

Wiggins Connected

Comprehensive Plan
January 2025





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EXECUTIVE SUMMARY

1



Credit: RICK

Chapter 1: Executive Summary

The Wiggins Comprehensive Plan serves as an advisory document, guiding the community over the next 10 to 20 years. This section provides an overview of the key takeaways and major outcomes of the Comprehensive Plan process conducted in 2023 and 2024 and a summary of the most significant goals for Wiggins over the next two decades.

COMMUNITY VISION

Input from the community throughout the planning process resulted in the following Vision Statement, representing the long term, overall goal for the desired position of the community over the next 20 years.

Wiggins will grow strategically, slowly and carefully to maintain its small-town quality of life and provide high quality services and amenities for residents, businesses, and visitors. Wiggins will pursue having more things to do and opportunities for thoughtful growth in a beautiful town characterized by safe, family-oriented living. The community will draw from its heritage to create a full-service town that offers residents and visitors what they need in a welcoming environment.



Wiggins Christmas Party
Credit: Town of Wiggins

Chapter 1: Executive Summary

RECOMMENDATIONS

The following presents overarching recommendations from the Comprehensive Plan, across the range of topic areas.

FUTURE LAND USE AND COMMUNITY CHARACTER

The Future Land Use Plan preserves areas to the north, west, and south of Wiggins as agricultural or rural areas. It anticipates potential growth in and around Wiggins to orient around the following themes:

The development of significant business park, light industrial, and retail or commercial areas around and to the north of the Interstate 76 and US 34 / Highway 52 interchange. These developments would allow the community to take advantage of the strategic junction of US 34 and I-76 from a regional standpoint to build the Town's commercial tax base. This increase in tax revenues will help fund the improvements greatly desired by community members, including upgrades and repairs to local streets and roads, upgrades to infrastructure (water, sewer, etc.), enhancements to parks, and other quality of life improvements.

The redevelopment of areas along the Central Avenue and Main Street corridors as "Main Street-style", Downtown-oriented mixed-use development. These areas could include a mixture of commercial and residential uses, oriented in a traditional Downtown pattern. This redevelopment would add to the commercial tax base of Wiggins and provide space for the integration of housing units within the heart of Wiggins, rather than expanding outward. The plan outlines how these corridors could be reimagined with streetscape features that would make Central and Main more attractive for business and visitation, including outdoor dining.

Depending on the desires of property owners to the east of town, the Comprehensive Plan anticipates that areas east of Wiggins and toward the Highway 52 corridor could develop as additional residential neighborhoods, including local parks to serve new residents.

ECONOMIC RESILIENCY AND HOUSING

The Wiggins Comprehensive Plan emphasizes the development of a wider range of housing types in the community, to serve the full range of households living in Wiggins or desiring to live here. The plan suggests a range of strategies to explore to facilitate the development of needed housing, with a focus on housing for essential workers such as teachers, fire, emergency services, and related personnel. In terms of economic development, the plan encourages the development of training and apprenticeship programs in the local area, the support of local and small businesses in the community, and focusing on the development of business and industrial uses near I-76 to build the community's tax base.

PARKS, TRAILS, AND OPEN SPACE

The Wiggins Comprehensive Plan presents two potential options for improvements to the Town Park area. The first option includes potential development of a community center or recreation center in the property east of the water tower, along with new playgrounds and a civic gathering space. The second option would use this eastern part of the park primarily for additional sports fields. The Comprehensive Plan envisions the development of additional sports fields and enhanced playground space on the Town-owned parcel just to the north of Kiowa Park. Beyond these two parks, the plan calls for new parks and gathering areas to be developed along with new development projects in Wiggins, with a variety of amenities highlighted in the planning process.

MULTIMODAL TRANSPORTATION

The top priority of the Town is to draw from potentially higher tax revenues in the future to accelerate the upgrades to existing streets in Wiggins, including paving, completion of curb and gutter, and sidewalks. In addition, the Town will coordinate with the Colorado Department of Transportation (CDOT) to implement the street improvements envisioned along Central Avenue and Main Street. The Town will also work with CDOT to expand the western interchange on I-76 (at County Road 3) to a full interchange, to enhance the marketability and access to the west side of town. Wiggins will also

implement a biking and walking trail system around the community over time and explore the construction of a grade-separated crossing of the railroad to improve safety.

INFRASTRUCTURE AND RESILIENCY

The Comprehensive Plan calls for the Town to explore and implement expansions and improvements to the quality and capacity of its water and sanitary sewer systems as funding becomes available and as the Town grows. The Town will explore the creation of a stormwater utility and a formalized stormwater plan to better manage drainage in the community. Wiggins will promote strategies for water conservation and will encourage infill as opposed to greenfield development to minimize water demand and reduce the overall infrastructure costs of the community. In terms of resiliency (planning for hazards and shocks to the community), Wiggins will coordinate communications and emergency management with other jurisdictions and agencies and promote best practices to reduce the risks from hazards such as flooding and wildfire.

IMPLEMENTATION

The Wiggins Comprehensive Plan concludes with an implementation framework that the Town staff, elected and appointed leaders, and the community will use to establish priorities and projects to bring the vision for Wiggins to reality. Readers should consult this chapter to understand how different entities and parties will coordinate to complete the various projects and ideas presented in the Comprehensive Plan.



Welcome Banners
Credit: RICK



Baseball Fields in Town Park
Credit: RICK



Man on Tractor
Credit: Town of Wiggins

**PROJECT
BACKGROUND
& COMMUNITY
VISION**

2



Credit: RICK

Chapter 2: Project Background & Community Vision

WHAT IS A COMPREHENSIVE PLAN AND WHY COMMUNITIES HAVE THEM

Communities around the country develop Comprehensive Plans to guide municipal operations and community priorities over the near-term (up to 10 years) and long-term (10 to 20 years). In Colorado, Comprehensive Plans serve as advisory documents guiding future land use and economic development; parks, recreation, and open space; transportation; and infrastructure. Over the last few years, communities across the state have placed greater emphasis in their plans on tourism, resiliency, and planning for water supplies and usage.

Communities periodically develop and update Comprehensive Plans to plan proactively for potential changes in a town, maintain or improve quality of life, and establish priorities for community initiatives and programs. The Wiggins Board of Trustees, the Wiggins Planning Commission, Town staff, and other organizations will use this Comprehensive Plan to evaluate land use proposals, develop annual budgets and capital improvement plans, and establish and prioritize the work plans and action items for Town officials and employees. This document will help guide

ongoing actions and decisions made by the Town's elected government, Town staff, and community groups. Residents, businesses, and visitors to Wiggins use this Comprehensive Plan to understand the vision for the community, the notable projects and actions the Town is pursuing over the near-term and long-term, and how different areas around Wiggins may change over the next 20 years.



Wiggins 50th Anniversary Party, August 2024

Credit: RICK

Chapter 2: Project Background & Community Vision

CLARIFICATIONS: THE ROLE OF THE WIGGINS COMPREHENSIVE PLAN

Residents of many communities often believe that Comprehensive Plans outline improvements to every aspect of life in a community (including many site-specific issues such as drainage improvements or landscaping enhancements) or believe that Comprehensive Plans serve as the “law” governing community actions. The Wiggins Comprehensive Plan is intended to be flexible and serve as the guiding document (but not the law) of the community. The following clarifies some common misconceptions regarding the role of a Comprehensive Plan in a community.

- The Wiggins Comprehensive Plan guides how future development and redevelopment should proceed in Wiggins and the surrounding area. It is not a formal proposal for any development on a particular property.
- The Wiggins Comprehensive Plan is not an “annexation plan”. Instead, it provides guidance for future land uses for properties around the edges of the community, whether they request to join the Town’s jurisdiction or not. Final authority for land use decisions for unincorporated areas surrounding Wiggins remains with Morgan County, but this Comprehensive Plan articulates the vision of the Wiggins community for how areas around the edges of town may or may not develop over the next 20 years.
- The Comprehensive Plan provides a guide for the future planning of parks, open space areas, and trails in and around Wiggins. However, it does not provide a formal proposal or detailed plan for different parks or open spaces in the community and does not dedicate specific trail corridors.
- This Comprehensive Plan provides a guide for the long-term development and improvement of the transportation network serving the Wiggins area. However, it does not authorize the formal improvement of specific streets, sidewalks, trails, or other transportation features.

- The Wiggins Comprehensive Plan provides general background information and guidance for the Town’s infrastructure systems, including a focused water component. However, it does not provide specific, engineering-based designs or studies for utility improvements serving the Town.
- As noted, the Wiggins Comprehensive Plan is advisory in nature. The Board of Trustees, the Planning Commission, and other boards or commissions are not obligated to follow the guidance provided in this plan.

Colorado statutes empower the Planning Commission to formally review and adopt the Town’s Comprehensive Plan and refer it to the governing body (the Board of Trustees) for final adoption.

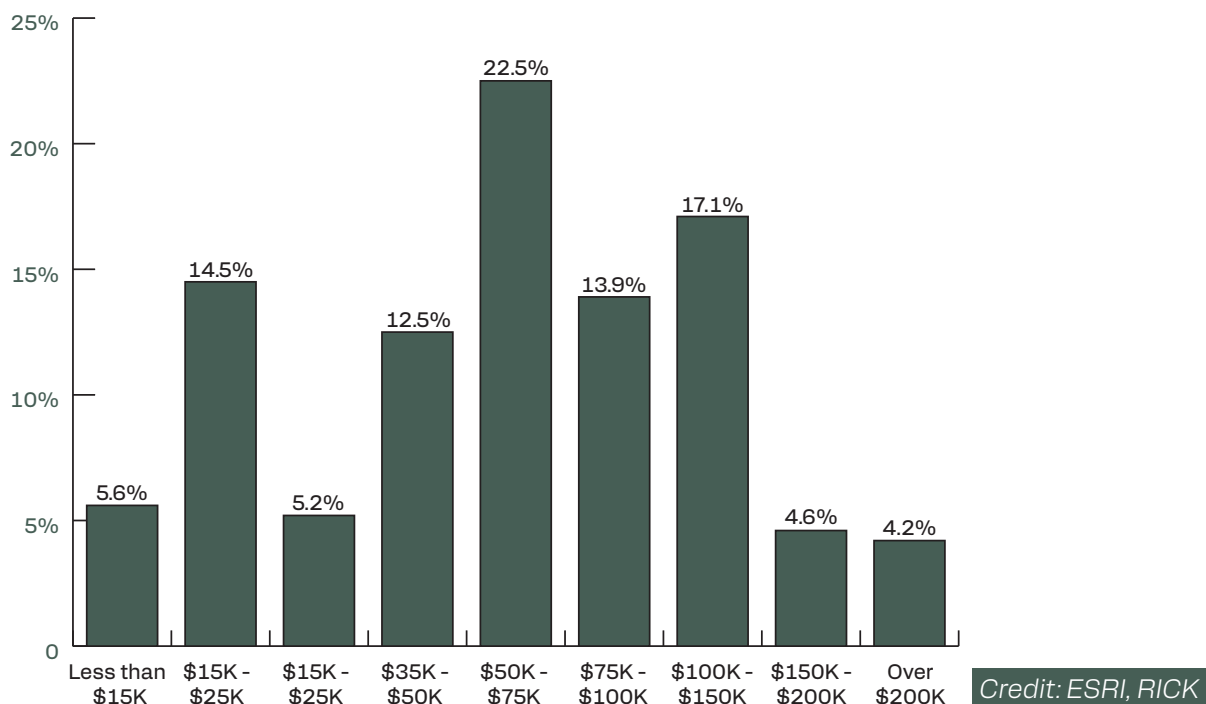
COMMUNITY CONTEXT

The following highlights some of the primary takeaways from a review of existing conditions in Wiggins and how they may impact the community over the next 20 years. Appendix A contains the Community Assessment report, which provides more detailed information concerning the historical, current, and projected conditions in Wiggins and the surrounding area.

- Wiggins has experienced notable population growth over the last 15 to 20 years, increasing from a population of 531 in 1980 to an estimated 1,700 in 2023, following the development of the Kiowa Park neighborhood and part of The Farm development, both on the south side of town. Wiggins has experienced and will likely continue to experience some demand for residential growth as households move farther from the urbanized Front Range in search of more affordable living options.
- Wiggins had a median age of 35.6 years in 2022, compared to the statewide median age of 37.9. Families with children represent a significant share of households in Wiggins, contributing to a lower median age.

- As noted in the graph below, Wiggins has a relatively wide range of household incomes, with 53.5 percent earning between \$50K and \$150K annually, but 37.8 percent earning under \$50,000 annually. This wide range of incomes suggests that the community should consider strategies to provide a range of housing choices for different types of households and income ranges.

Figure: Wiggins Households by Income, 2022



- Although housing is more affordable in Wiggins compared to the Front Range, a household in Wiggins would need to make around \$102,000 annually to afford purchasing the typical single family house, \$80,000 annually to afford purchasing a typical townhome, and around \$58,000 to afford rent on a typical apartment in the community. Like many places in Colorado, housing affordability and availability remain top issues in Wiggins.
 - In terms of transportation, many of the streets and roads in Wiggins remain unpaved and lack features found in other communities, including sidewalks and crosswalks. However, the Town continues to add new pavement, curb and gutter, and sidewalks to streets on an annual basis.
 - Wiggins has a small number of trails, in the Kiowa Park area, but these trails do not extend throughout the community.
 - The Town already has some areas to the south of I-76, and west of Stub's Gas, available for commercial development, but has not experienced notable commercial development in recent years.
- Overall, while Wiggins has experienced some residential growth in recent years, data from the Community Assessment and input from residents and stakeholders indicate that the Town needs to work on improving many aspects of daily life, including the quality of streets and sidewalks, the affordability and availability of housing options, the amenities and features in local parks (including the desire for an indoor recreational facility), and the quality of the water system. These takeaways influenced the development of the new Comprehensive Plan.

Chapter 2: Project Background & Community Vision

PLANNING PROCESS

The “Wiggins Connected” community engagement effort involved very comprehensive outreach to residents of Wiggins and the surrounding area, business owners, community organizations, and elected and appointed leaders in the Town. Given that many residents in Wiggins speak Spanish as their primary language, this effort involved outreach in both English and Spanish. The Wiggins Connected effort interacted with more than 1,200 community members, representing approximately 70 percent of the Town’s current population of roughly 1,700, between the three rounds of community engagement, providing broad-based input to develop this plan.

PROJECT WEBPAGE AND TOWN-INITIATED PUBLICITY

A project webpage (www.wigginsconnected.com) provided information throughout the process including the project schedule, links to online versions of the three community surveys, copies of alternatives and draft versions of components of the plan, and the ability to provide comments online and ask questions of the project team.

The Town of Wiggins promoted the three community surveys and the progress of Wiggins Connected through its webpage, social media posts, and other notifications to Town residents and stakeholders. The project team maintained a contact list of individuals participating in the planning effort and provided updates regarding surveys and the progress of the plan to these contacts.

OUTREACH AT COMMUNITY EVENTS AND BUSINESSES

Wiggins Connected engaged the community through numerous pop-up outreach sessions at community events in 2023 and 2024 as the Comprehensive Plan developed. The project team conducted sessions at the following venues and events in Wiggins.

- Wiggins Youth Soccer Games, Spring 2023
- Wiggins Youth Baseball Games (three sessions), Summer 2023 and Summer 2024
- Wiggins 4th of July Celebration, 2023 and 2024
- Wiggins Holiday Lighting Celebration, December 2023
- Wiggins High School Basketball games (two times), Winter 2024
- Wiggins Adult Softball Games, August 2024
- Wiggins 50th Anniversary Celebration, August 2024
- Wiggins Community BBQ, September 2024
- Pop-Up Outreach at the following Wiggins businesses and activities:
 - Mariana’s
 - Country Hardware
 - Luncheons at Out West Senior Center (two times)

The booths at these various events and venues included presentation boards with background information, maps of the alternatives and the draft versions of the plan elements, and interactive elements such as Visual Preference Surveys, where participants were able to place stickers on imagery examples for Wiggins that they preferred (and did not prefer).



*Outreach at Out West Seniors Center Lunch, February 2024
Credit: RICK*



*Residents Taking the First Community Survey at Wiggins Youth Baseball Games, June 2023
Credit: RICK*

The project team spent at least a full day, during each of the three rounds of engagement, holding meetings and presentations with social studies and English classes at Wiggins High School, to ensure that input from youth informed the Comprehensive Plan from beginning to end. The discussions and survey input from youth helped guide many of the action items contained in the Comprehensive Plan document.



*Wiggins High School Students Completing a Visual Preference Exercise for Wiggins Connected, February 2024
Credit: RICK*

STEERING COMMITTEE AND OTHER PRESENTATIONS / MEETINGS

A Steering Committee of 11 community members met nine times in 2023 and 2024 to review content for the community outreach effort, provide feedback and input on content for the planning process and the Comprehensive Plan document, and discuss the overall direction of the plan. This committee included representatives from the Town Board and Planning Commission, local business and property owners, and representatives from community organizations.



*Wiggins Connected Steering Committee Meeting, Summer 2023
Credit: RICK*

Chapter 2: Project Background & Community Vision

PROJECT TIMELINE

The development of the Wiggins Comprehensive Plan spanned a 22-month period and involved the following stages of activity.

The project team worked with Town staff to adjust the project schedule as the planning process moved forward, to time outreach activities to coincide with community events. The Town extended the timeframes for the three rounds of community engagement to provide additional time to conduct thorough outreach with the Wiggins community through sessions at sporting events and with students at Wiggins High School.

Activity	Timeframe
Project Kickoff and Review of Existing Conditions	March - May 2023
First Round of Community Engagement (and First Community Survey)	May - August 2023
Development of Alternatives for Review by the Community	September - November 2023
Second Round of Community Engagement (and Second Community Survey)	December 2023 - April 2024
Development of Preferred Direction for the Comprehensive Plan	April - June 2024
Third Round of Community Engagement (and Third Community Survey)	July - September 2024
Creation of Draft Comprehensive Plan Document	September - November 2024
Adoption of the Comprehensive Plan Document	January 2025

THE COMMUNITY'S VISION FOR WIGGINS

Input from the community from throughout the planning process informed the development of the following Vision Statement for Wiggins:

VISION STATEMENT

Wiggins will grow strategically, slowly and carefully to maintain its small-town quality of life and provide high quality services and amenities for residents, businesses, and visitors. Wiggins will pursue having more things to do and opportunities for thoughtful growth in a beautiful town characterized by safe, family-oriented living. The community will draw from its heritage to create a full-service town that offers residents and visitors what they need in a welcoming environment.

This Vision Statement serves as the “umbrella” over the goals and actions outlined in the Comprehensive Plan. It helps shape how the Town will pursue and achieve the goals established in this plan. While the Vision may change over time, it provides a foundation for the continued evolution of Wiggins over the next 20 years.

**FUTURE
LAND USES &
COMMUNITY
CHARACTER**

3



Credit: RICK

Chapter 3: Future Land Uses & Community Character

The Wiggins Comprehensive Plan, through the Future Land Use Plan presented in this chapter and associated guiding principles for community character, helps shape the development of neighborhoods, gathering areas, commercial areas, parks and open spaces, and other areas in and near Wiggins. The Future Land Use Plan provides the framework for the future use of land, including development and redevelopment, for areas within the current boundaries of the Town of Wiggins and for surrounding unincorporated areas of Morgan County, as shown on the Future Land Use Plan. The plan articulates the patterns of growth and change the Wiggins community expects over the next two decades and it will provide the basis for the evaluation of development and land use proposals as the Town continues to evolve.

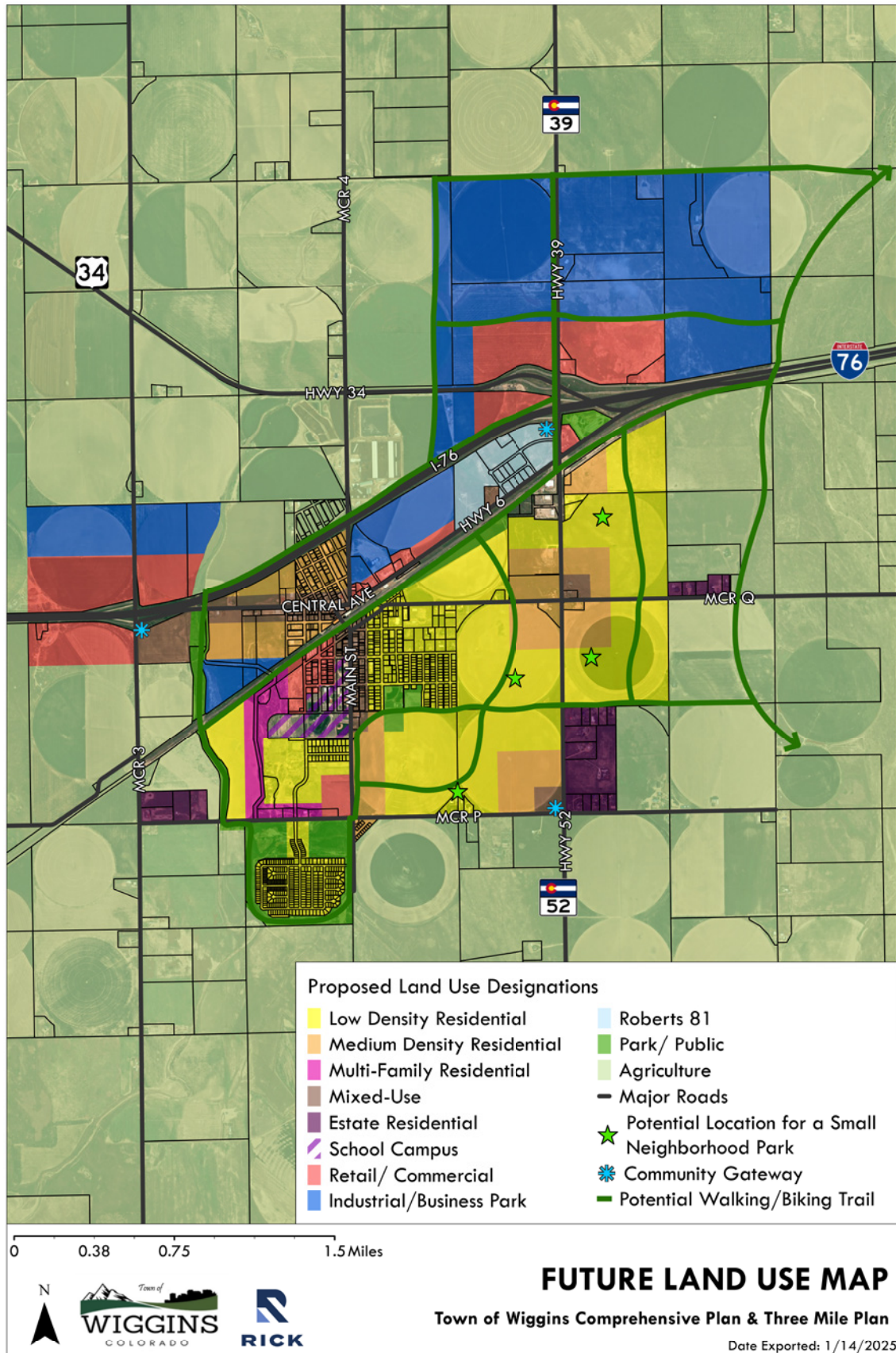
The Future Land Use Plan presented in this chapter has a planning horizon of 2045. Input from Town leaders, the Steering Committee, and from community members and stakeholders throughout the Wiggins Connected engagement effort shaped the creation of the Future Land Use Plan. The timing of development or land use changes in the different areas shown on the Future Land Use Plan will depend on market forces, the desires of property owners, ongoing community and stakeholder input, and decisions made by elected leaders in Wiggins. The Town expects to revisit and make amendments

to this map on a periodic basis as conditions and preferences change. Maintaining and updating this plan on a regular basis will ensure that the plan remains a strong and viable tool to guide community change, development, and redevelopment.

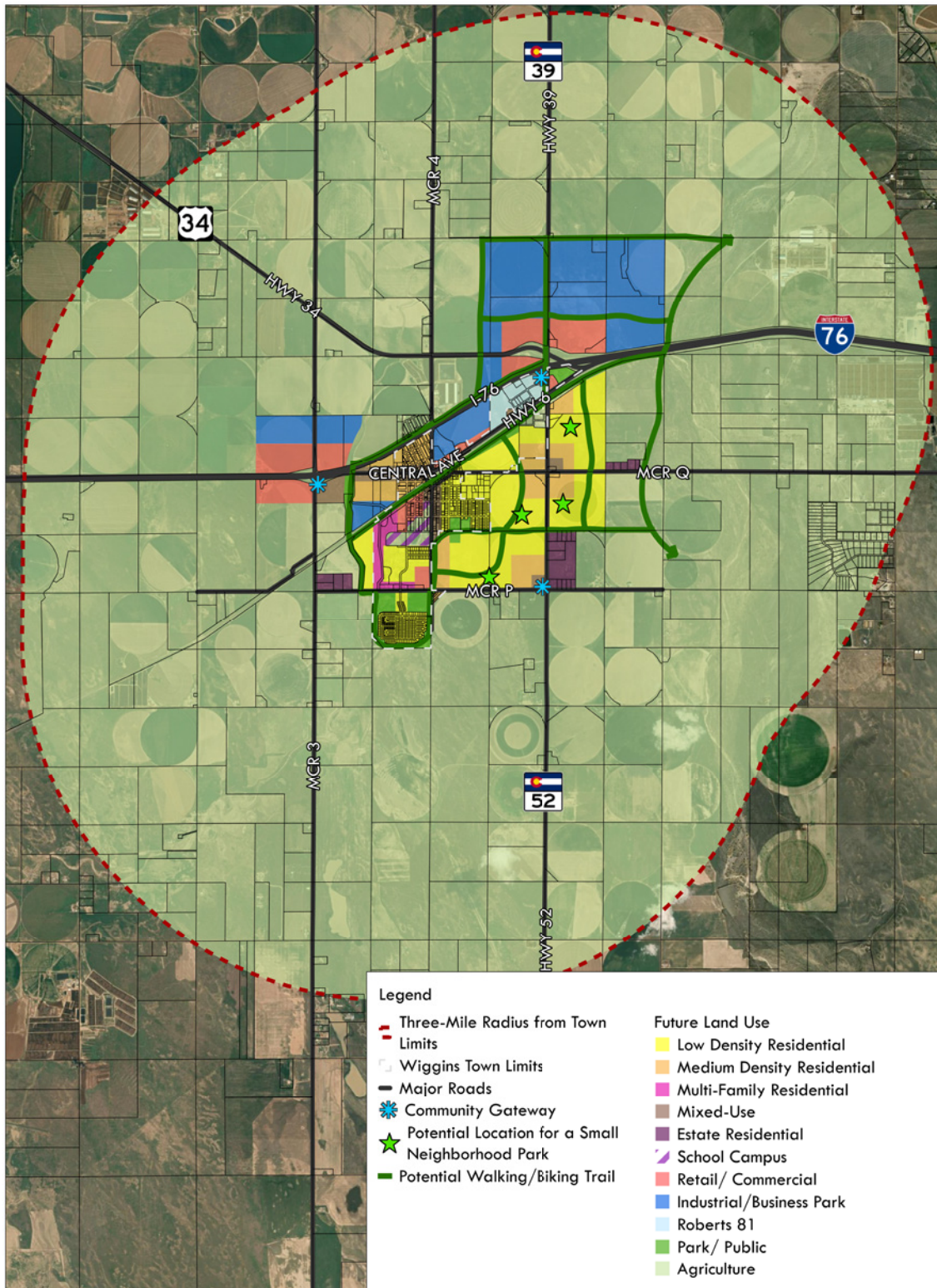


Food Trucks at a Community Event
Credit: Town of Wiggins

THE FUTURE LAND USE PLAN AND LAND USE CATEGORIES



THE FUTURE THREE MILE PLAN



0 0.75 1.5 3 Miles



FUTURE THREE MILE PLAN

Town of Wiggins Comprehensive Plan & Three Mile Plan

Date Exported: 1/16/2025

Chapter 3: Future Land Uses & Community Character

The following provides general descriptions of the land use categories included within the Future Land Use Plan. These descriptions provide the general guidelines for land use planning by category in Wiggins through 2045.

LOW DENSITY RESIDENTIAL

Housing Types: Single Family Detached, Townhomes and Duplexes

Allowed Residential Density: 2 – 6 dwelling units per acre

This land use category includes various housing styles and types with a density range of three to six units per acre, including traditional single family detached homes along with single family attached units such as townhomes and duplexes. A wide variety of lot sizes, house sizes, and architectural styles may be included within the Low Density Residential designation. In addition to residential uses, areas shown as Low Density Residential may include various parks and open spaces, including neighborhood and pocket parks, faith-based institutions, schools, and other community facilities and amenities.



MEDIUM DENSITY RESIDENTIAL

Housing Types: Single Family Detached (on smaller lots), Townhomes, Duplexes, Patio Homes and Condominiums.

Allowed Residential Density: 6–12 dwelling units per acre

This land use category includes various housing styles and types with a relatively wide range of allowable densities, from 6 to 12 residential units per acre. Neighborhoods within this land use category include a variety of housing styles and types, along with various parks and open spaces, public uses, and faith-based organizations.



MULTI-FAMILY RESIDENTIAL

Housing Types: Townhomes, Condominiums and Apartments.

Allowed Residential Density: 12–24 dwelling units per acre

This land use category includes apartments and other higher density housing units, including some forms of townhomes and condominiums. This land use category may also include spaces for small parks, public uses, and faith-based organizations. Smaller areas of retail and commercial land uses may also be located within the Multi-Family Residential category to serve neighborhood needs.

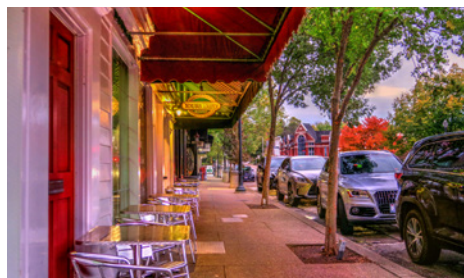


MIXED USE

Housing Types: Townhomes, Row Homes, Condominiums and Apartments

Allowed Residential Density: 12–24 dwelling units per acre

The Mixed Use category provides flexibility for property owners to integrate more than one land use within a particular building or property. Projects may integrate different land uses (including residential and commercial uses), vertically (within the same building). Alternatively, projects may horizontally mix uses by connecting the various land uses through sidewalks, trails, the street network, and other urban design strategies. The overall goal of Mixed Use is to better tie different land uses within a given district. An example of Mixed Use development is the traditional pattern of buildings along Main Streets in America, where retail or commercial uses are located on the first floor and less active uses, including residential units or offices, are located on second or third floors.



Chapter 3: Future Land Uses & Community Character

RETAIL/ COMMERCIAL

Retail / Commercial areas include a wide range of businesses that provide goods and services. They may include neighborhood-oriented retail centers that include uses geared to daily needs (such as a pharmacy, dry cleaner, bank, or restaurant), as well as grocery stores and bigger box retailers.



BUSINESS PARK/ INDUSTRIAL

The Business Park / Industrial category primarily includes employment-related uses either arranged in formal "Business Park" settings, or in smaller concentrations located in various areas around Wiggins. These areas tend to have proximity and access to major transportation corridors to serve the needs of companies.



ROBERTS 81

This land use category covers the Roberts 81 development, located to the west of Highway 52, between I-76 and Central Avenue. The Roberts 81 development plan anticipates a mixture of residential and commercial uses. Roberts 81 may include mid to high density residential homes, senior housing, and mobile home parks. It may include a mixture of retail and commercial uses as well as industrial uses to take advantage of the property's strategic location and visibility on I-76 and direct access to the interstate. The Roberts 81 Planned Development (PD) document contains additional information regarding the land uses and character of development anticipated for the Roberts 81 property.

PARKS AND OPEN SPACE

This land use category captures the larger parks and open spaces within and near Wiggins, as well as areas designated for public uses (including community facilities, public works facilities, etc.).



AGRICULTURE

The Wiggins Comprehensive Plan assumes that various areas surrounding Wiggins, within unincorporated Morgan County, will be preserved as areas with agricultural operations over the next 20 years. To prevent haphazard development on these areas on the outskirts of Wiggins and beyond, the land use alternatives assume that these areas could not be subdivided into parcels smaller than 40 acres. The alternatives assume that areas shown as Agriculture would continue to operate as agricultural lands and would not be developed into other residential or commercial uses through 2045.



Chapter 3: Future Land Uses & Community Character

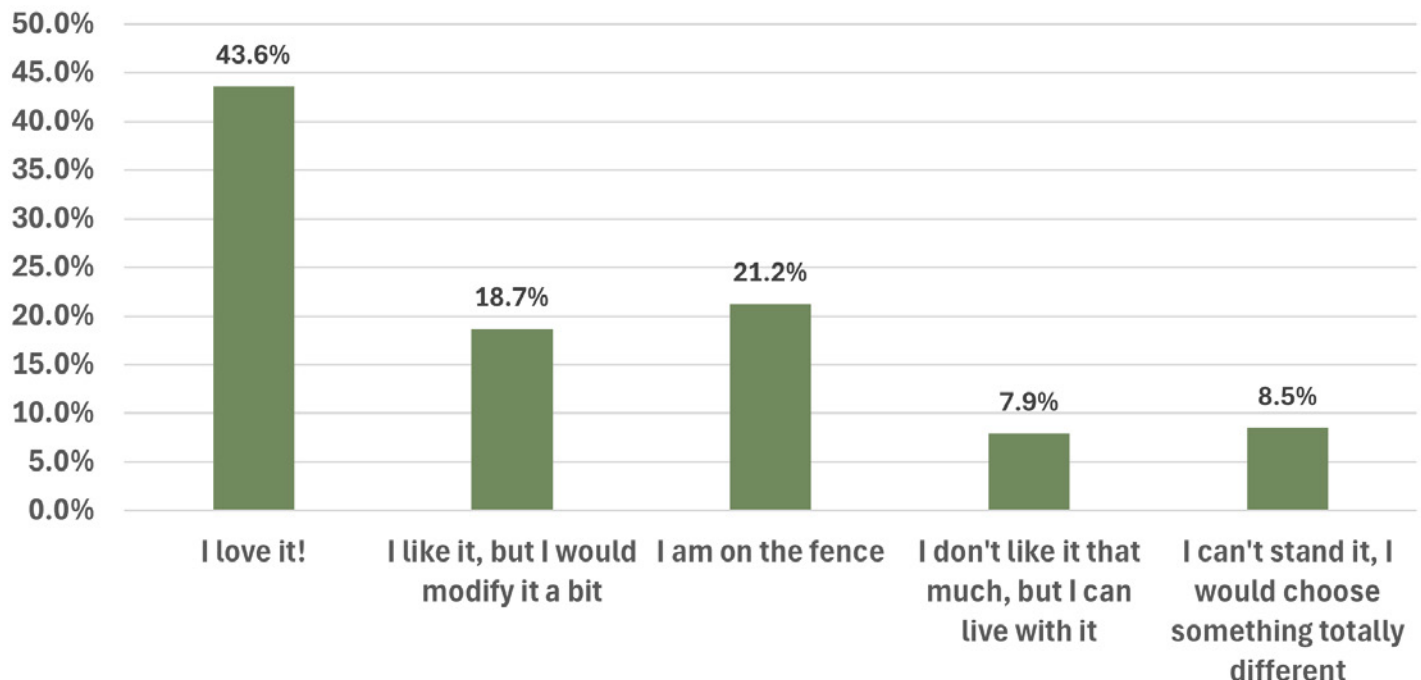
Overall, the Future Land Use Plan emphasizes the development of business park, light industrial, and retail or commercial uses along and north of I-76 and Highway 52, as well as around the I-76 and County Road 3 interchange, to build the property tax and sales tax base of the Town of Wiggins. The plan also allows for the development of new residential neighborhoods (if desired by property owners) for areas adjacent to the east of the older part of Wiggins. Importantly, the plan preserves agricultural or rural uses in various other areas on the edges of Wiggins, thereby helping to preserve the small town feel of the community. The plan assumes that areas to the west of The Farm, around Kiowa Park, and to the north of I-76 (west of County Road 4) will remain agricultural or rural in nature over the next 20 years.

As discussed in greater detail in the next section, the Future Land Use Plan also envisions mixed-use development, including traditional Main Street-style buildings with commercial or active uses on ground floors and residential or office uses on upper floors, along Main Street (in the Downtown area) and along Central Avenue, between County Road 3 and Main Street. Thus, while the plan does allow for some outward expansion

of residential development, mainly to the east of Wiggins, it encourages the repurposing of some existing areas within the town to provide for additional housing units over time. These mixed-use areas would provide locations where types of housing that are less common in Wiggins, such as townhomes or apartments, may be developed. The focus on mixed-use development would help encourage the development of a greater diversity of housing types, to serve a broad range of households in the local community.

As noted in the figure that follows, over 62 percent of respondents to the third community survey indicated that they either loved or liked the draft land use plan. Only 16 percent indicated that they didn't like the land use plan, with just over 21 percent "on the fence". Based upon community input during Wiggins Connected, the community provided significant support for the Future Land Use Plan to guide development and redevelopment in the Wiggins area over the long term.

3rd Community Survey, Question 1: What are your thoughts about the Draft Future Land Use Plan? (Please select one option)



COMMUNITY CHARACTER PRINCIPLES

The design of new neighborhoods and commercial areas can help preserve the small town qualities of Wiggins through good planning and design practices. The following highlight the design principles that will guide the character of residential, mixed-use, and commercial areas in Wiggins. These principles provide the foundation for the Town to update its land use codes and associated regulations based upon the guidance of the Comprehensive Plan.

- The Town will discourage the design of cul-de-sacs or dead-ends within neighborhoods and instead will promote the development of a grid network of streets, to provide for greater interconnectivity between different uses and better connections across the overall community.
- To enhance connectivity between neighborhoods or districts, new or redeveloped areas will include sidewalks, walkways or trails along streets and between streets and community destinations (such as schools or community facilities).
- New or redeveloped areas should include small plazas or parks, seating areas, and connections (by sidewalk or trail) from residences to nearby parks and amenities, to enhance quality of life.
- Developments should include appropriate transitions between land uses (such as between retail and single family residential areas) and should transition from higher intensity (or higher density) uses along arterial streets to lower intensity uses farther from primary streets (arterial or collector streets).
- Parking areas for commercial projects should be located to the rear or to the side of buildings to enhance the appearance of street corridors.
- The architecture of commercial areas should reflect the local vernacular and should avoid the construction of retail buildings identical to other communities in Colorado. The architecture should introduce stone and brick features and variations in building facades to avoid a “cookie cutter” look to commercial buildings.
- Developments should plan for shared parking areas between different buildings to reduce the footprint of parking areas in the community and to improve connections between different developments.
- Streets in Wiggins should include the following features to enhance the aesthetics and comfort of streets for all users (including vehicular traffic, walking, and bicycling).
 - Improved landscaping and sufficient street trees
 - Improved street lighting (for vehicular traffic) and lighting along sidewalks and walking areas (for people walking)
 - Public art installations
 - Signage, monumentation and improved gateways
 - Installation of public seating areas and related street furnishings
 - Minimizing the width of streets to encourage slower speeds and enhance aesthetic appeal.

Chapter 3: Future Land Uses & Community Character

- The Town should explore the development of a signage and wayfinding program for Wiggins to help market the community, welcome visitors to the area, and help guide people to key community destinations. The signage and wayfinding program should include the following:
 - Development of larger community gateway signage at the major entrances into Wiggins from the outside (such as the two interchanges on I-76, or along Highways 34, 39, and 52 as they enter Wiggins)
 - Development of a wayfinding program to direct people to the school campus, Town Park, Downtown, and other destinations.
 - Signage standards for commercial and residential uses.
- The Town will work with residents to identify historic properties and, if desired by property owners, assist with the process of obtaining historic designations at the state or federal levels. These types of historic designations help property owners obtain grants for rehabilitation or preservation of historic structures.

The signage and wayfinding program may incorporate the existing tag line and entry signage for Wiggins on Central Avenue (announcing Wiggins as the “Gateway to the Plains and Rockies”) or may include a new slogan and features in the future.



The Historic Old Trail School in Wiggins

Credit: RICK



Existing Wiggins Entry Signage Along Central Avenue

Credit: RICK

GOALS, POLICIES, AND ACTIONS:

Goals and actions provide the direction to implement this portion of the Wiggins Comprehensive Plan. The following goals and actions are not listed in order of priority but are intended to cover a variety of land use and community character-related topics.

GOAL 3.1 – IMPLEMENT THE OVERALL FRAMEWORK OUTLINED IN THE FUTURE LAND USE PLAN

Action 3.1.1 – Adopt an Intergovernmental Agreement (IGA) with Morgan County concerning the plan for future land uses within three miles of the Town’s limits.

Action 3.1.2 – Evaluate future rezoning and site plan applications for alignment with the Future Land Use Plan.

Action 3.1.3 – Update the zoning map and zoning classifications to be in alignment with the Future Land Use Plan, following completion of a Land Use Code update.

GOAL 3.2 – IMPLEMENT THE COMMUNITY DESIGN PRINCIPLES OUTLINED IN THE COMPREHENSIVE PLAN

Action 3.2.1 – Complete an update to the Town’s Land Use Code, based upon the principles provided in this section.

Action 3.2.2 – Complete or update design guidelines specifically tied to residential and commercial development.

Action 3.2.3 – Develop and implement a signage and wayfinding program for Wiggins (to include community entries and a wayfinding system).

Action 3.2.4 – Complete a historic properties and resources survey, to officially identify historic properties and resources in Wiggins.



*Outreach at 4th of July Celebration, July 2024
Credit: RICK*

**DOWNTOWN
WIGGINS &
CENTRAL
AVENUE**

4



Credit: RICK

Chapter 4: Downtown Wiggins & Central Avenue

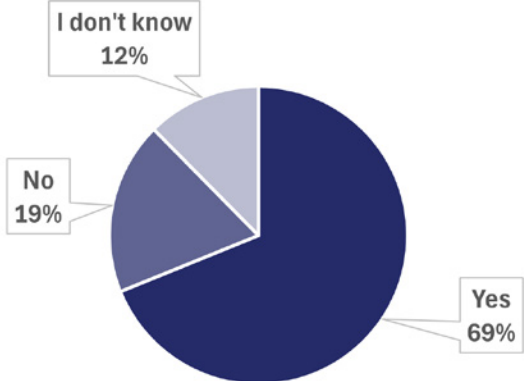
The existing and traditional Downtown area of Wiggins stretches along Main Street from the railroad tracks south to 3rd Street and includes a couple restaurants, a sizeable hardware store, a real estate office, and other small businesses. However, a handful of vacant lots and buildings remain along this stretch of Main Street, and the Downtown lacks the vitality desired by the community. Many stakeholders during the Wiggins Connected process noted that many community members do their shopping in the larger nearby cities including Fort Morgan, Greeley, and the eastern side of the Denver metro area, leaving less spending of their dollars in Wiggins' Downtown. The shift of traffic from US 6, which previously followed Central Avenue, to the interstate several decades ago further diminished the visibility of the Downtown area to passersby.

The Town's current zoning would allow for property owners along the east side of Main Street, from 3rd Street to 5th Street, to redevelop their properties as traditional Main Street-style commercial uses. However, even if all of the properties along Main Street from the railroad to 5th Street were to redevelop and businesses reached their full potential, the length of the business district along this stretch of Main is relatively limited. The project team introduced the concept of extending the "Main Street" feel to the north and west, along Central Avenue from Main Street west to the I-76 interchange

with County Road 3. This extension would increase the visibility of the Downtown area for travelers along the interstate and provide additional room for needed businesses and services. It would also improve the viability and attractiveness of the Central Avenue corridor over time.

As noted in the table below, over two-thirds of respondents to the second community survey favored the idea of extending the Main Street design and feel along Central Avenue, to the west of Main Street.

2nd Community Survey, Question 6 - After reviewing the "Main Street" examples, I am in favor of creating a "Main Street" feel along Central Avenue, to the west of Main Street, to help draw business off of I-76 and enhance the small town feel of Wiggins.



Wiggins Connected I Comprehensive Plan

Chapter 4: Downtown Wiggins & Central Avenue

STREETSCAPE CONCEPTS: HISTORIC MAIN STREET

While the Comprehensive Plan does not provide formal streetscape planning for the Downtown area, the effort did gather input regarding the features desired by residents for the Main Street and Central Avenue corridors in the future. In the second community survey community members expressed the greatest support for the Main Street area to include a farmers market, a community hub, improved street lighting, a food truck area, and outdoor dining areas, as noted in the figure that follows.

2nd Community Survey, Question 2 - Which of the following ideas would you like to see included along Main Street, in the Downtown area of Wiggins, in the future? (Please choose your Top 3)	
Option	Responses
Farmers market	185
A community hub or community center	155
Improved street lighting	136
Food truck court	131
Outdoor dining areas	112
More street trees	111
One or two small parks or plazas	104
Benches and seating areas	67
Crosswalks for pedestrians to cross the street	66
Other (please specify)	61
Pocket park	48
Public art	42

The following provides a rendering of a potential streetscape conceptual design for Main Street. This perspective is looking north along Main Street, from the 3rd Street intersection.

The streetscape and redevelopment recommendations for Main Street include the following components, as illustrated in the rendering:

- Improved street lighting, including decorative lighting across the middle of the street
- Landscape features that use less water (including native plants, boulders, and grasses)
- Installation of a crosswalk with different paving materials, to make the crosswalk stand out more and thus increase safety for people crossing Main Street
- Additional street trees
- Installation of seating areas up and down the street
- Allowing space for outdoor dining along the pedestrian sidewalk, along either side of Main Street, as more restaurants potentially move to the Main Street area
- A small median in the middle of the street to help slow traffic and thus increase safety for people walking along or across Main Street

- The redevelopment of vacant or underutilized properties along Main Street into a traditional two-story orientation found in many Main Streets across the Great Plains. These developments could include stores or businesses on the ground floor and apartments or offices on the upper floor. The redevelopment of these properties would remain the decision of property owners.

The location of a farmers market and a food truck court could be determined in subsequent planning by the Town for the Main Street area. A farmers market could locate along Main Street once per week, requiring the closing of the street temporarily during market hours, or could locate on available properties behind Main Street. Similarly, food trucks could operate in parking spaces along Main Street or on available properties located on the back side of the street (next to the parallel streets of Chapman Street and Dickson Street). The final design of Main Street would also identify and design locations for small parks or civic plazas along the sides of Main Street, where space is available.

Around 68 percent of respondents to the third and final community survey indicated that they loved or liked (with some modifications) the plan for Main Street as presented in the rendering, reflecting strong support for the concept.



Chapter 4: Downtown Wiggins & Central Avenue

STREETSCAPE CONCEPTS: CENTRAL AVENUE

The second community survey revealed that participants most strongly desired the same amenities for the Central Avenue corridor as they did for Main Street, including a farmers market, a community hub, improved street lighting, a food truck area, and outdoor dining areas, as noted in the figure that follows.

2nd Community Survey, Question 3 - Which of the following ideas would you like to see included as amenities along Central Avenue, along and to the west of Main Street in the future? (Please choose your Top 3)

Option	Responses
Farmers market	140
A community hub or community center	126
Food truck court	125
Improved street lighting	118
More street trees	104
One or two small parks or plazas	98
Outdoor dining areas	94
Crosswalks for pedestrians to cross the street	91
Benches and seating areas	83
Other (please specify)	42
Pocket park	39
Public art	37

The following provides a before and after view of Central Avenue, including a rendering of a potential streetscape conceptual design for Central Avenue. The perspective is looking east along Central toward Main Street, from around the intersection of Central Avenue and Jasper Street.

Central Avenue, to the west of Main Street, includes some vacant properties as well as several where the buildings



are significantly removed from the street, creating a relatively empty landscape to either side of the travel lanes on Central Avenue. The streetscape and redevelopment recommendations for Central Avenue include the following components to improve the look and economic strength of this corridor, as illustrated in the rendering:

- The installation of a center turn lane along Central Avenue, to improve access and safety for drivers making left turns on to side streets and improve the traffic flow along Central Avenue
- Improved street lighting along either side of Central Avenue, to improve safety for pedestrians and visibility for drivers
- Landscape features that use less water (including native plants, boulders, mulch and pebble materials, and grasses)
- Installation of a crosswalk with different paving materials, to make the crosswalk stand out more and thus increase safety for people crossing Central Avenue
- Planting of street trees to provide areas of shade and increased comfort for people walking along the street
- Installation of seating areas up and down the street
- Allowing space for outdoor dining along the pedestrian sidewalks, along either side of Central Avenue. The streetscape design would provide for a wide sidewalk for pedestrians along either side of the street, to have sufficient room for outdoor dining and seating areas

Chapter 4: Downtown Wiggins & Central Avenue

- The redevelopment of vacant or underutilized properties along Central Avenue into mixed-use buildings in a Main Street style of development. These developments could include stores or businesses, including restaurants, on the ground floor and apartments or offices on the upper floors. The redevelopment of these properties would remain the decision of property owners. The buildings would orient to the street to help frame the street, provide for more activity on Central Avenue, and support more vitality and visibility for outdoor dining areas. Future developments would orient parking areas to the rear or behind buildings that front Central Avenue.
- The potential redevelopment of the existing Town Hall building into a three-story mixed-use building, with a coffee shop or small store on the ground floor and housing (potentially for teachers or other essential personnel) on the upper floors. Since the Town owns this parcel, it could help orchestrate the redevelopment of this property into a signature building at this key intersection of Central and Main in the Downtown area.

Similar to Main Street, the location of a farmers market or a food truck court could be determined in subsequent planning by the Town for the Central Avenue area. Due to the presence of some vacant parcels and empty spaces along Central Avenue, a farmers market or food truck court could be located fairly easily along the corridor, as part of collaborative efforts with property owners seeking to redevelop their properties. The final design of Central Avenue would also identify and design locations for small parks or civic plazas along the sides of Central Avenue, where space is available, as redevelopments along the street potentially move forward.

Over 75 percent of respondents to the third and final community survey indicated that they loved or liked (with some modifications) the plan for Central Avenue as presented in renderings during the final round of community outreach. The project team made some modifications to the draft rendering presented to the community, including altering the architecture of buildings to reflect more of a small town appearance,

and modifying the landscaping shown to emphasize water conservation features, based upon comments and input from the Steering Committee and community members.

Subsequent and more detailed streetscape planning for Main Street and the Central Avenue corridor would determine the precise design and location of amenities desired by community. The installation of the types of improvements discussed in this chapter would improve the look, feel, and marketability of the Main Street area and the Central Avenue corridor for residents, visitors, and potential investors and businesses.

SUPPORT FOR SMALL BUSINESSES IN DOWNTOWN WIGGINS

An overall goal of the potential revitalization of the Main Street and Central Avenue corridors is to provide spaces for small businesses and entrepreneurs to conduct business in the community. The various spaces created on the ground floors of buildings would represent great places for restaurants, coffee shops, small retail stores not currently found in Wiggins, and offices for service providers (such as dentists, doctors, etc.). Portions of the upper floors of buildings could be used for business offices as well. As noted, the Town could potentially redevelop the Town Hall property into a multi-story building and could reserve spaces on the ground floor for local small businesses. The next chapter will provide additional guidance regarding how the Town can help support small business development and success. Spaces along these two corridors represent great potential locations for small businesses to operate in the future.

In addition, the Town will consider the implementation of a façade improvement program to incentivize property owners to make improvements to building exteriors in the Downtown area and explore the idea of developing a small business hub as a common space where micro-businesses could rent small spaces within the hub to display their wares and products.



The “Main Street Hub”, which rents 8 x 10 foot spaces to local entrepreneurs to display their products, with common area maintenance provided by the City, in Downtown Garden City, Kansas
Credit: RICK

Action 4.1.4 – Complete a more formal redevelopment plan for the Central Avenue corridor, identifying the locations of buildings and mix of land uses along the corridor

GOAL 4.2 – SUPPORT AND EXPAND SMALL TOWN BUSINESSES AND DEVELOPMENT DOWNTOWN

Action 4.2.1 – Explore the development of a small business hub in the Downtown area (which would include small or micro spaces designed for local business owners at subsidized lease rates).

Action 4.2.2 – Implement a façade or building improvement incentive program (tax abatements, rebates on sales tax purchases for improvements, etc.)

Action 4.2.3 – Create a tax incentive program to facilitate the type of development envisioned along the Central Ave and Main Street corridors

GOALS AND ACTIONS:

Goals and actions provide the direction to implement this portion of the Wiggins Comprehensive Plan. The following goals and actions are not listed in order of priority but are intended to cover a variety of topics related to Downtown Wiggins.

GOAL 4.1 – PURSUE IDENTIFIED IMPROVEMENTS ALONG MAIN STREET AND CENTRAL AVENUE

Action 4.1.1 – Pursue more detailed design and completion of streetscape improvements along Main Street and Central Avenue

Action 4.1.2 – Pursue additional safety improvements for bicyclists and pedestrians crossing the railroad at Main Street

Action 4.1.3 – Identify locations and secure funding for park or plaza gathering areas along the Main and Central Avenue corridors

ECONOMIC RESILIENCY & HOUSING





Credit: RICK

Chapter 5: Economic Resiliency & Housing

Communities typically use Comprehensive Plans to set the foundation for economic development and planning for economic resiliency, which refers to the ability of a community to adapt to economic shocks (such as recessions). Wiggins currently has a relatively small base of employment, centered on retail businesses, government and schools, and agriculture, and a significant share of working-age residents commute to larger cities from Wiggins for employment. Enhancing the employment base in Wiggins can help reduce the need to commute from the town and build the economic base of the community in terms of property tax and sales tax spending. Building this base also would provide the financial resources the Town of Wiggins would require to accelerate the completion of improvements that residents want to see, including the paving of local streets and upgrades to water infrastructure and parks facilities.



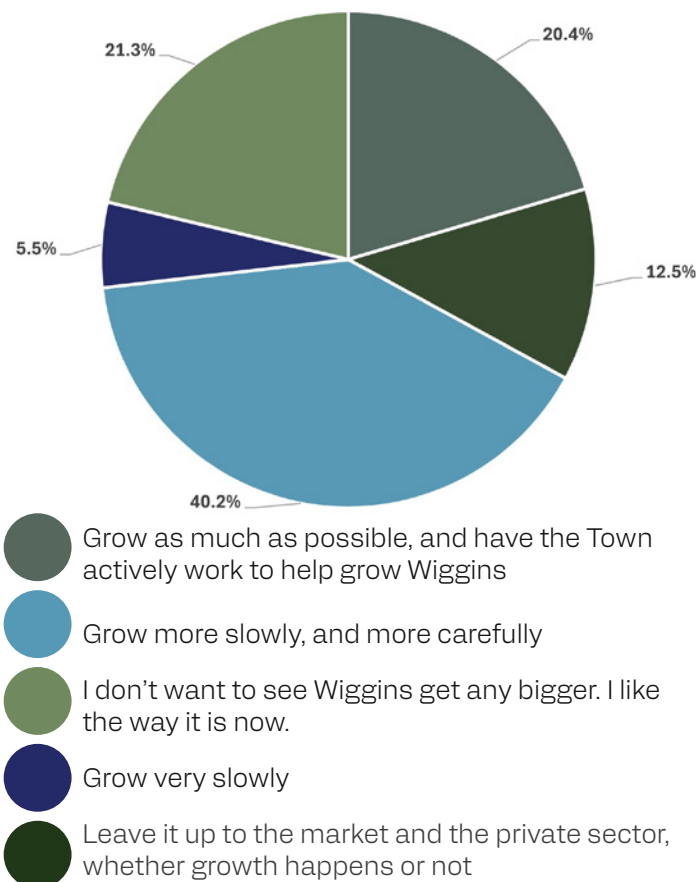
*Kiowa Park Neighborhood
Credit: RICK*

OVERALL ECONOMIC DEVELOPMENT THEMES

On a scale of 1 to 5, with 1 meaning “very important” and 5 meaning “very unimportant”, a plurality of 48 percent of respondents in the first community survey for Wiggins Connected rated job creation and economic opportunities as a “1” or “2”. In the same survey, 43 percent of respondents rated the importance of the quality and availability of different kinds of businesses in Wiggins as a “1” or “2”. Both results reflect the importance community members place on economic growth, building the jobs base, and landing new and different businesses to increase offerings to residents.

At the same time, at a macro level, community members most strongly supported a slow and careful approach to growth in Wiggins, as reflected in the results from question 11 in the first community survey.

1st Community Survey, Question 11 - In general, how much and how would you like to see Wiggins grow the next 20 years? (Please select one option)



Based upon input from the second community survey and discussions with Town leaders, the Steering Committee, and various stakeholders, the economic development strategy for Wiggins includes the following themes:

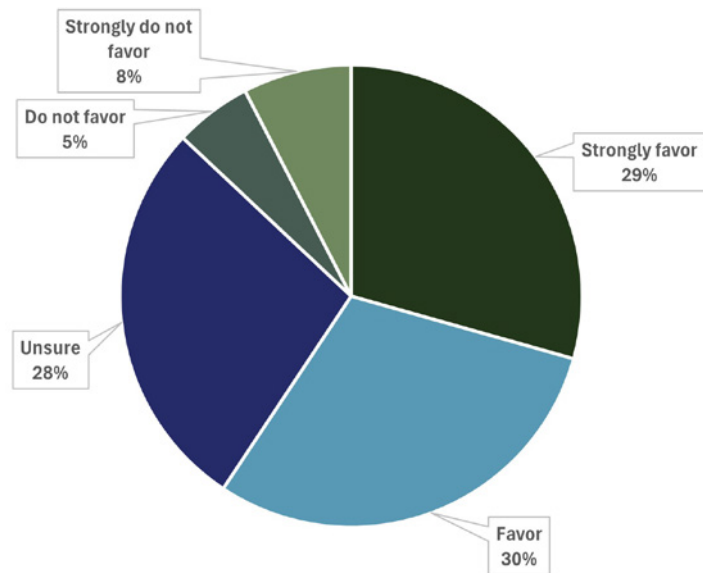
- In line with the guidance provided in the Future Land Use Plan, the Town will purchase land or coordinate with landowners to market and eventually develop a business park or light industrial park in the northeast part of Wiggins (near I-76) to attract additional employers and grow the Town’s tax base. Wiggins enjoys a very strategic locational advantage at the junction of I-76 and Highway 34, which connects the interstate to Northern Colorado markets including Fort Collins, Greeley, and Loveland. Given the convergence of major highways here, Wiggins would likely appeal to the development of distribution centers, warehouses, or other logistical businesses seeking access to the Denver metro area and the Northern Colorado market. Wiggins may be able to offer land and space at more competitive rates compared to cities in the Denver metro area. Completing project approvals and designs for a formal business or light industrial park in the area around I-76 and Highway 34 would help provide the foundation from which to market the community more proactively at the regional and national levels. In addition, a business park in the Wiggins area could represent an attractive location for manufacturing operations, taking advantage of the access to I-76. By taking a more proactive role in the development and promotion of a business park, the Town can help control more of its own economic development destiny.
- The Town will actively market the Wiggins area to investors interested in exploring the development of highway-oriented commercial and retail uses along the I-76 corridor, such as truck stops, convenience stores, quick service restaurants (such as Chipotle, McDonalds, or similar chains), and related commercial uses. As part of an overall marketing strategy, the Town can market properties identified on the Future Land Use Plan as retail or commercial, including the Roberts 81 property as well as others located around I-76 and Highway 52, as well as

at the west interchange at I-76 and County Road 3. Again, the strategic location of Wiggins on the interstate, coupled with more proactive support from the Town, should result in additional commercial and retail development in Wiggins, which will help build the community's tax base.

- Town leaders will coordinate with the Wiggins school district to develop or add to existing apprenticeship and internship programs serving businesses in the Wiggins area. This initiative would help ensure that current or prospective employers would be able to find the right kinds of employees, with the right skills, for their operations. It would help alleviate labor availability concerns, increase the marketability of the community to prospective employers, and provide ways for students to remain in their hometown area after graduation. The curriculum and training programs to be offered in Wiggins should be coordinated with the school district as well as with representatives from the business community and economic development officials at the county and state levels.
- The Town will coordinate with new employers and encourage them to explore or pursue employee housing development in Wiggins, to ensure that potential new employees moving to the area will have a place to live. Employers could partner with the Town, the state, or other entities to explore potential options for employee housing in the community, in line with the Future Land Use Plan.
- Over time, the Town will make improvements to Downtown Wiggins (as outlined in Chapter 4 of this plan) to help make Downtown an attractive option for outside investment and visitation.
- The Town will develop and advertise a “shop local” campaign to encourage residents to spend their money locally on goods and services, to help the Wiggins community.

The third and final community survey asks respondents to rate their support for these draft themes for the Town's economic development strategy. As noted in the following figure, nearly 60 percent of respondents either strongly favor or favor these economic development strategies.

3rd Community Survey, Question 10 - I have the following reaction to this overall economic development strategy



Chapter 5: Economic Resiliency & Housing

TOURISM

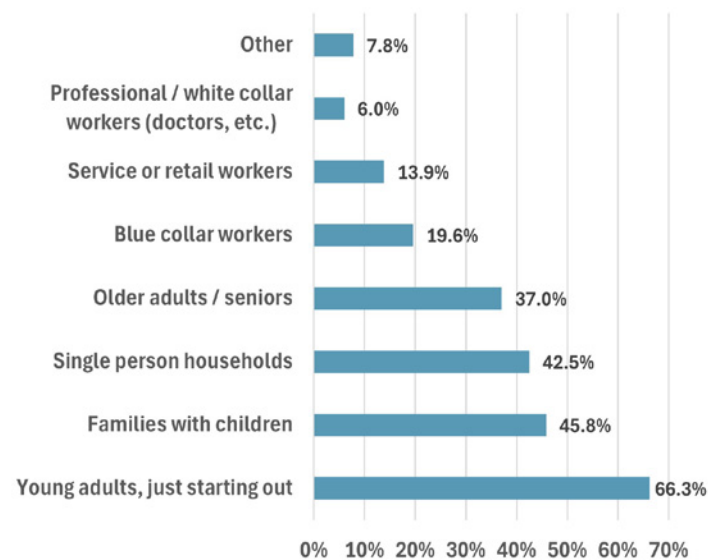
While Wiggins does not operate primarily as a tourism-focused community (like many others in Colorado), it has the potential to derive greater economic strength from tourism-related spending. Enhancing the attractiveness and marketability of Downtown Wiggins can help attract outside spending from visitors passing through or by Wiggins. In addition, by having more choices available for eating and drinking and retail services along I-76, Wiggins can earn a larger share of spending from interstate travelers and from individuals traveling through the Wiggins area to the Jackson Reservoir area.

HOUSING

The affordability and availability of housing continues to rank as one of the most important and urgent issues across Colorado. The affordability of homes has cratered across the state over the last five years as prices have continued to escalate along with interest rates and the construction of new housing units has not kept pace with population growth. Input from community members during Wiggins Connected indicated that the cost of housing is an issue for many families living in Wiggins as well as many who would like to live in the area but cannot find suitable housing. As outlined in the figure that follows, respondents to the first community survey

noted that young adults just starting out, families with children, and single person households are having the most trouble in finding suitable and affordable housing in Wiggins. Over a third of respondents also noted that older adults were having trouble in securing affordable housing.

1st Community Survey, Question 6 - Which types of households in Wiggins do you think are having the most trouble in finding and affording a place to live? (Please choose all that apply)



New Residential Construction in The Farm Subdivision Just South of Wiggins High School, 2022

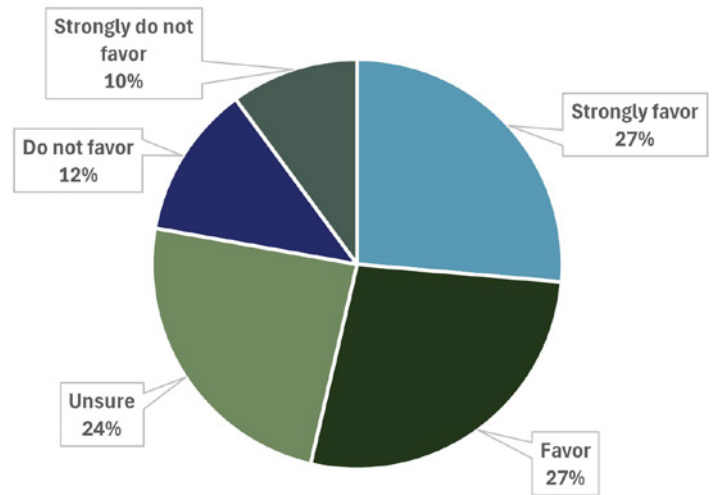
Credit: RICK

Based upon input from the community in the first two rounds of surveys and discussions with Town officials and the Steering Committee, the housing strategy for Wiggins includes the following themes.

- The Town will work with the Wiggins School District and local property owners and developers to identify opportunities to develop housing for teachers and other essential personnel serving the Wiggins area (including police, firefighters, etc.).
- The Town will allow and encourage properties along Main Street and Central Avenue to include smaller housing units on second floors of buildings to provide additional housing options for residents and enhance the vitality of the Downtown commercial area.
- The Town will encourage the construction of a mix of housing unit types and sizes to meet the needs of residents of different incomes, ages, and household types.
- The Town will explore incentives to encourage developers to include workforce housing in new projects.
- Wiggins will support the renovation of homes in need of repair, refurbishment, or modifications to meet health, safety and energy efficiency standards, particularly homes that may be occupied by less affluent residents.

The third and final community survey asked respondents to rate their approval of these draft themes for the Town’s housing development strategy. As noted in the following figure, around 54 percent of respondents either strongly favor or favor these housing strategies for Wiggins.

3rd Community Survey, Question 9 - I have the following reaction to this overall housing strategy



*Existing Residential Area in Wiggins, August 2022
Credit: RICK*

Chapter 5: Economic Resiliency & Housing

In addition to these overall themes for the community's housing strategy, the Town of Wiggins could consider the following as additional ideas for housing actions, to help ease housing affordability and availability issues in the community.

- The Town could explore state, federal, and other applicable grant funding for the construction, rehabilitation, preservation, or improvement of housing that is affordable for low-to moderate-income households.
- The Town could develop an incentive program involving fee waivers and / or reductions in site plan review times for projects that include affordably priced units.
- The Town could build an affordable housing trust fund (funded by fees on new development) to provide financial support for projects that include affordable or workforce housing units.
- As part of updates to its Land Use Code and other regulations, the Town should remove unintended barriers to the development of affordable and workforce housing.
- As noted in Chapter 4, the Town could pursue the development of workforce housing as part of any redevelopment of the Town Hall property at Central and Main.

GOALS AND ACTIONS:

The following goals and actions are not listed in order of priority but are intended to address various themes for housing, economic development, and tourism in Wiggins over the next two decades.

GOAL 5.1 – BUILD THE COMMERCIAL AND INDUSTRIAL TAX BASE IN WIGGINS

Action 5.1.1 – Use the Comprehensive Plan and Future Land Use Plan to market Wiggins to potential employers and companies (including retail, commercial, and industrial uses).

Action 5.1.2 – Explore the development of a business park (or more than one business park) along the I-76 corridor in areas identified in the Future Land Use Plan.

Action 5.1.3 – Complete improvements to Downtown Wiggins (as outlined in Chapter 4) to make the Downtown an attractor of outside investment, tourism, and visitation.

GOAL 5.2 – EXPAND ECONOMIC RESOURCES OF RESIDENTS IN THE WIGGINS AREA

Action 5.2.1 – Develop a “shop local” campaign to encourage residents to spend their money locally to help the Wiggins community.

Action 5.2.2 – Coordinate with the Wiggins school district to develop or add to existing apprenticeship and internship programs serving businesses in the Wiggins area.

GOAL 5.3 – EXPAND THE DIVERSITY AND AFFORDABILITY OF HOUSING IN WIGGINS

Action 5.3.1 – Collaborate with the Wiggins School District to develop workforce housing for teachers and school district employees in Wiggins.

Action 5.2.2 – Provide incentives for developments along Central Avenue or Main Street (within Downtown) to include housing units on the upper floors of buildings.

Action 5.2.3 – Create financial incentives to encourage developers to include workforce or attainable housing in new projects.

Action 5.2.4 – Implement financial incentives to support the rehabilitation of older or vacant homes in need of upgrades.

**PARKS,
RECREATION, &
OPEN SPACE**

6



Credit: RICK

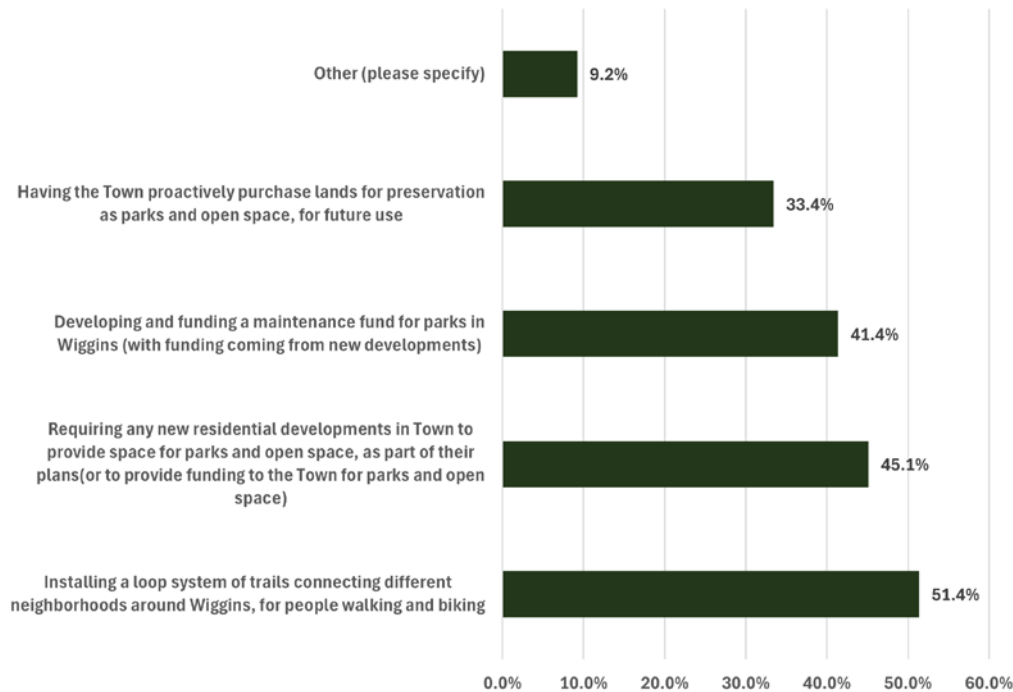
Chapter 6: Parks, Recreation, & Open Space

Given the presence of a significant number of families with children in Wiggins, the community has continued to place an emphasis on providing sufficient space for recreational activities and sports, as well as quality park spaces for residents and visitors. Respondents to the first community survey indicated that providing locations for sports leagues and other organized recreational programs should serve as the top priority for the planning effort, followed by identifying places for new parks and open spaces as the town grows. Beyond a focus on families and the needs of youth, the Wiggins community envisions parks, recreational, and open space facilities and programs that serve all residents, regardless of age, income background, or abilities. Park and open space facilities in Wiggins provide amenities and features that suit the needs of single people, older adults, and teenagers and young adults, in addition to families with children.

The second community survey asked participants to select the features or ideas they favored for the planning of parks and open spaces in the Wiggins area. As noted in the following figure, participants provided the greatest support for focusing on adding trees and shade to parks, installing natural features in parks, and adding more or improved shelters for gatherings in parks. The option to add more sports fields was the sixth most popular option out of 12 choices.

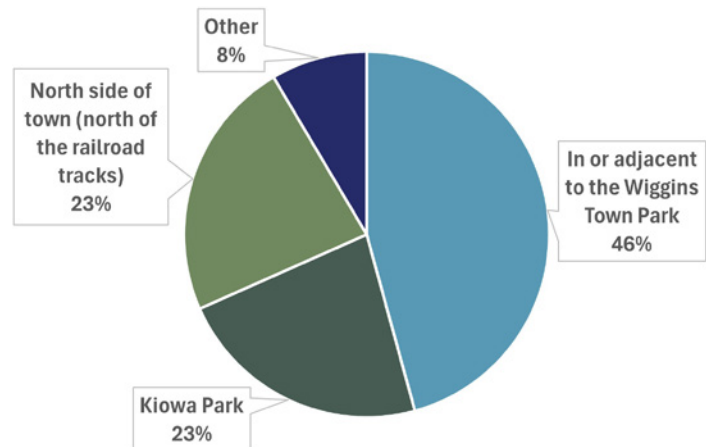
Chapter 6: Parks, Recreation, & Open Space

2nd Community Survey, Question 9 - I am in favor of the following ideas for Parks and Open Space around the Wiggins area (please choose all that apply)



Discussions with youth in Wiggins during the first round of community engagement highlighted a major desire in the community to construct or furnish a community center or recreation center where teenagers and kids can hang out and have something to do. A community center could also provide facilities for a range of recreational programs and activities serving a wide range of households and individuals in the Wiggins area. The Town has been examining potential options for the development of a community center for several years. A plurality of 46 percent of respondents to the second community survey favored locating a new community center in or close to the Wiggins Town Park.

2nd Community Survey, Question 5 - Where do you think a new community hub or community center should be located? (Please choose one)



The second community survey revealed the strongest support for including a weight room, game room, exercise rooms, and a library in a potential community center. This facility could also include meeting rooms, a common kitchen, child care facilities, and a dance hall or multi-purpose room.

CONCEPTS FOR TOWN PARK

OPTION 1 – INTEGRATION OF COMMUNITY CENTER INTO TOWN PARK

Based upon the strong preference expressed by the community to develop a new community center in or close to Town Park (instead of at Kiowa Park, on the north side of town, or at another location), the following concept depicts the integration of a new community center on the vacant land to the east of the ball fields at Town Park, to the north of 5th Street. A community center facility could front 5th Street, with parking located to the north of the building. The area between the community center and the existing playground area along 4th Street could be developed as a civic plaza that could be used for food truck events, a farmers market, and other civic gatherings. The area to the northwest of the civic plaza could accommodate a new and improved playground facility and a larger picnic shelter area for communal events. This concept imagines the potential expansion of Town Park to the south of 5th Street in the event the property owner to the south is willing to sell the farm field to the south of the current park. The outer edges of the crop circle, along the south side of 5th Street and to the east of Town Park, could be used for overflow parking for major town events such as the 4th of July, or to provide additional parking for the community center located a very short distance from the parking area.



Chapter 6: Parks, Recreation, & Open Space

OPTION 2 – INTEGRATION OF ADDITIONAL SPORTS FIELDS AT TOWN PARK

Should the Town elect to build a community center or recreation center in a location other than Town Park, the following concept depicts an alternate scenario for Town Park, including the development of the area to the east of the baseball fields as new multi-purpose sports fields for soccer, baseball, and softball. This area could also accommodate an additional T-ball field and a new playground and restrooms. The area to the south of 5th Street could remain a long-term option for the park's expansion, to include amenities such as additional picnic shelters and playgrounds, a new amphitheater, an outdoor pool, open play areas, a disc golf course, or a dog park.



The Town of Wiggins could choose to develop the eastern part of Town Park as sports fields as a near-term strategy, with the goal of locating a community center in the park as funding becomes available.

PRINCIPLES FOR PARKS, RECREATION, AND OPEN SPACE (COMMUNITY-WIDE)

The third community survey and the final round of community engagement presented the following as components of the draft plan for parks and open space for the Wiggins area, beyond the potential enhancements to Town Park and in the Kiowa Park area.

- As new developments or neighborhoods are created, the Town and property owners will ensure that additional neighborhood parks are established so that every resident in Wiggins in the future is located within a ten-minute walk from a nearby park or open space area.
- The Town will establish standards for the design of parks and open spaces to use native plantings and minimize the use of irrigated grass to help conserve the Town's water supply.
- The design of future parks and enhancements to existing parks will create as many areas of shade as possible (through picnic shelters or tree canopy) to increase the level of comfort and usability in parks and open spaces.
- The design of each park in the future will include at least one area for picnics or similar gatherings.
- The design of each park will include bike parking stations (for people to store their bikes at parks).
- The design of every park will emphasize the installation of sufficient numbers of benches and seating areas.
- The design of multi-use trails in the Wiggins area will be sufficiently wide to accommodate both walking and bicycling.

As noted in the graph that follows, around 75 percent of respondents in the third community survey "loved" or "liked, with some modifications" this draft plan for parks and open spaces in Wiggins.



Youth Soccer Games at Town Park, Spring 2023
Credit: RICK

IMPROVEMENTS TO TOWN-OWNED PROPERTY NORTH OF KIOWA PARK

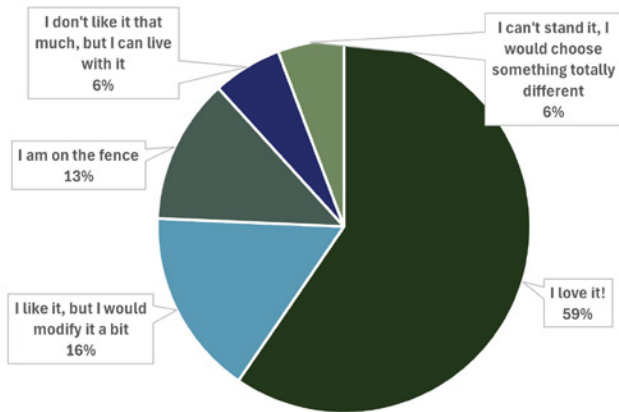
The Town owns most of the land between the northern edge of the Kiowa Park neighborhood and County Road Q. As funds become available, the Town could use this land for additional sports fields, a child care center, and an expansion or enhancement of playgrounds serving the Kiowa Park area. Improvements to the property could also include additional picnic shelters, walking and running paths, and improved restrooms.



Existing Playground Facilities on the North Side of Kiowa Park, August 2022
Credit: RICK

Chapter 6: Parks, Recreation, & Open Space

3rd Community Survey, Question 8 - What are your thoughts about this long term plan for the overall parks and open space network in Wiggins? (Please select one option)



In addition to these general themes guiding parks and open space planning, the Future Land Use Map identifies corridors for multi-use trails connecting around the edges and between neighborhoods as the areas around Wiggins potentially develop over the next few decades. In addition to trails connecting Kiowa Park to the heart of town, additional trails could connect Kiowa Park to Town Park, provide connections across I-76 to future business park or light industrial areas, or provide linkages between Downtown Wiggins and outlying neighborhoods to the east. While these trail corridors are intended to be conceptual, the themes and principles outlined in this chapter align with the formation of a trail network similar to the one depicted on the Future Land Use Map.

The following provides an example of how a multi-use trail could appear around the edges of Wiggins. A wide trail of at least ten feet in width would provide ample space for both walkers and bicyclists, and seating areas or benches along the trail could provide areas of respite for trail users around the Wiggins area.



Potential Multi-Use Trail
Note: These images are conceptual, and for discussion only. These images do not represent a formal proposal or project.
Credit: RICK

GOALS AND ACTIONS:

The following goals and actions are not listed in order of priority but are intended to address the various themes for parks, recreation, and open spaces in Wiggins over the next two decades.

GOAL 6.1 – BUILD THE COMMERCIAL AND INDUSTRIAL TAX BASE IN WIGGINS

Action 6.1.1 – Finalize plans for improvements to Town Park, incorporating elements from the two concepts outlined in this chapter, and implement construction of these improvements.

Action 6.1.2 – Pursue opportunities to expand Town Park to the south, as the property to the south may eventually change land uses or ownership in the future.

GOAL 6.2 – IMPLEMENT IMPROVEMENTS TO THE TOWN-OWNED PROPERTY NORTH OF KIOWA PARK

Action 6.2.1 – Complete more detailed plans and pursue funding to install park and open space amenities in the Town-owned parcel to the north of Kiowa Park (including ball fields and other sports fields).

GOAL 6.3 – CONTINUE TO IDENTIFY FUTURE PARKS AND OPEN SPACE FACILITIES AND AMENITIES IN NEIGHBORHOODS AS THEY ARE DEVELOPED IN THE FUTURE

Action 6.3.1 – Develop park dedication requirements for new residential projects that approach the Town for approval.

Action 6.3.2 – As new residential neighborhoods are approved, ensure that site plans provide parks that are within a 10-minute walk of every resident in the Town of Wiggins.

Action 6.3.3 – Identify funding opportunities and pursue improvements to install a bike and pedestrian trail network around Wiggins, as identified on the Future Land Use Plan.

TRANSPORTATION

7



Credit: Town of Wiggins

Chapter 7: Transportation

A well-designed, implemented, and maintained transportation network will guide the continued evolution of Wiggins and will provide safe and effective routes for people walking, bicycling, and driving around the area. The transportation system will provide efficient movement of goods to and through the community, thereby enhancing the economic development potential of Wiggins.

TOP PRIORITY FOR TRANSPORTATION

The biggest issue raised by community members during Wiggins Connected and the top priority item for the Town is to repair and upgrade the condition of local roads and streets, including installing curbs and gutters and sidewalks. The Town passed a one percent sales tax for this purpose a few years ago. However, given the relatively limited sales tax base in Wiggins it would take the Town many years to complete all of the needed street upgrades. Thus, one of the main ways to achieve the Town's transportation goals is to increase the tax base through the development of additional retail and business park / light industrial space, as outlined in the Future Land Use Plan. Increasing the tax base will allow the Town to more rapidly upgrade streets across the community.

ADDITIONAL PRIORITIES FOR TRANSPORTATION PLANNING IN WIGGINS

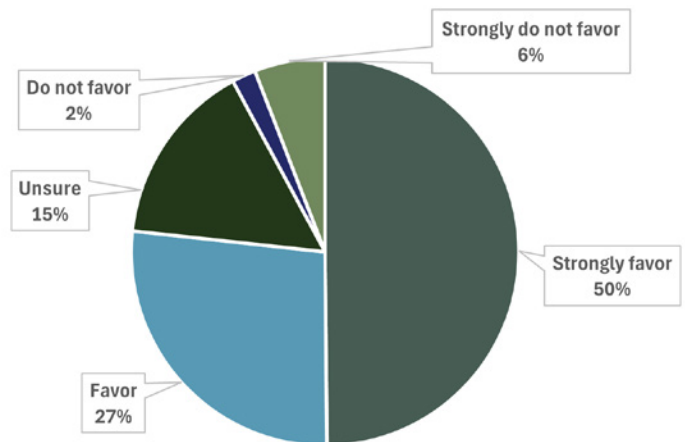
Beyond the needed upgrades to local streets, input from the Wiggins Connected effort supported the following as additional priorities or elements for the Town's transportation strategies over the next few decades.

- Partnering with CDOT to pursue funding for transportation improvements to Central Avenue, as illustrated in the Comprehensive Plan. Although it is not signed as a numbered state highway, Central Avenue has remained under CDOT's jurisdiction and the state would need to approve final designs for Central Avenue. CDOT could help in securing grants and other funding for the various transportation improvements envisioned for Central, including a center turn lane, sidewalks and crosswalks, and aesthetic improvements. Upgrading Central Avenue would help provide an improved "front door" into the Wiggins community from the interstate and would help attract interest in investment in the corridor.
- Pursuing funding with CDOT to improve the interchange at I-76 and County Road 3 to a full interchange, including an exit ramp from westbound I-76 and an on-ramp from County Road 3 to eastbound I-76. The limitations in access from the existing interchange limits the marketability of businesses along Central Avenue on the west side of Wiggins and impedes transportation movements and connectivity on the west side of town. Upgrades to the interchange at County Road 3 could also include safety improvements for all modes of travel.
- Developing a local bike route and trail network. The Future Land Use Plan highlights the general locations for multi-use trail corridors in and around the Wiggins area. These corridors would help link new neighborhoods to community destinations and would help to connect the various segments of the community, including areas north of the railroad tracks, areas east of Downtown, and Kiowa Park and The Farm to the south.

- Over the long term, exploring the construction of a grade separated crossing (either a bridge or underpass) at one of the railroad crossings in the Wiggins area. This type of crossing would improve the movement of traffic and increase safety for people walking and biking from the north side of Wiggins to the south side (and vice versa). While this is a longer-term priority, the Town should remain open to funding opportunities for this improvement.

As outlined in the following figure, around 77 percent of respondents to the third community survey either strongly favor or favor these elements of the Town's transportation strategy, in addition to the highest priority of upgrading existing streets in Wiggins.

3rd Community Survey, Question 11 - I have the following reaction to this overall transportation strategy

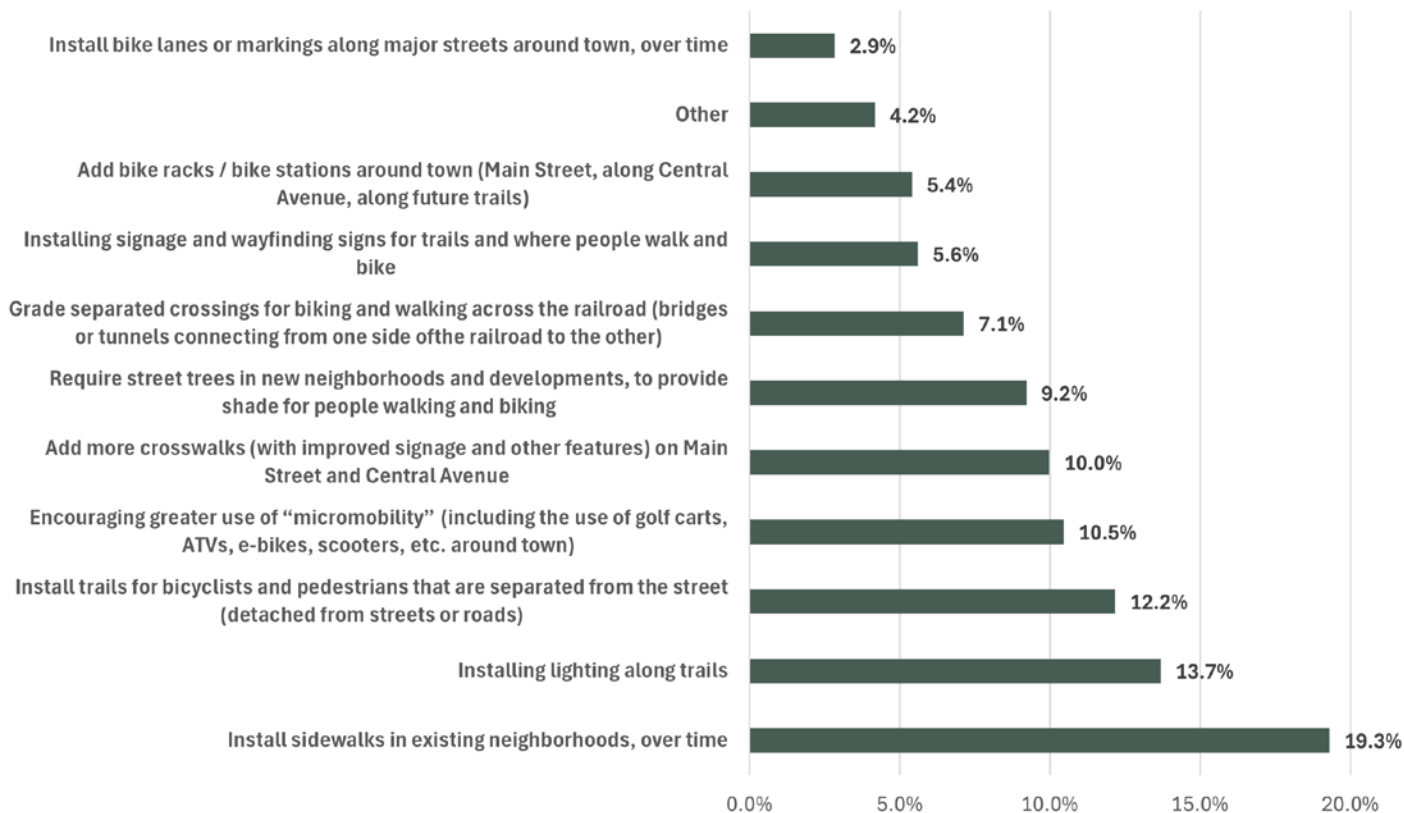


In planning for transportation improvements for people walking and biking in Wiggins, the results from the second community survey (as outlined as follows) indicate the most support for installing sidewalks along streets, installing lighting along trails, and installing bike and walking trails detached from streets or roads. Respondents also favored the encouragement of various “micro-mobility” devices such as scooters or gators and adding more crosswalks along Central Avenue and Main Street.



2nd Community Survey, Question 11 - Which of the above concepts would you favor to improve the experience of walking, biking, and other non-vehicular ways to travel around Wiggins?

(Please choose your Top 3)



Chapter 7: Transportation

The Town will draw from this additional feedback and comments from community members during Wiggins Connected in designing, constructing, and maintaining facilities for walking and biking in Wiggins over the next several years.



Enhanced Crosswalks
Credit: Shutterstock



Bike Trial with Bike Parking
Credit: Shutterstock



Walking and Bicycling Path
Credit: RICK



Lighting Along Trails
Credit: RICK



Scooters Parked Along a Bike Trail Route
Credit: Shutterstock

GOALS AND ACTIONS:

The following goals and actions are not listed in order of priority but are intended to incorporate the transportation strategy for Wiggins over the next 10 to 20 years.

GOAL 7.1 – IDENTIFY AND EXPLORE SHORT TERM AND LONG TERM TRANSPORTATION IMPROVEMENTS TO SERVE THE COMMUNITY’S INTERESTS

Action 7.1.1 – Develop and implement a plan, on a yearly basis, to pave, fix, or upgrade the existing, local streets in Wiggins.

Action 7.1.2 – Develop the local bike and trail network following the general conceptual alignments identified in the Comprehensive Plan.

Action 7.1.3 – Complete transportation improvements identified conceptually in the Comprehensive Plan for the Central Avenue and Main Street corridors.

Action 7.1.4 – Continue to explore with CDOT the potential to convert the interchange at Interstate 76 and County Road 3 to a full interchange.

Action 7.1.5 – Over the long term, identify funding opportunities to install a grade separated crossing for people walking or biking across the railroad line to better connect the north and south sides of town.

Action 7.1.6 – Explore a partnership with Morgan County to study emergency response vulnerabilities and to seek funding opportunities for a grade-separated vehicle crossing of the railroad.

INFRASTRUCTURE & RESILIENCY





Credit: Town of Wiggins

Chapter 8: Infrastructure & Resiliency

A well planned and functional community requires an efficient, high quality, and well planned infrastructure system to provide the necessary services for local residents, visitors, and businesses. Participants in the initial round of community engagement for Wiggins Connected cited “water, sewer, and other infrastructure cost and quality” as the second most important issue facing Wiggins, after the quality of roads and streets. The rising costs of providing sewer and water mains and related equipment, the overall limited supply of water in Colorado, and the cost of raw water make the careful planning for infrastructure even more important to Wiggins. This chapter highlights the current condition and assets of the Town’s infrastructure and its plans for improvements and expansions over the next few years. The Comprehensive Plan outlines a framework for Wiggins to pursue infrastructure improvements in a cost effective and orchestrated manner.

Resiliency refers to how communities plan for, manage, and adapt to shocks to systems, including infrastructure and other community resources. Typical events that challenge the resiliency of communities in Colorado include wildfire, blizzards, hail, wind, and floods. The Northeast Colorado Regional Hazard Mitigation Plan (2021) identifies the following hazards as having a “high” significance on local communities and a “likely” or “very likely” probability of occurrence in Morgan County:

blizzards and severe winter storms; dam failures or levee failures; drought; flooding; hailstorms; straight-line winds; tornadoes; and wildland and grassland fires. Given the extremes of weather on the Eastern Plains and the rising costs of disaster recovery, the Comprehensive Plan establishes a framework for Wiggins to plan for resiliency in its community facilities and services. A total build-out of the entire developed area shown on the Future Land Use Plan would result in a population for the town of between 16,000 and 18,000 residents, along with around 7 million square feet of industrial space and 5 million square feet of commercial or retail space. The Future Land Use Plan was designed to encompass and reflect greater development potential than is realistic within the next 20 years, to help provide land use guidance in different areas surrounding the town that may develop over the next two decades. However, if Wiggins were to even grow to half of the total development capacity reflected in the Future Land Use Plan, the Town would need to significantly expand its infrastructure capacities and operations.

Chapter 8: Infrastructure & Resiliency

INFRASTRUCTURE CONTEXT AND POLICY DIRECTION

WATER

The Town has sufficient water supplies to serve the existing base of approximately 700 customers, and the water issues Wiggins has faced in recent years have concerned having sufficient water storage capacity. The Town has plans to expand the water storage facilities located next to Town Park to accommodate additional water storage needs over the next few years.

Based upon the projected, full build-out of Wiggins as reflected in the Future Land Use Plan, the Town of Wiggins may require water supplies of over 3.6 million gallons per day. This calculation assumes residential water consumption of 150 gallons per day, average water consumption of 0.16 gallons per square foot daily for retail and commercial uses, and average water consumption of 20 gallons per square foot per year for industrial uses. By reducing the average consumption per capita and per square foot (for commercial or industrial uses), the Town would reduce its daily water demand and thus reduce the costs of infrastructure expansions in the future. By installing water conserving appliances and reducing the amount of outdoor irrigation, for example, Wiggins can reduce its overall water consumption per capita. Working with industrial users to maximize water conservation practices in their operations would also reduce the Town's overall water demand.

In addition, if developments evolve to include residential and commercial uses in a less dense manner (with fewer homes per acre, for example), the magnitude of water supplies required for the Town may decrease from the estimate in the table.

Even with increased water conservation, the development shown on the Future Land Use Plan would require significant increases in the water supply for Wiggins. It would also require extensions of water mains and trunk lines, expansions of storage capacities and water treatment facilities, and increases in maintenance capabilities to service the Town's water-related infrastructure. The full buildout of the Future Land Use Plan would likely extend beyond the 20-year horizon of 2045. The Town will continue to proactively plan for its future water capacities as the development of the community continues. The expansion of water facilities would likely occur in phases over time. The Town may explore the establishment of triggers or thresholds for new developments that may signal the need for more significant water supply expansions.

		Average Daily Water Consumption
Residential, Total Population at Buildout	16,500	2,475,000
Retail / Commercial, Total Square Feet at Buildout	4,800,965	768,154
Industrial and Public Uses, Total Square Feet at Buildout	7,240,562	396,743
	Total -->	3,639,898

Water has emerged as one of the top issues facing all of Colorado, along with the affordable housing crisis. Wiggins is located in a high desert, high plains environment, and the demand for water supplies present in Colorado exceeds supply. The cost of water shares has increased astronomically as Colorado’s population has increased over the last 20 years and water demands from other Western states have increased. From an environmental standpoint, Wiggins and all communities in the state have begun to focus strongly on water conservation and reducing water demands.

The quantities of water used for irrigation in Colorado typically far outpace the quantities used for everyday household needs such as bathing, cooking, and washing clothes and dishes. Thus, communities have focused on reducing demands for irrigation water across the board. The Wiggins Comprehensive Plan emphasizes a transition in development and landscaping standards from high demand uses such as turf grass to xeriscaping, native plantings, and other strategies to reduce outdoor water usage. The plan also emphasizes the installation of water efficient appliances and features as part of the Town’s building codes.

The third community survey for Wiggins Connected presented the following as a draft “water component” for the Comprehensive Plan:

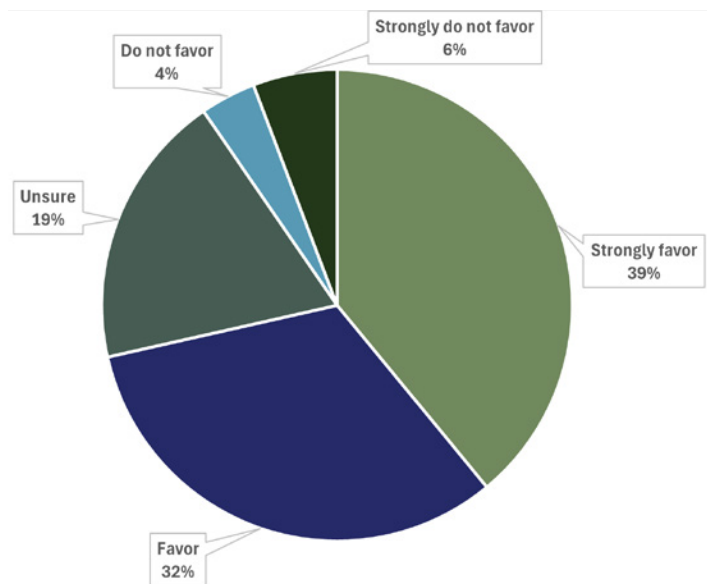
- Reducing the amount of irrigated turf in current and future parks and open spaces to minimize water usage.
- Securing grants or funding to upgrade the Town’s water system to maintain sufficient capacity to serve existing and future neighborhoods and businesses.
- Requiring any additional developments to bring their own water supplies (through water shares or entitlements) to the Town.
- Securing funding (grants) to provide incentives for water customers to install water conserving appliances and fixtures.
- Encourage the use of water-wise landscaping (such as xeriscaping)



*Xeriscaping Example
Credit: Shutterstock*

As highlighted in the following graphic, around 71 percent of respondents in the final community survey either “strongly favor” or “favor” this overall water strategy for Wiggins.

3rd Community Survey, Question 12 - I have the following reaction to this overall water strategy



Chapter 8: Infrastructure & Resiliency

SANITARY SEWER

The Town provides sanitary sewer services to its approximately 700 municipal customers through facilities including the wastewater treatment facility built in the 1960s, two lift stations, and various sewer lines traversing the town. Wiggins is considering the potential expansion of the treatment facility within the next five years.

The cost of extending sewers is significant on a linear foot basis. Therefore, the Wiggins Comprehensive Plan includes areas for infill development, with a focus along Central Avenue and Main Street in the heart of town, that would not require outward expansion of the sewer system. In general, the Town would favor infill development, or projects adjacent to the current town, compared to projects requiring extensions of sewer mains farther from the existing town, given the costs of extensions.

STORMWATER AND DRAINAGE SYSTEMS

The Town of Wiggins provided very limited stormwater infrastructure services until the last several years. The Town has been working on efforts to provide a detention pond to the north central portion of town. Stormwater drainage in town historically was allowed to flow into the local streets. The Town has added a few detention ponds around Wiggins in recent years and is working on shorter term fixes for stormwater management, including adding to the crown of local streets through grading. The long-term plan of the Town is to develop a collection and pump system to push stormwater flows out to the Kiowa Creek basin, and away from the heart of Wiggins.

The Comprehensive Plan calls for the Town to explore the creation of a formal stormwater utility to coordinate ongoing drainage and stormwater management improvements. It also calls for the Town to work toward a more formal stormwater system over time through grant funding and as the Town's fiscal resources grow over time.

COMMUNITY RESILIENCY

The Comprehensive Plan establishes the following as themes the Town will pursue to enhance the resiliency of Wiggins over the next 20 years.

- Wiggins will coordinate with emergency service agencies across Morgan County and eastern Colorado to improve communication systems and protocols to the public during emergencies.
- Wiggins will implement the recommendations for actions to be completed by the Town, identified in the Northeast Colorado Regional Hazard Mitigation Plan, including: conducting a full-scale exercise to practice closing the floodgate that seals the levee protecting the community; conducting maintenance on the Wiggins flood-control levee system; amending floodplain management regulations to reference new FEMA Flood Insurance Rate Maps (FIRMs) and, where applicable, the 2019 Flood Insurance Study (FIS); reviewing and amending regulations as needed to conform to the new flood data; and, continuing to participate in the National Flood Insurance Program (NFIP) by enforcing local floodplain regulations and implementing or improving upon effective floodplain and stormwater management practices.
- The Town will explore updates to its Land Use Code and development standards to encourage wildfire mitigation measures around properties.
- The Town will update its Land Use Code and standards to limit development within floodplain areas and other areas of environmental sensitivity.
- In terms of economic resiliency, the Town will establish and maintain contingency funds to help the Town during economic downturns and recessions, when tax revenues are more likely to decline, to prevent reductions in services.

In implementing the outcomes of the Comprehensive Plan, the Town of Wiggins will consider the impacts of hazards, resources, and amenities on disproportionately impacted communities to promote equitable outcomes.

GOALS AND ACTIONS:

The following goals and actions are not listed in order of priority but are intended to guide strategies for infrastructure and resiliency in Wiggins over the next 10 to 20 years.

GOAL 8.1 – PROACTIVELY PLAN FOR WATER SUPPLIES AND INFRASTRUCTURE SERVING THE TOWN

Action 8.1.1 – Reduce the amount of irrigated turf in current and future parks and open spaces to minimize water usage (through xeriscaping and similar techniques).

Action 8.1.2 – Institute a requirement that new developments in Wiggins must provide their own water supplies for their projects.

Action 8.1.3 – Pursue grants or provide funding to offer incentives to water users to install water-efficient appliances and equipment, to reduce overall water demand.

Action 8.1.4 – Secure grants or other funding to upgrade the Town's water system to maintain sufficient capacity to serve existing and future neighborhoods and businesses.

GOAL 8.2 – PROACTIVELY PLAN FOR SANITARY SEWER AND STORMWATER DRAINAGE INFRASTRUCTURE

Action 8.2.1 – Complete the necessary planning, secure funding, and implement necessary expansions to the wastewater treatment facility.

Action 8.2.2 – Institute development impact fees for new projects based upon the net impact a new development would have on the capacities of the sanitary sewer system.

Action 8.2.3 – Create a stormwater utility to coordinate ongoing drainage and stormwater management improvements in Wiggins.

Action 8.2.4 – Complete plans and secure funding to establish a formal stormwater management system covering all of Wiggins, including areas for expansion.

GOAL 8.3 – ENHANCE THE RESILIENCY POSITION OF THE WIGGINS COMMUNITY

Action 8.3.1 – Coordinate with emergency services agencies to improve communications systems and protocols to the public during emergencies.

Action 8.3.2 – Update the Land Use Code and development standards to implement wildfire mitigation practices and measures around properties.

Action 8.3.3 – Update the Land Use Code and development standards to limit development within floodplain areas and other environmentally sensitive areas.

Action 8.3.4 – Establish and maintain a contingency fund (or rainy day fund) to stabilize the Town's finances during economic downturns.

IMPLEMENTATION

9



Credit: RICK

Chapter 9: Implementation

The Town Board, Planning Commission, Town staff, and other partners will work together over the short-term and long-term to implement and complete the action items identified in the Wiggins Comprehensive Plan. These entities, along with the community at large, will work together to realize the vision for Wiggins articulated by the community. This Implementation section provides guidance about potential partners that may be involved in completing action items. The Implementation Plan matrix that follows also outlines general order of magnitude costs associated with each action item, the level of priority for each item, as well as an anticipated timeframe for completion (short-term, mid-term, or long-term). Several of the action items listed in the plan will continue on an ongoing basis and, therefore, boxes are checked for all three timeframes for these action items. The Implementation Plan is intended to provide a general guide for the completion of the action items in the plan.

Neighboring jurisdictions did not raise any objections to the Wiggins Comprehensive Plan during the planning process. The Town will continue to coordinate its planning activities with surrounding jurisdictions and stakeholder agencies, including but not limited to Morgan County, CDOT, and the Wiggins School District.



Concert at the Amphitheater in Town Park
Credit: Town of Wiggins

Chapter 3: Future Land Uses & Community Character

					General Timing		
	Potential Partners	Order of Magnitude Cost (to the Town)	Potential Funding Sources	Priority (Low, Med, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years - plus)
Goal 3.1 – Implement the overall framework outlined in the Future Land Use Plan							
Action 3.1.1 – Adopt an Intergovernmental Agreement (IGA) with Morgan County concerning the plan for future land uses within three miles of the Town’s limits.	Morgan County	\$		High	X		
Action 3.1.2 – Evaluate future rezoning and site plan applications for alignment with the Future Land Use Plan.		\$		High	X	X	X
Action 3.1.3 – Update the zoning map and zoning classifications to be in alignment with the Future Land Use Plan, following completion of a Land Use Code update.		\$		High	X	X	X
Goal 3.2 – Implement the community design principles outlined in the Comprehensive Plan							
Action 3.2.1 – Complete an update to the Town’s Land Use Code, based upon the principles provided in this section.		\$	DOLA funding grant	High	X		
Action 3.2.2 – Complete or update design guidelines specifically tied to residential and commercial development.		\$		High	X		
Action 3.2.3 – Develop and implement a signage and wayfinding program for Wiggins (to include community entries and a wayfinding system).		\$\$		Med		X	
Action 3.2.4 – Complete a historic properties and resources survey, to officially identify historic properties and resources in Wiggins.		\$		Low		X	

Chapter 4: Downtown Wiggins & Central Avenue

					General Timing		
	Potential Partners	Order of Magnitude Cost (to the Town)	Potential Funding Sources	Priority (Low, Med, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years - plus)
Goal 4.1 – Pursue Identified Improvements along Main Street and Central Avenue							
Action 4.1.1 – Pursue more detailed design and completion of streetscape improvements along Main Street and Central Avenue	CDOT	\$\$		Med		X	X
Action 4.1.2 – Pursue additional safety improvements for bicyclists and pedestrians crossing the railroad at Main Street	BNSF, CDOT	\$\$		Low			X
Action 4.1.3 – Identify locations and secure funding for park or plaza gathering areas along the Main and Central Avenue corridors		\$\$		Med		X	X
Action 4.1.4 – Complete a more formal redevelopment plan for the Central Avenue corridor, identifying the locations of buildings and mix of land uses along the corridor		\$		Med	X		
Goal 4.2 – Support and Expand Small Town Businesses and Development Downtown							
Action 4.2.1 – Explore the development of a small business hub in the Downtown area (which would include small or micro spaces designed for local business owners at subsidized lease rates).		\$		Med			X
Action 4.2.2 – Implement a facade or building improvement incentive program (tax abatements, rebates on sales tax purchases for improvements, etc.)		\$		Med		X	
Action 4.2.3 – Create a tax incentive program to facilitate the type of development envisioned along the Central Ave and Main Street corridors		\$\$		Med		X	X

Chapter 5: Economic Resiliency & Housing

					General Timing		
	Potential Partners	Order of Magnitude Cost (to the Town)	Potential Funding Sources	Priority (Low, Med, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years - plus)
Goal 5.1 – Build the commercial and industrial tax base in Wiggins							
Action 5.1.1 – Use the Comprehensive Plan and Future Land Use Plan to market Wiggins to potential employers and companies (including retail, commercial, and industrial uses).		\$		High	X	X	X
Action 5.1.2 – Explore the development of a business park (or more than one business park) along the I-76 corridor in areas identified in the Future Land Use Plan.	Devel- opers & property owners	\$\$		High	X	X	X
Action 5.1.3 – Complete improvements to Downtown Wiggins (as outlined in Chapter 4) to make the Downtown an attractor of outside investment, tourism, and visitation.		\$\$		Med		X	X
Goal 5.2 – Expand economic resources of residents in the Wiggins area							
Action 5.2.1 – Develop a “shop local” campaign to encourage residents to spend their money locally to help the Wiggins community.	Local busi- nesses	\$		High	X		
Action 5.2.2 – Coordinate with the Wiggins school district to develop or add to existing apprenticeship and internship programs serving businesses in the Wiggins area.	School district	\$		High	X	X	
Goal 5.3 – Expand the diversity and affordability of housing in Wiggins							
Action 5.3.1 – Collaborate with the Wiggins School District to develop workforce housing for teachers and school district employees in Wiggins.	School district	\$		Med		X	X
Action 5.3.2 – Provide incentives for developments along Central Avenue or Main Street (within Downtown) to include housing units on the upper floors of buildings.		\$\$		Med		X	X
Action 5.3.3 – Create financial incentives to encourage developers to include workforce or attainable housing in new projects.		\$\$		Med		X	X
Action 5.3.4 – Implement financial incentives to support the rehabilitation of older or vacant homes in need of upgrades.		\$		Med	X	X	X

Chapter 6: Parks, Recreation, & Open Space

					General Timing		
	Potential Partners	Order of Magnitude Cost (to the Town)	Potential Funding Sources	Priority (Low, Med, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years - plus)
Goal 6.1 – Build the commercial and industrial tax base in Wiggins							
Action 6.1.1 – Finalize plans for improvements to Town Park, incorporating elements from the two concepts outlined in this chapter, and implement construction of these improvements.	GOCO	\$\$	GOCO	High	X	X	X
Action 6.1.2 – Pursue opportunities to expand Town Park to the south, as the property to the south may eventually change land uses or ownership in the future.	GOCO	\$\$\$	GOCO	Low			X
Goal 6.2 – Implement improvements to the Town-owned property north of Kiowa Park							
Action 6.2.1 – Complete more detailed plans and pursue funding to install park and open space amenities in the Town-owned parcel to the north of Kiowa Park (including ball fields and other sports fields).	GOCO	\$\$	GOCO	Low			X
Goal 6.3 – Continue to identify future parks and open space facilities and amenities in neighborhoods as they are developed in the future							
Action 6.3.1 – Develop park dedication requirements for new residential projects that approach the Town for approval.		\$		High	X		
Action 6.3.2 – As new residential neighborhoods are approved, ensure that site plans provide parks that are within a 10-minute walk of every resident in the Town of Wiggins.		\$		High	X	X	X
Action 6.3.3 – Identify funding opportunities and pursue improvements to install a bike and pedestrian trail network around Wiggins, as identified on the Future Land Use Plan.	GOCO	\$	GOCO	Med	X	X	X

Chapter 7: Transportation

					General Timing		
	Potential Partners	Order of Magnitude Cost (to the Town)	Potential Funding Sources	Priority (Low, Med, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years - plus)
Goal 7.1 – Identify and explore short term and long term transportation improvements to serve the community’s interests							
Action 7.1.1 – Develop and implement a plan, on a yearly basis, to pave, fix, or upgrade the existing, local streets in Wiggins.		\$\$\$		High	X	X	X
Action 7.1.2 – Develop the local bike and trail network following the general conceptual alignments identified in the Comprehensive Plan.	Developers, Morgan County	\$\$\$	GOCO	Med	X	X	X
Action 7.1.3 – Complete transportation improvements identified conceptually in the Comprehensive Plan for the Central Avenue and Main Street corridors.	Developers, CDOT	\$\$\$	CDOT	Med		X	X
Action 7.1.4 – Continue to explore with CDOT the potential to convert the interchange at Interstate 76 and County Road 3 to a full interchange.	CDOT	\$\$\$	CDOT	Med			X
Action 7.1.5 – Over the long term, identify funding opportunities to install a grade separated crossing for people walking or biking across the railroad line to better connect the north and south sides of town.	BNSF	\$\$\$	Safe Routes to Schools, CDOT	Low			X
Action 7.1.6 – Explore a partnership with Morgan County to study emergency response vulnerabilities and to seek funding opportunities for a grade-separated vehicle crossing of the railroad.	BNSF, Morgan County	\$\$\$	U.S. Department of Transportation	Low			X

Chapter 8: Infrastructure & Resiliency

					General Timing		
	Potential Partners	Order of Magnitude Cost (to the Town)	Potential Funding Sources	Priority (Low, Med, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years - plus)
Goal 8.1 – Proactively plan for water supplies and infrastructure serving the town							
Action 8.1.1 – Reduce the amount of irrigated turf in current and future parks and open spaces to minimize water usage (through xeriscaping and similar techniques).		\$		High	X		
Action 8.1.2 – Institute a requirement that new developments in Wiggins must provide their own water supplies for their projects.	Developers	\$		High	X	X	X
Action 8.1.3 – Pursue grants or provide funding to offer incentives to water users to install water-efficient appliances and equipment, to reduce overall water demand		\$		Med	X	X	X
Action 8.1.4 – Secure grants or other funding to upgrade the Town’s water system to maintain sufficient capacity to serve existing and future neighborhoods and businesses.	Developers	\$\$\$		High	X	X	X

Chapter 8: Infrastructure & Resiliency

Goal 8.2 – Proactively plan for sanitary sewer and stormwater drainage infrastructure							
Action 8.2.1 – Complete the necessary planning, secure funding, and implement necessary expansions to the wastewater treatment facility.		\$\$		Med		X	
Action 8.2.2 – Institute development impact fees for new projects based upon the net impact a new development would have on the capacities of the sanitary sewer system.		\$		High	X		
Action 8.2.3 – Create a stormwater utility to coordinate ongoing drainage and stormwater management improvements in Wiggins.		\$		Med		X	
Action 8.2.4 – Complete plans and secure funding to establish a formal stormwater management system covering all of Wiggins, including areas for expansion.		\$\$		Med		X	
Goal 8.3 – Enhance the resiliency position of the Wiggins community							
Action 8.3.1 – Coordinate with emergency services agencies to improve communications systems and protocols to the public during emergencies.	Morgan County, fire departments	\$		High	X		
Action 8.3.2 – Update the Land Use Code and development standards to implement wildfire mitigation practices and measures around properties.		\$	DOLA funding grant	High	X		
Action 8.3.3 – Update the Land Use Code and development standards to limit development within floodplain areas and other environmentally sensitive areas.		\$	DOLA funding grant	High	X		
Action 8.3.4 – Establish and maintain a contingency fund (or rainy day fund) to stabilize the Town’s finances during economic downturns.		\$		High	X	X	X