



Rotary Park

Master Plan Report

Cheyenne, Wyoming
September 2024

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Acknowledgments

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City of Cheyenne

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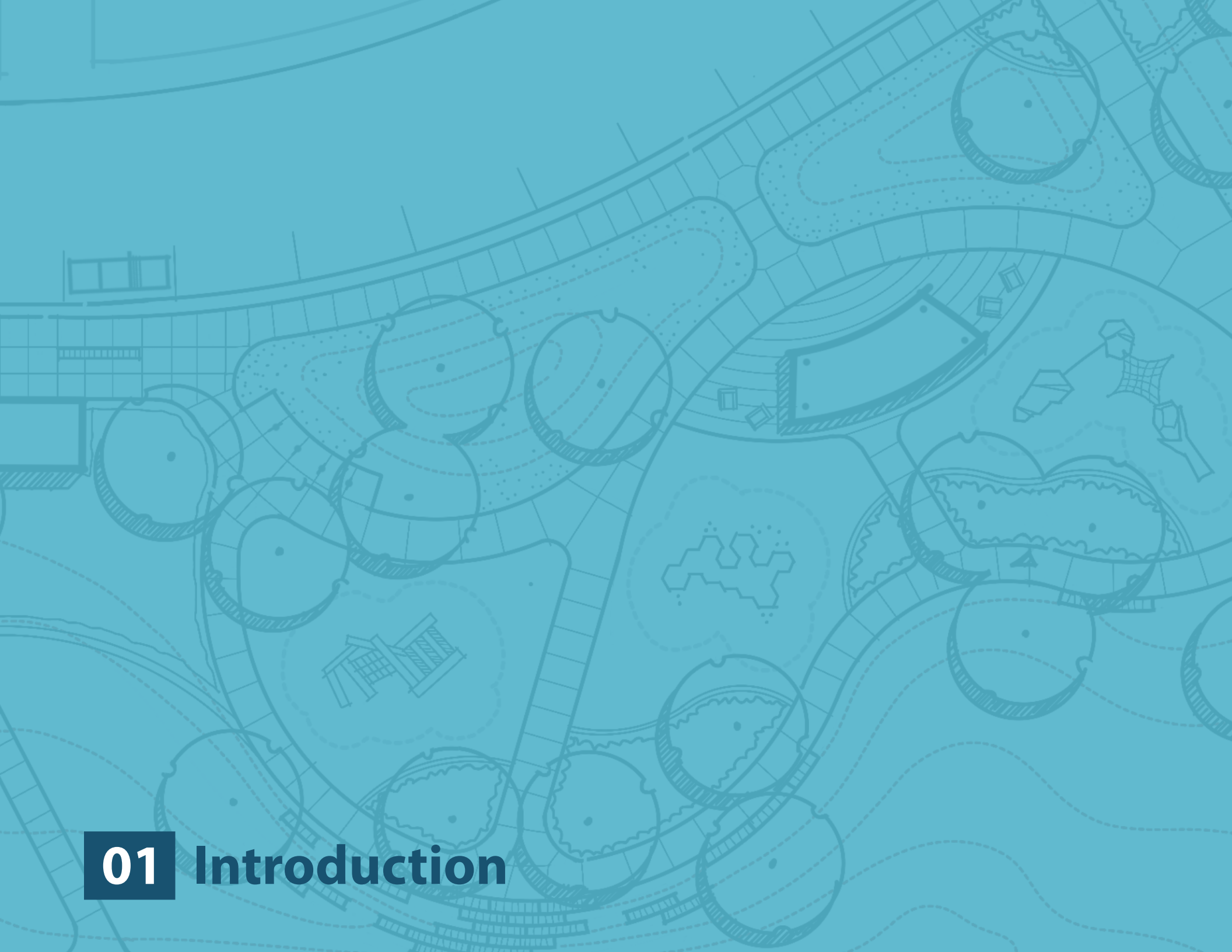
Consultant Team

DHM Design

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GLM Design Group

Gene MacDonald, PE, Managing Principal



01 Introduction

Project Overview

Project Background

In April 2024, the Cheyenne Rotary Club Foundation donated 12.06 acres of land to the City of Cheyenne. A portion of this land will be developed into a future park, to be named "Rotary Park". This park is situated in northwest Cheyenne at the intersection of Powderhouse Road and Dell Range Boulevard. Key landmarks near the park include Mylar Park and the Cheyenne Regional Airport. Currently open space, Rotary Park has great potential to become a well-used neighborhood amenity.

Purpose of the Master Plan Report

The Rotary Park Master Plan Report establishes a shared vision to guide the park's programming and design. By incorporating input from City staff, the Cheyenne Rotary Club Foundation, and the public, the design aims to effectively meet the community's needs.

Previous Plan

In 2023, The City of Cheyenne updated the Dry Creek Drainage Master Plan for the Dry Creek drainage basin. The revised plan offers conceptual designs for future flood control along specific sections and crossings of Dry Creek, along with a priority-based implementation schedule.

Since Rotary Park lies within the Dry Creek Corridor, its proposed design will incorporate recommendations from the updated drainage plan.

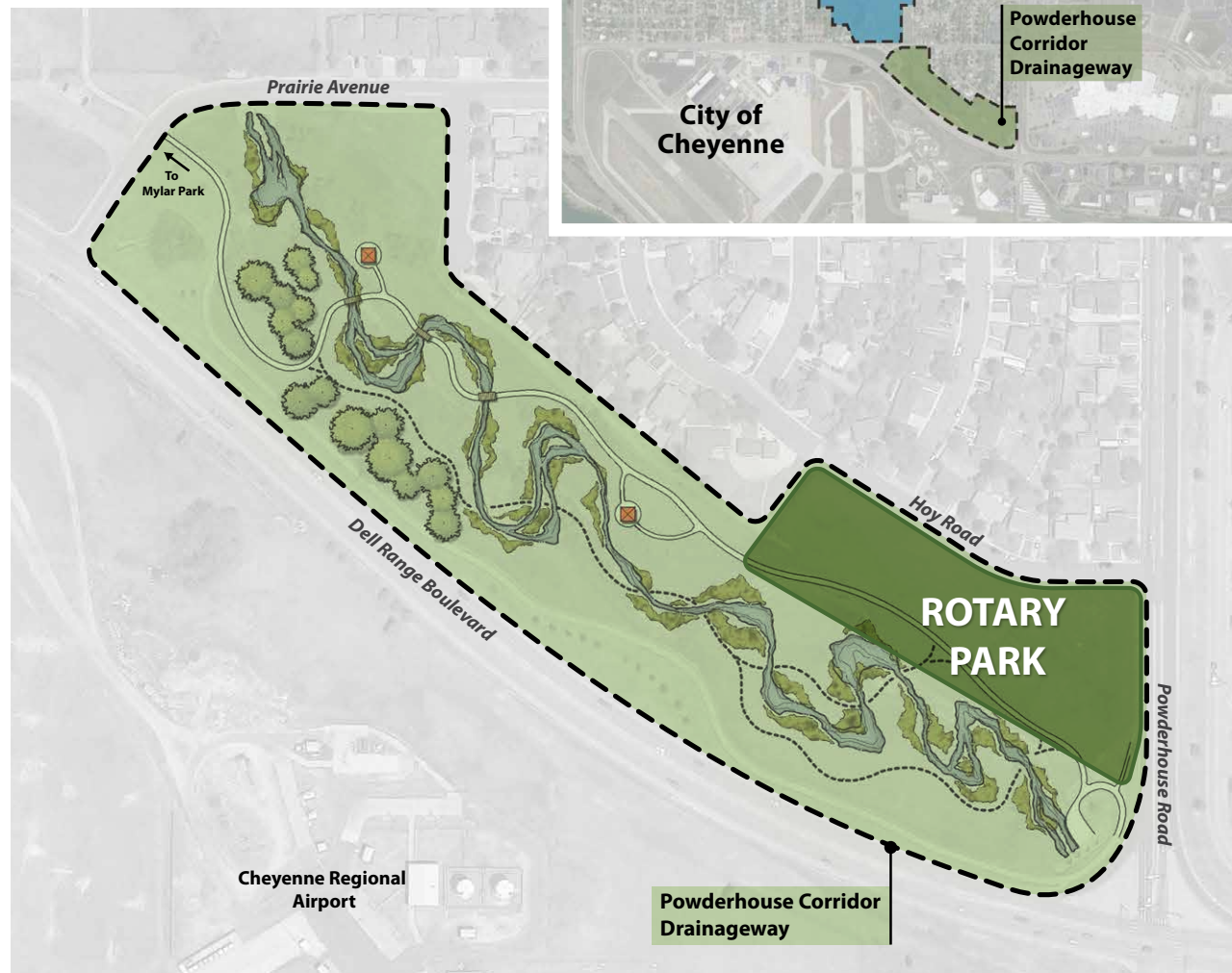


LEFT

Cheyenne Rotary Club Foundation land donation to the City of Cheyenne for the future Rotary Park.

BELOW

Rotary Park is located within the Powderhouse Corridor Drainageway (2023 Dry Creek Drainage Master Plan).



Rotary Park Vision

The Master Plan for Rotary Park will include features that support Rotary's initiatives towards:



Peace and Conflict Resolution

Public access to parks and recreation opportunities are linked to a sense of public pride and cohesion to the community, and reduction in crime. Rotary Park may include spaces for gathering, contemplation, and promotion of peace.



Disease Prevention and Treatment

Development and City management of Rotary Park will help prevent insect-borne diseases in an ongoing seasonal basis, and the spread of other diseases that can become present during major flooding events.



Water and Sanitation

Enhancements to Dry Creek within Rotary Park will be part of the City's efforts to improve water quality for the community by increasing water storage and enhancing water filtration along the Powderhouse corridor drainageway and will result in improved life safety during major flooding events along Dry Creek.



Maternal and Child Health

Parks are places that citizens and visitors of all ages visit to stay active and improve physical and mental health. Rotary Park will include accessible pathways and may include hard and soft surface pathways.



Basic Education and Literacy

Rotary Park will include educational components that may include topics such as Cheyenne's and Rotary's influential citizens; Cheyenne's and Rotary History; the history of the property; Rotary's mission including community service, leadership, building goodwill and encouragement of high ethical standards; environmental and flood control benefits of park features; native animals and insects and their habitat such as birds, butterflies; and aviation.



Economic and Community Development

Quality parks and recreation are a major influence in the relocation of businesses and people in all walks of life to a community. The relocation of Rotary Park near one of the most traveled local thoroughfares in Wyoming presents a unique opportunity to the community of Cheyenne, preserving open space in the urban corridor, providing residents and visitor with a resource to be outdoors that is near to many community resources, providing additional spaces to host events in open spaces, and presenting the community in a positive light to the many people who travel along Dell Range Boulevard.



Protecting the Environment

Rotary Park will be integral to the City's plans to improve water storage and water quality along Dry Creek. Rotary Park and the planned improvements will help improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, produce habitat for wildlife, and provide a place for children and families to connect with nature and recreate outdoors together. Rotary Park will be developed in a way to enhance the environment without requiring significant scarce natural resources, including the use of native and/or low water use and low maintenance vegetation.

Existing Conditions

Location

Rotary Park is located in northwest Cheyenne, bordered by Hoy Road to the north, Powderhouse Road to the east, Dell Range Boulevard to the south, and open space to the west. It is adjacent to a residential neighborhood to the north and the Cheyenne Regional Airport to the south. Positioned within the Powderhouse Corridor Drainageway, the park is bisected by Dry Creek.

Circulation

A regional trail (part of the Greater Cheyenne Greenway) runs along the south side of the property leading to Mylar Park to the north and an underpass under Powderhouse Road to the south. A concrete sidewalk connects the residential neighborhood to the north to the trail and underpass. A barbed wire fence surrounds the property, restricting public access into the site.

Topography

Aside from a large mound of soil, the site is relatively flat with a gentle slope towards Dry Creek. The large mound of fill soil was imported to the site and is composed of poor soils that are unsuitable for reuse on the site.

Vegetation

The site is mainly covered with short to medium-height grasses. The riparian habitat along the Dry Creek Corridor features a few willow and cottonwood trees. Invasive Russian olive trees are also found within the riparian corridor. Cattails grow along the edges and in the shallow waters of Dry Creek.





Existing Condition Plan

Project Schedule

The project schedule was developed by the City of Cheyenne staff and the Design team to include milestones for concept review, community engagement, and final master plan to be adopted by the City of Cheyenne.

1
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Project Startup

Winter 2024

- Meet with City Staff and Rotary Club to review Project Goals and Expectations
- Site Inventory and Analysis

2
⋮

Concept Alternatives

Spring 2024

- Prepare (3) Park Concepts
- Submit Concepts for City Review
- Meet with City and Rotary Park to Review Concepts
- Refine (2) Park Alternatives for Community Open House

3
⋮

Community Engagement

Summer 2024

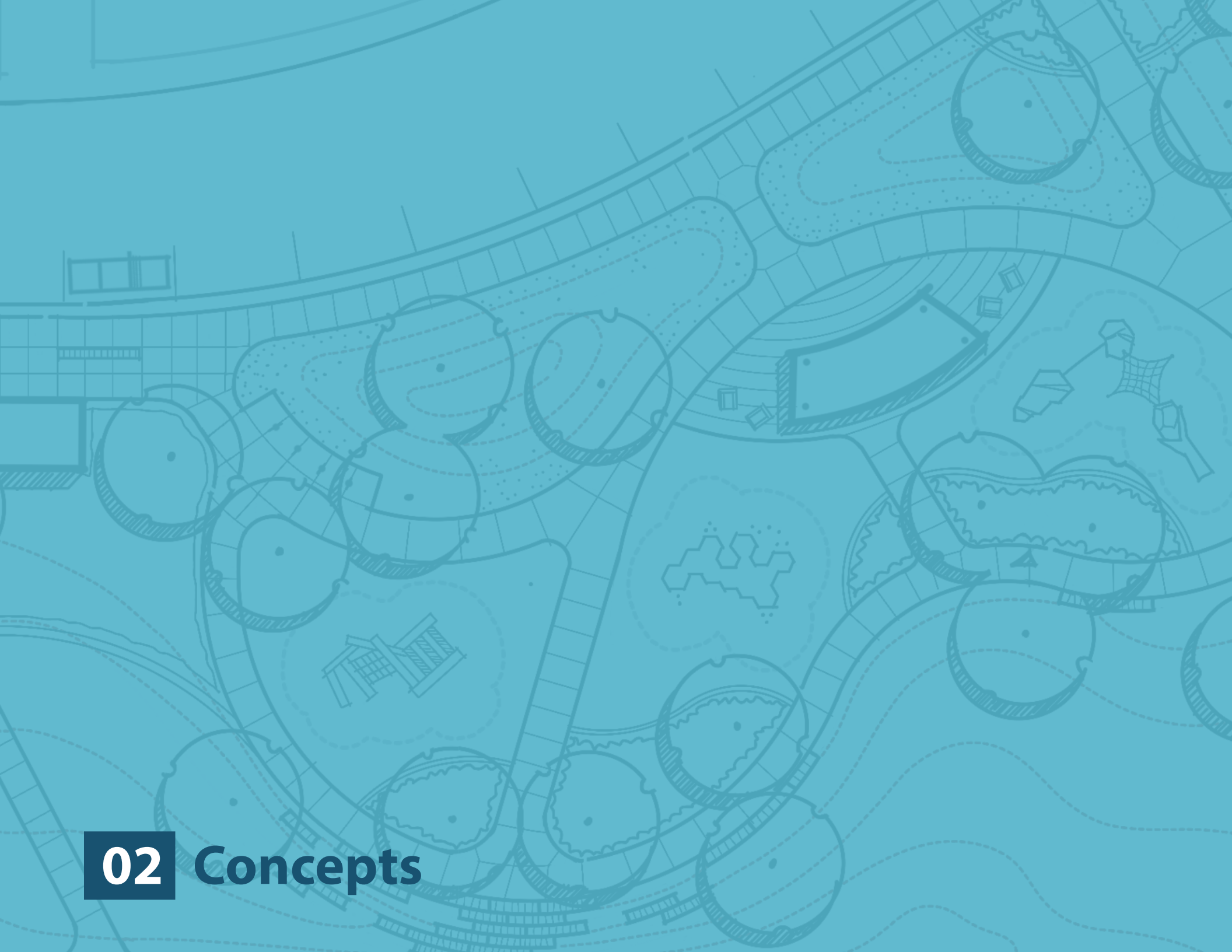
- Community Open House to review (2) Park Alternatives
- Review feedback from Open House

4
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Final Master Plan

Fall 2024

- Prepare final Master Plan
- Finalize Opinion of Estimated Costs
- Submit Master Plan for Adoption



02 Concepts

PARK CONCEPT 1

Landforms

Exaggerated landforms create a series of spaces that shape the playground and riparian corridor.

Arrival

Parallel parking is provided on Hoy Road. An attached sidewalk runs alongside the parking and connects to the entry plaza, playground, and primary trail. The entry plaza provides a welcoming space for visitors with boulder block seating, plumbed restroom, park map, and bicycle parking. An entry park sign is also located along Hoy Road.

Circulation

The primary trail bisects the playground and riparian corridor and is located along the ridge of the berm. Stacked boulder walls provide seating along the trail. A bike loop meanders alongside the primary trail and incorporates small-scale bike features such as boulders, logs, and small berms. Visitors can explore the riparian corridor through a series of soft surface trails that branch off from the primary trail.

Playground

The playground is nestled between two berms and screened from Powderhouse Road by a grove of trees. A central plaza anchors the playground and includes a shade structure and seating. Embracing a nature-inspired theme, the playground includes a log pile, log scramble, and climbing boulder. A boulder scramble is integrated into the hillside and provides another opportunity for climbing and a connection to the primary trail.

Outdoor Classroom

Framed by berms and trees, an outdoor classroom overlooks the riparian corridor. Classroom features include educational signage and boulder block seating.

Vegetation

The site is primarily planted with native turf. A couple accent plantings include a small turf area at the park entry that is backdropped by a massing of western wheatgrass. Overstory trees are located along park gathering areas and trails to provide shade.



Playground Features

PARK CONCEPT 2

Meandering

A series of park features are connected by a meandering trail – visitors experience the park as they move through a series of connected spaces.

Arrival

Parallel parking for 20 cars is provided on Hoy Road. An attached sidewalk runs alongside the parking and connects to the entry plaza. The entry plaza provides a welcoming space for visitors with boulder block seating, port-o-lets covered by a structure, and bicycle parking. Visitors can access the park through a sloped accessible path or entry stairs. An entry park sign is located along Powderhouse Road.

Circulation

Crusher fines trails weave alongside the primary trail and provides opportunities for visitors to interact with natural features. Visitors can explore the riparian corridor through a series of soft surface trails.

Playground

This concept features a smaller playground with one climbing boulder. A seating area with a shade sail is located next to the climbing area.

Vegetation

The site is primarily planted with native turf. Massings of western wheatgrass continue the meandering theme by weaving throughout the park and trail system. Pockets of overstory trees are located along the trail to provide shade.

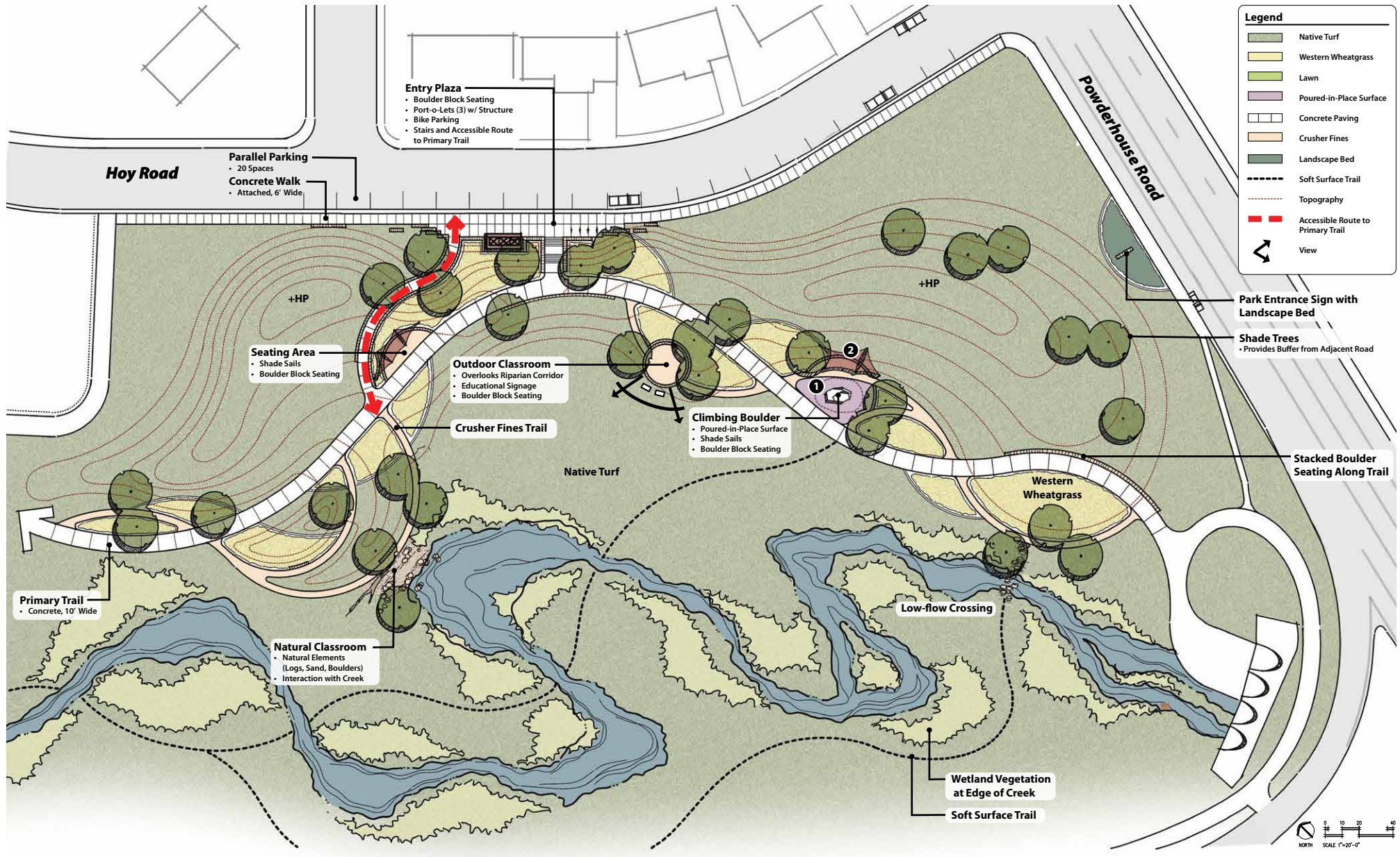
Primary Park Features

The primary trail meanders throughout the site connecting the following park features:

- Natural Classroom
- Seating Area
- Outdoor Classroom
- Climbing Boulder
- Low-flow Crossing



Playground Features



Site Plan of Concept 2: Meandering

PARK CONCEPT 3

Agriculture

The design pays homage to the site history with an agriculture theme that is carried throughout the playground and planting design.

Arrival

Parallel parking for 20 cars is provided on Hoy Road. An attached sidewalk runs alongside the parking and connects to the entry plaza. The entry plaza provides a welcoming space for visitors with an entry park sign and bicycle parking.

Circulation

The primary trail divides the park and riparian corridor. Stacked boulder walls provide seating along the trail. Visitors can explore the riparian corridor through a series of soft surface trails that stem from the primary trail.

Playground

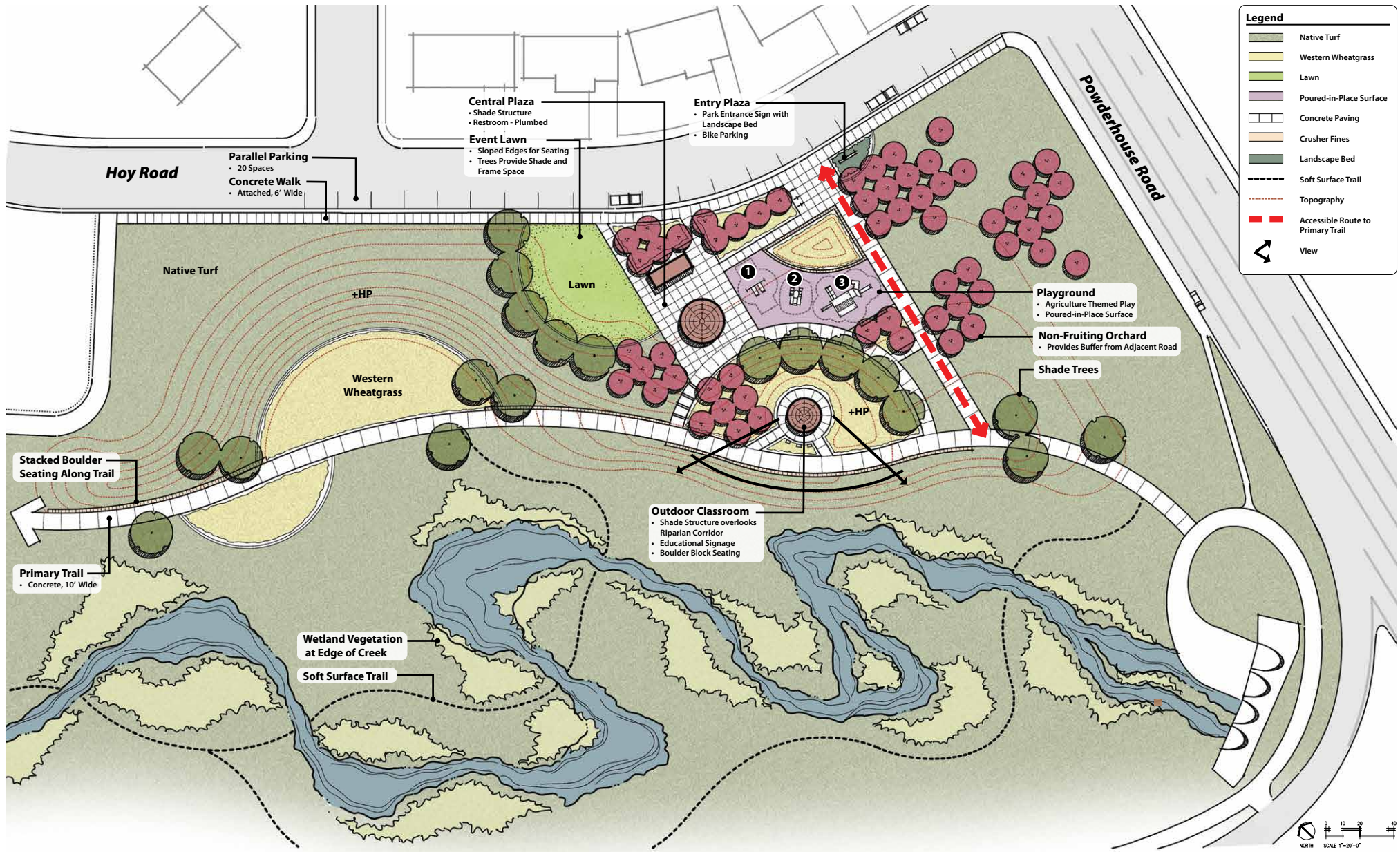
The park is centered on the playground and plaza. The playground equipment is inspired by agriculture and includes a barn, tractor, and swing set. The plaza includes a plumbed restroom and a shade structure whose circular form is inspired by a grain silo.

Vegetation

A non-fruiting orchard provides a visual buffer from Powderhouse Road and continues throughout the park. Overstory trees frame programmed spaces and provide shade to park users. An event lawn is located near the entrance of the park which provides space for community events. Wheat grass is planted in circular massings and is reminiscent of crop circles. The remainder of the site is planted with native turf.



Playground Features



Site Plan of Concept 3: Agriculture



03 Park Alternatives

Common Park Elements

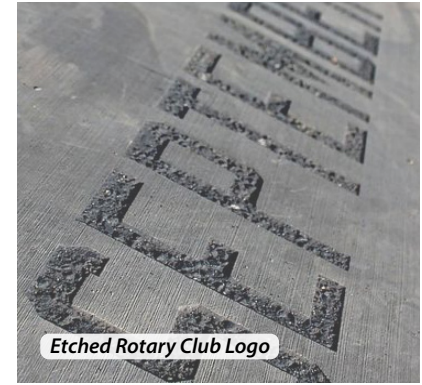
*Featured in Both
Park Alternatives*



Boulder Block Seating



Shade Structure at Overlook



Etched Rotary Club Logo



Low Flow Creek Crossings



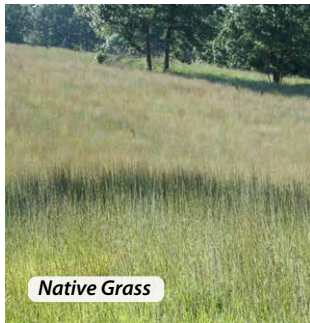
Western Wheatgrass



Educational Signage



Benches



Native Grass



Port-o-Let Enclosure



Soft Surface Trails



Waterwise Shrub Beds



Primary Trail

COMMON PARK ELEMENTS

After reviewing the three park concepts with City Staff, the design team revised the design into two park alternatives to share with the public at an open house event. The character images above depict the program and design elements featured in both options.

Another key park feature included in both alternates is a berm. While this is seamlessly integrated into the park design of both alternates, it provides the residential neighborhood to the north protection from future flooding within the Dry Creek corridor.

PARK ALTERNATIVE 1

Meandering Creek

Arrival

Parallel parking for 20 cars is provided on Hoy Road. An attached sidewalk runs alongside the parking and connects to the entry plaza, playground, and primary trail. The entry plaza provides a welcoming space for visitors with boulder block seating, (3) port-o-lets with a decorative enclosure, and bicycle parking. An entry park sign is also located along Hoy Road within a landscape bed.

Circulation

The primary trail bisects the playground and riparian corridor and is located along the ridge of the berm. Stacked boulder walls provide seating along the trail. A crusher fines trail meanders alongside the primary trail providing park users opportunities to meander through the various plantings. Visitors can explore the riparian corridor through a series of soft surface trails that branch off from the primary trail.

Playground

The playground is nestled between two berms and screened from Powderhouse Road by a grove of trees. Embracing a nature-inspired theme, the playground includes a log pile, log scramble, and climbing boulder. A shade structure is located within the playground and provides a gateway into the playground.

Plaza

A central plaza connects the playground and riparian overlook. The plaza layout was inspired by the Rotary Park logo and includes an etching of the Rotary Park logo. The riparian overlook includes a shade structure, boulder block seating, educational signage, and views to the riparian zone.

Outdoor Classroom

Alternative 1 has two outdoor classrooms. The first is an amphitheater that is located off the primary trail. Framed by berms and trees, the amphitheater overlooks the riparian corridor. The amphitheater features include educational signage and boulder block seating. A second “natural” classroom is located near along the banks of Dry Creek. Natural elements like logs, sand, and boulders provide opportunities for imaginative play and interaction with the creek.

Vegetation

Overstory trees and ornamental trees provide a visual buffer from Powderhouse Road and are continued in groupings throughout the park. Overstory trees are placed near key site features to offer shade for park visitors. The ground plane is primarily covered with native turf, while massings of western wheatgrass weaving through the park and trail system. A demonstration garden along the trail features plants specifically chosen to attract pollinators.

Monument Sign

The park monument sign is located along Hoy Road in a landscape bed with ornamental grasses and perennials. The sign features the City of Cheyenne logo, Rotary Park logo, and park name. The sign materials match the City of Cheyenne sign family.

Alternative 1

Meandering Creek



Outdoor Amphitheater



Demonstration Garden - Pollinator



Shade Structure



Log Climbing



Climbing Boulder



Log Scramble



Natural Classroom



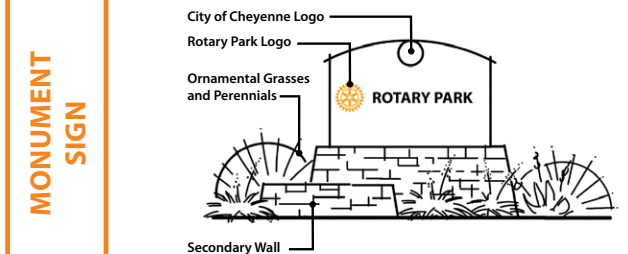
Crusher Fines Trail



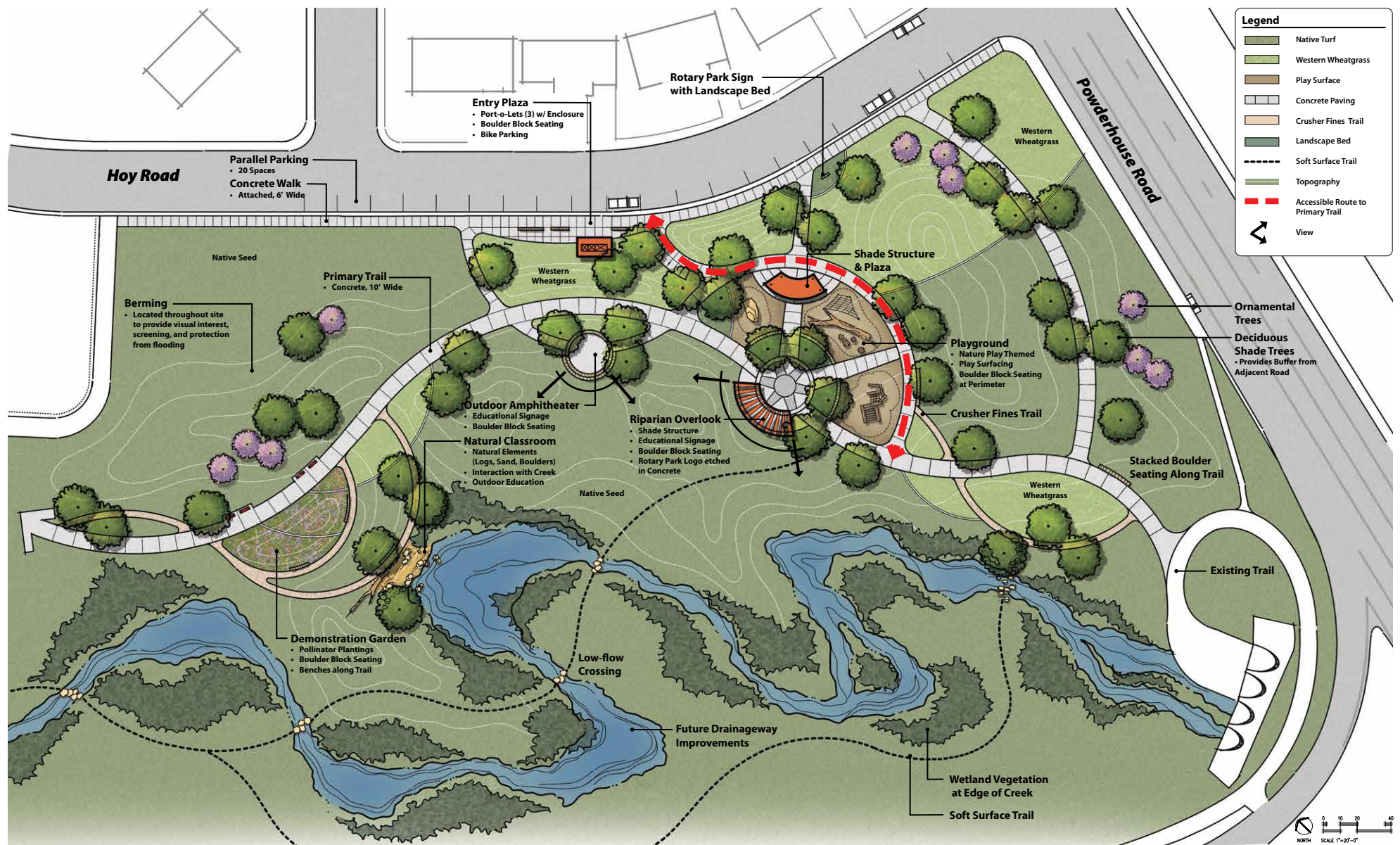
Outdoor Education



Creek Interaction



MONUMENT SIGN



Site Plan of Park Alternative 1: Meandering Creek

PARK ALTERNATIVE 2

Agriculture Roots

Arrival

Parallel parking for 20 cars is provided on Hoy Road. An attached sidewalk runs alongside the parking and connects to the entry plaza. The entry plaza provides a welcoming space for visitors with an entry park sign and bicycle parking.

Circulation

The primary trail divides the park and riparian corridor. Stacked boulder walls provide seating along the trail. Visitors can explore the riparian corridor through a series of soft surface trails that stem from the primary trail.

Playground and Plaza

The park is centered on the playground and plaza. The playground equipment is inspired by agriculture and includes a barn, tractor, and swing set. The plaza features a shade structure whose circular form is inspired by a grain silo. (3) port-o-lets with a decorative enclosure are located adjacent to the central plaza.

Riparian Overlook

The riparian overlook is located between the playground and the riparian corridor. The riparian overlook includes a shade structure, boulder block seating, educational signage, and views to the riparian zone. The paving layout at the overlook was inspired by the Rotary Park logo and includes an etching of the Rotary Park logo.

Vegetation

A non-fruiting orchard provides a visual buffer from Powderhouse Road and continues throughout the park. Overstory trees frame programmed spaces and provide shade to park users. A shaded promenade is located near the entrance of the park. A buffalo grass mound helps screen the port-o-let structures. Wheat grass is planted in circular massings and is reminiscent of crop circles. The remainder of the site is planted with native turf.

Monument Sign

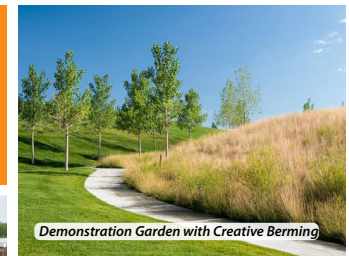
The park monument sign is located along Hoy Road in a landscape bed with ornamental grasses and boulders. The sign features the City of Cheyenne logo, Rotary Park logo, and park name. The sign materials match the City of Cheyenne sign family.

Alternative 2

Agriculture Roots



Agriculture Themed Play



Demonstration Garden with Creative Berming



Agriculture Themed Play



Themed Shade Structure



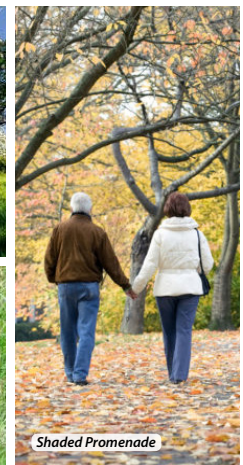
Agriculture Themed Play



Community Events



Non-fruiting Orchard



Shaded Promenade

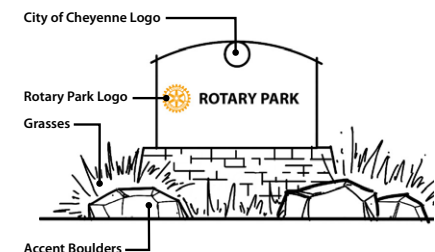


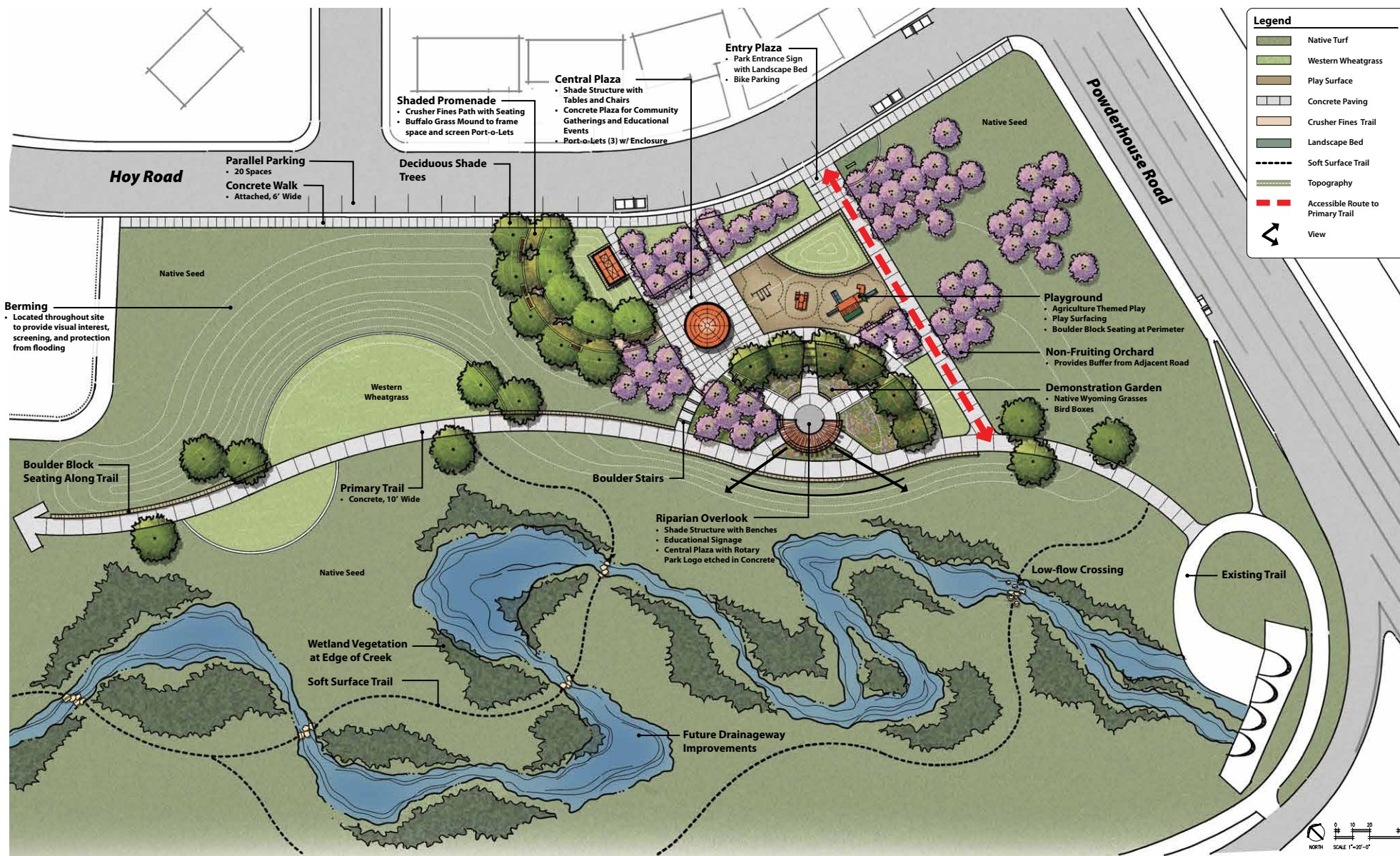
Bird Boxes



Buffalo Grass

MONUMENT SIGN





Site Plan of Park Alternative 2: Agriculture Roots

EVENT SUMMARY

Community Open House

July 16, 2024, 6-9pm

On July 16, 2024, the City of Cheyenne hosted an Open House for the Rotary Park Project at Coyote Ridge Elementary School.

This event provided a platform for community engagement and information sharing about the future of Rotary Park. The project design team and City of Cheyenne staff members were present to discuss and answer questions about the two park alternatives.

These visual boards were designed to convey:

- Site Plan Alternatives
- Site Features and Park Character

Event Activity

Attendees engaged with the two park alternatives (as seen in previous pages). Participants were provided with comment cards (below) to provide their preferences regarding features they favored and those they didn't.



ABOVE

The project design team and City of Cheyenne staff shared two park alternatives to the public. The public provided verbal comments and/or filled out a comment card with their feedback.



What We Heard - Summary

The following summarizes What We Heard during the Community Open House event in terms of program and features desired at Rotary Park by the community as they relate to the following topics - Site Materials, Play, Landscape, Parking, and Trails:

Site Materials

- Anti-coat graffiti material
- Prefer boulder seating instead of benches
- Use non-metal benches
- Concerns with port-o-lets being used and blowing over with the winds
- Interpretive signage showing farm property vs. ranch property and history of site / area
- Increase size of shade structure
- Add birdhouses
- Solar panels for the shade and restroom area

Play

- Use a more iconic playground structure with logs/boulders
- Does not want a playground as there is one at Mylar Park shade and restroom area

Landscape

- Pollinator garden
- Concerns for geese
- Add a few more trees at playground for shade

Parking

- Dedicated parking lot for the park
- Majority of people liked street parking because it didn't take up valuable park space
- Concerns that folks would park on the north side of Hoy Road instead of park side

Trails

- Create looped trail
- Folks liked being able to get down to the water
- Everyone loved the connection of the park to the greenway
- Keep area near creek for water interaction
- Add more seating along trail
- Make amphitheater bigger
- Add a story walk like the Library has



04 Master Plan

Meandering Creek

Based on feedback from the Community Open House, the public overwhelming favored Alternative 1 - Meandering Creek.

The design team and City of Cheyenne staff recommend Meandering Creek as the preferred Master Plan for Rotary Park.

DESIGN SUMMARY

Arrival

Parallel parking for 20 cars is provided on Hoy Road. An attached sidewalk runs alongside the parking and connects to the entry plaza, playground, and primary trail. The entry plaza provides a welcoming space for visitors with boulder block seating, three port-o-lets with a decorative enclosure, and bicycle parking. An entry park sign is also located along Hoy Road within a landscape bed.

Circulation

The primary trail bisects the playground and riparian corridor and is located along the ridge of the berm. Stacked boulder walls provide seating along the trail. A crusher fines trail meanders alongside the primary trail providing park users opportunities to meander through the various plantings. Visitors can explore the riparian corridor through a series of soft surface trails that branch off from the primary trail.

Playground

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Outdoor Classroom

The design includes two outdoor classrooms. The first is an amphitheater that is located off the primary trail. Framed by berms and trees, the amphitheater overlooks the riparian corridor. The amphitheater features include educational signage and boulder block seating. A second “natural” classroom is located near along the banks of Dry Creek. Natural elements like logs, sand, and boulders provide opportunities for imaginative play and interaction with the creek.

Vegetation

Overstory trees and ornamental trees provide a visual buffer from Powderhouse Road and are continued in groupings throughout the park. Overstory trees are placed near key site features to offer shade for park visitors. The ground plane is primarily covered with native turf, while massings of western wheatgrass weaving through the park and trail system. A demonstration garden along the trail features plants specifically chosen to attract pollinators.

Monument Sign

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Master Plan

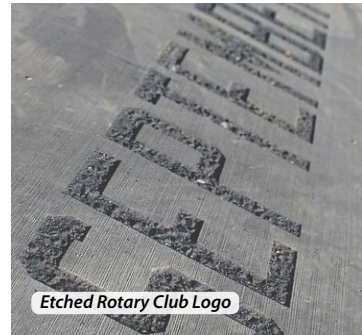
Meandering Creek



Boulder Block Seating



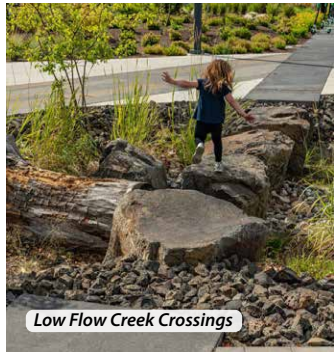
Shade Structure at Overlook



Etched Rotary Club Logo



Crusher Fines Trail



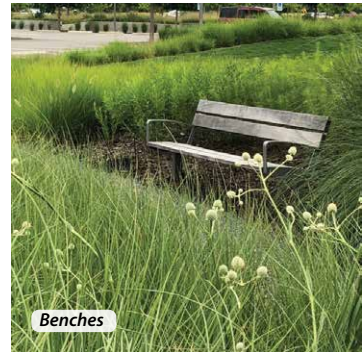
Low Flow Creek Crossings



Western Wheatgrass



Educational Signage



Benches



Natural Classroom



Native Grass



Port-o-Let Enclosure



Soft Surface Trails



Waterwise Shrub Beds



Primary Trail



Creek Interaction



Outdoor Education



Outdoor Amphitheater



Climbing Boulder



Log Scramble



Demonstration Garden - Pollinator



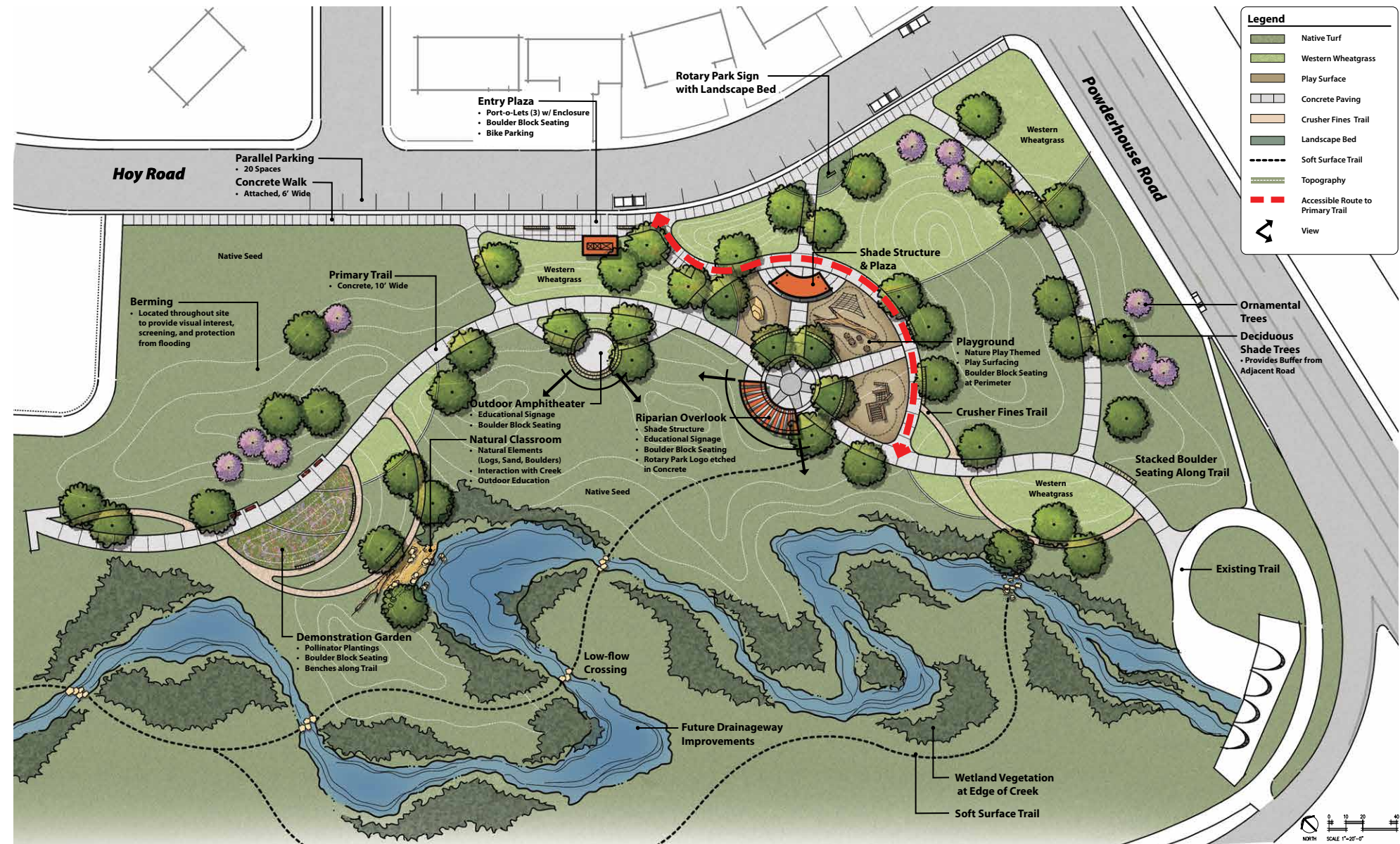
Shade Structure



Log Climbing

MASTER PLAN

Meandering Creek



Master Plan Site Plan: Meandering Creek

Cost Estimate

The design team put together a preliminary opinion of estimated costs to understand the overall cost for Rotary Park.

This information will help the City of Cheyenne begin to pursue funding for the park implementation.

Rotary Park Master Plan - Cheyenne, Wyoming

Preliminary Opinion of Estimated Costs - Master Plan: Meandering Creek
Prepared By: DHM Design
Monday, April 29, 2024

Category		Qty	Unit Cost	Total Cost	Comments
Project Start-Up					
Project Start Up and Preparation	LS	\$2,264,084.60	10.00%	\$226,408.46	Allowance
- Mobilization					
- Permits					
- Vehicle Tracking					
- Dust Control (Water)					
Potholing Utilities (Non-Destructive)	EA	3	\$2,500.00	\$7,500.00	Allowance
Erosion Control & Stormwater Management	LS	1	\$15,000.00	\$15,000.00	
Construction Staking / Surveying	LS	1	\$8,000.00	\$8,000.00	Allowance
Traffic Control	LS	1	\$5,000.00	\$5,000.00	Allowance
Section Subtotal				\$261,908.46	
Demolition					
Vegetation					
Clearing & Grubbing	LS	1	\$5,000.00	\$5,000.00	Allowance
Miscellaneous Demolition					
Miscellaneous	LS	1	\$10,000.00	\$10,000.00	Allowance
Section Subtotal				\$15,000.00	
Earthwork					
Soil Import	CY	18,000.00	\$35.00	\$630,000.00	Allowance - Possible paid by drainage project?
Topsoil Strip and Stockpile	CY	1,000.00	\$10.00	\$10,000.00	6" depth
Topsoil Placing	CY	1,000.00	\$10.00	\$10,000.00	6" depth
Section Subtotal				\$650,000.00	
Utilities					
Electrical Service	LS	1	\$24,000.00	\$24,000.00	Does not include transformer & utility work
Water (Does not include Tap Fees)	LS	1	\$10,000.00	\$10,000.00	Allowance - Do we need now?
Stormwater/Drainage Improvements	LS	1	\$100,000.00	\$100,000.00	Allowance - Park project, not drainage project
Section Subtotal				\$134,000.00	
Site Lighting					
Shelter Down Light	EA	4	\$920.00	\$3,680.00	
Monument Light	EA	3	\$1,600.00	\$4,800.00	
Pedestrian Light	EA	15	\$0.00	\$0.00	Provided by Black Hills via City Agreement
Section Subtotal				\$8,480.00	
Sitework & Hardscape					
Concrete Flatwork - 6" Depth - Trails, Stairs	SF	7300	\$9.00	\$65,700.00	
Concrete Flatwork at Plaza	SF	340	\$9.00	\$3,060.00	
Concrete Edger - PIP Edge - Playpit Edges	LF	280	\$25.00	\$7,000.00	Located in playpit with PIP
Concrete Edger - Landscape Edger	LF	270	\$25.00	\$6,750.00	Located in playpit with PIP
Crusher Fines - 4" Depth - Stabilized	SF	1000	\$5.75	\$5,750.00	
Boulder Block Seating	LF	200	\$300.00	\$60,000.00	
Playground - PIP Surfacing w/ Conc. Base - Primary	SF	1650	\$38.00	\$62,700.00	
Creek Access	LS	1	\$25,000.00	\$25,000.00	Allowance
Secondary Trails - Single Track Exploratory Trails	LF	580	\$5.00	\$2,900.00	Allowance - Possible paid by drainage project?
Boulders at Water Crossing	LS	1	\$10,000.00	\$10,000.00	
Section Subtotal				\$248,860.00	

Site Structures and Playground					
Monument Entry Sign	LS	1	\$50,000.00	\$50,000.00	Allowance-Includes structural concrete
Misc. Signage	EA	1	\$10,000.00	\$10,000.00	
Large Custom Shade Structure - Large Covered One	LS	1	\$85,000.00	\$85,000.00	Allowance-Includes structural concrete
Large Custom Shade Pergola - Half Circle	LS	1	\$85,000.00	\$85,000.00	Allowance-Includes structural concrete
Port-o-let Structure - Standard	LS	2	\$18,000.00	\$36,000.00	Structure, shipping, install and mark-up
Port-o-let Structure - Accessible	LS	1	\$28,000.00	\$28,000.00	Structure, shipping, install and mark-up
Play Equipment - Intermediate and Primary Playgrounds (includes install)	LS	3	\$155,000.00	\$465,000.00	Allowance
Section Subtotal				\$759,000.00	
Site Furnishings					
Trash Receptacle	EA	2	\$1,950.00	\$3,900.00	
Bike Racks	EA	4	\$400.00	\$1,600.00	At Seating Plaza
Tables - Square	EA	3	\$1,750.00	\$5,250.00	Includes ADA tables
Pet Waste Stations	EA	2	\$500.00	\$1,000.00	
Benches	EA	4	\$1,900.00	\$7,600.00	
Section Subtotal				\$19,350.00	
Landscape & Irrigation					
Western Wheatgrass with Soil Prep.	SF	9900	\$0.95	\$9,405.00	
Native Seed with Soil Prep.	SF	31300.00	\$0.75	\$23,475.00	
Soil Prep, Shrub Bed (4 CY per 1000 SF)	SF	1351	\$0.75	\$1,013.25	
Landscape Wood Mulch, 4" depth	SF	1,351.00	\$2.10	\$2,837.10	
Deciduous Shade Tree - 2" Caliper	EA	44	\$750.00	\$33,000.00	
Ornamental Tree - 2" Caliper	EA	10	\$600.00	\$6,000.00	
Deciduous Shrubs	EA	390	\$600.00	\$234,000.00	
Irrigation, Western Wheatgrass	SF	9,900	\$1.50	\$14,850.00	
Irrigation, Native Seed	SF	31,300	\$1.50	\$46,950.00	
Irrigation, Shrub Bed	SF	1,351.00	\$1.75	\$2,364.25	
Irrigation Controller	LS	1	\$20,000.00	\$20,000.00	
Section Subtotal				\$393,894.60	
Project Construction Sub-Total:				\$2,490,493.06	
10% Design Contingency				\$249,049.31	
15% Construction Contingency				\$373,573.96	
Project Construction Total:				\$3,113,116.33	

Notes:

1. All unit prices are approximate and based on recent bids received on projects of similar type.
2. Opinion of Estimated Costs does not include any possible permitting fees that may be incurred.
3. Opinion of Estimated Costs does not include required tap fees.
4. Unit pricing reflects latest project bid examples (04/2024)
5. Unit costs typically escalate 10% each year.

Grant Strategy

The design team was tasked with developing a grant strategy to overcome the current funding shortage for the Rotary Park project along with improvements to the adjacent Dry Creek corridor that would complement the park.

The following pages include a grant strategy narrative and matrix that identify potential opportunities for the City of Cheyenne to pursue to secure funds for Rotary Park.

GRANT STRATEGY NARRATIVE

September 20, 2024

Ms. Jeanie Anderson-Shrednik, PLA
Greenway and Parks Planner, Planning and Development Department
2101 O'Neil Avenue, Rm. 202
Cheyenne WY 82001
Phone: (307) 638-4379
jshrednik@cheyennecity.org

Re: Rotary Park Grant Strategy – Next Steps

Dear Jeanie,

The DHM Design team has been tasked with developing a grant strategy to overcome the current funding shortage for the Rotary Park project along with improvements to the adjacent Dry Creek corridor that would complement the park. We would recommend the following funding opportunities for the city to pursue to cover the current Project shortfall:

- Federal Emergency Management Agency Hazard Mitigation Grants
 - Hazard Mitigation Grant Program (HMGP). Funding becomes available after a major disaster declaration or a wildfire.
 - Funds can be used for riverine improvements for Dry Creek. Project applications require a Benefit-Cost Analysis (BCA) for compliance with the federal Stafford Act. Advance Scoping or Phased projects do not require an initial BCA and can be used for project design.
 - Building Resilient Infrastructure and Communities (BRIC). Annual applications with NOFO generally being released in August.
 - Funds can be used for riverine improvements for Dry Creek. Project applications require a Benefit-Cost Analysis (BCA) for compliance with the federal Stafford Act. Advance Scoping or Phased projects do not require an initial BCA and can be used for project design.
 - Flood Mitigation Assistance (FMA). Annual applications with NOFO being concurrent with the BRIC program.
 - Funds can be used for riverine improvements for Dry Creek. Project applications require a Benefit-Cost Analysis (BCA) for compliance with the federal Stafford Act. Advance Scoping or Phased projects do not require an initial BCA and can be used for project design.
 - Safeguarding Tomorrow Revolving Loan Fund (STRLF) Program through FEMA. Newly created low-interest loan program. Projects do not require a BCA.
- EDA Public Works Grants - Upcoming Notice of Funding Opportunity (NOFO). Potentially unique with funding cap up to \$3 Million.
 - Keys are economic development –

Rotary Park

Grant Strategy

- This grant can be used for both park and Dry Creek improvements.
 - 35% design plans with corresponding financial data is required.
- Community Enhancement Grant through the Wyoming Business Council.
 - Keys are economic development –
 - Funds could be used for park landscaping and aesthetic treatments to Dry Creek.
 - Program is highly competitive but, the proposed Rotary Park represents a “Gateway” element into the Dell Range commercial district.
- WyDOT Transportation Alternatives Program (TAP) Grant. Possibility of peeling off the Multi-Use Path for additional funding.
 - Lower the cost of a possible EDA Grant or FEMA Grant.
- DEQ Administered EPA 319 Nonpoint Source Program Funding.
 - Funding for water quality improvements and public outreach.
 - EPA 319 funding has been used for three constructed wetlands in the mid- and lower watershed of Dry Creek.
 - A constructed wetland at this location would treat water from the upper watershed of Dry Creek.
- Cheyenne Laramie County Economic Development Joint Powers Board. Grant funding to enhance the park.
- Community Development Block Grant (CDBG). Funding for a wide variety of projects including park amenities.
- Wyoming Business Ready Community BRC Planning Grant.
 - This grant can fund infrastructure that supports community growth.
- Wyoming Mineral Royalty Grant Program.
 - This grant funding can help with both park and riverine infrastructure.
- Wyoming Parks Land & Water Conservation Fund (LWCF).
 - This funding source can help with the development of the park.
- Wyoming Outdoor Recreation Grant.
 - This funding can assist with the enhancement of the park’s recreational infrastructure.
- USACE Section 206 Funding. This funding source can be used for the restoration of the Dry Creek ecosystem from Mylar Park to Powderhouse Rd.
- EPA Greening America’s Communities. This funding focuses on improving public spaces and green infrastructure.
- NRCS Conservation Innovation Grants (CIG). This funding can be used for restoration of the Dry Creek ecosystem.
- Laramie County 6th Penny.
 - Could focus on Greater Cheyenne Greenway connection from Mylar Park to Powderhouse Rd.

Next Steps:

1. Identify strategy:

- Prioritize grant applications, general scope and associated workload
- Coordinate with staff on the prioritization of grant pursuits based on:
 - Project fit e.g., what parts of the project can a grant eligibly fund and does the grant award timeline match the Project’s funding needs?
 - Windows of funding opportunities e.g., EPA 319 Nonpoint Source Grant funding opportunity will open in August; the upcoming EDA grant opportunity is imminent
 - Required Local Grant match
 - Cost to prepare grant application e.g., the cost to prepare an EDA Public Works grant can be upwards of \$75,000
 - Time required to develop a grant application e.g., the time required to develop a successful EDA grant is about 12 months

Our Project Team can evaluate common threads between winning grant applications for each of the prioritized grant pursuits. We are well versed in the development of competitive grant narratives and with matching grant opportunities with Capital Improvement Projects.

Respectfully Submitted,

Gene L. MacDonald

GRANT STRATEGY MATRIX

Rotary Park Grants Matrix				- Next Steps		
	Grant Title/Description		Potential Application	Grant Window	Local Grant Match	Implementation
Grant	Federal Emergency Management Agency Hazard Mitigation Grant Program (HMGP)	Project	Projects that would address long-term hazard reduction in Dry Creek including riverine enhancements and water quality.	Funding is available state-wide after a major disaster is declared by the President or in the case of a wildfire.	Typically 25% but 10% Local Match in some instances.	Improve & enhance Dry Creek back drop to the park.
Details	Grant funding for riverine improvements to address flood hazards.		Could be used for the design and construction of green infrastructure improvements in the creek to include the proposed meandering of the low-flow channel, the northern embankment for the future greenway path, and constructed wetlands.	The state Homeland Security Office will be actively looking for projects when they have HMGP funding. HMGP funding could be a good fit and a jump start on transforming the adjacent Dry Creek environment.		There may be potential for using this funding to construct greenway path embankment providing future connectivity to the park.
Notes	Prep time for this grant should be minimal. Much of the underlying project information is contained in the recently updated Dry Creek Master Drainage Plan.			Grant window dependent upon occurrence of major disasters in the state.		
Grant	Building Resilient Infrastructure and Communities (BRIC) Program	Project	Eligible projects under the Federal Stafford Act provide flood protection, riverine enhancement, and water quality improvements.	The application period typically opens in the fall and closes in December each year.	Required match is 25%	Riverine improvements and potential funding for construction of wetland features and improvements to the upstream face of the Powderhouse culverts.
Details	Grant to fund implementation/construction of projects that improve the aesthetics of Dry Creek, provide flood protection, and better integrate the creek with the adjacent park.		BRIC funding provides funding for programs and projects that promote resiliency and capacity for a community to prepare for natural disasters. Innovation and public/private partnerships are encouraged.	Coordination with City Engineers Office and the newly created Stormwater Division will be required.	12.5% of local match can be in the form of in-kind services.	Improvement of the riverine function of Dry Creek is encouraged under the BRIC program.
Notes	Prep time for this grant should be minimal. Much of the underlying project information is contained in the recently updated Dry Creek Master Drainage Plan.					
Grant	Flood Mitigation Assistance (FMA) Program	Project	Eligible projects under the Federal Stafford Act can be used for a variety of projects including small local riverine improvement projects.	The application period typically opens in the fall and closes in December each year.	Required match is 25%	Riverine improvements and potential funding for construction of wetland features adjacent to the park.
Details	Grant to fund implementation/construction of projects that improve the aesthetics of Dry Creek, provide flood protection, and better integrate the creek with the adjacent park.		Infrastructure project grants require detailed Engineering Plan Reports/Budgets along with supporting needs data.	Coordination with City Engineers Office and the newly created Stormwater Division will be required.	12.5% of local match can be in the form of in-kind services.	FMA projects can match BRIC projects in size and scope, although, they are typically smaller.
Notes	Prep time for this grant should be minimal. Much of the underlying project information is contained in the recently updated Dry Creek Master Drainage Plan.					
Grant	Safeguarding Tomorrow Revolving Loan Fund Program through the Emergency Management Agency (STRLF)	Project	Eligible applicants include citys, towns, and counties.	The STRLF Program is currently accepting applications for FY 24.	Low Interest Loan that can also be used to satisfy cost share requirements for FEMA's other hazard mitigation assistance grants.	Used for resilience activities including riverine improvements. Projects do not require a Benefit-Cost Analysis.
Details	Funding for improvement of riverine functions of Dry Creek including constructed wetlands.		Could provide funding for both mitigation projects and public outreach.		STRLF loans have a \$5,000,000 cap.	
Notes	STRLF low interest loans must be paid back by the community.					

Rotary Park Grants Matrix					- Next Steps	
Grant	EDA Public Works Grant	Project	Local or State organizations, institutes of higher education, and other eligible recipients.	Contact Denver Regional office to coordinate an application submission.	Required 50% match. Can be reduced to 20% if per capita income/unemployment rates are met.	This grant could assist with economic development efforts including facilitating the creation of the park along with riverine improvements to the adjacent creek to create a "Gateway" element to the Dell Range commercial district.
Details	Funds to implement projects for "economic prosperity" using a creative approach.		This grant could be used for both park and Dry Creek improvements.			
Notes	Submittal will require 35% plans. Also, a strong link to economic benefits is required to be competitive. Program is on a rolling cycle and can provide from \$100,000 to \$3,000,000 in funds (generally up to 50% of project costs). The anticipated cost of preparing this application would be approximately \$50,000 to \$75,000.					
Grant	Community Enhancement Grant through the Wyoming Business Council	Project	Publicly owned infrastructure that promotes economic development.	Contact the Wyoming Business Council to coordinate an application submission.	Required 25% local match.	This grant could fund both park improvements and aesthetic improvements to Dry Creek to create a "Gateway" element to the Dell Range commercial district.
Details	Funds to implement projects for "economic prosperity" using a creative approach.		Could be used to fund landscaping and aesthetic treatments to Dry Creek to improve the Dell Range commercial corridor.			
Notes	Maximum award for Community Enhancement Grants is \$500,000 with a required 25% local match.					
Grant	WyDOT Transportation Alternatives Program (TAP) Grant	Project	Potential funding for Greenway connection.	Contact WyDOT to coordinate an application submission.	Required 20% match.	This grant could fund construction of a greenway path adjacent to the park including landscaping and stormwater mitigation for the path.
Details	Application deadline is typically mid-April each year.		Argument could be made for a safe route to Prairie Wind Elementary.			
Notes	Maximum award of \$500,000.					
Grant	Wyoming Department of Environmental Quality (DEQ) EPA Section 319 Nonpoint Source Program Funding	Project	Funds for water quality improvements and public outreach.	The DEQ issues an annual request for project proposals for 319 projects.	A 40% local match is required.	This grant can help with revitalization of the creek adjacent to the park.
Details	These funds can be used for a constructed wetland.					EPA 319 grants can be complimentary of Hazard Mitigation Grants.
Notes	EPA 319 funds are generally in the neighborhood of \$250,000.					

Rotary Park Grants Matrix				- Next Steps		
Grant	Cheyenne Laramie County Economic Development Joint Powers Board (EDJPB)	Project	Eligible projects should enhance local infrastructure.	Contact the EDJPB to coordinate an application submission.	There is no match required.	Preference is given to projects that are partially funded but requiring additional funding.
Details	The EDJPB also manages a loan program that can be used along side its grant funding.				Partnerships are important for this grant.	Grants typically range from \$10,000 to \$75,000.
Notes						
Grant	Community Development Block Grants (CDBG)	Project	Funding for a wide variety of projects used to address "unique community development needs."	Coordinate with the city to demonstrate that the project addresses a need within the community.	A voluntary local match may be required.	This grant can assist with final amenities for the park.
Details	CDBG grants prioritize projects that would foster economic development.		Grant awards are typically \$200,000 or less.			
Notes						
Grant	Wyoming's Business Ready Community BRC Planning Grant	Project	Funding for planning and design work.	Coordinate with the Wyoming Business Council to ensure project eligibility.	25% local match required. Over-matching recommended.	This grant can fund infrastructure that supports community growth.
Details	BRC grants prioritize projects that would foster economic development.		Grant awards are typically around \$50,000.			
Notes	Larger grant amounts may be awarded for projects demonstrating significant economic impact.					
Grant	Wyoming Mineral Royalty Grant Program	Project	State assistance to local governments to support infrastructure projects.	Program application deadlines typically occur on March 15th and September 15th each year.	Must justify the necessity of state grant assistance.	This funding source can help with both park and riverine infrastructure.
Details	Applications are reviewed by the State Loan and Investment Board (SLIB) and evaluated based on need, financial capacity, and overall benefit to the public.		Awards generally range from \$200,000 to \$2 Million.	Reach out to the SLIB staff to express an interest in this funding opportunity.		
Notes	A detailed project description including financial data and justification of need is required.					
Grant	Wyoming Parks Land & Water Conservation Fund (LWCF)	Project	State assistance to local governments for development of public outdoor facilities.	Project grants are typically due by November 30th.	Dollar for dollar match.	This funding source can assist with development of the park.
Details	Funds can be used for planning and the physical development of the park..			Reach out to Wyoming Parks to express an interest in this funding opportunity.		
Notes						

Rotary Park Grants Matrix			- Next Steps			
Grant	Wyoming Outdoor Recreation Grant (WORG)	Project	State assistance for recreation area development.	Reach out to the State contact to discuss the submission of an application.	There is no required local match but preference is given to projects that demonstrate additional financial support.	This funding source can assist with the enhancement of the park's recreational infrastructure.
Details			This grant program can fund up to \$750,000 per project.			
Notes	In the past, pre-applications have been accepted in the summer.					
Grant	USACE Section 206 Funding	Project	Section 206 program operates under the Water Resources Development Act of 1996.	A Local Sponsor submits a request to the local USACE District Office specifying the project.	A 35% match is required.	This funding source can fund the restoration of the Dry Creek ecosystem.
Details	Funds for planning/design, engineering, and construction of stormwater infrastructure.		Section 206 project cost is capped at \$10 Million.	The USACE will conduct a feasibility study to assess the potential benefits and federal interest. If the feasibility study is favorable, the project proceeds to planning, design, and construction.	Cost for the Feasibility Study is shared 50/50 between the federal government and the local sponsor.	
Notes	The goal of the program is to restore degraded aquatic ecosystems.					
Grant	EPA Greening America's Communities (GAC) Grant	Project	Helps cities implement sustainable design strategies to enhance their urban environments.	Reach out to the EPA to discuss the submission of an application.	There is no required local match but preference is given to projects that demonstrate additional financial support.	This funding source can assist with the enhancement of the park's recreational infrastructure.
Details	This program focuses on improving public spaces with green infrastructure and walkable neighborhoods.	The pro	This grant program awards range from \$75,000 to \$250,000 per project.			
Notes						
Grant	The Wyoming Arts Council	Project	The Wyoming Arts Fund supports a wide range of projects including installation of artworks in public spaces.	Applications are generally accepted annually with deadlines in April and October.	Some programs have in-kind support of matching funds.	This funding source can fund sculptures, murals, and other forms of visual art for the park..
Details	Funds for installation of artwork in public spaces.		Award amounts range from \$500.00 to \$10,000.			
Notes						
Grant	NRCS Conservation Innovation Grants (CIG)	Project	Supports conservation projects that demonstrate unique approaches to addressing resource challenges.	Reach out to the NRCS to discuss the submission of an application.	A 25% local match is required.	This funding source can assist with the enhancement and restoration of riverine function of Dry Creek.
Details		The pro	This grant program awards range from \$50,000 to \$2 Million per project.			
Notes						
Grant	Laramie County 6th Penny	Project	Project specific but includes recreation facilities, parks, and trails.	Next 6th Penny election in Fall 2025.		This funding source has funded the Greater Cheyenne Greenway and Cheyenne park facilities..
Details	Could be used for funding the greenway connection from Mylar Park to Powderhouse Rd.					
Notes						



City of Cheyenne