

Growth of the Town

The Town of Frederick is located in Weld County. In 2005, Weld County became the fastest growing county in the State. The growth occurring within the region will affect the Town of Frederick, whether development occurs in Frederick's municipal boundary or not. Therefore, the growth of the community must be evaluated in a regional context. The type of land use, the rate of growth, the design of the buildings and landscaping, and the amount and location of open space and farmland are all elements affecting the Town. When considering the aspects of growth, the primary focus of the Town should be to improve the quality of life for residents.

The Town's vision for the community will contribute to the vision of the region. Frederick's small town atmosphere is a valuable asset. Balancing this asset with development will continue to be a challenge for the Town. Frederick should grow responsibly and efficiently, considering the balance of economic and environmental concerns, as well as ensuring that development pays its way and supports the sustainability of the Town. The decisions made today will create a legacy for future generations.

GOAL 1 – Grow with the intention of maintaining a small-town sense of community.

Policy 1.1: Review annexation requests to ensure conformance with the Comprehensive Plan.

Strategy 1.1.1: Develop annexation review criteria to help determine if annexations conform to the Comprehensive Plan and will benefit the Town.

Policy 1.2: Grow in a connected pattern; encourage infill and development close to the core community.

Strategy 1.2.1: Encourage development that is adjacent to the downtown core area.¹

Strategy 1.2.2: Encourage development of infill property by emphasizing the fact that these properties already have utility extensions.²

Strategy 1.2.3: Encourage neighborhood street layouts that connect adjacent neighborhoods.

¹ Refer to Land Use Code Article 4, Subdivision Regulations.

² Refer to Land Use Code Article 2, Community Design Principles and Development Standards.

Policy 1.3: *Evaluate projects with respect to magnitude, scale, and diversity of product type so that no one project or combination of projects overtakes the character of the existing community.*

Strategy 1.3.1: Require a mixture of housing product types, including the provision that manufactured housing should not exceed five percent (5%) of the total housing units available within the community at one time.³

Strategy 1.3.2: Require projects to fit in with the existing scale and nature of the community with respect to the scale and project design.

Goal 2 – Create a healthy balance between housing, employment, availability of goods and services, recreation and cultural opportunities within the community.

Policy 2.1: *Plan neighborhoods as readily identifiable communities bounded by natural features including drainage basins and open space or human-made features, such as arterial streets and railroads.⁴*

Strategy 2.1.1: Plan residential neighborhoods that are self-contained, identifiable environments, centered around parks, civic centers, and community facilities, all within walking distance to the home. Include convenience services to serve the neighborhood.

Strategy 2.1.2: Promote balanced growth, providing a mix of residential and commercial, while striving to maintain Frederick's small town atmosphere.

Strategy 2.1.3: Promote a wide range of quality businesses and industries to provide employment opportunities and services for Frederick citizens.

Strategy 2.1.4: Coordinate with St. Vrain Valley School District and adjoining municipalities to plan the locations of schools sites to serve all neighborhoods.

³ Refer to Land Use Code Section 2.19 of the Community Design Principles and Development Standards.

⁴ Refer to Land Use Code Section 1.15 of the General Provisions.

Strategy 2.1.5: Encourage commercial and industrial neighborhoods to be functional, identifiable areas that do not adversely impact adjacent uses.

Strategy 2.1.6: Encourage multi-purpose activity centers within shopping centers and business parks.

Strategy 2.1.7: Minimize and discourage land uses that would detract from the function and viability of commercial and industrial neighborhoods.

Policy 2.2: Encourage proposed development within the Frederick Planning Area to annex into the Town of Frederick.

Goal 3 – Utilize various measures for managing growth at the Town’s edges.

Policy 3.1: Cooperate with Firestone, Dacono, Erie, and Weld County in establishing intergovernmental agreements regarding Planning Areas and boundaries.

Strategy 3.1.1: Establish mutually agreeable planning areas for Frederick, Firestone, Dacono, Erie and Weld County's Mixed-Use Development (MUD) area.

Strategy 3.1.2: Develop revenue sharing agreements among the Tri-Towns and the County.

Strategy 3.1.3: Maintain community separators as depicted on the Land Use Plan.

Policy 3.2: Continue to follow and update the Uniform Baseline Design Standards with the Tri-Towns and Weld County that govern development in the I-25 region.

Strategy 3.2.1: Actively participate in updating the *Uniform Baseline Design Standards*.