

## 7.2 GOALS & POLICIES

The following goals and policies provide direction for all aspects of physical planning. Goals are defined as desired ideals and a value to be sought. Policies articulate a course of action that guides governmental decision making to meet the goal. To further define how policies can be implemented in the short- and long-term, specific strategies can be found in the Implementation Action Plan. They are not inclusive of all actions and options.

### NEIGHBORHOOD IDENTITY



**Goal HN-1** Ensure new residential neighborhoods, redevelopment, and infill areas support the neighborhood unit concept with multimodal transportation options and access to meet the everyday educational, recreational, civic, employment, and service needs of its residents.

- 1.1 Design new neighborhoods with an easily accessible focal point, such as a park or civic space that provides a unique identity and opportunities for community gathering.
- 1.2 Focus residential development greater than 5 units per gross acre in areas within walking distance of neighborhood services and shopping, employment, parks or open space, and multimodal transportation options—including transit. Typically, this distance should be no more than a quarter mile, or five-minute walk along safe, direct pedestrian paths, and streets.
- 1.3 For lower density residential areas, focus neighborhood design that allows fulfillment of residents' daily needs within a 20-minute walk from each home (also see Ch. 3, Land Use & Development, Goal 3, Policy 3).
- 1.4 Plan for impacts of changing technologies in the areas of transportation, shopping, and employment.

**Goal HN-2** Enhance and maintain the character of the city's existing residential neighborhoods, balancing the need to accommodate infill development.

- 2.1 To ensure compatibility between different scales of development provide a transition in building height and massing where higher intensity development is located adjacent to low-scale development.
- 2.2 Support enhancement programs and efforts to strengthen existing or aging residential neighborhoods throughout the city.

### CROSS-CUTTING TOPICS



Education



Equity, Diversity, and Inclusion



Health



Resilience



Safety



Climate



- 2.3 Support flexibility in building design and type to allow neighborhoods to continue meeting the needs of the community such as senior housing, intergenerational families, and special needs housing.
- 2.4 Support the organization of Home Owners Associations (HOA) and Neighborhood Associations to advocate for the needs and improvements of existing neighborhoods.

## HOUSING DIVERSITY



**Goal HN-3 Provide opportunities for a range of housing types and affordability to accommodate all incomes, lifestyles, and age groups within the city.**

- 3.1 Continue to provide a variety of neighborhood types with a diversity of housing choices.
- 3.2 Blend “missing middle” housing types within other types of development to ensure neighborhoods that are resilient over time to demographic changes.
- 3.3 Support diverse housing opportunities to serve a range of household sizes, compositions, and needs.
- 3.4 Strive to preserve and maintain existing affordable rental and ownership housing.
- 3.5 Maintain and improve the affordable housing options throughout the city, as detailed in the Affordable and Workforce Housing Strategic Plan.
- 3.6 Pair supportive community and neighborhood resources with affordable housing.

**Goal HN-4 Continue Westminster’s tradition as a caring community by ensuring housing options for seniors and residents with special needs.**

- 4.1 Support housing options that meet the accessibility and functional needs of households with seniors and residents with special needs.
- 4.2 Expand housing options for the aging population to facilitate aging in place such as ADUs and intergenerational households and housing products for downsizing households.
- 4.3 Support a continuum of care from independent living to assisted living to transitional facilities.
- 4.4 Locate senior housing within residential areas to provide proximity to generations to support seniors and at locations with close proximity to senior services, medical facilities, and public facilities such as libraries.

## RENTAL HOUSING INSPECTIONS

The objective of the program is to eliminate deteriorating conditions resulting in blight and to improve the level of safety, stability and appearance of neighborhoods, as well as promote an increased pride in Westminster. Rental properties are systematically inspected if:

- They are six-years-old or older
- They contain four or more units
- Four or more rental dwellings within any townhome or condominium community owned by a single owner

Individual townhomes and condominiums (up to three units under a single ownership within any townhome or condominium community), duplexes, and single-family units are inspected on a complaint-only basis, or can be inspected on a proactive basis.