employment"
  - "Streetscape"
- Images:** Several small photographs of buildings and streets are pasted onto the map.
- Other Markings:** Blue and green lines outline specific areas of interest, and a red circle with a white 'X' is placed near the intersection of 72nd Ave and Newton St.



Comando.

February 12, 2019

more  
lunch/picnics  
options  
please!

**Newton St**

Meade St

72nd Ave

72nd Ave

Lowell Blvd

No more  
Apartments!  
Improve what  
already  
exists.

No more than  
2 stories

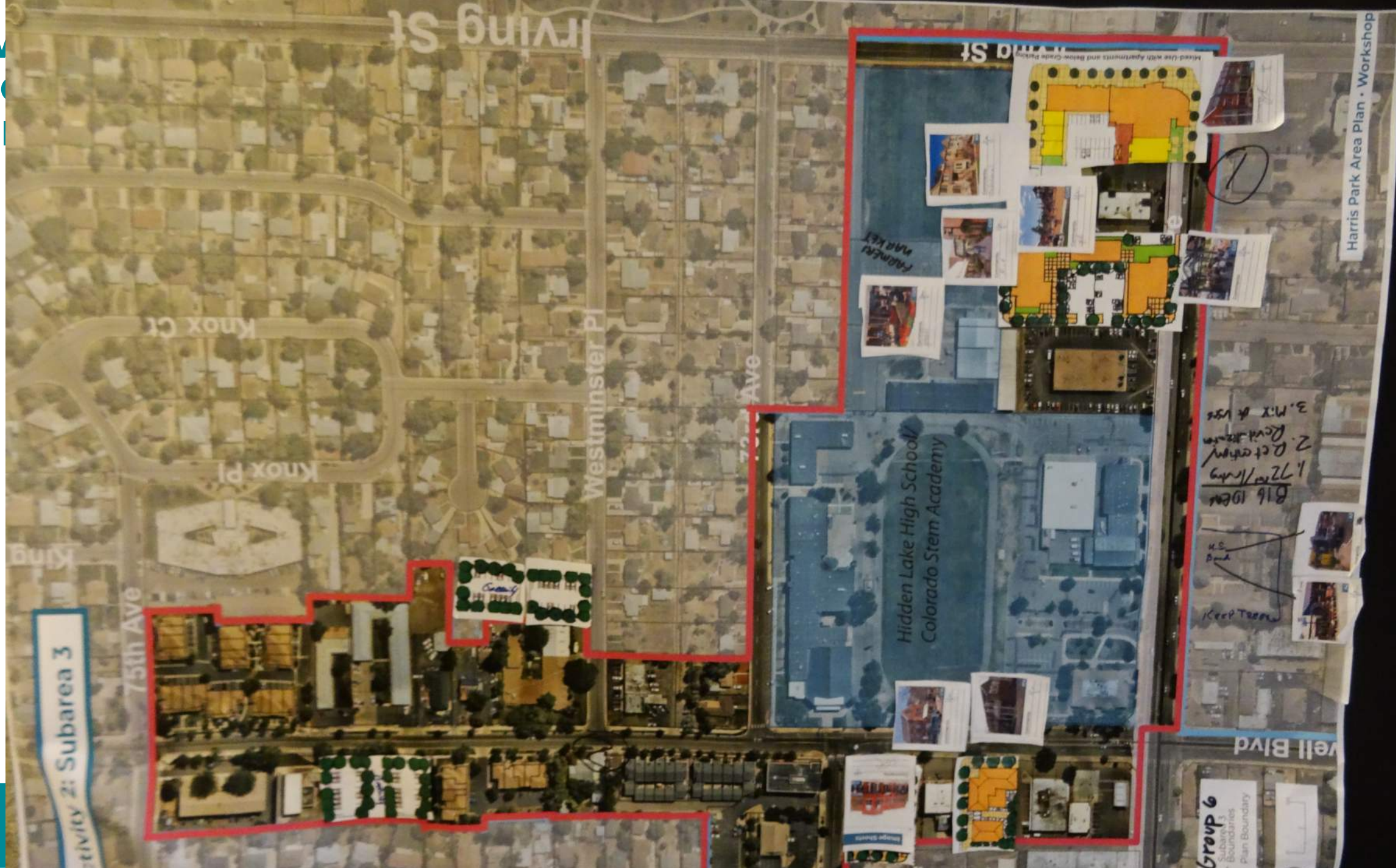
Not more than  
2 shells unless  
on a busy road,  
not close to  
residential -  
then max 3

**Streetscape:**



**Comments:**  
The flowers look  
nice for the street







# Workshop 1: Report Back

- Common themes for shared top 3 ideas
  - Destination
  - Mix of uses
  - Focus on vacant/under-utilized/unused properties
  - Maintain historic community-oriented feel
  - Maintain and program open spaces
  - Connect the Harris Park Area





# Individual Activity & Online Survey

- 2 questions:
  - *“The year is 2034 and your best friend who moved away 15 years ago is coming back to visit. What exciting new changes will you show your friend that have occurred in the last 15 years?”*
  - *“If you’d like to receive future updates about the Harris Park Area Plan, including community input opportunities, please write your email address below.”*
- Survey: 19 total responses
  - Question 1: 17 responses
  - Question 2: 11 responses



Word Cloud of Question 1 results (from the workshop and online)

# Workshop 1: Summary

- Summary of big ideas and feedback from each group for each activity
- Big Ideas
  - Core – should be a vibrant and inviting destination
  - Connect to existing trails and station
  - Year-round events
  - Focus on undeveloped/under-developed/unfinished properties
  - Expand artistic community
  - Maintain and program open spaces

## Group 3

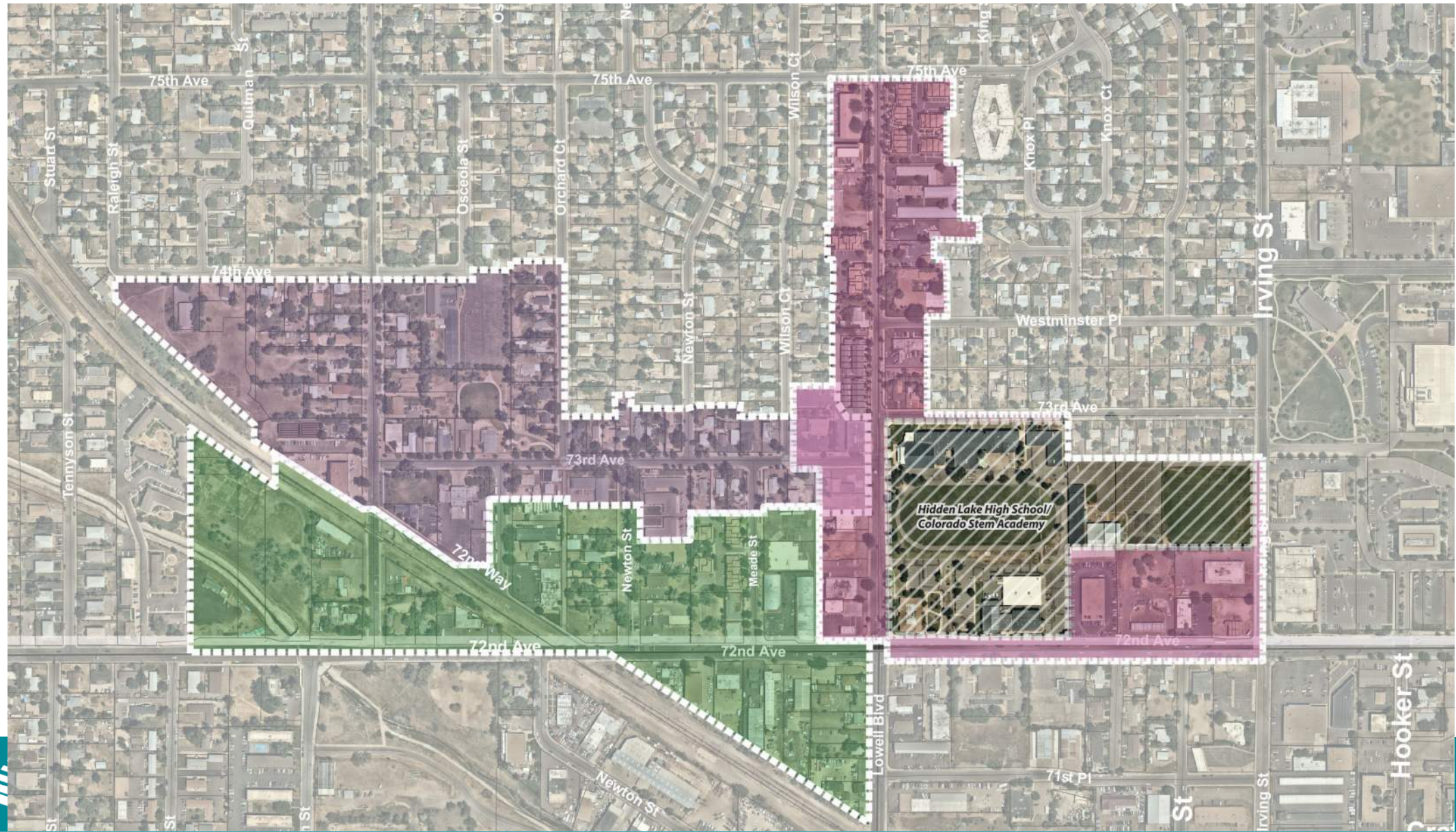
### Activity 1

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



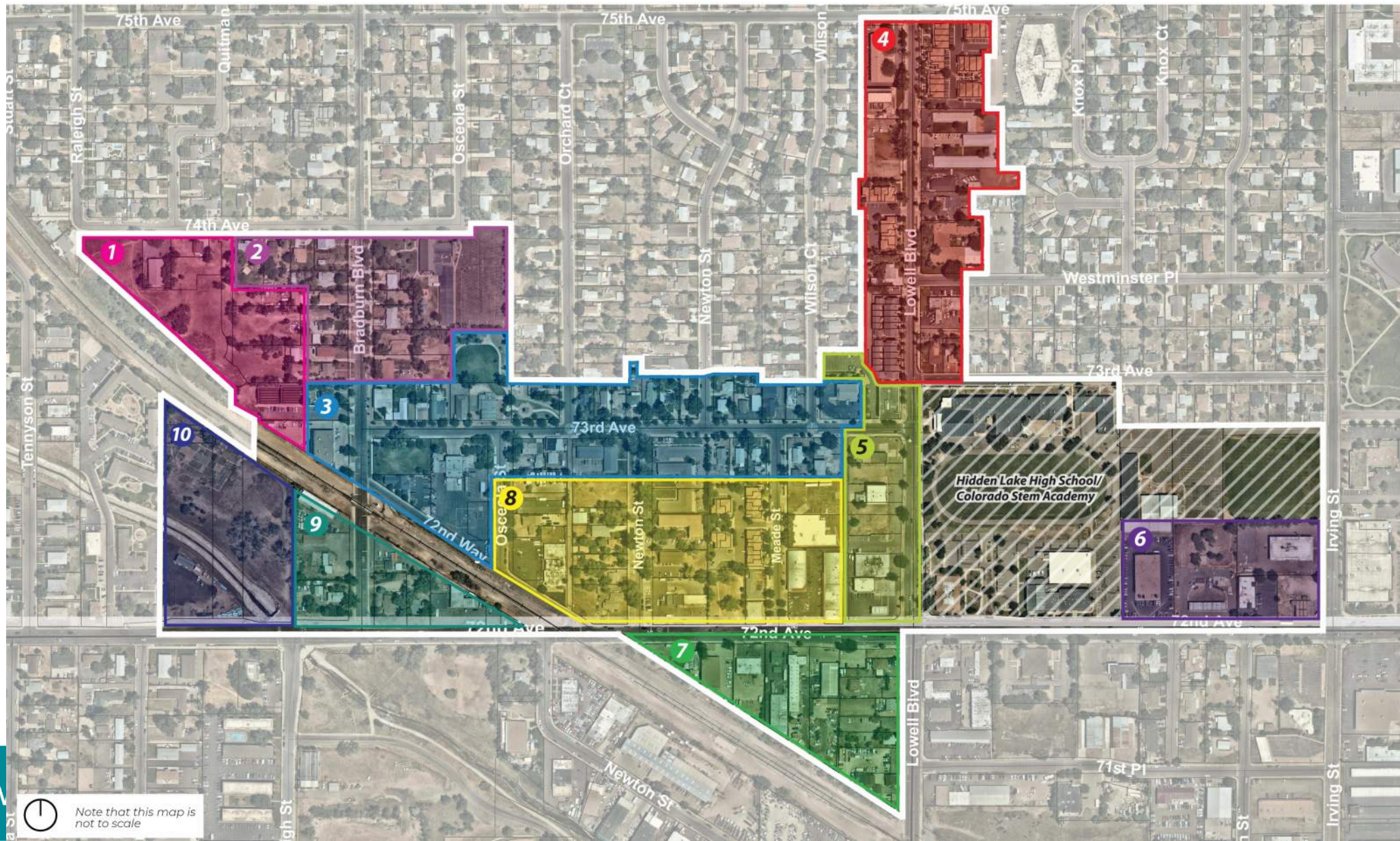


# Subareas Map



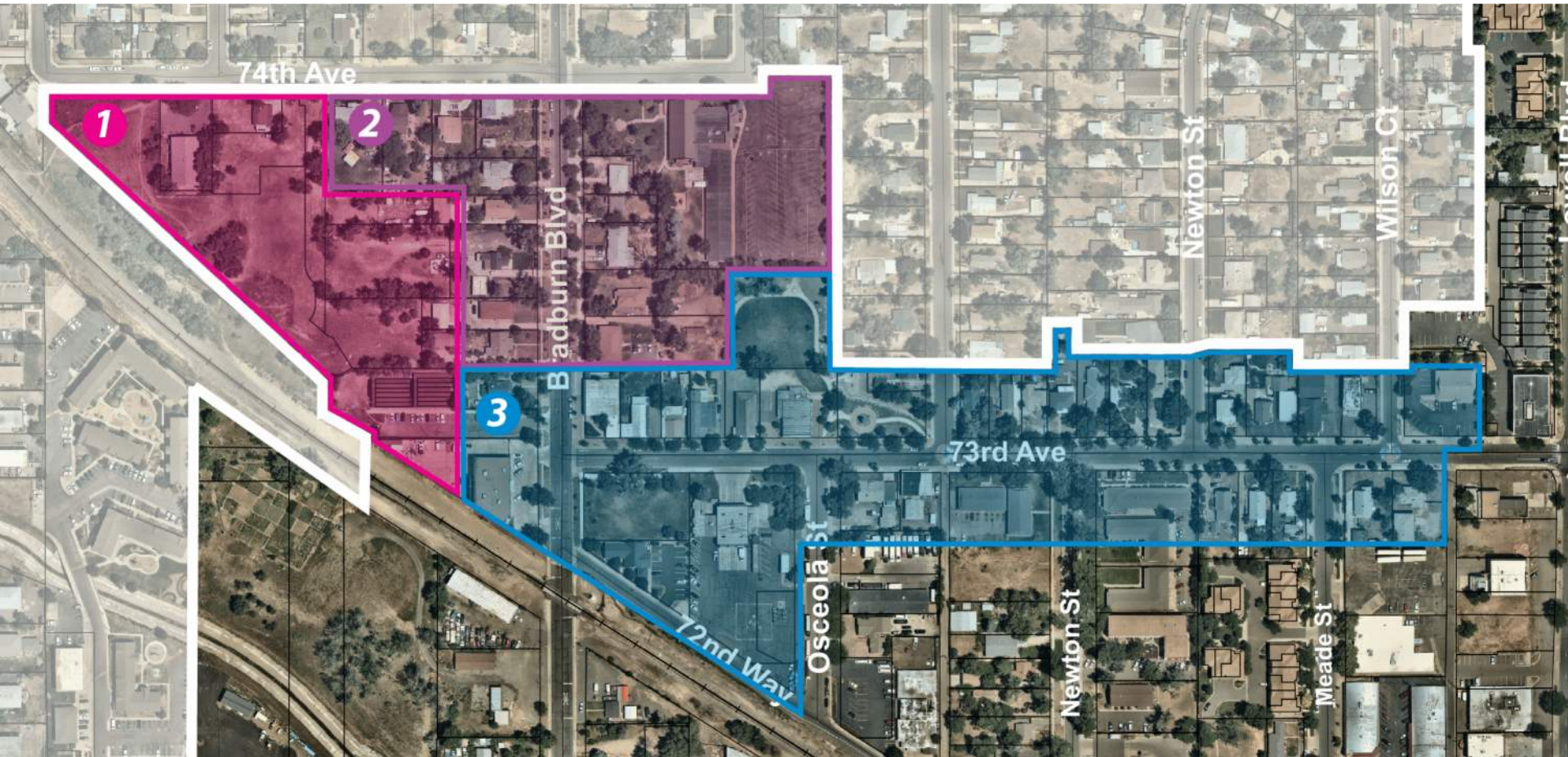


# Character Area Map





# Character Areas 1, 2 & 3



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community garden  
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road  
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Activity 2: Future

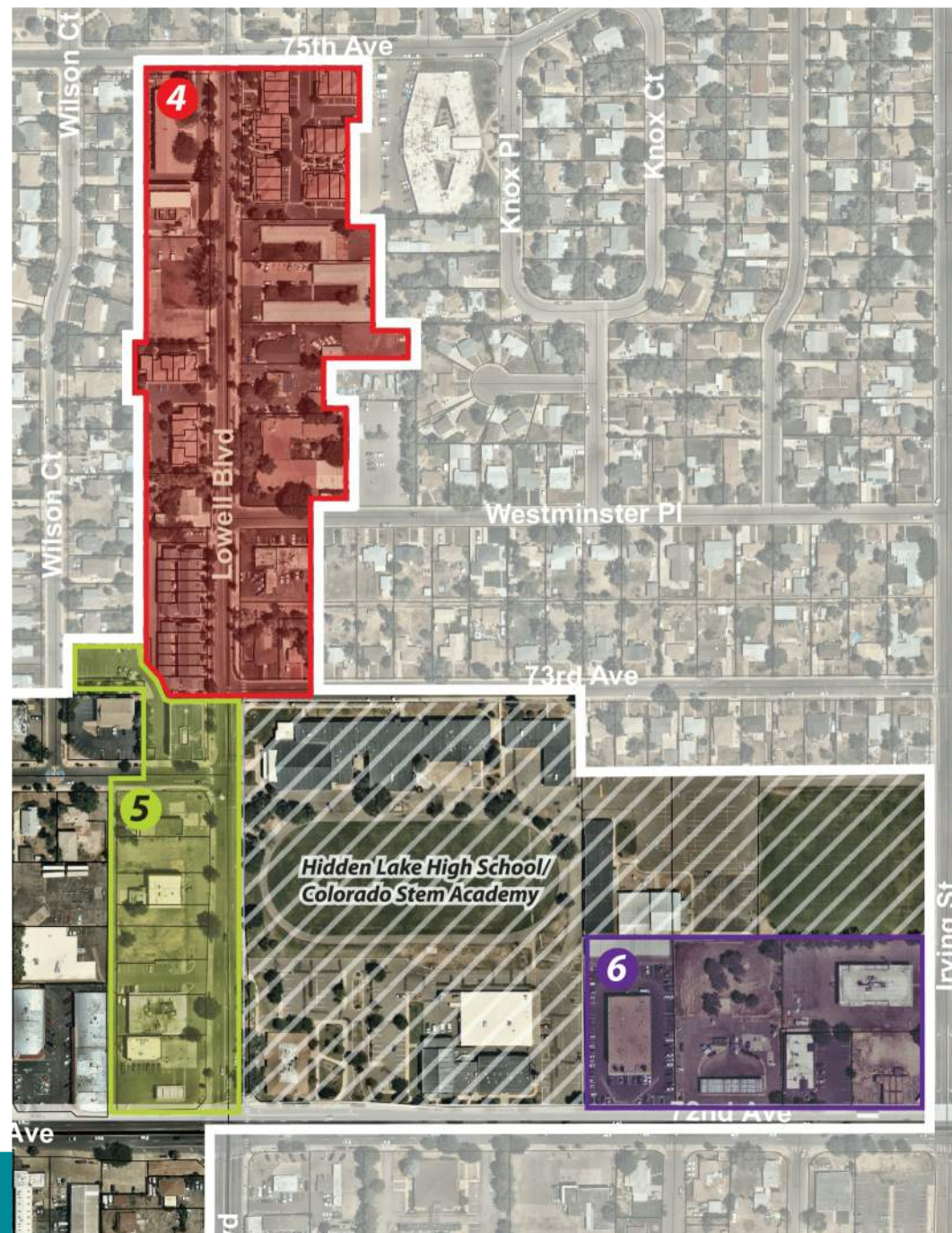
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Activity 2: Future

Part A Instructions  
ation upon



# Character Areas 4, 5 & 6



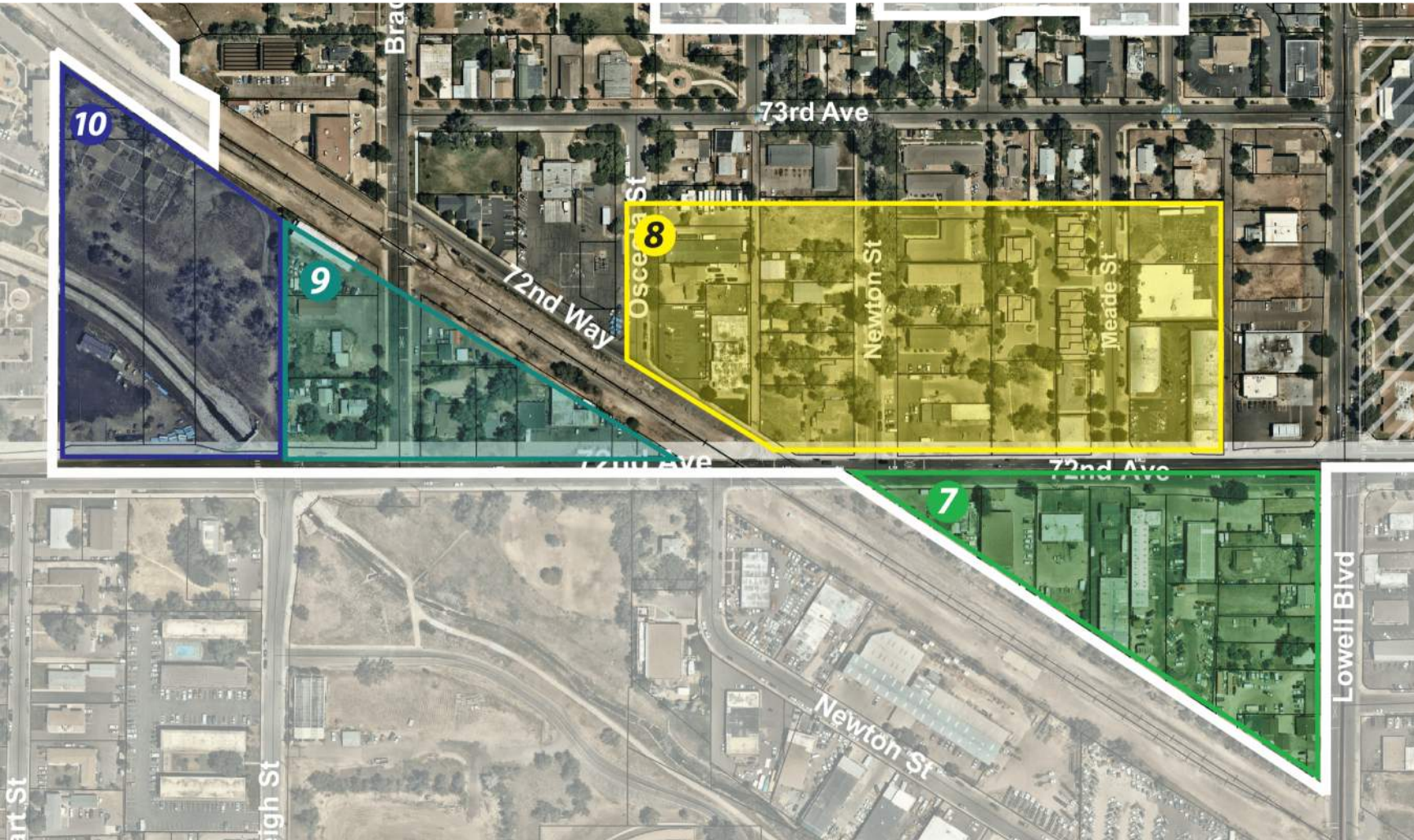
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# Character Areas 7, 8, 9 & 10



## 7 Three Options Identified

- Safety concerns, especially due to lack of lighting

### 1. Area of Industrial/Flex

- Maintain existing scale
- Soft infill for additional industrial/flex buildings

### 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

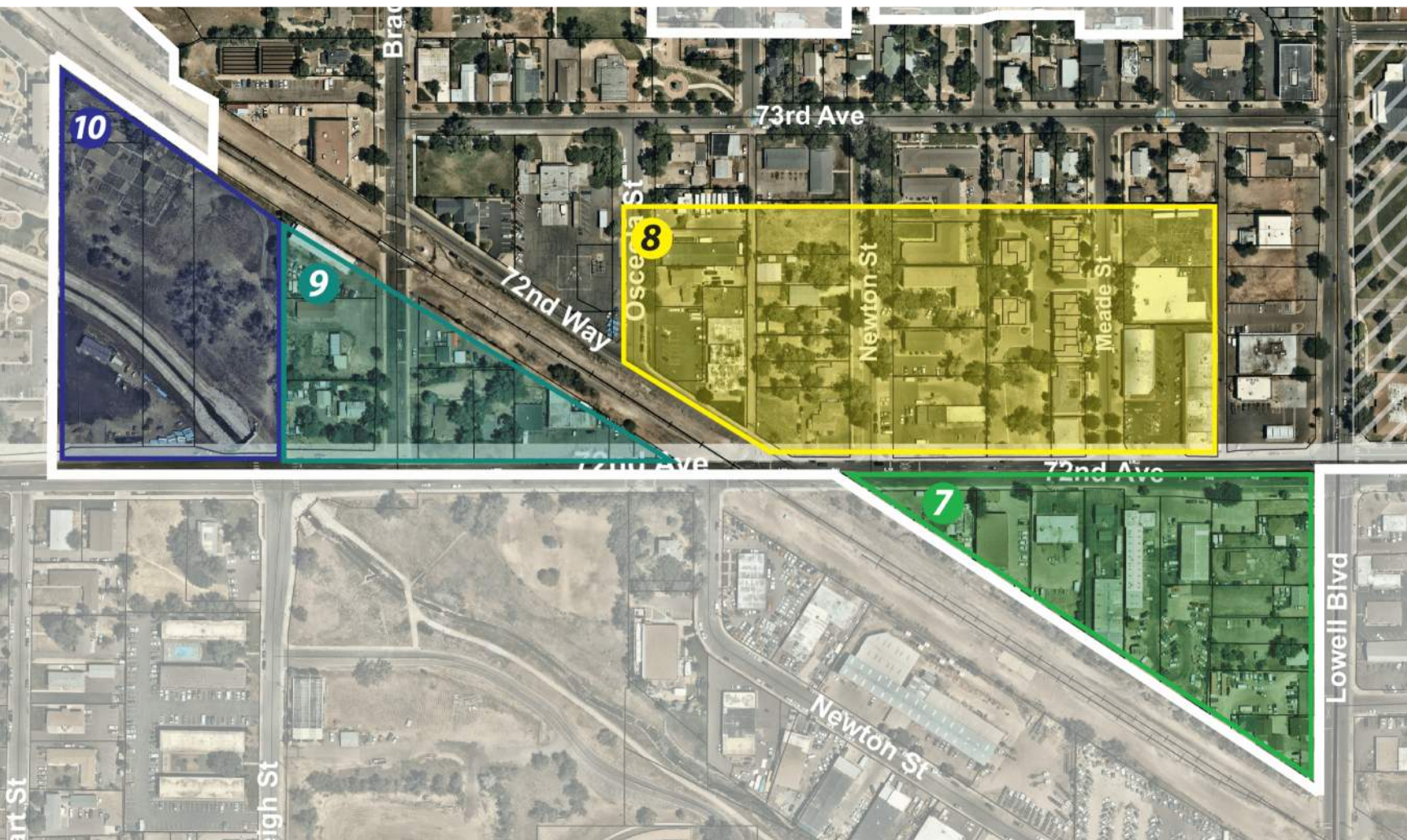
### 3. Area of Infill

- Mixed use infill
- Shared green spaces and plazas
- Enhance 72nd and Lowell

Activity 2: Future  
Instructions  
Written description



# Character Areas 7, 8, 9 & 10



- Enhance 72nd and
- Streetscape improve

Bradbl

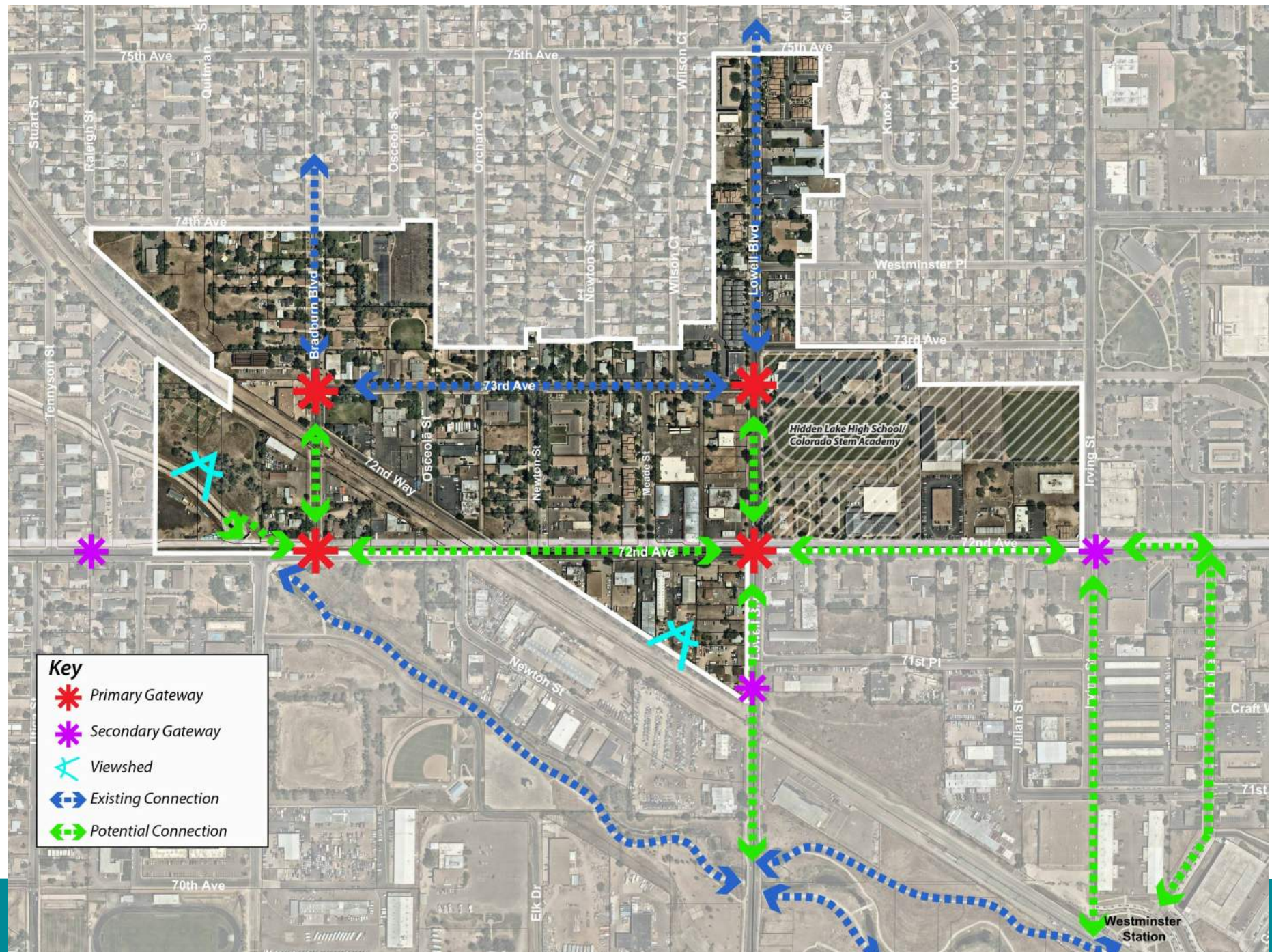
Conceived

## 10 Area of Community Uses, Programmed Open Space and Expanded Connections

- Expand existing gardens
- Maintain open space and add structures for community uses such as:
  - » Greenhouse
  - » Farmers market
  - » Playground
  - » Pavilion
  - » Small shops with outdoor areas/plazas
  - » Parking
- Small-lot single-family infill

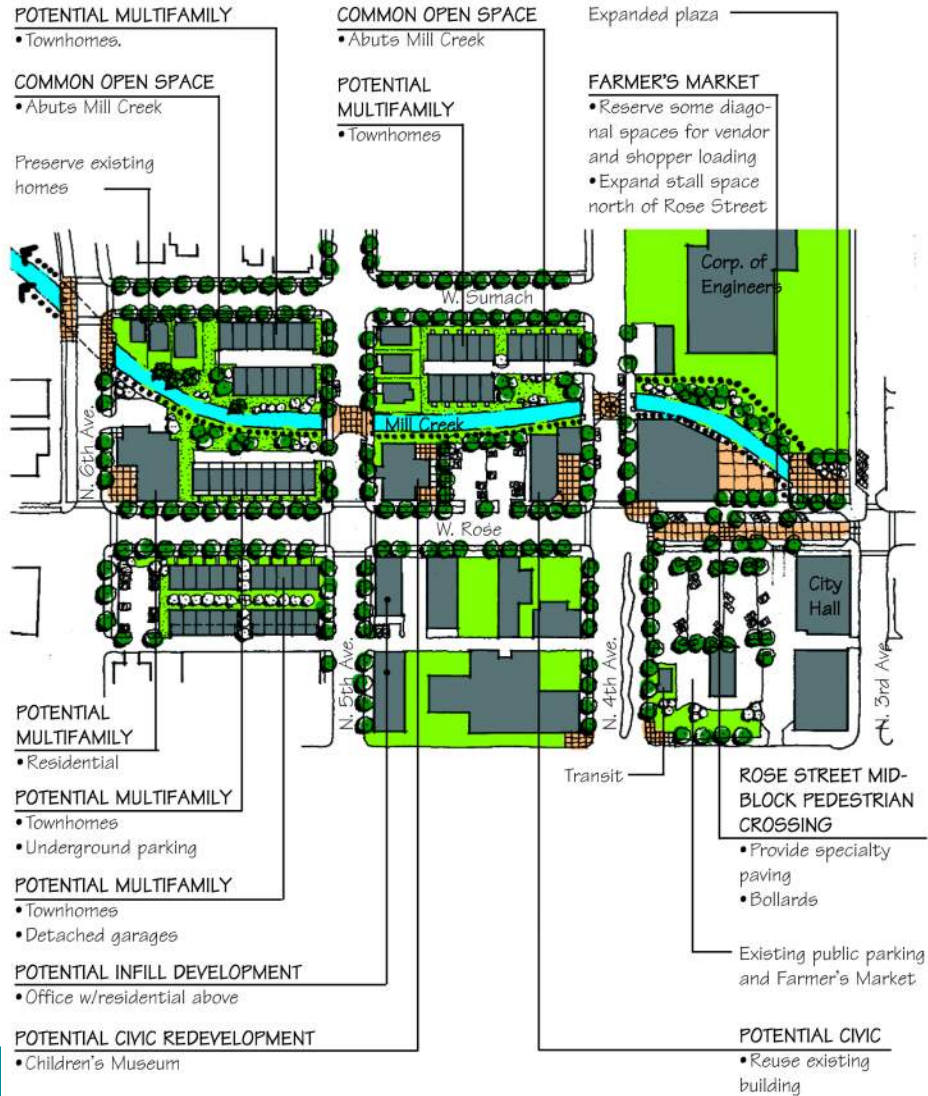


# Connections & Gateways Map





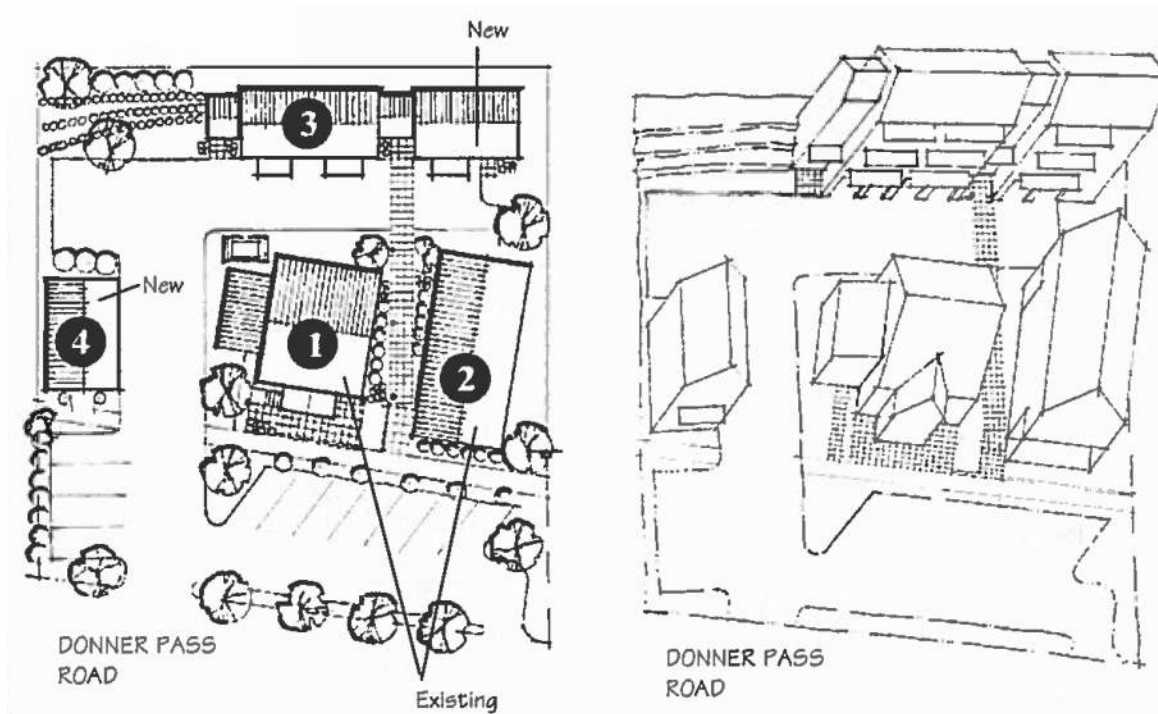
# Power of the Plan



Plan Result

Walla Walla, WA

# Power of the Plan



*Visioning Process*



*Plan Result*

*Truckee, CA*



# Potential Implementation Tools

- Redefined land uses
- Development/design standards
- Public space improvements
- Economic incentives
- Marketing

Questions?

## III. Activities

# Activity 1: Harris Park Area Vision Statement (15 minutes)

## Activity 1: Harris Park Area Vision Statement

### Instructions

With your group, discuss your vision for the Harris Park Area in the year 2034. Then review the draft vision statements below. Determine whether your group's vision is captured in one of the draft statements. If so, circle the statement. If not, edit an existing draft statement or write a new statement in the space provided. Background material is provided on the back of this sheet.

### Draft Vision Statements

1. The Harris Park Area is a welcoming community for all people and maintains the integrity of its historic resources while creating a walkable downtown with a mix of uses that make it a destination for residents and visitors alike to experience a delight for the senses that create the neighborhood.
2. The Harris Park Area includes a variety of restaurants, retail shops and other unique small businesses that make it an artistic and funky destination in the Denver Metro area, all the while maintaining the integrity of the historic, walkable and bikable community that creates a unique experience and welcomes all visitors and residents.
3. The Harris Park Area is a thriving community that welcomes people to a unique mix of historic buildings, restaurants, shops, and small businesses. The community is connected by multi-modal transit, is artistic, lively, funky and filled with a myriad of events that celebrate the culture and heritage of the area, inviting those that live in the Harris Park area and for those that are visiting to stay, play and return.

After reviewing the statements above, if your group feels that one of the above statements does not capture your vision for the Harris Park Area or that it cannot be edited to do so, use the lines below to write a new vision statement with your group. Background material collected from the first workshop and online survey is provided on the back of this sheet.

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### Background Material

The phrases and words shown below were collected during Workshop 1 and from the online survey following the first workshop. Review the information and consider whether it should be incorporated in an existing or new vision statement for the Harris Park Area.

#### The Harris Park area is:

- » enriched with a strong sense of community
- » walkable
- » safe
- » an artistic community
- » culturally diverse
- » economically diverse
- » rich with distinctive architecture
- » a destination for locals and visitors
- » where the heritage of Westminster is experienced
- » unique and funky
- » active with community events
- » anchored by stable residential areas
- » centered on 73rd
- » connected to community resources
- » accessible to transit
- » accented with public parks and spaces
- » alive with community-serving businesses
- » enhanced with attractive streetscapes

#### WordCloud Responses

The Word Cloud to the right illustrates the most used words from Workshop 1 and the online survey feedback, responding to the question, "The year is 2034 and your best friend who moved away 15 years ago is coming back to visit. What exciting new changes will you show your friend that have occurred in the last 15 years. For example, will you take your friend to your favorite new restaurant? New coffee shop? New boutique?"





# Activity 2: Future Design in the Character Areas (30 minutes)

## Activity 2: Future Design in the Harris Park Character Areas

**Part A Instructions**  
Review the written description for Character Area 1 below. With your group, discuss whether you agree or disagree with the description when envisioning the future of the Character Area. Edit the statement as needed.

- 1 Area of Transition to Residential (Green Space)**
- 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



**Part B Instructions**  
Review the images below and consider which are appropriate for Character Area 1. Place a "✓" or an "X" in the box on each image, and provide notes on the lines provided underneath to explain why the image is or is not appropriate. Consider features such as height, materials and massing.

### Residential Infill



## Activity 2: Future Design in the Harris Park Character Areas

**Part A Instructions**  
Review the written description for Character Area 4 below. With your group, discuss whether you agree or disagree with the description when envisioning the future of the Character Area. Edit the statement as needed.

- 4 Area of Moderate Infill (Residential)**
- 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



**Part B Instructions**  
Review the images below and consider which are appropriate for Character Area 4. Place a "✓" or an "X" in the box on each image, and provide notes on the lines provided underneath to explain why the image is or is not appropriate. Consider features such as height, materials and massing.

### Residential Infill



### Mixed Use and Commercial Infill Projects



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## Activity 2: Future Design in the Harris Park Character Areas

**Part A Instructions**  
Review the written description for Character Area 7 below. With your group, discuss whether you agree or disagree with the description when envisioning the future of the Character Area. Edit the statement as needed.

- 7 Three Options Identified**
- Safety concerns, especially due to lack of lighting
- 1. Area of Industrial/Flex**
- Maintain existing scale
  - Soft infill for additional industrial/flex buildings
- 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
- 3. Area of Infill**
- Mixed use infill
  - Shared green spaces and plazas
  - Enhance 72nd and Lowell



**Part B Instructions**  
Review the images below and consider which are appropriate for Character Area 7. Place a "✓" or an "X" in the box on each image, and provide notes on the lines provided underneath to explain why the image is or is not appropriate. Consider features such as height, materials and massing.

### Industrial/Flex Infill Development



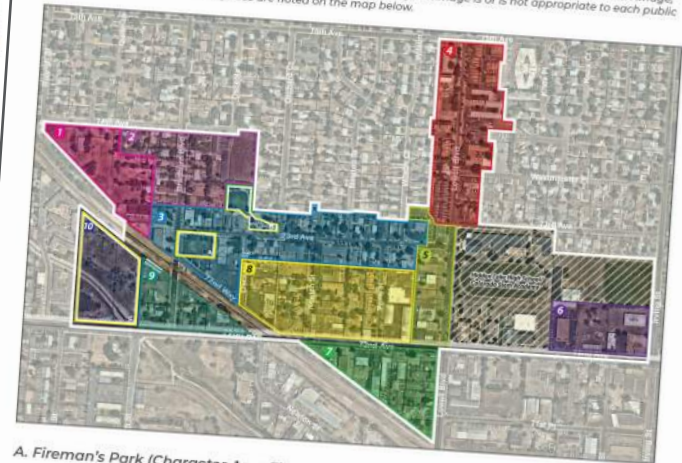
### Mixed Use and Residential Development



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## Activity 2: Future Design in the Harris Park Character Areas

**Instructions**  
Three primary public areas were noted in Workshop 1. Review the 5 images below for each of the public spaces - Fireman's Park, the Sculpture Garden, and the Community Garden. Place a "✓" or an "X" in the box on each image, and provide notes on the lines provided underneath to explain why the image is or is not appropriate to each public space. Each of the three public spaces are noted on the map below.



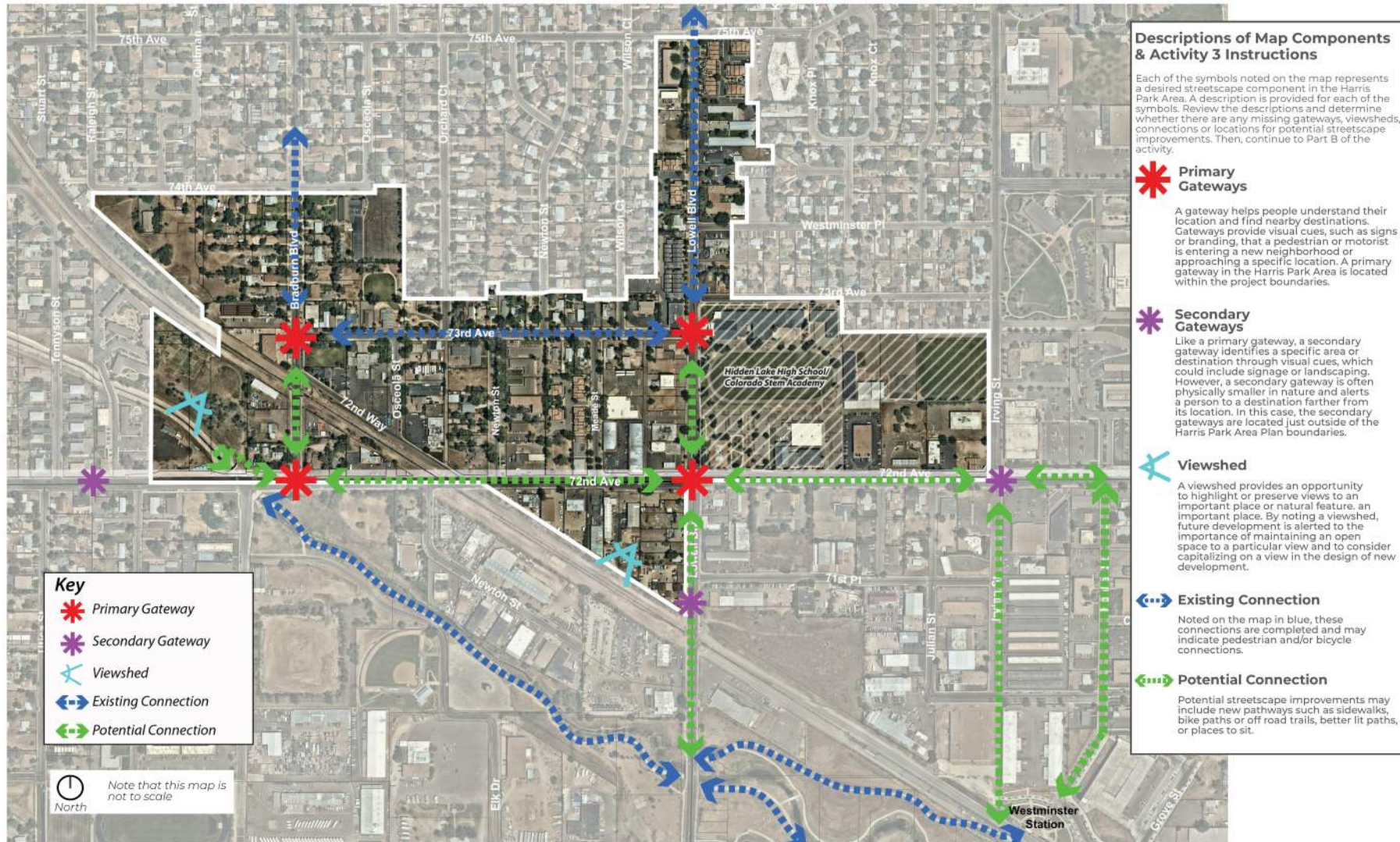
### A. Fireman's Park (Character Area 3)





# Activity 3: Planning for the Public Realm Connections and Gateway Map – Part A (5 minutes)

## Activity 3 - Part A: Connections and Gateways Map





# Activity 3: Planning for the Public Realm

## Image Selection – Part B (10 minutes)

### Activity 3 - Part B: Planning for the Public Realm

#### Part B Instructions

Review the images that are provided for each of the map components. Indicate which images would be appropriate for the Harris Park Area and include any comments on the lines below each image.

#### Gateways and Wayfinding



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#### Connections: Crossings, Sidewalks and Bike Paths



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#### Public Realm Features



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#### Potential Streetscape Improvements

The images below illustrate a range of streetscape improvements. Review the images and determine whether they are appropriate for 72nd Avenue, 73rd Avenue or neither. Indicate this by circling the appropriate box(es) above each photo. Provide any comments on the lines below to explain why you selected or did not select the photo.



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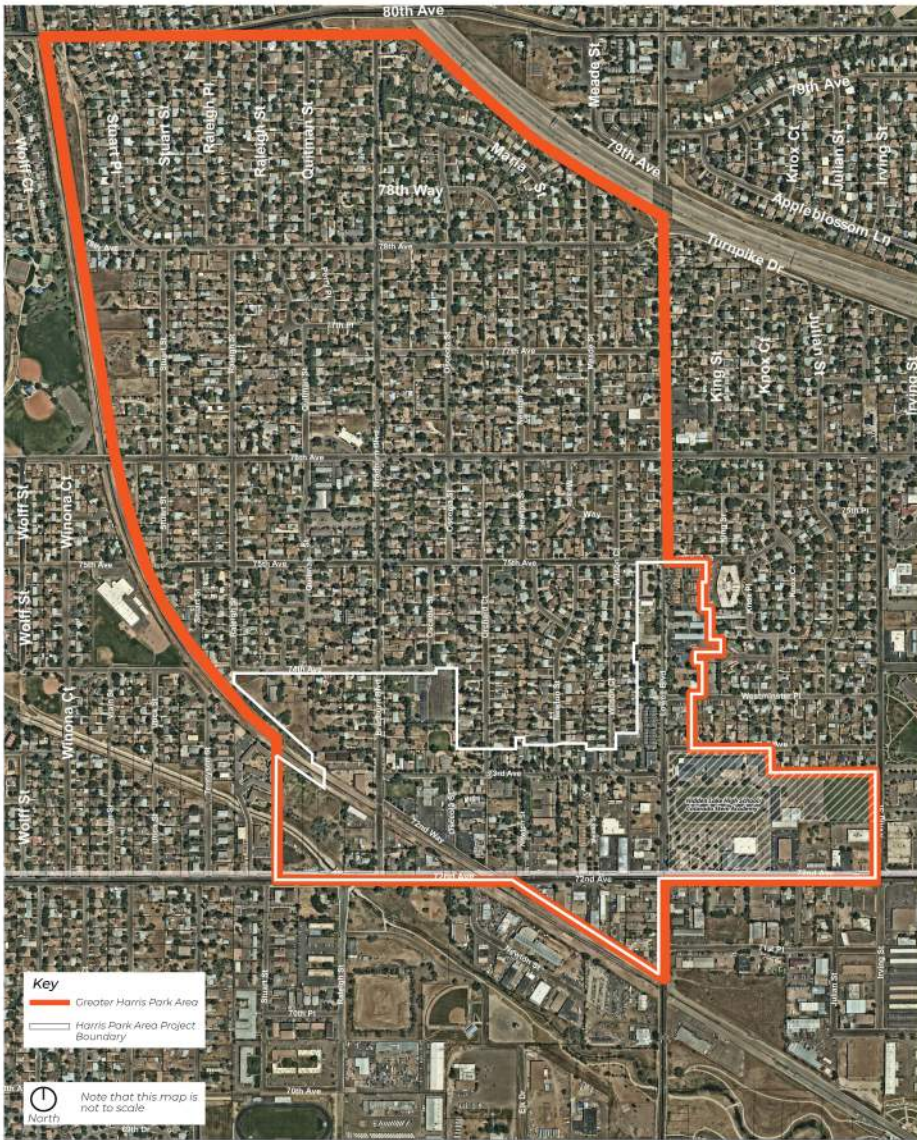
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## Activity 1: Planning for the Greater Harris Park Area (10 minutes)

## Activity 4: Greater Harris Park Area



## Activity 4: Planning for the Greater Harris Park Area

## Instructions

With your group, review the Greater Harris Park Area map and brainstorm what issues there might be for the greater neighborhood moving forward. For instance, consider the following topics and issues:

- Difficulty with infill development
- Obstacles to completing building additions
- Public safety concerns
- Unsafe or lack of complete sidewalks, bike paths, off road trails
- Multifamily infill

Record your ideas below. Then, prioritize the issues you've listed and consider potential solutions.

**Issues:**

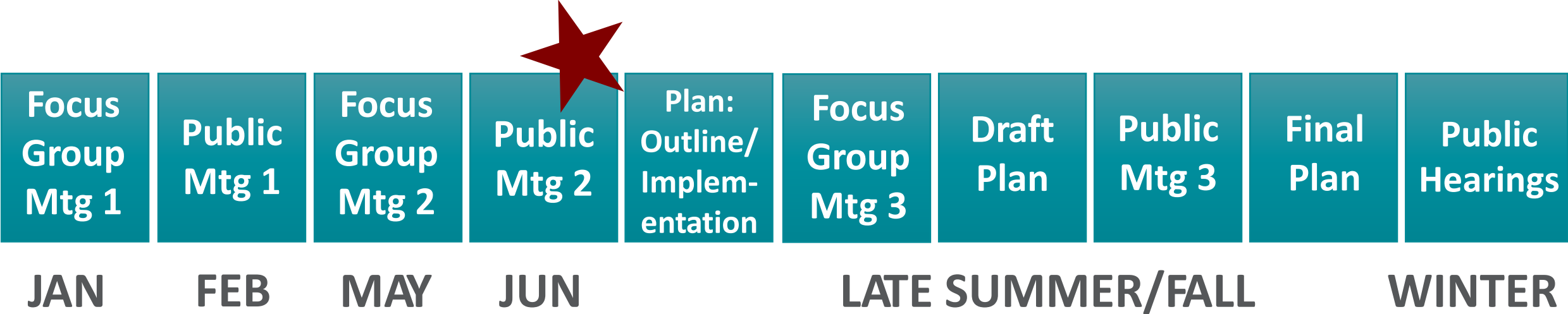
### Potential Solutions:

[illegible]

## IV. Report Back

# V. Next Steps

# Schedule



Thank you!



# Workshop 1

## Board:

### Group 5





# Workshop 1

## Board:

### Group 7





# Workshop 1

## Board:

### Group 8

