



WESTMINSTER
COLORADO

Harris Park Area Plan: Workshop 3

November 13, 2019



I. Tonight's Agenda

Tonight's Agenda

1. Presentation (45 minutes)

- Workshop 1 & 2 Recap
- Draft Plan Content
- Activities
- Next Steps

2. Open House Format (75 minutes)

- Review boards
- **Activity: Board 12**
- **Comment Card**

II. Workshop 1 & 2 Recap

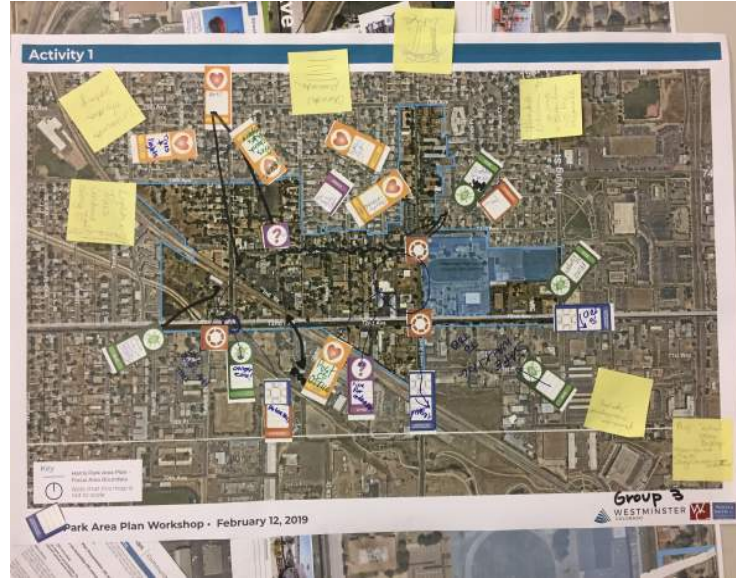
Workshop 1

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



Workshop 1: Activity 1

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



Workshop 1: Activity 2

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



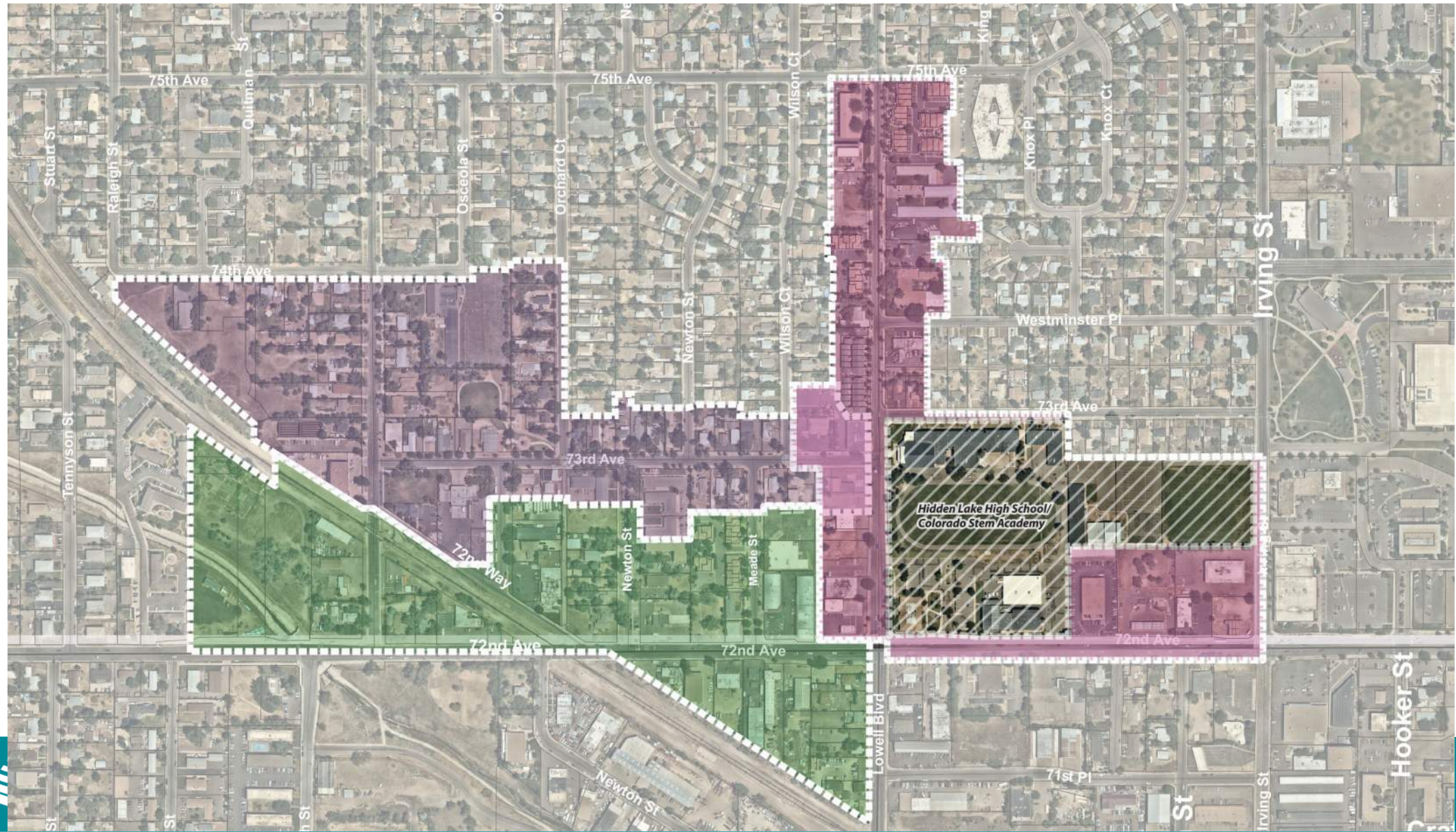
Individual Activity & Online Survey

- 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

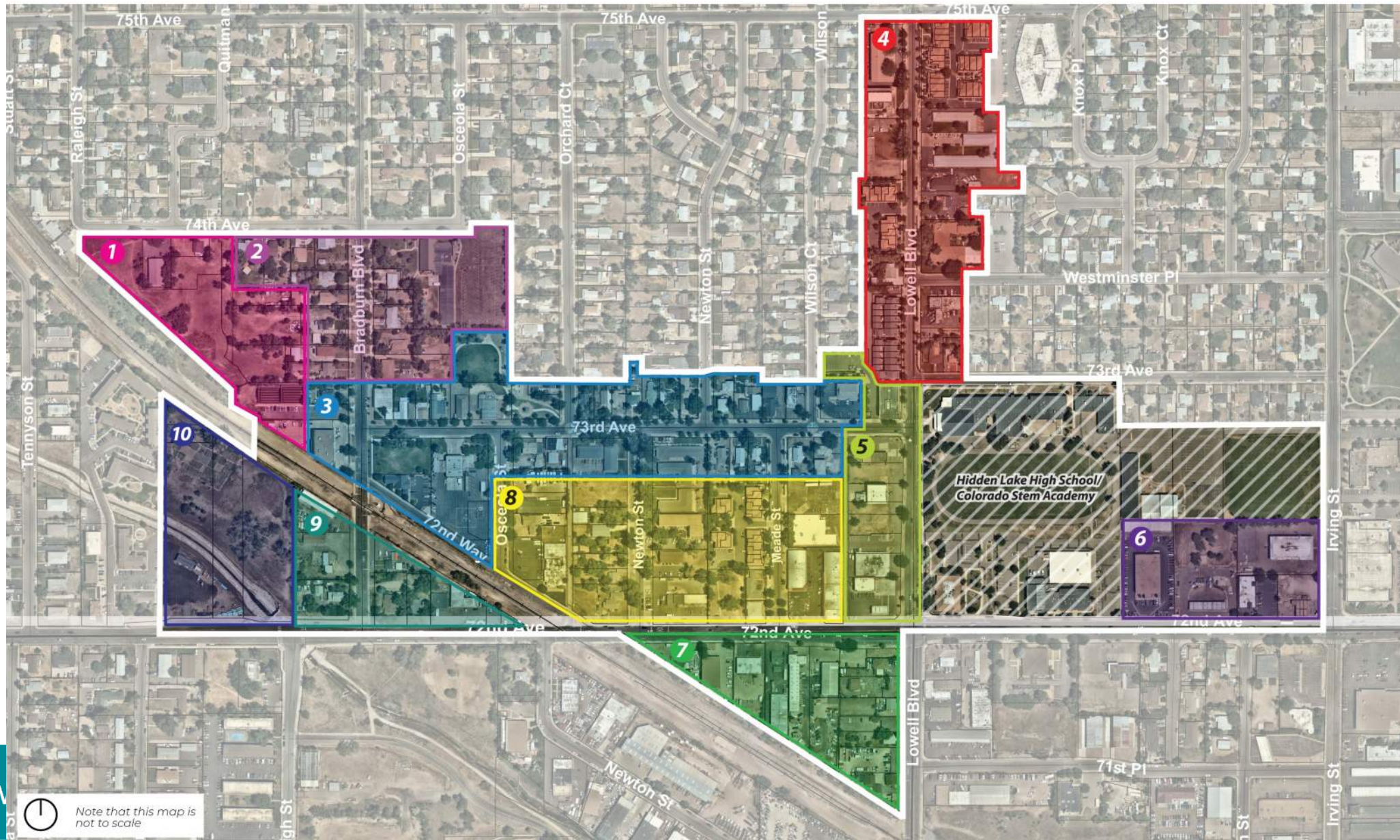


Word Cloud of Question 1 results (from the workshop and online)

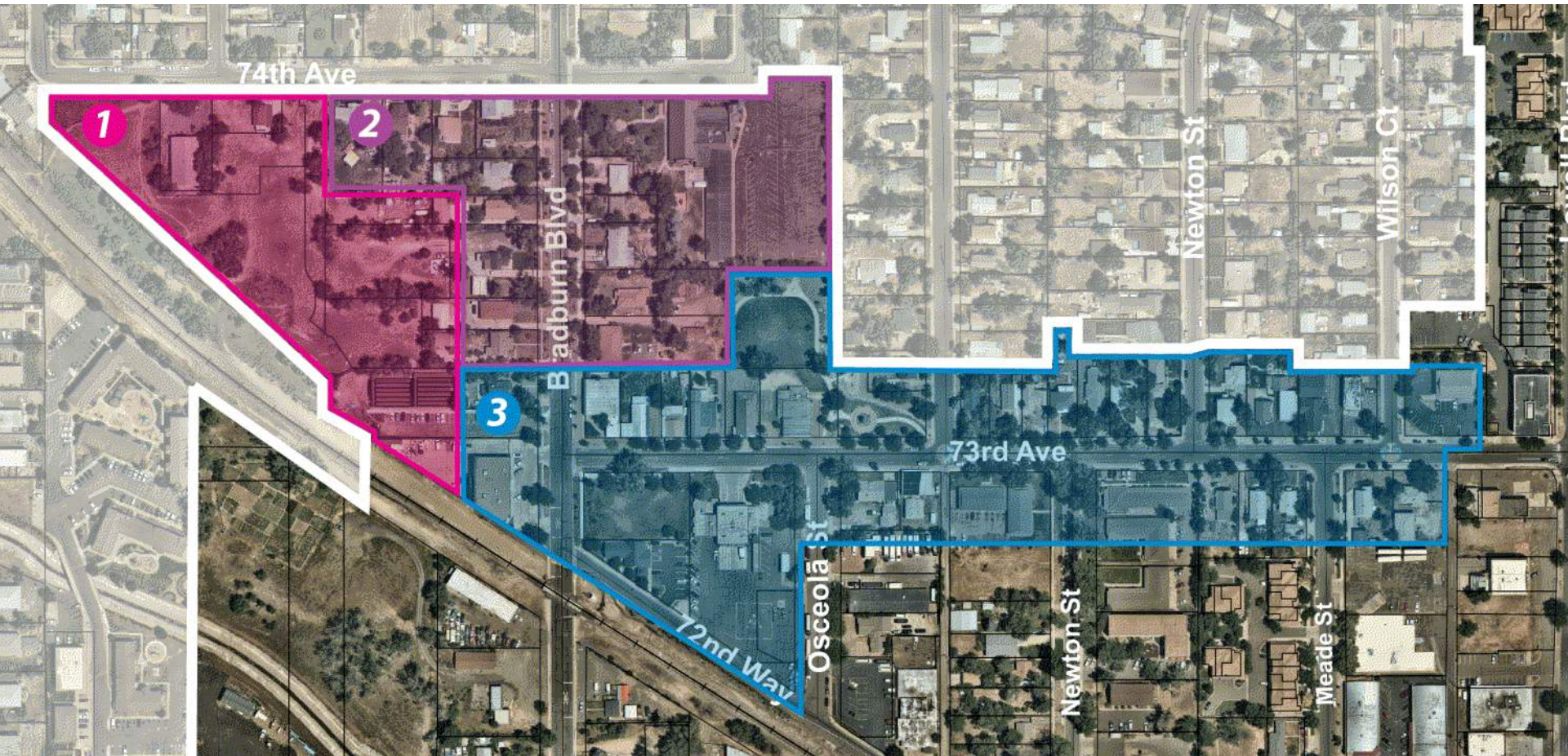
Subareas Map



Character Area Map

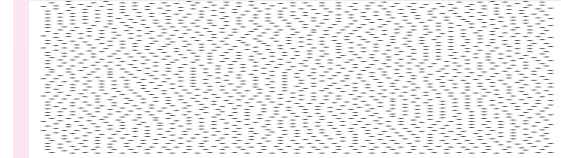


Character Areas 1, 2 & 3



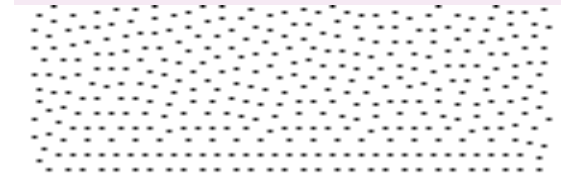
1 Area of Transition to Residential (Green Space)

- 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



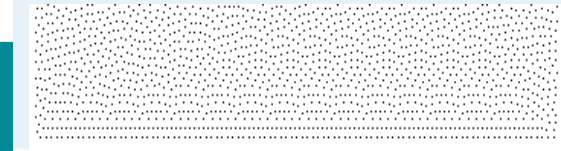
2 Area of "Soft Infill"

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



3 Area of "Soft Infill" and Adaptive Reuse

- 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 & restaurants
- Parking
- Need a catalyst project



Workshop 2

- June 26 at the MAC
- 30+ people
- Presentation and Activities



Workshop 2: Activity 1

- Review and edit vision statement for the Harris Park Area

ADD TO #1

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

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

26 hours built on 86 mm Bldg built before 1919

Yvette likes 3

#1: They like
- concise, safety, walkable areas, need to focus on handicapped
#2: positive
- Small business, Arvada downtown would be attractive, need to have more accessible parking, Highlands is a good mixed on the funky → more artistic and unique, more Profess
#3 positive culture

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.

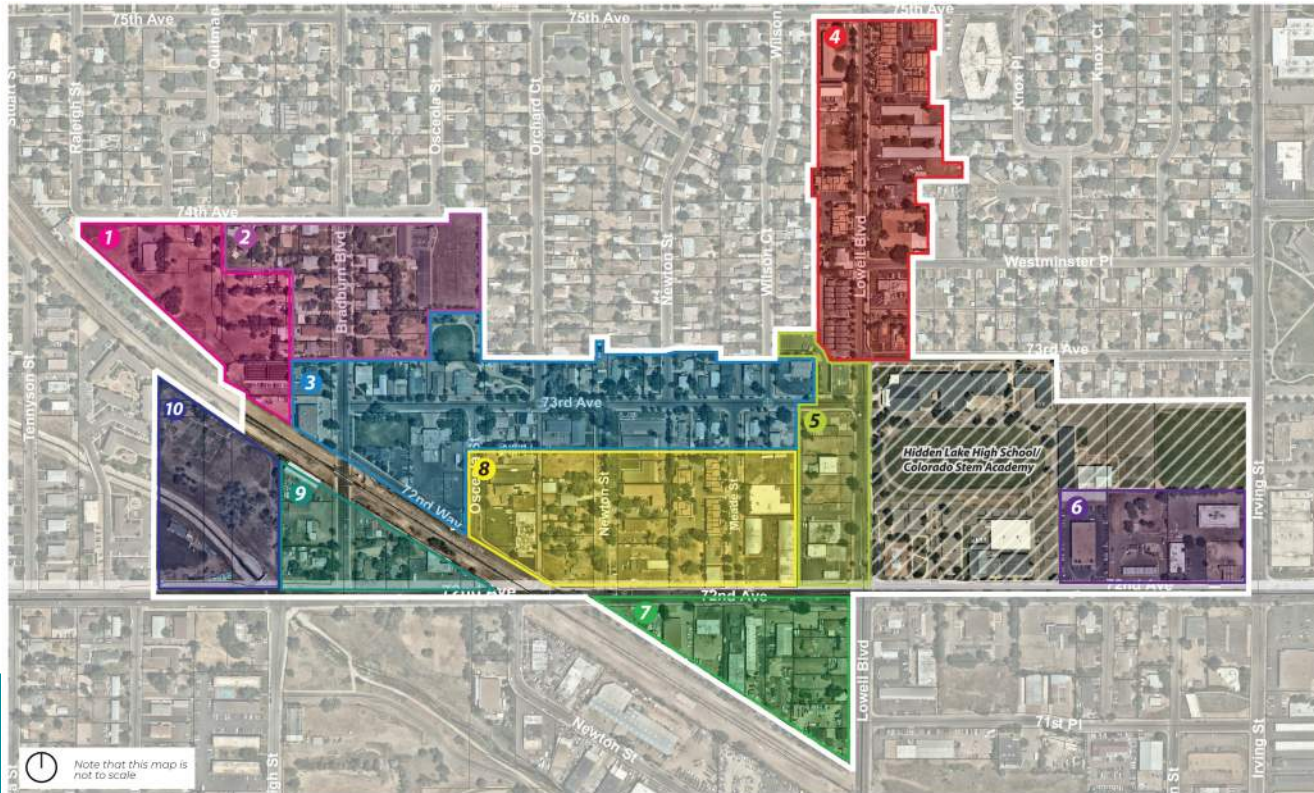
Draft Vision Statements

- 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.
- 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.
- 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.

Workshop 2: Activity 2

- Review and edit, if needed, Character Area boundaries and descriptions
- Select images of appropriate future development for the Character Area



Workshop 2: Activity 3

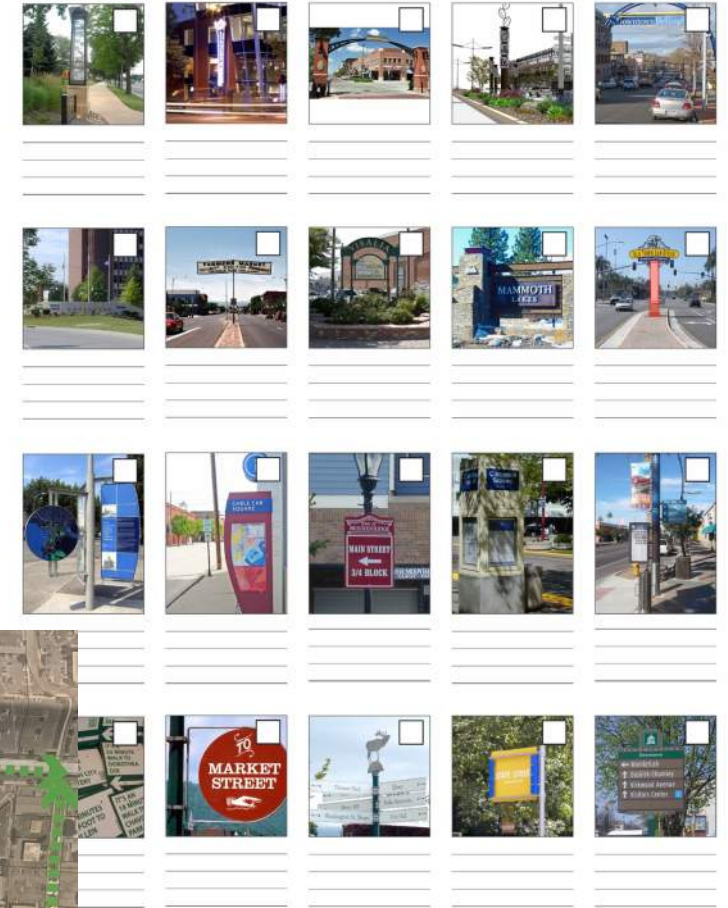
- Editing Connections & Gateways map
- Selecting appropriate types of
 - Gateways/wayfinding features
 - Connections (sidewalks, bike lanes, crossings)
 - Public Realm Features

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.

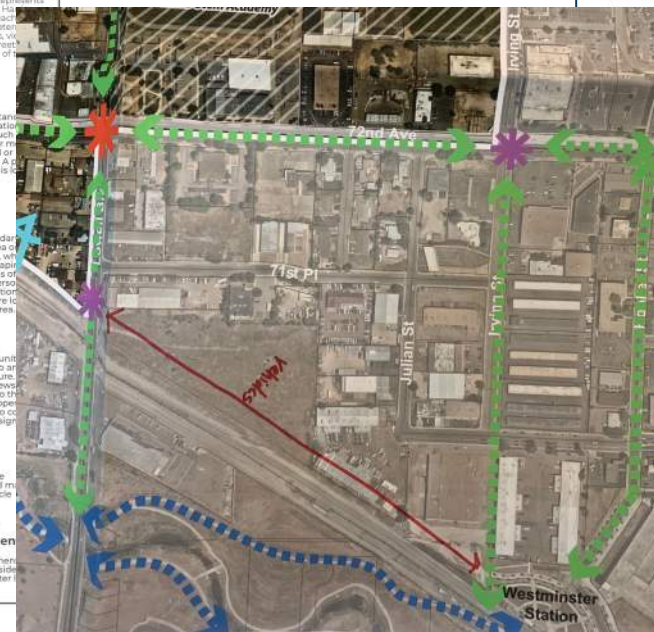
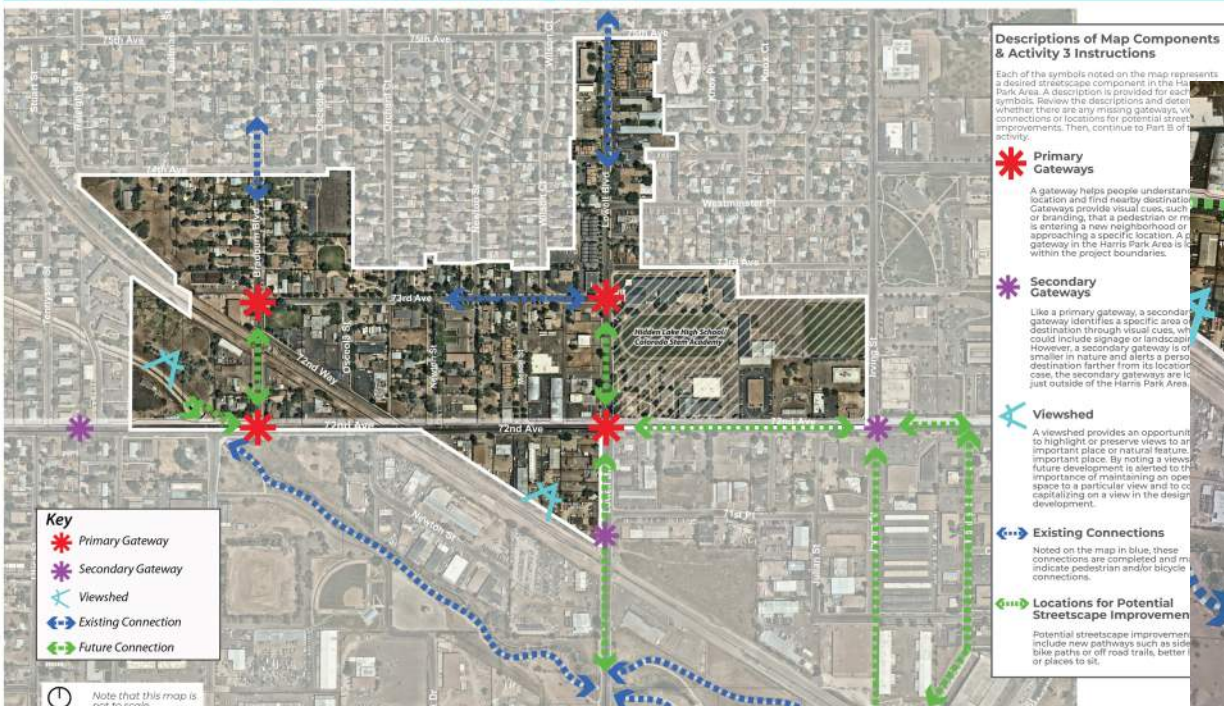
Gateways and Wayfinding



Westminster Area Plan Workshop 2 • June 26, 2019



Activity 3 - Part A: Connections and Gateways Map

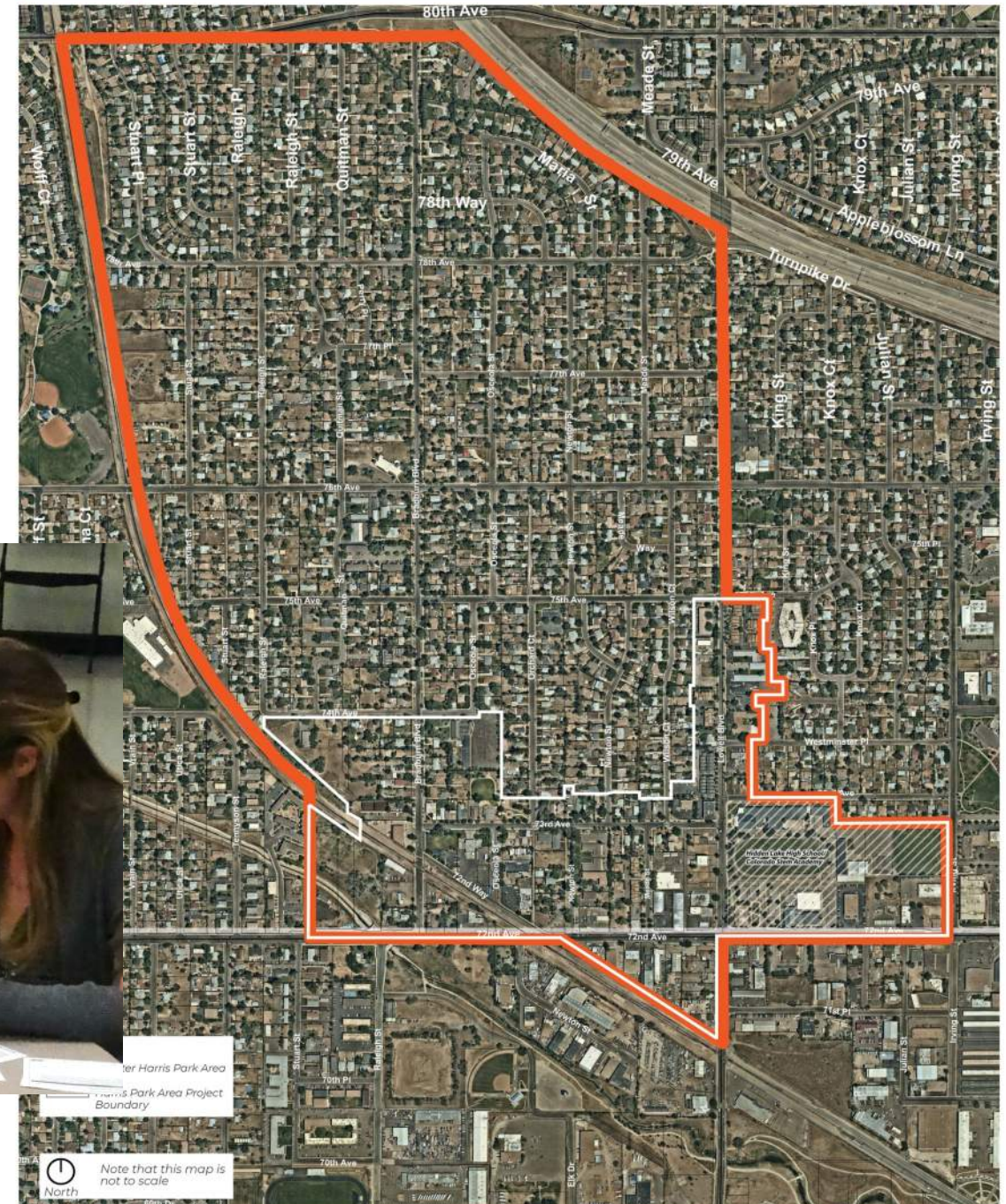


Workshop 2: Activity 4

- What obstacles might there be for the greater neighborhood moving forward? Ideas for solutions for those obstacles?



Activity 4: Greater Harris Park Area



III. Draft Plan Content

TABLE OF CONTENTS

Chapter 1

Introduction	1
Local History	1
Recent Successes in the Harris Park Area	2
Plan Development	3
Defining the Harris Park Area	4

Chapter 2

Character & Design.....	5
The Vision	8
Goals.....	9
Design Character in the Harris Park Area	11
Character Area 1	12
Character Area 2	14
Character Area 3	16
Character Area 4	18
Character Area 5	20
Character Area 6	22
Character Area 7	24
Character Area 8	26
Character Area 9	28
Illustrative Plan	31

Chapter 3

Connectivity & the Public Realm.....	35
Connectivity & Placemaking	37
Parking	41
Public Areas	42

Chapter 4

Planning for the Greater Harris Park Area..	45
Public Realm	46
Private Realm.....	47

Chapter 5

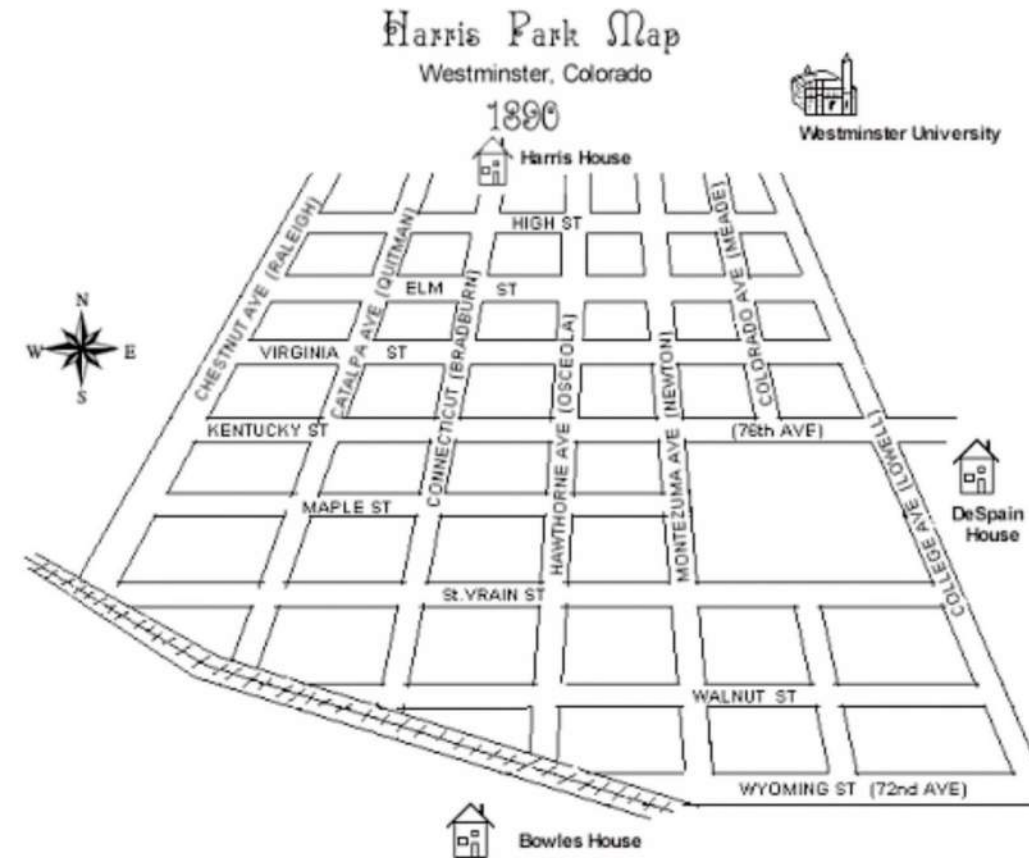
Design Guidelines	49
Streetscape	49
Site Design Guidelines	50
Building Design	55
Guidelines.....	55
Parking	58

Chapter 6

Implementation	61
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Chapter 1: Introduction

- Local History
- Recent Successes in the Harris Park Area
 - Imagine Westminster
 - Westminster Forward
 - Historic Westminster Branding
 - 2007 Harris Park Design Framework Plan
- Plan Development
- Defining the Harris Park Area



Harris Park Area Plan: Project Timeline

Focus Group Mtg 1	Public Mtg 1	Focus Group Mtg 2	Public Mtg 2	Plan Outline	Plan Draft 1	Workshop 3	Final Plan	Public Hearings
Jan. 2019	Feb. 2019	May 2019	June 2019	Aug. 2019	Oct. 2019	Nov. 2019	Jan. 2020	Early 2020

Chapter 2: Character & Design

- Existing Conditions
- The Vision
- Goals
- Design Character in the Harris Park Area
 - Character Areas 1-9
- Illustrative Plan

Chapter 2: Character & Design

- Existing Conditions
 - Assets, such as:
 - 73rd Ave
 - Mix of uses
 - Distinct character
 - Issues, such as:
 - Vacant properties
 - Poor connections
 - Unsafe intersections
 - Opportunities & Action Items, such as:
 - Intersection improvements
 - Adaptive reuse projects



Just outside of the core boundaries are key community landmarks. To the southeast is Westminster Station, which connects to Denver. The Little Dry Creek connects Westminster Station to the southwest corner of the core area. To the east of the core is Hidden Lake High School, which shares a border of Lowell. One block further east is the Irving Street Library. The greater Harris Park Area, which continues north of the core area, extends north to 80th Avenue and Highway 36, and is primarily single family residential in use.

Assets

The Harris Park Area contains many important assets including:

- The 73rd Avenue community and its historic buildings
- Existing public spaces including Fireman's Park and the Sculpture Garden along 73rd
- A distinct character
- A mix of uses
- Walkability along 73rd Avenue
- Unique businesses and organizations including art galleries, the history center, and community healing and meeting centers
- New construction that fits in well with the area
- Nearby assets including the Irving Library and Park

Issues

- Vacant, underutilized properties and unfinished development, including at the northwest corner of Irving and 72nd Avenue
- Property owner maintenance issues
- Poor connections for pedestrians, cyclists and vehicles to reach Westminster Station from the Harris Park Area core
- Unsafe intersections and roadways due to vehicular speed, lack of sight lines when turning and dangerous pedestrian crossings
- Lack of a landscaping buffer along the railroad
- Lack of bike lanes along Lowell
- Loud train crossings
- Lack of restaurants, especially along 73rd Avenue
- Code barriers to starting new businesses
- Lack of services for the homeless

Opportunities and Action Items

- Provide intersection improvements at 72nd at Bradburn/Lowell, and 73rd at Bradburn/Lowell.
- Install gateway elements such as signage and landscaping along Lowell just south of 73rd. Specific gateway intersection locations are also needed at the four main intersections,
- Adaptively reuse the Rodeo Market grounds.

Chapter 2: Character & Design

- The Vision
 - *“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 a variety of transportation methods, is artistic, lively, eclectic 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.”*

Chapter 2: Character & Design

Details

The Harris Park Area should:

- Enhance the 73rd commercial area
- Create and enhance connections to parks and the Station Area
- Allow for a mix of uses
- Be designed to protect existing single-family areas and to support adaptive reuse, where desired
- Provide a variety of commercial and residential uses
- Support the establishment of small businesses

Goals

The Harris Park Area should be enhanced to include compatible infill, recognizable gateways, safe connections for pedestrians and cyclists, neighborhood-serving businesses, additional housing opportunities and adequate parking. It should also maintain its historic origins and small town character.

1. Reinforce the eclectic historic character of the Harris Park Area

New infill development should promote community heritage by highlighting several of the area's historic resources. This includes Grange Hall and the Bowles House, for instance.

2. Establish primary and secondary gateway features to denote key entries into the Harris Park Area

Entries should be distinctively landscaped and well-signed so that you clearly know, "you have arrived." Consideration should also be given to creating a visible draw to passengers on the proposed commuter rail line and those traveling along 72nd Avenue.

3. Enhance pedestrian connectivity to and from civic facilities and residential neighborhoods

Provide both internal and external pedestrian connections to link the neighborhood to civic facilities including the proposed commuter rail station. The adjacent single family residential areas should be seamlessly linked to the newly vibrant neighborhood center.

4. Create a place for community gathering and events

Provide a community gathering place for small-scale "home-grown" activities.

5. Create neighborhood amenities that focus on the arts, history and parks

Enhance the Historic Westminster Arts District (HWAD), Fireman's Park and the Sculpture Garden.

6. Provide a parking strategy

Provide a parking system to accommodate increased development in the area consistent with the Plan. Parking standards should reflect those utilized in comparable mixed-use neighborhoods.

7. Create a pedestrian friendly environment

A consistent palette of landscape and streetscape elements should be used throughout the Harris Park Area to express a unified identity. New streetscape elements should complement the established design palette. Enhance the streetscape with public art where there is an opportunity. Streetscape features should be designed to enhance the character of the area.

8. Guide new development such that it improves the aesthetic experience

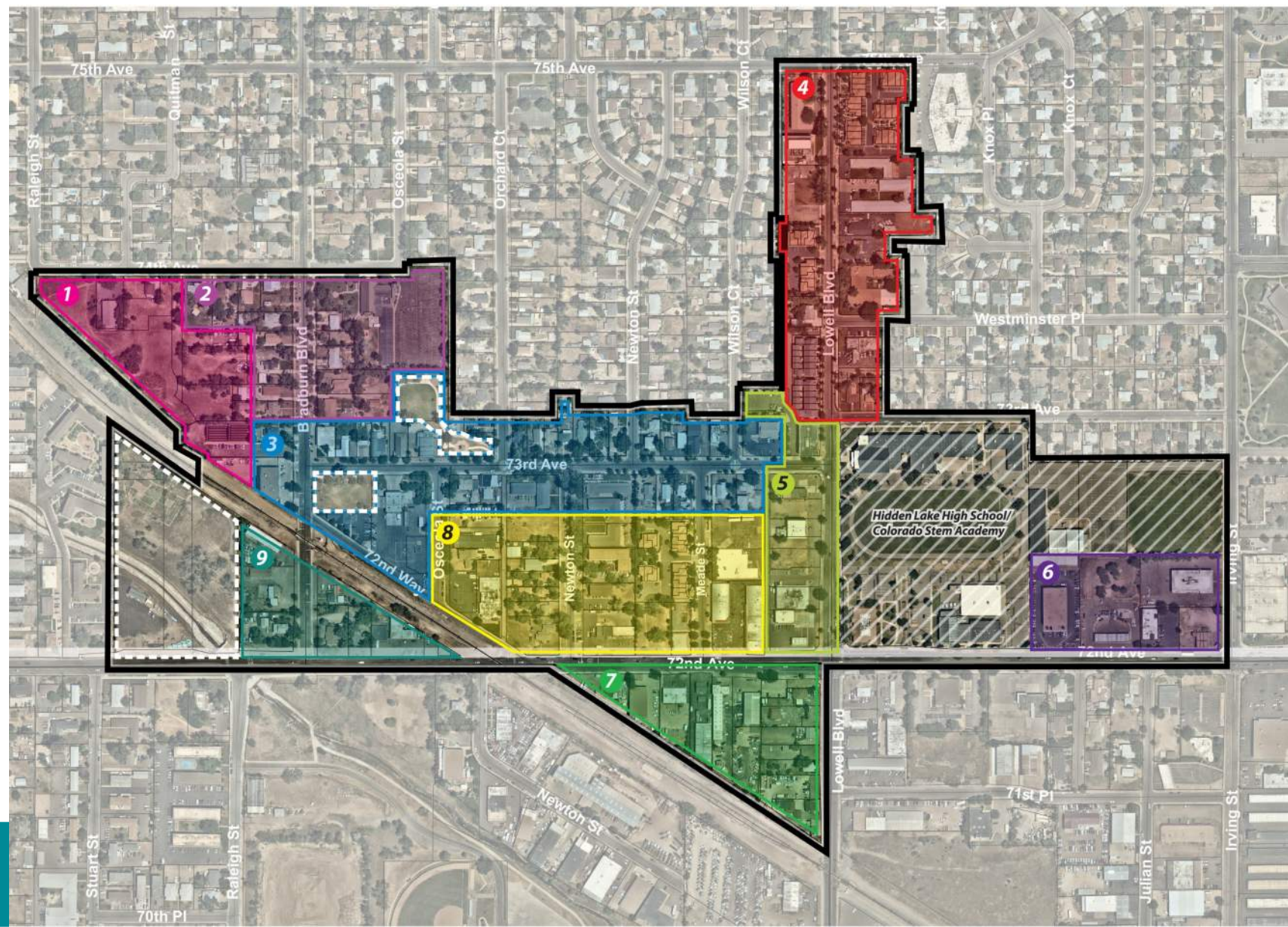
Identify key site and building design features for each Character Area. The application of these design features will guide future development to help strengthen the appearance, character and impact of development within the Character Area and the Harris Park Area as a whole.

Chapter 2: Character & Design

- Goals
 1. Reinforce the eclectic historic character of the Harris Park Area
 2. Establish primary and secondary gateway features to denote key entries into the Harris Park Area
 3. Enhance pedestrian connectivity to and from civic facilities and residential neighborhoods
 4. Create a place for community gathering and events
 5. Create neighborhood amenities that focus on the arts, history and parks.
 6. Provide a parking strategy
 7. Create a pedestrian-friendly environment
 8. Guide new development such that it improves the aesthetic experience

Chapter 2: Character & Design

- 9 Character Areas
- 3 Public Spaces



Chapter 2: Character & Design

• Character Area Format



Character Area 3

Description of Existing Character Area

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

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

Vision for Character Area 3

Character Area 3 incorporates "soft infill" development and adaptively reused residential buildings to accommodate offices, galleries, restaurants and businesses. Where residential buildings at the street edge are adaptively reused, a small residential structure is often built behind the existing building to incorporate a mix of uses on the individual lot. The intersections of Bradburn and 73rd and Lowell and 73rd are anchored by commercial buildings or public plazas and incorporate streetscape elements that indicate important gateway and wayfinding information to draw visitors into the 73rd Avenue core. While there



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



Partially setting the second story back from the property line, as shown above, is appropriate.

16

Harris Park Area Plan - Draft 1

may be a select few opportunity sites for larger commercial or mixed use infill projects, many projects may incorporate adaptively reused buildings or façade improvements.

Future Development Characteristics

Use

- A mix of uses is appropriate for Character Area 3, including commercial, mixed use, single-family residential and multi-family residential
- Community spaces including outdoor public spaces and community serving buildings are also key to this Character Area

Development Character

- One and two-story buildings are appropriate
- Setting back a second story from the street edge, or concentrating two-story building elements to the rear of the site is appropriate
- Gable roofs are important for residential development, but gable and flat roofs are appropriate for commercial development
- A variety of materials, including wood and brick, are appropriate
- Landscaped setbacks should be incorporated for single-family buildings or buildings that are adaptively reused

Streetscape and Public Realm

- A streetscape that incorporates wide sidewalks with benches, trash cans and flower beds is appropriate
- Incorporate hanging baskets along 73rd
- Bike lanes and bike racks should be incorporated along 73rd Avenue and Lowell



Setting the second story back from the property line to prevent a sheer wall would be more appropriate.



An example of a house in front adapted to commercial use with a new residential building to the rear.



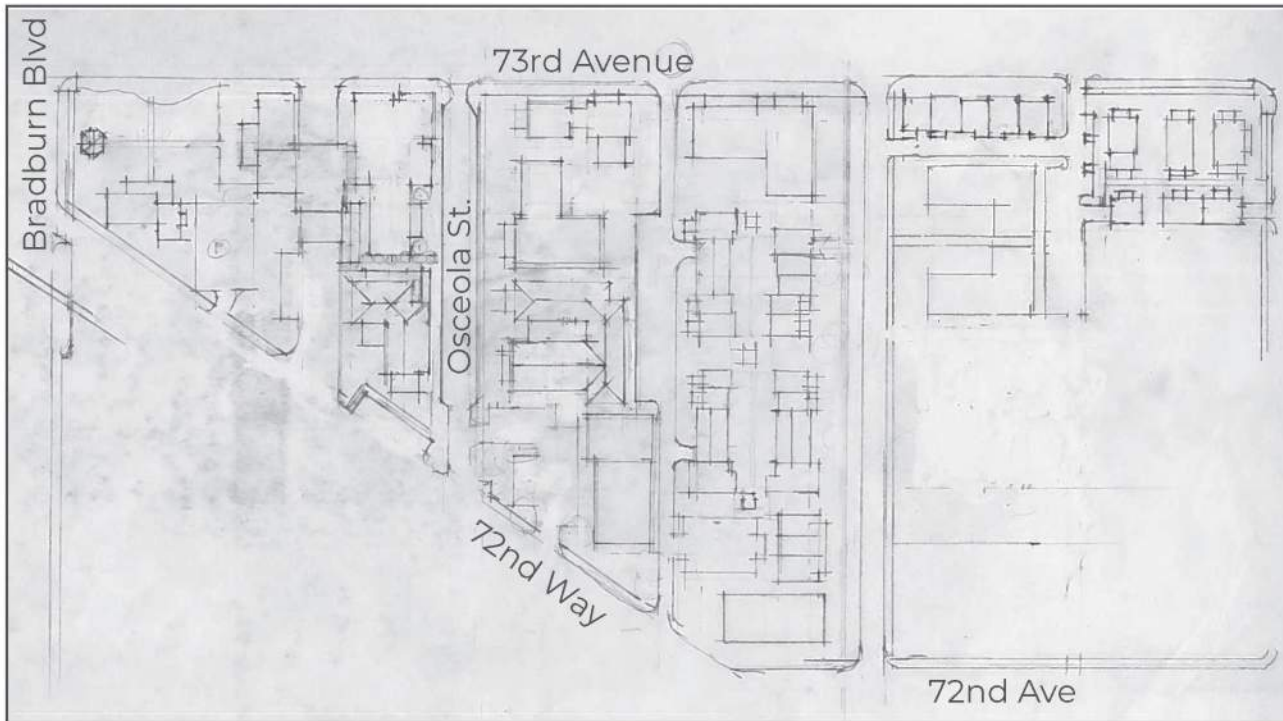
The scale of this building is inappropriate for Character Area 3.

Chapter 2: Character and Design

17

Chapter 2: Character & Design

- Illustrative Plan



Vision for Character Area 3 based on community feedback

Character Area 3

Community Vision

Character Area 3 incorporates "soft infill" development and adaptively reused residential buildings to accommodate offices, galleries, restaurants and businesses. Where residential buildings at the street edge are adaptively reused, a small residential structure is often built behind the existing building to incorporate a mix of uses on the individual lot. While there may be a select few opportunity sites for larger commercial or mixed use infill projects, many projects may incorporate adaptively reused buildings or façade improvements.

Use

- A mix of uses including commercial, mixed use, single-family residential and multi-family residential
- Community spaces include outdoor public spaces and community-serving buildings

Development Character

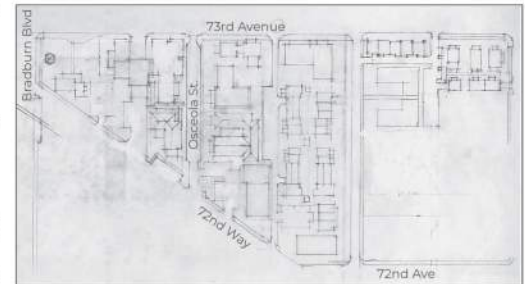
- One and two-story buildings
- Setting back a second story from the street edge, or concentrating two-story building elements to the rear of the site
- Gable roofs are important for residential development
- Gable and flat roofs for commercial development
- A variety of materials, including wood and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

Streetscape and the Public Realm

- A streetscape that incorporates wide sidewalks with benches, trash cans, flower beds, and public art
- Incorporate hanging baskets along 73rd
- Bike lanes and bike racks should be incorporated along 73rd Avenue
- Unique streetscape character along 73rd by incorporating elements such as lighting or identifiable landscaping



Character Area 3 map



Vision for Character Area 3 based on community feedback



Chapter 3: Connectivity & the Public Realm

- Connectivity & Placemaking
 - Gateways and Wayfinding
 - Connections: Crossings, Sidewalks and Bike Paths
 - Public Realm Features
- Parking
- Public Areas
 - Fireman's Park
 - 73rd Avenue Sculpture Park
 - Westminster Garden

Chapter 3: Connectivity & the Public Realm



Chapter 3: Connectivity & the Public Realm

- Gateway elements
- Vertical monument signs
- Small street signs noting destinations
- Lighted signs



Consider incorporating smaller street signs that indicate multiple destinations and provide directional arrows.



Utilize smaller, vertical monument signs throughout the Harris Park Area. Consider placing them in a series throughout the core.



Incorporate one or two strong gateway elements, such as an arched sign over a roadway. The sign should be designed to be in scale with the area.



Design signs to be in scale with the area.

Gateways and Wayfinding

Clear and distinctive gateway and wayfinding signage is crucial to establishing the Harris Park Area as a destination in metro Denver. Gateways and wayfindingsignage are key components in branding and assisting visitors in navigating the area. Key components to consider with gateways and wayfinding in the Harris Park Area include:

Recommendations for Gateways and Wayfinding

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

Chapter 3: Connectivity & the Public Realm

- Pedestrian crosswalks
- Complete sidewalk network
- ADA accessibility
- Incorporate bike lanes

Connections: Crossings, Sidewalks and Bike Paths

Providing safe and efficient pedestrian, bicycle and vehicular connections throughout the Harris Park Area and to destinations just outside of the core area boundaries is crucial. These connections help direct people in and through the area, create accessible destinations and make the area a desirable place to visit.

Recommendations for Connections

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



Incorporate public spaces, such as outdoor eating areas, near sidewalks.



Visually distinguish pedestrian crosswalks through the use of different paving materials and/or colors.



Incorporate bike lanes that are visually distinguishable.



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



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

Chapter 3: Connectivity & the Public Realm

- Add benches
- Consider water feature
- Incorporate landscaping and planters
- Pavilion
- Public Art



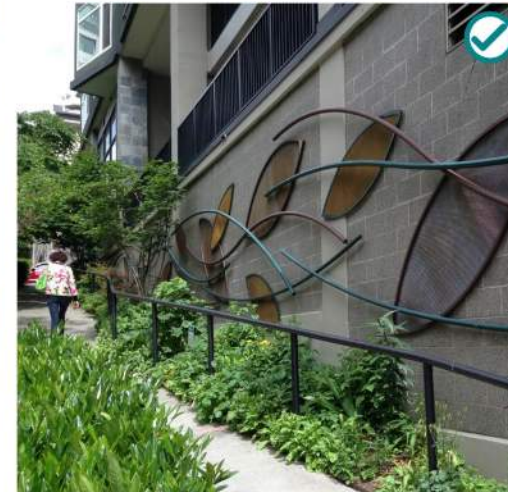
Add benches throughout the public realm.



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



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



Incorporate artistic elements throughout the Harris Park Area. The wall sculpture above is one of a variety of ways in which art can be incorporated.

Public Realm Features

Incorporating features within the public realm that enhance the experience are important to extending the amount of time someone spends within the area and ensuring that people come back to the area.

Recommendations for Public Realm Features

- Add benches throughout the public realm.
- Consider incorporating a water feature, or other "active" feature, in one of the three key public areas. If such a feature is incorporated, ensure that the space can still be utilized for other functions. For example, if a water feature is incorporated, ensure that it can be turned off and the space programmed with other events.
- Incorporate landscaping and planters throughout the Harris Park Area, especially along sidewalks.
- Consider constructing a pavilion that can be utilized for a variety of events and festivals, and help activate a public space. While opinion regarding the appropriate location for a pavilion is mixed, some noted that a pavilion should only be added to an existing park.
- Incorporate artistic elements throughout the Harris Park Area. These could be functional objects, standalone pieces, or designed as part of a project.

Chapter 3: Connectivity & the Public Realm

- Public Areas
 - Fireman's Park
 - 73rd Avenue Sculpture Garden
 - Westminster Garden



Public Areas

Within the Harris Park Area core boundaries, three public areas were identified as key spaces to the character of the Harris Park Area. The vision for each of the public areas as identified by community members through image selection and comments is provided on the following pages.

Fireman's Park

Fireman's Park sits at the southeast corner of 73rd Avenue and Bradburn. It is bordered to the east by the fire station and to the south by an office building. Currently, the park does not include any structures. A picnic table is located on the north side of the park.

Recommendations

- Install small, new structures, such as a playground, gazebo or amphitheater are appropriate
- Maintain flexibility for a variety of events and programming needs
- Study parking needs for the area to determine whether parking needs to be added to access Fireman's Park



Chapter 4: Planning for the Greater Harris Park Area

- Public Realm
- Private Realm



Chapter 4: Planning for the Greater Harris Park Area

- Public Realm
 - Sidewalk network
 - Extend streetscape features and improvements
 - Bicycle lanes
 - New street signs and street lights
 - More parks
 - Safety and security measures
 - Connections to properties just outside boundaries

Public Realm

The majority of the issues discussed for the Greater Harris Park Area pertain to the public realm. Many of these revolve around the lack of sidewalks, bike lanes and streetscape that make it difficult and unsafe to get around parts of the area by a method other than a vehicle. Safety concerns are also a top issue noted and focus primarily on traffic and lighting. The following recommendations incorporate solutions suggested by the community to address existing issues within the public realm.

Recommendations

- Complete the sidewalk network, and make existing and new sidewalks ADA accessible
- Expand the Lowell streetscape features north
- Incorporate streetscape improvements to key streets - including Bradburn, 76th Avenue and 78th Avenue; consider incorporating roundabouts to slow traffic
- Install a turn lane onto Bradburn that turns east onto 72nd Avenue
- Add bicycle paths throughout the Greater Harris Park Area
- Consider replacing existing signs with those that have larger print and utilize LED lights to make it easier to read at night
- Add street lights
- Incorporate more parks
- Increase security at school drop off and pick up
- Increase police patrolling, especially along 72nd Avenue, to reduce the high speeds of drivers
- Provide a connection to the Bowles House from the Greater Harris Park Area

Chapter 4: Planning for the Greater Harris Park Area

- Private Realm
 - Residential development compatible with existing character
 - Explore use of Accessory Dwelling Units (ADUs)
 - Financial incentive programs for homeowners
 - Address property maintenance issues
 - New community spaces

Private Realm

While the majority of the issues noted focus on the public realm and actions to improve the experience throughout the Greater Harris Park Area, the community also noted a few issues that focus on the private realm. The lack of property maintenance, of community-service establishments and of small businesses are frequently noted. Participants note that community services are lacking in this area including:

- a homeless shelter
- a grocery store
- an arts school
- a cultural center
- a community/recreation center

Accommodating new small businesses is also desired, as well as the need for programming throughout the area. The lack of affordable programs for adolescents and teens, as well as the lack of cultural programming including art events and festivals are concerns. The following recommendations address existing issues within the private realm.

Recommendations

- Encourage primarily residential development in the Greater Harris Park Area to protect the existing residential character
- Create residential design guidelines to encourage compatible infill development
- Investigate the practicality of allowing Accessory Dwelling Units (ADUs)
- Explore a program that provides financial incentives that fosters economic diversity
- Explore the use of monetary incentives to encourage homeowners to fix up street fronts of residences
- Work with homeowners to determine solutions to ensuring property maintenance
- Consider utilizing the existing St. Martha's Episcopal Church as a community center
- Consider adding a cemetery to the area
- Explore the addition of a grocery store, such as a Sprouts, to the area

Chapter 5: Design Guidelines

- Streetscape
- Site Design Guidelines
- Building Design Guidelines
- Parking

Chapter 5: Design Guidelines



Street trees and planters should be incorporated into the streetscape. (Monterey, CA)



Design buildings such that they frame key views. (Boulder, CO)

50

S.5. Street trees should be planted when feasible.

- Use a variety of species for street trees. This will help to convey the diversity and irregularity of the traditional character of the area. (See City of Westminster design guidelines: General Landscaping XX.)
- Street tree patterns may vary among character areas.

S.6. Planters should be incorporated into the streetscape.

- Where sidewalks are narrow and street trees are not feasible, provide planters to enhance the pedestrian experience.

Public Art

Public art should enhance the pedestrian experience throughout the area. It should be installed in courtyards, plazas and open spaces when feasible. It can also be incorporated into street furnishings, walkways and at building entrances. (See City of Westminster design guidelines: Public Art XX.)

S.7. The use of public art is encouraged.

- Consider locations in plazas, courtyards and walkways through properties.
- Consider incorporating art into street furnishings.

Site Design Guidelines

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

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

Views

Views from the public way to natural features and landmarks should be identified and maintained. Significant views may occur from major public open spaces, street intersections, sidewalks and roadways. See the Framework Map on page 6 for key views. (See City of Westminster design guidelines: Views XX)

SD.1. Enhance views from the public way to scenic natural features and landmarks, when feasible.

- Locate and design a building to maintain key views as they are seen from the public way, when feasible.
- Locate buildings in relation to adjoining properties to frame a view as it may be observed from public rights-of-way. Avoid completely blocking such a view with a large building mass.

Cultural Resources

Cultural resources such as distinct historic structures and community landmarks are important to the character and history of Westminster and should be preserved. (See City of Westminster design guidelines: Public Art XX, and Outdoor Amenity Spaces XX.)

SD.2. Improvements to a historic structure should comply with the Secretary of the Interior's Standards for Rehabilitation.

- The Secretary of the Interior's Standards for Rehabilitation can be found in the Appendix.

SD.3. New development should be designed to respect and complement cultural resources.

SD.4. A new building should step down in scale to respect the height, form and scale of a historic building within its immediate setting.

- New development should not exceed two stories in height within thirty feet of a historic structure.

Topography

Site work should be planned to protect the variation and character of the existing topography. (See City of Westminster design guidelines Topography XX.)

SD.5. Minimize the visual impacts of cut and fill on a site.

- If cut and fill is necessary, regrade the site to be stable and reflect the "natural" slope, when feasible.
- Terrace parking lots on steep slopes, following site contours.

SD.6. Design a building foundation to conform to the existing topography, rather than creating extensive cut and fill.

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

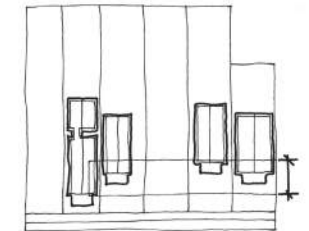
Building Placement

A new building should be located within the range of established setbacks in the block. Buildings should also be oriented to the street. (See City of Westminster design guidelines: Building Placement and Setback Character XX, and Building Orientation XX.)

SD.7. A building should be positioned to fit within the general range of setbacks within the character area.



Building heights can vary to respond to sloping sites.



Structures should be built within the traditional setback range.

Chapter 5: Design Guidelines

51

Chapter 5: Design Guidelines

SD.19. Minimize the visual impact of mechanical equipment on the public way.

- Screen equipment from view.
- Use low-profile mechanical units on rooftops that are not visible from public streets.
- Locate satellite dishes out of public view to the extent feasible and in compliance with other regulations.
- Several screening devices may be considered, including:
 - building parapets
 - landscape features
 - architectural features
 - painting the equipment to match the roof. This may be more appropriate solution than a large screened enclosure.

Building Design Guidelines

New buildings should respect the character of each area. New buildings should also enhance the area as a place for pedestrians, including visitors, residents and those who work there.

Design objectives for new buildings encourage development that conveys a sense of local identity and reflects the evolving character of the area while respecting its history and heritage.

Mass and Scale

A variety of building sizes exist throughout the Harris Park Area. While contemporary design approaches are appropriate, development should continue to exhibit a variety of sizes similar to the buildings seen traditionally in the area. (See City of Westminster design guidelines: Building Mass Variation and Wall Articulation XX, and City of Westminster design standards: Building Types XX)

BD.1. Consider dividing a larger building into "modules" or bays that are similar in scale to buildings seen traditionally.

- A larger building should be divided into "modules." These should be expressed three-dimensionally throughout the entire building.
- See the objectives for building massing in each of the character areas.

BD.2. Express facade components to help establish a traditional building scale.

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



Break a structure into modules that are similar in scale to traditional buildings. (Boulder, CO)



To appear similar in height a recessed third floor is encouraged. (Aspen, CO)



This building reflects a traditional commercial form. This also displays a typical mixed use or commercial solid to void ratio, with a larger percentage of glass on the ground floor.



This Infill building transitions from a residential area to a commercial street. The portion of the building to the right reflects typical residential solid to void ratio.

BD.3. A building should appear to be similar in width to those seen traditionally within the area.

- If a building is to be wider than those seen traditionally, it should be divided into modules that express those dimensions typical of the area.

Building Height

A building should appear to be similar in height to buildings in the character area. The visual impacts of taller portions that exceed traditional heights should be minimized. (See City of Westminster zoning district standards: Building Height XX)

- Single Family residential type buildings should be one to two levels.
- Multifamily, commercial and mixed-use buildings should be between one and three levels with any third floor set back from the front facade to minimize its appearance.

BD.4. Floor-to-floor heights should appear to be similar to those seen in early buildings.

- In particular, openings, such as windows and doors in new construction should appear similar in height to those seen traditionally.
- Establish the pattern of having first floors taller than upper floors.

Building and Roof Form

One of the most prominent and unifying elements is the similarity of building and roof forms throughout the area. Most buildings are simple rectangular solids with flat, gable or hip roofs. This characteristic is important and should be continued. (See City of Westminster design guidelines: Roof Form XX)

BD.5. Primary building forms should appear similar to those seen traditionally in the area.

- Simple rectangular forms with flat, gable or hip roofs are appropriate.
- Other forms may be used as an accent and should remain subordinate. These accent elements should be reviewed on a case-by-case basis.

Chapter 6: Implementation

- Goals, Policies & Actions
- Priority Projects
- Timeline
 - Years 1-3
 - Years 4-7
 - Years 7+
- Funding Source(s)
- Lead
- Partner(s)

Chapter 6: Implementation

Harris Park Area Plan Implementation Matrix									
	Action	Priority Projects (as identified by the community in Wkshp 3)	Years 1-3	Years 4-7	Years 7+	Funding Source(s)	Lead	Partners	
Goal 1: Preserve the unique character of the Harris Park and Greater Harris Park areas.									
Objective 1: Protect historic assets.	A	Create building design standards that respect historic buildings, while allowing for creativity.							
	B	Explore options and incentives for preserving historic buildings.							
	C	Identify historic resources through survey work.							
Objective 2: Preserve important viewsheds.	A	Adopt a document that protects important viewsheds.							
	B	Encourage new development to take advantage of viewsheds, where possible.							
Objective 3: Encourage the adaptive reuse of existing buildings.	A	Develop an adaptive reuse program to assist commercial property owners repurpose their building.							
	B	Work with residential property owners to identify and resolve issues with adaptively reusing their buildings.							
Objective 4: Protect the residential character of the Harris Park area while allowing for appropriate infill.	A	Create residential design standards to encourage compatible infill development.							
	B	Investigate the practicality of Accessory Dwelling Units (ADUs).							
	C	Address issues, including affordability and those related to the development code, facing homeowners to expand their existing homes.							
	D	Enforce homeowner property maintenance.							

Potential Implementation Tools

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

Questions?

III. Activities

Review Boards

Board 3: Character Areas 3 and 4

Character Area 3

Community Vision

- Character Area 3 incorporates "soft infill" development and adaptively reused residential buildings to accommodate of-fices, galleries, restaurants and businesses. Where residential buildings at the street edge are adaptively reused, a small residential structure is often built behind the existing building to incorporate a mix of uses on the individual lot. While there may be a select few opportunity sites for larger commercial or mixed use infill projects, many projects may incorporate adaptively reused buildings or facade improvements.

Use

- A mix of uses including commercial, mixed use, single-family residential and multi-family residential.
- Community spaces include outdoor public spaces and community-serving buildings.

Development Character

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

Streetscape and the Public Realm

- A streetscape that incorporates wide sidewalks with benches, trash cans, flower beds, and public art.
- Incorporate hanging baskets along 73rd.
- Bike lanes and bike racks should be incorporated along 73rd Avenue.
- Unique streetscape character along 73rd by incorporating elements such as lighting or identifiable landscaping.



Character Area 4

Community Vision

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

Use

- Primarily townhomes and multi-family residential development.
- Some commercial uses are appropriate.

Development Character

- Two-story buildings; potentially a small third-story component that is set back from the street edge.
- Cable roof forms for residential buildings.
- Cable and flat roof forms for commercial buildings.
- A variety of building materials, including brick and wood.
- Traditional building elements.
- Landscaped setbacks or landscaped buffers between the public realm and parking lots are important.

Streetscape and the Public Realm

- Maintain the existing streetscape with sidewalks separated from the street, tree lawns and light posts.
- Enhance bicycle infrastructure.



Board 7: Public Areas: 73rd Avenue Sculpture Park

73rd Avenue Sculpture Park

Description of Existing Public Area

The Sculpture Garden is located at the corner of 73rd Avenue and Orchard Court. It is bordered to the north by the Westminster Presbyterian Church, to the northeast and east by residential development and to the south and southwest by commercial development. The park includes a pathway and a variety of sculptures, and is open to the public.

Community Vision

- Focus on programming the space with new and/or recurring events such as the Farmers Market, art walk focusing on the sculptures or concert.



Board 10: Connectivity

Gateways and Wayfinding

Community Vision

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



Connections: Crossings, Sidewalks and Bike Paths

Community Vision

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



Public Realm Features

Community Vision

- Add benches throughout the public realm in areas that are logical and shaded.
- Consider incorporating a water feature, or other "active" feature, in one of the three key public areas. If such a feature is incorporated, ensure that the space can still be utilized for other functions. For example, if a water feature is incorporated, ensure that it can be turned off and the space programmed with other events.
- Incorporate landscaping and planters throughout the Harris Park Area, especially along sidewalks.
- Consider constructing a pavilion that can be utilized for a variety of events and festivals, and help activate a public space. While opinions regarding the appropriate location for a pavilion is mixed, some noted that a pavilion should only be added to an existing park.
- Incorporate artistic elements throughout the Harris Park Area. These could be functional objects, standalone pieces, or designed as part of a project.

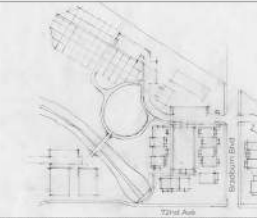


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- Used for a variety of community events, however, new structures or small community center; however, new structures or small community center would be limited in order to keep this public area primarily natural lands rather than crowded with new, permanent structures.
- Consider constructing active spaces including a playground or sport court facilities on the portion south of Little Dry.
- Program the space with new and recurring events such as a farmers market.
- In any new development or programming, emphasize the natural landscape including topography and trees.



Westminister Garden



Vision for Westminister Garden based on community feedback



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Activity 1: Prioritizing Goals & Objectives

Board 12: Implementation - Goals & Objectives

Instructions: Review the goals and objectives for the Harris Park area below. Then, add your five (5) stars to the left of the goals and/or objectives you believe should be the top priorities for the Harris Park area.

Goal 1: Preserve the unique character of the Harris Park and Greater Harris Park areas.

Objective 1: Protect historic assets.

Objective 2: Preserve important viewsheds.

Objective 3: Encourage the adaptive reuse of existing buildings.

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

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

Objective 1: Encourage new development in the Harris Park area core.

Objective 2: Address parking needs generated by future development in the Harris Park area core.

Objective 3: Maintain housing affordability.

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

Objective 1: Establish a series of gateways to direct people to the Harris Park area core.

Objective 2: Direct people to and through the greater Harris Park area.

Goal 3, cont.

Objective 3: Enhance and extend the existing streetscape.

Objective 4: Improve the public realm throughout the area and incorporate new, functional features for pedestrians to use.

Goal 4: Improve connectivity and safety for transportation networks.

Objective 1: Enhance vehicular traffic safety.

Objective 2: Improve the local bicycle network.

Objective 3: Enhance pedestrian facilities throughout the area.

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

Objective 1: Enhance existing public spaces through programming and the consideration of new structures.

Objective 2: Establish new opportunities for community interaction.

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

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

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

Implementation Matrix

Board 13: Implementation Matrix - Part 1		
Instructions: The implementation matrix on this board includes the "Actions" that follow the Goals and Objectives listed on Board 12. Review the matrix and provide any comments using the sticky notes provided. This matrix is continued on Boards 14 & 15.		
Harris Park Area Plan Implementation Matrix		
Action		
Goal 1: Preserve the unique character of the Harris Park and Greater Harris Park areas.		
Objective 1: Protect historic assets.	A	Identify historic resources through survey work.
	B	Explore options and incentives for preserving historic buildings.
	C	Create building design standards that respect historic buildings while allowing for flexibility.
Objective 2: Preserve important viewsheds.	A	Protect important viewsheds as identified on the connectivity framework map.
	B	Encourage new development to take advantage of viewsheds.
Objective 3: Encourage the adaptive reuse of existing buildings.	A	Develop an adaptive reuse program to help commercial property owners repurpose their buildings.
	B	Identify and resolve issues related to adaptive reuse of residential buildings.
Objective 4: Protect the residential character of the Harris Park area while allowing for appropriate infill.	A	Create residential design standards that encourage compatible infill development.
	B	Investigate the practicality of Accessory Dwelling Units (ADUs).
	C	Address barriers facing homeowners that want to improve and expand existing homes.
	D	Work with homeowners to improve property maintenance.

Board 14: Implementation Matrix - Part 2		
Instructions: The implementation matrix on this board is a continuation of the matrix on Board 13. It includes the "Actions" that follow the Goals and Objectives listed on Board 12. Board 15 includes the "Actions" that follow the Goals and Objectives listed on Board 14.		
Harris Park Area Plan Implementation Matrix		
Action		
Goal 2: Encourage new, context-sensitive redevelopment and infill.		
Objective 1: Encourage new development in the Harris Park area core.	A	Redevelop under-utilized and vacant properties.
	B	Rezone the Harris Park core to allow for mixed use, context-sensitive development.
	C	Encourage retail and restaurant development along 73rd and Lowell Avenues.
	D	Incentivize development that anchors the corners of 72nd and 73rd Avenues.
Goal 3: Enhance the public realm to foster a unique, local experience that attracts visitors.		
Objective 1: Create a detailed implementation program for public improvements.	A	Perform a detailed evaluation of this list of action items, taking into account fiscal realities, physical constraints, conformance with other related city planning efforts, and alignment with adopted City Goals.
Objective 2: Enhance the existing streetscape and existing park spaces.	A	Extend existing streetscape elements to corridors identified on the Connectivity Framework map.
	B	Evaluate the potential of transforming the 72nd Avenue corridor into a complete street that serves as Harris Park's "front door."
	C	Establish a streetscape maintenance plan to ensure continued care of existing and future infrastructure.
	D	Incorporate features along routes to important destinations to ensure a safe and pleasant experience for pedestrians and cyclists.
Objective 3: Establish a series of gateways to direct people to the Harris Park area core.	A	Extend existing streetscape elements to corridors identified on the Connectivity Framework map.
	B	Perform a corridor study of 72nd Avenue through Harris Park to create a complete street that serves as the "front door" of the community.
	C	Establish a streetscape maintenance plan to ensure continued care over time.
	D	Incorporate features along routes to important destinations, such as the Westminster Station, to ensure a safe and pleasant pedestrian and cyclist experience.

Board 15: Implementation Matrix - Part 3		
Instructions: The implementation matrix on this board is a continuation of the matrices on Boards 13 and 14. It includes the "Actions" that follow the Goals and Objectives listed on Board 14.		
Harris Park Area Plan Implementation Matrix		
Action		
Goal 5: Enhance opportunities for neighborhood communication, partnerships and gathering.		
Objective 1: Enhance existing public spaces through programming and the consideration of new structures.	A	Maintain Fireman's Park as a multi-use space, while considering new programming and enhancements.
	B	Enhance Westminster Garden by programming new events and considering additional amenities.
	C	Support the activation of the 73rd Avenue Sculpture Park.
Objective 2: Establish new opportunities for community interaction.	A	Explore the the addition of new community services in the Harris Park area core.
	B	Encourage the incorporation of outdoor dining spaces into private development.
Objective 3: Work with the community to program regular events throughout the area.	A	Continue supporting neighborhood-run events throughout the year, such as Summer Fest.
	B	Explore hosting a farmer's market in the Harris Park area core.
	C	Work with neighborhood organizations to expand the offering of annual events.
Objective 4: Formalize residential and business groups to realize community goals.	A	Formalize a neighborhood group to improve communication, coordinate events, and manage other community-led efforts.
	B	Formalize a business group to enhance communication and promote local business opportunities.
	C	Explore capacity building efforts for existing businesses.
	D	Explore partnerships with local organizations and businesses to address issues associated with homelessness.
Objective 5: Enhance events and ongoing marketing of the Harris Park area.		

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Comment Card

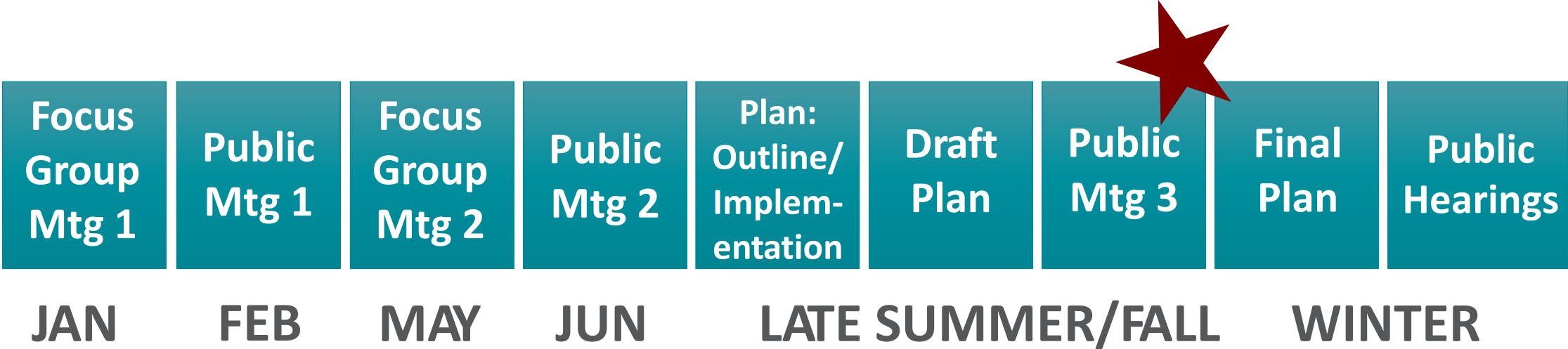
Harris Park Area Plan | Community Workshop 3

Comment Card

Please use this card to provide any comments about the workshop, Plan content, or anything else that is on your mind. If you would like to know more about the project and stay informed about the publication of the Plan drafts and future adoption hearing dates, please visit: <https://www.westminstereconomicdevelopment.org/places/historic-westminster/harris-park-area-plan/>. For any questions, please email Nathan Lawrence, Senior Planner at nlawrence@cityofwestminster.us. Thanks for participating!

IV. Next Steps

Schedule



Thank you!

To stay up-to-date on project information and participation opportunities, visit:
<https://www.westminstereconomicdevelopment.org/places/historic-westminster/harris-park-area-plan/>

Workshop 1

Board:

Group 5



Workshop 1

Board:

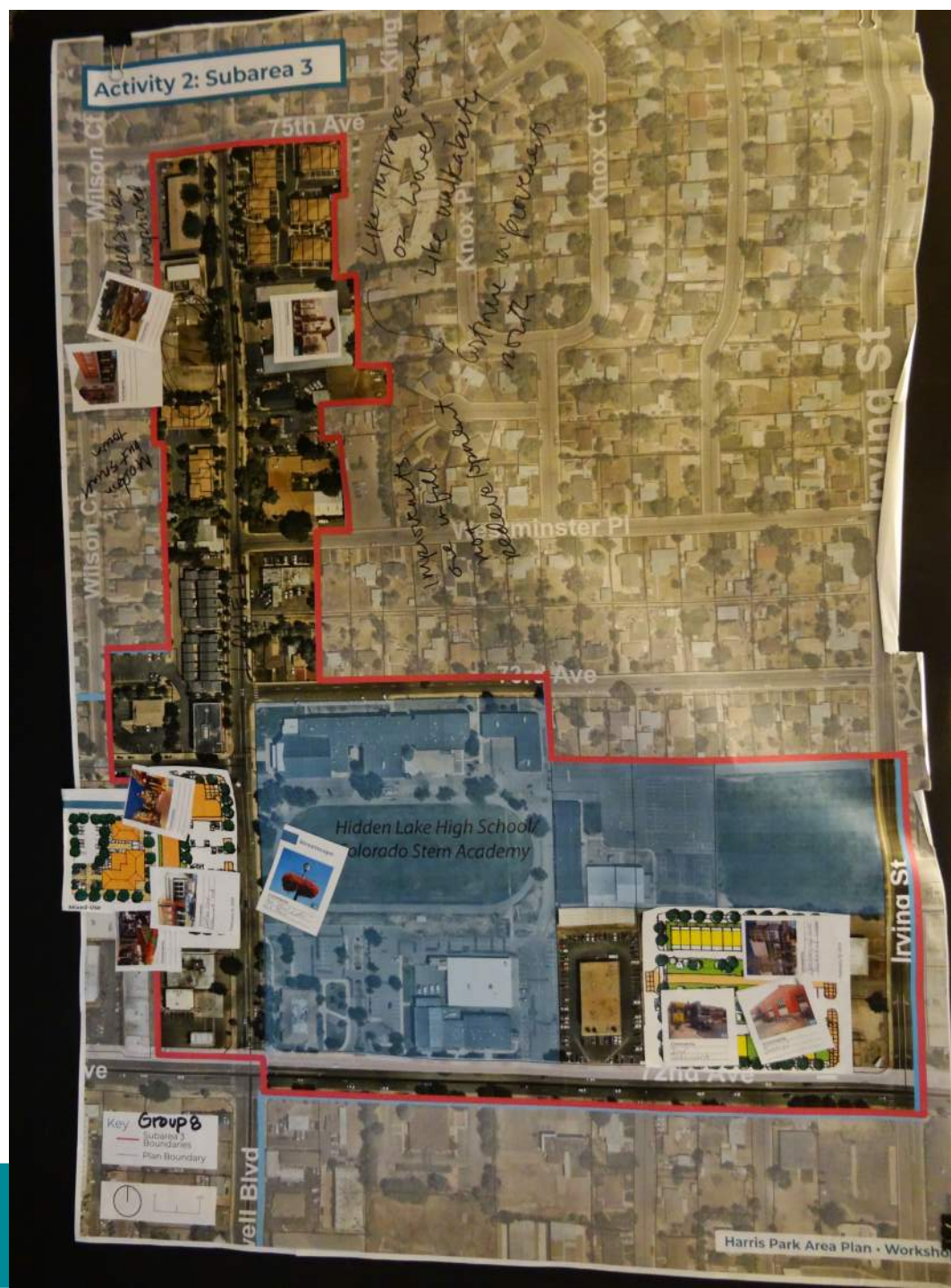
Group 7



Workshop 1

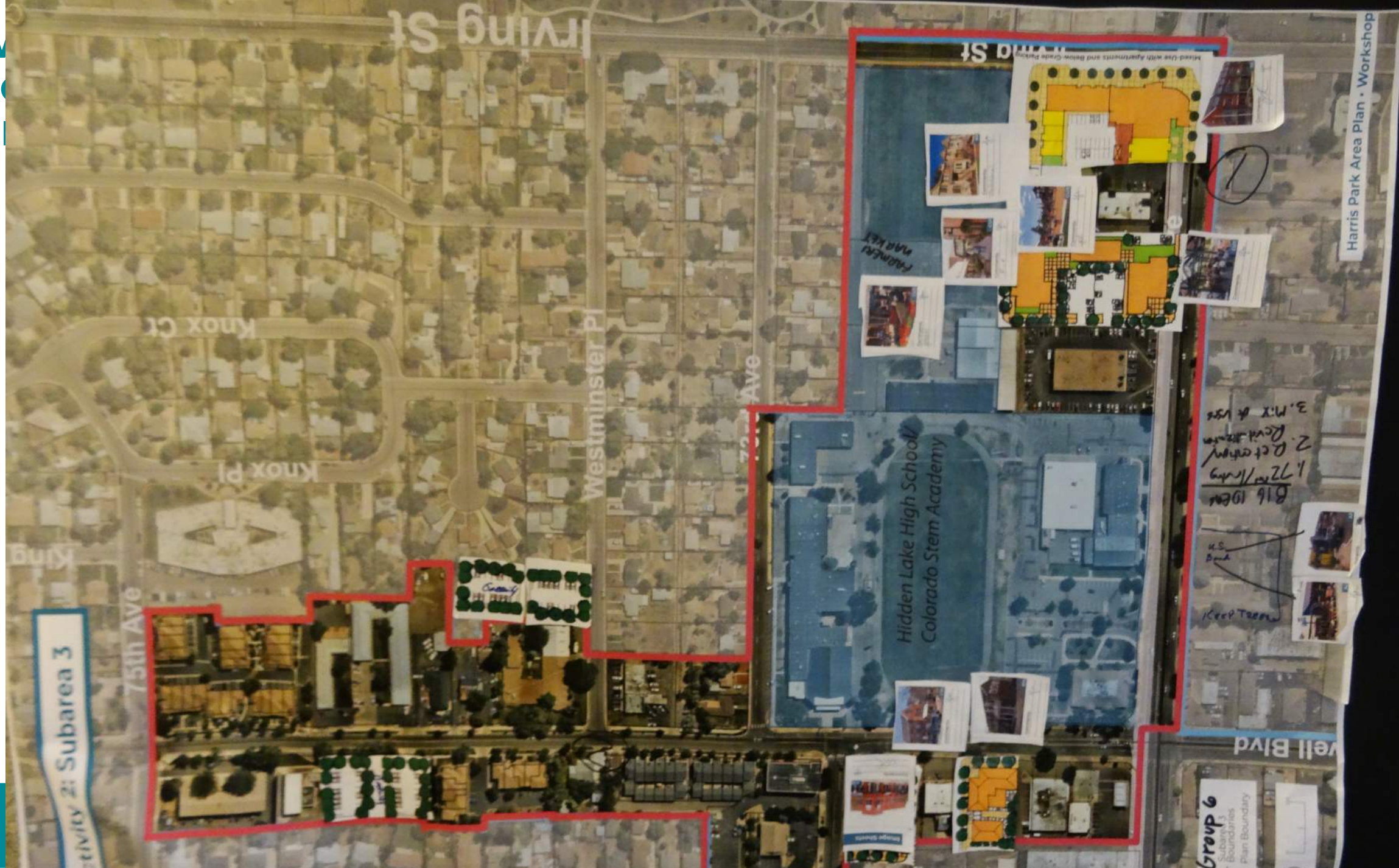
Board:

Group 8



Activity 2: Subarea 2





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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



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

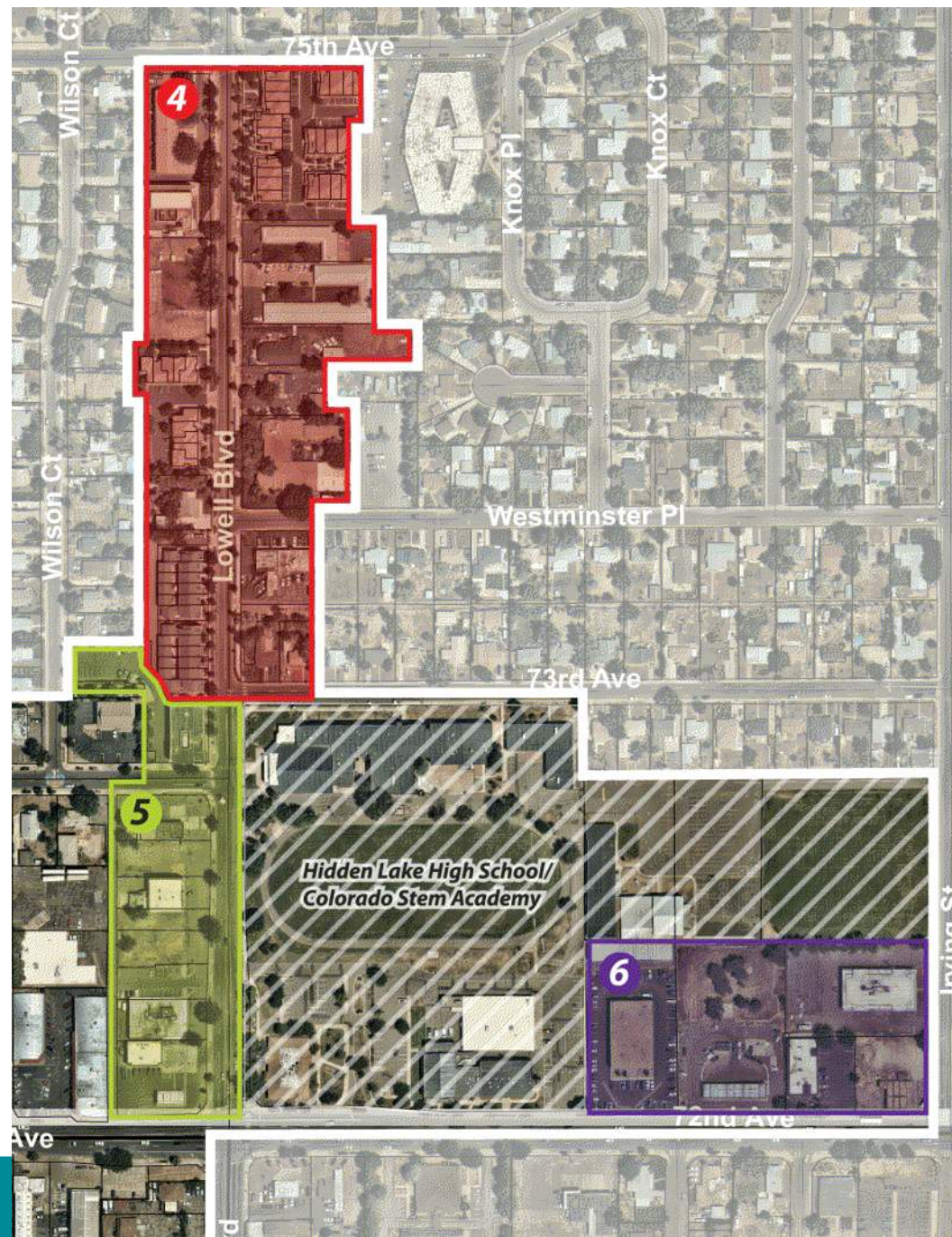
Group 3

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

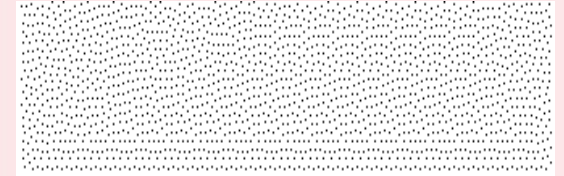


Character Areas 4, 5 & 6



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



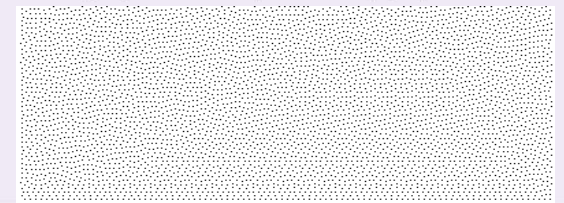
5 Area of Mixed Use

- 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

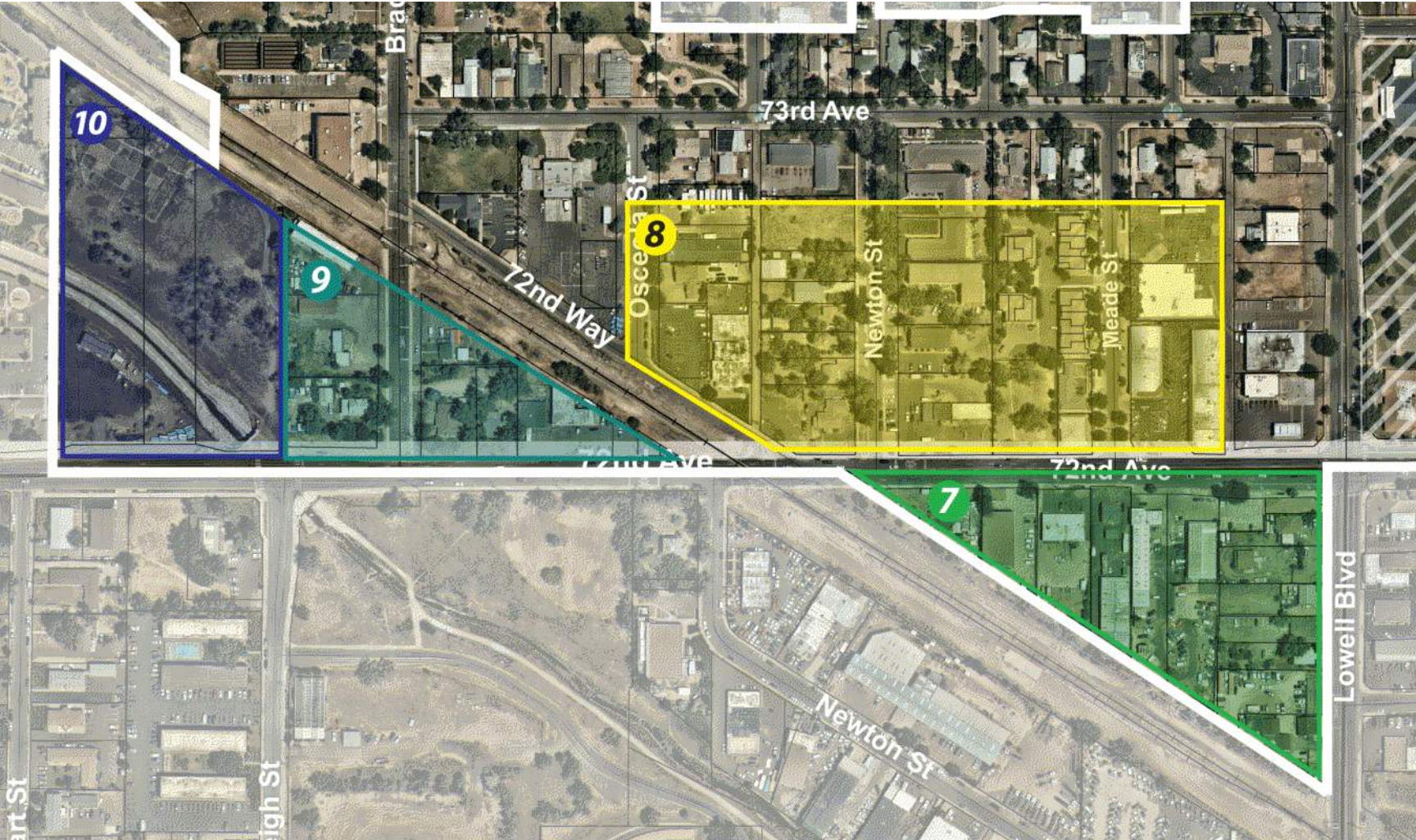


6 Area of Infill

- 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



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

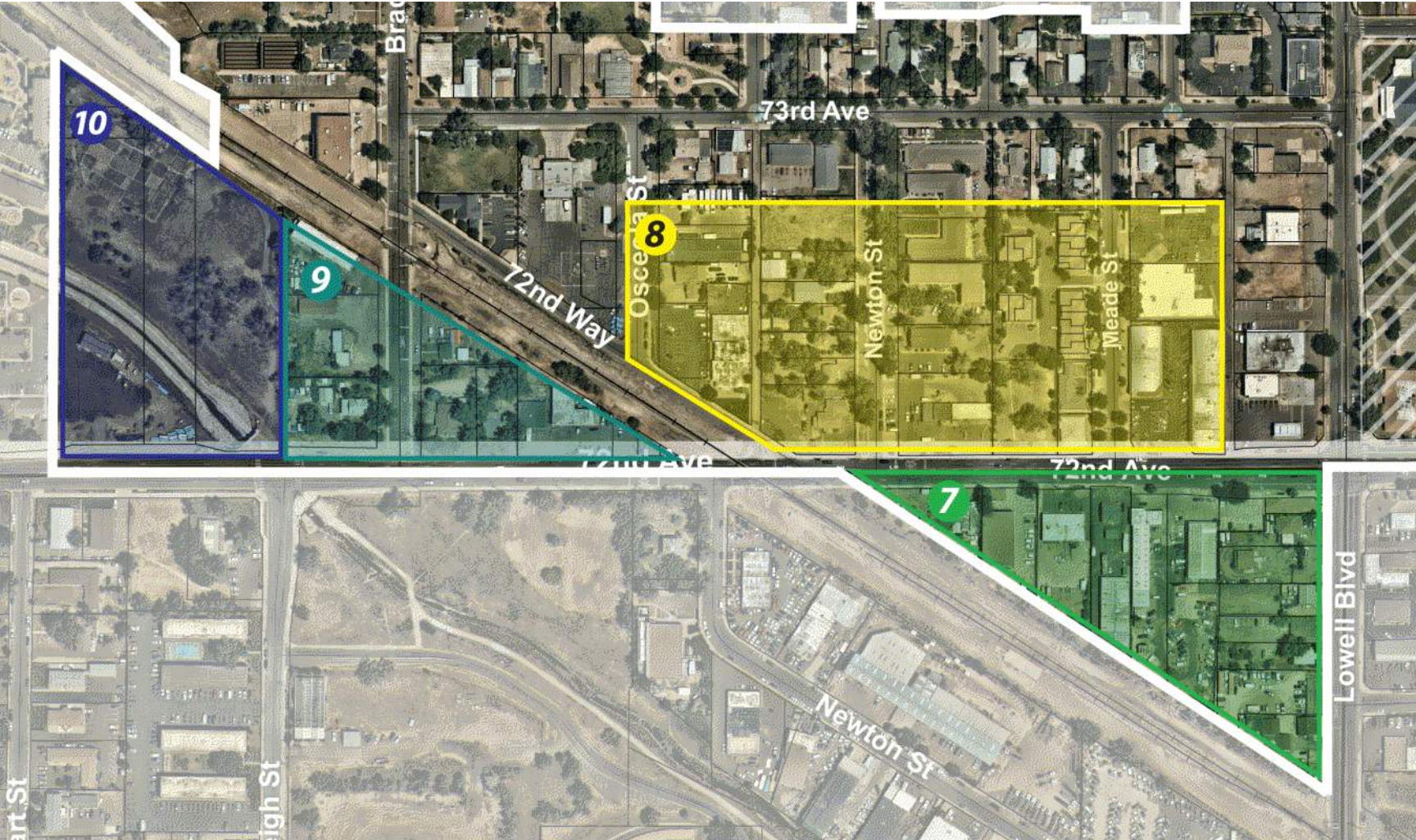
3. Area of Infill

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

8 Area of Moderate Infill (Mixed Use)

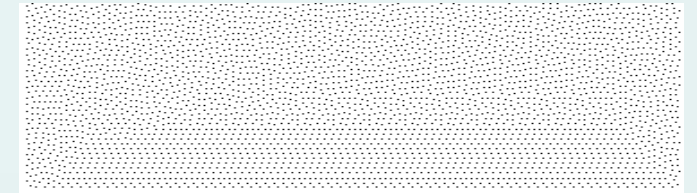
- Improve north/south streets (with infill development)
- Enhance 72nd
- Moderate density
- Focus on mixed use

Character Areas 7, 8, 9 & 10



9 Area of Infill and Street Improvements

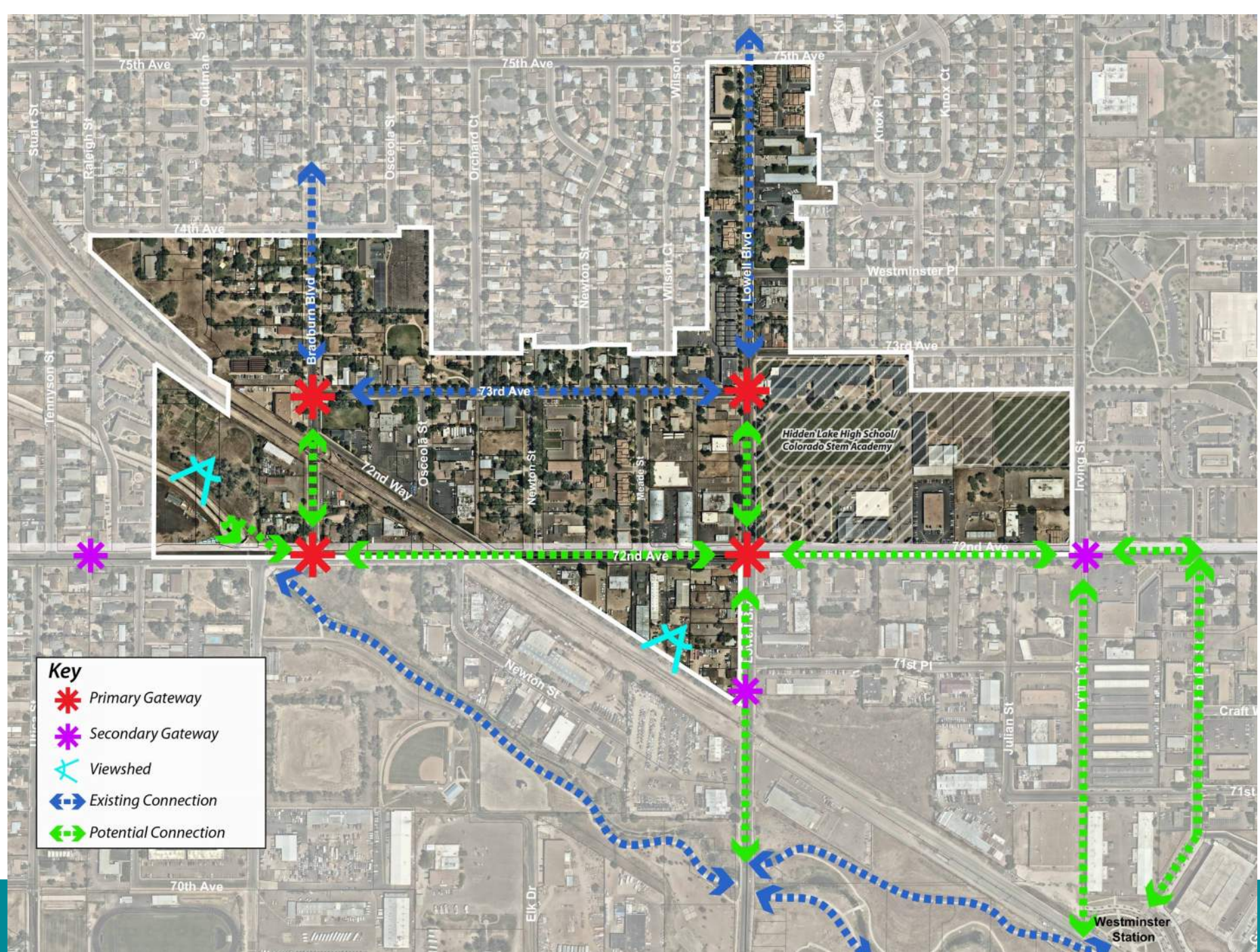
- Enhance 72nd and Bradburn
- Streetscape improvements
- Anchor the Bradburn/72nd corner
- Some mixed use infill (light touch)
- Creative infill and “destinations”, such as a brewery
- Residential infill
- Gateway here to lead to 73rd



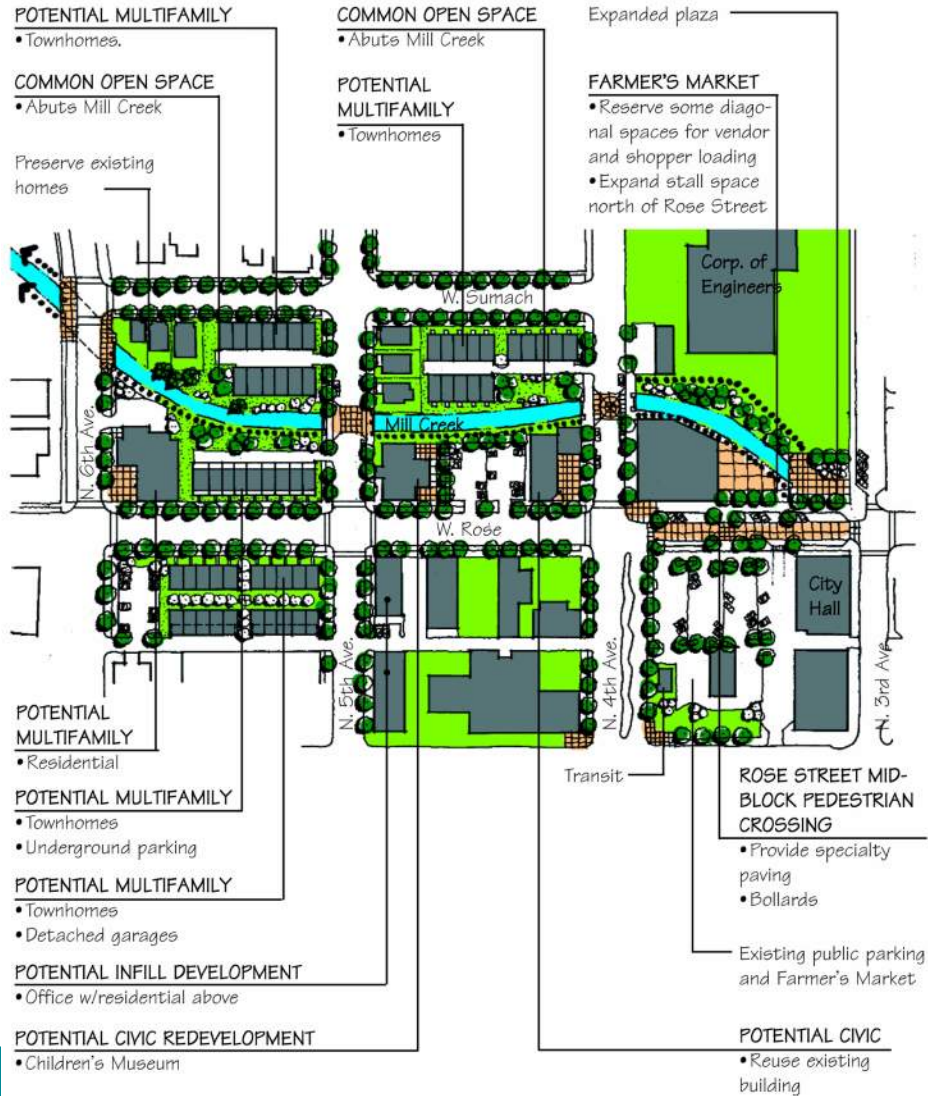
10 Area of Community Uses, Programmed Open Space and Expanded Connections

- 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



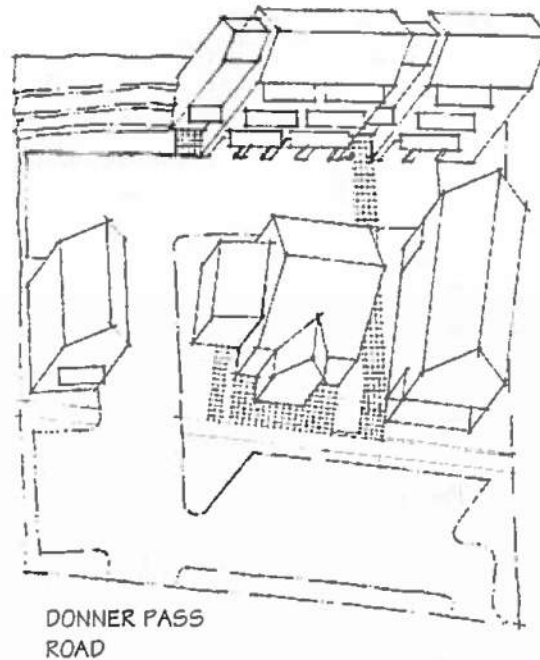
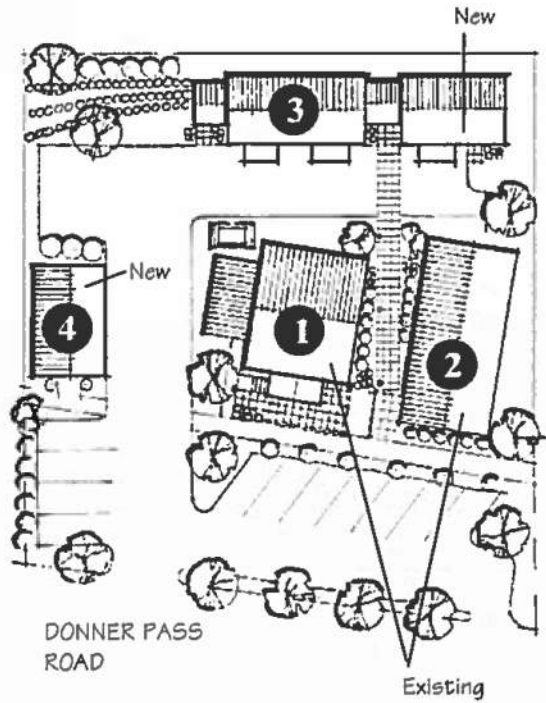
Power of the Plan



Plan Result

Walla Walla, WA

Power of the Plan



Visioning Process



Plan Result

Truckee, CA