

RAIL CROSSING
CROSSROAD

REED AVENUE RAIL CORRIDOR PLAN



Design Charrette – June 20th -22nd

Project

INTRODUCTION



Look at opportunities to revitalize Reed Avenue as a vibrant multiuse corridor that spurs investment throughout Downtown.

Reed Avenue Rail Corridor



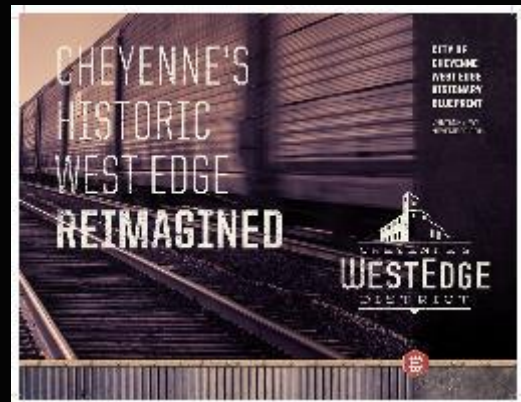
Create a regional greenway that interconnects Downtown and its many destinations



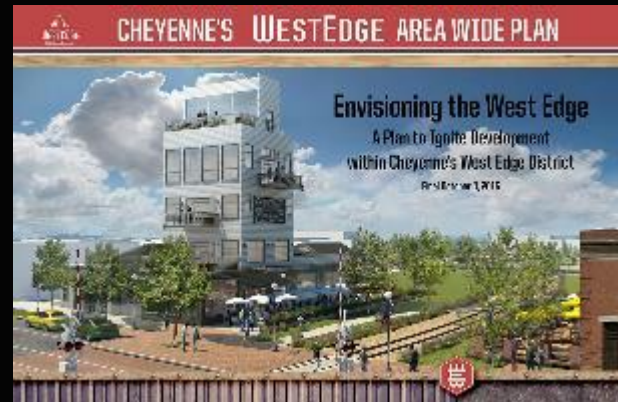
Reed Avenue - Today



Area Wide Plan: DHM Design Renderings



The Vision



The Plan

Zoning & Design
Guideline Change

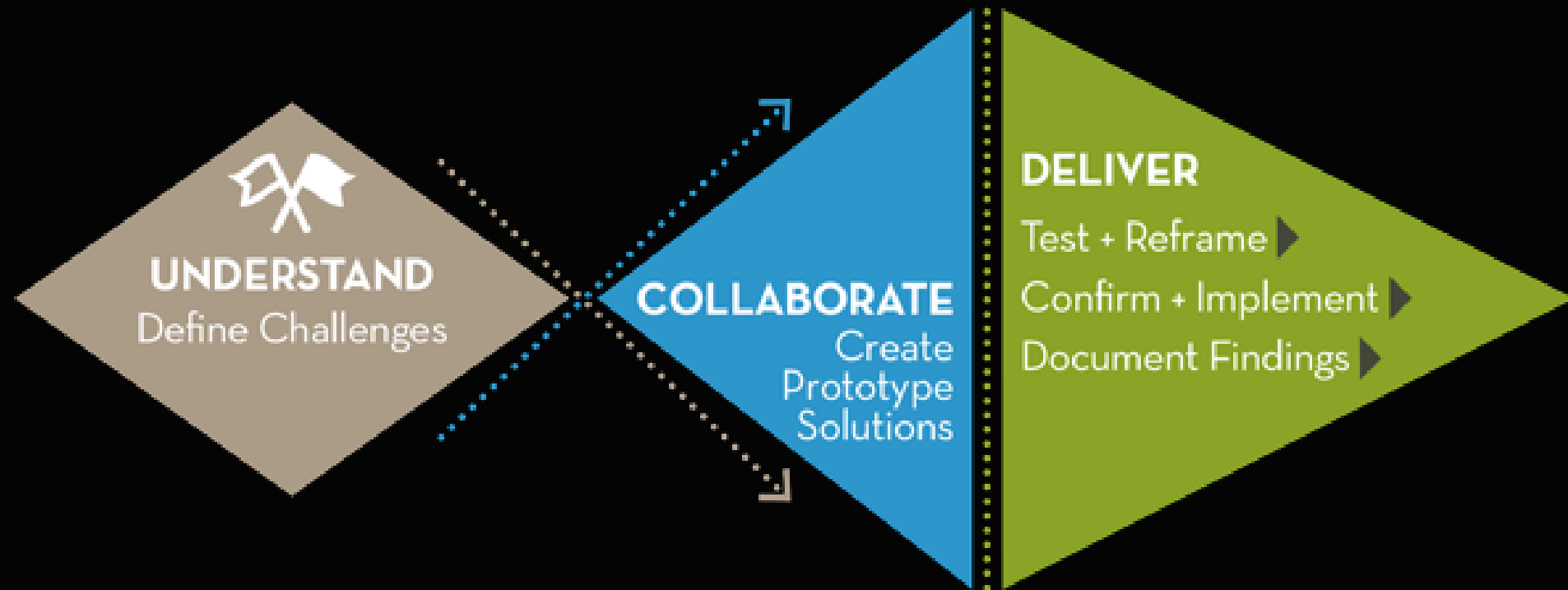
Infrastructure:
Pump House Park
Civic Center Commons
19th and 26th Street Drainage
Improvements

Reed Avenue

Actions

The West Edge Process

The Process



Our Process: April - October

Understanding The Market

Rino: Denver, CO, Warehouse Arts District: Lawrence, KS,
and the Granary District in Salt Lake City, UT

Adjacent to vibrant downtowns...spillover benefit

Extensive neighborhood planning

Arts were a catalyst in all areas

Special district financing:

- Urban renewal
- General Improvement District
- Business Improvement District

Catalytic private sector development

- Creative office space
- Affordable housing



Case Studies

Challenge is slow downtown growth

- 630 residential units in the downtown area
- No significant downtown office development in last 10 years

Residential can be a catalyst

- 2015 Housing Assessment identified need for additional housing options beyond single family detached.
- Potential for 70-160 attached units in 10 years ... Need for affordable options
- Artspace identified need for 30 affordable artists' housing units with 20,000 sf of creative space

Employment

- Cheyenne area is forecast to grow at a 1.1% annual growth rate
- 25,000-100,000 square feet of employment space in 10 years as West Edge reinvents into a “cool” place to be

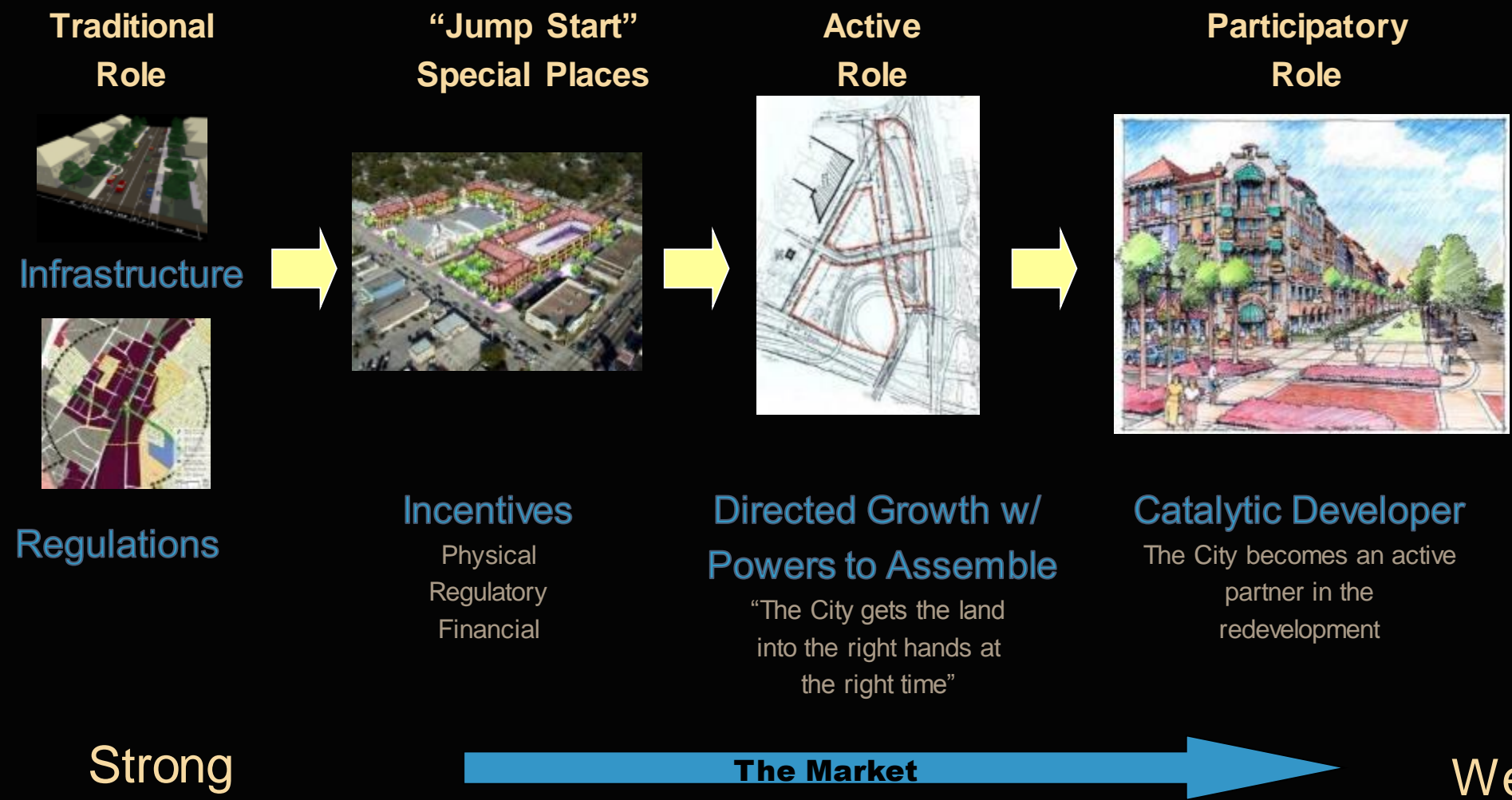
Retail

- Shift nationwide towards restaurants, experiential retail
- Huge growth in Eating and Drinking in Laramie County; greatest source of sales tax revenue
- 15,000-45,000 square feet of restaurant and retail uses in 10 years
- Liquor laws an impediment?

Need to focus investment areas

A City's Role in Implementing a Vision:

Creating Motivation, Certainty, and Security in the Private Market

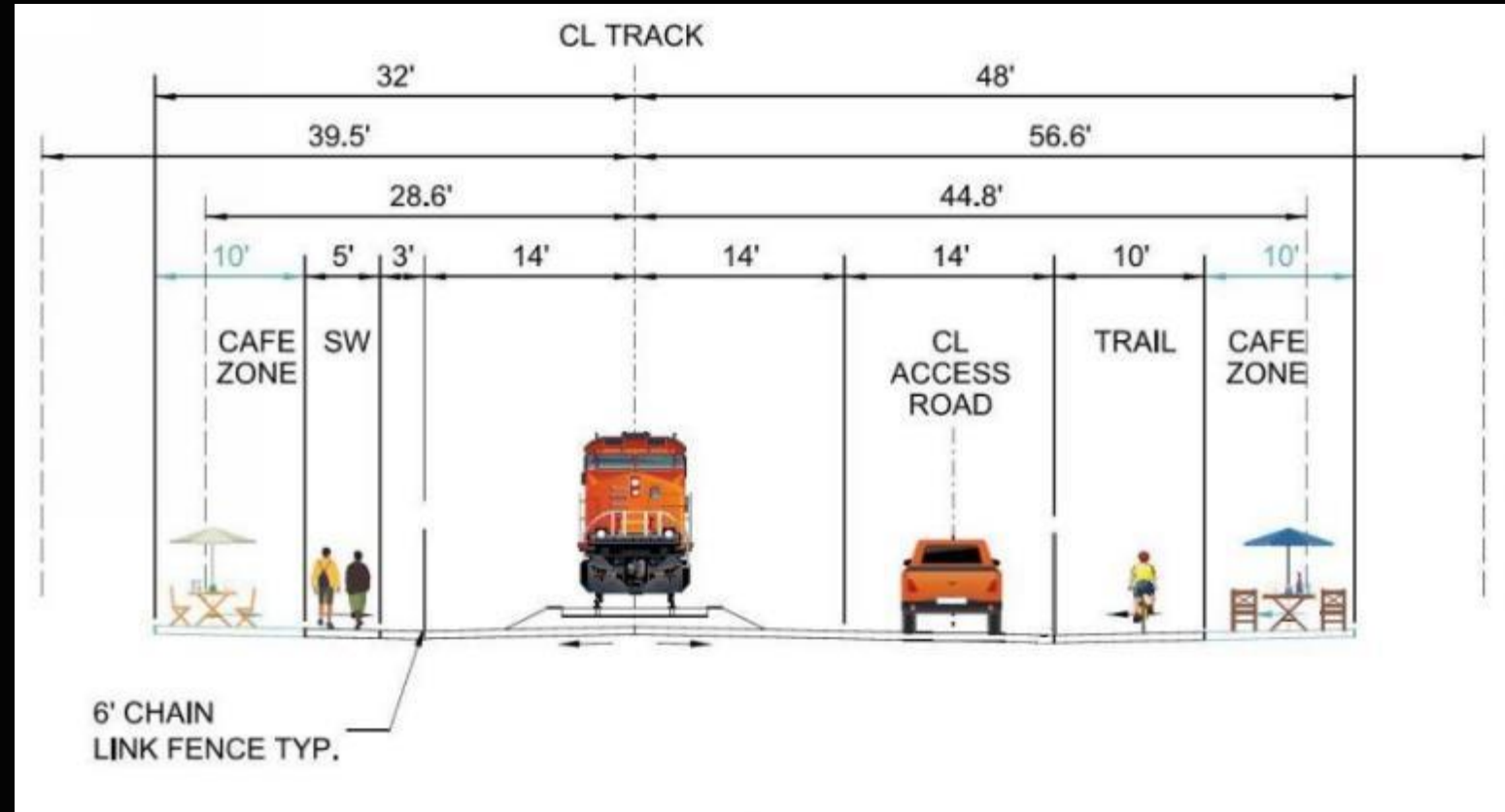


Understanding The Rail Road

- Provide for Continued Rail Operations
 - Drainage – Away from the Track
 - Signals and Gates need to be maintained but can be adjusted
 - Signal Cabins can be relocated but need adjacent access
 - Potential track maintenance needs
 - Gate(s) in parallel fencing
 - Ability to remove fence panels for broader access
- Detail Improvements and the Benefits
 - Fencing along track decreases potential conflict points
 - Height of Fencing allows for emergency egress from track corridor while deterring trespassing
 - Positive Drainage Conveyance
 - Sustainable Features such as Streetside Stormwater Planters (SSP)

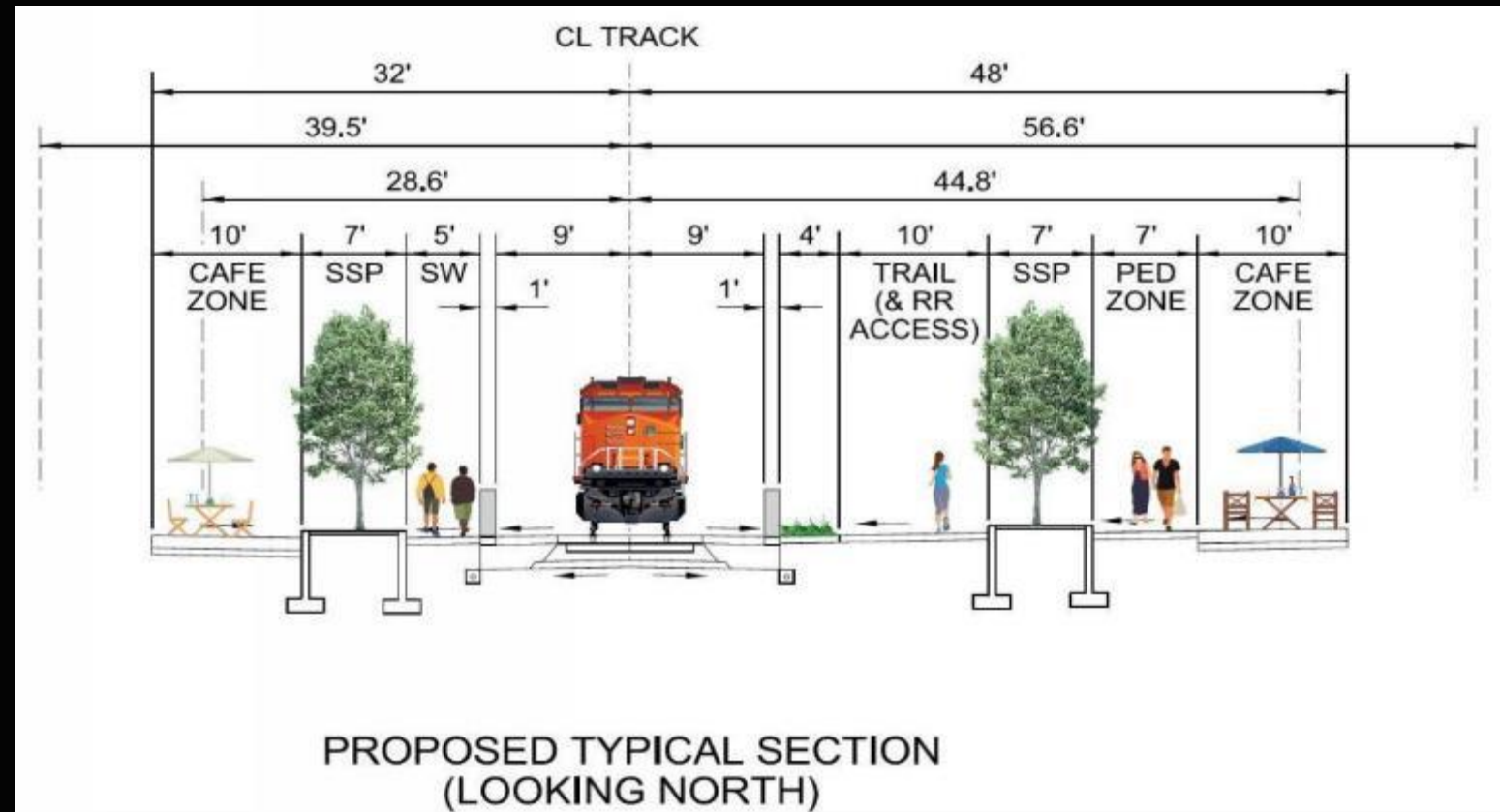
Understanding BNSF

- 14' either side of Track CL (typically provides a dedicated walkway for switchman)
- 14' adjacent access road for performing track inspection and maintenance
- 6' high fence to prevent any trespass into the track area



Understanding BNSF

- Fencing at 9' Offset from Track CL
- Drainage Considerations
- Design pavement section of trail to support heavy vehicles
- Track location varies relative to the ROW
- Café Zone and other amenities will be developed on a block by block basis



San Diego



Columbus Charlotte



Similar Projects

Understanding The Community



From

To

A place to drive through

Pioneers

No support for Businesses or residences

Abandoned buildings

Barriers

Nobody lives here

Wide asphalt

Narrow sidewalks

Streets for cars

Hostile

Few open spaces

Kids can't enjoy

Nothing to do

Unsustainable



A place to Live, work, and play

Place of investment

Many partners

New Investment

Seams

Vibrant neighborhoods

Wider sidewalks

Spaces that support

Streets for People

Inviting

Great experiences

Kids can cross the street

Food and entertainment

Sustainable

Understanding: The Community

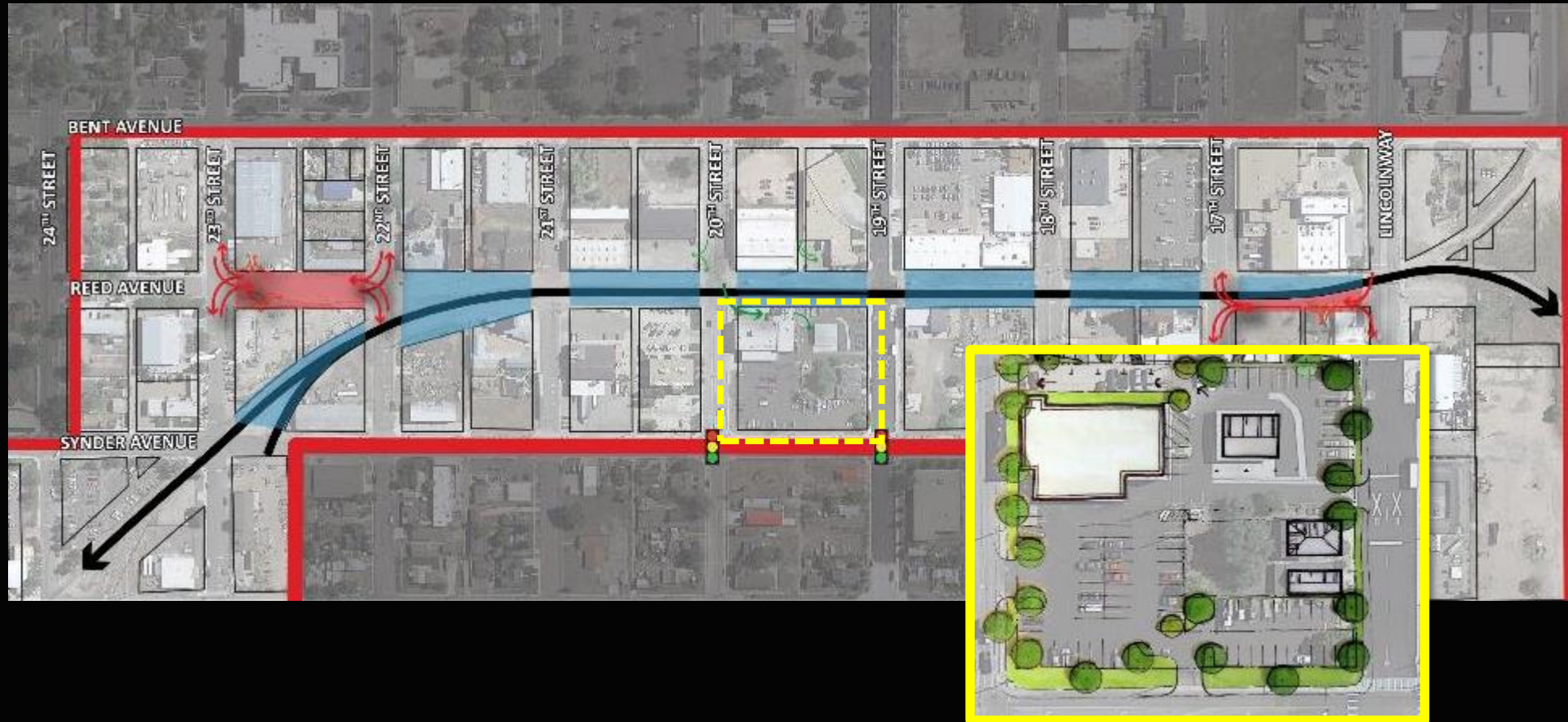
Understanding The Corridor



Property Access Today



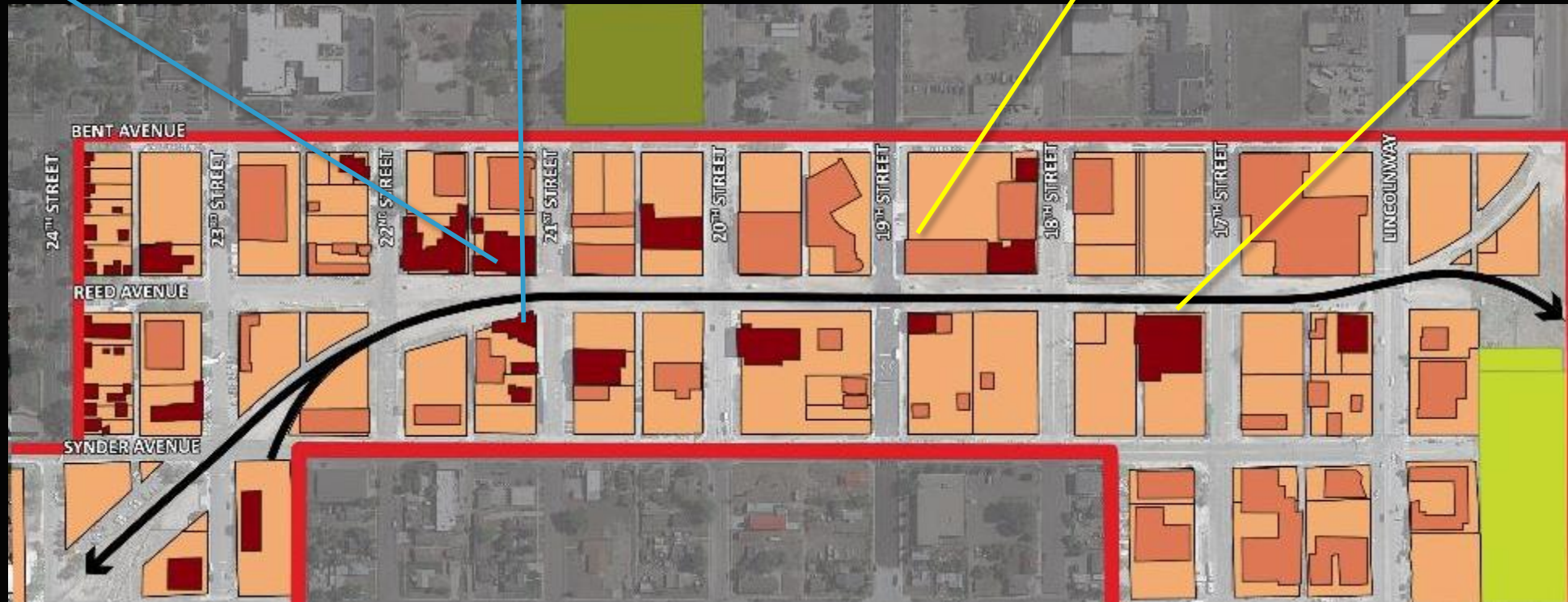
Property Access in the Future



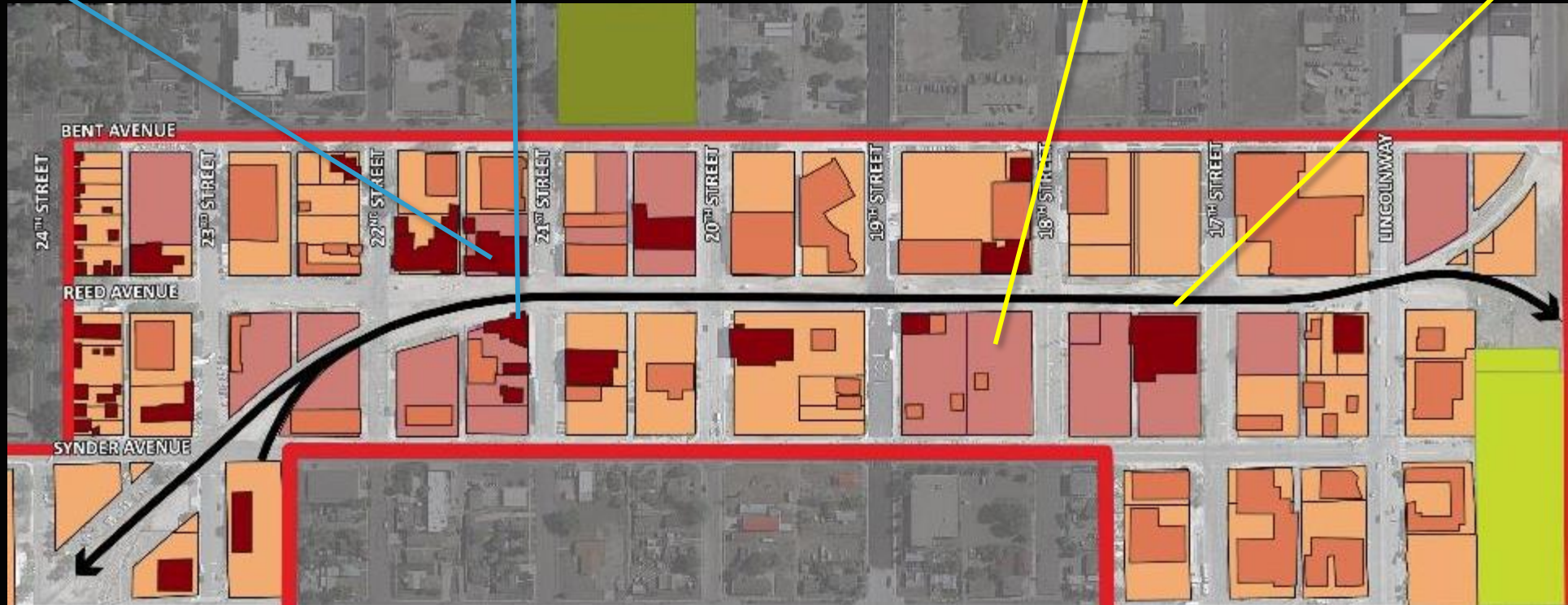
Property Access



Reed Avenue Rail Corridor



Character Buildings



Under Utilized Property

Near-term

- Character Rich
- Private Ownership
- Adaptive Reuse & New Construction
- Active Investment Interests

Longer-term

- Character Poor
- Public Ownership
- New Construction
- Low Development Interest



Development Opportunities

Near-term

- Character Rich
- Private Ownership
- Adaptive Reuse & New Construction
- Active Investment Interests

Longer-term

- Character Poor
- Public Ownership
- New Construction
- Low Development Interest



Development Opportunities

Design Charrette

The objective of the charrette is to present the realities of the Reed Avenue Rail Corridor and initiate a design dialog to understand the community's expectations for the corridor and its role in catalyzing investment in the West Edge District and all of Downtown.

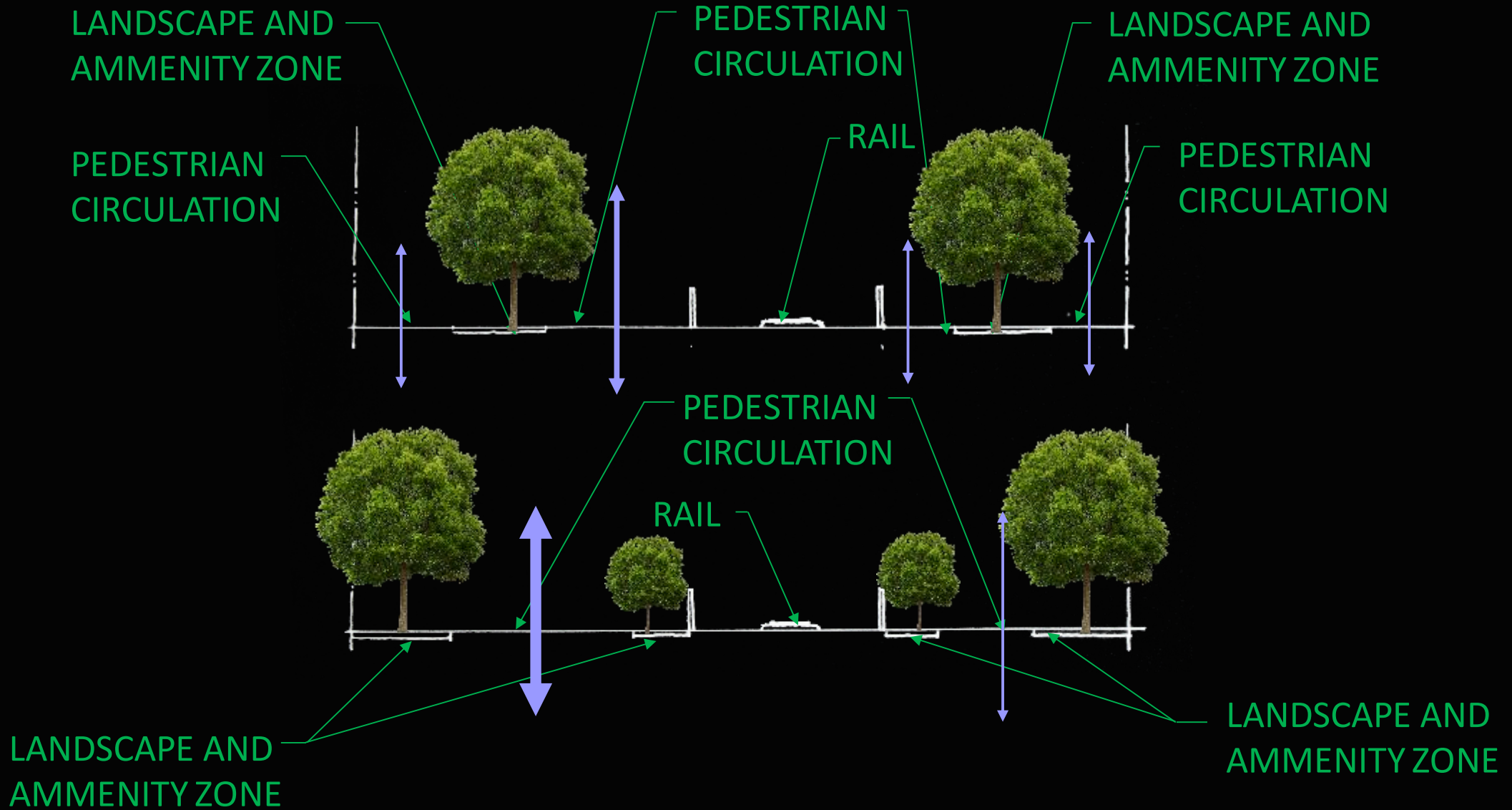
What is a Charrette?



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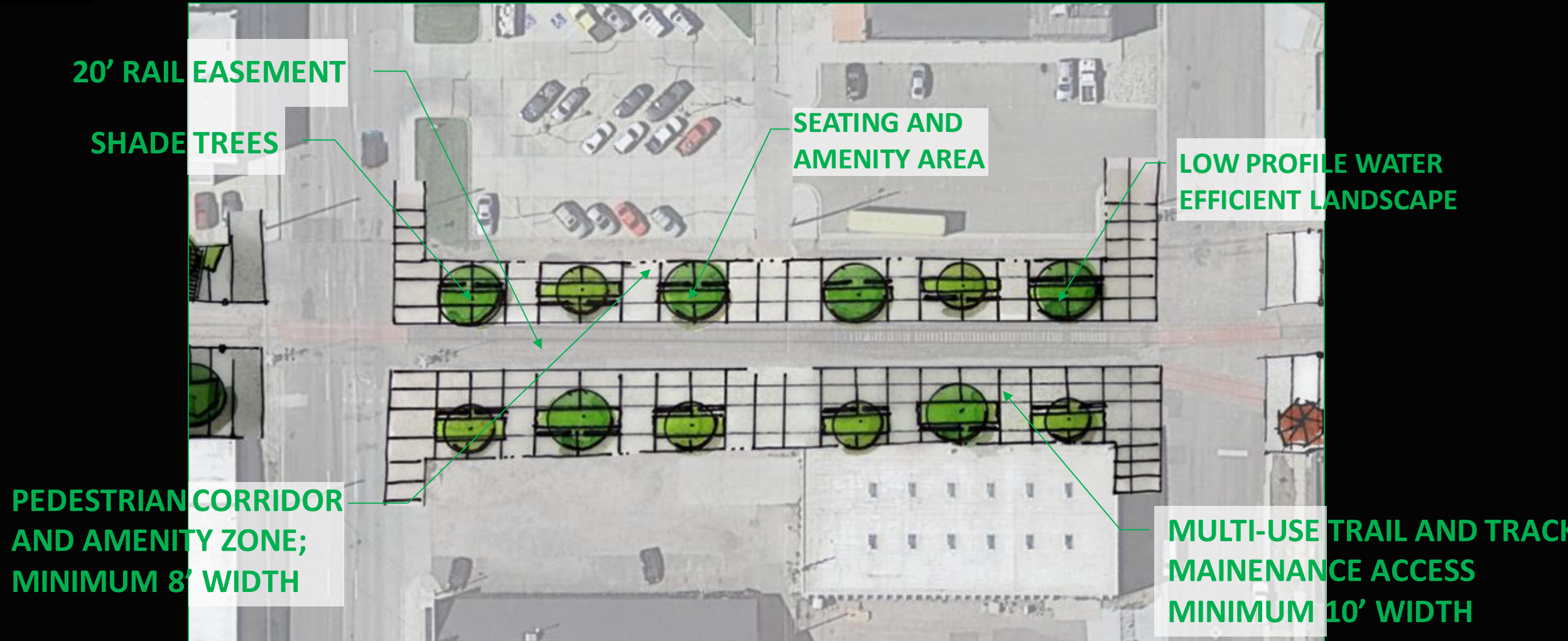
Reed Avenue Opportunity



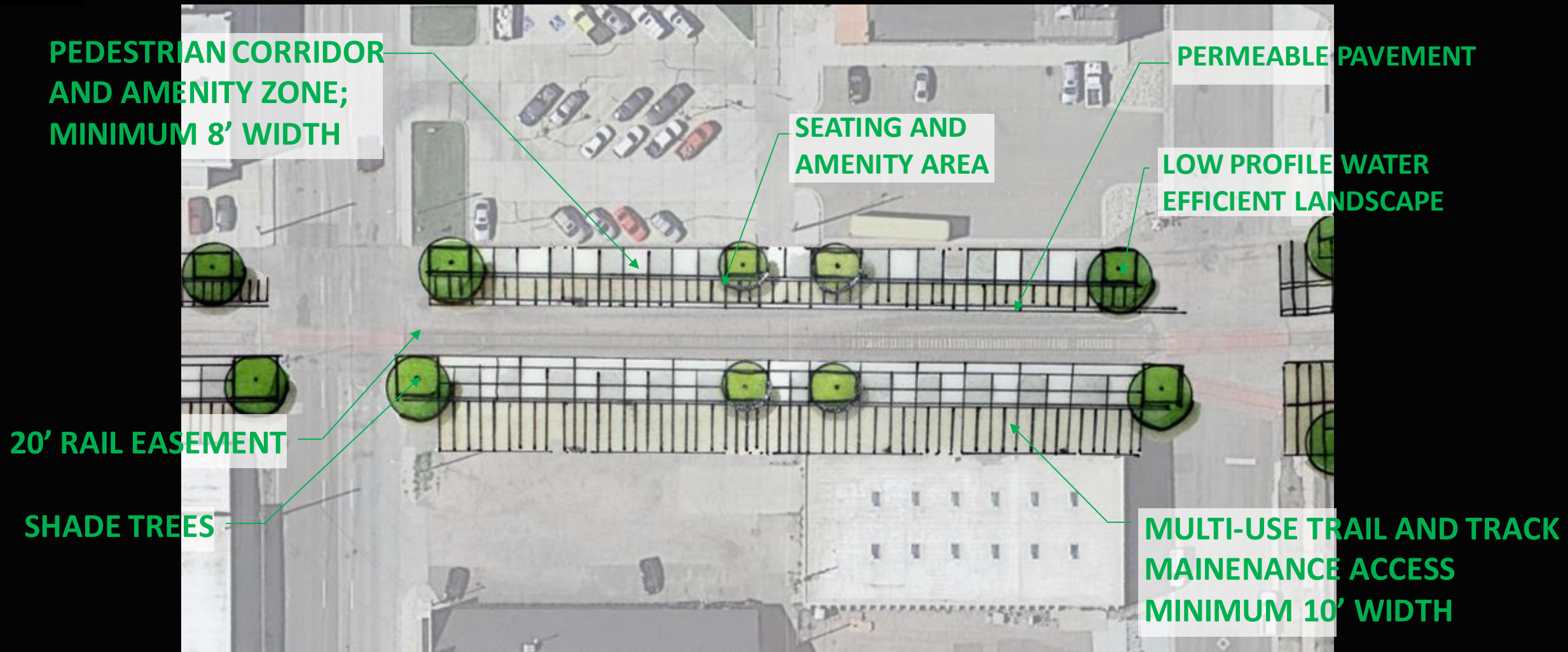
30% Design



Reed Ave: btw 20th and 21st (Option 1)



Reed Ave: btw 20th and 21st (Option 1 Alternative)



Reed Ave: btw 20th and 21st (Option 2)



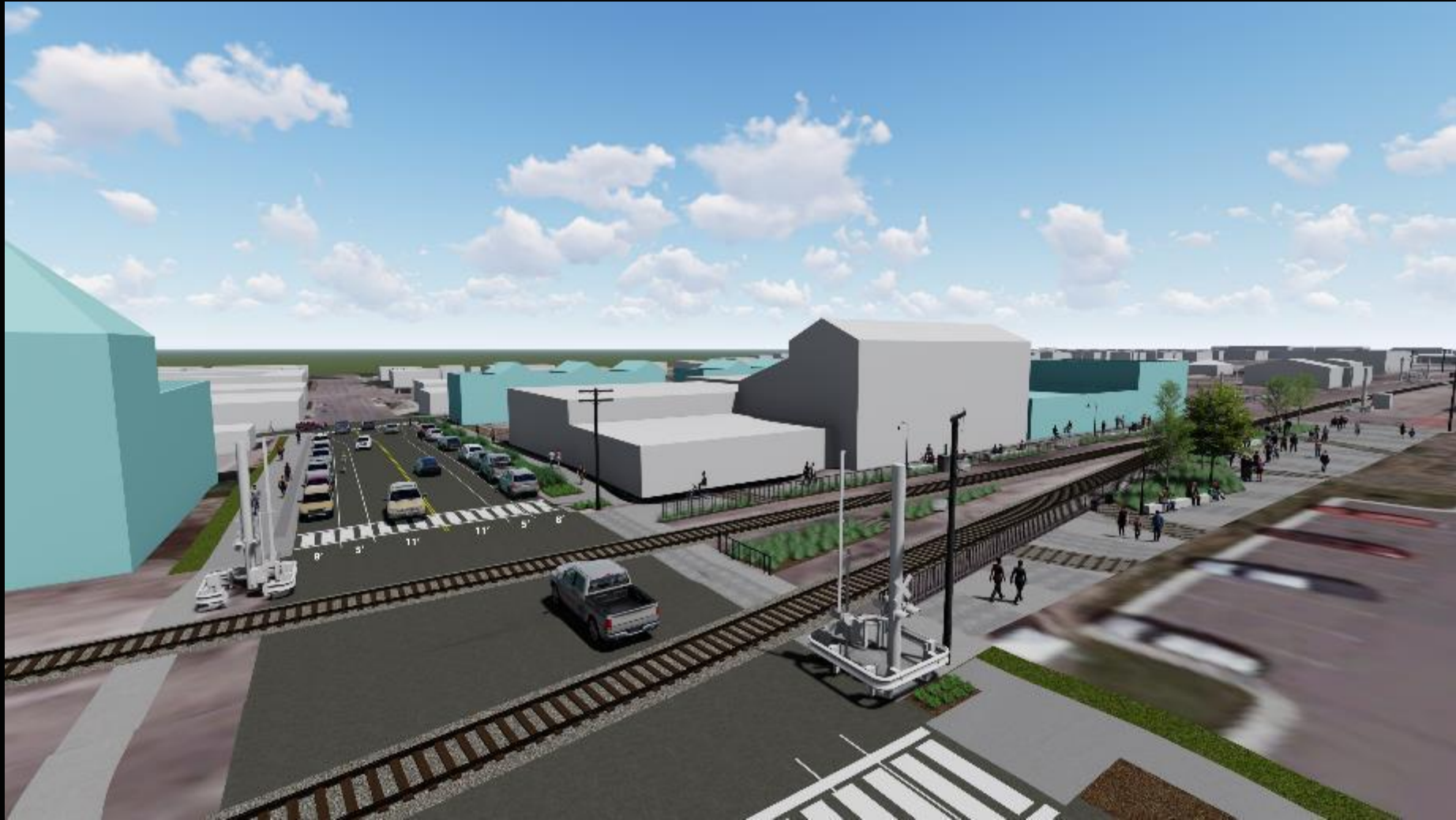
Reed Ave: btw 20th and 21st (Option 2 Alternative)









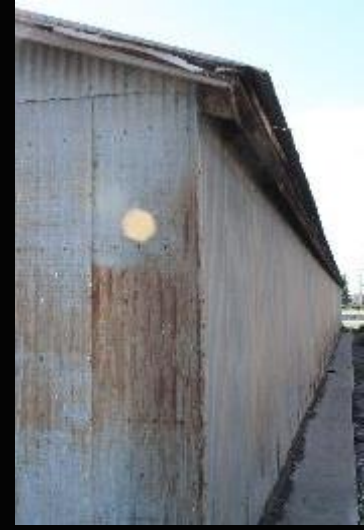












Architectural Character





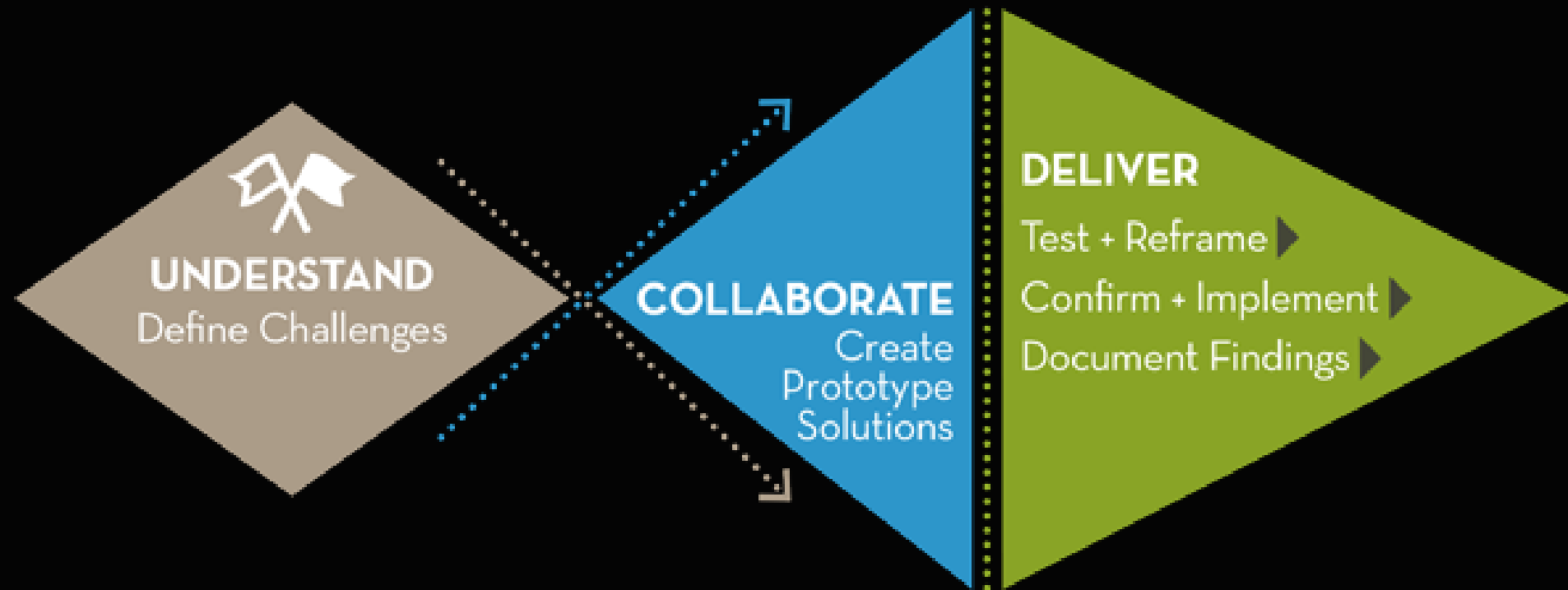
Landscape Planting



Walls and Fences



Community Character



Our Process: April - October