## Table of Contents

- **Section 1: Introduction**
- **Section 2: Site Analysis**
- **Section 3: Master Plan Vision**
- **Section 4: Master Plan Elements**
- **Section 5: Construction Cost Opinions**
- **Section 6: Appendix A**
- **Section 7: Appendix B**
Introduction
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.
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.
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 the 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
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

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.

East Cheyenne Community Park Master Plan
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 reaction.
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.
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.
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 its 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.

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.
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 Dry Creek 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 are 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 southeast 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).
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.
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.
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:

- PERISHING BLVD
- E 13TH ST
- WHITNEY RD
- COMMUNITY BUILDING
- OUTDOOR PATIO WITH MOVABLE SEATING
- PLAYGROUND AREA
- COMMUNITY POOL AREA WITH OPEN LAWN
- POOL ENTRY AND BUILDING
- NEW TRAIL CONNECTIONS TO PARK
- SKATE PARK
- IMPROVED CREEK WITH TRAIL ACCESS
- NATURE PLAY
- OPEN TURF AREA ACCOMMODATES 3 MULTI-PURPOSE
- MULTI-PURPOSE FIELD PLAZA WITH RESTROOM
- BASEBALL PLAZA CONcessions
- TENNIS COURTS
- PICKLEBALL COURTS
- COVERED SHELTERS
- COMMUNITY BUILDING OUTDOOR PATIO
- COMMUNITY POOL AREA WITH OPEN LAWN
- NORTH ENTRY
- DETACHED SIDEWALKS ALONG MAIN DRIVE
- MULTI-PURPOSE BALL FIELDS
- RESTROOMS
- TRAILHEAD ACCESS TO WETLAND AREA
- WETLAND PICNIC AREA
- EXISTING WETLAND
- BIRD BLIND AREA
- BRIDGE CONNECTION NEW
- HISTORIC RAILWAY OVERLOOK
- EXISTING TRAIL NETWORK WITH NEW TRAIL CONNECTION
- EXTERNAL TRAIL CIRCUIT
- GREENWAY TRAIL CONNECTION
- BASKETBALL COURTS
- BASEBALL PLAZA CONcessions
- TENNIS COURTS
- PICKLEBALL COURTS
- COVERED SHELTERS
- COMMUNITY BUILDING OUTDOOR PATIO
- COMMUNITY POOL AREA WITH OPEN LAWN
- NORTH ENTRY
- DETACHED SIDEWALKS ALONG MAIN DRIVE
- MULTI-PURPOSE BALL FIELDS
- RESTROOMS
- TRAILHEAD ACCESS TO WETLAND AREA
- WETLAND PICNIC AREA
- EXISTING WETLAND
- BIRD BLIND AREA
- BRIDGE CONNECTION NEW
- HISTORIC RAILWAY OVERLOOK
- EXISTING TRAIL NETWORK WITH NEW TRAIL CONNECTION
- EXTERNAL TRAIL CIRCUIT
- GREENWAY TRAIL CONNECTION
- BASKETBALL COURTS

East Cheyenne Community Park Master Plan
ILLUSTRATIVE BIRDS-EYE VIEW: LOOKING NORTHWEST

- Multi-Purpose Field
- Evergreen Windbreak
- Community Pool
- Pickleball Courts
- Tennis Courts
- Multi-Purpose Ball Fields
- Whitney Road
- Pershing Blvd
ILLUSTRATIVE BIRDS-EYE VIEW: LOOKING SOUTHWEST

East Cheyenne Community Park Master Plan
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

- Parking Lot
- Open Lawn
- Multi-Purpose Ball Fields
- Bleacher Seating, Typ.
- Concession Building and Arrival Space
- Restroom Building and Plaza
- External Walking Trail
- Evergreen Windbreak
ILLUSTRATIVE BIRDS-EYE VIEW: TENNIS AND PICKLEBALL COURTS

- Parking Lot and Court Plaza
- Covered Shelter, Typ. Restroom Building
- (8) Pickleball Courts
- (3) Tennis Courts (Fenced-in)
- Multi-Purpose Ball Fields/Plaza Area
- External Walking Trail

East Cheyenne Community Park Master Plan
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
**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: NATURE PLAY

- Improved Creek with Access to Water
- Nature Inspired Play Structures
- Nature Play Area
- Trail Connection
- Native Seed Area
MASTER PLAN ENLARGEMENTS: COMMUNITY POOL AND PLAYGROUND AREA

Legend:
- Parking Lot
- Community Pool Building and Arrival
- Community Pool
- Tables and Movable Seating with Umbrellas
- Pool Lounge Furnishings
- Shrub Beds
- Playground Area
- Covered Shelters
- Community Building
- New Trail Connections
- Sidewalk Connection to NE Side of Park
- 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 compliments 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. Parkgoers 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

Playground Area
  - Covered Shelter

Planting Area

Pool Entry and Building
  - Pool Lounge Chairs

Tables and Movable Chairs with Umbrellas
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

- External Trail Circuit
- Sidewalk Connection to Park
- Gymnasium and Indoor Court Buildings
- Community Building
- Restroom Building
- Multi-Purpose Field
- New Parking Lots

East Cheyenne Community Park Master Plan
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

East Cheyenne Community Park Master Plan
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.
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

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.
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

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

MINOR DONOR OPPORTUNITIES

<table>
<thead>
<tr>
<th>Opportunity</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Seatwall medallions/plaques</td>
<td>$250 ea</td>
</tr>
<tr>
<td>B. Trees along main drive</td>
<td>$750 ea</td>
</tr>
<tr>
<td>C. Garden bed planting</td>
<td>$200 per 50 SF of garden</td>
</tr>
</tbody>
</table>
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.
<table>
<thead>
<tr>
<th>Item Description</th>
<th>Unit</th>
<th>Cost 1</th>
<th>Cost 2</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>New turf areas - 6&quot; depth</td>
<td>S.F.</td>
<td>$404,690</td>
<td>$3,500,000.00</td>
<td>Posts and Netting</td>
</tr>
<tr>
<td>Concrete Pavement  - Std Gray- 6&quot; thick S.F.</td>
<td>$12.00</td>
<td>9,786</td>
<td>$117,432</td>
<td></td>
</tr>
<tr>
<td>Concrete Pavement  - Std Gray - 4&quot; thick S.F.</td>
<td>$6.00</td>
<td>244,830</td>
<td>$1,468,980</td>
<td></td>
</tr>
<tr>
<td>Site and Concrete Work</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nature Play ALLOW</td>
<td>$200,000.00</td>
<td>1</td>
<td>$200,000</td>
<td></td>
</tr>
<tr>
<td>Playground Equipment ALLOW</td>
<td>$350,000.00</td>
<td>1</td>
<td>$350,000</td>
<td></td>
</tr>
<tr>
<td>Site Furnishings</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Shade Structures</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Shade Structures</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming Pool Equipment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bleachers EA.</td>
<td>$10,000.00</td>
<td>8</td>
<td>$80,000</td>
<td></td>
</tr>
<tr>
<td>Score Board and Supports EA.</td>
<td>$30,000.00</td>
<td>2</td>
<td>$60,000</td>
<td></td>
</tr>
<tr>
<td>Field Lighting EA.</td>
<td>$175,000.00</td>
<td>2</td>
<td>$350,000</td>
<td></td>
</tr>
<tr>
<td>Electrical Transformer/Panel ALLOW</td>
<td>$25,000.00</td>
<td>2</td>
<td>$50,000</td>
<td></td>
</tr>
<tr>
<td>Electrical Distribution- Parking/Site Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Distribution- Scoreboards/Field Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming Pool</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool Entry Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Backstop Fence - 20' high LF $350.00</td>
<td>310</td>
<td>$108,500</td>
<td>chain-link w/ 45 angle</td>
<td></td>
</tr>
<tr>
<td>Fence Caps LF $8.00</td>
<td>1,515</td>
<td>$12,120</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bleachers EA. $10,000.00</td>
<td>8</td>
<td>$80,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Score Board and Supports EA. $30,000.00</td>
<td>2</td>
<td>$60,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Field Lighting EA. $175,000.00</td>
<td>2</td>
<td>$350,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Transformer/Panel ALLOW $25,000.00</td>
<td>2</td>
<td>$50,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Distribution- Parking/Site Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Distribution- Scoreboards/Field Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming Pool</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool Entry Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Backstop Fence - 20' high LF $350.00</td>
<td>310</td>
<td>$108,500</td>
<td>chain-link w/ 45 angle</td>
<td></td>
</tr>
<tr>
<td>Fence Caps LF $8.00</td>
<td>1,515</td>
<td>$12,120</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bleachers EA. $10,000.00</td>
<td>8</td>
<td>$80,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Score Board and Supports EA. $30,000.00</td>
<td>2</td>
<td>$60,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Field Lighting EA. $175,000.00</td>
<td>2</td>
<td>$350,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Transformer/Panel ALLOW $25,000.00</td>
<td>2</td>
<td>$50,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Distribution- Parking/Site Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Distribution- Scoreboards/Field Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming Pool</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool Entry Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Backstop Fence - 20' high LF $350.00</td>
<td>310</td>
<td>$108,500</td>
<td>chain-link w/ 45 angle</td>
<td></td>
</tr>
<tr>
<td>Fence Caps LF $8.00</td>
<td>1,515</td>
<td>$12,120</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bleachers EA. $10,000.00</td>
<td>8</td>
<td>$80,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Score Board and Supports EA. $30,000.00</td>
<td>2</td>
<td>$60,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Field Lighting EA. $175,000.00</td>
<td>2</td>
<td>$350,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Transformer/Panel ALLOW $25,000.00</td>
<td>2</td>
<td>$50,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Distribution- Parking/Site Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Distribution- Scoreboards/Field Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming Pool</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix A- Community Meeting #1
Welcome to the East Cheyenne Community Park Master Plan Open House
January 20th, 2022
Project Schedule

Task  Approx. 3-4 months  Task

- Background Data Collection
- Public/Community Involvement Process
- Stakeholder/City Staff Workshop
- Master Plan Development
- Master Plan Document Adopted Spring 2022
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

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Favor of</td>
<td>62.13%</td>
</tr>
<tr>
<td>Opposed to</td>
<td>37.87%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Favor of</td>
<td>58.04%</td>
</tr>
<tr>
<td>Opposed to</td>
<td>41.96%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Favor of</td>
<td>46.69%</td>
</tr>
<tr>
<td>Opposed to</td>
<td>53.31%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Favor of</td>
<td>60.67%</td>
</tr>
<tr>
<td>Opposed to</td>
<td>39.33%</td>
</tr>
</tbody>
</table>

Total Respondents: 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: 966 Skipped: 22**

- **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: 966 Skipped: 22**

- **In favor of:** 63.08% (627)
- **Opposed to:** 37.12% (369)

Total Respondents: 994

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

**Answered: 1,001 Skipped: 15**

- **Twice a month or more:** 50.50% (509)
- **Once a month:** 33.83% (341)
- **Once a season:** 15.67% (158)

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**

- **Very likely:** 75.08% (747)
- **Somewhat likely:** 24.92% (248)

Total: 1,008
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: 8

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Twice a month  or more</td>
<td>15.38% 117</td>
</tr>
<tr>
<td>Once a month</td>
<td>24.78% 248</td>
</tr>
<tr>
<td>Once a season</td>
<td>59.84% 599</td>
</tr>
<tr>
<td>Never</td>
<td>1.80% 18</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,007</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Twice a month or more</td>
<td>13.69% 145</td>
</tr>
<tr>
<td>Once a month</td>
<td>36.34% 338</td>
</tr>
<tr>
<td>Once a season</td>
<td>40.24% 402</td>
</tr>
<tr>
<td>Never</td>
<td>9.73% 98</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,003</td>
</tr>
</tbody>
</table>

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

Answered: 1,007  Skipped: 14

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Twice a month  or more</td>
<td>11.62% 117</td>
</tr>
<tr>
<td>Once a month</td>
<td>16.88% 170</td>
</tr>
<tr>
<td>Once a season</td>
<td>54.92% 553</td>
</tr>
<tr>
<td>Never</td>
<td>16.58% 167</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,007</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Likely</td>
<td>6.88% 69</td>
</tr>
<tr>
<td>Somewhat Likely</td>
<td>14.46% 145</td>
</tr>
<tr>
<td>Not Likely</td>
<td>52.44% 526</td>
</tr>
<tr>
<td>Never</td>
<td>26.22% 263</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,001</td>
</tr>
</tbody>
</table>

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.

Answered: 974 Skipped: 42

1. Community Building
2. Community Pool
3. Disc Golf Course
4. Multi-Purpose Fields
5. Picnic/Gathering Areas
6. Skate Park
7. Pickle Ball Courts

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?

- 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
- 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)

BUILDABLE AREA

FLOODWAY

WETLAND

NO PROPOSED CONSTRUCTION IN THESE AREAS

New Construction Prohibited
(unless proven that the proposal would not increase flood levels within community)
Local Park References

Holliday Park

Sun Valley Park

Saddle Ridge Park

Buildable Area for East Cheyenne 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
Potential Future Park Uses

Gathering Space(s)

Community House

Like/Yes
Dislike/No

East Cheyenne Community Park Master Plan
Visual Preferencing

East Cheyenne Community Park

2022.1.20

49
Potential Future Park Uses

- Pickleball
- Baseball
- Skate Park
- Basketball

Like/Yes
Dislike/No

East Cheyenne Community Park Master Plan
Visual Preferencing

East Cheyenne Community Park
2022.1.20
Potential Future Park Uses

- Multi-Purpose Fields
- Community Pool
- Disc Golf

Like/Yes
Dislike/No

East Cheyenne Community Park Master Plan
Visual Preferencing
Potential Future Park Uses

- Open Space/Wetland Area
- Boardwalk
- Perimeter Hiking Path
- Wildlife Viewing

Visual Preferencing

East Cheyenne Community Park Master Plan
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)

Potential items: Community House, Community Pool, Disc Golf, Multi Purpose Field, Picnic/Gathering Space, Pickleball Courts, Skate Park, Open Space/Wilderness Trail
Additional Comments ??
(Add a sticky note below)
Appendix B- Community Meeting #2