

## Stakeholder Committee Meeting #4

West Central Area Plan  
November 19, 2014 – 5:30-7:30 p.m.

### Present

Rick Callan  
Susan Dominica  
Becky Fedak  
Colin Gerety  
Per Hogestad  
Ann Hunt  
Greg McMaster  
Kelly Ohlson  
Jeannie Ortega  
Jean Robbins  
Steve Schroyer  
Andy Smith  
Logan Sutherland

### Absent

Sue Ballou  
Lars Eriksen  
Carrie Ann Gillis  
Tara Opsal  
Lloyd Walker  
Nicholas Yearout

### Staff & Consultants

Ted Shepard, Chief Planner  
Amy Lewin, Transportation Planner  
Rebecca Everette, City Planner  
Craig Russell (*Russell+Mills Studios*)

### Notes

1. Welcome/Dinner
2. Project Updates
  - a. Process and schedule update
  - b. Recent and upcoming outreach
3. *Discussion*: Plan Organization
  - a. Include callouts specifically for residents, developers, and other audiences – highlight areas that are most relevant, explain how to get involved, etc.
  - b. Show the three policy topics all overlapping with each other (as a triangle, rather than linearly)
  - c. Identify linkages with the Climate Action Plan and other relevant plans
4. *Policy Discussion*: Land Use & Neighborhood Character
  - a. Map: Make colors of the various areas (stable, enhancements, development/redevelopment) more distinctly different
  - b. Design & Compatibility
    - i. How do residential architectural styles (e.g., Craftsman) translate to larger buildings?
    - ii. How prescriptive will the design guidelines be?

- iii. Specific standards would be easier to enforce
  - iv. How will energy efficiency and other functional features of a development be addressed?
    - 1. Could create development standards for the West Central area or city-wide, such as the standards that were developed for the Eastside and Westside neighborhoods
    - 2. Utilities offers an Integrated Design Assistance Program, which could be helpful
  - v. Even buildings that satisfy design guidelines can still be “bad”
  - vi. Reference the Centerra design guidelines for Craftsman style
  - vii. Neighborhood context and character are more important than specific architectural styles
  - viii. Need implementation mechanisms for design
    - 1. Should be more than just advisory, but not too prescriptive
    - 2. Photos and examples are very helpful
  - c. Physical enhancements are needed in all areas – stable, enhancement, and development areas. Additional programs are most appropriate in the enhancement areas.
  - d. Neighborhood character is influenced by the school district boundaries, which can sometimes have the effect of segmenting out low-income areas, resulting in disinvestment
    - i. Are there ways to influence the school district boundaries to ensure that they are equitable?
5. *Policy Discussion: Transportation & Mobility*
- a. Intersections
    - i. The intersection of Prospect and Heatheridge needs improvements to address safety issues and high traffic volumes; consider a fully signalized intersection
    - ii. The Shields and Elizabeth intersection needs improvements; doesn’t adequately accommodate peak hour traffic – especially westbound left turns onto Elizabeth and northbound left turns onto Shields
  - b. Prospect (west of Shields)
    - i. Need a pedestrian crossing of Prospect at or near the Red Fox Meadows neighborhood
    - ii. Need a safe crossing to access bus stop
    - iii. Consider medians and median refuges on Prospect from Shields to Taft Hill; this segment needs aesthetic and crossing improvements
    - iv. Need better crossings to get to Bennett Elementary School
  - c. Street retrofits
    - i. Street retrofit improvements should be about aesthetics too, not just traffic calming
    - ii. Could also include raised crosswalks at intersections for additional visibility of pedestrians and traffic calming

- iii. Consider maintenance, sweeping, snow removal, and drainage issues related to the bulb-outs
  - d. Shared off-street paths need extra maintenance; debris quickly accumulates
  - e. Need more signage that pedestrians have the right-of-way, like in Boulder and mountain towns
  - f. Need to do a better job with street sweeping, snow removal, and street drainage, in general
  - g. Transit
    - i. Need safe crossings to bus stops
    - ii. Consider a bus-only access point along Prospect, west of the Sheely neighborhood; could reduce issues with left turn movements for buses at Shields and Prospect; could connect to MAX
6. *Policy Discussion: Open Space Networks*
- a. Clarify that open space could be incentivized or purchased within the areas identified for enhancement
  - b. Clarify whether open space would be public or private, and that acquisition would only occur with a willing seller
  - c. Neighborhood Center/Young's Pasture properties (near Shields and Prospect)
    - i. Concern that too much open space is shown on these properties , as well as support for maintaining amount of open space currently shown
    - ii. Clarify how a potential connection to the Spring Creek trail would occur
  - d. Consider stormwater management with street retrofits
  - e. Look at informal properties that are already publically owned
  - f. Connectivity can be just for wildlife, it doesn't always have to be for people
  - g. State in the Plan that there is the potential for additional open space purchases within the West Central area, beyond what's shown on the map
  - h. Make sure connectivity (e.g., ditch crossings) does not fragment wildlife habitat
  - i. Need connected human spaces that recognize actual human behavior (e.g., for pocket parks, courtyards, etc.); spaces should be comfortable
  - j. Some of the images shown are more appropriate for the Land Use & Neighborhood Character section, not Open Space Networks
    - i. Photos should be more naturalized
    - ii. Include a photo of the Spring Creek Trail
    - iii. Show photos of how individual open space areas connect to the larger network
  - k. Staff should present the West Central Area Plan to the Land Conservation and Stewardship Board
7. *Review & Discussion: Prospect Corridor Design*
- a. Committee members reviewed the Prospect and Lake Draft Designs and had one-on-one conversations with staff about the designs
8. Next Meeting (early 2015): will send draft Plan for review prior to meeting