

Chapter 6

Implementation

This chapter provides an implementation plan for the recommendations contained in the previous chapters. While each of the recommendations in the previous chapters are not specifically stated, they are reflected in the Goals, Objectives, and Actions in this implementation section. The recommendations throughout the Plan will be consulted as the implementation stage of the project occurs.

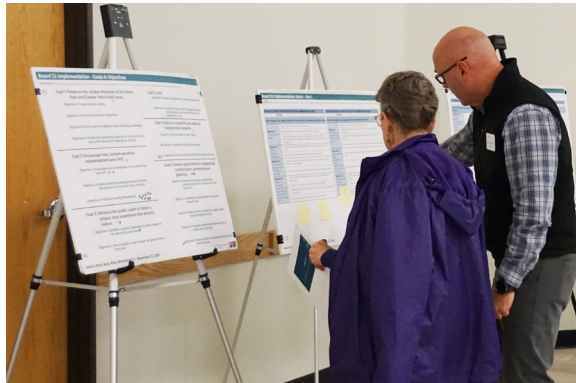
The implementation section is organized into Goals, Objectives, and Actions. The goals express the community's vision. Each goal contains a series of objectives to help accomplish the goal, and each objective contains a series of action items to provide specific steps to take to accomplish the objective.

The implementation matrix also recognizes that not all actions, objectives, and goals can be accomplished immediately, and some may need to be completed first before beginning a separate action. With this in mind, as the implementation stage begins,

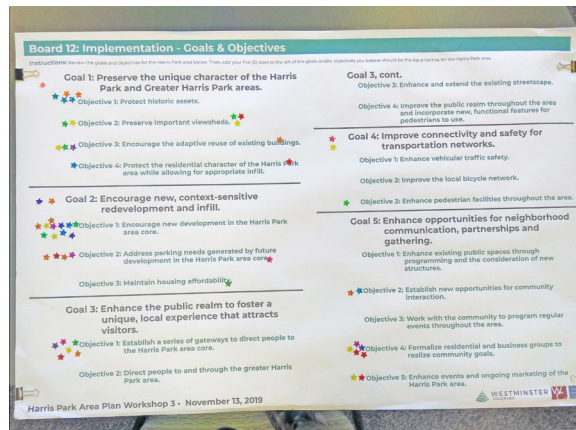
staff will take a close look at the appropriate timing for each of the recommendations. Staff will also work with the appropriate groups, such as non-profits, community organizations, and private groups, to accomplish the recommendations stated within this Plan. While City staff will administer the implementation program, other community organizations, non-profits, and private groups will be heavily involved in the realization of this plan vision.

During the final workshop, community members had an opportunity to vote for the Goals and Objectives they deemed to be a priority as the plan moves forward into implementation. The votes for each objective were added together to provide a total for each Goal. Votes that were not assigned to a specific Objective are also included in this total. These votes will help staff prioritize the Actions that are tackled first during plan implementation.

Note: The actions listed in this chapter represent the culmination of the community's input into what steps need to be taken to realize their vision. While all actions will be explored, fiscal realities, physical constraints, and alignment with other city planning efforts and adopted City Goals, among other things, will impact the feasibility of implementing these actions. In addition, some properties in the study area may be subject to external (non-City) regulation that may prevent full realization of the community vision.



Workshop 3 participants studied the draft Implementation strategy, and had a chance to provide their input, which is reflected in the implementation plan seen on pages 72-74.



Two boards with the draft Implementation strategy were provided during Workshop 3. Participants used their five stickers to prioritize the proposed Goals and Objectives

Goal 1: Preserve the unique character of the Harris Park Core and Greater Harris Park Neighborhood. (32)

Objective 1: Protect historic assets.

Actions:

- 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 complying with other applicable City standards and allowing for flexibility for redevelopment.

Objective 2: Preserve important viewsheds.

Actions:

- 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.

Actions:

- 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.
- C: Review existing building regulations to identify ways to encourage the adaptive reuse of buildings.

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

Actions:

- A: Create residential design standards that encourage compatible infill development.
- B: Investigate the practicality of Accessory Dwelling Units (ADUs) in the Greater Harris Park Neighborhood.
- C: Address barriers facing homeowners that want to improve and expand their existing homes.
- D: Work with property owners to improve property maintenance.

Goal 2: Encourage new, context-sensitive redevelopment and infill. (44)

Objective 1: Encourage new development in the Harris Park Core.

Actions:

- 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 Ave and Lowell Blvd.
- D: Incentivize development that anchors the corners of 72nd and 73rd Aves.
- E: Promote environmentally-sustainable features and designs of new development.

Objective 2: Address parking needs generated by future development and adaptive reuse of existing buildings in the Harris Park Core.

Actions:

- A: Conduct a parking and mobility study to improve access to the Harris Park Core.
- B: Explore locations for shared, off-street parking.

Objective 3: Maintain a wide range of housing types and prices throughout the area.

Actions:

- A: Explore ways to assist local residents in staying in their homes and aging in place.
- B: Create and maintain an affordable housing stock.
- C: Encourage development of a range of housing types and sizes to support the diverse needs of residents.

Goal 3: Enhance the public realm to foster a unique, local experience that attracts visitors. (17)

Objective 1: Create a detailed implementation program for public improvements.

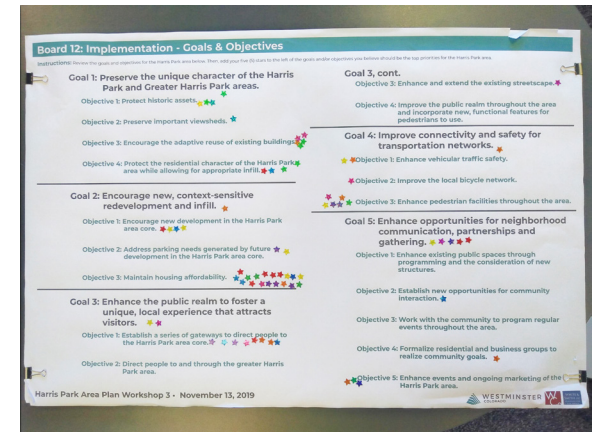
Actions:

- 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.

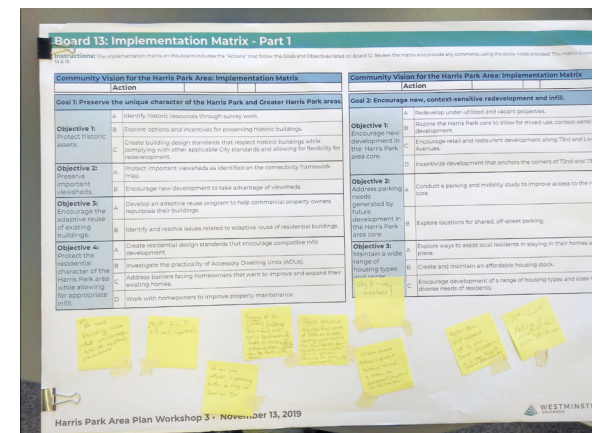
Objective 2: Enhance the existing streetscape and park spaces.

Actions:

- A: Extend existing streetscape elements to corridors identified on the Connectivity Framework map.
- B: Evaluate the potential of transforming the 72nd Ave 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. Identify the roles and responsibilities of the City and adjacent property owners.
- D: Incorporate features along key routes to important destinations to ensure a safe and pleasant experience for pedestrians and cyclists.
- E: Consider environmentally-sustainable design practices in new public space projects and renovations.
- F: Consider acquiring additional properties to expand existing parks and open space. Also, consider acquiring undeveloped or underdeveloped parcels to enhance park, open space, and trail connectivity as opportunities arise.
- G: Create a master plan for Fireman's Park. Consider multi-use space, programming, and park amenities.



The second of two boards with the draft Implementation Strategy shows the remainder of Workshop 3 participant voting.



Workshop 3 participants also provided comments on the draft Implementation Strategy in the form of sticky notes. These comments are incorporated into the strategy provided on pages 72-74.

- H: Expand Westminster Garden and improve pedestrian, bicycle, and vehicular access. Consider additional recreational amenities and programming as appropriate.
- I: Support the activation of the 73rd Ave Sculpture Park
- J: Maintain and bolster the presence of public art in the core area.

Objective 3: Establish a series of gateways to direct people to the Harris Park Core.

Actions:

- A: Highlight primary gateway location throughout the core.
- B: Incorporate features to highlight secondary gateways.
- C: Create a landscape palette for each gateway type.

Goal 4: Improve connectivity and safety for transportation networks. (13)

Objective 1: Enhance vehicular traffic safety.

Actions:

- A: Analyze key intersections to determine appropriate traffic flow and safety improvements.
- B: Consider the use of traffic calming measures, especially along 72nd Ave.

Objective 2: Improve the local bicycle network.

Actions:

- A: Connect bicycle infrastructure to the citywide bicycle network.
- B: Improve connections to the US36 bikeway.
- C: Establish safe bicycle connections to Westminster Station.

Objective 3: Enhance pedestrian facilities throughout the area.

Actions:

- A: Fill gaps in the existing sidewalk network.
- B: Improve ADA accessibility of sidewalk network.
- C: Improve the safety and prominence of pedestrian crossings.
- D: Establish a safe sidewalk network to connect pedestrians to nearby destinations, including the Westminster Station.

Goal 5: Enhance opportunities for neighborhood communication, partnerships, and gathering. (19)

Objective 1: Enhance existing public spaces through programming and amenities.

Actions:

- A: Support the activation of the 73rd Ave Sculpture Park.
- B: Maintain and bolster the presence of public art in the core area.

Objective 2: Establish new opportunities for community interaction.

Actions:

- A: Promote existing community services and explore the addition of new services to meet community needs.
- B: Encourage the incorporation of outdoor dining spaces into private development.

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

Actions:

- A: Continue supporting neighborhood-run events throughout the year, such as Summer Fest.
- B: Explore hosting a farmer's market in the Harris Park Core.
- C: Work with neighborhood organizations to expand the offering of annual events.

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

Actions:

- 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 regional organizations and businesses to address issues associated with homelessness. Consider existing facilities and institutions as part of this effort.

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