

Housing

Frederick is a desirable community for housing development due to its prime location along the Interstate 25 corridor and proximity to Denver, Boulder County, and other jurisdictions that are enacting growth management policies.

New housing developments should provide choice at all economic levels. The Frederick Comprehensive Plan 2006 provides for housing diversity by recognizing a variety of housing types, sizes and densities. Developers of larger parcels of land are encouraged to look towards Planned Unit Development Overlays⁷ to provide mixed use residential neighborhoods. Overlays allow the integration of a variety of land uses in a manner that encourages and facilitates diversity, interaction, safety and design excellence. This pattern may be characterized by a mix of mutually supportive and integrated residential and non-residential land uses and a network of interconnected streets, walkways, bike paths and neighborhood parks. When the character, context and scale of the surrounding neighborhood are taken into account, mixed-use developments can provide unique opportunities for employment, shopping, housing and public gathering spaces, while having a positive impact on the neighborhood.

Diversity in housing stock is important. The Town would prefer a range in housing types, styles, and prices to both current and potential Frederick residents. By providing a mixture of housing types, new development will incorporate visual and economic diversity into every neighborhood.

Based on the population demographics on the Town, housing for young families, including entry-level homes, townhomes and condominiums, will need to be provided. Multi-family housing opportunities will be important for the younger population who wish to stay in Frederick or return to Town after college. Housing opportunities for seniors would include low-maintenance and more affordable housing such as townhomes, condominiums, retirement communities, and patio homes.

Goal 8 – Provide diversity in the types of housing to adequately supply residential units for all economic segments.

Policy 8.1: Promote the development of different types and styles of housing in every neighborhood.⁸

⁷ Refer to Land Use Code Section 3.4 of the Zoning Regulations.

⁸ Refer to Land Use Code Section 2.19 of the Community Design Principles and Development Standards.

Strategy 8.1.1: Provide a variety of lot sizes and different residential home types and styles in every neighborhood.

Policy 8.2: Develop an affordable housing policy promoting the development of affordable housing units.

Strategy 8.2.1: Encourage developers to design affordable housing projects to reflect the Town's development standards and be compatible with adjacent uses.

Strategy 8.2.2: Locate affordable housing near future transit routes.

Strategy 8.2.3: Encourage outside funding sources from local, state, and federal levels that can be applied to affordable housing projects.

Strategy 8.2.4: Encourage rezoning applications that provide a mixed-use concept, and offer higher density residential with office and/or retail.

Policy 8.3: Foster the development of housing for special groups including elderly, lower income, and disabled persons.

Strategy 8.3.1: Review and revise the impact fee schedule to ensure that it encourages developers to build certain types of housing such as apartments and senior housing.

Strategy 8.3.2: Encourage and develop requirements for providing accessible housing for the disabled.

Goal 9 – Maintain and develop quality residential neighborhoods by using design characteristics that create and preserve the small town atmosphere.⁹

Policy 9.1: Promote the preservation and enhancement of Frederick's existing neighborhoods.

Strategy 9.1.1: Enhance the community's pedestrian amenities by continually replacing broken and narrow sidewalks, and facilitate the installation of new sidewalks where they are missing.

⁹ Refer to Land Use Code Section 2.7 of the Community Design Principles and Development Standards.

Strategy 9.1.2: Maintain a safe environment by promoting clear visual connections to sidewalks, parking lots and parks while encouraging the removal of solid fences and other barriers.

Strategy 9.1.3: Encourage redevelopment of parcels within existing neighborhoods that includes the same bulk, mass, setback, street orientation, roof lines, and architecture as existing buildings adjacent to the site.

Strategy 9.1.4: Explore creating a program to designate historically valuable buildings.

Policy 9.2: Promote residential growth that maintains Frederick's small town atmosphere.

Strategy 9.2.1: Encourage master plans/concept plans that support clustering new neighborhoods, provide neighborhood services, and provide connectivity throughout the community.

Strategy 9.2.2: Incorporate neighborhood commercial land uses into residential clusters so that essential services are within walking distance from housing.

Strategy 9.2.3: In low density estate areas, encourage rural subdivisions and cluster developments that preserve and protect natural resources, agricultural lands and open space.¹⁰

Policy 9.3: Promote mixed-use residential neighborhood development.

Strategy 9.3.1: Encourage a variety of mixed-use neighborhood uses within each mixed-use residential neighborhood area.

Strategy 9.3.2: Encourage civic and activity centers within neighborhoods.¹¹

Strategy 9.3.3: Enhance residential neighborhoods by providing connectivity and direct access to the community core.¹²

¹⁰ Refer to Land Use Code Section 4.9 of the Subdivision Regulations.

¹¹ Refer to Land Use Code Section 2.5 of the Community Design Principles and Development Standards.

¹² Refer to Land Use Code Section 2.9 of the Community Design Principles and Development Standards.

Strategy 9.3.4: Encourage infrastructure improvements upfront and work with landowners or developers on reimbursement agreements.