

# CITY OF MILAN, MO D-PRAT

JANUARY 2023

AMERICAN PLANNING ASSOCIATION URBAN DESIGN & PRESERVATION DIVISION



# ACKNOWLEDGEMENTS

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# INTRODUCTION

The Urban Design and Preservation Rapid Assistance Team (D-PRAT) is a pro-bono program supported by the American Planning Association (APA) and the Urban Design and Preservation Division within the APA. The purpose of the D-PRAT is to quickly support under-resourced communities and organizations in their efforts to collaboratively plan for the future with a focus on the urban design of the public realm and preservation. The second D-PRAT program began in the fall of 2022, working with the City of Milan, Missouri to help them plan for historic preservation and public space design in their historic downtown core. It quickly grew to consider such things as regional economic development opportunities, gateways and re-establishing a tree canopy.

The City of Milan applied for the program and identified that they were looking for technical expertise to help reinforce the importance of the historical buildings to the vitality and future of the community. Their objective was to ask the D-PRAT to provide information and guidance on the value of historic preservation and adaptive reuse with an emphasis on downtown housing; provide direction on desperately needed corridor enhancements through the downtown and identify public spaces that residents can take pride in and will create lasting value by serving as focal points for the current community and future generations.

The Milan D-PRAT was then assembled as a collection of volunteer urban designers and historic preservation experts in October 2022 after a call for interest among Division membership. The Milan D-PRAT program consists of a virtual technical assistance team that supported project work before and during the in-person Design Charrette. The Urban Design and Preservation Division funded four volunteers to travel and be in-person during two days on November 8th and 9th, 2022. Together the two teams collaborated to develop this report.

## *BACKGROUND AND DEFINING THE PROBLEM*

Nestled in the Green Hills region of northern central Missouri, Milan has long served as a center for agriculture, trade, and industry. It is the county seat of Sullivan County and Milan's population has remained steady at approximately 2,000 over the past century while become more diverse over the last three decades.

Milan's downtown is located at the center of the community on a prominent hill that creates a unique hilltop streetscape providing long views to the surrounding countryside. At the center of the hilltop is the Sullivan County Courthouse, surrounded by a cluster of commercial and civic uses, including the country library, city hall, senior center, community center, and churches.

The buildings surrounding the courthouse square are generally two stories tall, exhibiting commercial vernacular architecture of the early 20th century, and built to the property line. These buildings add architectural character to the community and establish the district as the historic heart of the city; however, in the eyes of many, the district looks tired and outdated.

Three major areas within the city were identified for further study as the team and City officials held early discussions. One is a concern when it comes to improving the overall building conditions throughout the downtown. Owners often lack access to the knowledge and resources

to properly carry out rehabilitation work on their buildings under historic preservation standards while also bringing them up to modern building codes. Providing the necessary guidelines

and sources for technical assistance and financing will greatly assist building owners on the appropriate techniques for improving their buildings while protecting its historic roots. While most of the buildings located around the square have storefront activity, nearly all buildings are vacant on the upper level, resulting in a significant amount of under-utilized space. The downtown core of Milan is architecturally unique, largely intact within the courthouse square and offers great potential. For economic revitalization, an increase in housing options and a transformation in appearance to occur, the city will need to take deliberate steps to evolve from a treeless downtown dominated by asphalt and concrete to a walkable, treelined main street filled with shops, restaurants, community services and activities for all ages.

A second area identified was the Third Street corridor and streets surrounding the immediate downtown. The terrain of downtown Milan is one of its most distinctive features. It defines the street network and building patterns in the community. It creates a sense of arrival as you start below and crest the hill at the courthouse square. However, that experienced is negatively impacted by the absence of street trees, the car dominated square of angled parking and 64' wide streets from curb to curb. Over time, accommodating the automobile has taken space from the courthouse lawn and sidewalks and feels threatening to pedestrians due to the lack of crosswalks and poor visibility at corners and behind parked vehicles.

While downtown is still the principle commercial center; however, Pearl Street is also a highly functioning business district. Due to the lack of a cohesive streetscape, these districts are disconnected from each other, and even more disconnected from neighborhoods, employment centers, and highways. Third Street is the primary east-west route connecting downtown Milan with the Pearl Street business corridor. Third Street currently consists of a mixture well built homes and businesses frequently intermingled with poorly maintained commercial uses and run-down, single-family homes; therefore, the poor appearance of this corridor significantly influences a visitor's perception of Milan. Fortunately, much of Third Street has sidewalks and generous planting strips ready for planting street trees which in turn provide shade for the pedestrians and increase property values.

A third major missing piece within the community is the lack of active and usable public space. Milan would greatly benefit from gathering places that focus on historical, cultural or natural attributes – while creating opportunities to pursue a range of activities in a small area. Through interviews with city staff, business leaders, restaurant and shop owners and residents including high school students, the need for safer, more welcoming and activated open spaces were seen as a critical piece of Milan's goal to become stronger, more connected community that takes pride in its environment, welcomes visitors and builds a sense of place.

From the November workshop into early 2023 the D-PRAT spent time analyzing, sketching and researching precedents in these three focus areas. They were informed by a robust community workshop and Milan High School youth engagement. What emerged out of the process is this report which describes a series of goals and recommendations for the community to consider. The Milan D-PRAT report identifies specific goals within the areas of the historic downtown core, Third Street corridor and open spaces and expands to consider bicycle trails and the generational opportunity being created by the establishment of the E. Locust Creek Reservoir just north of the city. It illustrates a vision for the future through written recommendations, plans, street sections, 3d perspectives and precedent images how these areas might look. The report concludes with an implementation strategy focused on short, medium and long-term actions and the importance of taking the next steps to conduct more comprehensive and long term planning.

# STRATEGIC GOALS & RECOMMENDATIONS

The future vision of Milan is a balance of historic preservation and new development compatible with the existing scale and small town environment. It is a place of economic and cultural growth. It is a community that welcomes its diversity. To facilitate that vision and provide a roadmap, the primary recommendations of this report are divided into the following strategic areas:

## HISTORIC PRESERVATION

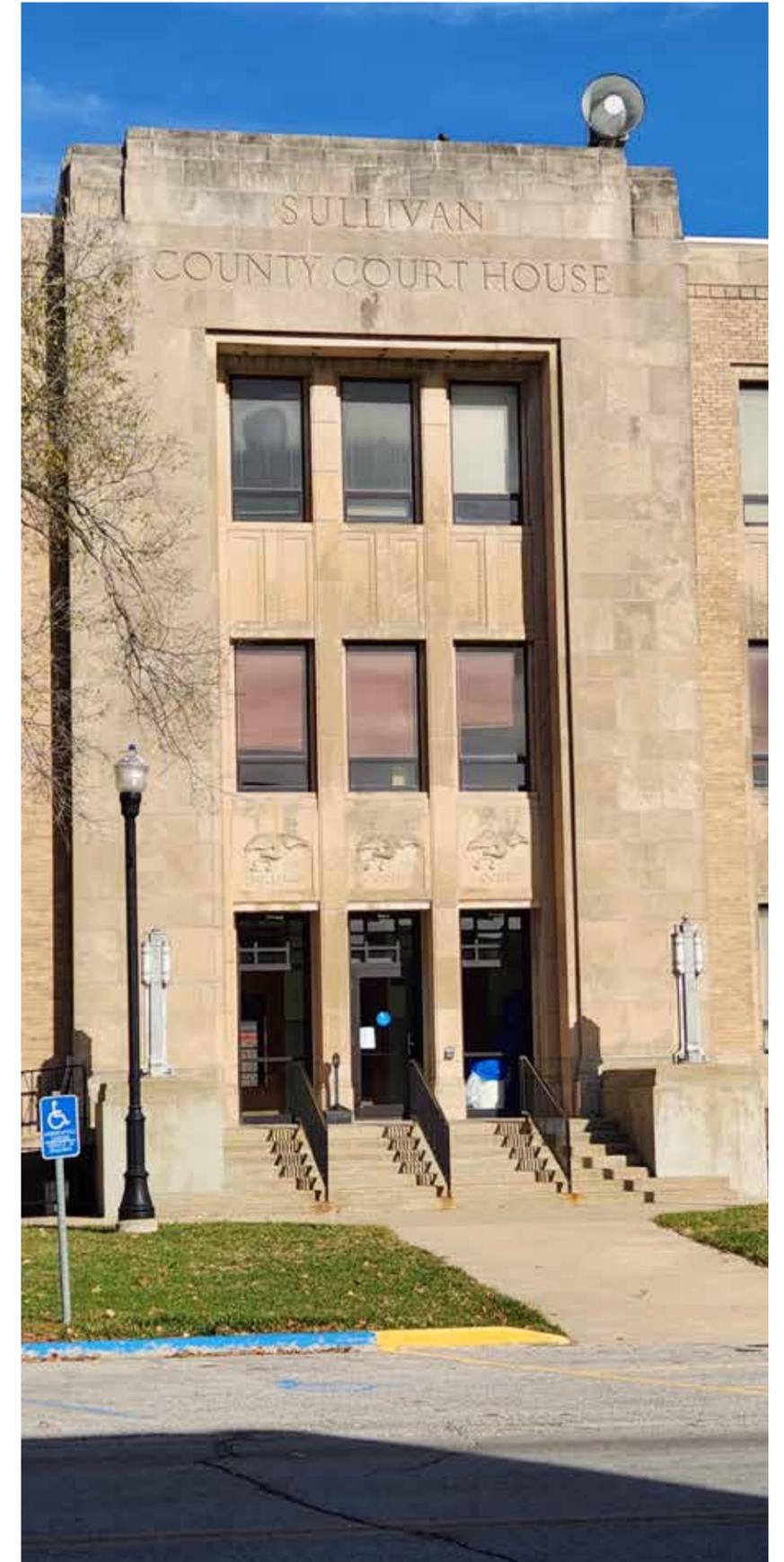
- *Establish a city historic preservation program to promote preservation of historic buildings and qualify for grants and incentives.*
- *Conduct a historic resource survey of the downtown area and establish a National Register of Historic Places designation for the area.*
- *Create community resources and technical assistance to promote the preservation of historic buildings.*
- *Create voluntary design guidelines to help commercial building owners in their rehabilitation decisions.*
- *Enhance the downtown streetscape and public spaces to complement the historic character of the downtown core and promote it as a center of activity for the community.*
- *Promote a housing rehabilitation program along the Third Street corridor to preserve historic housing stock and promote infill development.*

## COMMUNITY DEVELOPMENT AND HOUSING

- *Identify change champions within the town who reflect the diversity and aspirations of the community.*
- *Increase the supply and quality of workforce housing in Milan with redevelopment through land use and zoning tools, along with financial and technical assistance.*
- *Recognize the diversity within the community thru inclusiveness in all aspects of planning and implementation and consider equity in decision-making.*
- *Create and maintain interior and exterior public spaces to support community meetings, social gatherings and interactions for all ages, the sharing and promoting of ideas and passive recreational activities.*
- *Recognize and support existing “Third Places” and provide opportunities for additional locations, especially for youth. These can be civic, cultural, arts and institutional uses, local businesses and outdoor spaces.*

## ECONOMIC DEVELOPMENT

- *Identify short term projects to jump-start revitalization and sense of ownership*
- *Identify medium and long term public and private investments in civic uses and redevelopment*
- *Work with private property owners to invest in their existing properties*
- *Promote and maintain a vibrant community that includes a strong small- and medium-format retail and dining and entertainment environment.*
- *Ensure that service uses and retail are included so Milan can function as a “complete community.”*
- *Provide opportunities for office and employment-generating development.*



# STRATEGIC GOALS & RECOMMENDATIONS

## URBAN DESIGN AND PLACEMAKING

- *Locate and design pop-up parklets to improve pedestrian experience, make downtown more attractive and seasonal.*
- *Identify and conceptualize placemaking opportunities within the historic downtown*
- *As opportunities arise, remove and replace wooden awning structures with open and historically appropriate design*
- *Corridors and Connectivity*
- *Through streetscape design, transform 3rd St. Corridor into a walkable, tree-lined street into the downtown linking surrounding neighborhoods*
- *Improve existing welcoming gateways and identify and conceptualize gateways at key entrances into the city*
- *Install wayfinding and high-quality signage for all people using all modes of transportation that clearly identifies community nodes, connections and publicly available parking.*
- *Complete and maintain a multi-modal transportation system that prioritizes the needs of pedestrians and bicyclists while also providing for the safe and efficient movement of automobiles, buses, and trucks.*
- *Enhance accessibility and add pedestrian connections across all streets with sidewalks.*

## OPEN SPACE

- *Identify public spaces that residents can take pride in and will create lasting value by serving as focal points for the current community and future generations*
- *Re-imagine Public Spaces to create places that will attract residents and visitors*
- *Make public spaces usable, safe and give residents a place to gather*
- *Update and refresh existing public and privately-owned public spaces and add additional public spaces with redevelopment where appropriate.*
- *Increase the tree canopy throughout the city to provide shade, improve appearance, increase property values, reduce noise, increase biodiversity and improve the environment*
- *Establish a city owned tree farm for use in planting street trees. Phase in street tree plantings, beginning with planned street infrastructure projects and within existing planting strips*
- *Encourage and organize residents and businesses to plant trees on private property*



## BUILDINGS

- *Promote attractive and engaging development that complements Milan's unique "county seat" identity and architectural character*
- *Encourage infill development that enhances the pedestrian experience and is visually compatible with adjacent neighborhoods and the historic retail core surrounding the Courthouse Square with appropriate design treatments and transitions in height, bulk, and scale*
- *Reuse and adapt existing buildings where possible, particularly on the second floor to provide more opportunities for housing.*
- *Maintain a tangible connection to Milan's past by preserving the facades of the historic buildings around the Courthouse Square and adjoining neighborhoods. Future development should be compatible with the character, materials, and pedestrian scale of these buildings.*

## ARTS AND CULTURAL RESOURCES

- *Support high-quality and engaging arts and amenities and public gathering spaces that enable arts events and temporary public art to support activity in the city*
- *Incorporate public art to reinforce and enhance the arts and entertainment character of Milan.*

# 1 COMMUNITY WORKSHOP

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# 2 DAY WORKSHOP NOV. 7-8, 2022

The two day visit was an immersive community workshop and design charette focused on identifying Milan's strengths, weakness, opportunities and constraints. The City hosted the team, providing work and meeting space and bringing key stakeholders to the table.

- 01 | **Analysis**
- 02 | **Site Tours**
- 03 | **Stakeholder Interviews**
- 04 | **Design Sessions**
- 05 | **Workshop Presentations**
- 06 | **Visual Preference Survey Results**
- 07 | **Open Comments**



D-PRAT team members (left to right):

[Bradley Wolf](#), City Historic Preservation Officer at City of Kansas City, MO; and Secretary-Treasurer of the APA's Urban Design & Preservation Division

[Stefan Pellegrini](#), Architect and Urban Designer; Principal at Opticos Design, Oakland, CA (third from left)

[Marianne Stuck](#), Planner, Associate at Design Workshop, Aspen, CO; and D-PRAT Coordinator for Urban Design & Preservation Division

[Keith Woodcock](#), Student Outreach/Engagement; Lecturer of Urban Planning at Cal Poly San Luis Obispo and Fresno State University, CA (fifth from left)

[Brian Foote](#), City Planner/Planning Manager at City of Redlands, CA; and Chair of the APA's Urban Design & Preservation Division

[Kris Krider](#), Architect and Urban Designer; Planning Supervisor for Urban Design and Research at City of Arlington, VA (far right)

Local officials:

[Crystal Bupp](#), City Administrator at City of Milan, MO (third from right)

[Keith Winge](#), State Community Development Director at Missouri Main Street Connection (second from right)

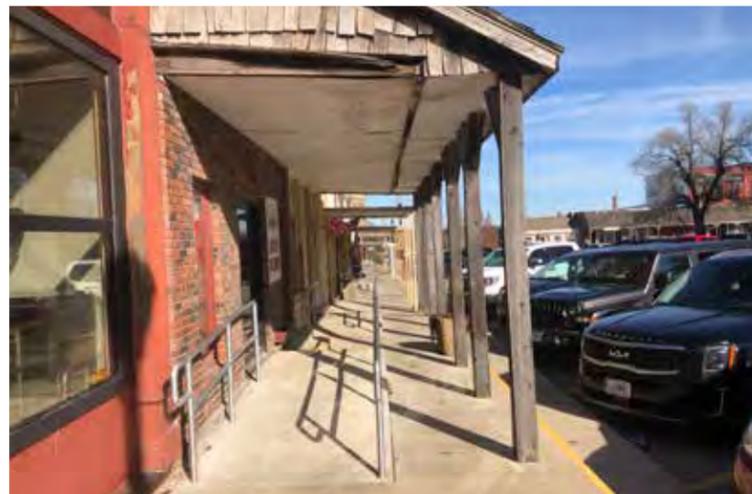
[Ben White](#), Program Outreach Specialist at Missouri Main Street Connection (second from left)

## ANALYSIS & SITE TOURS

From November 7th thru the 9th the D-PRAT team conducted several site visits, met with elected officials, city staff, residents, business and property owners and Missouri Main St. representatives. Our host was the City Administrator Crystal Bupp, a Milan native who recently returned to her hometown. She provided extensive background, brought key people to the workshop and was an essential partner in the workshop. On Monday evening at the conclusion of our first day, we presented our workshop goals to the City Council and introduced the team. After a day of field work, interviews and a 4-hour design session we gathered the community for an interactive workshop Tuesday evening. This was punctuated with week-long engagements with students at Milan High School, three blocks from downtown.

The city is a diamond in the rough. It's position on a small knoll creates a dramatic sense of arrival and once arrived, you are visually reconnected with the rural countryside beyond each street as the land falls away quickly from the downtown core. The historic exteriors of the 9-block downtown are largely intact and maintained while many of the interiors, especially the second floors, are vacant in need of extensive restoration. The streets are enormously wide, bereft of crosswalks and not one street tree is to be found. The Courthouse lawn has three rather unhealthy-looking trees and lacks sidewalks at its perimeter while surrounded by angled parking. The Courthouse Square lacks universal access, especially at mid-block crossings where the building entrances are aligned in a cruciform pattern.

Along the perimeter of the Courthouse Square each block face of 2-3 story historic buildings has numerous identical wooden canopy structures encroaching over the sidewalk in various states of repair. The sidewalks themselves were all replaced in 2008 to provide ramps to each business and transition to street level in a stepped fashion curbside. The canopy legs, steps and ramps all contribute to an obstructed and constrained clear path. Given the recent investment, the team looked for ways to expand the sidewalk width through seasonal decking by taking over a 14' deep angled parking space, to replacing the wooden awnings over time with



more historically appropriate awnings or removal altogether.

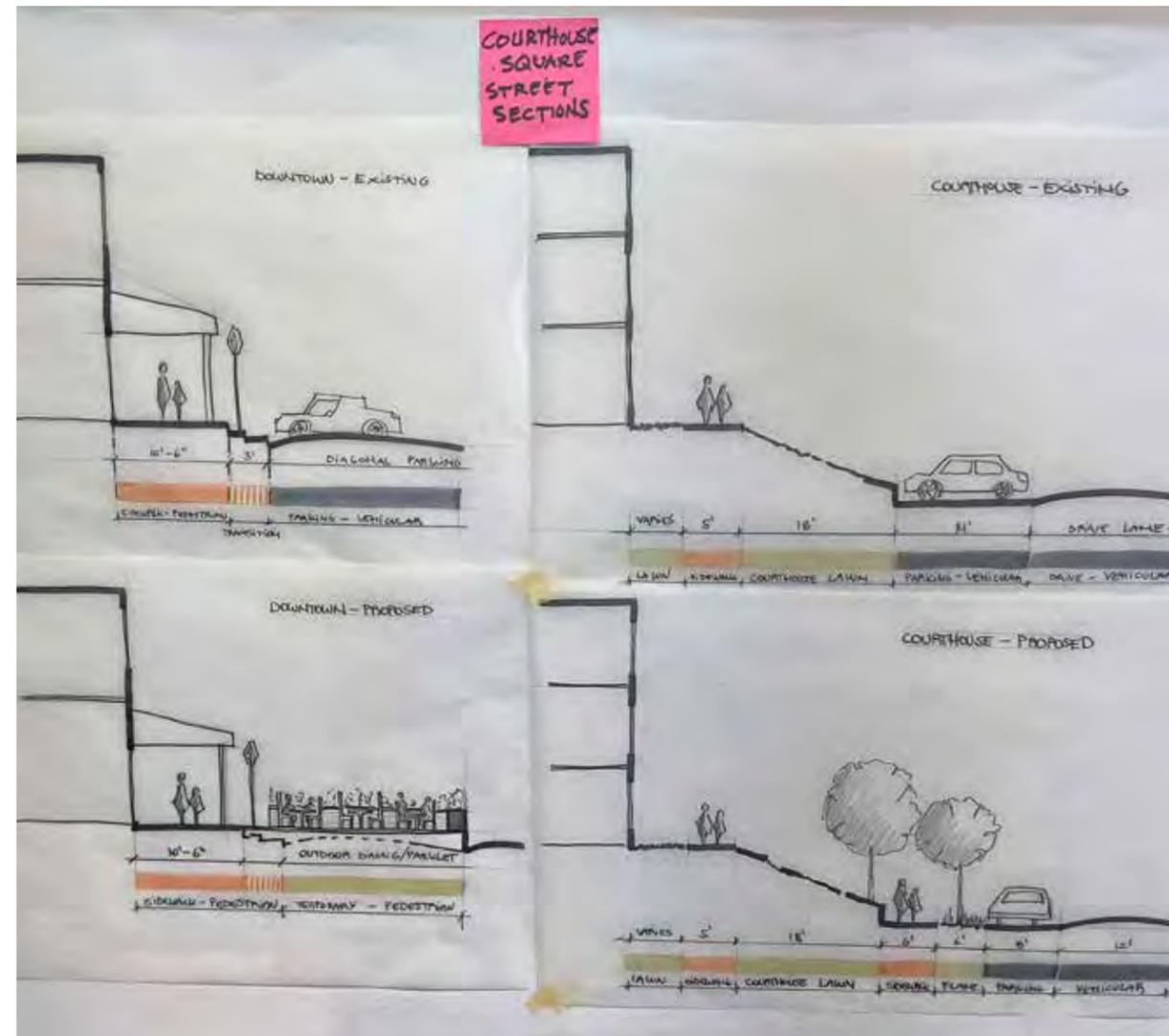
We also noted the large amounts of impervious concrete and asphalt will be expensive to overcome so several pop-up related planting locations have been identified for further design refinement. These were well received at the forum. We identified existing open planting strips at least 6' wide that could immediately support street trees as the city works to rebuild its tree canopy. Similarly, along 3rd St. we identified locations where there's the ability to plant street trees in the near term and over time add bike lanes and fill sidewalk gaps across the downtown area. At the eastern terminus of 3rd St. We toured the historic depot which sits under a steel frame gateway-like steel frame. The building is largely intact and hosts an extensive historic collection. It also sits at the end of an abandoned rail right of way that extends northward toward popular soccer fields and the future reservoir.

The team spent time touring the potential open space enhancements and also discussed ways to improve the design and utility of the existing amphitheater and stage. Each of the three sites have significant design opportunities that need refinement and should be informed by the community input on their design and activity preferences.



# INTERVIEWS & DESIGN SESSION

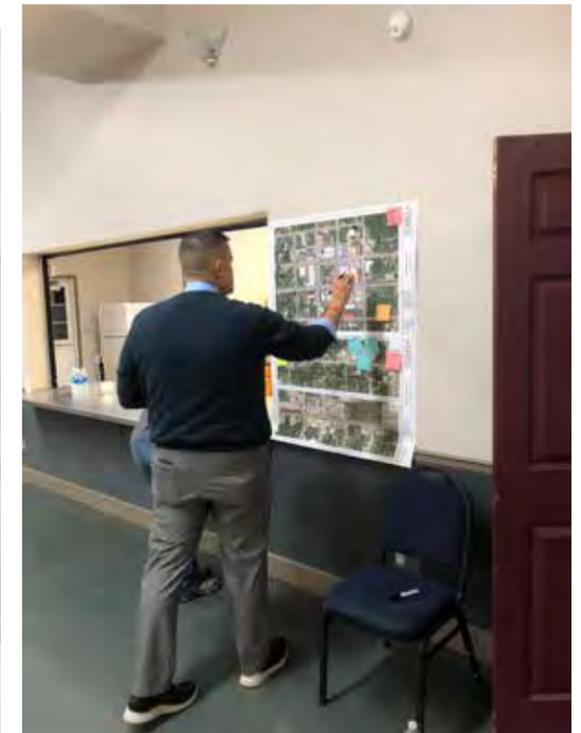
The team gathered many photographs and sketched out several street sections and spent time generating short- and long-term action items generated through the numerous brainstorming sessions and community feedback.



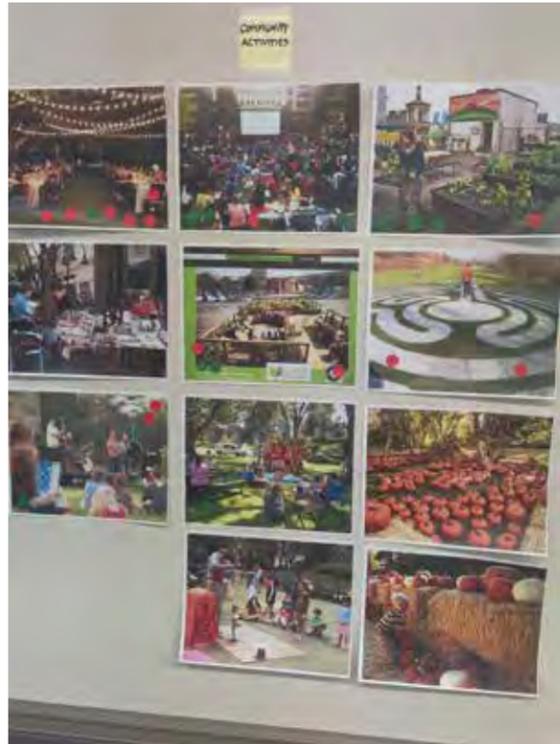
## PRESENTATIONS & WORKSHOP



The workshop was attended by nearly 50 interested community members and after a 30-minute presentation on our initial thoughts and design ideas, they enthusiastically participated in a number of hands-on activities. They were each given 12 dots to "vote" where they wished to express support of a design or activity. This included a visual preference survey covering things such as outdoor dining and play activities and posed questions about what Milan is missing and how best to position the city as a regional destination, especially when the Locust Creek Reservoir is built in the coming decade. Housing needs, housing appearance and lack of activities for youth in a place where more than 25% of the population is under 18 were important conversations during the open discussion.

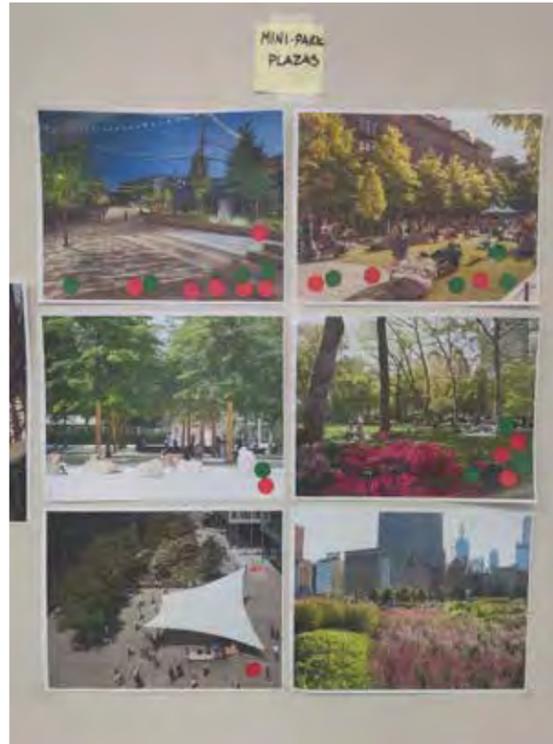


# VISUAL PREFERENCE SURVEY



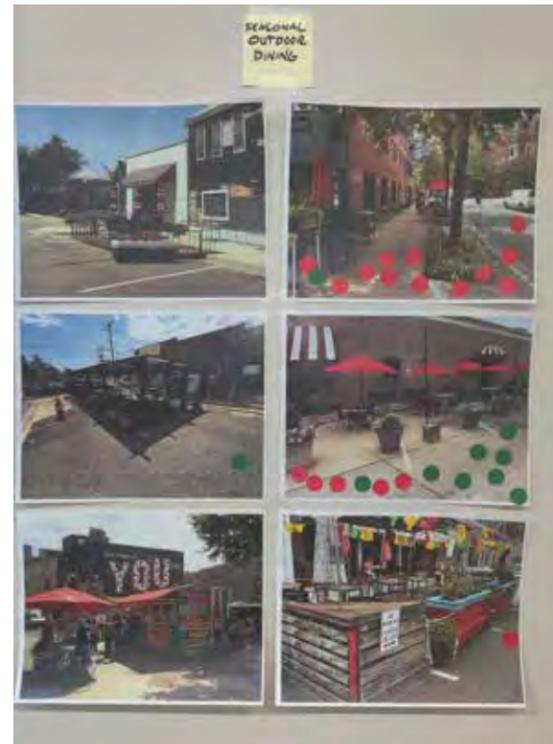
## Community Activities Preferences

| Activities                                  | Votes |
|---|-------|
| Evening outdoor events                      | 7     |
| Movies in the park                          | 4     |
| Community garden                            | 4     |
| Sidewalk/Flea Markets                       | 0     |
| Outside Education Space                     | 4     |
| Landscape Maze                              | 2     |
| Music in the park                           | 3     |
| Programs in the park/public spaces          | 1     |
| Seasonal pumpkin patch                      | 0     |
| Outside programs for children               | 0     |
| Seasonal market to purchase pumpkins & like | 0     |



## Mini-Park Plazas

| Plaza Types                                  | Votes |
|--|-------|
| Paved walkway with string lights             | 10    |
| Flexible park with pavers, lawn & chairs     | 7     |
| Urban paved park with trees & casual seating | 2     |
| Established park with grass & trees          | 6     |
| Open amphitheater in the park                | 1     |
| Resilient rainwater park with native plant   | 0     |



## Seasonal Outdoor Dining

| Type  | Votes |
|---|-------|
| Detached at curb in parking spots with barriers | 0     |
| Traditional eating along sidewalk no barriers   | 13    |
| Covered parklet structure                       | 1     |
| Street dining in parking spots using planters   | 13    |
| Food truck/shack with dining                    | 0     |
| Parklet   | 1     |



## Play Activities

| Type                            | Votes |
|---------------------------------|-------|
| Playscape on rubberized surface | 4     |
| Climbing wall                   | 5     |
| Skate park with ball courts     | 5     |
| Splash pad                      | 10    |
| Outdoor ice rink                | 4     |
| Putt-Putt                       | 3     |



## Pop-up Park

| Type   | Votes |
|--|-------|
| Flexible tables/chairs/umbrellas                             | 0     |
| String lights  | 7     |
| Pallet seating/planters                                      | 5     |
| Flexible tables/chairs/umbrellas with established planters   | 2     |
| Block street/alley paint the street & add seating            | 1     |
| Crosswalk art  | 1     |
| Clustered planters   | 13    |
| Dedicate street for pedestrians & paint street               | 2     |
| Convert shipping container for plants & seating              | 0     |
| Raised deck surround with temporary plants & planter barrels | 0     |
| Painted tire planters  | 0     |
| Murals adjacent to painted planter                           | 3     |

The results from the community input have been compiled and ranked according to the number of votes each visual preference activity received.



# VISUAL PREFERENCE SURVEY



## Street Trees

| Image   | Votes |
|---|-------|
| Tree canopy over street (with cyclist)          | 0     |
| Tree canopy over sidewalk in planter boxes      | 7     |
| Traditional sidewalk/tree verge/curb & gutter   | 7     |
| Mature tree canopy over street/sidewalks        | 5     |
| Downtown trees in planter boxes                 | 4     |
| Landscape tree bumpouts with angled parking     | 9     |
| Few trees/Few trees/Many Trees                  | 3     |
| Benefits of Urban Trees                         | 1     |
| Similar houses/Same neighborhood/2-blocks apart | 1     |
| Chart of trees/shade/rainwater absorption       | 0     |
| Temperature difference with/without trees       | 1     |



## Community Corner/4th & Market- Activities

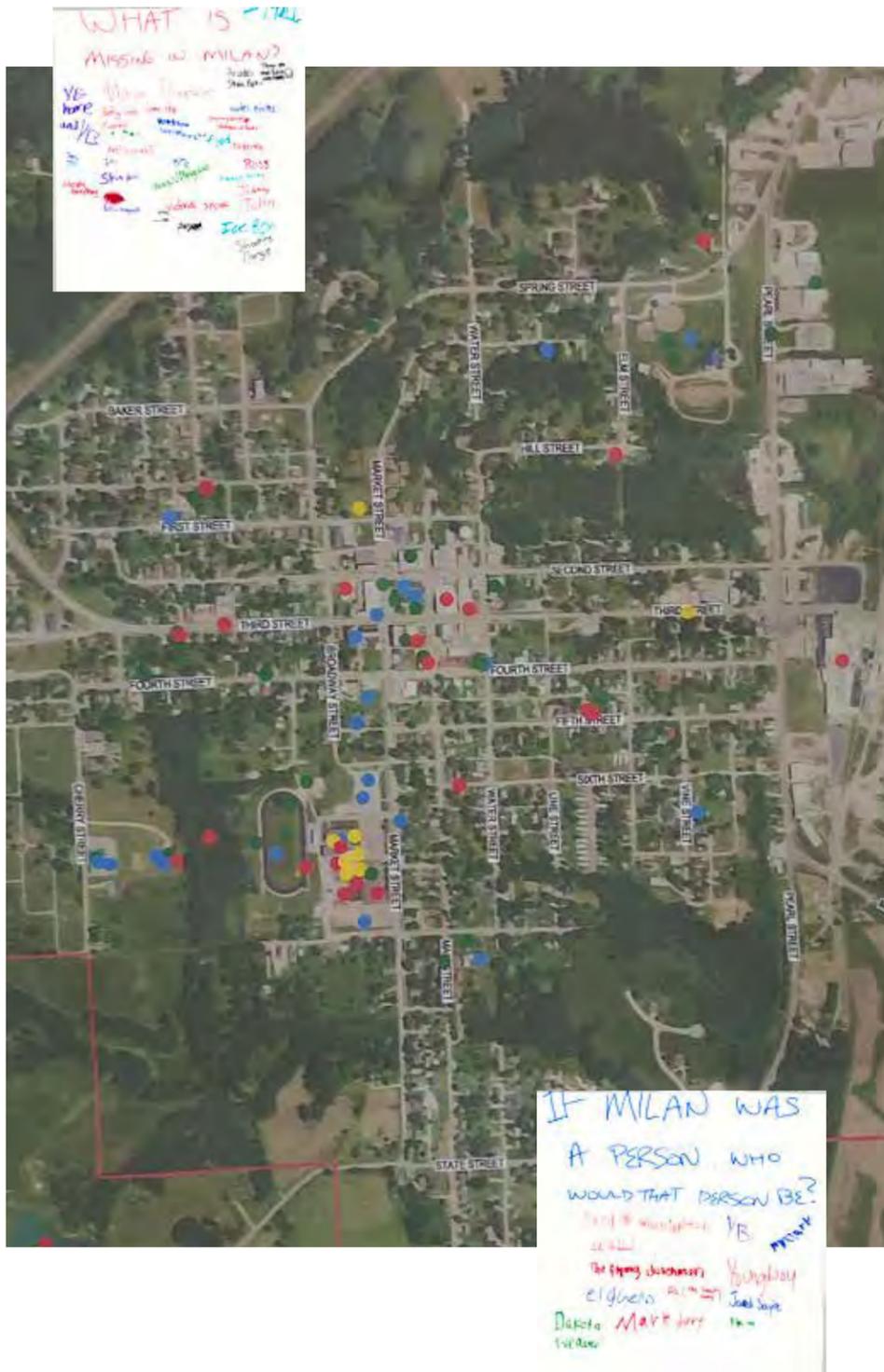
| Activities                                   | Votes |
|--|-------|
| Programs in the park/public spaces           | 2     |
| Illuminate spaces with string lights         | 8     |
| Dandelion wall mural                         | 3     |
| Community Gardens                            | 7     |
| Community skating                            | 5     |
| Interactive children's sculpture (concrete)  | 3     |
| Splash pad                                   | 18    |
| Outdoor Bocce ball courts                    | 4     |
| Wildlife wall murals                         | 1     |
| Children's play equipment area               | 8     |
| Interactive children's sculpture (grass)     | 2     |
| Outdoor gathering places with movable chairs | 2     |
| Skateboard park                              | 1     |



## Public Art & Gateway Preferences

| Art   | Votes |
|---|-------|
| Overhead sculpture above trail                | 7     |
| Drove of pig statues                          | 1     |
| Fingers coming up from the ground around tree | 2     |
| Fish penetrating wall sculpture               | 1     |
| Illusionary face/trees sculpture              | 1     |
| Bronze tripping sculpture with manhole        | 1     |
| Painted underpasses                           | 0     |
| Bloat of bronze hippos                        | 0     |

# OPEN COMMENT



## High School Student Places

| Location                                    | Places I like (green) | Needs improvement (yellow) | My hangout spot (blue) | Danger (red) |
|---|-----------------------|----------------------------|------------------------|--------------|
| Missouri Highway 5&6 at Parker Road         |                       |                            |                        | 1            |
| NW of Missouri Highway 5&6                  | 1                     |                            | 1                      |              |
| Corner (curve) of Vine & Spring Streets     |                       |                            |                        | 1            |
| hardware store                              | 2                     |                            |                        |              |
| Ball park at Spring & Elm Streets           | 2                     |                            | 1                      |              |
| E. Garden & Line Streets                    |                       |                            | 1                      |              |
| Corner of N. Elm & Hill Streets             |                       |                            |                        | 1            |
| Field NW corner of W. 1st & Market Streets  |                       | 1                          |                        |              |
| Street                                      | 1                     |                            | 1                      | 1            |
| Courthouse Square                           | 3                     |                            | 2                      |              |
| Second Street library                       | 1                     |                            |                        |              |
| Gym Bros at Second & Broadway Streets       |                       |                            |                        | 1            |
| NW corner of N Main & E. 3rd Streets        |                       |                            |                        | 2            |
| E. 3rd & Line Streets                       |                       | 1                          |                        |              |
| Streets                                     | 3                     |                            | 2                      | 2            |
| Streets                                     |                       |                            |                        | 2            |
| Streets                                     | 2                     |                            |                        |              |
| SW corner of 4th & Market Streets           |                       |                            | 2                      |              |
| Streets                                     | 1                     |                            |                        | 2            |
| Milan Municipal Pool                        | 3                     |                            | 8                      | 2            |
| Milan High School                           | 5                     | 7                          | 6                      | 6            |
| Water & E. 7th Streets                      |                       |                            |                        | 1            |
| Vine Street between 6th & 7th Streets       |                       |                            | 1                      |              |
| E. Grand & S. Main Streets                  | 2                     |                            | 1                      |              |
| Missouri Route C near the city limit        |                       |                            |                        | 1            |
| Missouri Highway 5&6 at Parker Road         |                       |                            |                        | 1            |
| Missouri 5&6                                |                       | 1                          | 2                      | 5            |
| Field SE of city limit near E. Locust Creek |                       |                            |                        | 1            |



## What does Milan need?

| Comment   | Response |
|---|----------|
| creating a board-walk type of platform with old-'Yes' to trees & shrubs |          |
| Dollar Tree   |          |
| Private movie theater/dinner theater?                                   |          |
| Renovate bowling alley  |          |
| Different restaurants   |          |
| Youth activity center   |          |
| Color/intrest/landscape/beauty  |          |
| Youth soccer  |          |
| Love the bike trails!   |          |
| Rec trails  |          |
| Grocery store   |          |
| Activities for your and adults--night/day                               |          |
| Update/upgrade pool   |          |
| Youth spaces  |          |
| Sidewalks   |          |
| ??sidewalk 11 (can't read this pink Post-it)                            |          |
| Nightlife for kids/adults   |          |
| Additional baseball/softball fields                                     |          |

# 2 YOUTH ENGAGEMENT

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# OVERALL FRAMEWORK

Community outreach is a cornerstone in understanding what residents desire. Outreach provides feedback on the plans and activities that may affect the community. Unfortunately, sometimes members of the community are sometimes missed or are overlooked, such as youth. It is important to develop outreach activities that include youth so that their voice can be heard. Rather than “others” planning for youth activities or involvement, including youth in the conversation helps move the discussion to being more inclusive.

As described in this chapter, youth were an integral part of the D-PRAT’s community outreach strategy. The youth outreach activities were designed to be fun and interactive. The center of the outreach activities occurred at Milan High School, who graciously agreed to facilitate the D-PRAT team’s work. The students enjoyed participating and having their voices heard.

In addition to the on-site work by the D-PRAT team, Keith Woodcock included his City and Regional Planning class (CRP 115) at California State University, Fresno as part of the virtual team supporting in the overall efforts.



*Milan High School Students, October 2022*

# GOALS AND RECOMMENDATIONS

As part of the 2022 D-PRAT program, the team looked for opportunities to engage youth and understand what their aspirations are for the City. Working with undergraduate Urban Design students from UC Fresno and the Milan High School, various activities were designed to gather feedback during the in-person Workshop.

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## GOAL 01

**Engage youth in the conversation about Milan**

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## GOAL 02

**Involve students in CRP 115 Introduction to Urban Design at California State University, Fresno**

# GOAL 1

## Engage youth in the conversation about Milan

Students at Milan High School were engaged in a two ways. Many thanks to Superintendent Yocom and Principal Dodson who helped facilitate the youth engagement activities at Milan High School.

The first activity involved 7th grade through 12 grade students during their lunch periods on November 8, 2022. Three "tasks" were presented that the students were invited to participate:

A. If Milan was a person, who would that person be?

B. What is missing in Milan?

C. A mapping exercise that the students placed colored dots on an aerial map of Milan

A green dot for places they liked

A blue dot for places where they "hung out"

A yellow dot for places that needed improvement

A red dot for places that the student felt was dangerous

IF MILAN WAS  
A PERSON... WHO  
WOULD THAT PERSON BE?

George Washington  
Cal Hubbard  
The flying dutchman  
el guero  
Dakota Weaver

YB  
Mark  
Youngboy  
Jared Sayre  
Bike boys

Ali (the lunch lady)

Mark Jury

### IF MILAN WAS A PERSON, WHO WOULD THAT PERSON BE?

Students were asked about their responses. Each student responded that the person they wrote down was a "positive person", a "kind person", a "helpful person".

One interpretation of this is that most of the students equate positive feelings about Milan

WHAT IS MISSING IN MILAN?

Things you would find in junior high

Arcades  
Skate Parks  
Moive Theater  
Bathing Gorge  
Game stop  
water parks  
McDonalds  
A Mall  
Walmart  
Skating Rink  
Skateboard Parks  
Sonic  
restaurants  
Parks  
Jcpenney  
literally everything  
Skate park  
KFC  
Natchis/Mexolian  
Ross  
Water Milan  
Public hangout  
Victoria secret  
John  
pop  
Ice Box  
Shooting Range

### WHAT IS MISSING IN MILAN?

A total of 30 responses were recorded. Of these, 13 (43 percent) related to activities or places to go. Seven (23 percent) were food related. Eight (27 percent) mentioned shopping/stores. Two comments (7 percent) were very broad.

## GOAL 1

### Engage youth in the conversation about Milan

The mapping exercise attracted the most activity and discussion between the students as they placed their dots.

The three takeaways from the activity were:

- The Courthouse Square area was frequently mentioned as a nice spot or as a hangout area. The red dots around the Courthouse, students noted however, were sites where students have gathered but have been chased away by property owners or the police for potential loitering.
- A majority of dots were noted at the High School site. When asked why the number of dots, many mentioned that the school is old. The yellow dots, in general, were those of the opinion that the school does have issues, but they can be fixed. Others felt that a new school was necessary, hence the red dots. It was expressed that the High School has allowed the parking area to be used as a gathering place for youth because of the lack of gathering places in the City. Students responded with blue or green dots.
- The third takeaway was that the students noted with red dots areas that they felt were unsafe (mentioned were 3rd Street and potential for auto/bicycle accidents, H Street because of dogs, and some neighborhoods or locales because of drugs or other activities).

A detailed analysis of the mapping exercise is found in the Community Outreach Chapter



*Students working on mapping exercise*



# GOAL 1

## Engage youth in the conversation about Milan

The second activity was a PhotoVoice project. PhotoVoice is an outreach tool that combines the use of photos and a written narrative that describes what the photo is about.

The students were asked to tell their own story about Milan and what they felt about the town. Ten students participated. They included Sophomores, Juniors, and Seniors.

The PhotoVoice Project was completed from November 8 through November 11, 2022. A collage showing the students and their projects is shown.

After an introduction to the PhotoVoice project, the students then ventured out, took photographs and began writing their narratives. The students then assembled their projects and shared with each other.

A recurring theme throughout the projects is a call for activities for youth, places to gather, and bonding between family and friends.

Students also lamented about things and places that have closed or have disappeared in the community.



# GOAL 1

## Engage youth in the conversation about Milan

### *A BETTER MILAN, BY AVERY*

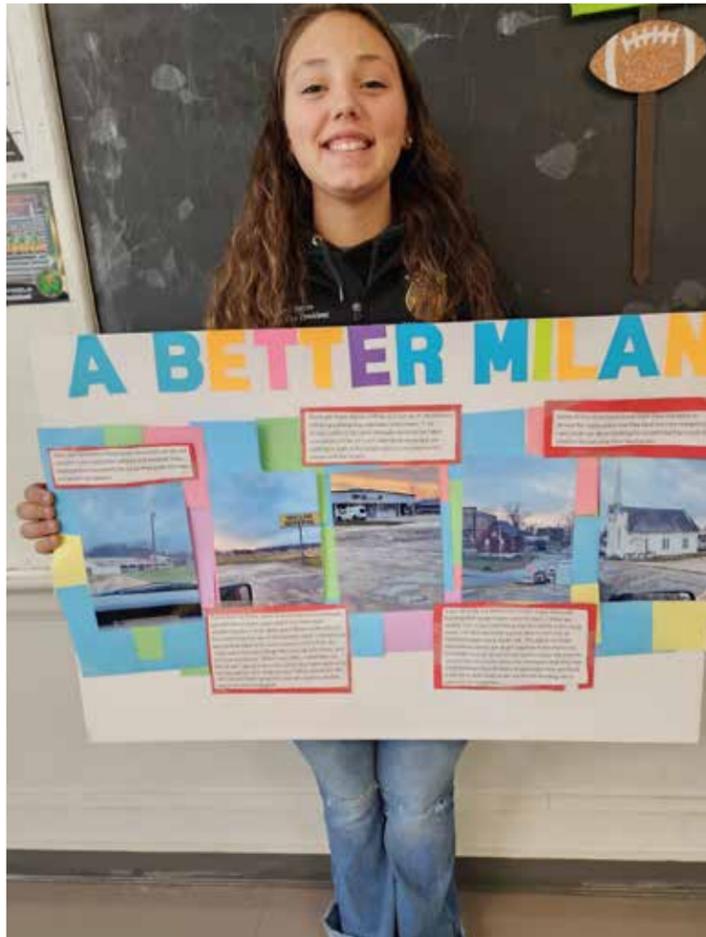
Since we have better fairgrounds, we could use the old ones for more and better softball and baseball fields. Having better baseball fields could help grow our team and better our players

If you drive by Dollar General and Great Interstate Bank, you will see an open space and if you have been wondering why is it open space, Milan could utilize it for something we so desperately need. I believe that we could prosper with such as space just like that. We could use it for many things like housing, play areas, and for more businesses. When I was little, I remember my family going to the carnival by that open space and having a great time. Now we have other places for the carnival and that's great but now we need to use that space for something good.

There are many places in Milan are not up to renovations including parking lots, sidewalks and streets. If the streets, parking lots, and sidewalks were better taken care we would be so much safer because people are starting to walk in the street and it is not safe for the people and drivers

If you drive by the Methodist church, I saw these old building that haven't been used for years. I think we should turn it into something that the whole town could enjoy. I think it would be a great idea to turn one of these buildings into a study café. This place could be somewhere we all get together make memories and make sure all of our school work is done. My parents used to tell me stories about the memories that they had made because they all had a certain place they would all meet up at and I believe we can fix this building into a place full of memories

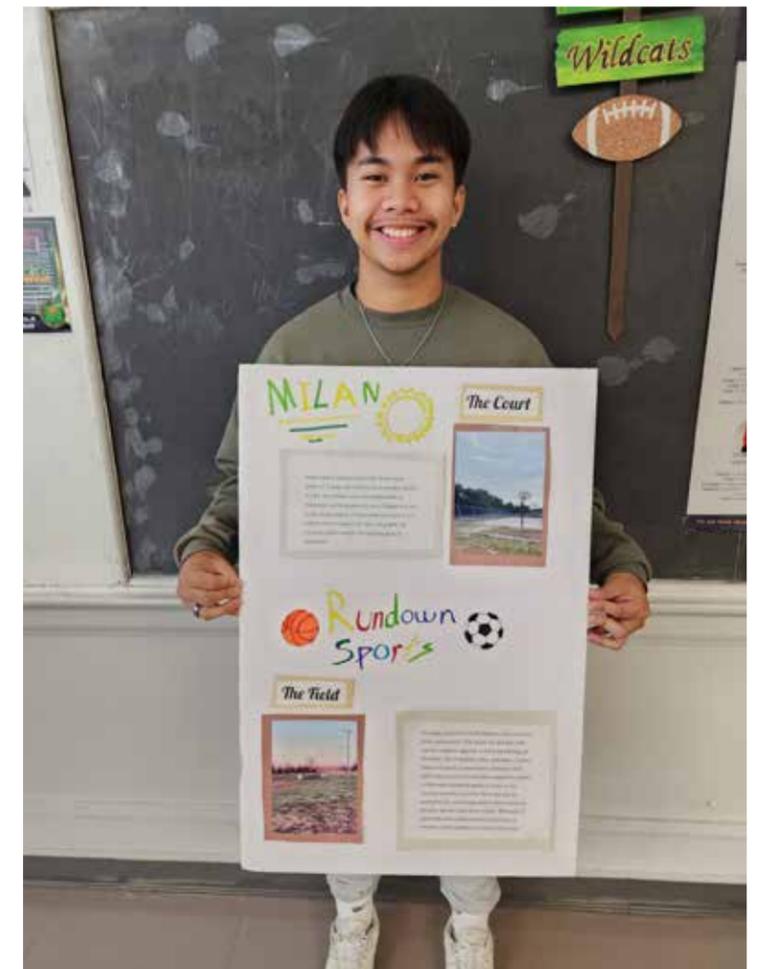
Some of the churches around town have not been in service for many years and they have become dangerous. If we could use those buildings for something that could be used for houses and other businesses.



### *MILAN RUNDOWN SPORTS BY DAVID*

**The Court:** Some come to practice their craft. Some enjoy games of pickup, and others come to observe people at play. The cement court so weathered and so played, but yet the people still come. Though it is not at the utmost quality of usual basketball courts, it is a place where people of all races, all gender, all religions gather to enjoy the amazing sport of basketball

**The Field:** An empty, quiet field off the highway, almost unseen unless searched for. Who knew this desolate field was the complete opposite. A booming melting pot of culture, full of laughter, jokes, and music. A place where everyone is welcomed to showcase their skills with a soccer ball and their competitive spirits. A field where hundreds gather at a time to eat amazing and delicious food. Where people are greeted by the comforting smell of savory meat on the grill, and the loud cheers of fans. Who knew a quiet little town in the Midwest could house a diversity almost unheard of in towns like these.



# GOAL 1

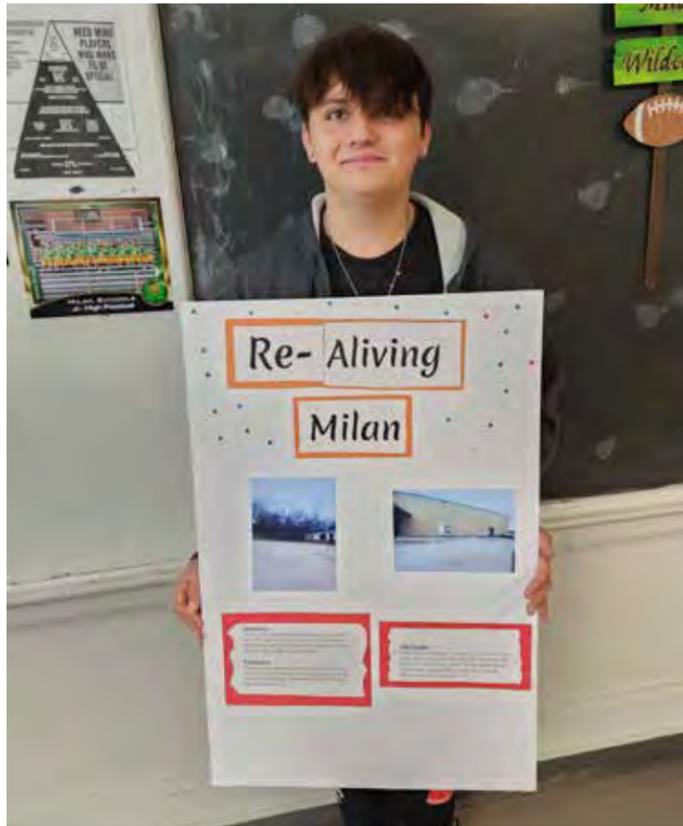
## Engage youth in the conversation about Milan

### RE-ALIVING MILAN BY NATHANIEL

Old Subway: Subway used to be a great place for people to get some fast food while on break or in a rush until it got shut down as it affected many families that worked there. I hope this crosses your mind and gets taken into consideration.

Parking Lot: Milan has many parking lots that's usually empty space. I wish we could fill those parking lots with many things such as fast food places or places for kids/teens to do and spend their time doing.

Old Theater: Milan once was a fun place. We used to have many activities to do as kids but over time Businesses have closed and Milan has become lonely. I hope you take this into matter and make this old theater into something us kids/teens can do and become encouraged to work for in life.



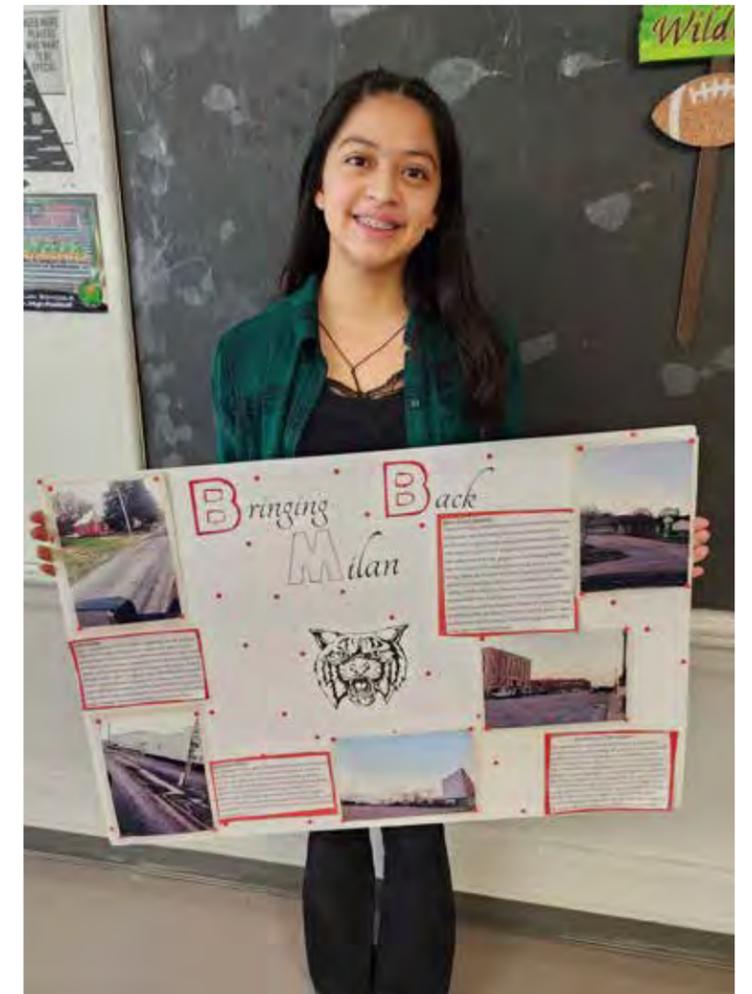
### BRINGING BACK MILAN BY TANIA

Sidewalks: Here is a picture of Milan sidewalks. As an athlete that trains daily and goes for walks and runs, it gets really hard to walk on the sidewalks. Milan is not a safe walkable place, many sidewalks are broken, covered in grass, and sometimes end at unexpected places. Many people aren't able to walk on the sidewalks because of how rough they are causing us to have to walk on road risking our safety. I believe we deserve to get our sidewalks repaired so that we have the ability to safely walk through the town without risking our lives.

Hangout Spots: Milan used to be a place filled with many fun activities and hangout spots; this is a picture of what used to be a drive-in theater where many people would gather with friends and family to spend time with them. I believe we should have a theater like this back again since there aren't places where friends and family can spend time together, this would be a perfect idea and a place where people would go to.

Activities in the Square: The square was also filled with many spots for fun activities such as a bowling alley and an arcade as well as there were many festival events held there. Now when you go to the square there isn't much to do but eat. I think Milan should hold more fun events where people can get together, sell, buy, and gather together to spend time together. The square should also bring back fun activities like the arcade or other fun things. The square should also have more lights so that people going out for walks at night can have pretty lights surrounding them and with the new activities made in the square they can hang out and have a great night.

More Food Options: I believe Milan should have more fast-food restaurants. Milan has way too many Mexican restaurants and sometimes it gets tiring eating just Mexican whenever you want to go out. As a Hispanic person that eats only Mexican food at home, going out and having MORE Mexican food as the only option to go out to eat is very tiring. What we need is more fast-food or even other cultured restaurants that aren't just Mexican. I am not saying to take away our Mexican restaurants but instead add more food options. This is a picture of what used to be our old McDonald's. I think we should bring something like this back. There are MANY places where restaurants can be built so I think adding another fast-food place wouldn't be hard.



# GOAL 1

## Engage youth in the conversation about Milan

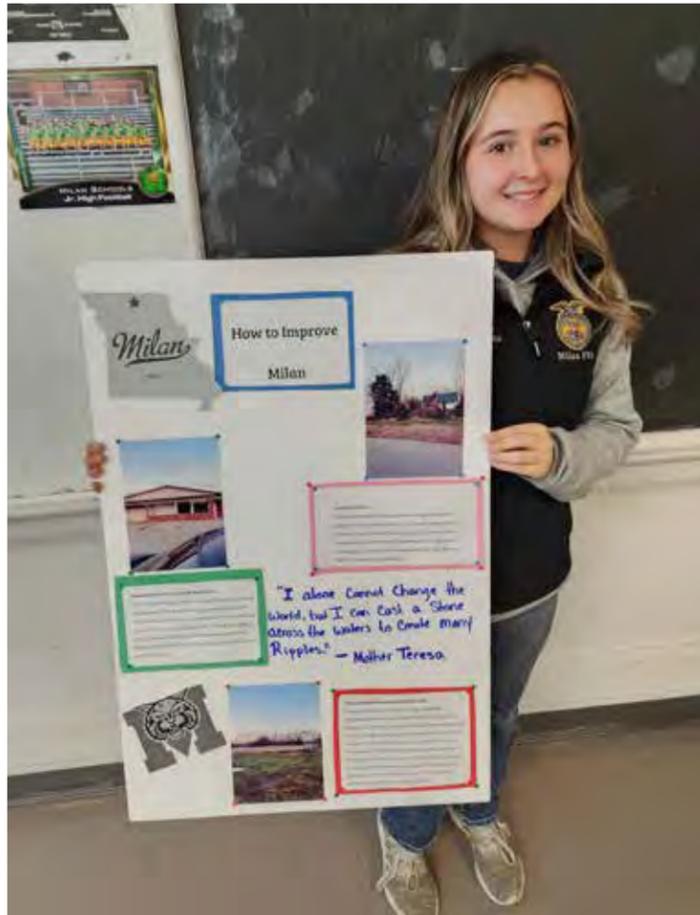
### HOW TO IMPROVE MILAN BY KAYLA

**Building Debris:** While driving around taking my pictures I came across this old building that burned down a while back. The debris is taking up space and can be a hazard for a multitude of reasons. I feel this should be cleaned up so the development of something new can take its place to encourage a welcoming city and community growth. I hope that you will take this matter into consideration.

**Abandoned Store Next to Richardsons:** This store has been empty for quite some time now and due to the lack of maintenance to this building it is starting to look bad among the other surrounding businesses. If we were to open this shop up again as a hang out for our youth we would not only be providing them with a safe and fun place to hang out after school and on weekends with friends but the building would also have a purpose if this idea were to be put into action.

**The Smithfield Baseball/Softball Field:** I have lived in this town my entire life and the Smithfield Baseball/Softball field has always been overrun with grass and the dugouts poorly maintained. If the community members had access to this field once cleaned up and maintained we would be able to enjoy more summer activities and avoid conflict during practice times because we would have three fields instead of just one. Most of the time one of the fields we use isn't able to be accessed by the public. So that leaves only one available to the public for recreational use. With the availability of this field we would be able to have more practice and extracurricular activity opportunities.

***"I ALONE CANNOT CHANGE THE WORLD, BUT I CAN CAST A STONE ACROSS THE WATERS TO CREATE MANY RIPPLES" – MOTHER TERESA***



### LEISURE'S OF THE PAST BY HALLIE

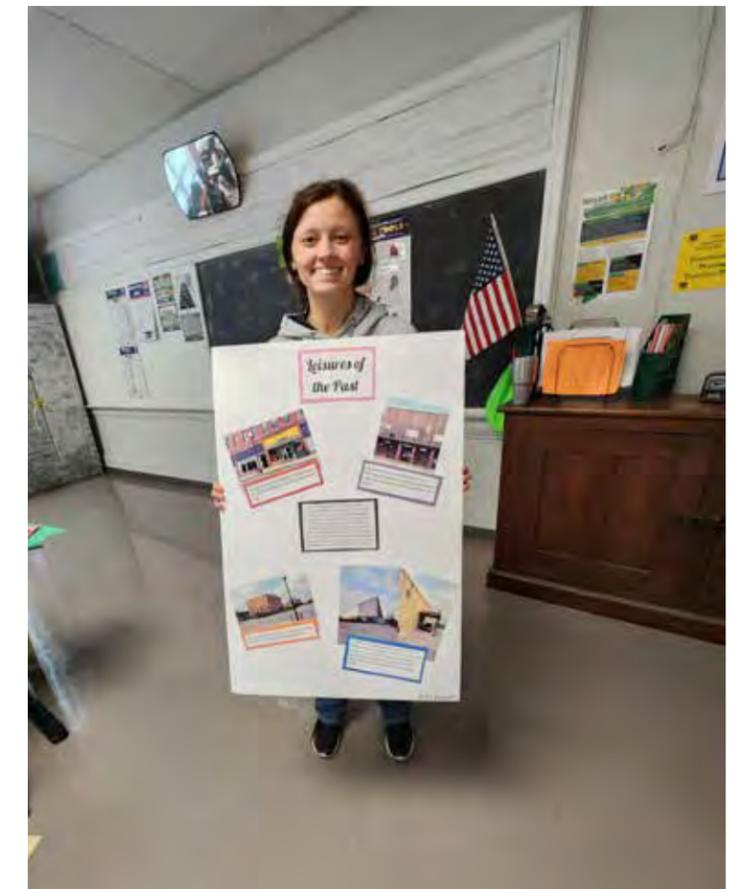
I would like to be able to have somewhere to go to hang out with friends or even family. We either hang out in the school parking lot or we have to drive at least 30 minutes to do something. I talked to my parents and I am truly jealous that they had what they had here. They had different games and multiple hangout spaces. I would like just a place for anyone to go with things such as pool, arcade games, or movies. I would also like to bring drive-in movies back.

This used to be a place where kids could play games. There were arcade games and other games such as pool. (Now a Taqueria)

This used to be where the bowling alley was. I actually got to go to the bowling alley and had so much fun. I was upset when I found out that it had closed.

The square used to be packed every weekend. No one goes to the square for any entertainment.

Almost every Sunday night, there were a bunch of kids that went to the drive-in movie and sat and got to watch a movie. There was also a movie theater for people to come and watch movies. Now we have to drive at least 30 minutes to watch a movie on a big screen.



## GOAL 1

### Engage youth in the conversation about Milan

#### THE FOUNDATION OF MILAN MISSOURI BY EMILY

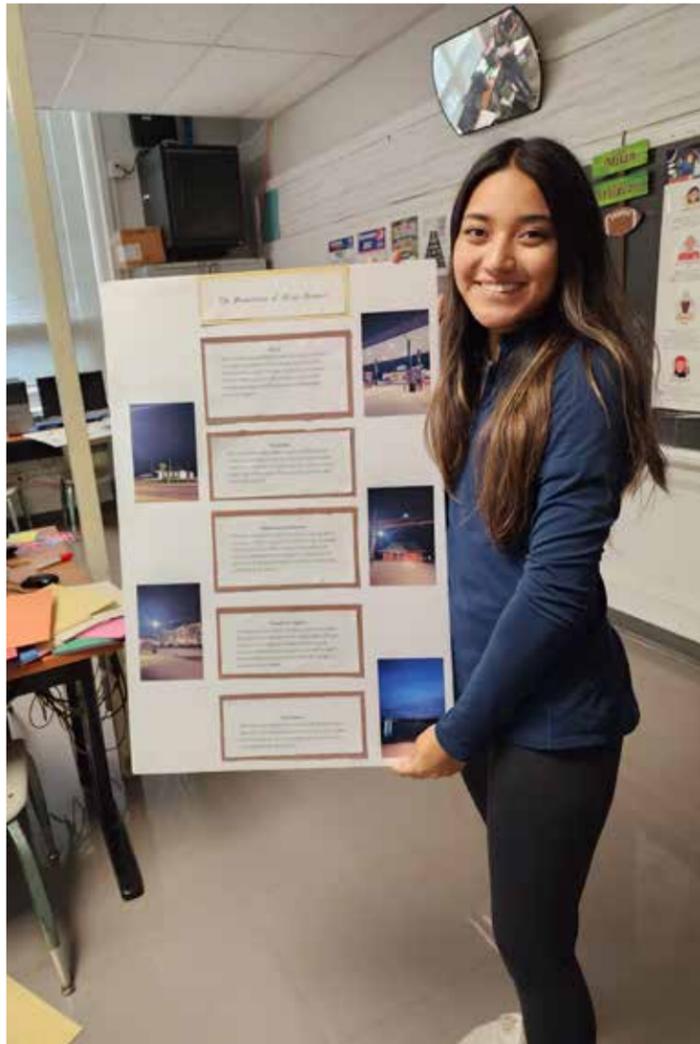
Casey's: Many of the citizens of Milan say that Casey's is visited a lot. Casey's is probably the most used gas station in town. Many people go and get food, gas, or what they are famous for, pizza. Many go get food for breakfast or most of the teenagers go and get food after breakfast or before/after practice or a game.

Farmbank: Before the building was a bank it used to be a McDonald's. Having a McDonald's or any type of fast-food now would be beneficial to us teenagers. It would create more jobs and can be another type of food source. We also would not have to drive so far to get fast food.

Milan Railroad Museum: The Milan Railroad and the City Museum is very significant to the city of Milan. I feel as if both of the museums should be open more to the public. There are many people that would be interested in knowing about the city they live or grew up in. Knowing the history behind Milan is fascinating and gives a bit of comfort.

Downtown Square: The square used to be filled with all types of entertainment. Now it is used for most restaurants. Many people in the past used to be able to hangout and have different types of activities to do including arcade games and cafes. Being able to have hangout spots would be beneficial for teenagers to keep them out of trouble.

Golf Course: The town meets together for a fourth of July firework show. I feel as if the community should meet more to be more united. Now that there are many new people in town we all need to meet and get to know each other.

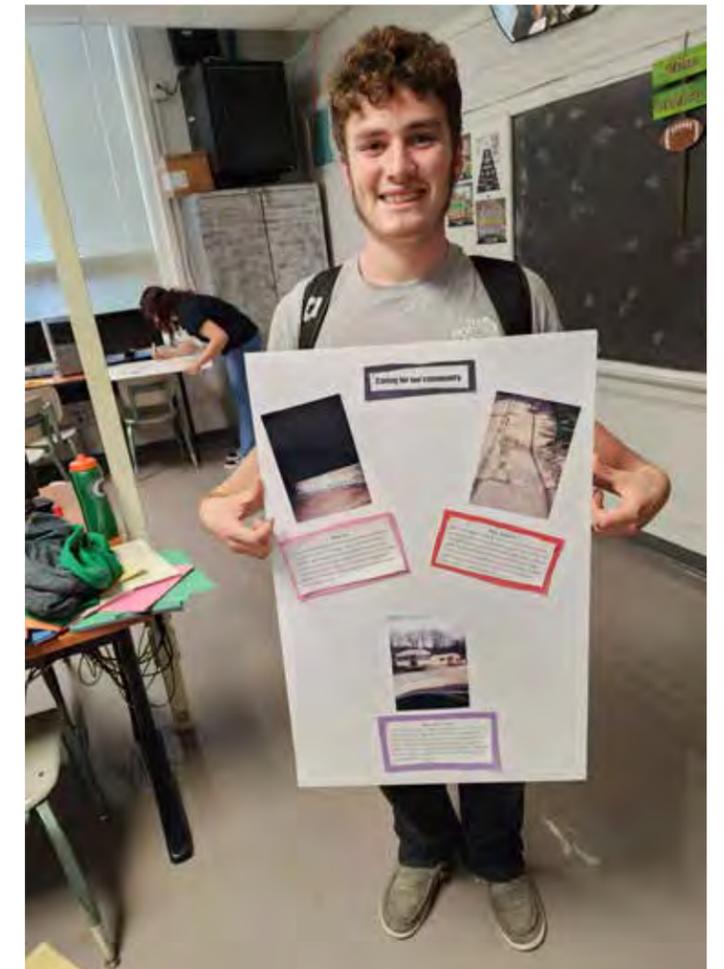


#### CARING FOR OUR COMMUNITY BY KAMDEN

Milan Pool: The pool is a place where many people come to on the hot summer days and talk, laugh, and have fun with their many friends. Many people love coming to the pool every day. There are many birthdays celebrated there and it is used daily when it opens and until it closed. I think that it would be a very good idea to improve and make it bigger and better to use.

Milan Sidewalks: Kids don't have a place to walk safely to and from school or even to walk to their friend's houses. People in the town that walk have to walk on the road to get to where they're going. The sidewalks we have are not in the best shape. They are very non-existent or are very deformed. I think that it would be much safer for people and children to have a place to walk where they are going.

Milan Sugar Shack: This was a place where we all enjoyed eating ice cream and other great foods. We have all had many memories and lots of laughter there. It would be cool to have a place to enjoy time with our friends and family. Also, enjoy the things we used to do like laughing and *having fun*. I think if we were to have a place like this we can all continue to do the things we did as kids.

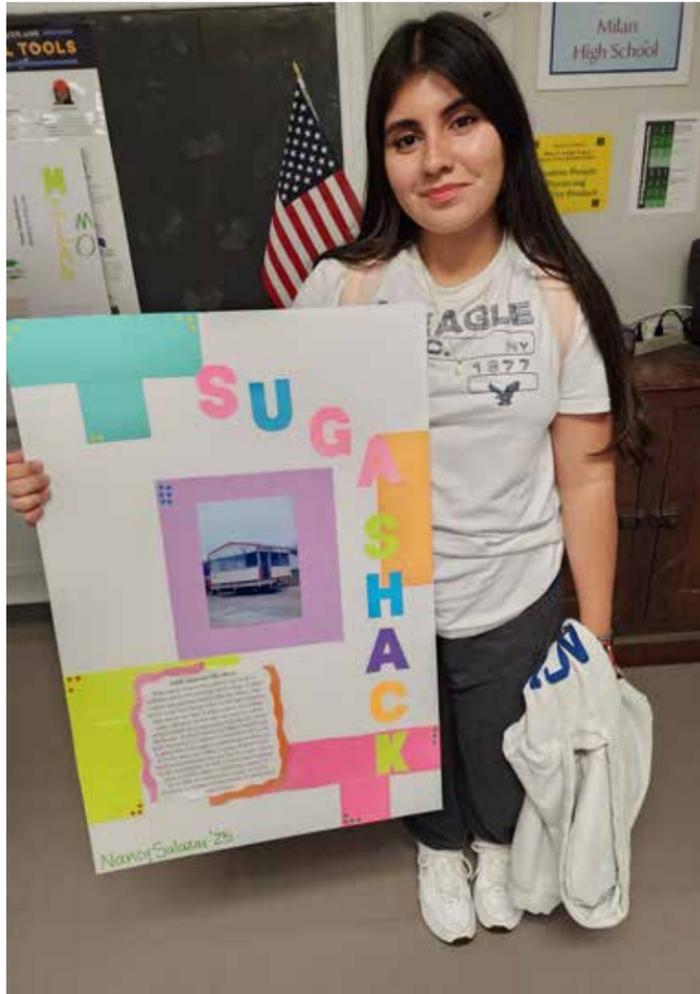


# GOAL 1

## Engage youth in the conversation about Milan

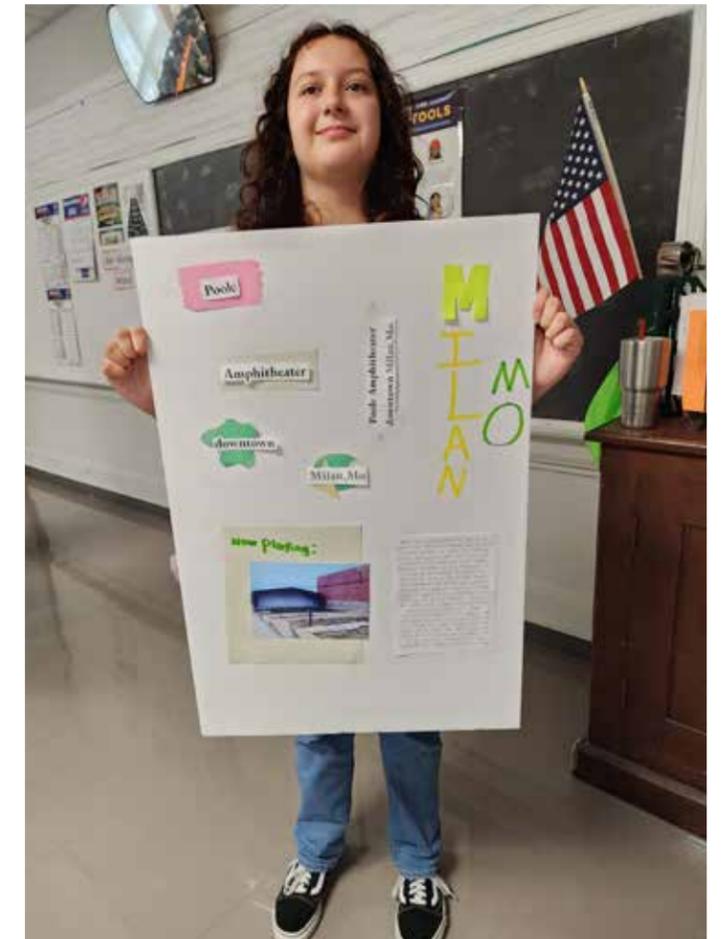
### *SUGAR SHACK BY NANCY*

Little moments like these: With many memories a place can hold, it saddens me to see it being taken away. A place where my parents would take my niece, Jais and I to get Ice Cream after work and school to talk about our day. A place where my oldest sister Miriam would take me and my other sister Citlally as a reward for helping her clean the house. A place where my father would take both me and Jais, before we headed to the park. A place that I thought I could hangout with my friends once I got older. A place that not only holds such moments for me but for many others in the community as well. I think that bringing back a similar place could bring comfort to those that are looking for a place to be by themselves, hangout with friends, or just grab a quick treat.



### *POOLE AMPHITHEATER DOWNTOWN MILAN BY AMY*

Poole Amphitheater: What this area means to me is a good time. This is where family and friends gather to hang out during yearly festivals that the city has. I personally wish we could have more activities at the theater, it could be as simple as having a projector play a movie and where the students of Milan can gather around, buy popcorn and enjoy the night. I specifically remember this one day, if I can recall correctly my family and I were sitting down enjoying the time with other surrounding families and peers. We had went around the square getting food from all the stands that had been setup that day. We enjoy our food while talking about how nice it is for the community to get together for these types of things.



## GOAL 2

### Involve students in CRP 115 Introduction to Urban Design at California State, University, Fresno

Students in CRP 115, Introduction to Urban Design completed two assignments related to Milan Missouri during the Fall Semester 2022.

The following assignments were defined:

The first assignment was to analyze the City of Milan with respect to the elements described in Kevin Lynch's Image of the City: Edges, Nodes, Landmarks, Pathways, Districts.

The second assignment was a final project based on the lectures covered in class, such as Tactical Urbanism and Triangulation – where people, location, and activities come together

Selected examples of the student's work are shown here.

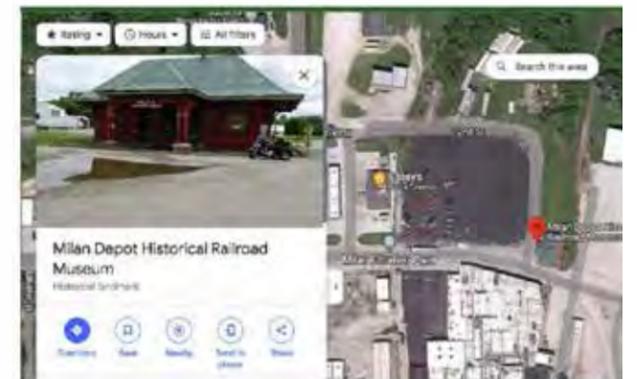
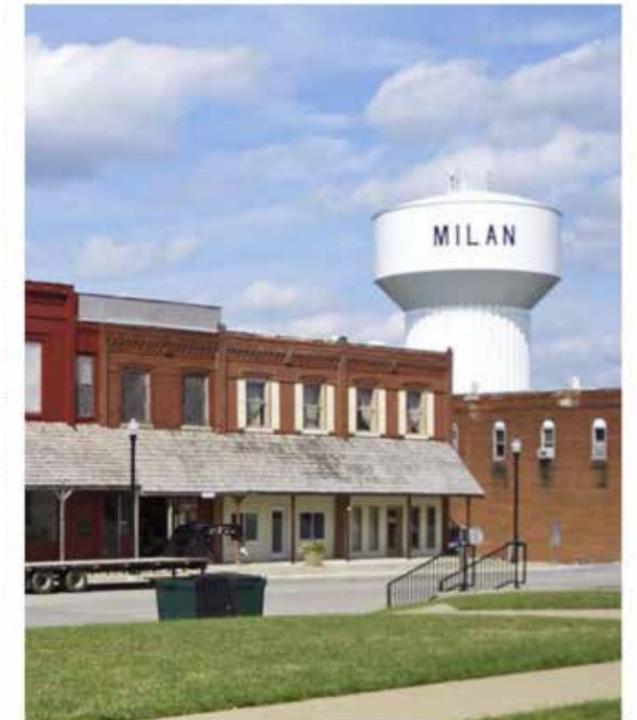
#### EDGE: TRANSITIONS



#### PATH



#### LANDMARKS



## GOAL 2

Involve students in CRP 115 Introduction to Urban Design at California State, University, Fresno

### EXAMPLES OF NODES



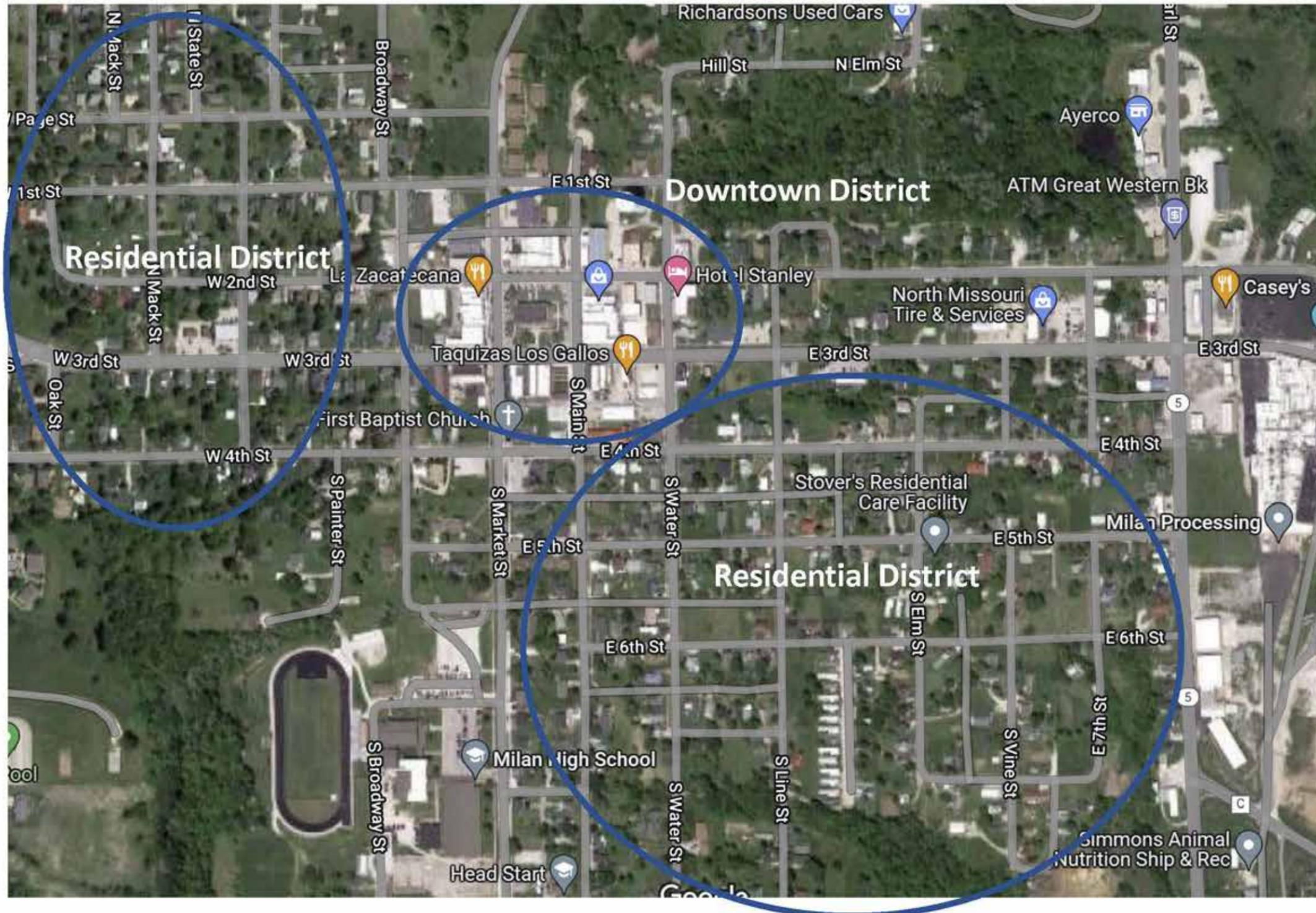
- Sullivan County Courthouse



## GOAL 2

Involve students in CRP 115 Introduction to Urban Design at California State, University, Fresno

### EXAMPLES OF DISTRICTS



## GOAL 2

Involve students in CRP 115 Introduction to Urban Design at California State, University, Fresno

*STUDENT PROPOSED ENTRANCE SIGN*

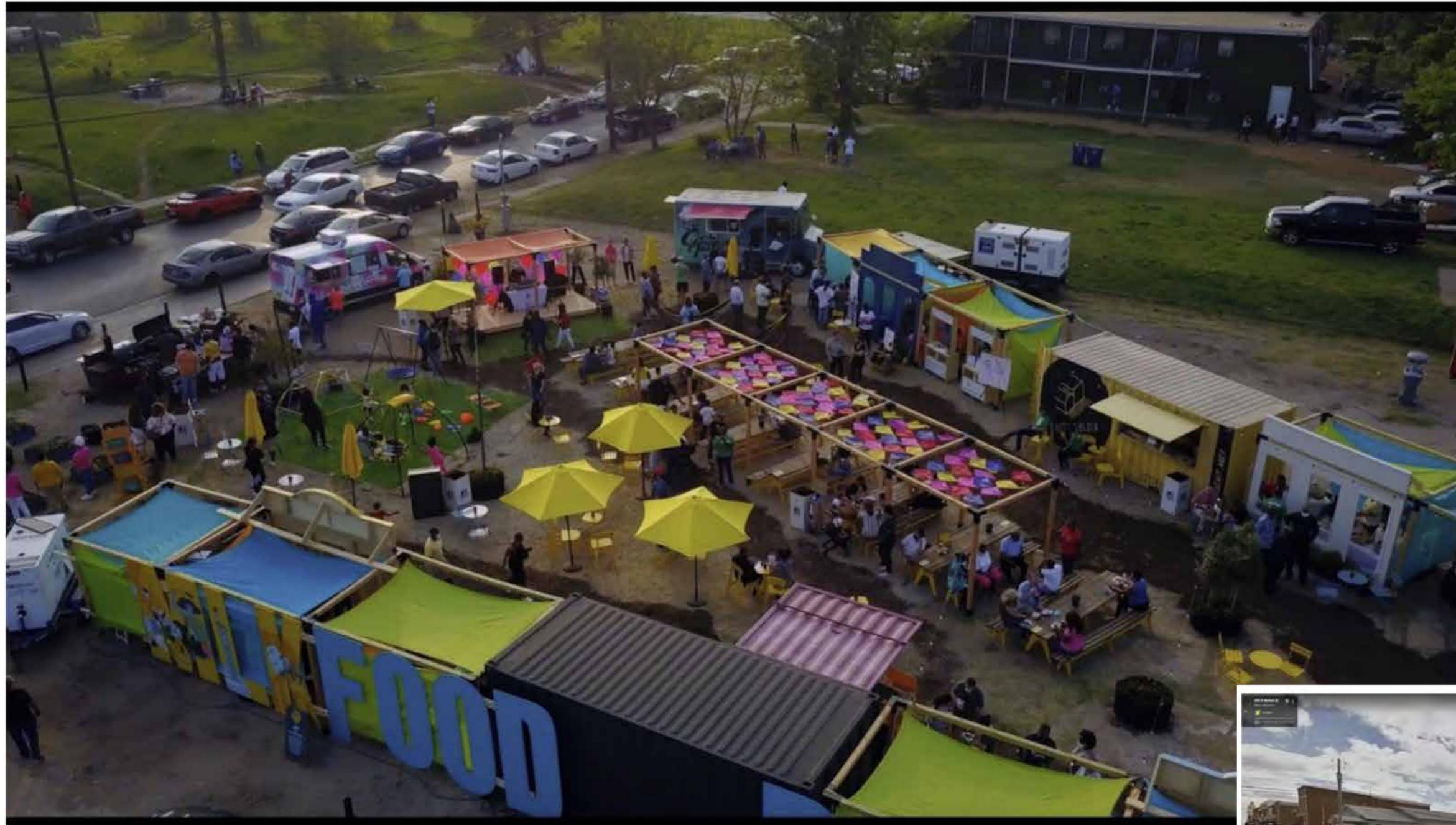


*STUDENT PROPOSED SIDEWALK TREATMENTS*



## GOAL 2

Involve students in CRP 115 Introduction to Urban Design at California State, University, Fresno



### Acknowledgements:

#### *Milan High School Students*

*Avery  
David  
Nathaniel  
Tania  
Kayla  
Hallie  
Emily  
Kamden  
Nancy  
Amy*

#### *California State University Students*

*Luis Corona  
Sheila Hernandez  
Colby Maiden  
Joel Matias  
Juan Mosqueda Rosales  
Matthew Myrassamy  
Veronica Ramirez  
Manraj Shergill*

STUDENT PROPOSED PUBLIC OPEN SPACE DEVELOPMENT BY COMMUNITY CENTER



# 3 DOWNTOWN CORE

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# GOALS AND RECOMMENDATIONS

One of Milan's biggest assets is its nearly intact Courthouse Square. It provides the city with a unique identity and its greatest opportunity for economic revitalization and ability to jump start the availability of housing. The goals and recommendations represent the foundational steps to re-establish downtown as the heart and soul of the community.

|         |  |
|---------|--|
| GOAL 01 | <b>Establish a city historic preservation program to promote preservation of historic buildings and qualify for grants and</b> |
|---------|--|

|         |  |
|---------|--|
| GOAL 02 | <b>Conduct a historic resource survey of the downtown area and establish a National Register of Historic Places designation for the area</b> |
|---------|--|

|         |  |
|---------|--|
| GOAL 03 | <b>Create community resources and technical assistance to promote the preservation of historic buildings</b> |
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| GOAL 04 | <b>Create voluntary design guidelines to help commercial building owners in their rehabilitation decisions</b> |
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|         |   |
|---------|---|
| GOAL 04 | <b>Promote a housing rehabilitation program along the Third Street corridor to preserve historic housing stock and promote infill development</b> |
|---------|---|

|         |  |
|---------|--|
| GOAL 04 | <b>Promote heritage tourism as an economic development program</b> |
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## GOAL 1

Establish a city historic preservation program to promote preservation of historic buildings and qualify for grants and incentives.

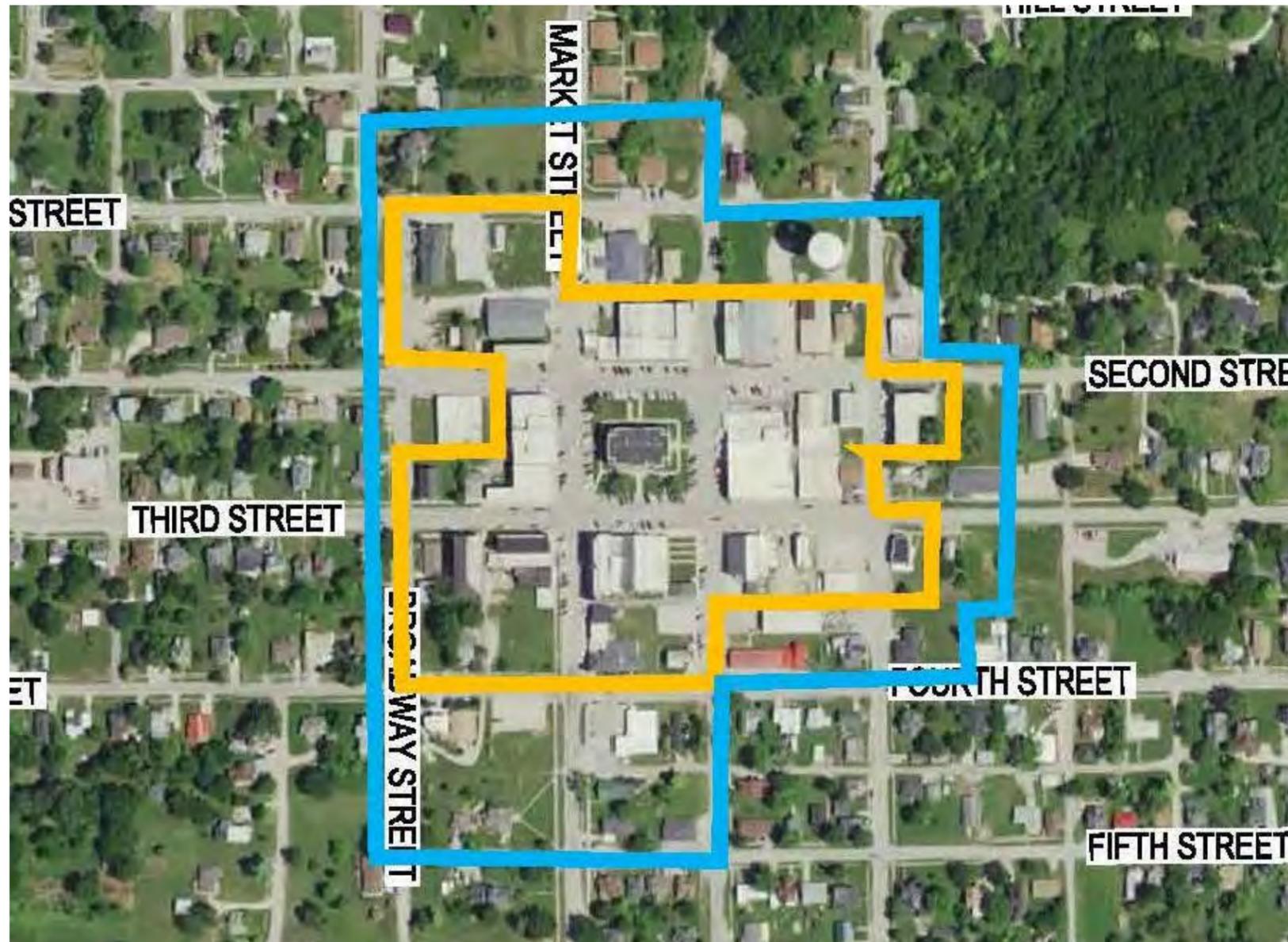
- Adopt Historic Preservation Ordinance – Use model ordinance from Missouri State Historic Preservation Office
- Establish a Historic Preservation Commission
- Become a Certified Local Government to qualify for Historic Preservation Grants CLG status offers access to technical assistance from the SHPO and it gives applicants extra points on Federal grant applications. <https://mostateparks.com/page/83981/certified-local-government-program>.
- Apply for grant to perform historic resource survey to determine if downtown is eligible for listing on National Register of Historic Places



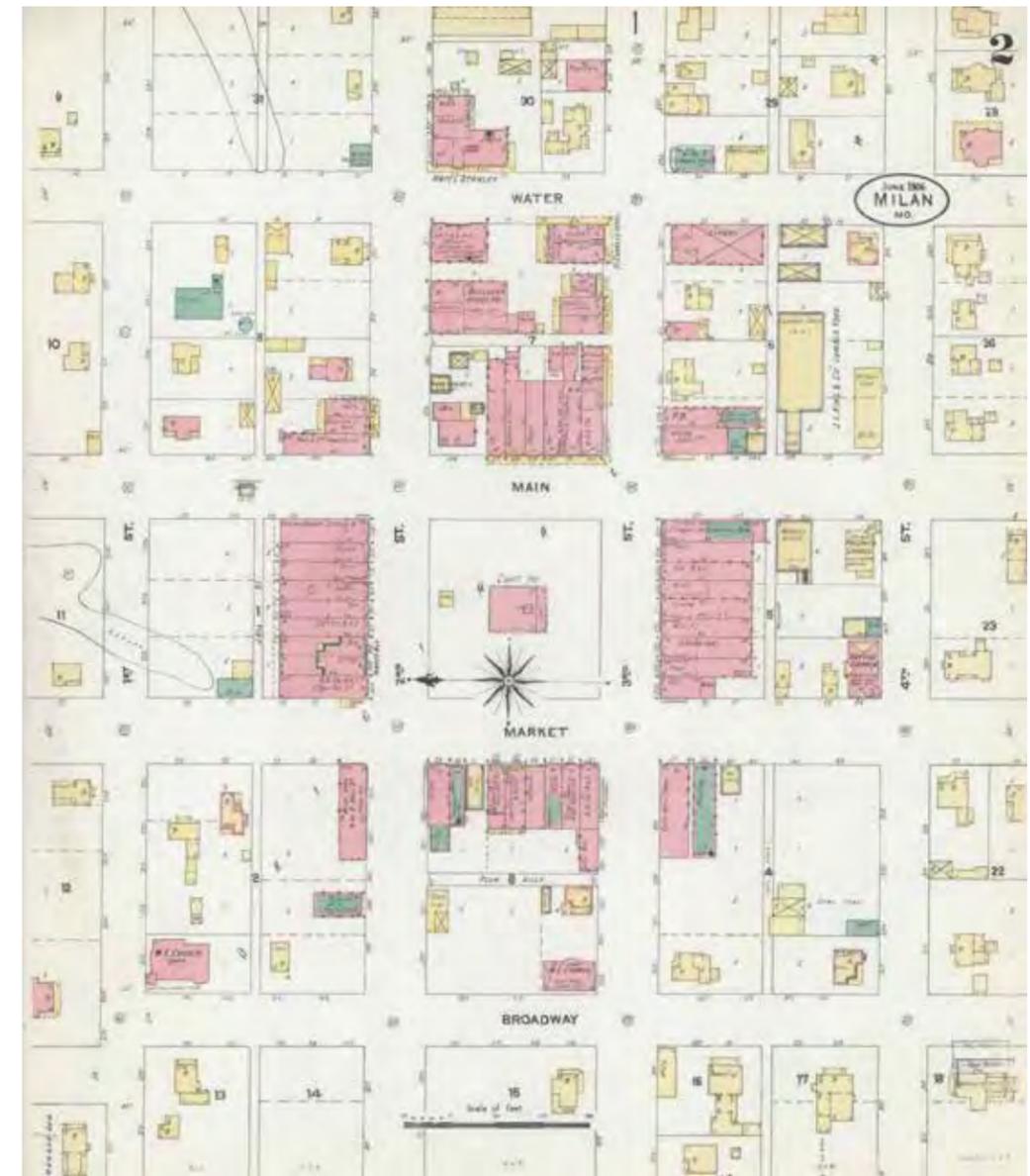
## GOAL 2

Conduct a historic resource survey of the downtown area and establish a National Register of Historic Places designation for the area.

- Complete historic resource survey to determine if downtown is eligible for listing on National Register of Historic Places
- Establish National Register of Historic Place designation for commercial district. (This would allow building owners to be eligible for historic rehabilitation tax credit programs)



The yellow is the original boundary recommendation of the 2010 Downtown Milan Plan and the blue is the proposed boundary.



Sanborn map of Milan, 1906

## GOAL 3

Create community resources and technical assistance to promote the preservation of historic buildings.

Take a field trip! Visit MO communities that have successfully rehabilitated buildings and ask questions!



*Western Auto Building, Moberly, MO 2022 MO Preservation Award Winner*



*Fred Schnier Building, Washington MO 2018 MO Preservation Award Winner*

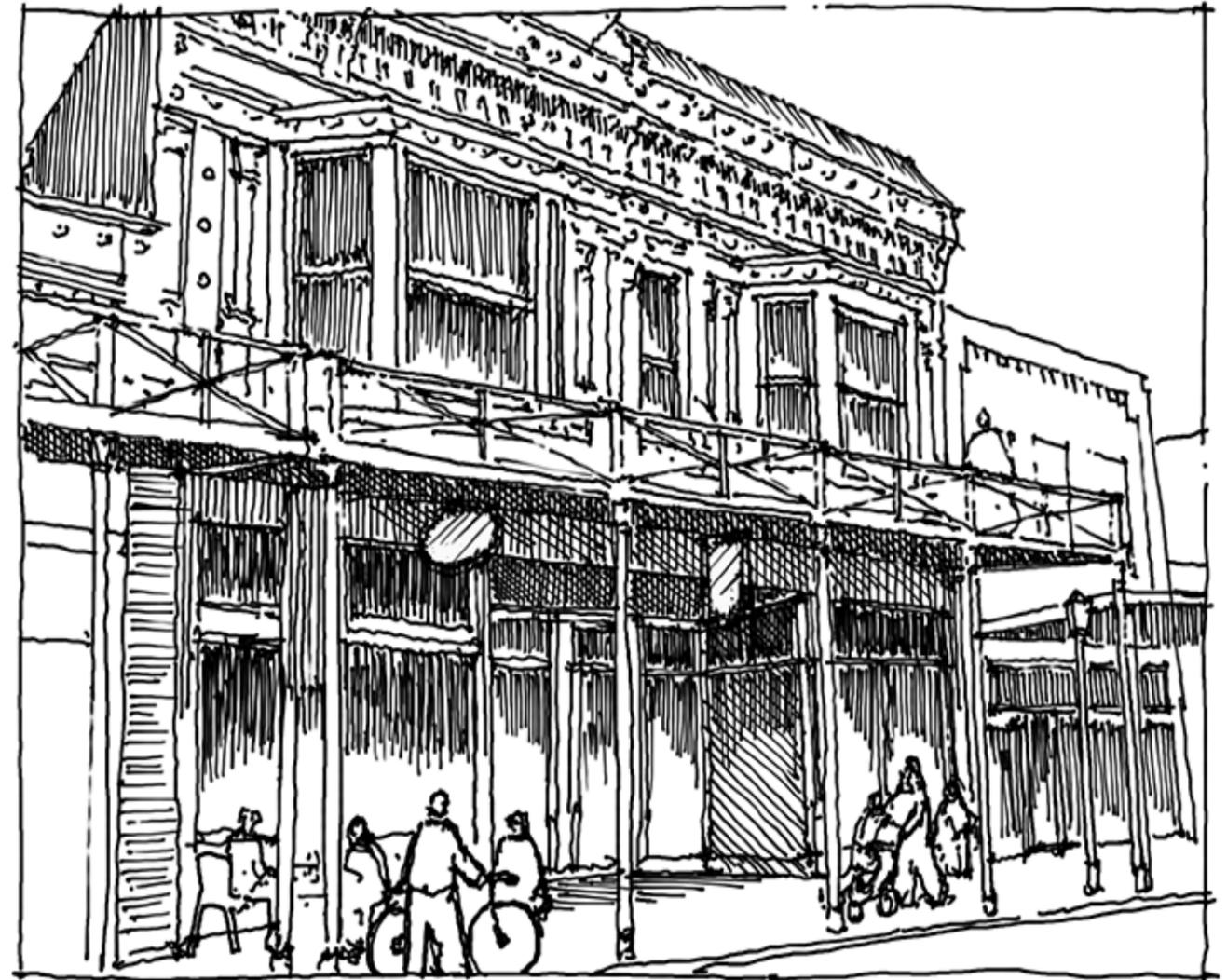
## GOAL 3

### Create community resources and technical assistance to promote the preservation of historic buildings.

Have architect create renderings for commercial building façades that have non-historic improvements to remove them and restore the original storefront and create a "Toolkit" or manual for building owners on how to rehabilitate historic buildings and what grants and incentives would be available to for the project.



Existing façade of the senior citizen center



*This sketch from the design charrette illustrates how the original storefront can be expressed to its full original height with a new balcony that is also an outdoor patio and opens up the area below to be more welcoming while still providing shade and cover.*

## GOAL 3

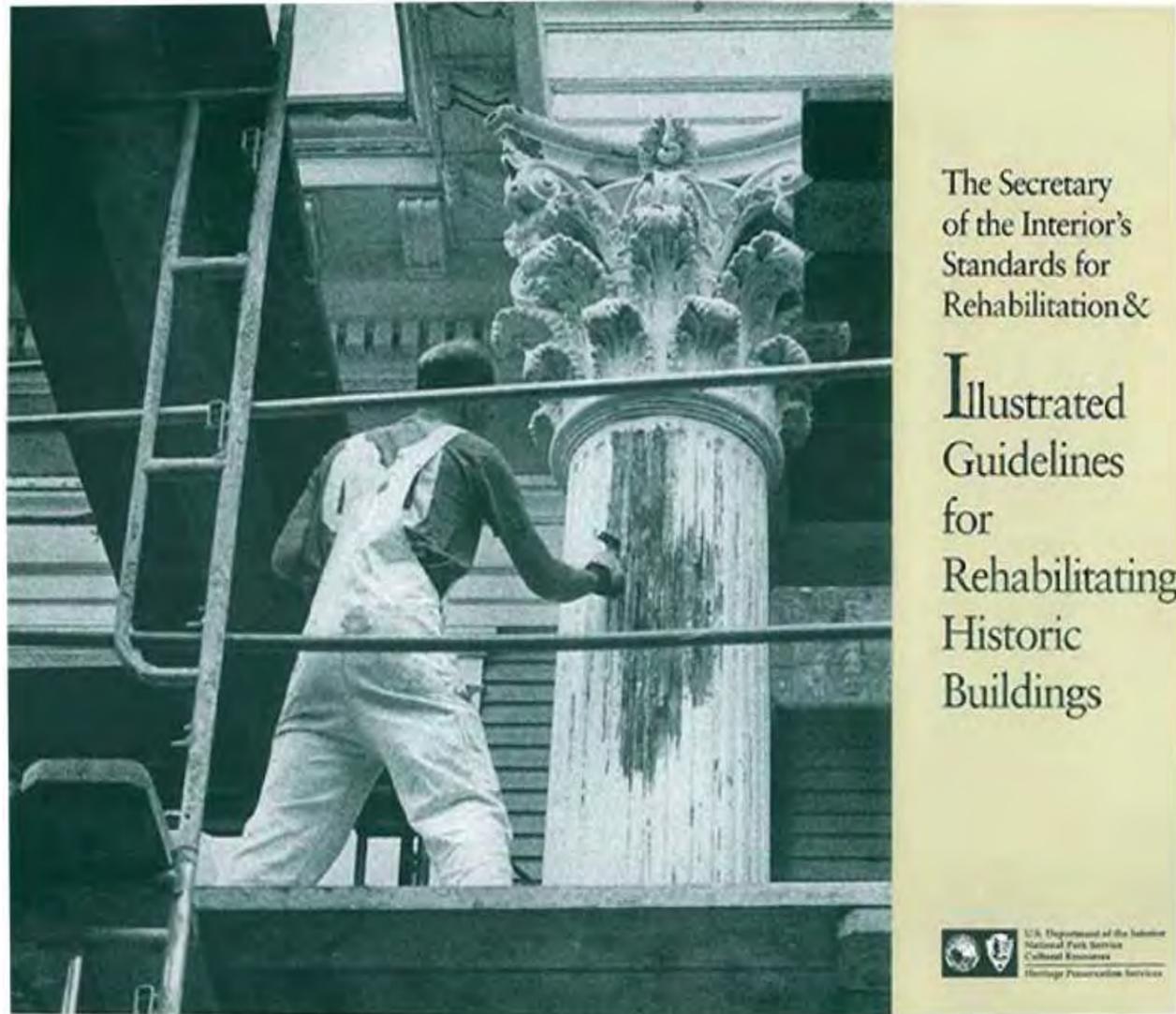
Create community resources and technical assistance to promote the preservation of historic buildings.

- Create façade rehabilitation grant or loan program to offset the costs for restoring the original facades. Community Block Grants can be used to establish a rehabilitation program.
- Create land bank to allow vacant buildings and land to be acquired by the city for preservation or redevelopment.

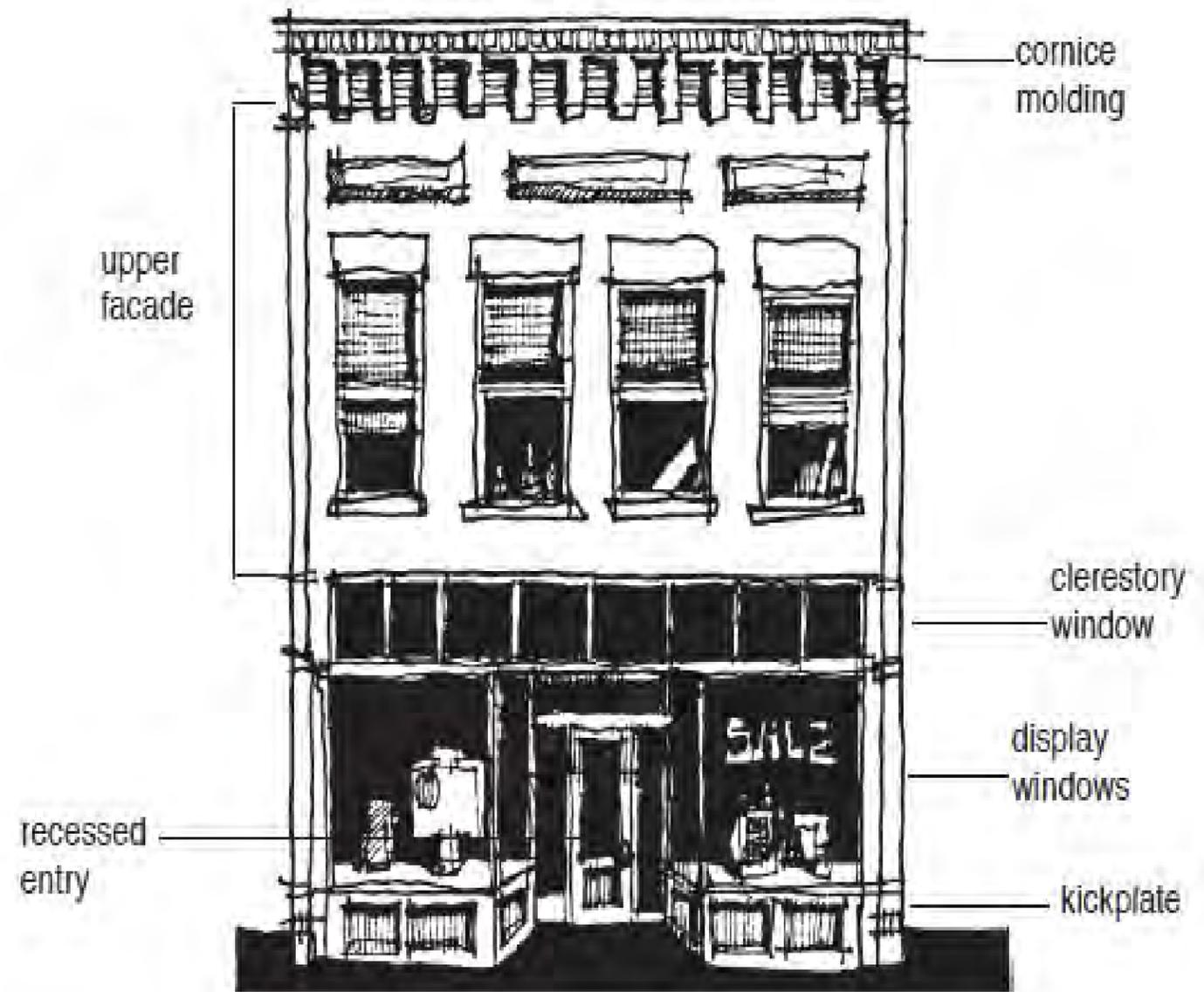


## GOAL 4

Create voluntary design guidelines to help commercial building owners in their rehabilitation decisions.



*Secretary of the Interior's Standards developed by the National Park Service guide building owners on the methods of preserving the historic character of a building while allowing for new uses.*



*Illustration of details of two story commercial building*

## GOAL 5

### Promote Housing rehabilitation and compatible infill along Third Street Corridor.

Create Minor Home Repair or Rehabilitation Program to target housing along 3rd Street to create attractive approach to the square and encourage investment in surrounding community.



*Third Street approach to downtown*



*Third Street Folk Victorians*

## GOAL 6

### Promote heritage tourism as an economic development program

Milan has a great opportunity to take economic advantage of its historic resources. Counting only the spending attributable to the heritage portion of their travels, expenditures of Missouri heritage travelers amount to \$660 million annually. This translates into annual economic benefits to the state equaling 20,077 jobs, \$325 million in income, \$574 million in gross state product, \$79 million in state and local taxes and annual in-state wealth creation of \$506 million.<sup>(1)</sup> Somewhere between 10 and 20 percent of every dollar spent by visitors goes into the coffers of State and local government. One-third of all vacationing families visit historic sites. The city had started working towards becoming a partner in Missouri Main Street Connection. Continuing with this program will enhance the downtown and draw in tourist.



*Chillicothe, MO A Missouri Main Street Community*

## RESOURCES

Historic Preservation Programs

MO State Historic Preservation Office

<https://mostateparks.com/page/84371/state-historic-preservation-office>

MO Certified Local Government Program

<https://mostateparks.com/page/83981/certified-local-government-program>

CLG Coordinator: John K. Peterson

John.peterson@dnr.mo.gov

573-522-5632

MO Historic Preservation Model Ordinance

[https://mostateparks.com/sites/mostateparks/files/SampleHP\\_EnablingOrdinanceWithPZ\\_Procedures.pdf](https://mostateparks.com/sites/mostateparks/files/SampleHP_EnablingOrdinanceWithPZ_Procedures.pdf)

MO SHPO National Register Program

<https://mostateparks.com/page/85341/national-register-historic-places>

Rails to Trails Conservancy <https://www.railstotrails.org/>

## FUNDING OPPORTUNITIES

MO Historic Rehabilitation Tax Credit Program (25% of eligible costs)

<https://ded2.mo.gov/historic-preservation-tax-credit-program>

Federal Historic Rehabilitation Tax Credit Program (20% of eligible costs)

<https://www.nps.gov/subjects/taxincentives/index.htm>

Certified Local Government Grants



# 4 THIRD STREET CORRIDOR & BIKE TRAIL

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# OVERALL FRAMEWORK

The 3rd Street Corridor represents a key connector within Milan, spanning from the intersection with Hwy 5 on the West side of the City, to Pearl St. on the East side.

Third Street is the primary east-west route connecting Downtown Milan with the Pearl Street Business Corridor. Third Street currently consists of a mixture of poorly maintained commercial uses and run-down, single-family homes; therefore, the poor appearance of this corridor significantly influences a visitor's perception of Milan.

Although Downtown is still the main commercial center, Pearl Street is also a highly functioning business district. These districts are disconnected from each other, and even more disconnected from neighborhoods, employment centers, and highways.

Third Street presents the opportunity of becoming the main connector within the City and enhance the overall appearance of the community, while incorporating connections for bike and pedestrians and offering gateways at key locations.

## UNDERSTANDING OVERALL CONDITIONS

Although car oriented, Third Street offers continuous sidewalks on both sides that help connect the Downtown area with adjacent residential neighborhoods, school, park and the hospital.

Land uses along the street transition from commercial along the core, to residential towards it's ends.

Intersections of N Pearl at E 2nd St. and E 3rd St. have several car-oriented uses. These are setback away from the intersections, creating an unfriendly environment for pedestrians. This condition could present an opportunity for future infill redevelopment.

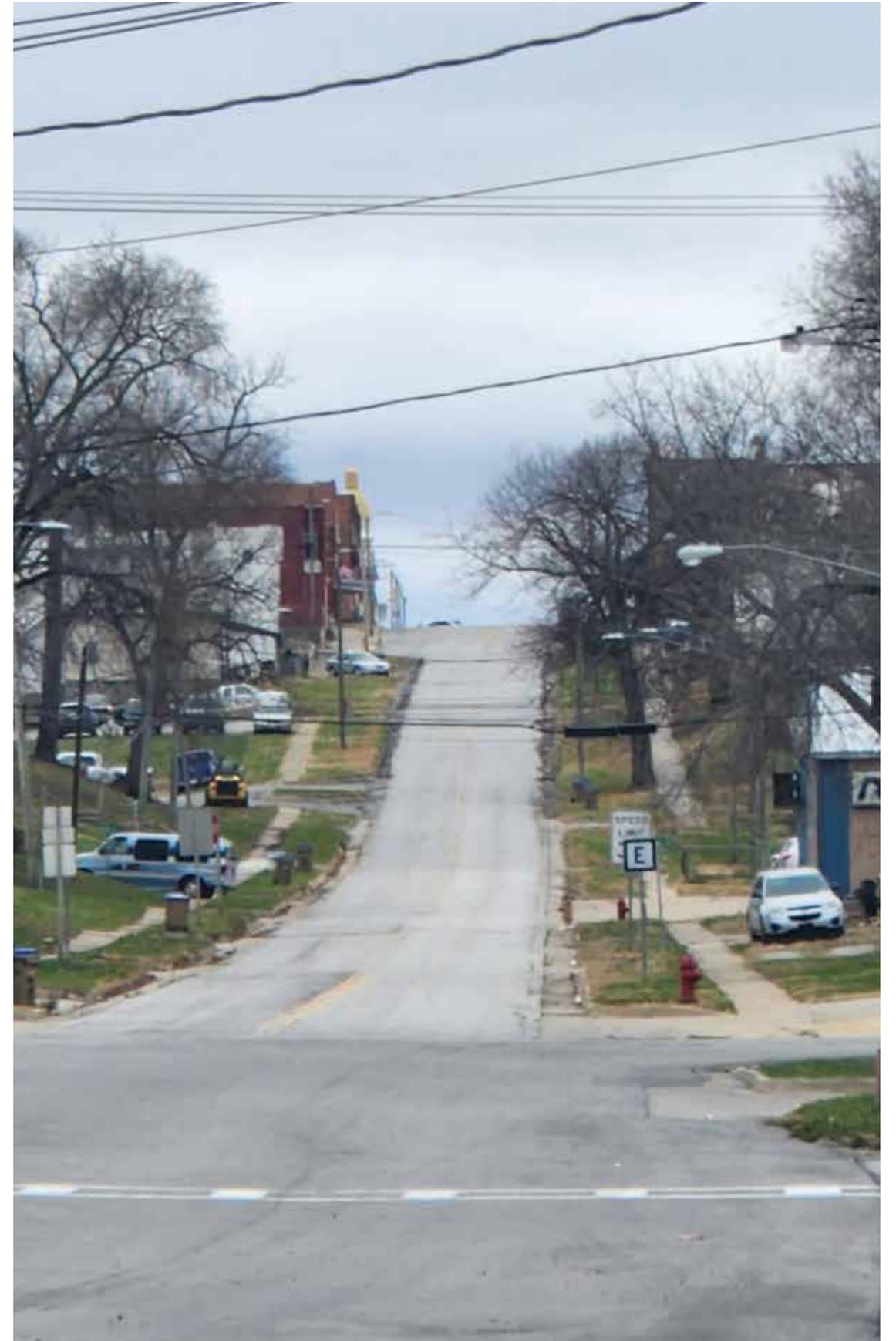
The lot south-west of E 3rd St. and Water St. lacks street fronting development, also presenting a future infill opportunity that can help better frame the arrival experience.

## OVERALL IMPROVEMENT RECOMMENDATIONS

- Identify gateways to the area and various districts of the community
- Enhance connectivity and wayfinding between key nodes
- Complete a street branding and signage plan
- Identify placemaking opportunities along the Corridor
- Improve pedestrian infrastructure by providing continuous minimum 4' sidewalks and bulb-outs at key intersections
- Incorporate bike infrastructure
- Use of tactical urbanism – paint, cones, or planters to better delineate the car space and provide safer walking experience for people around the square, the gateways, and along the 3rd Street corridor
- Consider easy to implement wayfinding interventions like wrap around poles and traffic cabinets
- Update ADA complaint ramps and yellow mats
- Pressure washing where needed
- Sidewalk art or planters for a safer walking atmosphere

## PHASING

- Identify gateways to the area and various districts of the community



# GOALS AND RECOMMENDATIONS

To achieve the aspirations for the Third Street Corridor and Bike Trail connections in Milan, six goals have been identified. Each of these goals is supported by actionable recommendations, some of them implementable on the short term, while others might require long term planning and coordination from the City.

|         |   |
|---------|---|
| GOAL 01 | <b>Establish gateways along the Third Street Corridor</b> |
|---------|---|

|         |   |
|---------|---|
| GOAL 02 | <b>Incorporate a bike lane and street trees on Third Street</b> |
|---------|---|

|         |   |
|---------|---|
| GOAL 03 | <b>Establish bike and pedestrian connections to surrounding areas</b> |
|---------|---|

|         |  |
|---------|--|
| GOAL 04 | <b>Identify land use opportunities along the Pearl Street Corridor</b> |
|---------|--|

|         |  |
|---------|--|
| GOAL 05 | <b>Enhance connectivity and wayfinding between key nodes</b> |
|---------|--|

|         |   |
|---------|---|
| GOAL 06 | <b>Establish the historic train depot as a trailhead and node</b> |
|---------|---|

# GOAL 1

## Establish Gateways along the Third Street Corridor

*Third Street has the potential to incorporate various gateways from West to East, welcoming visitors and bringing attention to various districts like Downtown and Pearl Street.*



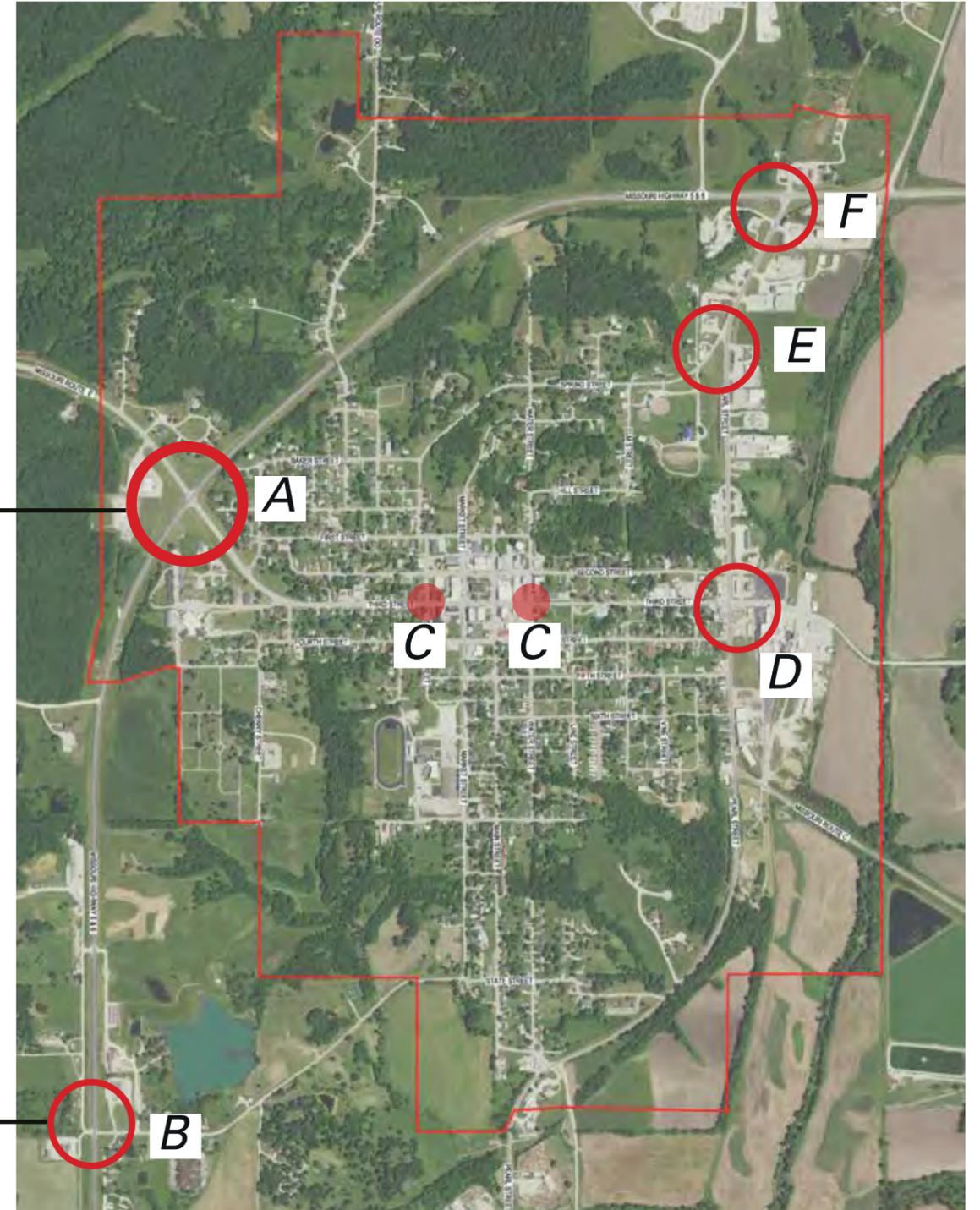
INTERSECTION OF STATE ROUTE 5 AND 'E' (3RD STREET)

*The sign needs to be more readable either by being larger (monument signage), use different colors or other improvements. A directional sign that points to "Historical Downtown" could be placed. Or have MoDOT include a sign on its post.*



STATE ROUTE 5 NORTHBOUND AT INTERSECTION WITH BUSINESS ROUTE 5 SOUTH OF TOWN

*Taking Business 5 puts travelers on the east side of the main business area along 3rd Street. The intersection of 3rd and Business 5 needs attention as it is not very visually attractive as shown in another slide*



# GOAL 1

## Establish Gateways along the Third Street Corridor

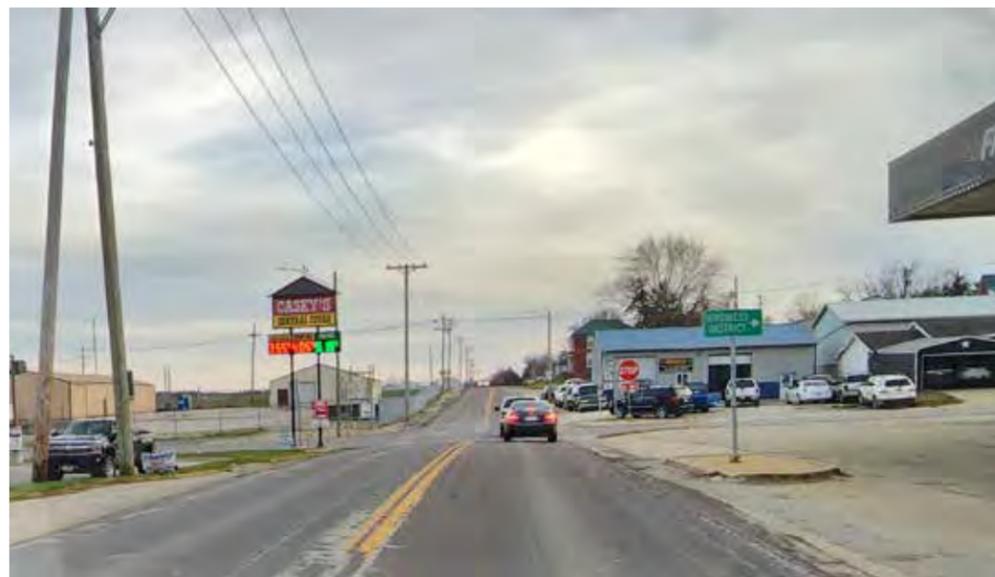


E 3RD STREET AND BROADWAY ST.  
E 3RD STREET AND WATER ST.

These two intersections could have some type of wayfinding and landscape treatment that indicates the entrance to the 9-block commercial core, both coming from the east and west.

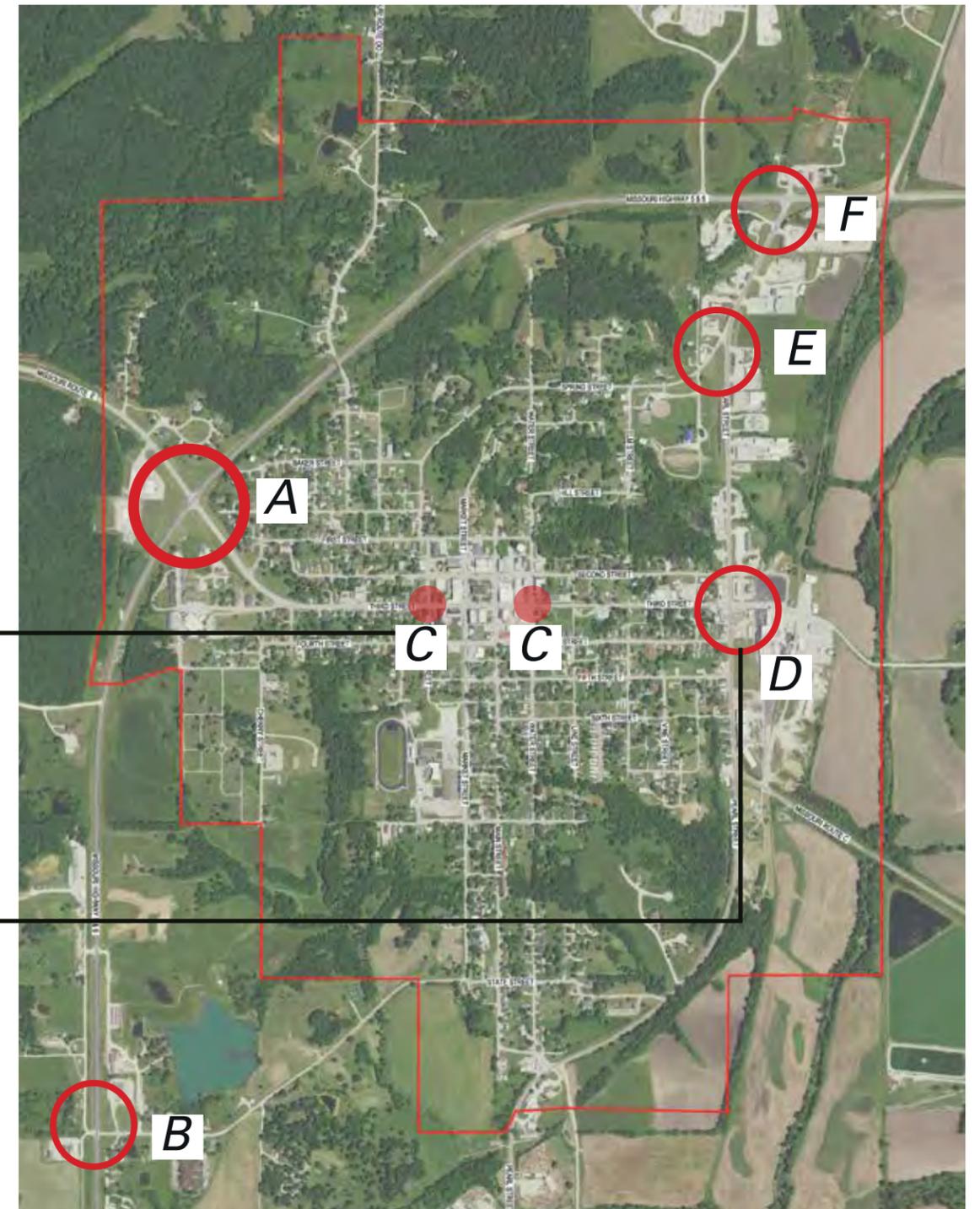
A “Welcome to Milan” wall mural could also be considered on some of the existing buildings.

Consider signage that offers information on uses with the commercial district and directs to key places.



THIRD STREET AND PEARL STREET INTERSECTION

Major gateway opportunity that can include sidewalk improvements, designated pedestrian crossings, wayfinding, and potential infill development.



# GOAL 1

## Establish Gateways along the Third Street Corridor

Two areas on the north-west City limits present the opportunity to welcome visitors, specially considering future traffic flow coming form the Lotus Creek Reservoir.



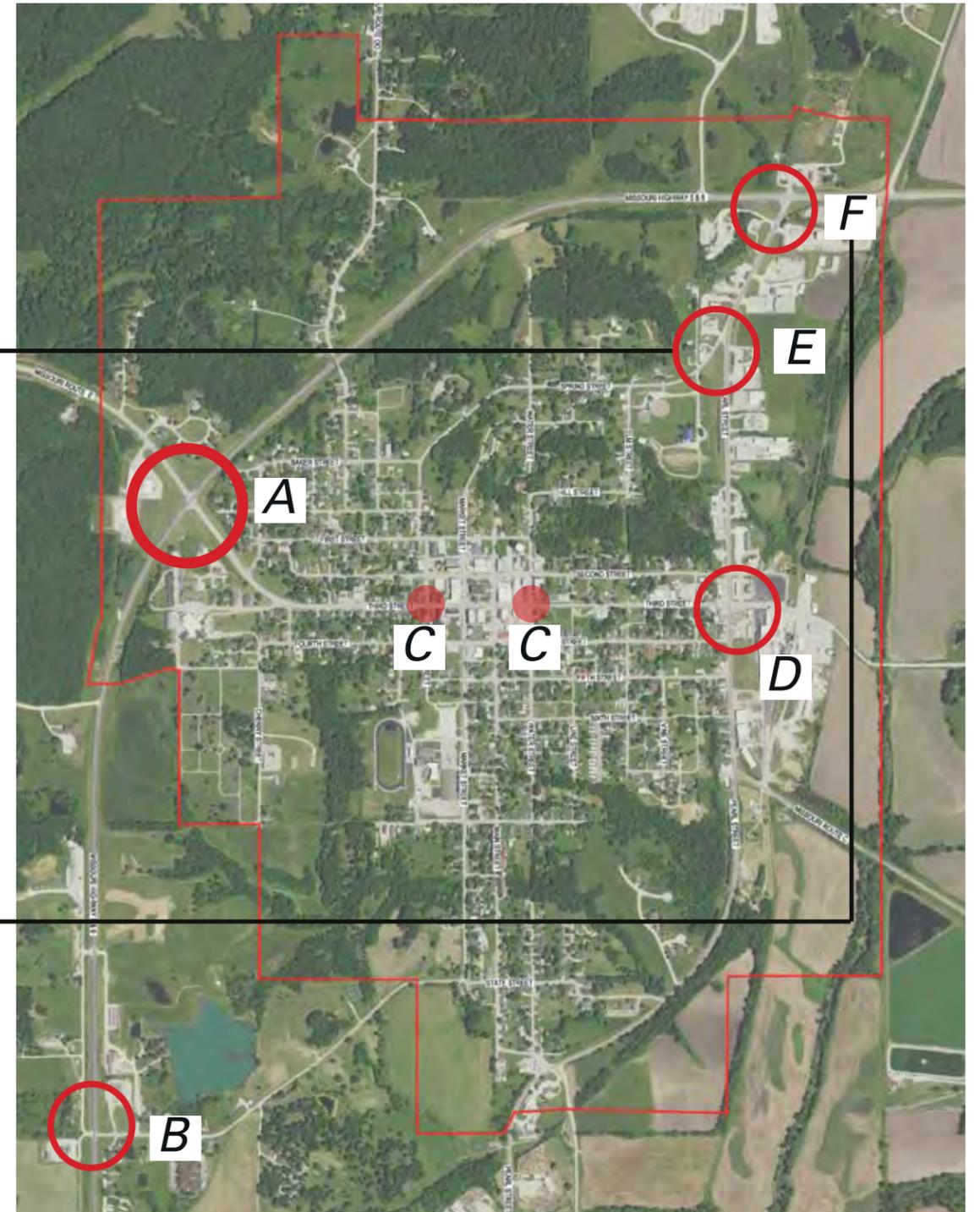
PERAL STREET AND SPRING STREET

The intersection of Pearl Street and Spring Street could become a new redevelopment node that can include a mix of uses, amenities and wayfinding.



THIRD STREET AND NORTH HWY 5

The northern most area of the City should consider future signage and wayfinding that acknowledges visitors coming from the Lotus Creek Reservoir .

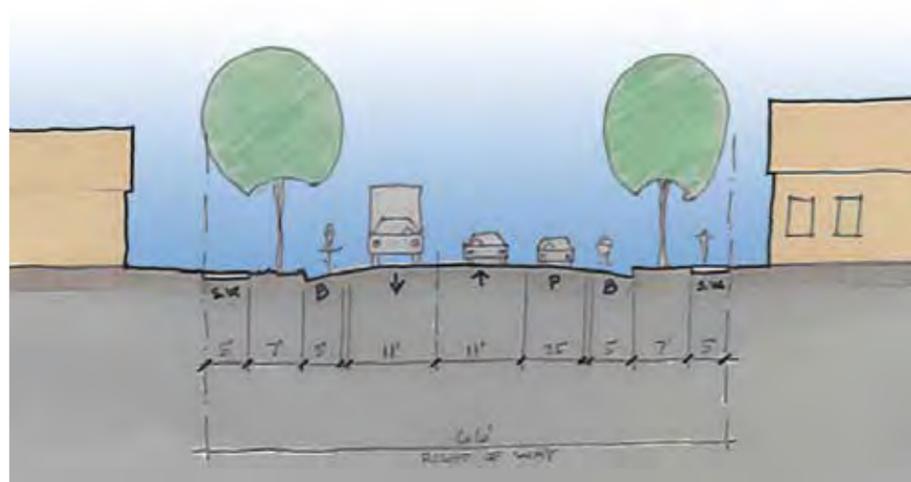


## GOAL 2

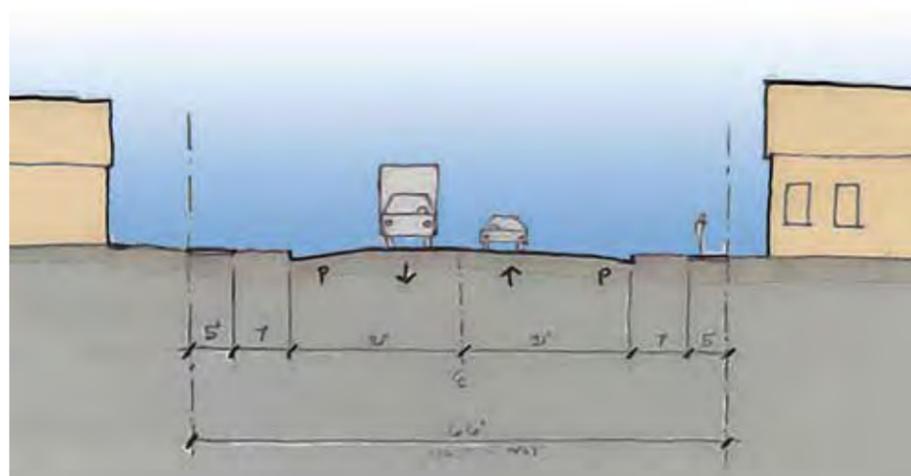
### Incorporate a bike lane and street trees on Third Street

The existing Right-of-Way of 66' along Third Streets allows for a redesign of the roadway that could incorporate on-street bike lanes on both sides of the street or a two-way bike lane on one side. On-street parking can be maintained on one or two sides of the street depending on surrounding uses and needs.

The new bike lane can be striped and painted green on an initial phase. At a later phase, a buffer between bike lane and drive lane can be incorporated, as well as more permanent signage.



THIRD STREET PROPOSED SECTION



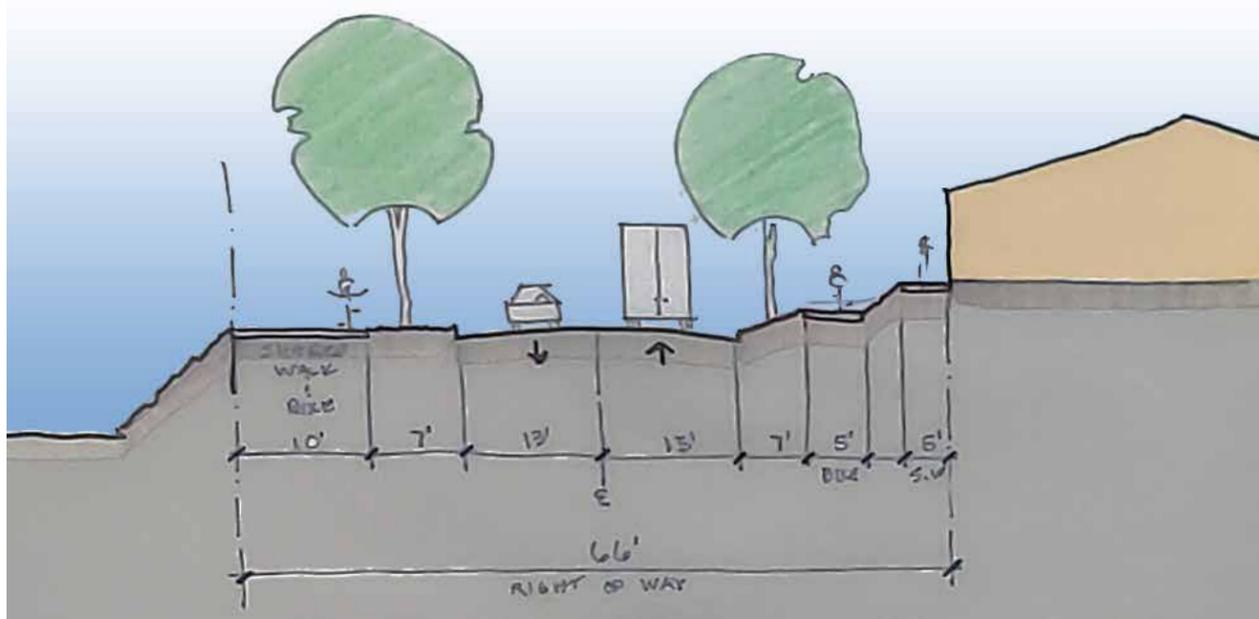
THIRD STREET EXISTING SECTION



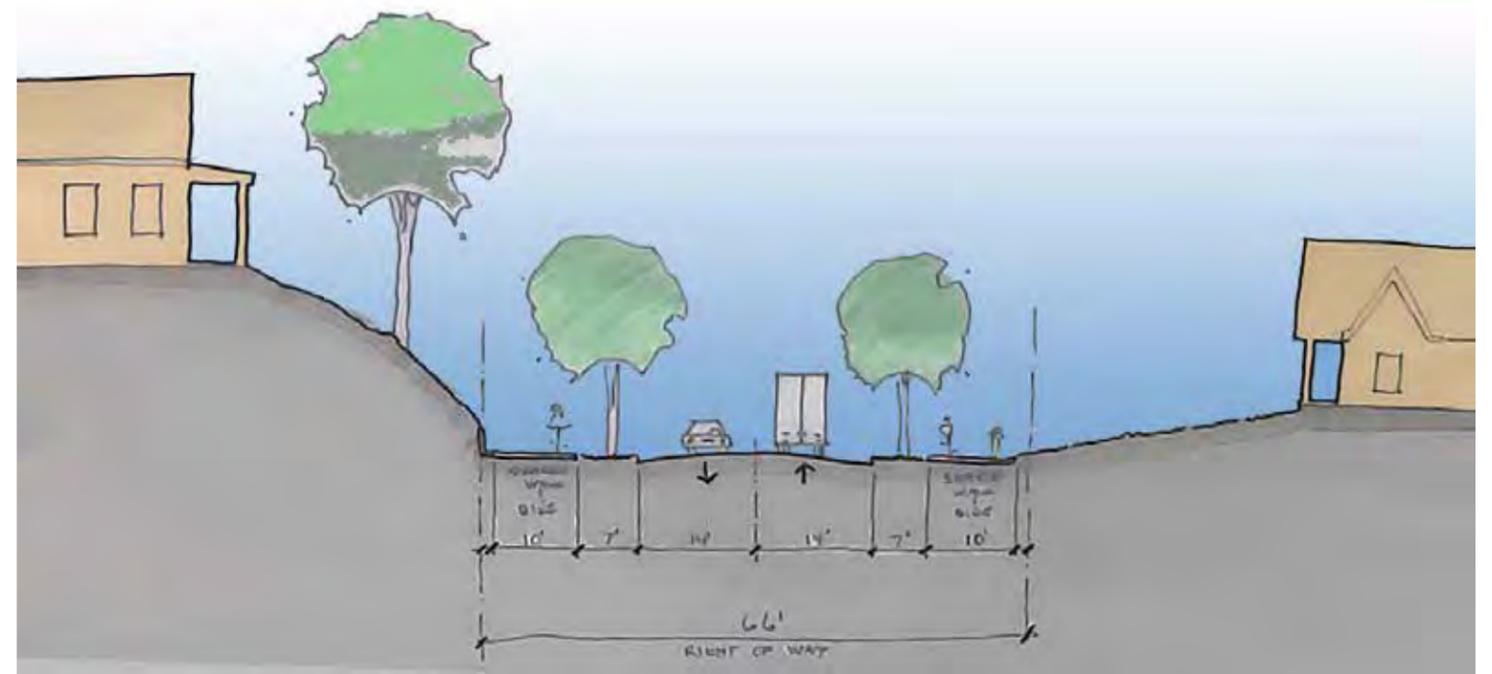
TWO WAY BIKE LANE ALONG THIRD STREET

# GOAL 2

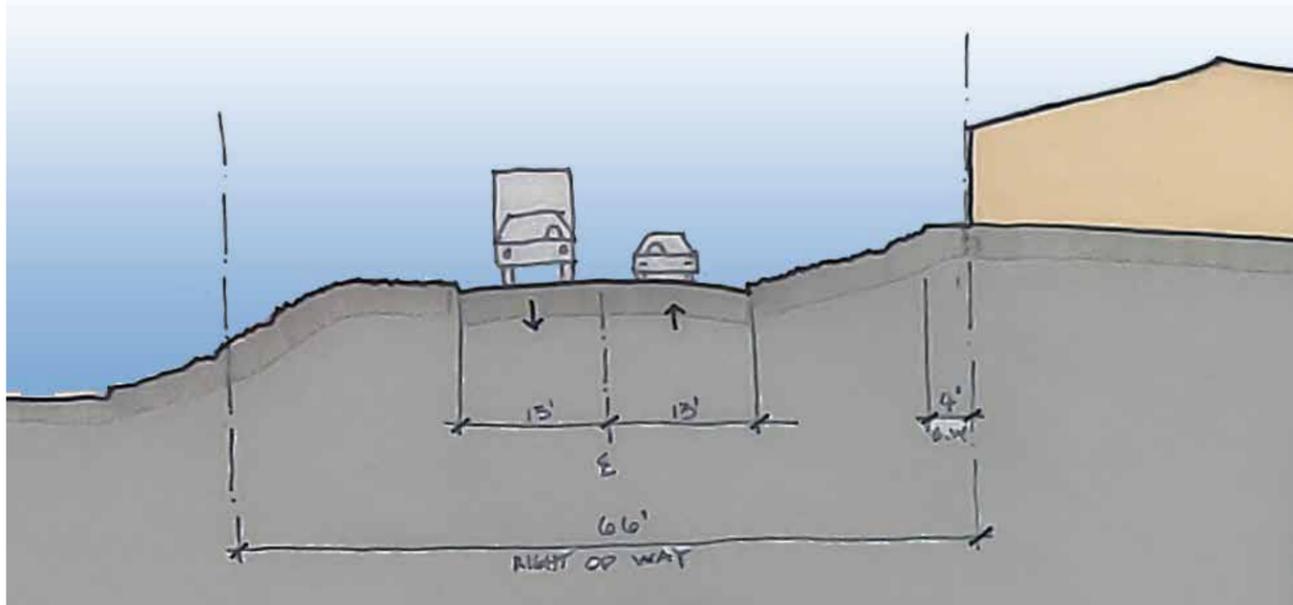
## Incorporate a bike lane and street trees on Third Street



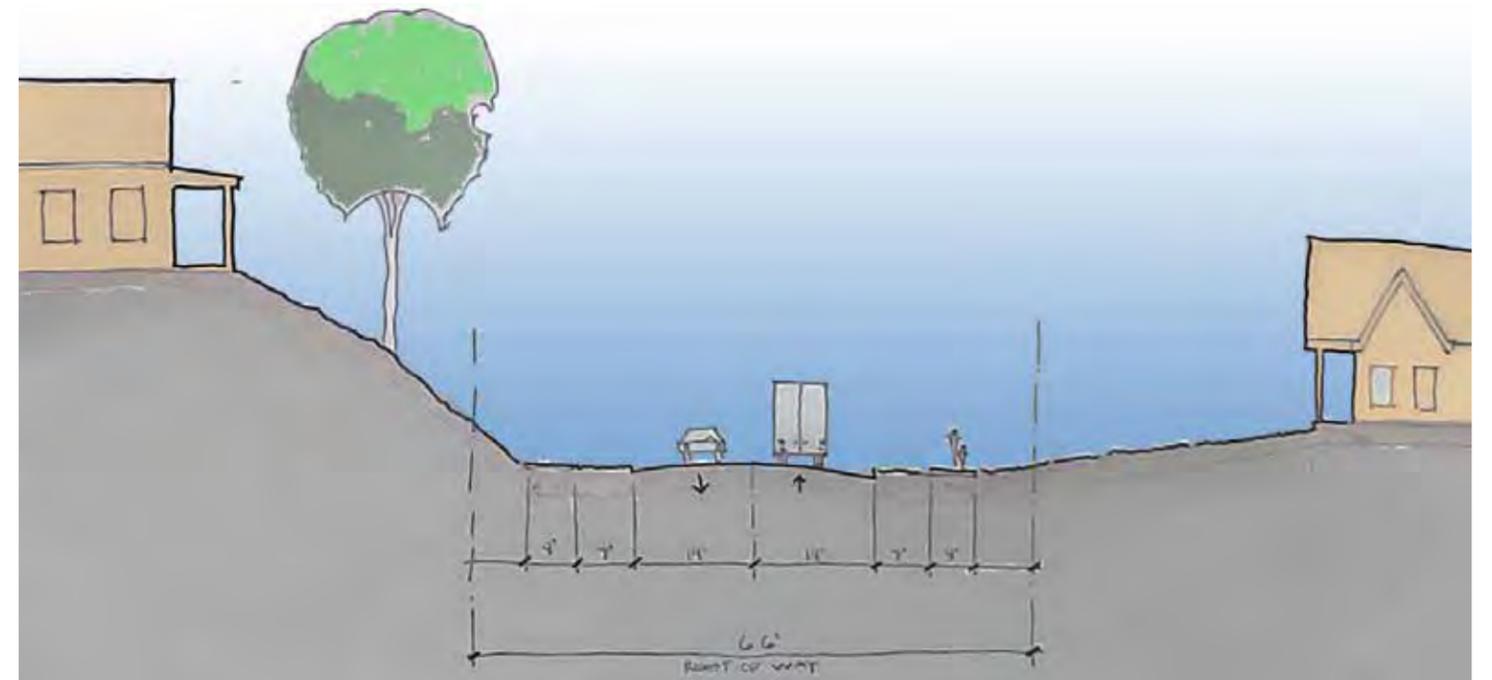
THIRD STREET & WATER ST. PROPOSED SECTION



THIRD STREET & LINE ST. PROPOSED SECTION



THIRD STREET & WATER ST. EXISTING SECTION



THIRD STREET & LINE ST. EXISTING SECTION

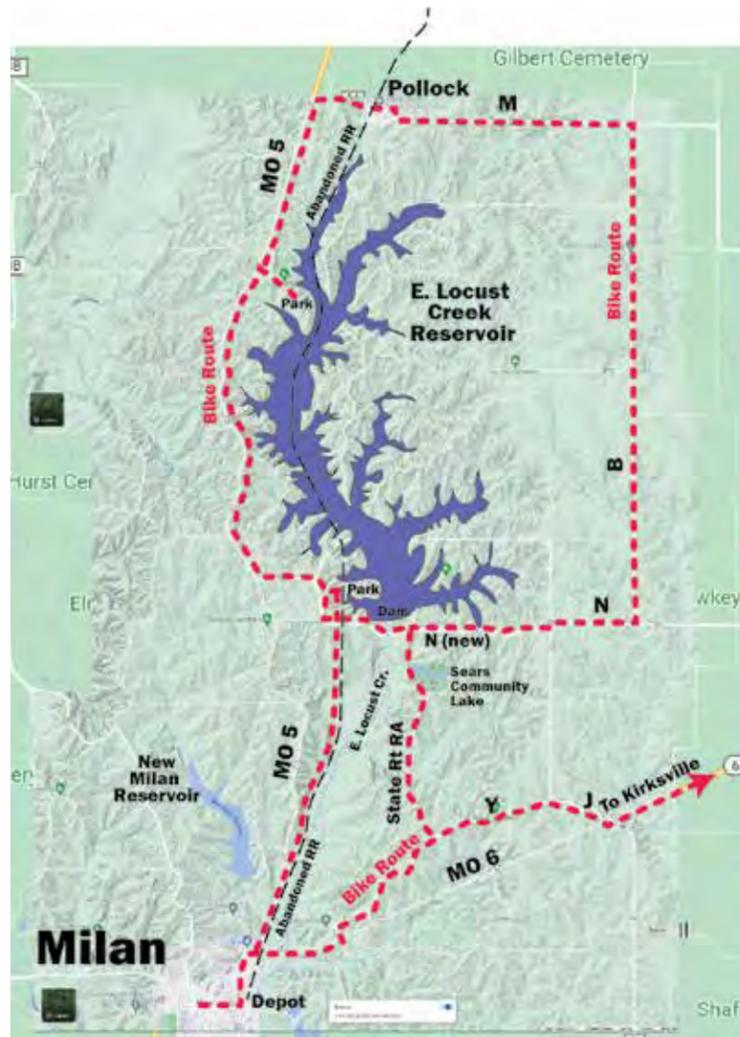
# GOAL 3

Milan should consider incorporating designated bike lanes and related facilities to establish connection within the City limits but also anticipate future connections to the Locust Creek Reservoir and larger regional trail system.

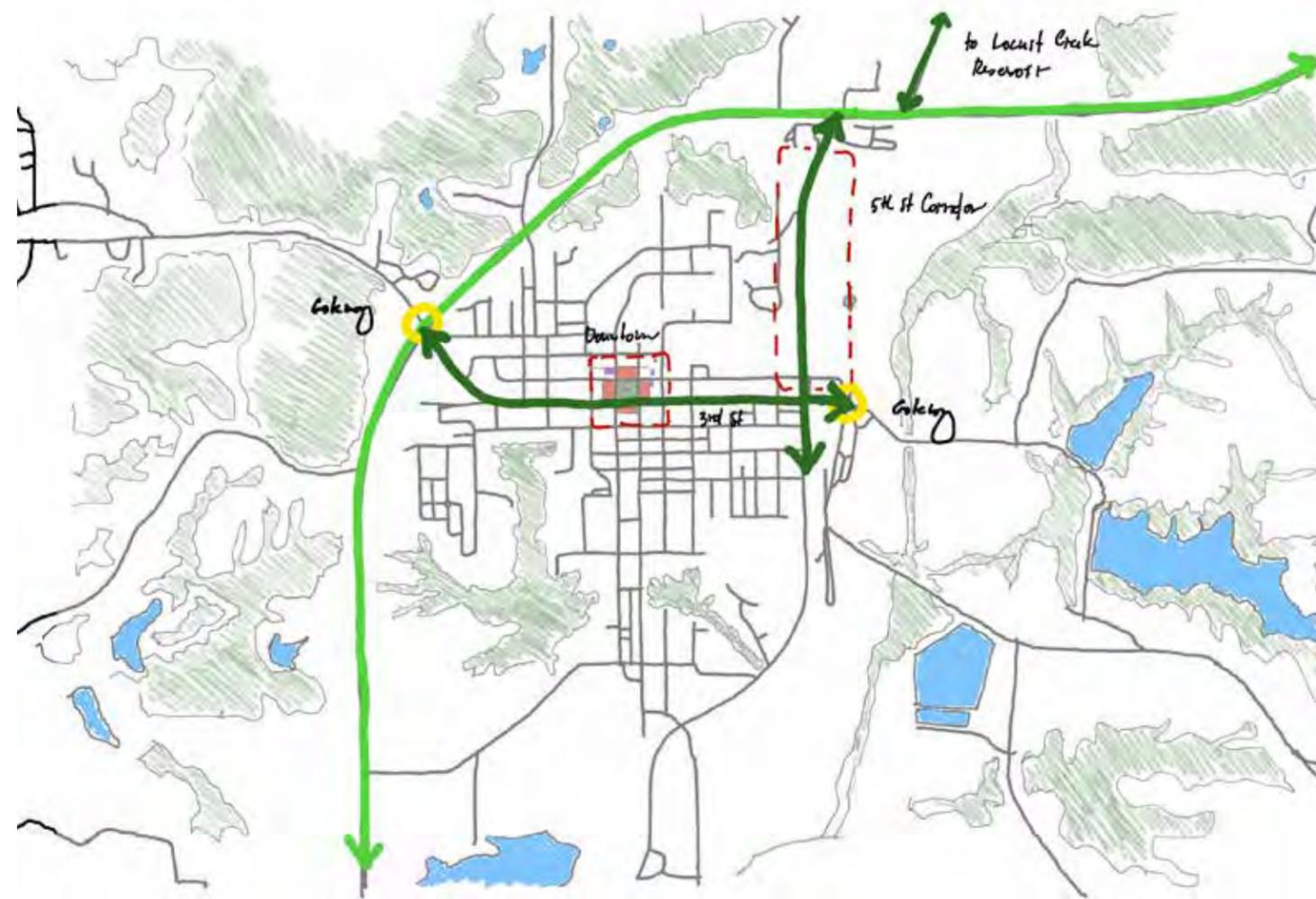
## Establish bike and pedestrian connections to surrounding assets

### RECOMMENDATION

- Future bike lane following Highway 5 all the way to the future Reservoir. MODOT can handle the planning, design, and construction of a future bike lane(s) along the shoulders of Hwy 5 (appears to require some widening of asphalt, if not also right-of-way).
- MODOT may also plan for repaving of Hwy 5 for future boaters, etc., going to Reservoir; and they might also plan for repaving Business Route 5 (Pearl St.) through Milan at same time.
- Rails to Trails: study regional trail system and define potential connections.



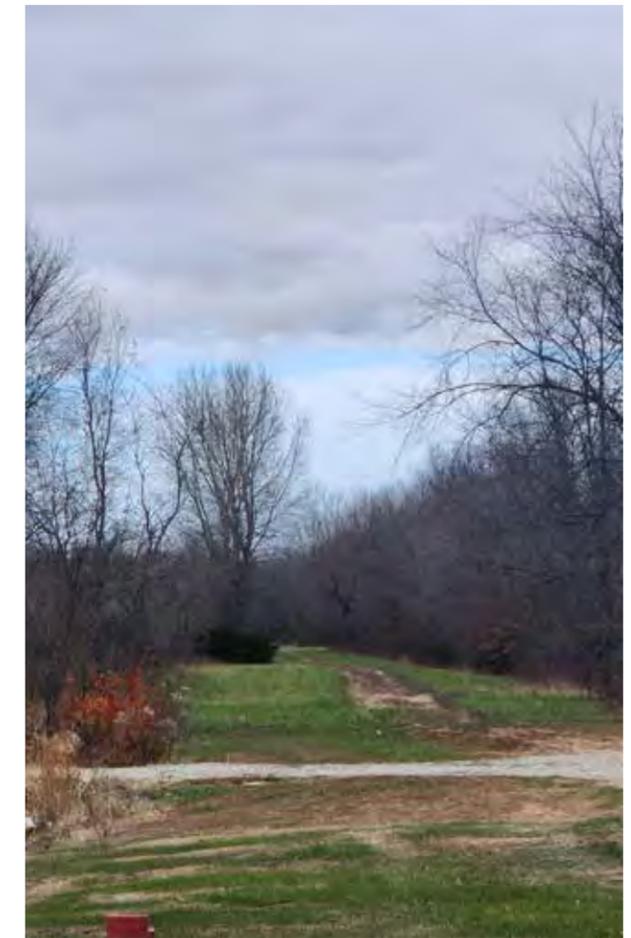
Potential regional bike connections and loop around future Locust Creek Reservoir



Proposed bike and trail connections within Milan



Rails to Trails example



Abandoned rail line by train depot

## GOAL 4

### Identify land use opportunities along the Pearl Street Corridor

“Northeast gateway”: the goal for this area is to connect Pearl St services to other parts of the community and provide gateways to the community to make a good first impression and assist with wayfinding to downtown and other key destinations.

This is also a central part of a larger connectivity/gateway/wayfinding strategy that would look at Pearl St all the way up to Highway 5/6 and study/consider bike route alignments connecting to Smithfield’s, adjacent housing, and the East Locust Creek Reservoir)

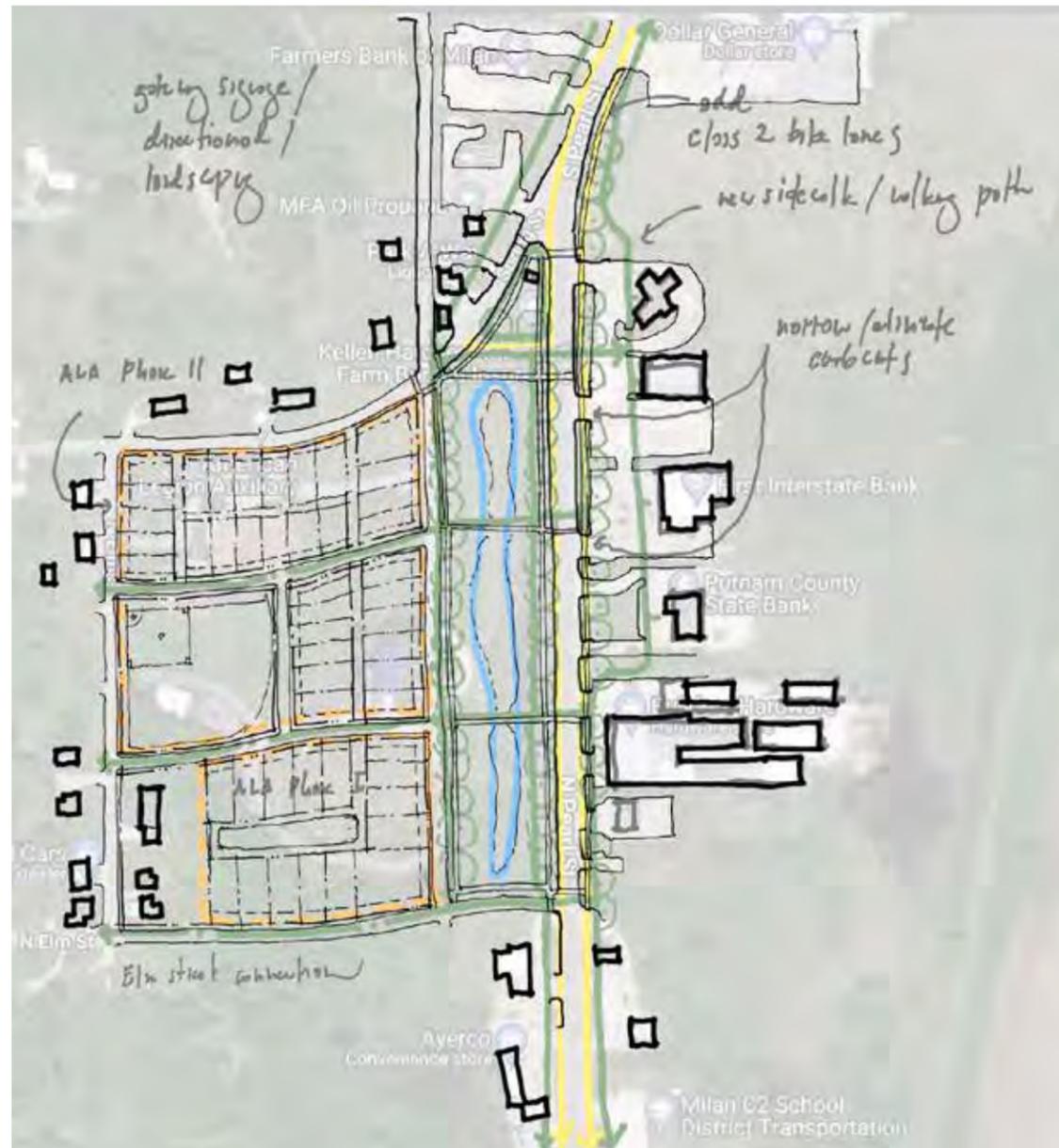


Diagram showing potential configurations of the northeast gateway area and redevelopment opportunities

#### SHORT TERM RECOMMENDATIONS INCLUDE:

- New sidewalks (along Pearl St, “inside” existing drainage) on both sides of Pearl (this may be a funded project - not sure - the point would be to build them inside the drainage rather than at the existing curb line)
- Consider pedestrian scaled lighting along Pearl
- Planting of Street trees 30’ OC or similar along Pearl
- Stripe class II bike lanes connecting Smith’s plant to depot and 3rd street corridor
- Stripe midblock crossings at key locations (every ~300’) as illustrated
- Where feasible, work with property owners to narrow and/or eliminate driveway curb cuts across sidewalks (e.g. Thrifter’s General Store is ~63’, could be 24’)
- Where feasible, work with property owners to provide a walking path connecting businesses and parking lots across properties

#### LONG TERM RECOMMENDATIONS INCLUDE:

- New gateway park at Pearl and Spring with monument welcome signage, pedestrian facilities, ped scaled lighting, and greening; wayfinding to 3rd Street and Downtown via 3rd and Spring/Broadway
- Formalization of existing drainage along w side of Pearl street with tree planting and extension of “gateway park” south to Elm;
- Long-term redevelopment of American Legion Auxiliary property for new housing to meet Milan’s needs (low-mod income, family and single occupancy, mixed tenure/ type)
- Understand that property is city-owned and will soon lease back to the City if lease is not renewed;
- Development of this property could provide housing for the city and help to revitalize this part of the community, increase tax base, and attract new permanent/ long-term residents to the city;
- Consider a network of connected streets and blocks with new housing facing existing streets and creating a new front door along the Pearl street park space;
- Initial phase could develop northern half (leaving Rodeo grounds) or southern half (leaving ALA facilities), both configurations could allow for continued ALA activities in a smaller footprint and/or the continuation of recreational space (junior ballfield is illustrated);
- At southern boundary connect Elm to Pearl, this may also open up lands south of Elm to plan new residential development in the future.

## GOAL 4

### Identify land use opportunities along the Pearl Corridor

“Northeast gateway”: the goal for this area is to connect Pearl St services to other parts of the community and provide gateways to the community to make a good first impression and assist with wayfinding to downtown and other key destinations.

This is also a central part of a larger connectivity/gateway/wayfinding strategy that would look at Pearl St all the way up to Highway 5/6 and study/consider bike route alignments connecting to Smithfield’s, adjacent housing, and the East Locust Creek Reservoir)

*New sidewalks and pedestrian scaled lighting along Pearl St.*

*Street trees @ 30' o.c. along Pearl St.*

*Provide walking paths where possible*

*Stripe mid-block crossings*

*Northeast gateway streetscape improvements*



# GOAL 5

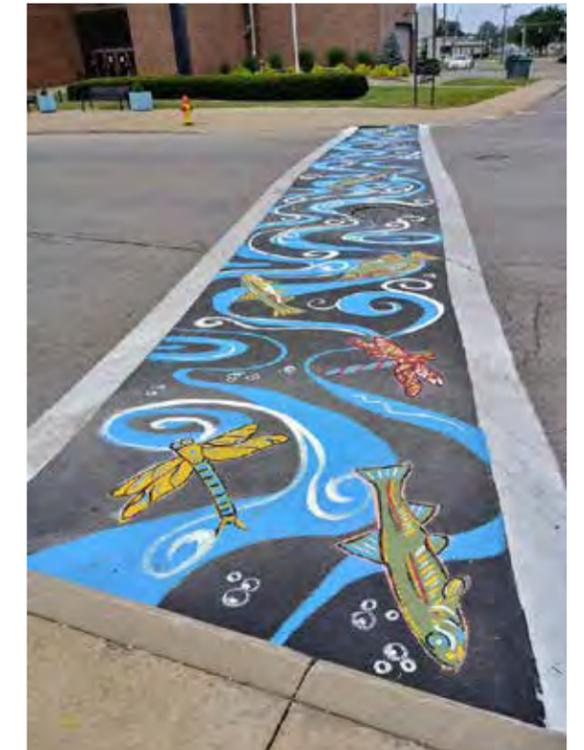
## Enhance connectivity and wayfinding between key nodes

### GO FOR QUICK AND EASY WINS

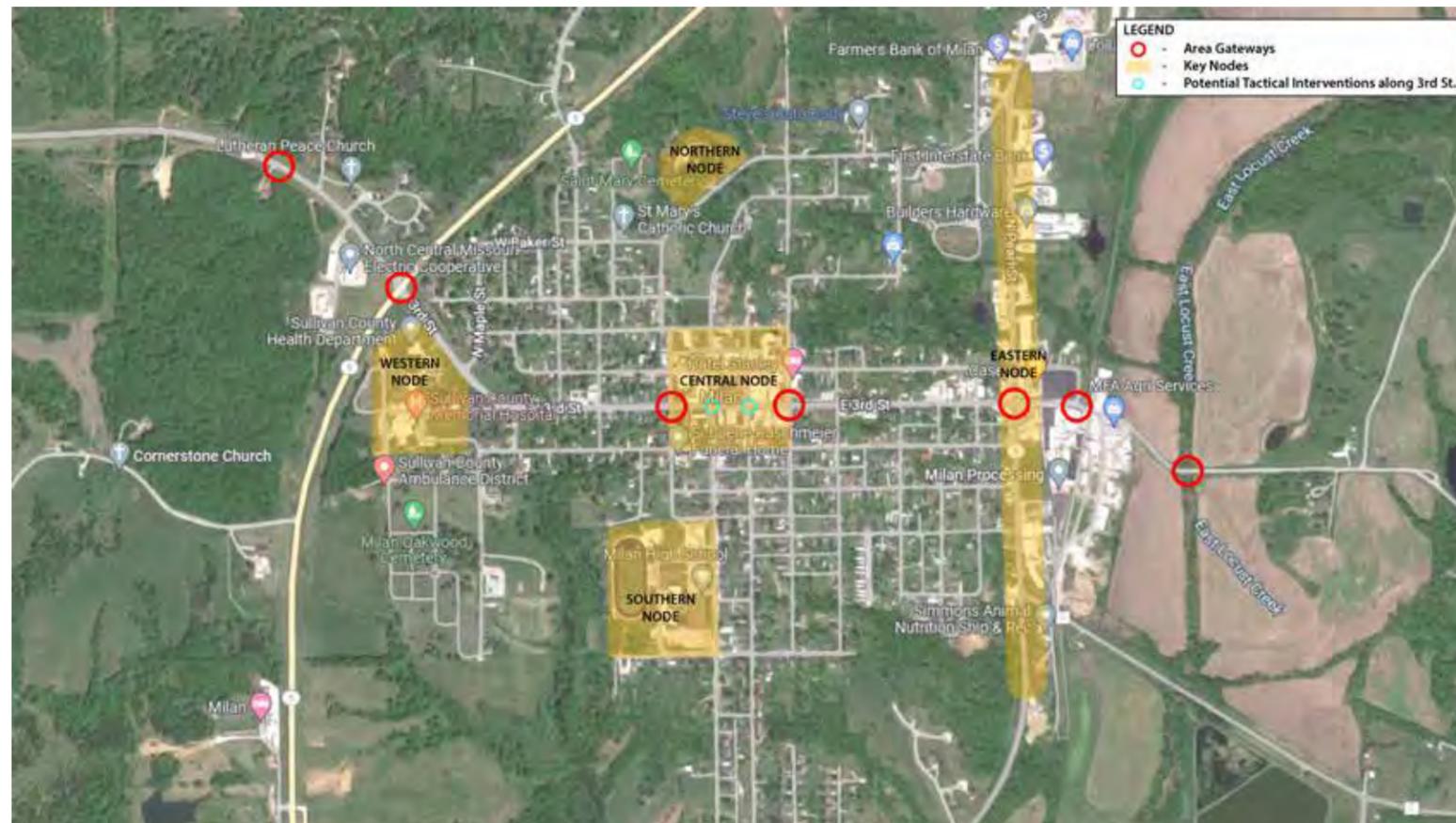
- Restriping – crosswalks, road lanes, etc.
- Use of tactical urbanism – paint, cones, or planters to better delineate the car space and provide safer walking experience for people around the square, the gateways, and along the 3rd Street corridor.
- Wayfinding wrap around poles and traffic cabinets.
- Update ADA complaint ramps and yellow mats.
- Pressure washing where needed.
- Sidewalk art or planters for a safer walking atmosphere.

### PLACEMAKING

- Colorful intersections and crosswalks – street art (painted)
- Street lighting – well lit sidewalks are considered safer.
- Improve street lighting at intersections and where post fixture lighting is inadequate.
- Street furniture – small refuge areas – in the commercial core at the least.
- Use street parking spots in the square (especially) for bulb outs. Trees will provide shade and a feeling to recluse from the open streets.



Examples of painted intersections and crosswalks



## GOAL 5

### Enhance connectivity and wayfinding between key nodes

The City of Milan would benefit from a street signage and branding plan. This could be implemented in the short term with temporary solutions like the ones shown in some of the reference images.

The street signage plan should focus on the distinctive 9-block commercial core signage.

Other areas to consider are wayfinding signage, store front signage standards, hanging signs, signs on glass storefronts, directory of uses.

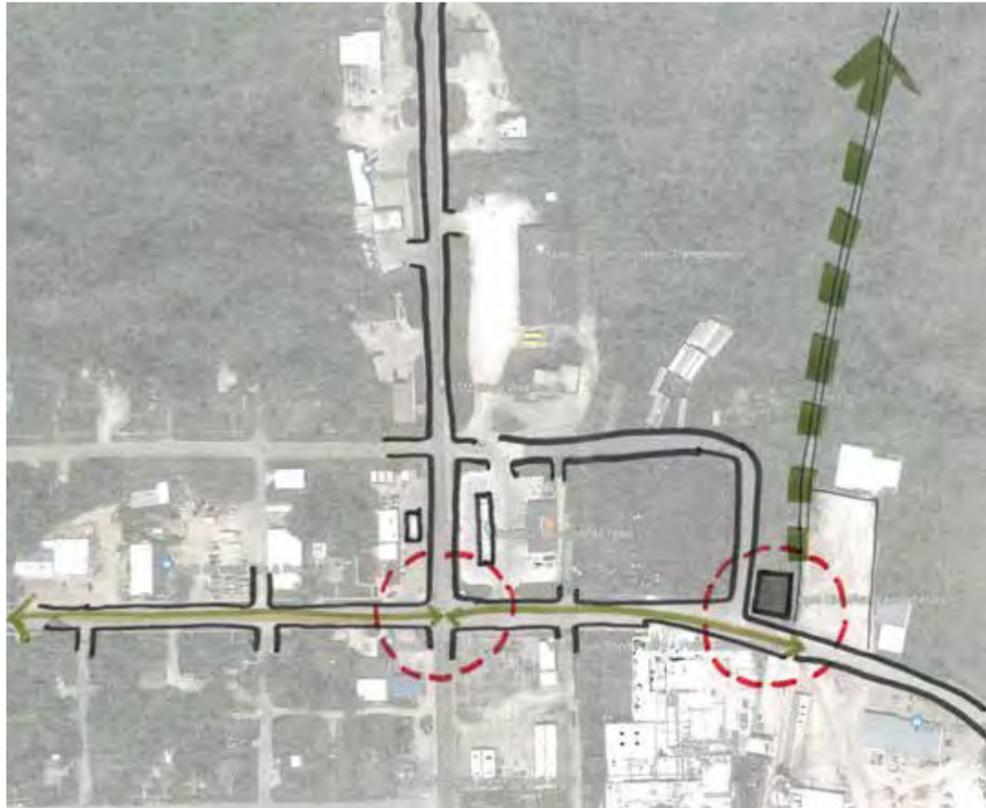


Examples of wayfinding and signage strategies

# GOAL 6

## Establish the historic train depot as a trailhead and node

The historic train depot could become a key node for the City, connection the Pearl Street Corridor and Third Street Corridor with a future bike/ pedestrian connection to the Locust Creek Reservoir. This area could become a major trailhead and include services for bikers in the historic building.



Potential bike and pedestrian connections at the Third Street and Pearl Street intersection



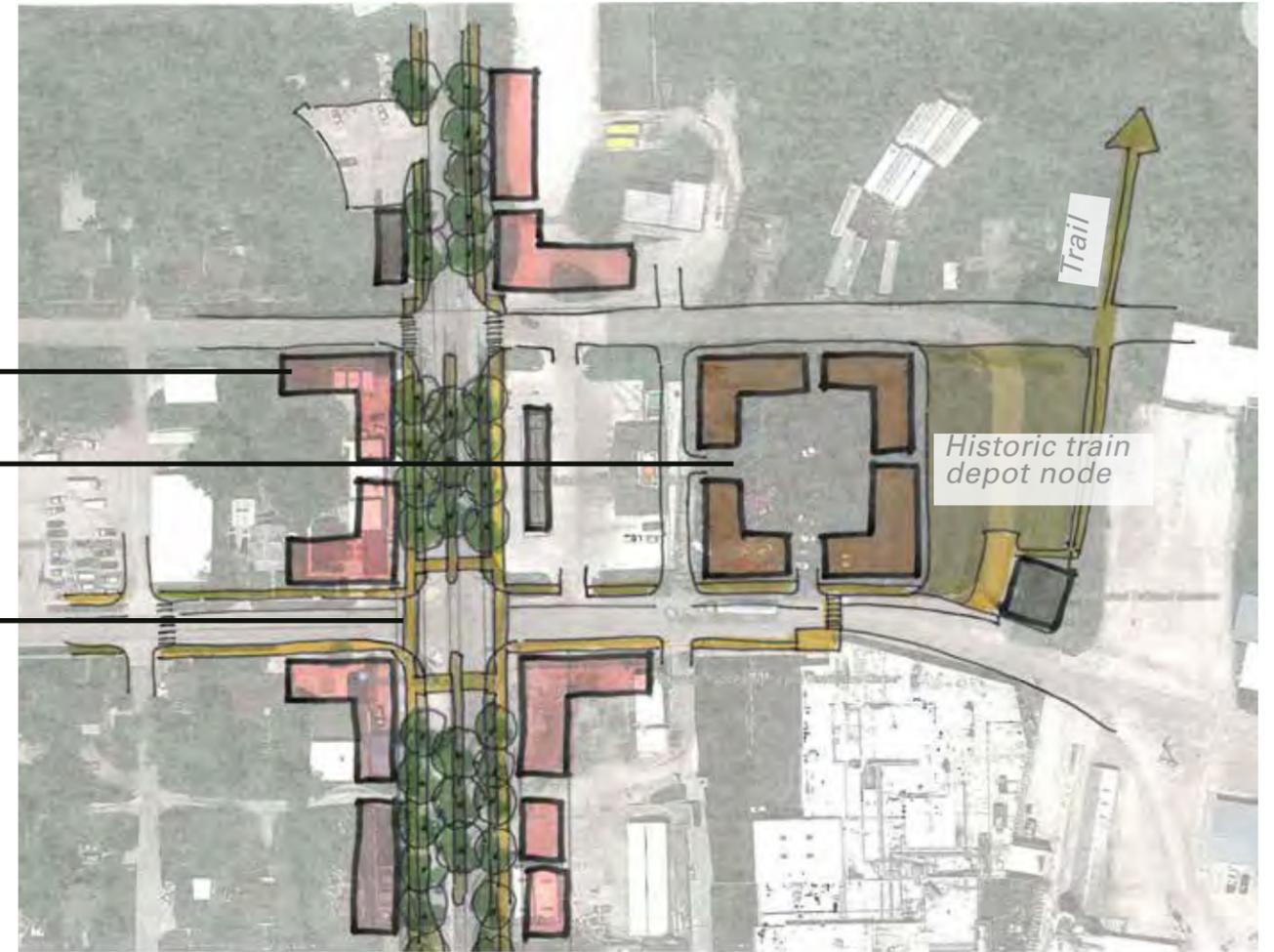
Historic train depot building

Potential redevelopment opportunities. Decrease bldg. setbacks along Pearl St.

Potential multifamily development

Enhanced pedestrian crossing at Third St. & Pearl St.

Major gateway opportunity that can include sidewalk improvements, designated pedestrian crossings, wayfinding, and potential infill development.



Existing industrial frame can be used for an inexpensive gateway signage opportunity

# 5 OPEN SPACES & POP-UPS

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# GOALS AND RECOMMENDATIONS

To achieve the goals and recommendations for the historic downtown eight goals have been identified. Each of these goals is supported by actionable recommendations, some of them implementable on the short term by volunteers, while others might require long term planning and coordination from the City.

**GOAL 01** | Expand Community Corner Park to include active uses

**GOAL 02** | Create a Community Garden Park at 4th and Market St.

**GOAL 03** | Improve the appearance and usefulness of the amphitheater

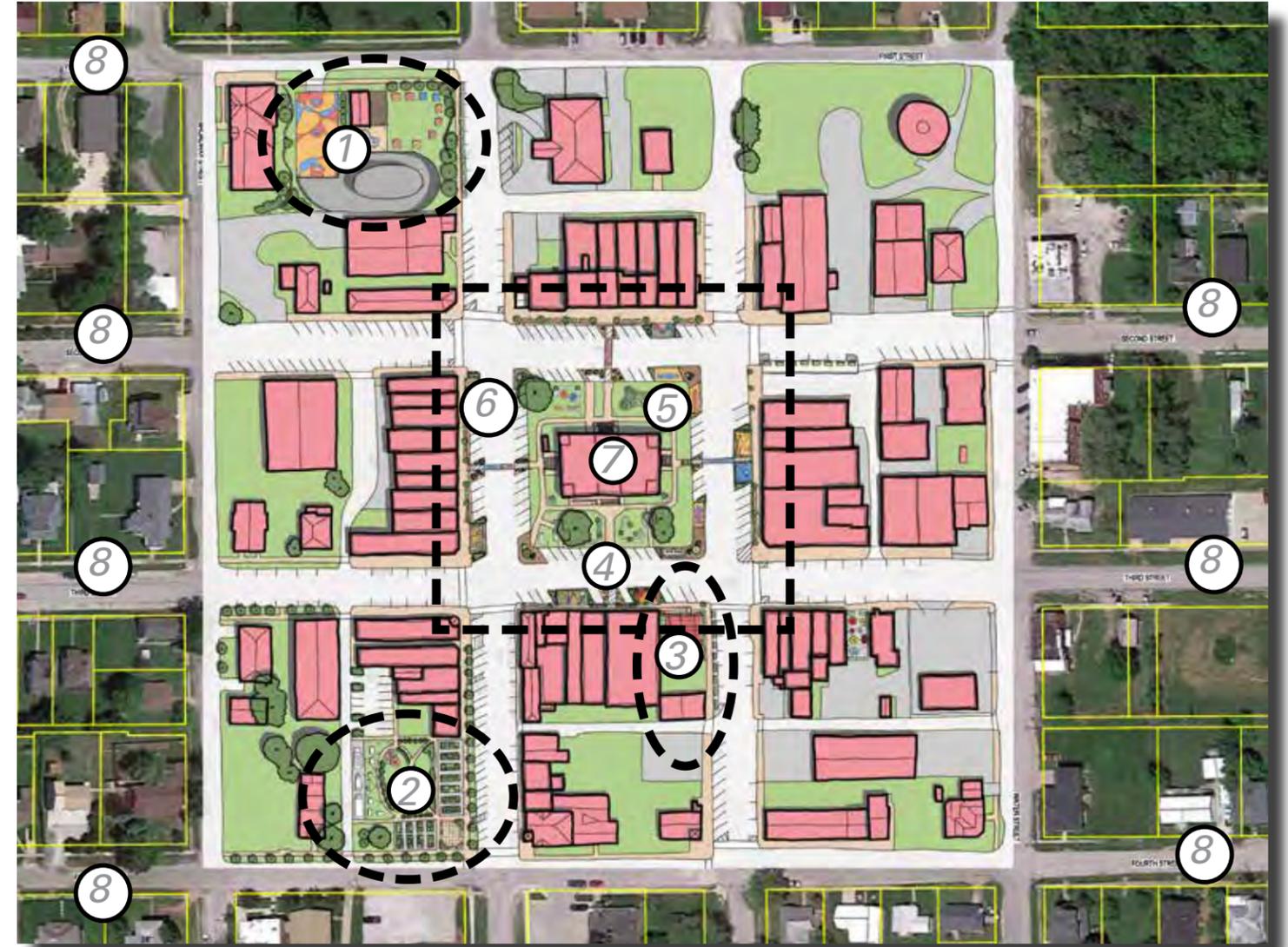
**GOAL 04** | Make downtown safer and more attractive for pedestrians

**GOAL 05** | Add active uses for all ages to the Courthouse lawn

**GOAL 06** | Support outdoor dining around Courthouse Square

**GOAL 07** | Plan a long-term revitalization of Courthouse Square

**GOAL 08** | Increase tree canopy citywide

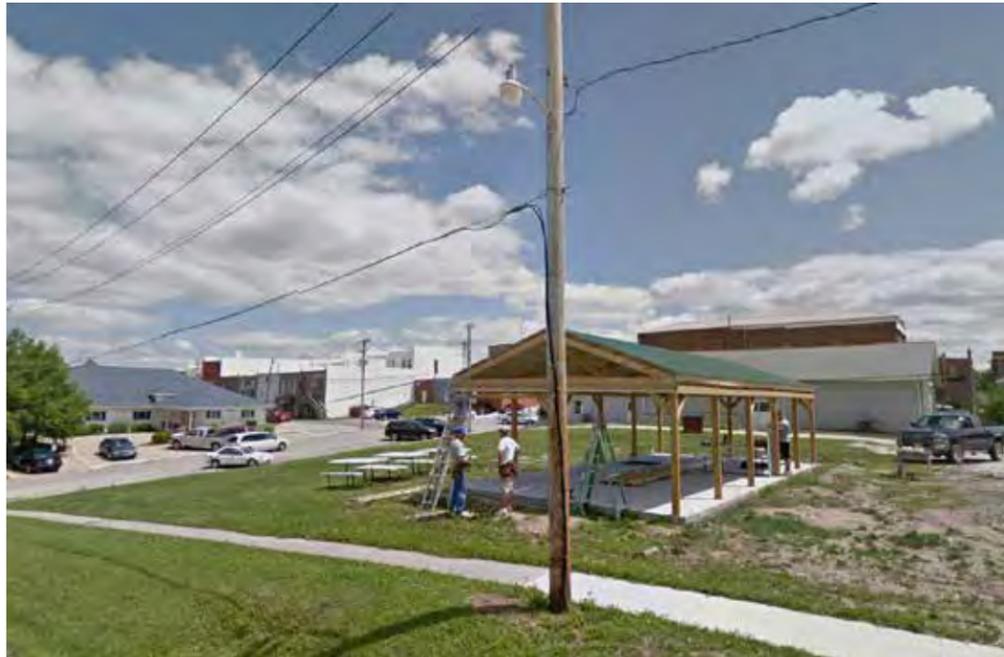


## VISION

- Re-imagined Public Spaces
- Public spaces that will attract current residents and visitors
- usable, safe and give residents a place to gather
- Retain current residents and have past residents come back, attract new residents
- Create diversity of attractions, things to do in the City of Milan

# GOAL 1

## Expand Community Corner Park to include more active uses



Existing Community Corner



Existing Pavilion

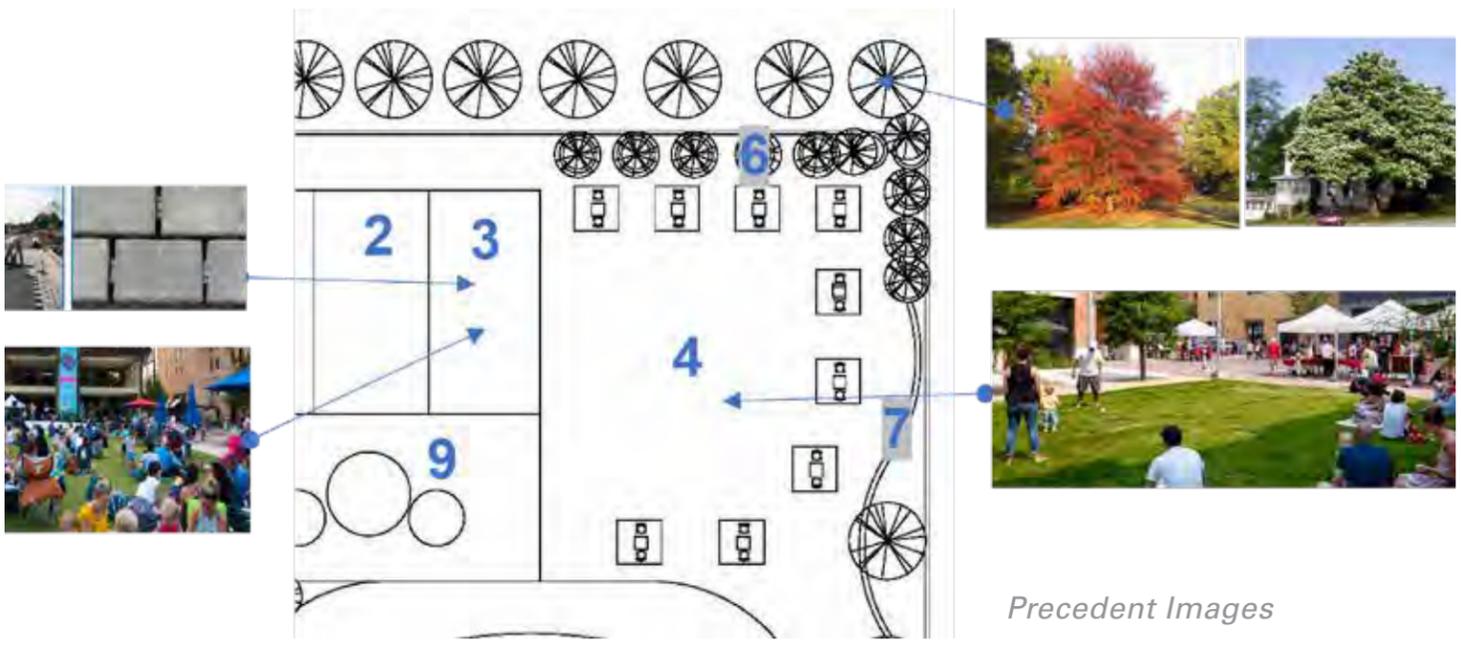
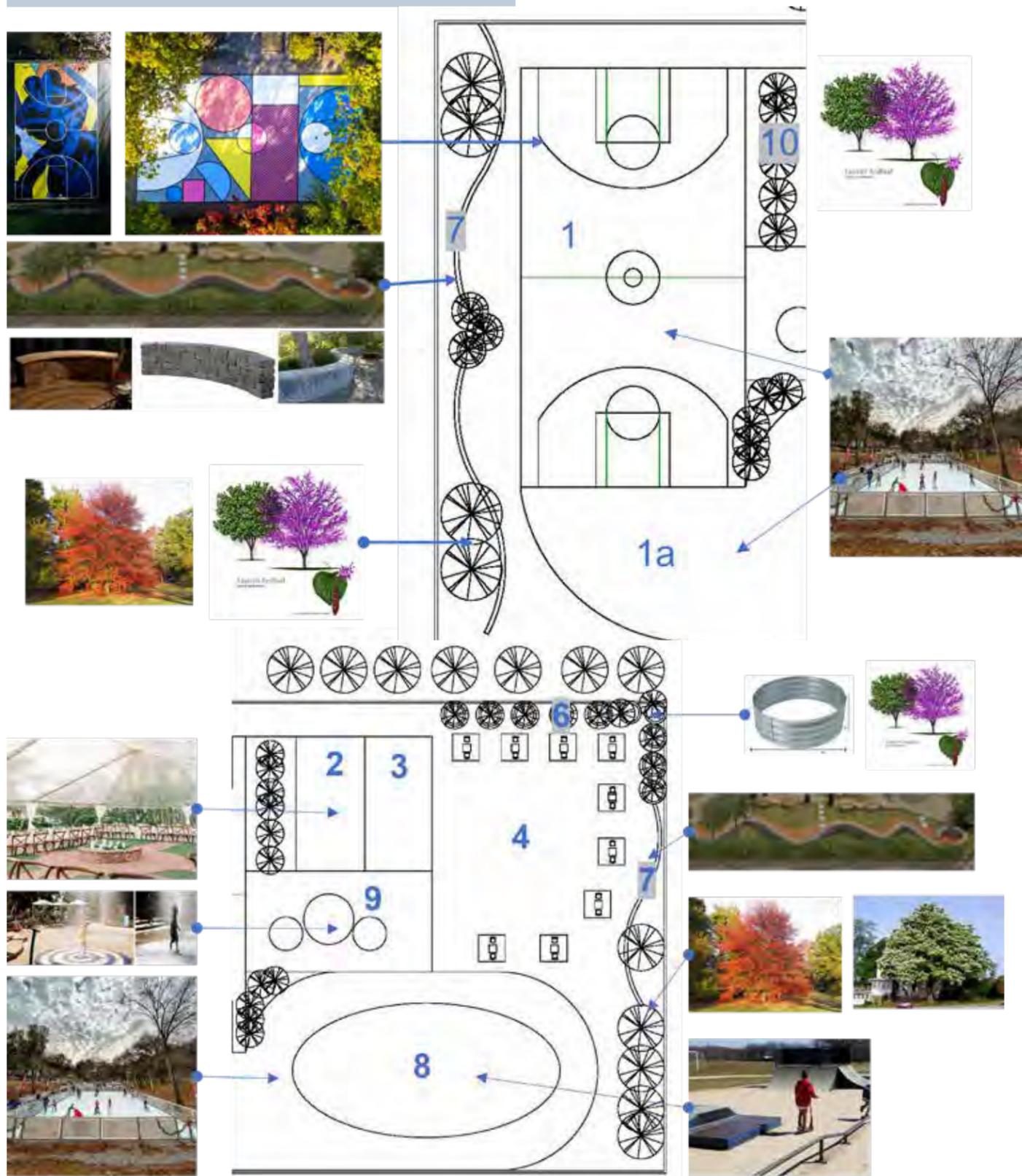


### LEGEND

- 1.- Multipurpose area which can function as Basketball, Parking lot when weekend events. Also, in wintertime it can be used for Outdoor ice skating.
- 1a.-Outdoor skating loop that connects with element 1.
- 2.- Existing Pavilion, used for week and weekend events as weddings, kid's parties, and musical events.
- 3.-Pavilion Patio, used as extension of the pavilion for events and especially for outdoor musical events which local musicians can participate in while a farmers' market is going on or during evenings.
- 4.-Outdoor green area, the intention is to keep it like it is now, and use it as an area where people can hangout, and they can bring folding chairs and blankets to listen to the local musicians play.
- 5.-Permeable pavement squares where tables and chairs can be placed or be used for local farmers' vendor stands.
- 6.- Rounded Tree boxes, locals can build.

# GOAL 1

## Expand Community Corner Park to include more active uses



Precedent Images

Precedent Images

*Community Activities Preferences*

| Activities              | Number of Votes |
|-------------------------|-----------------|
| Evening outdoor events  | 7               |
| Movies in the park      | 4               |
| Community garden        | 4               |
| Outside Education Space | 4               |
| Music in the park       | 3               |

**Market St. & 1<sup>st</sup> St.**

*Play Activities*

| Type                            | Votes |
|---------------------------------|-------|
| Playscape on rubberized surface | 4     |
| Climbing wall                   | 5     |
| Skate Park with ball courts     | 5     |
| Splash pad                      | 10    |
| Outdoor ice rink                | 4     |
| Putt-Putt                       | 3     |

*Top community Preferences*

## GOAL 2

### Create a Community Garden Park at 4th and Market St.



4th and Market St. Existing



4th and Market St. Existing



#### LEGEND

1. Community Garden Welcome Signage
2. Paved Plaza with Seating
3. Community Garden Planters/Troughs
4. Open Lawn with Seating
5. Pavilion Building with Restrooms and Storage
6. Oval Lawn
7. Seating Area
8. Play Area for Kids
9. Food Truck Parking
10. Shared Parking

COMMUNITY GARDEN  
PARK



## GOAL 2

### Create a Community Garden Park at 4th and Market St.

#### PROPOSED PARK DESIGN

The study recommends making use of the existing open space located to the northwest of the intersection of 4th Street and Market Street in the core district of Milan to build a community garden along with other recreational uses.

Part of the initiative to enliven the core area with more programmed activities and community engagement, this open space provides for more passive recreation uses to complement the Community Corner Park (1st and Market) and the pop-up spaces around the courthouse.

As part of the redevelopment for this lot, the team proposes planting street trees to better envelope the street and provide a safe and pleasant atmosphere for people using the sidewalks, as these are vital connections to the school and the community center. As part of Phase I for the Community Garden, the space will make use of an area along Market Street to house some planter troughs to get the momentum going. These will be laid out in grid with paved walkways around the area for better demarcation. This phase will also include the lawn space next to the planters along with a pavilion building which will house the restrooms and storage for the gardening tools and equipment. This way, the city can provide a self-sustaining facility for people to come to and use as prescribed by the Main Street Authority. The intent of this proposal is for the city and its community to self-regulate the maintenance of this garden with minimal supervision from the Main Street Authority. In future, the city could invest in the creation of a Downtown Development Authority (not sure if they have one already) or a Parks and Recreation Department (not sure if they have this either) to maintain these spaces.

As part of Phase II for the project, the community planters will be extended along the south side encompassing the edge of the open space. This phase will also add a paved gathering plaza with a welcome sign giving the garden a standout identity as it builds community togetherness and resilience.

The third and final phase of the garden will add the recreation component to the programming by adding another lawn, a kids play area, a food truck parking area, and an accompanying area for seating. The existing block currently has a mid-block alley going north-south that can be utilized as the entry and exit point for the food trucks, which could later be converted into permanent eateries and stalls if this becomes a mainstay. The Mason Building to the northwest of this open area is set to be renovated with apartments and the parking lot along the northern edge of the community garden can be utilized to provide some parking for this park, though patrons are encouraged to walk or bike to this community facility.



Phase One



Phase Two



Phase Three

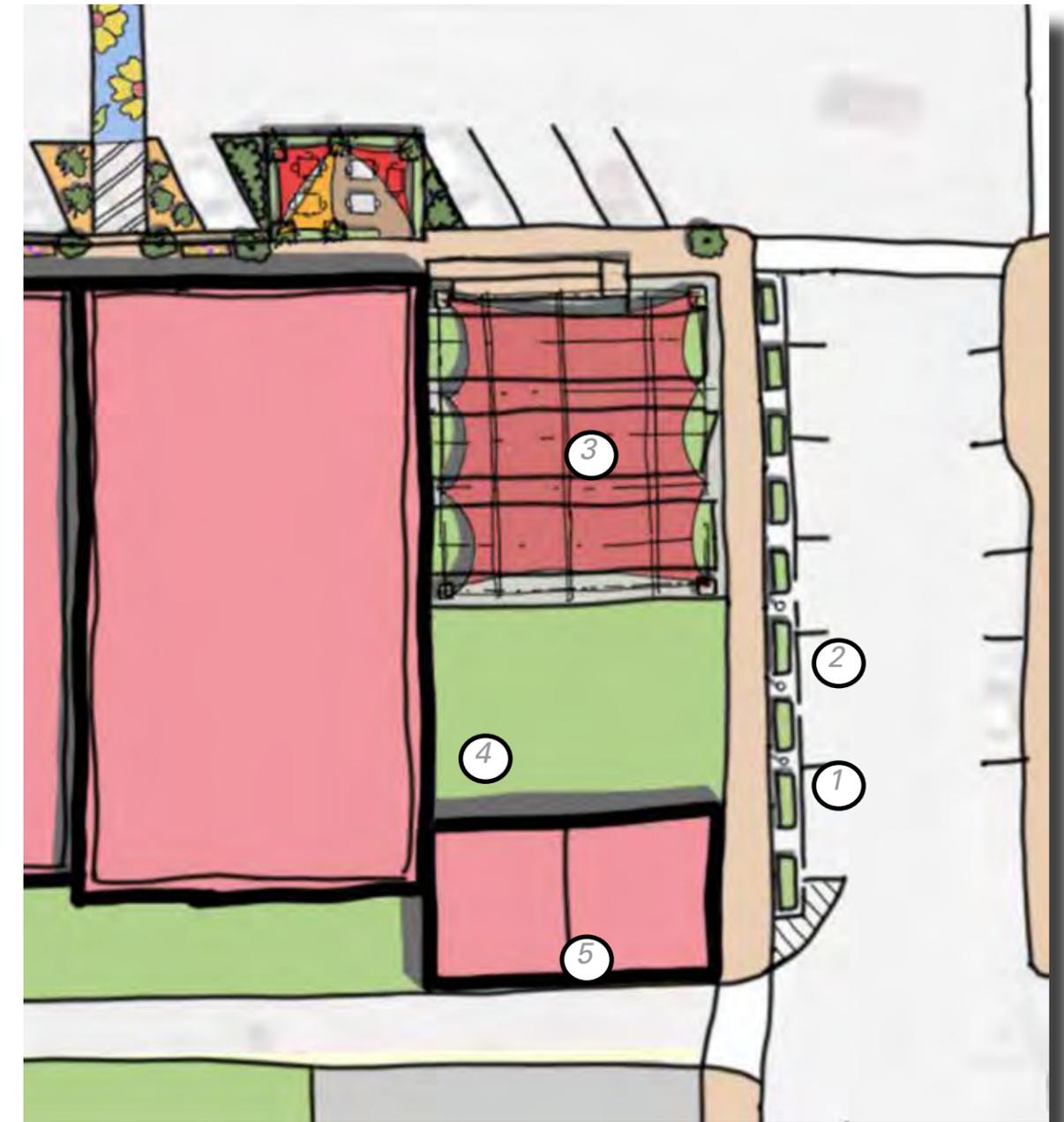


Precedent Images

## GOAL 3

### Improve the appearance and usefulness of the Amphitheater

The existing amphitheater in Milan presents an excellent opportunity to provide residents with a space to customize and make it their own. The existing infrastructure creates a small pocket for both passive and active recreation, as well as the potential for connectivity of this space to the proposed outdoor eating/gathering spaces on the corners of the courthouse to the north, through a greenway or green walk. All proposed design solutions for the amphitheater are suggested to elevate the space and be implemented through phases over time, while being cost effective.



#### LEGEND

1. Planters - visual and safety buffer between vehicles and pedestrians
2. bollards for further protection and lighting
3. Pergola with string lights and shade cloth
4. mural arts wall
5. Existing stage with added screen, green wall or mural on side facing Main St.

# GOAL 3

## Improve the appearance and usefulness of the Amphitheater

Design solutions include;

- Adding raised planters and bollards to the right side of the existing sidewalk to provide more safety for pedestrians walking. These will also add more green and beautify the space based on the plants selected and placed in the planters.
- Making use of the large existing brick wall for either an artwork mural or living green wall. This will create a focal point and a popular photo opportunity for residents and visitors. The artwork can be outsourced to the local community to bring out a variety of artists and creatives while getting the community involved to foster a sense of ownership and pride. The living green wall idea could provide residents and visitors a chance to create a more interactive space and build it over time
- Adding a shaded pergola, over the grass sitting areas, with string lights creates a protective overhead plane for users of the amphitheater and allows residents to gain full use of the space in inclement weather or at night.
- For the main stage area of the amphitheater the suggested design solutions include creating a green archway for the front of the performance area and allowing that to flow over to the exterior side of the stage with another green wall.
- Adding wood benches by retrofitting them to the existing seat walls in the space will create a feeling of comfort and make residents want to stay in the space longer

Potential uses for Amphitheater:

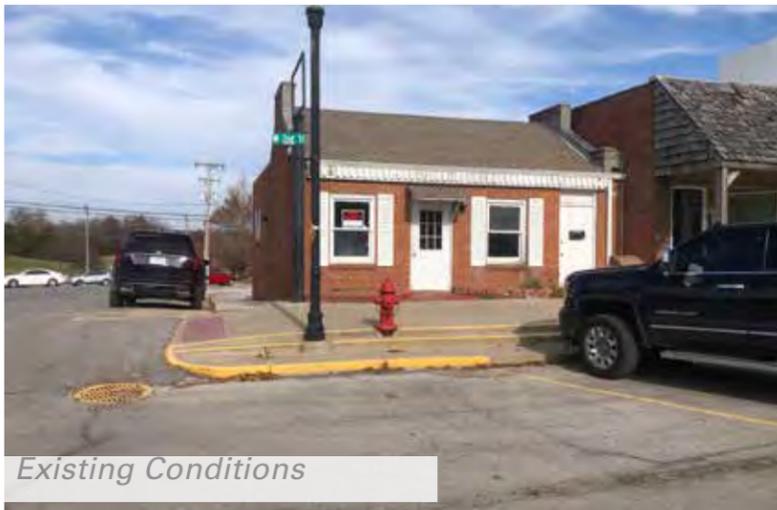
- Concerts, music performances and festivals
- Movie nights
- Talent shows
- Art installations
- Outdoor classroom/learning space
- Photo opportunities
- Meet and greet/meetups, gathering spot



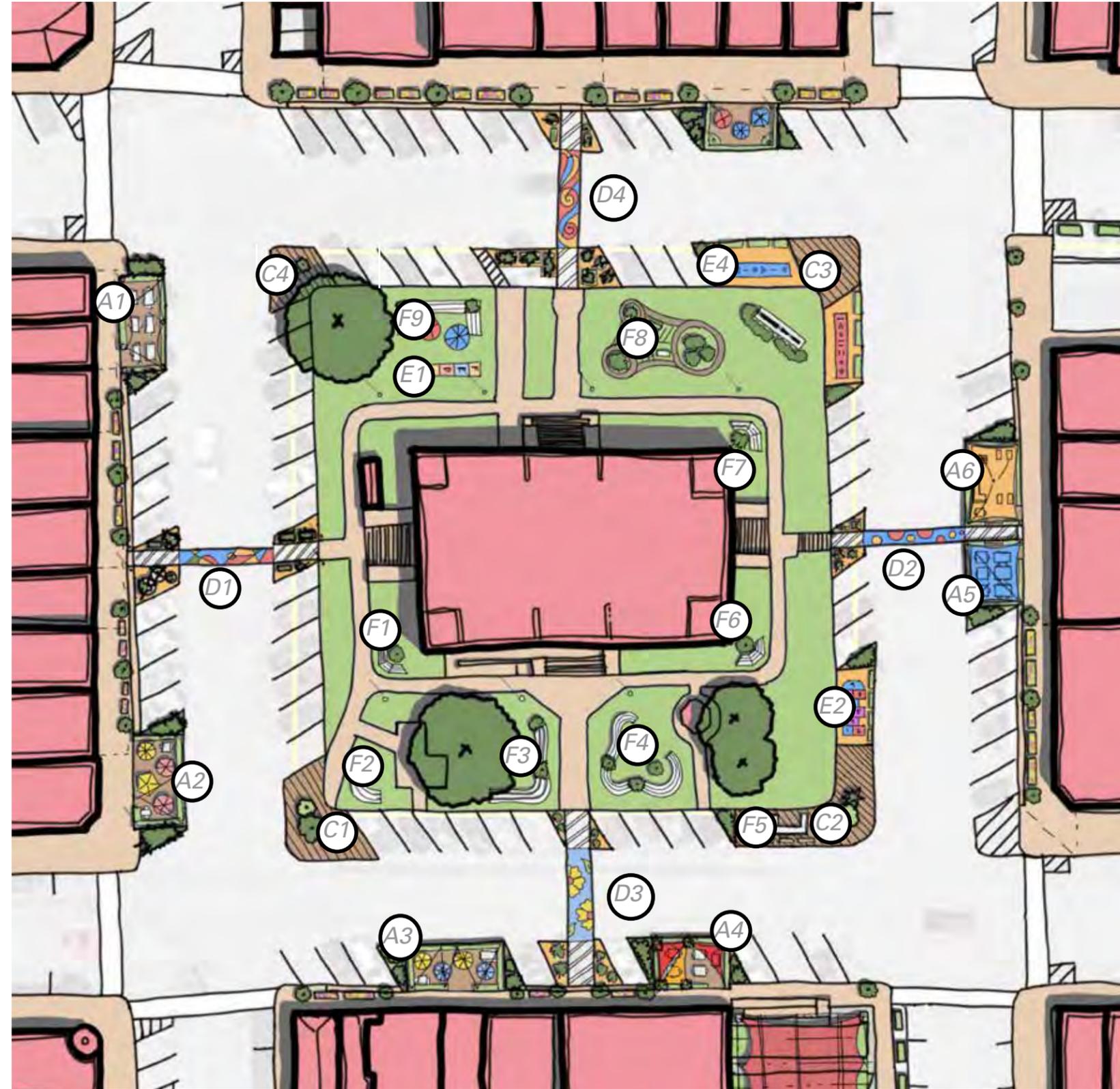
Precedent Images

# GOAL 4

## Make downtown safer and more attractive for pedestrians



Existing Conditions



COURTHOUSE SQUARE  
POP-UP PLAN

# GOAL 4

## Make downtown safer and more attractive for pedestrians

| Category   |          | Description   |   |
|--|----------|---|---|
| <b>Outdoor dining.</b><br><i>This activity is on top list of the preferred new activities by the workshop participants. These new places will allow people to share food and share time with family and friends.</i>   | A1       | Outdoor dining placed in front of the "La Zacatecana" restaurant.         | Corner of E 2 <sup>nd</sup> St and N Market streets                         |
|  | A2       | Outdoor dining placed in front of the "La Bendicion" restaurant.          | Corner of W 3 <sup>rd</sup> St and N Market streets                         |
|  | A3       | Outdoor dining placed in front of the "Taqueria Mi Tierra" restaurant.    | On E 3 <sup>rd</sup> St   |
|  | A4       | Outdoor dining for activities of dinning. Not in front of any restaurant. | On E 3 <sup>rd</sup> St   |
|  | A5       | Outdoor dining placed in front of the "Jackson's Place" restaurant.       | On N Main St  |
|  | A6       | Outdoor dining placed in front of the "La Mexicana" market.               | On N Main St  |
| <b>Tree planting across the courthouse lawn</b><br><i>This activity creates a shadier, more natural and friendly environment and more attractive downtown in areas where there is sufficient soil to support trees and increase the tree canopy.</i>   | B1       | Tree planting in courthouse lawn  | N Market, E 3 <sup>rd</sup> St, N Main St, and E 2 <sup>nd</sup> St streets |
| <b>Green corners.</b><br><i>This design allows Milan to activate the courthouse corners with potted plants and where adjacent to sidewalks, movable furniture. At the same time, provides harmony with a greener environment.</i>  | C1       | Green corner  | Corner of W 3 <sup>rd</sup> St and N Market streets                         |
|  | C2       | Green corner  | On E 3 <sup>rd</sup> St   |
|  | C3       | Green corner  | On N Main St  |
|  | C4       | Green corner  | Corner of E 2 <sup>nd</sup> St and N Market streets                         |
| <b>Crosswalks (Section 1):</b><br><i>Potted plants and pop up spaces are envisioned as a complementary support both for the tree planting across the courthouse square, and bring more color and variety to downtown.</i>  | D1,D2    | Flower and plant pots.  | N Market streets  |
|  | D1,D2    | Flower and plant pots.  | E 3 <sup>rd</sup> St  |
|  | D1,D2    | Flower and plant pots.  | N Main St   |
|  | D1,D2    | Flower and plant pots.  | E 2 <sup>nd</sup> St  |
| <b>Crosswalks (Section 2):</b><br><i>This activity serves to better connect the courthouse to the surrounding shops. Extending the pedestrian safe zone makes the person more visible and highlights the crosswalks that are currently missing.</i>  | D1       | Beautiful crosswalks street designs.                                      | N Market streets  |
|  | D2       | Beautiful crosswalks street designs.                                      | E 3 <sup>rd</sup> St  |
|  | D3       | Beautiful crosswalks street designs.                                      | N Main St   |
|  | D4       | Beautiful crosswalks street designs.                                      | E 2 <sup>nd</sup> St  |
| <b>Kid's play structures.</b><br><i>This activity is aimed to provided places where kids can enjoy the courthouse square. Different types of (cheap implementation) games are thought for these 4 corners. This is an activity that can be used by kids and their families.</i>              | E1       | Kid's play activity   | Corner of E 2 <sup>nd</sup> St and N Market streets                         |
|  | E2       | Kid's play activity   | On E 3 <sup>rd</sup> St   |
|  | E3       | Kid's play activity   | On N Main St  |
|  | E4       | Kid's play activity   | On N Main St  |
| <b>Outdoor seating:</b><br><i>This activity has 3 different goals:</i><br>1. To give more life to the courthouse square.<br>2. To provide seating places where families can take care of children while they play in the kid's play places<br>3. To provide places where youth can hang out. | F1,F2,F3 | Sitting places with plants and flowers.                                   | Corner of W 3 <sup>rd</sup> St and N Market streets                         |
|  | F4,F5,F6 | Sitting places with plants and flowers.                                   | On E 3 <sup>rd</sup> St   |
|  | F7,F8    | Sitting places with plants and flowers.                                   | On N Main St  |
|  | F9       | Sitting places with plants and flowers.                                   | Corner of E 2 <sup>nd</sup> St and N Market streets                         |

TOP PRIORITY VAF-3

TOP PRIORITY VAF-3

TOP PRIORITY VAF-3



Precedent Images

# GOAL 5

## Add active uses for all ages to the Courthouse lawn



3d model of existing Courthouse Square area



Existing Conditions at Courthouse Lawn



Precedent Images showing potential uses and activation elements

# GOAL 6

## Support seasonal outdoor dining around the Courthouse Square



Existing Conditions at Sidewalk and Parking



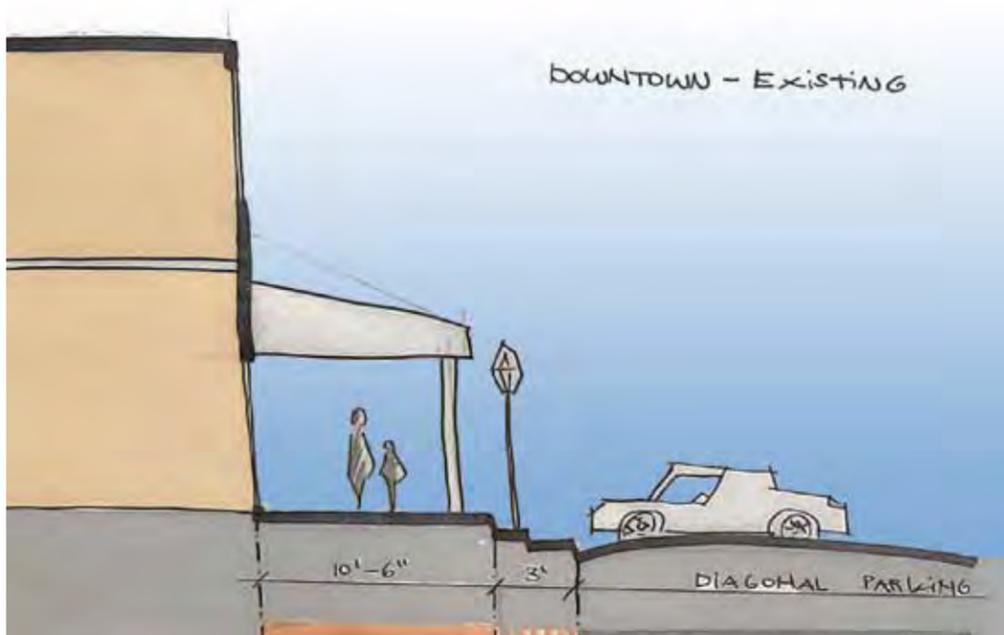
Precedent Images



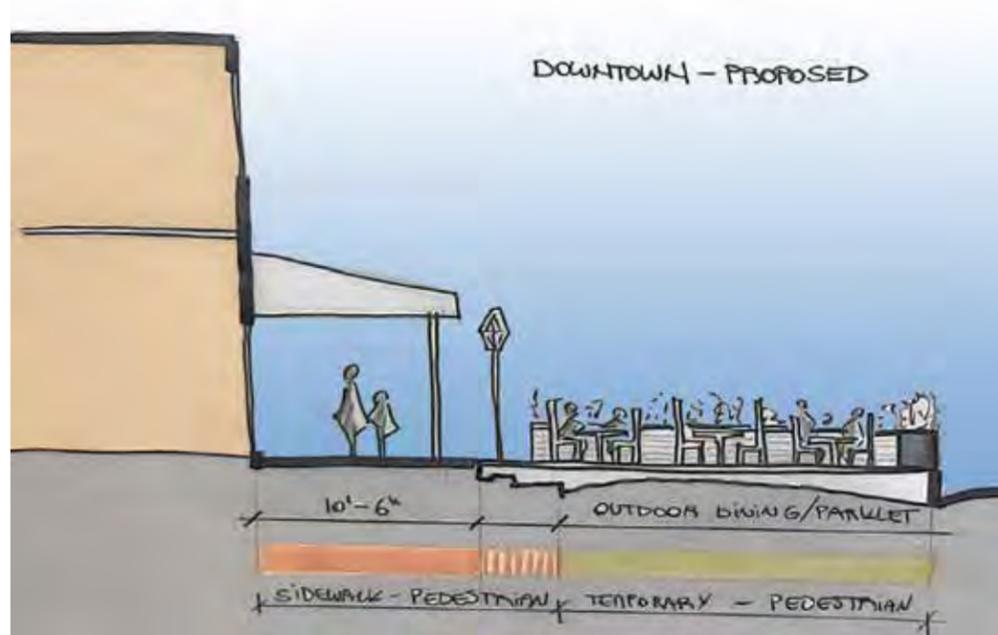
Example of seasonal outdoor dining



Example of seasonal outdoor dining



Existing Section thru Sidewalk and Parking



Proposed Section thru Outdoor Cafe



## GOAL 7

### Plan a longterm revitalization of Courthouse Square

#### 1. PEDESTRIAN IMPROVMENTS AROUND THE SQUARE:

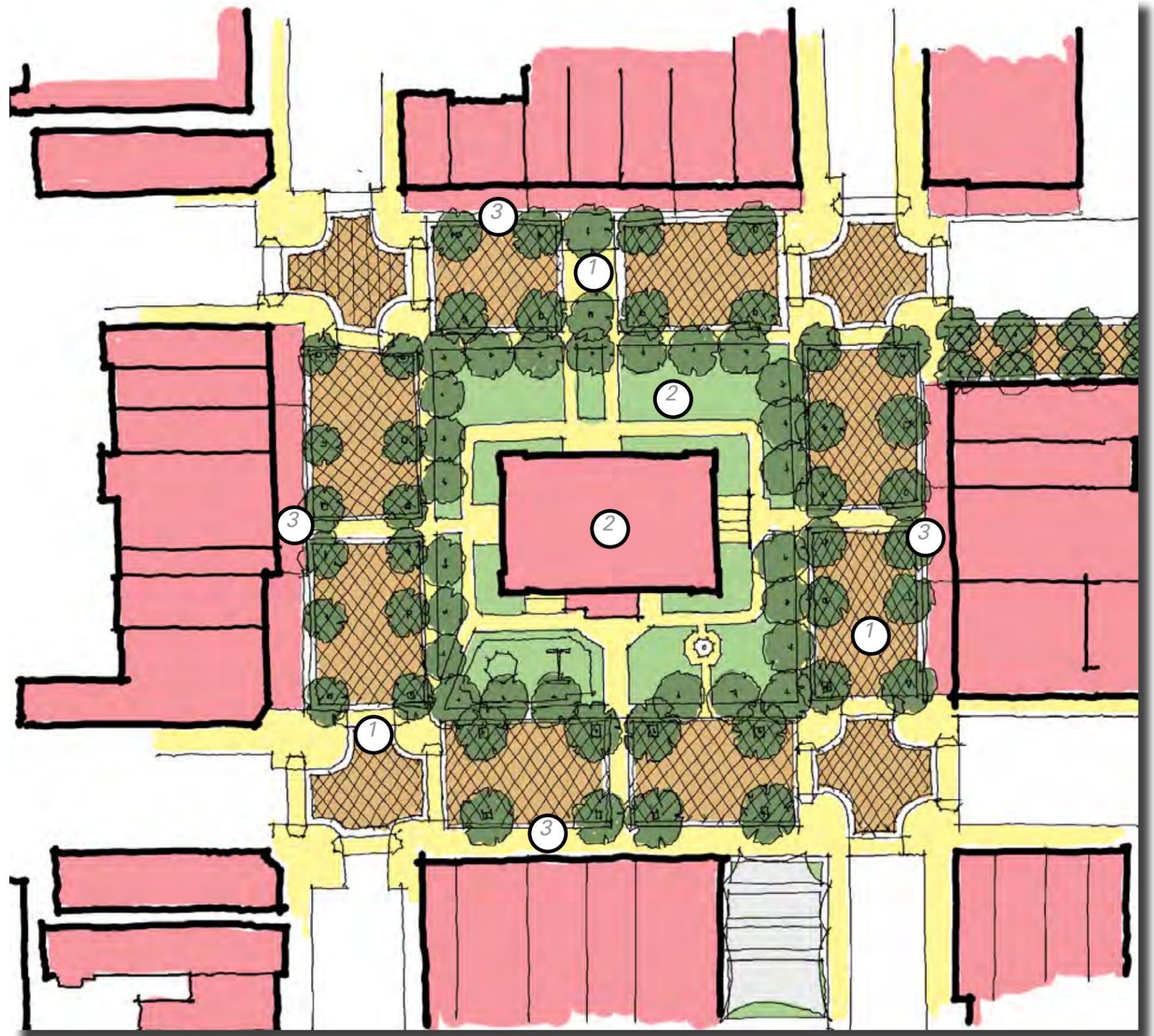
- Curb extensions
- Mid-block crossings
- Special pavement treatments (eg stamped asphalt and/or decorative pavers)
- Street trees placed in between parking spaces for added shade and greenery

#### 2. COURTHOUSE AND LAWN:

- Sidewalk extensions and potential reconfiguration of head-in parking around the lawn to parallel
- New tree planting on lawn = replacement of existing aging/damaged trees
- Lawn space for passive activities, addition of play structure
- Restoration of historic courthouse facade (cleaning, architectural uplighting)

#### 3. BUILT FABRIC SURROUNDING THE SQUARE

- Removal of existing wooden galleries; consider new metal/composite galleries sized to scale with existing ground floors and sidewalk depths (see precedent)
- Consider a pedestrian scaled signage program (ie for blade signs, etc. under the new galleries)
- Existing lighting on courthouse square is great and matches lighting around courthouse, could consider changes if gallery improvements suggest relocation of fixtures and/or new lighting (ie, lit galleries) is implemented
- Restoration of original storefronts where feasible following Secretary of Interior standards



# GOAL 7

## Plan a long-term revitalization of Courthouse Square



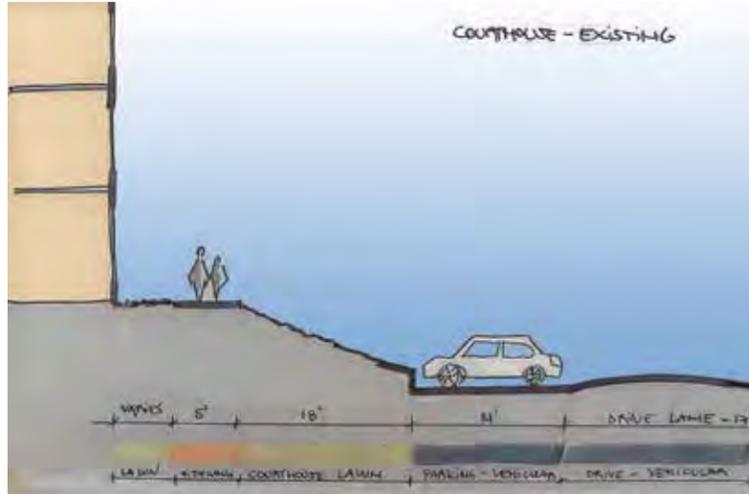
Existing Conditions at Courthouse Lawn



Existing Conditions at Courthouse Lawn



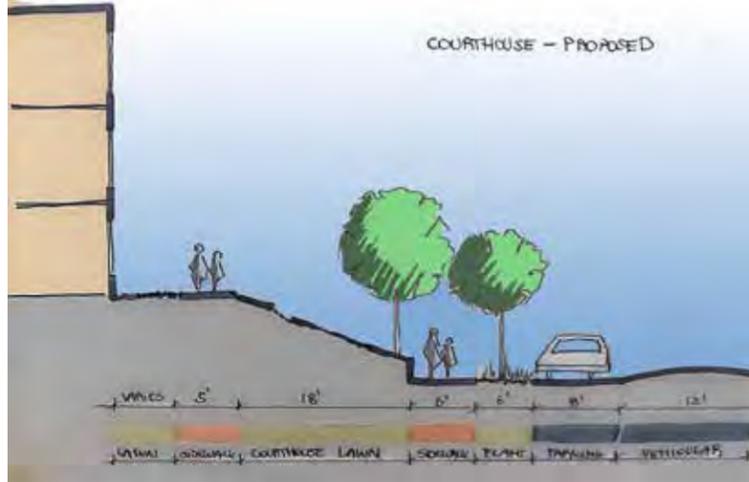
Existing Conditions at Main St.



Existing Section thru Courthouse Lawn



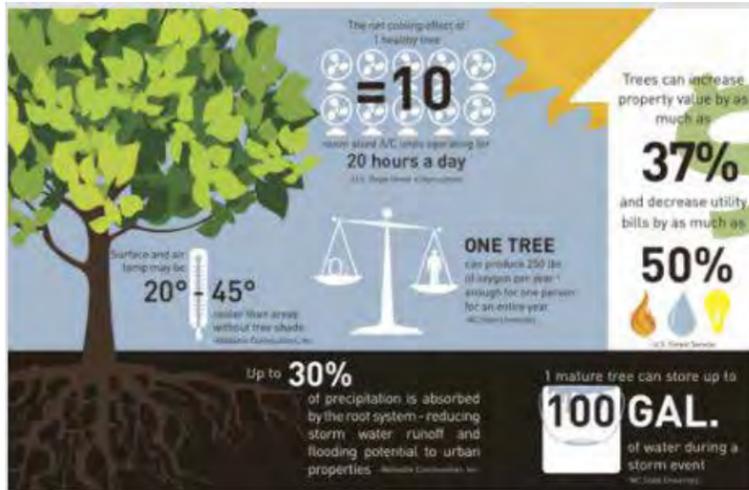
Existing Conditions at 3rd and Market St.



Proposed Section thru Courthouse Lawn

# GOAL 8

## Increase the tree canopy citywide



Aesthetic and environmental benefits of increased tree canopy



Existing tree canopy around downtown and along the Third Street Corridor



Increased tree canopy around downtown and along the Third Street Corridor



# 6 IMPLEMENTATION

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# GOALS AND RECOMMENDATIONS

To achieve downtown revitalization and increase the economic and community vitality, a planning and implementation process should include short term steps that are easily accomplished with limited resources. Concurrently, Milan should also lay the groundwork now for comprehensive and strategic planning efforts concentrated on housing, outdoor recreation, and historic preservation, filtered through the lenses of economic development, equity and inclusion. The following planning and implementation strategies outline a possible path.

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GOAL 01

**Long-Range and Strategic  
Planning**

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GOAL 02

**Implementation Strategy**

# GOAL 1

## Long-Range and Strategic Planning

The East Locust Creek Reservoir is anticipated to be built and operational in approximately ten years or slightly longer. This represents an opportunity in strategic planning as well as long-range planning for Milan in that it will be a substantial change in conditions outside of the town but could still significantly affect the town's future. Town leadership may choose a course of action to help determine the manner and extent of effects the East Locust Creek Reservoir as a regional resource will create for Milan. To ignore the potential opportunities would be choosing to possibly lose the positive long-term economic development effects to other nearby cities such as Kirksville or Trenton.

Milan is uniquely located immediately to the south of the future East Locust Creek Reservoir, and at the intersection of Highway 5 and Highway 6. Looking outside of Milan, there are some existing State bike routes that could potentially be extended by MODOT to complete a bicycle network to Milan and then proceed to connect to the Locust Creek Reservoir. The Missouri 36 Bike Route is located between Macon and Chillicothe, and a bike lane proceeds west from Kirksville along Highway 6 for some distance toward Milan. MODOT would be the agency responsible for designing and constructing State bike routes between Kirksville and Milan along Highway 6 (approximately 30 miles), and also along Highway 5 from Milan south to Laclede (approximately 32 miles) to link up to the existing Missouri 36 Bike Route.



REGIONAL MAP SHOWING POTENTIAL BIKE ROUTE CONNECTIONS

### REGIONAL BIKE CONNECTIVITY

As noted in previous chapters, inside of Milan the historical railroad right-of-way may provide an opportunity for a bike trail through Milan (northerly of the Train Depot). The bike trail from the south (Hwy 5 and 6 route) could be directed along Third Street through the heart of downtown, connect to the historic train depot, then proceed north toward the reservoir. The historic railroad right-of-way proceeds for a short distance (not more than one mile) to the north of Highway 6, then veers easterly which would likely place it within the underwater area of the future reservoir. Therefore, the most expedient option for creating a new bike route northerly of Highway 6 from Milan to the reservoir's recreational amenities would appear to be to follow the alignment of the existing Highway 5 northerly of Milan. This would be within the jurisdiction of MODOT as well. Another option would be to create a bike trail completely separate from Highway 5 northerly of Milan and connect to a bike trail or loop system around the reservoir (actual alignment to be determined by other planners or engineers at a future date).

Regional bicycle network improvements are intended to serve a larger population area (in this case the entire north State area), but Milan can leverage those improvements to extract a local economic advantage and get an injection of new money into the local economy from external sources such as visitors and tourists going to the reservoir. Milan should not overlook the opportunity to provide future needed services which could be a variety of industries including motels, boating sales or repairs, hunting and fishing supplies, camping and sporting goods supplies, groceries and restaurants, and possibly additional housing for seasonal and permanent employees at the reservoir (i.e., future land use and zoning decisions). A 2015 study that was prepared by Missouri DPR to assess economic impacts identified 601 long-term jobs and expected annual revenues of \$14 million. The study does not identify to which towns or counties those economic benefits should accumulate. Milan seems like an obvious beneficiary given its close proximity, and therefore, should begin planning to take maximum advantage of its natural position adjacent to the reservoir.

### FUNDING OPPORTUNITIES

In terms of funding State regional bicycle network infrastructure, that would be the responsibility of MODOT as well as the Green Hills Regional Planning Commission and possibly other regional planning commissions to identify and secure federal and state funding sources. The process to identify, approve, fund, design and construct these major capital improvements often takes several years and CIP Program cycles (e.g., 5 to 10 years) and therefore the planning and lobbying process should begin immediately. It will likely be necessary to commit to some level of political lobbying of Milan's regional, state, and federal elected representatives to obtain funding for these CIP projects and push MODOT to prioritize, construct, and complete the State bicycle network around Milan, ideally in time to align with the opening of the reservoir to the public.

As envisioned, Milan will be the "front door" to the reservoir. Boaters and other recreational visitors from all over the state heading to the reservoir can conveniently stop in Milan for all their shopping needs. Local and interstate cyclists could take advantage of the direct access provided by new bike routes along Highway 6 (from Kirksville) or Highway 5 (from Laclede) to stop in Milan before proceeding to their destinations at the reservoir. Employees at the reservoir can find convenient housing options in Milan and be just a few minutes away from where they work. Once they arrive in Milan, then the importance of the other urban design and planning recommendations found in other sections of this report become obvious.

## GOAL 2

### Implementation Strategy

Previous chapters have identified various concepts for opportunities and possibilities within Milan. Implementation is about putting a plan into action to achieve its goals and objectives. The basic steps of implementation are execution (of at least some aspects of the overall plan), monitoring and control, and feedback loop (so that adjustments to the plan may be made when and where appropriate). Constraints to public agencies in terms of program implementation will often include a lack of staffing resources, lack of funding resources (public or private), lack of a project champion, or wavering political support.

The following is a generalized organization of tasks or projects according to a preliminary estimate of the time frame needed for implementation: Immediate means implementation within 1 to 2 years; Near-term means implementation within 3 to 5 years; Mid-term means implementation likely within 5 to 10 years; and Long-term means longer than 10 years to achieve. Categorization of tasks often reflects the level of effort, organization, or funding needed to implement them.

#### IMMEDIATE: 1 TO 2 YEARS

- *Pop-up spaces in the downtown: big flower pots & landscape in front of neglected facades; construct a temporary small outdoor dining patio in front of a restaurant (e.g., 2 parking spaces)*
- *Encourage and facilitate outdoor dining on wide sidewalks (10' wide & minimum 5' of clearance)*
- *Establish design criteria or development standards to permit Portable Signs in the downtown area (likely a Sign Code or Zoning Code amendment by way of an Ordinance).*
- *Establish an internet/wifi cafe in a downtown space, or other entertainment venue downtown.*
- *Identify where to plant a few trees (e.g., from FFA greenhouse) in the key areas near the square.*
- *Paint crosswalks at street corners around the downtown square (both sides of streets); also can consider mid-block crossings (to the courthouse) by painting prominent crosswalks and installing large planters for interim landscape treatment.*
- *A plan for the steps and organization needed to prepare an application to form a Historic District for the area around the downtown square & courthouse.*
- *Cosmetic improvements for the outdoor amphitheater (e.g., string lighting, or shade sails on cables, or a more permanent trellis type structure).*
- *Find artists to paint murals on large blank walls downtown (e.g., abutting the amphitheater)*
- *List of City Council actions (resolutions and/or ordinances) to implement a Historic District, and zoning overlays.*
- *Coordinate with large local employers to ascertain future housing needs for the local workforce or expansion plans.*

#### NEAR - TERM: 3 TO 5 YEARS

- *Downtown facade rehabilitation, restoration, or improvement on a building-by-building basis*
- *Cosmetic improvements to the courthouse and square (County property) such as replacing trees with more decorative trees (e.g., Noble Fir, Spruce, Sugar Maple, Autumn Blaze Maple, etc.) and minor exterior flood lighting*
- *Coordinate with County to construct sidewalks and tree planters around the perimeter of the courthouse square (to include parallel parking spaces around the courthouse street frontage).*
- *Pedestrian infrastructure improvements such as bulb-outs at street corners (with shortened crosswalks, tree planters or low landscaping, possibly traffic control signs if needed, etc.)*
- *Plan for future housing growth in preferred areas, such as vacant properties along the west side of the Pearl Street corridor (within city limits).*
- *Plan for pedestrian and bike connections along Pearl Street corridor (between 3rd St. and Hwy 5)*
- *Create list of abandoned or dilapidated residential properties, and plan for nuisance abatement*
- *Coordinate with Green Hills RPC on future grant opportunities, applications, and administration*

## GOAL 2

### Implementation Strategy

#### MID - TERM: 5 TO 10 YEARS

- *Annex appropriate areas for future planned residential development, such as to the north of Hwy 5/Hwy 6 junction (between creek and processing plant)*
- *Update the General Plan Land Use Map and the Zoning Map*
- *Plan for future residential development north of Hwy 5, such as a Specific Plan or a Planned Residential Development (i.e., coordinate infrastructure development, public services, etc.)*
- *Construct future pedestrian and bike connections in coordination with future residential development, pathways to continue to the north to new residential area (connect to Pearl St.)*
- *Plan for diversification of local economy, such as Reservoir-related recreational uses (marina & boating, fishing, hotels, food and related services along Hwy 5 and Pearl St., hunting, etc.)*
- *Seek out strategic opportunities with local cities and other jurisdictions, such as capitalizing Milan's excess capacity in infrastructure (e.g., wastewater treatment facility) or joint use of public or school district facilities*

#### LONG - TERM: 10+ YEARS

- *Continue building a new residential area north of Hwy 5*
- *Construct bike trail to the future Reservoir to the north, likely along the Hwy 5 alignment (and possibly a future bike trail connection continuing to Pollock)*
- *Potential future City boundary expansion(s) to the north (toward the future Reservoir) and seek strategic opportunity in expanding the wastewater infrastructure to the north of Hwy 5*

