



Milliken Skate Park

### BUILD COMMUNITY AMENITIES

Creation of a community recreation center providing high quality recreational, social, wellness and educational programs for citizens of all ages is one of community's highest priorities. The facility needs to be centrally-located to best serve the population and leverage upcoming improvements to the Downtown.

In addition to preservation of agricultural lands, the Town strives to provide a balanced system of open space composed of environmentally sensitive areas, natural areas, wildlife corridors, habitat areas, trails and greenways using a variety of conservation methods to meet both the needs of the citizens and the Town's resource protection goals. Lands with conservation values (the Bluffs, drainageways, etc.) have been identified on the Framework Plan as Greenways. These conservation areas are one of the most important contributors to Milliken's quality of life.

### A COMPREHENSIVE SYSTEM OF OPEN SPACE AND TRAILS

The Town will continue to provide a balanced system of open space composed of environmentally sensitive areas, natural areas, wildlife corridors, habitat areas, trails and greenways using a variety of conservation methods to meet both the needs of the citizens and the Town's resource protection goals. Lands with conservation values (ridgetops, drainageways, etc.) have been identified in the Framework Plan as conservation priorities as development occurs. As new neighborhoods are developed to the north and south, potential locations for community parks are shown on the Framework Plan.

### FISCALLY SUSTAINABLE DEVELOPMENT PATTERN

The Town of Milliken's greatest fiscal challenge in the future will be to provide the municipal services that its residents seek while accommodating economic growth that provides new residential and non-residential development, yet retain the cherished qualities of a small town.

**"MILLIKEN IS A WONDERFUL PLACE TO LIVE. WE HAVE TO GROW IT RIGHT."**

**- BETTY RANGEL, TOWN CO-CLERK,  
JULY 2, 2009**

In order to provide those much-needed amenities that that will improve Milliken residents' quality of life, additional Town revenue will need to be obtained. Community leaders support the concept of developing commercial centers at the key intersections of CR 54 and 257, SH 85 and SH 60, and Two Rivers Parkway and SH 60, which will provide retail and services to the Community as well as additional sales tax revenue.

The chapters that follow are intended to achieve the vision and guiding principles through a detailed analysis of issues, establishment of supporting policies and selection of appropriate implementation actions.

## 1.2 PRINCIPLES AND POLICIES

The Community's Vision is expressed in the Envision Milliken Plan through stated principles and supportive policies.

Principles and policies form the yardstick against which future ordinances and public programs are measured. Principles provide a basis for community decision-making, not only in the development review process, but throughout all sectors of local government. All principles and policies should be compatible with and assist in realizing the Framework Map. However, not all specifically relate to the Town's physical growth, such as policies regarding cultural arts.

Each principle and policy represents a choice, and each choice requires balancing complex and sometimes conflicting issues. Each represents a significant decision to be made about the future form and pattern of a part of the community.

In this plan, principles are defined as important values or beliefs adhered to by the community. Unlike a goal, a principle cannot be "checked off" a list once it is completed. Significant efforts have been made to ensure that the principle statements represent the community's desires. They have been formulated through stakeholder interviews, community group presentations, public workshops, Steering Committee meetings, and through correspondence with all Town departments.

Policies are defined as specific strategies to guide decision-making and are listed under a specific principle as a mechanism to achieve the principle. Each policy has been identified by letters that designate the section of the Plan where it is located and numbers that indicate the sequence of principles and policies within each section. In the Economic Development section, for instance, a policy might be called "ED-1.3." This would be "ED," an Economic Development policy; "1," in the first principle of the Economic Development section; and ".3," the third policy for that principle.

The Policies and Principles of this Plan along with the The Town of Milliken's Land Use Code (Chapter 16 of the Milliken Municipal Code) shall be the guiding documents for land development within the Town of Milliken. More specifically, the Town's Land Use Code shall be a tool in which the outlined plan is implemented.

These Policies and Principles will also serve as the Town's Three-mile plan in conjunction with the Framework Plan.

### LAND USE

Land use composition should contribute toward achieving the greater vision of the Town while providing the opportunity for existing and future residents to live, work, and recreate. This mosaic of land uses should provide a greater range of housing opportunities, ensure vibrant commercial and employment environments and maintain or enhance transportation level of service (LOS) standards to the residents of Milliken.



**PRINCIPLE LU-1: THE TOWN WILL COOPERATE WITH OTHER JURISDICTIONS TO RESOLVE LAND USE ISSUES OF MUTUAL CONCERN.**

**LU-1.1: Urban Growth Area Boundary.** The Town will continue to collaborate with Weld County and neighboring jurisdictions in having an Urban Growth Area boundary surrounding Milliken for guiding and managing growth beyond the Town limits. The Urban Growth Area boundary will delineate the extent of urban development in Milliken. The Town's Urban Growth Area boundary will be reviewed and, if necessary, modified according to established criteria and procedures, in conjunction with a comprehensive update of the Envision Milliken Plan.

**LU-1.2: Phased Urban Growth.** Land within Milliken's sphere of influence is divided into two areas: 1) Urban Growth Area; and 2) Influence Area. The Urban Growth Area is considered land within the Town of Milliken or contiguous with the Town boundary which has adequate urban facilities and services and can accommodate urban development within one year.

The Influence Area is that land now under County jurisdiction, which has a rural character and may potentially become developed with urban uses as services become available.

The Town should prioritize and encourage growth and development within the Urban Growth Area prior to development in the Influence Area.

**LU-1.3: Responsibility for Planning.** The Town of Milliken and Weld County shall share responsibility for the Milliken Growth Area.

**LU-1.4: Intergovernmental Agreements.** The Town and County may enter into intergovernmental agreements with other municipalities and agencies when appropriate to foster intergovernmental planning and cooperation.

**LU-1.5: Annexation Policies.** The Town will uphold the following annexation policies:

- Annexations should be consistent with the Colorado Municipal Annexation Law of 1965 and its amendments.
- Annexation of enclaves may be accomplished for the purpose of improving the continuity of the Town's boundary and to provide more efficient and effective delivery of services.

- Annexation of land should mainly be limited to the Urban Growth Area of the Town as defined by the Framework Map.
- The fiscal impact of the annexation, if any, shall be determined by applying the Town's fiscal impact model to the present and proposed land use of the annexed area. The fiscal impact shall not be the sole determinant of annexation approval, but shall be one of the determinants in a decision to annex land.
- At the time of annexation action on the part of the Town, all adjoining landowners and any landowner within three hundred (300) feet shall be notified.

**LU-1.6: Development Referral.** Formal development applications which are adjacent to other jurisdictions' Growth Areas should be referred to that jurisdiction for comments.

**PRINCIPLE LU-2: ENVISION MILLIKEN WILL BE THE GUIDING DOCUMENT WITHIN THE MILLIKEN URBAN GROWTH AREA.**

**LU-2.1: Consistency with the Comprehensive Plan.** Land use proposals should be consistent with Envision Milliken, as well as applicable local ordinances and resolutions.

**LU-2.2: Compatibility with Intergovernmental Agreements (IGA's).** The Town should work in cooperation with adjoining jurisdictions to ensure that the execution and amendment of IGA's are consistent with the adopted comprehensive plan.

**PRINCIPLE LU-3: PROMOTE ADEQUATE RESIDENTIAL DENSITIES TO SUPPORT EXISTING AND FUTURE COMMERCIAL CENTERS.**

**LU-3.1: Housing Near Services.** The Town should encourage higher density housing development near the Downtown and future commercial centers to improve the Community's quality of life.

**LU-3.2: Link between Transportation and Land Use.** The Town will implement land use plans and programs that support effective transit, an efficient street system, and alternative transportation modes. The Town shall design the transportation system to accommodate the planned land use pattern, which includes higher densities and mixed-use in the downtown, commercial centers, employment areas; and a variety of densities in the fringe areas if they support

the concept of “complete neighborhoods”.

**PRINCIPLE LU-4: ENCOURAGE MIXED-USE DEVELOPMENT, ESPECIALLY IN THE DOWNTOWN AREA, TO SUPPORT COMMERCIAL USES, PROMOTE WALKABILITY, AND PROVIDE FOR A VARIETY OF HOUSING OPTIONS.**

**PRINCIPLE LU-5: VARIETY OF COMMERCIAL CENTERS. DEVELOP COMMERCIAL CENTERS OF AN APPROPRIATE SIZE AND SCALE, AND WITHIN THE RIGHT LOCATIONS, TO ENSURE ECONOMIC SUSTAINABILITY AND SHAPE COMMUNITY FORM.**

**LU-5.1: Commercial Center Hierarchy.** Rather than being spread out along major streets, new commercial centers will be focused in centers should be concentrated activity areas at a variety of scales distributed throughout the community. See Table 1.2-1.

**The hierarchy of centers includes:**

- **The Downtown, which forms the heart of Milliken.** The historic downtown will be revitalized. Downtown will be expanded to include an area south of the Little Thompson River. This newly expanded area will provide the necessary households and supporting employment to create a vibrant and self-sustaining urban amenity. Located in the downtown will be new entertainment options, restaurants, offices, retail, civic and cultural amenities.
- **Neighborhood Centers.** Neighborhood centers will provide neighborhood services, recreation centers, community gathering spaces, and schools necessary to serve each neighborhood.



Example of Mixed Use Development with Commercial at street level and Residential above.

- **A Community Commercial Center.** Located on Broad Street within one (1) mile east of the downtown, a community commercial center will provide daily shopping for several neighborhoods located north of the South Platte River. The Center will be anchored by a large retail use (e.g. supermarket or full-service grocery store) and support retail and services.

Table 1.2-1. Commercial Centers

| Center Type          | Total building area      | Market Area Served | Minimum Separation between Centers | Retail and Services Provided                                   |
|----------------------|--------------------------|--------------------|------------------------------------|--|
| Corner Stores        | 1,500 to 3,000 sq. ft.   | 0.5 mile radius    | ½ mile                             | Corner store coffee shop, etc.                                 |
| Convenience Centers  | 10,000 to 30,000 sq. ft. | 1 mile radius      | 1 miles                            | Speciality food market, personal service shops                 |
| Neighborhood Centers | 50-200k sq. ft.          | 2 mile radius      | 2 miles                            | Grocery store restaurants, personal services                   |
| Community Centers    | 250,000 square feet      | 3 mile radius      | 5 miles                            | Supermarket, large scale hardware, full range of service shops |
| Downtown             | N/A                      | 10 mile radius     | N/A                                | Restaurants, specialty retail, galleries                       |

**PRINCIPLE LU-6: ENCOURAGE GROWTH IN SERVICE-ABLE AREAS AND IDENTIFY THE TOWN'S ULTIMATE BUILDOUT. PROMOTE THE INFILL OF VACANT PARCELS AND REINVESTMENT IN BUILDABLE AREAS.**

**LU-6.1: Grow Strategically.** Encourage targeted redevelopment and infill to channel growth where it will contribute to the long-term community vision and improve access to jobs, housing and services.

**LU-6.2: Resource Protection.** Land use patterns and intensities should be designated so as to not adversely impact identified natural resources, wildlife habitats and historic sites.

**LU-6.3: Hazard Avoidance.** Development should be discouraged from locating in areas characterized by natural or geologic hazards.

**LU-6.4: Historic Preservation.** New building design should respect the existing historic and architectural character of an area. The utilization of compatible building materials, colors, scale, mass and design detailing of structures should be encouraged. An effort should be made to restore and reuse existing historical buildings.

**PRINCIPLE LU-7: ENCOURAGE DESIGN STANDARDS THAT SUCCESSFULLY ENHANCE QUALITY OF LIFE IN A MANNER THAT IS ECONOMICALLY VIABLE AND SUSTAINABLE FOR THE TOWN AND THE PRIVATE SECTOR.**

**LU-7.1: High Quality Design.** Through its policies and programs, the Town shall encourage or require private sector efforts toward high quality architecture, and design. Design guidelines will be used as a tool for new development and redevelopment.

**LU-7.2: Provision and Design of Public Spaces.** Public spaces bear a special responsibility to exhibit design excellence. The Town should work to assure that public projects are positive additions to the community's architectural and design heritage.

**LU-7.3: Form-Based Codes.** Within the Downtown, the Town should consider the adoption of a form-based code that is intended to elevate quality of design.

**LU-7.4: Community Image.** Unique community and neighborhood identities, settings, histories, and the sense of place as recognized by citizens, shall be respected by policy makers.

**PRINCIPLE LU-8: THE TOWN WILL PROMOTE LAND USE COMPATIBILITY.**

**LU-8.1: Compatible Mixed Use Development.** A mixture of complementary land uses shall be encouraged in all new major developments. In existing neighborhoods, a mixture of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character. Whenever land uses are mixed, careful design will be required in order to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

**LU-8.2: Buffer Residential Uses from Non-residential Uses.** The character and livability of established residential neighborhoods should not be undermined by spillover impacts from adjacent commercial areas or by incremental expansion of business activities into residential areas.

**LU-8.3: Protect Industrial Uses and Agricultural Operations from residential encroachment.** Zoning and land use standards should be used to protect heavy industry and agricultural operations from encroachment by residential development.

**LU-8.4: Minimize Land Use Conflicts.** To avoid or minimize conflicts between adjacent land uses that vary widely in use intensity or other characteristics, the Town should use tools, such as transitional areas, and feathering of residential density in the design of zoning districts.