

INTERCHANGE RECONFIGURATION

MOBILE HOME PARK

ANTIQUA STORE

ENTERPRISE RENTAL CAR

STORAGE FACILITY

POTENTIAL 19TH STREET RECONFIGURATION

POTENTIAL ECONOMIC DEVELOPMENT AREAS

INTERSTATE 25

MISSILE DRIVE

RAILROAD

WESTLAND ROAD

OLD HAPPY JACK ROAD

POTENTIAL CONNECTION

POTENTIAL ECONOMIC DEVELOPMENT AREAS

23RD STREET

22ND STREET

21ST STREET

20TH STREET

19TH STREET

18TH STREET

17TH STREET

WEST LINCOLNWAY



HYLAND PARK

MOBILE HOME PARK

AUTO REPAIR

EXISTING GREENWAY





CROW CREEK



MISSILE DRIVE



RAILROAD CROSSING AT OLD HAPPY JACK ROAD



OLD HAPPY JACK ROAD & 19TH INTERSECTION



MISSILE DRIVE APPROACHING 19TH STREET INTERSECTION



W 19TH STREET AT MISSILE DRIVE



OLD HAPPY JACK ROAD



VACANT SITE ALONG MISSILE DRIVE



WEST 19TH STREET APPROACHING MISSILE DRIVE



MISSILE DRIVE CROSSING AT CROW CREEK



MISSILE DRIVE & WEST LINCONWAY INTERSECTION



MISSILE DRIVE APPROACHING W 24TH STREET



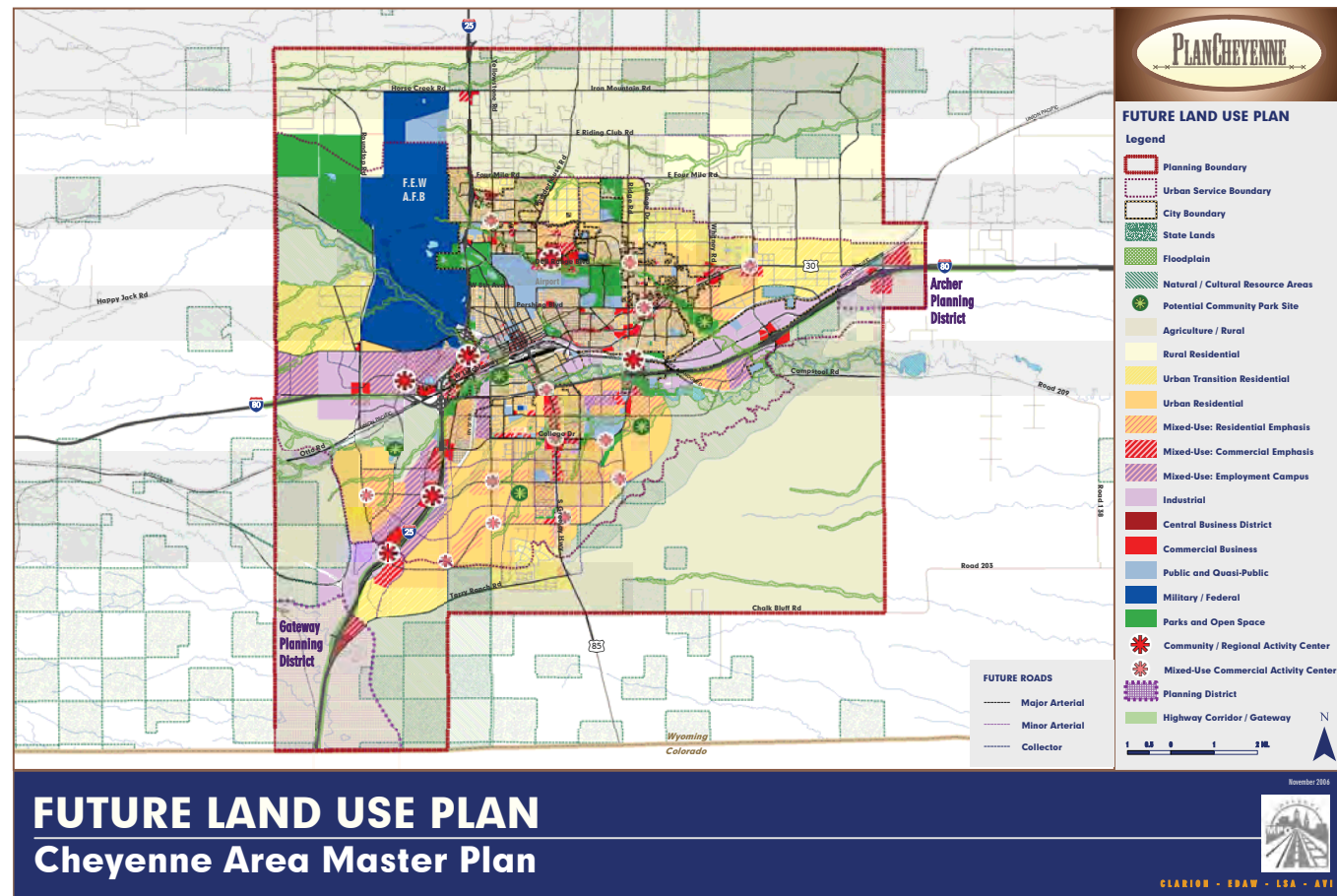
RAILROAD CROSSING AT MISSILE DRIVE



MISSILE DRIVE & 24TH STREET INTERSECTION







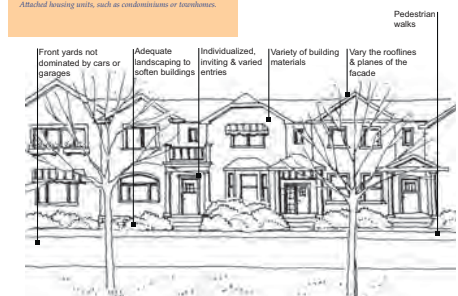
# FUTURE LAND USE PLAN Cheyenne Area Master Plan

PlanCheyenne provides for Mixed-Use Employment Campus along Missie Drive. The Mixed-Use Employment Campus category is intended to promote a range of land uses, with primarily office and light industry designed in a business campus setting. The campus should include open space, parks and plazas, and pedestrian walkways. Retail and services are an important component to creating a functional business campus. Secondary uses include places of worship and other public or civic uses are also appropriate.

The intent is to create an environment that has employment opportunities integrating buildings and outdoor spaces, transportation and parks, open space, civic uses, and other uses as appropriate. Uses may be mixed either vertically or horizontally. Mixed-Use Employment Campus areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use.

## DESIGN PRINCIPLES for NEW DEVELOPMENT

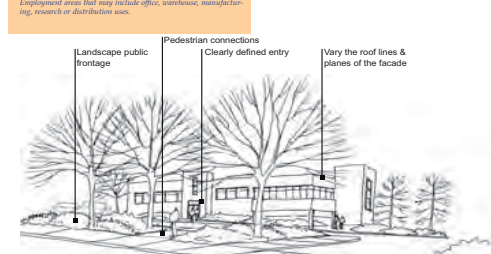
### Multi-Family Residential



- Design Principles**
- Use differing, yet coordinated, building materials, colors, textures, and architectural details.
  - Minimize repetition of facades, and vary the rooflines and planes of the facade.
  - Arrange buildings to include space between to provide natural light and opportunities for planting.
  - Consolidate parking away from building entrances and provide parking behind buildings.
  - Design for people first and cars second; create pedestrian connections between buildings, parking, and other areas.
  - Include individualized and inviting entries to buildings that include features such as sitting areas and porches.
  - Include on-site amenities such as play areas or athletic facilities that are centrally located.
- Why Are These Principles Important?**
- Multi-family housing can be more acceptable to adjoining neighborhoods if it is attractively designed and does not have a "baracko-like" appearance.
  - Careful design and location of parking areas helps to avoid the appearance of buildings located in a sea of parking.
  - Designing for pedestrian use increases safety for residents, and increases livability and quality of life.
  - On-site amenities and recreational facilities can make multi-family residences function more like a distinct neighborhood.

## DESIGN PRINCIPLES for NEW DEVELOPMENT

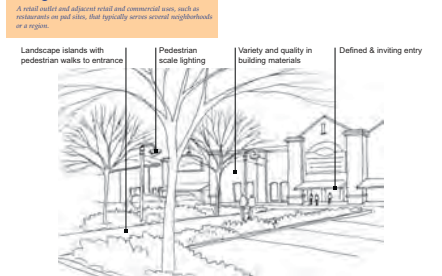
### Light Industrial / Flex Space



- Design Principles**
- Encourage the adaptive reuse and rehabilitation of existing historic industrial facilities.
  - Within large business parks, incorporate prominent gateway features and landscape areas at high visibility locations along roadways.
  - Screen maintenance and service areas with landscaping and materials that are consistent with the main building's design elements.
  - Incorporate landscaping along the public front to screen parking and create a more attractive environment.
  - Include pedestrian connections from the street or parking to building entries.
  - Incorporate high quality and attractive lighting where necessary for security.
  - Use lighting that is down-directional and dark-sky friendly.
  - Design shared parking within large developments, and where possible, divides large parking lots into several smaller lots with landscaping.
  - Design signs that do not overwhelm the setting and are located at landscaped entry points.
- Why Are These Principles Important?**
- Reuse of existing building stock is efficient and helps reinforce Cheyenne's historic image.
  - Gateways and landscaping help convey a sense of quality.
  - Attractive, functional parking areas and pedestrian connections provide for a more welcoming environment for workers and visitors.
  - Down lighting is a simple yet effective means of reducing light pollution.
  - Well-designed, low scale signage provides a positive image and can advertise a location effectively without dominating the skyline.

## DESIGN PRINCIPLES for NEW DEVELOPMENT

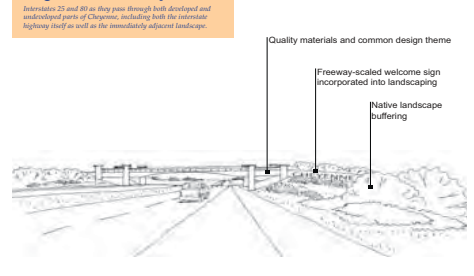
### Large Tenant Commercial



- Design Principles**
- Incorporate architectural features, such as towers, setbacks, or setbacks, for interest, and treat all four sides of the building with high quality materials.
  - Include windows and openings on the non-service sides of buildings.
  - Distribute parking to the sides and rear where possible, with connections to other neighboring retail sites.
  - Orient building fronts to the street, and provide direct paths to building entrances from streets and sidewalks.
  - Where possible, cluster buildings on adjacent parcels and share site amenities, like patios.
  - Screen maintenance and service areas with landscaping and materials that are consistent with the main building's design elements.
  - Screen utilities and service areas from public view using landscaping or architectural elements that are integrated into the building's architecture.
- Why Are These Principles Important?**
- Architectural elements can be used to create a distinct identity and sense of quality.
  - Big box stores are not always viewed from the front, and should be attractive from all sides.
  - More attention needs to be given to how people get from their cars into the buildings.
  - Connecting adjacent sites means that parking lots and sidewalks connect, so that it's not necessary to drive out to the main street to go next door.
  - Clustering buildings can reduce the impacts from wind, and can create attractive outdoor spaces for people.

## DESIGN PRINCIPLES for STRUCTURE PLAN ELEMENTS

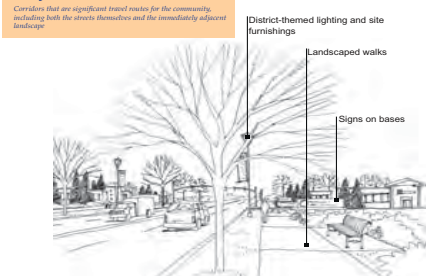
### Regional Gateways and Interstate Corridors



- Design Principles**
- Create a consistent, thematic image for regional gateways using landscaping, signage, color, and bridge treatments if appropriate.
  - Gateway landscaping should use native or regionally-adapted species that minimize water use.
  - Limit or restrict signage along the interstate highways to preserve scenic views.
  - Screen residential areas, parking lots, service and storage areas with landscaping, and consider architectural walls to buffer noise.
  - Restrict additional billboards along the interstate in the future.
- Why Are These Principles Important?**
- As the most traveled places in our community, these gateways and corridors shape the impressions of visitors about our image and identity.
  - Due to our dry climate, landscaping is an important feature and helps to create a quality appearance; however, if it is to thrive, it should be carefully selected for our region.
  - Long-range views and vistas are part of what makes Cheyenne a unique place.

## DESIGN PRINCIPLES for STRUCTURE PLAN ELEMENTS

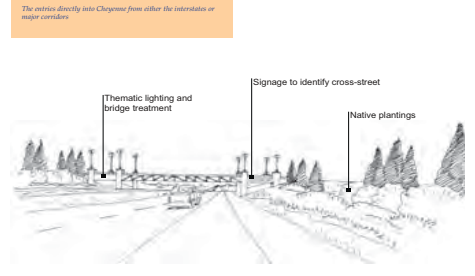
### Major Vehicular Corridor



- Design Principles**
- Incorporate landscaped medians to divide travel lanes at intersections in high travel areas.
  - Include sidewalks adequate for several people walking, separated from the roadway with landscaping.
  - Provide safe and clearly marked pedestrian crossings.
  - Design adequate setbacks between the roadway and adjacent uses to buffer the impacts of traffic.
  - Design corridors in the character of the Districts through which they pass.
  - Include attractive street lighting that is standardized along a corridor, down-directional and dark-sky friendly.
  - Enhance the visual quality of roadways by burying overhead utilities.
  - Design signage that identifies businesses without dominating the setting or skyline.
- Why Are These Principles Important?**
- An oft-mentioned belief during the PlanCheyenne process is that the community should be less defined by car-landscaping can help make our streets more walkable.
  - Safety for pedestrians is also an important objective if we are to create a more livable community.
  - By standardizing a theme along a corridor, other areas can become distinctive districts, like Downtown Cheyenne has become.
  - Many residents appreciate the black light poles in the Downtown area, and would like to see more of them in the community.
  - If properly designed, signs can be an attraction, not a distraction, for the motorist.

## DESIGN PRINCIPLES for STRUCTURE PLAN ELEMENTS

### Community Gateways



- Design Principles**
- Enhance overpass bridges with surface treatments (such as stone or brick), planting, and appropriately-scaled signage.
  - Gateway landscaping should use native or regionally-adapted species that minimize water use.
  - Create a sense of arrival through the cohesive use of landscape treatments and signage.
  - Include "welcome" signs that thank visitors for coming to Cheyenne.
  - Design signage that identifies businesses without dominating the setting (ground-plane signs rather than tall pole signs).
- Why Are These Principles Important?**
- Enhanced treatment of these gateways help define Cheyenne as a quality place to live and visit, and differentiate Cheyenne from other communities.
  - Current treatments present a sterile environment that does not present a "proud & positive" image of the City.
  - Tall pole signs stick out in the landscape; low, integrated signs present a positive image for businesses as well as our community.

