

TOWN OF MILLIKEN COMPREHENSIVE PLAN

DRAFT - SEPTEMBER 29, 2015

*Low Milliken
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1: INTRODUCTION

PURPOSE OF THE PLAN

The Town of Milliken Comprehensive Plan (“the Plan”) is intended to provide guidance on where and how the community will grow and evolve over the next 10 to 20 years. Comprehensive plans are broad in nature, addressing issues relating to land use, growth, housing, economic development, transportation, environment, parks, recreation, open space, tourism, community character, historic preservation, and other topics, as relevant. The primary role of the Plan is to provide policy guidance to property owners, citizens, and decision makers on a wide range of issues in the form of specific goals, policies, and recommended actions that will help the community implement its vision. Because conditions change over time, it will be necessary for Milliken to revisit the Plan periodically and update it as needed.

ABOUT THE 2015 PLAN UPDATE

Since the Town of Milliken’s comprehensive plan was last updated in 2010, the community was heavily impacted by the 2013 flood, and has continued to evolve in other ways. In response to these and other issues, the Town kicked off a Comprehensive Plan and Resiliency Update process (“Envision Milliken”) in early 2015. The Envision Milliken process provided an opportunity to check in and ensure the updated plan is aligned with the community’s interests and overall vision for the town, as well as to identify priorities for implementation.

As part of initial Envision Milliken meetings in January and April 2015, residents and other community stakeholders were asked to provide feedback on key aspects of the 2010 Comprehensive Plan and their vision for the Town’s future. Participants in these initial discussions confirmed the validity of many of the core values reflected in the 2010 Comprehensive Plan and reinforced the need to integrate resiliency considerations. In addition, participants expressed a desire for a more strategic plan framework that would help the town establish clear priorities moving forward.

This document builds on the 2010 Comprehensive Plan, as well as a number of other plans and studies completed by the town, including the Downtown Design Guidelines (2014); Housing Needs Assessment (2014); Transportation Master Plan (2008); A Plan for the South Platte River Corridor (2013); Water and Sanitary Sewer Master Plan Update (2014); and Johnstown-Milliken Park, Trails, Recreation & Open Space Master Plan (2003).

PUBLIC INVOLVEMENT

Providing adequate opportunity for community involvement was a key component of the Envision Milliken process. The project team, consisting of members of the consultant team and planning staff from the Town, were guided by elected and appointed officials, and provided numerous opportunities for members of the community and other stakeholders to participate throughout the process.

This draft plan reflects input received over the course of 2015, beginning with initial stakeholder interviews in January, followed by a series of community meetings held in April and May 2015, an online survey hosted on the Town’s website over the course of the summer, two youth workshops, and monthly work sessions held with the Planning Commission. This draft also recommends the recommendations of the BOOST (Building on our Strengths and Traditions) Committee which met for more than one year completed its work in late 2014.

PLAN ORGANIZATION

Milliken’s vision is based on eight “guiding principles”, which serve as an organizing framework for the comprehensive plan and for supporting goals, policies, and recommended actions to help the community implement its vision over time. In addition to this introductory chapter, the Plan is comprised of the following:

- **2: Vision & Guiding Principles**—contains an overview of the eight “guiding principles” which comprise the community’s vision and serve as a framework for the rest of the Plan.
- **3: A Strong, Diversified Economic Base**—outlines goals, policies, and recommended actions focused on expanding Milliken's tax base, increasing opportunities for residents to work and meet their daily needs in Milliken, targeting infrastructure investments, marketing Milliken's strengths, and collaborating with neighboring communities.
- **4: A Vibrant Downtown that Functions as the Heart of the Community** — contains goals, policies, and recommended actions focused on increasing the visibility and marketability of Downtown, enhancing the appearance and safety of Downtown's physical environment, encouraging a broader mix of uses (including housing), and promoting public/private reinvestment and collaboration.
- **5: A Complete and Highly Accessible System of Parks, Open Space, Trails, and Recreational Opportunities**—contains goals, policies, and recommended actions focused on completion of existing park

enhancements and deferred maintenance projects as a first priority; protecting and enhancing Milliken's natural resources; leveraging available resources through partnerships; and continued prioritization of expenditures through the CIP.

- **6: A Distinct Community Identity that Reflects Milliken’s Cultural, Archaeological, Historical, and Agricultural Resources**— contains goals, policies, and recommended actions focused on supporting traditional and emerging agricultural operations, cultural diversity, preservation of the Town's cultural, historic, and archaeological resources, and cultural tourism activities.
- **7: A Fiscally Sustainable Pattern of Development**— contains goals, policies, and recommended actions focused on establishing a clear and achievable land use plan; promoting a balanced mix of uses; promoting the efficient use and provision of infrastructure and services; and fostering local and regional collaboration. This chapter also contains the Framework Plan map and a description of land use categories represented on the map.
- **8: A Diverse Mix of Housing Types to Meet the Needs of Residents of All Ages, Incomes, and Abilities**— contains goals, policies, and recommended actions focused on housing that is accessible to all income levels, age ranges, and household types, reinvestment in Milliken’s Old Town and Downtown area neighborhoods, a specific emphasis on filling identified gaps in Milliken's housing stock, which include: rental, senior, and estate or "move up" housing.
- **9: A Safe and Disaster Resilient Community**— contains goals, policies, and recommended actions focused on directing future growth and investment away from hazard prone areas; minimizing risk and effects of future hazard events on essential infrastructure; promoting emergency preparedness; improving communication; and increasing community awareness of potential risks.
- **10: A Well-Connected Community**— contains goals, policies, and recommended actions focused on improving the safety and efficiency of the transportation system; enhancing pedestrian and bicycle connectivity; planning for the town's long-term transportation needs; and encouraging civic engagement.
- **11: Action Plan**—to be added
- **Appendix A: Background and Context**—contains a summary of background data used to develop the plan. The Community Profile addresses the following subject areas: Population, Housing, Land Use, Economy, Infrastructure and Services, Transportation, and Future Growth.

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2: VISION & GUIDING PRINCIPLES

OUR VISION: BUILDING ON OUR STRENGTHS AND TRADITIONS

Milliken’s vision is founded on the premise that the vitality and future growth of the Town and the quality of life of its residents are dependent upon the balancing of multiple contributing factors. These contributing factors are embodied in eight guiding principles, which build on Milliken’s strengths and traditions and represent specific outcomes that the community wishes to strive for over the next ten to twenty years. These guiding principles provide an organizing structure for the Plan and set the stage for more specific goals and policies that will guide the Town in its efforts to implement the ideals expressed by the community.

GUIDING PRINCIPLES

A STRONG, DIVERSIFIED ECONOMIC BASE



Milliken will maintain a clear focus on the need to diversify jobs, services, and businesses and to transition from being a bedroom community, to one with a more balanced economic base. Milliken will focus its infrastructure improvements and economic development efforts on attracting new industries, employers and jobs to the community that are drawn to Milliken’s small-town character,

views of the mountains and the South Platte River, proximity to major freight rail corridors, access to Denver International Airport via Highway 85, vibrant downtown, and high quality of life.

A VIBRANT DOWNTOWN THAT FUNCTIONS AS THE HEART OF THE COMMUNITY



Downtown Milliken serves as the geographic and cultural heart of the community. Milliken will continue to invest in, market, and encourage reinvestment along Broad Street and in the surrounding Downtown area to ensure that as the community grows, so too will Downtown Milliken’s vibrancy. This vibrancy will emerge from a growing population base, diverse residents, community

festivals and events, and an expanded mix of businesses and services and housing options, all of which will reinforce Downtown’s role as both a family-

CHAPTER 2: VISION & GUIDING PRINCIPLES

friendly neighborhood, pedestrian friendly and central gathering place for the community.

A COMPLETE AND HIGHLY ACCESSIBLE SYSTEM OF PARKS, OPEN SPACE, TRAILS, AND RECREATIONAL OPPORTUNITIES



Milliken will continue to invest in and enhance its system of parks, open space, trails, and recreational opportunities, working closely with the Thompson Rivers Parks and Recreation District, Great Outdoors Colorado, the school district, Johnstown, Weld County, town residents, and other stakeholders. The Town will place a particular emphasis on ensuring established parks are “complete” with respect to the types of facilities and levels of maintenance provided before new parks are built. The Town will also seek to improve pedestrian and bicycle access to existing parks, to ensure they are safely and readily accessible from surrounding neighborhoods. In addition, the Town will continue to collaborate with major land owners and use a variety of conservation methods to protect environmentally sensitive areas, natural areas, wildlife corridors, habitat areas, and greenways as the growth area develops over time.

A DISTINCT COMMUNITY IDENTITY THAT REFLECTS MILLIKEN’S CULTURAL, ARCHAEOLOGICAL, HISTORIC AND AGRICULTURAL RESOURCES



Milliken residents, both long-time residents and recent transplants, value its small town character and distinct community identity. This identity has traditionally been—and will continue to be—defined by the area’s rich agricultural heritage, lands and operations. As the community grows, the Town will work with area landowners to support traditional agricultural operations as well as to embrace opportunities for smaller, specialized agricultural enterprise. Milliken’s unique historic, archaeological, and cultural resources further define the community’s identity, and will continue to be supported through the efforts of the Milliken Historical Society, the Town, and other community advocates.

A FISCALLY SUSTAINABLE PATTERN OF DEVELOPMENT



Milliken strives for an orderly and predictable pattern of growth that is fiscally sustainable. Proactive planning and investment in water, sanitary sewer, and storm drainage infrastructure—both new infrastructure in emerging portions of the growth area and reinvestment in aging infrastructure in older parts of town—ensures that future growth can be accommodated in the most efficient and cost effective manner as possible. Building on adopted plans for Centennial and other planned communities, the Town will work with major land owners and the development community to encourage cohesive new neighborhoods designed to include a mix of land uses and housing types to meet the varying needs of residents. To promote the most efficient use of available infrastructure, the Town will encourage infill and redevelopment in the Downtown area and surrounding residential neighborhoods as well as Greenfield development in the larger planning area.

A DIVERSE MIX OF HOUSING TYPES TO MEET THE NEEDS OF RESIDENTS OF ALL AGES, INCOMES, AND ABILITIES



Milliken has become an attractive community for young families and is committed to building on its family-friendly environment. However, Milliken will also need to employ a variety of strategies to diversify its housing stock in order to meet the needs of a growing and changing population. The Town will continue to work with the Milliken Housing Authority, Loveland Housing Authority, Greeley Habitat for Humanity, and other community partners to increase affordable and senior housing options that provide residents with the ability to remain in Milliken as they age and have access to essential services and a continuum of care. In addition, the Town will work with major land owners and developers to ensure new neighborhoods include a mix of housing types—detached single family, duplexes, townhomes, and multi-family—to meet the needs of entry-level buyers and renters as well as “move up” housing on larger lots for residents with growing incomes and families.

A SAFE AND DISASTER RESILIENT COMMUNITY



Milliken is committed to becoming a safer and more disaster resilient community—building on the strength and resolve demonstrated by Town residents and many community partners in the wake of the September 2013 flooding. The Town will continue its ongoing efforts to recover and rebuild from the 2013 flooding, while also seeking to minimize risk to life and property in light of possible future natural or human-caused disasters. Ongoing collaboration and communication with first responders and residents and a focus on designing new infrastructure to more readily withstand potential hazard events will increase the Town’s ability to respond to and recover from future events.

A WELL-CONNECTED COMMUNITY



Milliken will improve mobility and connections within the community, as well as between the Town government and the community. In terms of mobility, Milliken will continue to work with the community, CDOT, Weld County, the North Front Range MPO, FEMA, and other stakeholders to improve connections, both within the community and with the region. Right of way for future east/west linkages and regional roadway connections will be preserved to enhance future linkages between Milliken and the broader region as the community continues to grow and traffic volumes on the existing roadway system increase. Eliminating “gaps” in the existing sidewalk and trail system will be a priority to enhance pedestrian and bicycle connectivity and safety within and between established areas of the community—such as Downtown Milliken. At the same time, the Town will foster greater connectivity between the Town government and the community through greater engagement with the community, and by supporting and organizing opportunities for elected officials, Town staff, and appointed commissioners to engage with a wide range of community members and stakeholders. In addition, the Town will pursue greater connections between community members through a variety of events and festivals that bring the community together, such as Beef N Bean Day.



3: A STRONG, DIVERSIFIED ECONOMIC BASE

OUR VISION

Milliken will maintain a clear focus on the need to diversify jobs, services, and businesses and to transition from being a bedroom community, to one with a more balanced economic base. Milliken will focus its infrastructure improvements and economic development efforts on attracting new industries, employers and jobs to the community that are drawn to Milliken’s small-town character, views of the mountains and the South Platte River, proximity to major freight rail corridors, access to Denver International Airport via Highway 85, vibrant downtown, and high quality of life.

GOALS AND POLICIES

GOAL EC-1: TAKE STEPS TO ATTRACT NEW BUSINESSES AND RETAIN EXISTING ONES IN DOWNTOWN AND OTHER EMPLOYMENT CENTERS IN ORDER TO EXPAND THE TAX BASE AND INCREASE OPPORTUNITIES FOR RESIDENTS TO WORK AND MEET THEIR DAILY NEEDS IN MILLIKEN.

EC-1.1: SUPPORT LOCAL BUSINESS

Support the retention, expansion, and entrepreneurial activities of existing local businesses and residents.

EC-1.2: ATTRACT NEW BUSINESS

Identify and attract various businesses that residents desire, but the Town does not currently have (i.e. grocery store, dentist, doctor’s office) in order to strengthen and diversify Milliken’s economic base.

FOCUS AREAS

Goals and policies to promote a strong, diversified economic base focus on:

- Expanding Milliken’s tax base
- Increasing opportunities for residents to work and meet their daily needs in Milliken
- Targeting infrastructure investments
- Marketing Milliken’s strengths
- Collaborating with neighboring communities

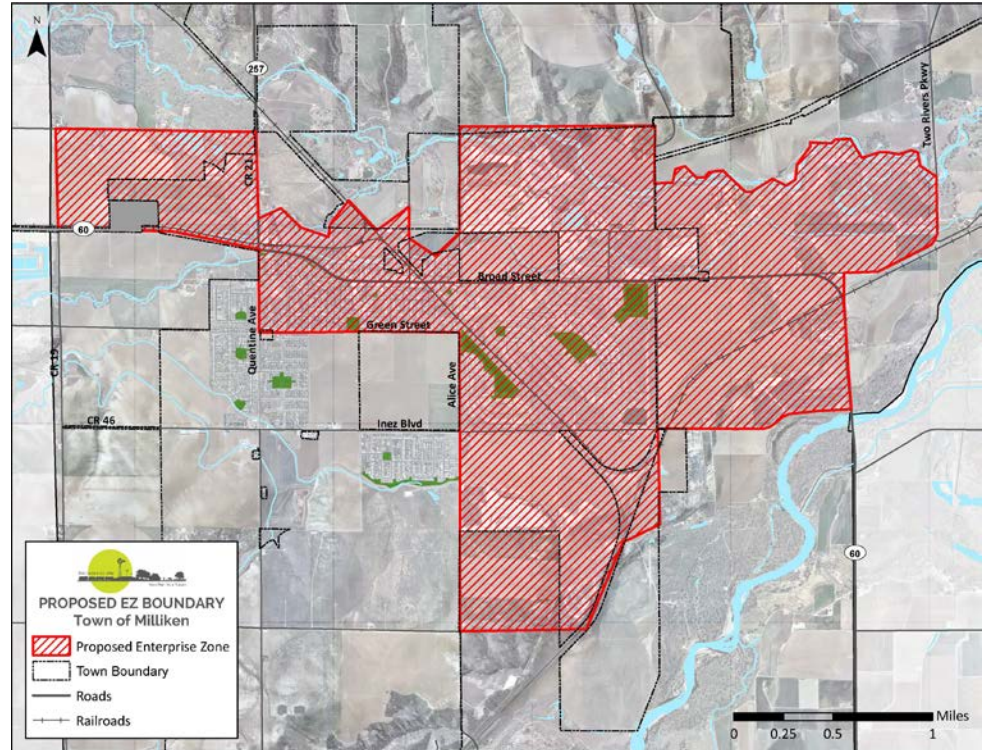
CHAPTER 3: A STRONG, DIVERSIFIED ECONOMY

EC-1.3: ENTERPRISE ZONE

Promote awareness of the Milliken Subzone of the Weld County Enterprise Zone to the greatest extent possible under State standards, leveraging opportunities for job creation.



Source: <http://millikenco.gov/>



EC 1.4: NEW BUSINESS LOCATIONS

Ensure that the Town has identified and zoned a variety of locations for industrial and office uses to increase the number of potential sites new business could locate on.

GOAL EC-2: IDENTIFY AND INVEST IN INFRASTRUCTURE IMPROVEMENTS THAT WILL CREATE NEW LOCATIONS FOR BUSINESSES AND RESIDENTS TO LOCATE WITHIN MILLIKEN.

EC-2.1: CATALYST PROJECTS

Collaborate with the private sector and businesses to invest in improvements or programs that will foster the continued revitalization of the Downtown, as well as in other existing commercial and industrial areas identified by the Town.



EC-2.2: TARGET INDUSTRIES

Focus economic development efforts and public improvements on investments in amenities and infrastructure needed to target and attract companies involved in Agricultural, Manufacturing, and Energy.

EC-2.3 CONNECTION TO HIGHWAY 85

Leverage the Town's proximity to Highway 85 by identifying employment areas near Highway 85 and market industries and businesses that have a presence along the highway. The Town should also consider potential annexation of land along roads connecting to Highway 85 to take advantage of the travel corridor.

GOAL EC-3: CONTINUE TO INVEST IN INFRASTRUCTURE, PARKS, TRAILS, AND OTHER COMMUNITY AMENITIES NEEDED TO ENHANCE THE QUALITY OF LIFE OF EXISTING AND FUTURE RESIDENTS AND ENSURE MILLIKEN REMAINS COMPETITIVE WITH OTHER NORTHERN COLORADO COMMUNITIES IN ATTRACTING NEW RESIDENTS AND BUSINESSES.



EC-3.1: MAINTAIN EXISTING AMENITIES

Prioritize maintenance and upkeep of existing community amenities before investing in additional ones.

EC 3.2: DOWNTOWN IMPROVEMENTS

Prioritize investments within Downtown to increase the attractiveness to businesses and increase visitation to Downtown.

GOAL EC-4: CONTINUE TO MARKET MILLIKEN'S STRENGTHS, INCLUDING ITS SMALL TOWN CHARACTER, AGRICULTURAL PRODUCTIVITY, BUSINESS AND FAMILY-FRIENDLY ENVIRONMENT, AND QUALITY OF LIFE AS A TOOL TO ATTRACT CONTINUED GROWTH.

EC-4.1: LEVERAGE LOCAL STRENGTHS

Focus marketing efforts on the aspects of Milliken that make it stand out from other communities in the region.

EC-4.2: SPECIAL EVENTS

Use existing special events, such as Beef-N-Bean Day, in order to promote Milliken and attract visitors to the community. Focus special events in and around Downtown to increase visitation and awareness of downtown businesses. Increase events oriented at attracting and involving the youth.



Source: <http://millikenco.gov/>

GOAL EC-5: COLLABORATE WITH NEIGHBORING COMMUNITIES AND OTHERS ON POTENTIAL OPPORTUNITIES TO LEVERAGE SHARED ASSETS.

EC-5.1: ECONOMIC PARTNERSHIPS

Forge partnerships with local business and economic development organizations, like the Johnstown-Milliken Chamber of Commerce, Upstate Colorado Economic Development, and others. When possible, consider partnering with these organizations in order to leverage pooled resources.

EC-5.2: LOCAL COLLABORATION

Routinely engage with Weld County and neighboring communities to identify potential joint projects and to identify ways to collectively promote business activity in the area.

EC-5.3: STATE AND REGIONAL AWARENESS

Increase the Town's presence with real estate brokers, industry trade groups, and economic development agencies through outreach to and participation in state and regional events and activities.



RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITIES	PRIORITY
Goal EC-1: Take steps to attract new businesses and retain existing ones in Downtown and other employment centers in order to expand the tax base and increase opportunities for residents to work and meet their daily needs in Milliken.		
Maintain an inventory of development ready Business/Industrial sites, as well as information regarding demographics and utility service availability, that can be accessed by prospective buyers and businesses via the Town’s website.	Lead: Economic Development Partners: Public Works; Community Development	O
Create a list of desired businesses for the Town and actively recruit these businesses with goal of one business per year.	Lead: Economic Development Partners: Johnstown-Milliken Chamber of Commerce; Milliken Business Association	O
Continue to consider a variety of local incentives—such as fee and/or tax waivers, deferrals, or reimbursements— that could provide direct assistance to primary employers to encourage the creation and retention of primary jobs.	Lead: Economic Development Partners: Town Board of Trustees, Administration	O
Continue to promote available County and State incentives to potential businesses or employers.	Lead: Economic Development Partners: Town Board of Trustees, Administration	O
Work with Weld County to formalize proposed amendments to Milliken’s Enterprise Zone to include properties with greater potential for employment uses.	Lead: Economic Development Partners: Weld County, Community Development	1
Create a position focused on businesses retention and outreach, aiding the Milliken Business Association with organizing local businesses and managing downtown events and improvements.	Lead: Administration Partners: Economic Development; Milliken Business Association; Downtown Businesses	O
Goal EC-2: Identify and invest in infrastructure improvements that will create new locations for businesses and residents to locate within Milliken.		
Identify a list of needed infrastructure and prioritize infrastructure investment within the CIP.	Lead: Economic Development Partners: Public Works; Community Development; Finance	1

CHAPTER 3: A STRONG, DIVERSIFIED ECONOMY

ACTION	RESPONSIBILITIES	PRIORITY
Work with property owners to proactively rezone development ready Business/Industrial sites in conjunction with— or in anticipation of— infrastructure investments.	Lead: Economic Development Partners: Community Development; Land Owners	0
Goal EC-3: Continue to invest in infrastructure, parks, trails, and other community amenities needed to enhance the quality of life of existing and future residents and ensure Milliken remains competitive with other Northern Colorado communities in attracting new residents and businesses.		
Create an annual list of high priority repairs or major maintenance needs and prioritize these investments within the CIP.	Lead: Community Development Partners: Public Works; Economic Development; Parks & Lakes	0
Goal EC-4: Continue to market Milliken’s strengths, including its small town character, agricultural productivity, business and family-friendly environment, and quality of life as a tool to attract continued growth.		
Continue to invest in professional economic development support.	Lead: Administration Partners: Town Board of Trustees	0
Continue to support events such as Beef-N-Bean Day, festival of lights, and Milliken madness; consider the addition of similar events and programs.	Lead: Administration Partners: Economic Development; Johnstown-Milliken Chamber of Commerce; Milliken Business Association; RTTP; Local Businesses	0
Partner with downtown businesses to create a series of regular events within Downtown.	Lead: Economic Development Partners: Milliken Business Association; Administration	1
Goal EC-5: Collaborate with neighboring communities on potential opportunities to leverage shared assets.		
Continue collaborative efforts with the Chamber of Commerce and local businesses.	Lead: Economic Development Partners: Johnstown-Milliken Chamber of Commerce; Milliken Business Association	0
Actively outreach to regional and state-wide economic development groups and real estate brokers and participate in events to increase awareness of opportunities within Milliken and stay abreast of emerging economic development opportunities.	Lead: Economic Development Partners: Upstate Colorado Economic Development; Weld County; Metro Denver EDC; Downtown Colorado Inc., Colorado Office of Economic Development	1



RELATED PLANS AND STUDIES

- Town of Milliken Downtown Design Guidelines, 2014

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4: A VIBRANT DOWNTOWN THAT FUNCTIONS AS THE HEART OF THE COMMUNITY

OUR VISION

Downtown Milliken serves as the geographic and cultural heart of the community. Milliken will continue to invest in, market, and encourage reinvestment along Broad Street and in the surrounding Downtown area to ensure that as the community grows, so too will Downtown Milliken’s vibrancy. This vibrancy will emerge from a growing population base, diverse residents, community festivals and events, and an expanded mix of businesses and services and housing options, all of which will reinforce Downtown’s role as both a family-friendly neighborhood, pedestrian friendly and central gathering place for the community.

GOALS AND POLICIES

GOAL DT-1: CONTINUE TO PROMOTE THE ‘COME ‘ROUND TO MILLIKEN’ BRAND AND CALL TO ACTION TO INCREASE AWARENESS OF AND COLLABORATION SURROUNDING DOWNTOWN REINVESTMENT EFFORTS AND COMMUNITY EVENTS.

DT-1.1: SPECIAL EVENTS

Encourage special events, community celebrations, festivals, and other activities to take place in Downtown.

DT-1.2: MARKETING AND PROMOTION

Develop promotional materials, or launch a marketing campaign, to raise awareness and interest in businesses, shops, events, and services located in Downtown. Look to use these materials to attract new businesses to locate in Downtown, as well as promoting existing businesses.

FOCUS AREAS

Goals and policies to support a vibrant Downtown focus on:

- Promoting the ‘Come ‘Round to Milliken’ brand
- Enhancing the appearance and safety of Downtown’s physical environment
- Encouraging a broader mix of uses (including housing)
- Promoting public/private reinvestment and collaboration



Source: <http://millikenco.gov/>

DT-1.3: BUSINESS DEVELOPMENT

Adopt economic vitality programs and strategies to support local Downtown businesses, and to attract new businesses to locate in Downtown.

GOAL DT-2: CONTINUE TO INVEST IN DOWNTOWN’S PUBLIC SPACES, BUILDING FAÇADES, PARKING FACILITIES, ENHANCED PEDESTRIAN ACCOMMODATIONS, AND AGING INFRASTRUCTURE.

DT-2.1: STREETScape

Continue to invest in targeted improvements to Downtown’s streetscape, focusing on projects that enhance the appearance of the Broad Street corridor, improve the comfort and safety of the pedestrian environment, and support the vitality of existing and future Downtown businesses.

DT-2.2: PARKING

Explore a range of public and private parking strategies to support the adaptive reuse of existing buildings in Downtown as well as targeted infill and redevelopment.

DT-2.3: TRAFFIC MITIGATION

Implement traffic calming measures to mitigate the impacts of through traffic, especially heavy trucks, and to ensure pedestrians feel safe in Downtown.

DT-2.4: IMPROVEMENT FUNDING

Use various financing techniques, such as tax increment financing, industrial revenue bonds, benefit district financing, grants, historic tax credits, and neighborhood revitalization tax rebates to aid revitalization projects in Downtown.

DT-2.5: NORTH/SOUTH CONNECTIONS

Ensure streets running north/south through Downtown include adequate facilities for pedestrians and bicycles, creating walkable/bikeable connections between Downtown and residential neighborhoods to the north and south.



GOAL DT-3: ENCOURAGE THE ADAPTIVE REUSE OF EXISTING DOWNTOWN BUILDINGS—AS WELL AS TARGETED INFILL AND REDEVELOPMENT—TO ACCOMMODATE AN EXPANDED MIX OF RETAIL, OFFICE, SERVICE, GOVERNMENT, AND RESIDENTIAL USES.

DT-3.1: MIX OF USES

Encourage a broader mix of uses in Downtown— employment, restaurants, entertainment, nightlife, and supporting retail—to help strengthen its role as a destination for Milliken residents and visitors.

DT-3.2: ARCHITECTURAL CHARACTER

Ensure infill and redevelopment in Downtown is constructed of durable, high quality materials and incorporates varied architectural features that enhance Milliken’s eclectic small town character.

DT-3.3: PUBLIC PRIVATE PARTNERSHIPS

Consider public/private partnerships as a tool to initiate revitalization and redevelopment projects Downtown.

GOAL DT-4: EXPAND HOUSING OPTIONS IN DOWNTOWN TO REINFORCE A STRONG SENSE OF COMMUNITY AND EXPAND OPPORTUNITIES FOR CREATING A MIX OF USES IN THE AREA.

DT-4.1: BROAD STREET FRONTAGE

Encourage residential uses on the upper floors of buildings that front Broad Street, retaining ground floor spaces for active uses such as restaurants and retail storefronts.

DT-4.2: SECONDARY STREET FRONTAGES

Encourage a range of housing options on Downtown’s secondary street frontages (off of Broad Street). Complementary housing types may include townhomes or free-standing multifamily buildings with a strong pedestrian orientation, or flats above non-residential uses such as retail or restaurants.

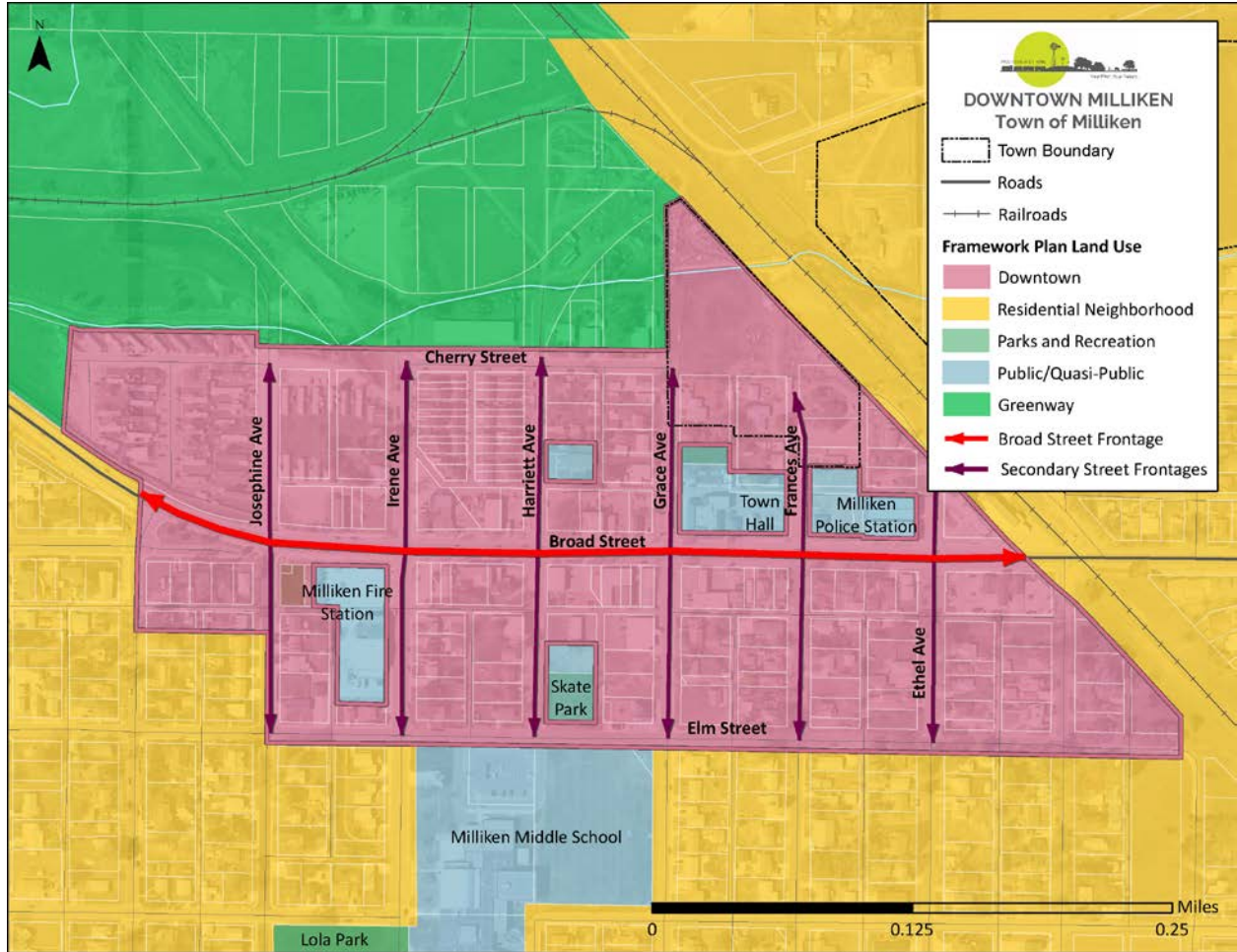
DT-4.3: RELATIONSHIP TO SURROUNDING NEIGHBORHOODS

Ensure appropriate transitions between infill and redevelopment in Downtown and adjacent single family neighborhoods, by requiring appropriate transitions in building height and massing between land uses that vary in intensity and scale.



Source: <http://millikenco.gov/>

CHAPTER 4: DOWNTOWN





RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
Goal DT-1: Continue to promote the ‘Come Round to Milliken’ brand and call to action to increase awareness of and collaboration surrounding Downtown reinvestment efforts and community events.		
Establish a Downtown Marketing Committee to serve as a champion for ongoing Downtown events and improvement initiatives.	Lead: Town Board of Trustees Partners: Milliken Business Association, Johnstown-Milliken Chamber of Commerce	O
Explore opportunities for re-starting the Milliken Farmers Market in Downtown Milliken.	Lead: Community Development Partners: Johnstown-Milliken Chamber of Commerce; Milliken Business Association	1
Develop posters, flyers, brochures, and other materials to advertise existing businesses and offerings in Downtown and work with partner organizations to distribute information on an ongoing basis.	Lead: Community Development Partners: Economic Development, Thompson River Park and Recreation District, Johnstown-Milliken Chamber of Commerce; Milliken Business Association	1
Develop updated street light pole banners to reflect the new logo and ‘Come ‘Round to Milliken’ brand.	Lead: Community Development Partners: Johnstown-Milliken Chamber of Commerce; Milliken Business Association	2
Goal DT-2: Continue to invest in Downtown’s public spaces, building façades, parking facilities, enhanced pedestrian accommodations, and aging infrastructure.		
Pursue all forms of local and state funding to supplement the Town’s ongoing revitalization efforts in Downtown.	Lead: Community Development Partners: Parks and Lakes; Public Works, Town Board of Trustees	O
Implement the Town Square improvement concepts as recommended by the Downtown Design Guidelines, either incrementally or in whole.	Lead: Community Development Partners: Parks and Lakes; Public Works	1
Implement sidewalk “gaps” identified as part of the 2015 Trail & Sidewalk Gap analysis and Broad Street improvements identified as part of the Downtown Design Guidelines.	Lead: Community Development/Parks and Lakes Partners: Planning Commission; Town Board of Trustees	1

CHAPTER 4: DOWNTOWN

ACTION	RESPONSIBILITY	PRIORITY
Review and update parking provisions in the Land Use Code to provide clear and flexible guidance for future infill and redevelopment and for the adaptive reuse of existing Downtown structures.	Lead: Community Development Partners: Planning Commission	1
Establish a mechanism for maintaining Downtown beautification enhancements (e.g., planters) as they occur, such as a volunteer group.	Lead: Community Development Partners: Keep Milliken Beautiful	1
Goal DT-3: Encourage the adaptive reuse of existing Downtown buildings—as well as targeted infill and redevelopment—to accommodate an expanded mix of retail, office, service, government, and residential uses.		
Seek membership in the Colorado Main Street Program to expand support and resources available for Downtown businesses.	Lead: Community Development Partners: Colorado Department of Local Affairs (DOLA), Economic Development	2
Review Land Use Code provisions for Downtown and immediate area and update as needed to align the Code with the goals and policies of this plan, and the Downtown Design Guidelines, in terms of allowed uses, zone district boundaries, and development standards.	Lead: Community Development Partners: Planning Commission	1
Goal DT-4: Expand housing options in Downtown to reinforce a strong sense of community and expand opportunities for creating a mix of uses in the area.		
Review Land Use Code provisions for Downtown and immediate area and update as needed to align the Code with the goals and policies of this plan, and the Downtown Design Guidelines, in terms of allowed uses, zone district boundaries, and development standards.	Lead: Community Development Partners: Planning Commission	1
Consider offering incentives (such as shared parking or increased densities) for the incorporation of higher-intensity housing in Downtown.	Lead: Community Development Partners: Planning Commission	2

RELATED PLANS AND STUDIES

- Town of Milliken Downtown Design Guidelines, 2014
- Town of Milliken Trail & Sidewalk Gap Analysis, 2015



5: A COMPLETE AND HIGHLY ACCESSIBLE SYSTEM OF PARKS, OPEN SPACE, TRAILS, AND RECREATIONAL OPPORTUNITIES.

OUR VISION

Milliken will continue to invest in and enhance its system of parks, open space, trails, and recreational opportunities, working closely with the Thompson Rivers Parks and Recreation District, Great Outdoors Colorado, the school district, Johnstown, Weld County, Town residents, and other stakeholders. The Town will place a particular emphasis on ensuring established parks are “complete” with respect to the types of facilities and levels of maintenance provided before new parks are built. The Town will also seek to improve pedestrian and bicycle access to existing parks, to ensure they are safely and readily accessible from surrounding neighborhoods. In addition, the Town will continue to collaborate with major land owners and use a variety of conservation methods to protect environmentally sensitive areas, natural areas, wildlife corridors, habitat areas, and greenways as the growth area develops over time.

GOALS AND POLICIES

GOAL P&R-1: DEVELOP AND MAINTAIN A SYSTEM OF PARKS, TRAILS, OPEN SPACE, AND RECREATIONAL FACILITIES TO ENHANCE THE QUALITY OF LIFE OF MILLIKEN RESIDENTS AND PROVIDE AN EQUITABLE, UNIFORM STANDARD FOR FUTURE DEVELOPMENT.

FOCUS AREAS

Goals and policies to create a highly accessible system of parks, open space, trails and recreational opportunities focus on:

- Completion of existing park enhancements and deferred maintenance projects as a first priority;
- Protecting and enhancing Milliken’s natural resources
- Leveraging available resources through partnerships
- Continued prioritization of expenditures through the CIP

CHAPTER 5: PARKS, TRAILS, AND RECREATION



P&R-1.1: COMPLETE PARKS

Ensure all existing and future park facilities provide an adequate range of amenities and recreational opportunities that meet the needs of the intended users. Focus on current park facilities before proposing or creating new parks.

P&R-1.2: CONNECTIVITY AND ACCESSIBILITY

Develop a system of multi-use trails, paths, and sidewalks that maximize accessibility, safety, and convenience for users of all ages and abilities, and that links regional trails, employment areas, commercial centers, recreational facilities, open space, community facilities, and parks. Focus on trails and sidewalks that promote connectivity between parks, recreational facilities, schools, and neighborhoods in Town before addressing links to other communities or amenities (such as along river corridors).

P&R-1.3: PROGRAMMING

Incorporate environmental, historical, archaeological, geological, etc. learning and educational components in the design or designation of parks, trails, and open space where opportunities exist.

P&R-1.4: OPERATIONS AND MAINTENANCE

Consider all costs, including operations and maintenance, in decisions to acquire open space, construct new parks, trails, and recreational facilities, or upgrade existing parks, trails, and recreational facilities. Consider alternative landscaping that requires less maintenance, seek partnerships with the private sector or HOAs, or explore other measures for reducing ongoing costs.

P&R-1.5: CAPITAL IMPROVEMENT PROGRAM

Continue to use the Parks and Open Space Capital Improvements Plan (CIP) as a tool to prioritize and implement high priority projects.



GOAL P&R-2: PROTECT AND ENHANCE THE INTEGRITY OF MILLIKEN'S NATURAL RESOURCES AND THE ENVIRONMENT.

P&R-2.1: PRESERVATION OF NATURAL FEATURES

Encourage the preservation, reclamation, and/or enhancement of drainage ways, floodplains, documented wildlife habitat, ecologically sensitive or important areas, steep slopes and/or areas prone to natural or geologic hazards. Integrate protected natural features as active and passive open space and/or trail corridors to serve and enhance connections between neighborhoods and to other destinations in the community, where appropriate.



P&R-2.2: STORMWATER MANAGEMENT

Seek opportunities to integrate stormwater management functions into the design of existing or planned parks, trail corridors, or open space areas, as well as streetscapes or other landscaped areas. To the extent feasible, retrofit parks and other landscaped areas owned and managed by the Town to include stormwater management functions, such as retention or infiltration basins. Work with the school district, TRPR, and others to include stormwater management function in parks, fields, and other green areas owned and managed by these entities.

P&R-2.3: LANDSCAPE DESIGN

Incorporate native and/or drought-tolerant plant species and other xeric landscape principles into the design of existing and new parks and public facilities where appropriate as a means of reducing water usage, enhancing wildlife habitat, and reducing maintenance requirements.

GOAL P&R-3: COLLABORATE WITH THE SCHOOL DISTRICT, THE THOMPSON RIVERS PARKS AND RECREATION DISTRICT, GREAT OUTDOORS COLORADO, WELD COUNTY, AND OTHERS TO IDENTIFY SHARED NEEDS AND POTENTIAL PARTNERSHIP OPPORTUNITIES.

P&R-3.1: LOCAL AND REGIONAL COLLABORATION

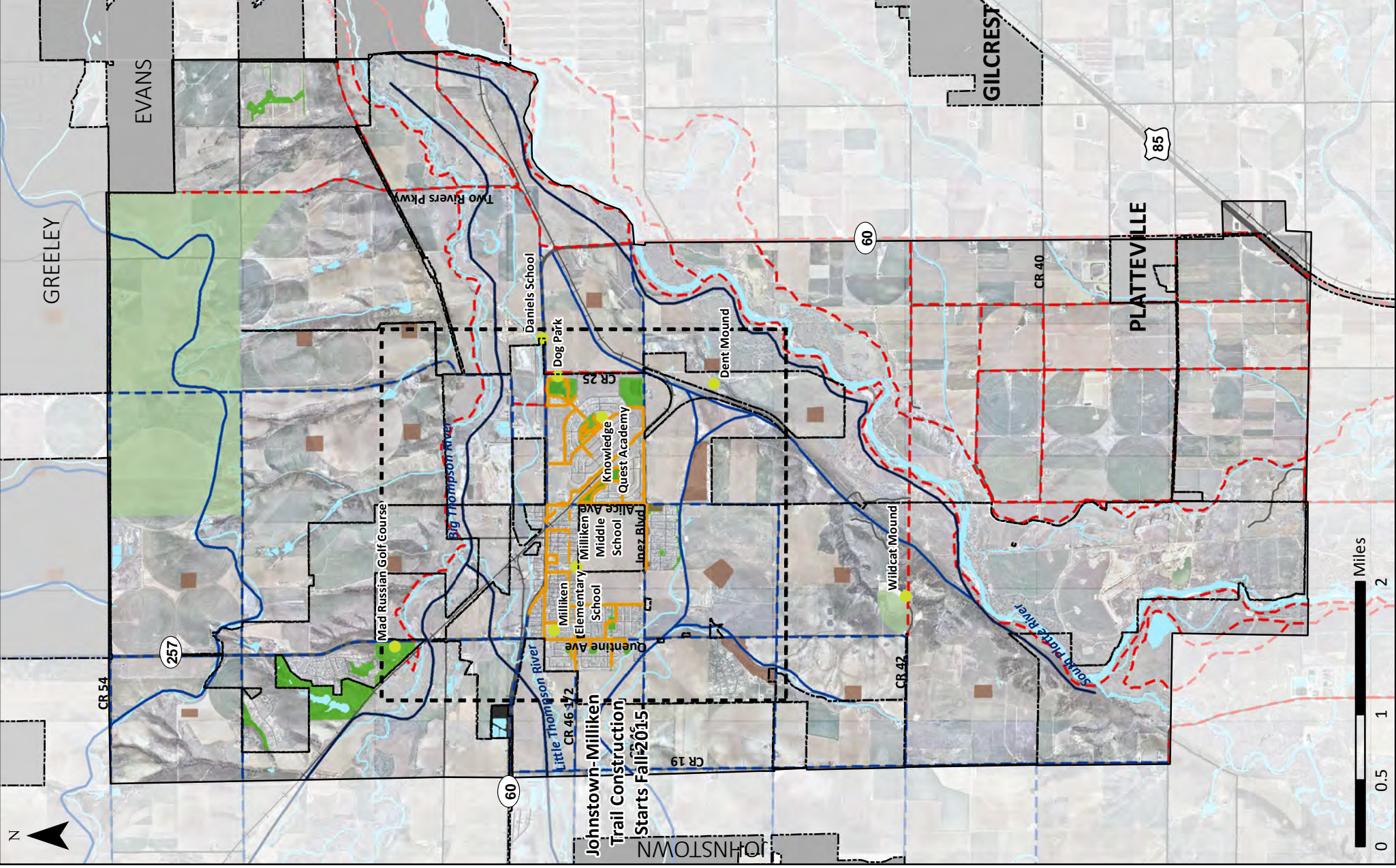
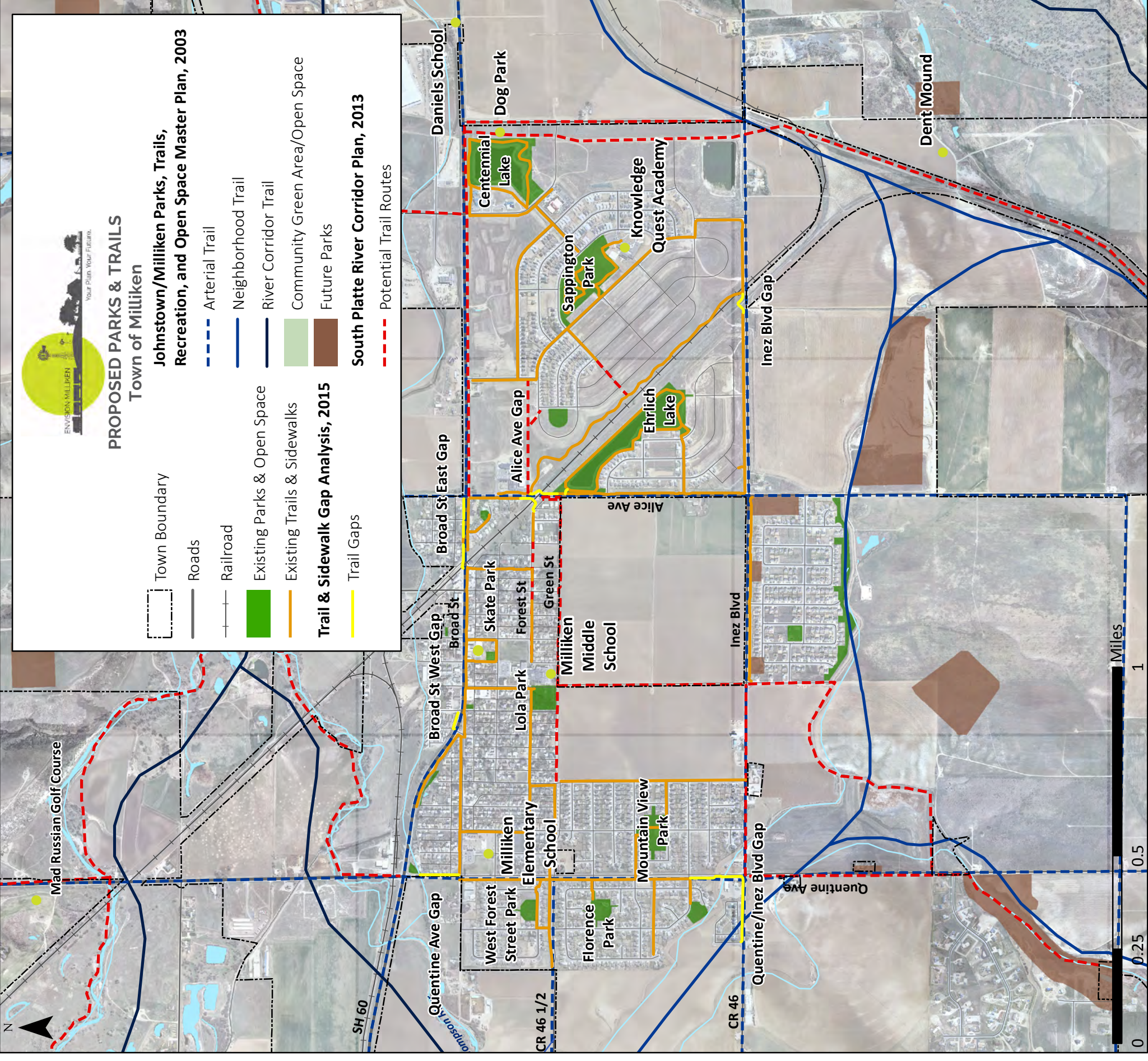
Continue to collaborate with TRPR, Johnstown, the school district, Weld County, other local governments, and other regional or state agencies to plan for and implement parks, recreation, and trail improvements. Participate in regional trail planning efforts such as the Colorado Front Range Trail.

P&R-3.2: PUBLIC-PRIVATE PARTNERSHIPS

Create public-private partnerships with developers, non-profit organizations, and other local private actors to preserve, enhance, and expand the existing parks, trails, recreation and open space systems in Milliken.



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CHAPTER 5: PARKS, TRAILS, AND RECREATION

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RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
Goal P&R-1: Develop and maintain a system of parks, trails, open space, and recreational facilities to enhance the quality of life of the Milliken residents and provide an equitable, uniform standard for future development.		
Refer to the Johnstown-Milliken Parks, Trails, Recreation and Open Space Master Plan, as applicable, when making decisions about new parks, trails, open space, and recreational facilities and/or improvements to existing amenities.	Lead: Parks & Lakes Partners: Community Development, TRPR, Town of Johnstown, Weld County	O
Review and update parks and open space requirements in the Land Use Code as necessary with the goal of increasing flexibility in requirements for new parks and formalizing maintenance responsibilities and enforcement on parks and open space parcels that are deeded to the Town through the development process.	Lead: Community Development Partners: Parks & Lakes, Planning Commission	1
Reactivate the Great Outdoors Milliken (GOMill) advisory board, to advise Town staff and the Board of Trustees, on all matters related to the management and development of the Town’s parks, recreation, trails and open space system.	Lead: Town Board of Trustees Partners: Parks & Lakes, TRPR, community at large	1
Establish a mechanism for neighborhood groups or citizens to monitor and alert the Town of potential maintenance needs or other issues in parks or other facilities they use on a regular basis. Formalize a Park Inspection Report for this purpose and a process for addressing issues as they arise.	Lead: Parks & Lakes Partners: Town Board of Trustees, TRPR, all departments, community at large	2
Continue to work with private landowners to acquire easements and rights-of-ways for future trails as necessary.	Lead: Parks & Lakes Partners: Town of Milliken, Landowners	O
Maintain the Parks and Open Space Capital Improvements Plan as the primary tool for prioritizing investment in parks, recreation, and trails projects, reviewing and updating it on an annual basis to ensure it reflects current Town priorities.	Lead: Parks and Lakes Partners: Town Board of Trustees, Community Development, TRPR	O
Incorporate trail and sidewalk projects identified in the 2015 Trail & Sidewalk Gap Analysis as part of the 2016 Parks and Open Space Capital Improvements Plan.	Lead: Parks and Lakes Partners: Town Board of Trustees, Community Development	1

CHAPTER 5: PARKS, TRAILS, AND RECREATION

ACTION	RESPONSIBILITY	PRIORITY
Goal P&R-2: Protect and enhance the integrity of Milliken’s natural resources and the environment.		
Review and update as needed Land Use Code requirements for open space preservation, protection of environmentally sensitive resources, and conservation or cluster subdivisions.	Lead: Community Development Partners: Parks & Lakes, Planning Commission, TRPR	1
Establish a xeriscape test garden, or some other demonstration site in an existing park to educate the community about native and/or drought tolerant plan materials and the benefits they provide.	Lead: Parks & Lakes Partners: Town of Milliken	2
When replacing turf, plants or other landscaped elements in Town parks or facilities, use native and/or drought tolerant species that require less irrigation and maintenance.	Lead: Parks & Lakes Partners: TRPR, Community Development, Planning Commission	0
Work with the school district, TRPR, and others to include stormwater management function in parks, fields, and other green areas owned and managed by these entities.	Lead: Community Development Partners: Parks & Lakes, Weld County School district; TRPR, others	0
Work cooperatively with landowners, Weld County, Great Outdoors Colorado, Colorado Open Lands, the American Farm Land Trust, the Colorado Historical society and other relevant groups to protect and preserve open space and/or working agricultural lands as opportunities arise.	Lead: Community Development Partners: TRPR, Parks & Lakes, Planning Commission, property owners, others	0
Goal P&R-3: Collaborate with the school district, the Thompson Rivers Parks and Recreation District, Great Outdoors Colorado, Weld County, and others on the identification of shared needs and potential partnership opportunities.		
Adopt a formal policy with the school district for joint use of fields and recreational amenities.	Lead: Parks & Lakes Partners: Town Board of Trustees, Weld County School District RE-5J	1
As opportunities arise, pursue funding through Great Outdoors Colorado (GOCO), LiveWell, and other organizations to fund improvements and construction of parks, trails, recreational facilities and open space.	Lead: Parks & Lakes Partners: Town of Milliken, Great Outdoor Colorado, other relevant Federal, State, and non-profit agencies	0



RELATED PLANS AND STUDIES

- Johnstown-Milliken Park, Trails, Recreation & Open Space Master Plan, 2003
- A Plan for the South Platte River Corridor, 2013
- Town of Milliken Trail & Sidewalk Gap Analysis, 2015

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6: A DISTINCT COMMUNITY IDENTITY THAT REFLECTS MILLIKEN'S CULTURAL, ARCHAEOLOGICAL, HISTORICAL, AND AGRICULTURAL RESOURCES.

OUR VISION

Milliken residents, both long-time residents and recent transplants, value its small town character and distinct community identity. This identity has traditionally been—and will continue to be—defined by the area's rich agricultural heritage, lands and operations. As the community grows, the Town will work with area landowners to support traditional agricultural operations as well as to embrace opportunities for smaller, specialized agricultural enterprise. Milliken's unique historic, archaeological, and cultural resources further define the community's identity, and will continue to be supported through the efforts of the Milliken Historical Society, the Town, and other community advocates.

GOALS AND POLICIES

GOAL COM-1: SUPPORT AGRICULTURE AS A BASE INDUSTRY AND A DISTINGUISHING ASPECT OF THE COMMUNITY'S ECONOMY AND WAY OF LIFE.

COM-1.1: RIGHT TO FARM

Support residents' right to farm (as per C.R.S. Section 35-3.5-101) and acknowledge the activities, sights, sounds, and smells of agriculture as normal aspects of life in Milliken.

FOCUS AREAS

Goals and policies to promote a distinct community identity focus on supporting:

- Traditional and emerging agricultural operations
- Cultural diversity
- Preservation of the Town's cultural, historic, and archaeological resources
- Cultural tourism activities

CHAPTER 6: DISTINCT COMMUNITY IDENTITY

COM-1.2: AGRICULTURAL EVENTS/ACTIVITIES

Support opportunities to create community gathering places, events, and educational opportunities for youth, residents, and visitors centered on agriculture when opportunities to do so arise.

COM-1.3: AGRICULTURAL LANDS CONSERVATION

Work with property owners and developers to preserve and protect opportunities for agricultural activities in Milliken's influence area through techniques such as conservation subdivision design, the use of conservation land trusts, or the dedication of conservation easements, especially on lands identified as being Prime Farmland or of, State or Local Importance. Irrigation ditches should also be protected.



GOAL COM-2: SUPPORT THE PRESERVATION, REHABILITATION, AND INTERPRETATION OF THE COMMUNITY'S HISTORIC AND CULTURAL RESOURCES.

COM-2.1: HISTORIC PRESERVATION

Identify and protect buildings, districts, and sites of historical, architectural, archaeological, or cultural significance. Encourage and support the preservation, restoration, rehabilitation, and/or reuse of these significant structures, retaining, to the extent feasible, the provenance, integrity, and appropriate architectural styles of the original building.

COM-2.2: EDUCATION AND OUTREACH

Continue to expand the Town's historic preservation education and outreach programs, linking cultural and historic resources with the history of the Town and the region.

GOAL COM-3: PROMOTE CULTURAL TOURISM FOCUSED ON THE TOWN'S AGRICULTURAL, ARCHAEOLOGICAL, ARCHITECTURAL, HISTORIC RESOURCES, AND OTHER UNIQUE DESTINATIONS.

COM-3.1: PRESERVATION OF SIGNIFICANT SITES AND RESOURCES

Encourage the preservation of sites with archaeological and/or geologic significance, such as Wildcat Mound and the Bluffs, among others.

COM-3.2: CREATE PARTNERSHIPS

Collaborate with the Milliken Historical Society, other local, regional, and state historic preservation and cultural resources organization, and the school district



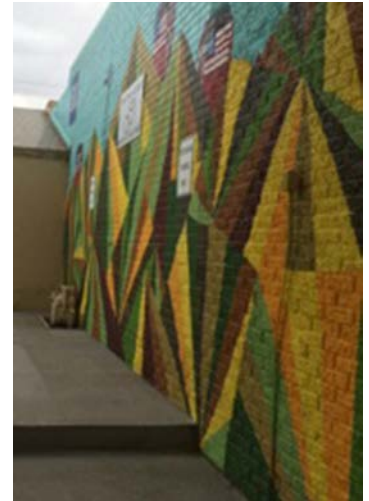
to create and/or promote tourism and educational opportunities at sites of cultural and historical significance in and around Milliken.

COM-3.3: AGRICULTURAL TOURISM

Encourage the development of agricultural niches that produce specialty crops, such as the Lavender and Gladiola Farms, to attract agricultural tourists to the area.

COM-3.4: PUBLIC ART

Incorporate public art reflecting the cultural and historic heritage of Milliken and its residents into public facilities, buildings, spaces and projects. Whenever possible, art should be commissioned from local artists.



CHAPTER 6: DISTINCT COMMUNITY IDENTITY

RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
Goal COM-1: Support agriculture as a base industry and a distinguishing aspect of the community’s economy and way of life.		
Review and update the Land Use Code as needed to provide provisions for a range of potential scenarios in which conservation subdivisions could be implemented (i.e., base zoning vs. PUD).	Lead: Community Development Partners: Planning Commission	1
Provide information on the Town’s website, at Town Hall, etc. to inform current and perspective residents and homebuyers of the state’s “Right to Farm” laws and the Town’s support for agriculture.	Lead: Community Development Partners: Administration, Parks & Lakes, Economic Development, real estate community, local developers	O
Unless it comes into conflict with other conservation goals, allow farming and agricultural activities to continue on any open space owned or managed by the Town.	Lead: Parks & Lakes Partners: Town Board of Trustees	O
Partner with relevant local and state organizations, apply for state and federal grants (such as USDA’s Farmers Market Promotion Program), and work with local businesses to plan for and support a local farmers market or similar event.	Lead: Community Development Partners: Town of Milliken; local businesses; local farm community, Weld County 4-H; Weld County Farm Bureau	2
Maintain a map identifying agricultural parcels that are located on Prime Farmland, or in areas of State and Local Significance. Make this information available to developers, landowners, and the community at large.	Lead: Community Development Partners: Administration	O
Avoid rezoning of land outside of the Urban Growth Area boundary for development that is not consistent with the Framework Plan.	Lead: Community Development Partners: Planning Commission, Town Board of Trustees	O
Goal COM-2: Support the preservation, rehabilitation, and interpretation of the community’s historic resources.		
Explore possibilities for listing historic or other significant	Lead: Milliken Historical	O



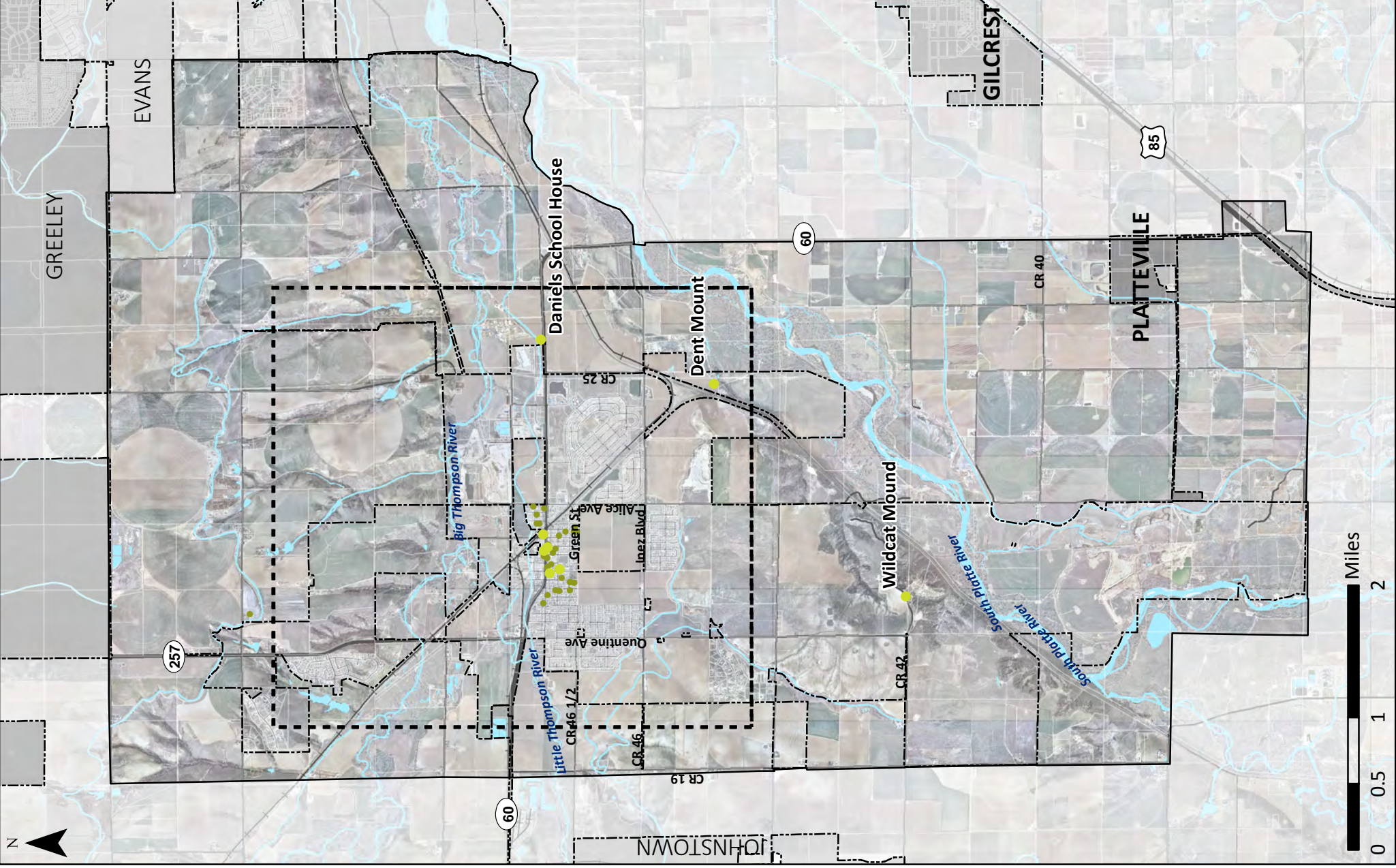
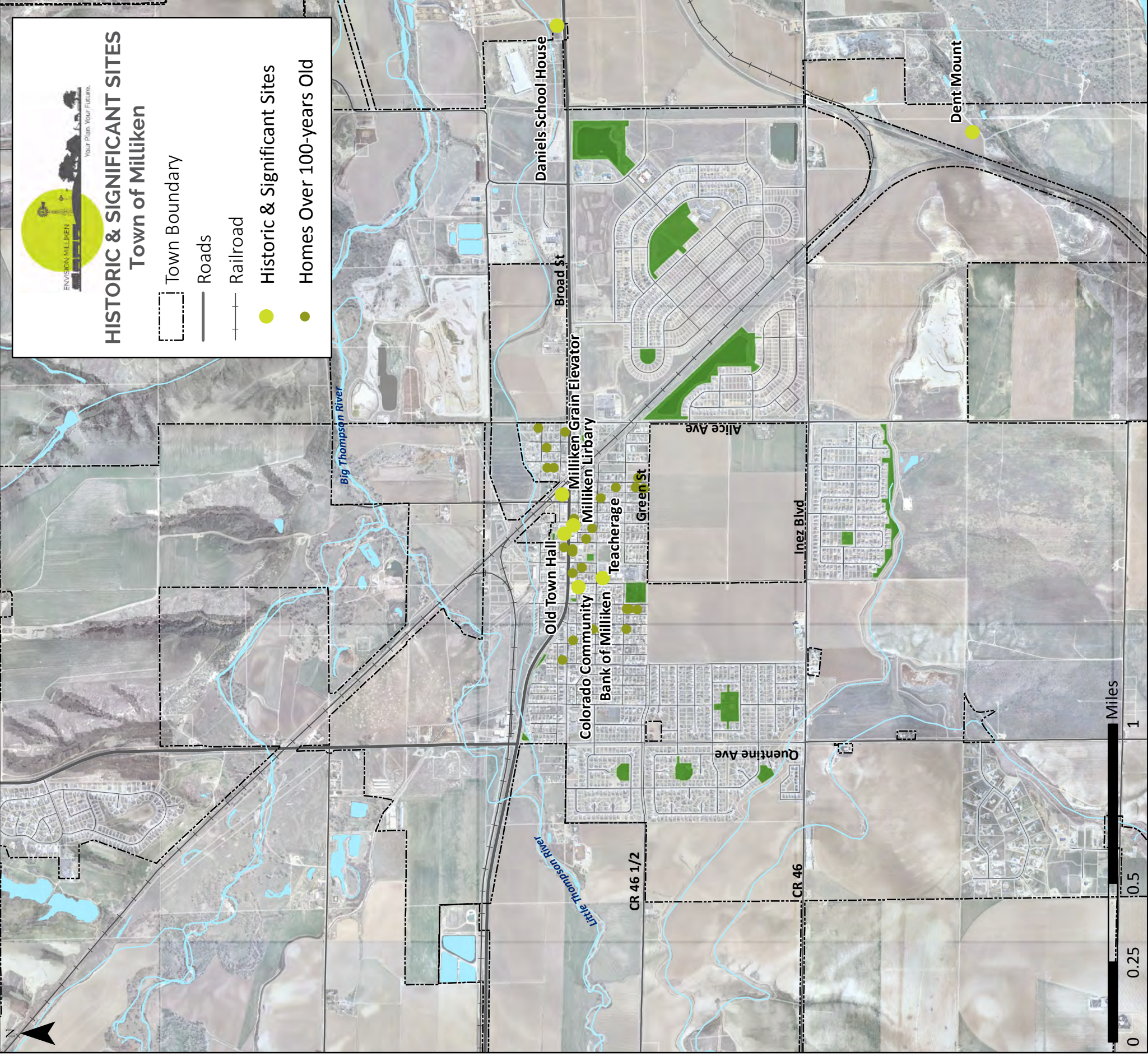
ACTION	RESPONSIBILITY	PRIORITY
structures or sites on the National Register of Historic Places	Society Partners: Town of Milliken	
Seek grants and funding opportunities to identify, research, and protect historic sites and buildings.	Lead: Partners: Town of Milliken; State Historic Preservation Office; Milliken Historical Society	0
Support and promote events or programs that promote and/or educate residents about the Town’s historic resources.	Lead: Town Board of Trustees Partners: Milliken Historical Society	0
Partner with the school district, local artists and artisans, arts and culture groups, local businesses, and other relevant regional and state organizations to explore potential programs or events that promote arts and culture in the community.	Lead: Partners: Town of Milliken; School district; Others	2
Goal COM-3: Promote cultural tourism focused on the Town’s agricultural, archaeological, architectural, historic resources, and other unique destinations (e.g., Gladiola Farm, Lavender Farm).		
Develop brochures, a website page, or other educational material to advertise and promote the Town’s historic and cultural resources.	Lead: Milliken Historical Society Partners: Town of Milliken; Milliken Historical Society; Others	1
Develop and market walking tours of historic or culturally significant sites in Milliken.	Lead: Milliken Historical Society Partners: Town of Milliken;	1
Continue to pursue potential opportunities to establish a permanent museum.	Lead: Milliken Historical Society Partners: Town of Milliken;	0

RELATED PLANS AND STUDIES

- Johnstown-Milliken Park, Trails, Recreation & Open Space Master Plan, 2003
- A Plan for the South Platte River Corridor, 2013
- A Gazetteer & Historical Encyclopedia of the Town of Milliken, Colorado, 2010

HISTORIC & SIGNIFICANT SITES
Town of Milliken

- Town Boundary
- Roads
- Railroad
- Historic & Significant Sites
- Homes Over 100-years Old





7: A FISCALLY SUSTAINABLE PATTERN OF DEVELOPMENT

OUR VISION

The Town of Milliken strives for an orderly and predictable pattern of growth that is fiscally sustainable. Proactive planning and investment in water, sanitary sewer, and storm drainage infrastructure—both new infrastructure in emerging portions of the growth area and reinvestment in aging infrastructure in older parts of town—ensures that future growth can be accommodated in the most efficient and cost effective manner as possible. Building on adopted plans for Centennial and other planned communities, the town will work with major land owners and the development community to encourage cohesive new neighborhoods designed to include a mix of land uses and housing types to meet the varying needs of residents. To promote the most efficient use of available infrastructure, the town will encourage infill and redevelopment in the Downtown area and surrounding residential neighborhoods as well as Greenfield development in the larger planning area.

GOALS AND POLICIES

GOAL SD-1: ESTABLISH A CLEAR AND ACHIEVABLE LAND USE PLAN FOR FUTURE GROWTH.

SD-1.1: FRAMEWORK PLAN

Use the Framework Plan map as a tool to guide future growth. Concentrate urban development within existing Town limits and/or within the Urban Growth Area boundary where urban services already exist or can be reasonably provided.

FOCUS AREAS

Goals and policies to promote a fiscally sustainable pattern of development focus on:

- Establishing a clear and achievable land use plan
- Promoting a balanced mix of uses
- Promoting the efficient use and provision of infrastructure and services
- Fostering local and regional collaboration

CHAPTER 7: FISCALLY SUSTAINABLE DEVELOPMENT

SD-1.2: INFLUENCE AREA

Discourage urban development within the Influence Area during the current planning horizon as a means to:

- Support the continuation of agricultural operations for as long as is viable;
- Promote a more compact and efficient pattern of growth;
- Promote cost effective service provision; and
- Preserve future growth opportunities.



SD-1.3: REGIONAL COORDINATION

Continue to collaborate with Weld County and neighboring jurisdictions on growth issues. Refer formal development applications which are adjacent to other jurisdictions' Growth Areas to that jurisdiction for comments.

SD-1.4: INTERGOVERNMENTAL AGREEMENTS

Coordinate with adjoining jurisdictions to ensure that the execution and amendment of existing and future Intergovernmental Agreements are consistent with the adopted comprehensive plan.

SD-1.5: ANNEXATION

Consider annexation of county enclaves or other properties that are consistent with annexation policies contained in the Town's Land Use Code—taking into account:

- Location in proximity to the Urban Growth Area;
- Continuity of the Town's boundary;
- Efficient and effective delivery of services; and
- Any potential fiscal impact of the annexation.

GOAL SD-2: PROMOTE A BALANCED MIX OF USES (RESIDENTIAL HOUSING OPTIONS, COMMERCIAL, AND EMPLOYMENT).

SD-2.1: BALANCED USES

Support a balanced mix of residential, commercial, employment, and recreational uses throughout the community. Encourage the geographic distribution of uses throughout the Town's planning area, recognizing that certain uses may be more suitable in particular locations (i.e., Business/Industrial).

SD-2.2: MIXED USE CENTERS



Encourage a mix of residential, retail and commercial space, and employment in Downtown and other commercial/mixed-use centers to provide opportunities for residents to meet more of their daily needs in Milliken.

SD-2.3: LAND USE CAPACITY VS. DEMAND

Monitor projected growth for residential and non-residential development to understand land demand needs and align the Framework Plan map and policies to accommodate these needs.

GOAL SD-3: ENCOURAGE NEW GROWTH IN SERVICEABLE AREAS AND PROMOTE INFILL AND REINVESTMENT IN ESTABLISHED PARTS OF MILLIKEN WITH EXISTING INFRASTRUCTURE CAPACITY.

SD-3.1: GREENFIELD DEVELOPMENT

Continue to support the extension of existing and planned neighborhoods within Urban Growth area in response to market demand and the availability of infrastructure and services.

SD-3.2: INFILL AND REDEVELOPMENT

Encourage targeted infill and redevelopment where infrastructure and services exist as a means to improve access to jobs, housing and services.

SD-3.3: HOUSING NEAR SERVICES

Encourage higher density housing in Downtown and adjacent to or within commercial/mixed use centers where residents can more readily access available services and community gathering spaces.

GOAL SD-4: PRIORITIZE INFRASTRUCTURE INVESTMENTS THAT ARE STRATEGICALLY ALIGNED WITH THE TOWN'S GROWTH VISION.

SD-4.1: LONG RANGE PLANS

Develop and utilize long range plans (i.e., Framework Plan, Water and Sanitary Sewer Master Plan) effectively manage the timing and location of future growth and to inform and help prioritize infrastructure needs.

SD-4.2: TARGETED INFRASTRUCTURE INVESTMENTS

Prioritize and invest in infrastructure maintenance and improvements within the established portions of the community and within the Urban Growth Area boundary.



Source: <http://millikenco.gov/>



Source: <http://millikenco.gov/>

CHAPTER 7: FISCALLY SUSTAINABLE DEVELOPMENT

SD-4.3: CAPITAL IMPROVEMENTS

Monitor capital improvement needs and requests and proactively plan for and prioritize capital improvement projects. Promote awareness of the fiscal constraints of the Town and clearly communicate high priority capital improvement needs and plans.



GOAL SD-5: ENSURE THAT THE TOWN HAS THE RESOURCES NEEDED TO SERVE AREAS PLANNED FOR NEW DEVELOPMENT WITH THE INFRASTRUCTURE, SERVICES AND AMENITIES NEEDED.

SD-5.1: ADEQUATE PUBLIC FACILITIES

Ensure that public facilities and services are adequate to reasonably maintain current levels of service or service standards given the impacts of a proposed development or that committed funding sources for such adequate facilities are sufficient to ensure their provision in a timely fashion.

SD-5.2: FISCAL IMPACTS

Manage the fiscal impacts of annexing and developing several areas concurrently by limiting costs to those which can reasonably be accommodated within the CIP and are compatible with anticipated revenues.

SD-5.3: REGIONAL COLLABORATION

Explore the potential of using a shared service provision model as a means of supporting development that is consistent with the community's vision in locations the Town would otherwise not have the means to serve within the immediate planning horizon.

SD – 5.4: DEVELOPMENT FEES AND REQUIREMENTS

Ensure the Town has the necessary fees and dedication requirements (i.e. right-of-way, water rights, land for public facilities) so that new development projects provide the necessary revenue, infrastructure, and resources to not create an undue burden on the Town. Regularly assess infrastructure fees to ensure fees are sufficient to cover costs associated with new Town improvements.



FRAMEWORK PLAN

Milliken’s Framework Plan is intended to guide where and how the Town will grow over the next ten to twenty years. It should be used to as a tool for making decisions regarding the location, timing, and types of future growth that occur, and for guiding future infrastructure investments. The Framework Plan places a strong emphasis on the retention of the Town’s small-town character and agricultural heritage, through strategically-managed growth. The Framework Plan is based on the following assumptions:

- Expansion of the Town’s existing geographic footprint will be growth will be focused within the Urban Growth Area boundary.
- The Town will periodically evaluate the Urban Growth Area boundary to ensure it maintains a sufficient supply of land for expansion.
- “Leap frog” development into unincorporated areas of Weld County beyond the Urban Growth Area boundary will be discouraged through ongoing coordination with the county.
- Infill and redevelopment will be encouraged within the Town’s existing limits in accordance with the goals and policies contained in this plan.
- Expansion of utilities and services will be prioritized for development that is located within the Urban Growth Area boundary.

BUILDOUT CAPACITY

LAND USE	AVERAGE DENSITY	ACRES	UNITS	POPULATION ¹
Residential²				
Estate Residential (ER)	0.05 DU/ac	2,989	149 DUs	477
Residential Neighborhood (RN)	4.5 DU/ac	3,782	13,615 DUs	43,431
Downtown (DT) ³	12 DU/ac	39	378 DUs	1,205
Commercial/Mixed Use (CMU) ³	8 DU/ac	329	2,107	6,722
<i>Residential Subtotal</i>	--	<i>7,140</i>	<i>16,249</i>	<i>51,834</i>
Non-Residential⁴				
Downtown (DT) ³	1.00 FAR	10	342,734 sqft	--
Commercial/Mixed Use (CMU) ³	0.65 FAR	82	1,864,381 sqft	--
Business Industrial (BI)	0.50 FAR	1,144	19,928,638 sqft	--
Non-Residential Subtotal	--	1,236	22,135,753 sqft	--
Other				
Agriculture (AG)	--	8,242	--	--
Parks and Recreation (PR)	--	343	--	--
Greenways	--	6,554	--	--
Public/Quasi-Public	--	63	--	--
Urban Reserve	--	1,911	--	--
Other Subtotal	--	17,113	--	--

Source: Clarion Associates, 2015

Notes:

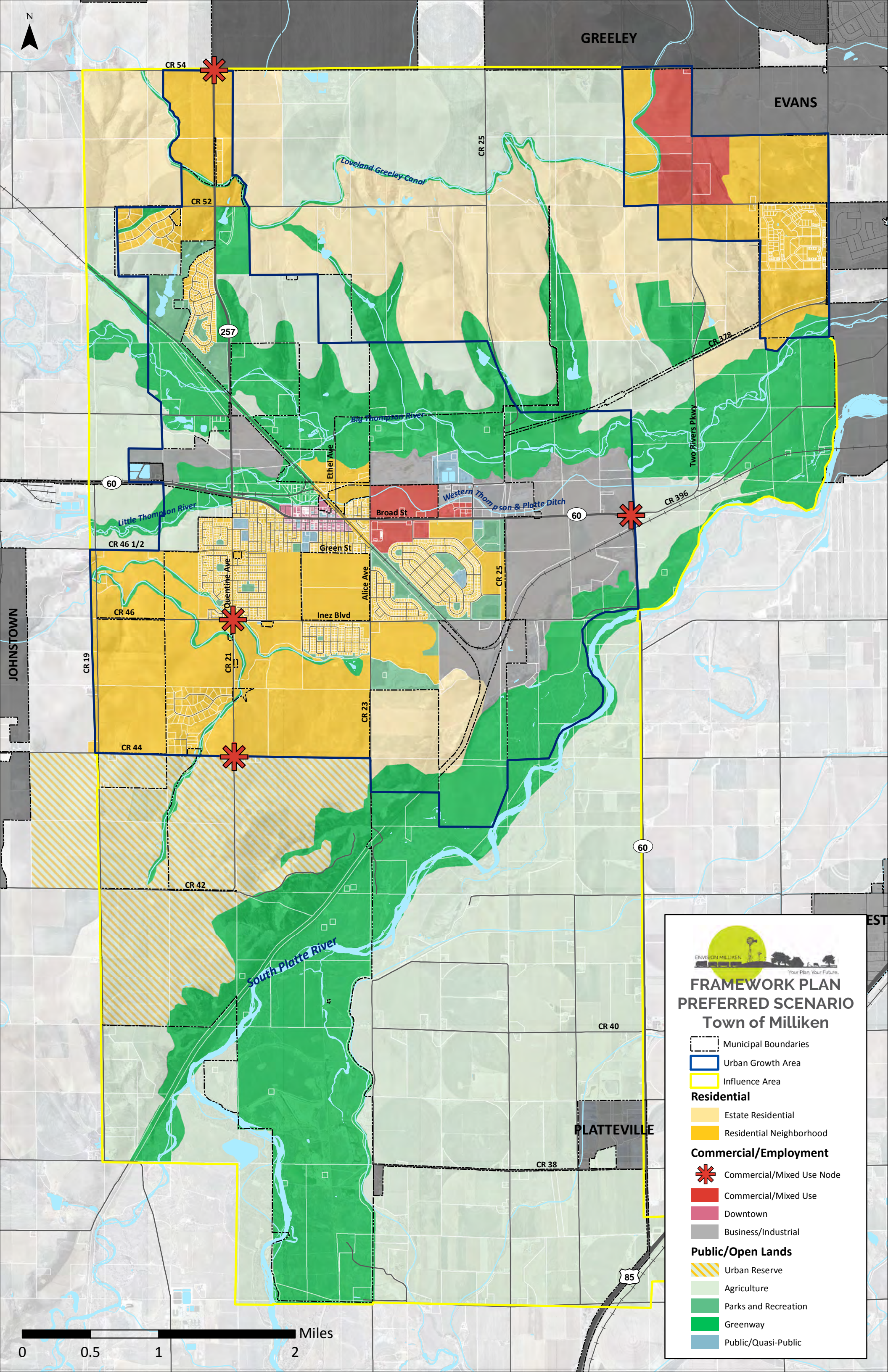
² Existing Residential acreages reduced by 20 percent to account for development inefficiencies (except for ER).


³ Downtown and Commercial/Mixed Use acreages assume 20 percent will be used for non-residential uses, while Existing Residential acreages reduced by 20 percent to account for development inefficiencies except for ER.















³ Downtown and Commercial/Mixed Use acreages assume 20 percent will be used for non-residential uses, while 80% will be used for residential uses.

⁴ Existing Non-Residential acreages reduced by 20% to account for development inefficiencies.

⁴ Existing Non-Residential acreages reduced by 20% to account for development inefficiencies.




FRAMEWORK PLAN
PREFERRED SCENARIO
Town of Milliken

-  Municipal Boundaries
-  Urban Growth Area
-  Influence Area
- Residential**
 -  Estate Residential
 -  Residential Neighborhood
- Commercial/Employment**
 -  Commercial/Mixed Use Node
 -  Commercial/Mixed Use
 -  Downtown
 -  Business/Industrial
- Public/Open Lands**
 -  Urban Reserve
 -  Agriculture
 -  Parks and Recreation
 -  Greenway
 -  Public/Quasi-Public

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FUTURE LAND USE CATEGORIES

The table below summarizes each of the land use categories identified on the Framework Plan map. The table is intended as a quick reference guide to be used in conjunction with the Framework Plan and the policies contained in this comprehensive plan.

LAND USE CATEGORY	DENSITY RANGE	USES	CHARACTERISTICS/NOTES	CURRENT ZONING
Residential				
Estate Residential (ER)	Typically 1 dwelling unit per 20 acres; although lots as small as 5 acres may be approved with a conservation density bonus or 6 acres as part of a factory built housing development.	<i>Primary:</i> Detached single-family homes on large lots. <i>Secondary:</i> Minor accessory uses and buildings and agricultural uses.	<ul style="list-style-type: none"> • Clustering on smaller lots is strongly encouraged to provide for preservation of agricultural land, sensitive natural areas, and common open space. • Typically found in rural settings both within and outside of Town limits. • Large portions of the lot remain undeveloped, reinforcing rural character. • Generally not served by Town utilities; although utilities may be extended to serve some areas in the future. • Keeping of livestock may be permitted, based on underlying zoning. 	R-1E, E-1, AE, R-FH
Residential Neighborhood (RN)	Typical 3-7 dwelling units per acre, however, may be as high as 20 dwelling units per acre in some locations.	<i>Primary:</i> Detached single-family homes on smaller lots; attached units (duplex, triplex, townhomes); mobile homes; and multifamily apartments or condominiums exist in limited locations. <i>Secondary:</i> Parks, trail, recreational facilities, schools, places of worship, and other public/quasi-public uses are typically integrated within each neighborhood.	<ul style="list-style-type: none"> • Includes Old Town neighborhood as well as other established neighborhoods near Downtown. • A mix of housing types is encouraged to serve the community. • Includes areas identified for future residential development where municipal services are currently available or are planned. • Where higher density multifamily dwellings are provided, transitions to adjacent single-family development should be provided either through changes in height and building massing or by placing lower-intensity housing types (e.g., duplexes, townhomes) along shared edge. • As new neighborhoods are developed, pedestrian and bicycle connections to schools, parks, recreational facilities and other facilities and services in established parts of Town should be provided. 	R-1, R-2, R-3, R-M

CHAPTER 7: FISCALLY SUSTAINABLE DEVELOPMENT

LAND USE CATEGORY	DENSITY RANGE	USES	CHARACTERISTICS/NOTES	CURRENT ZONING
Commercial/Employment/Mixed Use				
Downtown (DT)	Typical floor area ratios (FARs) of between 0.25 and 2.	<p>Primary: Mix of civic, retail/commercial, and office.</p> <p>Secondary: Medium/high density housing.</p>	<ul style="list-style-type: none"> • Intended to provide for a mixture of uses that will strengthen and expand the Downtown central business district and reinforce its character and vitality as the central “hub” of the community. • Ground floor of buildings fronting on Broad Street should be retained for retail/commercial uses. Higher density residential is encouraged Downtown to increase activity, support local businesses, and increase housing options; however, housing should be limited to either the upper floors of buildings fronting on Broad Street or as part of a larger development off of Broad Street. • Includes portions of established residential areas to the north and south of Broad Street, where existing homes may be converted to office and retail and/or where a transition to higher intensity uses is encouraged to occur over time. 	MU-C-D
Commercial/Mixed Use	Typical floor area ratios (FARs) of between 0.35-1.0 FAR.	<p>Primary: Retail, commercial services, and professional offices.</p> <p>Secondary: Multifamily residential, including live-work units.</p>	<ul style="list-style-type: none"> • Intended to accommodate traditional retail and commercial centers, as well as mixed use centers that include supporting residential uses and are integrated as part of larger planned communities. • Mixed use centers may include a horizontal or vertical mix of uses (i.e., residential or office above retail uses) and will tend to have a more compact land use pattern. • Regardless of the overall mix of uses, Commercial/Mixed Use centers should incorporate pedestrian-friendly design elements through management of location, scale and orientation of parking facilities, driveways, connective sidewalks and trails, public plazas, and storefronts. 	C-1, C-2, C-3, C-4



LAND USE CATEGORY	DENSITY RANGE	USES	CHARACTERISTICS/NOTES	CURRENT ZONING
Business Industrial (BI)	Typical floor area ratios (FARs) of between 0.15-1.0 FAR.	<p>Primary: Employment facilities, such as professional offices, research and development, manufacturing, indoor storage, warehousing and distribution, and a wide range of other industrial services and operations.</p> <p>Secondary: Retail and/or outdoor storage permitted as an ancillary use with a primary employment or industrial use.</p>	<ul style="list-style-type: none"> • Concentrated areas of employment along Highway 60 and railroad lines. • May include smaller office complexes consisting of a single building or several buildings not located in an office park setting. • Activities generally take place indoors, and outdoor storage or other higher intensity industrial types of uses should be screened from residential neighborhoods and public rights-of-way. • Supporting retail should be concentrated to the extent feasible. • 	I-2; I-1
Public/Open Lands				
Agriculture (AG)	N/A	<p>Primary: Farming, ranching, and other agriculturally related uses.</p> <p>Secondary: Low density (rural) residential.</p>	<ul style="list-style-type: none"> • Areas are not anticipated to be developed within the 20-year planning horizon. • Continuation of agricultural uses is encouraged within the context of both market demand and the desires of individual property owners. • Residences are typically limited to those for owners/operators of the agricultural enterprise. 	A
Parks and Recreation (PR)	Varies	Parks, trails, and other recreational facilities.	<ul style="list-style-type: none"> • Provides for the active and passive recreational needs of the community, in coordination with the Johnstown/Milliken Parks, Trails, Recreation, and Open Space Master Plan. • Generally provided by public agencies, such as the Town of Milliken, Thompson River Parks and Recreation District, Weld County, or others; however private parks and open space and privately operated golf courses are also included. 	Varies

CHAPTER 7: FISCALLY SUSTAINABLE DEVELOPMENT

LAND USE CATEGORY	DENSITY RANGE	USES	CHARACTERISTICS/NOTES	CURRENT ZONING
Greenways	N/A	Limited uses with low flood damage potential and that will not obstruct flood flows, such as farming, ranching, and other agriculturally related uses, as well as parks, open space, trails and other recreational uses.	<ul style="list-style-type: none"> Includes areas within the 100 and 500-year floodplain (as identified by official FEMA mapping) as well as steep slopes and other environmentally sensitive or hazard prone areas suitable for future conservation. 	CD
Public/Quasi-Public (PUB)	Varies	<p>Primary: Government offices, schools, community centers, fire stations, libraries, cemeteries, churches, and other places of worship. Also includes facilities needed for essential public services (e.g. wastewater treatment plant), and other industrial uses.</p>	<ul style="list-style-type: none"> Only existing facilities are shown on the Future Land Use Plan. Future locations will vary depending on the type of facility 	Varies
Other				
Floodplain/Flood Hazard Overlay	N/A	Limited uses with low flood damage potential and that will not obstruct flood flows, such as farming, ranching, and other agriculturally related uses, as well as trails, parks, open space, trails	<ul style="list-style-type: none"> Identifies areas within the 100 and 500-year floodplain (as identified by official FEMA mapping) Also identifies areas that were inundated during the 2013 flood. 	



LAND USE CATEGORY	DENSITY RANGE	USES	CHARACTERISTICS/NOTES	CURRENT ZONING
		and other recreational uses.		
Urban Growth Area	N/A	N/A	Includes areas where utilities, access and other public services can be reasonably provided and where growth and development will be encouraged.	N/A
Influence Area	N/A	N/A	Land now under Weld County jurisdiction, which has a rural character and may potentially become developed with urban uses as services become available (likely beyond the current planning horizon).	N/A

RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
Goal SD-1: Establish a clear and achievable land use plan for future growth.		
Maintain a Coordinated Planning Agreement (CPA) with Weld County and Intergovernmental Agreements (IGAs) with surrounding communities.	Lead: Community Development Partners: Administration, Town Board of Trustees	O
Monitor building permit activity to help inform land capacity and availability.	Lead: Community Development Partners: Local developers; real estate community	O
Evaluate annexation proposals for consistency with the Comprehensive Plan.	Lead: Community Development Partners: Public Works; Local developers; real estate community	O
Goal SD-2: Promote a balanced mix of uses (residential housing options, commercial, and employment).		
Update buildout capacity numbers on an annual basis as a tool for monitoring available land and guiding future service provision.	Lead: Community Development Partners: Administration; Weld County; Others	1
Goal SD-3: Encourage growth in serviceable areas and promote infill and reinvestment in established parts of Milliken with existing infrastructure capacity.		
Consider establishing a tiered fee system, so that parcels inside Town limits have reduced fees (to encourage infill and redevelopment and the efficient use of available infrastructure).	Lead: Administration Partners: Community Development, Public Works, Town Board of Trustees	2
Continue to work with property owners to update zoning on development ready parcels to align with the Comprehensive Plan.	Lead: Community Development Partners: Planning Commission, property owners	O



ACTION	RESPONSIBILITY	PRIORITY
Goal SD-4: Prioritize infrastructure investments that are strategically aligned with the Town’s growth vision.		
Use the Capital Improvements Program (CIP) as a tool to direct the location and timing of growth by coordinating and targeting public capital expenditures in a fiscally responsible manner.	Lead: Public Works Partners: Community Development; Town Board of Trustees	O
Maintain utility service master plans for water, sewer, and storm drainage.	Lead: Public Works Partners: Community Development; Town Board of Trustees	O
Goal SD-5: Ensure that the town has the resources needed to serve areas planned for new development with the infrastructure, services and amenities needed.		
Collaborate with neighboring communities, as opportunities arise, on the possible use of a shared service provision model north of the Big Thompson River (along SH257 and Two Rivers Parkway).	Lead: Administration Partners: Town Board of Trustees, Community Development	O
Regularly assess appropriate level of impact fees on new development	Lead: Community Development Partners: Fire Department; Police Department; Public Works; Community Development	O

RELATED PLANS AND STUDIES

- Town of Milliken Housing Needs Assessment, 2014
- Town of Milliken Water and Sanitary Sewer Master Plan Update, 2014

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8: A DIVERSE MIX OF HOUSING TYPES TO MEET THE NEEDS OF RESIDENTS OF ALL AGES, INCOMES, AND ABILITIES

OUR VISION

Milliken has become an attractive community for young families and is committed to building on its family-friendly environment. However, Milliken will also need to employ a variety of strategies to diversify its housing stock in order to meet the needs of a growing and changing population. The Town will continue to work with the Milliken Housing Authority, Loveland Housing Authority, Greeley Habitat for Humanity, and other community partners to increase affordable and senior housing options that provide residents with the ability to remain in Milliken as they age and have access to essential services and a continuum of care. In addition, the Town will work with major land owners and developers to ensure new neighborhoods include a mix of housing types—detached single family, duplexes, townhomes, and multi-family—to meet the needs of entry-level buyers and renters as well as “move up” housing on larger lots for residents with growing incomes and families.

GOALS AND POLICIES

GOAL H-1: ENSURE THE TOWN ALLOWS FOR A WIDE RANGE OF HOUSING TYPES ACCESSIBLE TO ALL INCOME LEVELS, AGE RANGES AND HOUSEHOLD TYPES.

H-1.1: MIX OF HOUSING TYPES

Encourage a range of housing types in new neighborhoods as well as in Milliken’s Old Town and Downtown Area neighborhoods, ranging from various sizes of attached and detached single family, to townhomes and apartments, to housing

FOCUS AREAS

Goals and policies to promote a diverse mix of housing types encourage:

- Housing that is accessible to all income levels, age ranges, and household types
- Reinvestment in Milliken’s Old Town and Downtown area neighborhoods
- A specific emphasis on filling identified gaps in Milliken’s housing stock, which include: rental, senior, and estate or “move up” housing

CHAPTER 8: HOUSING



for special populations (e.g., elderly or disabled residents) in areas that are well-served by existing services and infrastructure. Support a diversity of lot sizes, densities, and housing prices and styles to accommodate the community's needs.

H-1.2: SENIOR HOUSING/VISITABLE HOUSING

Encourage the development of new housing units designed to accommodate the specific needs of seniors and others who might have limited mobility. Such features could include main floor bedrooms, wider hallways/doors, level entries without steps, etc.

H-1.3: DEVELOPMENT READY SITES

Ensure that there are existing areas within the Urban Growth Area boundary that are zoned for and have infrastructure in place to support all types of housing desired in the Town.



GOAL H-2: PROMOTE CONTINUED REINVESTMENT IN MILLIKEN'S OLD TOWN AND DOWNTOWN AREA NEIGHBORHOODS.

H-2.1: NEIGHBORHOOD REINVESTMENT

Explore offering Town-led programs and support other organizations' efforts and programs to encourage property maintenance and/or rehabilitation such as debris removal events, paint-a-thons, energy efficiency improvements, emergency repairs, and adopt-a-neighbor partnerships. Consider partnerships with the private sector and non-profits as a way to further support reinvestment.

H-2.2: NON-CONFORMING STRUCTURES

Take appropriate actions to bring non-conforming residential lots and structures into compliance with adopted Land Use and Building Code standards.

H-2.3: INFILL DEVELOPMENT

Encourage infill development—both stick built and manufactured homes—on vacant lots within Milliken's Old Town and Downtown area neighborhoods in accordance with Land Use and Building Code requirements.

H-2.4: CODE ENFORCEMENT

Consistently administer and enforce Town ordinances related to public health, safety, and property maintenance issues.



GOAL H-3: ACTIVELY PURSUE OPPORTUNITIES AND PARTNERSHIPS THAT WILL INCREASE THE DIVERSITY OF HOUSING STOCK AND TO ADDRESS THE NEED FOR RENTAL HOUSING AND SENIOR HOUSING WITHIN THE TOWN.

H-3.1: RENTAL HOUSING

Ensure that there a variety of areas in the Town that allow for multifamily housing and actively market developers and builders to encourage them to build rental units in Milliken.

H-3.2: SENIOR HOUSING

Continue to collaborate with the Milliken Housing Authority on efforts to increase the number of housing units affordable and accessible to seniors.

H-3.3: ESTATE AND MOVE UP HOUSING

Ensure that Milliken has neighborhoods and development sites that are available and attractive for estate housing and housing that allows for existing residents to remain in the community as their needs and preferences change.



RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
Goal H-1: Ensure the town allows for a wide range of housing types accessible to all income levels, age ranges and household types.		
Evaluate the Land Use Code and consider potential changes to that allow for more flexibility in lot sizes and unit types including smaller lots or homes.	Lead: Community Development Partners: Planning Commission	1
Review the Town’s zoning map to determine if more land should be included in zone districts allowing estate residential, multi-family and mobile homes.	Lead: Community Development Partners: Planning Commission	1
Streamline the land use and building permit process in order to make it easier for properties to be rezoned for multi-family, mobile homes, town homes.	Lead: Community Development Partners: Building Department; Public Works	1
Maintain an inventory of vacant/unbuilt residential lots that are development ready.	Lead: Community Development Partners: Public Works	O
Goal H-2: Promote continued reinvestment in Milliken’s Old Town and Downtown area neighborhoods.		
Continue to support Code Enforcement as an essential function of the Town.	Lead: Town Board of Trustees Partners: Building Department; Community Development	O
Provide a Housing Rehabilitation Program utilizing Community Development Block Grant (CDBG) funds to assist homeowners	Lead: Community Development Partners: Milliken Housing Authority	2
Consider a program that decreases building, permit, and or impact fees for houses built on vacant lots in Old Town or Downtown area neighborhoods.	Lead: Town Board of Trustees Partners: Building Department; Community Development; Public Works	1
Consider amending the Land Use Code to allow the construction of accessory dwelling units (ADUs) in Old Town or Downtown area neighborhoods by right, in conjunction with the creation of siting and design standards for ADUs.	Lead: Community Development Partners: Building Department; Planning Commission	1



ACTION	RESPONSIBILITY	PRIORITY
Goal H-3: Actively pursue opportunities and partnerships that will increase the diversity of housing stock and to address the need for rental housing and senior housing within the town.		
Work with the Housing Authority and regional partners to develop a senior housing projects to address existing and future needs for senior housing	Lead: Milliken Housing Authority Partners: Community Development; Loveland Housing Authority	0
Consider a program that offers reduced building, permit, and or impact fees for housing projects that provide housing unit types under-represented in Milliken to incent developers	Lead: Community Development Partners: Planning Commission; Town Board of Trustees; Public Works; Building Department	1
Monitor areas planned for Estate Residential development within the Urban Growth Area boundary and ensure adequate infrastructure is present.	Lead: Community Development Partners: Johnstown-Milliken Chamber of Commerce; Local Realtors; Property Owners	0
Work with the Milliken Housing Authority, appropriate regional agencies, and local home builders to create a first-time home buyer homeownership program. This program should include both existing homes and new construction.	Lead: Community Development Partners: Milliken Housing Authority; Local Builders; Loveland Housing Authority	1
Identify a champion for the Town who can develop and effectively carryout an outreach strategy to market development opportunities for multifamily rental housing in Milliken to developers active in the region	Lead: Community Development Partners: Local Developers; Local Realtors	1

RELATED PLANS AND STUDIES

- Town of Milliken Housing Needs Assessment, 2014
- Town of Milliken Water and Sanitary Sewer Master Plan Update, 2014

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9: A SAFE AND DISASTER RESILIENT COMMUNITY

OUR VISION

Milliken is committed to becoming a safer and more disaster resilient community—building on the strength and resolve demonstrated by Town residents and many community partners in the wake of the September 2013 flooding. The Town will continue its ongoing efforts to recover and rebuild from the 2013 flooding, while also seeking to minimize risk to life and property in light of possible future natural or human-caused disasters. Ongoing collaboration and communication with first responders and residents and a focus on designing new infrastructure to more readily withstand potential hazard events will increase the Town’s ability to respond to and recover from future events.

GOALS AND POLICIES

GOAL RES-1: DIRECT FUTURE GROWTH AND PUBLIC/PRIVATE INVESTMENT AWAY FROM HAZARD PRONE AREAS.

RES-1.1: HAZARD AVOIDANCE

Discourage development from locating in areas characterized by natural or geologic hazards. Avoid, to the extent possible, Town investments in infrastructure and facilities in areas characterized by natural or geologic hazards. Should such investments be necessary, ensure that projects use best practices for mitigating risks and protecting the health and safety of residents.

FOCUS AREAS

Goals and policies to promote a safe and disaster resilient community focus on:

- Directing future growth and investment away from hazard prone areas
- Minimizing risk and effects of future hazard events on essential infrastructure
- Promoting emergency preparedness
- Improving communication
- Increasing community awareness of potential risks

RES-1.2: FLOOD PRONE AREAS

Determine appropriate alternative uses for flood-prone lands acquired by the Town. Ensure that development does not alter or impact the floodplain, flood way or natural channel of the rivers flowing through the Town.



Source: <http://millikenco.gov/>

GOAL RES-2: MINIMIZE RISK AND EFFECTS OF FUTURE HAZARD EVENTS ON THE TOWN’S ESSENTIAL INFRASTRUCTURE (E.G., ROADWAYS, BRIDGES, AND WATER/SEWER LINES) THROUGH BETTER INFRASTRUCTURE DESIGN AND REDUNDANT SYSTEMS.

RES-2.1: RISK ASSESSMENT

Identify and inventory essential Town infrastructure and facilities located in the 100-year floodplain or in other areas prone to natural or geologic hazards. If any are found to be at risk, develop mitigation strategies and redundancies/back-up systems, or consider relocation.

RES-2.2: HAZARDOUS MATERIAL

To the extent possible, prevent the storage or manufacture of toxic or hazardous materials, chemicals, or waste in hazard prone areas (publically and privately owned), including those located in the 100-year floodplain. Also, participate in local review of the State’s hazardous truck routing plans and proposed routes.

RES-2.3: MITIGATION PROJECTS

Continue to identify and implement mitigation strategies and projects to reduce the risks posed by known hazards to residents and property owners. Include projects or recommendations listed in the updated Stormwater Master Plan.

RES-2.4: INFRASTRUCTURE DESIGN

Update standards so that existing and new infrastructure is able to withstand a greater degree of stress or damage from natural disasters. For example, ensure that all river and stream crossings are designed to accommodate flows and velocities of a 100-year flood event, or greater. Also, ensure that all stormwater drainage and conveyance systems are able to accommodate discharges from at least 100-year storm events.



GOAL RES-3: MAKE MILLIKEN A MORE DISASTER RESILIENT COMMUNITY BY ENGAGING THE ENTIRE COMMUNITY IN THE PLANNING AND CREATION OF DISASTER RESPONSE AND PREPAREDNESS PLANS.

RES-3.2: EMERGENCY RESPONSE

Ensure the Town, first responders, and residents are prepared to respond to potential hazards or natural disasters. Update and maintain the Town’s Emergency Response Plan on a regular basis. Include the community in these updates.

RES-4.1: COMMUNITY PREPAREDNESS

Support education and outreach efforts in the community to educate and inform residents of disaster response procedures. Ensure such efforts include information about where residents can receive safety and evacuation information during and after an emergency or disaster.

GOAL RES-4: PROMOTE COMMUNITY EMERGENCY PREPAREDNESS THROUGH INCREASED COMMUNICATION BETWEEN FIRST RESPONDERS, THE TOWN, AND THE PUBLIC.

RES-4.2: COMMUNICATION

Identify and develop multiple channels through which first responders, the Town, and the public can communicate with one another. Ensure redundancies exist in the system.

GOAL RES-5: MAINTAIN POLICE, FIRE, AND EMS LEVELS OF SERVICE AS THE COMMUNITY GROWS.

RES-5.1: ADEQUATE POLICE FORCE

Maintain police force level of service to ensure the safety of the community.

RES-5.2: FIRE PROTECTION

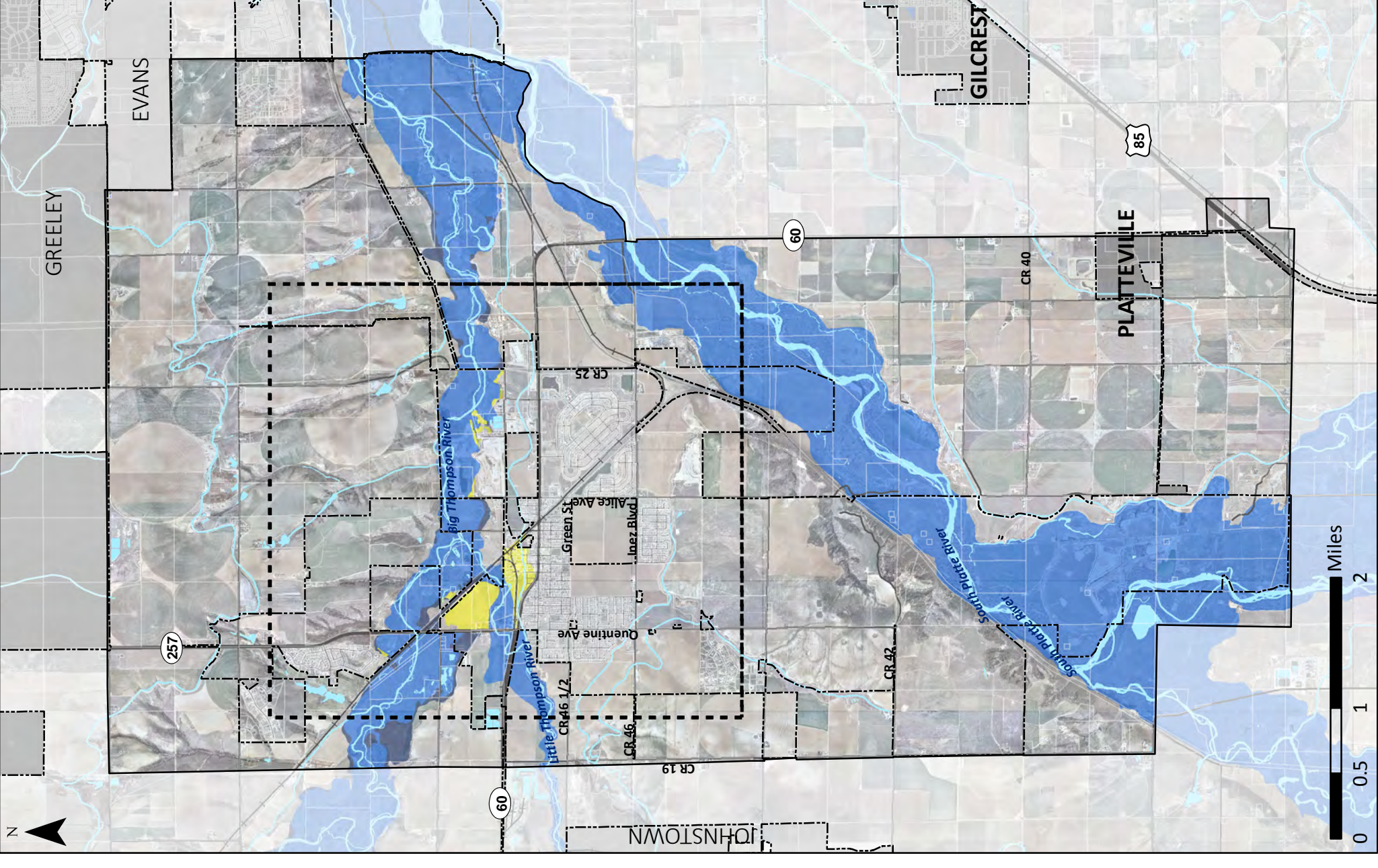
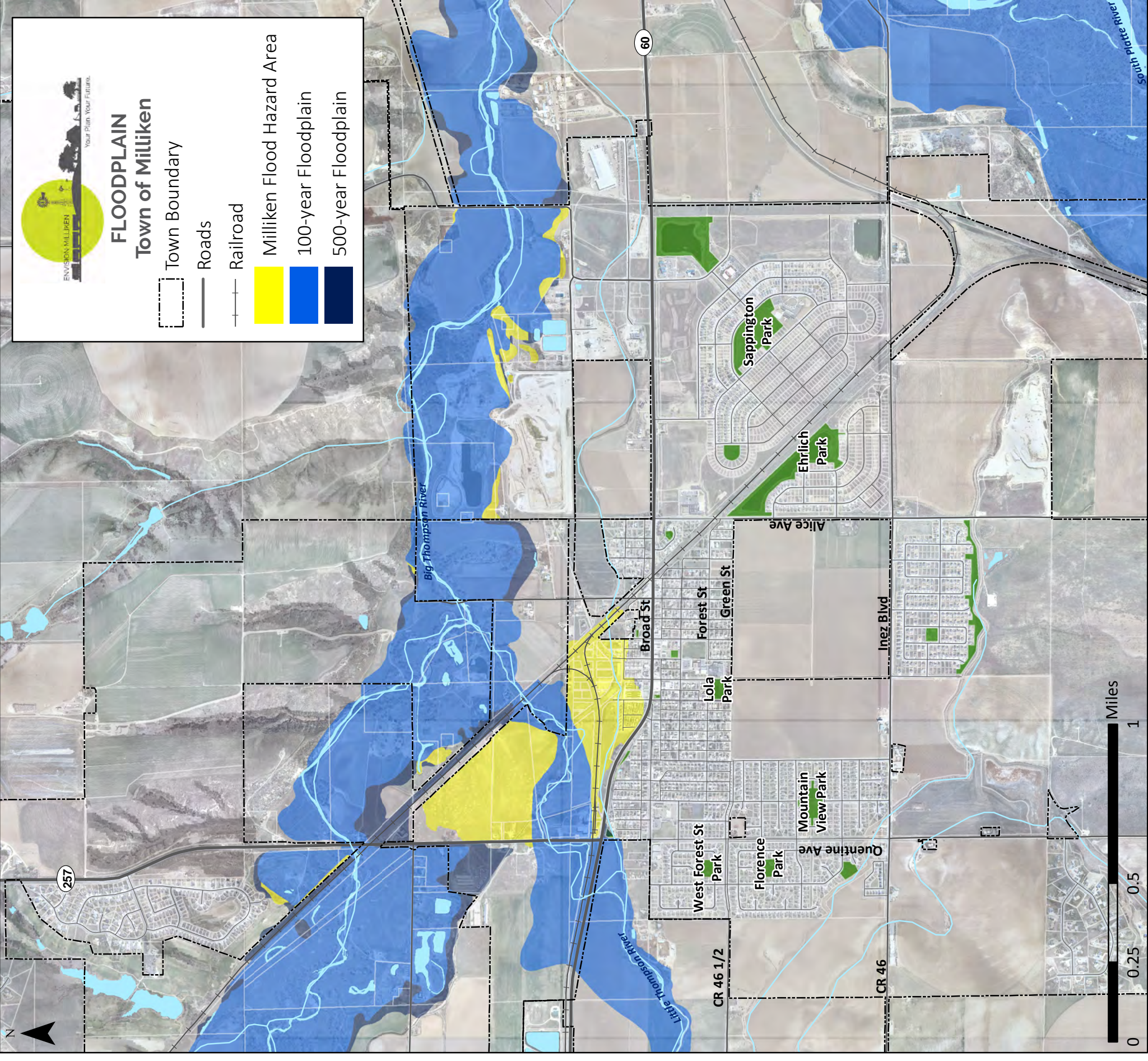
Continue to support the Fire Protection District to ensure preservation of life and property through fire prevention, fire suppression, hazardous materials response and emergency medical services support. As the community builds south of the Platte River, the Town should support the Platteville-Gilcrest Fire District.



Source: <http://millikenco.gov/>



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RECOMMENDED ACTIONS

The “Priority” column lists four possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually. (AN) As needed, are actions that would only be warranted in response to a disaster.

ACTION	RESPONSIBILITY	PRIORITY
Goal RES-1: Direct future growth and public/private investment away from hazard prone areas.		
Seek to acquire hazard prone lands, or to prevent development on those lands through tools such as conservation easements.	Lead: Community Development Partners: Administration	O
Use flood prone lands for new Town parks and recreational activities as opportunities arise.	Lead: Community Development Partners: Local developers; real estate community	O
Maintain and make available maps showing the location of hazard prone areas. Ensure residents, developers and landowners are aware of these maps, and are able to view them easily.	Lead: Community Development Partners: Public Works; Local developers; real estate community	O
Create brochures, posters, and other educational materials to educate and inform residents of the severity and likelihood of all risks present in the area. Also include information and best practices on what individual property owners can do to minimize their vulnerability to risks and hazards.	Lead: Community Development Partners: Public Works, Administration	2
Goal RES-2: Minimize risk and effects of future hazard events on the Town’s essential infrastructure (e.g., roadways, bridges, and water/sewer lines) through better infrastructure design and redundant systems.		
Work with surrounding communities, Weld County and others to update the Northeast Colorado Regional Hazard Mitigation Plan.	Lead: Community Development Partners: Administration; Weld County; Others	1
Implement the recommendations and projects included in the 2014 Stormwater Master Plan.	Lead: Public Works Partners: Community Development; Administration	O
Use funding at the local, state, and federal levels to implement additional mitigation projects.	Lead: Community Development Partners: Administration	O
Identify and prioritize projects to protect, upgrade, or relocate existing infrastructure and Town facilities that may be at risk from hazards or other natural disasters.	Lead: Public Works Partners: Community Development; Administration	O

CHAPTER 9: RESILIENT COMMUNITY

ACTION	RESPONSIBILITY	PRIORITY
Create guidelines for assessing the potential risks to existing Town infrastructure and facilities and their ability to withstand a certain intensity or type of disaster, such as a 100-year flood.	Lead: Public Works Partners: Community Development; Administration	1
Goal RES-3: Make Milliken a more disaster resilient community by engaging the entire community in the planning and creation of disaster response and preparedness plans.		
Undertake a table-top exercise or some similar disaster simulation with first responders, Town staff, and the community on a regular basis to practice disaster response protocols.	Lead: Public Works Partners: Fire Department; Police Department; Community Development; Administration	1
Appoint a Town Volunteer Coordinator within 24 hours after a disaster strikes.	Lead: Public Works Partners: Fire Department; Police Department; Community Development; Administration	AN
In consultation with the community, prioritize the order in which services and infrastructure are restored and repaired following a disaster.	Lead: Public Works Partners: Fire Department; Police Department; Community Development; Administration; Community at large; Town Board of Trustees	1
Ensure the Town has plans for, or is able to provide, temporary shelter and medical care to residents impacted by a disaster.	Lead: Public Works Partners: Fire Department; Police Department; Community Development; Administration	0
Encourage the public to develop individual emergency response and preparedness plans. Provide opportunities or resources to residents to inform and educate them about how best to respond in the event of a particular kind of disaster.	Lead: Public Works Partners: Fire Department; Police Department; Community Development; Administration; Community at large; Town Board of Trustees	0
Have at least one meeting per year with the BOOST Committee to ensure all emergency preparedness needs for the community are addressed, or are in the process of being addressed, by the Town and other responsible governments and agencies.	Lead: Administration Partners: BOOST Committee members	0
Goal RES-4: Promote community emergency preparedness through increased communication between first responders, the town, and the public.		
Support opportunities for emergency management staff to undertake Incident Command System Training and other forms of training to ensure good communication at all levels during a disaster or similar event.	Lead: Administration Partners: Fire Department; Police Department; Community Development; Public Works;	0



ACTION	RESPONSIBILITY	PRIORITY
	Town Board of Trustees	
Assess the need for additional warning sirens to alert the public during a disaster or similar event.	Lead: Administration Partners: Fire Department; Police Department; Public Works; Community at large	1
Use local media, local radio, reverse 911, and social media to alert the public of disasters and similar events, and to keep them informed of road closures, evacuations, and other developments that unfold in the course of the disaster.	Lead: Administration Partners: Local media outlets	AN
Establish lines of communication with all volunteer groups that are to participate in disaster response.	Lead: Administration Partners: Fire Department; Police Department; Public Works; Community Development	O
Check in or hold briefings daily with volunteers and other responders to better coordinate efforts and avoid duplication of efforts.	Lead: Administration Partners: Fire Department; Police Department; Public Works; Community Development	AN
Alert volunteers of the necessary vaccinations, clothing, protective gear or equipment they will need to protect themselves in response to a disaster or similar event.	Lead: Administration Partners: Fire Department; Police Department; Public Works; Community Development	AN
Ensure information regarding disasters disseminated by the Town is available in both English and Spanish. Make sure bilingual volunteers are identified and properly deployed to best communicate with all residents.	Lead: Administration Partners: Fire Department; Police Department; Public Works; Community Development	AN
Goal RES-5: Maintain police, fire, and EMS levels of service as the community grows.		
Assess the current level of service provided by police, fire, and EMS. Ensure new development will not adversely affect current levels of service.	Lead: Community Development Partners: Fire Department; Police Department; Public Works; Community Development	O
In consultation with police, fire, EMS providers, and the community, create level of service standards or goals for these services.	Lead: Administration Partners: Fire Department; Police Department; Public Works; Community Development	O

RELATED PLANS AND STUDIES

- Northeast Colorado Regional Hazard Mitigation Plan, 2009



10: A WELL-CONNECTED COMMUNITY

OUR VISION

Milliken will continue to work with the community, CDOT, Weld County, the North Front Range MPO, adjacent municipalities, FEMA, and other stakeholders to improve physical and community connections, both within the community Town and within the region.

The Town will pursue opportunities to provide residents with a well-connected multimodal transportation system that accommodates all travel modes (pedestrian, bicycle, automobile, and transit), providing mobility options for all ages and abilities. Right of way for future east/west linkages connection and regional roadway connections improvements will be preserved to enhance future linkages between Milliken and the broader region as the community continues to grow and traffic volumes on the existing roadway system increase.

Eliminating “gaps” in the existing sidewalk and trail system will be a priority to enhance pedestrian and bicycle connectivity and safety within and between established areas of the community—such as Downtown Milliken.

The Town will foster greater connectivity between the Town government and the community through greater engagement with the community, and by supporting and organizing opportunities for elected officials, Town staff, and appointed commissioners to engage with a wide range of community members and stakeholders. In addition, the Town will pursue greater connections between community members through a variety of events and festivals that bring the community together, such as Beef N Bean Day.

FOCUS AREAS

Goals and policies to promote a safe and disaster resilient community focus on:

- Improving the safety and efficiency of the transportation system
- Enhancing pedestrian and bicycle connectivity
- Planning for the town’s long-term transportation needs
- Encouraging civic engagement

GOALS AND POLICIES

GOAL CC-1: ESTABLISH A SAFE AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM.

CC-1.1: TRAFFIC IMPACTS

Minimize the impacts of local and regional traffic traveling through Town, especially along SH 60/Broad Street through the downtown and around schools by providing travel mode and routing options and designing for slower speeds.

CC-1.2: NEW DEVELOPMENT

Plan for and implement a transportation system that will accommodate the planned land use pattern and ensure impacts of new developments on the transportation system in Milliken are properly mitigated.

CC-1.3: STREET DESIGN

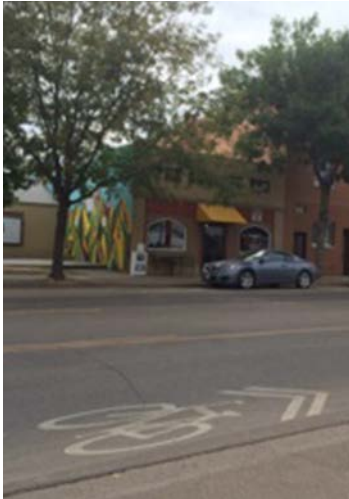
Design and construct pedestrian friendly, attractive streets and sidewalks to ensure their proper function and reinforcement of Milliken’s small town character. Dead-end streets and cul-de-sacs should be avoided. Where appropriate, the Town should extend the traditional gridded street pattern that provides connectivity between neighborhoods.

CC-1.4: MULTIMODAL SYSTEM

Ensure the street system balances the needs of all intended users, including pedestrians, bicyclists, automobiles, and transit riders

CC-1.5: RESILIENCY

Plan and design for resiliency in the transportation system through better infrastructure design, redundant systems and emergency management planning.



GOAL CC-2: CONTINUE TO ENHANCE PEDESTRIAN AND BICYCLE CONNECTIVITY WITHIN MILLIKEN AND REGIONAL TRAIL CONNECTIONS TO OTHER NORTHERN COLORADO COMMUNITIES.

CC-2.1: CONSIDERATIONS FOR ALTERNATIVE MODES

Use the Town’s development review process for private development projects as well as public improvements to the greatest extent possible to ensure inclusion of alternative modes of transportation, including public transit, bicycling and pedestrian access during the planning and design of



those projects. Use pedestrian and bike facilities to provide connections between residential and employment areas, commercial centers, recreational and open space areas (including the Fieldhouse), and parks and schools.

CC-2.2: PREVIOUS PLANNING EFFORTS

Continue to implement the recommendations of previous plans and planning studies, including the Johnstown-Milliken Parks, Trails, Recreation and Open Space Master Plan, the Town of Milliken Transportation Master Plan, and the Town of Milliken Trail & Sidewalk Gap Analysis study.

GOAL CC-3: PLAN FOR AND IMPLEMENT EXPANDED TRANSIT SERVICE TO MEET THE LONG-TERM NEEDS OF THE COMMUNITY.

CC-3.1: FUTURE TRANSIT SYSTEM

Work with North Front Range Metropolitan Planning Organization (NFRMPO), surrounding communities, Weld County and other appropriate agencies to identify potential transit connections to other northern Colorado communities (such as those identified in the Johnstown Milliken, and Windsor Short Term Transit Plan) and regional transit services (including Bustang).

CC-3.2: HUMAN SERVICES TRANSPORTATION

Participate in NFRMPO Mobility Council meetings, work to increase community awareness of available human services transportation, and support implementation of the NFRMPO Coordinated Public Transit/Human Services Transportation Plan.

GOAL CC-4: ENCOURAGE AND FOSTER CIVIC ENGAGEMENT AND COMMUNITY INVOLVEMENT IN TOWN GOVERNMENT.

CC-4.1: ACCESS TO INFORMATION

Establish a greater variety of avenues through which to disseminate information to and solicit input from the public— including in person meetings and workshops, as well as social media and online forums to cater to the needs of different individuals.

CC-4.2: OPPORTUNITIES FOR CIVIC ENGAGEMENT

Foster civic engagement and community involvement by supporting existing and new volunteer committees and commissions, providing volunteer opportunities and internships, and maintaining open meetings and records.



Source: <http://millikenco.gov/>

CHAPTER 10: A WELL-CONNECTED COMMUNITY

CC-4.3: COMMUNITY-BUILDING ACTIVITIES

Encourage more community events, festivals, and celebrations to foster a strong sense of community and maintain Milliken’s sense of place.

CC-4.4: YOUTH ENGAGEMENT

Encourage involvement of youth in civic matters by collaborating with the school district, and pursuing opportunities to include youth in community planning and decision-making.

RECOMMENDED ACTIONS

The “Priority” column lists three possible time frames for implementing recommended actions: (1) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (2) - Medium Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

ACTION	RESPONSIBILITY	PRIORITY
Goal CC-1: Establish a safe and efficient multimodal transportation system.		
Consider a range of traffic calming measures along Broad Street that will improve pedestrian safety and the quality of the streetscape.	Lead: Community Development Partners: Public Works; CDOT	1
Make improvements to the Town’s sidewalk system and comply with ADA requirements.	Lead: Community Development Partners: Public Works; CDOT	O
Support the implementation of the SH 60 Access Control Plan and recommendations from the SH 60 Environmental Overview Study	Lead: Community Development Partners: Public Works; CDOT	O
Establish a transportation impact fee so that new development pays a fair share for the impacts of the transportation network within the community.	Lead: Community Development Partners: Economic Development; Public Works; Finance	2
Create safe pedestrian crossings at key intersections on Broad Street using bulb-outs, enhanced crossing treatments angled parking, and other means, where possible.	Lead: Community Development Partners: Public Works; CDOT	1
Work with CDOT to implement alternative truck routes to minimize through truck travel through downtown.	Lead: Community Development Partners: CDOT	O
Goal CC-2: Continue to enhance pedestrian and bicycle connectivity within Milliken and regional trail connections to other northern Colorado communities.		
Amend the Land Use Code to require bicycling and pedestrian connections within new developments.	Lead: Community Development Partners: Public Works	1
Integrate designated bicycle lanes or widened shoulders into arterial and collector roadway designs consistent with the Transportation Master Plan.	Lead: Community Development Partners: Public Works; CDOT	O
Enhance pedestrian and bicycle connections to the Town’s parks, schools, open spaces and activity areas such as downtown, and other commercial areas.	Lead: Community Development Partners: Public Works; Parks & Lakes	1

10: A WELL-CONNECTED COMMUNITY

ACTION	RESPONSIBILITY	PRIORITY
Goal CC-3: Plan for and implement expanded transit service to meet the long-term needs of the community, working closely with Weld County, the North Front Range MPO, and other stakeholders.		
Support implementation of the Preferred Alternative identified in the Johnstown, Milliken and Windsor Short-Range Transit Plan.	Lead: Community Development Partners: Public Works	2
Actively monitor and participate in regional transportation issues and planning efforts.	Lead: Community Development Partners: NFRMPO; CDOT; Weld County; Neighboring Communities	0
Goal CC-4: Encourage and foster civic engagement and community involvement in Town government.		
Continue to communicate with citizens in a way that promotes meaningful engagement and participation, as well as efficiency, through use of the Town’s website, public opinion polling, and other means.	Lead: Administration Partners: Town Board of Trustees, all Boards and Commissions and departments.	0
Ensure coordination among Town departments and functions, such as community development, public safety, and code enforcement when conducting outreach to neighborhoods and property and business owners to ensure clear communication, and to improve the effectiveness and efficiency of outreach efforts.	Lead: Administration Partners: Town Board of Trustees, all Boards and Commissions and departments.	0
Continue to offer programs such as the Ride-A-Long program to provide citizens with opportunities to interact with Town staff and learn about Town government.	Lead: Administration Partners: Town Board of Trustees, all Boards and Commissions and departments.	0

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

11: ACTION PLAN

To be added...

11: ACTION PLAN

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APPENDIX A: BACKGROUND AND CONTEXT

To be added...

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