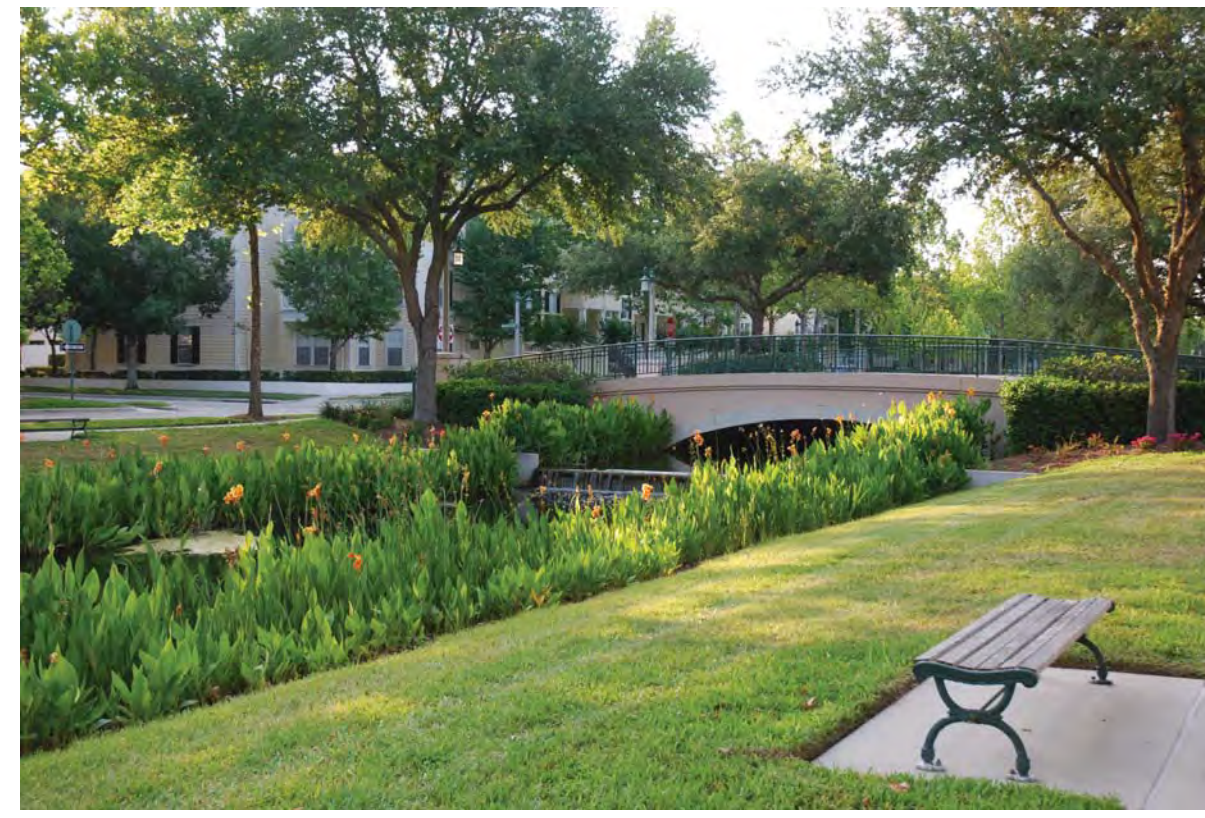


# MISSILE DRIVE CORRIDOR LONG TERM VISION

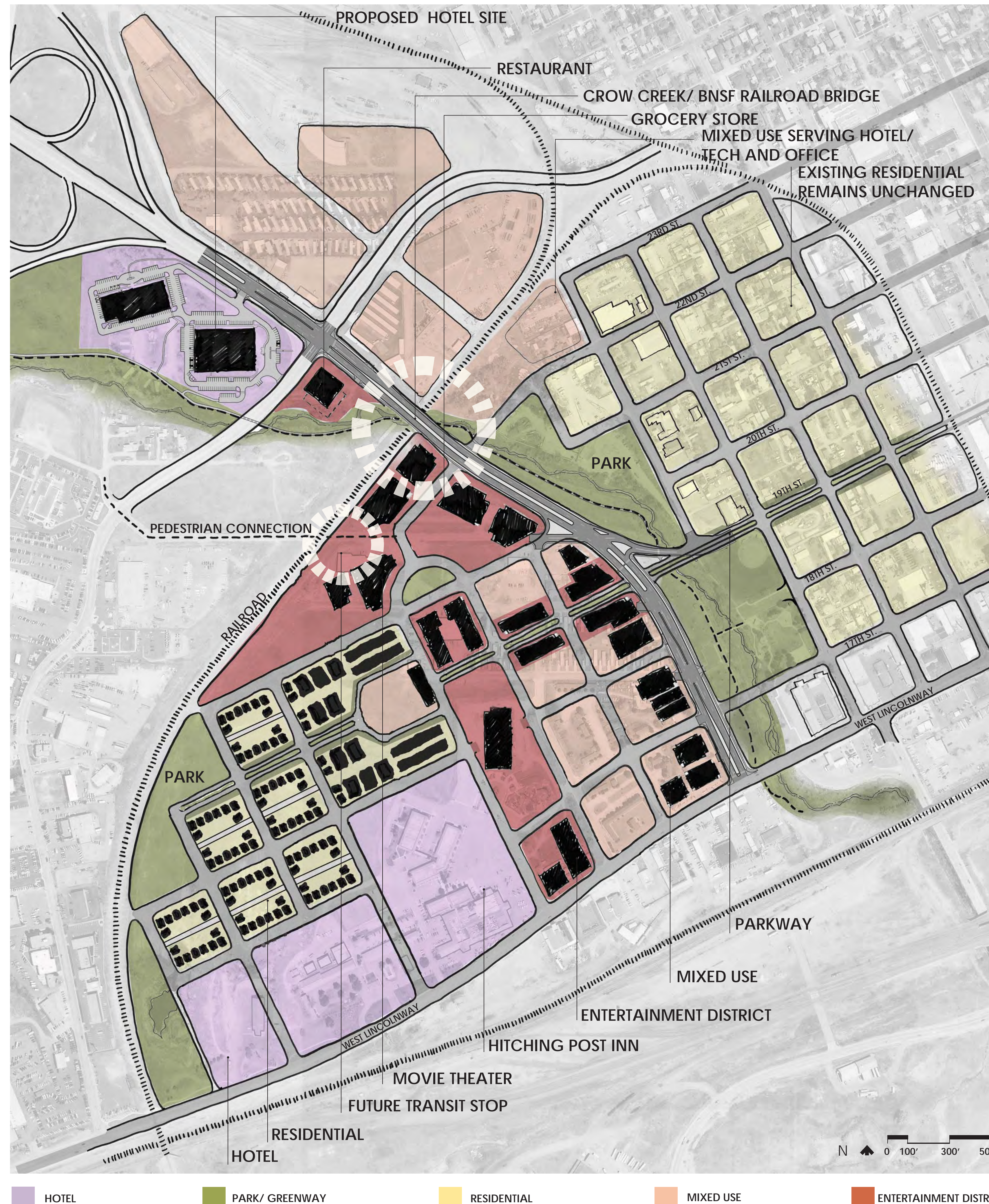
## PARK/ GREENWAY

Public and private open space, public and private parks, country clubs, and golf courses. Some public utilities or facilities may be appropriate. May also include trail corridors.



## MIXED-USE

The Mixed Use category is intended to promote a range of land uses, with primarily retail, office, light industrial, and live/work uses designed as an "activity center". Parks, plazas and/or open space should also be part of the core of Mixed Use areas.



The Missile Drive Corridor Long Term Vision proposes land use alternatives and streetscape enhancements to reinforce a sense of gateway and arrival into downtown Cheyenne, provide multi-modal access along the corridor, and create an address for the district along Lincolnway. The implementation would be conducted in three phases: promote economic projects and streetscape improvements; establish an entertainment and mixed use district; and missile drive commercial frontage and downtown connectivity. The phases are determined by the integration of several components, including land ownership and availability, long-term economic feasibility, and the influence of adjacent land uses.

## RESIDENTIAL

The Residential category allows for a broader variety of residential types, including single-family residences, duplexes, patio homes, townhomes, condominiums, and apartments.



## ENTERTAINMENT DISTRICT

The Entertainment District promotes a range of commercial venues in a centralized location to create a convenient and thriving destination. Some of the commercial uses include a Neighborhood Center, movie theater and restaurants.



## HOTEL

The Hotel category promotes connectivity to proposed and existing open space areas and commercial sectors. The site benefits from access to and visibility from the I-25 corridor.



# PHASING DIAGRAMS

## PHASE I: PROMOTE ECONOMIC PROJECTS AND PROVIDE STREETScape IMPROVEMENTS



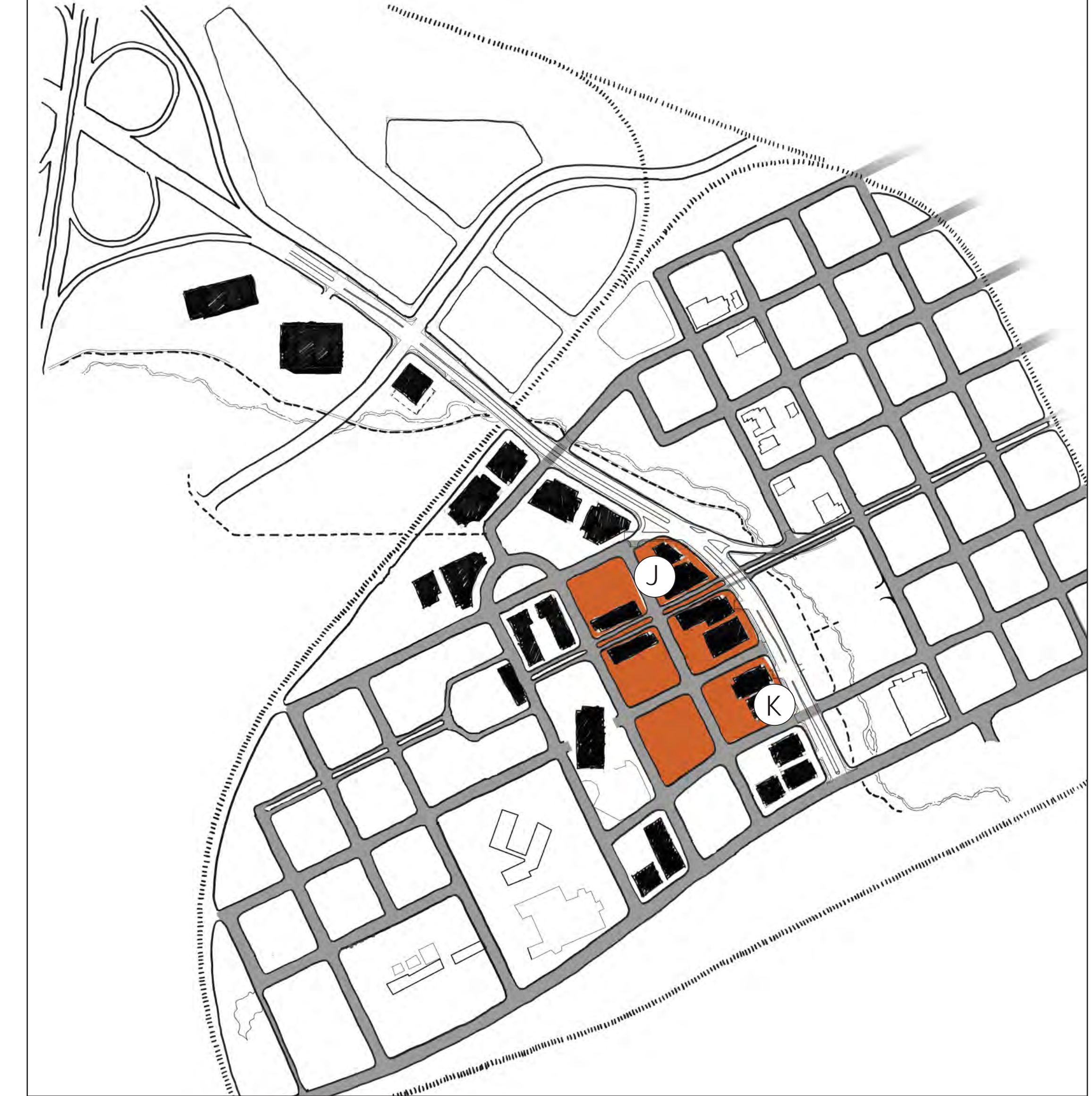
- A I-25/ Missile Drive Development**  
The proposed hotel site, tech/ office campus, mixed-use center and restaurant near I-25 benefit from easy highway/ mass transit access and visibility from I-25.
- B Extension of the Greenway**  
Extending the park and greenway along the east side of Missile Drive create an open, welcoming entry into downtown.
- C Development Catalyst: Neighborhood Center**  
A Neighborhood Center near the potential future transit stop and potential entertainment district provides an appropriate development catalyst as it serves a diverse population day, night and year-round.
- D Crow Creek/ Railroad Bridge Improvement**  
The Crow Creek/ Railroad Bridge, with aesthetic enhancements, marks the logical arrival point into downtown Cheyenne.
- E Missile Drive Corridor Streetscape Enhancements**  
Streetscape enhancements ease the current vehicular dominated conditions along Missile Drive and provide a visual cue as the entry into downtown.

## PHASE II: ESTABLISH AN ENTERTAINMENT AND MIXED USE DISTRICT



- F Grid Extension**  
The existing street grid east of Missile Drive continues to the west side, thereby extending the downtown neighborhood, improving connectivity, and creating a finer grained environment that provides multi-modal access across Missile Drive.
- G Entertainment District**  
A new entertainment district incorporates the existing Ikon Center and golf course. The district extends south, creating an address for the district on Lincolnway.
- H Supporting Development**  
The single-family and multi-family residential development provides the density to support the potential Entertainment District.
- I Lincolnway Improvement**  
The grid continues south to Lincolnway, providing visual and physical access to the new development.

## PHASE III: MISSILE DRIVE COMMERCIAL FRONTAGE AND DOWNTOWN CONNECTIVITY



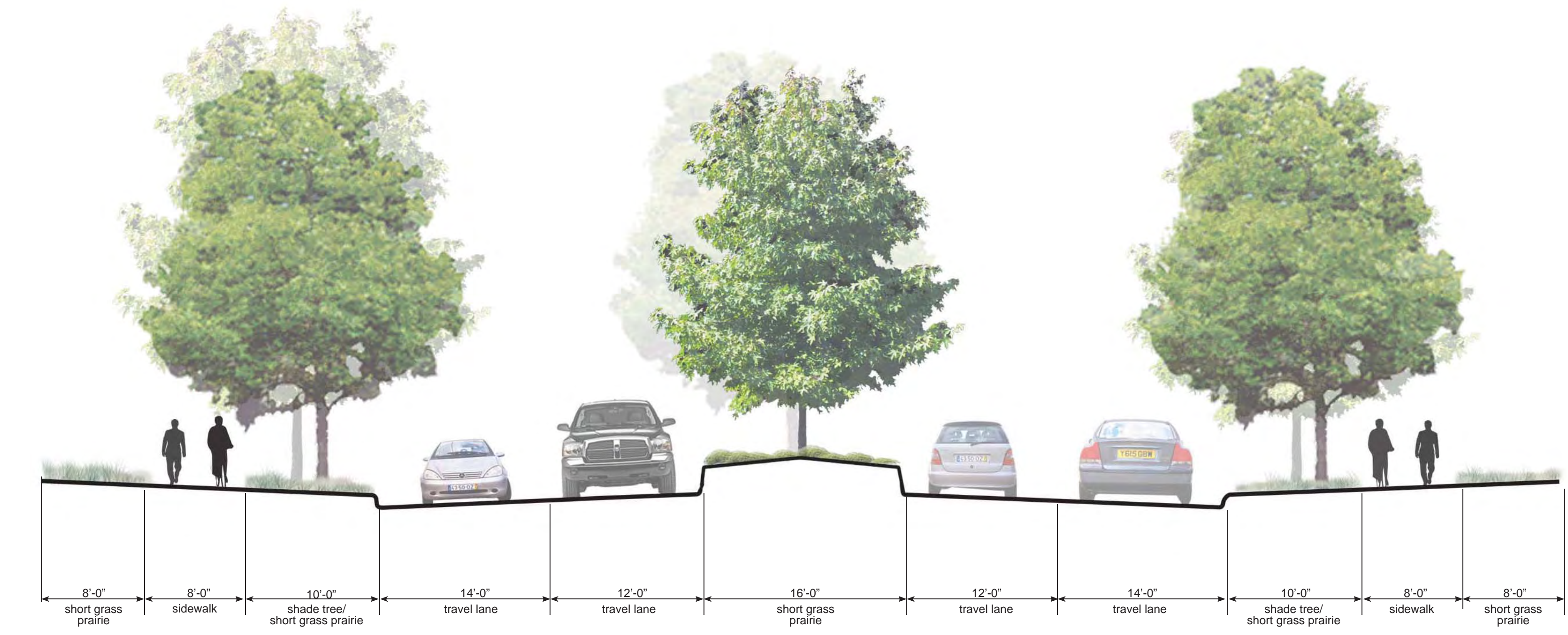
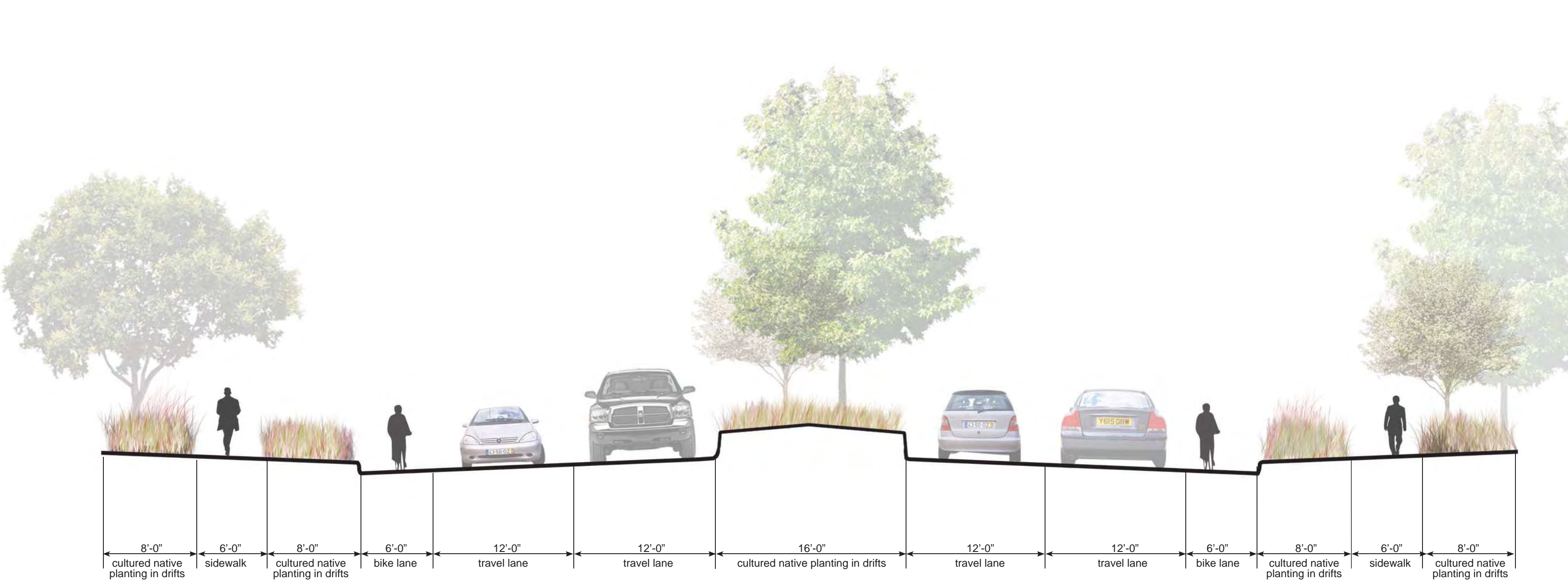
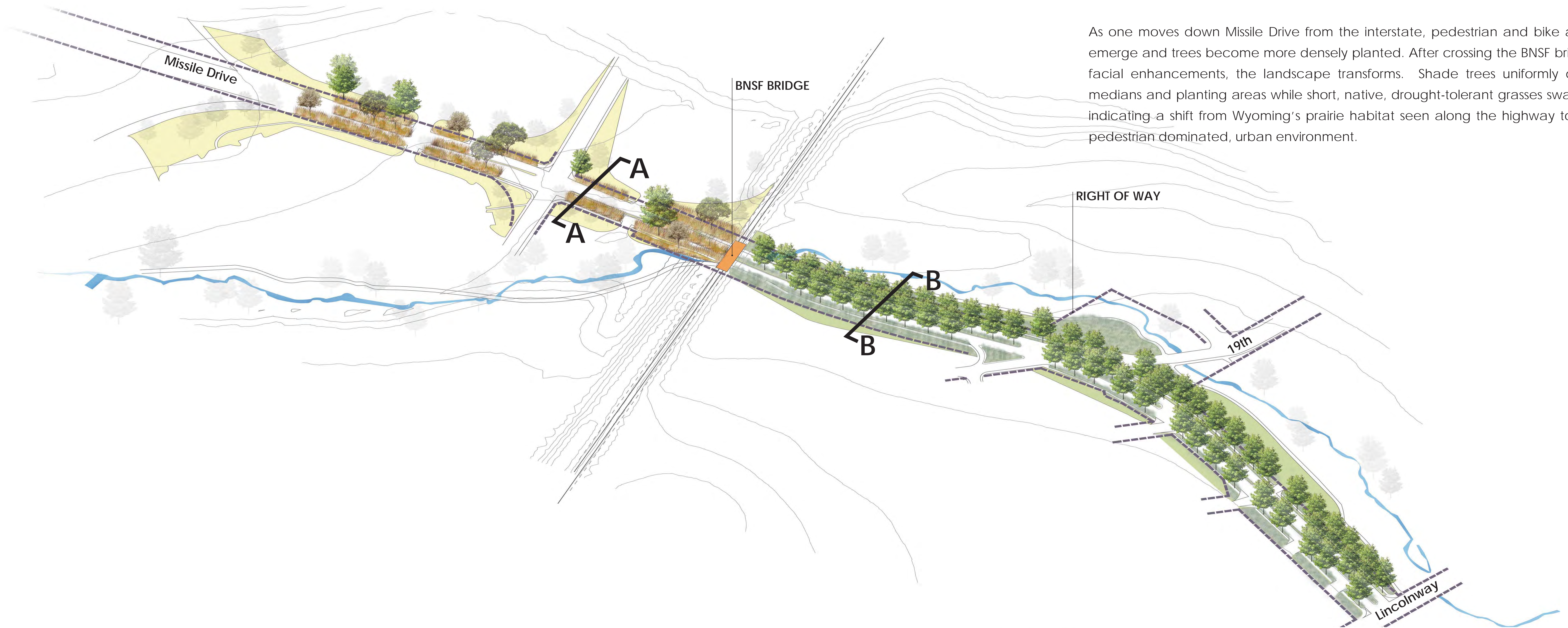
- J Parkway**  
19th Street becomes a parkway, creating a district entry into downtown and linking the west side of Missile Drive to the existing neighborhoods on the east side.
- K Mixed-Use Development**  
Mixed-Use Development provides the appropriate transition from I-25 to downtown and the density to support the surrounding residential and commercial/ entertainment development.

# STREETSCAPE IMPROVEMENTS

The Missile Drive Streetscape Design utilizes aesthetic improvements to reinforce a sense of gateway and arrival into downtown Cheyenne. The design proposes an episodic sequence of landscapes that tie together Crow Creek, downtown Cheyenne and the neighborhood fabric. This tying together allows Missile Drive to transition from a vehicular dominated environment into a pedestrian/ bike friendly mixed-use hub.

The sequence begins with a landscape that borrows qualities found in Wyoming's shortgrass prairie. Tall, native, drought-tolerant grass species dominate the ROW understory while drifts of trees scatter on the periphery, emulating Crow Creek's riparian corridor.

As one moves down Missile Drive from the interstate, pedestrian and bike amenities emerge and trees become more densely planted. After crossing the BNSF bridge with facial enhancements, the landscape transforms. Shade trees uniformly decorate medians and planting areas while short, native, drought-tolerant grasses sway below, indicating a shift from Wyoming's prairie habitat seen along the highway to a more pedestrian dominated, urban environment.



**A**

**CULTIVATED PRAIRIE**  
NTS

**B**

**PARKWAY**  
NTS

# BNSF BRIDGE AESTHETIC IMPROVEMENT OPTIONS



The proposed aesthetic improvement to the BNSF bridge enhances, not replaces, the bridge. The Improvement Options provide a general idea for potential aesthetic bridge improvements while the Character Concepts provide ideas on material use and form.

before



after with streetscape and aesthetic bridge improvements

# BNSF BRIDGE AESTHETIC CHARACTER CONCEPTS

