

# West Central Area Plan



## **Stakeholder Committee**

**Meeting #5**

**January 28, 2015**



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1. SC Meeting #4 - Summary
2. Draft Plan (provided separately)

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# Welcome

Welcome to Stakeholder Committee Meeting #5! Thank you for your continued commitment to the West Central Area Plan process.

This packet provides a summary of the work completed on the West Central Area Plan since the last Stakeholder Committee meeting (November 2014). Based on input from the last Stakeholder Committee meeting, the Technical Advisory Committee, City Council, and recent public outreach, staff and the consultant team have developed a draft of the West Central Area Plan.

The focus of this meeting will be on reviewing and discussing the content of the Draft Plan. The committee's input will then be used to refine the plan and produce an updated version for public review in early February.

As a reminder, these packets will also be made available online so others can participate in the process and provide additional input. We highly encourage you to talk with your neighbors, friends, family, and colleagues about their ideas for the future of the West Central area.

# Meeting Guidelines

*Creating a forward-looking plan requires a commitment to the process and respect for other participants. Please keep in mind the following “ground rules” during meetings:*

**This is about what you collectively want for your community**

*City staff and consultants are here to listen*

*These meetings should be less about the past  
and more about the future*

**Focus on being proactive, not reactive**

*There are some ‘givens’ that we must work within*

**We must show respect for private property, present & future neighbors, & the West Central Area as a whole**

*Listen to understand*

***Allow everyone an opportunity to participate***

# Process & Schedule

Planning Phase	Date	Stakeholder Committee Activities	Public Activities & Events
<b>Phase 1: Evaluate Existing &amp; Future Conditions</b>	Mar - June 2014	Stakeholder Committee Selection	Listening Sessions; Walking Tours; WikiMap
<b>Phase 2: Update Vision</b>	Apr - July 2014	Stakeholder Committee Meeting #1 ( <i>May</i> )	Visioning Events; Online Survey
<b>Phase 3: Outline Plan &amp; Develop Prospect Design Options</b>	July - Nov 2014	Stakeholder Committee Meeting #2 ( <i>July</i> )	Community Presentations & Listening Sessions; Presentations to Advisory Boards & City Council
		Stakeholder Committee Meeting #3 ( <i>September</i> )	Open House; Prospect Design Workshops; Online Survey
<b>Phase 4: Develop Policies, &amp; Action Items</b>	Oct - Dec 2014	Stakeholder Committee Meeting #4 ( <i>November</i> )	Prospect Corridor Survey
<b>Phase 5: Plan Preparation &amp; Adoption</b>	Dec 2014 - Mar 2015	Stakeholder Committee Meeting #5 ( <i>January</i> )	Draft Plan Open House; Online Comment Form; City Council Adoption Hearing

# Recent & Upcoming Outreach

## Recent Outreach

- **City Council Work Session - November 25, 2014**  
See summary on next page.
- **Prospect Corridor Online Survey - November-December 2014**  
More than 300 respondents provided input on the Draft Designs for Prospect Road and Lake Street.
- **Prospect Corridor Property Owner Outreach**  
Informational letters were mailed to all property owners within the corridor, and meetings were held with individual property owners by request.

## Upcoming Events

- **Draft Plan Open House - February 12**  
An open house will allow the public to learn more and provide input on the Draft Plan. The event will be held from **4-7 p.m. at the Senior Center**. In addition, an online comment form will allow the public to provide comments at any time during the review period.
- **Presentations to Advisory Boards & Commissions**  
Staff will present the Draft Plan to a number of City boards and commissions for review and comment prior to adoption.
- **City Council Adoption Hearing - March 17**  
The Final Plan will be presented to City Council for consideration of adoption.



# City Council Work Session

## Summary - November 25, 2014

Key comments from the City Council Work Session for each topic are summarized below:

### Land Use & Neighborhood Character:

- Need for more information about the use of Conditional Rezoning
- Support for avoiding large-scale rezoning in the area

### Transportation & Mobility:

- Support for focus on safe crossings, street retrofits, and bike/pedestrian improvements on arterials
- Support for additional focus on Shields Street

### Open Space Networks:

- Explore improvements to existing stormwater sites
- Emphasis on connectivity for both habitat and recreation
- Direction to balance the multiple values of open space

### Prospect Corridor Design:

- Support for current designs for Prospect Road and Lake Street
- Emphasis on the need for intersection improvements as part of the overall design
- Interest in improvements west of Shields Street

### General Feedback:

- City Council felt that the plan is headed in the right direction, and expressed appreciation for the work that has been conducted so far.

# Plan Organization

## Table of Contents

### 1. Executive Summary

- What is the West Central Area Plan?
- Why Does the Plan Need to be Updated?
- How to Use this Plan
- Planning Process
- Community Engagement Summary
- Vision
- Policies

### 2. Current Context

- About the West Central Area
- 1999 West Central Neighborhoods Plan
- Need for Plan Update
- Relationship to City Plan
- Related Planning Efforts
- Study Area Change Over Time
- Study Area Context

### 3. Land Use & Neighborhood Character

- Visioning
- Areas of Stability, Enhancement & Development
- Policies

### 4. Transportation & Mobility

- Vision
- Proposed Roadway Projects
- Proposed Intersection Projects
- Policies
- Shields Corridor

### 5. Open Space Networks

- Vision
- Potential Open Space Improvements & Additions
- Policies

### 6. Prospect Road Corridor

- Visioning
- Overall Approach
- Alternatives Development & Evaluation
- Draft Design
- Implementation & Action Items

### 7. Implementation Summary

- Phasing
- Funding

### 8. Appendices

- Community Engagement Summary
- Existing & Future Conditions
- Prospect Corridor Alternatives
- Prospect Corridor 30% Design
- Shields Corridor Analysis
- CSU On-Campus Stadium

# Plan Production Timeline

Date	Activity
January 28	Stakeholder Committee Meeting
January 29 - February 9	Revise Draft Plan
February 9	Release Draft Plan for public review
February 12	Draft Plan Open House
February 22 - March 4	Revise Plan
March 17	City Council Adoption Hearing

## Stakeholder Committee Review

### Key Questions for the Committee's Review:

1. Are any policies, projects, or programs **missing**?
2. How can these items be effectively **implemented**?
3. Can the **wording or organization** be improved?
4. What would make these sections more understandable and **easy to use**?



# **APPENDIX 1:**

## **Stakeholder Committee Meeting #4 - Summary**



## 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



# **APPENDIX 2:**

**Draft Plan  
(provided separately)**

