



# INTRODUCTION

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Frederick is at an important crossroads in its community's history. As the 2006 Comprehensive Plan correctly identified, growth is coming and future changes will impact the character and quality of life of the Carbon Valley. Beginning in April 2015, the Town of Frederick embarked on a process to update its existing Comprehensive Plan.

## PURPOSE OF A COMPREHENSIVE PLAN

As Frederick looks towards its future, the Comprehensive Plan will direct development decisions and ensure quality of life remains high. The Town of Frederick Comprehensive Plan serves as the official, adopted guide for future development and conservation within the community. A Comprehensive Plan sets forth goals, analyzes existing conditions and trends, and illustrates a vision for the physical, social, and economic characteristics of the Town for the next 10 to 20 years. This document proactively addresses future growth and land use patterns in order to position Frederick as a vibrant, economically-balanced community that maintains its small-town feel. As such, it outlines policies and guidelines needed to implement a vision for the long-range future of the Frederick community.

## COMPREHENSIVE PLAN PROCESS

The Frederick Comprehensive Plan involved a six-step planning process. It entailed analyzing existing conditions to provide a concise and accurate assessment of strengths, weaknesses, issues and opportunities; established a vision for the community as a foundation for future planning efforts; formulated goals and objectives; developed and evaluated alternative plans and policies; and prepared final Comprehensive Plan recommendations and implementation strategies that are measurable and specific.

The planning process emphasized public participation and served as a tool to establish community consensus and foster a stewardship for the Plan. It required that stakeholders become involved at an early stage to assist with defining issues, establishing a vision, formulating ideas, and shaping solutions.

## Step 1: Project Initiation & Outreach

The Frederick Comprehensive Plan “kick-off” included meetings with key Town staff and members of the Planning Commission and Board of Trustees. This directors’ meeting served to review and discuss the project scope, deliverables, meeting schedule and related issues needed prior to undertaking other community outreach activities.

A community workshop was hosted that allowed residents to provide input into the future plans for the Town. The workshop reviewed the purpose, process, schedule of the Comprehensive Plan, and also solicited local perspectives on concerns, issues, and opportunities within the community. The workshop included both large group and small group working sessions to review and discuss conditions and potentials within the Town. The large group format identified issues and opportunities, and the small “breakout” groups worked together to develop a “vision” for the future of the community. Their participation and contributions are summarized in Chapter 3: Community Outreach.

## Step 2: Existing Conditions Analysis

Step 2, which resulted in an Existing Conditions Report, included an analysis of existing conditions and potential opportunities within the community. It is based on information provided by the Town, as well as feedback from community service providers and reconnaissance, surveys, inventories, and analyses undertaken by the Consultant. The Town of Frederick Existing Conditions Report helped to establish a better understanding of the community, upon which the Comprehensive Plan was developed. The Existing Conditions Report served as a starting point to formulate updated goals, objectives, and strategies that reflect the community’s aspirations and the changing landscape, as well as provided a grounding for the development of a long-range vision for Frederick’s future.

### Step 3: Housing Study & Growth Scenario Analysis

This step included a detailed housing assessment, growth build-out projections, and a jobs/housing balance assessment. The Housing Assessment analysis outlined residential market conditions, needs, and potential, by product type as derived from the cumulative effect of local and regional socioeconomic trends. Based on the analysis and findings of the Housing Assessment, growth build-out projections were prepared that considered minimum, mid and maximum build-out to assist with long-term planning decisions. Lastly, employment and business growth sectors were analyzed to determine the potential to accommodate housing needs related to expansion of particular industries.

### Step 4: Community Vision, Goals & Objectives

The Community Vision, Goals, and Objective step established an overall vision for the future of the Town of Frederick that provides guidance for subsequent planning activities and serve as the cornerstone of the consensus building process. Based on the community workshop and previous steps in the planning process, a vision statement and preliminary Goals and Objectives were prepared.

### Step 5: Community-Wide Plans & Policies

Step 5 entailed the preparation of future plans for growth and annexation, land use, transportation and mobility, open space and environmental features, community facilities, urban design and community character, and community sustainability. These future plans serve as the core of the Comprehensive Plan, reflect community input, and provide detailed strategies to achieve the Town’s Goals and Objectives.

### Step 6: Plan Documents & Adoption

Based on the previous steps in the planning process, the draft and final versions of the Comprehensive Plan document will be prepared for local review and consideration, including the Planning Commission public hearing and the presentation to and adoption by the Board of Trustees.

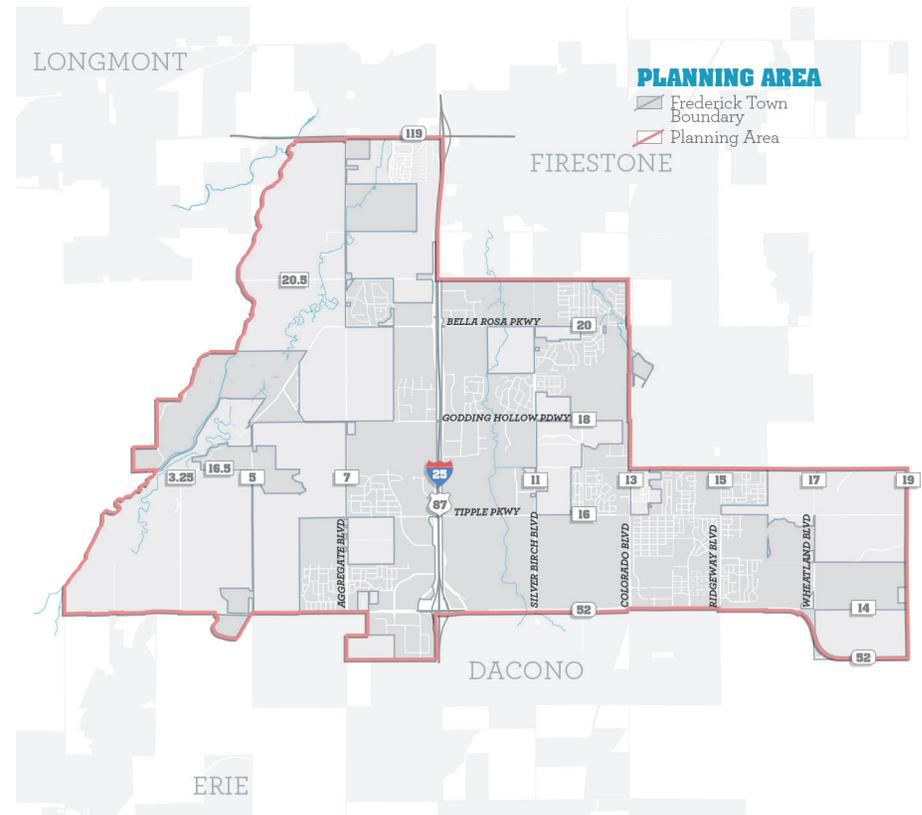


## PLANNING JURISDICTION

In the State of Colorado, a Comprehensive Plan shall address issues within the municipal boundaries of the Town as well as unincorporated areas adjacent to the Town. Colorado Revised Statutes (§ 31-23-206) allows a local planning commission to adopt a comprehensive or “master plan” that addresses the physical development of the municipality, including any areas outside its boundaries for which it has jurisdiction.

## PLANNING BOUNDARY

The Frederick Planning Area Boundary includes areas beyond the existing municipal boundary that will be considered for future annexation and development. Generally, the planning area extends beyond current boundaries west to Boulder Creek near the City of Longmont and Town of Erie, and east towards the City of Fort Lupton. The Town’s northern and southern boundaries are largely defined by existing, adjacent borders with Firestone and Dacono.



# ORGANIZATION OF THE PLAN

The Comprehensive Plan is organized in ten (10) chapters:

- 1. INTRODUCTION.** This chapter provides an overview of the planning process, plan elements, and outlines the planning area.
- 2. COMMUNITY PROFILE.** The Community Profile chapter includes a summary of current and past planning influences such as demographics, market conditions, existing land use, and local and regional policies.
- 3. COMMUNITY OUTREACH.** Chapter 3 includes a summary of the community outreach efforts conducted, which helped to frame the issues, concerns, strength, and potential actions to improve the Frederick community.
- 4. VISION, GOALS & OBJECTIVES.** The Vision, Goals, and Objectives chapter provides the vision for the Frederick community and corresponding goals and objectives that provide more specific focus and direction for planning recommendations.
- 5. LAND USE & DEVELOPMENT PLAN.** This chapter includes recommendations and policies for all land use areas in the Town, and outlines a growth strategy for the community. The Chapter also includes more detailed recommendations and policies for residential neighborhoods and uses, commercial areas, and industrial land uses. These are presented within the Residential Areas Framework Plan and Commercial and Industrial Areas Framework Plan.
- 6. TRANSPORTATION & MOBILITY.** The Transportation and Mobility chapter focuses on the coordination and optimization of all modes of travel within the Town, including vehicular, bicycle, walking, and transit services.
- 7. COMMUNITY FACILITIES & INFRASTRUCTURE.** Chapter 7 identifies and inventories all community facilities in the Town and includes recommendations and policies for municipal facilities and services, infrastructure, intergovernmental coordination and cooperation, and more.
- 8. PARKS, RECREATION & OPEN SPACE.** This chapter builds off of the 2010 Parks, Open Space and Trails Master Plan (POST) to preserve and enhance parks and open spaces and improve their accessibility throughout the Town.
- 9. URBAN DESIGN, BEAUTIFICATION & TOURISM PLAN.** Chapter 9 provides a framework for improving the overall identity, appearance, and character of the Town and its corridors, neighborhoods, and employment areas. It also highlights unique assets, providing recommendations to enhance tourism throughout the community.
- 10. IMPLEMENTATION.** The Implementation chapter describes the specific actions required to carry out the Comprehensive Plan.