The Cheyenne Business Parkway (CBP) encompasses a mile of I-80 frontage and some of Cheyenne’s older and other city lots. The CBP is proposed as a high-traffic commercial corridor that will connect the park to the business park. The majority of the business park is managed by Cheyenne LEADS, a local economic development entity. Over time the CBP has evolved into a multi-modal transportation corridor that is designed for high-traffic commercial development.

The park is annexed into the City of Cheyenne and is not currently zoned for large industrial development. The CBP is zoned for Commercial, Residential, and Special districts. The majority of the business park is zoned for Commercial, with some portions zoned for Residential and Special districts.

The CBP is home to nearly 25 businesses in 18 major structures. Each of the buildings in the CBP is on purchased property. The businesses that are located in the CBP have been developed over time and are a mix of different business types. The CBP is managed by Cheyenne LEADS, a local economic development entity.

2.6.15
RESUBMITTAL

The materials for the signs are simple, yet strong and connected to the industrial creations of the tenants. Large, low open space, a broad sense of openness will be achieved. The signage is the single strongest element to introduce theme and community amenities they wish to achieve at the park.

The signs are designed with horizontal proportions in order to complement the site and not overpower it. By using adjacent streetscape treatments reflecting the street’s significance. The monument identification signs will mark primary gateways to CBP, reinforcing the park’s branding and image. The monument signs will be built sometime in the future.

Monument Signs

The design of these signs further reinforces the branding/identity of the business park.

Open Space

The open space that bisects the Cheyenne Business Parkway serves as a central organizing feature and amenity of the business park. The Dry Creek channel flows through the open space and travels under the Union Pacific Railroad, Campstool Road, and Interstate.

Dry Creek is a guiding element for one of the future north-south trail connections in the greenway network. There is an existing sheep dam in the area north of Campstool Road, and on the south side the creek cuts a deep channel until it crosses under the Interstate.

The open space is predominantly open rolling grasslands with small ponds created by open stormwater drainage from the surrounding area.

Street Name Signs are often one of the most economical and effective thematic elements of a signage family. Custom street name signs are often unique to a community and can help to reinforce the branding/identity of the business park.

The streetscape character of Campstool Road will be enhanced with a robust matrix of deciduous and evergreen trees. The majority of the business park is owned by Cheyenne LEADS, a local economic development entity. Over time the CBP has evolved into a multi-modal transportation corridor that is designed for high-traffic commercial development.

Background

The Cheyenne Business Parkway (CBP) encompasses a mile of I-80 frontage and some of Cheyenne’s older and other city lots. The CBP is proposed as a high-traffic commercial corridor that will connect the park to the business park.

The majority of the business park is managed by Cheyenne LEADS, a local economic development entity. Over time the CBP has evolved into a multi-modal transportation corridor that is designed for high-traffic commercial development. The park is annexed into the City of Cheyenne and is not currently zoned for large industrial development. The CBP is zoned for Commercial, Residential, and Special districts. The majority of the business park is zoned for Commercial, with some portions zoned for Residential and Special districts.

The CBP is home to nearly 25 businesses in 18 major structures. Each of the buildings in the CBP is on purchased property. The businesses that are located in the CBP have been developed over time and are a mix of different business types. The CBP is managed by Cheyenne LEADS, a local economic development entity.
SEED NOTES

1. Areas disturbed by construction shall be reseeded with the following dryland seed mix and be guaranteed 95% pure live seed:

- Texoka Buffalo Grass: 3%
- Annual Rye Grass: 20%
- Critana Wheatgrass: 3%
- Blue Grama: 10%
- Butte Side Oats Grama: 10%
- Fairway Crested Wheatgrass: 44%
- Western Wheatgrass: 10%

Application rate shall be 30 pounds/acre.

PLANT NOTES

Legend:
- Deciduous Tree
- Evergreen Tree
- Ornamental Tree

PLANT LIST

Deciduous Trees:
- Celtis occidentalis (Western Hackberry)
- Gleditsia triacanthos inermis Skyline (Skyline Honeylocust)
- Gymnocladus dioicus (Kentucky Coffeetree)
- Populus x acuminata (Lanceleaf Cottonwood)
- Populus sargentii 'Jeronimus' (Sargent Straight Plains Cottonwood)

Evergreen Trees:
- Pinus mugo 'Tannenbaum' (Tannenbaum Mugo Pine)
- Picea pungens (Colorado Spruce)
- Pinus nigra (Austrian Pine)

Ornamental Trees:
- Malus Radiant (Radiant Crabapple)
- Malus 'Red Barron' (Red Barron Crabapple)
- Malus 'Spring Snow' (Spring Snow Crabapple)

腿部:
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE

LEGAL:
- DEC
- EV
- OR