



East Cheyenne Community Park Master Plan

June 2022



**russe||+
mills**



Table of Contents

Section 1: Introduction	1
Section 2: Site Analysis	7
Section 3: Master Plan Vision	11
Section 4: Master Plan Elements	31
Section 5: Construction Cost Opinions	35
Section 6: Appendix A	37
Section 7: Appendix B	55



Introduction

PROJECT LOCATION

The East Cheyenne Community Park is located southwest of the intersection of E. Pershing Boulevard and Whitney Road in Cheyenne, WY. The site is located less than 15 minutes from the downtown Cheyenne area and 10 minutes from the Cheyenne Regional Airport.



PROJECT HISTORY

The East Cheyenne Community Park (ECCP), presently known as the East Cheyenne Community Open Space, is a ~105 acre property that is currently used as an open space area. It has existing trails, wetlands and a gravel parking lot, but is predominately a blank slate to develop on. The ECCP is in the jurisdiction of Laramie County, and was taxpayer funded and approved in 2017 by Laramie County voters. The site borders private property to the west, the Union Pacific Railroad to the south, and contains a notable floodplain within the park's boundary, creating unique site parameters this master plan works within. The Cheyenne MPO is working with consultants on two additional projects in the East Cheyenne Community Park project area, the East Park Greenway Underpass and Drainage Plan and the East Pershing Boulevard Plan.

This master plan report aims to support the two existing additional project plans in the ECCP project area and will provide detailed design documentation that will serve as a road map for the future development of East Cheyenne Community Park. The vision for this community park is to become a valued public asset that provides a variety of amenities and access to open space to community members.



SITE MAP



EXISTING SITE CONDITIONS



PROJECT GOALS AND OBJECTIVES

1. Provide a master plan and report that will serve as a roadmap to help determine future uses within the Park
2. Assess current recreational uses and needs within the City of Cheyenne
3. Analyze infrastructure requirements needed for future development in the Park
4. Identify buildable areas within the park given there existing substantial floodplain and floodway areas
5. Help facilitate improved regional drainage through thoughtful design

Objectives

- Create passive and active recreational amenities that support the needs of surrounding Cheyenne communities
- Prioritize efficiency, comfort, and convenience in circulation, parking, and access to basic amenities
- Establish phasing that allows for minimum disruption to adjacent properties, existing floodplain, floodway, flora and fauna



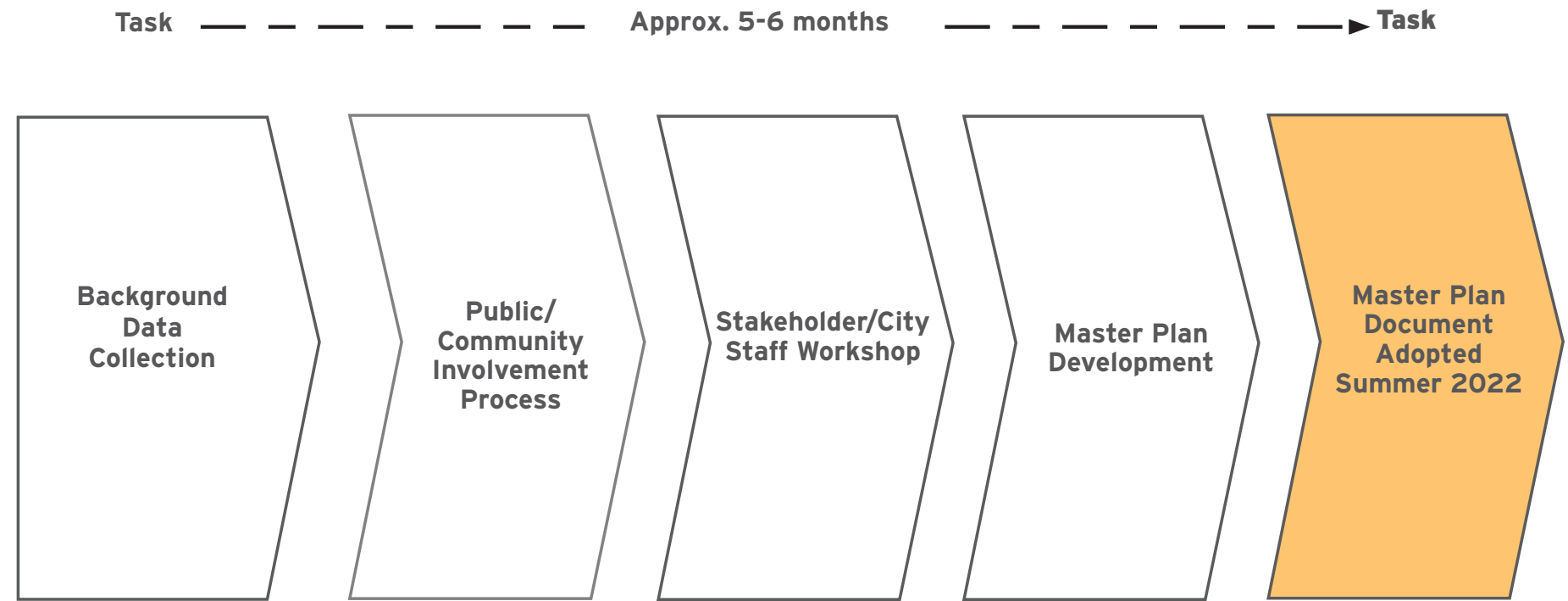
PROCESS

Collaborative Approach

A proven, carefully crafted collaborative process was used to develop this master plan. The approach involved three (3) major phases, which included:

1. Discovery Phase
 - Base Plan Creation/Research
 - Kick-off Meeting with the City of Cheyenne Staff and Steering Committee
 - Site Analysis
 - Community Outreach Event
 - Initial Online Public Survey
 - Master Planning Workshop 1
 - Coordination Meeting with City Staff and Steering Committee
2. Evolution Phase
 - Draft Master Plan Concepts
 - Preferred Master Plan Evolution
 - Online Public Survey
 - Community Outreach Event
 - Coordination Meetings with City Staff and Steering Committee
3. Assemblage Phase
 - Master Plan Report
 - Project Steering Committee, City Planning, City Public Service Committee, and City Council Report Presentation

PROJECT SCHEDULE



A series of workshop meetings and phone conversations were held with City staff and the Steering Committee throughout the design process to ensure proper input and design direction were reflected. Additionally, several public outreach meetings and public online surveys were conducted to ensure the community's input was considered in the design as well. Outcomes from both online surveys were recorded and shared during the public outreach meetings. Some of the most general survey trends included the following:

- Community Pool is most desired to be implemented
- Keep southern half of the site as naturalistic as possible for wildlife protection and open space enjoyment
- Desire to connect site to Greenway
- Be aware of parking constraints and overloading E. Pershing Blvd.
- Restrooms that are open year-round
- Tennis Courts are desired

A guiding list of project goals and objectives was created and refined, driving the conceptual design of East Cheyenne Community Park (ECCP). The findings from the discovery phase were synthesized and shared with the City of Cheyenne and the project's steering committee. Diagrams depicted a variation of programmatic locations and site organization and were then transformed into alternate master plan concepts. The various concept plans, shown to the right, were discussed with the City of Cheyenne, project steering committee, and the public via community outreach events and online surveys, and a preferred plan was agreed upon. The preferred master plan was then developed with illustrative materials, cost estimates, phasing plans, and donor opportunities plan. These materials are all presented throughout this final master plan document.

PROJECT PROGRAM AND AMENITIES

Desired program and park amenities input was gathered by Russell + Mills Studios from public online surveys, community outreach meetings, and meetings with the City of Cheyenne and the project's steering committee. A final list of desired programmatic elements was discussed and decided upon during the evolution phase of the project.

The list includes the following:

- (2) Softball/Baseball Fields with Concession and Restroom Buildings
- Open Turf Area that accommodates (3) Multi-purpose Fields
- (8) Pickleball Courts
- (2) Tennis Courts
- (2) Basketball Courts
- Skate Park
- Community Pool Area
- Kids Playground
- Kids Nature Play Area
- Existing Trail Network (With New Trail Connections)
- Bird Blind Areas for Wildlife Viewing
- Gymnasium and Indoor Court Building
- Park Shelters and Restrooms
- Preserved Wetland Area
- Improved Creek with Trail Access

The master plan preserves the existing wetland, surrounding walking trails, and open space on the southern portion of the park. It also aims to support the desired program, park amenities, and the community's desire to have access to year-round gathering opportunities for passive and active recreation.



Community Swimming Pool



Community Center



Tennis and Pickleball



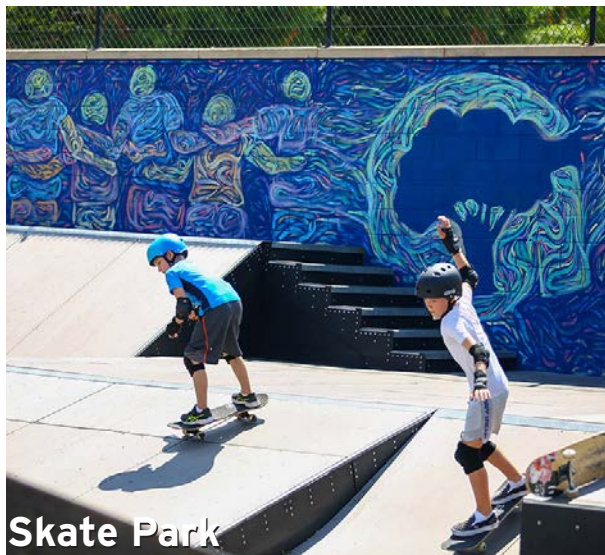
Basketball Courts



Baseball and Softball Fields



Concession Stand



Skate Park



Nature Trail Network



Bird Watching



Site Analysis

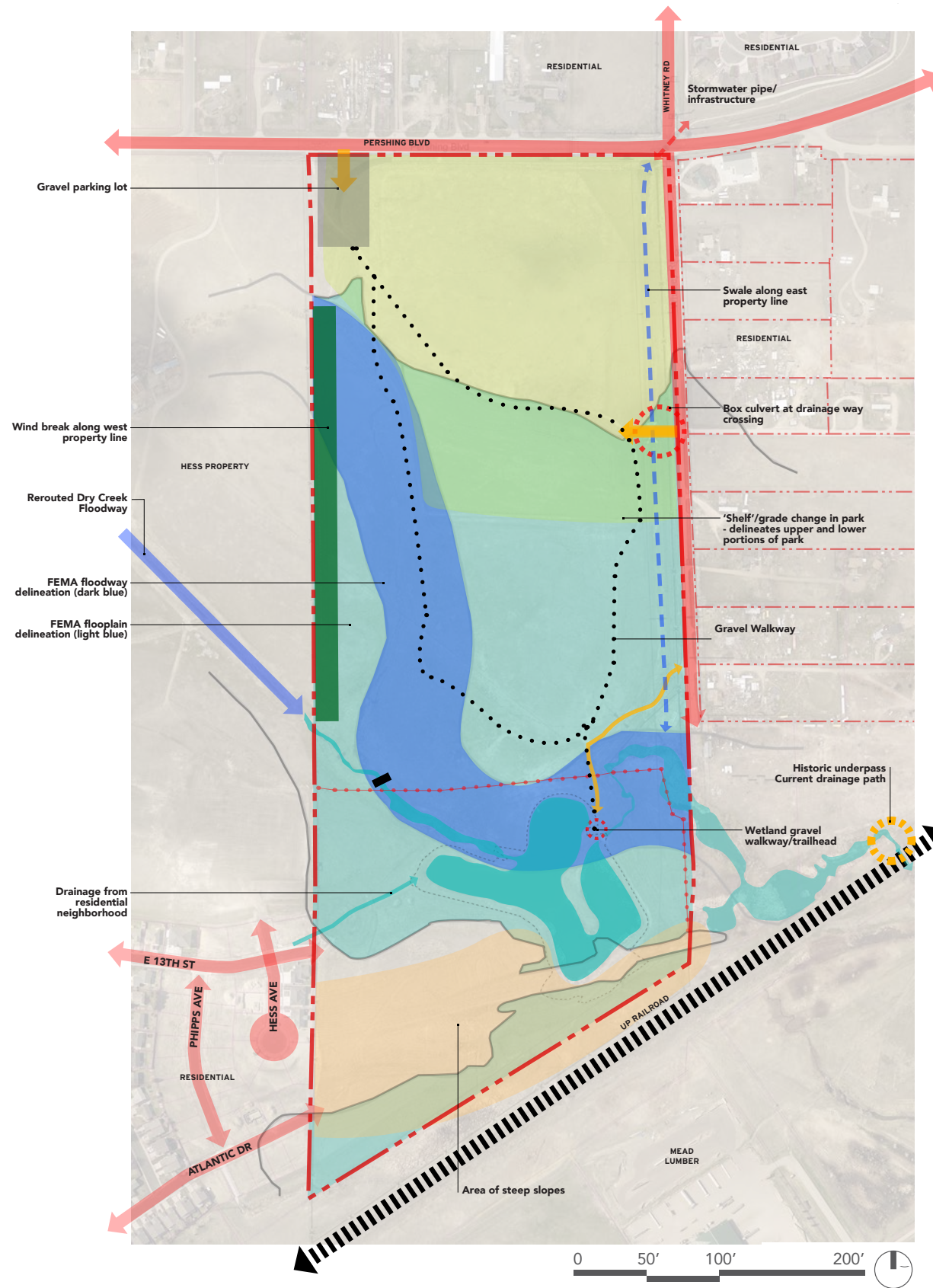
The site analysis will cover existing condition diagrams, site analysis diagrams, and floodplain analysis. These diagrams, along with information gathered from the initial site visit, design team coordination meetings, community outreach meetings, and online surveys informed the design process for the master plan.

SITE ANALYSIS

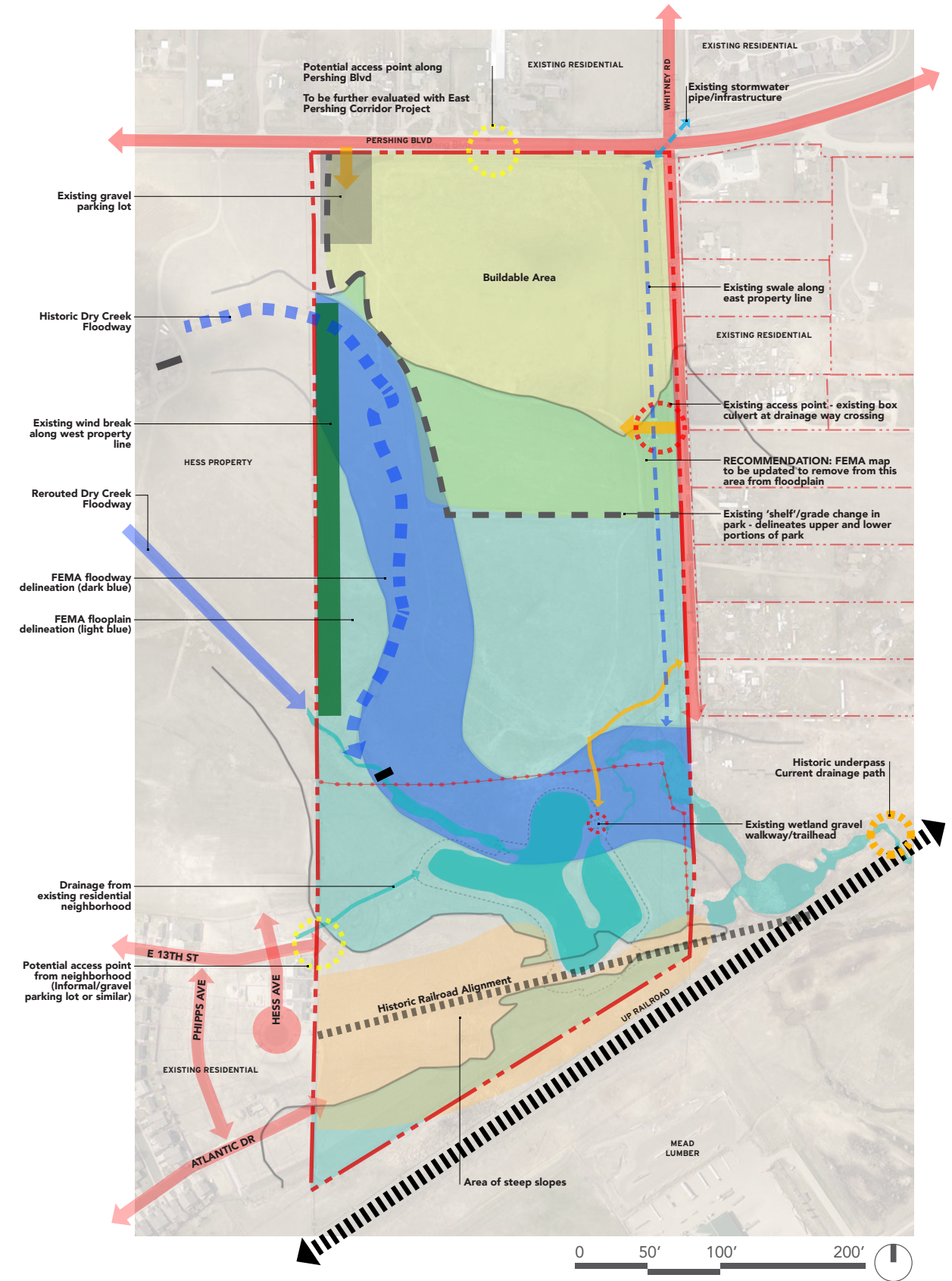
Russell + Mills examined existing site conditions and created existing conditions diagrams prior to master plan conceptual design. From that analysis, opportunities and site constraints were identified and guided future design decisions for the master plan. Working within the overall existing park framework, newly proposed amenities and program will generally conform to the buildable area out of the FEMA Floodway and FEMA Floodplain, and will work with the two other concurrent adjacent projects, the East Park Greenway Underpass and Drainage Plan and the East Pershing Boulevard Plan.

The existing historic railroad alignment, historic dry creek floodway, wetland area, surrounding open space, and wildlife viewing will remain as is. The existing walking trails will remain intact in the southern portion of the park, and the master plan will create new perimeter trail connections to the wetland gravel walkway. Preserving the naturalistic floodways, wetland, and floodplain in the southern portion of the ECCP is of vital importance to the community, and will be key feature of the park moving forward.

EXISTING SITE CONDITIONS



SITE ANALYSIS



OPPORTUNITIES AND CONSTRAINTS

The East Cheyenne Community Park sits on a 100 year FEMA floodplain and floodway, limiting the buildable area on-site. The diagrams to the right show where the buildable area is located, and it's relation to the floodplain and floodway areas. New construction is prohibited in the floodway and wetland areas, unless it's proven that the proposed new construction will not increase flood levels within the surrounding communities. The floodplain is determined by 100 year flood elevations. Trails and natural turf fields are some examples of features that are able to be built in the floodplain area. No structures are able to be constructed in this area. The historic railroad alignment and historic underpass (currently the drainage path) will also remain in place, and creating site conditions the master plan support.

Currently development has some special requirements related to drainage under UDC 3.2.2e that are subject to review by the City Engineer's Office. New developments are generally required to control drainage outflow rates to a restrictive 20-year (pre-project) rate for a post-development 100-Year storm event. Alternatively, other nearby projects that are within the lower or 'pooled' portion of the SFHA have been allowed to excavate soils out of the SFHA to offset the increased runoff volumes generated by their respective projects. The constructed wetlands can with some minor storage increase when it was constructed. The restrictive 20-year maximum release rate criteria is currently being re-assessed with a Dry Creek Drainage Master Plan update that is pending completion 2023.



Existing Trail and Wetland

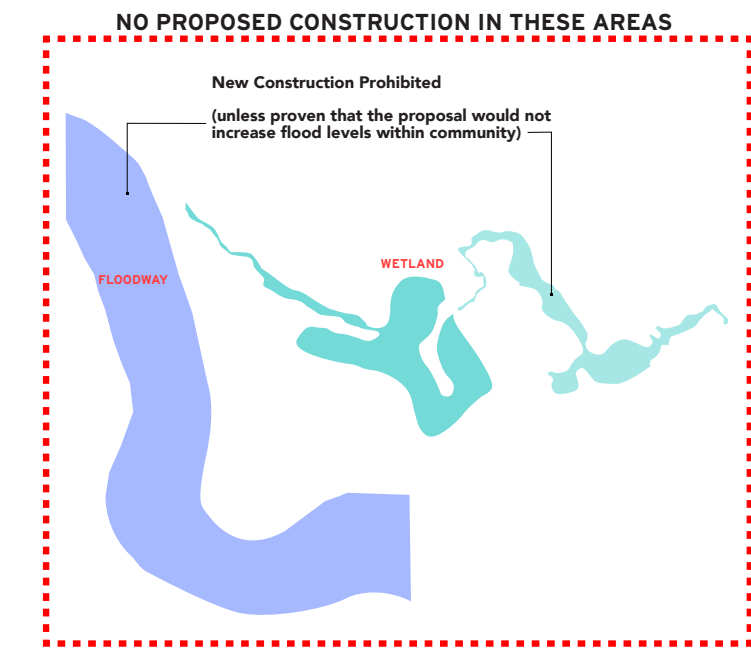
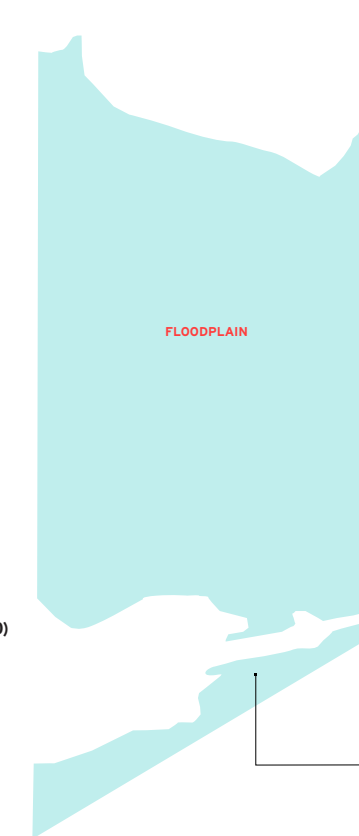
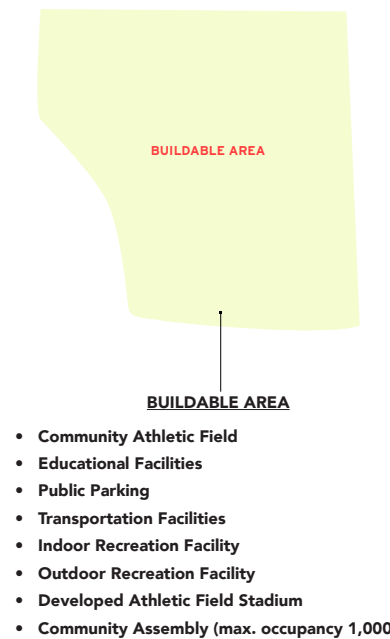


Historic Railroad Alignment

Major Drainage Overview

The project is located in the Dry Creek Drainage Basin which is a direct tributary of the Crow Creek (South Platte River) watershed. The east park property is in the lower portion of the 14.64 sq. mile Dry Creek drainage with approx. 10 square miles of drainage area upstream of this site. The main channel of Dry Creek traverses the southern portion of the site, coming from East Pershing Blvd west of Hayes Avenue. The main channel is a dredged realignment of the creek constructed in the 1990s. The historic creek bed traverses the western portion of the site with a confluence with the dredged channel in the southwestern portion of the site. The historic channel crosses East Pershing Blvd between Wenandy Avenue and Hayes Avenue. A constructed wetland feature on the main and historic creek pathways was installed in the mid 2000s to help address water quality for the receiving Crow Creek. Crow Creek has been under a variety of EPA 303d listings for impaired waters in the past decades. In general, the overall property connects the main Dry Creek drainage channel to a large number of local drainage pathways in this area. Directly downstream of the property is a high earthen filled embankment of the Union Pacific Railroad (UPRR) which has single concrete culvert crossing located southeast of the park property. The outlet culvert through the UPRR embankment is (6'W x 8' rectangular arch culvert) with limited flow capacity and moderate clogging potential. This situation has made large portions of the property subject to flooding in the past. To address some of the flooding potential, the previous property owner placed fill on a large portion of the central portions of the site and went through a Letter of Map Revision (LOMR) through Laramie County and FEMA to remove the raised areas of the property from the Special Flood Hazard Area (or Floodplain) of Dry Creek.

What Can Be Built?



FLOODPLAIN

- Determined by 100 year flood elevations, requires mandatory flood insurance
- Construction feasible through application for FEMA revision, if base elevation is raised by 1' or more
- Examples of features that could be built in this area: natural turf fields, trails, etc (NO STRUCTURES)

FLOODPLAIN ANALYSIS

Local Drainage Overview

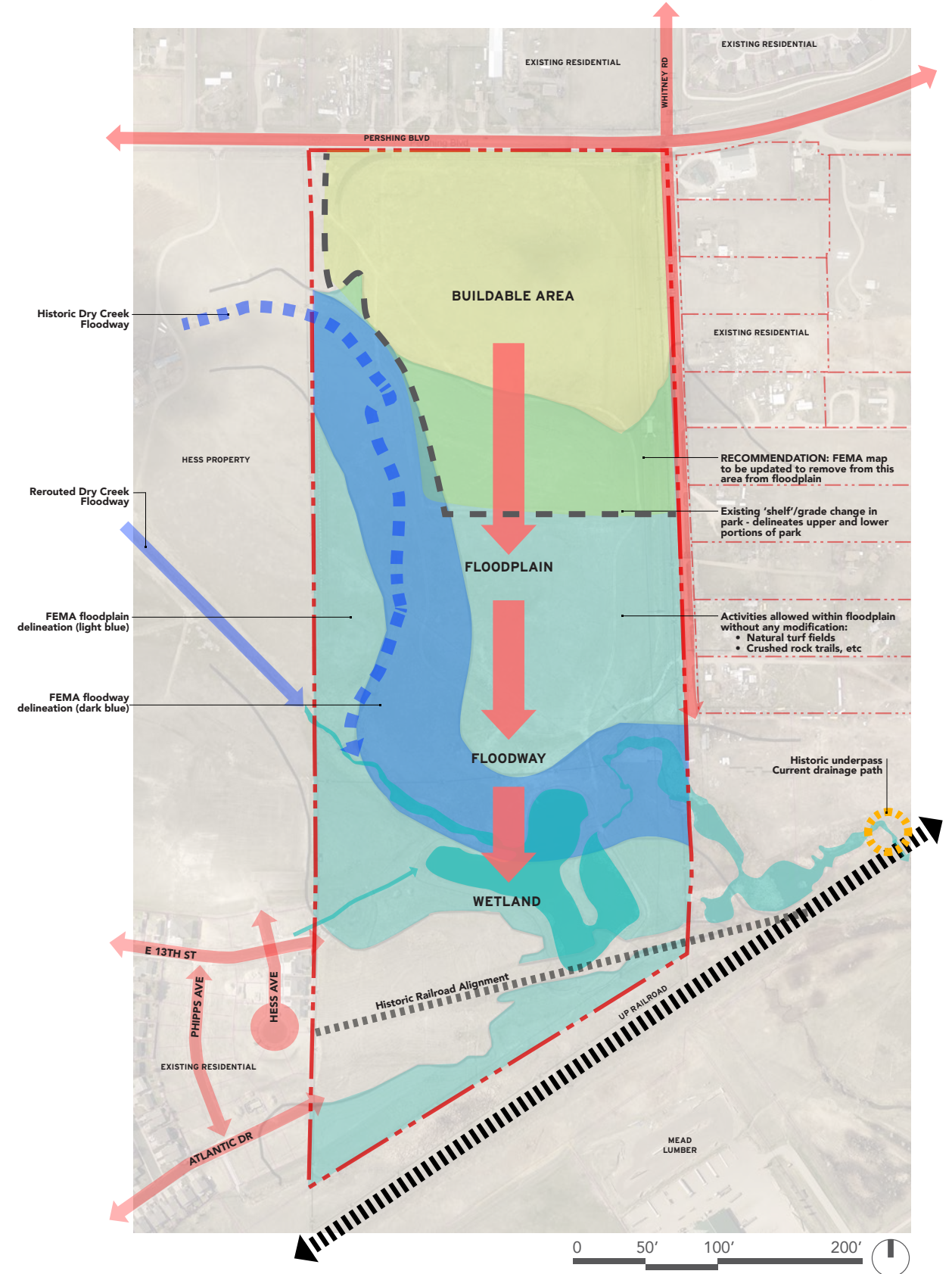
The local site is the confluence of five (5) drainage connections with the main dredged section of Dry Creek. Starting in the northeast corner of the site and continuing along the entire eastern border is a drainage channel constructed for the Saddle Ridge subdivision project. This channel conveys most of the drainage from the Saddle Ridge property located east of Whitney Road and east to approx. Dixon Drive and Sage Drive continuing north to US HWY 30. The second drainage is a roadside ditch of Pershing Blvd on the northern border of the project. Drainage tributary to this feature is a local drainage west of Whitney Road and a battery of culverts just west of Whitney Road. Drainage flows at this location are from a small tributary area but this feature also conveys overtopping of Whitney Road from the Saddle Ridge drainage ways. This roadside ditch turns south through the north-western portion of the park site and converges with the 'historic' Dry Creek drainage path. The historic Dry Creek drainage enters the site along the western boundary of the park and continues south through the property and reaches a confluence with the 'dredged' or main reach of Dry Creek in the western southern central portion of the site. South of the main reach of Dry is a local drainage channel from 13th Street. This drainage combines with the main Dry Creek reach and historic Dry Creek at the constructed Wetland in the south-central portion of the park property. The final notable local drainage path entering the park is from a storm and street drainage outfall from Atlantic Drive near Phillips Avenue. The Saddle Ridge, historic Dry Creek, 13th Street, and Atlantic Drive area all developed urban areas with frequent discharge of runoff. The East Pershing drainage is a smaller local drainage with less impact on the overall project except for a larger storm event. The dredged section of Dry Creek is a perennial stream fed from the large urbanized upstream area. The historic Dry Creek drainage way serves as secondary flow path from flow split off the main or dredged reach of Dry Creek under high flow flood events. Outflow from the site is near the south-eastern corner to the previously described culvert under the UPRR embankment. The confluence of all these local drainages and the main reaches of Dry Creek produces a large flood prone area in the southern and western portions of the property.

Floodplains and Regulatory Overview

The western boarder and southern portion of the site is covered by the regulatory special flood hazard area (SFHA) of Dry Creek. The SFHA contains both floodway and floodway fringe areas of the 'floodplain'. This area has been extensively studied and computer modeled which resulted in the flood depths and elevations that define the current SFHA. The interesting notes on the SFHA is that the floodway shown for this area is over the historic Dry Creek drainage way and not the main reach of Dry Creek. The floodway is the area reserved for drainage conveyance and has significant regulatory requirements to do any work with or add improvements to. It is largely believed the floodway of the SFHA was left over the historic Dry Creek drainage with the intent to change this at some point in the future but that has not taken place as the date of this report. Changing the floodway would require a 'Letter of Map Revision' or LOMR which is a technical submittal to the FEMA requesting review and consideration to change the floodplain in a particular area.

It should be noted that the floodplain on this site, since it is not annexed, is under the jurisdiction of Laramie County. All development actions including drainage done within the SFHA are first submitted for review to Laramie County under a 'Floodplain Development Permit' application. Changes to the underlying SFHA that potentially impact the 'base flood' or 100-Year water surface require special support documentation. In a floodway, any increase in the Base Flood depth will require submittal to FEMA under a Conditional Letter of Map Revision or CLOMR. With County and FEMA approval, the change can be constructed and is required to be followed up by a LOMR based on as-built conditions. Development actions that do not increase the base flood elevation and within the floodway require a 'no-rise' certification to construct. Developed actions outside the floodway but within the SFHA are allowed. For this site, there are large portions of the southern part of the site (including areas outside the floodway) that cannot be filled since it will increase the overall base flood elevation. These are the areas that act primarily to pool runoff during a major storm event. This would be for areas with a base flood of approx. 5939.7' (NAVD 88 datum).

FLOODPLAIN ANALYSIS





Master Plan Vision

This master plan aims to create a long-term vision for East Cheyenne Community Park (ECCP). The plan focuses on creating a variety of active and passive recreational programs based on community and City desires and needs. Appropriate parking and general amenities will be developed to support the different programmatic elements in the park. The master plan takes into consideration various site constraints, like the floodplain, floodway, the historic railroad alignment, and additional public projects. This section will highlight master plan conceptual plans, the overall master plan, plan enlargements and supporting 3D imagery of the site.

MASTER PLAN CONCEPT PLANS

Alternative Concept #1



Alternative Concept #2



Revised Alternative Concept #2



Concept Plans

The findings from the discovery phase were synthesized and shared with the City of Cheyenne and the project's steering committee. Conceptual plans were developed, which depicted a variation of programmatic locations and site organization. The various concept plans, shown above, were discussed with the City of Cheyenne, project steering committee, and the public via community outreach events and online surveys, and a preferred plan was agreed upon. A version of the revised alternative plan #2 was chosen as the preferred concept, and was then further developed with illustrative materials, cost estimates, phasing plans, and donor opportunities plan. These materials are all presented throughout this final master plan document.

OVERALL MASTER PLAN

LEGEND:

- | | |
|--|---|
| 1 NORTH ENTRY | 16 IMPROVED CREEK WITH TRAIL ACCESS |
| 2 DETACHED SIDEWALKS ALONG MAIN DRIVE | 17 NATURE PLAY |
| 3 BASEBALL FIELDS | 18 OPEN TURF AREA ACCOMMODATES 3 MULTI-PURPOSE |
| 4 RESTROOMS TYP. | 19 MULTI-PURPOSE FIELD PLAZA WITH RESTROOM |
| 5 BASEBALL PLAZA CONCESSIONS | 20 TRAILHEAD ACCESS TO WETLAND AREA |
| 6 TENNIS COURTS | 21 WETLAND PICNIC AREA |
| 7 PICKLEBALL COURTS | 22 EXISTING WETLAND |
| 8 COVERED SHELTERS TYP. | 23 BIRD BLIND AREA |
| 9 GYMNASIUM AND INDOOR COURT BUILDINGS | 24 BRIDGE CONNECTION NEW |
| 10 COMMUNITY BUILDING OUTDOOR PATIO WITH MOVABLE SEATING | 25 HISTORIC RAILWAY OVERLOOK |
| 11 PLAYGROUND AREA | 26 EXISTING TRAIL NETWORK WITH NEW TRAIL CONNECTION |
| 12 POOL ENTRY AND BUILDING | 27 EXTERNAL TRAIL CIRCUIT |
| 13 COMMUNITY POOL AREA WITH OPEN LAWN | 28 GREENWAY TRAIL CONNECTION |
| 14 SKATE PARK | 29 BASKETBALL COURTS |
| 15 NEW TRAIL CONNECTIONS TO PARK | |

Master Plan

The ECCP master plan will build on the existing infrastructure, and will preserve much of the open space, wetlands, and historic railroad alignment on the southern portion of the site. A central feature of this park will be the two (2) children's playgrounds, community pool area, community building with outdoor patio space, two (2) gymnasium buildings with indoor courts, and a wide variety of active and passive recreation that will support the community's needs. Paved parking lots, restrooms, a concession stand, and shade shelters provide ample amenities and access for park-goers.

A central playground sits adjacent to the multi-purpose field, community building and pool areas. This playground has two (2) shade shelters which can be used for parties and gatherings. The nature play area neighbors the creek to the west of the central playground, allowing for children and families to enjoy a more naturalistic and immersive play experience. The nature play area and central playground are accessible by paved walkways.

Other community based programs include a skate park, two (2) outdoor basketballs courts, eight (8) pickleball courts, and three (3) tennis courts. There is a restroom facility and two (2) shade shelters in between the pickleball and tennis courts for community gatherings. The multi-purpose ball fields will have a central gathering plaza with concessions and a restroom building.

Each of the newly developed areas all provide connections to the external walking trail circuit. The existing wetlands and surrounding open space will remain as is with the exception of adding in new trail connections. A bird blind area provides park goers with a quiet and secluded space for wildlife watching.

The north and east entrances provide arterial access to all new paved parking lots, with additional connector roads ensuring access throughout the park is optimal. Utilities and irrigation will be integrated during phase one (1) of construction. The master plan takes a water conscious approach to planning. The islands in the parking lots, and all native seed areas will be seeded with a xeric and native seed mix, minimizing water use. Planting areas will be concentrated around key locations, gathering spaces and building entries.



OVERALL MASTER PLAN ENLARGEMENTS



LEGEND:

- | | | | | | |
|---------------------------------------|------------------------------|--|--|--|---|
| 1 NORTH ENTRY | 5 BASEBALL PLAZA CONCESSIONS | 9 GYMNASIUM AND INDOOR COURT BUILDINGS | 14 SKATE PARK | 19 MULTI-PURPOSE FIELD PLAZA WITH RESTROOM | 24 BRIDGE CONNECTION NEW |
| 2 DETACHED SIDEWALKS ALONG MAIN DRIVE | 6 TENNIS COURTS | 10 COMMUNITY BUILDING OUTDOOR PATIO WITH MOVABLE SEATING | 15 NEW TRAIL CONNECTIONS TO PARK | 20 TRAILHEAD ACCESS TO WETLAND AREA | 25 HISTORIC RAILWAY OVERLOOK |
| 3 MULTI-PURPOSE BALL FIELDS | 7 PICKLEBALL COURTS | 11 PLAYGROUND AREA | 16 IMPROVED CREEK WITH TRAIL ACCESS | 21 WETLAND PICNIC AREA | 26 EXISTING TRAIL NETWORK WITH NEW TRAIL CONNECTION |
| 4 RESTROOMS TYP. | 8 COVERED SHELTERS TYP. | 12 POOL ENTRY AND BUILDING | 17 NATURE PLAY | 22 EXISTING WETLAND | 27 EXTERNAL TRAIL CIRCUIT |
| | | 13 COMMUNITY POOL AREA WITH OPEN LAWN | 18 OPEN TURF AREA ACCOMMODATES 3 MULTI-PURPOSE | 23 BIRD BLIND AREA | 28 GREENWAY TRAIL CONNECTION |
| | | | | | 29 BASKETBALL COURTS |

ILLUSTRATIVE BIRDS-EYE VIEW: LOOKING NORTHWEST



ILLUSTRATIVE BIRDS-EYE VIEW: LOOKING SOUTHWEST



MASTER PLAN ENLARGEMENTS: NORTHEAST

LEGEND:

- ❶ PARKING LOT
- ❷ MULTI-PURPOSE BALL FIELDS BASEBALL/SOFTBALL/OTHER
- ❸ BLEACHER SEATING TYP.
- ❹ CONCESSIONS TYP.
- ❺ RESTROOMS TYP.
- ❻ BASEBALL PLAZA
- ❼ EXTERNAL WALKING TRAIL CIRCUIT
- ❽ NATIVE SEED TYP.
- ❾ PLANTING BEDS
- ❿ EVERGREEN WIND BREAK
- ⓫ OPEN LAWN

Northeast Side of the Master Plan

The ECCP will feature two (2) new multi-purpose ball fields and a central gathering plaza with public amenities. The two ball fields will be designed and built with the intent for them to be utilized for a variety of purposes such as little league baseball, softball, T-ball, wiffle ball, etc. The gathering plaza is centrally located between both of the multi-purpose ball fields and is accessible through the new parking lot area to the west. The plaza will accommodate separate concession and restroom buildings and has connections to the pickleball and tennis courts, and the external walking trail circuit.

There are eight (8) pickleball courts and three (3) tennis courts to the south of the two (2) multi-purpose ball fields. Basic amenities such as a restroom building and two (2) covered picnic shelters sit between the pickleball and tennis courts. Ample parking is easily accessible from the court areas.



ILLUSTRATIVE BIRDS-EYE VIEW: MULTI-PURPOSE BALL FIELDS



ILLUSTRATIVE BIRDS-EYE VIEW: TENNIS AND PICKLEBALL COURTS



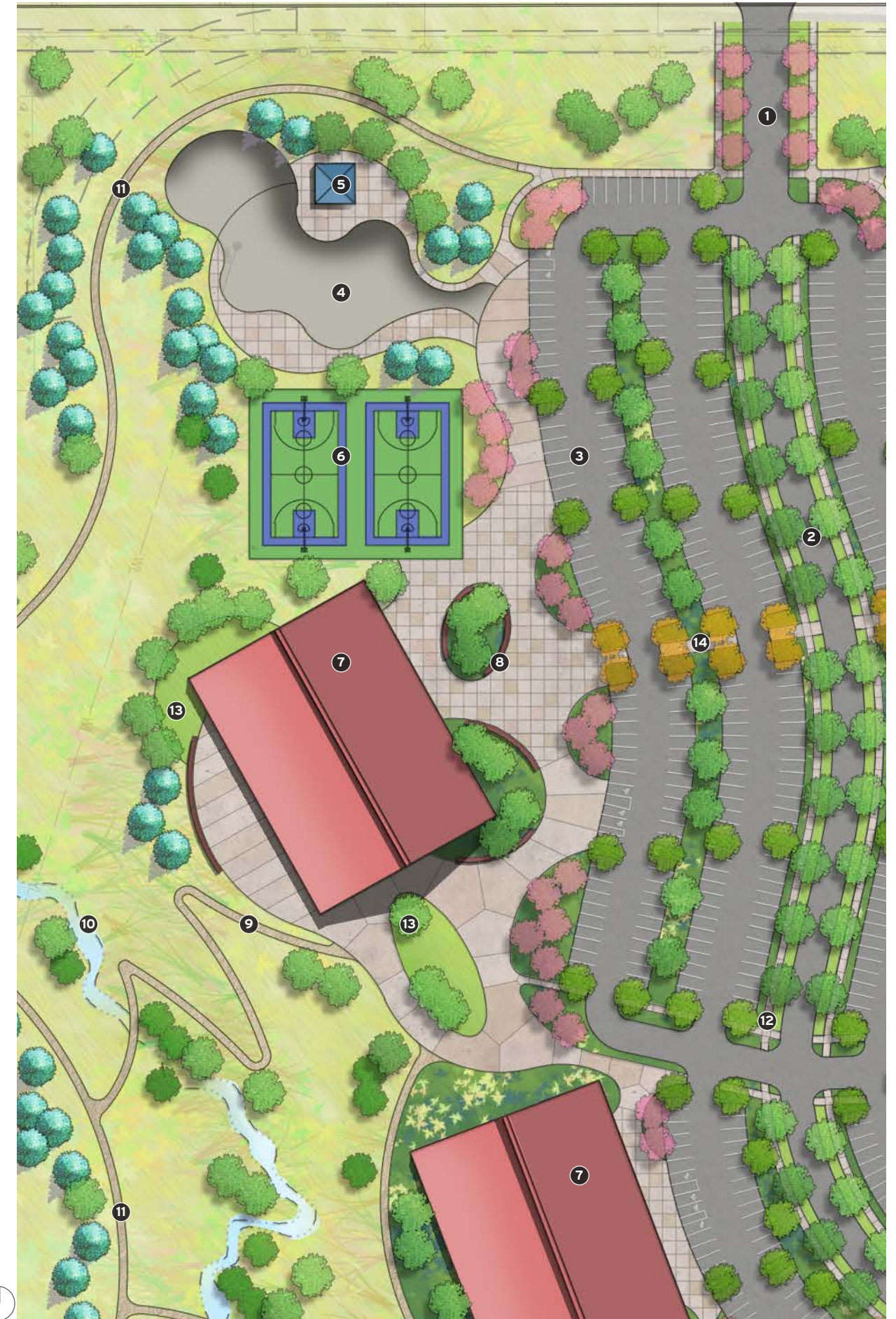
MASTER PLAN ENLARGEMENTS: NORTHWEST

LEGEND:

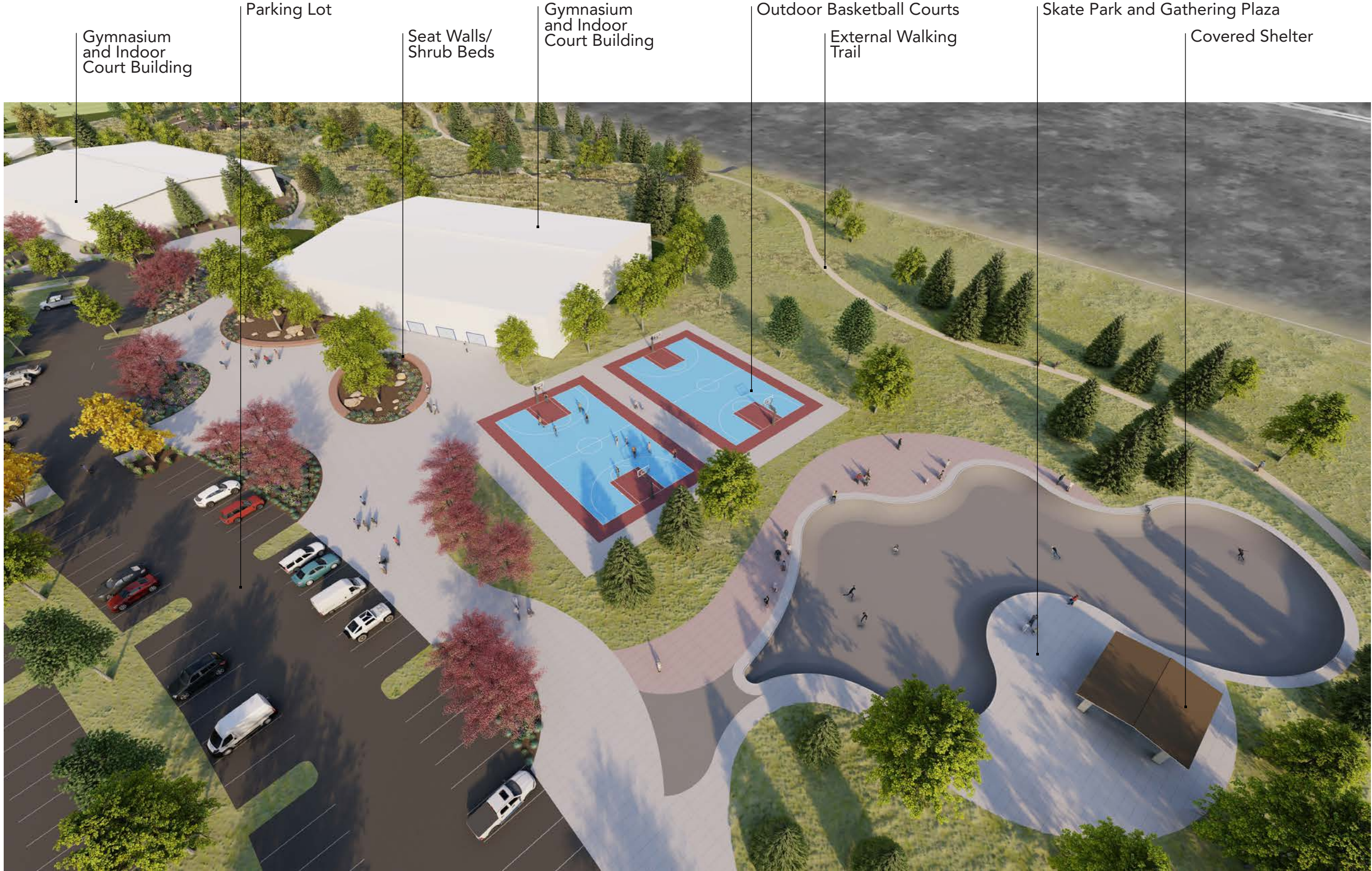
- 1 NORTH ENTRY
- 2 MAIN DRIVE
- 3 PARKING LOT TYP.
- 4 SKATE PARK
- 5 COVERED SHELTER
- 6 BASKETBALL COURTS
- 7 GYMNASIUM AND INDOOR COURT BUILDINGS
- 8 SEAT WALLS
- 9 NEW EXTERNAL TRAIL CONNECTION
- 10 IMPROVED CREEK WITH TRAIL ACCESS
- 11 EXTERNAL WALKING TRAIL
- 12 DETACHED SIDEWALKS ALONG MAIN DRIVE
- 13 OPEN LAWN SPACE
- 14 SIDEWALK CONNECTIONS TO BALL FIELDS

Northwest Side of the Master Plan

Shown to the right is the northwest side of the master plan. The north entry and main drive channels visitors to their desired destination within the park. There are detached sidewalks along the main drive, with sidewalk connections from the multi-purpose ball fields to the northwest side of the park. Two (2) outdoor community basketball courts sit adjacent to two (2) large buildings housing a gymnasium and indoor courts. The plaza surrounding the gymnasium and indoor courts buildings have two smaller open lawn flex spaces for gatherings, and seat walls abutting shrub beds for visitors to gather and relax. A trail connection sits between the gymnasium and indoor court buildings, providing visitors with easy access to the creek and external walking trail circuit.



ILLUSTRATIVE BIRDS-EYE VIEW: SKATE PARK, BASKETBALL COURTS, SPORT BUILDINGS



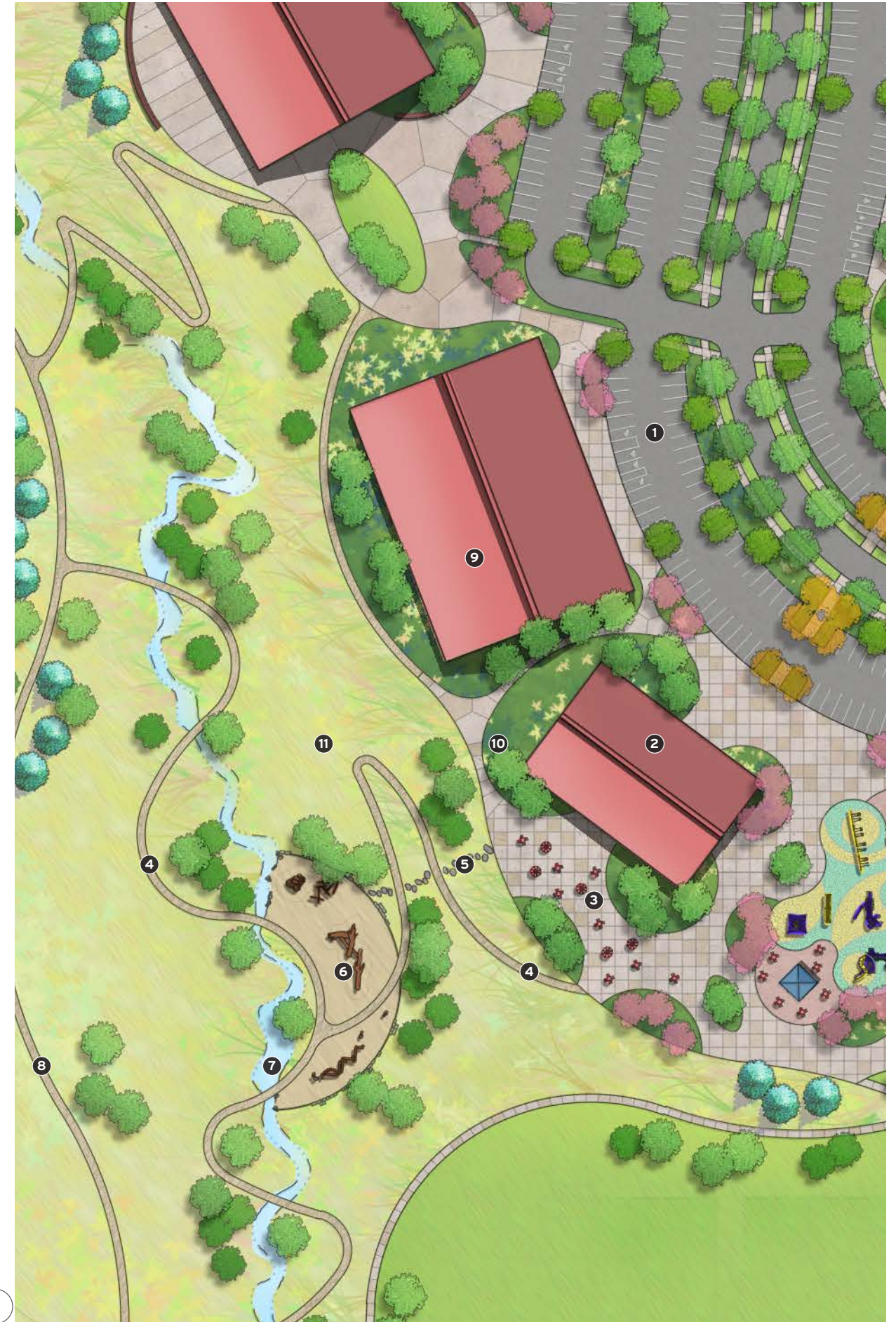
MASTER PLAN ENLARGEMENTS: COMMUNITY BUILDING AND NATURE PLAY

LEGEND:

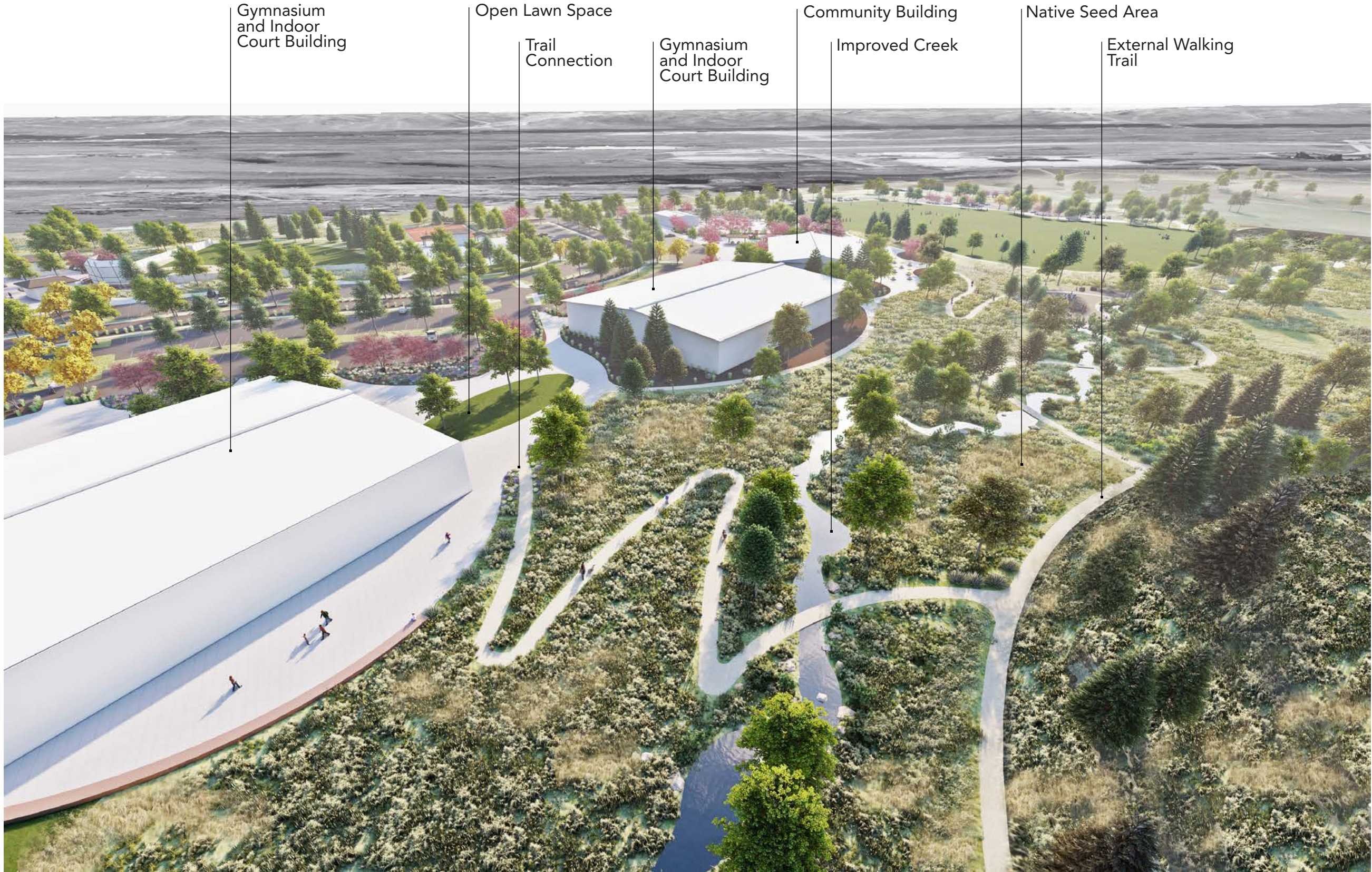
- 1 PARKING LOT TYP.
- 2 COMMUNITY BUILDING
- 3 OUTDOOR PATIO WITH MOVABLE SEATING
- 4 NEW EXTERNAL TRAIL CONNECTION
- 5 STEPPING STONE TRAIL TO NATURE PLAY
- 6 NATURE PLAY
- 7 IMPROVED CREEK WITH WATER PLAY
- 8 EXTERNAL TRAIL CIRCUIT
- 9 GYMNASIUM AND INDOOR COURT BUILDINGS
- 10 SHRUB BEDS
- 11 NATIVE SEED AREAS TYP.

Community Building and Nature Play

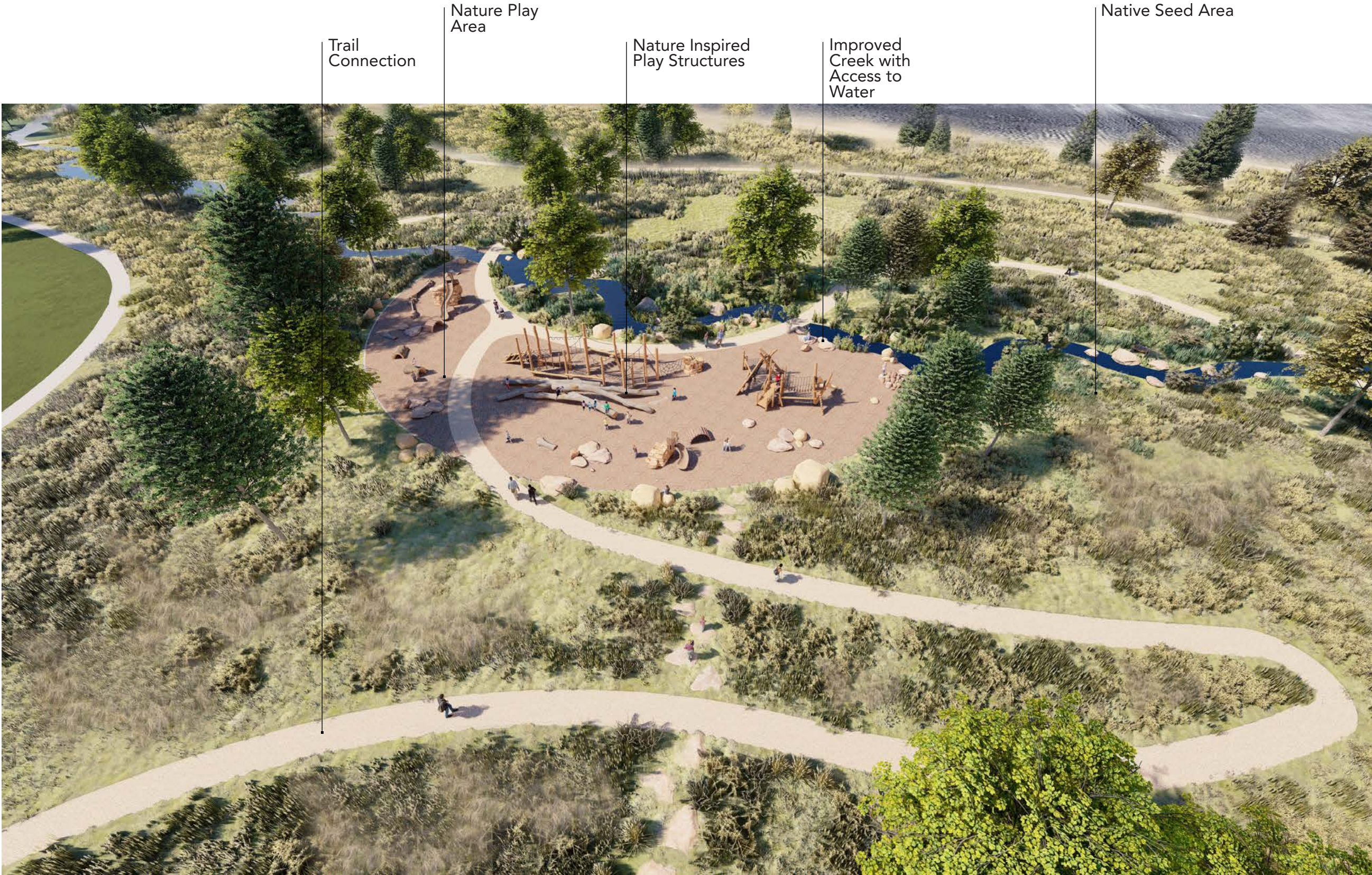
The community building area will feature an outdoor patio area with movable seating and is accessible through a new parking lot. A connection trail and stepping stone path will lead visitors to the nature play and creek access. The nature play children's area is structured between native seeded areas and the existing improved creek, providing children and families with an opportunity to learn about the area's natural systems through play, interaction, and immersion. Naturalistic play structures and intentionally placed boulders along the creek that create a setting for children to directly interact with the water complete the setting for this area.



ILLUSTRATIVE BIRDS-EYE VIEW: WALKING TRAIL



ILLUSTRATIVE BIRDS-EYE VIEW: NATURE PLAY



MASTER PLAN ENLARGEMENTS: COMMUNITY POOL AND PLAYGROUND AREA

LEGEND:

- ① PARKING LOT TYP.
- ② COMMUNITY POOL BUILDING AND ARRIVAL
- ③ COMMUNITY POOL
- ④ TABLES AND MOVABLE SEATING WITH UMBRELLAS
- ⑤ POOL LOUNGE FURNISHINGS
- ⑥ SHRUB BEDS
- ⑦ PLAYGROUND AREA
- ⑧ COVERED SHELTERS
- ⑨ COMMUNITY BUILDING
- ⑩ NEW TRAIL CONNECTIONS
- ⑪ SIDEWALK CONNECTION TO NE SIDE OF PARK
- ⑫ MULTI-PURPOSE FIELDS

Community Pool and Playground Area

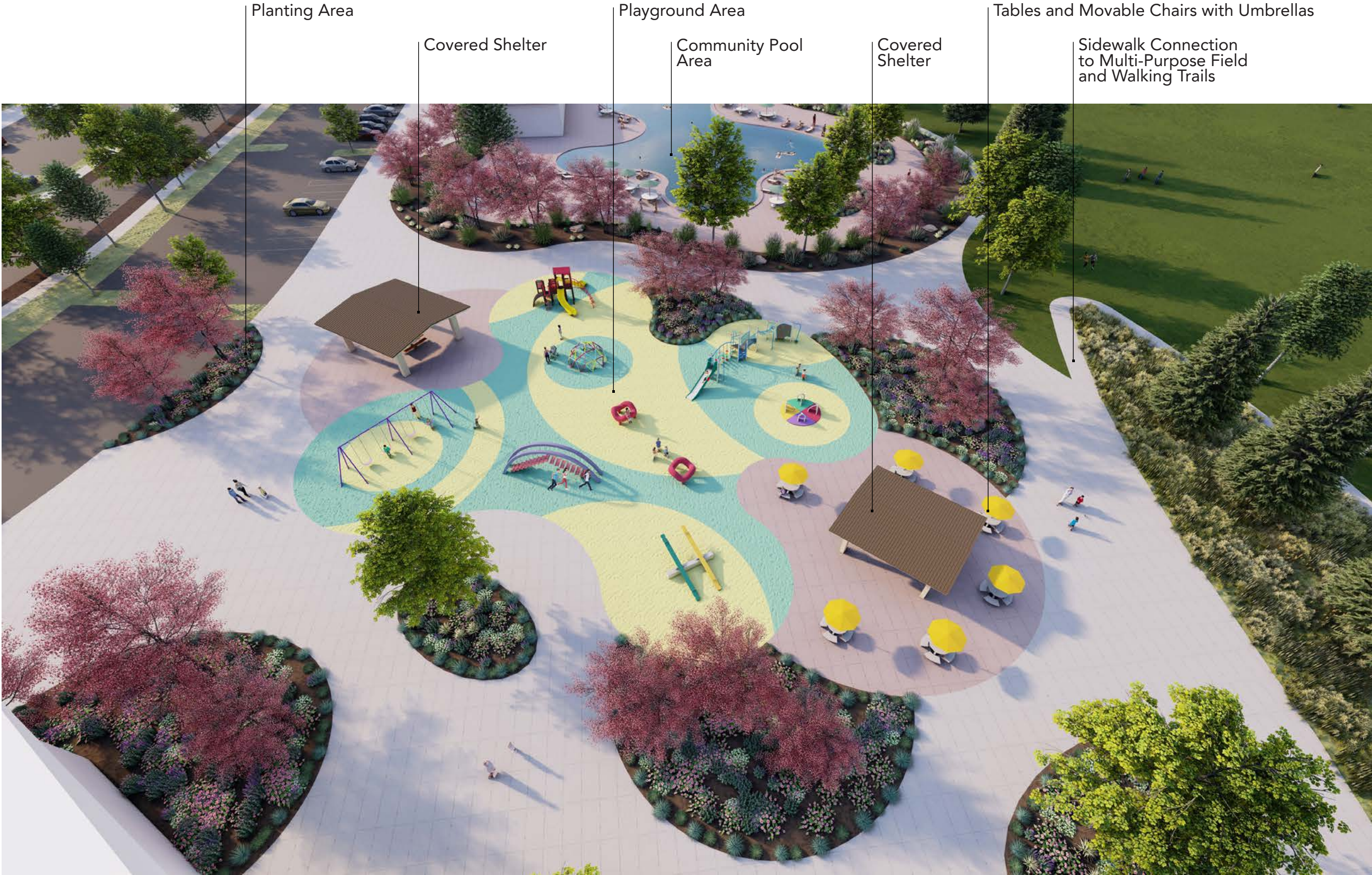
The new community pool area will feature a pool entry building, pool lounge furnishings, tables and movable chairs with umbrellas, and shrub beds and trees providing a buffer between the pool area and the rest of the ECCP. The distinctive shape of the pool complements the adjacent children's playground footprint. Two permanent shade shelters sit on the north and south ends of the playground area, with additional table and chair seating surrounding the south shade structure. The community pool and playground areas share plaza space that connects visitors to the community building to the west. Park goers can easily access the community pool and playground areas through parking lots on the north and east sides. The multi-purpose fields, wetlands, and trails are all accessible through the new trail connections off of the plaza.



ILLUSTRATIVE BIRDS-EYE VIEW: COMMUNITY POOL



ILLUSTRATIVE BIRDS-EYE VIEW: PLAYGROUND



MASTER PLAN ENLARGEMENTS: MULTI-PURPOSE FIELD

LEGEND:

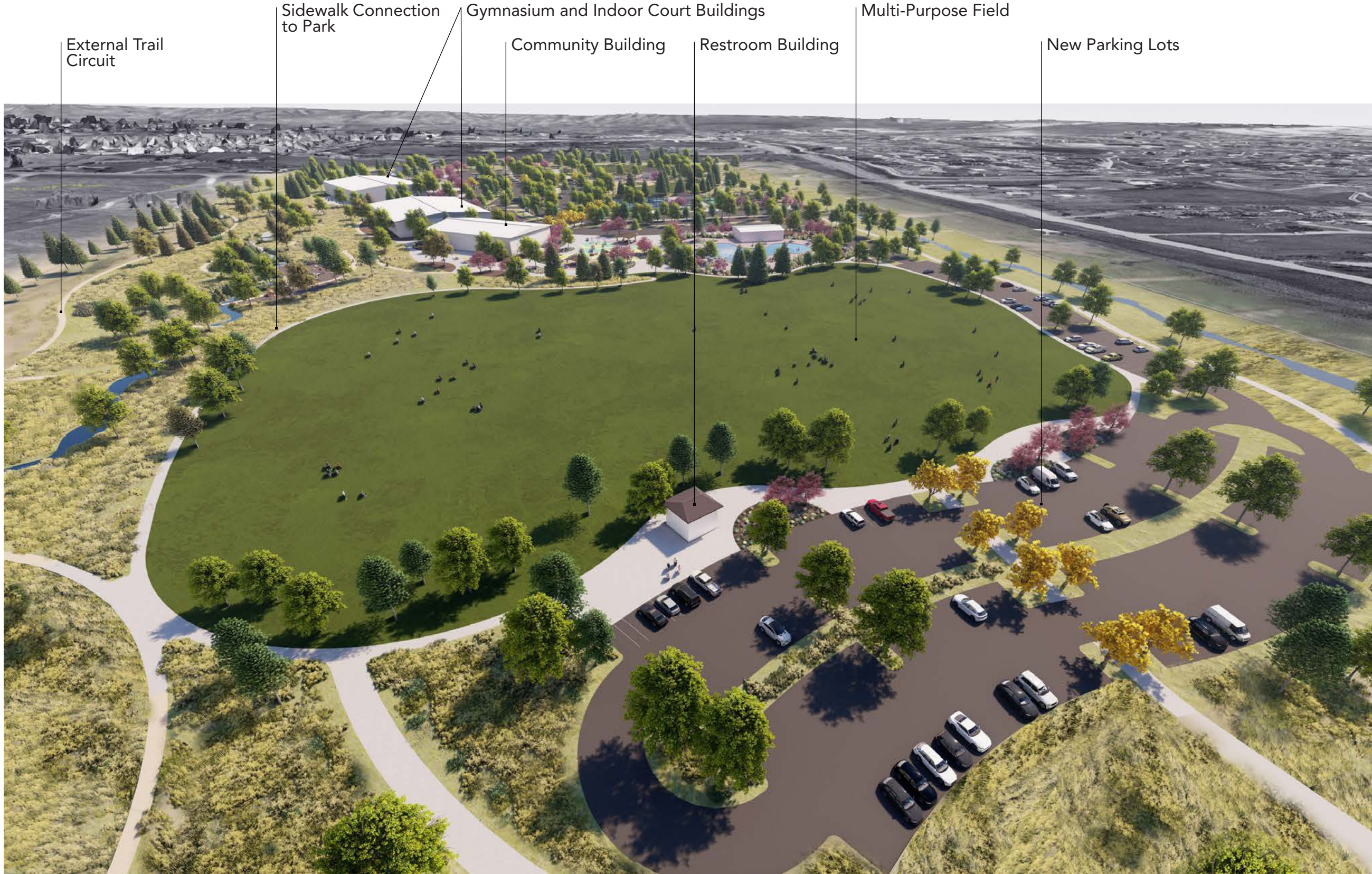
- ① SIDEWALK CONNECTIONS TO MULTI-PURPOSE FIELDS AND TRAILS
- ② MULTI-PURPOSE FIELDS (3)
- ③ RESTROOM BUILDING
- ④ SIDEWALK CONNECTION TO WETLAND
- ⑤ TRAIL HEAD CONNECTION TO WETLAND/TRAILS
- ⑥ NEW CONNECTION TO TRAIL
- ⑦ PARKING LOT TYP.
- ⑧ EXTERNAL TRAIL CIRCUIT
- ⑨ GYMNASIUM AND INDOOR COURT BUILDINGS
- ⑩ SHRUB BEDS
- ⑪ NATIVE SEED AREAS TYP.

Multi-Purpose Field

A large open lawn is situated below the community pool and playground areas. The intent for this large open space is for it to be used as community flex space, while providing enough room to accommodate three (3) multi-purpose fields for a variety of sporting events. A multi-purpose field plaza with a restroom building is accessible through the fields and sits adjacent to the new parking lot. Sidewalk connections lead visitors from the multi-purpose fields to the southern trails and existing wetland areas. A new trail head provides park goers with directional and historic information about the park's existing wetlands, historic railroad alignment, and trails. The parking lots will provide enough parking to support local sport tournament uses.



ILLUSTRATIVE BIRDS-EYE VIEW: MULTI-PURPOSE FIELD



VISUAL PREFERENCING EXAMPLES: SITE FURNISHINGS



Landscape Forms: Carousel Tables/Chairs and Umbrella



Anova Furnishings: Streetside Bench



Cast-in-place Concrete Bench



Icon Shelters: Shade Structure



Icon Shelters: Shade Structure



Nature Play



Playground Equipment



Master Plan Elements

The following section provides detailed diagrams and analysis of the East Cheyenne Community Park Master Plan. They inform cost estimating efforts and are intended to give direction to the Schematic Design and Construction Documentation phasing for the ECCP.

SITE INFRASTRUCTURE STRATEGY PLAN

LEGEND:

- ST — PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- - — PROPOSED STORM INLET
- ▣ PROPOSED STORM FLARED END SECTION
- SA — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE
- WS — PROPOSED WATER SERVICE
- ✱ PROPOSED FIRE HYDRANT

Earthwork

The existing site is relatively flat with the ground sloping approximately two (2) percent from north to south in the northern half of the ECCP property. Therefore, there is no major earth moving to be done in preparation for Park improvements. Future design phases will need to account for earth grading for roadway, parking lot construction, buildings, courts, fields, trails, and landscape areas to ensure positive drainage and runoff capture, routing, detention, and outfall locations. Sufficient Geotechnical investigations throughout the Park should be incorporated into future design efforts to design any earthwork stabilization needs required for roadways, parking lots, buildings, courts, utilities, and other improvements.

Water Main

An 8" watermain is planned through the Park with connections to the existing main in Pershing Blvd. On the north and East 13th Street on the south east side of the Park. This main will provide domestic, fire flow and irrigation flows to all park improvements.

Sanitary Sewer

An 8" sanitary sewer system is planned for future development of the Park and will serve all bathrooms, buildings, and Swimming Pool. This system will tie to the existing sewer main stubbed out of the Whitney Road sewer main approximately 1,050 feet south of the Pershing Blvd / Whitney Road Intersection. There will be one bathroom located at the south side of the turf field will need to tie into the existing dry creek interceptor sewer main.

Storm Sewer

Conceptual storm sewer is identified in the master plan for storm runoff from parking lots and roadway areas of the Park. Future design phases including earthwork grading mentioned above will refine the storm sewer needs as well as smaller zones in plaza areas, between structures and other improvements that may require localized drainage swales, pipe systems and water quality features.

Surfacing Improvements

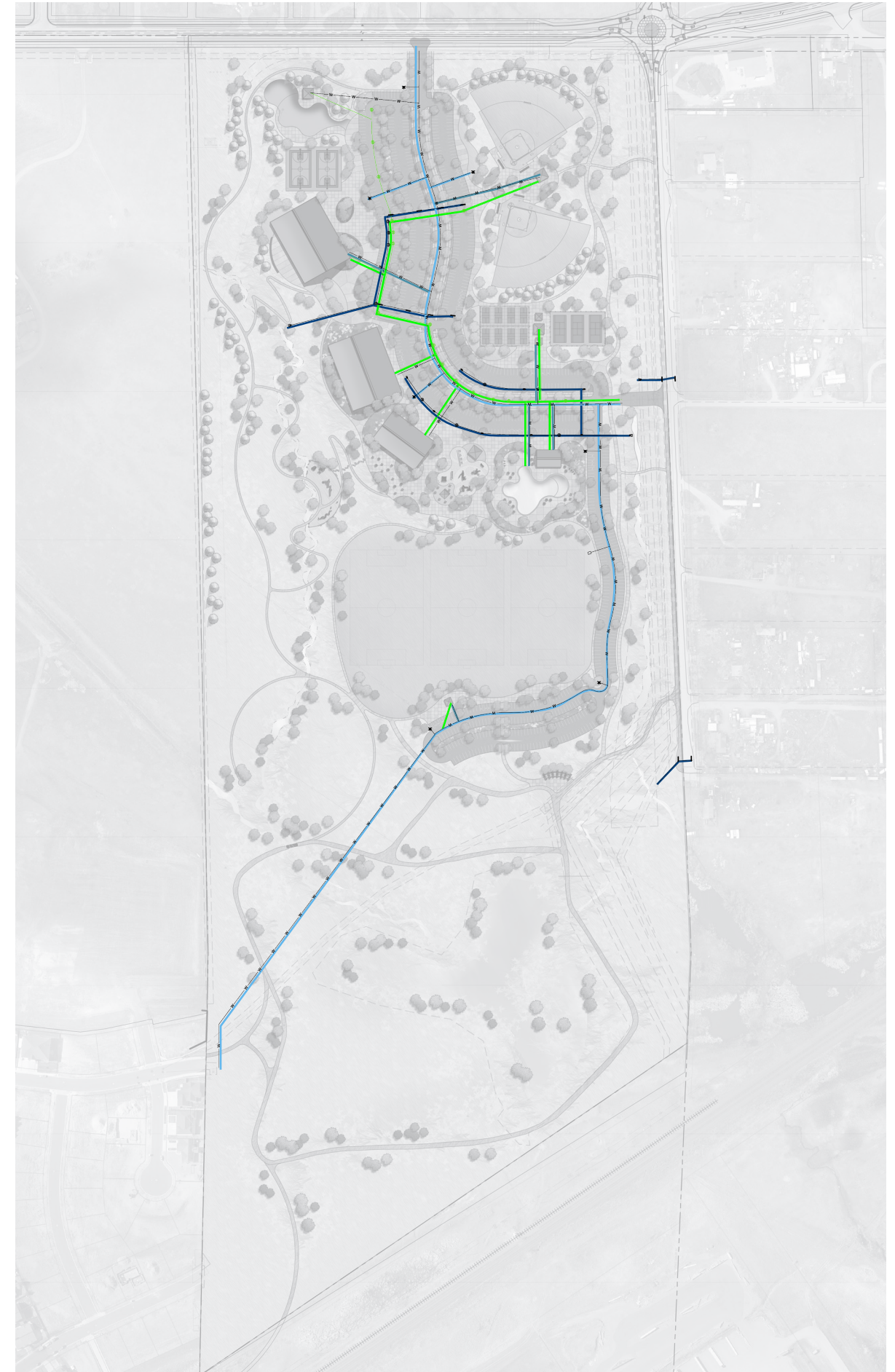
All Park roadways, parking lots, sidewalks and trails should adhere to City Design Standards.

Whitney Road Improvements

Whitney Road south of Pershing Blvd should be improved to City Local Street Standards with Curb and Gutter, storm sewer and asphalt pavement for approximately 2,122 feet. These improvements will benefit a secondary access to the park as well as residents east of Whitney Road.












Pershing Blvd Right Turn Lane

A right turn lane is planned along east bound Pershing Blvd for the main entrance to the Park. This plan and estimate are assuming a 300 lineal foot turn bay with a 180 lineal foot taper. Future design efforts should include a traffic study to determine any other improvements necessary for safe access in and out of the Park.



PROPOSED PHASING PLAN

LEGEND:

-  PHASE 1 - \$4.85 M
-  PHASE 2 - \$4.85 M
-  PHASE 3 - \$1.6 M
-  PHASE 4 - \$3.75 M
-  PHASE 5 - \$1.3 M
-  PHASE 6 - \$8.5 M
-  PHASE 7 - \$9.65 M
-  PHASE 8 - \$1.75 M
-  PHASE 9 - \$3.7 M
-  PHASE 10 - \$2.6 M
-  PHASE 11 - \$200 K

Proposed Phasing Plan

This diagram shows proposed phasing of the park. Construction of these areas will be determined in the future based on current needs of the community and the City.



DONOR OPPORTUNITIES PLAN

Fundraising - Donor Opportunities

This project is reliant on donations from people, organizations, and companies to be implemented. The major and minor donor opportunities are listed below.

MAJOR DONOR OPPORTUNITIES WITH POTENTIAL NAMING RIGHTS

Opportunity	Estimated Cost
1. Shade Shelter (Large)	\$60,000 ea
2. Shade Shelter (Small)	\$30,000 ea
3. Playground	\$350,000
4. Community Pool	\$300,000
5. Pickleball Courts	\$300,000
6. Tennis Courts	\$90,000
7. Multi-Purpose Ball Fields	\$60,000
8. Ball Fields Concessions Building	\$160,000
9. Bleachers	\$80,000
10. Skate Park	\$860,000
11. Basketball Courts	\$255,000
12. Seat Walls	\$205,000
13. Walking Trail	\$150,000
14. Nature Play	\$200,000
15. Multi-Purpose Field	\$450,000
16. Trailhead Structure	\$60,000
17. Bird Blind	\$20,000

MINOR DONOR OPPORTUNITIES

Opportunity	Estimated Cost
A. Seatwall medallions/plaques	\$250 ea
B. Trees along main drive	\$750 ea
C. Garden bed planting	\$200 per 50 SF of garden





Construction Cost Opinions

The following section provides detailed cost estimates of the East Cheyenne Community Park Master Plan. They are intended to give direction to the Schematic Design and Construction Documentation phasing for the ECCP.

PRELIMINARY OVERALL COST ESTIMATE

East Cheyenne Community Park					
Estimate of Probable Costs					
Plan Date: June 2022					
Prepared by: Russell + Mills Studios					
ITEM	UNIT	UNIT COST	QTY.	EXTENDED COST	NOTES
GRADING					
Unclassified Excavation	C.Y.	\$5.00	40,000	\$200,000	
Topsoil Stripping (6")	C.Y.	\$3.00	30,059	\$90,177	
Topsoil Placing (6")	C.Y.	\$2.50	30,059	\$75,148	
CATEGORY SUBTOTAL				\$365,325	
UTILITIES					
Water Service Line	ALLOW	\$5,000.00	10	\$50,000	
Water Main, 8-inch	LF	\$100.00	4,341	\$434,100	
Water Main Fittings	EA	\$1,600.00	35	\$252,500	
Gate Valves, 8"	EA	\$4,000.00	20	\$80,000	
Fire Hydrant Assembly	EA	\$9,500.00	7	\$66,500	
Sanitary Sewer Manhole, 4' Dia	EA	\$14,000.00	16	\$224,000	
Sanitary Main, 8-inch	LF	\$70.00	1,628	\$113,960	
Sanitary Service, 4-inch	LF	\$60.00	1,318	\$79,080	
Striping/Pavement Markings	LF	\$1.00	15,352	\$15,352	
Storm Sewer Manhole	EA	\$6,500.00	8	\$52,000	
Storm Sewer Inlets	EA	\$6,000.00	16	\$96,000	
Storm Sewer Main, 24" RCP	LF	\$130.00	2,037	\$264,810	
CATEGORY SUBTOTAL				\$1,528,302	
LIGHTING					
Parking Lot Lighting	EA	\$5,000.00	30	\$150,000	
Site Lighting	EA	\$1,500.00	45	\$67,500	
CATEGORY SUBTOTAL				\$217,500	
SITE AND CONCRETE WORK					
Concrete Pavement - Std Gray - 4" thick	S.F.	\$6.00	244,830	\$1,468,980	
Concrete Pavement - Colored - 4" thick	S.F.	\$10.00	48,966	\$489,660	
Concrete Pavement - Std Gray - 6" thick	S.F.	\$12.00	9,786	\$117,432	
Crushed Base, Grading W 4" (Curb & Gutter and Sidewalk)	S.Y.	\$8.00	19,940	\$159,520	
Crushed Base, Grading W 6" (Drive Aisle)	S.Y.	\$10.00	35,900	\$359,000	
Crusher Fines	S.F.	\$3.00	47,207	\$141,621	Walking trail additions
Asphalt Pavement Markings and Signage	ALLOW	\$15,000.00	1	\$15,000	
Asphalt Pavement	S.F.	\$5.50	321,974	\$1,770,857	
Plant Mix Bit, Pvmnt, Type II, Grading A (Bottom Lift) & Grading C (Top Lift), 4" (2 lifts)	S.Y.	\$32.00	35,900	\$1,148,800	
New Curb & Gutter, 24" Type-A	L.F.	\$27.00	16,315	\$440,505	
New Concrete Valley Pan, 8"	S.Y.	\$100.00	1,200	\$120,000	
ADA Curb Ramp	EA	\$1,500.00	50	\$75,000	
Poured In Place Concrete- Playground 1	C.Y.	\$20.00	11,446	\$228,920	
EWf- Nature Play	C.Y.	\$57.25	10,072	\$576,622	
Install Boulders	TON	\$250.00	63	\$15,750	
Swimming Pool	S.F.	\$160.00	12,688	\$2,030,080	
Swimming Pool Equipment	ALLOW	\$2,540.00	1	\$2,540	
CATEGORY SUBTOTAL				\$9,160,287	
SITE FURNISHINGS					
Cast-in-place Concrete Seatwall	L.F.	\$250.00	812	\$203,000	
Playground Equipment	ALLOW	\$350,000.00	1	\$350,000	
Nature Play	ALLOW	\$200,000.00	1	\$200,000	
Chain-link Fence	L.F.	\$55.00	1,219	\$67,045	Tennis and Pickleball Courts
Small Shade Structures	EA	\$30,000.00	4	\$120,000	
Large Shade Structures	EA	\$60,000.00	1	\$60,000	
CATEGORY SUBTOTAL				\$1,000,045	
SPORTS COURTS					
Pickleball Court Accessories	ALLOW	\$12,000.00	1	\$12,000	Posts and Netting
Pickleball Court Lighting	ALLOW	\$2,500.00	8	\$20,000	
Pickleball and Tennis Court Pavement and Striping	S.F.	\$12.00	31,455	\$377,460	
Tennis Court Accessories	ALLOW	\$12,000.00	1	\$12,000	Posts and Netting
Tennis Court Lighting	ALLOW	\$2,500.00	6	\$15,000	
Skate Park	S.F.	\$50.00	17,150	\$857,500	
Basketball Pavement and Striping	S.F.	\$12.00	20,034	\$240,408	
Basketball Court Accessories	ALLOW	\$12,000.00	1	\$12,000	Posts and Netting
Basketball Court Lighting	ALLOW	\$2,500.00	3	\$7,500	
Field Lighting	EA	\$175,000.00	2	\$350,000	
Score Board and Supports	EA	\$30,000.00	2	\$60,000	
Electrical Distribution- Scoreboards/Field Lighting	EA	\$15,000.00	2	\$30,000	Power, conduit, wiring
Electrical Distribution- Parking/Site Lighting	ALLOW	\$20,000.00	2	\$40,000	Power, conduit, wiring
Electrical Transformer/Panel	ALLOW	\$25,000.00	2	\$50,000	
Covered Dugout	EA	\$7,000.00	4	\$28,000	
Bleachers	EA	\$10,000.00	8	\$80,000	
Skinned Infield	CY	\$60.00	1,031	\$61,860	pioneer sand red clay mix
Backstop Fence - 20' high	LF	\$350.00	310	\$108,500	chain-link w/ 45 angle
Fence - 6' high	LF	\$30.00	775	\$23,250	chain-link
Fence Caps	LF	\$8.00	1,515	\$12,120	
Field Equipment	ALLOW	\$10,000.00	2	\$20,000	bases, pitching rubber, etc.
Gates	ALLOW	\$2,000.00	2	\$4,000	Person and maintenance
CATEGORY SUBTOTAL				\$2,421,598	

ARCHITECTURE					
Ball Field Concession Building	S.F.	\$175.00	900	\$157,500	
Ball Field Restroom Building	S.F.	\$200.00	900	\$180,000	
Gymnasium and Indoor Court Building #1	ALLOW	\$3,500,000.00	1	\$3,500,000	
Gymnasium and Indoor Court Building #2	ALLOW	\$3,500,000.00	1	\$3,500,000	
Community Building	S.F.	\$400.00	15,000	\$6,000,000	
Pool Entry Building	S.F.	\$175.00	3,500	\$612,500	
Pickleball/Tennis Restroom Building	S.F.	\$200.00	900	\$180,000	
Multi-Purpose Field Restroom Building	S.F.	\$200.00	900	\$180,000	
CATEGORY SUBTOTAL				\$14,310,000	
LANDSCAPE					
Deciduous Tree	EA	\$715.00	566	\$404,690	2" caliper
Evergreen Tree	EA	\$715.00	103	\$73,645	2" caliper
Ornamental Tree	EA	\$600.00	120	\$72,000	1.5" caliper
Soil Prep- Sod	C.Y.	\$25.00	99,354	\$2,483,850	New turf areas - 6" depth
Soil Prep- Planting Areas	C.Y.	\$25.00	6,247	\$156,175	New planting areas - 3" depth
Sod	S.F.	\$1.00	447,092	\$447,092	
Native Seed	S.F.	\$0.50	707,067	\$353,534	
Shredded Cedar Mulch	C.Y.	\$50.00	8,329	\$416,450	4" Depth - Shredded Cedar
Planting Areas	S.F.	\$5.00	56,219	\$281,095	Ornamental grasses, deciduous shrubs and perennials
CATEGORY SUBTOTAL				\$4,688,531	
IRRIGATION					
POC/Controller Allowance	ALLOW	\$20,000.00	1	\$20,000	
Irrigation System (Seeded Area Establishment)	S.F.	\$1.25	707,067	\$883,834	
Irrigation System (Shrub Beds)	S.F.	\$2.00	503,350	\$1,006,700	
Tree Irrigation (Canisters)	EA	\$250.00	790	\$197,500	
CATEGORY SUBTOTAL				\$2,108,034	
SUBTOTAL					
				\$35,799,620.75	
				10% General Conditions	\$3,579,962
				5% Mobilization/Bonding/Insurance	\$1,789,981
				10% Master Plan Contingency	\$3,579,962
GRAND TOTAL				\$44,749,526	

WHITNEY ROAD						
Crushed Base W 4" (Curb & Gutter and Sidewalk)			1,030	SY	\$8.00	\$8,240.00
Crushed Base w 6" (Roadway)			11,025	SY	\$10.00	\$110,250.00
Plant Mix Bit, Pvmnt, Type II, Grading A (Bottom Lift) & Grading C (Top Lift), 4" (2 lifts)			11,025	SY	\$32.00	\$352,800.00
New Curb & Gutter, 24" Type-A			4,608	LF	\$27.00	\$124,416.00
New Concrete Valley Pan, 8"			188	SY	\$100.00	\$18,800.00
New Concrete Greenway, 4"			1,080	SY	\$82.00	\$88,560.00
New Curb Turn Fillets, R15 (Includes C+G)			17	EA	\$2,600.00	\$44,200.00
New Drive Approach, 8" Alley/Commercial			355	SY	\$100.00	\$35,500.00
Storm Sewer Inlets			4	EA	\$6,000.00	\$24,000.00
Storm Sewer Main, 24" RCP			230	LF	\$130.00	\$29,900.00
CATEGORY SUBTOTAL						\$836,666
PERSHING RIGHT TURN LANE						
Embankment (RT, Turn Lane)			7,500	CY	\$5.00	\$37,500.00
Crushed Base W 4" (Curb & Gutter and Sidewalk)			120	SY	\$8.00	\$960.00
Crushed Base w 6" (Roadway)			675	SY	\$10.00	\$6,750.00
Plant Mix Bit, Pvmnt, Type II, Grading A (Bottom Lift) & Grading C (Top Lift), 4" (2 lifts)			675	SY	\$32.00	\$21,600.00
New Curb & Gutter, 24" Type-A			531	LF	\$27.00	\$14,337.00
New Concrete Valley Pan, 8"			30	SY	\$100.00	\$3,000.00
New Curb Turn Fillets, R15 (Includes C+G)			2	EA	\$2,600.00	\$5,200.00
New Drive Approach, 8" Alley/Commercial			50	SY	\$100.00	\$5,000.00
CATEGORY SUBTOTAL						\$94,347

Appendix A- Community Meeting #1

Welcome to the East Cheyenne Community Park Master Plan Open House

January 20th, 2022



russe||+
mills

**COMMUNITY RESPONSES
1/20/2022**

Project Schedule

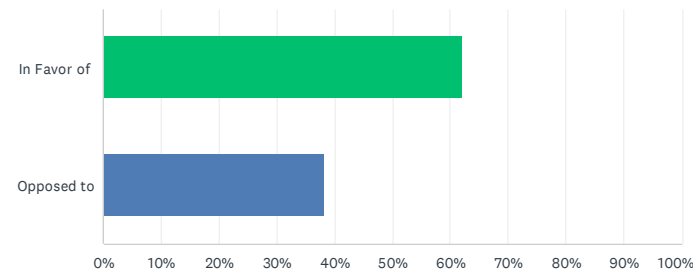
Task ----- Approx. 3-4 months -----> Task



Survey Results - What We've Heard So Far

Q1 Would you be in favor of including Pickleball Courts in the East Cheyenne Community Park Master Plan?

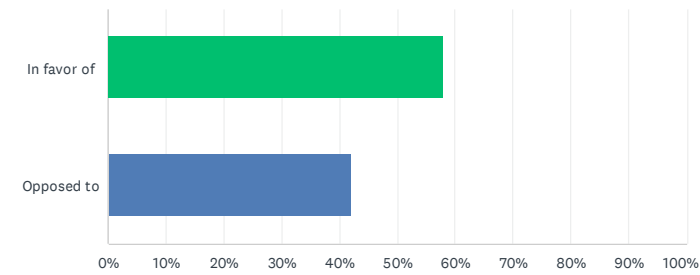
Answered: 977 Skipped: 39



ANSWER CHOICES	RESPONSES
In Favor of	62.13% 607
Opposed to	38.18% 373
Total Respondents: 977	

Q2 Would you be in favor of including a Skate Park in the East Cheyenne Community Park Master Plan?

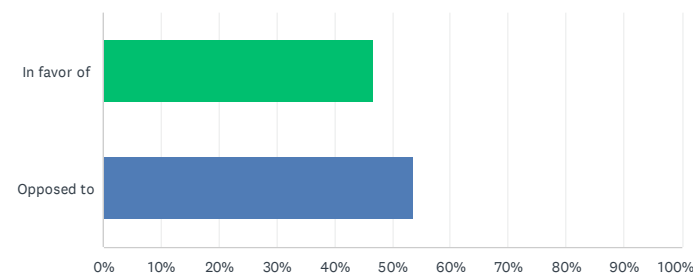
Answered: 989 Skipped: 27



ANSWER CHOICES	RESPONSES
In favor of	58.04% 574
Opposed to	42.06% 416
Total Respondents: 989	

Q3 Would you be in favor of including baseball fields in the East Cheyenne Community Park Master Plan?

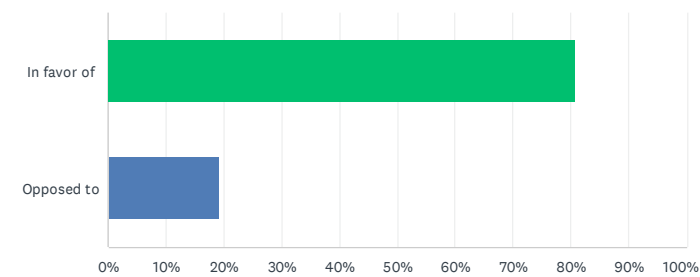
Answered: 983 Skipped: 33



ANSWER CHOICES	RESPONSES
In favor of	46.69% 459
Opposed to	53.51% 526
Total Respondents: 983	

Q4 Would you be in favor of including multi-purpose fields in the East Cheyenne Community Park Master Plan?

Answered: 988 Skipped: 28



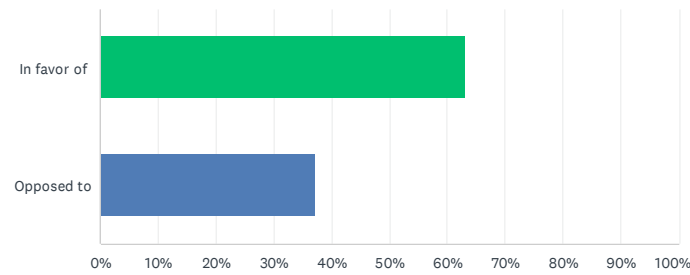
ANSWER CHOICES	RESPONSES
In favor of	80.87% 799
Opposed to	19.13% 189
TOTAL	988



Survey Results - What We've Heard So Far

Q5 Would you be in favor of including a disc golf course in the East Cheyenne Community Park Master Plan?

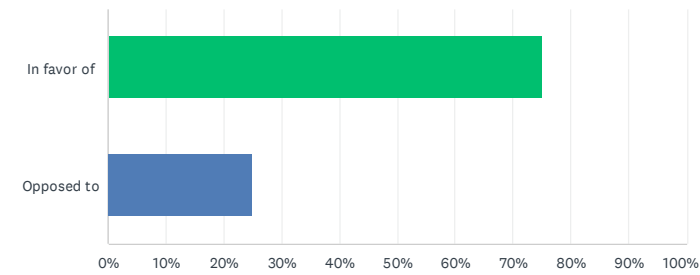
Answered: 994 Skipped: 22



ANSWER CHOICES	RESPONSES
In favor of	63.08% 627
Opposed to	37.12% 369
Total Respondents: 994	

Q6 Would you be in favor of including a community pool in the East Cheyenne Community Park Master Plan?

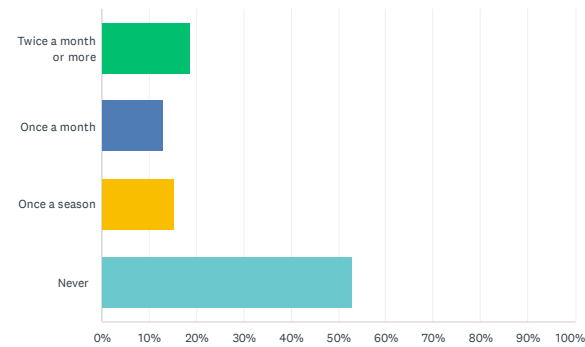
Answered: 995 Skipped: 21



ANSWER CHOICES	RESPONSES
In favor of	75.08% 747
Opposed to	24.92% 248
Total Respondents: 995	

Q7 How often would you or someone you know, use basketball courts in the park?

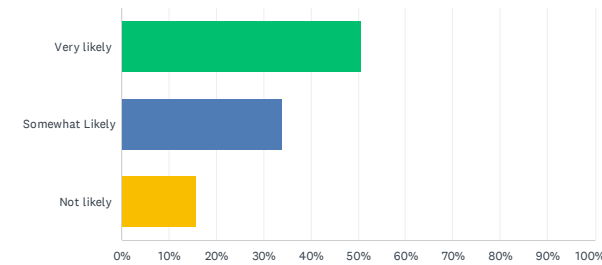
Answered: 1,001 Skipped: 15



ANSWER CHOICES	RESPONSES
Twice a month or more	18.78% 188
Once a month	13.09% 131
Once a season	15.28% 153
Never	52.85% 529
TOTAL	1,001

Q8 How likely are you or someone you know, to use a crushed rock perimeter (hiking) path within East Cheyenne Community Park?

Answered: 1,008 Skipped: 8



ANSWER CHOICES	RESPONSES
Very likely	50.50% 509
Somewhat Likely	33.83% 341
Not likely	15.67% 158
TOTAL	1,008

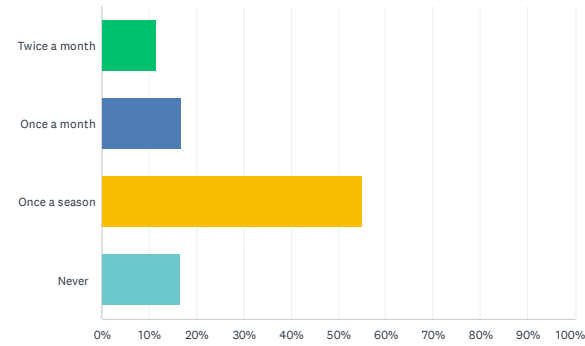


East Cheyenne Community Park

Survey Results - What We've Heard So Far

Q9 How often would you or someone you know, use picnic shelter/gathering area(s) for events? (Birthday's, Holidays, etc?)

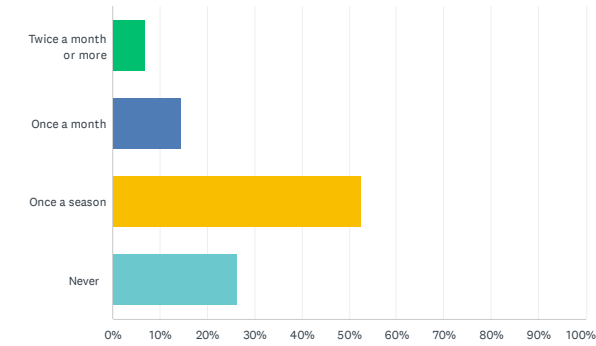
Answered: 1,007 Skipped: 9



ANSWER CHOICES	RESPONSES	
Twice a month	11.62%	117
Once a month	16.88%	170
Once a season	54.92%	553
Never	16.58%	167
TOTAL		1,007

Q10 How often would you or someone you know, use a community building within the park for events? (Birthday's, Holidays, etc?)

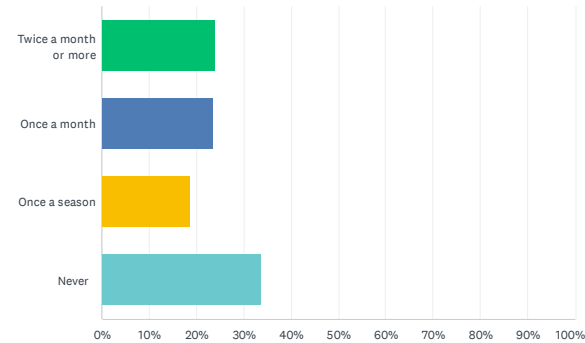
Answered: 1,003 Skipped: 13



ANSWER CHOICES	RESPONSES	
Twice a month or more	6.88%	69
Once a month	14.46%	145
Once a season	52.44%	526
Never	26.22%	263
TOTAL		1,003

Q11 How often do you or someone you know, use the open space area in the park currently?

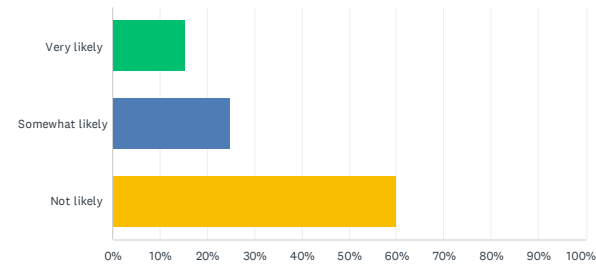
Answered: 1,000 Skipped: 16



ANSWER CHOICES	RESPONSES	
Twice a month or more	24.00%	240
Once a month	23.60%	236
Once a season	18.80%	188
Never	33.60%	336
TOTAL		1,000

Q12 How likely are you or someone you know, to use a bird blind or similar wildlife viewing structure within East Cheyenne Community Park?

Answered: 1,001 Skipped: 15

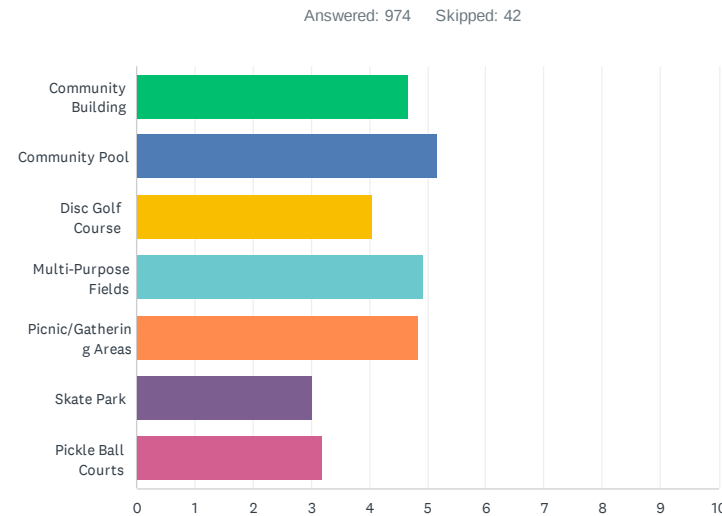


ANSWER CHOICES	RESPONSES	
Very likely	15.38%	154
Somewhat likely	24.78%	248
Not likely	59.84%	599
TOTAL		1,001



Survey Results - What We've Heard So Far

Q14 The improvements in the East Cheyenne Community Park will be phased due to budgets. If you could choose 3 items to be constructed in the next phase of construction, what would they be. Please put a 1, 2, 3, etc in order of your preference.

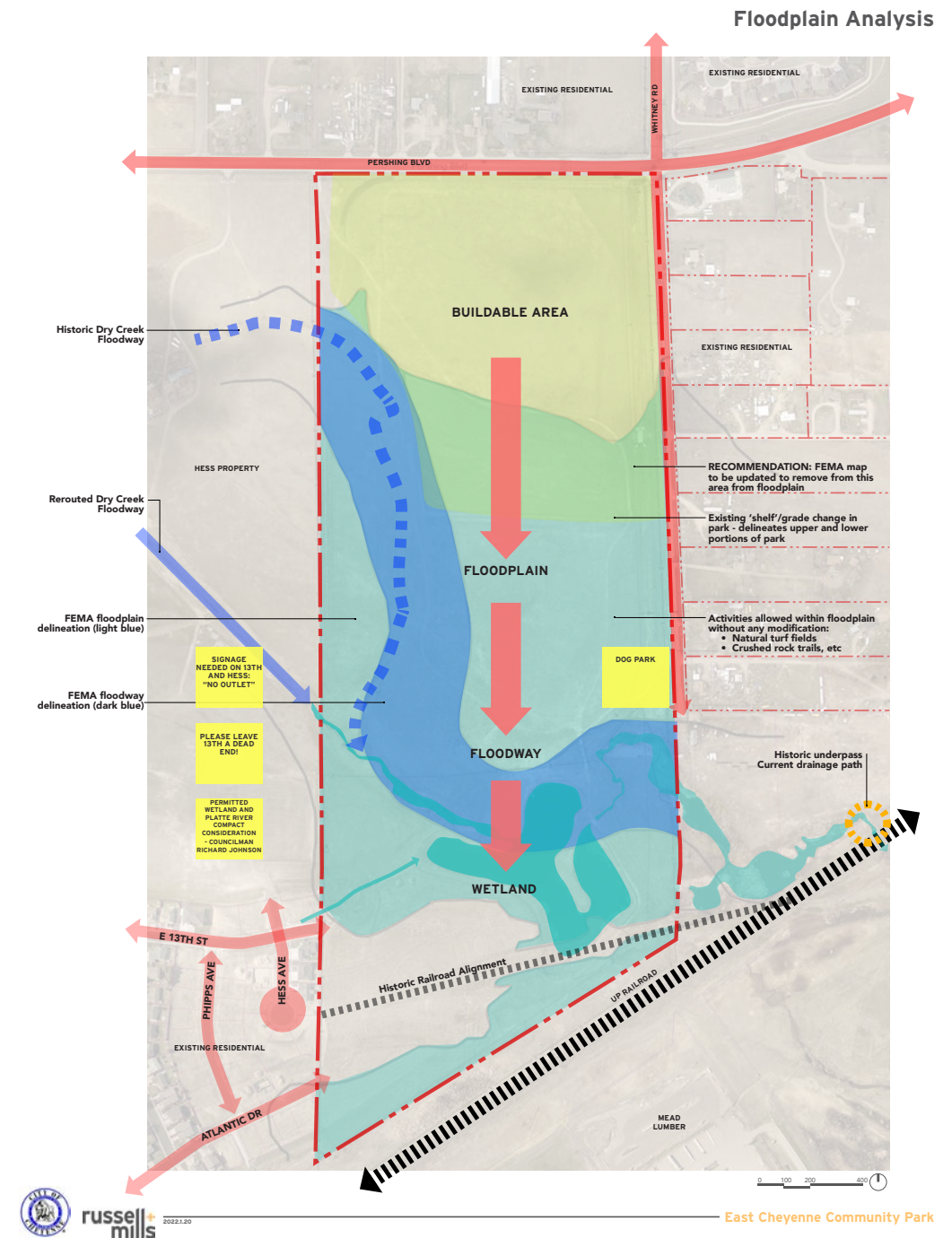
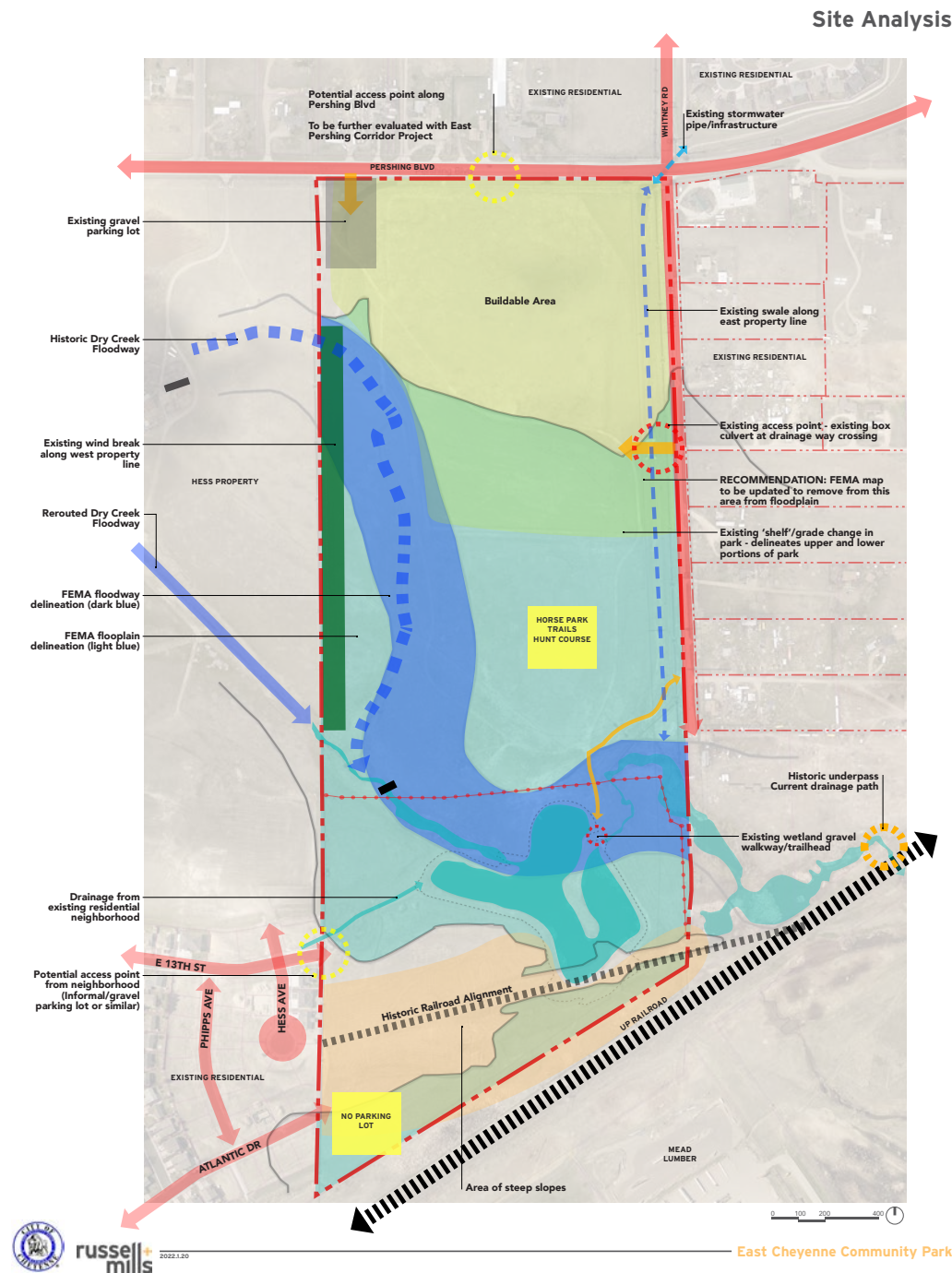
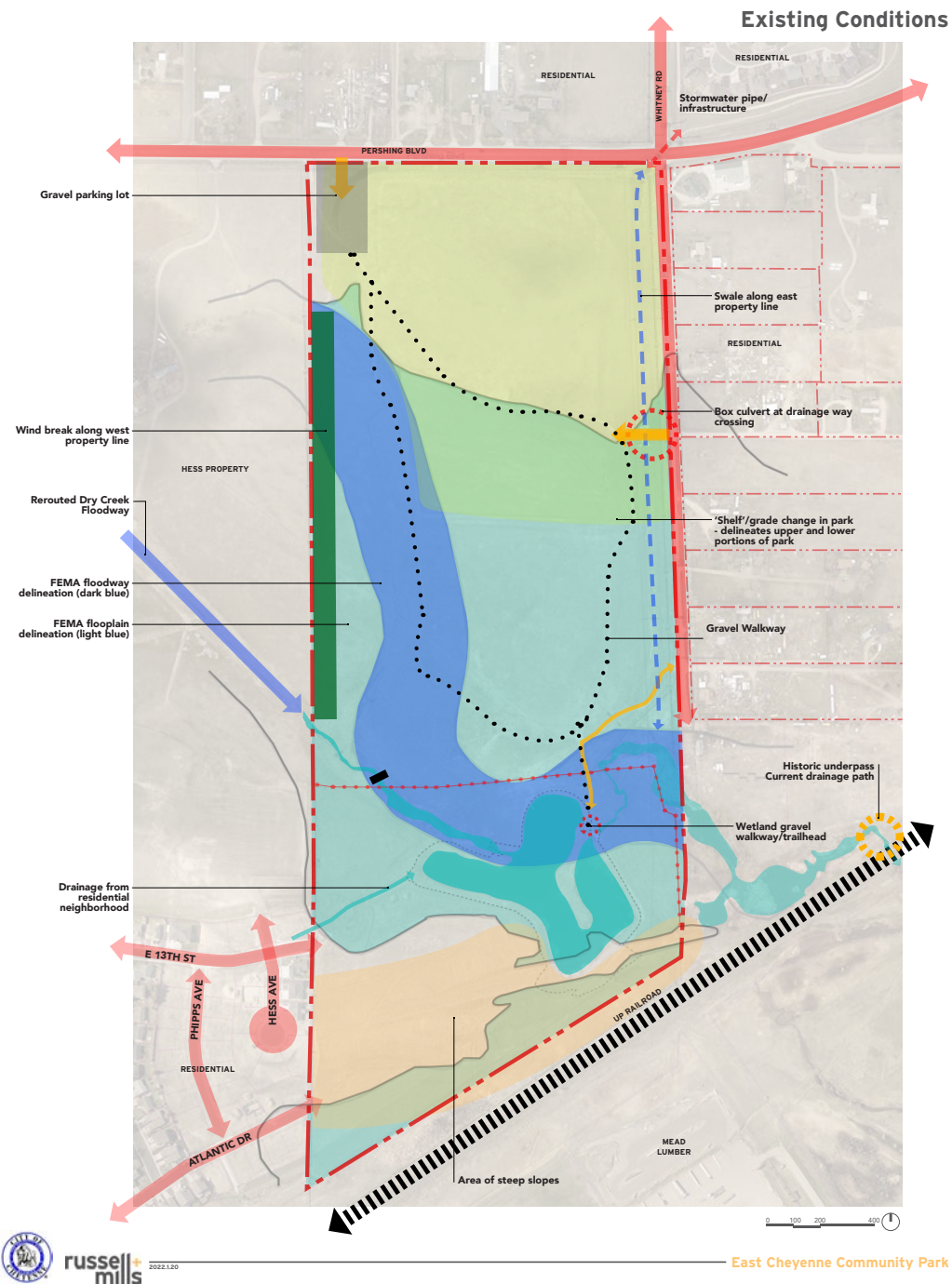


	1	2	3	4	5	6	7	TOTAL	SCORE
Community Building	15.90% 125	19.47% 153	22.77% 179	16.54% 130	11.83% 93	9.03% 71	4.45% 35	786	4.66
Community Pool	35.45% 301	21.55% 183	13.07% 111	8.72% 74	6.01% 51	6.24% 53	8.95% 76	849	5.17 1
Disc Golf Course	18.97% 143	10.74% 81	11.27% 85	13.00% 98	18.30% 138	17.11% 129	10.61% 80	754	4.05
Multi-Purpose Fields	15.02% 126	26.34% 221	22.77% 191	17.52% 147	10.73% 90	5.36% 45	2.26% 19	839	4.92 2
Picnic/Gathering Areas	18.00% 151	21.10% 177	22.65% 190	14.30% 120	14.42% 121	7.51% 63	2.03% 17	839	4.83 3
Skate Park	5.01% 37	9.21% 68	12.33% 91	8.81% 65	13.69% 101	23.31% 172	27.64% 204	738	3.03
Pickle Ball Courts	11.64% 88	8.99% 68	10.58% 80	6.88% 52	10.98% 83	18.78% 142	32.14% 243	756	3.19

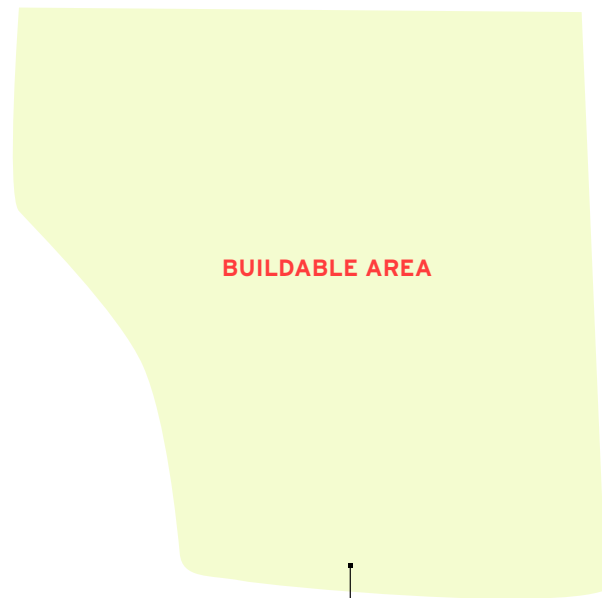
General Survey Trends

- Community Pool most desired to be implemented
- Keep southern half of the site as naturalistic as possible for wildlife protection and open space enjoyment
- Desire to connect site to greenway
- Be aware of parking constraints and overloading E Pershing Blvd.
- Restrooms that are open year round
- Widespread desire to consider the following:
 - Dog Park
 - 400 m Running Track
 - Mountain Biking
 - Tennis Courts





What Can Be Built?



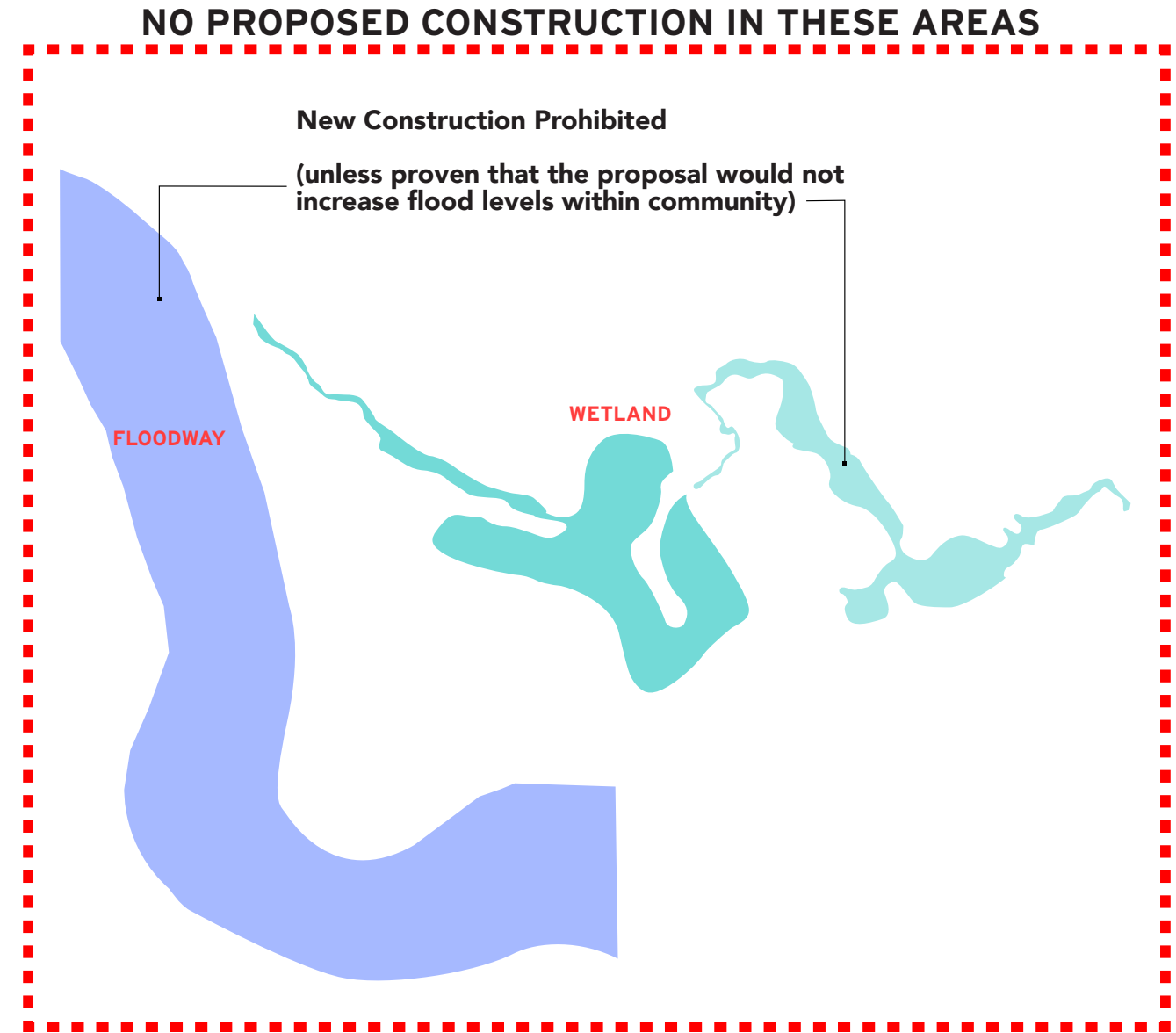
BUILDABLE AREA

BUILDABLE AREA

- Community Athletic Field
- Educational Facilities
- Public Parking
- Transportation Facilities
- Indoor Recreation Facility
- Outdoor Recreation Facility
- Developed Athletic Field Stadium
- Community Assembly (max. occupancy 1,000)

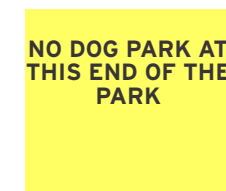


FLOODPLAIN



FLOODPLAIN

- Determined by 100 year flood elevations, requires mandatory flood insurance
- Construction feasible through application for FEMA revision, if base elevation is raised by 1' or more
- Examples of features that could be built in this area: natural turf fields, trails, etc (NO STRUCTURES)



East Cheyenne Community Park
Floodplain Analysis

Local Park References



Holliday Park



Sun Valley Park



Saddle Ridge Park

 = Buildable Area for East Cheyenne Park



russe||+ mills 2022.1.20

East Cheyenne Community Park

Purpose of this Project is:

To provide a roadmap for future development within the park

Goals:

- Provide plan and report roadmap to help determine future uses within the park
- Assess current recreational uses and needs within the City of Cheyenne
- Analyze infrastructure requirements needed for future development in park
- Identify buildable areas within park - given existing floodplain, floodway areas
- Help facilitate improved regional drainage



Existing Uses within Park:

- Open Space
- Walking Trails
- Wildlife viewing

Potential/Future Uses within Park:

- Picnic/Community Gathering
- Community Pool
- Wildlife Viewing + Open Space with trails
- Sport Fields (Baseball, Mixed Use)
- Sport Courts (Basketball, Pickleball)
- Skate Park
- Disc Golf
- Greenway connections
- Improved regional drainage

Are there any other uses you would you like to see within the park?:

Please add sticky notes below

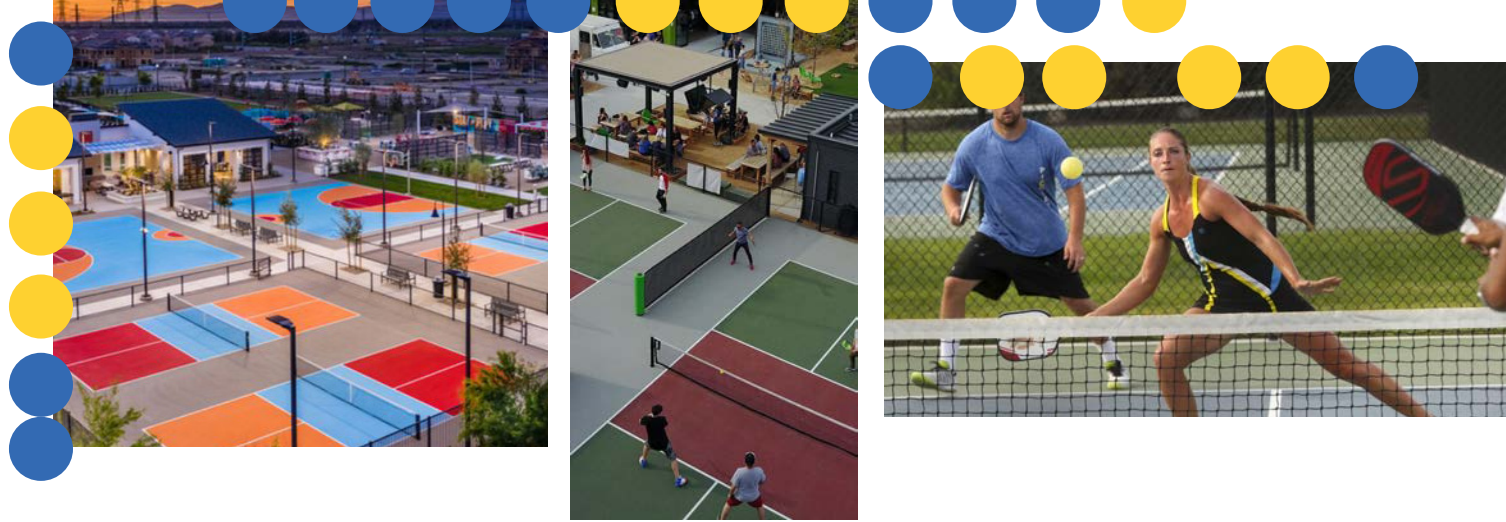
KEEP NATURAL! HAVE BOYSCOUTS GIRLSCOUTS EVEN BOTANICAL GARDENS HELP & EARN BADGES TO KEEP IT NATURAL	STREET HOCKEY THING DOG PARK	DOG PARK	DOG PARK	DOG PARK
HORSE PARK POLO HUNTING TRAIL RIDE	DOG PARK	BIKE REPAIR STATION		



Potential Future Park Uses

● Like/Yes
● Dislike/No

Pickleball



Baseball



Skate Park



Basketball



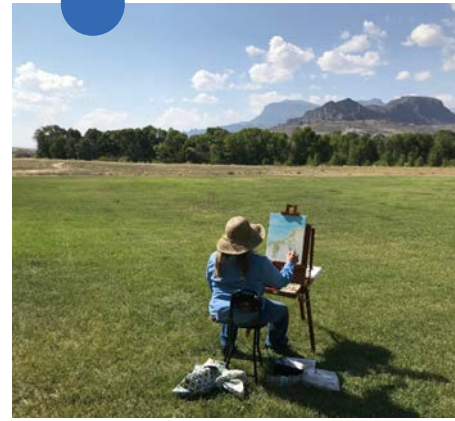
russe||+ mills 2022.1.20

East Cheyenne Community Park
Visual Preferencing

Potential Future Park Uses

● Like/Yes
● Dislike/No

Open Space/Wetland Area



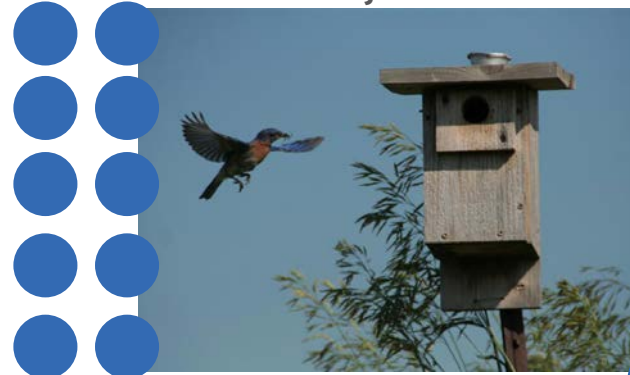
Boardwalk



Perimeter Hiking Path



Wildlife Viewing



russe+ mills 2022.1.20

East Cheyenne Community Park
Visual Preferencing

Phasing Preferences

The improvements in the East Cheyenne Community Park will be phased due to budgeting.

If you could choose **3 items** to be implemented in the first phase of construction, what would they be?

(Please add a sticky note labeled with 1st, 2nd, and 3rd preferences)

<ul style="list-style-type: none"> 1. WALKING PATH GRAVELED 2. NATURAL AREAS KEPT & MAINTAINED 3. PARKING RESTRICTIONS AFTER MIDNIGHT 	<ul style="list-style-type: none"> 1. HOUR RESTRICTIONS FOR THE PARK 2. LIGHT POLE FOR THE PARKING LOT 3. WHEELCHAIR ACCESSIBLE PATH GRADE & GRAVEL BUT LEVEL 	<p>EQUESTRIAN PARK</p>				
<ul style="list-style-type: none"> PICKLEBALL POOL WALKING PATH 	<ul style="list-style-type: none"> 1. ICE SKATING RINK 2. STREET HOCKEY THINGS 3. HIKING PATH 	<ul style="list-style-type: none"> 1. PERIMETER WALKING PATH 2. OPEN SPACE/WETLANDS 3. COMMUNITY POOL 	<ul style="list-style-type: none"> 1. WALKING PATH 2. OPEN SPACE 3. WILDLIFE VIEWING 	<ul style="list-style-type: none"> 1. WALKING PATHS 2. OPEN SPACE/WETLAND 3. SWIMMING POOL 	<ul style="list-style-type: none"> 1. WALKING PATH 2. WILDLIFE VIEWING 3. WETLAND AREA 	<ul style="list-style-type: none"> 1. DOG PARK 2. MULTI-PURPOSE FIELDS 3. NATURAL AREA
<ul style="list-style-type: none"> 1. MULTI FIELDS 2. SKATE PARK 3. ICE RINK 	<ul style="list-style-type: none"> WALKING PATH OPEN SPACE WILDLIFE/BIRDING AREAS 	<ul style="list-style-type: none"> - WALKING PATH (ROCK/LOW MAINTENANCE) - OPEN SPACE -WELCOME WILDLIFE 	<ul style="list-style-type: none"> 1. OPEN SPACE 2. DISC GOLF 3. PICKLEBALL 			

Potential items: Community House, Community Pool, Disc Golf, Multi Purpose Field, Picnic/Gathering Space, Pickleball Courts, Skate Park, Open Space/Wilderness Trail



East Cheyenne Community Park

Additional Comments ??

(Add a sticky note below)

GOOD VISUALIZATIONS
-PARKING AND FLOODPLAIN CONSIDERATIONS WILL NEED TO BE TACKLED THANK YOU

THE PARKING LOT ENTRANCE SHOULD HAVE ACCELERATE AND SLOW-DOWN LANES ON PERSHING TO REDUCE VEHICLE ACCIDENTS

CONTAINED DOG PARK
DOG POOP BAGS AND CONTAINERS

CHANGE PARKING LOT TO WHITNEY @ BRIDGE SAFETY

PARK SHOULD CLOSE @ DARK OR 10 PM NOT LATER.

- DISK GOLF IN ALL AREAS THAT DON'T HAVE STRUCTURES (SOUTH END)*
- PICKLEBALL COURTS WILL BE USED A LOT IF INCLUDED (NORTH END)

TRAILHEAD END OF ATLANTIC BUT NO PARKING OR TRAFFIC GOING THROUGH GATE

PROTECT WILDLIFE

EAST PERSHING ACCESS NEEDS TO BE ADDRESSED WE HAVE SEEN SEVERAL ACCIDENTS THERE

EQUESTRIAN PARK



ACCESS FROM ATLANTIC



EAST SIDE OF TOWN HAS VERY LIMITED OFF LEASH DOG AREA OPTIONS

NO NIGHTTIME LIGHTS

WE ALSO HAVE CONCERNS ABOUT THE AMOUNT OF PEOPLE IN THE PARKING LOT COMING AND GOING AT ALL HOURS OF THE NIGHT (2-4AM)

PREFER NO DOGS. BUT IF YOU MUST, KEEP THEM AWAY FROM THE HORSE NEIGHBOR TO THE WEST.

NO DINOSAUR YARD
MAYBE A SMALL KID AREA FOR THIS IDEA, BUT NOT THE ENTIRE THEME

THERE IS A VERY HIGH DEMAND FOR OFF LEASH DOG AREAS IN THIS CITY

NO 13TH STREET ACCESS

PARKING RESTRICTIONS AFTER 10 PM

THE DOG PARK NEEDS TO BE ACCESSIBLE FROM A PARKING LOT OR ROAD W/O REQUIRING A LOT OF WALKING TO GET THERE

NO LARGE LIGHTS!
SMALL COMMUNITY BUILDING



Appendix B- Community Meeting #2

Community Comments
4/22/2022

Concept A



LEGEND

- 1 NORTH ENTRY
- 2 DETACHED SIDEWALKS ALONG MAIN DRIVE
- 3 BALL FIELDS
- 4 RESTROOMS TYP.
- 5 PLAZA CONCESSIONS & RESTROOMS
- 6 SKATE PARK
- 7 PICKLEBALL COURTS
- 8 COVERED SHELTERS TYP.
- 9 BASKETBALL COURTS
- 10 POOL ENTRY AND BUILDING
- 11 COMMUNITY POOL AREA
- 12 COMMUNITY BUILDING OUTDOOR PATIO WITH MOVABLE SEATING
- 13 PLAYGROUND AREA
- 14 COMMUNITY LAWN
- 15 GYMNASIUM AND INDOOR COURT BUILDINGS (30KSF EA)
- 16 ENTRY PLAZA WITH SEAT WALLS
- 17 NEW TRAIL CONNECTIONS FROM PARK
- 18 IMPROVED CREEK WITH TRAIL ACCESS
- 19 NATURE PLAY
- 20 OPEN TURF AREA ACCOMMODATES 3 MULTI-PURPOSE FIELDS
- 21 MULTI-PURPOSE FIELD PLAZA WITH RESTROOM
- 22 TRAILHEAD ACCESS TO WETLAND AREA
- 23 WETLAND PICNIC AREA
- 24 WETLAND BOARDWALK
- 25 EXISTING WETLAND
- 26 BIRD BLIND AREA
- 27 BRIDGE CONNECTION NEW
- 28 HISTORIC RAILWAY OVERLOOK
- 29 PROPOSED GRAVEL PARKING WITH TRAILHEAD
- 30 EXISTING TRAIL NETWORK WITH NEW TRAIL CONNECTION
- 31 EXTERNAL TRAIL CIRCUIT
- 32 GREENWAY TRAIL CONNECTION

PARKING COUNT: 774

PARK AREA BREAKDOWN

--- PROGRAMMED AREA 33 ACRES
 --- OPEN SPACE 72 ACRES

Get rid of the whole deal!	Sarasville Replication	Dog park (2.5 acres needed, fenced, access to parking lot)	No Parking #29
Leave wetland life alone no trails	Dogs are chasing wildlife that used to be there	No parking lot right outside my patio	Have seen no wildlife that was always there for years
No parking #29	No parking lot + 13th please	No parking 13th	No parking access #29 move to #32
No parking #29	Change parking closer to Atlantic 32	No gate on Atlantic Dr	No gate Atlantic Dr
Skatepark NO	Move #6 away from Whitney (far east) Concept A moved to 14 Concept B preferred	Skatepark fence w gate+ posted hours of use	We like this plan - couldn't vote online

Will there be restroom facilities inside gym + pool areas?
Danielle Coffman



Concept B

Community Comments



LEGEND

- 1 NORTH ENTRY
- 2 DETACHED SIDEWALKS ALONG MAIN DRIVE
- 3 BALL FIELDS
- 4 RESTROOMS TYP.
- 5 PLAZA CONCESSIONS & RESTROOMS
- 6 BASKETBALL COURTS
- 7 PICKLEBALL COURTS
- 8 COVERED SHELTERS TYP.
- 9 GYMNASIUM AND INDOOR COURT BUILDINGS (30KSF EA)
- 10 COMMUNITY BUILDING OUTDOOR PATIO WITH MOVABLE SEATING
- 11 PLAYGROUND AREA
- 12 POOL ENTRY AND BUILDING
- 13 COMMUNITY POOL AREA WITH OPEN LAWN AREA
- 14 SKATE PARK
- 15 NEW TRAIL CONNECTIONS TO PARK
- 16 IMPROVED CREEK WITH TRAIL ACCESS
- 17 NATURE PLAY
- 18 OPEN TURF AREA ACCOMMODATES 3 MULTI-PURPOSE FIELDS
- 19 MULTI-PURPOSE FIELD PLAZA WITH RESTROOM
- 20 TRAILHEAD ACCESS TO WETLAND AREA
- 21 WETLAND PICNIC AREA
- 22 WETLAND BOARDWALK
- 23 EXISTING WETLAND
- 24 BIRD BLIND AREA
- 25 BRIDGE CONNECTION NEW
- 26 HISTORIC RAILWAY OVERLOOK
- 27 PROPOSED GRAVEL PARKING WITH TRAILHEAD
- 28 EXISTING TRAIL NETWORK WITH NEW TRAIL CONNECTION
- 29 EXTERNAL TRAIL CIRCUIT
- 30 GREENWAY TRAIL CONNECTION

PARKING COUNT: 745

PARK AREA BREAKDOWN

--- PROGRAMMED AREA 32 ACRES
 --- OPEN SPACE 72.5 ACRES

Choose plan 'B'	Sarasville replication	Open space	Dog park (2.5 acres needed, fenced, access to parking lot)
No parking #27	No bridges over ponds #22	Joe Harman Prefer B	Chandra Stone
Need identified fenced dog park similar to one in Fort Collins			Mark Titus

No gate Atlantic Drive
 No parking Atlantic Drive

Protect wildlife

Please have turn lane here, no 90 degree turn

