

# Comprehensive Plan Update

Board of Trustees  
October 18, 2023 Meeting



# Purpose of a Comprehensive Plan

A Comprehensive Plan outlines the **vision for the community** and defines **goals and concrete action items** for completion to improve Fraser's quality of life and preserve the qualities that make the town great.

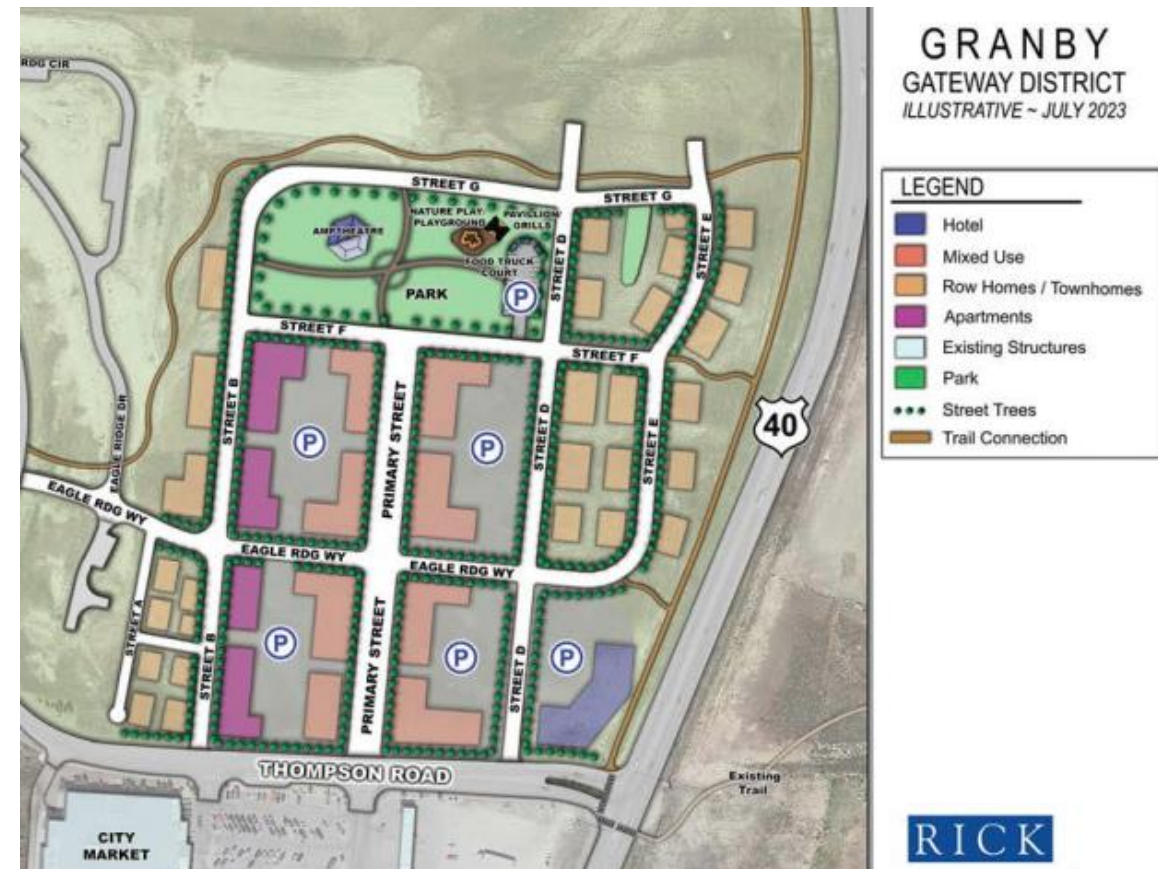
## *Strategies*

**CO STRATEGY 5.1:** Emphasize a District Parking approach based on increased use of existing public parking structures.

**CO STRATEGY 5.2:** Commission a formal parking study and parking management plan utilizing Travel Demand Management (TDM) strategies.

**CO STRATEGY 5.3:** Integrate shared parking into the code as an allowable option where appropriate.

**CO STRATEGY 5.4:** Consider zoning code updates to support smart parking strategies such as maximum parking requirements (foregoing minimum requirements), flexibility in providing parking off-site, and incentives for shared parking.



# What have we accomplished since 2010?

- Victoria Village attainable housing project
- Economic incentives and affordable housing policies
- A stronger marketing campaign
- Two signature annual events (Mural Fest, Fire & Ice)
- Improved pedestrian crossings on US 40
- Increased/improved transit services
- Changes to land development code for downtown Fraser
- More active role in supporting childcare services
- Planning and initiatives for the Fraser Center for the Creative Arts
- Additional Plans (Downtown Fraser, Fraser River Corridor)



# Victoria Village Plans and Renderings



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

**VICTORIA VILLAGE**  
CONCEPTUAL FLOOR & UNIT PLANS

**BUILDING A-03**

Job Number:  
27942  
Date:  
06/29/2023



# Marketing Campaign, Signature Events





# Fraser Center for the Creative Arts Vision





# US 40 Pedestrian Crossings



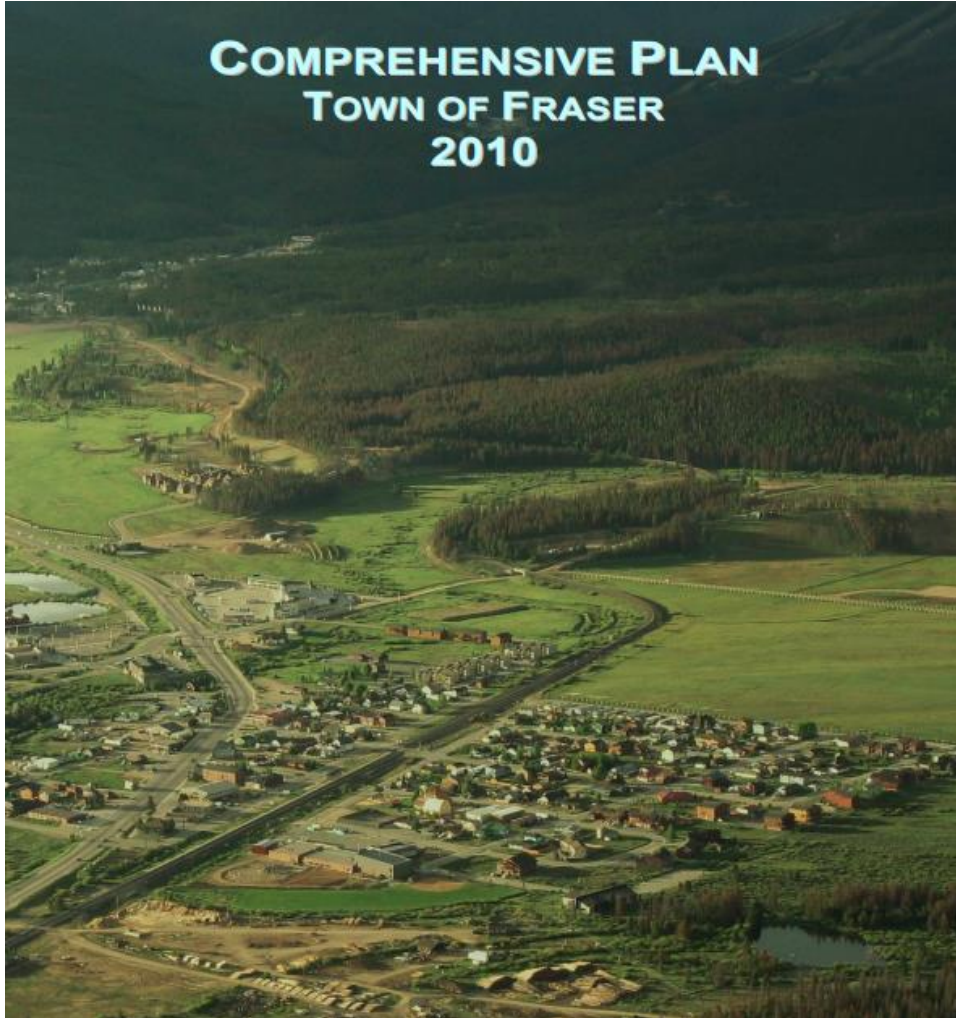
# What has changed in Fraser since 2010?

- Increased population / visitation / traffic
- Higher housing costs
- Impacts from COVID-19
- Accelerated development
- Out of town service agreements
- Downtown focus
- Annexation discussions
- Increased revenues





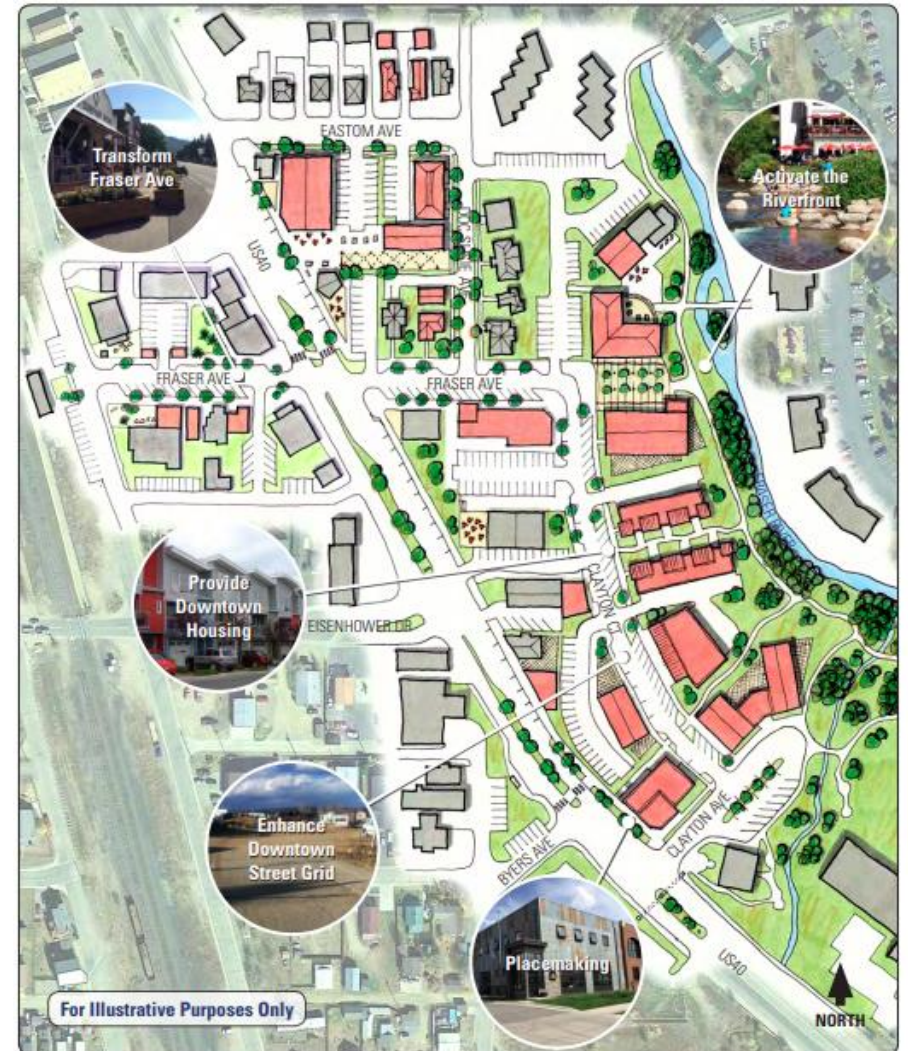
# Where does the 2010 Plan lack focus?



- Annexation policy
- Affordable Housing
- Arts and Culture
- Transportation
- Implementation of projects & initiatives

# Proposed Plan Highlights – Land Use & Development

- Update the illustrative plan for Downtown Fraser / the Riverwalk District that incorporates updates to our land development code as well as new community input
- Provide policy recommendations and code amendments to help guide annexation decisions
- Identify outdated, redundant, and inconsistent policies in our land development code





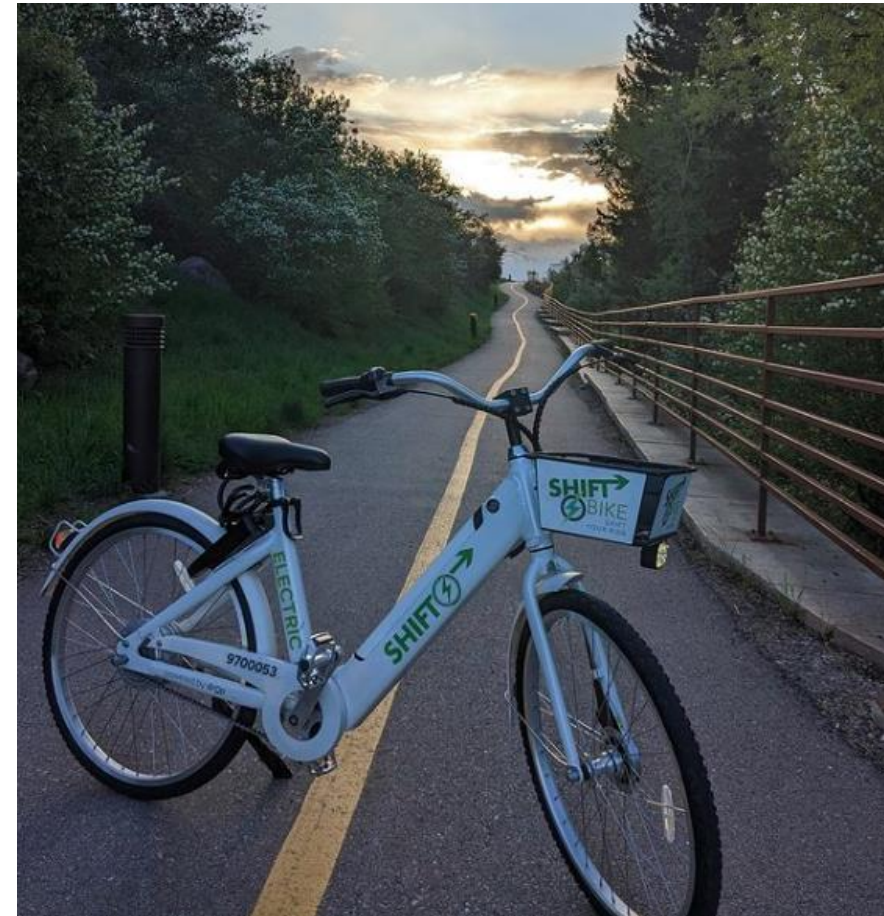
# Proposed Plan Highlights – Economic Development & Tourism



- Facilitate the creation of a Plan of Development for the proposed Downtown Development Authority
- Identify strategies to diversify the Town's economy and tax base with commercial, industry, and professional / salaried employment, in addition to year-round tourism

# Proposed Plan Highlights – Multimodal Transportation

- Develop prioritized recommendations for new trails, sidewalks, pathways, and bike lanes
- Identify community needs desires for enhanced transportation options (local and regional bus, passenger rail, bike share, etc.)
- Evaluate current parking needs and inventory, provide recommendations for improving parking supply and management
- Work with CDOT and Grand County to document community desires for US 40 and Fraser Valley Parkway





# Proposed Plan Highlights – Community Facilities & Services



- Provide recommendations and goals for the Town's utility services
- Conduct initial planning for the Town's proposed new Public Works facility
- Identify and assess opportunities to combine/share additional services with the Town of Winter Park and/or Grand County

# What if we do not update our Comprehensive Plan?

---

- Disadvantages the Town when pursuing grants
- Missed opportunities
- Lack of informed decision making
- Larger potential for mistakes
- Less continuity when changes to administrative staff and elected officials occur
- Less effective community engagement and unified vision





Thank You!

Questions?  
Comments?  
Discussion?

