



# WESTMINSTER

TO: The Mayor and Members of the City Council

DATE: April 28, 2016

SUBJECT: REVISED - Study Session Agenda for May 2, 2016

PREPARED BY: Donald M. Tripp, City Manager

Please Note: Study Sessions and Post City Council meetings are open to the public, and individuals are welcome to attend and observe. However, these meetings are not intended to be interactive with the audience, as this time is set aside for City Council to receive information, make inquiries, and provide Staff with policy direction.

Looking ahead to next Monday night's Study Session, the following schedule has been prepared:

***A light dinner will be served in the Council Family Room***

***6:00 P.M.***

## CITY COUNCIL REPORTS

1. Report from Mayor (5 minutes)
2. Reports from City Councillors (10 minutes)

## CITY MANAGER'S REPORT

## PRESENTATIONS

1. Xcel Energy presentation on "Our Energy Future" with Preston Gibson - ***Verbal***
2. Downtown Westminster Parks (Center, Central Plaza, East and South Parks) and Streetscape Master Plans
3. Discussion on Collective Bargaining per Council Request - ***Verbal***

## EXECUTIVE SESSION

None at this time.

## INFORMATION ONLY ITEMS

1. Employee Recognition Teams in Action Update

Additional items may come up between now and Monday night. City Council will be apprised of any changes to the Study Session meeting schedule.

Respectfully submitted,

Donald M. Tripp  
City Manager

**NOTE:** Persons needing an accommodation must notify the City Manager's Office no later than noon the Thursday prior to the scheduled Study Session to allow adequate time to make arrangements. You can call 303-658-2161 /TTY 711 or State Relay or write to [ymedina@cityofwestminster.us](mailto:ymedina@cityofwestminster.us) to make a reasonable accommodation request.



## Staff Report

City Council Study Session Meeting

May 2, 2016



**SUBJECT:** Downtown Westminster Parks (Center, Central Plaza, East and South Parks) and Streetscape Master Plans

**PREPARED BY:** Kathy Piper, Landscape Architect II  
Sarah Nurmela, Downtown Westminster Real Estate & Development Manager

### Recommended City Council Action

Staff and Consultants will present the attached master plans for the Central Plaza, Center Park, East and South Parks, and Streetscapes for Downtown Westminster. City Council is asked to review the proposed master plans and provide Staff with comments to complete the master plans for City Council approval at a future City Council meeting.

### Summary Statement

- On October 15, 2014, Staff issued a Request for Proposals for master planning and construction document preparation for the public spaces and streetscapes in Downtown Westminster, including the Central Plaza (1.09 acres), Center Park (3.06 acres), the East and South parks (12.6 acres), and streetscapes for roadways within the site.
- On November 20, 2014, proposals were received from five landscape architectural firms.
- On June 22, 2015, City Council approved three separate contracts for master planning as follows: Wenk Associates, Inc. for the Central Plaza and Streetscapes; Sasaki Associates, Inc. for the Center Park; and DTJ Design, Inc. for the East and South parks (to be named in the future) as one master plan.
- \$10,000,000 of the \$40,000,000 Certificate of Participation proceeds that were approved by City Council on June 22, 2015, is earmarked for consultant fees, master planning, and the first phase of construction of the park/public spaces and streetscapes.
- Based on the location and anticipated timing of the first phase of development within the Downtown, Staff has determined that it is most advantageous to proceed with construction of the Central Plaza and a portion of the streetscapes along the roadways that serve the initial development projects.
- A first phase of the Center Park and East and South Park areas will also be completed as part of the first phase of development.

**Expenditure Required:** \$10,000,000

**Source of Funds:** General Capital Improvement Fund – Westminster Center Urban Reinvestment Project



## **Policy Issue**

Should Staff proceed with finalizing the master plans for the Central Plaza, Center Park, East and South Parks, and Streetscapes for Downtown Westminster to present to City Council for approval at a future City Council meeting, along with consultant fees needed to prepare the construction documents for the Central Plaza and Streetscapes as first priorities?

## **Alternative**

Since the initial budget does not allow for construction of all public spaces, City Council could direct Staff to delay moving forward with the preparation of construction documents for the Central Plaza and Streetscapes until funding is available to construct all the public spaces. Staff does not recommend this option because the Central Plaza is located at the heart of the first phase of development. This plaza, along with planned programming and events, will provide synergy and activity for the surrounding ground floor retail uses for the first phase developments and set the tone for the public spaces to be developed later. Additionally, Staff has been working closely with the developers of properties facing onto the square, all of whom desire completion of the Central Plaza and key streetscapes to serve their sites. A strong public presence established by the completion of the square and streets is essential to the success of the first phase of development. Timely construction of the Central Plaza and streetscapes will also ensure that construction activity of public spaces does not unduly impact newly-operating businesses and residences.

## **Background Information**

Public spaces, parks, and streets constitute the public realm for Downtown Westminster. They provide the space in which people can gather, recreate, participate in civic events, and participate in a myriad of activities and programming throughout the year. The careful design of these public spaces is critical to creating and fostering a sense of community ownership. These spaces also provide synergy to surrounding development, enrich the Westminster community, and act as catalysts for development and tax-base growth. Successful streetscape design complements well-designed public spaces by shaping identity through vibrant landscaping and materials while also inviting people to walk, linger, and enjoy finer details of street life with seating, public art, and plantings.

Recognizing the importance and role of public spaces and streetscapes in the success of the Downtown, City Staff solicited input and guidance from experts in the field of public space with Project for Public Spaces (PPS). PPS is recognized as the premier authority for best practices, information and resources on public space, social dynamics, and civic place making. PPS's definition of a successful public space is based on the assertion that great cities are defined by key destinations that anchor economic activity and help define the unique qualities of their communities by supporting multiple uses such as lively squares, active parks, streets, markets, cultural districts, and new developments. In late 2014, PPS provided the City with a cohesive vision and guide for public spaces in Downtown. The resulting Project for Public Spaces Report (PPS) document has served as the guideline for master planning all of the parks and public spaces in the site.

On October 15, 2014, the City released a Request for Proposals for the master planning, design, and construction drawings for each of the three major park spaces (Center Park, Central Plaza, and the East and South Parks) as well as the streetscapes in the Downtown. Five proposals were received by November 20, 2014, and three separate firms were awarded contracts, with the intent that a variety of design approaches and styles should be applied to the Downtown to create more unique spaces and destinations. Wenk Associates, Inc. was selected to design the Central Plaza and streetscapes; Sasaki Associates, Inc. the Center Park; and DTJ Design, Inc. the East and South Parks. On June 22, 2015,

City Council approved master plan contracts for each firm, along with approval to complete construction drawings for the streetscapes as part of the Wenk Associates, Inc. award. Draft master plans for each of the park spaces and the Downtown streetscapes are attached to this Staff Report and will be presented to City Council.

#### Master Plan Descriptions

Each of the master plans for the three parks and the streetscapes was developed based on the promotion of the following objective to provide a multi-faceted public space network offering a variety of opportunities, functionality and uses emphasized by connections and extensions into the urban environment. The master plans are the result of a collaborative design process that included input from the PPS report, public input from public open houses, and representatives from all departments within the City. A brief description of each master plan follows, which will be complemented on Monday night by brief presentations from each consultant. The full Master Plan documents are attached and can be made available for print if City Council desires.

**Central Plaza-** Located at the corner of Westminster Boulevard and 89<sup>th</sup> Avenue, the 1.09-acre Central Plaza acts as the epicenter of activity in the Downtown. The plaza is designed to accommodate a range of civic and community activities, from informal gatherings to programmed events, festivals, and markets. Building on the PPS “Power of 10” (applying 10 activities within any given public space creates an area that will thrive because users have 10 reasons to be there) the master plan provides for a variety of spaces, uses, activities and opportunities in which to experience the Central Plaza, from open areas for programmed activities to informal seating and landscaped areas. Although primarily hardscape with decorative pavers and concrete to accommodate full use of the plaza year-round, ample tree and shade cover as well as planted areas will create a diversity of environments. Key features of the Central Plaza include a seating knoll sculpted by art walls, a custom gravity granite fountain that provides year round activity, and a custom stage that provides for informal seating and play when not in use. A unique shade structure provides cover for performances and everyday activities. Custom swings, tables and chairs, and informal seating are scattered throughout the site, providing opportunities for individual use, gatherings, and organized events. Finally, the highly visible corner of Westminster Boulevard and 89<sup>th</sup> Avenue is defined by an architecturally significant structure that could accommodate visitor information, café, or other small-scale use.

The customized features and amenities within the Central Plaza will attract both daily activities as well as larger events to the space. However, this high-volume year-round use requires an investment in durable, long-lasting materials. Long term maintenance, use of hard surfacing, customization and urban planting contribute to a much higher construction cost than a typical suburban park space. For instance, the average one-acre suburban park cost per square foot is approximately \$13 to \$18. In urban park settings with durable, high-quality finishes and materials, this cost is typically between \$93 and \$123 per square foot.

The estimated per-square-foot cost for the Central Plaza is approximately \$77 dollars and includes planting and hardscape materials, public art, small structures, and site furnishings. This cost estimate will be refined once the site plan and construction documents are complete and final materials and finishes are specified.

**Center Park Master Plan-** Center Park is bound by Fenton Street to the west, Eaton Street to the east, Park Place to the south and Central Avenue to the north. This site is 3.06 acre city block park. Strategically, Center Park provides the connecting link between Central Plaza and East Park, creating a series of unique park spaces and activities for citizens and visitors to experience. Center Park will

provide downtown businesses and residences highly valuable park frontage, which has proven over time to increase property values and encourage investment. Activities within the park, based on recommendations from PPS, will range from small informal gatherings to programmed events on a much larger scale than Central Plaza. Proximity to Central Plaza will allow for future events to expand into Center Park. The park master plan has been designed to accommodate a variety of activities, including a grand walkway that leads pedestrians through the site; custom interactive water feature; concession building with restrooms; unique lighting features to encourage evening strolls and use of the park; lawn area for enjoying the Colorado sun or a summer's night concert; organically-designed rock area providing interesting spaces for climbing, conversation or gathering; and playground and game area. Street tree plantings will define the edges of the park but allow for pedestrians to easily access the park from all sides. These highly designed spaces will encourage activities that continue to build on the PPS "power of 10" vision for Downtown Westminster's public spaces.

**East and South Parks Master Plan-** The East and South Parks not only make up the largest park areas within the Downtown at 12.6 acres; they are highly visible from Sheridan Boulevard and 88<sup>th</sup> Avenue and the Downtown itself. Strong linear connections along the parks' street frontages will be enhanced by convenient and identifiable access points into the Downtown. The East and South Parks are considered neighborhood parks, and their master plan is based on the PPS "power of 10" recommendations as well as the Downtown Specific Plan, including outdoor gathering spaces, trail connections, a dog park, landscape buffering from Sheridan Boulevard through gardens, landscape plantings and grading, play areas for all ages, social gathering spaces, play fields and art interspersed through the sites.

South Park is located along the northern edge of 88<sup>th</sup> Avenue. The design of the park emphasizes its urban and downtown location, with a formal promenade edge along 88<sup>th</sup> Avenue and a more natural interior. The interior of the park highlights its linear form with internal circulation that accesses a series of spaces interlaced along the existing Allen ditch. Pedestrians will have access to wide walkways, cozy outdoor dining and seating areas, lawn games and public art, and interaction with the Allen ditch through small bridges, fountains, rock outcrops and crossings. The existing Cottonwood trees will be retained and enhanced with additional trees and plantings. The Allen ditch may either be modified or piped depending on maintenance and access considerations.

The East Park, located between the 88<sup>th</sup> and 92<sup>nd</sup> Avenues along Sheridan Boulevard and US 36, provides the Downtown with key neighborhood-serving and formal park spaces. The park site includes steep grades along its eastern edge, Sheridan Boulevard overpass and 89<sup>th</sup> Avenue underpass as well as a portion of the newly constructed detention pond. The privately owned 0.7-acre McMurtrey parcel is also shown within the park site at its northern end, but there are no plans to acquire this parcel at this time. The US 36 Commuter trail is located along the eastern edge of the park within the CDOT right-of-way. Multiple connection points to the trail are provided. East of the trail is the landscape area within the CDOT right-of-way for US 36. Staff will be working with CDOT and the consultant to ensure that the landscaping improvements in this area incorporate the planting design character of East Park. This will visually extend the park into the CDOT right of way.

The master plan for East Park addresses these edge conditions as well as the need for neighborhood-oriented uses within the Downtown. As such, the park provides a range of spaces that act as the Downtown's "backyard," where someone might go to kick a soccer ball, take a walk, or play a pick-up game of basketball over lunch. The park includes two large field areas, a dog park, restrooms, a unique destination play area, gardens, and smaller picnic areas. Retaining walls will be utilized to accommodate the steep grades and create different spaces throughout the park, including in-ground structures and shelters that could be utilized for programming or event rental. Another key component

of the master plan is the combination of native plant materials used throughout the site. Hundreds of trees will provide ample shade for those who visit the park. Finally, locations for signature art pieces have been identified throughout the park that can be seen by both pedestrian and vehicle traffic.

**Streetscape Master Plan-** Well designed and implemented streetscapes truly create a “sense of place” in a downtown. This master plan guides the City for the implementation of streetscapes from the back-of-curb to the property line of future development. Due to the variety of conditions and uses that will occur along the various rights-of-way, flexibility in design was a key underpinning of the master plan. The role of each street as well as uses along the ground level of development create parameters for the placement and extent of hardscape pavement, street trees, planting areas and pedestrian crossings. Concrete, unit pavers, wood and metal comprise the primary palette of materials used throughout the streetscapes. These materials in particular have been selected based on their flexibility in use and design, maintenance and durability, and relevance to current and future design.

Streets that hold a significant role in the composition of the Downtown site include Westminster Boulevard, Eaton Street and Central Avenue. Each street has unique and creative elements that defines its character and role.

Westminster Boulevard, the site’s primary north-south corridor, acts as a “main street” within the Downtown. Retail uses along its core between 90<sup>th</sup> Avenue and 88<sup>th</sup> Avenue activate the street edge. Inventive seating and furnishings invite people to stop, meet, or linger along the street, creating an additional layer of activity. A staggered double row of trees further supports this activity with additional shade areas along the sidewalk. Finally, a custom lighting art piece will create an engaging environment both night and day, through color during the day and light in the evening.

Like Westminster Boulevard, Eaton Street will connect north-south through Downtown. The street’s 35-foot-wide median and bike lanes will provide several options for travel along the street with gardens, seating areas, and a walkway.

Finally, Central Avenue is a key east-west connection through the site, anchored by the East and Center Parks. The street’s role as a connection is emphasized through the striping and paving patterns along the bike lanes and sidewalk as well as furnishing, all of which emphasize linear movement and visibility to and from the parks. The remainder of the streets in the Downtown are also designed to highlight and enhance the public realm, creating an engaging and pleasant experience for pedestrians, bicyclists, and motorists throughout the site.

#### Park Development Strategy

Downtown Westminster’s parks will be constructed in phases in concert with the pace and location of the vertical development. The first phase of parks work will be the completion of the Central Plaza and key streetscapes serving the first vertical developments, including design and construction drawings, and will be funded by \$10 million from the Certificates of Participation. This initial park work will seed the first phase of development projects with an active, vibrant public realm. In addition to completing the Central Plaza and key streetscapes, interim improvements will also be made to the Center, East and South Parks such as grading and planting to facilitate early events and programming for the Downtown. Completing the Center, East and South Parks and the remaining streetscapes and will be done as development occurs and funding is available. Future anticipated funding sources include City revenue, local and national grants, future land sales, and funding by adjacent development e.g. for certain streetscape improvements.

Next Steps

Following the presentation of the draft master plans to City Council, work on the site plans and construction documents for the Central Plaza and streetscapes will commence upon approval of consultant fees for construction documents. It is anticipated that all the parks master plans - for the Central Plaza, streetscapes, and Center, East and South Parks - will be submitted for final approval to City Council in May 2016.

The high caliber design and quality of spaces that comprise Downtown Westminster's parks, public spaces, and streets support the City's 2015 Strategic Plan Goals of Vibrant, Inclusive and Engaged Community; Beautiful, Desirable, Safe and Environmentally Responsible City; Financially Sustainable Government Providing Excellence in City Services; and Ease of Mobility through unique opportunities that invite and encourage visitors to the Downtown to shop, play, dine and explore.

Respectfully submitted,

Donald M. Tripp  
City Manager

Attachments:

- Downtown Central Plaza Master Plan
- Downtown Center Park Master Plan
- Downtown East-South Park Master Plan
- Downtown Streetscape Master Plan



**Westminster  
Downtown  
Central Plaza  
Master Plan**





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## City Council | 2016

Herb Atchison	<i>Mayor</i>
Alberto Garcia	<i>Mayor Pro Tempore</i>
Bruce Baker	<i>Councillor</i>
Emma Pinter	<i>Councillor</i>
Anita Seitz	<i>Councillor</i>
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Doug Hall	<i>Fire Chief</i>
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Kathy Piper	<i>Landscape Architect II</i>

## Project for Public Spaces

Meg Walker	<i>Vice President</i>
Elena Madison	<i>Vice President</i>

---

## *Acknowledgements*

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CMS Collaborative

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Roy Kaplan

Clanton & Associates | Lighting

Gregg Adams

Annie Kuczkowski

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Sarah Nurmela

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Jody Andrews

John Carpenter

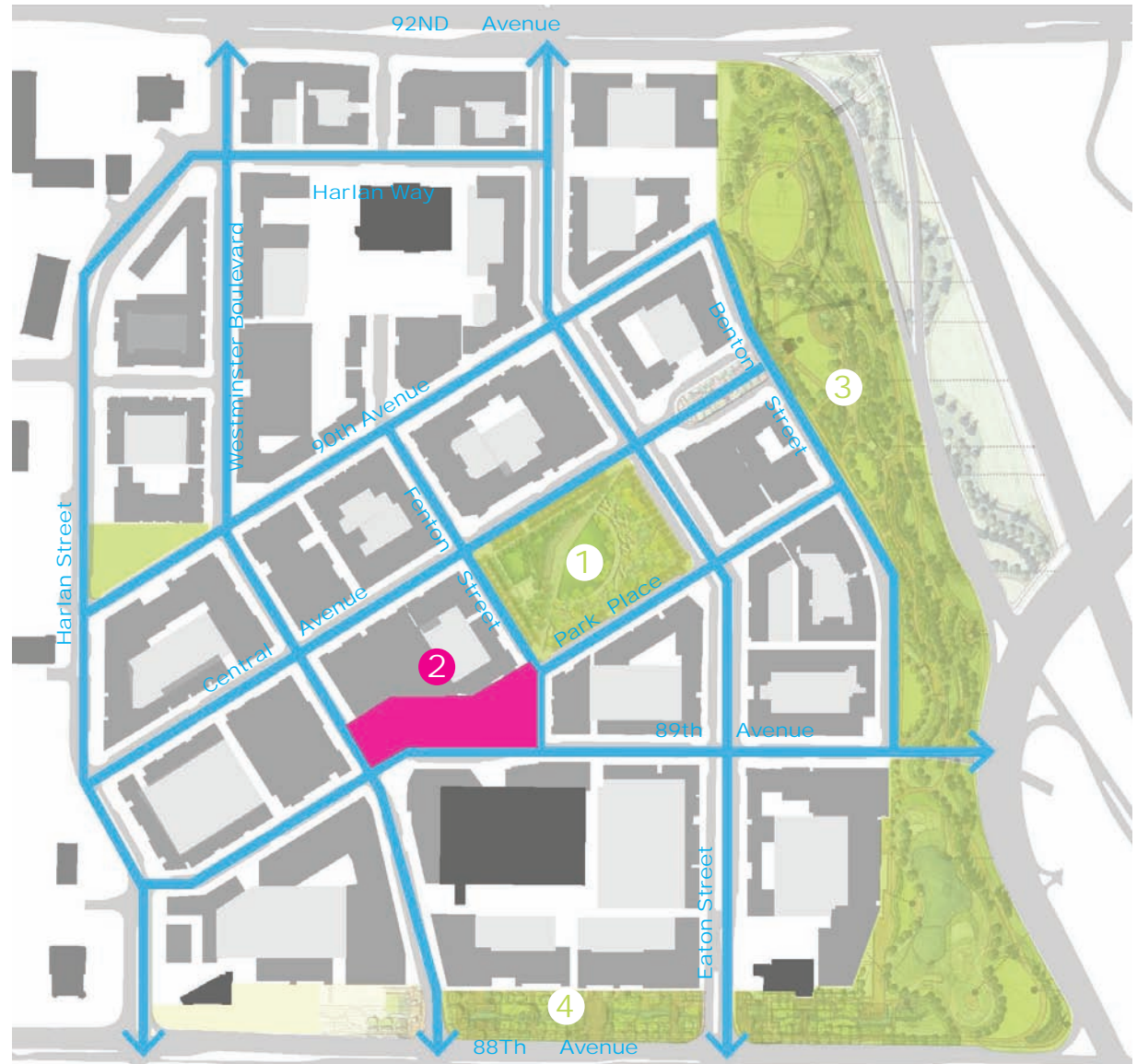
Donald M. Tripp

Jason Genck

Mac Cummins

## Downtown Westminster Public Parks

- ① Central Park
- ② CENTRAL PLAZA
- ③ East Park
- ④ South Park



# Introduction + Framework

The Central Plaza forms the nucleus of urban activities, retail, dining, events and performances within the new Downtown Westminster. As one of the first spaces to be constructed within the larger Downtown district, the plaza serves as a catalyst for new development and will attract visitors and residents from across the Denver Metro region.

In addition to its role as a future hub for the fully-developed Downtown, the Plaza must set a foundation for activity alongside or ahead of the construction of surrounding parcels. For this reason, the spaces planned herein are capable of functioning independently from their larger context during the first few years after the Plaza's completion. The spaces have been conceived to a variety of programs and events,

including early temporary uses and impromptu or informal events.

Development of the Central Plaza will adapt and evolve as the broader Downtown Westminster context continues to unfold. This document presents the underlying structure of the plaza design and details the spatial, programmatic, and infrastructural needs of the future Plaza. Materials, planting palettes, retail programming, and event infrastructure will continue to be developed beyond the Master Planning phase.

This Master Plan document presents a rich and detailed framework for the spaces and elements within the Plaza area. The plan is a product of a six-month collaboration with City

staff, Downtown developers, the Downtown Streetscape Master Plan, and the designers of the nearby East Park, South Park, and Center Park master plans.

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## ***Design Process and Related Planning Documents***

In continued coordination with the City of Westminster, this Master Plan has been developed to expand upon the successes of previous documents and further refine the image of the Central Plaza.

This Master Plan outlines the specific elements within the Plaza and builds upon existing City Standards, Plans, Zoning and ongoing master planning efforts throughout Downtown. It should continue to be used in correlation with these documents.

### **Downtown Specific Plan**

*City of Westminster, September, 2015*

The City of Westminster's Downtown Specific Plan outlines the Plaza's role as a central gathering space and venue for events. The site is defined as "the heart of downtown", with monumental views on all sides. The Specific Plan highlights retail frontage along the Plaza edges and within the site as opportunities for continuous activity. The Specific Plan frames anticipated pedestrian thoroughfare and the relationship between the Plaza and Westminster Boulevard.

The Plaza Master Plan addresses individual spaces and landscape conditions within the Plaza that expand upon those outlined in the Specific Plan.



## Placemaking Downtown Westminster

*Project for Public Spaces, October 2014*

The development of the Plaza plan expands upon many of the principles established in the Placemaking report published by Project for Public Spaces. The Plaza Master Plan seeks to deliver many of the critical components listed in this plan.

### *The Power of Ten:*

The City Plan seeks to create ten destinations within Downtown to create a vibrant urban condition. The Plaza has been designed as a single composition, with many small spaces that can accommodate these special activities. Multi-functional leisure, performance and viewing areas, advanced lighting and sound zones, spontaneous and playful art zones, and a dynamic central water feature support the flexibility outlined in the Placemaking report.

### *Central Plaza Placemaking Concept:*

Project For Public Spaces initially introduced the Plaza as Downtown' "Piazza" for its centrality and vitality throughout the day and evening. The organization of the plan worked to accommodate the spaces included in this concept. These include an interactive water feature, public beer garden, informal lounging areas along the edges of the site, open hardscape for games or events, a raised "deck" for people-watching and performances, a shaded grass "knoll", and a central "clearing" across the site that is ideally scaled for market stalls.

The Plaza Master Plan has reorganized the spaces illustrated in this initial plan to accommodate the evolving streets layout, and incorporate specific programming and retail needs.



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## *Integration with Surrounding Areas*

The Central Plaza Master Plan is directly linked to and complements the Downtown Streetscape Master Plan and Central Park Plan.

The western edge of the Plaza is a continuation of the Westminster Boulevard Central Core streetscape design, including a double-row of street trees, ornamental pavers and an elevated light canopy.

The northern edges of the Plaza complement ongoing plans for a ground-floor market with outdoor dining, residential entry and potential outdoor seasonal farmers' markets.

The southern edge of the site faces the existing JC Penney building and accommodates temporary programming surrounding this building.

The eastern connection along Fenton Street links the Center Park design with the Plaza through clear circulation, program, and use of lighting to create a larger Downtown promenade.



**SURROUNDING AREAS**

- 1. Westminster Boulevard Central Core
- 2. Market
- 3. Residential Lobby
- 4. JCPenney
- 5. Temporary Programming Area
- 6. Central Park
- 7. Retail / Restaurant
- 8. Future Commercial / Retail / Residential
- 9. Proposed Plaza Restaurant Space





# Circulation + Site Organization

## Circulation

The arrangement of the Plaza is designed to maintain connectivity through the Plaza with its various urban edges, as well as create clear pedestrian passageways to the Market, Residences, Restaurant, JCPenney, and other uses within the plaza.

### 4 Primary Connections

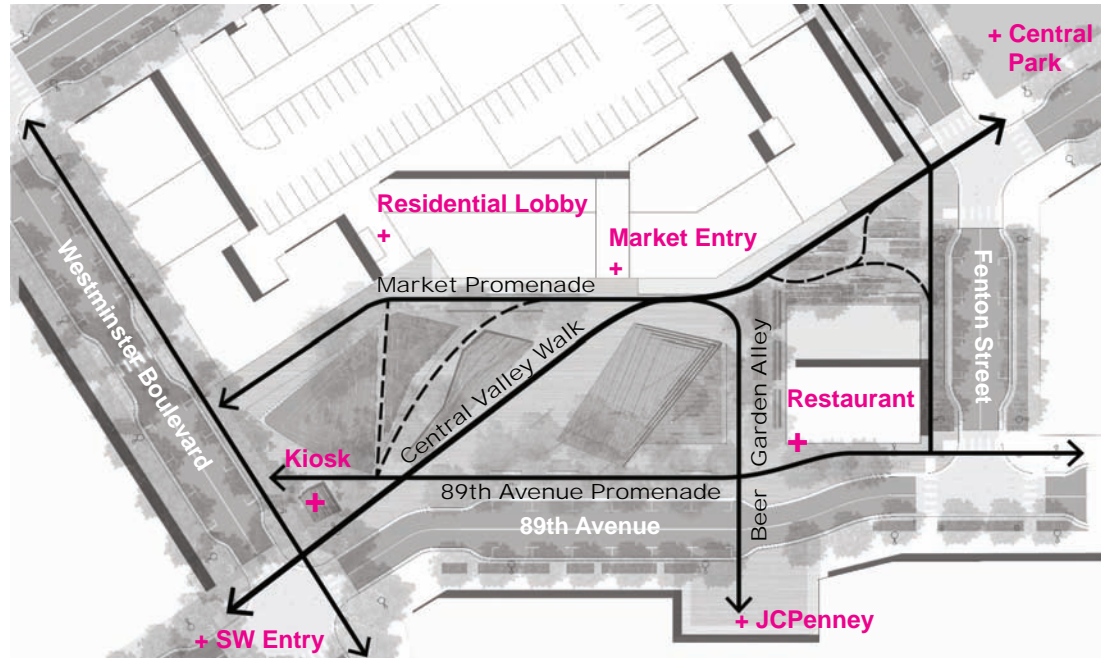


1. Central 'Valley' Walk
2. 89th Ave. Promenade
3. Market Promenade
4. Beer Garden Alley

### Secondary Connections



1. Knoll and Central Fountain Paths
2. Fenton St. Grove Paths



## Site Organization

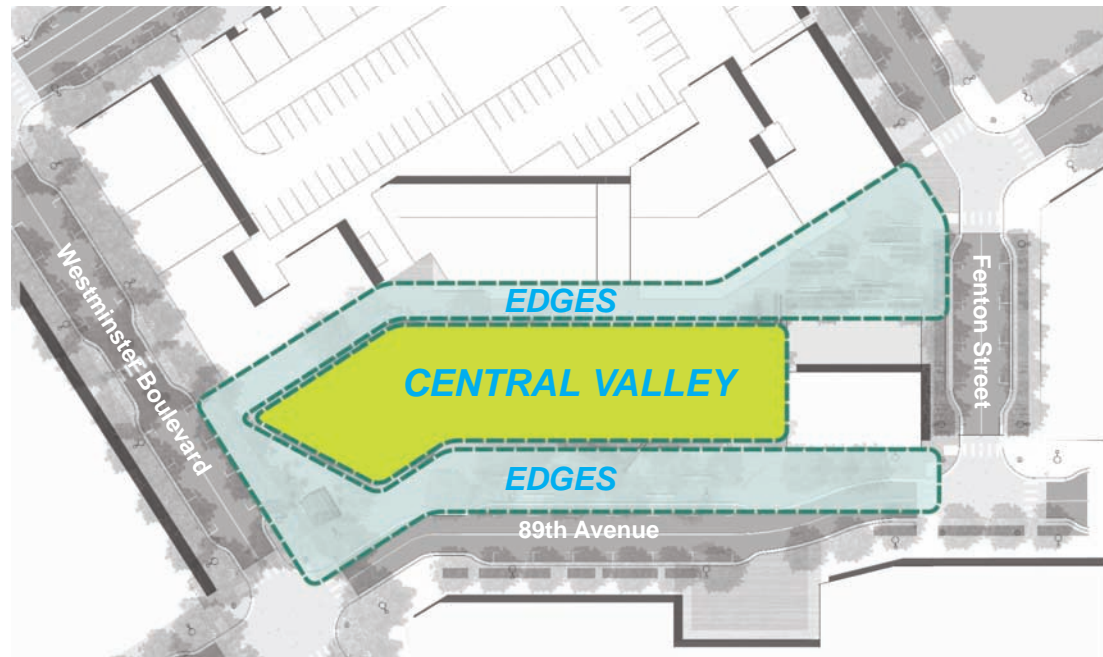
### Central Valley

The core of the Plaza conceives the central individual design elements as part of a larger 'Central Valley'. The primary central gathering and communal space for the Downtown and the City, The Central Valley includes a Central Clearing for events, a Knoll and Central Fountain, a Stage and Beer Garden. Combined, the elements within the Central Valley create an undulating programmatic and physical topography.

### Edges

The Plaza Edges adjacent to Westminster Boulevard, 89th Avenue, and Fenton Street, are defined by a series of shaded groves that offer small, intimately scaled seating areas under dense groupings of deciduous trees.

The Edge adjacent to the Market offers informal public cafe seating and a large seating element called 'The Lounger'. This zone invites market uses and users to spill out onto the Plaza, creating an active promenade for day-to day life.



## Program



Westminster's Central Plaza Master Plan establishes a diverse variety of spatial conditions to accommodate smaller, individual daily use needs alongside larger group activities and seasonal events.

The framework for the Central Plaza is based on the categories **Small**, **Medium**, **Large** and **Extra Large**. These classifications encompass the spectrum of potential Plaza uses, from the scale of one individual user, to one-thousand people, or more.



**SMALL** - Intimately scaled seating  
The Highline, NYC



**SMALL** - Informal cafes  
Philadelphia, PA



**MEDIUM** - Day-to-day Informal gathering  
Federation Square - Melbourne, AU



**MEDIUM** - Day-to-day civic destination  
Jamison Square - Portland, OR



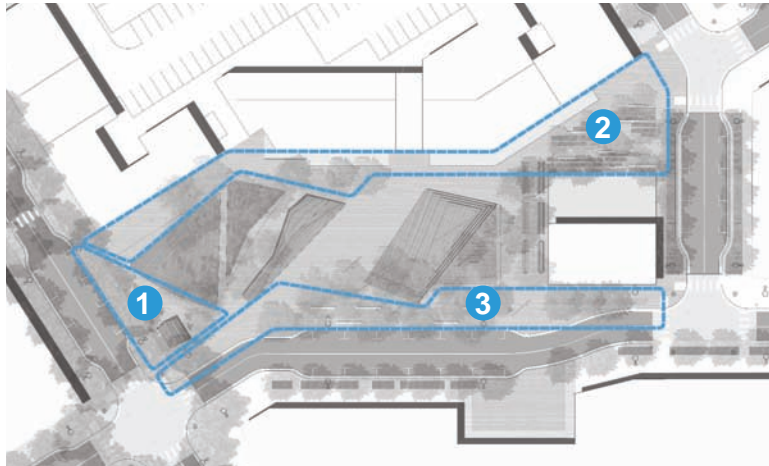
**LARGE** - Concerts + performances  
Sabadell, Spain



**EXTRA LARGE** - Festivals + large events  
Atlanta, GA

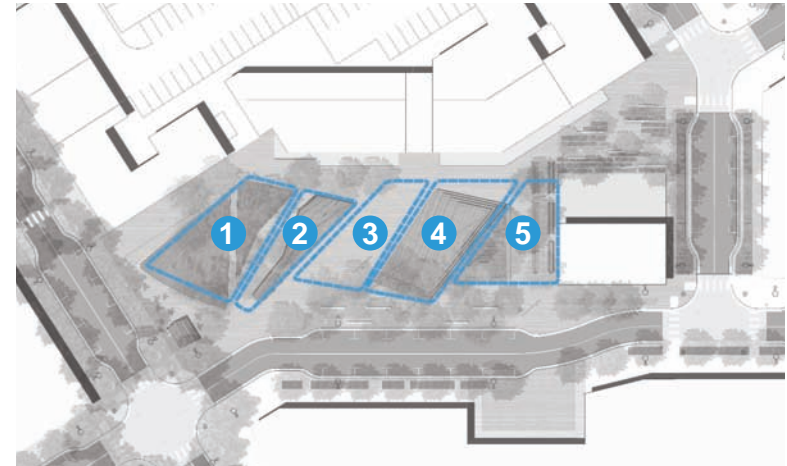


### Small



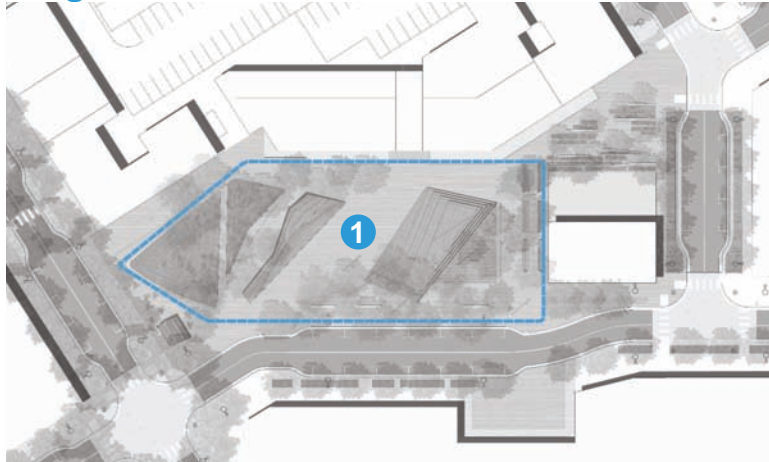
1. West Cafe + Kiosk
2. Market Promenade/cafe + Fenton St. Grove
3. 89th Ave. Promenade

### Medium



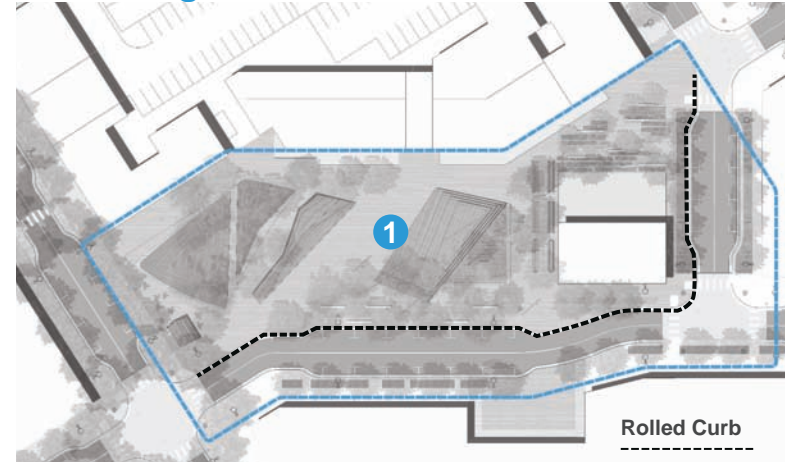
1. Knoll
2. Central Fountain
3. Central Clearing
4. Stage
5. Beer Garden

### Large



1. The Central Valley becomes a contiguous event + performance space, incorporating the Knoll, Central Fountain + Stage into a single unified event space.

### Extra Large



1. For regional-wide events, 89th Avenue + Fenton Street can be shut off to accommodate large crowds. A 3" 'rolled' curb on both streets seamlessly transitions the plaza to the street.





# Central Plaza Site Plan



*Aerial View Looking East*



*Central Clearing*



*Beer Garden*



*Fenton Street Grove*

# Site Plan

Within the Central Plaza, the Site Plan includes five specific areas organized around the framework of the Central Valley and Plaza Edges.

## 1. The Central Clearing

The primary event and gathering space for Downtown Westminster and the City.

Flexibility of use to accommodate a wide range of events and programmatic requirements.

Scaled to function as a day to day informal gathering space and hub for civic life central to the adjacent Market.

## 2. The Knoll and Central Fountain

### **The Knoll**

A sunny and shaded lawn for leisurely gathering, perched above the activity of the plaza.

A day to day 'front yard' for adjacent residents.

When the Plaza is programmed for large events, the Knoll becomes an additional seating and gathering space to accommodate large crowds.

### **The Central Fountain**

A Central Fountain creates subtle topography, a cool seating area, and an element of ambiance and sound within the plaza.

As a day-to-day attraction, the fountain creates a venue for civic life, including play, people watching, and seasonal activity.

## 3. Stage, Beer Garden + Swing Deck

### **The Stage**

An elevated platform consisting of warm, wood terraces, The Stage is a large piece of four sided 'furniture', a platform for daily leisure, activities, people watching, and sun bathing.

The Stage is oriented to provide views of all areas of the plaza, including a direct view of the winter solstice sunset over Mount Evans.

When programmed for larger performances, The Stage becomes the central focus of the Plaza, accommodating a variety of performers.

A canopy over the stage provides a year round architectural feature for shade and performances.

### **The Beer Garden**

The Beer Garden anchors the East end of the 'Central Valley', creating a daily social and entertainment destination. The activity of the Beer Garden extends Plaza life into the evening.

### **The Swing Deck**

The Swing Deck invites uses of all ages to have a leisurely swing amongst the bustle of the beer garden and restaurant.

The Swing Deck allows casual users to interact and perform in civic life. Envisioned as half art / half seating, the swings could potentially allow users to power and operate visual projections of light or noise within the plaza as they swing.

## 4. Fenton St. + 89th Ave Groves

Shaded Groves create pockets of seating for individuals, couples or small groups.

Intimately scaled, the Groves are opportunities to escape the activity of the plaza core, with opportunities for garden-like plantings and celebration of seasonal horticultural displays.

## 5. West Cafe + Kiosk

The western edge of the plaza is punctuated by a retail Kiosk and plaza that connects the space to the vibrant Westminster Boulevard Central Core.

An informal cafe welcomes the activity from Westminster Boulevard into the plaza, creating a destination and hub along the western boundary.

A flexible Kiosk allows for a variety of retail vendors to create an active node that anchors the corner of Westminster Boulevard + 89th Avenue.

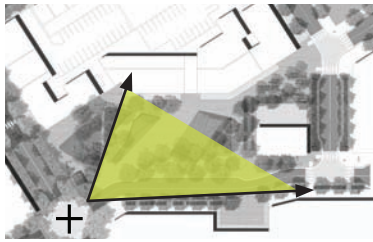




LEGEND

- |                     |                |                        |                                  |   |
|---------------------|----------------|------------------------|----------------------------------|---|
| 1. The Knoll        | 4. The Stage   | 7. Bike Parking Hub    | 10. Market Promenade             | 13. 89th Ave. Grove                     |
| 2. Central Fountain | 5. Beer Garden | 8. Fenton Street Grove | 11. Market Cafe and Wood Lounger | 14. Winter Solstice Marker              |
| 3. Central Clearing | 6. Swing Deck  | 9. Park Gateway        | 12. West Cafe + Kiosk            | 15. Plaza Restaurant with Outdoor Space |





## The Central Clearing

The Central Clearing, framed by the Knoll and Central Fountain to the West, and the Stage and Beer Garden to the east, is the center of the Central Plaza's topographic landscape. Framed by dense groves of shade trees, the Central Clearing forms the primary event and community gathering venue within the city.

For day-to-day use, The Central Clearing allows pedestrians to move between the active edges of the Beer Garden, Stage and Central Fountain. From this center point, users are encouraged to take their shoes off and stroll through the fountain, or climb the stage to perch and observe the surroundings on their way to their destination. Movable cafe tables and chairs provide flexible seating areas within the clearing. The space is well-suited to Food-Truck festivals and Pop-Up Markets while still supporting smaller day-to-day activities and events.



*Cultural festivals  
Old Town Square, Prague CZ*



*Winter Solstice Festival  
Vancouver, BC*



*Interactive pop-up programs  
Old Town Square, Prague CZ*



*Summer performances  
Traveling Performance*

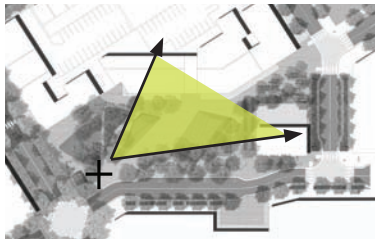






*Central Clearing*





## *The Knoll + Central Fountain*

The Knoll and Central Fountain create the western edge of the 'Central Valley.' The two features create an undulating landscape, dotted by groves of trees for shaded and sunny pockets.

The Knoll serves as the front lawn for adjacent residents, as well as a civic gathering space for performances and events.

The Central Fountain design references the geomorphic qualities of the Front Range. Its subtle topography invites users to climb the large outcrop while shimmering water atop the granite are perfect for dipping toes into water.

A cascading edge provides sound and ambiance, as well as another way to experience the water. The fountain can also be programmed to produce mist and fog effects, creating a dynamic attraction throughout the year.



*Shimmering water effect  
Normal, IL*



*Cascading water effect  
Jamison Square - Portland, OR*



*Fog + mist effects*



*Stone plinth  
Sugar Beach - Toronto, ON*



*The 'Front Lawn'  
Brooklyn, NY*



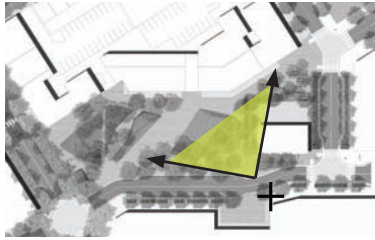
*Summer concert series  
Edgefield, SC*





*Central Fountain + Knoll*





## Stage, Beer Garden + Swing Deck

The eastern edge of the Central Valley is a daily social and entertainment destination for the Downtown as well as the entire city.

The four sided Stage invites users to perch on its warm wood terraces and participate in events, eat lunch, or people-watch. Approximately 5-6' in height, the stage enhances the sense of topography within the plaza, as well as invites users to scramble to the top for 360 degree views of the plaza and its surroundings.

The Beer Garden is associated with a proposed plaza restaurant, creating the opportunity to extend lively socializing into the plaza, creating an active hub, and extending plaza life into the evening.

A Series of oversized 'Swings' encourage users of all ages gather in the plaza in a way that is playful and leisurely. While the swings themselves encourage interaction, they can include further interactive art features to allow for users to become their own performers, through light, sound or visualizations.



*Stage as informal gathering  
Providence, RI, US*



*Beer garden  
Berlin, DE*



*Performance stage  
Westminster, CO*



*Swings  
Montreal, QC*



*Shade 'canopy' as art + Architecture  
Bryant Park, NYC, US*



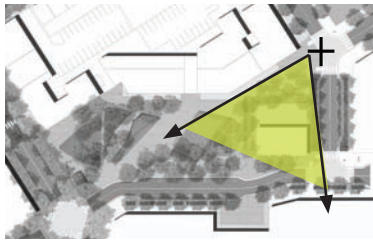
*Interactive art projections  
Santander City Hall, Belfast, IR*





*Beer Garden and Stage*





## Edge Groves

The periphery of the Plaza is bounded by passive shaded seating areas. These groves are scaled for daily use activities such as dining, lounging, and small-group socializing. The open plan allows Extra Large events to expand and integrate these areas as needed.

Clusters of trees provide ample shade, while the understory remains open enough to allow large events to expand across the entire Plaza. The ground-level vegetation hosts seasonal horticultural displays.

Overhead catenary lighting extends across Fenton Street from the Central Park to brighten the tree canopy in the evening, while ground-level lighting reveals enhanced paving. Double-sided seating blocks allow access from the plaza, street and market edges.



*Flexible seating for individuals or small groups  
Toronto, ON*



*Shaded seating Groves  
Rice University - Houston, TX*



*Architectural seating elements  
Union Station - Denver, CO*



*Planted understory - Glades*



*Seasonal horticultural displays*



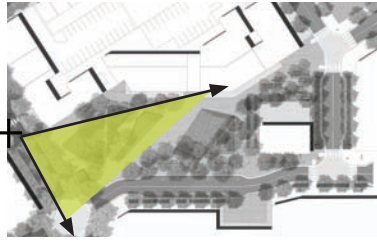
*Generously paved areas for circulation  
London, UK*





*Fenton Street Grove*





## West Cafe + Kiosk

The Central Plaza's western edge is anchored by a proposed retail kiosk and cafe. The Cafe and Kiosk stitches the plaza to the adjacent Westminster Boulevard retail street. The Kiosk can be designed to accommodate 'plug-and-play' programs, or rotating vendors and crafts.

A stepped terrace edge creates a moment of prospect and refuge away from the activity of street life. Sunbathing and people watching is encouraged along this inviting edge.

The Westminster Boulevard 'Balloon Canopy' can extend into the plaza from the street, providing a welcoming ceiling of light and ambiance over the cafe, drawing pedestrians into the plaza.



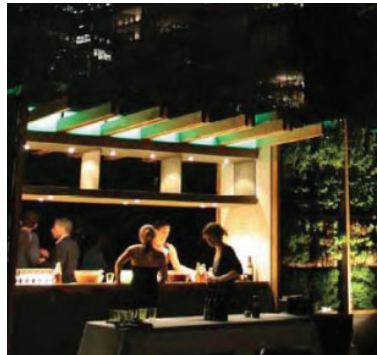
*Cafe seating,  
Philadelphia, PA*



*Stepped edge  
Shenzhen, CN*



*Permanent retail  
Denver, CO, US*



*Flexible kiosk  
"Salad Bar", Sydney, AU*



*Additional venue for street  
performers  
Grant Plaza, Philadelphia, US*



*Sunbathing + people watching  
Highline, NYC, US*





*West Cafe + Kiosk*



## Lighting

A quality lighting system is a critical design element which supports visitors' enjoyment of the nighttime environment while enhancing safety and security. Lighting will accommodate a variety of requirements from multiple users and residents adjacent to the Plaza.

A key goal of lighting design in the Public Realm is to use the right amount of light of the right color at the right time. This will not only reduce the lighting energy consumption but also improve the visual quality. When people are able to see better at night, they frequently report that the area feels safe. Achieving this goal requires that the lighting system provide the correct lighting levels, minimize glare, balance surface brightness, and enhance landscape features. A quality lighting design will use layers of ambient, task, and accent lighting then combine those layers at appropriate levels as the program requires.

The following describes the lighting design approach.

### *Create Layers of Light*

Varying brightness and the use of contrast of light and dark can complement the landscape design, create focus on feature elements, and define the circulation paths to create a secure public space.

*Ambient* - Pedestrian-scale luminaires can provide light for the primary circulation zones.

*Task* - Identify the entry points and other important nodes that visitors will need for guidance and wayfinding.

*Accent* - Featuring the landscape elements with light enlivens the Central Plaza at night. Varied levels of brightness will create a visual hierarchy which supports the focal point. Lighting vertical surfaces or landscape also improves sense of security by extending the views.

*Events* - Supplemental lighting will be needed for special events which utilize the stage area and accommodate audience flows.

### *Integrate Lighting with Landscape and Structures*

Low level lighting and landscape accent lighting should be concealed within landscape and structural elements.

### *Interactive and Seasonal Effects*

Color-changing, color-chasing and other visual effects can be programmed and played-back for various seasons, holidays or special events.



# Lighting

## Sustainable Lighting

### *Illuminate What is Needed*

Ambiance, safety and security, effective light control throughout the site will minimize energy use, maintenance costs, and impacts on surrounding neighbors.

### *Illuminate When it is Needed*

Lighting control zones may be used to turn some lighting off after a curfew, while pathway and structure lighting may remain on all night.

### *Minimize Light Trespass*

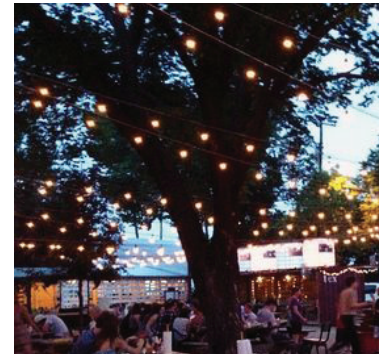
Light trespass onto neighboring residences or adjacent properties will be minimized with prudent equipment selection, careful placement, lamp shielding and proper aiming.

### *Minimize Light Pollution*

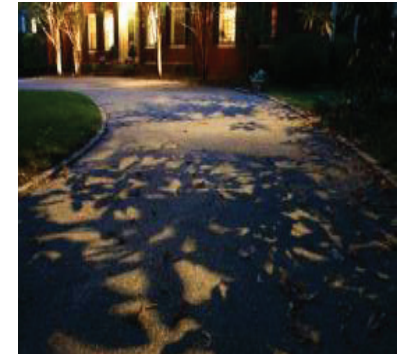
The lighting within the Central Plaza will be well shielded and designed to limit light levels to help maintain dark skies.



*Column fixed Flood Lighting*



*Catenary Lighting*



*Moon Lighting*



*Integrated seating + lighting*



*Accentuation of Architecture + performance lighting*



*Programmable color displays + projections*

# Lighting Plan



# Estimate of Probable Costs

Estimate of Probable Cost 02-18-2016

DESCRIPTION	TOTAL	UNIT	UNIT COST	TOTAL COST
<b>PLAZA</b>				
<b>HARDSCAPE</b>				
WOOD DECKING - STAGE	7,000	SF	\$ 50.00	\$ 350,000.00
CONCRETE PAD - UNDER DECK	3,600	SF	\$ 5.00	\$ 18,000.00
CONCRETE UNIT PAVERS - TYPE VARIES	38,000	SF	\$ 15.00	\$ 570,000.00
GRANITE WATER FEATURE PAVING	2,000	SF	\$ 100.00	\$ 200,000.00
WATER FEATURE MECHANICAL + RESERVOIR	1	LS	\$ 700,000.00	\$ 700,000.00
WATER FEATURE TAP FEE	1	LS	\$ -	\$ -
<b>SOFTSCAPE</b>				
EARTHWORK - KNOLL (Import Fill)	450	CY	\$ 32.00	\$ 14,400.00
TOP SOIL (4")	115	CY	\$ 70.00	\$ 8,050.00
TURF LAWN	4,800	SF	\$ 1.50	\$ 7,200.00
SHRUBS & ORNAMENTAL GRASSES	2,400	SF	\$ 12.00	\$ 28,800.00
DECIDIOUS TREE (2.5" - 3.0" CAL.)	63	EA	\$ 550.00	\$ 34,650.00
DECIDIOUS TREE (5.0" - 6.0" CAL.)	12	EA	\$ 1,000.00	\$ 12,000.00
SILVA CELL	6,600	SF	\$ 42.00	\$ 277,200.00
STRUCTURAL SOIL	10	EA	\$ 1,500.00	\$ 15,000.00
STEEL PAVER GRATE	40	EA	\$ 100.00	\$ 4,000.00
SUBSURFACE ACHORING SYSTEM	40	EA	\$ 400.00	\$ 16,000.00
<b>STRUCTURES</b>				
RETAIL KIOSK *	1	EA	\$ 125,000.00	\$ 125,000.00
RESTROOMS	1	EA	\$ 100,000.00	\$ 100,000.00
SHADE STRUCTURE *	6	EA	\$ 25,000.00	\$ 150,000.00
<b>SEAT WALLS / FURNISHINGS / OTHER</b>				
CONCRETE SEAT WALLS - KNOLL, 89TH STREET GROVE + NE GROVE	500	LF	\$ 100.00	\$ 50,000.00
LITTER / RECYCLING RECEPTICLES	10	EA	\$ 1,500.00	\$ 15,000.00
BIKE RACKS	20	EA	\$ 1,000.00	\$ 20,000.00
PLANTER POTS	20	EA	\$ 2,500.00	\$ 50,000.00
SWINGS *	7	EA	\$ 5,000.00	\$ 35,000.00
CUSTOM SITE FURNISHINGS - ALLOWANCE *	1	LS	\$ 100,000.00	\$ 100,000.00
NON-FIXED SITE FURNISHINGS - ALLOWANCE	1	LS	\$ 120,000.00	\$ 120,000.00
LIGHTING *	1	LS	\$ 350,000.00	\$ 350,000.00
IRRIGATION	1	LS	\$ 50,000.00	\$ 50,000.00
INFRASTRUCTURE AND DRAINAGE	1	LS	\$ 75,000.00	\$ 75,000.00
			<b>SUBTOTAL</b>	<b>\$ 3,370,300.00</b>

\* OPPORTUNITY FOR PUBLIC ART

PLAZA COSTS

**CONSTRUCTION TOTAL \$ 3,370,300.00**

15% CONTINGENCY + 15% GENERAL CONDITIONS

\$ 1,011,090.00

**TOTAL COST - PLAZA**

**TOTAL**

**\$ 4,381,390.00**

NOTES
Assumes concrete footings and steel structure. Includes 1000,sf Facia
Accounts for 50% Permeable, 25% Standard Concrete, 25% Standard Concrete - Vehicular (Emergency + Service Access)
Granite blocks, paving and above grade structure
Includes Mechanical + Electrical
Provided By City of Westminster
Planting - includes plant material, mulch and soil prep.
\$400 SF - Conditioned Space
\$400 SF - Conditioned Space
PRECAST SITE WALLS

# Appendix

*Westminster Downtown Specific Plan*

Issued by City of Westminster  
July 2015

*Westminster Downtown Roadway  
Lighting Plan*

Issued by Clanton & Associates,  
December 2015

*Downtown Westminster South Park, East  
Park and Center Parkway Master Plan  
Alternatives DRAFT*

Issued by DTJ Design  
September 2015

*Downtown Westminster Center Park  
Master Plan DRAFT*

Issued by Sasaki Associates and  
Matrix Design Group  
January 2016





Westminster  
Downtown  
Center Park  
Master Plan





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*02 Planning Framework*

*03 Design Principles*

*04 Center Park Master Plan*

*05 Elements*

*06 Probable Costs*



# Acknowledgements

## Design Team

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Matrix Design Group | Landscape Architect & Civil  
Engineer

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Patrick Chellin  
Ian Anderson

Horton Lees Brogden | Lighting Design

Carrie Hawley  
Robyn Goldstein

## City of Westminster

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Alberto Garcia	Mayor Pro Tempore
Bruce Baker	Councillor
Emma Pinter	Councillor
Anita Seitz	Councillor
Maria De Cambra	Councillor
Shannon Bird	Councillor

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Steve Smithers	Deputy City Manager
Jody Andrews	Deputy City Manager
David Frankel	City Attorney
John Carpenter	Community Development Director
Tammy Hitchens	Finance Director
Doug Hall	Fire Chief
Debbie Mitchell	General Services Director

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Lee Birk	Police Chief
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Mac Cummins	Planning Manager
Sarah Nurmela	Downtown Westminster Real Estate and Development Manager
John Burke	Downtown Westminster Construction and Development Manager
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Bob Hose	Fire Marshall
Jeri Elliott	Sr. Management Analyst, Police Department
Mona Choury	Management Analyst
Jackie Bowers	Executive Assistant
Becky Eades	Landscape Architect II
Kathy Piper	Landscape Architect II

**Other Consultants**

Project for Public Spaces

Meg Walker	Vice President
Elena Madison	Vice President





# Introduction

This master planning document represents the culmination of a six-month process to analyze, design and program Center Park, a three-acre site that is central to Westminster's new downtown. The role of a master plan is not to articulate the fine details of a physical design, but rather to create a physical framework capable of capturing and expressing the goals of the space.

This document is organized into chapters that reflect the process and outcomes of this effort. This introduction provides a high-level summary of the overall vision for the

park. The Planning Framework chapter articulates the planning context for the park in terms of other city initiatives. The Design Principles chapter outlines the specific goals and principles that will drive the physical framework. The Center Park Master Plan chapter describes the physical design process and the selected framework systems – circulation, topography and planting. The Park Elements chapter visualizes the unique elements that are embedded within park systems and give the park its unique identity. Lastly, the Probable Costs chapter addresses the material composition, quantities and

associated costs of the recommended master plan.

Though adjustments to the master plan are always to be expected as it moves into more specific physical design, this document prescribes an approach that is both robust physically and supported by the city yet adaptable to further refinement.

## Center Park Vision

The vision for Center Park is to create a great urban, public square - one that welcomes and offers exciting opportunities to those that live in the new downtown as well as those visitors who come from throughout Westminster and the region. A great diversity of uses and activities coexist in the master plan design - passive spaces for environmental education and play in the garden edge, active places for eating, drinking and gaming in the urban edge, flexible gathering areas such as the central lawn, and memorably unique experience of artful elements like the special lighting, architecture and water features.

The master plan provides a framework for these diverse experiences, yet guide them through a strong unifying physical framework that includes hierarchy of circulation, topography, and planting layers. The Promenade - a distinctive pathway that bisects the park - helps to organize the major programmatic zones of the park - the Night Grove, the Central Lawn and the Garden Edge.



*Diverse Seating*

*Lawn on D  
Boston, MA*



*People Spaces*

*Schenley Plaza  
Pittsburgh, PA*



*Flexible Places*

*National Harbor Plaza  
National Harbor, MD*



*Iconic Lighting*

*Spruce Street Harbor Park  
Philadelphia, PA*



*Sustainability*

*Jamison Square  
Portland, OR*



*Colorful Environments*

*Lawn on D  
Boston, MA*







More than any other word used during the design process, a call for Center Park to be “unique” led to a series of recommendations for special defining elements in the park. The charge is to create a place that not only draws visitors back again and again, but also that rewards them with destination experiences they cannot find anywhere else in the region.

The Balloon Pavilion, for instance, is a shade structure within the park’s Garden Edge. Yet, it is unlike any shade structure visitors will have ever seen. Colored swaths of fabric are shaped to be referential to Westminster Mall’s famed hot air balloon sculpture - a unique and memorable part of the site’s history and the city’s collective memory of this evolving place. Fire pits, reminiscent of the burners that enable hot air balloons to take flight - provide cozy spaces on colder evenings for gathering, while heliotropic plants provide daytime color and habitat.











# Planning Framework

The Center Park Master Plan is but one of a number of targeted initiatives associated with the broader desire to create a new urban downtown core for the City of Westminster. There is currently excitement and demand in Westminster for an authentic downtown experience. Vibrant public spaces – ones that reflect the character of the community and are different from the spaces that already exist in Westminster – will be key for the success of the new downtown.

As such, the master planning process for

Center Park included extensive reflection on the goals and principles that are core to the planning drivers, namely the 2014 Downtown Specific Plan and the 2014 Placemaking in Downtown Westminster Report. This chapter includes the most frequently referenced plans and briefly summarizes those goals and principles that serve as the foundation for the Center Park master plan recommendations that follow.

In addition, the Center Park design team

worked closely throughout the course of the creation of this master plan with the design teams that are exploring the streetscape improvements and other key public spaces such as the Center Plaza and the East Park. Together, these teams understood the unique contributions, synergies and opportunities of each public space within the broader context of the whole of the new development as well as the city-wide open space system.

# Downtown Specific Plan

The Downtown Specific Plan describes the open space network for Westminster Downtown. In this plan, Center Park is imagined to be a major community gathering space. Further, it explains:

“While four streets shape the park’s edges, the special experience of the green space should be thought of as spanning to the faces of the buildings on the far sides of the streets. Lining these park edges with a mix of active uses and frontages will help to define both its edge and its function as a place for the general public and not just a residential park. A café, a book kiosk, bike rental, or similar uses can help activate the park and complement green space programming. A limited amount of commercial uses may be permitted with City approval.”

The Specific Plan calls for a mix of both formal and informal activities to accommodate and attract a wide range of users.



*Development Plan*



*Informal Lawn*



*Family Destination*



*Park Edges*

IMAGES REPRINTED FROM DOWNTOWN SPECIFIC PLAN





# Placemaking in Downtown Westminster

The Placemaking in Downtown Westminster report outlines goals and program for Center Park, including:

1. Plan for People and Places
2. Start with a Program of Activities
3. Create Destinations
4. Triangulate
5. Activate Edges
6. Flexible Design
7. A Seasonal Strategy
8. Access
9. Reach Out Like an Octopus
10. The Inner Square & the Outer Park
11. The Central Role of Management
12. “Lighter, Quicker, Cheaper”

The program diagram for Center Park included in the report serves as the baseline for the design work in this master plan.



*Movable seating*



*Gardens*



*Markets*



*Games*

IMAGES REPRINTED FROM PLACEMAKING IN DOWNTOWN WESTMINSTER







# Design Principles

The desire to make Center Park an iconic destination requires a powerful design vision, but one driven by understanding of both the context of public space in the region and lessons learned from other successful open spaces nationally and internationally. Working closely with the client team, the creation of design principles was central to the design process for this master planning effort.

In terms of regional understanding, the team looked closely at what is working well locally and regionally by critically evaluating a series

of known public spaces. This occurred both as tours and visits as well as an online survey. The most successful local spaces managed to provide for flexible uses while also including iconic and memorable elements. The least successful failed to respond to the regional climate – both in terms of the need for shade and the creative use of limited water resources.

Careful analysis of national and international precedents also was key to the development of design principles. We conducted a visual preference exercise grouped by theme

– gateways, play, water, games, health, and seating. We had a focused workshop focused on the team’s experience of other public spaces. We studied scale comparison examples of other successful parks similar in acreage, shape and ambition to Center Park. From those efforts, we synthesized the principles that follow in this chapter: space, seating, color, shade, program flexibility, lighting, seasonality and sustainability.

Though Center Park will be a unique asset for the City of Westminster, there is much to be learned from other similarly-scaled and successful public spaces from around the country. The design and client team looked carefully at numerous park precedents to help illustrate and articulate goals for Center Park. The following pages outline eight principles that were developed through this exercise: space, flexibility, shade, seating, lighting, color, seasonality and sustainability.

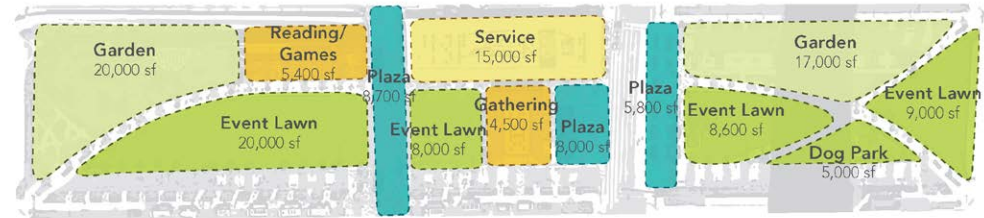
### LAWN ON D

Boston, MA  
2.2 acres



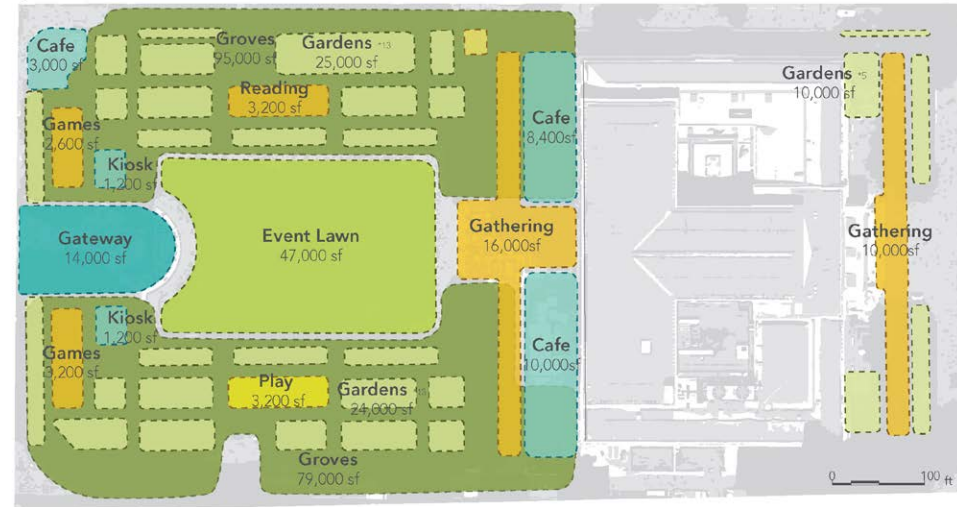
### KLYDE WARREN PARK

Westminster, CO  
5.2 acres



### BRYANT PARK

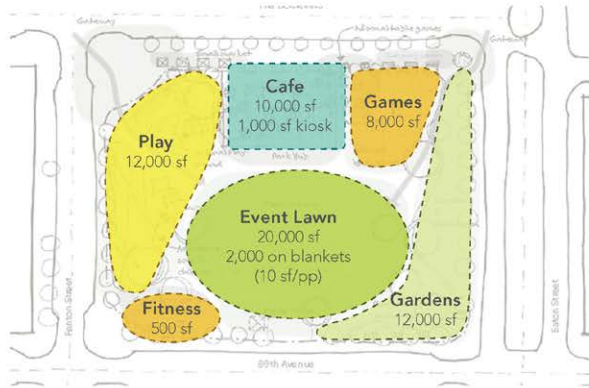
New York City, NY  
9.6 acres





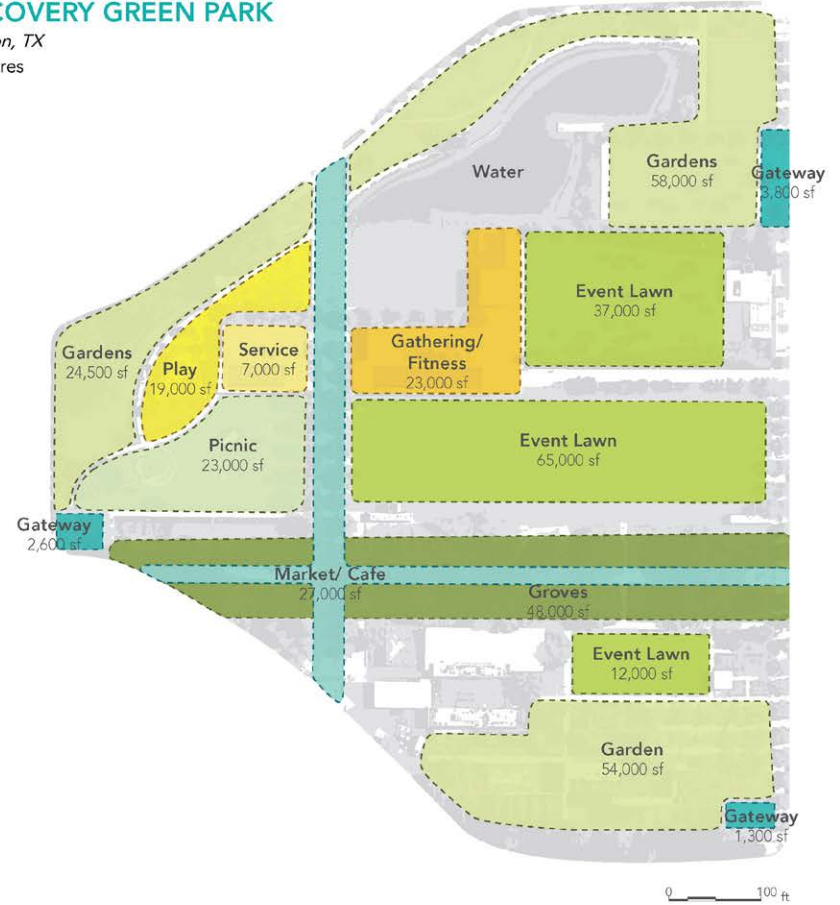
## WESTMINSTER CENTRAL PARK

Westminster, CO  
2.7 acres



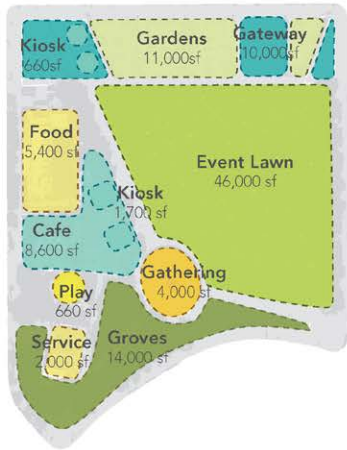
## DISCOVERY GREEN PARK

Houston, TX  
11.8 acres



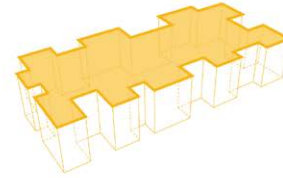
## SCHENLEY PLAZA

Pittsburgh, PA  
3.4 acres





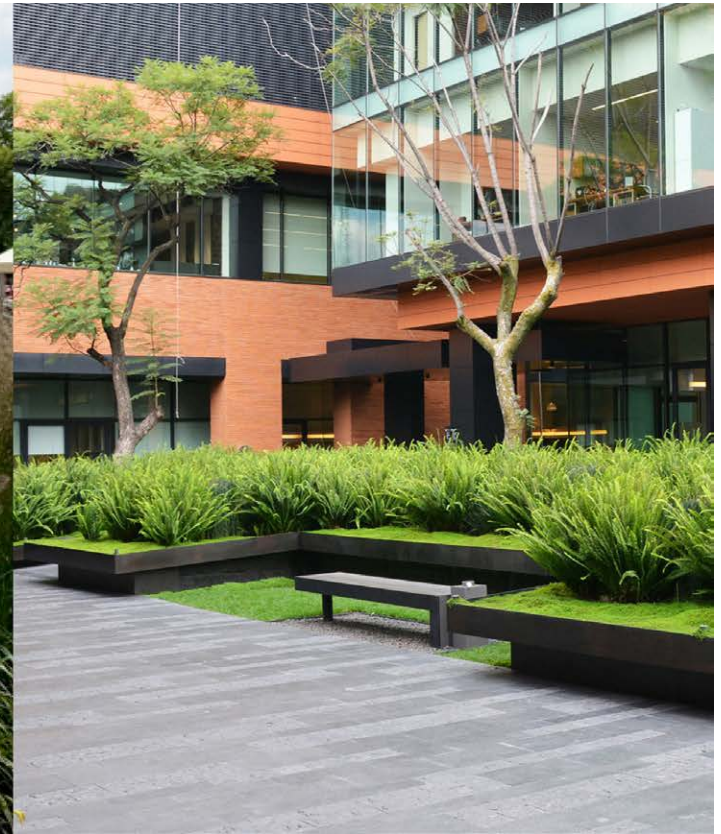
## SPACE



Center Park will offer a range of spaces, including pockets of space - or “nooks and crannies” that enable small-scale gathering and intimate experiences. These spaces should include human-scaled planting elements, seating and access to larger views.



*Schenley Plaza  
Pittsburgh, PA*



*Coyoacán Corporate Campus  
Mexico City, Mexico*





## SEATING



While many public spaces offer extensive seating opportunities, sometimes these arrangements are driven largely by plan geometry rather than by human comfort. Seating in Center Park will include fixed seating that is configured for interaction and comfort as well as movable seating for flexibility.

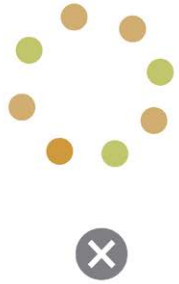


*Vanke Central Plaza  
Zhengzhou, China*



*Lawn on D  
Boston, MA*

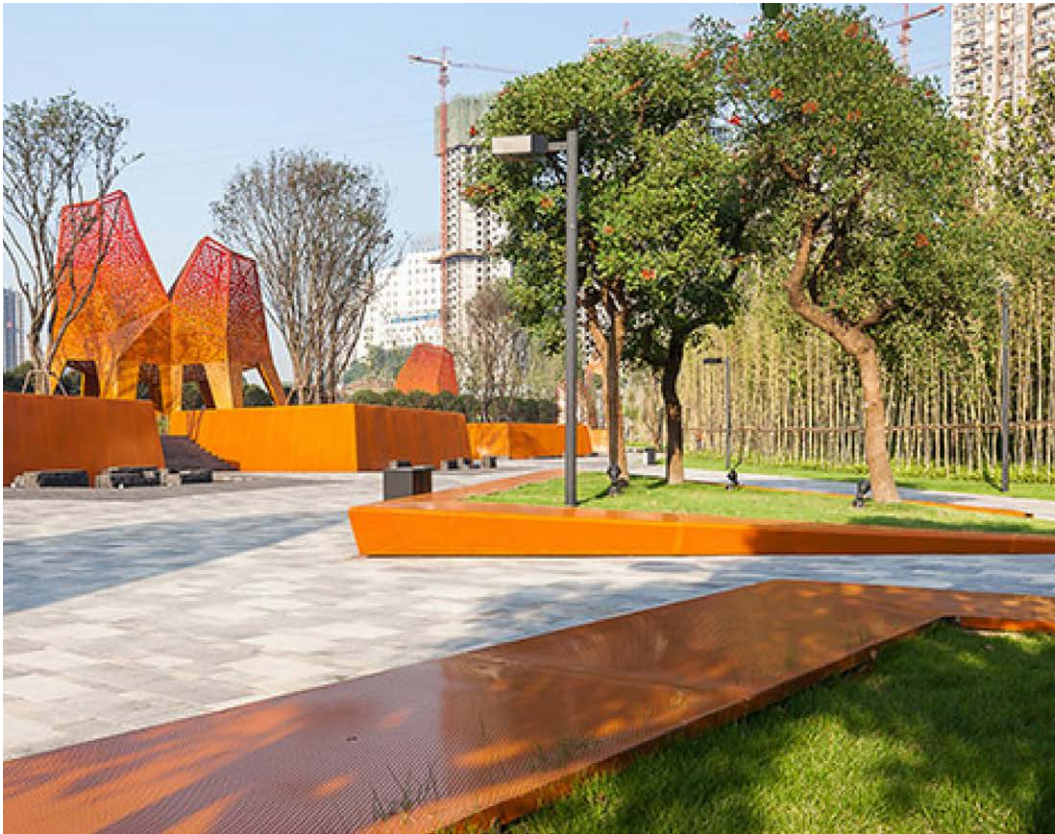




## COLOR



Center Park will be a unique open space that provides users with rich visual environments, including the use of color in bold and large ways. Color in the landscape can be provided through large sweeps of colorful plant materials, rich material choices, vibrant lighting choices and finishes associated with park furnishings.



*Fengming Mountain Park  
Chongqing, China*



*Lurie Garden  
Chicago, IL*





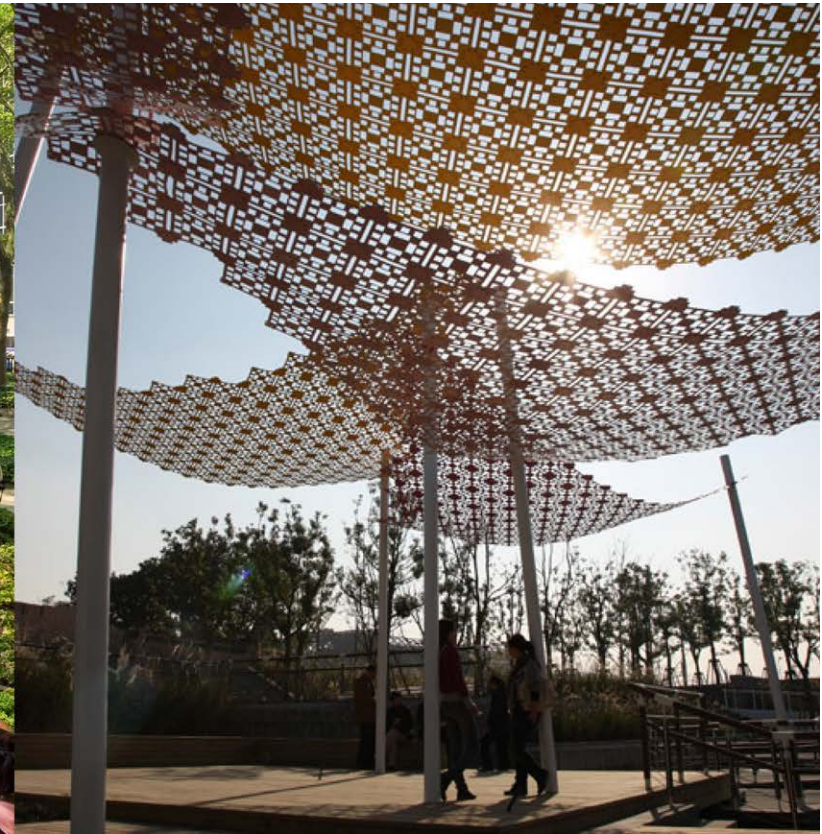
## SHADE



Given Westminster's uniquely sunny climate, shade is critical to enable users to spend time in the park and extend human comfort. Center Park will provide extensive areas of shade including large canopy tree planting zones and shade canopies or structures. These features can also help to give identity to the park.

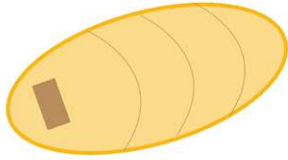


*Bryant Park  
New York, NY*

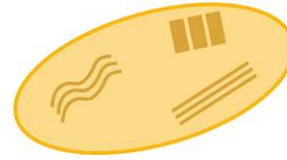


*Houtan Park  
Shanghai, China*





## PROGRAM FLEXIBILITY



Center Park will undoubtedly be a place for outdoor performances and festivals. Previous studies suggest the need for a mid-sized space to accommodate approximately 2,500 people. The park will be designed to accommodate these uses with a high level of flexibility, avoiding single-use spaces or overly specific program elements.



*Fengming Mountain Park  
Chongqing, China*



*Miami Beach Soundscape  
Miami Beach, FL*

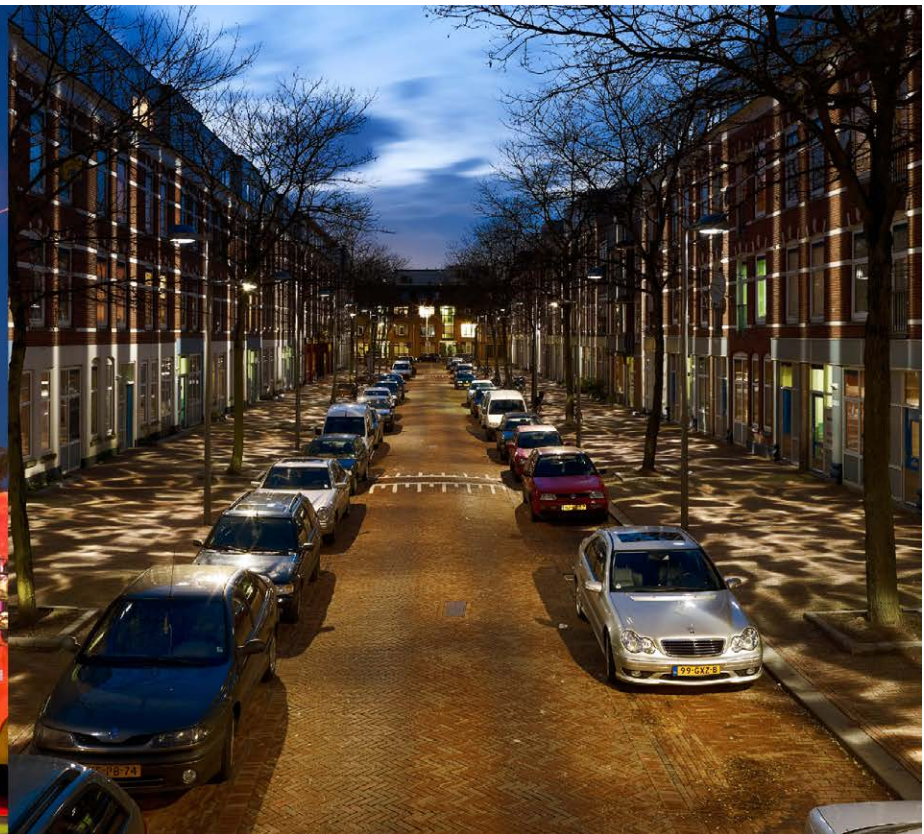




At a fundamental level, park lighting provides users with an appropriate level of visibility and a sense of safety. Given Center Park's prominence and iconic nature, park lighting will also be unique and memorable. Lighting effects can include custom fixtures, unique architectural illumination, colored light, or lighting displays.

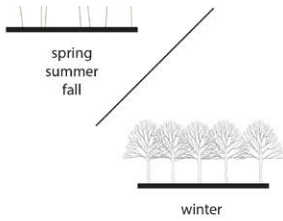


*Lawn on D  
Boston, MA*

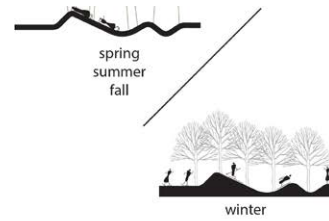


*Broken Light  
Rotterdam, Netherlands*

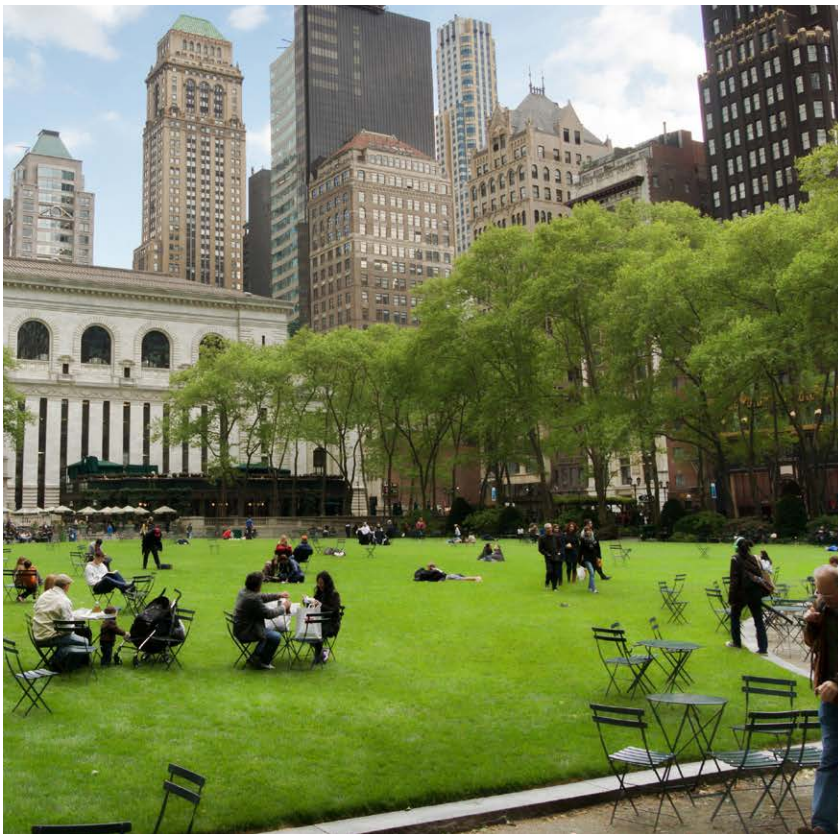




## SEASONALITY



Successful public space provides a diversity of experiences throughout the year. Westminster's diverse climate - from long, sunny days of summer to occasional snowy and cold days of winter - establishes a rich array of seasonal conditions for Center Park's design and programming to capitalize on.

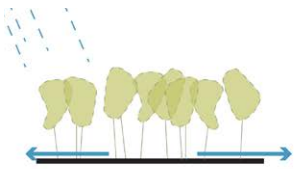


Bryant Park  
New York, NY

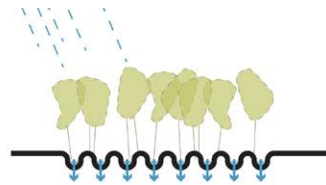


Bryant Park  
New York, NY





# SUSTAINABILITY



Many of the country's best public spaces are also models for environmental sustainability. Given the context of water - both in terms of flooding and drought - Center Park can be an outdoor learning environment about the most responsible and innovative ways to capture and celebrate rain.

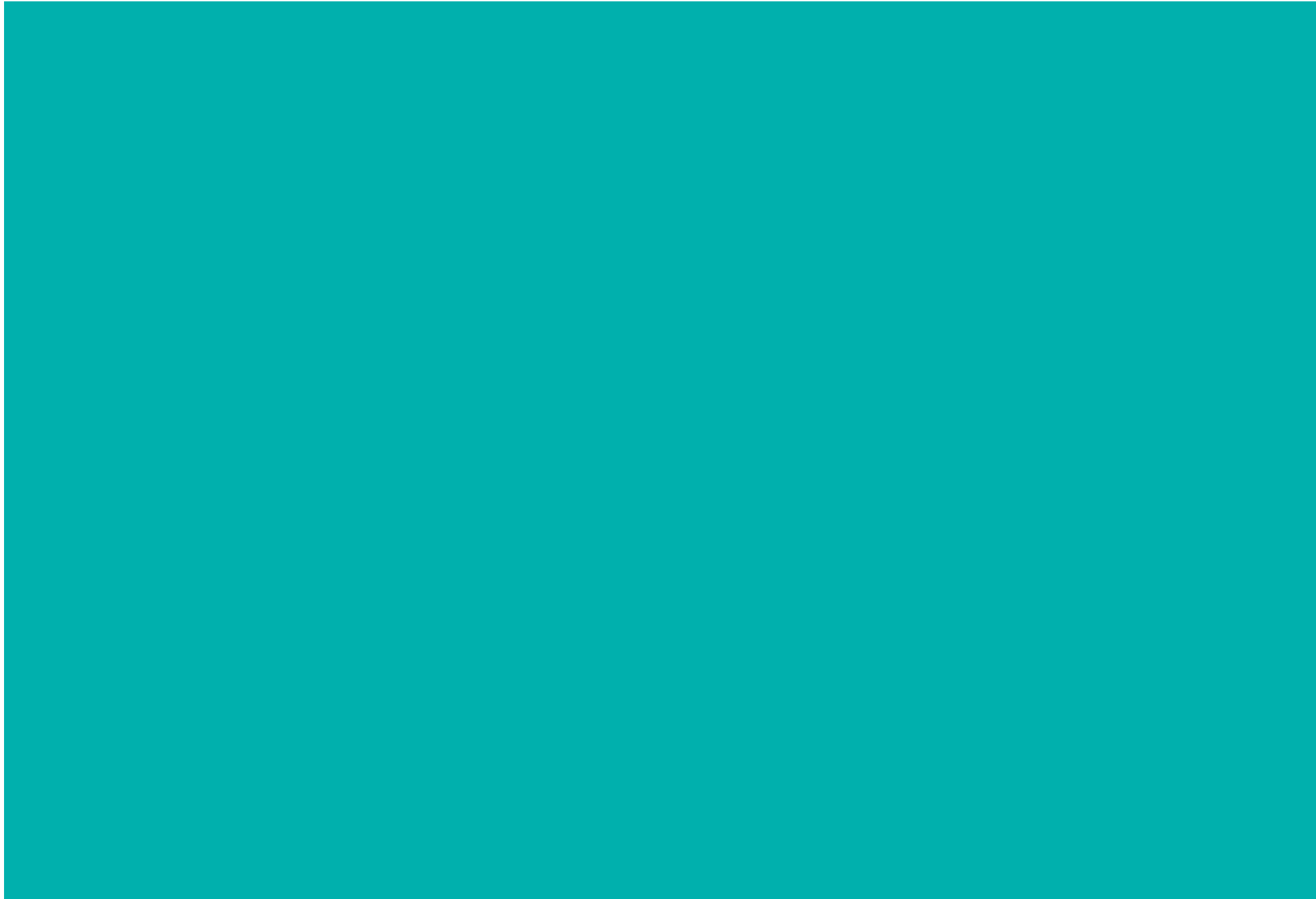


*Railway Station  
Templeuve, France*

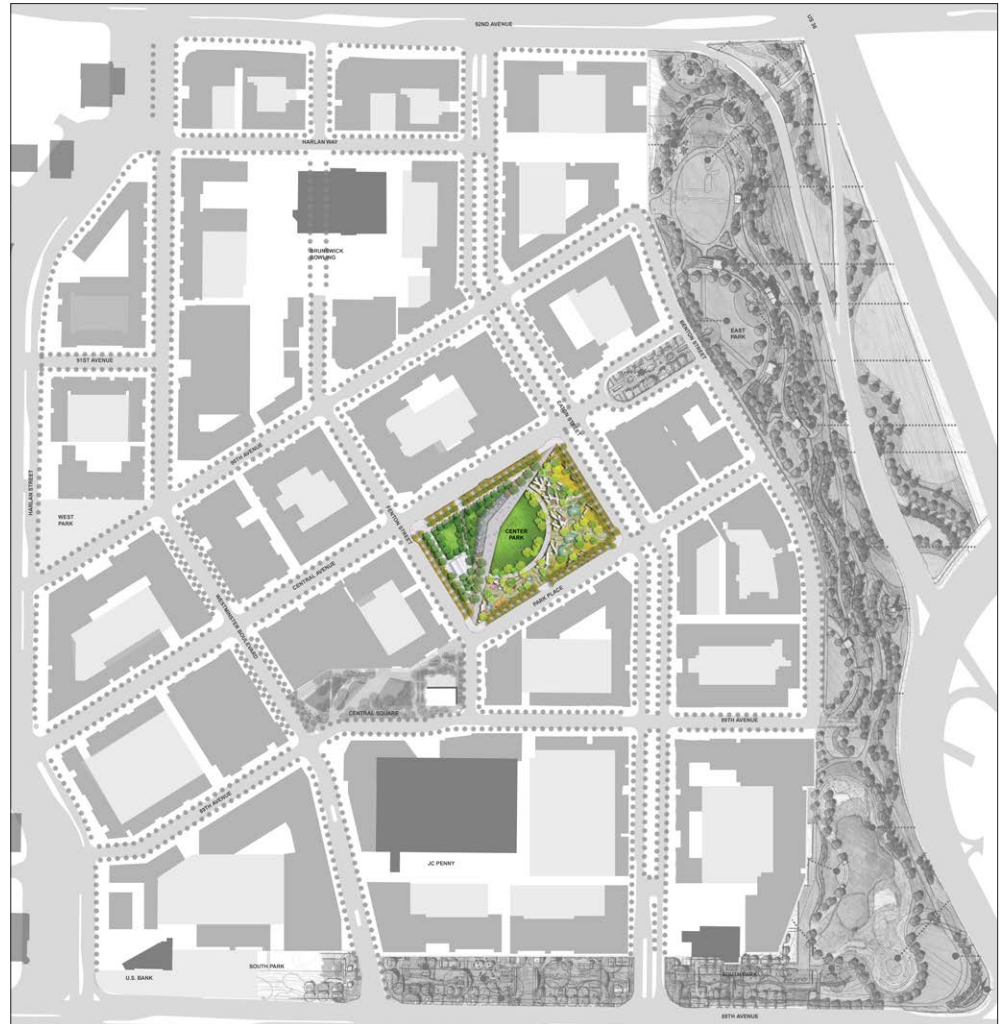


*Lonsdale Street  
Dandenong, Australia*





# Center Park Master Plan



*Downtown Westminster Site Plan  
(Compiled by Wenk Associates)*

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## Design Explorations

The design team developed three alternative concepts for Center Park that adhered to the stated design principals and accommodated the desired program, each with a vibrant but distinct formal and material character. The Foothills scheme created a series of “rooms” of activity, the largest of which was a tilted event lawn with concession space tucked underneath and cascades of water falling on either side. Night & Day offered a cool shaded nighttime grove, fountain, and pavilion on the northwest side, contrasted by a warm, colorful sunny southeast side, with major circulation space passing diagonally across the space between the two. Finally, the Circuit offered a dynamic urban plaza, a crossroads that could transform into a wintertime skating circuit, passing under catenary lighting structures above.



## FOOTHILLS







NIGHT & DAY



THE CIRCUIT



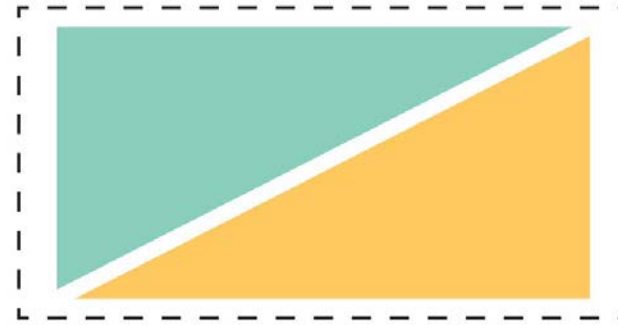
NIGHT & DAY



THE CIRCUIT

## Center Park Vision

The client group selected the Night & Day scheme for further development, drawn in by the idea of two dramatically different environments within the space, as well as the prominent diagonal pedestrian connection between Central Square and East Park. In refining the concept, the design team was asked to consider folding in favorite elements from the other two schemes: from the Foothills, the idea of topography, and from the Circuit, catenary lighting. The final Night & Day design thus elevates the space behind the water feature to gain prospect from the Night grove out to the sunny Day spaces. Giant stone blocks around the event lawn create spaces and climbing opportunities and represent the iconic Colorado landscape where mountains transition to plains. The southwest corner of the park is unified by an overhead structure that provides catenary lighting and serves as a gateway to Central Square.



## NIGHT & DAY









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## *Program + Activities*

The Night & Day Center Park design accommodates the full mix of program envisioned in the Placemaking in Downtown Westminster report, which is intended to keep the space thriving and active at different times of the day, different times of the year, and with people of all ages, abilities, and walks of life. Play elements for both children and adults are clustered near each other—or triangulated, in the words of PPS—to create vibrant nodes of activity. Fixed elements like these, along with the concessions pavilion and water feature, are complimented by a variety of flexible open lawn and garden spaces of different scales that can play host to events ranging from a concert for thousands to a yoga class for twenty. The design promises to provide the stimulating community gathering space that the people of Westminster seek.



*Addison Arts and Event District, Addison, TX*



*Indianapolis Waterfront, Indianapolis, IN*

CENTRAL AVENUE

FENTON STREET

GARDEN  
GARDEN

GARDEN

STAR  
GAZING

GARDEN

FITNESS

WATER/  
PLAY

LAWN

CAFE/  
OUTDOOR  
DINING

ROCKY STONE PLAZA  
"MOUNTAINS"

HELIOTROPIC  
GARDEN  
"PLAINS"

EATON STREET

HELIOTROPIC  
GARDEN  
"PLAINS"

BALLOON  
SHELTER

PLAY

GAMES/  
PLAY

HELIOTROPIC  
GARDEN  
"PLAINS"

PARK PLACE

NIGHT & DAY



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## *Circulation*

As the crossroads and central gathering place for the Downtown, Center Park facilitates pedestrian movement with permeable park edges and walks connecting into the central gathering space from all directions. As a key open space link between the Central Square to the southwest and East Park to the northeast, the park features the grand Promenade crossing diagonally from one corner to the other. That wide walk will serve as a direct pedestrian route as well as vehicular access for to the park for event staging or emergency access. The Arc is the counterpoint to the Promenade, providing for more leisurely strolls around the event lawn, where visitors can experience the life of the open lawn and shade trees on one side, and the pockets of activity within the stone block foothills, gardens, and balloon shade structures on the other.

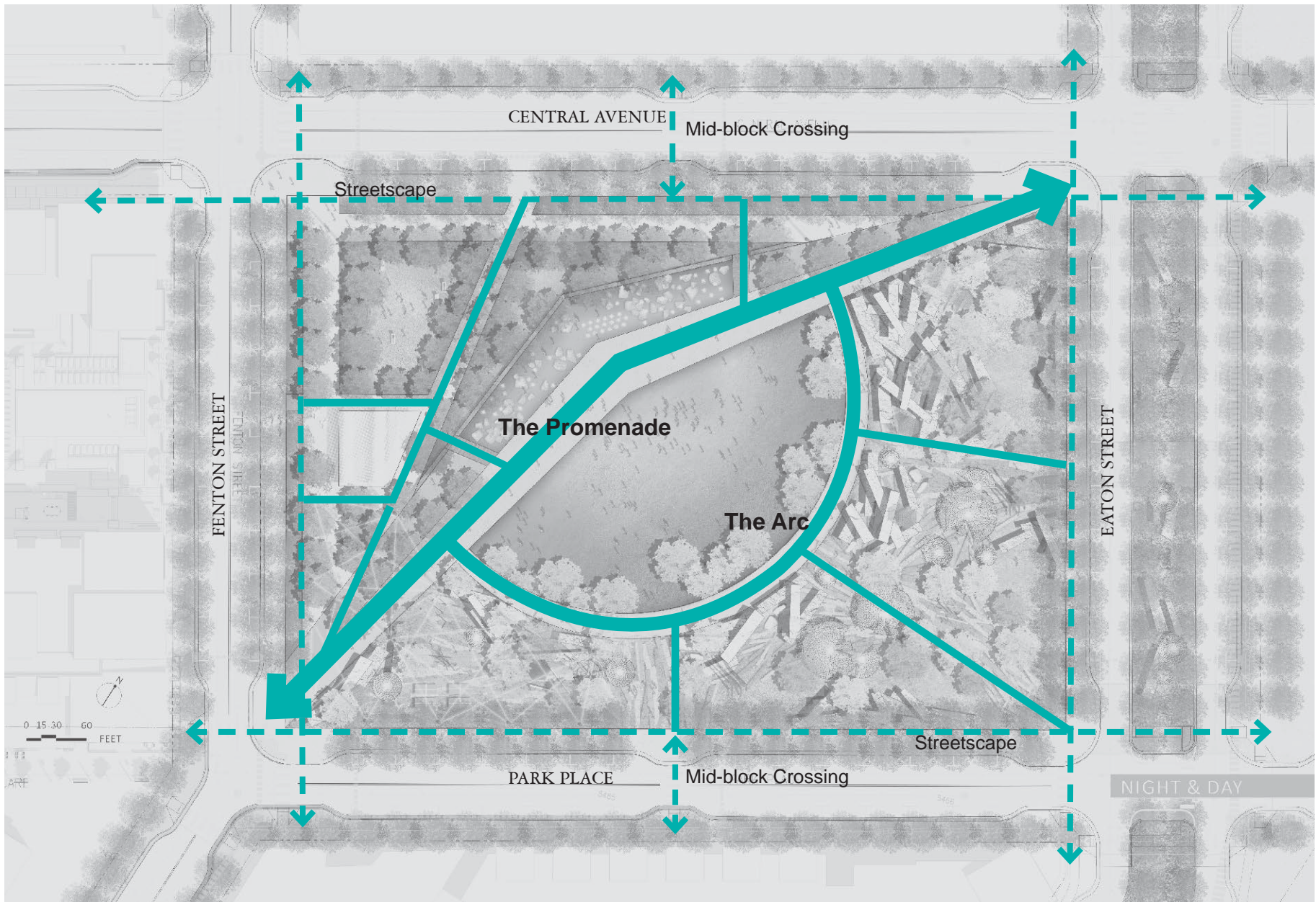


*National Harbor, National Harbor, MD*



*Charleston Waterfront Park, Charleston, SC*

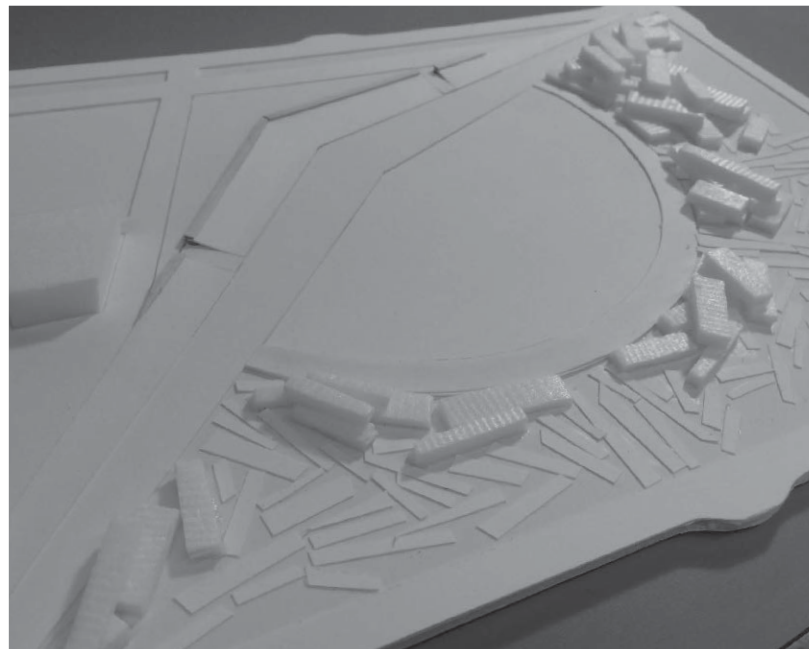




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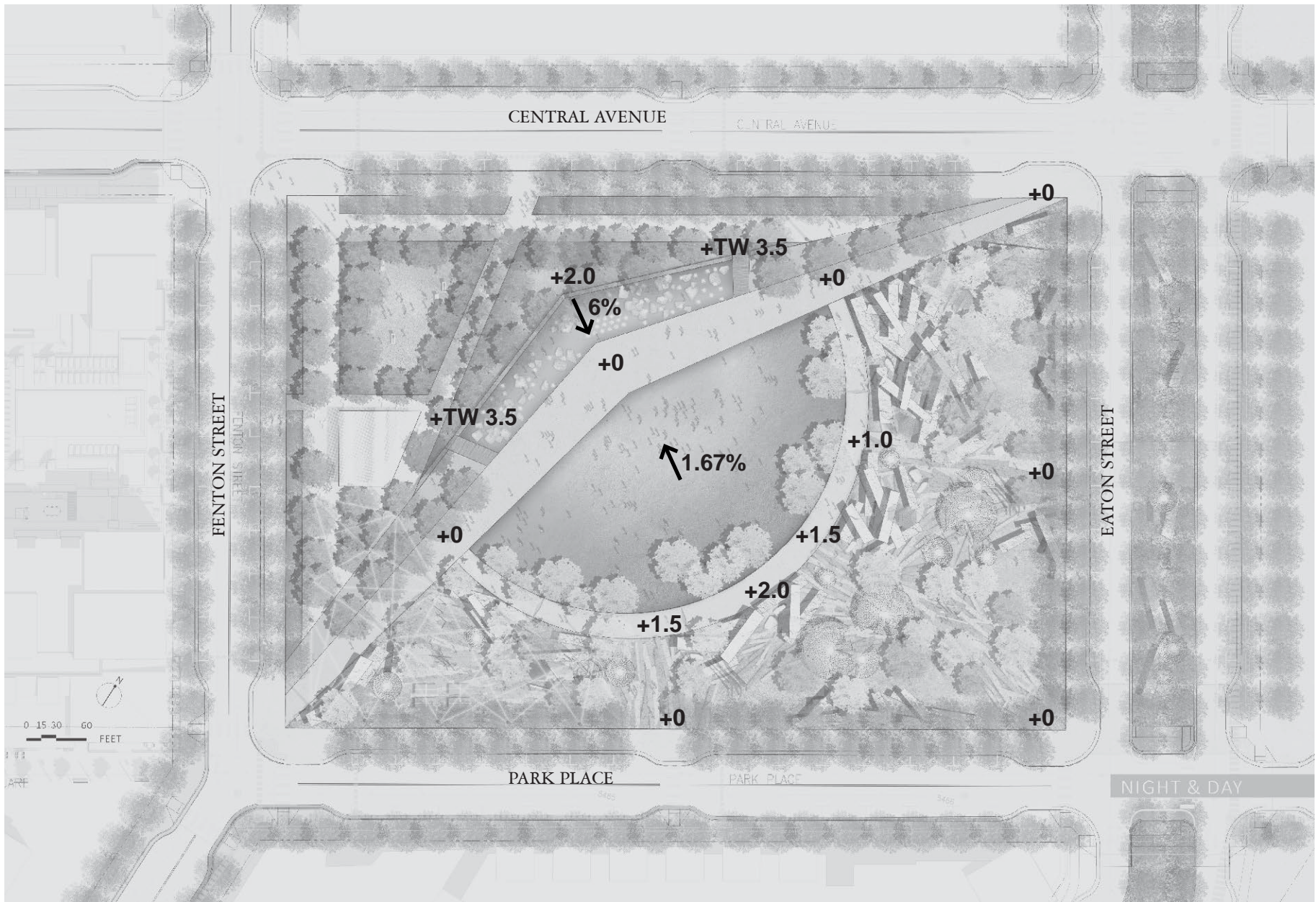
## Topography + Grading

The existing topography of the Center Park site is relatively flat, yet there are opportunities to use topography for both aesthetic and programmatic benefits. The diagonal promenade stays relatively level while the arcing walk rises to a high point at its center, making the lawn between the walks slope gently and work as a flexible outdoor performance venue. Both the night grove and its bar seating are slightly elevated above the diagonal promenade, allowing for both great perching spots and an advantageous slope to the water feature. Lastly, the arc walk is framed on its outer edges by a significant topographic gesture – a climbing composition of large stones – that forms a sculptural edge to the space, allows for play and seating, and creates dynamic shadows along the path's edge.



*Model Photographs*





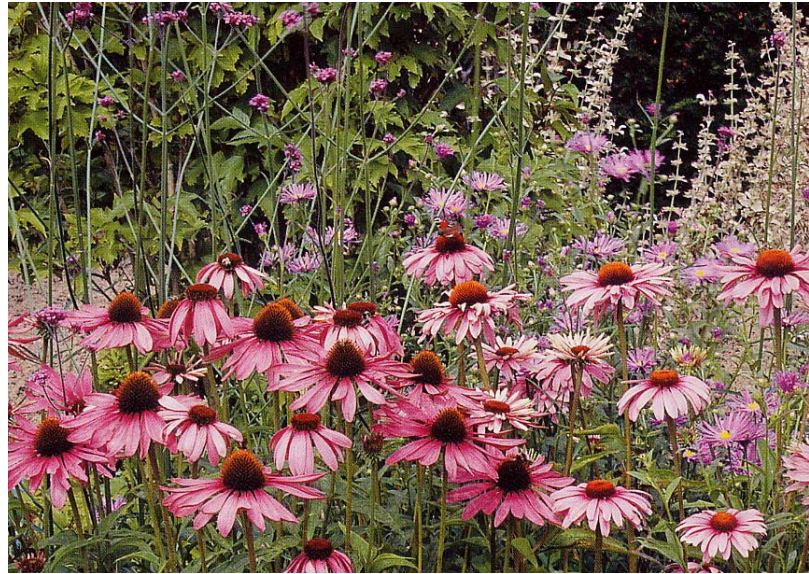


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## Planting

Center Park planting will comprise a series of landscape zones that reinforce the urban design structure of the park and the activities that will occur within those areas.

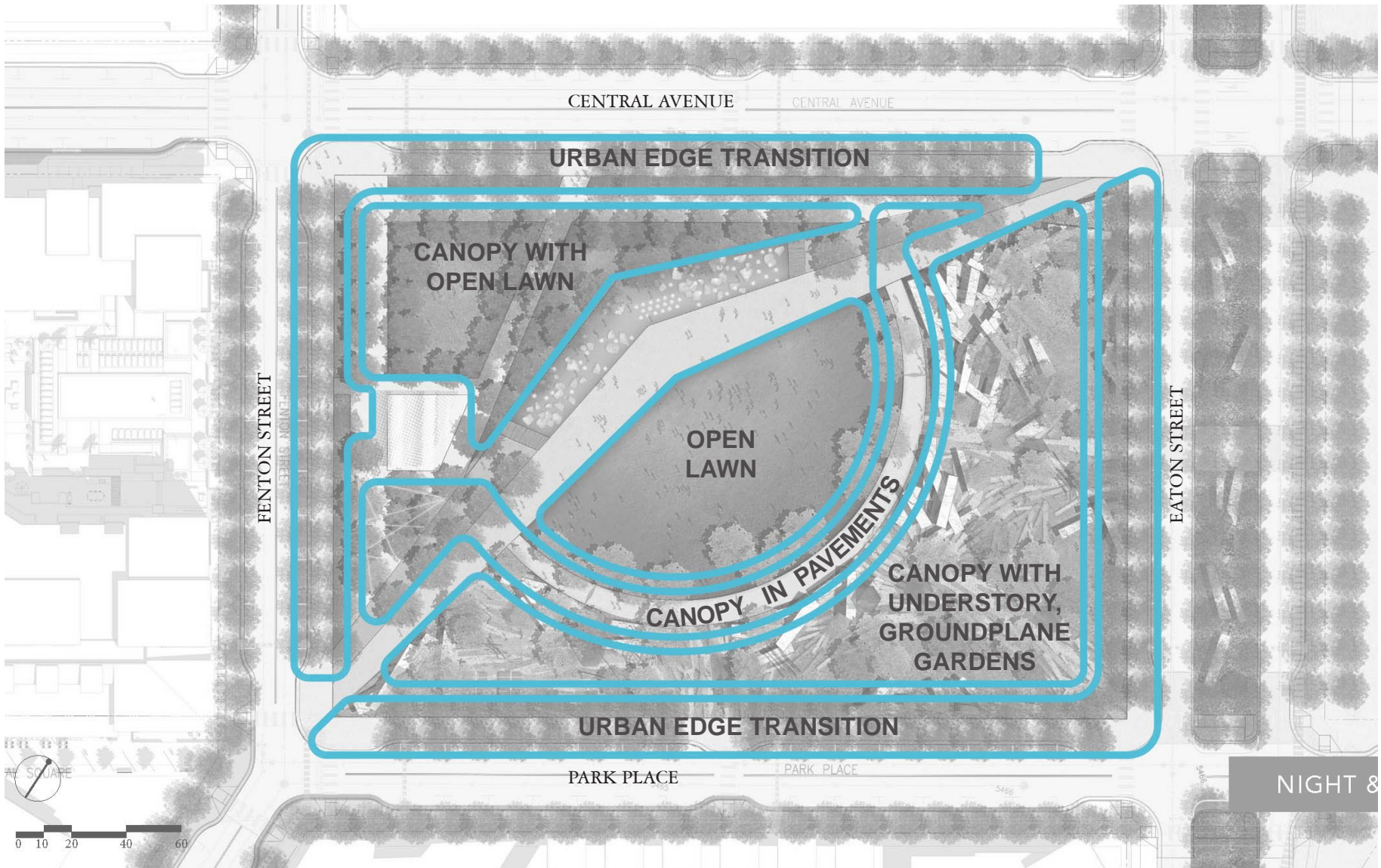
The Urban Edge Transition will create a pedestrian edge of canopy trees, as an extension of the Downtown streetscape with active pedestrian circulation activities, seating, set within a garden edge threshold that provides a transitional experience into the park. The Garden Edge will include a multi-layered mix of understory flowering trees and shrubs, groundcovers, perennial and flowers. The plantings will include more traditional parkscape areas of Canopy with Open Lawn, consisting of trees in turf grass lawn to provide shady groves for picnicking adjacent to active, sunny open lawn areas.



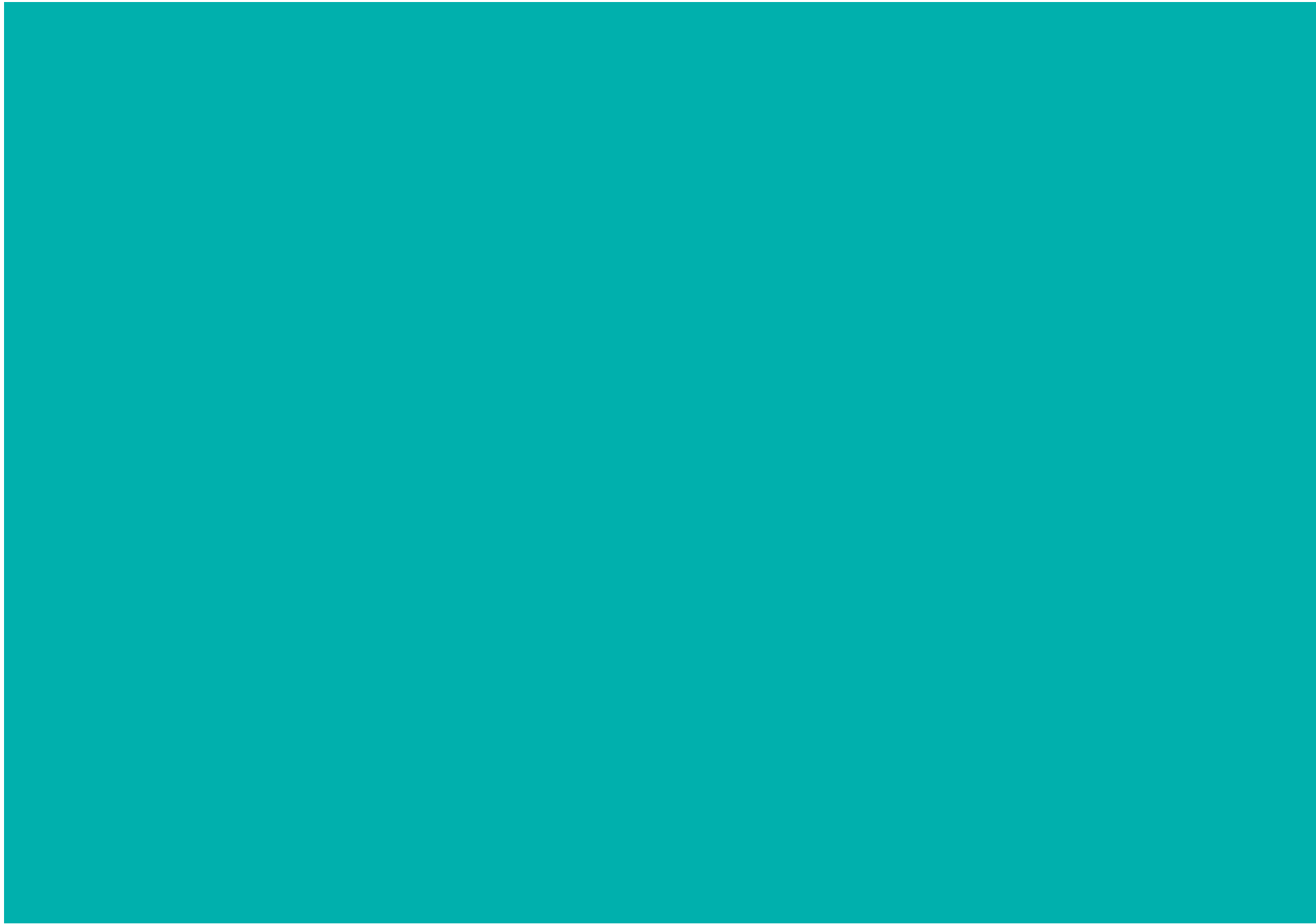
*Echinacea purpurea* (Purple coneflower)



*Cheesman Park, Denver, CO*



NIGHT 8





# Center Park Elements



*Balloon Shade Structures and Heliotropic Gardens*



*Schenley Plaza, Pittsburgh, PA*

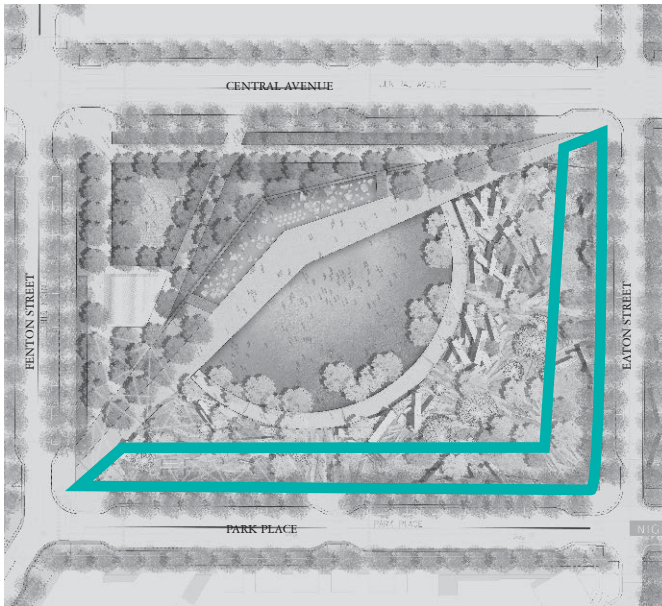
## ***Event Lawn***

At the center of the Park lies a flexible half-acre lawn, whose scale and openness lends itself to frisbee or ball throwing for everyday use, or to hosting performances, concerts, movie nights and other special events. From the outer Arc, the lawn slopes gently toward the Promenade, where the generous paved surface will allow for vehicular access and stage setup. The lawn can accommodate audiences from a few hundred to a few thousand.



*Miami Beach Soundscape, Miami Beach, FL*





*The Lurie Garden, Chicago, IL*

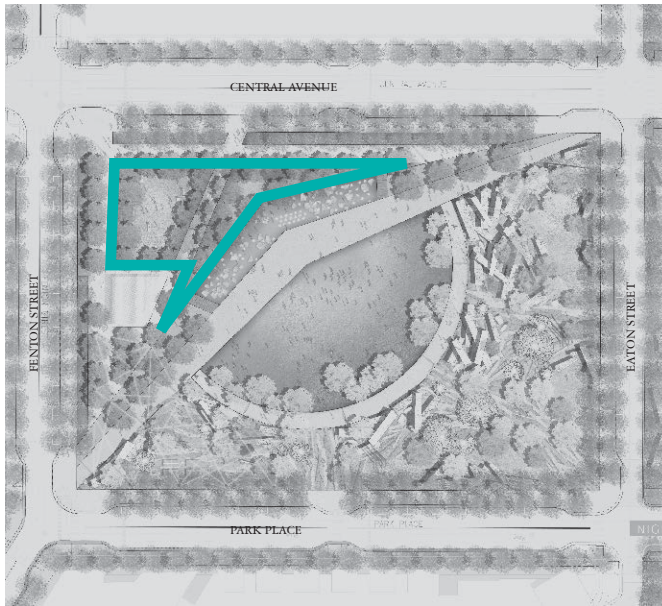
## **Gardens**

Garden rooms tucked into the sunny southeast Day side of the park will offer smaller spaces for playing, resting or gathering in small groups. The palette of plants will feature heliotropic flowers that follow the sun through the day, bold swaths of warmly colored blooms, and species well suited to the Colorado climate. Stone dust surfacing will create a softer--yet accessible--carpet that invites visitors to stop and enjoy the spaces.



*Annenberg Center, Philadelphia, PA*





*Hammocks and Night-time Lighting, Spruce Street Harbor Park, Philadelphia, PA*

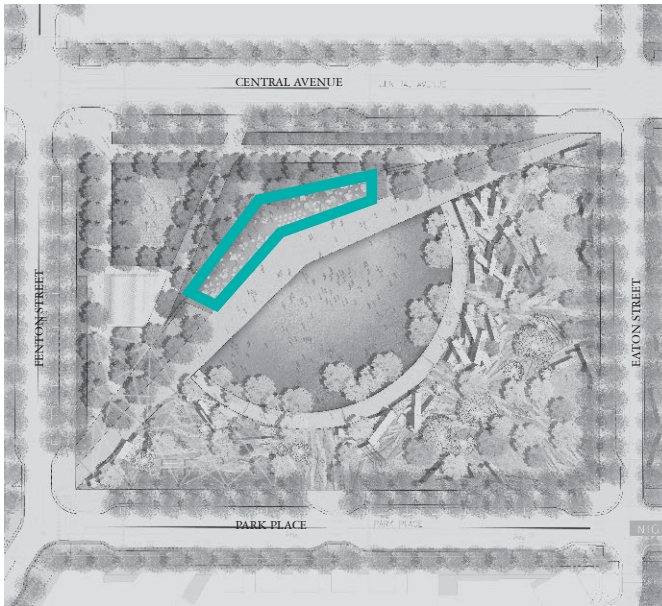
## Night Grove

The Grove at the northwest corner of Center Park--a cool, shady respite during the day--will come alive at night as an intimate gathering spot. Dynamic, romantic, human scaled expressions of light will be incorporated into trees, furnishings and art installations. Lights in trees will be complimented by twinkling stars in the sky, as visitors enjoy the openness of the star gazing lawn with fixed telescopes tucked into the grove.



*Tree Festival Lighting - Chillum Night, St. Petersburg, FL*





*Jamison Square, Portland, OR*

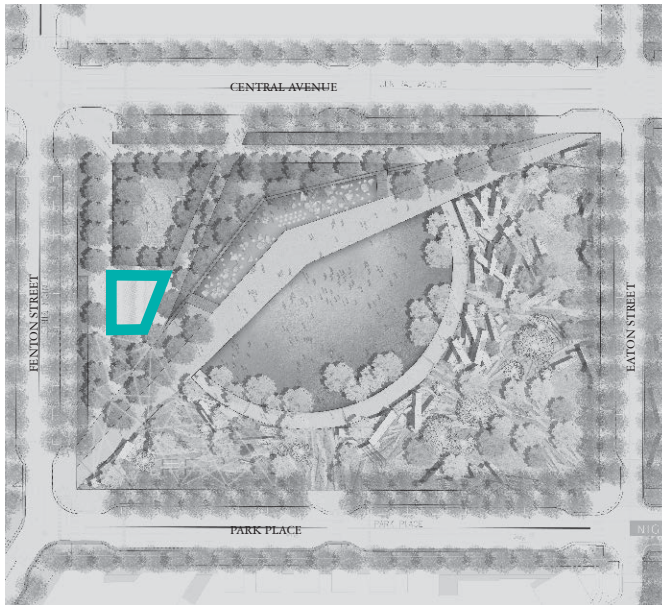
## **Water Feature**

Along the mid-section of the Promenade will stretch a grand water feature, whose bubbling water and granite stepping stones will serve as a destination for families with children during the day, and as a calming, elegant civic centerpiece during quieter times of day or year. The fountain will be designed with an eye to minimizing the consumption of water--a precious commodity in Colorado--and energy, while serving as a key magnet for bringing visitors to Center Park.



*Darling Quarter Playscape, Sydney, Australia*





Madison Square Park, New York, NY

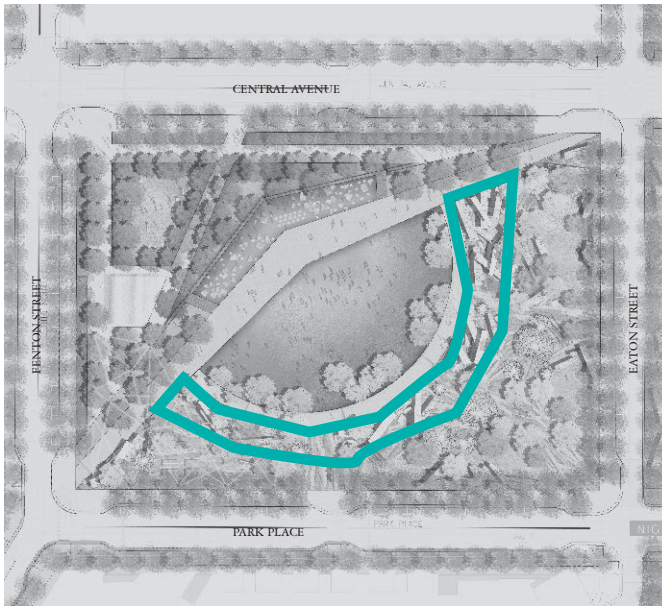
## Cafe / Concessions

One anchor for Center Park will be a pavilion containing rest rooms, selling a basic menu of food and beverages, and offering rental of games and other equipment to be used in the park. The intent is not to compete with restaurants and retail on the surrounding blocks, but to provide the basic necessities for park visitors who opt to spend a few hours or an afternoon in the Park.



Las Ramblas, Barcelona, Spain





## Play

Play elements in Center Park will be unique, visually appealing pieces that also reflect the healthy, active spirit of the Westminster community. Play elements will incorporate nature and materials native to Colorado, and will feel appropriate for this civic space whether hosting many



*Cumberland Park, Nashville, TN*



*TearDrop Park, New York, NY*





*Christmas Lights, Baden, Austria*

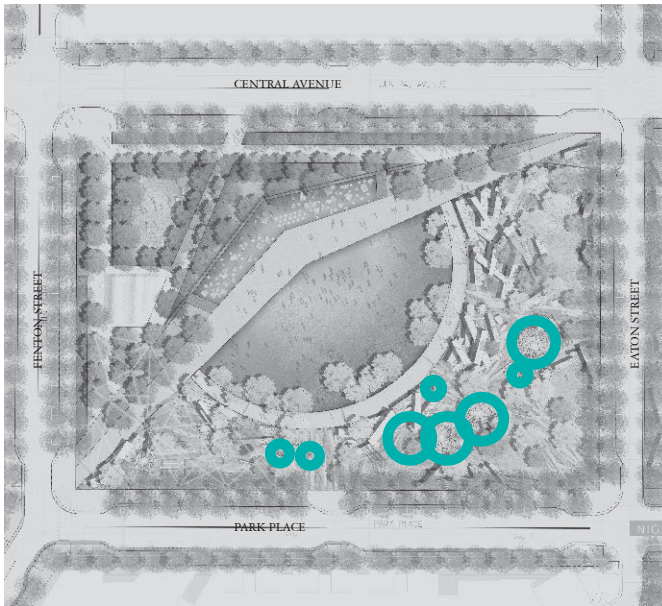
## Lighting

Suspended overhead lighting--or a catenary system--at the southwest corner of the park will create a dramatic, inviting gateway from the adjacent Central Square. The ceiling of light will create a festive atmosphere, drawing visitors into the space at night.



*Lawn on D, Boston, MA*





*Balloon Shade Structures*

## Shade Structures

In the heart of the Day side of the Park will be a series of colorful structures that provide much needed shade as well as recalling the beloved balloons from the heart of the old Westminster Mall. The bright, warm swaths of color will be as much iconic art installations, as they are functional pieces that make Center Park a comfortable space to occupy on sunny days.



*Old Westminster Mall Balloons*





# Probable Costs

Sasaki's portfolio of urban parks and plazas tells us that the square foot costs for these public spaces depends in large part on the proportion of the space that is paved vs. planted, on the quality level of the finishes, and on the number of special elements--such as pavilions, water features, and art installations--that are featured in the design. The following graphics and project images illustrate a range of costs for projects we have implemented, and serve as good benchmarks against which to check the working cost estimate we have developed for the Central Park Master Plan. We know that Westminster aspires for Center Park to be a world-class space--the jewel and centerpiece of the new Downtown. We also understand that funds may become available only

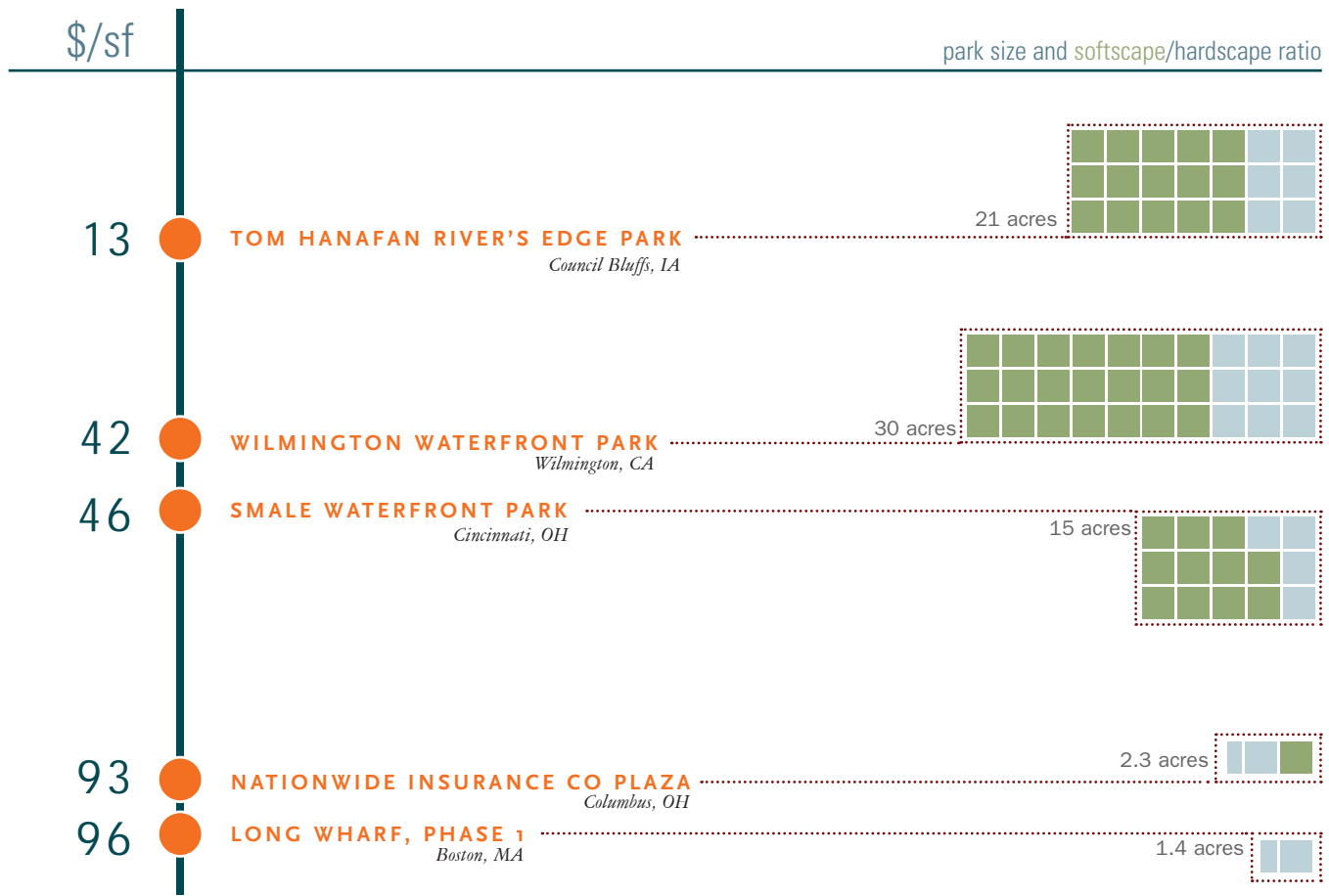
gradually, and that the full vision for the Park may be realized through a series of phases over time. We look forward to working with the Client group to ensure that both the long term vision and short term phasing achieve the City's aesthetic and programmatic goals each step of the way.



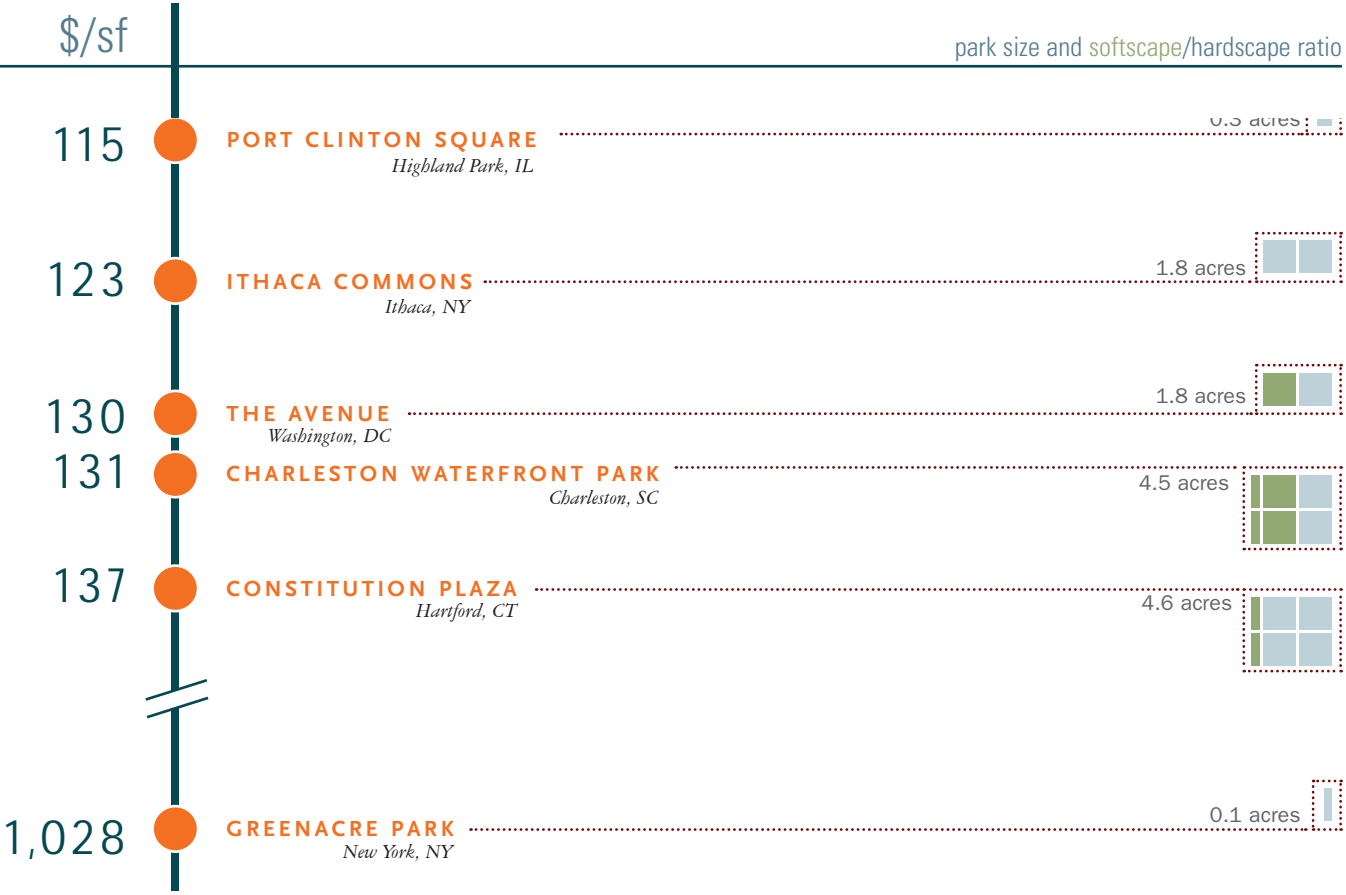
# Cost Precedents



## Unit Cost Comparison | Urban Parks and Plazas

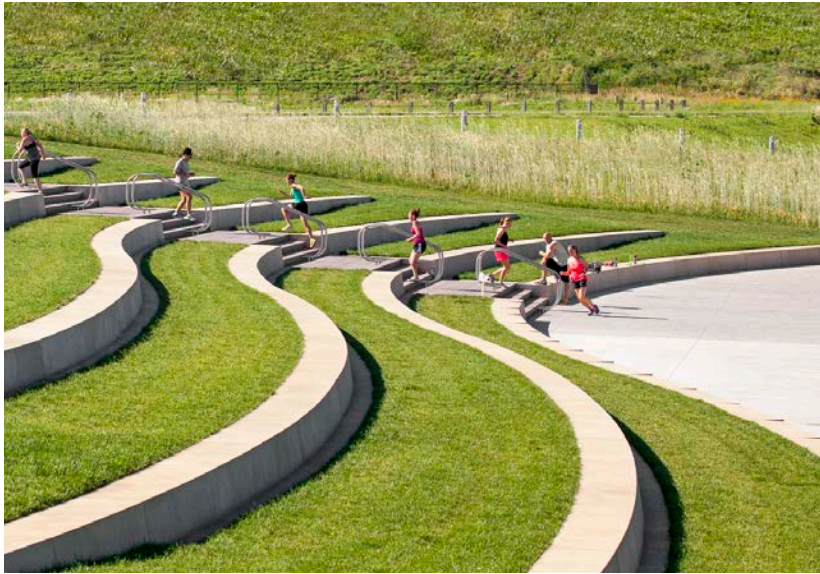


# Unit Cost Comparison | Urban Parks and Plazas





# MATERIALS + FINISHES. LOW END.



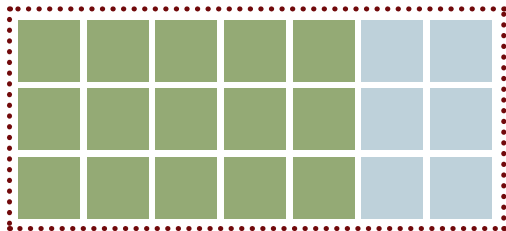
**TOM HANAFAN RIVER'S EDGE PARK**

*Council Bluffs, IA*



**OSU STRADLEY HALL QUAD**

*Columbus, OH*



21 ACRES  
**\$13**  
per sq ft



1 ACRE  
**\$18**  
per sq ft

# MATERIALS + FINISHES. MIDDLE GROUND.



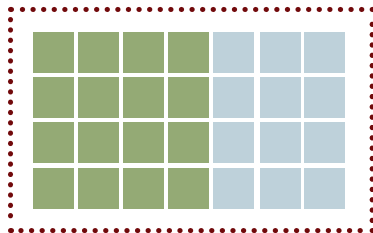
**WILMINGTON WATERFRONT PARK**

*Wilmington, CA (Port of Los Angeles)*



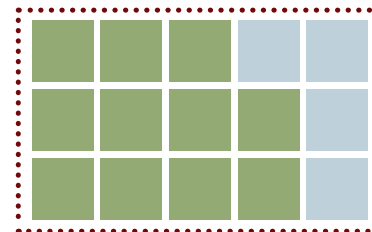
**SMALE RIVERFRONT PARK**

*Cincinnati, OH*



28 ACRES

**\$42**  
per sq ft



15 ACRES

**\$46**  
per sq ft

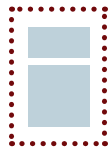


# MATERIALS + FINISHES. HIGH END.



## LONG WHARF

*Boston, MA*



1.4 ACRES

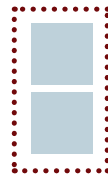
**\$96**

per sq ft



## ITHACA COMMONS

*Ithaca, NY*



1.8 ACRES

**\$123**

per sq ft





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## ***Probable Costs***

***Park Base Estimate***                      **\$3,896,316**                      **\$27/sf**

## ***Special Features***

*Water Feature*                              **\$1,518,750**

*Cafe / Concessions*                      **\$775,000**

*Balloon Pavilion*                         **\$912,500**

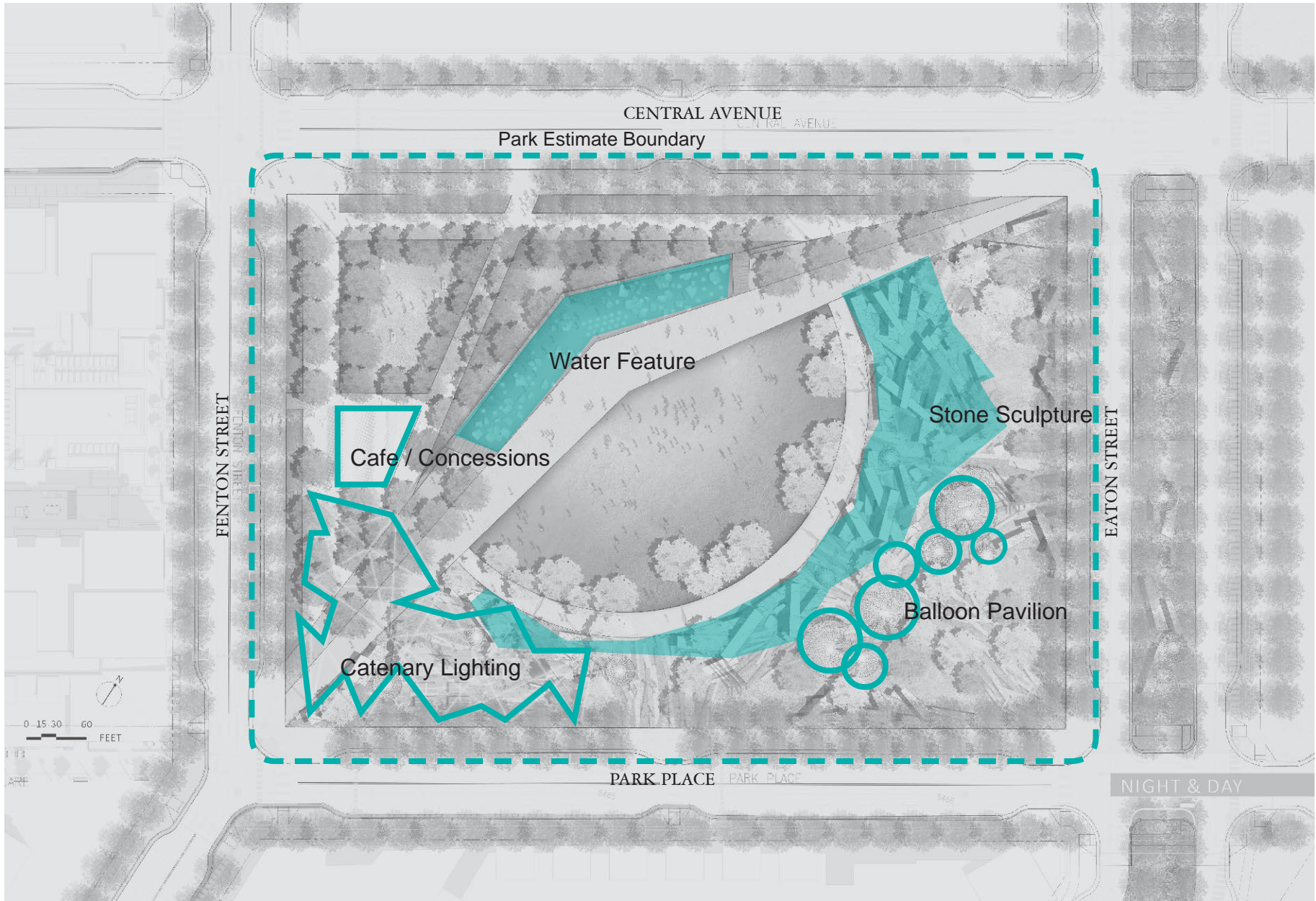
*Catenary Lighting*                       **\$924,000**

*Stone Sculpture*                          **\$1,500,000**

***Subtotal***                                      **\$9,526,566**

***Contingencies (35%)***                      **\$3,334,298**

***Total***    **\$12,860,864**                      **\$89/sf**





## Cost Breakdown

**Westminster Colorado**  
**Night and Day**  
 Project Number: 46344.00

*Sasaki Associates*  
 January 15, 2016

Item	Quantity	Unit	Unit Cost	Subtotal	Total	Remarks
<b>A. Site Preparation &amp; Demolition</b>						
<u>Site Clearing</u>						
Addressed By Others	0		\$ -	\$ -		
<u>Site Demolition</u>						
Addressed By Others	0		\$ -	\$ -		
<u>Utility Demolition</u>						
Addressed By Others	0		\$ -	\$ -		
<u>Construction Access</u>						
Addressed By Others	0		\$ -	\$ -		
<b>B. Earthwork</b>						
Strip and Stockpile Topsoil	0	CY	\$ 15	\$ -		
Cut/Fill to Subgrade	2,000	CY	\$ 20	\$ 40,000.00		
					\$ 40,000.00	
<b>C. Utilities &amp; Infrastructure</b>						
Electrical/Telecommunication Lines	1	LS	\$ 125,000	\$ 125,000.00		
Water System	1	LS	\$ 25,000	\$ 25,000.00		
Sewer System	1	LS	\$ 25,000	\$ 25,000.00		
Stormwater Management Allowance	1	LS	\$ 75,000	\$ 75,000.00		
Water Tap	1	LS	\$ 283,576	\$ 283,576.00		
					\$ 533,576.00	

Item	Quantity	Unit	Unit Cost	Subtotal	Total	Remarks
<b>D. Hardscape</b>						
<u>Surfacing</u>						
Concrete Unit Pavers	20,000	SF	\$ 15	\$ 300,000.00		
Cast-In-Place Concrete	30,800	SF	\$ 8	\$ 246,400.00		
Custom Paving	27,000	SF	\$ 25	\$ 675,000.00		
Stone Dust	4,600	SF	\$ 4	\$ 18,400.00		
Play Surfacing	400	SF	\$ 25	\$ 10,000.00		
Wood Decking	450	SF	\$ 30	\$ 13,500.00		
<u>Miscellaneous</u>			\$ -	\$ -		
Cast-In-Place Curbing	5,100	LF	\$ 35	\$ 178,500.00		
Granite Stepping Stone	2,625	CF	\$ 350	\$ 918,750.00		in water feature; assume 3' deep
					\$ 2,360,550.00	
<b>E. Site Furnishings</b>						
Bollards	10	EA	\$ 1,300	\$ 13,000.00		
Trash	6	EA	\$ 1,500	\$ 9,000.00		
Benches	50	EA	\$ 1,200	\$ 60,000.00		
Table and Chairs	50	EA	\$ 1,300	\$ 65,000.00		
Table, Chairs, and Umbrella	5	EA	\$ 4,500	\$ 22,500.00		
Bike Racks	6	EA	\$ 500	\$ 3,000.00		
Ping-Pong Table	4	EA	\$ 2,000	\$ 8,000.00		
Moveable Furniture	1	LS	\$ 150,000	\$ 150,000.00		
Play Structures	1	LS	\$ 250,000	\$ 250,000.00		
Flagpole	1	EA	\$ 7,125	\$ 7,125.00		
Drinking Fountain	3	EA	\$ 255	\$ 765.00		
Signage Allowance	1	EA	\$ 50,000	\$ 50,000.00		
					\$ 638,390.00	
<b>F. Lighting</b>						
Site Light Poles	12	EA	\$ 4,325	\$ 51,900.00		
Catenary Lighting System	42	EA	\$ 22,000	\$ 924,000.00		
					\$ 975,900.00	



Item	Quantity	Unit	Unit Cost	Subtotal	Total	Remarks
<b>G. Landscaping</b>						
Irrigation	28,000	SF	\$ 1	\$ 28,000.00		
<u>Trees and Plantings</u>						
Trees	109	EA	\$ 550	\$ 59,950.00		
<u>Lawn</u>						
Seeded Lawn	11,000	SF	\$ 2	\$ 16,500.00		
Perennials and Ground Cover	17,700	SF	\$ 6	\$ 106,200.00		
Planting Soil	14,000	CY	\$ 70	\$ 980,000.00		planted Area @ 6"
					\$ 1,190,650.00	
<b>H. Special Elements</b>						
Water Feature	1	LS	\$ 600,000	\$ 600,000.00		Mechanical & Electrical only
Pavilion	1,550	SF	\$ 500	\$ 775,000.00		
Balloon Shade Structures	3,650	SF	\$ 250	\$ 912,500.00		
Foothill Stone	3,000	CF	\$ 350	\$ 1,050,000.00		
Foothill Stone Structural Supports	1	LS	\$ 450,000	\$ 450,000.00		
					\$ 3,787,500.00	
<b>Sub-Total</b>					<b>\$ 9,526,566.00</b>	
<b>Markups</b>						
General Conditions/Gen Req's, 10%				\$ 952,656.60		
Insurance + Bond, 2%				\$ 190,531.32		
Design + Pricing Contingency, 10%				\$ 952,656.60		
Construction Contingency, 8%				\$ 762,125.28		
Escalation Contingency, 5%				\$ 476,328.30		
<b>TOTAL</b>					<b>\$12,860,864.10</b>	





**Westminster  
Downtown**

**East Park + South Park  
Master Plan**

March 1st, 2016

**DRAFT**



WESTMINSTER



DESIGN



# City of Westminster

## City Council

Herb Atchison	Mayor
Alberto Garcia	Mayor Pro Tempore
Bruce Baker	Councillor
Emma Pinter	Councillor
Anita Seitz	Councillor
Maria De Cambra	Councillor
Shannon Bird	Councillor

## City Staff

Donald M. Tripp	City Manager
Steve Smithers	Deputy City Manager
Jody Andrews	Deputy City Manager
David Frankel	City Attorney
John Carpenter	Community Development Director
Tammy Hitchens	Finance Director
Doug Hall	Fire Chief
Debbie Mitchell	General Services Director
David Puntenney	Information Technology Director
Jason Genck	Parks, Recreation and Libraries Director
Lee Birk	Police Chief
Max Kirschbaum	Public Works and Utilities Director
Mac Cummins	Planning Manager
Sarah Nurmela	Downtown Westminster Real Estate & Development Manager
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## Project for Public Spaces

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# Introduction

The Master Plan documents represent the culmination of the multistep process to provide a unique and thoughtful park design that meets the goals as envisioned by the City of Westminster. East Park and South Park will become vibrant green spaces that are filled with activities and community events. In creating the master plan, the overall vision and program has been illustrated such that a clear sense of place and the desired activates have been artfully combined to create the framework for two wonderful parks for the new Downtown Westminster.





The Master Plan document for East Park and South Park is organized into several chapters that reflect the process of developing and refining the Master Plan for both East Park and South Park. While these parks provide a very different destination to the users they blend seamlessly into one another. Both sites were evaluated simultaneously and in the context of the overall Downtown Westminster park system and the design for the two spaces has a distinctive feel with a diverse and interesting allocation of active and passive spaces for both the design and programmed activities within the park.

The beginning chapters summarize the initial efforts of defining the character and goals of the parks. This vision was illustrated and developed in multiple framework documents that are synthesized in the Planning Framework chapter. Exploring the Unique qualities both East Park and South Park has led to the Site Context studies which articulate the context in which East Park and South Park sit in relation to the surrounding public spaces within the downtown

development and the greater Westminster city context.

Design Principles for the creation of East Park and South Park plans were developed to provide guidance and inform the decision making process. The Design Principles section outlines the guideposts that were used to establish the goals and direct the park design process. As part of the an in depth exploration of potential design solutions, the Concept Exploration process developed and illustrated three different visions in which those goals are achieved. Three plans were developed and the physical design frameworks were compared and evaluated in order to synthesize a clear direction for the Master Plan.

The Master Plan presents the culmination of the design process. In this chapter the overall vision for both parks is brought to life along with the specific programming and spaces creation to meet the previously established Design Principles for both East Park and South Park. Further analysis provides an

overall understanding of the Park Zones, Programming, Circulation, Grading and the Planting Concept.

The culmination of the analysis, planning, visioning, and design is the refined park Master Plan for East Park and South Park. Connected and intertwined with each other and the larger open space network these parks have distinct qualities and activities that will provide the city and Downtown Westminster a place to build community, recreate, relax, and celebrate the wonderful seasons of Colorado. A team effort with guidance from the city of Westminster staff has resulted in a park Master Plan for East Park and South Park that defines the physical and functional approach to meeting the goals for establishing a new level of community activity in Westminster's park system.





# Planning Framework

East Park and South Park serve distinctly different but connected roles in the overall park and urban space for the new Westminster Downtown. The new park system will be a strong destination point in the community that helps attract new residents, businesses and investment. Unique and attractive places will become destination points by offering a variety of activities to a wide range of users. All parks will be activated by incorporating the “Power of 10” by creating at least ten special places within the park framework that will become destinations unto themselves. Another layer of activities will be incorporated into each of these spaces providing park visitor and residents with an exponential amount of activities and events.



# Downtown Specific Plan

The Westminster Downtown Specific Plan intends to create a vibrant public realm with a high intensity mix of uses to include retail, office, hotel, civic, and residential uses, and bustling active environment during both day and evening hours. South Park and East Park look to improve the recreational activity along the development edge and act as an attractive community destination and to the downtown site. South Park is the Urban Linear Park with strong relationships to the residential and retail uses which look to make an impact along 88th and announce the community as a downtown district. East Park will provide a rolling neighborhood park infused with diverse activities that meet the needs of an urban neighborhood park.





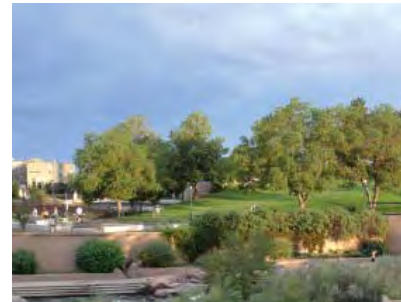


Figure 1-3:  
**Illustrative Master Plan**

11/24/14

# Downtown Specific Plan: East Park

East Park is the resident's urban green space and will also serve as a special community park. The continually slope of the park from east west creates a backdrop of landform that contains the visual space and presents itself directly to Downtown Westminster. Sweeping views to the mountains and downtown Denver, an interactive water feature, meandering pathways, open lawns, stepping gardens, and community gathering spaces will entice residents of all ages into the park. East Park will serve as the front yard for the residents and will provide a four season day and night experience.



**Visible Topography**

*Green spaces with topography are visually interesting. In this example, the green rises above adjacent buildings.*



**Elevation Transition**

*The green space gently slopes up to meet West 92nd Avenue.*



**Activity Areas**

*The wider median portions accommodate activity areas.*



**Walking and Biking Trails**

*Walking trails augment the US 36 bike trail that runs from Boulder to Denver.*



**Pedestrian Connection**

*A pedestrian path connects East Park to the retail core.*



**Park Benches**

*Benches along sidewalks encourage social interaction.*



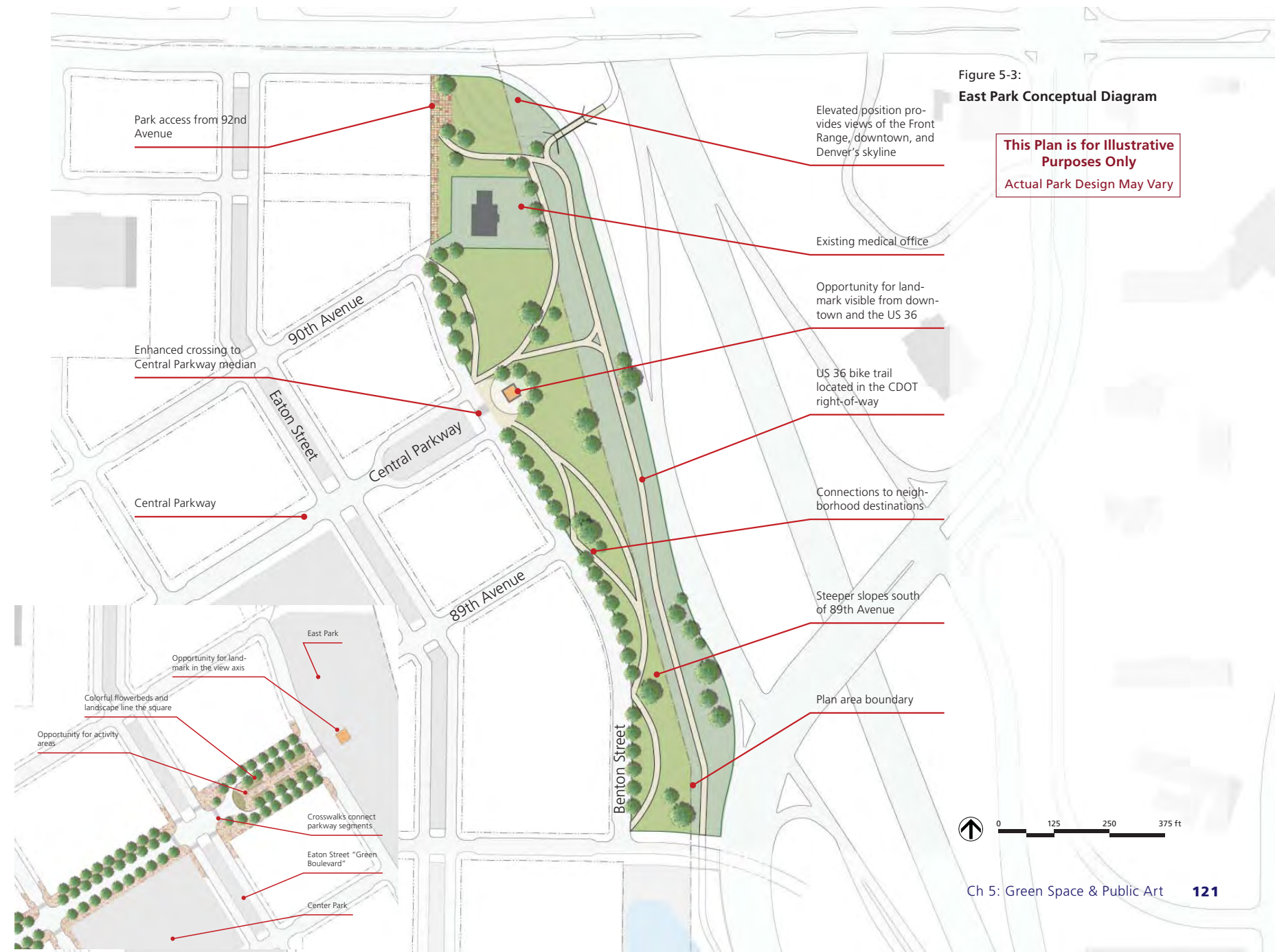


Figure 5-3:  
East Park Conceptual Diagram

**This Plan is for Illustrative Purposes Only**  
Actual Park Design May Vary

Park access from 92nd Avenue

Elevated position provides views of the Front Range, downtown, and Denver's skyline

Existing medical office

Opportunity for landmark visible from downtown and the US 36

Enhanced crossing to Central Parkway median

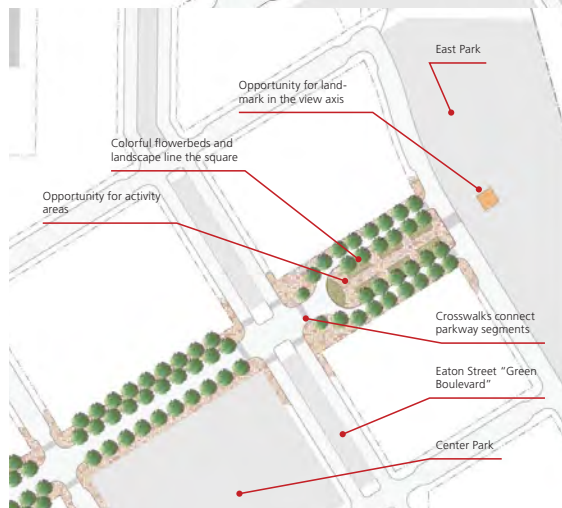
US 36 bike trail located in the CDOT right-of-way

Central Parkway

Connections to neighborhood destinations

Steeper slopes south of 89th Avenue

Plan area boundary





# Downtown Specific Plan: South Park

South Park is a project vision leader space: it is the first impression space for the edge condition of the downtown and it will create the perceivable vision for the greater community context. A linear park space filled with gardens, shaded seating along moving water, natural play elements, and spaces activated by adjacent mixed use, it will be used by both the immediate residents and the greater Westminster community.



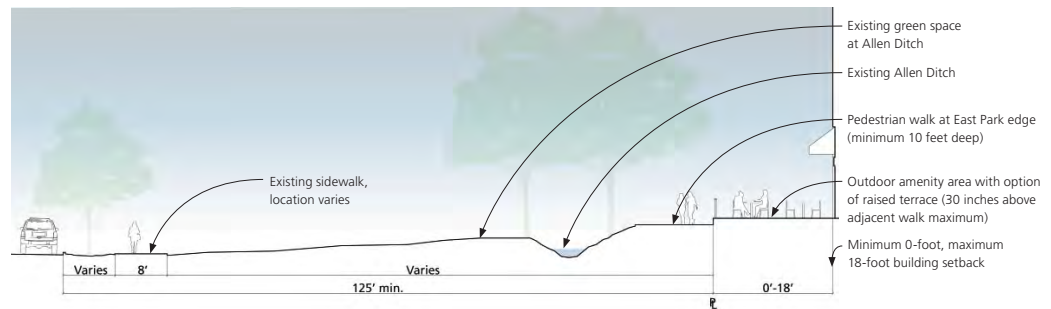
**Existing Sidewalk**  
*An existing 8-foot wide sidewalk meanders along the north side of 88th Avenue.*



**Existing Allen Ditch**  
*The historical Allen Ditch is lined with mature cottonwood trees.*



**Outdoor Dining on Terrace**  
*Terraces overlooking the green space can enhance active ground-floor uses.*



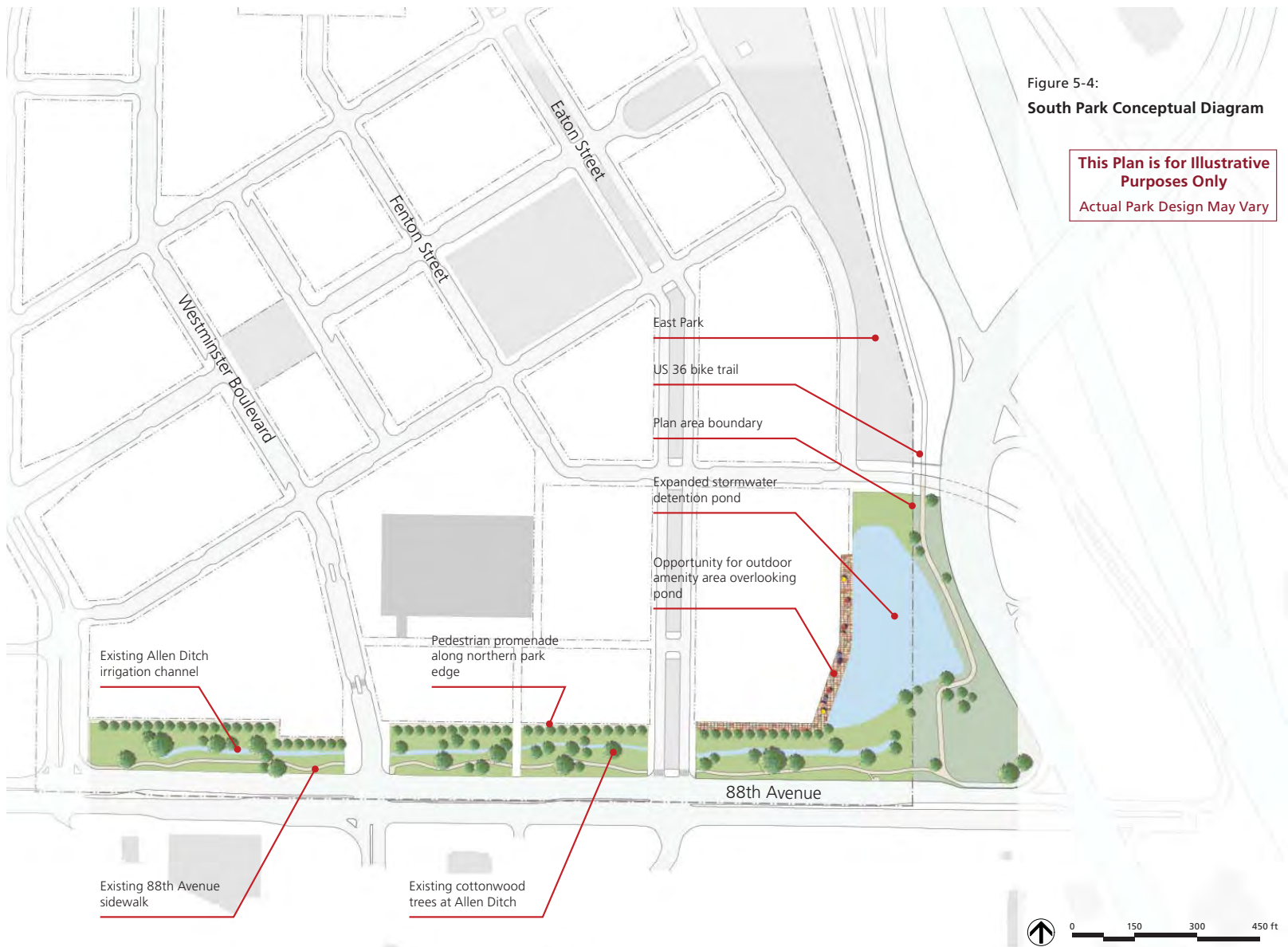


Figure 5-4:  
South Park Conceptual Diagram

**This Plan is for Illustrative  
Purposes Only**  
Actual Park Design May Vary

# Westminster Placemaking Concept

East Park is primarily a neighborhood park but also acts as the link to access the US 36 Bike Commuter Trail and helps create a natural buffer between Downtown Westminster and the highway. East Park can provide outdoor gathering space for local residents, and spaces for “back yard” experiences: dog walking, gardening and picnicking, fitness. In addition, East Park can offer a safe, observable space for teens activities

South Park currently exists as a green space with mature Cottonwood trees lining an irrigation ditch, called Allen Ditch, and a trail. South Park has the potential of creating a pleasant green buffer between the downtown and busy 88th Avenue, and can offer a bike link to the US 36 Trail, currently

under construction. Informal seating could line the promenade (lounge chairs, Adirondack chairs, etc), taking advantage of the southern exposure and managed by adjacent dining and coffee establishments. This area could also feature designated lawn game courts for bocce, bag toss, croquet, badminton, etc. Game sets could be made available at one of the adjacent businesses.

The park should feature small play elements (i.e. interactive art, rocks or boulders, sand pit, water play piece) to attract families. Spaces for picnics in the shade of trees or under umbrellas and simple games (badminton, Frisbee, ball play) would also activate the park and create a lively atmosphere when viewed from 88th Avenue.



Oak Street Plaza - Ft. Collins, CO



Culture Trail - Indianapolis, IN





# Green Space + Public Realm

The primary goal for the design of the open space within Downtown Westminster is to create green spaces that offer variety to the users. The park designs will employ the Power of 10 principle, where each destination will strive to provide at least 10 things to do. There will be an array of activities that appeal to a broad spectrum of ages, interests, and seasons.



Sociability



Uses & Activity



Comfort & Image



Access & Linkages





**Health and Fitness**  
 The park design provides the community with a platform that supports individual and small group health and exercise. Lawns for group fitness, large trail systems, and programmed activity spaces encourage physical health for all ages.



**Food and Gathering**  
 Food and dining not only draws people in but ensures that visitors remain at the park for long durations. The park spaces are designed for food trucks, outdoor eating pavilions, and community gardens which keep people in the parks.



Pearl Street Triangle Plaza - Brooklyn, NY

**Tech-Oriented Amenities and Activities**  
 Tech-oriented activities are infused with the park design. Wi-fi hot spots, interactive kiosks, and free charging stations are interspersed throughout the park to encourage residents to partake in their technology amidst the active outdoor space that infuse Downtown Westminister.



MoMA- NYC, NY

**Dynamic, Interactive Art**  
 Public art is a key aspect to creating a rich and cultural downtown. There are numerous hubs within the park to create public art demonstration that feature both national and local artists alike.



Pack Square Park- Asheville, NC

**Community Celebrations and Gatherings**  
 Encouraging a sense of community through programmed activities and events activates the park and draws visitors. Designed park spaces allow for multiple use throughout the year to ensure that the parks are a continual destination. Planning for year-round activities that are dispersed throughout the park are an important aspect to the park design.



Bryant Park- NYC, NY

**Flexibility**  
 Flexible uses allow the parks to maintain a plethora of programmed activities throughout the year. The parks provide a variety of scaled spaces to appeal to both large community and small group activities. Spaces have been designed to allow for multiple function throughout the year with particular interest in keeping the park active in the winter.



# Site Context

The south park linear site has the Allen ditch and the associated large cottonwoods running along 88th avenue with adjacent retail along the south side of the road. 88th avenue is a significant noise impact as well as creates a visual impact during busy times of the day. The views to the west along 88th avenue are good and you can see both the foothills and the peaks in some areas.

East Park is bound on the east side by US 36 which is a major visual and sound impact, while it also provides easy access to the site from both Denver and Boulder areas. There are great mountain views on the high side of the park which is generalized as an east to west slope. The detention pond for the project is built and is in the hinge point between South Park and East Park. There are two large concrete drainage structures located

in the bottom of the basin. The framework plan layout allows for view corridors from the park to Mt. Evans in several locations and there is also a view corridor to downtown Denver from the northern portion of the site. The high point of East Park is located at the far north east end of the park along 92nd Avenue. Again, panoramic views to the mountains dominate and there is even a view to the Westminster City tower



# Westminster Context

Downtown Westminster is ideally situated between Denver and Boulder. Increased commuters to both cities makes this location ideal for an urban hub. All forms of commuters will be able to easily access the site through the adjacent US 36 highway, Bike Co mmuter Trail, RTD Park-n-ride Station, and the future light rail. Maximizing long vistas of Denver, the Front Range, and City icons will all be an important part to the park design.

Within Westminster, the Westminster Downtown site is surrounded by numerous parks and trails. It is important to provide the community with desirable amenities that are not already located within the immediate vicinity of the development. The goal for the design of East Park and South Park is to provide something new and fresh to the community that appeal to the urban buyer.



Westminster City Hall - Clock Tower



Westminster Sports Center - Skate Park & Ball Fields

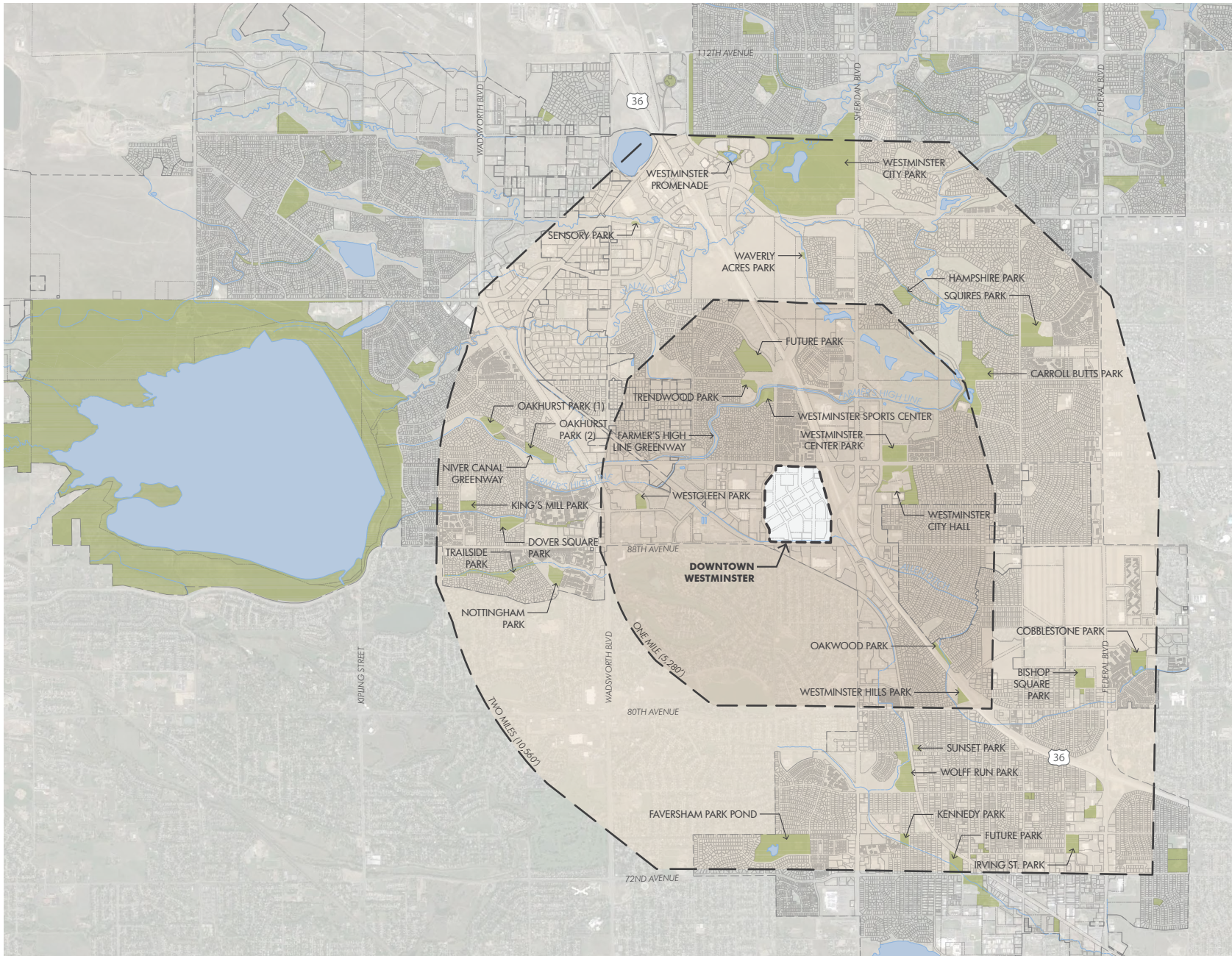


Westminster City Park - Soccer Fields



Westminster Center Park - Amphitheater





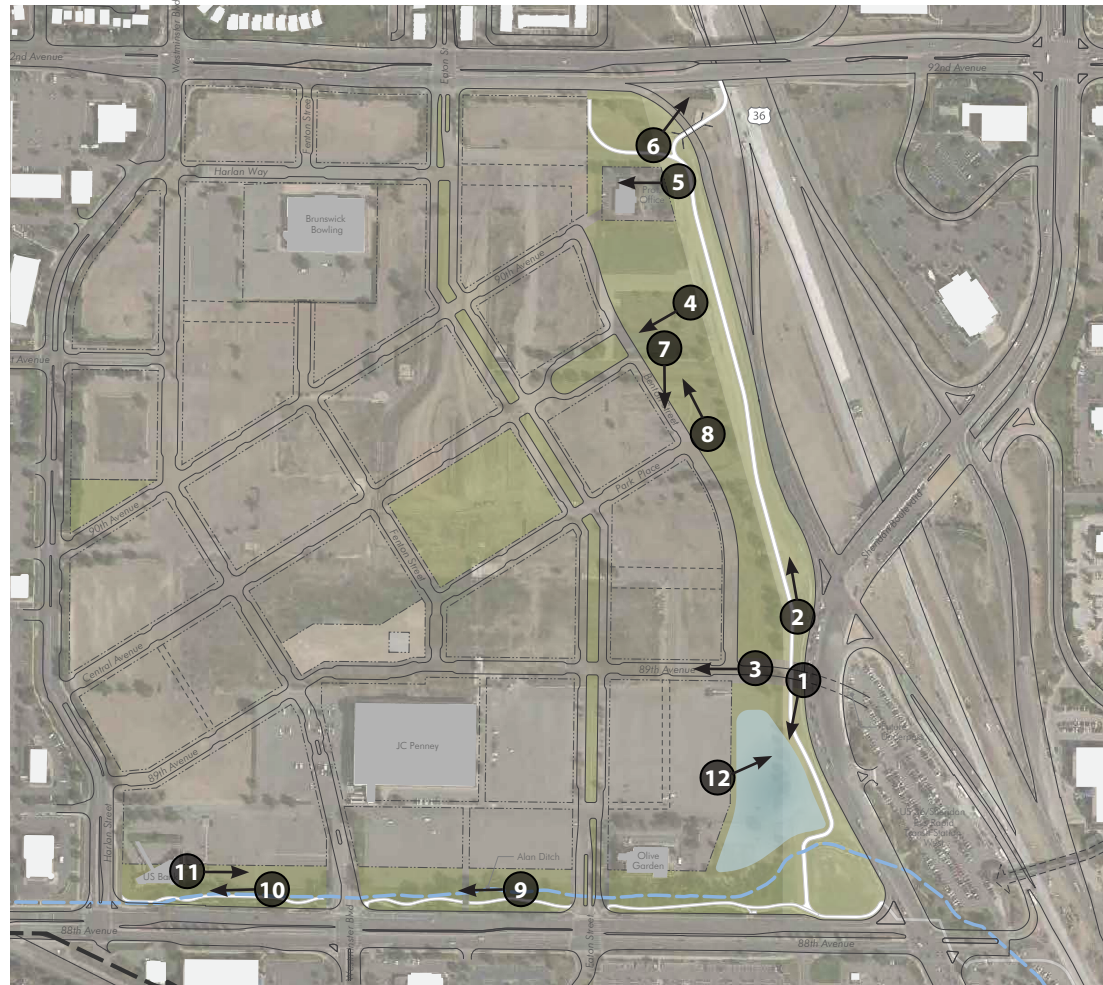


# Existing Conditions

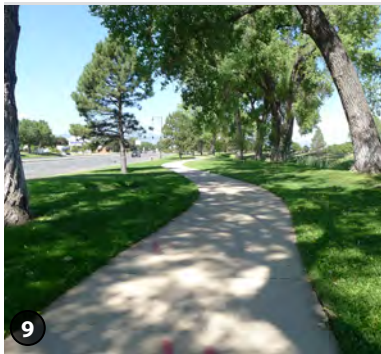
The existing conditions are largely driven by the vision for the Westminster Downtown Plan and its ultimate realization. Other significant influences are the presence of immediate off site transportation corridors, spectacular mountain views, and the Allen Ditch on the south side of the project.

East Park has a significant slope that runs the length of the site that provides opportunity for creative grade transitions and space definition, as well as opportunities for views to the mountain, downtown Denver, and within the park.. The design of the park looks to leverage the topographical change to create unique amenities and experiences that create a sense of place for the development.

South Park is dominated by large cottonwoods and a historic ditch. South park will celebrate the beauty and history of these existing



elements by infusing gathering spaces that interact with and preserve these element in the park by creating shaded seating under the cottonwoods and leveraging the great views to the west and Mt. Evans. The draw of the moving water and the sound will draw both people into the space from the adjacent mixed use and residential setting.





# Opportunities and Constraints

The South Park site has the distinct the Allen ditch and large cottonwoods which will provide shade and definition from the adjacent 88th avenue. The design should take advantage of these trees and incorporate them into the pedestrian experience. Leveraging the existing water, or a representation of the water and its relevance to Westminster will give the project a sense of place. Creating strong relationships to the adjacent residential and retail will enliven the park space with activity.

East Park is bound US 36, 92nd avenue and 88th avenue. Care should be taken to mitigate both the visual and noise effect of the corridors. The Downtown Westminster plan features great view to Mt. Evan and the plan should incorporate many opportunities to provide framed views of the

mountains. The existing slope along the US 36 commuter trail should be exaggerated to create spaces, define areas, and make dramatic landforms. Connections to the adjacent transportation systems will further enhance to accessibility of the downtown area.



EastParkFocalNodesandSpatialRelationships



East Park and South Park Opportunity and Constraint Diagrams

# Design Principles

Much effort has gone into the creation of the design principles for this project. From using the Parks for Public Spaces concept of “The Power of 10”, the green space and public realm vision, to community outreach, there have been many inputs to guide the design vision. Incorporation of these with the Primary Design Elements developed specifically for South Park and East Park will lead to a successful park system.

To create a vibrant neighborhood park with gathering spaces, healthy activities, places for community interaction, and spaces with seasonal interest, The use of layered plantings, focal art pieces, interesting lighting, and creative landform will all provide the park, users with an exciting and colorful experience.





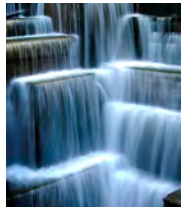


# Guiding Design Principles

- 1 Incorporate Art and make it interactive
- 2 Provide opportunities for incorporation of new technologies via flexible systems
- 3 Create setting for Community Events by providing a variety of functional spaces/buildings
- 4 Promote food and gathering by creating relationships to adjacent retail, flex event spaces and leasable flex buildings
- 5 Promote health/wellness/fitness by providing multiple activity nodes, open lawns, and an extensive connected pathway system.
- 6 Provide open areas for shoulder season and shade for the summer sun. Provide four season design elements and extend park hours through the use of artistic and safe lighting
- 7 Provide interactive water features for all ages
- 8 Build in flexibility for uses and events
- 9 Draw design inspiration from regional context for sense of place. This is interpreted in the forms created by the wind, water, and ecology of the region.
- 10 Leverage the topography to create interest, view opportunities, play opportunities and to create a visually exciting park
- 11 Maintain porosity of the park edge that embraces Downtown Westminster
- 12 Create energy nodes that will bring multiple users together to energize the spaces
- 13 Strive for a sustainable landscape that promotes water quality and conservation, water wise planting, and sustainable materials



Jamison Square-Portland,OR



TerraNovaPark-Richmond,BritishColumbia



EdgelandResidence-Austin,TX



BeiqijiaTechnologyBusinessDistrict-China



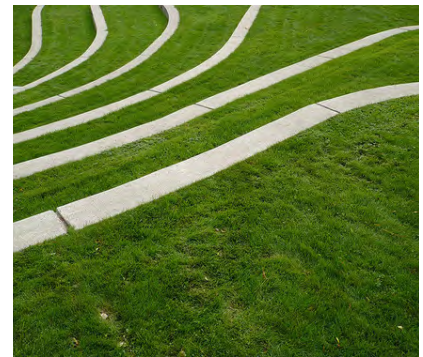
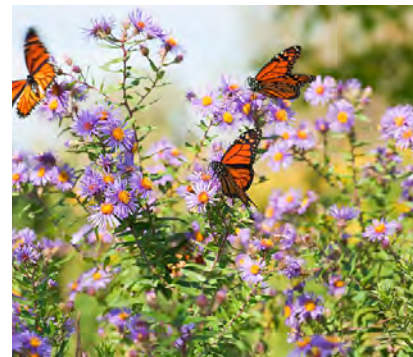
BelmarTownCenter-Lakewood,CO



WhistlerOlympicPlaza-Whistler,Canada



HomebaseCornishMemoriesGarden



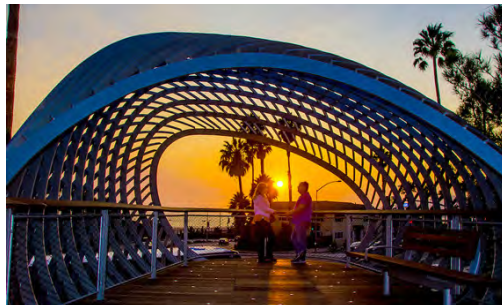


# Park Comparisons

## Tongva Park - Santa Monica, CA

### Key Design Elements:

- Unique and colorful custom play features
- Sculptural shade elements and structures
- Dynamic spaces and walls that captivate users both visually and functionally
- Iconic sculpture, furnishings, and lighting
- Leveraged landforms create many park spaces and drama with elevation changes



## Corktown Commons - Toronto, Canada

### Key Design Elements:

- Custom play equipment integrated into site with topography
- Summer lawn areas defined as separate rooms
- Iconic Restroom and Shade Pavilion
- Nature Play is well integrated with prefabricated structures and site





# Park Comparisons

## Maggie Daley Park - Chicago, Illinois

### Key Design Elements:

- Master plan creates a sense of discovery through the park
- Play elements are unique to the park and create a destination for the community
- Utilizes grading to create a variety of spaces and experiences
- Custom features and aggressive activity programming





## Teardrop Park - New York, NY

### Key Design Elements:

- Iconic rock wall becomes a sculpture element to the park and acts as monumentation for the site
- Well-integrated water play is nestled into hillside and play boulders
- Maximize use of topography to create a variety of experiences and create rooms for activities



# Concept Exploration

In order to develop the master plan for East Park and South Park many ideas were explored and tested in order to generate a unique and contextual master plan. The distinct concepts were developed by exploring diverse thematic influences and distinct physical layouts. These concepts were reviewed by the collective design team and guided by the City of Westminster team. The final master plan has taken concepts and elements from these plans and they have been incorporated into one overall vision.

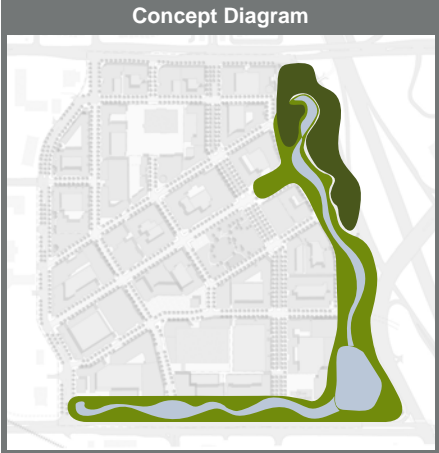




# Concept Exploration

## Water in the West

The many landforms created by water and its movement inspires an interpretive design of the iconic forms and spaces of the mountain and plains. From the high peaks, cirques, alpine lakes, waterfalls, valleys, streams, and rivers water expresses itself in many shapes and sizes. Using these as the basis for stylized forms and landforms, the themed spaces and places of the park reinforce our sense of place in the City of Westminster.



OakStPlaza-FortCollins,CO



Atlanta's Historic Fourth Ward Park- Atlanta, GA



Teardrop Park- NYC, NY



WestmorelandParkNature Play- Portland, OR



KlydeWarrenPark-Dallas,TX



Primary plaza space relates to key activity nodes in the architecture

Meandering river forms create plazas and intimate spaces for gathering + quiet experiences

Meandering pathways woven into the landscape invite people to walk through the park

mountain inspired land form, high point of site with garden, seating, mountain + city views

landforms create defined spaces + mimic 'peaks'

alpine valley inspired water feature

open lawn areas mimic mountain valleys

braided walk forms inspired by flowing streams

hillside zone planting

bioswale/water course mimics valley stream

rocky mountain stream play area

flowing form of elevated walkway mimics moving stream

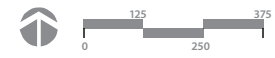
iconic, organic architecture, glass facade restaurant borders park

bike path connection to US 36 bikeway

evergreen plantings screen us 36

braided pattern extends into central parkway to engage central park

400 scale





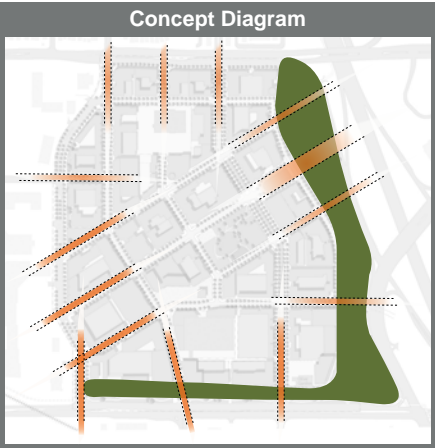
# Concept Exploration



## Urban Extensions

The concept and landforms work together to define distinct districts within the park. Each district projects a unique character and expression of the park.

The urban grid explodes into the surrounding landscape and urban fabric. The expression of the urban grid pattern and pedestrian alignments vectors contrasts with the curvilinear geometric forms of the park. Building forms and patterns reach out to carry material textures and forms in to the landscape.



High Line- NYC, NY



High Line- NYC, NY



Jardins del'imaginaire-France



Beiqijia Technology Business District- China



Old Market Square- Nottingham, England



Tanner Springs Park- Portland, OR



Cleveland Residence- Cleveland, OH



Australian Garden- Cranbourne, Australia



New Dutch Waterline- Netherlands





controlled water feature mimics ditch

plazas extend from buildings + bring pattern into park

landscape expressions crosses 88th and median

stacked walls/ seating  
sledding run

terraced lawn

connection to regional bike path

Downtown Westminster icon entertainment plaza with linear architectural water feature projecting into central parkway

small building/ small structure for community events/programs

terraced walls for community agriculture

strong tree corridors and hardscape banding project pedestrian corridors

geometric lawn forms bisected by views of urban grid

cafe/small retail for community oriented use

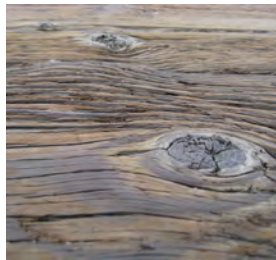
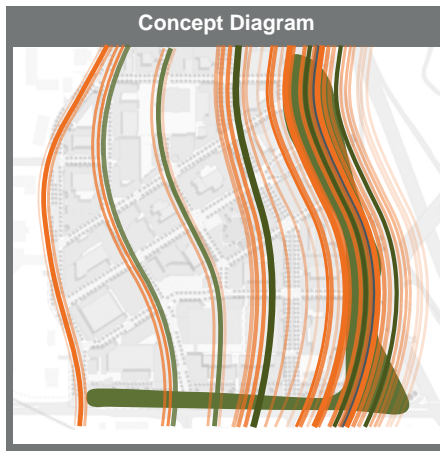
plazas on pillars extend into pond to create edge space and express the architecture

# Concept Exploration

## Grain Pattern

Much like the grain in a cross section of wood, the growth of an orchard tree, or the knotting of a krummholz in the wind swept alpine environment, the Grain defines the underlying structure of the Downtown landscape.

The pattern reads in the horizontal and vertical separation of strands with overlapping patterns, slicing across the north/south linear pattern from west to east, and the creation of vertical wood grain layers and fine grain “knots”.



DomeasSculpture-Athens, Greece



MasonicAmpitheatreProject-Clifton Forge, VA



WaveDeck-Toronto,Canada







- .....sloping bowl terrain envelopes field
- .....bike ramp spur to top of ridge
- .....intimate scale spaces
- .....open field event spill over
- .....swaths of trees and native grass/ planting emulate grain
- .....cascade plaza
- .....board games
- .....butterfly garden/ pavilion
- .....overlook + restaurant
  
- .....undulating terrain, walks and linear terraces
- .....community icon on high point
- .....linear forest links central parkway and south park
  
- .....urban agriculture terraces bisected by bioswale
- .....promenade cantilevers water basin
- .....sloping terrain is spillover for events
  
- .....hardscape amph + public art
- .....undulating seat walls and planting
- .....natural area for nature play

- .....grain informs paving, terraces and pedestrian bridges
- .....small plaza spaces
- .....preserve cottonwoods + natural corridor
- .....grain extension across 88th



# Master Plan

East Park and South Park are key components in the overall Downtown Westminster park system. They serve to connect the downtown with the perimeter interface of the US 36 commuter trail, 92nd avenue, and 88th avenue.

These parks serve as the neighborhood park for the community, their strong presence on the perimeter of the development create an opportunity to act as an icon for the development. And the city of Westminster. These parks will become destinations points which provide a platform for year round programs and events. Iconic structures, interactive art, a multitude of programmed elements, and engaging spaces will set these parks apart in the community. These elements will be crafted in such a way to tell a story to park visitors. Wind, water, and Westminster history will weave its way into the parks to truly identify these parks as being iconic examples of the next chapter of the City of the Westminster

*06*

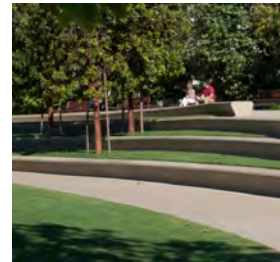
# Overall Master Plan

The master plan is the culmination of the initial design and visioning process, combining the efforts from the overall framework plan, the public involvement, guidance by the city of Westminster team, and the design process specific to East and south Park,

The plan was developed using the Wind, Water, and the West as inspiration for the theme, form, and detail. The master plan addresses pattern, form, and overall programming based on a series of design goals and the shared vision of the team. The master plan for South and East Park also takes into account the context of the greater Downtown Westminster park system and the all inclusive programming.



Terra Nova Playscape -  
Richmond-BC



Tongva Park - Santa Monica-CA



Corcktown Commons - Toronto,  
Canada



Klyde Warren Park - Dallas, TX



Cornwall Gardens -  
Singapore, China



Climbing Wall by Tailored  
Climbing Walls



Beiqijia Technology Business  
District - Beijing, China



Martha Jefferson Hospital -  
Charlottesville, VA



Brooklyn Botanical Garden -  
Brooklyn, NY





- A** Overlook with Project Identity
- B** Tiered Hillside Lawn
- C** Flex Lawn Events Area
- D** Playground
- E** RR/SHADE
- F** Project Art
- G** Rockwork Interactive Water Feature
- H** East Green
- I** Flex Facility
- J** US 36 Commuter Bike Trail
- K** Dog Park
- L** Active Sports Node
- M** Meadow Park
- N** Informal Amphitheater
- O** Flex Lawn & Land Form
- P** Project Identity Art Statement
- Q** Nature Play
- R** Seating Node (typ.)
- S** Linear Park Lawn (typ.)
- T** Outdoor Retail Patio
- U** Interactive Water Elements (typ.)
- V** Stream Garden
- W** Transit Plaza

# Park Zones

East Park and South Park can be broken into different zones based on the scale of the space, program elements, and planting character. Each zone looks to create its own character in order to create different destinations throughout the park. The goal of the park as a whole is to keep visitors at the park and provide a variety of activities that encourage movement through the various park zones.



Agricultural Vineyard



Westmoorland Park - Portland, OR

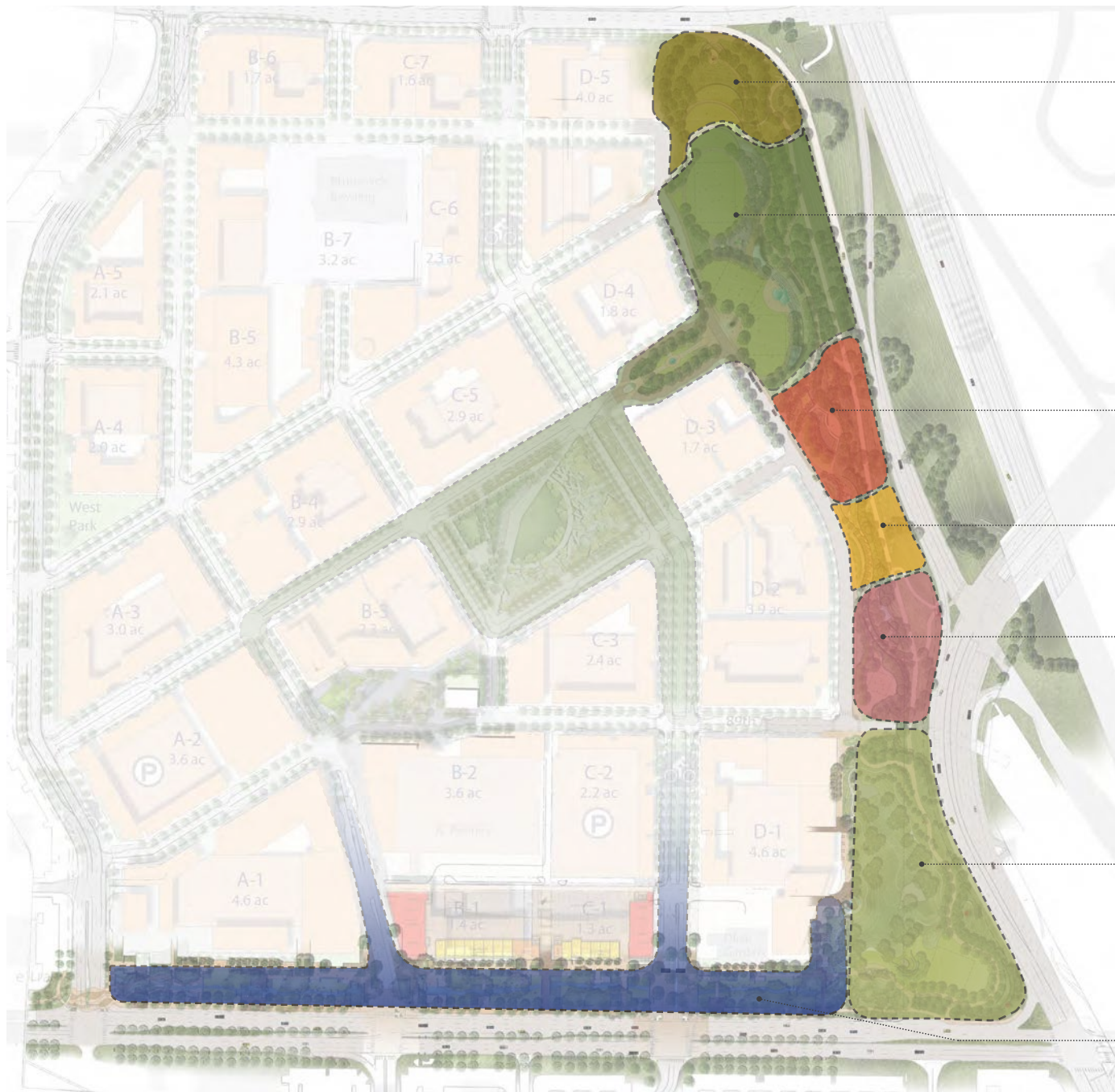


Martha Jefferson Hospital - Charlottesville, VA



Tianjin Qiaoyuan Park - China





Hillside Vista Park

Civic Park Zone

Community/Event Park

Garden Zone

Active Zone

Meadow Park Zone

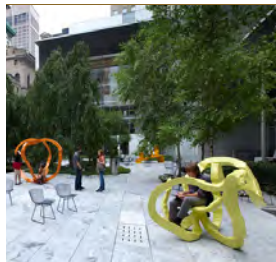
Urban Edge Linear Park



# Programming

The South Park and East Park programming is a culmination of the project and community, the project vision and project design principles, and the guidance of the City of Westminster staff. Incorporating the Project for Public Spaces studies as well as the Green Space and Public Realm outreach from the city has directed the overall park program.

The design of the parks looks to leverage spaces to create opportunities for multiple events and functions throughout the year. Using the “Power of 10” principle, the master plan creates different destinations point within each park. Each destination then maximizes the space to create multiple activities that can be enjoyed throughout the year.



MoMA - NYC, NY



Bryant Park- NYC, NY



Bryant Park- NYC, NY



Sister Cities Park- Philadelphia, PA



Madison Square Park - NYC, NY



Maggie Daley Park- Chicago, IL



Cumberland Park- Nashville, TN



- Activity Lawn
- Playground/Sports
- Passive Area
- Community Garden
- Plaza/Gathering Place
- Urban Edge
- Buffer/Transitional Area
- Events Space



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# Youth/Teen Amenities

Today's youth have too many distractions. A primary goal of East Park is to provide for variable and unique settings for our youth to hang out, play, and socialize. This mandates that we create interesting, active, and flexible spaces. Active pursuits like combing, running, basketball, and field sports are key to providing places that they will actually use. It is critical that we create a physical environment that encourages our kids to be active and healthy.





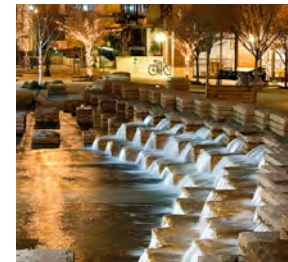


# Feature Elements

South Park and East Park are quite different spaces: East Park is a larger park space separated from the core of the project by automobile circulation and is a minor park system in itself, while East Park has an immediate relationship to the adjacent retail/residential uses. This demands a different approach for the parks feature elements.

South Park feature elements are more subdued, consisting of subtle interactive water features and thoughtful placement of artistic seating elements and a series of art installations.

East Park, in contrast, is a stand alone park with the potential to serve users within the park with multiple feature elements. Interactive water features, shade structures, green roofed multi-use community buildings, and a linear procession of art pieces all work together to create an a park system that has variety as well as cohesion.







- Sculpture
- Primary Structure
- Water Feature

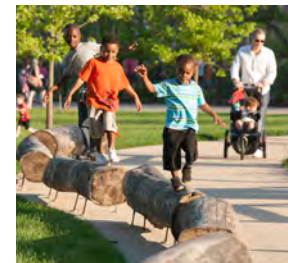
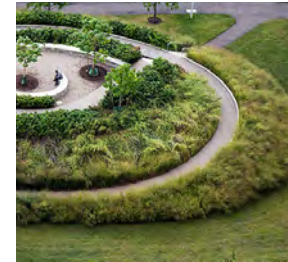


# Circulation

A hierarchy of trails is an important aspect to the site for creating links to the greater Westminster area as well and linking key public spaces within the parks.

East park provides the linkage for the Westminster downtown residents to access the commuter bike trail and RTD Park-n-ride. These adjacent amenities are an important selling point to the community and those connections are celebrated in the design of East Park.

Both parks look to create a variety of experiences within the trail network. These trails will be utilized for a variety of activities including interpretive nature walks, fitness, biking, and strolling. Creating multiple loop trails meander through the space and provide plethora of experiences as they link different activity nodes, elevations, and a variety of scaled spaces.





### Pedestrian Circulation

- Secondary Park Circulation (to Upper Elements)
- Primary Park Circulation
- Urban Street Pathway
- Trail Circulation
- US 36 Commuter Bike Path



# Grading

The site has significant east to west slopes in many areas, and climbs sharply to the north to meet 92nd avenue. The southern edge of east park has many slopes related to the detention pond. South park is generally flat with mostly gentle slopes to the existing Allen ditch.

The Key concepts for the site grading are:

- Create interesting landforms that shapes space and feel purposeful
- Use shaped berms to screen views and deflect sound from US 36
- Create natural flowing forms at the detention to integrate it into the design of the project
- Use walls in places to make distinct rooms and create drama in the landscape
- Take advantage of grade changes with events; climbing walls, wall ball, seating, signage
- Extend the park grading into US 36 ROW to make a bold statement as the extension of the downtown







- + HP/LP High Point/Low Point
- ▼ XX.X Elevation Spot

# Planting Concept

The unique aspect to the site is the ability for residents to view the park from an elevation view. With this in mind, the goal of the planting is to emphasize the rooms that are being created on the site. Lawn panels are carved into the site and create strong forms on the plan. The overstory looks to create sinuous movements that link the different spaces and create a dynamic pattern when viewed from above.

East Park takes on a grain-like pattern where bands wrap around the programmed “knots” within the plan. These bands extend towards US 36 to assist in identifying the downtown to the vehicular traffic on the highway.

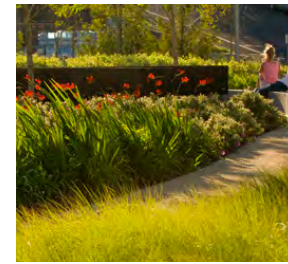
South Park takes on a different character where the goal is to create a dramatic landscape statement along 88th Avenue. Strong linear bands of understory planting carry across the park towards the street and creates a statement along the street.



Lawn



Wildflower/Grass Mix



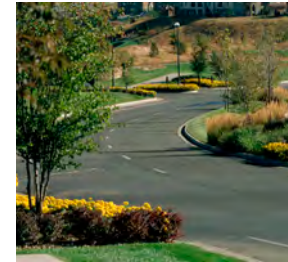
Ornamental Landscape Zone



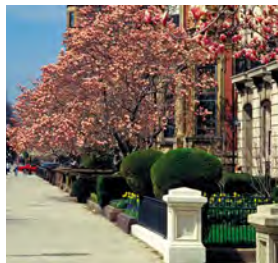
Garden Zone



Background/Accent Zone



Transition Zone



Residential/Retail Edge



Linear Park Zone



Wetland Meadow Zone





- Lawn
- Wildflowers/Grass mix
- Ornamental Landscape Zone
- Garden Zone
- Background/Accent Zone
- Transitional Zone
- Residential/Retail Edge
- Linear Park Zone
- Wetland Meadow Zone



# Park Plans

East Park and South Park are key components in the overall Downtown Westminster park system which connect the downtown with the perimeter interface of the US 36 Bikeway, 92nd Avenue, and 88th Avenue. They also serve to connect the internal park system with strong links to Center Park and Central Parkway Median as well as connecting to Eaton Street.

The design of these parks looks to meet the needs of the community functionally, while infusing distinctive elements to create a strong, iconic park visually. The master plan looks to leverage existing site conditions including existing cottonwoods, the ditch, and topography to create unique experiences that leave visitors with a lasting impression. These parks will serve as a destination for the entire community by providing a variety of activities and experiences that cater to all generations.

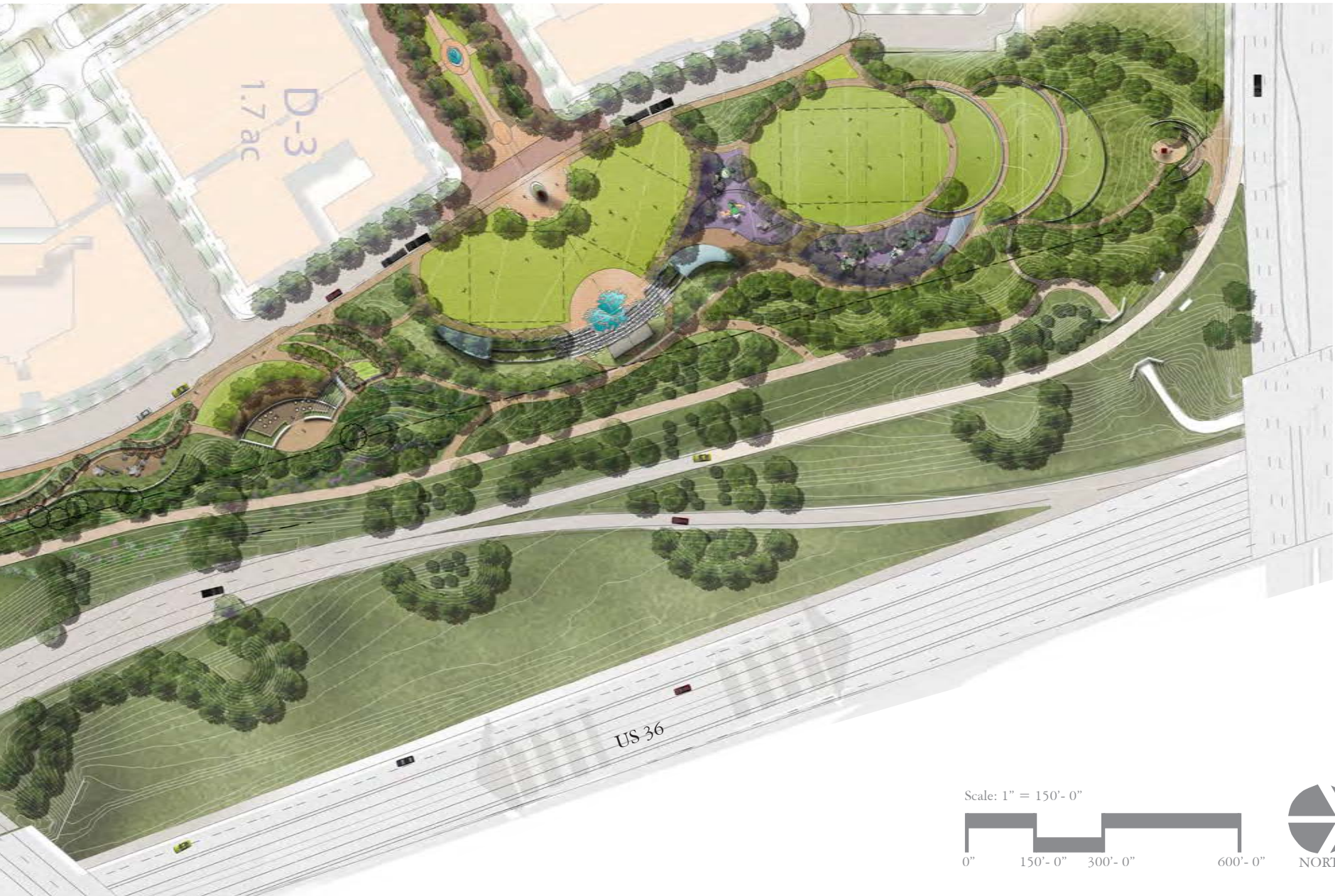


# East Park Plan

The vision for East Park is to create an interlaced open space with a mix of uses that provides both the residents and the greater community a place to play, relax, and connect. The overarching design concept of Wind, Water and the West informs the design and is manifested through pattern, flow, and material. Bands of grasses that move in the wind, paving patters that represent water movement, planting and vertical stone work that represent grain patterns of wood and geologic process all come together to create a flowing form space. The geology of the region will be expressed through abstracted patterned stone work and incorporated in to seating opportunities. These design forms and elements will be expressed both horizontally and vertically.



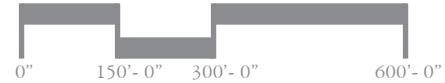




D-3  
1.7 ac

US 36

Scale: 1" = 150'-0"



# Hillside Vista Park



- 1 Elevated Overlook Plaza with Interpretive Area capitalizes on views to downtown, distant mountains, and City Hall tower.
- 2 Monumentation Walls and Signage
- 3 Transitional Slope with Low Planting
- 4 Terraced Lawn Panels function as open play space and hillside seating terraces for large events
- 5 Low Seat Wall
- 6 Existing Pedestrian Underpass
- 7 Waves of Trees Create Forms and Define Spaces
- 8 Accessible Pathway into Park
- 9 Pedestrian Connection to the US 36 Bikeway









# Hillside Vista Park Sections + Imagery

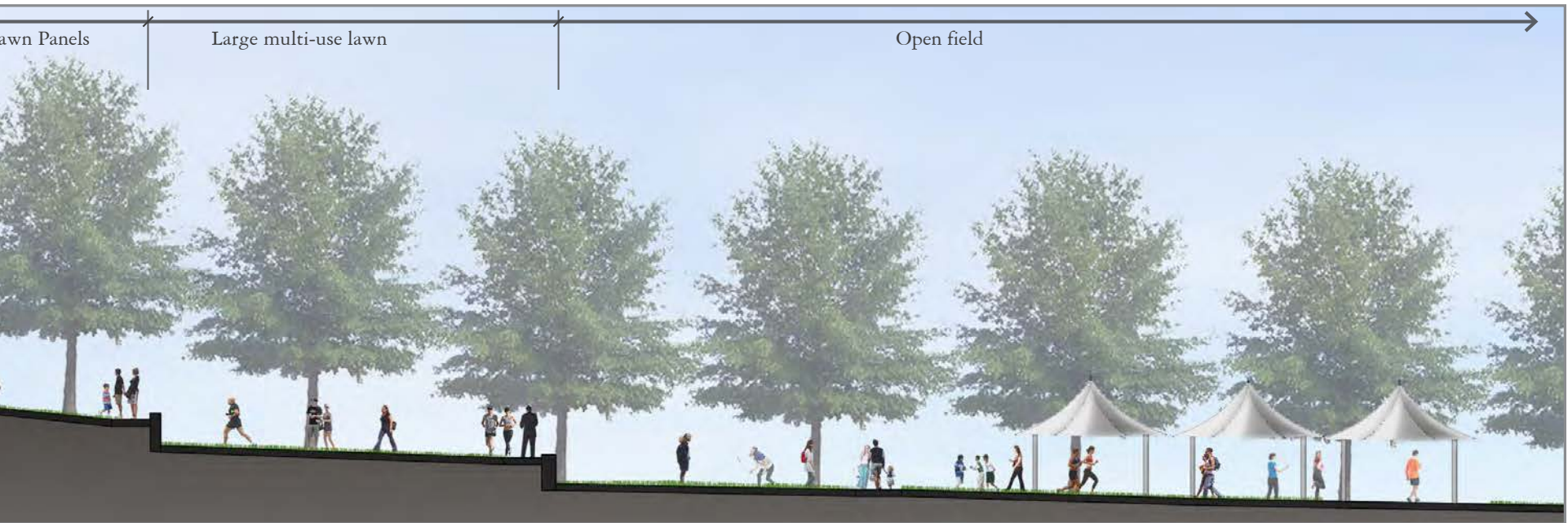


SECTION 1



VIEW 1





VIEW 2



# Civic Park Zone

- 1 Terraced lawn panels function as open play space and hillside seating terraces for large events
- 2 Low Seat Wall
- 3 Front-in parking stalls
- 4 Large multi-use lawn for open play and large community events
- 5 Hillside playground is integrated into slope with climbing walls, integrated slides and both custom and prefabricated play elements.
- 6 On-street, parallel parking
- 7 Meandering tree rows of variety of species
- 8 Community Icon/Art located on axis with Central Parkway
- 9 Bike Ramp Spur to top of ridge
- 10 Geologic inspired cascading water feature with interactive water play element
- 11 Open field functions as event spill over area
- 12 Shade Shelter
- 13 Restrooms/Shade Shelter integrated into hillside
- 14 Central fountain surrounded by open lawn and bench seating
- 15 Bike rental area

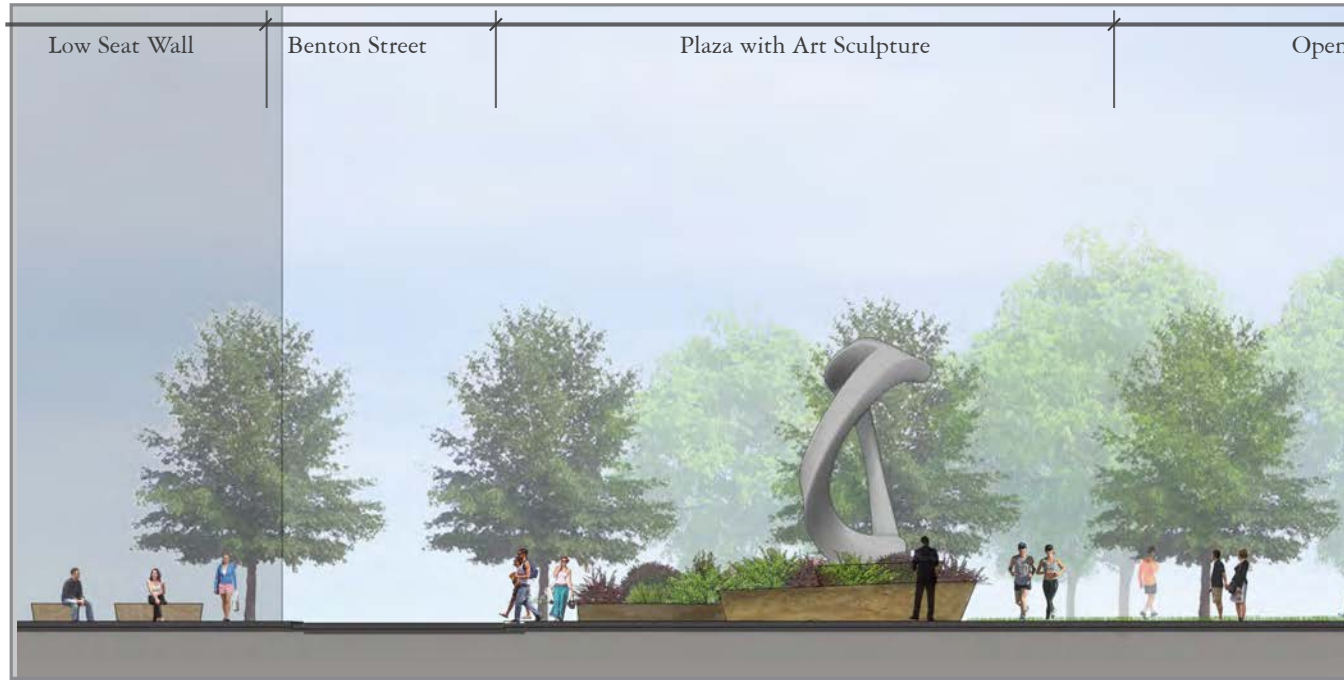
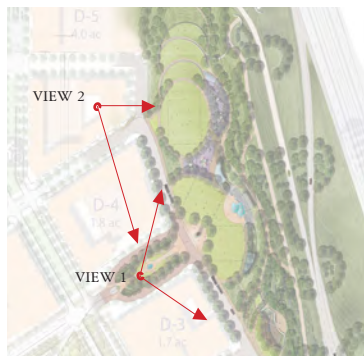








# Civic Park Zone Sections + Imagery

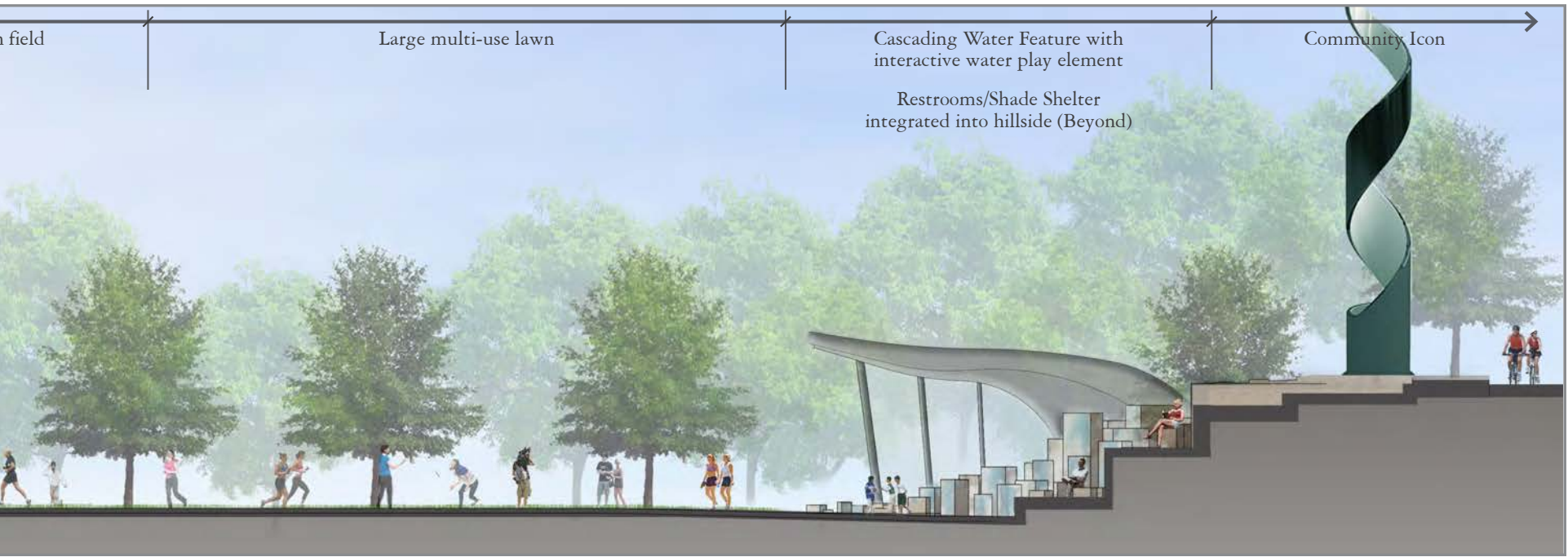


SECTION 1



VIEW 1





VIEW 2



# Community Event Park

- 1 Display gardens with small pathways
- 2 Large iconic multi-use building used for programmed events and rentable space. Building is integrated into hillside with green roof and roof deck patio
- 3 Commuter Bike Trail
- 4 Open lawn
- 5 On-street, parallel parking
- 6 Swathes of trees and planting emulate grain
- 7 Community Gardens



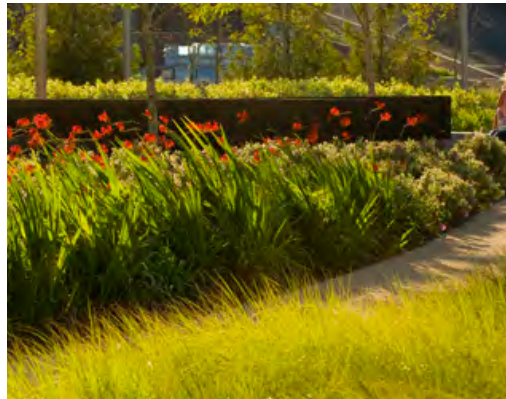




# Interpretive Garden Park



- 1 Community/Demonstration Gardens
- 2 US 36 Bike Lane
- 3 Nature Play area integrated into hillside
- 4 On-street, parallel parking
- 5 Park landscape patterns extend into US 36 ROW.
- 6 Garden plantings/Ornamental planting zones with path side seating
- 7 Xeriscape demonstration area
- 8 Pollinator Garden
- 9 Native Plant Garden









# Sports Park



- 1 Shaded Dog Park integrated into hillside
- 2 Shade Structure for dog owners
- 3 US 36 Bikeway
- 4 On-street, parallel parking
- 5 Park landscape patterns extend into US 36 ROW.
- 6 Climbing walls/adventure area
- 7 Half-court basketball/wall ball multi use court
- 8 Pedestrian connection to Sheridan Blvd. with small overlook an park icon/ community art piece
- 9 Approximate future expansion of Sheridan Blvd



Cumberland Park - Nashville, TN



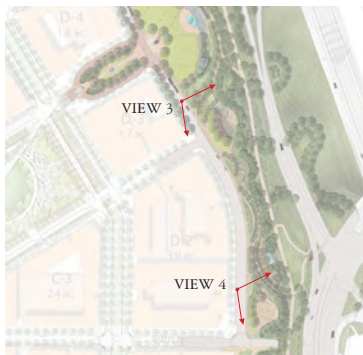




# Community Event Park / Interpretive Garden Park / Sports Park Sections + Imagery



VIEW 1



VIEW 2





VIEW 3



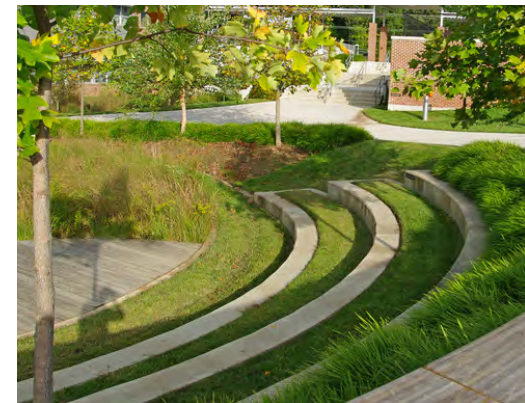
VIEW 3



# Meadow Park



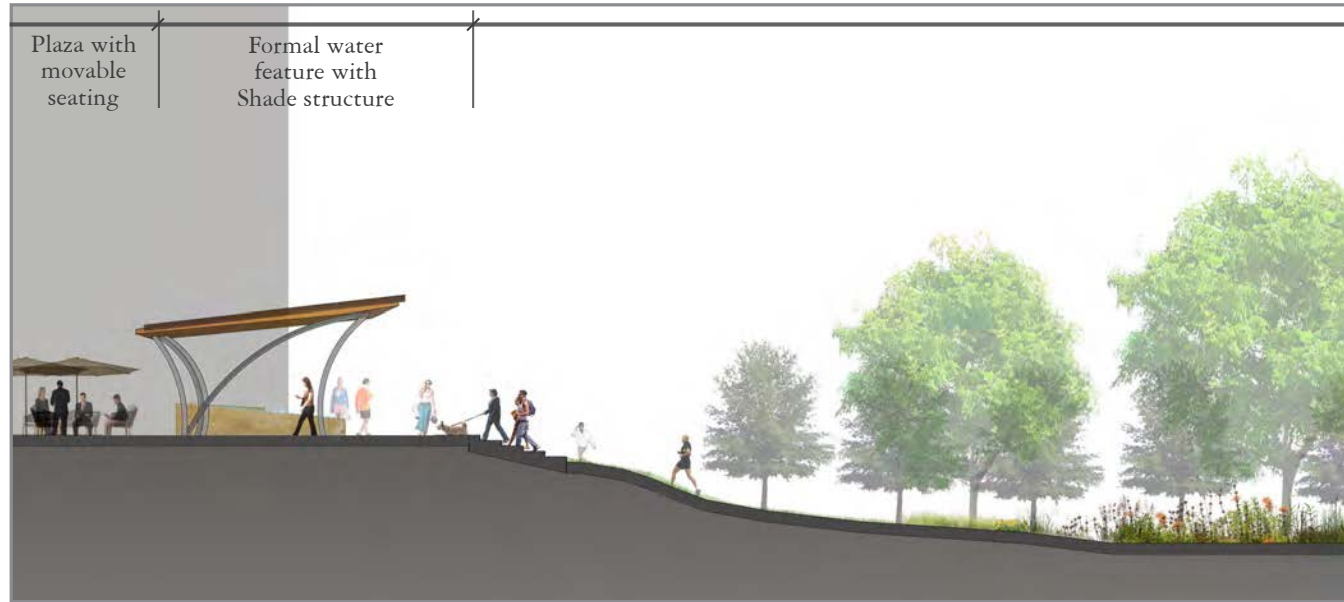
- 1 Vehicle/Pedestrian Underpass to RTD Park-N-Ride
- 2 US 36 Bikeway
- 3 On-street, parallel parking
- 4 Art walk with sculpture along pathways
- 5 Mixed Use Promenade
- 6 Plaza with movable seating allows for outdoor event space related to adjacent building.
- 7 Event space with water feature and icon shade structure for hotel events/wedding/gatherings
- 8 Detention Pond with wetlands plants and loop trail
- 9 Lower gravel loop trail with seating areas
- 10 Small amphitheater for seating/events
- 11 Open lawn for flex use/events
- 12 Adventure Playground in shade of existing cottonwoods
- 13 Iconic monumentation walls and park signage
- 14 Landforms buffer noise and visual impact of adjacent Sheridan Blvd/88th Ave.
- 15 Approximate future expansion of Sheridan Blvd



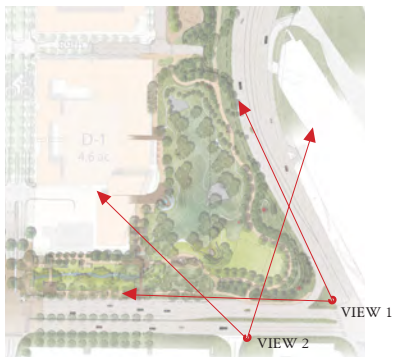




# Meadow Park Sections + Imagery



SECTION 1







VIEW 2



# South Park Plan

The vision for South Park is to create a textured linear park that preserves and celebrates the existing Allen Ditch and cottonwoods, while also extending the grid and pattern of the new downtown and its architecture out to 88th avenue to create a downtown district. The interactive water features and creek side seating nodes will bring people to the water, and frequent placement of seat stones will create an artful pattern and provide for many varied seating opportunities. The retail uses along the park will be interact directly with the park and

The forms created by water and its movement inspire the design of the forms and spaces. From the high peaks, alpine lakes, valleys, streams, and rivers water expresses itself in many shapes and sizes. Using these as the basis for stylized forms for the spaces and places of the park will reinforce our sense of place in the City of Westminster





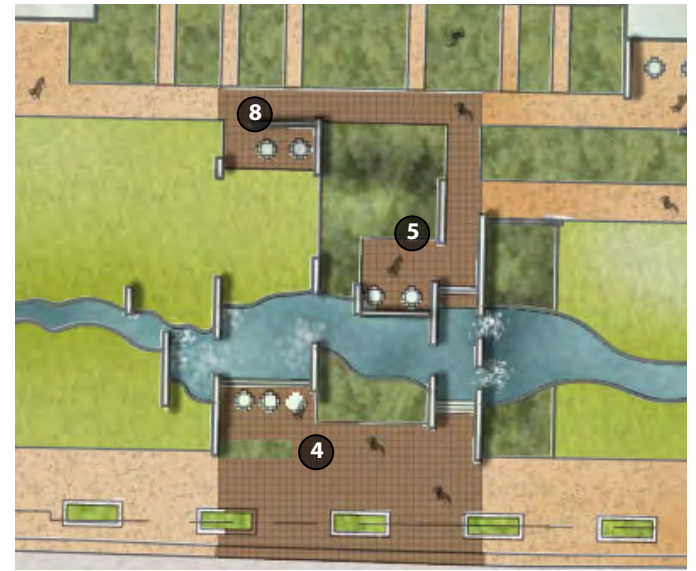
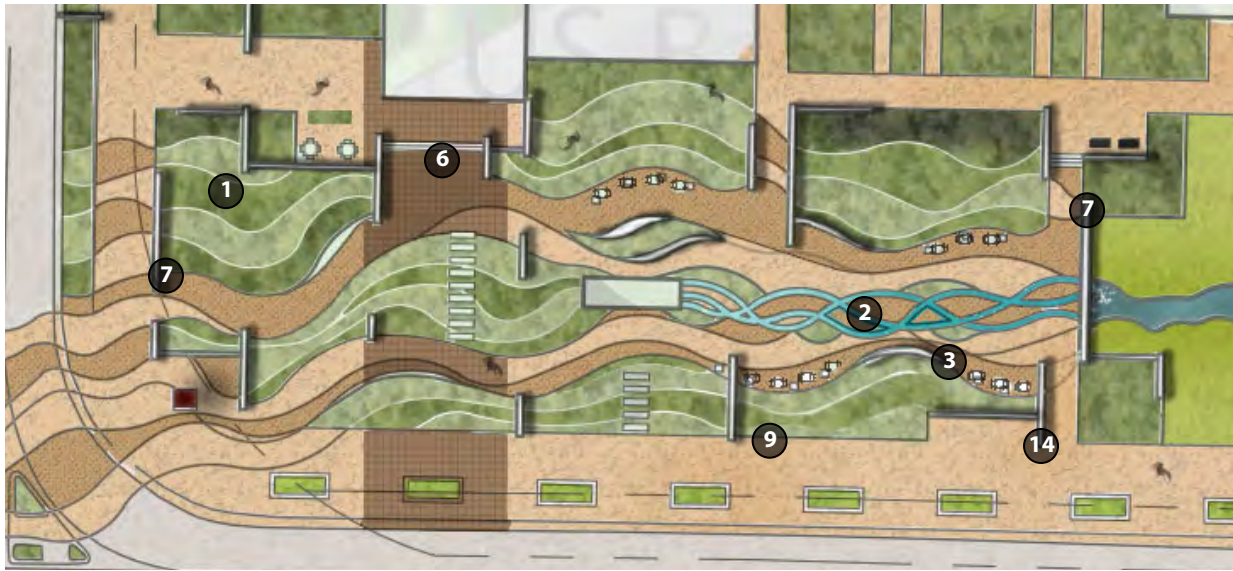


# South Park

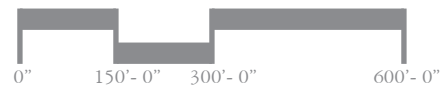
- 1 Waving bands of ornamental planting and paving patterns mimic the flow of water across the site
- 2 Interpretive stone column tells the story of local geology with meandering runnel water element
- 3 Small plaza space with movable furnishings and umbrellas
- 4 Enhanced plaza space with bench seating and table games. Plaza steps down into the water and allows for interaction with the creek and functions as a crossing when water is low.
- 5 Small patio space with lounge/movable seating
- 6 Linear bands of enhanced paving could define Downtown district in future
- 7 Iconic block stone walls extend architectural lines across the park and function as seating throughout South Park (typical)
- 8 Residential Promenade with formal tree allees and bench seating
- 9 88th Promenade with raised planters along the street to create an urban/active park edge
- 10 Existing Allen Ditch with water/implicit water in linear park (typical)
- 11 Existing Cottonwood Trees (typical)
- 12 Play boulder/boulder crossing
- 13 Outdoor dining/cafe
- 14 Bench Seating/RTD Stop
- 15 Interpretive Art Element (typical)





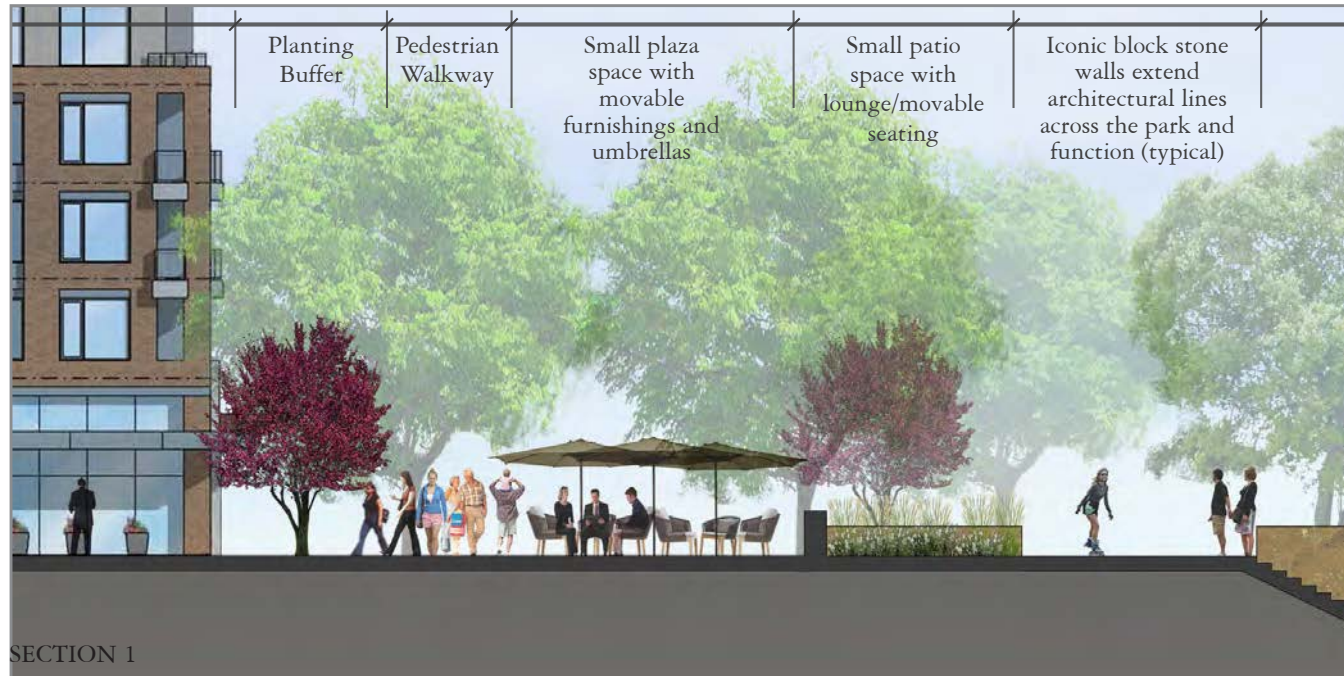


Scale: 1" = 150'-0"

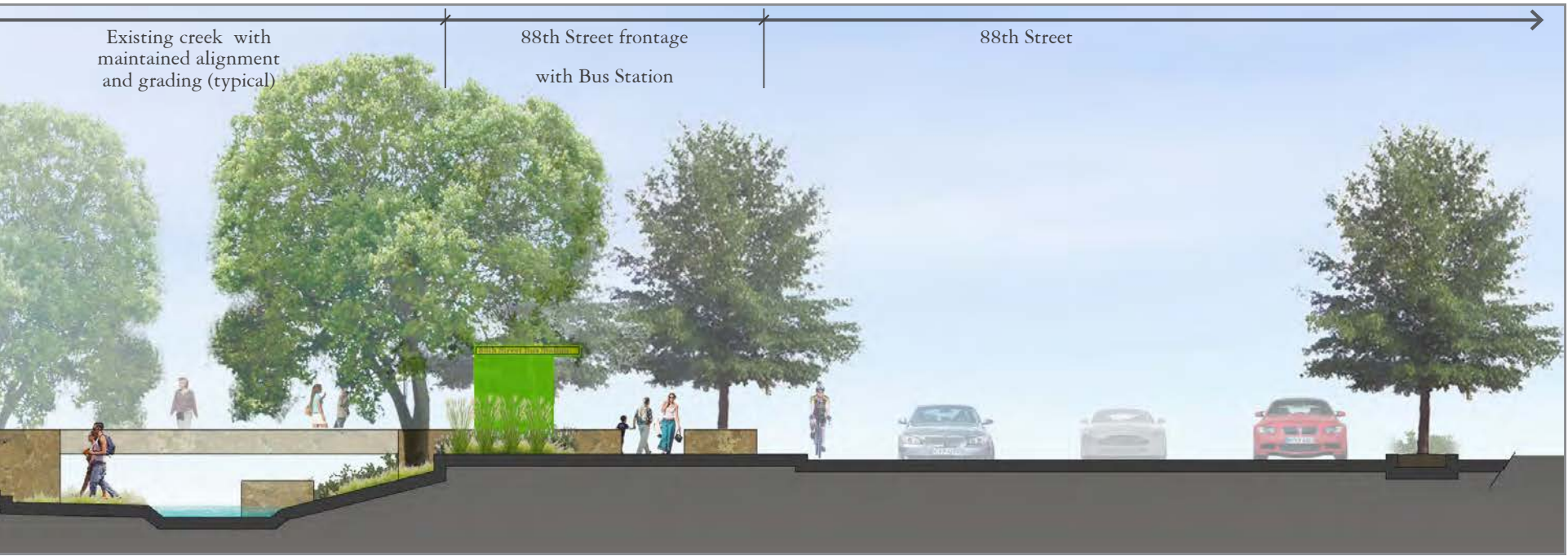




# South Park Sections + Imagery







VIEW 2

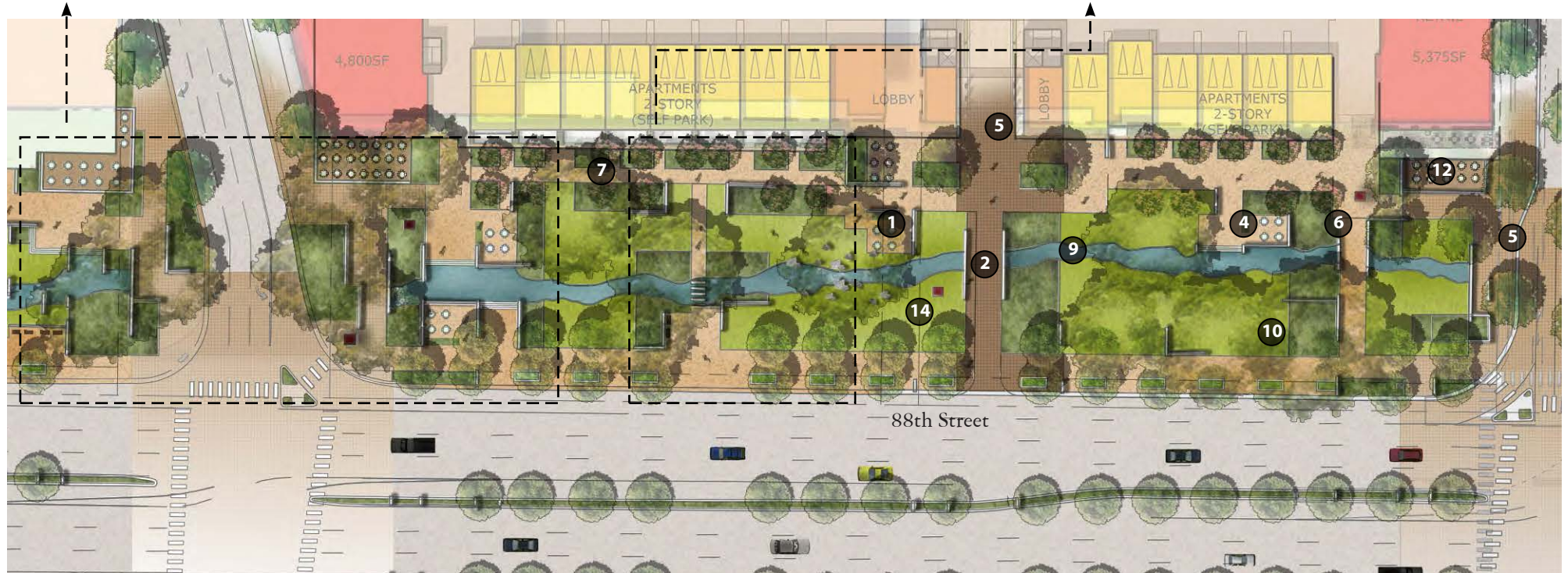
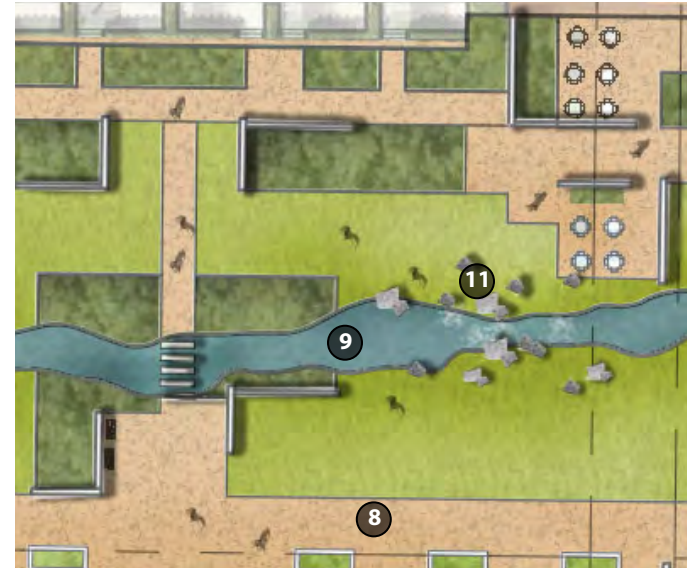
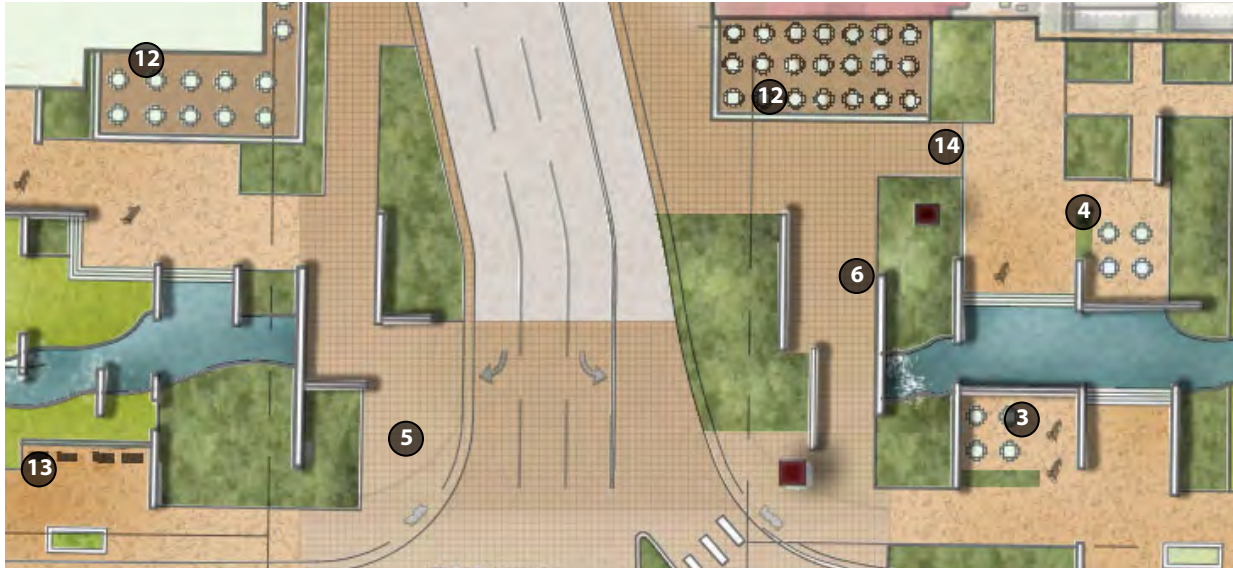


# South Park

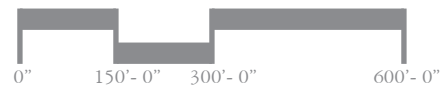
- 1 Small plaza space with movable furnishings and umbrellas
- 2 Right in only vehicular access with enhanced paving blends into plaza space to minimize impact on park
- 3 Enhanced plaza space with bench seating and table games. Plaza steps down into the water and allows for interaction with the creek and functions as a crossing when water is low.
- 4 Small patio space with lounge/movable seating
- 5 Linear bands of enhanced paving extends across the park and 88th Avenue
- 6 Iconic block stone walls extend architectural lines across the park and function as seating throughout South Park (typical)
- 7 Residential Promenade with formal tree allees and bench seating
- 8 88th Promenade with raised planters along the street to create an urban/active park edge
- 9 Existing Allen Ditch with water/implicit water in linear park (typical)
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- 13 Bench Seating/RTD Stop
- 14 Interpretive Art Element (typical)





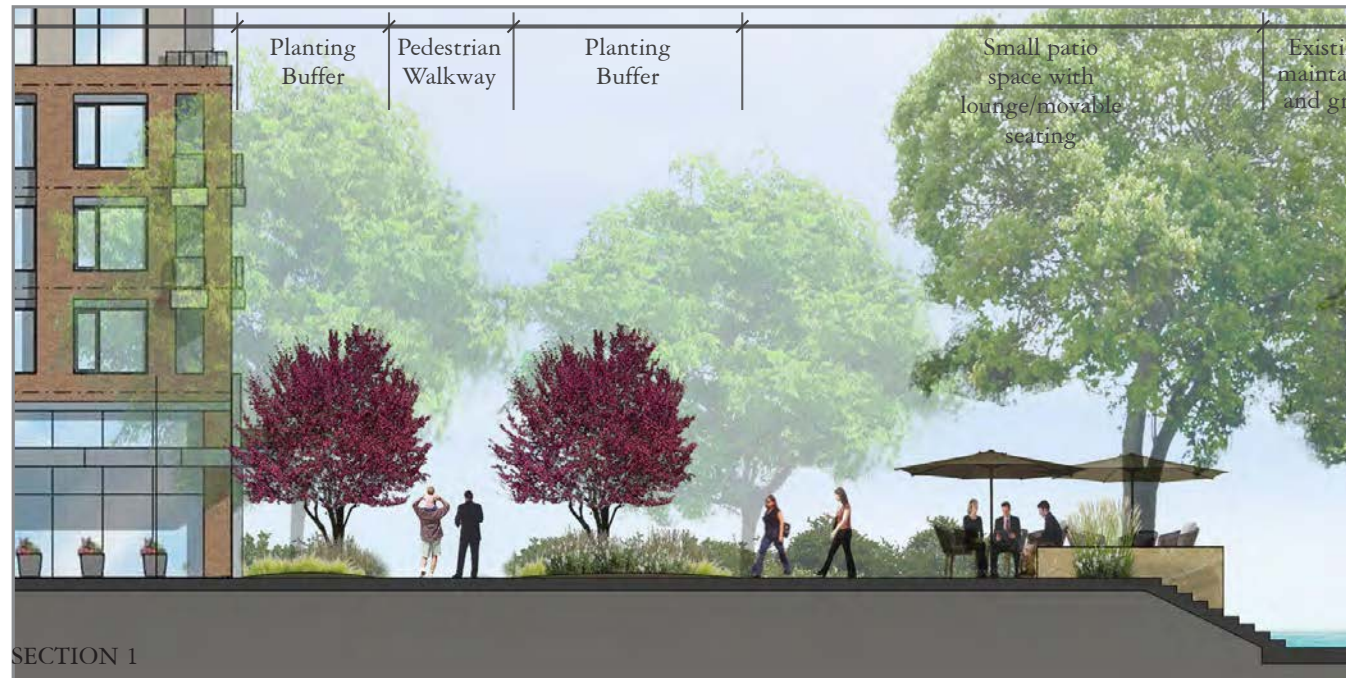
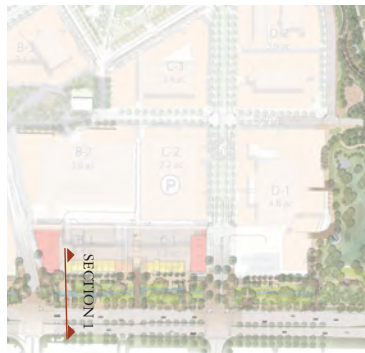


Scale: 1" = 150'-0"





# South Park Sections + Imagery







VIEW 2

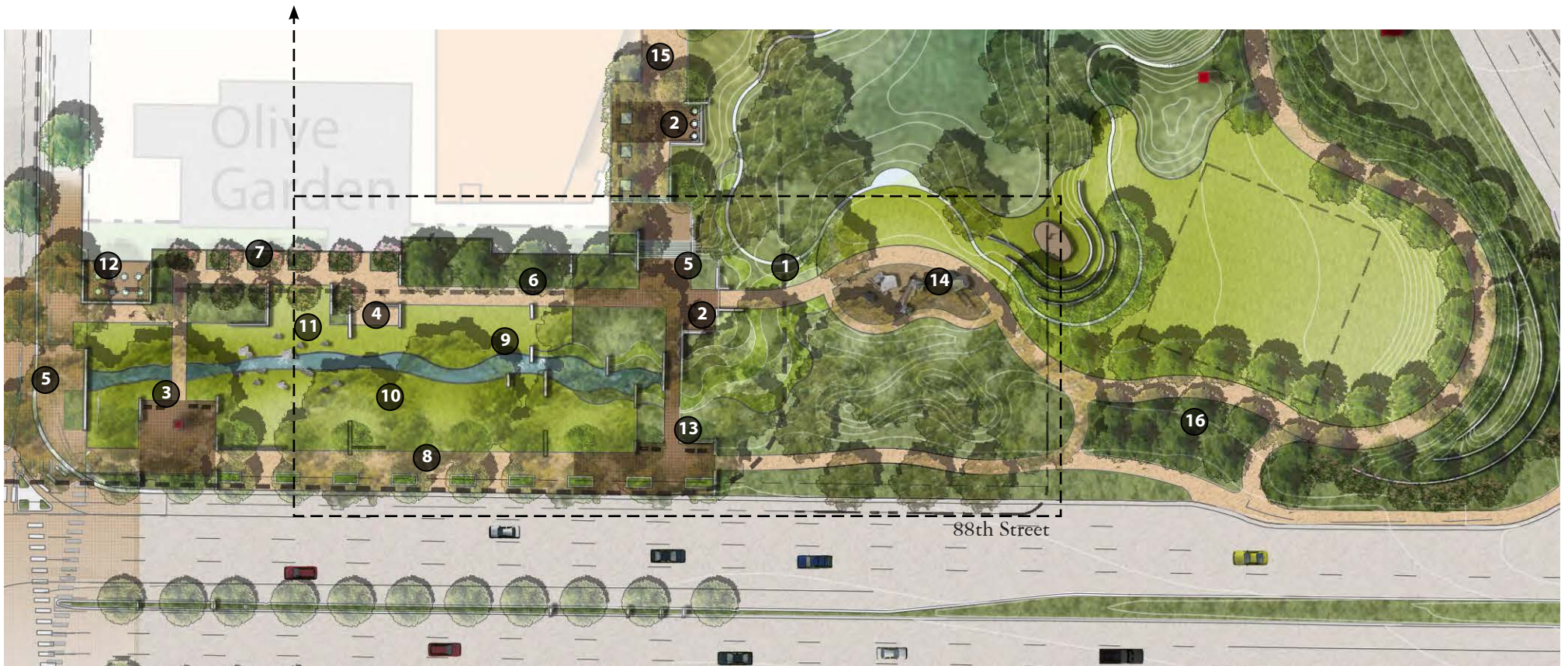


# South Park

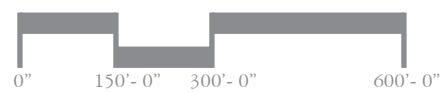
- 1 Waving bands of ornamental planting and paving patterns mimic the flow of water across the site
- 2 Small plaza space with movable furnishings and umbrellas
- 3 Enhanced plaza space with bench seating and interpretive art element
- 4 Small patio space with lounge/movable seating
- 5 Linear bands of enhanced paving extends across the park and 88th Avenue
- 6 Iconic block stone walls extend architectural lines across the park and function as seating throughout South Park (typical)
- 7 Residential Promenade with formal tree allees and bench seating
- 8 88th Promenade with raised planters along the street to create an urban/active park edge
- 9 Existing Allen Ditch with water/IMPLIED water in linear park (typical)
- 10 Existing Cottonwood Trees (typical)
- 11 Play boulder/boulder crossing
- 12 Outdoor dining/cafe
- 13 Bench Seating/RTD Stop
- 14 Adventure Playground
- 15 Retail/Mixed Use Promenade
- 16 Open Lawn







Scale: 1" = 150'-0"





# Probable Costs

The following is a preliminary estimate of probable costs. The specific site improvement costs associated with overall grading and mechanical systems are not included based on the size of the park and the stage of design we recommend a contingency of 20-25% but have included 15% as recommended by the City of Westminster collective.





# Westminster Downtown - Preliminary Cost Estimate

January 28th, 2016

NOTE: This cost estimate is preliminary and conceptual in nature. The intent of this estimate is only for early evaluation of pricing for the project. Quantities, costs, and line items will fluctuate as the design develops.

## EAST PARK

TOTAL PARK SQUARE FEET: 730,000 SQ FT (Extends to Bike Commuter Trail)

Description		Unit	Unit Cost	Quantity	Total	Notes
<b>Hardscape</b>						
Walks						
	Concrete	LF	\$24.00	10,000	\$240,000.00	6' Wide Concrete
	Gravel	LF	\$1.00	5,000	\$5,000.00	4" Deep
Plazas						
	Concrete Pavers	SF	\$12.00	28,000	\$336,000.00	Sand Set
	Stone	SF	\$25.00	37,000	\$925,000.00	Local Stone Wet Set
Water Feature					\$0.00	
	Runnel	EA	\$4,000.00	1	\$4,000.00	Low basin, linear feature
	Groto	EA	\$750,000.00	1	\$750,000.00	
Walls						
	Concrete	SFF	\$15.00	12,000	\$180,000.00	Color concrete - Retaining
	Stone	SFF	\$40.00	6,000	\$240,000.00	Assume Single Side- Retaining
	Specialty	SFF	\$125.00	3,000	\$375,000.00	Retaining
Stairs		LF	\$20.00	1,000	\$20,000.00	Assume 100' verticle of stairs at 5' wide
Site Boulders		EA	\$500.00	500	\$250,000.00	Buff Sandstone
<b>Subtotal</b>					<b>\$3,325,000.00</b>	
<b>Landscape</b>						
Overstory						
	Shade Trees	SF	\$450.00	500	\$225,000.00	2.5" Caliper
	Street Trees	SF	\$450.00	80	\$36,000.00	2.5" Caliper
	Evergreen Trees	SF	\$640.00	250	\$160,000.00	8'-10' Height
	Ornamental Trees	SF	\$400.00	150	\$60,000.00	2" Caliper/8' Height
Understory						
	Enhanced Native	SF	\$0.30	112,000	\$33,600.00	Seed and prep, un-irrigated
	Manicured Planting	SF	\$3.50	100,000	\$350,000.00	Inlcudes irrigation
	Ornamental Planting	SF	\$4.50	30,000	\$135,000.00	Includes irrigation
Lawn		SF	\$1.25	250,000	\$312,500.00	Sod, includes irrigation
<b>Subtotal</b>					<b>\$1,312,100.00</b>	

Amenities						
Architectural Amenities						
	Shade Shelters	EA	\$120,000.00	4	\$480,000.00	
	Restrooms	EA	\$200,000.00	2	\$400,000.00	
	Trellis Feature	EA	\$30,000.00	8	\$240,000.00	
	Flex Amenity Building	EA	\$500,000.00	1	\$500,000.00	Bathroom, Sink, Refrigerator System, Roof Deck, Built into hillside
Playgrounds						
	Adventure Hillside Playground	LS	\$1,000,000.00	1	\$1,000,000.00	Multi-age groups, adventure play
	Nature Play	LS	\$750,000.00	1	\$750,000.00	custom features
	Dog Park	LS	\$27,000.00	1	\$27,000.00	perimeter, fence, surfacing seating, water/dog waste station
	Community Garden	LS	\$100,000.00	1	\$100,000.00	
Rec Fields						
	Half Court Basketball	EA	\$28,000.00	1	\$28,000.00	multi-purpose textured concrete
Icon Features						
	Sherdian Exchange	EA	\$150,000.00	1	\$150,000.00	In US 36 ROW
	Central Parkway Axis	EA	\$150,000.00	1	\$150,000.00	
	92nd Street	EA	\$150,000.00	1	\$150,000.00	
	88th Avenue	EA	\$150,000.00	1	\$150,000.00	
	Bike Station	LS	\$10,000.00	1	\$10,000.00	
<b>Subtotal</b>					<b>\$4,135,000.00</b>	

Site						
	Clear and Grub	SF	\$1.50		\$0.00	COMPLETE
	Fill Dirt	CY			\$0.00	TO BE DETERMINED
	Grading	CY	\$45.00		\$0.00	TO BE DETERMINED
	Soil Amendment	CY	\$60.00		\$0.00	TO BE DETERMINED
<b>Subtotal</b>					<b>\$0.00</b>	

Misc						
Lighting						
	Path Light	EA	\$400.00	500	\$200,000.00	Low Lumen, Ground Level
	Uplight	EA	\$200.00	300	\$60,000.00	Trees, Walls, Art
	Pole Lighting	EA	\$1,000.00	200	\$200,000.00	
	Specialty Lighting	Allow	\$100,000.00	1	\$100,000.00	
Furnishings						
	Benches	EA	\$1,500.00	100	\$150,000.00	6' Metal Bench
	Trash/Recycle Receptacles	EA	\$1,000.00	50	\$50,000.00	
	Bike Rack	EA	\$1,000.00	50	\$50,000.00	
	Picnic Tables	EA	\$1,000.00	40	\$40,000.00	Table with Seats
	Urban Seating/Tables	EA	\$2,000.00	40	\$80,000.00	Café Seating
	Dog Waste Station	EA	\$770.00	12	\$9,240.00	
	Art Installations	Allow	\$300,000.00	1	\$300,000.00	
	Interpretive Signage	Allow	\$25,000.00	1	\$25,000.00	Educational/interpretive signage for Butterfly Pavillion
	Wayfinding				\$0.00	NOT INLCUED
	Tap				\$0.00	PER OWNER
	Misc.				\$0.00	NOT INCLUDED - Speakers, Wireless Hot Spots, Holiday Lighting
	Utilities				\$0.00	NOT INCLUDED - Water, Electrical, Storm, Fiber Optic
<b>Subtotal</b>					<b>\$1,264,240.00</b>	

	SUBTOTAL	\$10,036,340.00
Mobilization:	3%	\$301,090.20
Coningency	15%	\$1,505,451.00
<b>GRAND TOTAL:</b>		<b>\$11,842,881.20</b>



# Westminster Downtown - Preliminary Cost Estimate

January 28th, 2016

NOTE: This cost estimate is preliminary and conceptual in nature. The intent of this estimate is only for early evaluation of pricing for the project. Quantities, costs, and line items will fluctuate as the design develops.

## SOUTH PARK

TOTAL PARK SQUARE FEET: 132,500 SQ FT

Description	Unit	Unit Cost	Quantity	Total	Notes
<b>Hardscape</b>					
Walks					
Concrete	SF	\$12.00	8,300	\$99,600.00	Patios
Stone	SF	\$25.00	0	\$0.00	
Plazas/Patios					
Concrete Pavers	SF	\$12.00	5,300	\$63,600.00	Sand Set
Stone	SF	\$25.00	28,300	\$707,500.00	Local StoneWet Set
Water Feature					
Detention Pond	EA			\$0.00	TO BE DETERMINED
Allen Ditch Improvements	EA			\$0.00	TO BE DETERMINED
Walls				\$0.00	
Head Wall	LF	\$15.00	260	\$3,900.00	
Planter Wall	LF	\$50.00	1,440	\$72,000.00	6'x14' raised street-side planters
Stone Slab Seating (18")	LF	\$100.00	450	\$45,000.00	
Concrete 2-3'	LF	\$15.00	1,080	\$16,200.00	
Concrete 4-6'	LF	\$20.00	150	\$3,000.00	
Site Boulders	EA	\$500.00	200	\$100,000.00	
<b>Subtotal</b>				<b>\$1,110,800.00</b>	
<b>Landscape</b>					
Overstory					
Shade Trees	SF	\$450.00	90	\$40,500.00	2" Caliper
Street Trees	SF	\$450.00	50	\$22,500.00	2.5" Caliper
Evergreen Trees	SF	\$640.00	30	\$19,200.00	6' Height
Ornamental Trees	SF	\$400.00	90	\$36,000.00	2" Caliper/8' Height
Understory					
Enhanced Native	SF	\$0.30	0	\$0.00	
Manicured Planting	SF	\$3.50	32,400	\$113,400.00	
Ornamental Planting	SF	\$4.50	14,400	\$64,800.00	
Lawn	SF	\$1.25	55,800	\$69,750.00	
<b>Subtotal</b>				<b>\$366,150.00</b>	

Amenities						
	Architectural Amenities					
		Trellis Structure	EA	\$30,000.00	3	\$90,000.00
	Playgrounds					
		Creek-Side Play	EA	\$50,000.00	3	\$150,000.00
		Small Playground	LS	\$75,000.00	1	\$75,000.00
	Interpretive Garden	Allow		1	\$0.00	
<b>Subtotal</b>						\$315,000.00

Site							
	Sherman Development Access Road		SF	\$15.00	5,500	\$82,500.00	
	Pedestrian Bridge		EA	\$20,000.00	4	\$80,000.00	
	Clear and Grub		SF	\$1.50		\$0.00	TO BE DETERMINED
	Fill Dirt		SF			\$0.00	TO BE DETERMINED
	Grading		CY	\$45.00		\$0.00	TO BE DETERMINED
	Composting and Soil Amendment		CY	\$60.00		\$0.00	TO BE DETERMINED
<b>Subtotal</b>						\$162,500.00	

Misc							
	Lighting						
		Path Light	EA	\$400.00	200	\$80,000.00	Low Lumen, Ground Level
		Uplight	EA	\$200.00	150	\$30,000.00	
		Pole Lighting	EA	\$1,000.00	50	\$50,000.00	
		Specialty Ligthing	Allow	\$4,000.00	1	\$4,000.00	
	Furnishings						
		Benches	EA	\$1,500.00	40	\$60,000.00	
		Trash/Recylce Receptacles	EA	\$1,000.00	10	\$10,000.00	
		Bike Rack	EA	\$1,000.00	20	\$20,000.00	
		Urban Seating/Tables	EA	\$2,000.00	40	\$80,000.00	Café Seating
		Dog Waste Station	EA	\$770.00	5	\$3,850.00	
		Table Games	EA	\$1,500.00	10	\$15,000.00	
		Art Installations	Allow	\$100,000.00	1	\$100,000.00	
		Wayfinding				\$0.00	NOT INLCUDED
		Tap				\$0.00	PER OWNER
		Misc.				\$0.00	NOT INCLUDED- Speakers, Wireless Hot Spots, Holiday Lighting
		Utilities				\$0.00	NOT INCLUDED - Water, Electrical, Storm, Fiber Optic
<b>Subtotal</b>						\$452,850.00	

SUBTOTAL		\$2,407,300.00
Mobilization:	3%	\$72,219.00
Coningency	15%	\$361,095.00
<b>GRAND TOTAL:</b>		<b>\$2,840,614.00</b>



ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE



**DTJ DESIGN**

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Boulder, Colorado 80301  
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BOULDER | COLORADO



# Westminster Downtown

# Streetscape Master Plan







# Table of Contents

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**02** *Streetscape Materials Plans*

**03** *Vegetation*

**04** *Branding + Imaging + Wayfinding*

**05** *Public Art Districts*

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**07** *Phasing Plan*

**08** *Estimate of Probable Costs*

**09** *Appendices*



## City Council | 2016

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Alberto Garcia	<i>Mayor Pro Tempore</i>
Bruce Baker	<i>Councillor</i>
Emma Pinter	<i>Councillor</i>
Anita Seitz	<i>Councillor</i>
Maria De Cambra	<i>Councillor</i>
Shannon Bird	<i>Councillor</i>

## City Staff | 2016

Donald M. Tripp	<i>City Manager</i>
Steve Smithers	<i>Deputy City Manager</i>
Jody Andrews	<i>Deputy City Manager</i>
David Frankel	<i>City Attorney</i>
John Carpenter	<i>Community Development Director</i>
Tammy Hitchens	<i>Finance Director</i>
Doug Hall	<i>Fire Chief</i>
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Max Kirschbaum	<i>Public Works and Utilities Director</i>
Mac Cummins	<i>Planning Manager</i>
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Jackie Bowers	<i>Executive Assistant</i>
Becky Eades	<i>Landscape Architect II</i>
Kathy Piper	<i>Landscape Architect II</i>



## Project for Public Spaces

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Elena Madison	<i>Vice President</i>

---

## Acknowledgements

### Design Team

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Kelli Schwab

Eric Pearse

Drew Button

ArtHouse Design, Inc. | Branding and Signage

Marty Gregg

Zachary Kotel

Evan Bethel

Clanton & Associates | Lighting

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Kathy Piper

Becky Eades

Sarah Nurmela

*Additional support:*

David W. Loseman

Jody Andrews

John Carpenter

Donald M. Tripp

Jason Genck

Mac Cummins







# Introduction

The Westminster Downtown Streetscape Master Plan addresses the design of 22 blocks bounded by 88th Avenue, 92nd Avenue, Harlan Street, and Benton Street. The plan builds on the Downtown Specific Plan street frameworks, classifications, multimodal access, right-of-way cross-sections, and character descriptions.

The purpose of the Streetscape Master Plan is to establish a standard for implementation of the public realm through multiple phases of development.

The Master Plan for Downtown Westminster's Streetscape simultaneously coincides with several planning initiatives by the City of Westminster including the design

of the (3) major parks, an events plaza in the Downtown core, and several adjacent private developments. This plan worked in close coordination with these ongoing projects and anticipates continued close coordination with these projects as plans evolve and future development endeavors arise.

The Master Plan for Westminster's Downtown contains an inspiring vision for the city's public realm. It offers a framework of street types and designs while establishing distinct district identities within the overall plan. This Master Plan scope addresses design from back of curb to property line and includes streetscape materials, furnishings, vegetation, lighting, signage and wayfinding elements. This Master Plan document

includes sections regarding potential phasing strategies as well as possible costs for implementation.

Finally, the Master Plan makes recommendations for unfunded improvements such as prototypical conditions beyond the edge of right-of-way, the inclusion of public art, special garden displays, and other components of the public realm.







# Streetscape Materials Plan

The design for the Downtown Westminster streetscape sets a framework for a diverse family of street districts while maintaining a consistent character throughout the entire area. This strategy allows each street identity to evolve independently of one another without losing sight of the visual quality of the larger Downtown Westminster neighborhood.

## AUTHENTICITY

Westminster is uniquely located with views of the Rocky Mountains and downtown Denver, and hosts a diverse and ever-changing community. The New Downtown will invite thousands of new residents, with many more visiting each day for work, family and after-hours programming. The streets are oriented toward key landmarks and views in all directions. As such, the inspiration for Downtown streets is grounded in authentic and timeless materials with extensive considerations for planting character that can weave the landscape of the Colorado plateau into each street.

## FLEXIBILITY

Streetscape materials, elements, and organization have been designed to host a broad range of street-level programs

and complement a variety of land use types from low-traffic residential stoops to busy retail districts with sidewalk cafes, farmers markets, and year-round event programming. Respite areas, expanded bulb-outs, and flexible hardscape-to-softscape ratios allow street program and traffic levels to grow and evolve.

## QUALITY

Downtown Westminster materials should be high quality and timeless. This ensures that the appearance and maintenance of Downtown will enhance and grow in character as the city ages. These materials - primarily concrete, unit pavers, wood, and metal - are timeless elements applied in unique and contemporary ways that will feel relevant long into the future.



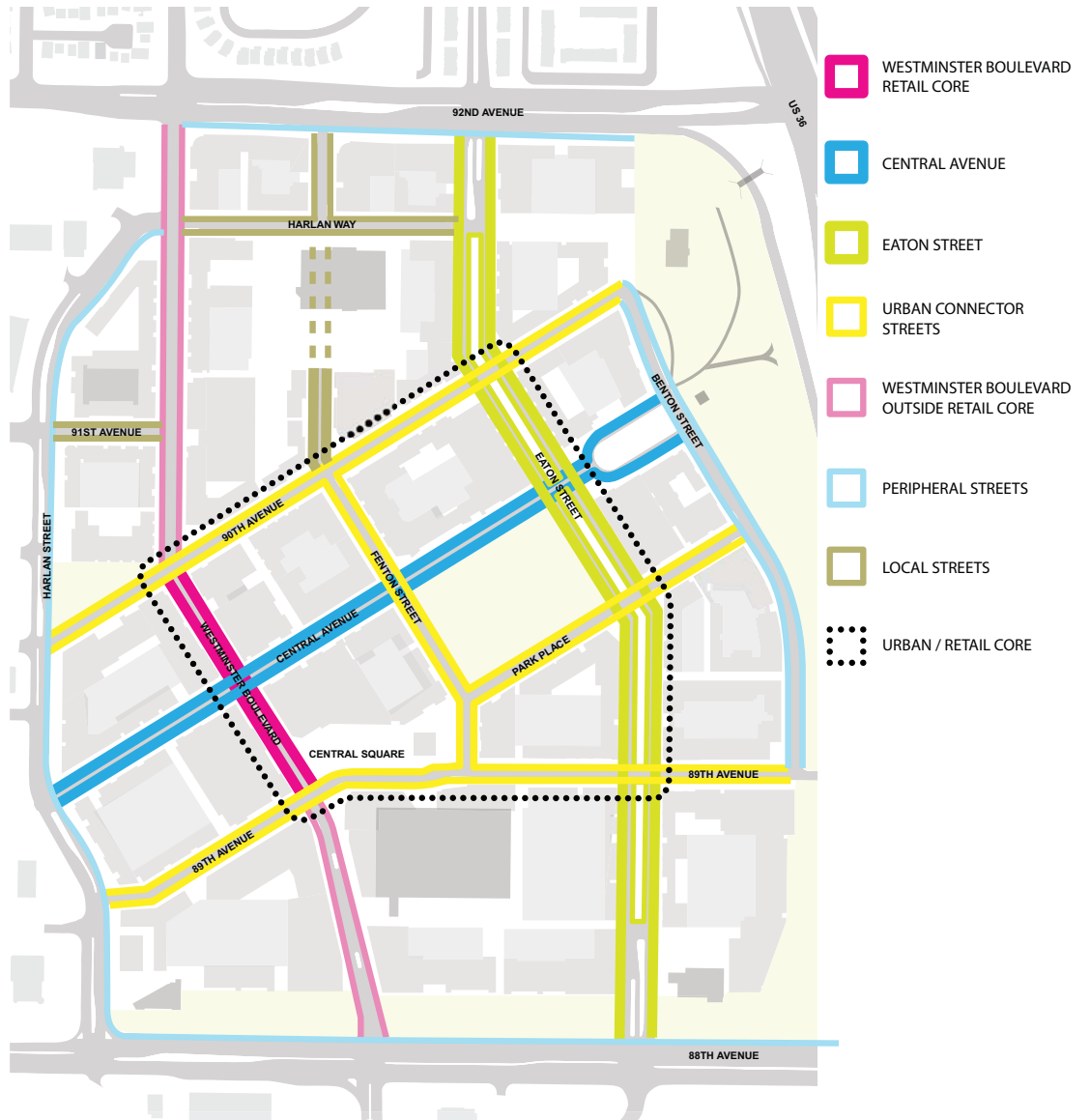
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## *Streetscape Districts*

Each of the Downtown Westminster streets plays an important role in a larger visual narrative. The most expressively detailed streets sit within the retail core, with select elements carried throughout the entire grid for continuity.

The following pages present the prototypical condition for each street type, acknowledging variation in element quantities, planting materials and design beyond the right-of-way will occur. These variations will be driven by surrounding parcel programming.

Select signature urban core streets (Central Avenue, Westminster Boulevard and Eaton Street) include configuration alternatives along with the prototypical plans to further illustrate how these streets can adapt to variety in street use and design.



02-A  
materials plan

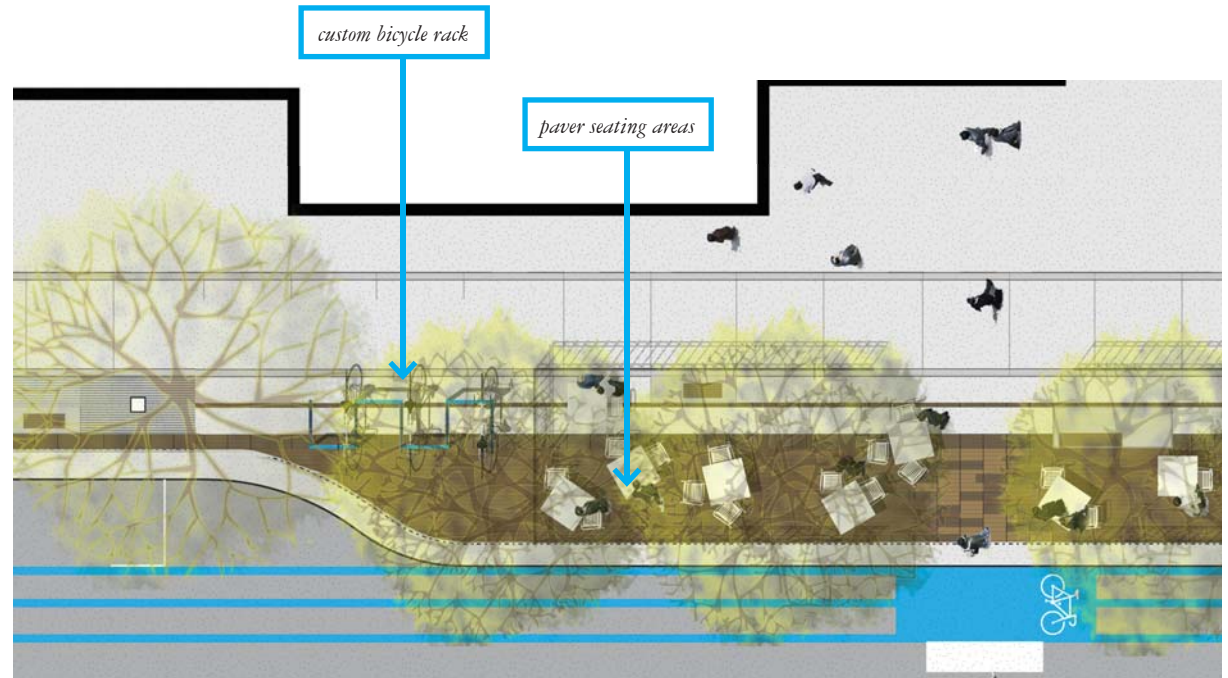




## Central Avenue

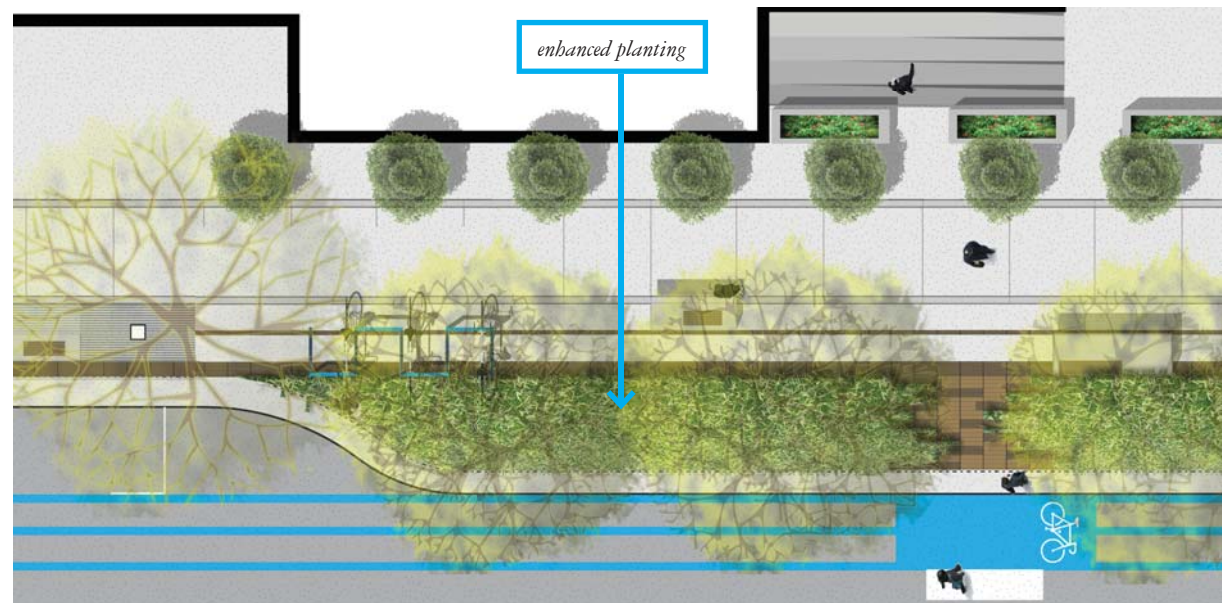
Central Avenue is the primary east-west street in the Downtown and links the urban core blocks, East and West Parks, and may ultimately connect to future expansion of Downtown west of Harlan Street. This roadway will be the point of arrival for many downtown visitors by car and transit, with generous bicycle lanes in both directions. This corridor will likely host a variety of street-level programs, including some retail and cafe, office, and residential.

Many of Downtown's most iconic character elements are present along this street including custom furnishings, distinctive bicycle racks, branding and wayfinding signage, and enhanced lighting from benches and overhead elements. The roadway itself is branded with enhanced roadway striping to articulate the cycling lane.



**CONFIGURATION #1**

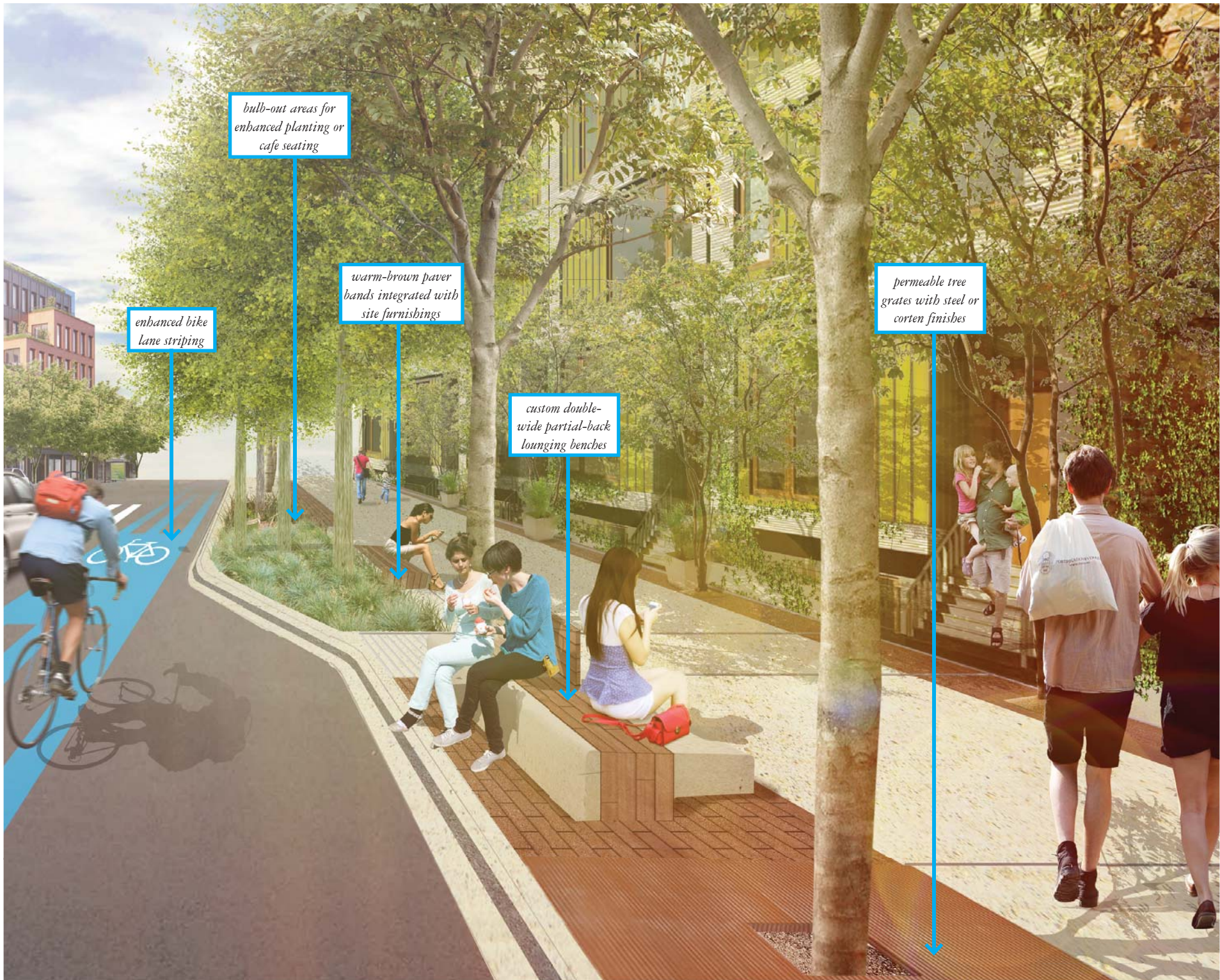
cafe condition  
seating areas at bulb-out



**CONFIGURATION #2**

residential condition  
enhanced planting with private movable planters





*bulb-out areas for enhanced planting or cafe seating*

*enhanced bike lane striping*

*warm-brown paver bands integrated with site furnishings*

*custom double-wide partial-back lounging benches*

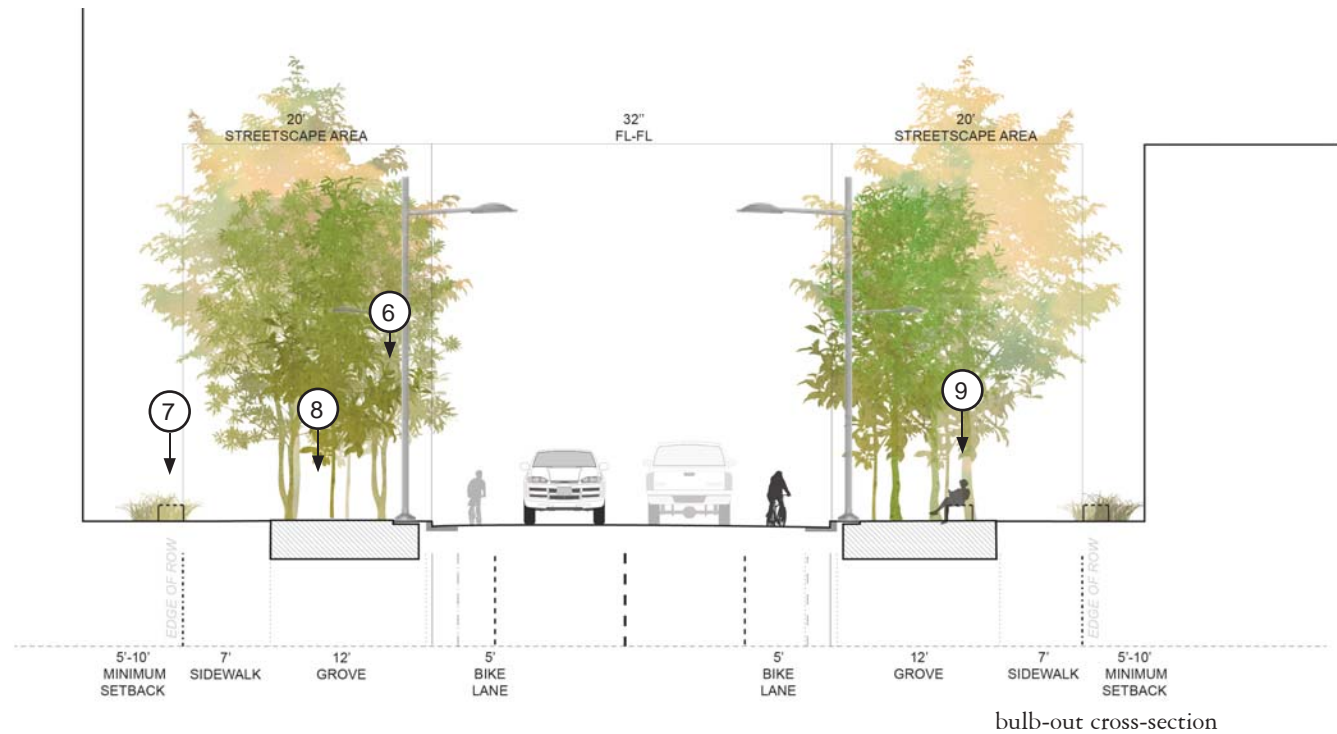
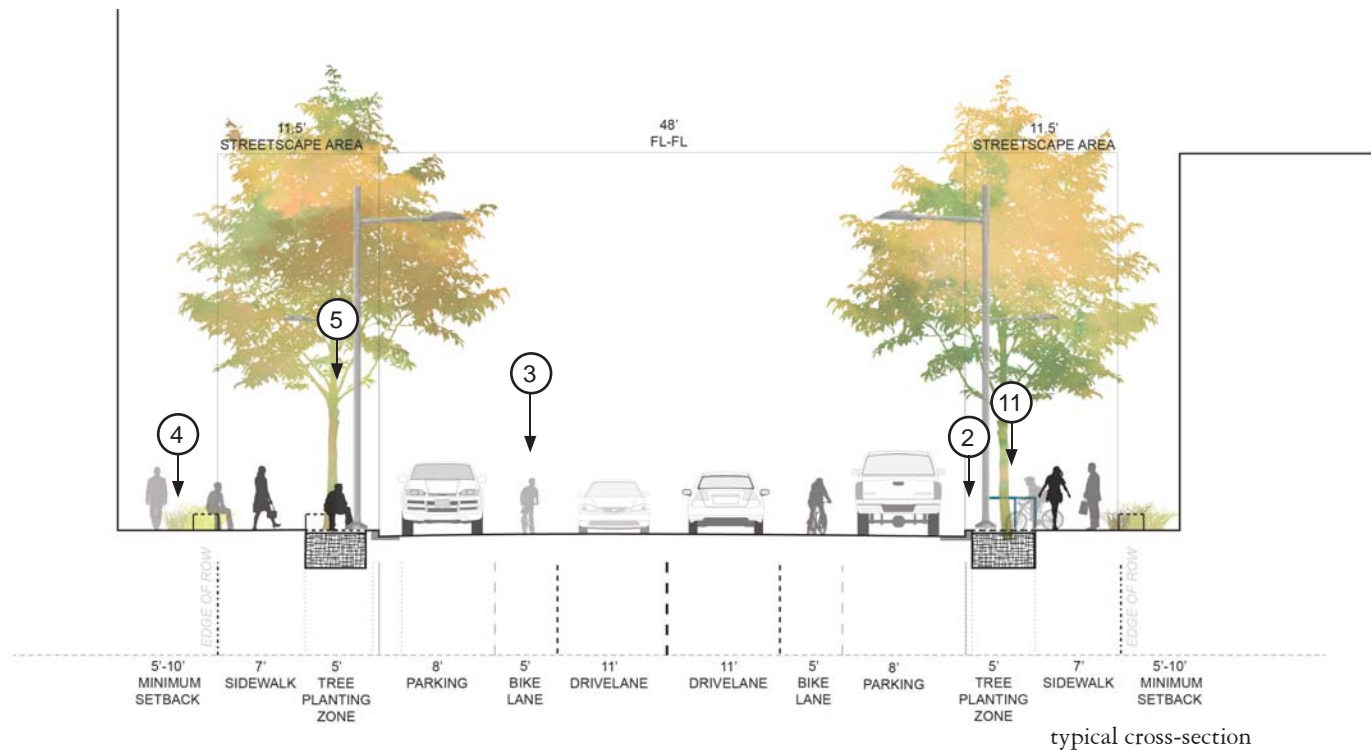
*permeable tree grates with steel or corten finishes*

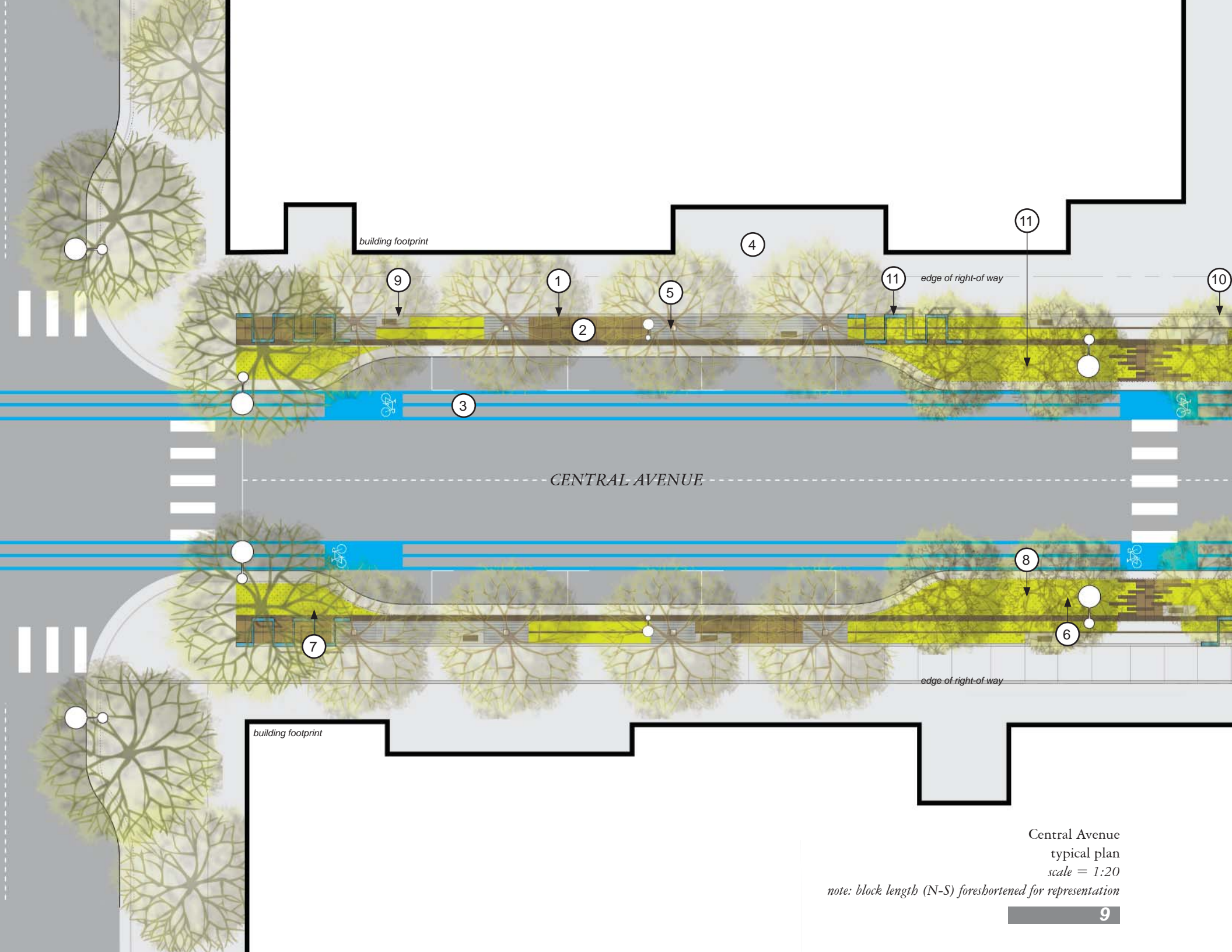




## Central Avenue

1. Banded paver pattern in amenity area
2. Permeable pavers over structural soil
3. Enhanced bicycle lane
4. Cast-in-place concrete, alternating broom finish and sandblast
5. Central Avenue mid-block alternating trees (see page 48-49)
6. Central Avenue bulb-out groves (see page 48-49)
7. Perennial prairie grasses and wildflowers
8. Traversable groundcover
9. Custom Central Ave bench with complementary ipe wood inset
10. Double-wide social bench with complementary ipe wood inset
11. Custom Central Ave bicycle rack
12. Expanded mid-block bulb-out





building footprint

edge of right-of way

CENTRAL AVENUE

edge of right-of way

building footprint

Central Avenue  
 typical plan  
 scale = 1:20

*note: block length (N-S) foreshortened for representation*





## Central Avenue

The design of Central Avenue defines it as the experiential “spine” of Downtown. Hardscape, planting, and furnishings express a continuous linear pattern using warm color tones. This is further reinforced by custom seating elements integrated into the adjacent concrete that emphasize a linear “ribbon” along this pedestrian corridor.

Central Avenue hosts numerous custom elements including the cast Downtown bench, wayfinding elements, bicycle racks, and urban wayfinding signage. The street trees species will vary but have been selected for a monochromatic yellow allay of color in the fall, with lush groves in the bulb-outs on each block.

CHARACTER ELEMENTS



*Customized concrete and wood seating integrated with paver strips, double-wide at park edge*



*Custom bicycle rack*



*Urban Accessories “Jamison” extended tree grates*

PLANTING CHARACTER



*High traffic areas: traversable groundcover*



*Low traffic areas: perennial prairie grasses*



*Dense upright grove planting at bulb-outs in mulch/groundcover mix*



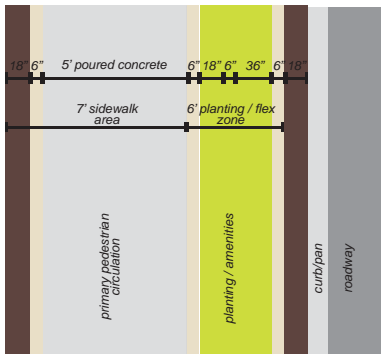
HARDSCAPE



Dark brown linear paver units at curb edge



Warm-tone concrete



Linear "bands" express Central as bold, continuous avenue

LIGHTING



Downtown standard Phillips Lumec "Capella" luminaire pole and bracket



Complementary city standard pedestrian light

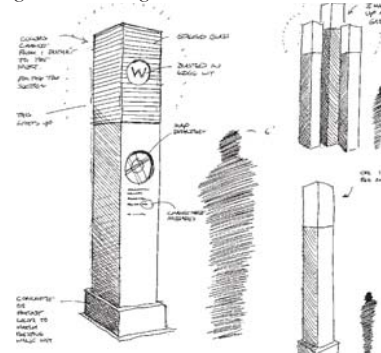


Seat-embedded strip lighting

AMENITIES



Forms + Surfaces "Urban Renaissance" split-stream receptacle with custom grillwork design



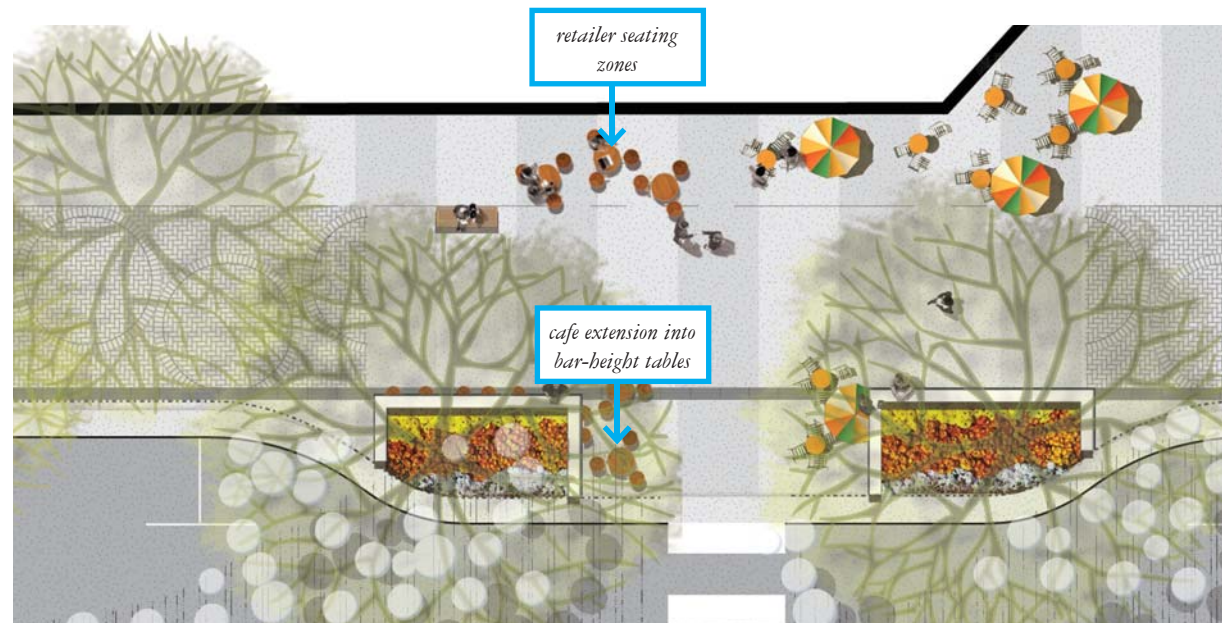
Custom-designed wayfinding signage at intersections - concrete/metal/wood mix



## Westminster Boulevard Retail Core

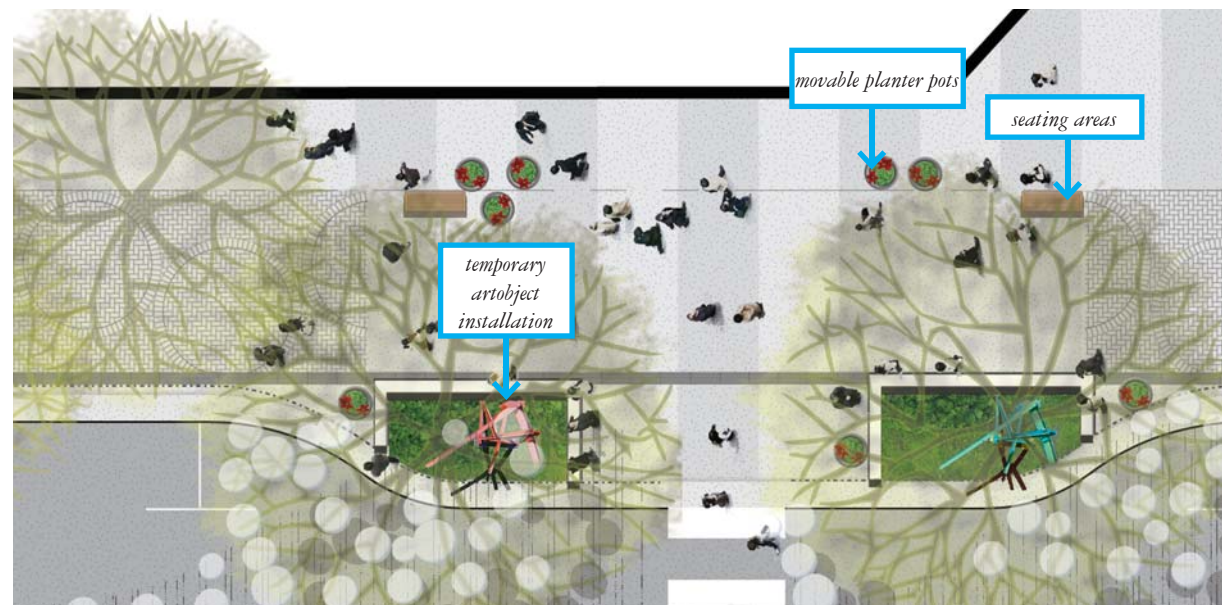
The two central blocks that fall within the retail core of Westminster Boulevard (between 89th and 90th Avenue) are almost entirely hardscape and lined with a double row of trees framing sidewalk cafes and retail storefronts. These blocks are draped with an ethereal canopy of lightweight, balloon-shaped lamps that subtly references the once iconic hot air balloon installation within the original Westminster Mall.

Colors on Westminster Boulevard are shades of cool and neutral grays. Pavers are set in a low-contrast circle pattern that will help to camouflage long-term wear. Mid-block bulb-outs provide an opportunity for expanded tree growth and seasonal planting areas. The fencing surrounding these planting beds is integrated with communal bar-height tables that can stand alone or be integrated into private cafe seating.



**CONFIGURATION #1**

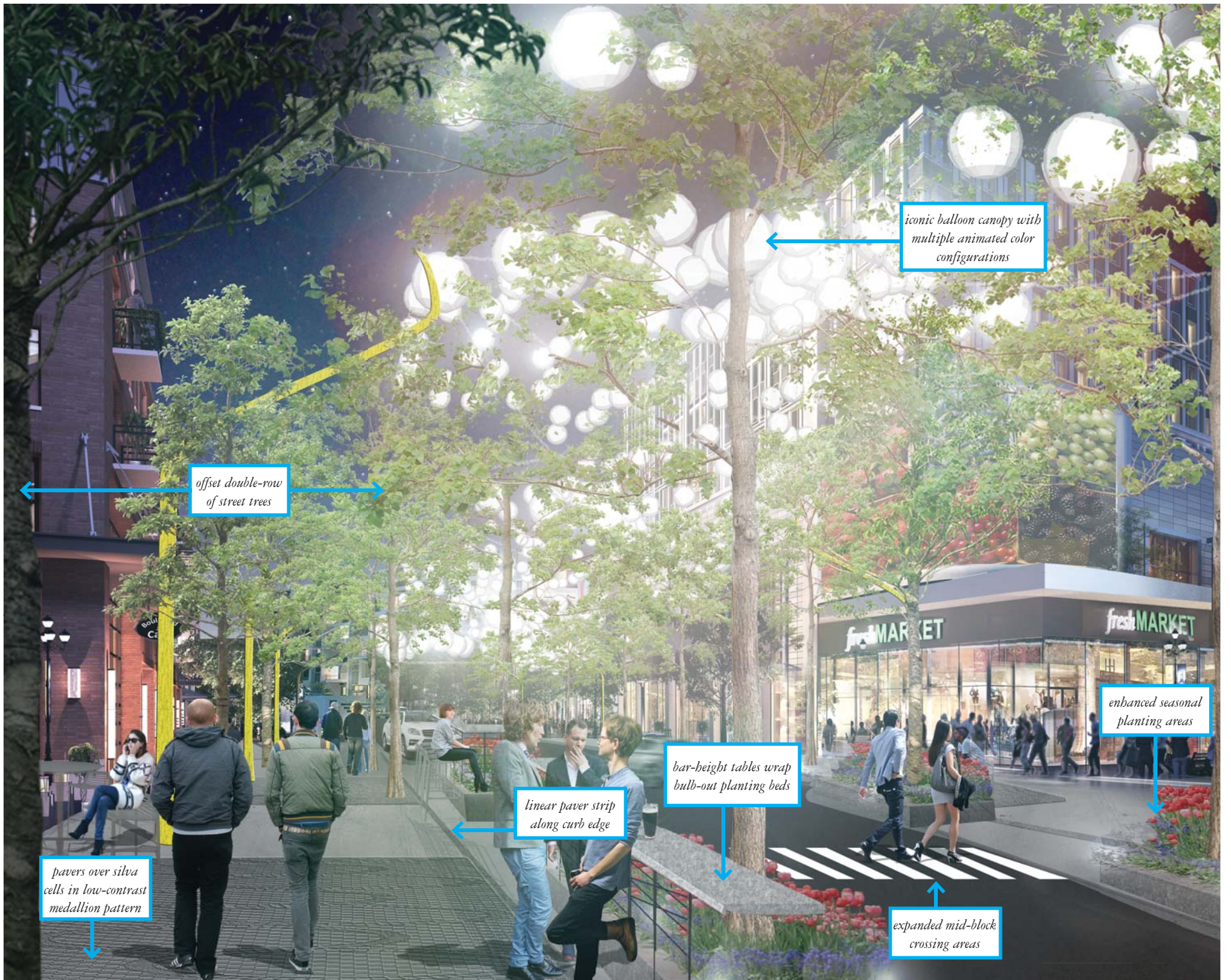
cafe condition  
annual planting integration



**CONFIGURATION #2**

retail store condition  
movable planter and public art integration





*iconic balloon canopy with multiple animated color configurations*

*offset double-row of street trees*

*enhanced seasonal planting areas*

*bar-height tables wrap bulb-out planting beds*

*linear paver strip along curb edge*

*expanded mid-block crossing areas*

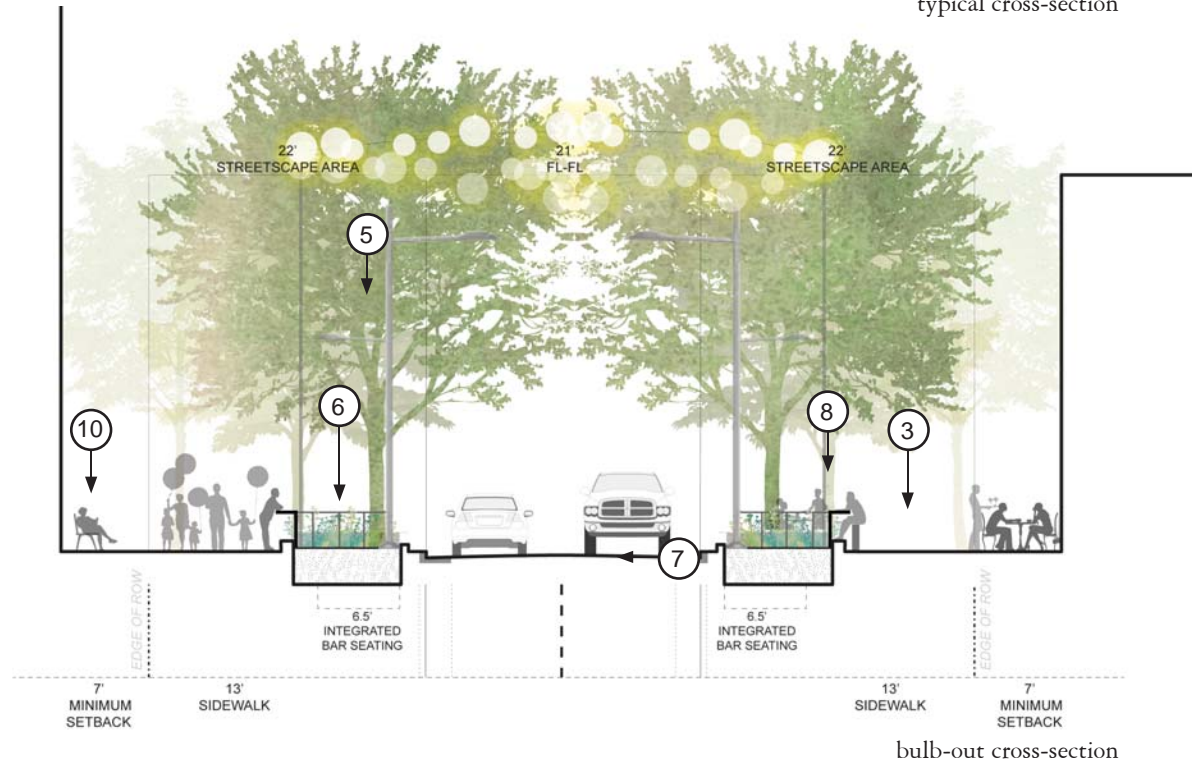
*pavers over silica cells in low-contrast medallion pattern*

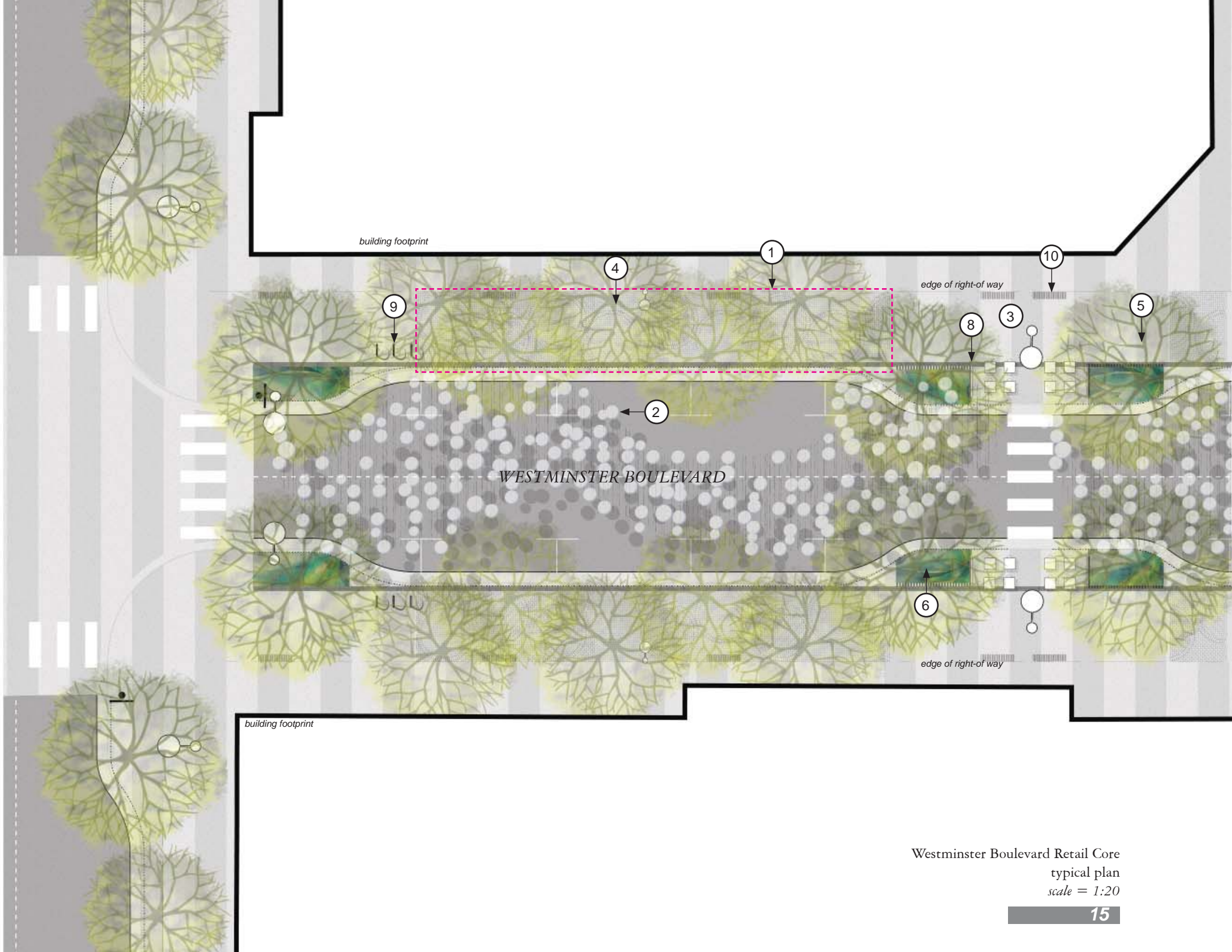




## Westminster Boulevard Retail Core

1. Suspended pavers over silva cells, medallion pattern above elevated frame
2. Custom light canopy element
3. Cast-in-place concrete, alternating broom finish and sandblast
4. Westminster Boulevard mid-block alternating trees (see page 50-51)
5. Westminster Boulevard bulb-out alternating trees (see page 50-51)
6. Perennial planting area and/or seasonal color
7. Compost/sand/soil mix
8. Integrated bar-height tables / chairs
9. Loop bicycle rack cluster
10. Downtown standard bench





building footprint

edge of right-of way

WESTMINSTER BOULEVARD

edge of right-of way

building footprint

Westminster Boulevard Retail Core  
typical plan  
scale = 1:20





## Westminster Boulevard Retail Core

Design elements along Westminster Boulevard are timeless but distinctive and a double row of trees along both sides provides comfortable and shady sidewalk cafe zones while minimizing clutter and allowing for flexible expansion of retail and dining. The continuous curb-adjacent paver strip along the length of Westminster is a cool gray, off of which the color palette is based.

The continuous canopy of artist-designed balloon elements integrates site-specific public art and links these blocks, defining the retail spine from afar. Patterns, plantings, and furnishings subtly emulate the circular theme. Any additional public art installations should avoid “clutter” on the street, instead focusing on asphalt painting or mural art.

The Westminster retail core falls within the designated Downtown parade route and can also support street closures for large-scale events.

CHARACTER ELEMENTS



*Urban-standard seating (wood, concrete mix) set back from sidewalk area*



*Cafe-integrated bar height tables and chairs surround bulb-out plantings*

PLANTING CHARACTER



*Seasonal container planting (colorful annuals)*



*Seasonal perennial displays within bulb-outs*



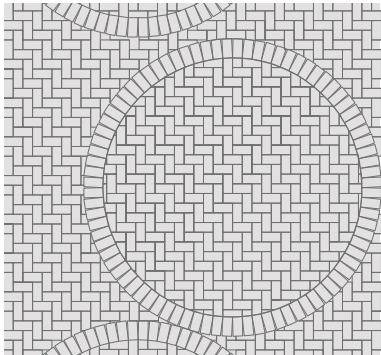
*Seasonal perennial displays within bulb-outs*



HARDSCAPE



Low contrast (to mask dirt and staining) pavers in medallion pattern, cool color tones



Continuous medallion pattern echoes balloon / lantern canopy



Alternating broom finish and sandblasted concrete

LIGHTING



Downtown standard Phillips Lumec "Capella" luminaire pole and bracket



Complementary city standard pedestrian light



Street canopy with "balloon" theme

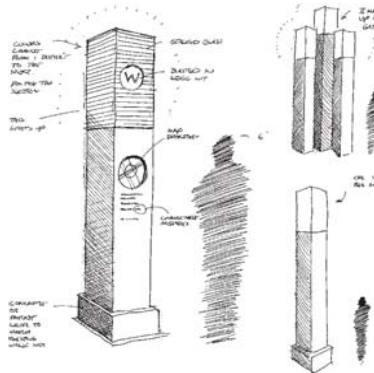
AMENITIES



Forms + Surfaces "Urban Renaissance" split-stream receptacle with custom grillwork design



Landscape Forms "loop" bicycle rack at intersections - emulating circle motif



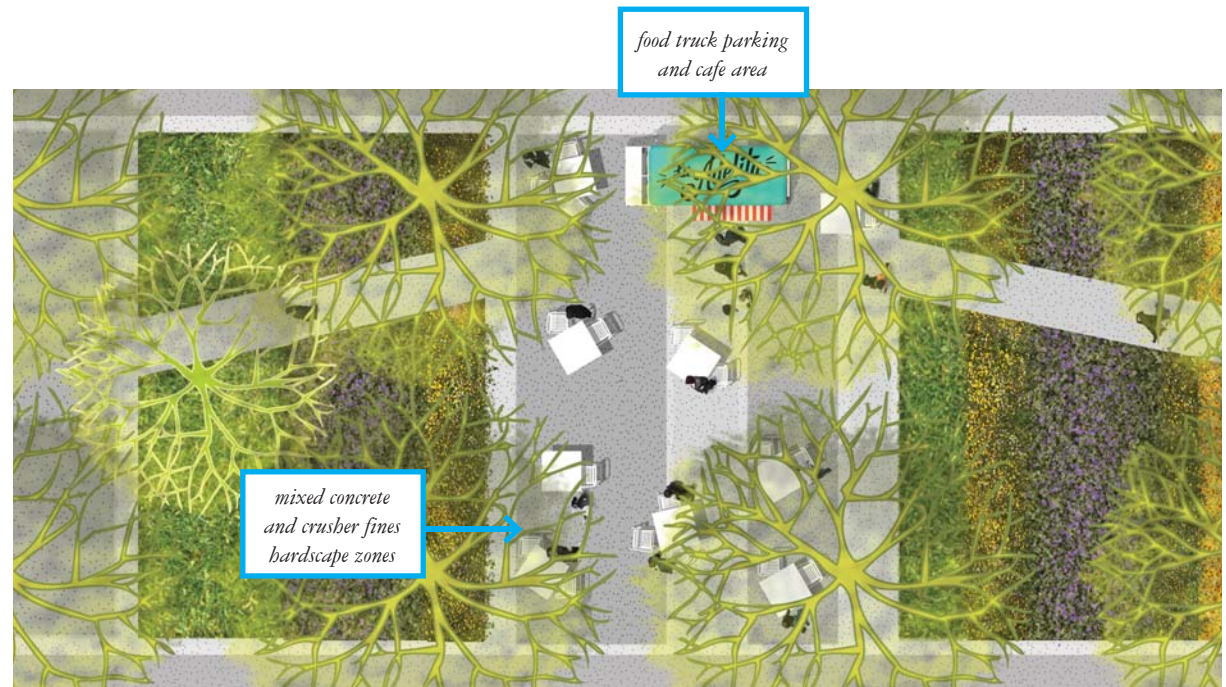
Custom-designed wayfinding signage at intersections - concrete/metal/wood mix



## Eaton Street

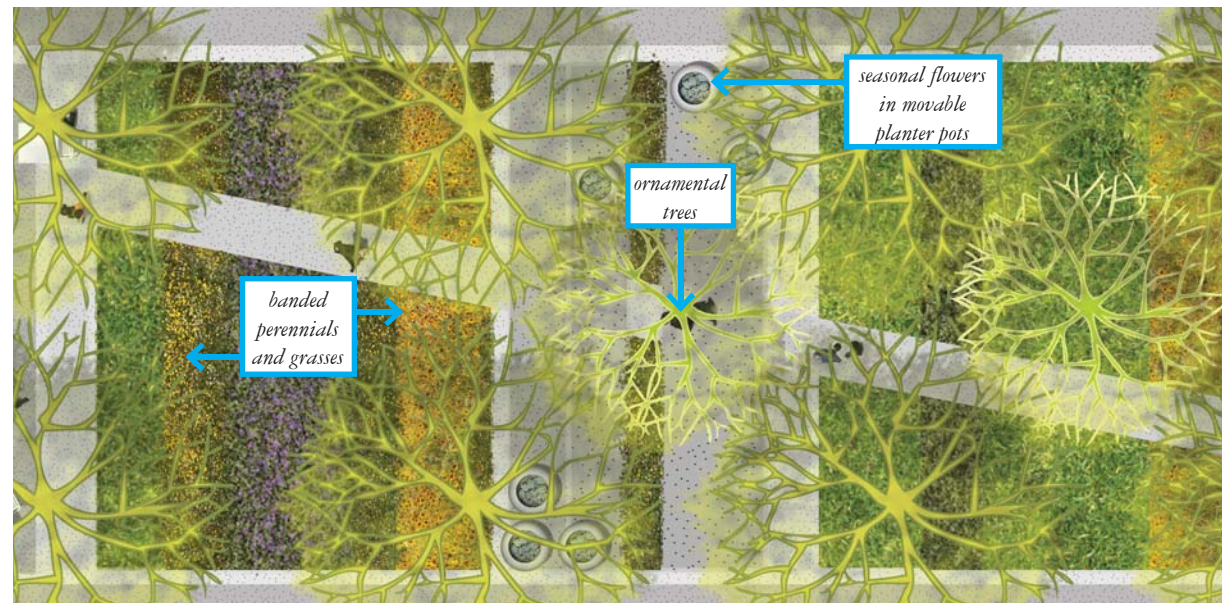
Eaton Street is Westminster’s “Green Boulevard”. While the striae that define Central Avenue are longitudinal, these same lines run laterally across the Eaton Street sidewalks and median to create a rhythmic patterning of landscape zones. Within the median, lateral strips are alternating cast concrete finishes, woven between areas of crusher fines, turf and generous planting zones. The entire Eaton Street corridor is framed with a double row of trees within the median. This enhanced with ornamental trees along the center of the median in select areas.

Ground-level and tree planting will have year-round seasonal interest. Informative tree tags support an educational promenade, potentially integrated with local schools or Westminster’s own Butterfly Pavilion. This is also a primary target street for seasonal tree lighting. Programmable uplighting will enhance planting areas and canopies at night, while winter “twinkle light” displays make it a destination during the holidays.



**CONFIGURATION #1**

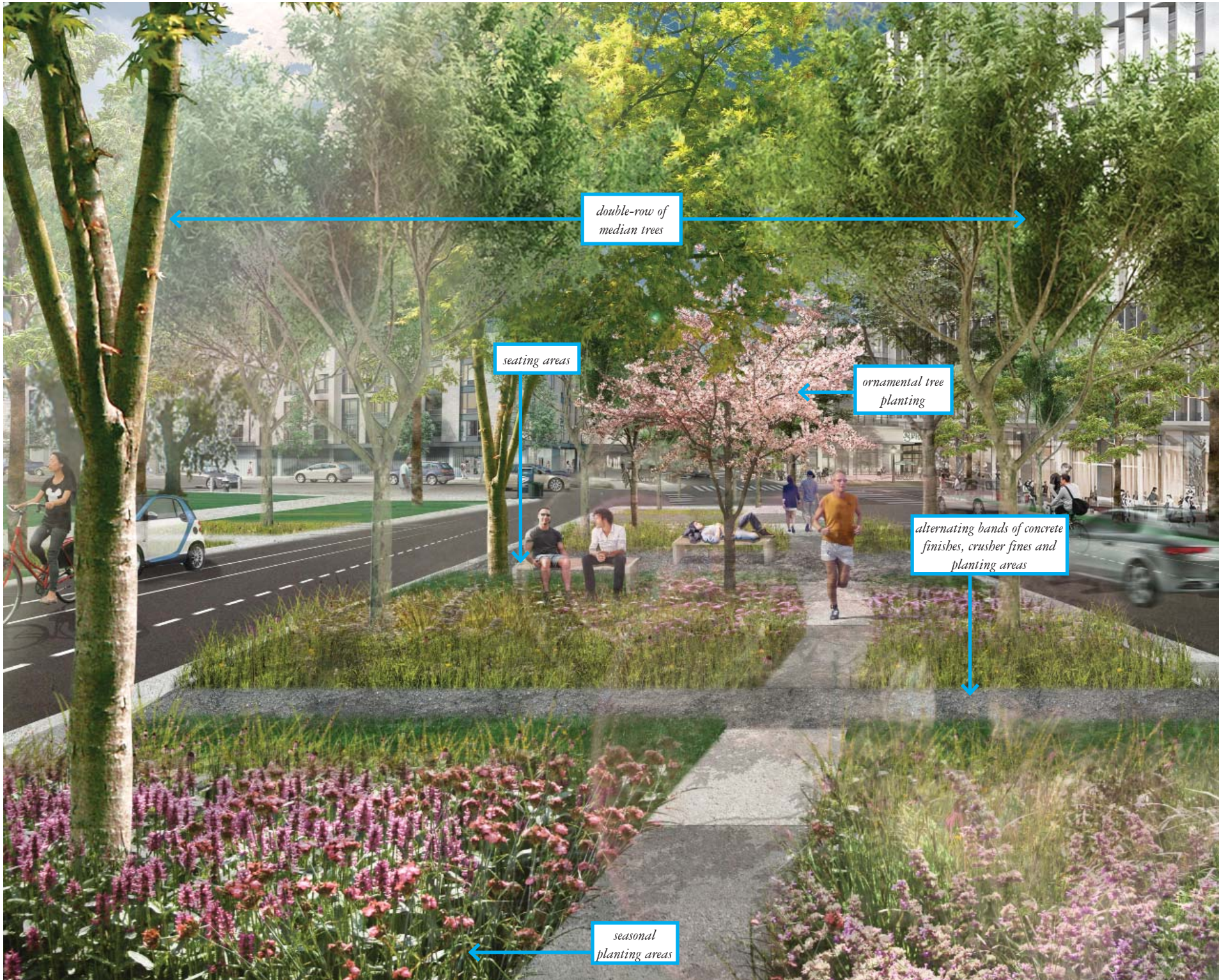
median dining areas  
with food truck parking



**CONFIGURATION #2**

median garden display  
with movable planter pots





*double-row of  
median trees*

*seating areas*

*ornamental tree  
planting*

*alternating bands of concrete  
finishes, crusher fines and  
planting areas*

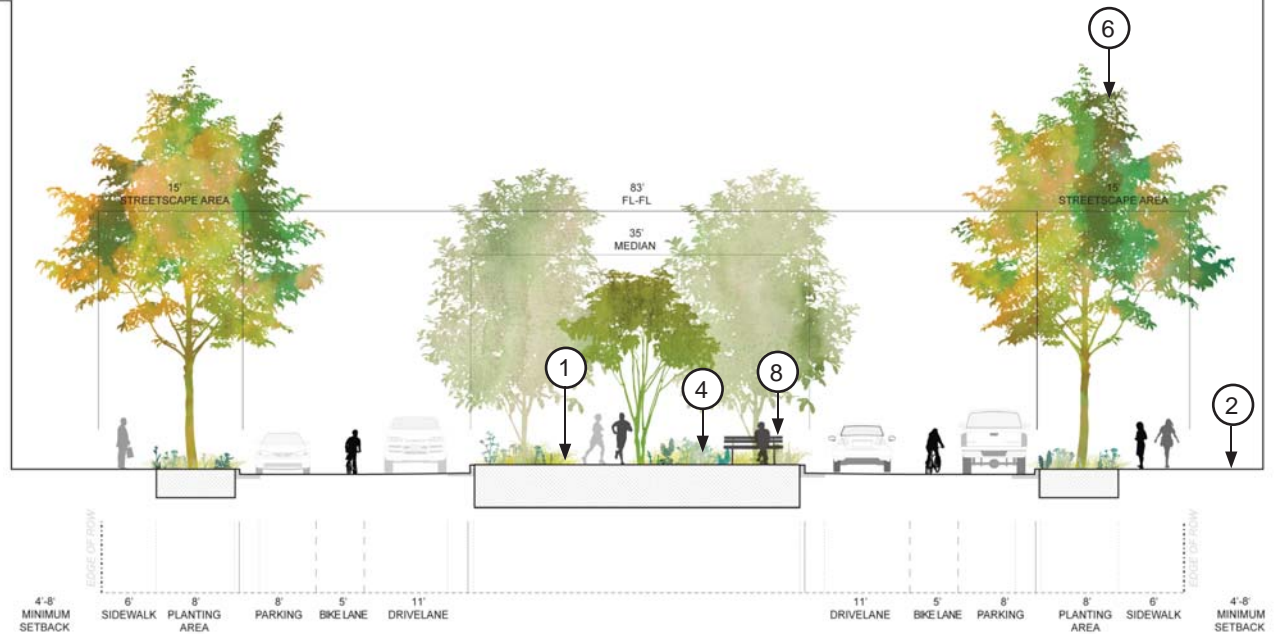
*seasonal  
planting areas*



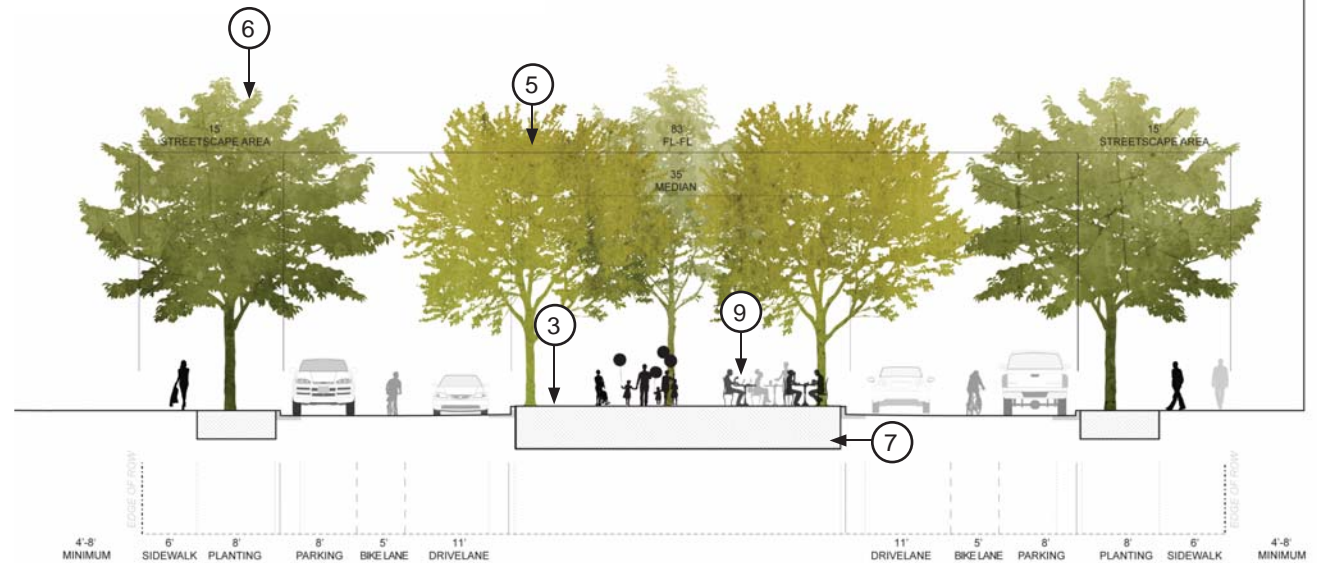


## Eaton Street

1. Alternating cast concrete bands, 1', 2' and 4'
2. Cast-in-place concrete, alternating broom finish and sandblast
3. Traversable groundcover or bluegrass
4. Perennial planting area or bluegrass
5. Eaton Street median trees (see page 52-53)
6. Eaton Street roadway trees (see page 52-53)
7. Compost/sand/soil mix
8. Downtown standard bench
9. Cafe seating area at the park adjacent block

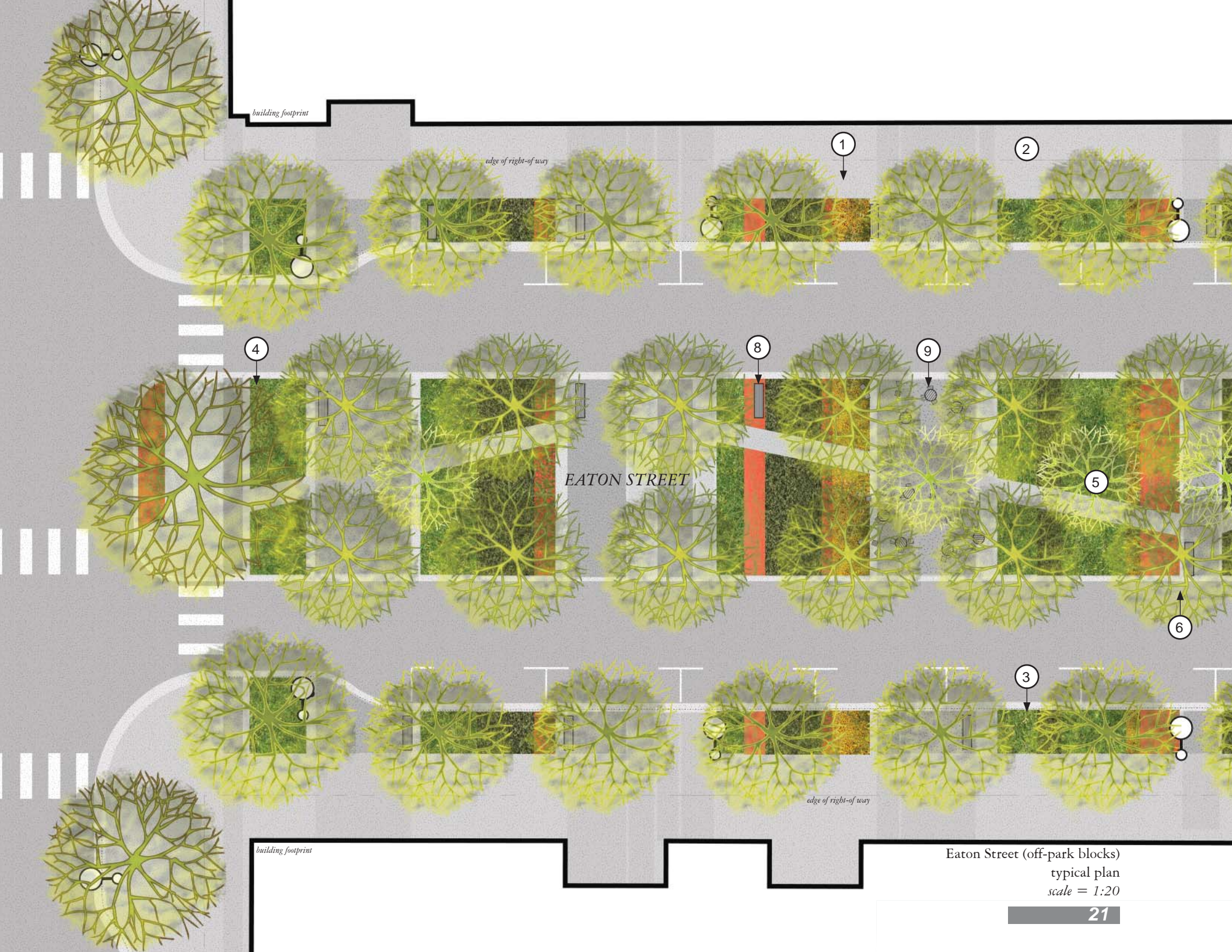


off-park blocks cross-section



park-adjacent cross-section





building footprint

edge of right-of way

EATON STREET

building footprint

edge of right-of way

Eaton Street (off-park blocks)  
typical plan  
scale = 1:20





## Eaton Street

Eaton Street is Downtown Westminster's "Green Boulevard", distinct from other Downtown blocks with use of a center median. In contrast to Central Avenue, the strips on Eaton run perpendicular to the roadway, creating rhythmic display of alternating planting and hardscape.

Eaton Street blocks are heavily planted, ranging from low-level turf and flowering groundcovers to taller perennial flowers, shrubs and grasses that provide year-round color and interest. The Park-adjacent block of Eaton Street is primarily hardscape, allowing for outdoor seating, kiosks, food trucks or market stalls, and support of enhanced programming for the Park.

The majority of Eaton Street trees and plants are pollinator species, with future potential integration into a larger educational promenade. Additional recommended amenities and programming should uphold this planting theme, such as flower markets and ornate topiary displays.

CHARACTER ELEMENTS



*Urban-standard seating (wood, concrete mix) integrated with paver strips*



*Movable chairs within median at park adjacent block*



*Large cast concrete planters - 36" minimum diameter*

PLANTING CHARACTER



*potential cut-through areas: turfstone mix set within concrete banding*



*Potential cut-through areas: traversable groundcover*



*Low-traffic areas: ornamental gardens*



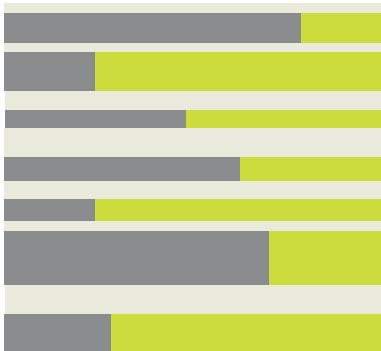
HARDSCAPE



Alternate concrete finishes - 2', 4', 8' widths



Warm-tone concrete



Pattern: Combination vegetation, crusher fines set within concrete strips create rhythmic alternating bands (2' minimum)

LIGHTING



Downtown standard Phillips Lumec "Capella" luminaire pole and bracket



Tree uplighting along median : we-of FLC131 LED 665-3420

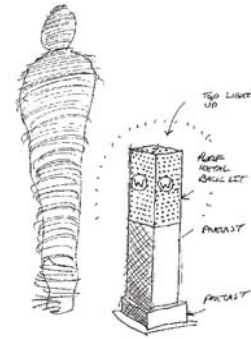


Holiday twinkle lights

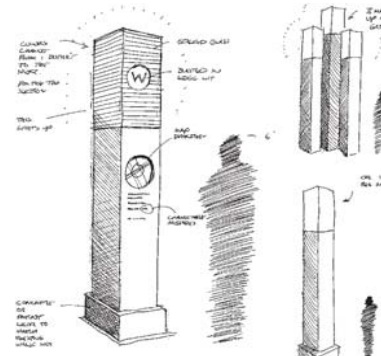
AMENITIES



Forms + Surfaces "Urban Renaissance" split-stream receptacle with custom grillwork design



Custom path light bollards



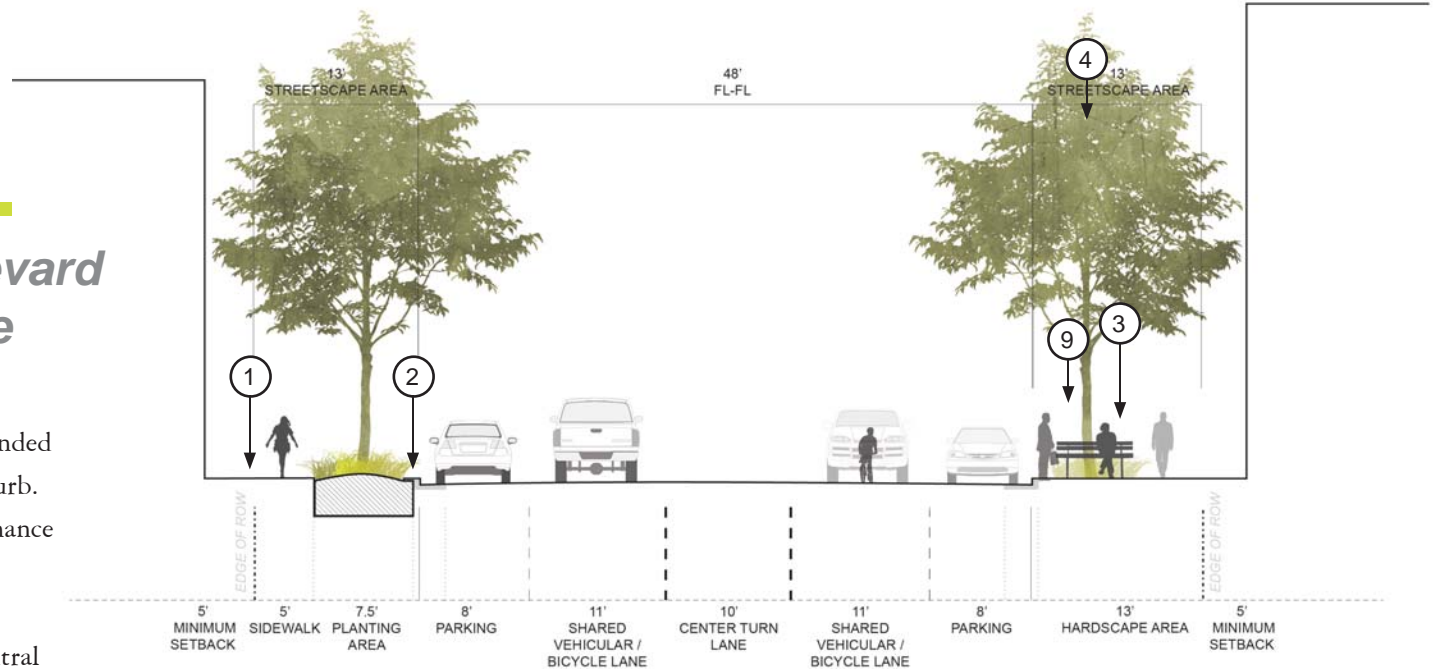
Custom-designed wayfinding signage at intersections - concrete/metal/wood mix



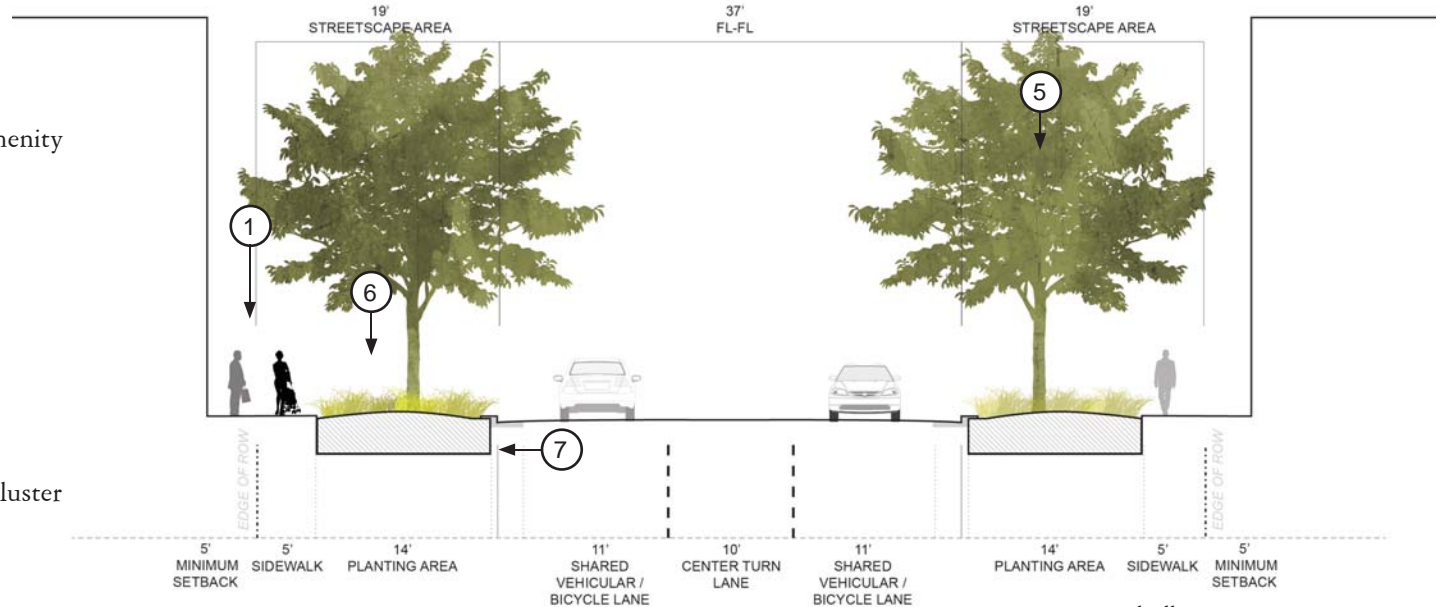
## Westminster Boulevard Outside Retail Core

The cross-section along the entire Westminster promenade provides expanded planting areas between sidewalk and curb. These planting areas are lower-maintenance than the retail core blocks, but may be rotated biannually with a winter and summer theme integrated with the central blocks. Between these planting areas, paved gathering zones accommodate seating, bicycle racks, and open hardscape areas.

1. Cast-in-place concrete
2. Cool gray paver strip
3. Scored concrete extending from amenity areas
4. Westminster Boulevard mid-block alternating trees (see page 54-55)
5. Westminster Boulevard bulb-out alternating trees (see page 54-55)
6. Prairie grasses planting area
7. Compost/sand/soil mix
8. Downtown standard bicycle rack cluster
9. Downtown standard bench



typical cross-section



bulb-out cross-section





*building footprint*

*edge of right-of-way*

WESTMINSTER BOULEVARD

*building footprint*

*edge of right-of-way*

Westminster Boulevard Outside Retail Core  
typical plan  
scale = 1:20



## Westminster Boulevard Outside Retail Core

The northern and southern blocks of Westminster Boulevard utilize an expanded planting area to provide an enhanced pedestrian experience and maintain a healthy and vibrant canopy along the entire corridor.

Designated “outside” of the urban core, these blocks maintain a continuous 5-foot sidewalk with amenities and seating set within expanded respite areas, with additional cafe potential at bulb-outs.

The cool gray linear paver strip set adjacent to the curb edge helps to link these blocks to the central core of Westminster Boulevard, along with a cohesive ground-level planting character that integrates biannual planting rotations for year-round color.

CHARACTER ELEMENTS



*Urban-standard seating (wood, concrete mix) set back from sidewalk area*

PLANTING CHARACTER



*Ornamental grasses / perennials*



*Ornamental grasses / perennials*



*Seasonal annuals / bulb displays*



HARDSCAPE



Cool gray continuous linear paver strip at curb edge



Alternating broom finish and sandblasted concrete

LIGHTING



Downtown standard Phillips Lumec "Capella" luminaire pole and bracket

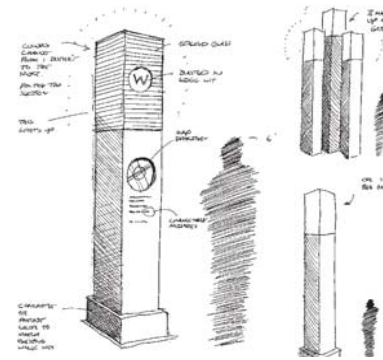
AMENITIES



Forms + Surfaces "Urban Renaissance" split-stream receptacle with custom grillwork design



Downtown standard Landscape Forms "Bola" bicycle rack

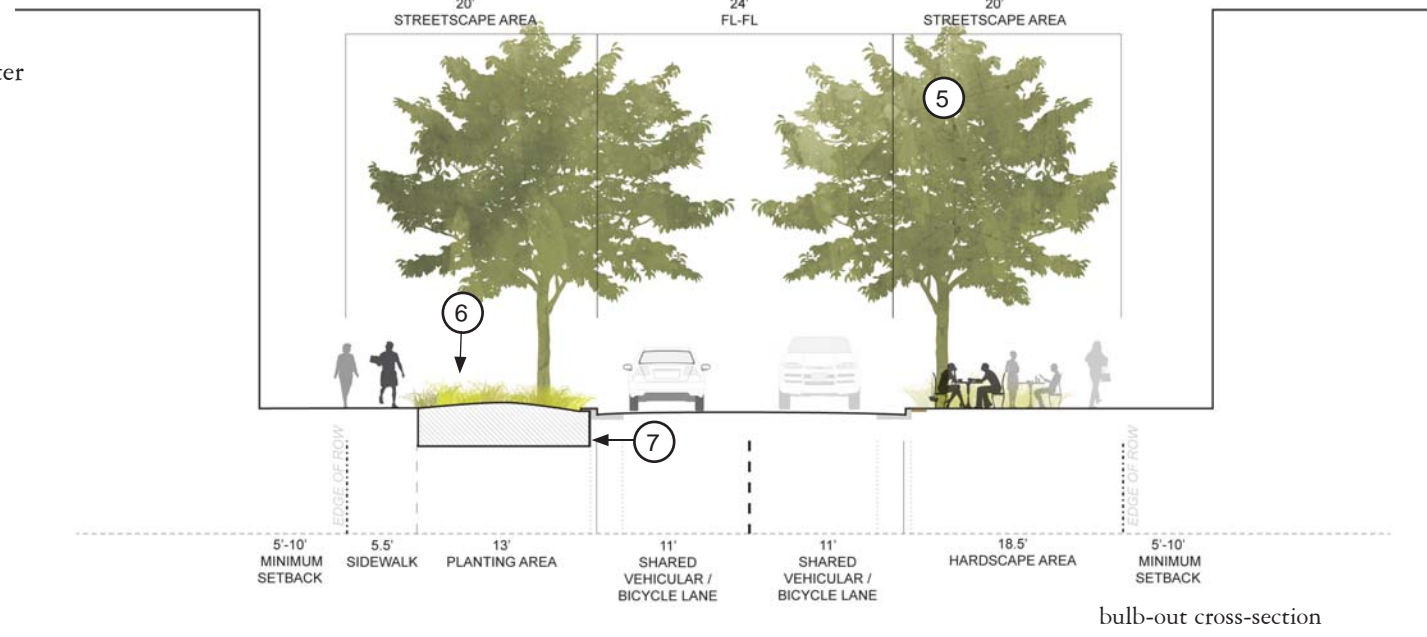
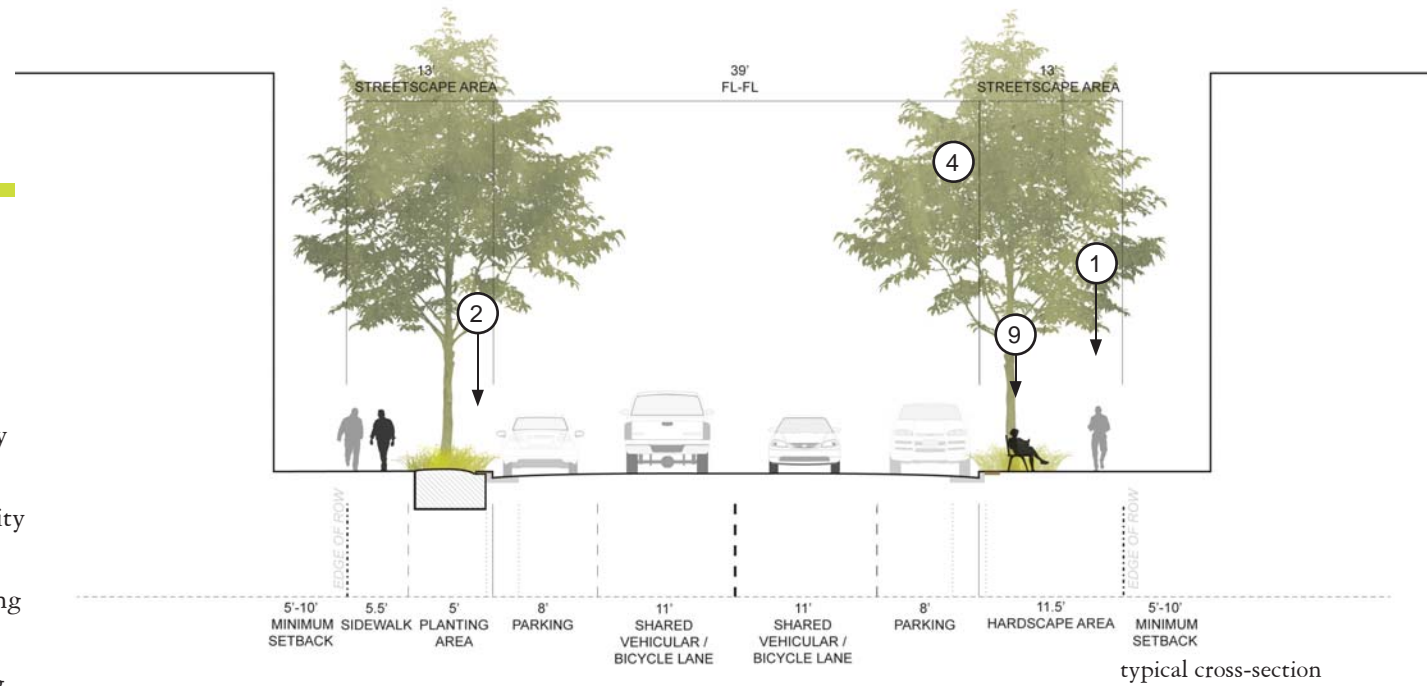


Custom-designed wayfinding signage at intersections - concrete/metal/wood mix

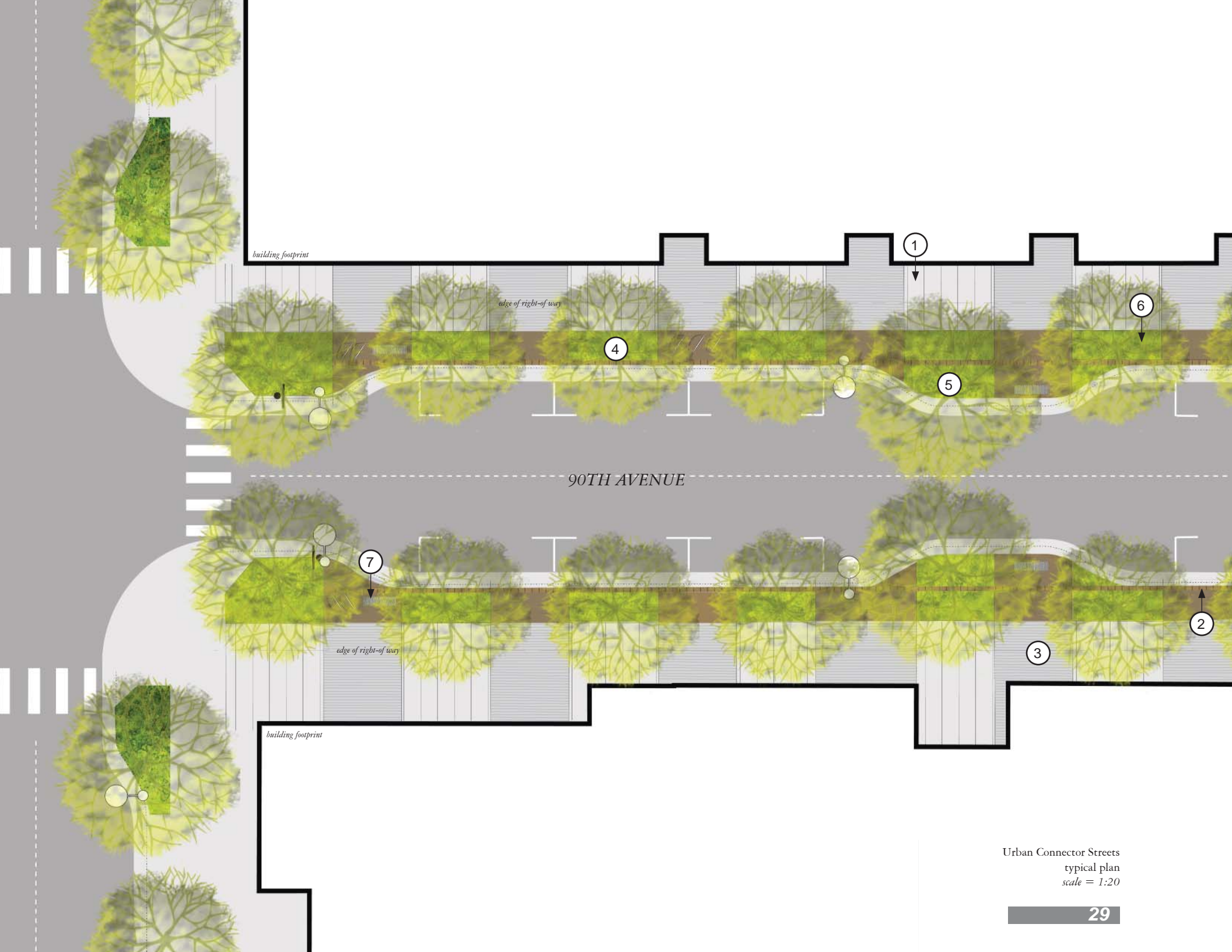


## Urban Connector Streets

1. Cast-in-place concrete
2. Warm-colored paver strip and amenity area
3. Scored concrete extending from amenity areas
4. Urban Connector mid-block alternating trees (see page 56-57)
5. Urban Connector bulb-out alternating trees (see page 56-57)
6. Perennial / prairie grasses planting area
7. Compost/sand/soil mix
8. Downtown standard bicycle rack cluster
9. Downtown standard bench







*building footprint*

*edge of right-of way*

90TH AVENUE

*edge of right-of way*

*building footprint*

Urban Connector Streets  
typical plan  
scale = 1:20



## Urban Connector Streets

The Downtown Westminster Urban Connector Streets are continuous links through downtown and run adjacent to the Central Park and Plaza. They are visual and programmatic introductions to the urban core blocks with key signature material elements.

The rich chocolate paver strip continues along the length of each Urban Connector corridor, along with the warm cast concrete elements. Like Westminster Boulevard, these blocks have an enhanced planting area that is broken with concrete respite areas for seating and pedestrian access. Mid-block bulb-outs are present along 90th Avenue, allowing potential sidewalk cafe or seating area expansion.

CHARACTER ELEMENTS



*Urban-standard seating (wood, concrete mix) integrated with paver strips*

PLANTING CHARACTER



*Groundcovers (shrubs)*



*Groundcovers (perennial)*



*Groundcovers (perennial)*



HARDSCAPE



Dark brown linear paver units at curb edge



Warm cast concrete

LIGHTING



Downtown standard Phillips Lumec "Capella" luminaire pole and bracket

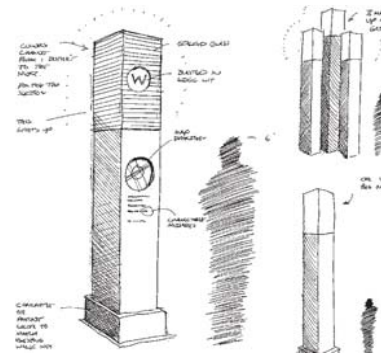
AMENITIES



Forms + Surfaces "Urban Renaissance" split-stream receptacle with custom grillwork design



Downtown standard Landscape Forms "Bola" bicycle rack

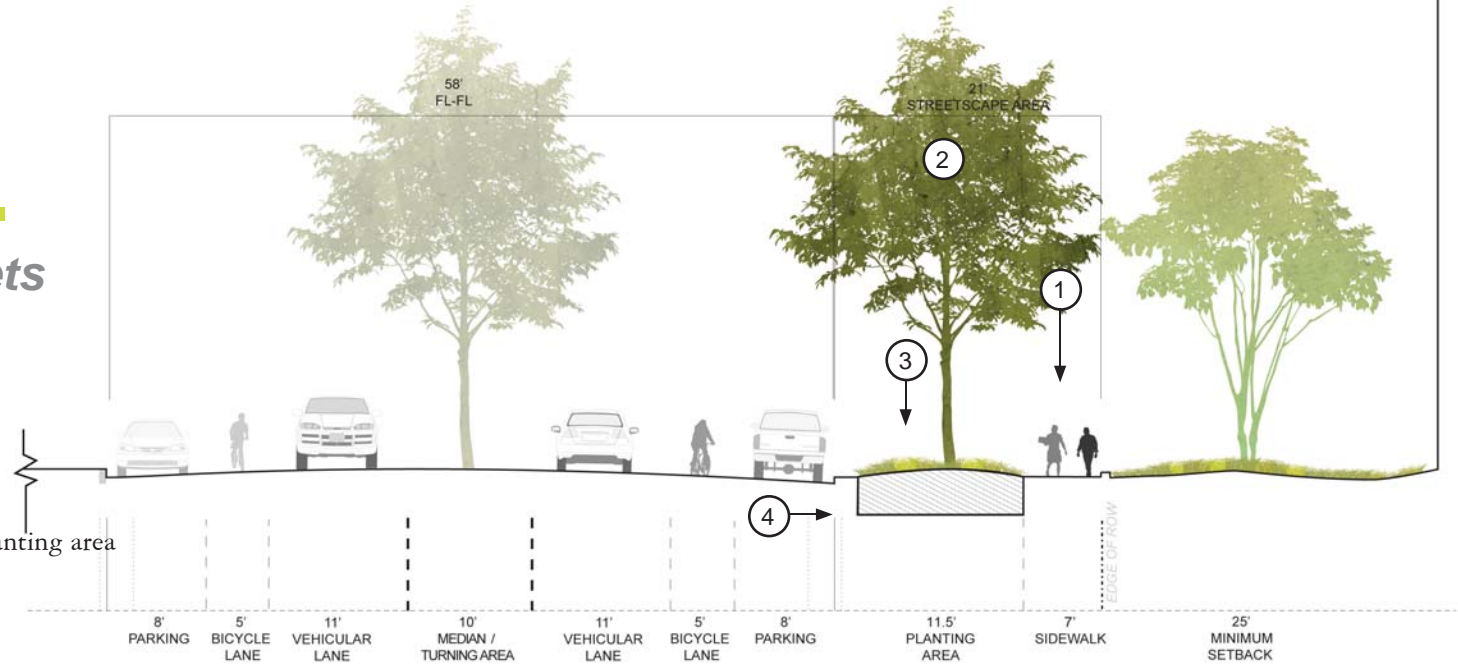


Custom-designed wayfinding signage at intersections - concrete/metal/wood mix

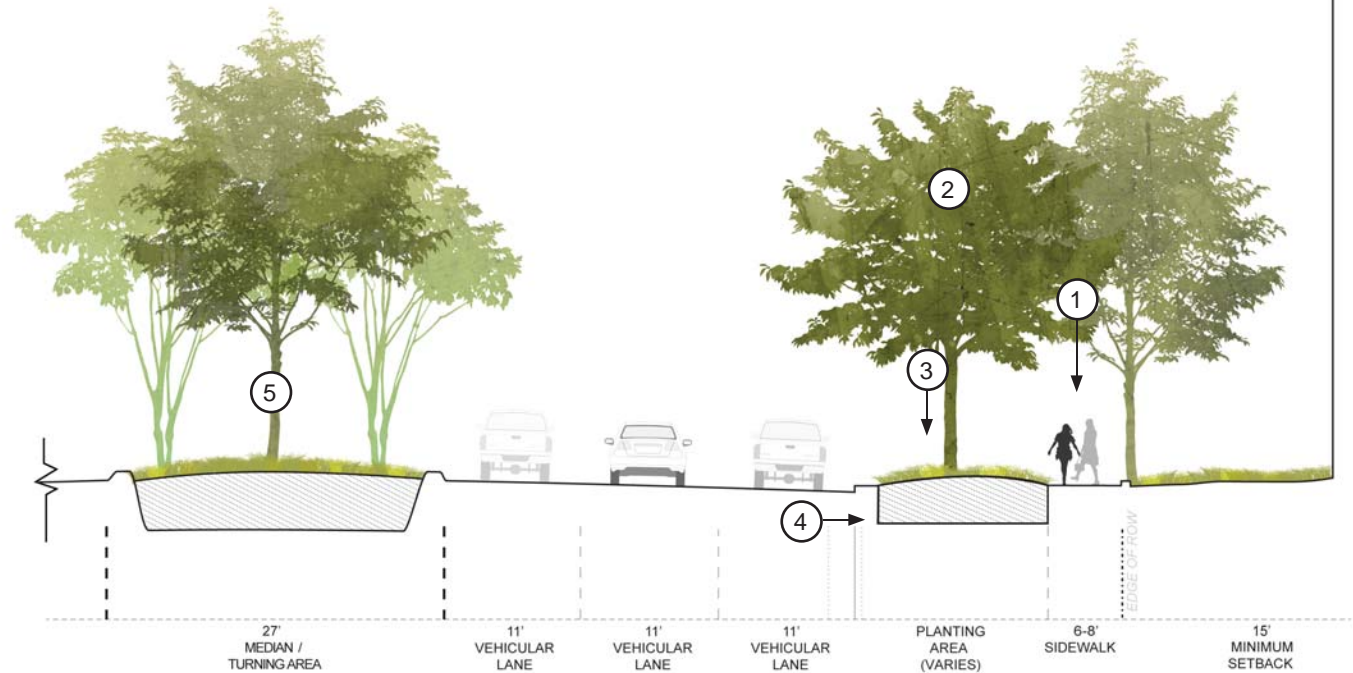


## Peripheral Streets

1. Cast-in-place concrete
2. Peripheral Streets trees (see page 58-59)
3. Perennial / prairie grasses planting area
4. Compost/sand/soil mix
5. Landscape median
6. Potential transit structure with custom color and vine screen wall / roof



Harlan Street cross-section



92nd Street cross-section





*building footprint*

*HARLAN STREET*

2

3

6

5

Peripheral Streets  
typical plan  
scale = 1:20



## Peripheral Streets

Peripheral streets are gateway streets with an expanded planting area and large landscape medians, providing an extensive tree canopy framing Downtown. Planting palette is low-maintenance and spray-irrigated in most areas. Planting on these streets may be taller than on other streets given the wider planting zone.

Harlan and 92nd street are neutral in their design, with a focus on grand canopies and diverse vegetation. 88th and Benton Streets are park-adjacent, and are to be integrated with park designs. Peripheral Streets offer opportunities to maintain existing trees with the ROW that will provide visual interest and increased maturity at the outset of Downtown's construction

Transit shelters on Harlan, 88th and 92nd are also branded to introduce arrivals into Downtown, with opportunity for vine screens for planted walls.

CHARACTER ELEMENTS



*Urban-standard seating (wood, concrete mix) set back from sidewalk area*

PLANTING CHARACTER



*Ornamental grasses / perennials*



*Custom Downtown transit shelters*



*Ornamental grasses / perennials*



HARDSCAPE



*Downtown standard Phillips Lumec  
"Capella" luminaire pole and bracket*

LIGHTING



*Concrete sidewalk*

AMENITIES



*Forms + Surfaces "Urban Renaissance"  
split-stream receptacle with custom  
grillwork design*



*Downtown standard Landscape Forms  
"Bola" bicycle rack*

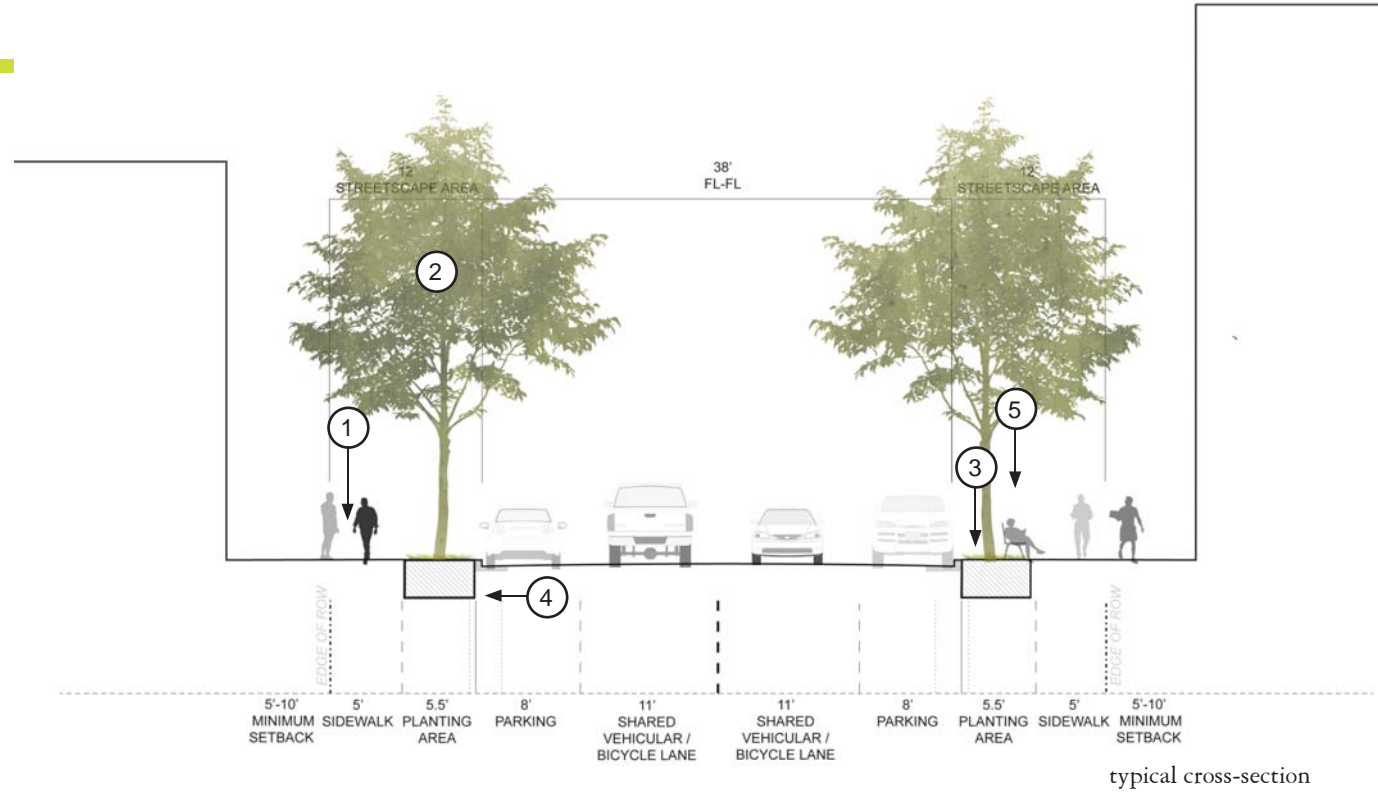


*Custom-designed entry signage*



## Local Streets

1. Cast-in-place concrete sidewalk
2. Local Streets alternating trees  
*(see page 59-60)*
3. Upland prairie grasses planting area
4. Compost/sand/soil mix
5. Downtown standard bench







*building footprint*

1

*edge of right-of-way*

2

4

3

*HARLAN WAY*

Local Streets  
typical plan  
scale = 1:20



## Local Streets

Westminster Local Streets are primarily residential but require flexibility for future retail and varying types of residential frontage.

Potential adjacencies may vary in transparency and type. Stoops, forecourts and dooryards may be adjacent, and entrances will likely be spread among streets and within alleyways. Planting areas have been widened as much as possible to ensure diversity and year-round interest.

Materials and planting support residential circulation such as walking, jogging, and dog-walking.

Downtown standard elements connect the character of local streets with surrounding blocks.

CHARACTER ELEMENTS



*Downtown standard Phillips Lumec  
"Capella" luminaire pole and bracket*

PLANTING CHARACTER



*Cast concrete sidewalk*



HARDSCAPE



Urban-standard seating (wood, concrete mix)

LIGHTING



Forms + Surfaces "Urban Renaissance" split-stream receptacle with custom grillwork design

AMENITIES



Groundcovers (shrubs)



Downtown standard Landscape Forms "Bola" bicycle rack



Groundcovers (perennial)



Groundcovers (perennial)







# Vegetation

The urban landscape of Downtown Westminster functions as a vibrant, contemporary urban center while grounding the site in the larger Colorado landscape.

Vegetation has been planned with consideration for the complex process of planting and installing a complete Downtown over a few short years alongside adjacent lot construction that may occur over the course of many years.

Soil strategies utilize a variety of methods to ensure overall root health across a variety of sidewalk conditions. The streetscape planting palette and methods create a healthy and memorable sense of place with consideration for overall longevity, vigor, and seasonal beauty.

## DISTINCTION

Tree species are highly diverse. The primary tree palette has been selected for urban-adapted traits within the regional climate.

Additional species have been selected to distinguish Westminster from other local communities and create a rich and vibrant tree canopy. This highly diverse palette also expands availability of trees with desired calipers within the region as the streets, parks, and plaza are planted within a few short years of one another.

## DYNAMISM

The planting plan has been composed with consideration for experience moving from across different districts. Select streets (Central Avenue, and Eaton Street) have exceptional fall color compositions. Westminster Boulevard and Eaton Street also host enhanced planting areas for perennial and seasonal vegetation. Additional oversized planter pots also accommodate seasonal dynamism within the urban core blocks. General biodiversity across Downtown ensures seasonal variation and minimizes the risks associated with monoculture.

## ENDURANCE

In addition to the obvious challenges of regional atmospheric temperature extremes, high soil pH levels and extended drought periods, urban conditions present their own hurdles to healthy tree growth. Compaction by vehicles and pedestrians, road salt, and anaerobic soil conditions can suffocate even the strongest species.

This plan outlines a comprehensive planting strategy to combat some of these issues.

Structural soil along pedestrian areas will minimize compaction, used in-place-of or alongside ideal compost-based soil mixes.

Along Westminster Boulevard, Silva Cells are being explored alongside similar structural approaches to ensure the double-row of street tree roots can expand beneath a busy pedestrian street. In open planting areas, an optimal mix of compost-infused native and imported topsoils support healthy trees and ground-level planting.

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## Planting Methods



*Silva cell structure*



*Structural soil*



*Suspended pavers*

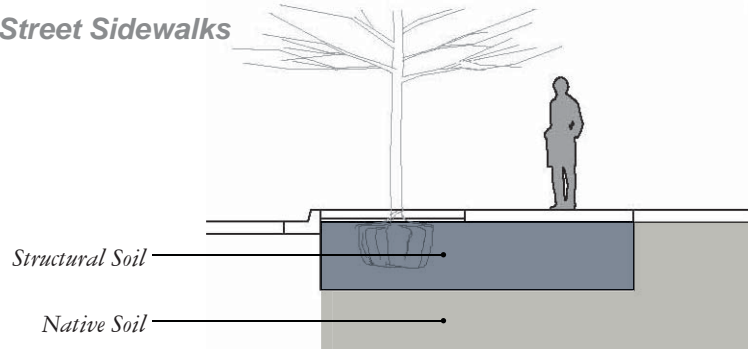


*Native soil (compost/sand soil mix)*

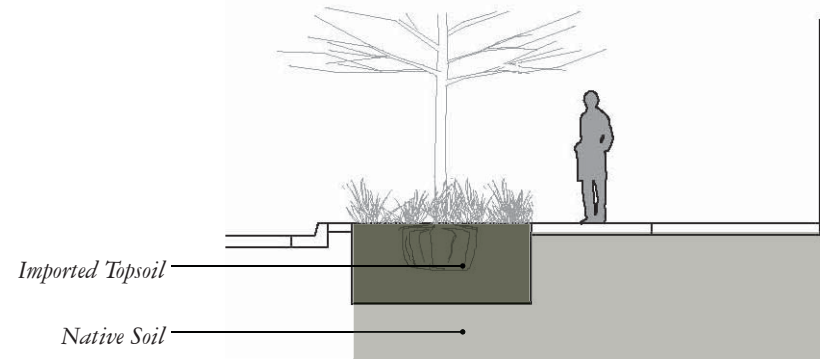


**1 Central Avenue**

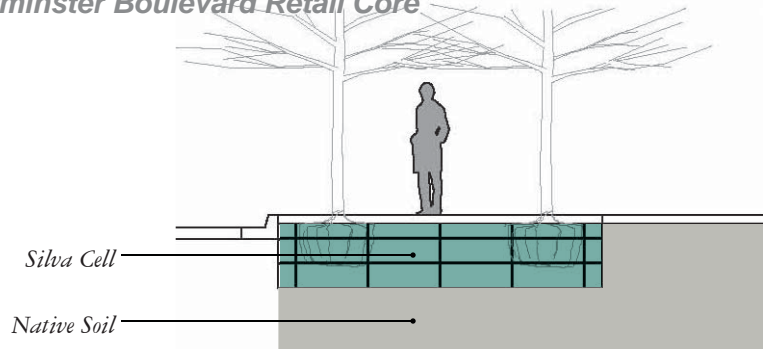
*Eaton Street Sidewalks*



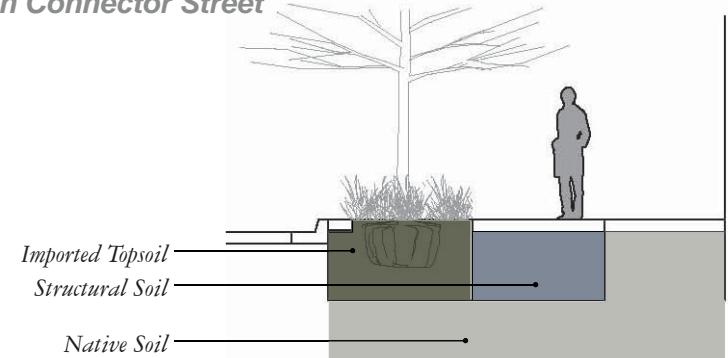
**4 Westminster Boulevard Outside Retail Core**



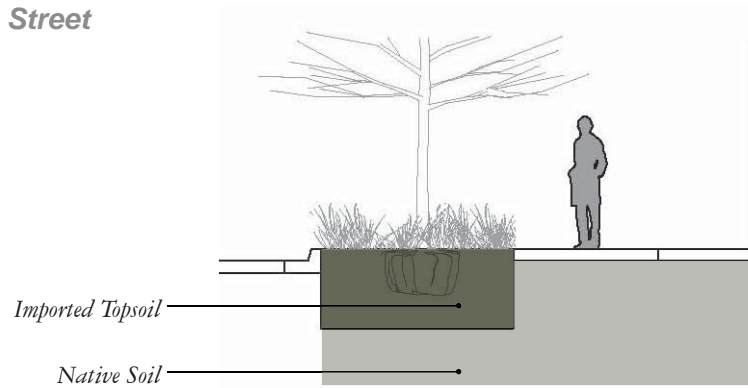
**2 Westminster Boulevard Retail Core**



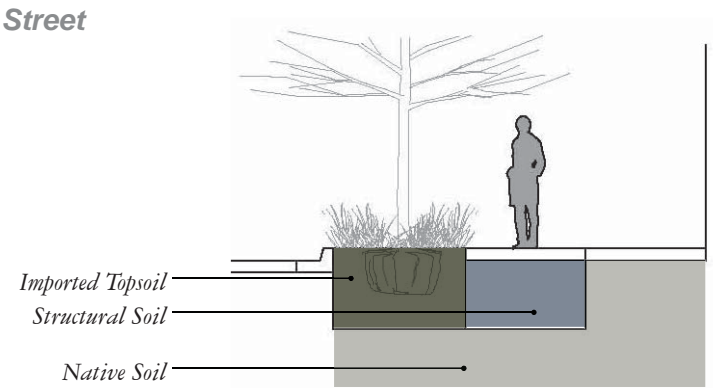
**5 Urban Connector Street**



**3 Eaton Street**



**6 Local Street**



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## ***District Strategies***

**Central Avenue** is a visual and physical approach for many Downtown visitors. The corridor is central within views from US-36 and Sheridan Boulevard, and will be the arrival point for many visitors by car, bike and on foot. The tree palette is diverse, but fall color is uniformly yellow to complement the warm tones within the hardscape area. The bulb-outs along each block create denser groves of trees around seating areas. Ground-level planting varies to accommodate pedestrian traffic expectations, but is generally low, with annual and perennial groundcovers integrated with colorful, textural upland grasses.

**Westminster Boulevard** is unique in its geometry, with a double row of trees within the urban core and an expanded planting area beyond the central blocks. The tree canopy is generally uniform with sculptural legacy trees. Ground-level and planter pot planting areas within the core are small, but significant - seasonal rotations of perennials make these blocks a year-round destination.

**Eaton Street** planting distinguishes this street as the “Garden Boulevard”. Street trees are large and stately to maintain comfortable shade in summer and support magnificent twinkle lights in winter months. Fall color blends from yellow to rust/red and spacing is tighter in certain areas than other Downtown standards.

These trees are integrated with ornamental groves in the median area and formal planting zones. This street is part of a “garden walk” for visitors and residents, and could potentially integrate special horticulture-based programs such as seasonal plant displays and topiary displays.

**Urban Connector Streets** are lined with medium-to-large canopy trees with the highest level of biodiversity in Downtown. Matrix-style ground cover planting with evergreen integration along these streets ensures a year-round carpet of green across these important through-streets.

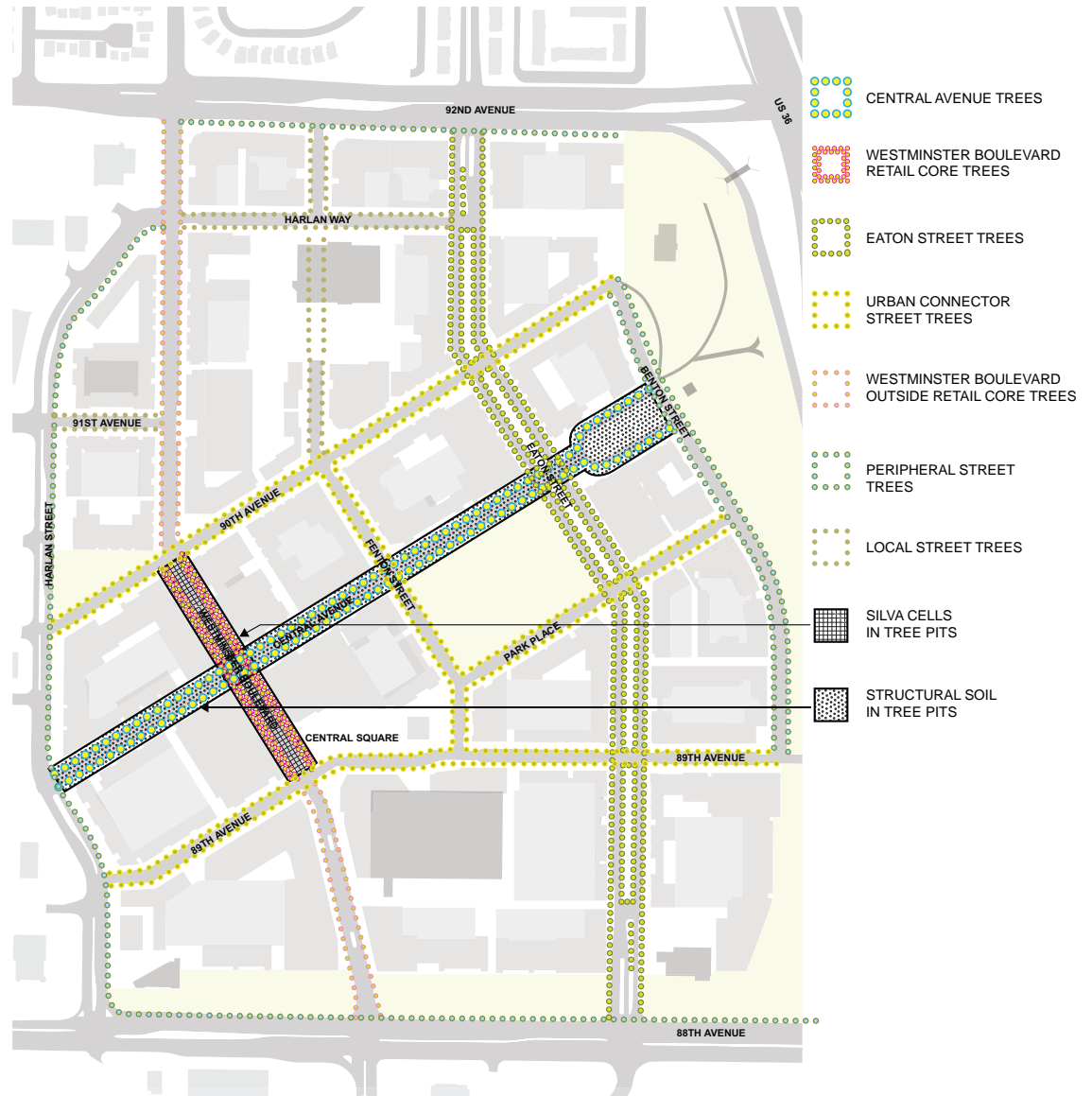
**Peripheral Streets** are currently lined with a number of healthy, vibrant trees within the right-of-way along Harlan



Street and 92nd Avenue. These trees are to be maintained and protected wherever possible. Harlan Street's generous cross-section accommodates denser grove planting and taller canopy heights. Ground-level planting is abundant and low-maintenance with ornamental grasses and perennial ground covers.

**Local Street** trees are medium-to-large in their height and spread with moderate species diversity. Fall color varies from yellow to rust/red and groundcovers, low shrubs and low evergreens ensure year-round color.

- *Trees are subject to change based on availability, phasing and overall cost considerations*
- *Tree selections to be reviewed and coordinated by City Forester*
- *Species recommended for pre-purchase and/or onsite cultivation*



03-B  
planting plan

---

## Central Avenue

1. Tree species along the length of the block have medium heights and spreads.
2. Bulb-outs consist of densely planted 'groves'
3. Moderate percentage of species diversity.
4. Moderate percentage of formal diversity
5. Fall color is uniformly yellow
6. Low groundcover plantings
7. Combination structural and native-mix soils

### *Medium Height / Spread*

- ① Acer Miyabei 'Morton' -  
State Street Maple  
Mature Height: 25-30'  
Mature Spread: 15-20'  
Fall Color: Yellow
- ② Carpinus betulus 'Fastigiata' -  
European Hornbeam  
Mature Height: 25-30'  
Mature Spread: 15-20'  
Fall Color: Yellow
- ③ Gleditsia triacanthos inermis 'Imperial' -  
Imperial Honeylocust  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow
- ④ Tilia americana 'Redmond' -  
Redmond Linden  
Mature Height: 25-30'  
Mature Spread: 15-20'  
Fall Color: Yellow
- ⑤ Ulmus x 'Patriot' -  
Patriot Elm  
Mature Height: 40-50'  
Mature Spread: 25-30'  
Fall Color: Yellow

### *Bulb-out Groves*

- ① Betula nigra 'Dura Heat' -  
Dura Heat River Birch  
Mature Height: 25-30'  
Mature Spread: 10-15'  
Fall Color: Yellow
- ② Ginkgo Biloba 'Princeton Sentry' -  
Princeton Sentry Upright Ginkgo  
Mature Height: 25-35'  
Mature Spread: 10-15'  
Fall Color: Yellow



STREET TREES



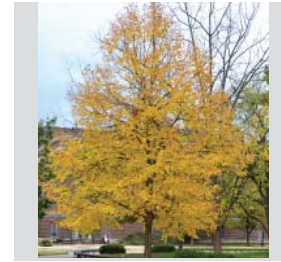
*State Street Maple*



*European Hornbeam*



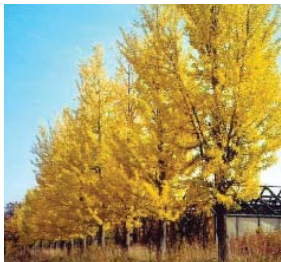
*Imperial Honeylocust*



*Redmond Linden*



*Patriot Elm*



*Princeton Sentry Ginkgo*



*'Dura Heat' River Birch*

PLANTING AREAS



*Groundcover - Shrubs*



*Groundcovers - Perennial*



*Groundcovers - Perennial*

---

## Westminster Boulevard Retail Core

1. Medium height, narrow or upright tree forms along the length of the block.
2. Large canopy trees at the mid-block bulb outs and intersection gathering spaces.
3. Most uniform canopy structure
4. Fall color varies from yellow to orange/rust.
5. Seasonal/annual plantings
6. Silva cell (or similar sub-structure) across planting area and pedestrian zone

### *Walkway Trees*

- 1 Acer Miyabei 'Morton' -  
State Street Maple  
Mature Height: 25-30'  
Mature Spread: 15-20'  
Fall Color: Yellow
- 2 Ulmus propinqua 'JFS Bieberich' -  
Emerald Sunshine Elm  
Mature Height: 35-40'  
Mature Spread: 20-25'  
Fall Color: Yellow
- 3 Zelkova serrata 'Green Vase' -  
Green Vase Zelkova  
Mature Height: 40-45'  
Mature Spread: 30-35'  
Fall Color: Orange/Rust

### *Mid-block / Intersection Bulb-out Trees*

- 1 Platanus x acerifolia 'Bloodgood' -  
Bloodgood Planetree  
Mature Height: 70-80'  
Mature Spread: 50-60'  
Fall Color: Yellow/Orange
- 2 Gleditsia triacanthos inermis 'Shade Master' -  
Shademaster Honeylocust  
Mature Height: 40-50'  
Mature Spread: 30-40'  
Fall Color: Yellow/Orange



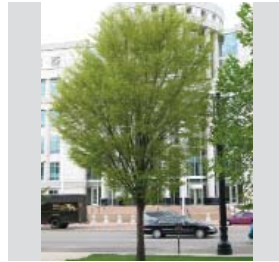
STREET TREES



*State Street Maple*



*Emerald Sunshine Elm*



*Green Vase Zelkova*



*London Plane Tree*



*Shademaster Honeylocust*

PLANTING AREAS



*Spring Bulbs*



*Annual Container Planting*

## Eaton Street

1. Large, stately trees line the length of the street creating shaded, large canopy.
2. Groves of flowering ornamental trees will occupy the central median.
3. Moderate percentage of species diversity.
4. Moderate percentage of formal diversity
5. Fall color varies from yellow to rust/red
6. Ornamental gardens in the median allow for seasonal color, texture and educational opportunities.
7. Combination structural and native-mix soils

### *Large Shade Trees*

- 1 Catalpa speciosa – Western Catalpa  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow
- 2 Celtis occidentalis - Common Hackberry  
Mature Height: 40-45'  
Mature Spread: 30-35'  
Fall Color: Yellow
- 3 Gleditsia triacanthos inermis 'Shade Master' - Shademaster Honeylocust  
Mature Height: 40-50'  
Mature Spread: 30-40'  
Fall Color: Yellow
- 4 Gymnocladus dioicus 'Espresso' – Kentucky Coffeetree  
Mature Height: 30-35'  
Mature Spread: 20-25'  
Fall Color: Yellow/Orange
- 5 Liriodendron tulipifera – Tulip Tree  
Mature Height: 75-80'  
Mature Spread: 45-50'  
Fall Color: Yellow/Orange
- 6 Platanus x acerifolia 'Bloodgood' - Planetree  
Mature Height: 70-80'  
Mature Spread: 50-60'  
Fall Color: Yellow/Orange
- 7 Quercus x macdanielii 'Clemons' – Heritage Oak  
Mature Height: 50-55'  
Mature Spread: 40-45'  
Fall Color: Rust

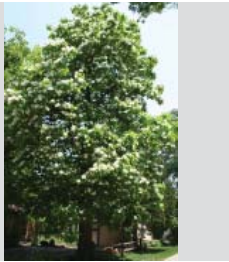
- 8 Tilia Cordata 'Glenleven' - Glenleven Linden  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow
- 9 Ulmus japonica x wilsoniana 'Morton' – Accolade Elm  
Mature Height: 45-50'  
Mature Spread: 30-35'  
Fall Color: Yellow

### *Flowering Ornamental Trees*

- 1 Amelanchier x gradiflora 'Autumn Brilliance' – Serviceberry  
Mature Height: 15-20'  
Mature Spread: 10-15'  
Fall Color: Orange/Red
- 2 Malus species – Crabapple  
Mature Height: 15-25'  
Mature Spread: 12-35'  
Fall Color: Varies
- 3 Crataegus sp. – Hawthorne  
Mature Height: 15-25'  
Mature Spread: 12-35'  
Fall Color: Varies
- 4 Prunus sp. - Plum and Cherry  
Mature Height: 15-25'  
Mature Spread: 12-35'  
Fall Color: Varies
- 5 Cercis Canadensis – Eastern Redbud  
Mature Height: 15-20'  
Mature Spread: 20-25'  
Fall Color: Yellow



STREET TREES



*Catalpa*



*Hackberry*



*Shademaster Honeylocust*



*Coffee Tree*



*Tulip Tree*



*London Planetree*



*Heritage Oak*



*Linden*



*Accolade Elm*



*Serviceberry*



*Crabapple*



*Hawthorne*



*Eastern Redbud*

PLANTING AREAS



*Ornamental Gardens*



*Ornamental Gardens*

## Westminster Boulevard Outside Retail Core

1. 50% of tree species have a fast/medium growth rate.
2. 50% of tree species are Oak 'legacy' trees with a medium/slow growth rate.
3. Moderate percentage of species diversity.
4. Moderate percentage of formal diversity
5. Fall color varies from yellow - orange/red
6. Ornamental grass/perennial matrix planting
7. Seasonal bulb displays may extend from urban core blocks
8. Combination structural and native-mix soils

### *Fast-to-Medium Growth Rate*

- 1 Acer saccharum 'JFS-Caddo' -  
Flashfire Maple  
Mature Height: 45-50'  
Mature Spread: 35-40'  
Fall Color: Orange/Red
- 2 Aesculus x carnea 'Briotti' -  
Red Briotti Horsechestnut  
Mature Height: 30-35'  
Mature Spread: 25-30'  
Fall Color: Yellow
- 3 Gleditsia tiracanthos inermis 'Skyline' -  
Skyline  
Honeylocust  
Mature Height: 45-50'  
Mature Spread: 35-40'  
Fall Color: Yellow
- 4 Tilia americana 'Redmond' -  
Redmond Linden  
Mature Height: 40-50'  
Mature Spread: 25-30'  
Fall Color: Yellow
- 5 Ulmus americana 'Valley Forge' -  
Valley Forge Elm  
Mature Height: 50-60'  
Mature Spread: 35-40'  
Fall Color: Yellow/Orange

### *Legacy Oaks*

- 1 Quercus muehlenbergii 'Chinkapin' -  
Chinkapin Oak  
Mature Height: 35-45'  
Mature Spread: 35-45'  
Fall Color: Yellow/Rust
- 2 Quercus shumardi -  
Shumard Oak  
Mature Height: 40-50'  
Mature Spread: 30-40'  
Fall Color: Red



STREET TREES



*Flashfire Sugar Maple*



*Red Horsechestnut*



*Skyline Honeylocust*



*Redmond Linden*



*Valley Forge Elm*



*Chinkapin Oak*



*Shumard Oak*

PLANTING AREAS



*Ornamental Grass/Perennials*



*Ornamental Grass/Perennials*



*Bulb displays*

## Urban Connector Streets

1. Medium to large height and spread
2. Highest level of species diversity
3. Highest percentage of formal diversity
4. Fall color varies from yellow to rust/red
5. Groundcovers, low shrubs and low evergreens create green east/west corridors year-round
6. Combination structural and native-mix soils

### *Medium-to-Large Height and Spread*

- ① Acer Miyabei 'Morton' - State Street Maple  
Mature Height: 25-30'  
Mature Spread: 15-20'  
Fall Color: Yellow
- ② Acer saccharum 'Green Mountain' - Green Mountain Maple  
Mature Height: 35-40'  
Mature Spread: 30-35'  
Fall Color: Yellow
- ③ Acer rubrum 'Frank Jr' - Redpointe Maple  
Mature Height: 35-40'  
Mature Spread: 20-25'  
Fall Color: Yellow
- ④ Celtis occidentalis - Common Hackberry  
Mature Height: 40-45'  
Mature Spread: 30-35'  
Fall Color: Yellow
- ⑤ Cledastris kentuckea - Yellowwood  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow
- ⑥ Gleditsia triacanthos inermis 'Imperial' - Imperial Honeylocust  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow
- ⑦ Pistacia chinensis - Chinese Pistache  
Mature Height: 35-40'  
Mature Spread: 30-35'  
Fall Color: Yellow
- ⑧ Platanus x acerifolia 'Morton Circle' - Exclamation Planetree  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow
- ⑨ Sophora japonica 'Regent' - Japanese Pagoda Tree  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow
- ⑩ Tilia americana 'Boulevard' - Boulevard Linden  
Mature Height: 35-40'  
Mature Spread: 15-20'  
Fall Color: Yellow
- ⑪ Ulmus 'Frontier' - Frontier Elm  
Mature Height: 35-40'  
Mature Spread: 25-30'  
Fall Color: Yellow
- ⑫ Zelkova serrata 'Halka' - Halka Zelkova  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow



STREET TREES



*State Street Maple*



*Green Mountain Maple*



*Redpointe Maple*



*Hackberry*



*Yellowwood*



*Imperial Honeylocust*



*Chinese Pistache*



*Exclamation Planetree*



*Japanese Pagoda Tree*



*Boulevard Linden*



*Frontier Elm*



*Halka Zelkova*

PLANTING AREAS



*Groundcover - Shrubs*



*Groundcovers - Perennial*



*Groundcovers - Perennial*

---

## Peripheral Streets

1. Opportunity to preserve existing trees within the right of way on Harlan Street and 92nd Avenue.
2. Opportunity to create groves along Harlan
3. Most diversity in height along Harlan Street
4. Ornamental grass and perennial planting.
5. Native/imported topsoil mix

### *Harlan Street Trees*

- 1 Catalpa Speciosa –  
Western Catalpa  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow
- 2 Gymnocladus dioicus 'Espresso' -  
Kentucky Coffeetree  
Mature Height: 30-35'  
Mature Spread: 20-25'  
Fall Color: Yellow/Orange
- 3 Tilia Cordata 'Glenleven' -  
Glenleven Linden  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow
- 4 Quercus shumardi -  
Shumard Oak  
Mature Height: 40-50'  
Mature Spread: 30-40'  
Fall Color: Red

### *92nd Avenue Trees*

- 1 Tilia americana 'Boulevard' -  
Boulevard Linden  
Mature Height: 35-40'  
Mature Spread: 15-20'  
Fall Color: Yellow
- 2 Zelkova serrata 'Halka' -  
Halka Zelkova  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow
- 3 Acer Miyabei 'Morton' -  
State Street Maple  
Mature Height: 25-30'  
Mature Spread: 15-20'  
Fall Color: Yellow
- 4 Pistacia chinensis -  
Chinese Pistache  
Mature Height: 35-40'  
Mature Spread: 30-35'  
Fall Color: Yellow





*Harlan Street - existing tree preservation*



*92nd Avenue - existing tree preservation*

STREET TREES



*Catalpa*



*Kentucky Coffeetree*

STREET TREES



*State Street Maple*



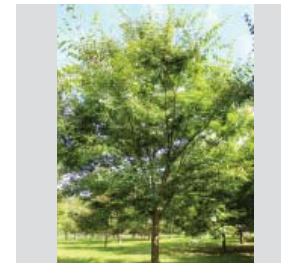
*Chinese Pistache*



*Linden*



*Shumard Oak*



*Halka Zelkova*



*Boulevard Linden*

PLANTING AREAS



*Varied-height Ornamental Grasses/Perennials*



*Informal Matrix of 6"-36" Grasses*

PLANTING AREAS



*Ornamental Grass/Perennials*



*Informal Matrix of 6"-18" Grasses*

---

## Local Streets

1. Medium to large height and spread
2. Medium level of species diversity
3. Medium percentage of formal diversity
4. Fall color varies from yellow to rust/red
5. Groundcovers, low shrubs and low evergreens create green east/west corridors year-round
6. Native/imported topsoil mix

### *Medium-to-Large Height and Spread*

- ① Acer Campestre- Hedge Maple  
Mature Height: 25-30'  
Mature Spread: 15-20'  
Fall Color: Yellow/Orange
- ② Acer saccharum 'Green Mountain' -  
Green Mountain Maple  
Mature Height: 35-40'  
Mature Spread: 30-35'  
Fall Color: Orange/Red
- ③ Platanus x acerifolia 'Morton Circle' -  
Exclamation Planetree  
Mature Height: 30-35'  
Mature Spread: 30-35'  
Fall Color: Yellow/Orange
- ④ Tilia americana 'Boulevard' -  
Boulevard Linden  
Mature Height: 35-40'  
Mature Spread: 15-20'  
Fall Color: Yellow



STREET TREES



*Hedge Maple*



*Green Mountain Maple*



*Exclamation Planetree*



*Boulevard Linden*

PLANTING AREAS



*Groundcover - Shrubs*



*Groundcovers - Perennial*



*Groundcovers - Perennial*







# Branding, Imaging and Wayfinding

Branding, imaging and wayfinding strategies for Downtown Westminster are influenced by street district design, lighting, phasing and adjacent building uses. The branding strategy for Downtown Westminster is still in design and will continue to develop as streets enter later design phases.

However, the ongoing development of signage and color families supports the design intent of the streets themselves, with materials and forms that complement the surrounding landscape.

Specific signage types, fonts, and material and light strategies will continue to develop in the coming months.

## SIGNAGE

Signage and wayfinding elements have the opportunity to double as functional and artistic elements. The signage and wayfinding will serve a variety of needs ranging in scale, tone, and amount of information. Incorporating patterns, colors, rhythm, form, illumination, and branding will allow the signage and wayfinding to further the district identity and serve to delineate the boundaries and uses of Downtown. With enough planning and coordination, the signage and wayfinding elements can be seamlessly incorporated into a variety of other components of the urban landscape, such as bike racks, water features, play structures, seating, lighting, and even pavers.

Signage content must be easily updated as new developments are added. Integration of changeable sign elements such as screens and replaceable panels will allow signage to adapt as Westminster Downtown grows.

## BRANDED ELEMENTS

Branded elements in the new Downtown district will serve as subtle ways to further establish the neighborhood identity. These components may be functional and/or aesthetic and will create a unique identity Downtown without the need to aggressively brand itself. The integrated use of color, materials, finishes and form help to add cohesion to a district that serves residential, office, retail, civic, and cultural uses without impeding on the individual identities of each street, storefront or public space.

## LIGHTING

In addition to street standard lights and pedestrian lights, accent and effect lighting allows for the activation of public spaces at all hours. The use of artistic lighting that is coordinated with planters, signage, benches and other municipally controlled items help bridge the aesthetic gap between day time and night time uses. Adding intrigue through lighting allows for a rich, layered streetscape and uses placemaking to create public space that is accessible throughout the day.

## CANOPIES







The idea of creating a unique, artistic canopy presents opportunities to further the branding and placemaking of Downtown Westminster. The two central blocks of Westminster Boulevard are designed with a linear canopy in the form of a “cloud” or balloon cluster that is integrated with lighting and events programming. This would either occur internal to the balloon elements, or as a projection of light or patterns from nearby structures. Given ongoing support for the canopy concept, future efforts will coordinate with an artist/fabricator to determine exact methods and materials.



## WAYFINDING ASSESSMENT

This wayfinding assessment is intended to provide an outline of potential locations for elements of the signage, wayfinding and branding family. The icons on this map do not represent final or exact locations for these elements, nor do they convey the specific object that could be located there. In essence, this assessment conveys the best placement opportunities for the various functions of the signage, wayfinding, and branding family. The icons on this map are organized in a way that allows for an increase in the concentration of information around key areas, encouraging pedestrian engagement with the built environment. A visitor will start to pick up on this idea and be directed towards the retail core and other public spaces, as well as throughout downtown overall, a key goal of the wayfinding program for this project.



-  **ORIENTATION**  
Maps, Plans, Landmarks
-  **INFORMATION**  
Directories, Marquees, Instructions
-  **DIRECTION**  
Directional Signage, Wayfinding
-  **IDENTIFICATION**  
Gateways, Districts, Entries
-  **REGULATION**  
Rules & Regs, Code Required, Life Safety
-  **DÉCOR**  
Pageantry, Branding, Logos, Markers, Public Art Banners, Canopy Feature, Exhibits

*\*NOTE: DIRECTIONAL SIGN ICONS INDICATE GENERAL SIGN LOCATIONS ONLY; ARROW DOES NOT INDICATE ACTUAL DIRECTIONAL INFORMATION.*

*\*\*NOTE: THIS DOES NOT INCLUDE STANDARD REGULATORY SIGNAGE - THAT IS THE RESPONSIBILITY OF THE CIVIL ENGINEER*

*\*\*\*NOTE: LOCATION AND CONTENT OF SIGNAGE TO SHIFT ACCORDINGLY AS SITE DEVELOPS*

04-A  
signage plan

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## ***Signage and Branded Elements***

The materials and colors presented in this palette option coordinate nicely with those used elsewhere in Downtown Westminster. With deep, rich colors there is an inviting tone that integrates well with the various uses found throughout the project and that will last through varying seasons and in the future. With a discretionary use of accent colors (each family containing both warm and cool complements), the signage can be played up or down depending on its local environment and use. Like all of the other palette options, the inclusion of project materials will serve to enrich the design and cohesion of the signage elements with other municipal elements such as seating, hardscaping and lighting.

### **MASSING TYPES**

Massing is an important component in any signage or wayfinding program. It helps determine the appropriate scale and function of each element and provides an outline for necessary locations for each sign type. In general, as shown in this drawing, it is important to include elements that engage audiences in different ways. The sign types reflected here perform functional and aesthetic tasks for pedestrians, vehicles, and overall brand cohesion.

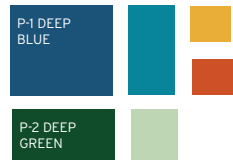
### **SIGNAGE FAMILIES**

The signage family preferred by the City integrates materials from the surrounding streets (concrete, wood, steel/aluminum) with light and color elements such as a jeweled glass, perforated patterns, or similar material effects.



- ORIENTATION: Maps, Plans, Landmarks...
- INFORMATION: Directories, Marquees, Instructions...
- DIRECTION\*: Directional Signage, Wayfinding...
- IDENTIFICATION: Gateways, Districts, Entries...
- REGULATION\*\*: Rules & Regs, Code Required, Life Safety...
- DÉCOR: Pageantry, Branding, Logos, Markers, Public Art Banners, Canopy Feature, Exhibits...
- ILLUMINATION: Functional, Decorative...
- SIGNATURE ELEMENTS: Bike Racks, Light Poles, Seating, Receptacles, Planters...

COLOR PALETTE



*NOTE: signage elements shown are still in design and the sketches presented here represent a general material/light theme and do not yet illustrate any specific signage or monument design.*



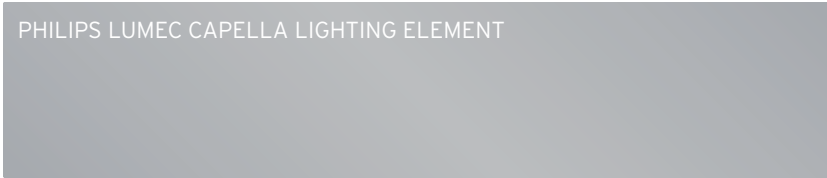
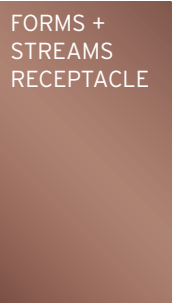
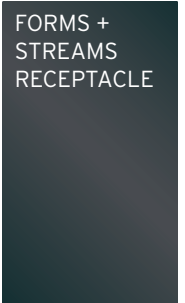
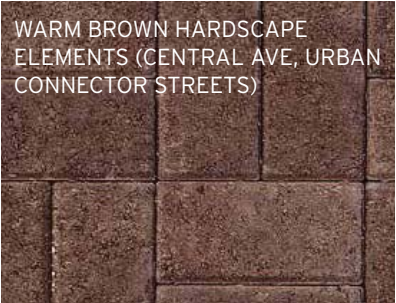
## Signage Material Palette

The materials and colors presented in this palette option coordinate nicely with those used elsewhere in Downtown Westminster. With deep, rich colors there is an inviting tone that integrates well with the various uses found throughout the project and that will last through varying seasons and in the future. With a discretionary use of accent colors (each family containing both warm and cool complements), the signage can be played up or down depending on its local environment and use. Like all of the other palette options, the inclusion of project materials will serve to enrich the design and cohesion of the signage elements with other municipal elements such as seating, hardscaping and lighting.

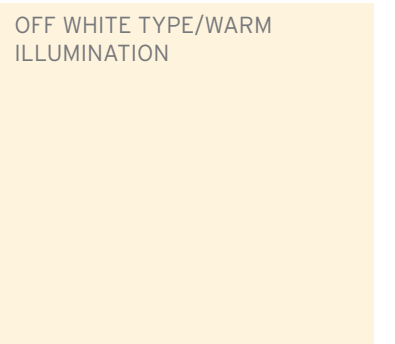
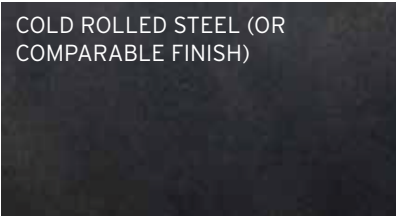


*preferred wayfinding and branding precedent elements as selected 12.02.2015*

PROJECT MATERIALS/COLOR PALETTE



PROPOSED ADDITIONAL MATERIALS/COLOR PALETTE



ACCENT COLOR FAMILY 1



ACCENT COLOR FAMILY 2



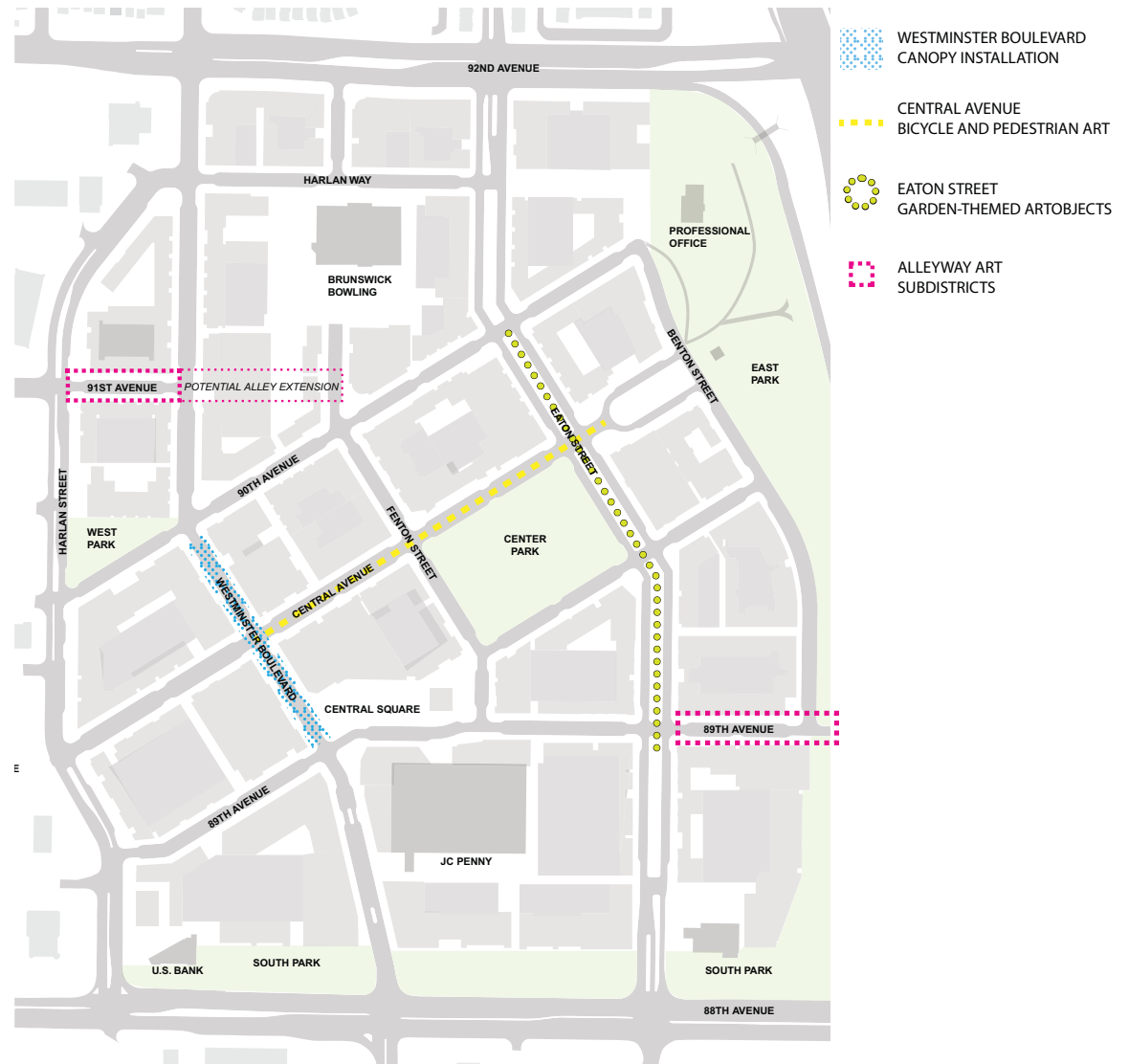
preferred "family" of materials as selected 12.02.2015





# Public Art Districts

The specific design and placement of Public Art elements in Downtown Westminster does not fall within the scope of this Streetscape Master Plan. Ongoing City interest has driven a larger subdistrict strategy plan to further diversify the character of Downtown streets and create a dynamic public art environment. Across all Districts, artobjects should emphasize spontaneity and include elements of “play” and “surprise” and whenever possible, creative art works should be directly integrated into existing street and architectural components to minimize clutter and allow for direct visitor engagement.



05-A  
public art district plan

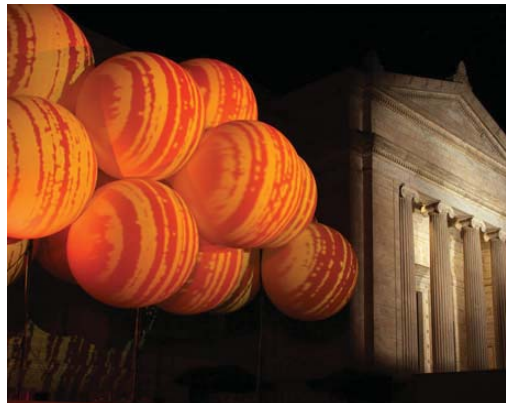
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## Westminster Boulevard Light Canopy

The primary art focus along the core blocks of Westminster Boulevard should be the overhead balloon canopy installation. This year-round element is inherently dynamic, through variation in lighting methods. Additional seasonal event flags, banners, or art pieces, supplemental lighting or complementary art works can be integrated with this “art anchor”.

*Precedents explored by City staff include:*

- Cinco De Mayo “papel picado” banners
- Festival colored lantern integration
- Complementary sidewalk art
- Upward projection lighting
- Video and music installation





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## Central Avenue Bicycle + Pedestrian Elements

Central Avenue art is focused on pedestrian and bicycle experiences. Art elements are located within the roadway and bulb-outs and sculptures integrate bicycle racks and transportation elements.

*Precedents explored by City staff include:*

- Artistic asphalt painting along intersection crossings or the Central Avenue bike lane
- Artist-designed bicycle racks and seating elements
- Playobjects within bulb-outs





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## Eaton Street Garden Artobjects

The Eaton Street median is an ideal location for ephemeral garden-themed art installations. Art works on this street can take advantage of the seasonal change on this street and their success will help to draw pedestrians into the median zone.

*Precedents explored by City staff include:*

- Swing elements
- Holiday light displays
- Sculpted topiaries
- Tree canopy sculpture installations
- Interactive sound walks
- Unique planting beds





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## Alleyway Art Subdistricts

Peripheral connectors 89th Avenue and 91st Avenue present an opportunity to create single-block subdistricts with “alleyway” appeal. These streets and their connecting alleyways offer an opportunity for property-owner investment and influence to complement surrounding land uses and will help to foster a sense of “discovery” within these important pedestrian entries to Downtown.

*Precedents explored by City staff include:*

- Mural art
- Overhead elements
- Sound and video installations
- Innovative lighting works









# Lighting Plan

Lighting strategies for Downtown Westminster complement the streetscape character districts through cohesion in materials, form, temperature and theme. As new development is phased into Downtown, lighting must accommodate a variety of land uses and cannot consistently rely solely on ambient light from adjacent structures.

Within the retail core, lighting is amplified and dynamic to support festivals, events, outdoor dining and vibrant nightlife. Beyond the core, lighting must adapt to both office/commercial and residential occupation.

## ROADWAY LIGHT POLES

Roadway lights are to be installed according to the the 2015 *Westminster Downtown Roadway Lighting Plan* (see Appendix). Street lights are regularly spaced from block-to-block, with intersection elements set 10' back from edge of pedestrian crossings. The luminaire is to be fixed to a custom-designed pole/extension arm to spread light across the roadway.

Light poles along Westminster Boulevard and Central Avenue have the capacity for banner pole extension arms if so needed, pursuant to Downtown banner guidelines.

## PEDESTRIAN LIGHT POLES

Pedestrian luminaires are also included in the Westminster Downtown Roadway Lighting Plan, located along Central Avenue and the retail core of Westminster Boulevard. These pedestrian luminaires are mounted on each roadway pole, supplemented by standalone poles between each larger light, for a marching rhythm spaced 40-45' on-center.

## SIGNAGE LIGHTING

Ongoing design efforts for Westminster Downtown identity and wayfinding fixtures accounts for LED illumination of many of these elements. A combination of wayfinding, accent and ground-level lighting strategies will complement the color and temperature of surrounding elements.

---

## *Special Lighting Districts*

**CENTRAL AVENUE** lighting accentuates the linear street design while providing a vibrant after-hours pedestrian experience.

Pedestrian luminaires are placed along the entire corridor, fixed to roadway poles, and mounted on standalone poles. Ground-level lighting reveals the iconic hardscape striae with ground-oriented strip fixtures embedded within the Central Avenue bench seating. Within the more heavily planted bulb-out groves, grass, and tree uplighting lengthens hours of use for these passive, planted areas.

**WESTMINSTER BOULEVARD RETAIL CORE** is the center of after-hours activity in Downtown Westminster. Public and private events, theaters and outdoor dining will draw evening visitors

and residents to this area year-round. Facade lighting from ground-level retailers will enhance this experience.

Like Central Avenue, the two central blocks of Westminster Boulevard are supplemented with pedestrian lights on roadway and standalone poles. Perennial planting areas will be uplit in changeable color tones to accentuate seasonal interest. AC outlets are installed within tree pits to accommodate winter twinkle lights. Overhead, the “cloud” of lantern balloon elements may also be lit. There are a number of potential methods for lighting this canopy being explored including internal lighting, surface/structural lighting and light projection from nearby poles and/or adjacent buildings. All of these methods have potential control for color changes to cater to seasonal events.

**EATON STREET** lighting methods uphold the aesthetic of the “Green Corridor” through subtle, directed light sources.

Tree and planting area uplighting is installed within the entire median and along select areas of the sidewalk areas. AC outlets are installed within tree pits to accommodate winter twinkle lights for all planting areas. Median seating areas may require additional lighting, to be integrated into furnishings and character/branding elements. Current technology provides adaptable control systems for customization of light intensity, color, etc, and these systems should be explored along Eaton street for efficient and adaptable seasonal lighting variation.

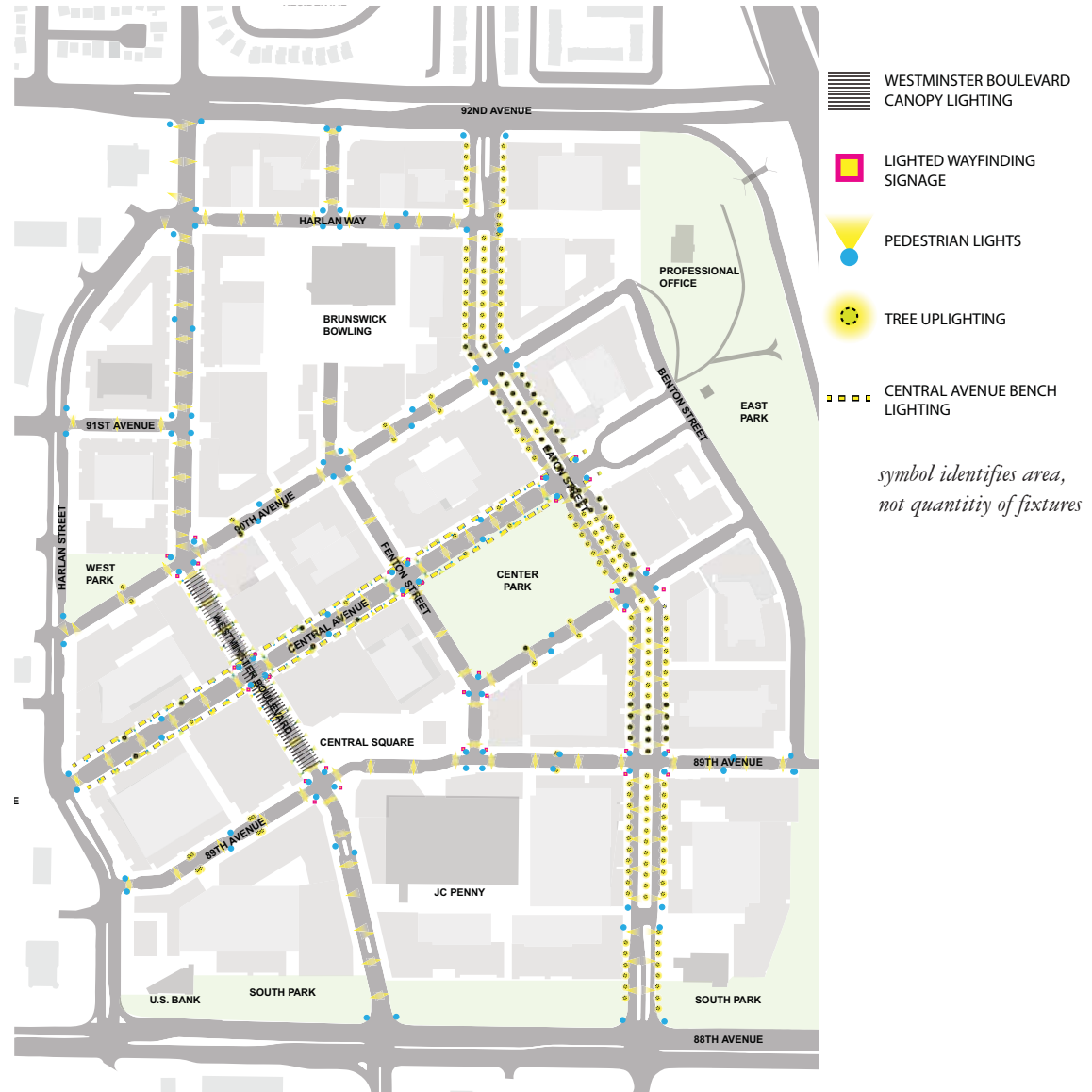
**WESTMINSTER BOULEVARD OUTSIDE OF THE RETAIL CORE** hosts potential residential frontage and as such requires a more moderate light level. Light overflow from roadway lights is expected to provide sufficient walkway lighting, with supplemental standard pedestrian lights at transit stops as they are relocated.

**URBAN CONNECTOR STREETS**

must also respect residential lighting needs and as such the primary light source will stem from light overflow from roadway luminaires and the Central Plaza lighting elements. There may be additional need for pedestrian lights along park edges at Fenton and 89th. This will be determined as Central Park designs and lighting plans are developed.

**LOCAL AND PERIPHERAL STREETS**

are also potential residential frontages without standard supplemental pedestrian lighting. Standard pedestrian light poles may be added to transit stops and areas with extensive setbacks, as needed. Park-integrated peripheral streets at Benton and 88th are to be lit according to East and South Park lighting plans.



05-A  
lighting plan



## Light elements

Selection of specific preferred light elements is ongoing.

Each component will be selected and specified with consistent color and temperature ranges whenever possible. Certain fixtures such as canopy and tree lighting will seek to allow customization of color and intensity as needed to create distinctive seasonal and event conditions.

Elements already included have been selected for durability and anticipated long-term performance.



*Phillips Lumina "Capella" luminaire*



*Roadway pole with custom extension arm*



*Pedestrian pole with custom extension arm*



WESTMINSTER BOULEVARD - Custom canopy



CENTRAL AVENUE - Hidden strip lighting



EATON STREET - Low-level lighting lighting integration



URBAN BLOCKS - Custom lighted wayfinding signage



URBAN BLOCKS - holiday twinkle lights



URBAN BLOCKS - vegetation uplighting



URBAN BLOCKS - Custom lighted identity elements



Recommended uplighting element -  
We-Ef 665-3420 12W 3K LED







# Streetscape Phasing

The ideal phasing process for the Downtown streetscape should dictate construction of the area between back-of-curb and right-of-way concurrently with adjacent construction efforts, with special considerations for street tree installation to ensure trees are able to successfully establish and grow in relative symmetry across the roadway.

Given the block-by-block development approach being pursued by the City, streetscape construction timing cannot be fully predicted at this time. However, a basic order-of-operations, construction access strategies, and careful tree purchasing and storage plan can help to streamline construction and protect the life of street trees with minimal conflict and/ or funds wasted to deconstruction/reconstruction.

The following are not phasing plans, but instead are recommendations to consider for any and all future construction phases of the streetscape.

Phasing graphics shown on the following pages should be considered fluid and preliminary. The phasing graphic was determined by the City and represents only the time of this publication February 18, 2016. Phasing shown may need to be adjusted as future development parcels are purchased, and adjacent projects get realized.

## POTENTIAL STRATEGIES:

### Onsite Tree Cultivation

To ensure tree symmetry, both sides of each block should be constructed simultaneously. If this is not available, it is possible to construct one side of the street and not the other, but with contingencies. As one side is constructed and planted, trees should be purchased for both sides, with temporary cultivation of unused trees onsite. This allows trees to adapt to site conditions and establish in relative symmetry, and saves the cost of purchasing larger caliper trees for later streets. These stored trees can be cultivated in-situ for 1-2 years (under the supervision of the City Forester), after which time they must be installed in-place as part of a complete buildout.

---

### **Construction Shoring / Limits of Disturbance**

In those instances in which a block lot is constructed after streetscape construction is completed, limits of disturbance cannot extend beyond the edge of right of way. Hardscape walks may be deconstructed and replaced by owner as needed, but planting areas (extending throughout root growth zones areas) cannot be disturbed

### **Tree Protection**

Trees within construction paths must be protected throughout construction process according to standards set by the City Forester. Any trees damaged during construction process are to be replaced by responsible party.

### **Define Construction Access**

Whenever possible, construction access should avoid current or completed streetscape areas. As needed, concrete bulb-outs can be used for access when finished streetscapes are constructed next to unbuilt properties. These bulb-outs may be utilized as single construction access points that help protect the remainder of built trees and streetscapes. Final construction of the bulb-outs could occur per plan, following completion of adjacent development sites.

## **PHASE 1 STREETS**

In accordance with the Downtown Specific Plan, streets designated “Phase I Streets” will be initial targets for buildout. Within this group of streets, a secondary hierarchy must be established to dictate construction described in Phase 1A and 1B.

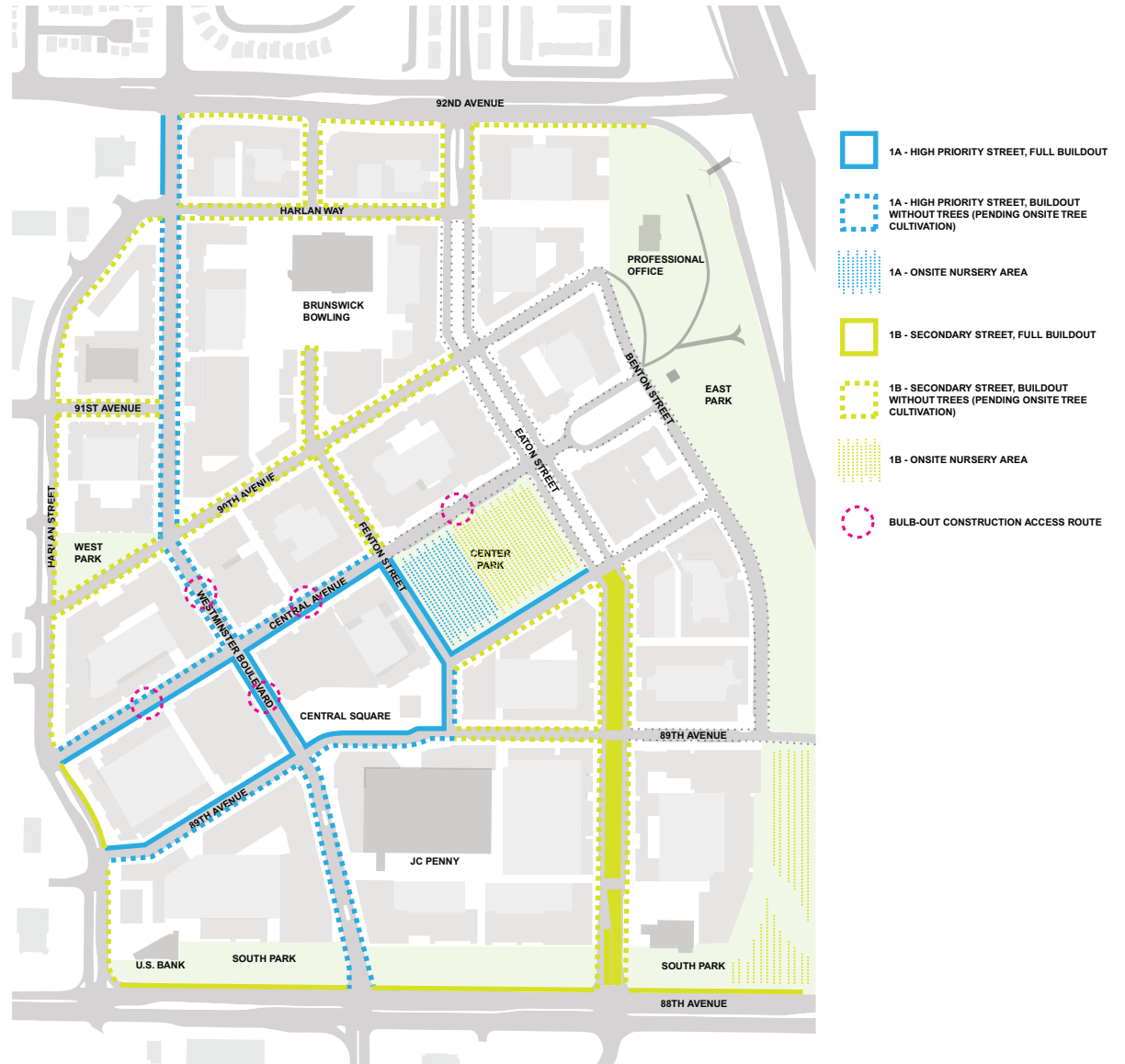
### ***Phase 1A***

As illustrated in diagram 07-A, Phase 1A streets are designated “high priority streets” for their role as access routes into Downtown and/or their adjacency to immediately planned development parcels and open space areas. As these streets are constructed, concurrently with adjacent development or independently, pedestrian needs may demand hardscape buildout prior to adjacent construction. In this case, trees can be planted asymmetrically (postponed for 1-2 years at active development parcels) pending onsite cultivation as noted above.

**Phase 1B**

These streets are a lower priority level than Phase 1A streets as they are not as critical as access corridors and/or do not have development plans established as of December 2015. This status may change as sites are acquired and construction plans evolve.

Until that time, these streets follow the same strategy as described for other phases, but on a later timeline as development demands.



06-A  
phasing plan





# Statement of Probable Costs

The following probable costs are included and based on design and material decisions made by the design team and Westminster staff up to February 18, 2016. Costs are broken down by the streetscape classifications identified in the plan.

## *Included in the costs are the following:*

- Back of curb to right-of-way only and medians (if applicable); does not include setbacks within private property
- Surface materials (concrete, paving, grates, crusher fines)
- Landscape (trees, turf, container, planting, soil prep and irrigation)
- Subgrade tree systems if applicable (silva cell and/or structural soil)
- Harlan street median
- Mid-block bulb-outs
- Lighting\*
- Westminster Boulevard public art canopy\*
- Signage and wayfinding elements\*

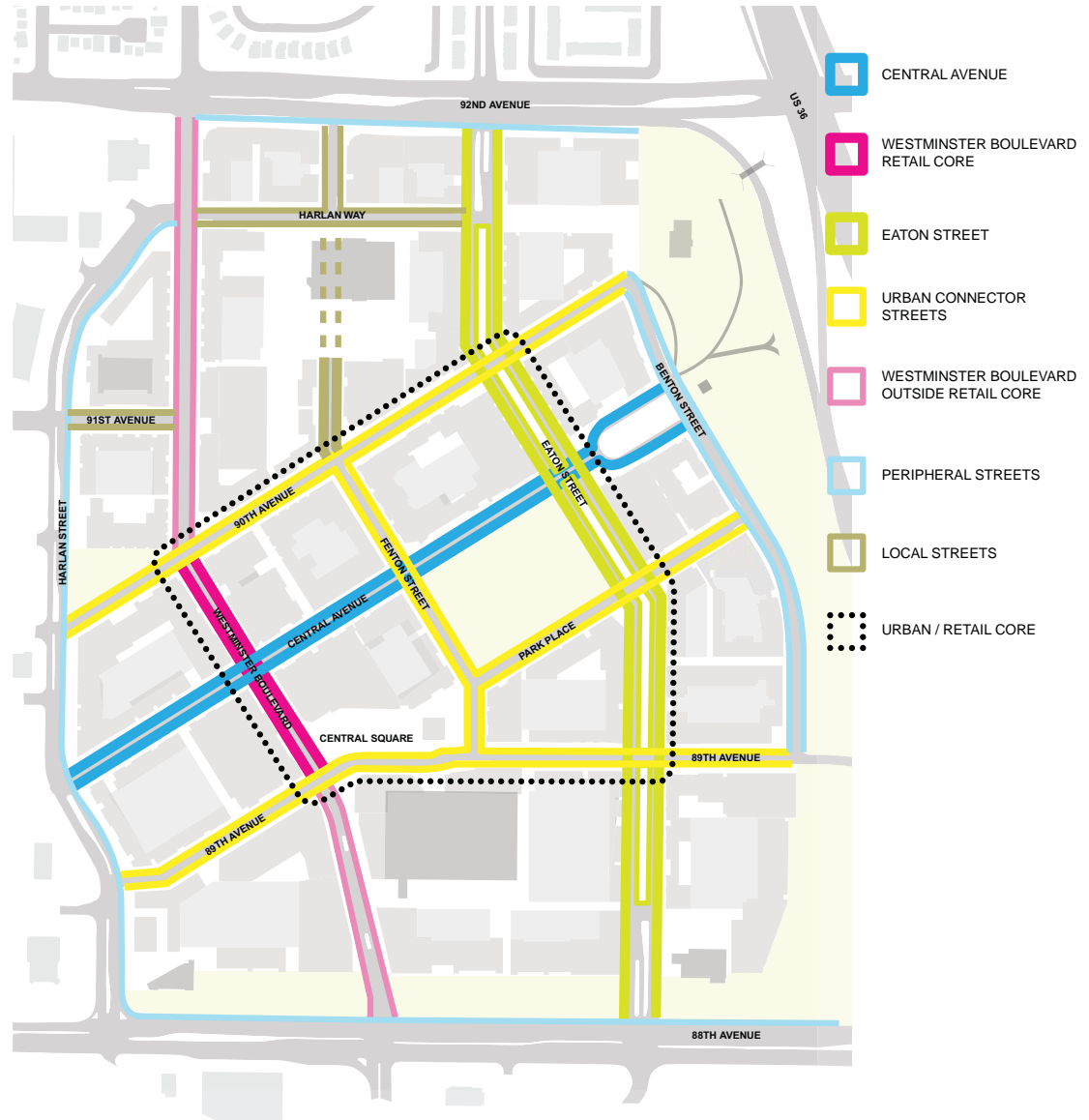
## *Excluded in the costs are the following:*

- Shelters, and structures
- Curb gutter, crosswalks, and ADA ramps
- Utilities
- North and south sides of 88th Avenue, East side of Harlan Street, and north side of 92nd Avenue
- Alleys

*\*included as separate line items*

Streets analysis

<i>Westminster Boulevard retail core</i>	19,396 ft <sup>2</sup>
<i>Central Avenue</i>	51,850 ft <sup>2</sup>
<i>Eaton Street</i>	136,882 ft <sup>2</sup>
<i>Urban Connector Streets</i>	120,005 ft <sup>2</sup>
<i>Westminster Boulevard outside core</i>	55,000 ft <sup>2</sup>
<i>Peripheral Streets</i>	37,054 ft <sup>2</sup>
<i>Local Streets</i>	37,054 ft <sup>2</sup>





**MASTER PLAN**

Estimate of Probable Cost 02-18-2015

	DESCRIPTION	TOTAL	UNIT	UNIT COST	TOTAL COST
1	<b>WESTMINSTER BOULEVARD (non core)- 55,000 SF</b>				
	<b>HARDSCAPE</b>				
	CONCRETE 6" - PEDESTRIAN, STANDARD FINISH	0	SF	\$ 6.00	\$ -
	CONCRETE 6" - PEDESTRIAN, ARCHITECTURAL FINISH	26,680	SF	\$ 8.00	\$ 213,440.00
	CONCRETE UNIT PAVERS	0	SF	\$ 15.00	\$ -
	CONCRETE UNIT PAVERS - PERMEABLE	0	SF	\$ 16.00	\$ -
	DECOMPOSTED GRANITE	0	SF	\$ 4.00	\$ -
	<b>SOFTSCAPE</b>				
	TURF LAWN	0	SF	\$ 1.50	
	SHRUBS & ORNAMENTAL GRASSES	19,435	SF	\$ 12.00	\$ 233,220.00
	TOP SOIL (4")	0	CY	\$ 70.00	\$ -
	DECIDIOUS TREE (2.5" - 3" CAL.)	115	EA	\$ 550.00	\$ 63,250.00
	DECIDIOUS TREE (1.5" - 2" CAL.)	0	EA	\$ 350.00	\$ -
	SILVA CELL	0	SF	\$ 42.00	\$ -
	STRUCTURAL SOIL	0	EA	\$ 1,500.00	\$ -
	STEEL PAVER GRATE	0	EA	\$ 100.00	\$ -
	SUBSURFACE ACHORING SYSTEM	0	EA	\$ 400.00	\$ -
	<b>FURNISHINGS</b>				
	trash receptacles	10	EA	\$ 1,500.00	\$ 15,000.00
	bar height tables	0	EA	\$ 2,500.00	\$ -
	bike racks	12	EA	\$ 500.00	\$ 6,000.00
	CAFÉ tables/(4) chairs	0	EA	\$ 3,000.00	\$ -
	BENCHES	12	EA	\$ 1,200.00	\$ 14,400.00
				<b>SUBTOTAL</b>	<b>\$ 545,310.00</b>
2	<b>WESTMINSTER BOULEVARD RETAIL CORE- 19,396 SF</b>				
	<b>HARDSCAPE</b>				
	CONCRETE 6" - PEDESTRIAN, STANDARD FINISH	0	SF	\$ 6.00	\$ -
	CONCRETE 6" - PEDESTRIAN, ARCHITECTURAL FINISH	7,000	SF	\$ 8.00	\$ 56,000.00
	CONCRETE UNIT PAVERS	9,200	SF	\$ 15.00	\$ 138,000.00
	CONCRETE UNIT PAVERS - PERMEABLE	0	SF	\$ 16.00	\$ -
	DECOMPOSTED GRANITE	0	SF	\$ 4.00	\$ -
	<b>SOFTSCAPE</b>				
	TURF LAWN	0	SF	\$ 1.50	
	SHRUBS & ORNAMENTAL GRASSES	2,000	SF	\$ 12.00	\$ 24,000.00
	TOP SOIL (4")	0	CY	\$ 70.00	\$ -
	DECIDIOUS TREE (2.5" - 3" CAL.)	56	EA	\$ 550.00	\$ 30,800.00
	DECIDIOUS TREE (1.5" - 2" CAL.)	0	EA	\$ 350.00	\$ -
	SILVA CELL	9,200	SF	\$ 42.00	\$ 386,400.00
	STRUCTURAL SOIL	0	EA	\$ 1,000.00	\$ -
	STEEL PAVER GRATE	0	EA	\$ 100.00	\$ -
	SUBSURFACE ACHORING SYSTEM	56	EA	\$ 400.00	\$ 22,400.00
	<b>FURNISHINGS</b>				
	trash receptacles	16	EA	\$ 1,500.00	\$ 24,000.00
	bar height tables	8	EA	\$ 2,500.00	\$ 20,000.00
	bike racks	16	EA	\$ 500.00	\$ 8,000.00
	CAFÉ tables/(4) chairs	16	EA	\$ 3,000.00	\$ 48,000.00
	BENCHES	24	EA	\$ 1,200.00	\$ 28,800.00
				<b>SUBTOTAL</b>	<b>\$ 786,400.00</b>

<b>CENTRAL AVENUE- 51,850 SF</b>				
<b>HARDSCAPE</b>				
CONCRETE 6" - PEDESTRIAN, STANDARD FINISH	0	SF	\$ 6.00	\$ -
CONCRETE 6" - PEDESTRIAN, ARCHITECTURAL FINISH	23,520	SF	\$ 8.00	\$ 188,160.00
CONCRETE UNIT PAVERS	15,552	SF	\$ 15.00	\$ 233,280.00
CONCRETE UNIT PAVERS - PERMEABLE	0	SF	\$ 16.00	\$ -
DECOMPOSTED GRANITE	0	SF	\$ 4.00	\$ -
<b>SOFTSCAPE</b>				
TURF LAWN	0	SF	\$ 1.50	
SHRUBS & ORNAMENTAL GRASSES	5,040	SF	\$ 12.00	\$ 60,480.00
TOP SOIL (4")	0	CY	\$ 70.00	\$ -
DECIDIOUS TREE (2.5" - 3" CAL.)	144	EA	\$ 550.00	\$ 79,200.00
DECIDIOUS TREE (1.5" - 2" CAL.)	0	EA	\$ 350.00	\$ -
SILVA CELL	0	SF	\$ 42.00	\$ -
STRUCTURAL SOIL	144	EA	\$ 1,000.00	\$ 144,000.00
STEEL PAVER GRATE	48	EA	\$ 100.00	\$ 4,800.00
STEEL TREE GRATE	144	EA	\$ 2,200.00	\$ 316,800.00
SUBSURFACE ACHORING SYSTEM	144	EA	\$ 400.00	\$ 57,600.00
<b>FURNISHINGS</b>				
trash receptacles	14	EA	\$ 1,500.00	\$ 21,000.00
bar height tables	0	EA	\$ 2,500.00	\$ -
custom bike racks	16	EA	\$ 1,200.00	\$ 19,200.00
CAFÉ tables/(4) chairs	0	EA	\$ 3,000.00	\$ -
Custom BENCHES	12	EA	\$ 2,400.00	\$ 28,800.00
BENCHES	12	EA	\$ 1,200.00	\$ 14,400.00
			<b>SUBTOTAL</b>	<b>\$ 1,167,720.00</b>
<b>EATON STREET- 136,882 SF</b>				
<b>HARDSCAPE</b>				
CONCRETE 6" - PEDESTRIAN, STANDARD FINISH	0	SF	\$ 6.00	\$ -
CONCRETE 6" - PEDESTRIAN, ARCHITECTURAL FINISH	66,405	SF	\$ 8.00	\$ 531,240.00
CONCRETE UNIT PAVERS	0	SF	\$ 15.00	\$ -
CONCRETE UNIT PAVERS - PERMEABLE	0	SF	\$ 16.00	\$ -
DECOMPOSTED GRANITE	13,851	SF	\$ 4.00	\$ 55,404.00
<b>SOFTSCAPE</b>				
TURF LAWN	18,240	SF	\$ 1.50	\$ 27,360.00
SHRUBS & ORNAMENTAL GRASSES	37,192	SF	\$ 12.00	\$ 446,304.00
TOP SOIL (4")	0	CY	\$ 70.00	\$ -
DECIDIOUS TREE (2" CAL plus.)	342	EA	\$ 550.00	\$ 188,100.00
SILVA CELL	0	SF	\$ 42.00	\$ -
STRUCTURAL SOIL	17	EA	\$ 1,500.00	\$ 25,500.00
STEEL PAVER GRATE	0	EA	\$ 100.00	\$ -
SUBSURFACE ACHORING SYSTEM	142	EA	\$ 400.00	\$ 56,800.00
<b>FURNISHINGS</b>				
trash receptacles	18	EA	\$ 1,500.00	\$ 27,000.00
bar height tables	0	EA	\$ 2,500.00	\$ -
bike racks	4	EA	\$ 500.00	\$ 2,000.00
CAFÉ tables/(4) chairs	8	EA	\$ 3,000.00	\$ 24,000.00
planter pots	40	EA	\$ 1,200.00	\$ 48,000.00
BENCHES	28	EA	\$ 1,200.00	\$ 33,600.00
			<b>SUBTOTAL</b>	<b>\$ 1,465,308.00</b>

5	<b>URBAN CONNECTOR STREETS- 120,005 sf</b>					
	<b>HARDSCAPE</b>					
	CONCRETE 6" - PEDESTRIAN, STANDARD FINISH	52,630	SF	\$ 6.00	\$	315,780.00
	CONCRETE 6" - PEDESTRIAN, ARCHITECTURAL FINISH	0	SF	\$ 8.00	\$	-
	CONCRETE UNIT PAVERS	21,954	SF	\$ 15.00	\$	329,310.00
	CONCRETE UNIT PAVERS - PERMEABLE	0	SF	\$ 16.00	\$	-
	DECOMPOSTED GRANITE	0	SF	\$ 4.00	\$	-
	<b>SOFTSCAPE</b>					
	TURF LAWN	0	SF	\$ 1.50		
	SHRUBS & ORNAMENTAL GRASSES	42,994	SF	\$ 12.00	\$	515,928.00
	TOP SOIL (4")	0	CY	\$ 70.00	\$	-
	DECIDUIOUS TREE (2" CAL plus.)	327	EA	\$ 550.00	\$	179,850.00
	SILVA CELL	0	SF	\$ 42.00	\$	-
	STRUCTURAL SOIL	327	EA	\$ 1,500.00	\$	490,500.00
	STEEL PAVER GRATE	0	EA	\$ 100.00	\$	-
	SUBSURFACE ACHORING SYSTEM	0	EA	\$ 400.00	\$	-
	<b>FURNISHINGS</b>					
	trash receptacles	28	EA	\$ 1,500.00	\$	42,000.00
	bar height tables	0	EA	\$ 2,500.00	\$	-
	bike racks	15	EA	\$ 500.00	\$	7,500.00
	CAFÉ tables/(4) chairs	0	EA	\$ 3,000.00	\$	-
	planter pots	0	EA	\$ 1,200.00	\$	-
	BENCHES	23	EA	\$ 1,200.00	\$	27,600.00
				<b>SUBTOTAL</b>	\$	<b>1,908,468.00</b>
6	<b>LOCAL STREETS -37054 SF</b>					
	<b>HARDSCAPE</b>					
	CONCRETE 6" - PEDESTRIAN, STANDARD FINISH	16,000	SF	\$ 6.00	\$	96,000.00
	CONCRETE 6" - PEDESTRIAN, ARCHITECTURAL FINISH	0	SF	\$ 8.00	\$	-
	CONCRETE UNIT PAVERS	0	SF	\$ 15.00	\$	-
	CONCRETE UNIT PAVERS - PERMEABLE	0	SF	\$ 16.00	\$	-
	DECOMPOSTED GRANITE	0	SF	\$ 4.00	\$	-
	<b>SOFTSCAPE</b>					
	TURF LAWN	0	SF	\$ 1.50		
	SHRUBS & ORNAMENTAL GRASSES	14,100	SF	\$ 12.00	\$	169,200.00
	TOP SOIL (4")	0	CY	\$ 70.00	\$	-
	DECIDUIOUS TREE (2" CAL.)	100	EA	\$ 550.00	\$	55,000.00
	SILVA CELL	0	SF	\$ 42.00	\$	-
	STRUCTURAL SOIL	100	EA	\$ 1,500.00	\$	150,000.00
	STEEL PAVER GRATE	0	EA	\$ 100.00	\$	-
	SUBSURFACE ACHORING SYSTEM	0	EA	\$ 400.00	\$	-
	<b>FURNISHINGS</b>					
	trash receptacles	4	EA	\$ 1,500.00	\$	6,000.00
	bar height tables	0	EA	\$ 2,500.00	\$	-
	bike racks	4	EA	\$ 500.00	\$	2,000.00
	CAFÉ tables/(4) chairs	0	EA	\$ 3,000.00	\$	-
	planter pots	0	EA	\$ 1,200.00	\$	-
	BENCHES	4	EA	\$ 1,200.00	\$	4,800.00
				<b>SUBTOTAL</b>	\$	<b>483,000.00</b>



7	<b>PERIPHERAL STREETS</b>				
	<b>HARDSCAPE</b>				
	CONCRETE 6" - PEDESTRIAN, STANDARD FINISH	41,300	SF	\$ 6.00	\$ 247,800.00
	CONCRETE 6" - PEDESTRIAN, ARCHITECTURAL FINISH	0	SF	\$ 8.00	\$ -
	CONCRETE UNIT PAVERS	0	SF	\$ 15.00	\$ -
	CONCRETE UNIT PAVERS - PERMEABLE	0	SF	\$ 16.00	\$ -
	DECOMPOSTED GRANITE	0	SF	\$ 4.00	\$ -
	<b>SOFTSCAPE</b>				
	TURF LAWN	0	SF	\$ 1.50	
	SHRUBS & ORNAMENTAL GRASSES	61,950	SF	\$ 12.00	\$ 743,400.00
	TOP SOIL (4")	0	CY	\$ 70.00	\$ -
	DECIDIOUS TREE ( 2" CAL.)	206	EA	\$ 550.00	\$ 113,300.00
	SILVA CELL	0	SF	\$ 42.00	\$ -
	STRUCTURAL SOIL	0	EA	\$ 1,500.00	\$ -
	STEEL PAVER GRATE	0	EA	\$ 100.00	\$ -
	SUBSURFACE ACHORING SYSTEM	0	EA	\$ 400.00	\$ -
	<b>FURNISHINGS</b>				
	trash receptacles	8	EA	\$ 1,500.00	\$ 12,000.00
	bar height tables	0	EA	\$ 2,500.00	\$ -
	bike racks	8	EA	\$ 500.00	\$ 4,000.00
	CAFÉ tables/(4) chairs	0	EA	\$ 3,000.00	\$ -
	planter pots	0	EA	\$ 1,200.00	\$ -
	BENCHES	12	EA	\$ 1,200.00	\$ 14,400.00
	<b>MEDIANS 8480SF</b>				
	SHRUBS & ORNAMENTAL GRASSES	8,480	SF	\$ 12.00	\$ 101,760.00
	DECIDIOUS TREE ( 2" CAL.)	35	EA	\$ 480.00	\$ 16,800.00
				<b>SUBTOTAL</b>	<b>\$ 1,253,460.00</b>
	<b>PHASE 1 STREETS</b>			<b>CONSTRUCTION TOTAL</b>	<b>\$ 4,662,786.00</b>
	15% CONTINGENCY + 15% GENERAL CONDITIONS			\$	1,398,835.80
	<b>TOTAL COST - PHASE 1 STREETS</b>			<b>TOTAL</b>	<b>\$ 6,061,621.80</b>
	<b>ALL STREETS</b>			<b>CONSTRUCTION TOTAL</b>	<b>\$ 7,609,666.00</b>
	15% CONTINGENCY + 15% GENERAL CONDITIONS			15% CONTINGENCY / 15% GENERAL	\$ 2,282,899.80
	<b>TOTAL COST - ALL STREETS</b>			<b>TOTAL</b>	<b>\$ 9,892,565.80</b>

ADDITIONAL ITEMS				
<b>PEDESTRIAN LIGHTING</b>				
PEDESTRIAN LIGHTS (WESTMINSTER BOULEVARD + EATON STREET)	36	EA	\$ 5,000.00	\$ 180,000.00
EATON STREET TREE UPLIGHTING	114	EA	\$ 800.00	\$ 91,200.00

**PEDESTRIAN LIGHTING TOTAL** \$ 271,200.00

WESTMINSTER BOULEVARD BALLOON CANOPY				
INTEGRATED COLOR-CHANGING LED FIXTURE AND ELECTRICAL CIRCUIT	1	LS	300,000-500,000	300,000-500,000
LANTERN ELEMENTS	1	LS	300,000-600,000	300,000-600,000
STRUCTURE	1	LS	400,000-720,000	400,000-720,000

**WESTMINSTER BOULEVARD CANOPY TOTAL** 1,000,000-1,820,000

*NOTE: PRICE RANGE BASED ON DENSITY OF LANTERN ELEMENTS AND BLOCK LENGTH OF CANOPY STRUCTURE*

WAYFINDING AND BRANDING SIGNAGE				
WAYFINDING MAP/KIOSK SIGNAGE	8	EA	\$ 20,000.00	\$ 160,000.00
SIGNATURE LIGHTING ELEMENT - TALL	11	EA	\$ 29,000.00	\$ 319,000.00
SIGNATURE LIGHTING ELEMENT - SINGLE PILLAR	11	EA	\$ 12,000.00	\$ 132,000.00
RESIDENTIAL IDENTIFIER/BOLLARD	10	EA	\$ 8,000.00	\$ 80,000.00
EATON STREET TRAIL LIGHTING/TWINKLE LIGHT CONNECTION BOLLARD	60	EA	\$ 2,000.00	\$ 120,000.00

**WAYFINDING AND BRANDING SIGNAGE TOTAL** \$ 811,000.00







# Appendix

*Westminster Downtown Specific Plan*

Issued by City of Westminster

July 2015

*Westminster Downtown Roadway Lighting Plan*

Issued by Clanton & Associates,

December 2015

*Downtown Westminster South Park, East Park  
and Center Parkway Master Plan Alternatives*

*DRAFT*

Issued by DTJ Design

September 2015

*Downtown Westminster Center Park Master Plan*

*DRAFT*

Issued by Sasaki Associates and

Matrix Design Group

January 2016





## Staff Report

Information Only Staff Report  
May 2, 2016



SUBJECT: Employee Recognition Teams in Action Update

PREPARED BY: Lisa Chrisman, Human Resources Manager - Benefits  
Jen Prehn, Human Resources Analyst  
Debbie Mitchell, General Services Director

### Summary Statement

The first 2016 Teams in Action luncheon was held on April 5, 2016, at City Park Recreation Center. This report is a summary of all spring Teams in Action department submittals.

### Background Information

A basic tenet of modern personnel management strategy is to consistently, diligently and honestly recognize the valuable contributions of employees. Recognition can take many forms and it is the City's intent to utilize various awards systems to acknowledge the valuable contributions made by City employees. One form of recognition that occurs twice a year is the Teams in Action award. This award gives each City department the ability to recognize efforts and accomplishments of various teams, task forces, or work groups that may operate intra or inter-departmentally. The goal of the award is to encourage teamwork and recognize team accomplishments in the areas of quality service delivery, enhanced productivity, systems and procedures improvement, and quality of work life enhancements.

The following are summaries of the Teams in Action award submittals made by departments:

#### **City Manager's Office: COWnet Contributors Team**

The City launched COWnet, the City's intranet, two years ago to improve employee communication and encourage information sharing. Employees from each department in the City were asked to take on the task of posting information on COWnet. This team was willing to go the extra mile to attend trainings, ask questions and learn more about how to use COWnet to communicate important news with employees. Each contributor has played a vital role in enhancing internal communication and building our employee community. This is a great example of the City's SPIRIT values at work!

#### **Community Development Department: Community Development Front Office Team**

The front office staff of Community Development was recognized for managing the significant increase of building permit applications. Every day, the front office receives over 100 requests for building inspections, approximately ten building plan reviews, and 40 walk-in customers. This team has maintained exceptional customer service, ensured compliance with City Codes, and achieved a safe environment in the midst of an unprecedented volume of permit requests. This team is a great example of how the City's values of Service and Teamwork support the needs of the community.



**Finance Department: Grant Policy and Procedures Update Team**

This team was recognized for their effort to improve the City’s grant policy and procedures due to new Federal regulations. The team identified this as an opportunity to standardize grant management throughout the City and automate the grant process to enhance productivity. The revised policy and new grant forms are currently being reviewed and are expected to be implemented in April 2016. This is a great example of using teamwork to accomplish a goal.

**Fire Department: Fire Department Consortium Team**

In August 2014, a number of north area fire departments formed the North Area Joint Apparatus Purchasing Consortium. This consortium was responsible for developing common apparatus specifications in order to combine bids and achieve cost savings. Although there were many challenges that arose in creating a common specification, the group succeeded in coming to an agreement on a common apparatus specification and sending a request for bids to multiple manufacturers. The group is now in the process of evaluating the vendor submittals and awarding the bids. The important work of this team supports the Council’s Strategic Plan Goal of “Visionary Leadership, Effective Governance and Proactive Regional Collaboration.”

**General Services Department: Human Resources Support Team  
(Recipient of the CMO Choice Award for Spring 2016)**

This team is made up of six employees who work behind the scenes to perform a wide variety of tasks for future, current, and former employees. These Human Resources employees ensure that the recruitment process runs smoothly, pay and benefits are administered accurately, and employee and applicant questions are answered correctly and in a timely manner. This team gets an amazing amount of work done with a smile and true interest in helping their customers. They work quietly and diligently to take care of employees so that employees can focus on performing their best work for the benefit of the community. This team demonstrates the high expectations of the City for internal and external customer service.

**Information Technology Department: Website Upgrade Team**

The City recently upgraded the foundation of the public-facing website while maintaining the same look and feel of the website. The changes achieved five major objectives: elimination of the risk associated with hardware failure, improvement of back-end technology, improved user friendliness for employees who add content to the website, and transitioned from the old to the new server. These changes significantly improved the website, which is critical to everyday operations, customer service, and revenue collection. This is another great example of teamwork that resulted in better service to our customers.

**Parks, Recreation & Libraries Department: Grand Staircase Team**

The Grand Staircase is a prominent part of City Park Recreation and Fitness Center, and is used by thousands of citizens a year. The staircase needed repairs and updates to the retaining walls, irrigation, and planting beds. This team worked to design a xeriscape garden with plants grown in the City’s greenhouse and worked with a design firm to repair and improve the retaining wall. The result was a beautiful and sustainable staircase and garden that adds to the beauty and grandeur of City Park. The

important work of this team supports Council’s Strategic Plan Goal of “Beautiful, Desirable, Safe and Environmentally Responsible City.”

**Police Department: Police Emergency Services Team**

This team provided exceptional and compassionate customer service while handling an issue with a citizen who has mental health issues. The officers recognized that the citizen was not compliant with her medication. The response team was able to contact a family member and stay with her until the family arrived to help. Several days later, another call came in from the citizen’s family requesting treatment and referral assistance. The officers responded and spent over an hour talking and encouraging the citizen to go to the hospital. These officers dealt with the situation quietly, compassionately and effectively. This team is an example of the exceptional service that employees provide to the Westminster community

**Public Works and Utilities Department: Disinfection of the New Downtown Eaton Pump Station Team**

The City owns and maintains an extensive potable water distribution system comprised of pump stations, water storage tanks, treatment facilities and over 550 miles of pipeline. These pipelines provide high quality water to the citizens of Westminster 24 hours a day, 365 days a year. Effective disinfection practices are crucial in providing safe and high quality water for citizens, and pump station disinfection is especially challenging. This team developed an environmentally friendly, site-specific protocol to disinfect the new Downtown pump station. The team also identified ways to optimize the City’s disinfection protocol for all pipelines. This team is a great model of using innovation and teamwork to better protect the City’s valuable resources.

The Employee Recognition Program is an integral part of the City’s efforts to provide a quality work environment and supports Council’s Strategic Plan Goal of “Financially Sustainable Government Providing Excellence in City Services.”

Respectfully submitted,

Donald M. Tripp  
City Manager