



**Cheyenne Downtown Development Authority**  
**Work Session of the DDA Board and**  
**City of Cheyenne Planning Commission**  
6:30 PM Monday, August 19, 2024  
Cheyenne Municipal Building  
2101 O'Neil Avenue, Cheyenne, WY 82001



**I. Call to Order / Roll Call – by staff**

**DDA Board members present** – Scott Roybal, President; Dave Teubner, Amber Nuse, Brian Bau, Danica Mrozinsky, Lorrell Walter

**Planning Commission members present** – Robert Mathia, Boyd Wiggam, Amy Hernandez, Tony Laird, Meghan Connor

**A. DDA Plan of Development Update – Cameron Gloss, Logan Simpson Consultants**

Review of numerous plans in last work session – 100's of action steps in the plans, trying to pare the projects down and get sense of priorities; opportunities and challenges, community vision through questionnaires; choices and strategies to put into a draft and then refine over next 5-6 months.

- Relatively high response rate to the engagement efforts – Overall 800+ responses to questionnaires; 30,000 website visits; provided summary of responses
- Retain historical character
- Not only vision, but implementation; describe discrete action steps to be taken.
- Categorize projects by cost and difficulty – tackle some more affordable ones first, but not lose sight of more aspirational projects that cost more.
  - Category 1) Transportation and Parking – Bicycle and Pedestrian connections; Transit Opportunities; Parking availability and location
  - Category 2) Land use – Development patters; zoning allowances; redevelopment opportunities
  - Category 3) Economic Development – tourism, art, cultural amenities; business development and retention
  - Category 4) Urban Design – historic preservation; building design; streetscape amenities such as lighting; gateway features
- 3 different “buckets”
  - Foundational – Low cost; 1-3 year implementation
  - Aspirational – Moderate cost; 3-5 year implementation
  - Visionary – High cost; 7+ year implementation

**B. Top 3-5 priorities of each DDA Board Members and Planning Commission members**

Projects are discrete actions – something specific that needs to be done

- Amy – alley clean up; bike stations; sidewalks; attention to south side corridor of district; railcars as sidewalk cafes
- Meghan – Traffic lights consistency and enough time to cross streets
- Tony – He only makes occasional visits downtown, but would like to see sidewalk cafes, bicycle amenities, more depot plaza events
- Boyd – Residential components downtown better defined; pedestrian amenities;

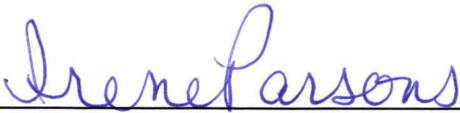
surface parking publicly available, employees parking in parking garages, lots; mark up parking, crosswalks; idea of snow removal through DDA;

- Robert – No natural draw to downtown, such as rivers, so develop something that is a natural draw to downtown; residential; one-way streets turned into two-way streets; artist gatherings/cooperatives
- Dave – Reviewed almost all of the 40 plans; outlined top 7 priorities
  - Top 5 have already been developed at some level already, so they don't need to be redone
    - West Edge plans already developed
    - Reed Ave Corridor – walkable/bikeable entry to downtown; residential already existing that have safer entry to downtown; business have been or are waiting to be developed or regenerated based on existing plan, so would like to see that come to completion
    - Pumphouse park – historical preservation provides connection to Reed Ave and to south side greenway
    - 15 St. Experience – homage to Railroad history; properties purchased along 15 St. for development based on this plan
    - Mural Alley development – walkability
    - The hold – make it an inner-city park; does not have to be proposed as attached to the Hynds building, make it a small event destination
    - Expand public parking lot on Warren and 17 St.; maybe acquire Hardees building to make it a larger parking area (realizes this is a grandiose idea)
    - 17 St. lighting project needs to be finished, continue past Cheyenne Children's Museum, to Reed Ave, restaurant district that connects
    - South side DDA corridor lighting project similar to 17 St., grassy noll on one side, business on the other side; neon lighting signs
    - Appreciate recognition of banking community in DDA; mill levy is paid largely on businesses on the north end of downtown;
    - Small 10-unit residential complexes; doesn't have to be large complexes
    - One of most walkable cities I've been in; small areas of groceries available
- Lorrel – Echo all David said; especially Reed Ave Corridor and Pumphouse; however, need to figure out Ames Ave. flooding issues first. Outside café concepts, to bring vibrancy, dog friendly spaces; Depot Plaza seating at events; safety issues, dealing with homeless; property clean up; scooters have become a nuisance, block sidewalks, parking lot at 20<sup>th</sup> and O'Neil possibly in the future.
- Danica – Echoes David; walkability and in alleys; art alley; access to DDA staff; green space in the Hole; volunteer programs for events, more involvement; bring downtown groups together to work collaboratively; coordination for homeless issues; kid friendly/family friendly environment downtown
- Amber – Parking issues 110%, sustain business and correlates to residential, retail, restaurants; downtown success of attracting people with good access to parking; increase volume, don't have long-term solution, relying on collaboration with public entities to find solution; safety, lighting, clean up alleys, sidewalks; continue momentum of art, culture, music downtown that has already happened, kudos to that, keep it going
- Scott – Council has been most interactive he's ever seen it; work sessions every 6 months to assess progress of projects; glad to hear what has been said here; Sidewalk program already in process; staff firmly in place, established now, available to go to them and talk to them.

- Brian Bau via ZOOM – Agrees with what everyone has said; get old plans executed would be fantastic; DDA helps property owners help rehab their buildings, so should continue to focus on this.

**C. Melissa Ruth of Logan Simpson – conducted engagement activity with the Board and Commission on informational project boards – rank the projects on the boards.**

**D. Wrap up and Adjournment**



Staff Signature



Board Officer