TOWN OF MILLIKEN COMMUNITY PROFILE 2015

ENVISION MILLIKEN

Your Plan. Your Future.

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INTRODUCTION

About the Community Profile

The information contained in this community profile serves as the backdrop to the efforts by the Town of Milliken, Colorado to update the *Envision Milliken 2010* Comprehensive Plan. In order to create the best plan for the future, it is important to first understand the conditions and trends that exist in the town today. This report provides a summary of these conditions, along with brief analysis discussing the implications and importance of each. Data and statistics address seven important topics: population, housing, economy, land use, transportation, infrastructure and services, and future growth.

In order to ensure this document remains relevant to public officials and the community, it should be updated in anticipation of amendments or future updates to the comprehensive plan, or as new data becomes available.

About *Envision Milliken*

Envision Milliken is an update to the town's comprehensive plan, last updated in 2010. Since then, the community and region have continued to evolve, and both now face new challenges and opportunities. From the floods in 2013, to the growth of oil and gas activity in Weld County, this update process gives the community a chance to take a step back and evaluate the current comprehensive plan to identify what works and what needs improving. In addition, a number of new plans and studies have recently been completed on topics ranging from housing to the future development of downtown. This process will build on these recent efforts and other ongoing discussions with the community to clearly convey the relationship between them and to help promote discussion regarding priorities for implementation.

Resiliency Update

In 2013, Milliken, along with many other communities along the Front Range, experienced devastating flooding. 15 inches of rain within a two-day period starting September 12, 2013 caused the town's three rivers, the Little and Big Thompson Rivers and the South Platte River, to reach flood stage levels. The flooding impacted a large section of town, and forced the evacuation of residents of a number of neighborhoods, including the town's two mobile home parks. Forty three of the mobile homes were destroyed or severely damaged. The town submitted grant applications to acquire both mobile home parks, but no funding has been awarded at this point. The floodwaters also damaged important roadways. During the floods, Milliken was essentially surrounded by water, making leaving or entering the town by road impossible. Sections of CR 23 and CR 46 were severely damaged and have yet to be fully repaired. Fortunately, no fatalities were reported in town as a result of the flooding. Sewer backups and failures occurred as a result of the flooding, both of which have since been replaced or retrofitted.

In response to the floods, the town convened a committee known as BOOST (Building on our Strengths and Traditions) to consider the town's long-term flood recovery needs. At the end of a nearly year-long process, the committee released recommendations in four categories: economic development, emergency preparedness, housing and infrastructure, and parks, education, recreation, and culture. To date, these recommendations have not been considered or approved by the Town Board. Instead, they will be incorporated into the update of the comprehensive plan, so that the document can better address and promote the resilience of Milliken and its community.

POPULATION

Key Issues

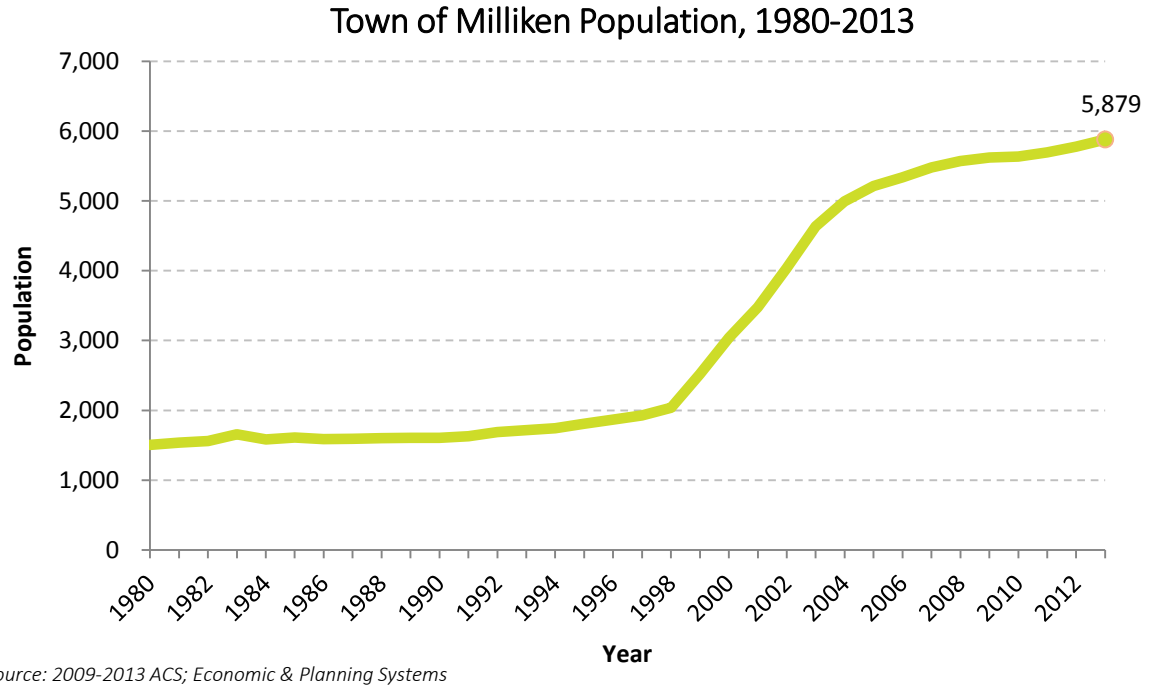
- **Population growth:** Milliken has seen large amounts of growth since the 1990s. Its growth has mirrored the growth seen, in both population and employment, in larger communities in Northern Colorado, such as Greeley, Fort Collins, Loveland and Longmont. The majority of the population growth in Milliken occurred between 1998 and 2005, as the Town increased in population from around 2,000 residents to over 5,200. This growth, while at a slower pace than previous decades, is predicted to continue in the future, which raises questions about whether the town has the land, infrastructure, and resources necessary to support a projected population increase of approximately 4,000 people in the next 15 years.
- **Young, but aging population:** Milliken is a relatively young community compared to the rest of Weld County and to Colorado. Overall, the Town has a larger population of young people and a smaller population of older adults. The majority of Milliken's population is under the age of 19. This is due to the fact that population growth in Milliken during the 2000s was driven mainly by young families with children. However, the residents of Milliken are getting older, as growth in new residents decreases and the existing population ages. As younger generations age and retire it is important that the town prepares for the population of older adults to grow, providing them with housing options and services that meets their unique needs.
- **Hispanics & Latinos:** While the majority of the population identifies as being white, there is a high concentration of residents of Hispanic or Latino origin. Efforts should be made during the comprehensive plan update process to ensure members of this often under-represented community are included in the process.

Population Growth

Year	Town of Milliken	Annual Growth	Weld County	Annual Growth
1980	1,506	--	123,438	--
1990	1,605	0.6%	131,821	0.7%
2000	3,040	6.6%	183,076	3.3%
2010	5,634	6.4%	254,230	3.3%
2020*	7,237	2.5%	329,759	2.6%
2030*	9,801	3.1%	446,517	3.1%

*Estimates based on projections by RG & Associates and Colorado Department of Local Affairs

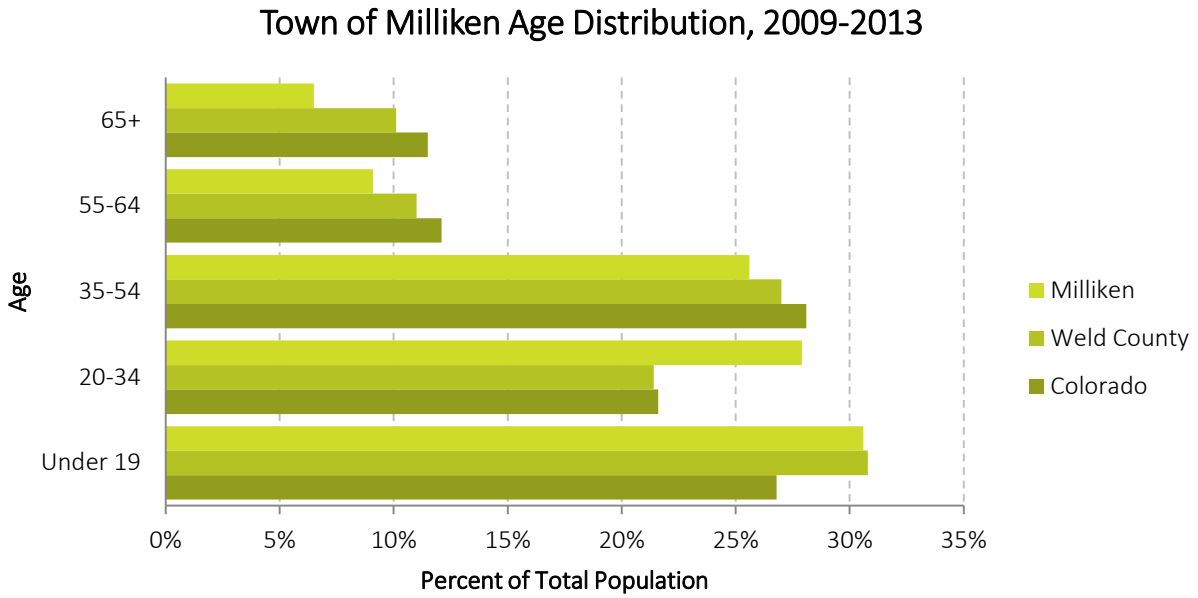
Source: US Census Bureau; Colorado Department of Local Affairs; Town of Milliken Housing Needs Assessment (2014); RG & Associates; Economic & Planning Systems



Source: 2009-2013 ACS; Economic & Planning Systems

- **Population growth:** At the time of the 2010 US Census, the population of Milliken was 5,634. Estimates from the Colorado Department of Local Affairs placed Milliken's 2013 population at around 5,879 people, an increase of 245 people in three years. Between 1990 and 2010, the annual average rate of growth for Milliken was 6.5%, compared to 3.3% in Weld County. The majority of new population growth occurred between 1998 and 2005 when the Town increased in population from 2,035 residents to 5,215 residents. However, the annual rate of growth has since slowed within Milliken and Weld County.

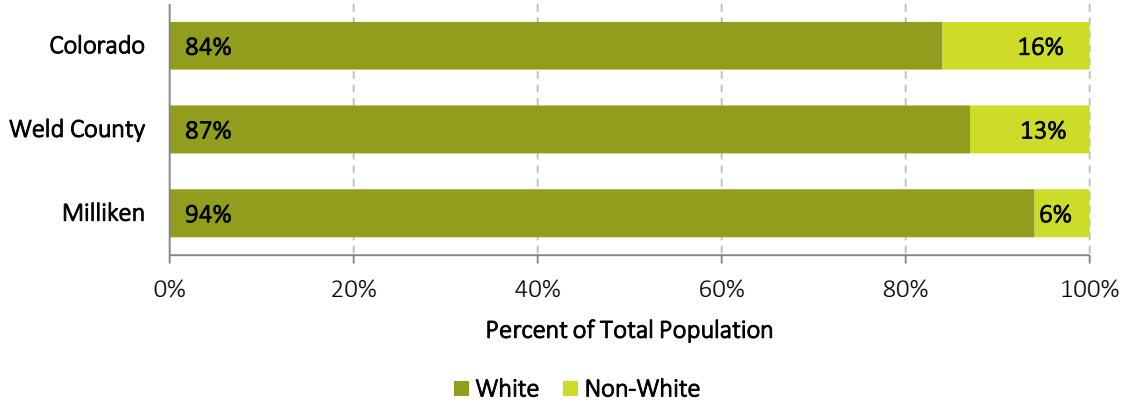
Age



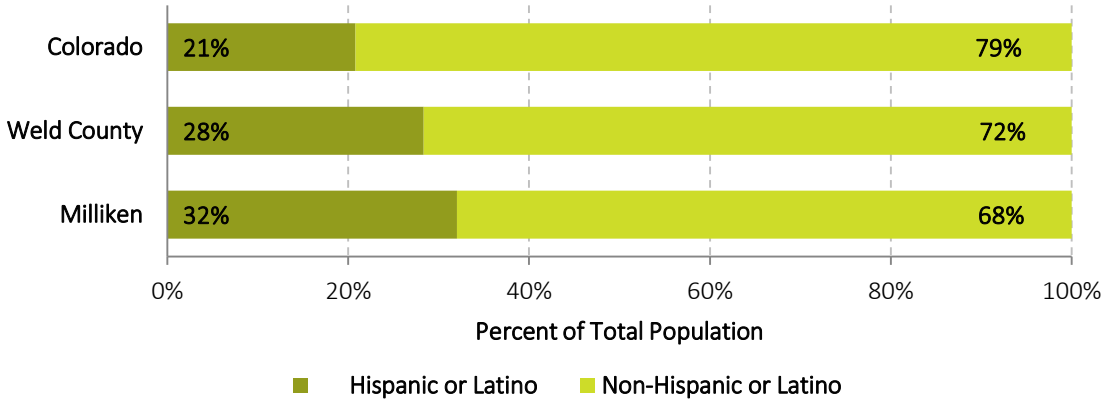
Source: American Community Survey, 2009-2013

- **Young population:** The US Census Bureau estimates that the median age of a resident of Milliken was 31.2 between 2009 and 2013, younger than the median age for both Weld County and the State of Colorado (33.5 and 36.1 respectively), but older than in 2000 when the median age was 27. The age distribution of Milliken's population was similar to that of Weld County and Colorado between 2009 and 2013. However, a larger percentage of Milliken's and Weld County's populations were under the age of 19, while much fewer of Milliken's population was over the age of 65 (7%).
- **Aging Population:** Between 2000 and 2013 the percentage of children decreased by 7.4% while the percentage of adults (20-64) has increased by 7%. The senior (65+) population has increased by 1.1%. According to the projections in the *Town of Milliken Housing Needs Assessment*, the population of residents over the age of 65 will increase by 135% between 2010 and 2030, a rate much faster than the projected growth rate for the overall population.

Race & Ethnicity



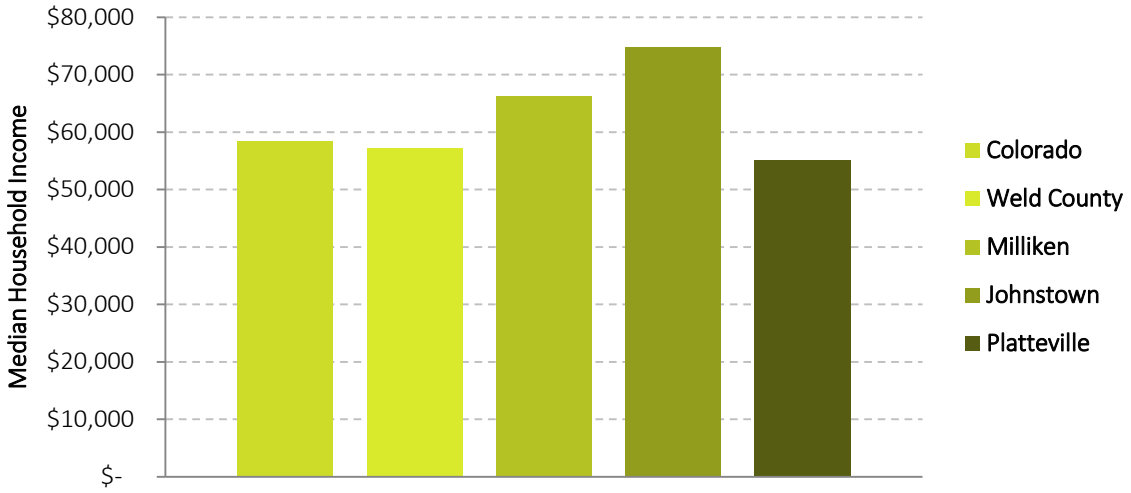
Source: American Community Survey 2009-2013



Source: American Community Survey 2009-2013

- Hispanics & Latinos: Milliken has a greater percentage of persons identifying as White compared to the county and state. 94% of the population identifies as White, compared to 87% in Weld County and 84% in Colorado. When asked about their ethnic origins, 32% of residents identified as being Hispanic or Latino, which is 4% greater than Weld County and 11% greater than Colorado. Between 2000 and 2010, the number of people identifying as Hispanic or Latino increased by 34%, although estimates from the American Community Survey suggest that the rate of growth has since slowed.

Income



Source: American Community Survey, 2009-2013

- **Median income:** The median household income in Milliken was $66,134 between 2009 and 2013. This was slightly higher than the median household income for Weld County and the state, but lower than in some nearby communities, like Johnstown.

Related Plans and Studies

- *Town of Milliken Housing Needs Assessment*, 2014

HOUSING

Key Issues

- **Overall housing mix:** Milliken's housing stock is primarily single-family detached housing, with over 90% of housing units being detached homes. However, a need for alternatives to detached single-family homes was noted by stakeholders, such as apartments and attached options like townhomes or patio homes. The town commissioned a Housing Needs Assessment in August 2014 to inform the discussion and help pinpoint specific issues and opportunities to be addressed.
- **Housing affordability:** Numerous participants expressed concern about the high cost of developing in Milliken (relative to other communities in the region) and the challenges this poses with respect to housing affordability. Milliken does have a significant portion of households that are cost burdened. Over 42% of households living in owner-occupied units and 48% of households living in renter occupied units are paying more than 30% of their monthly income on housing. The *Town of Milliken Housing Needs Assessment* concludes that there is not enough affordable housing stock in Milliken to accommodate future demand. It estimates that 86% of future demand for housing will be for units affordable to households with incomes under $35,000 per year, or households that can afford to pay $875 per month on housing.
- **Housing for seniors and older adults:** Housing for Milliken's senior population is a main concern. There are not many opportunities for older adults to find housing that fits their unique set of needs, especially rental or assisted living housing. The Dove Valley senior housing complex was cited by numerous stakeholders as a successful model for the community to build upon.

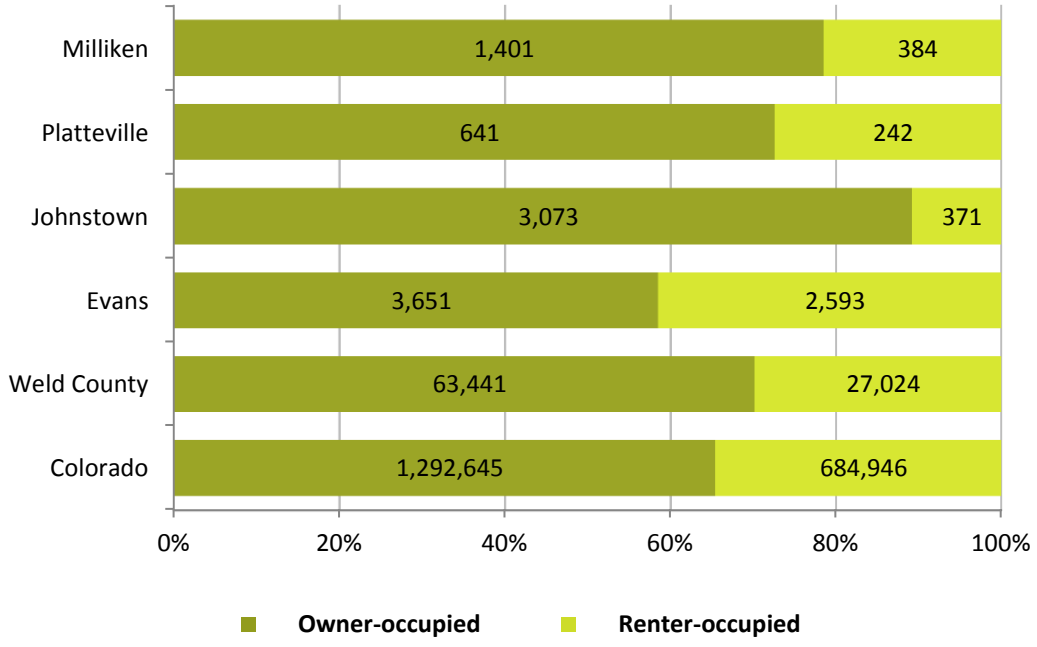
Household Growth

Year	Town of Milliken	Annual Growth	Weld County	Annual Growth
2000	866	--	63,247	--
2010	1,861	8.0%	89,349	3.5%
2013	1,950	1.6%	95,363	2.2%
2000-2013	1,084	6.4%	32,116	3.2%

Source: American Community Survey, 2009-2013; Economic & Planning Systems

- **Household growth:** The Town of Milliken had 1,950 households in 2013. The town grew in households at an average annual rate of 6.4% since 2000, which is greater than the rate of population growth during that period (3.2%), as well as the rate of household growth in Weld County. Since 2000, the town has added 1,084 households.

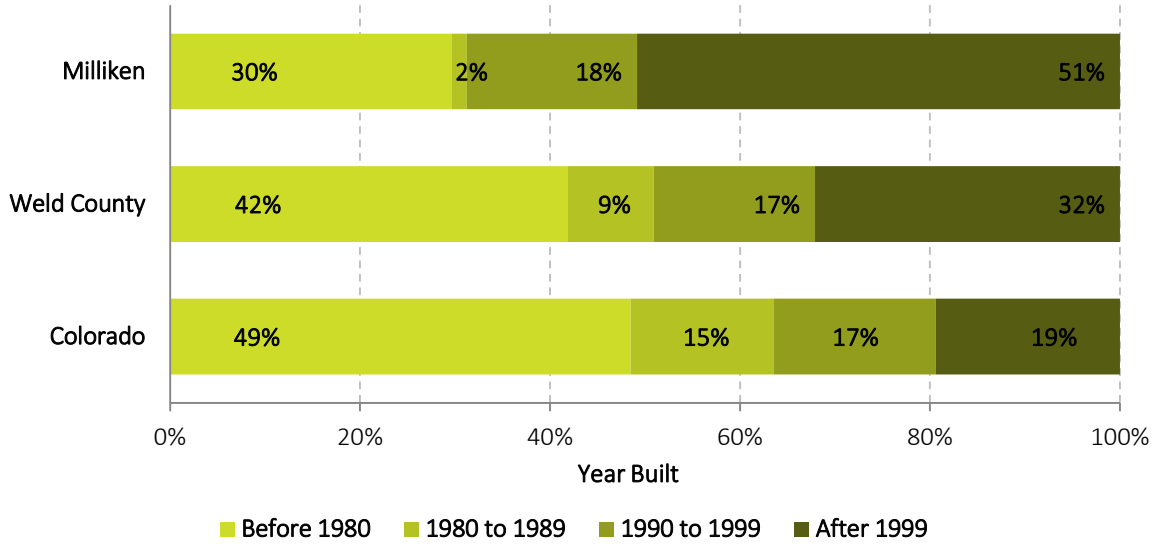
Housing Tenure



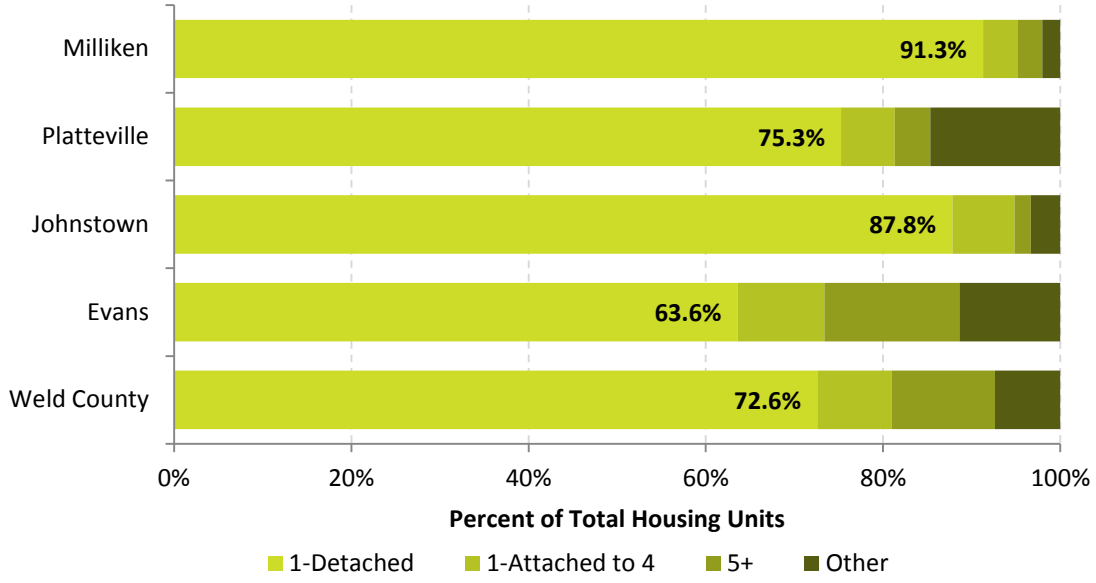
Source: 2009-2013 ACS; Economic & Planning Systems

- **Owner-occupied units:** Relative to Weld County and many towns within the county, Milliken had a larger proportion of owner-occupied units between 2009 and 2013. Nearly 79% of units are owner-occupied, while the remaining 21% are renter occupied. Of its neighbors, only the Town of Johnstown had a higher percentage of owner occupied units than Milliken. Householders over the age of 55 were predominately homeowners, while householders younger than 55 were more prone to renting than older cohorts.

Housing Stock

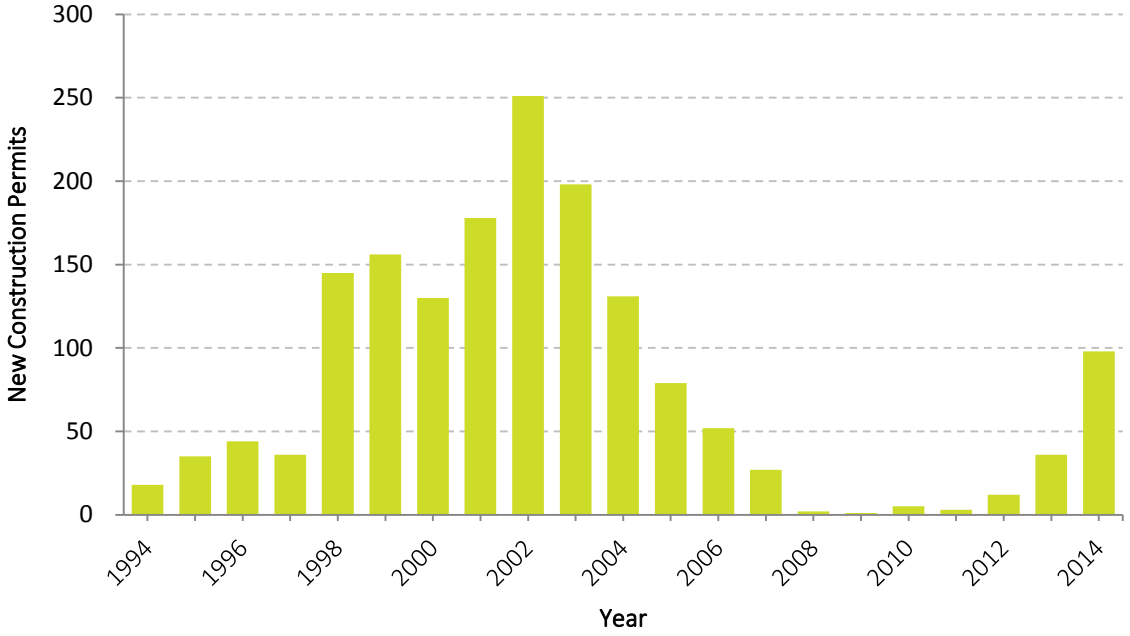


Source: 2009-2013 ACS; Economic & Planning Systems



Source: 2009-2013 ACS; Economic & Planning Systems

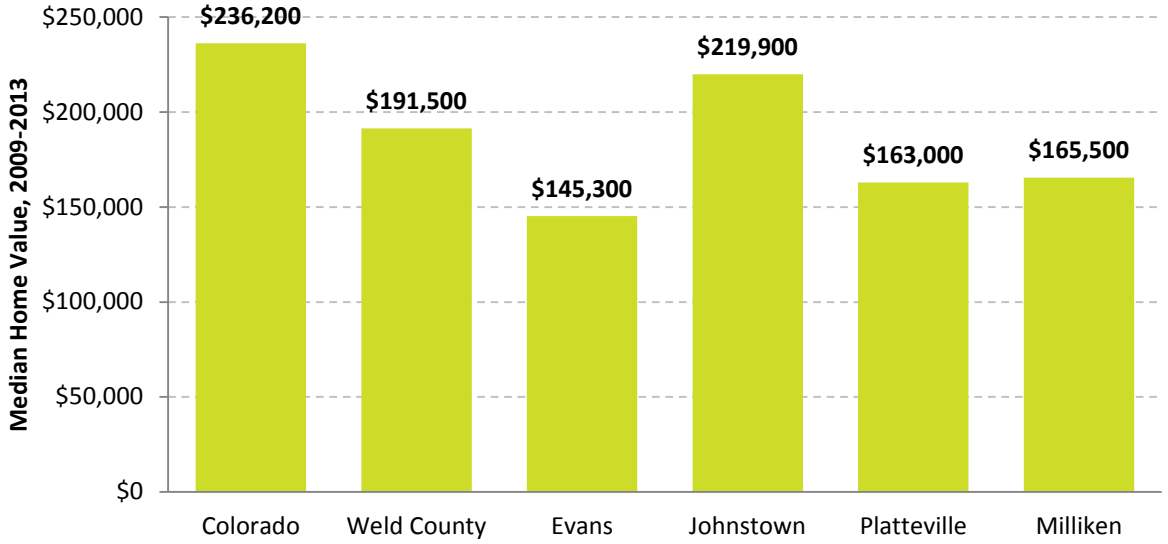
- New, single-family homes: The majority of housing units in Milliken are fairly new, with over half (51%) of the town's housing built after 1999, a much larger percentage than in Weld County (32%). The vast majority of homes between 2009 and 2013 were single-family detached units. Two percent of homes are mobile homes, and the remaining 8% range from single-family attached homes to multifamily units of 5 or more units. Milliken's housing stock is less diverse than in surrounding communities, as well as compared to Weld County as a whole.



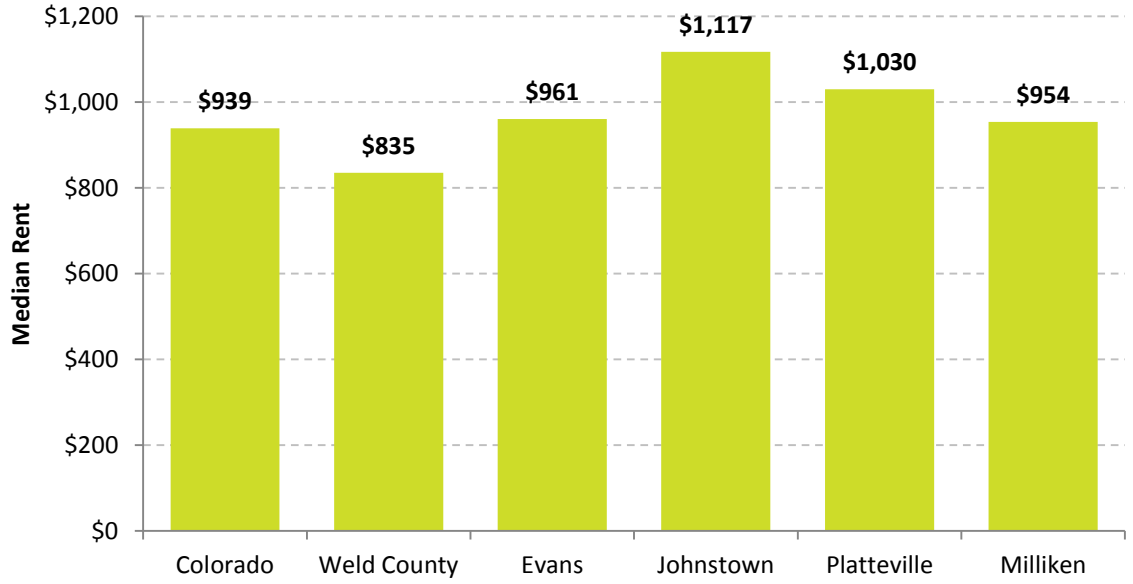
Source: Town of Milliken; Economic & Planning Systems

- **Building permits:** The Town of Milliken experienced a housing boom from 1998 to 2005. 1,268 residential units were permitted during this time period, which is approximately 60 percent of Milliken's total housing stock. Most of these permitted units were single-family homes. Permit data on new construction reveals a dip in construction between 2007 and 2011, largely a result of the national recession. Trends show that the bulk of construction in the past two decades occurred between 1998 and 2005. In 2014, nearly 100 permits were recorded, rising back towards pre-recession numbers.

Housing Costs

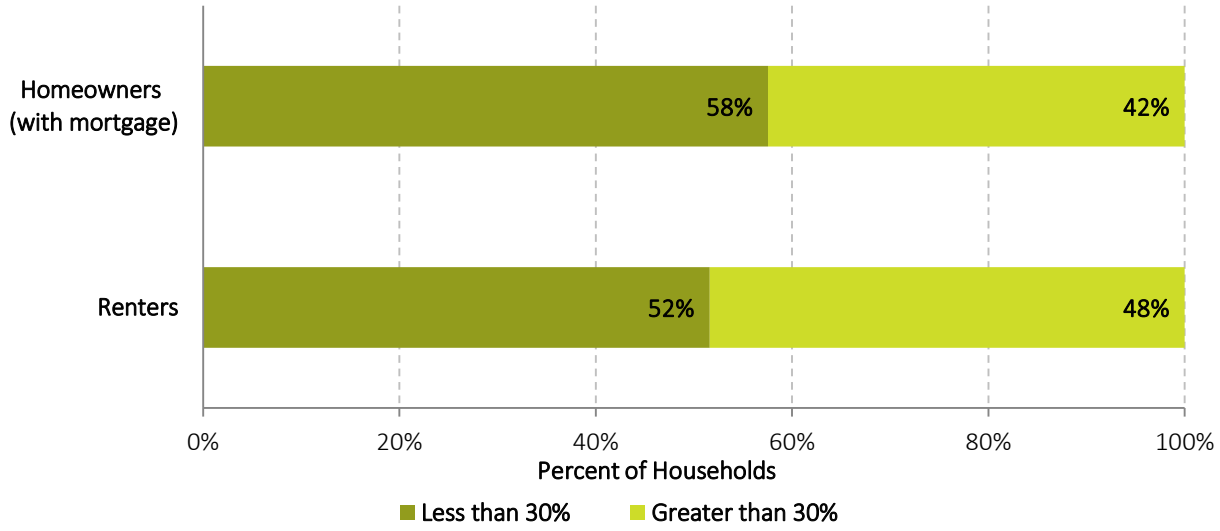


Source: 2009-2013 ACS; Economic & Planning Systems



Source: 2009-2013 ACS; Economic & Planning Systems

- **Median housing values & rents:** The median home value in Milliken was $165,500 between 2009-2013, 16% lower than the county median. The median rent for a renter-occupied unit in Milliken was $954 during the same period, higher than the median rent for Weld County, but lower than the median rent in nearby Johnstown and Platteville.
- **Monthly housing costs:** Of all owner-occupied units, 84% of households paid a mortgage between 2009 and 2013. 79% of homeowner households in Milliken spent $1,000 to $1,999 on housing costs per month, including mortgage payments. The median amount spent monthly was $1,540, just slightly higher than the county median of $1,520. The majority of renter-occupied households paid between $750 and $1,499 each month, 20% paid between $300 and $749.



Source: American Community Survey, 2009-2013

- **Housing cost burdens:** Although the housing in Milliken is more affordable than other communities in the County, there is still a significant portion of residents who are cost burdened by housing. In general, housing is considered affordable if its associated costs (rent or mortgage) are no greater than 30% of a household's income. Between 2009 and 2013, 58% of homeowners and 52% of renters spent 30% or less of their incomes on housing. On the other hand, 42% of homeowners and 48% of renters spent more than 30% of their income on housing during the same period.

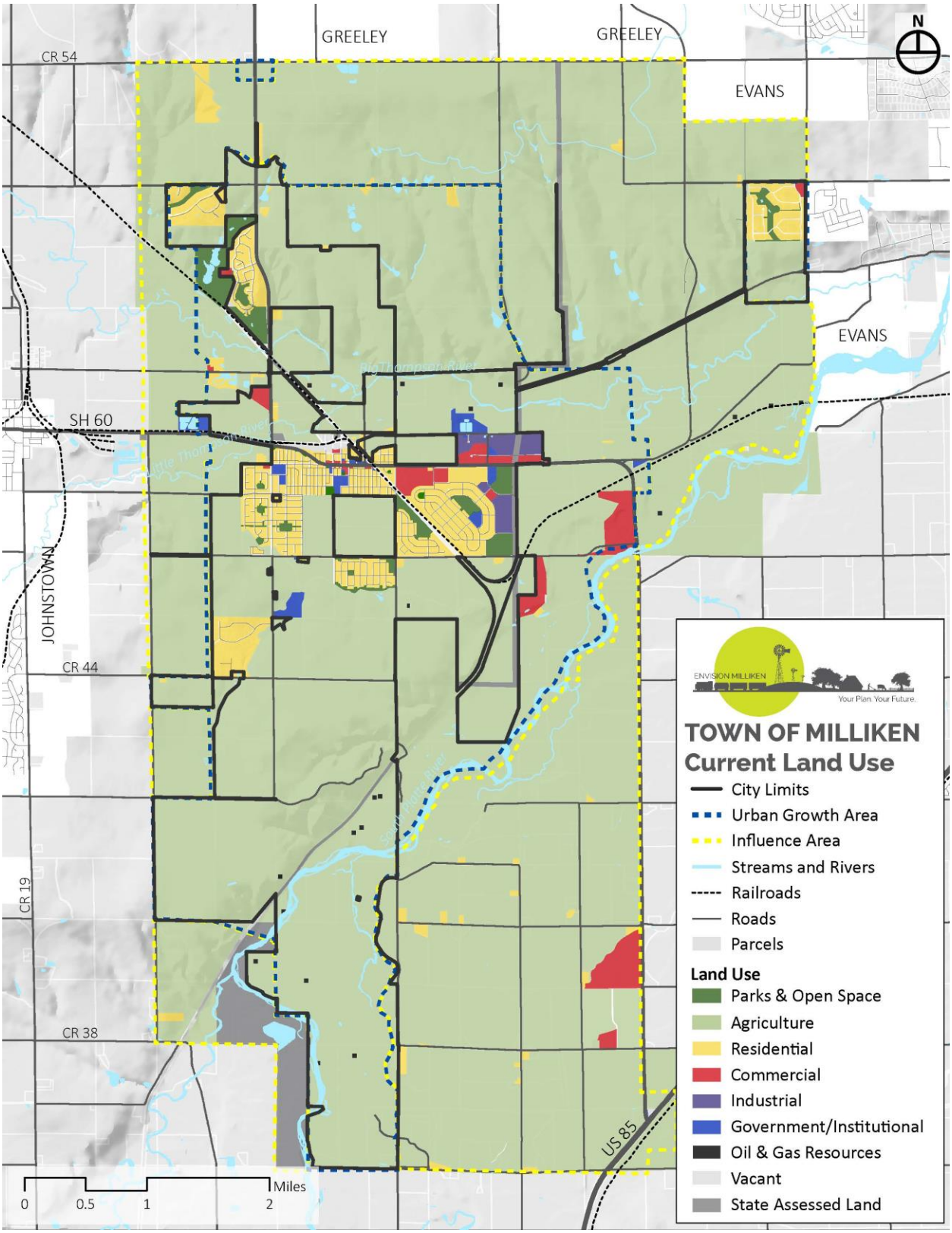
Related Plans and Studies

- *Town of Milliken Housing Needs Assessment*, 2014

LAND USE

Key Issues

- **Ownership patterns/adopted plans:** Much of the town's planning area is part of a single Planned Unit Development (PUD)—the Centennial Master Plan—that is being developed incrementally over time. Originally platted over 15 years ago, some portions of the original PUD are now being replatted/rezoned from industrial to multifamily residential at the request of the developer and property owner to reflect current market demand and to compliment the new Field House recreational facility currently under construction.
- **Agricultural land:** Agricultural uses make up a large portion of the overall land use mix in the Town. In addition, Milliken's urban growth area and area of influence are also dominated by agricultural uses. Preserving and protecting Milliken's agricultural heritage was a major focus of the current comprehensive plan, and continues to be a priority for the community. As the town continues to grow, it will be important to balance the need for more land for greenfield development with preserving and protecting agricultural landscapes and uses.



Source: Weld County Assessor; Town of Milliken; Weld County GIS

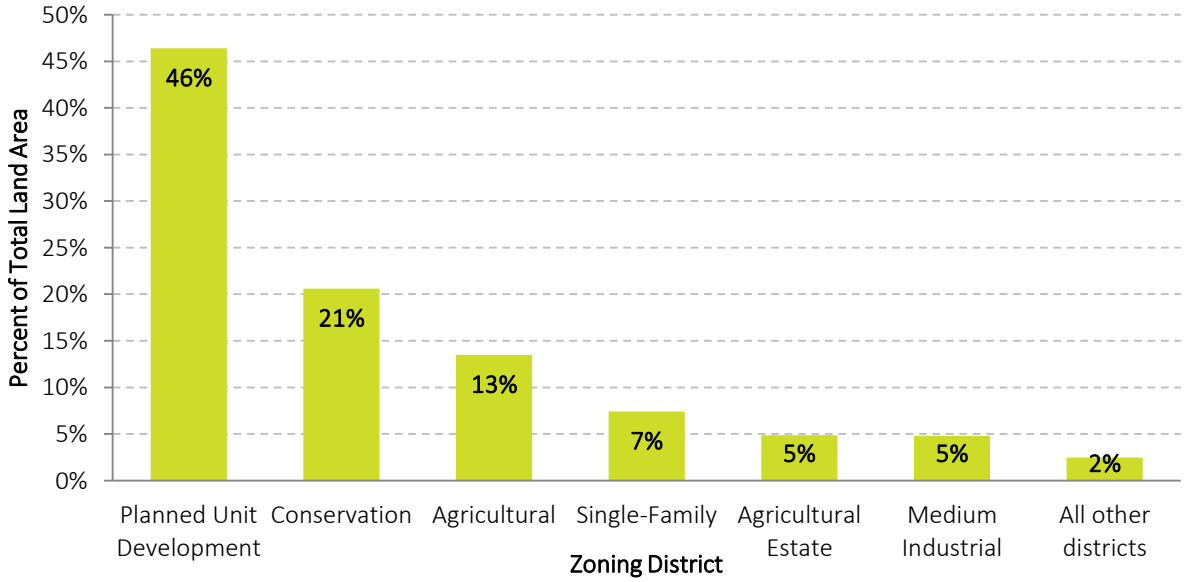
Current Land Use

Within Town Boundary			Within Area of Influence (excluding Town area)		
Use	Area (acres)	Percent of Total	Use	Area (acres)	Percent of Total
Agricultural	6,208.5	80.7%	Agricultural	16,781.2	93.8%
Residential	883.1	11.5%	Residential	238.9	1.3%
Open Space	165.8	2.2%	Open Space	94.0	0.5%
Commercial	115.1	1.5%	Commercial	231.2	1.3%
Other	106.0	1.4%	Other	512.2	2.9%
Exempt (Civic)	88.9	1.2%	Exempt (Civic)	26.7	0.1%
Industrial	88.6	1.2%	Industrial	-	0.0%
Vacant Land	24.6	0.3%	Vacant Land	2.9	0.02%
Oil & Gas	14.6	0.2%	Oil & Gas	4.0	0.02%

Source: Weld County Assessor; Weld County GIS

- **Agricultural land use:** The most prevalent land use in Milliken and the town's influence area is agriculture. Respectively, these uses comprise 80% and 94% of the total land area of Milliken and its influence area. Residential land uses are the second largest land use in Milliken, accounting for 11.5% of the total. Commercial and industrial land uses do not account for much of Milliken's total land area. As most of the land in Milliken is used for agriculture, new development, both residential and industrial/commercial, will most likely result in a loss of agricultural land. Where and how this land is converted to other uses should be addressed as a part of the comprehensive plan update process.

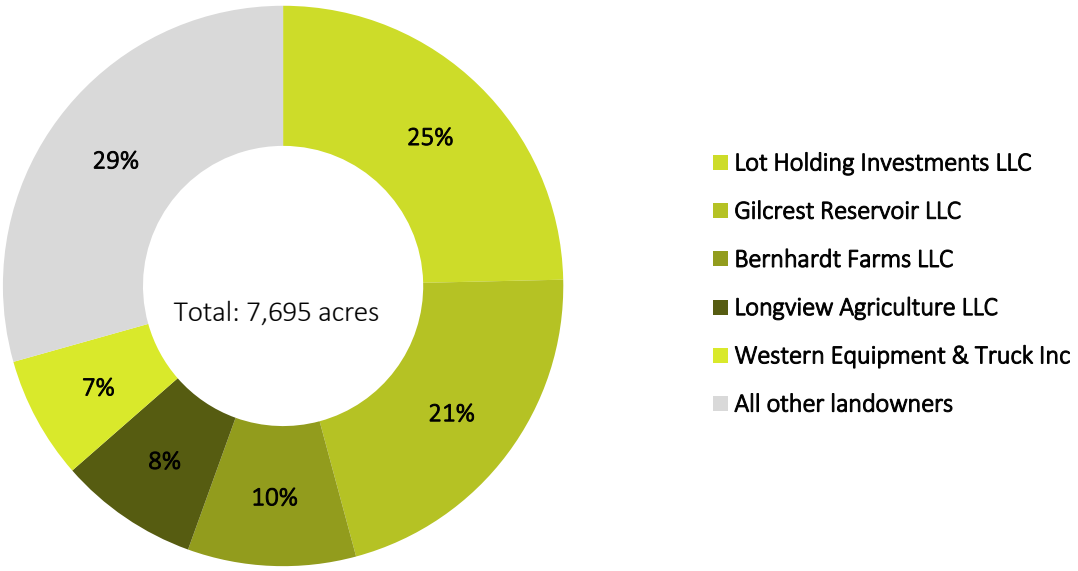
Zoning



Source: Weld County Assessor; Town of Milliken

- **Planned Unit Developments:** While there are 16 different zoning districts in use in Milliken, 46% of land in town is in a Planned Unit Development. The largest of these PUDs is the Centennial Master Plan, originally platted over 15 years ago.
- **Approved development:** There are 5 developments currently under construction in Milliken. In all, these will add a total of 1,253 housing units when completed. Applications for 4 new development projects would add an additional 1,258 housing units and 4.5 acres of commercial land use to the town.

Land Ownership



Source: Weld County Assessor

- **Ownership patterns:** Within the Town of Milliken, the largest landowner is Lot Holding Investments LLC. Lot Holding Investments LLC and the next four largest landowners own nearly 70% of the land within in the town's current boundaries. Of these largest landowners, the top three are still the largest landowners when the land in the town's Urban Growth Area is included. An additional owner, the Booth Land & Livestock company owns approximately 1,138 acres outside of the town boundary, along the northern edge of Milliken's Urban Growth Boundary.

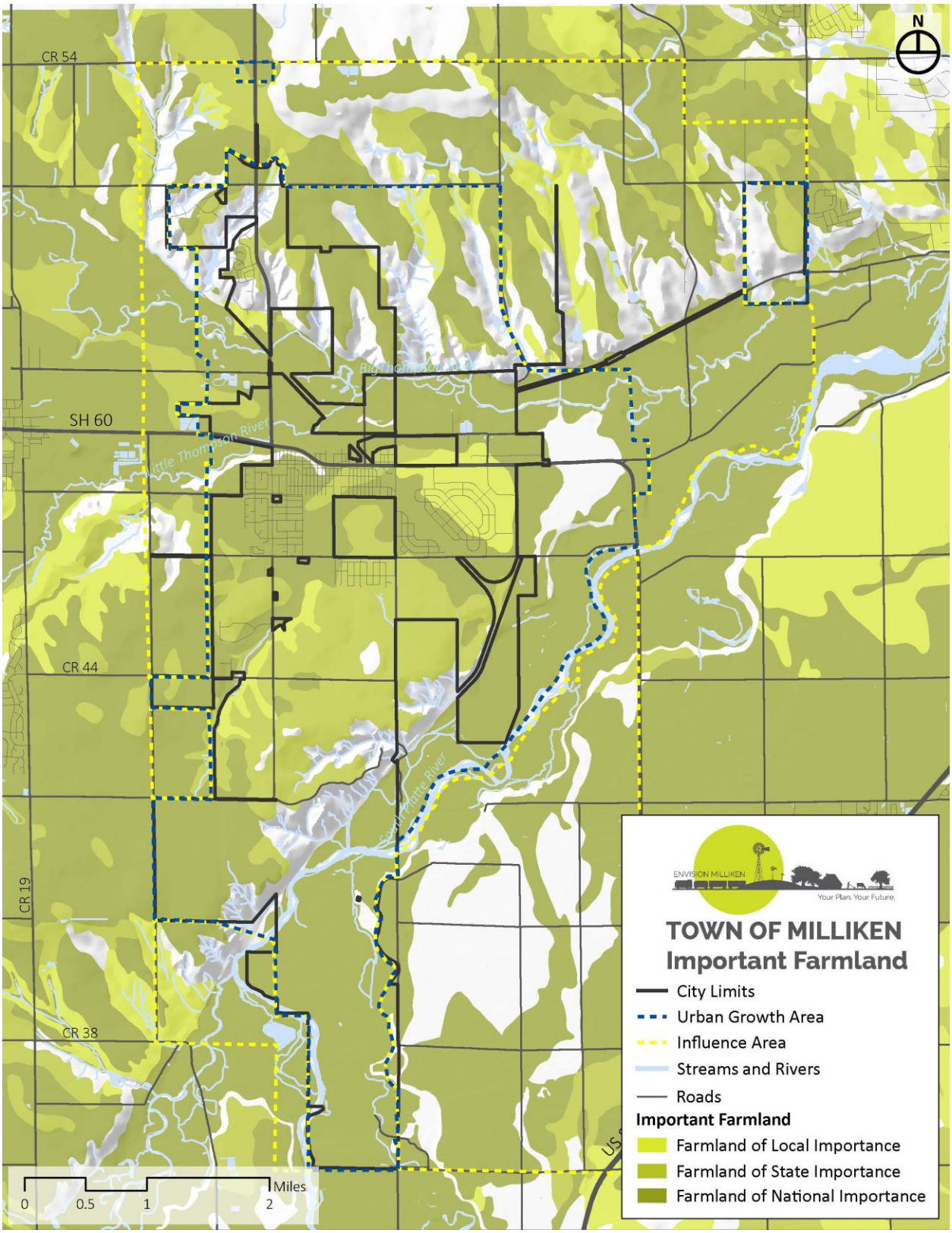
Land Use Constraints

- **Farmland of National, State and Local Importance:** In an effort to protect the nation's productive lands, the Natural Resources Conservation Service of the United States Department of Agriculture, along with state and local agencies, identifies land that can be used for the "production of the Nation's food supply." Much of the land in Milliken is classified as being either of national, state, or local importance for agricultural production of food and fibers. New development in these areas should be planned carefully in order to protect the agricultural resources of the town.

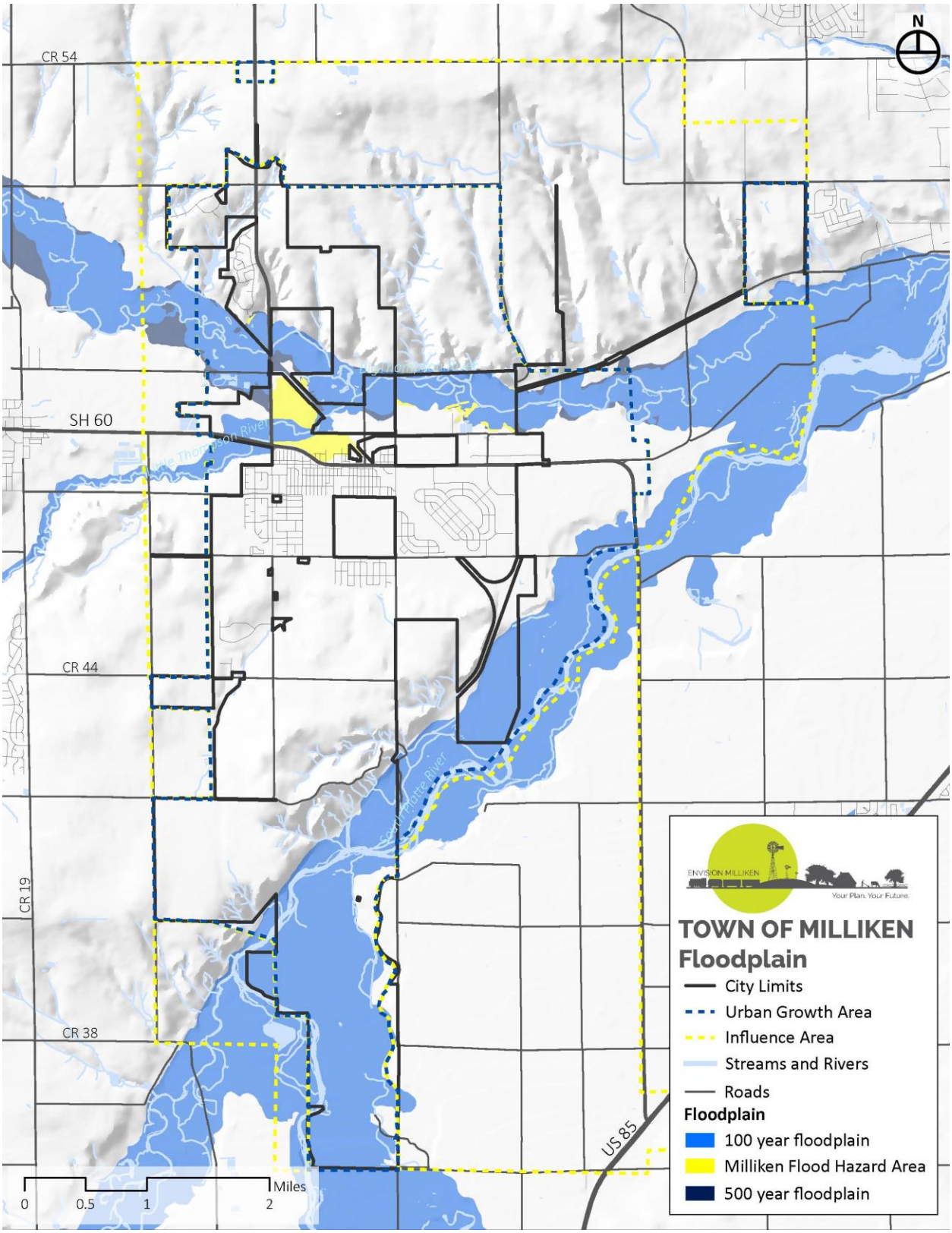
- **Floodplain constraints:** A large portion of Milliken and its planning area fall within the floodplain of the South Platte, the Big Thompson and Little Thompson Rivers. Approximately 20% of the town's planning area is within either the 100 year or the 500 year floodplain of these rivers. As Milliken continues to grow, the town should be cautious about allowing new development in these areas. In addition, the town should work to mitigate damage to properties and structures already located in the flood zone, or in areas proposed for addition to the regulated flood hazard area.

Related Plans and Studies

- *Envision Milliken 2010* Comprehensive Plan
- *Town of Milliken Downtown Design Guidelines*, 2014



Source: USDA NRCS; Weld County GIS; Town of Milliken



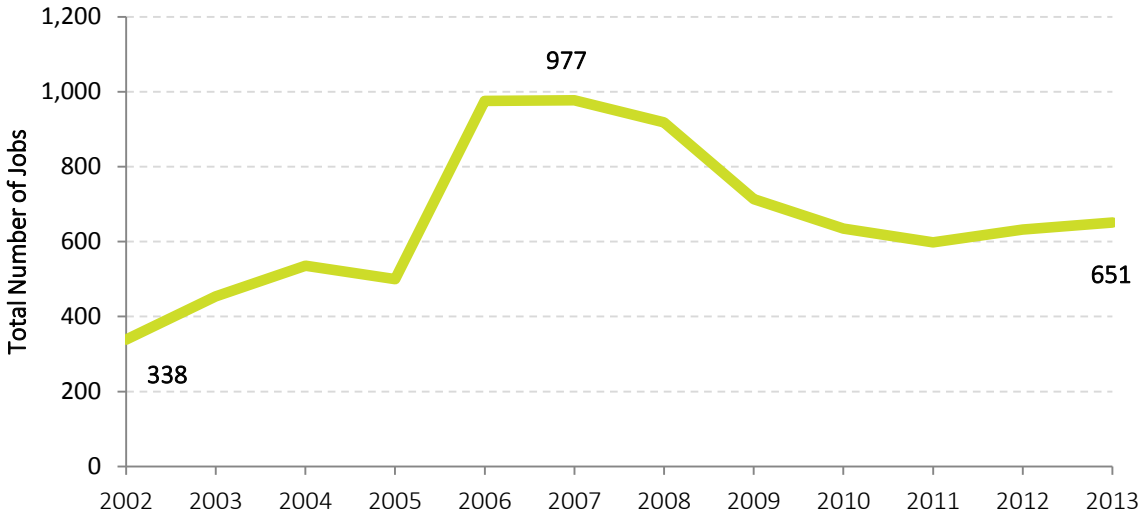
Source: FEMA; Weld County GIS; Town of Milliken

ECONOMY

Key Issues

- **Employment opportunities:** Demand for industrial and employment opportunities has increased over the past year, particularly in the eastern portion of the urban growth area. This demand has spurred possible changes to the Framework Plan and accompanying zoning to support industrial uses at the confluence of the rail lines southeast of Settlers Village and other targeted locations. While these uses are generally supported in the locations proposed as an economic development tool, implementation will require a significant investment in infrastructure, coordination with the 2013 South Platte River Corridor Master Plan and accompanying floodplain restrictions, and consideration of new standards for industrial development as part of the town's development code.
- **Economic diversification:** Milliken has long functioned as a bedroom community to Greeley and other surrounding communities; however, the town has maintained a clear focus on the need to diversify both jobs and services within the community and has focused its efforts on creating a niche for industrial users that cannot be filled by surrounding communities. Residents continue to emphasize the need for a broader range of retail and commercial services—particularly a grocery store.
- **Oil and gas revenue:** Currently, a large portion of the town's budget is based on oil and natural gas revenues. Several stakeholders expressed concern about the need to identify alternative sources of revenue in light of continued fluctuations and cutbacks in the oil and gas industry. In addition, companies that support oil and gas operations have become important employers in Milliken in the past few years. However, the number of people they employ continues to fluctuate with the market for oil and gas.
- **Downtown revitalization:** Efforts to revitalize downtown continue and some improvements are underway based on the Downtown Design Guidelines that were adopted in January 2014. Key initiatives include pedestrian and landscape enhancements to promote a more cohesive feel and make downtown a safer more inviting place to walk.

Employment



Source: QCEW 2nd Quarter 2002-2013; Economic & Planning Systems

Industry	NAICS	Employment	Pct of Total
Manufacturing	31-33	215	33.0%
Retail Trade	44-45	78	12.0%
Arts, Entertainment, and Recreation	71	68	10.4%
Public Administration	92	47	7.2%
Educational Services	61	43	6.6%
Construction	23	41	6.3%
Management of Companies and Enterprises	55	28	4.3%
Agriculture, Forestry, Fishing and Hunting	11	24	3.7%
Administrative and Support and Waste Management and Remediation Services	56	22	3.4%
Wholesale Trade	42	18	2.8%
Health Care and Social Assistance	62	17	2.6%
Transportation and Warehousing	48-49	14	2.2%
Professional, Scientific, and Technical Services	54	12	1.8%
Accommodation and Food Services	72	10	1.5%
Real Estate and Rental and Leasing	53	6	0.9%
Finance and Insurance	52	4	0.6%
Other Services (except Public Administration)	81	4	0.6%
Mining, Quarrying, and Oil and Gas Extraction	21	---	---
Utilities	22	---	---
Information	51	---	---
Total		**651**	**100.0%**

Source: QCEW 2013; Economic & Planning Systems

- **Employment:** The total number of jobs located in Milliken is approximately 651. Employment in Milliken was at its peak in 2007, with 977 jobs. Between 2007 and 2011, employment decreased by 379 jobs due largely to the national economic recession. The majority of jobs lost within the town were in the Construction and Manufacturing industries. Since 2011, the town's employment numbers grew to 651 in 2013. Overall, the annual average gain in employment has been approximately 6.1%. During 2013, most residents worked in the Manufacturing, Retail Trade, and Arts, Entertainment, and Recreation industries. Together, workers in these sectors accounted for 55% of all employees in Milliken. In 2013, the average annual wage of a worker in Milliken was $38,000.

Employers

#	Name	NAICS-2	Employees
1	BEST-WAY CONCRETE COMPANY	32	100-200
2	THOMPSON RIVERS PARK & REC DISTRICT	71	10-50
3	TOWN OF MILLIKEN	92	10-50
4	KNOWLEDGE QUEST ACADEMY	61	10-50
5	HALL IRWIN CORPORATION	55	10-50
6	RETAIL PETROLEUM MANAGEMENT LLC	44	10-50
7	MILLIKEN FIRE PROTECTION DISTRICT	92	10-50
8	LONGLAND CORPORATION	44	10-50
9	FINELINE CUSTOM BUILDERS LLC	23	0-10
10	7-ELEVEN	44	0-10

Source: QCEW 2013; Economic & Planning Systems

- **Top employers:** Bestway Concrete Company is the town's largest employer. The company supplies ready-mixed concrete and aggregate products to the Metro Denver and Northern Colorado markets. Bestway is headquartered in Milliken and has several locations along the Front Range. Thompson Rivers Park & Recreation District is the next largest employer; TRPR operates and maintains six facilities across the Johnstown-Milliken area. Other larger employers include Knowledge Quest Academy, a K-8 charter school with an enrollment of 375, and Hall-Irwin, a construction company specializing in construction for commercial, land development, and water storage. It should be noted that several large employers that support the oil and gas sector have recently moved to Milliken, however they are too new to appear in government statistics. In addition, employment opportunities with these companies have fluctuated with the strength or weakness of oil and gas prices and layoffs have been announced for 2015.

Commuting

Where Workers Live	#	%	Where Residents Work	#	%
Greeley	99	18%	Greeley	406	17%
Milliken	**60**	**11%**	Denver	220	9%
Johnstown	40	7%	Fort Collins	199	8%
Longmont	28	5%	Loveland	183	8%
Evans	27	5%	Longmont	150	6%
Loveland	22	4%	Boulder	102	4%
Denver	12	2%	Johnstown	98	4%
Fort Collins	12	2%	Windsor	77	3%
Lakewood	10	2%	Aurora	68	3%
Aurora	9	2%	**Milliken**	**60**	**2%**
Other Locations	236	43%	Other Locations	854	35%
Total	**555**	**100%**		**2,417**	**100%**

Source: US Census LEHD 2011; Economic & Planning Systems

- **Bedroom community**: The majority of Milliken's residents commute out of town for work. Only 60 of the 2,417 jobs worked by Milliken residents in 2011 were located within the town. The highest percentage of residents (17%) commutes to Greeley for work. Greeley is also the largest source of workers for Milliken businesses (18%).

Natural Resources

- **Oil and gas:** Weld County has seen tremendous growth in drilling for oil and natural gas. Wells are located throughout the county, including in and around Milliken. According to records from the Colorado Oil & Gas Conservation Commission, as of February 2015 there were 717 productive wells within the boundaries of Milliken's Urban Growth Area. Six wells are in the process of being drilled, while 58 wells have been permitted, but not built. Overall, oil and gas properties accounted for 53% of all property tax revenue paid to the town in 2013.

Economic Development

- **Revenues:** The Town of Milliken's major revenue sources include property tax and sales tax. Combined these revenue sources constitute 80% of the Town's General Fund revenue. The Town relies heavily on the oil and gas industry for revenue—nearly 54% of the property tax is accounted for by oil and gas properties in Milliken.
- **Revitalization:** The Town of Milliken recently completed a visioning and planning process for the downtown area, which seeks to make the downtown more attractive, vibrant, and economically

successful. As a part of this process, 6 areas of the downtown were identified as having an important impact on the overall success of the district. These included: the Windmill Gateway, Heritage House, Broad Street, Town Square and Town Hall, Grain Elevator and Fireman's Park.

- Local associations and organizations: Numerous local organizations and business associations offer support and services to small businesses in the Milliken area. The Milliken Business Association is an organization of local businesses that seeks to economic growth and a healthy business environment in the community. They also provide networking and mentoring opportunities to members. Milliken and Johnstown are served by a joint Johnstown-Milliken Chamber of Commerce. The Chamber has 111 members, 14 of which are located in Milliken. The Upstate Colorado Economic Development Corporation is a public/private organization that serves all of Weld County. Upstate Colorado EDC provides services to existing businesses, as well as to businesses considering locating in Weld County. The East Colorado Small Business Development Center, located in Greeley, offers consulting and training services to small businesses and entrepreneurs in Northeast/East Central Colorado.

Related Plans and Studies

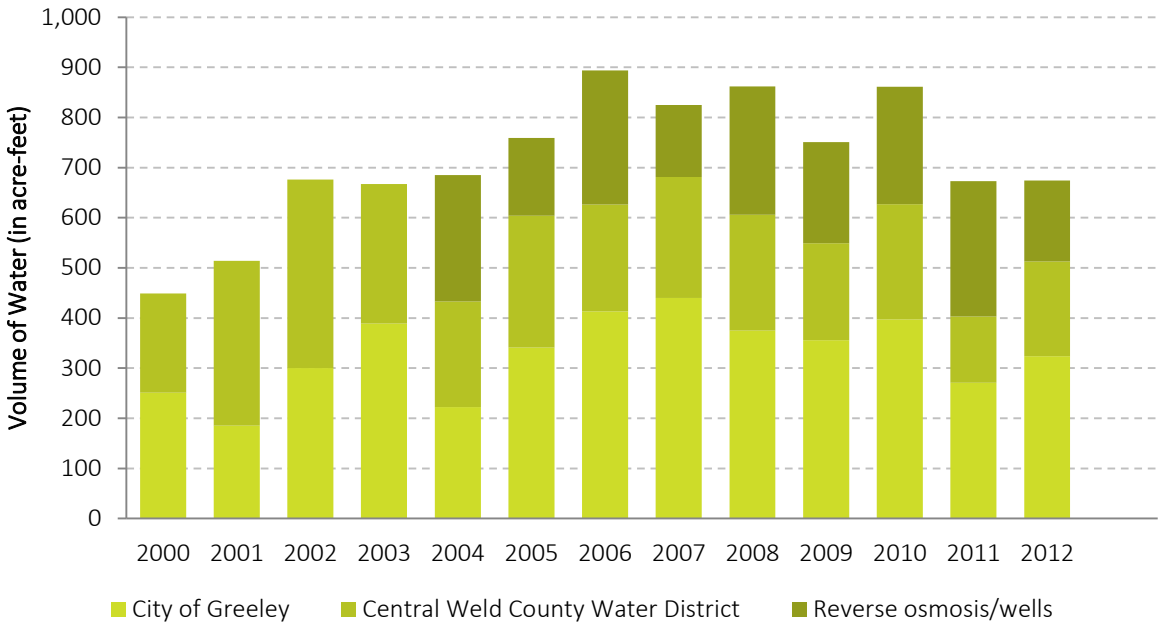
- *Town of Milliken Downtown Design Guidelines*, 2014

INFRASTRUCTURE & SERVICES

Key Issues

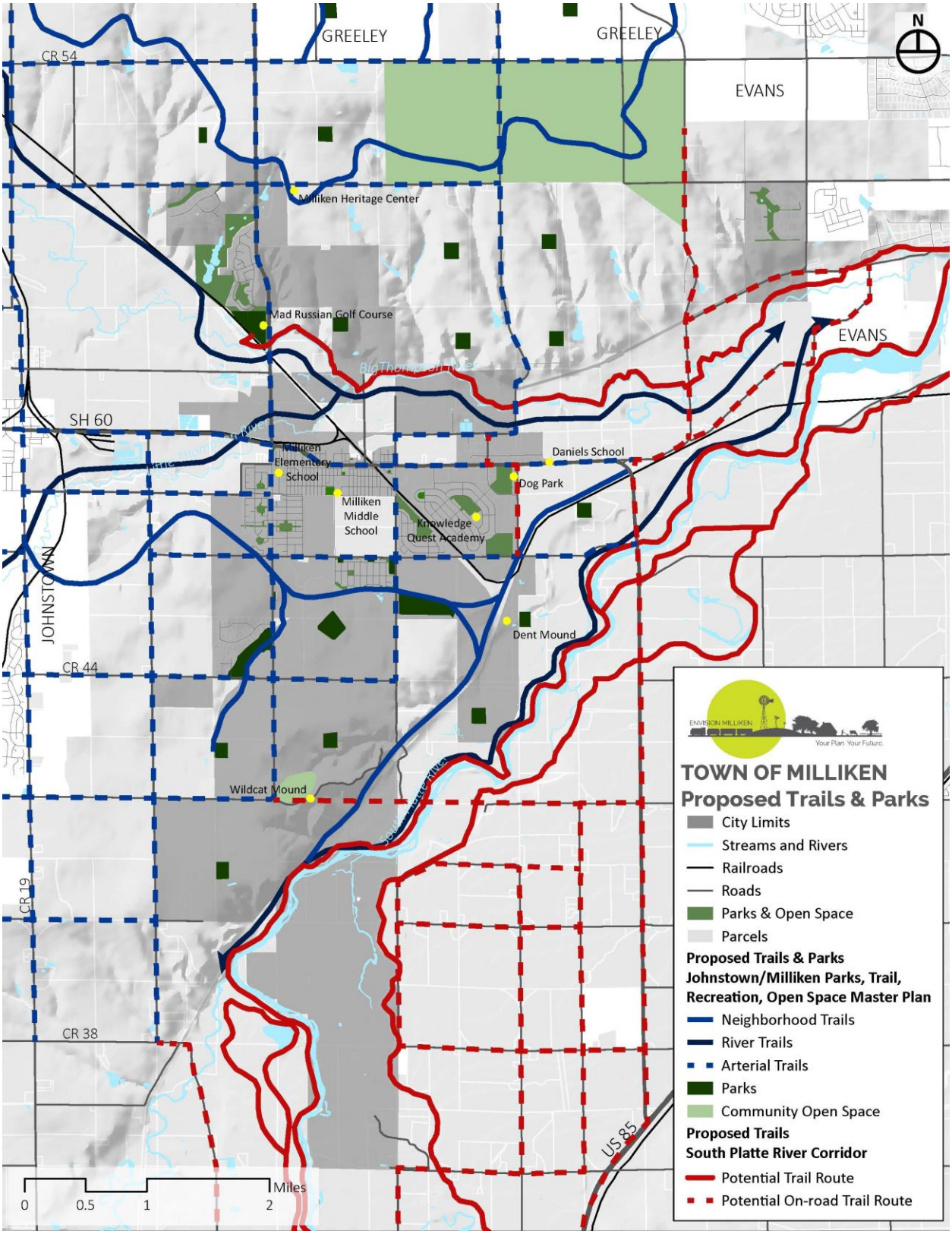
- **Water supply and affordability**: Ensuring the town has access to sufficient and affordable water supply is a key concern for the community. While the town's current arrangement is sufficient to meet existing needs, raw water fees and tap fees have increased substantially and are no longer competitive with those found in neighboring communities. Additional sources of water will be needed to accommodate future growth.
- **Access to facilities and services**: Numerous stakeholders noted that Milliken's parks function not just as recreational amenities, but also play an important role as informal community gathering places. As such, it was noted that some pockets of neighborhoods north of downtown are underserved and are not well-connected to the numerous parks south of downtown. The Thompson Rivers Recreation District is currently building a new field house just east of Settlers Village that will host a variety of recreation programs (indoor and outdoor) and provide some flexible community space. Creating connections to the facility for pedestrians and bikers is an essential step to improve connectivity within Milliken.
- **"Complete" park concept**: Numerous stakeholders commented that improvements to many existing parks are needed to bring them up to modern standards in terms of the facilities they offer and address deferred maintenance considerations. Town parks staff noted that the community had indicated a preference for completing necessary improvements to existing parks before building new ones and that the Town Board has reinforced this focus. A new parks capital improvement plan has been developed by the town to fund park improvements.
- **Trail connectivity**: Numerous trail improvements have been made in Milliken over the past decade; however, trails are not as well connected as they could be, forcing users in many locations to walk or bicycle on busy streets. In addition, the town recently received a grant to fund a trail gap analysis. The project, anticipated to be completed in March 2015, will help inform connections to the river and other parts of the community. This effort will help identify critical connections to help ensure pedestrians and bicyclists of all ages can travel safely throughout Milliken without a car.

Water



Source: Milliken Water & Sanitary Sewer Master Plan Update, 2014

- **Water supply:** The Town of Milliken is serviced with treated water from three sources: the City of Greeley, the Central Weld County Water District, and well water treated by the town's reverse osmosis treatment plant. However, the reverse osmosis plant is currently shut down due to high selenium levels in its discharge into the South Platte River. The town is currently working on solving the issue. While the town has enough water to service the demand of its current residents, the 2010 Comprehensive Plan notes that in order to meet Milliken's water needs at full-build out the town will need to acquire rights to additional raw water. This is echoed in the 2014 *Water and Sanitary Sewer Master Plan Update*, which recommends a potable water blend made up of 10% from the City of Greeley, 22% from CWCWD and 68% from alluvial sources and wells.
- **Wastewater:** Milliken's wastewater treatment plant was recently upgraded to a treatment capacity of 0.7 million gallons per day. Average demand for water treatment capacity between July 2012 and March 2013 was around 0.38 million gallons per day, leaving the facility with plenty of spare capacity to treat water in the near-term.



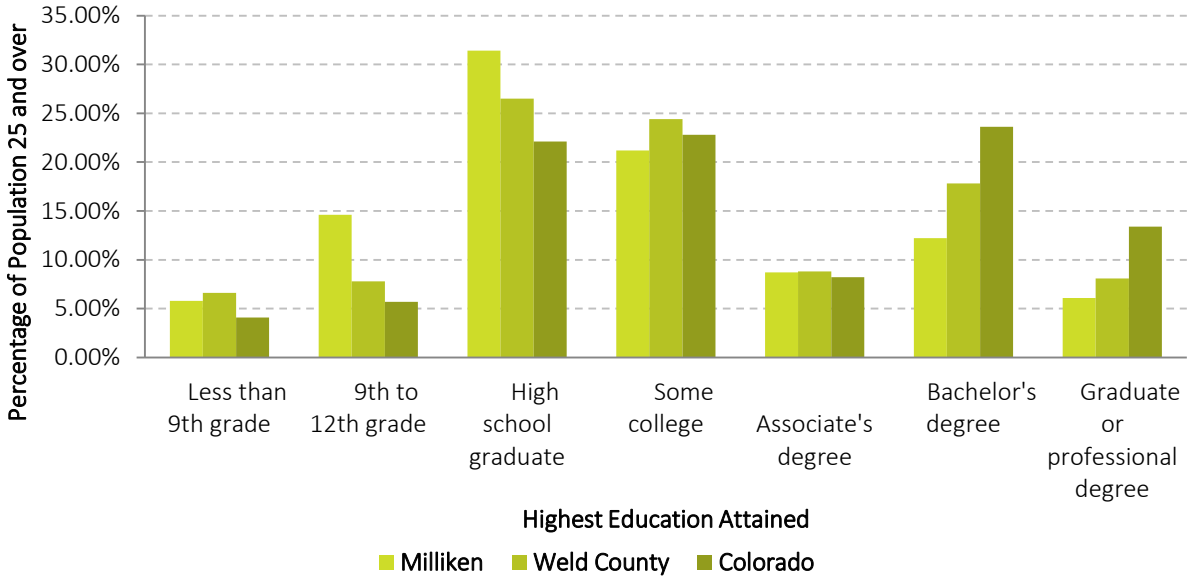
Source: Weld County GIS; Town of Milliken; Johnstown/Milliken Parks, trails, Recreation and Open Space Master Plan; A Plan for the South Platte River Corridor

Parks & Recreation

- **Existing parks & trails**: Milliken is served by a variety of parks and other open spaces. In all, the town operates nine different parks ranging from fields and play structures to a skate park and a fitness park. There are currently a few trails within some of these parks; however, sidewalk and trail connections between the parks are limited.
- **Future parks & trails:** The town has engaged in a number of planning projects with nearby communities. The *Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan*, completed in 2003, identifies the location for potential new trails, parks and open spaces in both communities. Another plan, *A Plan for the South Platte River Corridor*, was completed in 2013 in collaboration with the town of Platteville. This plan explored the potential for creating a system of trails, parks, and other recreational facilities along the South Platte River corridor.
- **Thompson Rivers Parks & Recreation District:** TRPR is a special district serving both Milliken and Johnstown. The TRPR operates six recreational facilities and runs youth and adult sports leagues as well as a variety of fitness classes. TRPR has plans to build a field house in Milliken which will offer residents greater access to the programs and services provided by the district. The project is still going through the planning and zoning process.

Schools

- **Facilities:** Milliken is located within the Weld RE-5J School District, which also includes the town of Johnstown. Schools located in Milliken are Milliken Elementary School, Milliken Middle School, and Knowledge Quest Academy, a charter school. The high school serving the district, Roosevelt High School, is located in Johnstown. In addition, Milliken is located close to three universities: University of Northern Colorado in Greeley, Colorado State University in Fort Collins and the University of Colorado in Boulder.

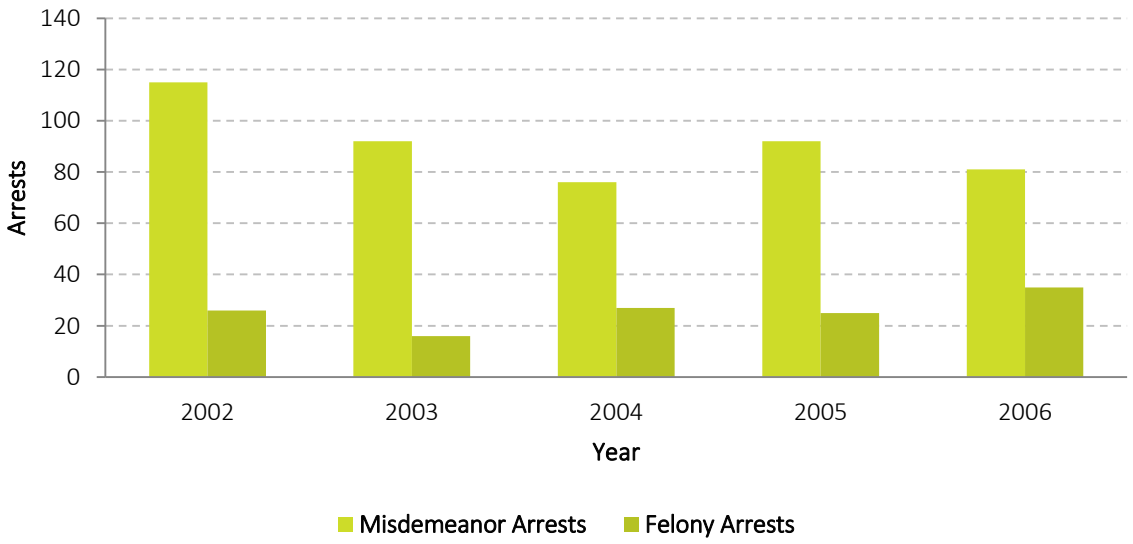


Source: American Community Survey, 2009-2013

- **Educational attainment**: Milliken had a smaller percentage of high school graduates than elsewhere in Weld County. 80% of the town's population over the age of 25 years had graduated from high school or attained equivalency between 2009 and 2013, compared to 85.6% in Weld County and 90.1% in Colorado. 18.3% had at least a bachelor's degree, compared to 25.9% in Weld County and 37% in Colorado.
- **Other facilities**: There is no library in Milliken; however, the town is served by the Glenn A. Jones, M.D. Memorial Library in Johnstown. There is also a branch of the High Plains Learning Center, which provides residents with access to computers and other electronic resources.

Other Community Services

- **Seniors:** The Milliken Senior Center, located in the Millikan Community Complex, serves as a gathering place for older residents. It hosts social events, offers health fairs, and serves meals provided by Weld County.



Source: Milliken Police Department

- **Police:** The Town of Milliken Police Department consists of eight officers, including the police chief.
- **Fire:** The Milliken Fire Protection District is a special district responds to fire and medical emergencies in the Town of Milliken and surrounding areas of unincorporated Weld County. The total area served by the district is 38 square miles and home to around 8,000 to 9,000 people. It is staffed by 11 full-time employees and a force of 40 volunteers. The Milliken Fire Protection District has two stations, and responds to between 700 and 800 calls each year.

Health

- **Health services**: Milliken currently has no health care facilities or clinics in town. The closest facilities are in Greeley and Loveland.

Related Plans and Studies

- *Johnston-Milliken Park, Trails, Recreation & Open Space Master Plan*, 2003
- *A Plan for the South Platte River Corridor*, 2013
- *Water and Sanitary Sewer Master Plan Update*, 2014

TRANSPORTATION

Key Issues

- **Transportation plan:** The Town has applied for a grant to update the Transportation Plan. The focus of transportation improvements recently has been on flood recovery—replacing damaged bridges and other infrastructure. The comprehensive plan update process allows the town and the community an opportunity to identify and prioritize transportation needs and opportunities for improvement and will provide valuable direction to this effort.
- **East/west linkages and regional connections:** The railroad and the river are major barriers to east-west travel through Milliken. There are opportunities to work with CDOT, the North Front Range MPO, and Weld County to improve regional mobility corridors such as SH 60, SH 257, and Two Rivers Parkway.
- **Traffic volume/safety:** Traffic volumes along SH 60 (through downtown and connecting to US 85) are an ongoing concern for the community. Numerous participants noted that large truck traffic in particular had increased over the past five years. Frequent traffic backups associated with the town's railroad crossings (at SH 60, SH 257, and Alice Avenue) were also cited as a challenge—limiting cross-town circulation and access to downtown and creating safety concerns for pedestrians.
- **Public transportation:** There is a desire for resident to be able to live in Milliken without owning a car (many already do) and have convenient access to medical appointments, shopping, etc., using public transportation.

Roadways

- **Major roadways:** As identified in the *Milliken Transportation Master Plan*, several important roads and highways run through Milliken, including SH 60 and SH 275. These important roadways connect Milliken with nearby communities of Johnstown, Greeley and Evans, as well as providing regional connections via I-25, US 34 and US 85. In both the *Transportation Master Plan* and 2010 Comprehensive Plan, residents of Milliken expressed concern regarding the amount of truck traffic traveling through downtown along SH 60.

Railroads

- **Railroads:** Two railroad lines, operated by Union Pacific and Great Western Railway, are present in Milliken. The lines intersect north of the downtown area. Both are still operational and see daily train traffic. According to the *Milliken Transportation Master Plan*, the Union Pacific line, which travels northwest to southeast, carried an average of two trains per day, while the Great Western Railway line, which travels parallel to SH 60, carried an average of four trains per day. All of the railroad crossings in Milliken are at grade, and can cause considerable delays. The Transportation Master Plan notes that these can range up to 30 minutes in some locations.

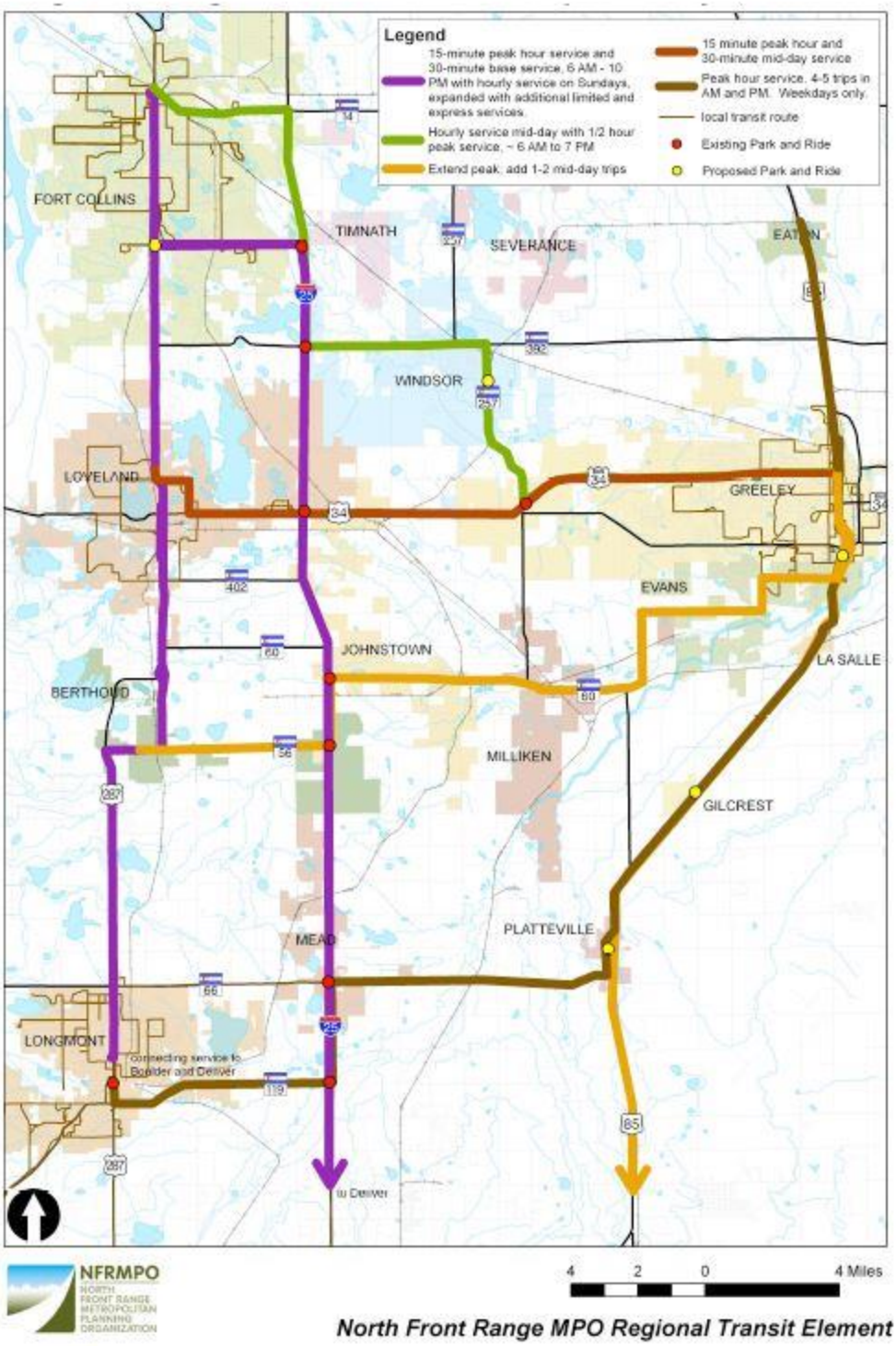
Transit

- **Current service**: There is currently no regular public transit service in Milliken. Weld County operates a monthly Minibus program that provides transportation from the Johnstown Senior Center to Greeley.
- **Future service**: In the Regional Transit Element of the North Front Range Metropolitan Planning Organization's (NFRMPO) Regional Transportation Plan for 2035, NFRMPO lists four scenarios for transit service to the cities and towns in its jurisdiction. In the "Status Quo" and "Basic" scenarios, Milliken would be serviced only by a vanpool. Only under the "Moderate" or "High" scenarios would Milliken see any new transit. The Moderate scenario would bring bus service only during peak hours on weekdays, resulting in 4-5 trips in the morning and the afternoons/evenings. The High scenario would extend peak service on weekday by adding 1-2 trips during mid-day.

Related Plans and Studies

- *Town of Milliken Transportation Master Plan*, 2008
- *North Front Range Metropolitan Planning Organization Regional Transit Element 2035 – Regional Transportation Plan 2035*, 2011

Figure 5-4: High Alternative



Source: NFRMPO Regional Transit Element, 2011

FUTURE GROWTH

Key Issues

- **Increased population and households:** Two recently completed studies for the Town include two different growth forecasts that estimate the Town will increase to between 11,000 and 17,000 residents and 4,000 and 6,100 households by 2035.
- **Limits to growth:** The future growth of the Town of Milliken will be impacted by two key factors. First is the continued growth of the northern Colorado economy, which will drive increased demand for housing within Milliken for workers in Weld and Larimer Counties. The second factor is the town's ability to provide water service for new households. The Town is nearing the capacity of its current treated water supplies and will need to make substantial investments to increase capacity.

Population Projections

	2013	2030[a]	Annual Growth 2013-2030	2035[b]	Annual Growth 2013-2035
Population	5,879	9,801	3%	17,568	5.1%
Households	1,950	3,370	3%	6,121	5.3%

[a.] 2014 Housing Needs Assessment; [b.] 2014 Water and Sanitary Sewer Master Plan
Source: ACS 2009-2013; Housing Needs Assessment; Water and Sanitary Sewer Master Plan

- **2014 Housing Needs Assessment**: The Town of Milliken commissioned a Housing Needs Assessment in 2014, which was completed by RG & Associates. The projection completed by RG & Associates was based on a linear growth projection based historic rates of growth. The study forecast the Town will grow to 9,801 residents and 3,370 households by 2030. This projection estimates population to grow at 3 percent annually and households at 3.5 percent annually, which equates to 86 new households per year.
- **2014 Water and Sanitary Sewer Master Plan:** In 2014, the Town of Milliken commissioned an update to its 2006 Water and Sanitary Sewer Master Plan. The update estimated that the town's population would be 17,568 with 6,121 households by 2035. This estimate is based on growth projections completed for the 2010 Comprehensive Plan.

Growth Constraints

- **Water:** The 2014 Water and Sanitary Sewer Master Plan estimated that Milliken will exceed its current supply of water as early as 2018 or at 2,864 taps. In addition, the existing contractual treatment limit from CWCWD will be exceeded by the end of 2015 or 2,521 taps. Capacity in the existing alluvial wells will be exceeded by the end of 2015 as well, and the capacity of the reverse osmosis treatment facility will be exceed by late 2016. The capital expenditure plan proposed by the master plan requires the town to spend $2 million between 2014 and 2018 in order to meet demand.
- **Costs of building:** While Milliken has been an affordable housing option in the region, the increased costs of water will make it more expensive to build in town. The cost of a raw water share for a single family home can cost an average of $35,000 and tap fees for the Town cost between $9,000 and $13,000 for a water tap and $5,000 and $7,000 (tap fee plus impact fee) for a sewer tap.
- **Regional economy:** The northern Colorado region is growing quickly and Milliken will continue to be a residential bedroom community with residents working the larger cities in the region. Continued growth of the economy will translate into housing demand within Milliken. Driving the employment growth in Weld County has been the increase in oil and gas extraction. This industry has had several boom and bust cycles in the past decades and will likely continue in this pattern