

Mills River Front Feasibility Study

River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills, Wyoming



November 21, 2016
Publication Date

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Acknowledgments

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This report is also available in electronic format from the author.

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Thank You to Our Stakeholders

November 21, 2016

Town of Mills
Town of Mills Town Hall
704 Fourth Street
Mills, WY 82644

RE: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills, Wyoming

Dear Stakeholders in the Town of Mills,

Thank you for participating in the River Front Property Programming and Feasibility Study for the uniquely Mills stretch of property on the north shore of the North Platte River. Your contributions are appreciated and valued.

Each time we act in the public sphere we help move our communities forward by being part of the most democratic of processes - showing up. Participating in the community forums and events that our communities pursue is the very foundation of what makes us citizens.

The Town of Mills Mission is:

"To service our residents, businesses and visitors through leadership while providing a clean and sustainable community for our present and future citizens.

To develop and grow as a vibrant community that recognizes the value of economic prosperity through investments and partnerships.

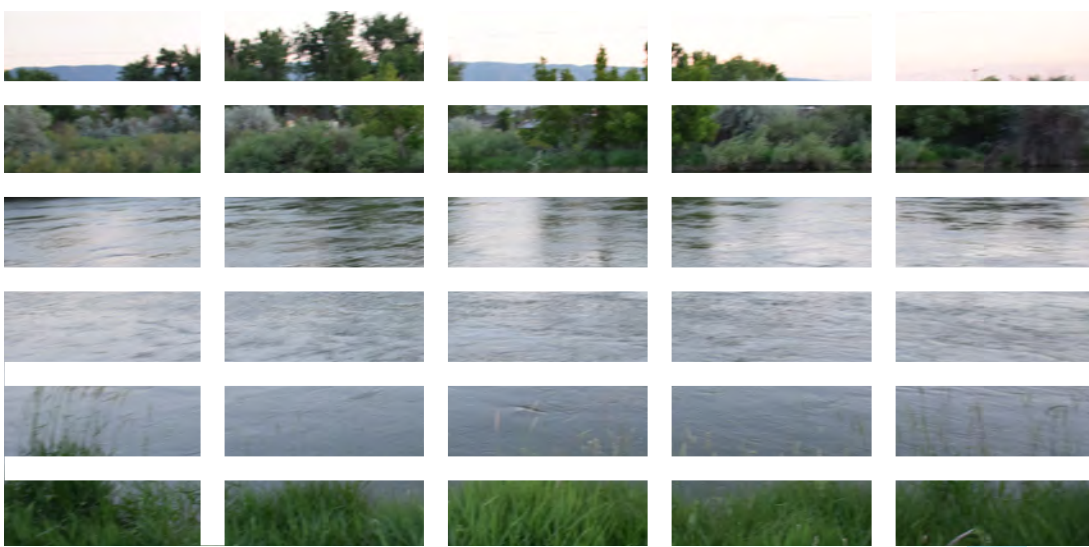
Finally, to inform and involve our citizens by providing accountability, continued fiscal health and a community spirit that provides opportunities for all Town of Mills businesses and citizens."

Thank you again.



Mills River Front Site Analysis

River Front Property Programming & Feasibility Study to Provide Recommendations
for Undeveloped Land in the Town of Mills, Wyoming



Aerial Photographs



Site History:

The south side of the North Platte River is historic Fort Caspar. Settlers heading west crossed near the fort along this stretch of river at the Mormon Ferry Crossing (the exact location is not known). This site was used from 1849 - 1853 until John Richard's Toll Bridge was constructed. Travelers paid \$1.50 to cross.

The site was "across the river" from the blacksmith and shop, so it was likely used simply as bottom land for feeding stock while reassembling the wagon trains.

Since the Town's original plat was signed in 1921 the only changes to the area were during the construction of the Southwest Wyoming Boulevard highway expansion.

District Figure Ground



The diagram above demonstrates the ratio of structures (black) to ground (white). Old Town Mills is especially apparent. Small residential blocks are surrounded by major roadways. The land uses completely surrounding Old Town Mills are almost all industrial or commercial. This appears as fewer, but larger buildings and massive blank areas which are parking lots or industrial grounds. These businesses provide jobs for the residents of Mills. However, the placement of industrial campuses along the River effectively separates much of the public from the river. Our site will work to repair this disjointed connection by attracting people - citizens and visitors alike - to public land and allowing them greater access to the river.

Site Description



During a 2014 Community Assessment conducted in conjunction with the Wyoming Rural Development Council, the Town of Mills learned, among other things:

- The Town does not have enough services including commercial, retail and professional businesses forcing residents to travel and spend their money in the neighboring communities.
- The Town lacks safe youth recreation facilities and amenities.
- Community members saw the access to the North Platte River as one of the Town's biggest assets and one that is not effectively leveraged.
- The need to identify an area to develop and serve as a main street or downtown.

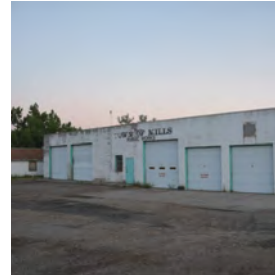
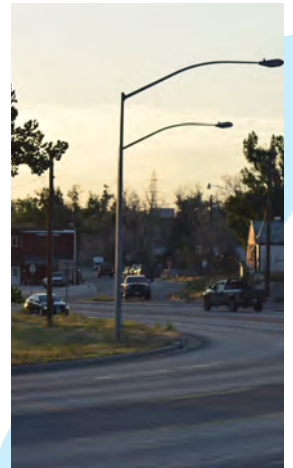
In response, the Town of Mills purchased an undeveloped piece of river front property. This property is adjacent to a piece of land already owned by the Town of Mills where the old Town Maintenance Building, currently storing equipment, is located. The existing Town of Mills' property is 7.4 acres and the newly acquired site is 2.6 acres for a total of 10 acres. In an effort to potentially address some of the feedback received during the Community Assessment, the Town plans to move the Town Maintenance Shop and develop the site to provide new community amenities or services. Additionally, the property is located adjacent to the southern entrance into Mills. Therefore, the resulting efforts of the feasibility study will improve and enhance this gateway into the community as well as the look of the current undeveloped piece of land.

Today, this site sits mostly empty except on the perimeters. The west end is occupied by a public water pump, the old Public Works building, and a shed. The river bank is thickly vegetated with Russian olives, cottonwoods, willows, and grasses. On the east end sits an empty lot, recently filled, and at the center is the old public works, a building which is now empty and owned by the Town. The site is bound on the north by SW Wyoming Boulevard, a busy, 5 lane highway with a posted speed limit of 30 mph, though drivers often speed through this stretch. There are no marked pedestrian crossings to reach the site.

The bulk of the site is relatively flat with slopes between 2-5%, except at the bank of the river. This area's grasses are low-growing species and recently seeded. There are few trees and only a few shrubs which grow in the flat area, leaving most of the site unshaded and especially uncomfortable for people in the summer. However, the site is wide open for development.

The major asset of this site is the North Platte River. By allowing the public greater access to the river, we may strengthen the public connection to and investment in the river. The views of the river, and south to Casper Mountain at sunset are especially striking.

Site Photographs



FEMA Boundaries

NOTES TO USERS

Use in administering the National Flood Insurance Program, it only identify areas subject to flooding, liability from flood of small size. The community map repository should be used to obtain additional flood hazard information.

Decided information in areas where Base Flood Elevations (BFEs) have been determined, users are encouraged to consult the Flood Insurance Study (FIS) report that accompanies this map. These BFEs are intended for flood insurance only and should not be used as the sole basis of flood risk. Accordingly, flood elevation data presented in the FIS should be used in conjunction with the FIS report for purposes of floodplain management.

Flood Elevations shown on this map apply only to the National Vertical Datum of 1988 (NVD 88). Users of the maps that coastal flood elevations are also provided in the water Elevations table in the Flood Insurance Study report. Elevations shown in the Summary of Shoreline Locations used for construction and/or floodplain management purposes other than the elevations shown on this FIS.

Floodways were computed at cross sections and interpolated across. The floodways were based on hydraulic considerations of the National Flood Insurance Program. Floodway permit floodway data are provided in the Flood Insurance Study report.

In Special Flood Hazard Areas may be protected by flood walls. Refer to Section 2.4 Flood Protection Measures of the FIS report for information on flood control structures.

Used in the preparation of this map was Universal Transverse Mercator (UTM) datum was NAD83. CRS1983 base, or datum, adjustment, projection or UTM zones used in FISs for adjacent jurisdictions may result in slight positional differences across jurisdiction boundaries. These differences are the accuracy of the FIS.

on this map are referenced to the North American Vertical Datum of 1988 (NAVD 88). These flood elevations must be compared to structure and is referenced to the same vertical datum. For information on the National Geospatial Data Base (NGDB) or 1988, visit the National Geospatial Data Base at <http://www.ngdb.gov> or contact the National Geographic Information Service.

Services:
Survey
Highway
2010-2012

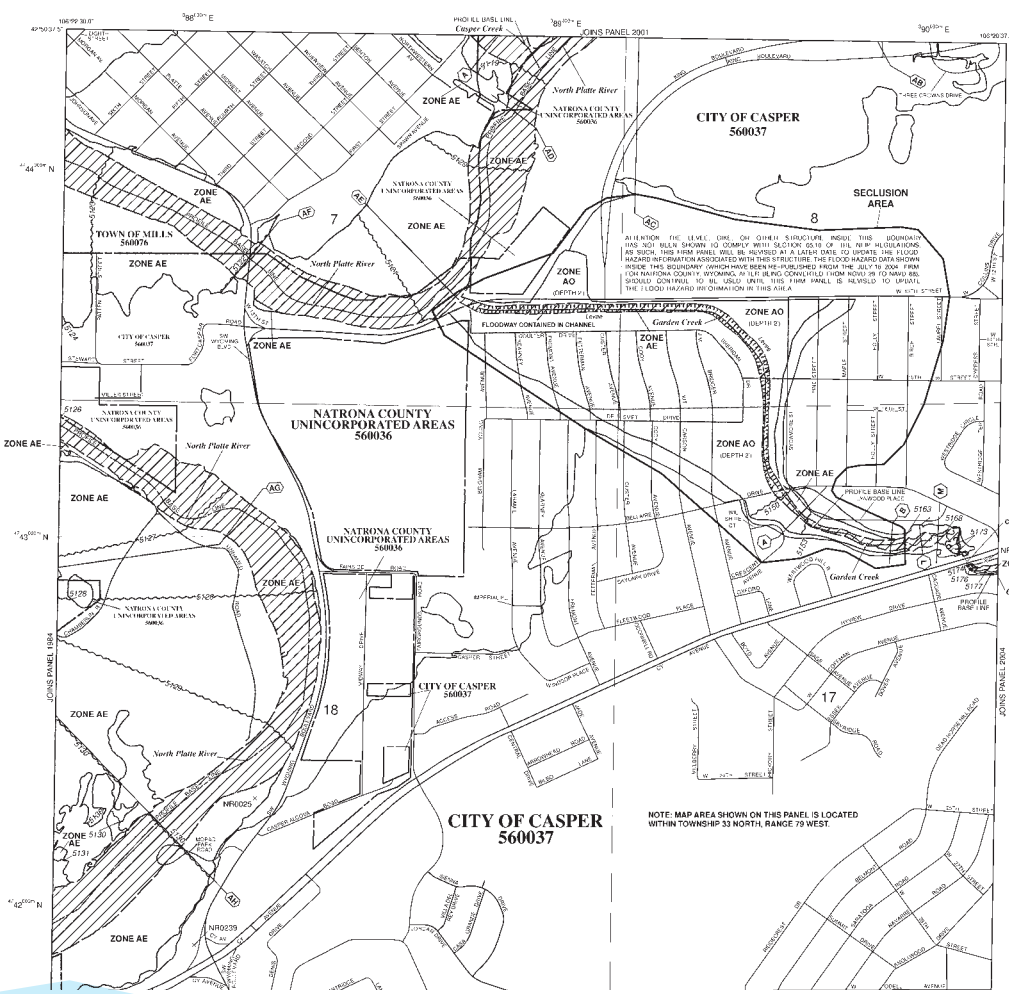
elevation, description, and/or location information for beach marks map. Please contact the Information Services Branch of the U.S. Survey at (301) 713-3242, or visit its website at <http://www.fema.gov>.

Information shown on this FIS was provided by the City of Casper, from coordinate system used for the production of the digital FIS. These flood elevations must be compared to structure and is referenced to the same vertical datum. For information on the National Geospatial Data Base (NGDB) or 1988, visit the National Geospatial Data Base at <http://www.ngdb.gov> or contact the National Geographic Information Service.

Information shown on this map are based on the best data available. Because changes due to annexations or de-annexations will affect this map, map users should contact survey officials to verify current corporate limit locations.

It separately printed Map Index for an overview map of the layout of map sheets, community map repository addresses, Communities table containing National Flood Insurance Program community as well as a listing of the panels on which each sheet.

Questions about this map, available products associated with this FIS, or how to order products or the National Geographic Information Service, please call the FEMA Map Information Hotline at 1-877-352-2627 or visit the FEMA Map Service Center website at <http://www.fema.gov>. Available products may include previously issued letters of Map Information Study Report and/or digital versions of this map. Many of the products or obtained directly from the website. Users may need map data for each FIS panel by visiting the FEMA Map Service Center or by calling the FEMA Map Information Hotline.

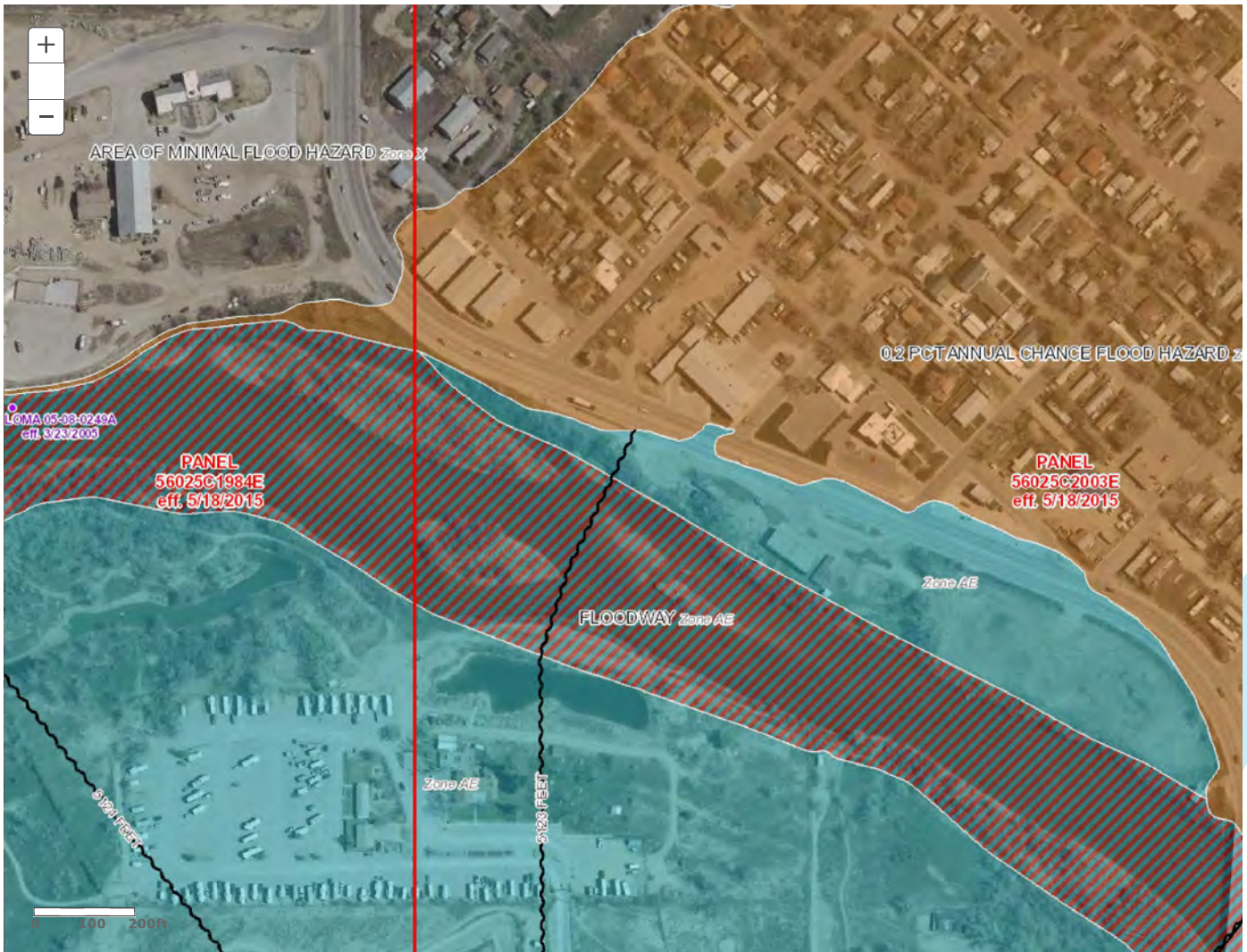


Most of this riverfront property lies within Zone AE, an "area subject to inundation by the 1% Annual Chance Flood [or a 100-year flood] event determined by detailed methods. Mandatory flood insurance purchase requirements and floodplain management standards apply. **All buildings or structures that affect flow of water in case of a flood must be built with a finished floor elevation 1' above the base flood elevation of 5123' on this site.**

Per Town of Mills Ordinance No. 505: Flood Damage Prevention Ordinance, the Planning/Zoning Director, Scott Radden, is the appointed Floodplain Administrator. His duties include: reviewing our Development Permit "to ensure conformance with the provisions of the ordinance", "assur[ing] that all necessary permits have been obtained from those Federal, State, or local government agencies... from which prior approval is required", and interpreting exact location of floodplain boundaries, if needed.

The area marked with red stripes on the next page is the floodway. To comply with FEMA, we must "prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge".

Local Floodplain Ordinances



Links:

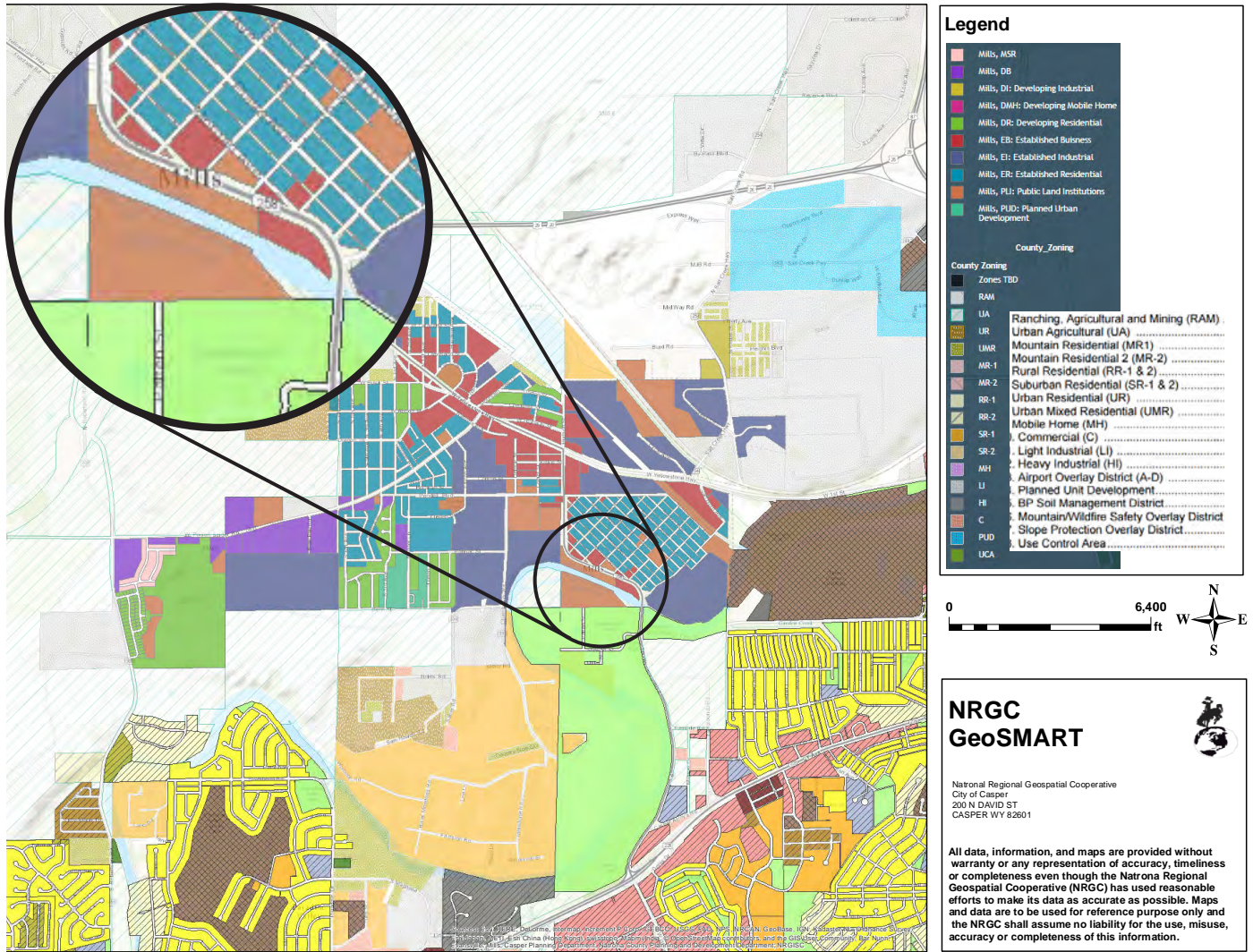
FEMA Federal Regulations document: <https://www.gpo.gov/fdsys/pkg/CFR-2002-title44-vol1/pdf/CFR-2002-title44-vol1.pdf>

"Floodplain Management Requirements": <https://www.fema.gov/floodplain-management-requirements>

Mills Ordinance No. 505: <http://wyofloods.wrds.uwyo.edu/ordinances/Mills.pdf>

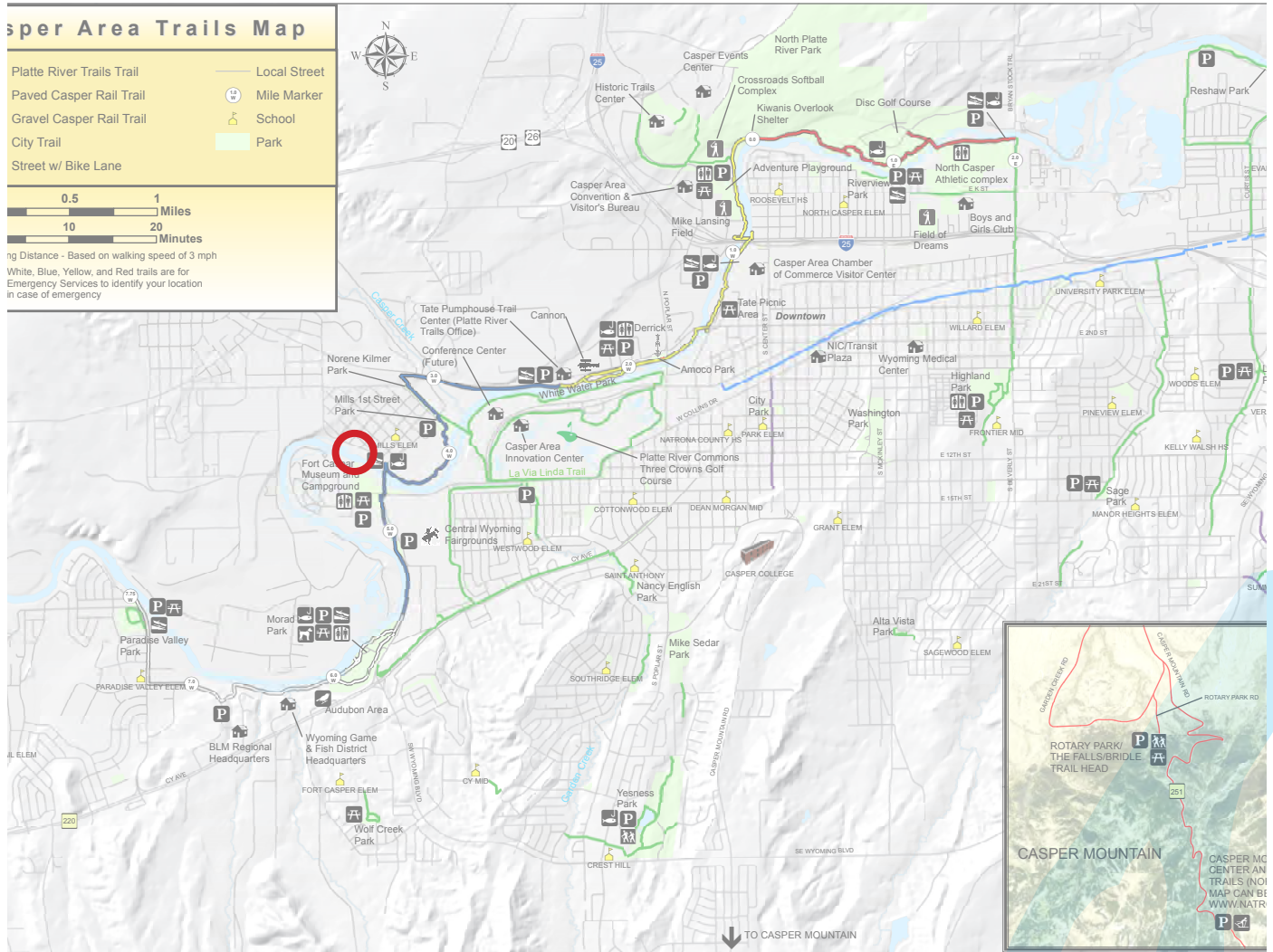
2000 Zoning Resolution of Natrona County, Chapter VII, Sec. 18: <http://www.natrona.net/DocumentCenter/Home/View/521>

Mills Zoning



This zoning map of Mills shows that the river front site is designated for “Public Land Institutions” and “Established Business.” The same designations can be seen right across the road. Most of the rest of Old Town is zoned as “Established Residential”.

Trails Map - Mills and Casper



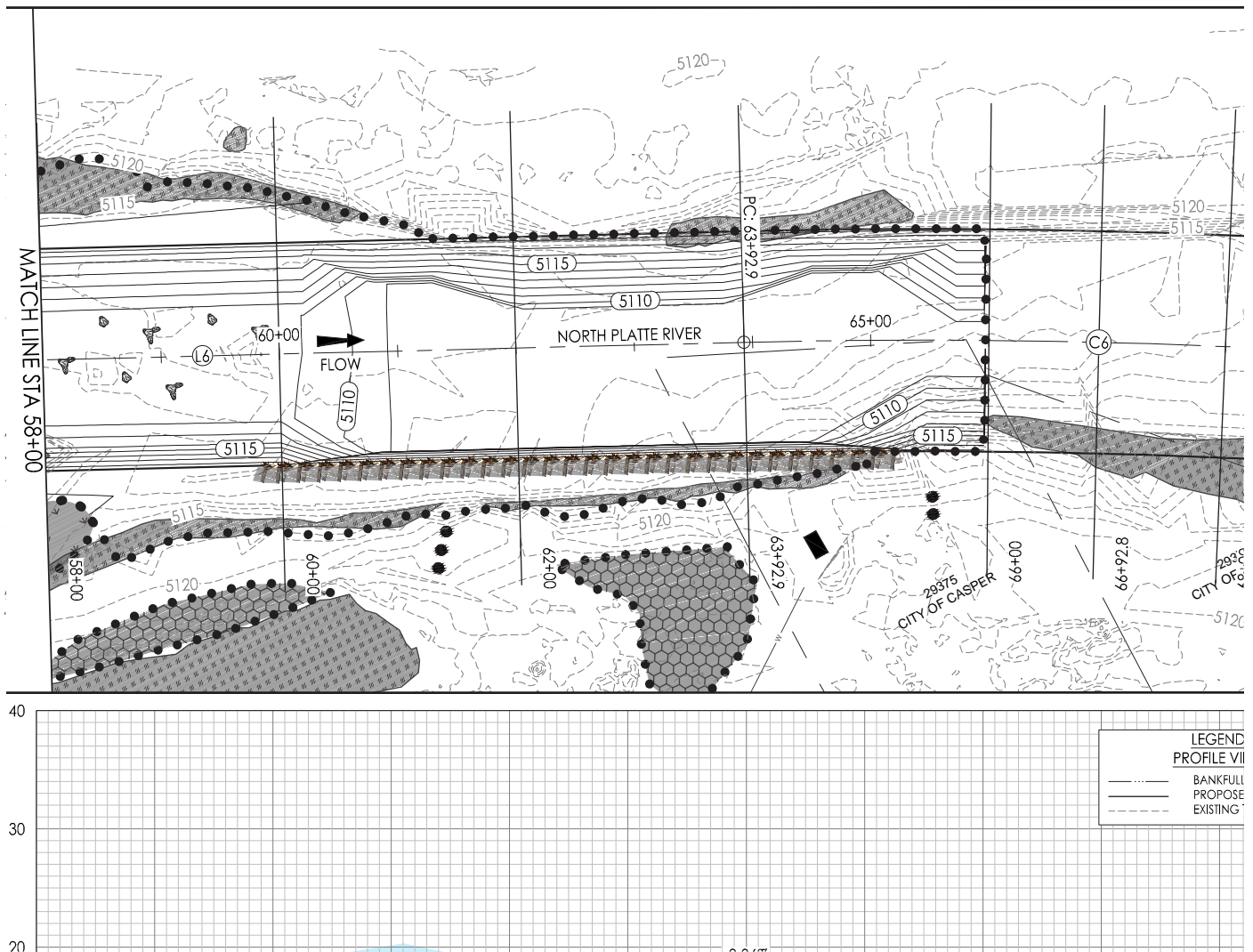
Thanks largely to the Platte River Trails Trust, the Casper Area trails network is fairly extensive. Long sections of trail allow the public to ride bikes, walk, or run along the river in Casper and along the eastern edge of Mills. Unfortunately, this resource does not also extend through the Town of Mills.

In the future, we will likely see more trail connections in West Casper and Mills. The community effort should be to “close the loops”. Creating bike trail loops in and around Mills makes sense for pedestrians and bicyclists alike and will contribute to a sense of renewal within the community.

Imagine taking your family out for a bike ride. You start at the river and ride across the brand new pedestrian bridge. You then ride back across the highway bridge, swing around Westech, through Norene Kilmer Park, and around the blocks of Old Town back to the river front. This “Old Town Loop” would benefit families by offering an easy, fun place to ride and reinforce the distinct identity of Mills’ oldest area.

We also propose continuing the paved trail along this piece of river front and connecting it to the proposed pedestrian crosswalks on SW Wyoming Blvd. and 1st, 2nd, 3rd, and 4th Streets. This would allow people to safely ride from Casper to the site and into Mills, to parks, schools, historic sites, and places to eat and shop.

North Platte River Restoration Project



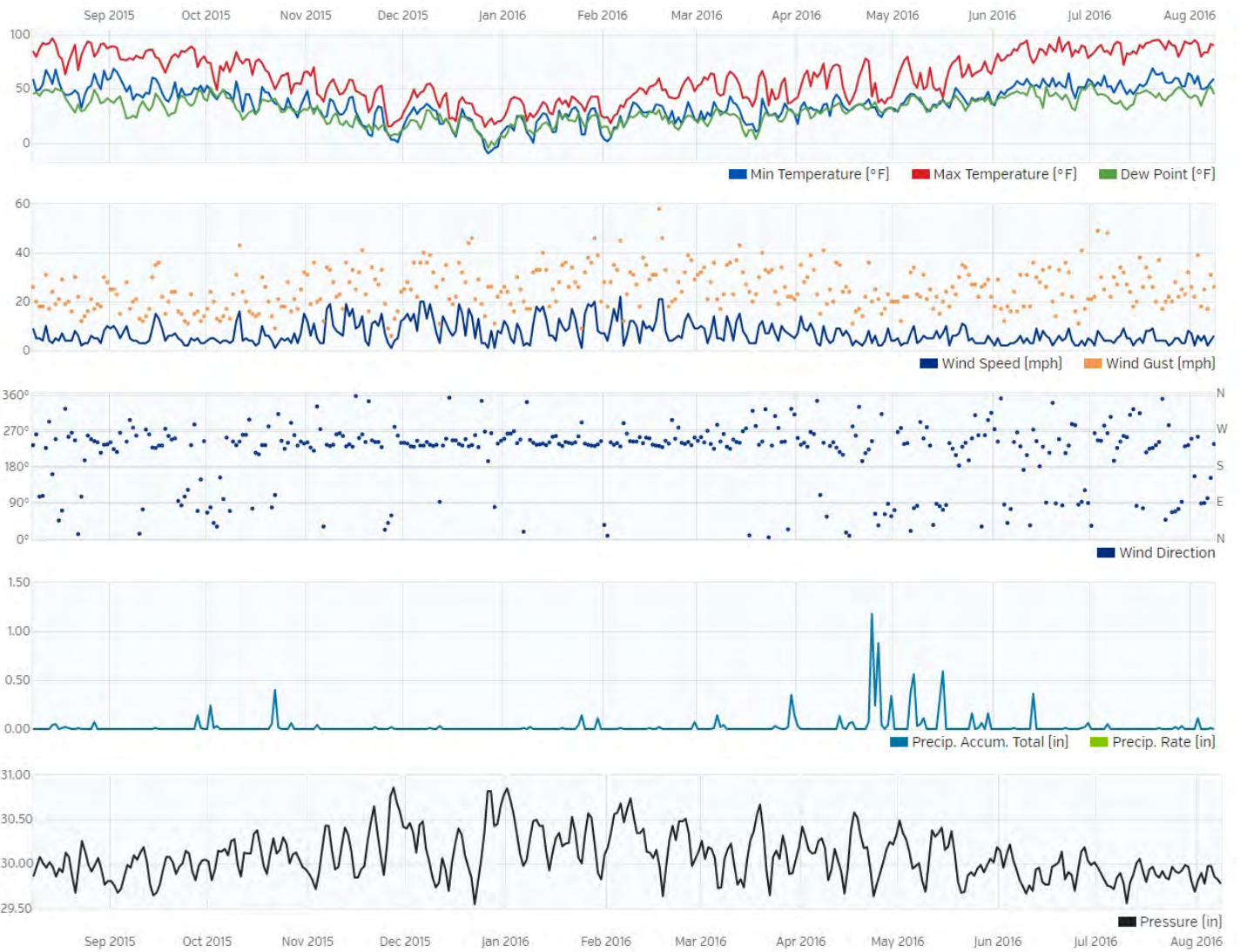
One project is being worked on concurrently with this River Front Development: the North Platte River Restoration, organized through the special projects division of the City of Casper.. While in the preliminary phase the Riverfront Property project may have the ability to impact the proposed work based upon the following criteria:

- Are there special features desired by the Riverfront Property that might be best constructed by the contractor working with the North Platte River?
- Are there permitting reasons to include work desired by the Riverfront Property within this other project?
- Are there financial reasons to include work desired by the Riverfront Property within this other project?
- Are there features planned in the restoration project that do not fit with the proposed Riverfront Property project?

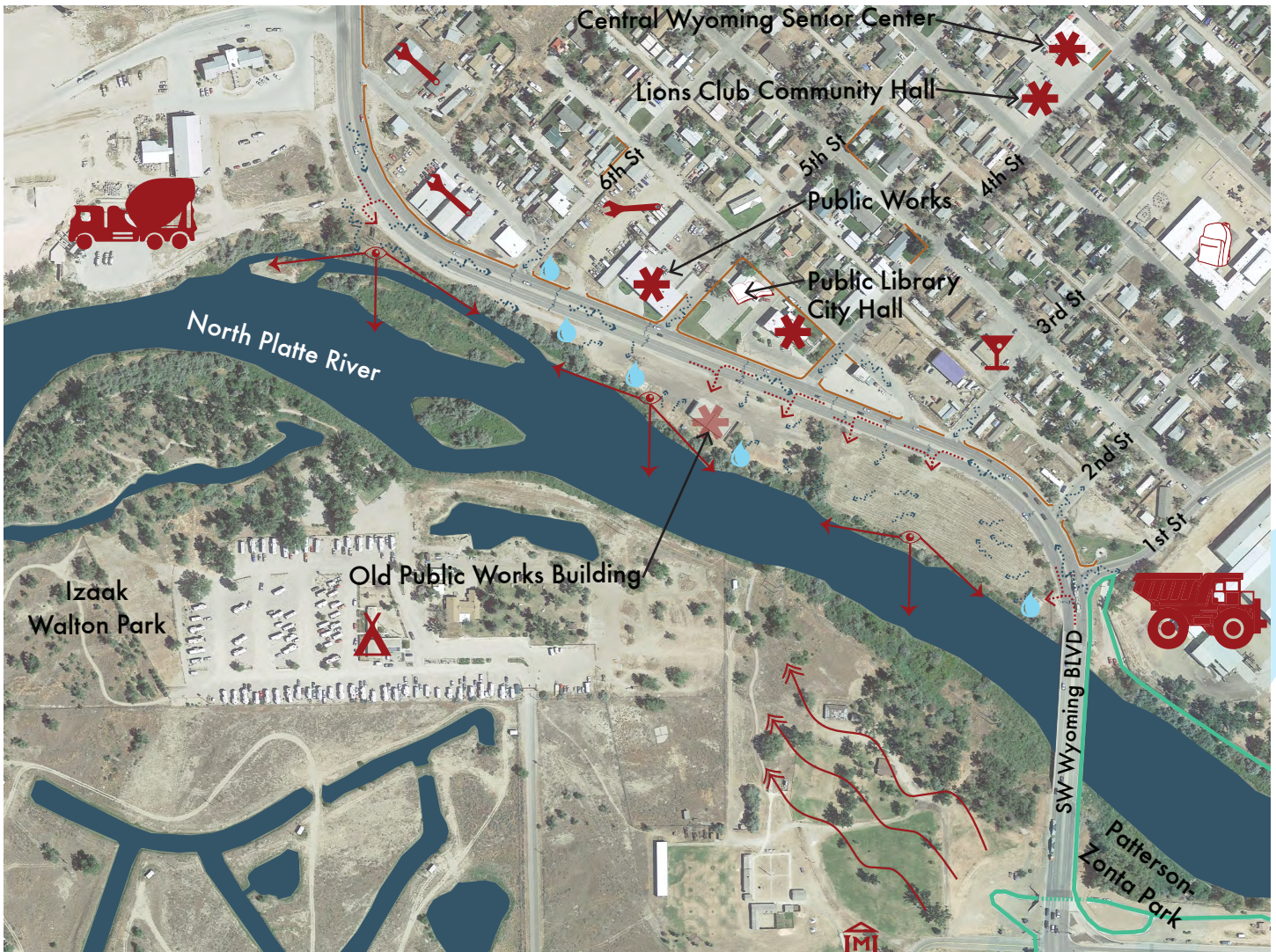
Solar Angle On Site



Weather - 2016



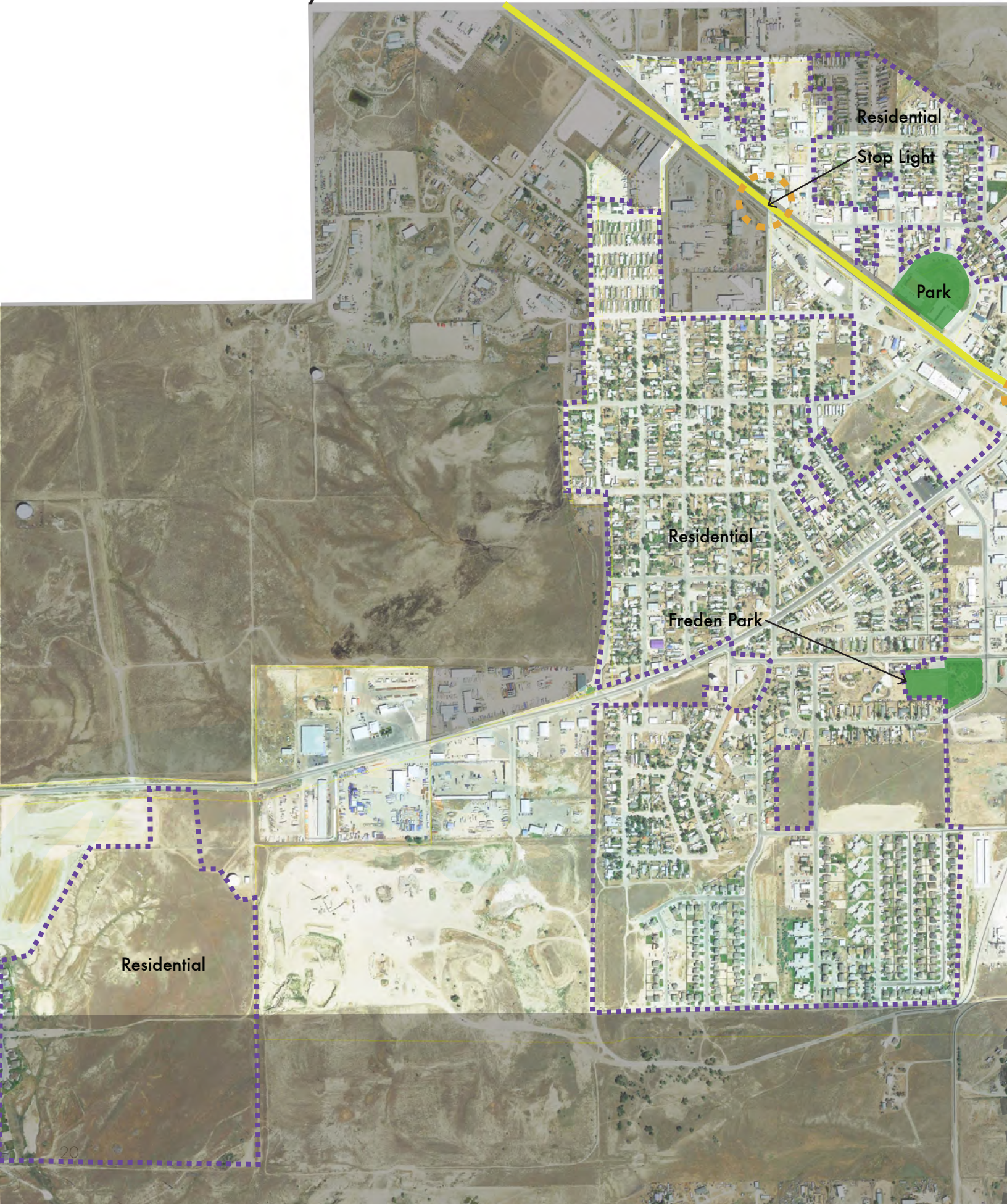
Riverfront Site - Analysis



KEY:

Symbol	Definition
	Town of Mills Property
	Town of Mills Elementary School
	Fort Casper Museum
	Fort Caspar Campground
	Platte River Parkway
	Concrete Sidewalk
	Pump House Locations
	Prominent Viewsheds
	Vehicular Entrance
	Prominent Wind Direction
	Westech Inc.
	Mobile Concrete Inc.
	Bayou Liquors Inc.
	Miscellaneous Heavy Commercial
	Surface Drainage

Town of Mills - Analysis





Casper Creek

Residential

Stop Light

Residential

Stop Light

W Yellowstone HWY

Railroad Lines

Casper Creek

Town of Mills Sign

Stop Light

Residential

Stop Light

Mills Memorial Park

Norene Kilmer Park

Residential

Bluff

Old Town Mills Neighborhood

Water Treatment Plant

Platte River Pkwy

Town of Mills Sign

Izaak Walton Park

Centennial Park
Fort Casper
Museum & Park

Patterson-Zonta
Park

North Platte River

Central Wyoming
Fair Grounds

Whitewater Park

Three Crowns
Golf Course

CASPER



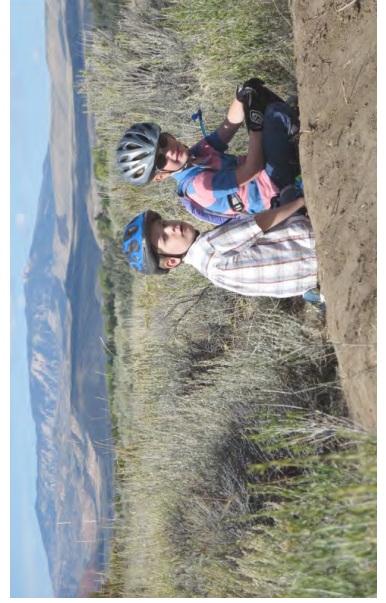
Mills River Front Precedent Research

River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills, Wyoming



Cody, WY

Beck Lake Park, Paul Stock Nature Trail, City Park, Shoshone Riverway Trail Access



Cody, WY

Beck Lake Park, Paul Stock Nature Trail, City Park, Shoshone Riverway Trail Access

City Population: 9,833

Park Features:

✓ Public Restrooms	✓ Dog Park
✓ Picnic Area	Skate Park
✓ Amphitheater/Band Shell/Stage	Playground
✓ Grills	Waterfowl Viewing Area
✓ Walking Trail	Fishing Area
✓ Bicycling Trail	Outdoor Sound System
✓ Nature Trail/Area	Recreation Fields
✓ Part of Larger Trail System?	Historic Site
✓ Interpretive Signage	Open Lawn
Direct River Access	Close to City/Downtown
✓ Kayak/Canoe Launch	Night Lighting
✓ Boat Launch	Restaurants, Food Nearby
Boat Tours	Market/Event Space

Events:

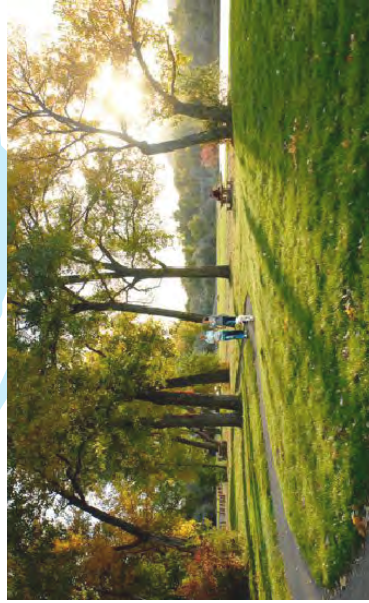
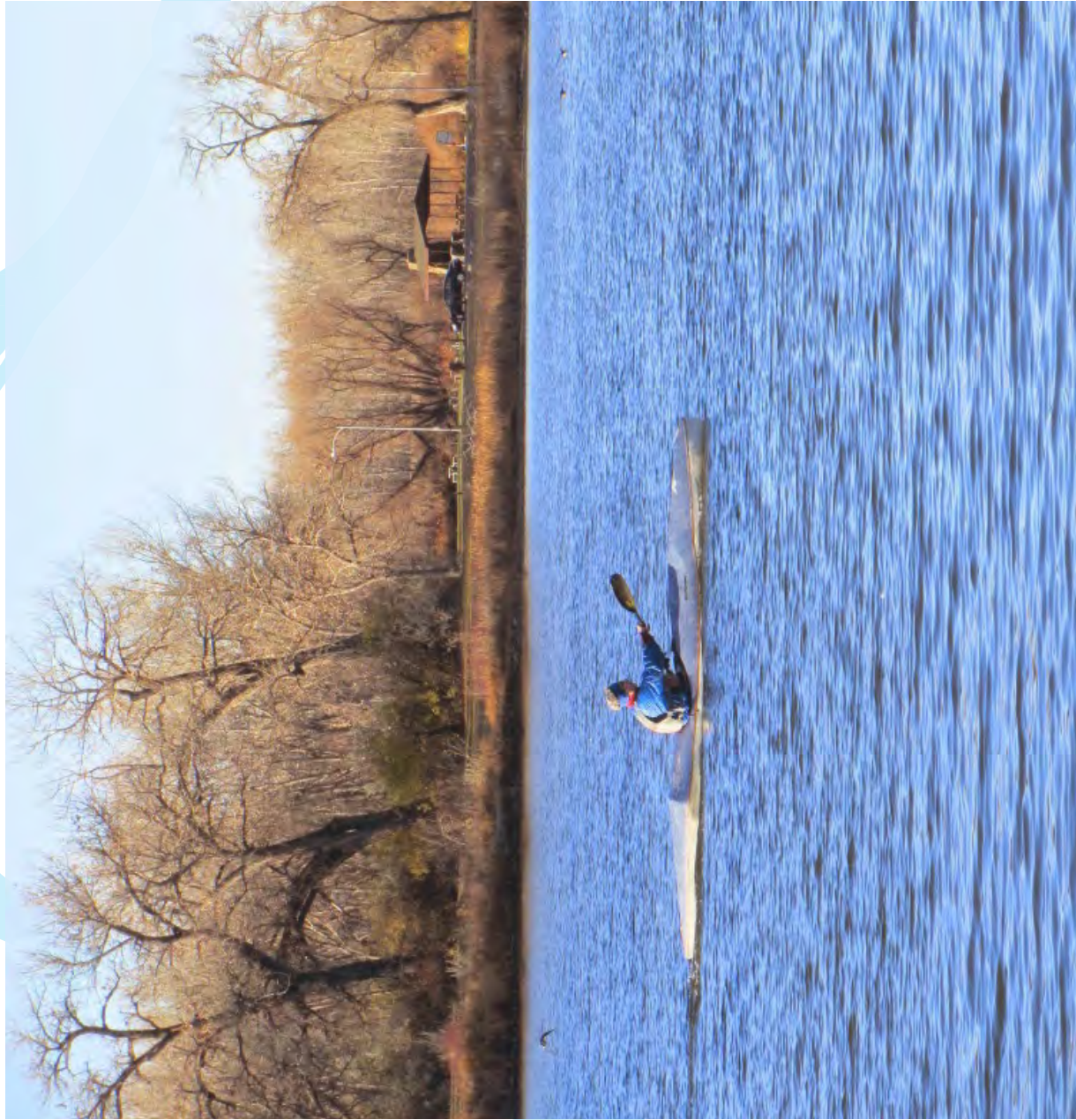
- Beck Lake Challenge: Mental Health Awareness Walk
- Free summer concerts in City Park
 - Weekly in July and August
- Wild West Extravaganza (4th of July)
 - Crafts
 - Art
 - Food
- Runner's Stampede 5K and 10K

Unique Park Features:

- Handicap-accessible fishing area
- Mini golf course

Billings, MT

Riverfront Park



Billings, MT

Riverfront Park

City Population: 109,059

Park Features:

✓ Public Restrooms	✓ Dog Park
✓ Picnic Area	Skate Park
Amphitheater/Band Shell/Stage	Playground
✓ Grills	✓ Waterfowl Viewing Area
✓ Walking Trail	✓ Fishing Area
✓ Bicycling Trail	Outdoor Sound System
✓ Nature Trail/Area	✓ Recreation Fields
Part of Larger Trail System?	✓ Historic Site
Interpretive Signage	✓ Open Lawn
✓ Direct River Access	Close to City/Downtown
✓ Kayak/Canoe Launch	Night Lighting
Boat Launch	Restaurants, Food Nearby
Boat Tours	Market/Event Space

Events:

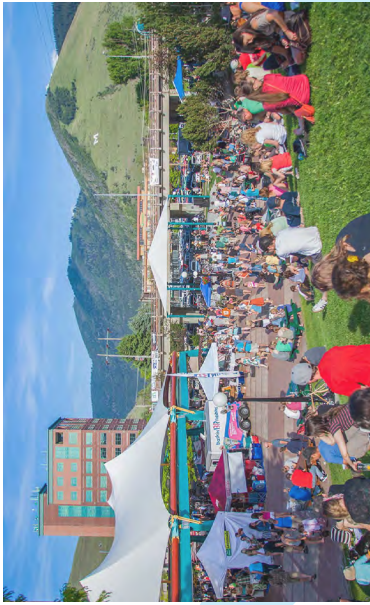
- Island X Adventure Run 5K
- Stocked Pond for fishing
- Weddings

Unique Park Features:

- Sand volleyball courts

Missoula, MT

Caras Park



Missoula, MT

Caras Park

City Population: 69,122

Park Features:

✓ Public Restrooms	Dog Park
✓ Picnic Area	Skate Park
✓ Amphitheater/Band Shell/Stage	Playground
Grills	Waterfowl Viewing Area
✓ Walking Trail	✓ Fishing Area
✓ Bicycling Trail	Outdoor Sound System
Nature Trail/Area	Recreation Fields
✓ Part of Larger Trail System?	Historic Site
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✓ Kayak/Canoe Launch	✓ Night Lighting
Boat Launch	✓ Restaurants, Food Nearby
Boat Tours	✓ Market/Event Space

Events:

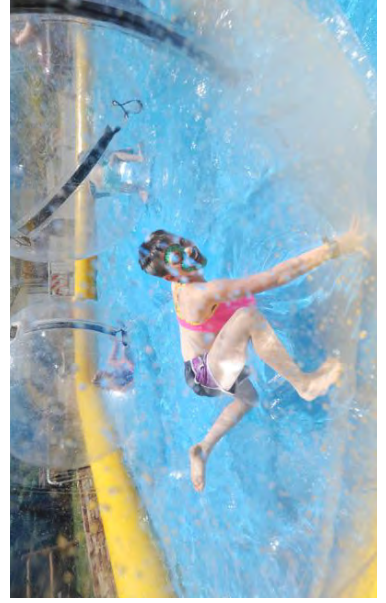
- Out to Lunch (weekly concert series with 20 food vendors)
- Live Music
- Celtic Fest
- Montana Brewers Fall Festival
- Garden City BrewFest
- Annual Missoula Baby Fair
- Kayak Competitions
- Parks & Recreation Kids Fest
- Farmers Markets
- Downtown ToNight
- Garden City River Rod
- Internat'l Wildlife Film Festival WildFest
- First Night Missoula
- Hemp Fest
- German Fest

Unique Park Features:

- Brennan's Wave for surfing and kayaking
- Carousel

Lyons, CO

Community Events



Lyons, CO

Community Events

City Population: 2,102

Park Features:

✓ Public Restrooms	Dog Park
✓ Picnic Area	✓ Skate Park
✓ Amphitheater/Band Shell/Stage	Playground
Grills	Waterfowl Viewing Area
✓ Walking Trail	✓ Fishing Area
✓ Bicycling Trail	Outdoor Sound System
✓ Nature Trail/Area	Recreation Fields
✓ Part of Larger Trail System?	Historic Site
Interpretive Signage	✓ Open Lawn
✓ Direct River Access	✓ Close to City/Downtown
✓ Kayak/Canoe Launch	Night Lighting
Boat Launch	✓ Restaurants, Food Nearby
Boat Tours	✓ Market/Event Space

Unique Park Features:

- Lyons Visitor Center
- Bike-friendly downtown businesses

Events:

- Western Square Dancing Lessons
- 4th of July Pig Roast
 - Climbing Wall
 - Hatchet Throwing
 - Rope Making
- Sandstone Summer Concert Series
- Last Thursday Art Walk
- RockyGrass Bluegrass Festival
- Rocky Mountain Folks Festival
- All Women's Bike Ride
- Halloween Spooktacular
- Holiday Parade of Lights
- Community Festival ("Good Old Days")
 - Lyons River Run 5K
 - Car Show
- Lyons Outdoor Games
 - BMX Competitions
 - Cornhole Tournament
 - Beer Relay
 - Kayak Slalom
 - AcroYoga

Breckenridge, CO

Breckenridge Arts District Lawn














Breckenridge, CO

Breckenridge Arts District Lawn

City Population: 4,648

Park Features:

Public Restrooms	Dog Park
 Picnic Area	Skate Park
 Amphitheater/Band Shell/Stage	Playground
Grills	Waterfowl Viewing Area
 Walking Trail	Fishing Area
 Bicycling Trail	 Outdoor Sound System
Nature Trail/Area	Recreation Fields
 Part of Larger Trail System?	Historic Site
Interpretive Signage	 Open Lawn
 Direct River Access	 Close to City/Downtown
Kayak/Canoe Launch	Night Lighting
Boat Launch	 Restaurants, Food Nearby
Boat Tours	 Market/Event Space

Events:

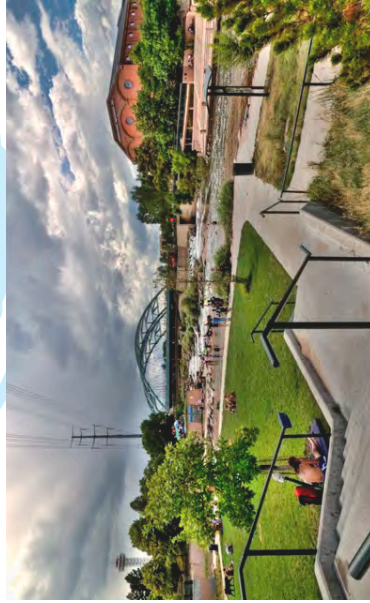
- Arts Festivals
- Yoga on the Lawn
- LateNite @ the District
- Wine Classic
- Breckenridge Craft Spirits Festival
- Winter Holiday Festivities
 - Holiday Craft Market
 - Race of the Santas
 - Lighting of Breckenridge
 - New Year's Celebration
- Ullr Fest (winter festival)
- Snow Sculpture festival
- Spring Fever in Breck (music, skiing)
- Breck Bike Week
- Great Rubber Duck Races

Unique Park Features:

- Located in Arts District

Denver, CO

Confluence Park



Denver, CO

Confluence Park

City Population: 649,495

Park Features:

Public Restrooms	Dog Park
✓ Picnic Area	Skate Park
Amphitheater/Band Shell/Stage	Playground
Grills	Waterfowl Viewing Area
✓ Walking Trail	Fishing Area
✓ Bicycling Trail	Outdoor Sound System
✓ Nature Trail/Area	Recreation Fields
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Interpretive Signage	✓ Open Lawn
✓ Direct River Access	✓ Close to City/Downtown
✓ Kayak/Canoe Launch	✓ Night Lighting
Boat Launch	✓ Restaurants, Food Nearby
Boat Tours	✓ Market/Event Space

Events:

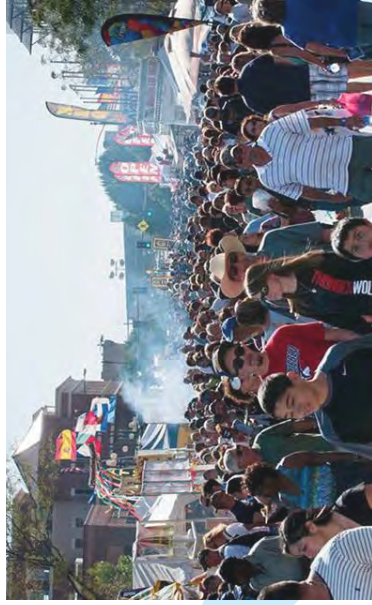
- Fire Spinning
- Kayaking
- Floating
- Greenway Foundation Weekly Concert Series in July
- Kayaking Lessons
- South Platte RiverFest
 - Kayak Races
 - Tube Races
 - River Yoga
 - Live Music
- Slackline Demonstrations
- Art Competitions

Unique Park Features:

- Located in City Core

Pueblo, CO

Historic Arkansas Riverwalk



Pueblo, CO

Historic Arkansas Riverwalk

City Population: 108,249

Park Features:

✓ Public Restrooms	Dog Park
✓ Picnic Area	Skate Park
✓ Amphitheater/Band Shell/Stage	Playground
Grills	Waterfowl Viewing Area
✓ Walking Trail	Fishing Area
✓ Bicycling Trail	Outdoor Sound System
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Events:

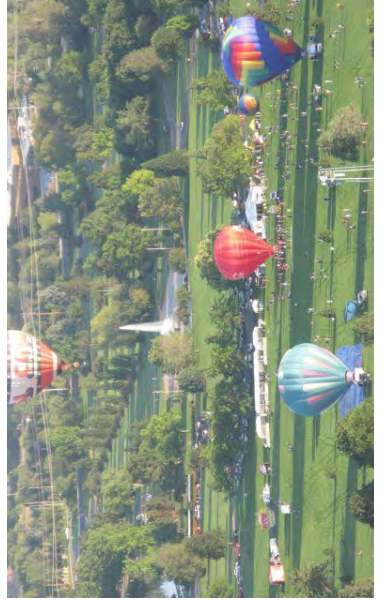
- Weddings
- Movies on the River
- Farmer's Market
- Rollin' on the Riverwalk 4th of July
- Summer Kickoff
- Concerts
- Loaf 'N Jug Boats, Bands and BBQ
- Holiday Lighting Extravaganza
- Chile & Frijoles Festival
 - Farmer's Market
 - Chili and Salsa Showdown
 - Hot to Trot 5K
 - Jalapeno Eating Contest

Unique Park Features:

- Pedal boats for rent

Boise, ID

Greenbelt and the Ribbon of Jewels



Boise, ID

Greenbelt and the Ribbon of Jewels

City Population: 214,237

Park Features:

✓ Public Restrooms	✓ Dog Park
✓ Picnic Area	Skate Park
✓ Amphitheater/Band Shell/Stage	✓ Playground
✓ Grills	✓ Waterfowl Viewing Area
✓ Walking Trail	✓ Fishing Area
✓ Bicycling Trail	Outdoor Sound System
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✓ Kayak/Canoe Launch	✓ Night Lighting
Boat Launch	✓ Restaurants, Food Nearby
Boat Tours	✓ Market/Event Space

Events:

- New Year's Day 5K
- Easter Eggstravaganza
- Boise Spring Run
- Food Trucks in the Park
- March 4 Babies
- Book it Forward!
- Boise Music Week
- Treasure Valley Stroller Strides
- Idaho Senior Games
- Movie Under the Stars
- 10 Barrel Tubeapalooza
- International Food Festival
- Boo at the Zoo
- Zombie Run/Walk

Unique Park Features:

- Located among museums, the library and other civic buildings
- Part of extensive trail system "Greenbelt"

Laughlin, NV

River Walk



Laughlin, NV

River Walk

City Population: 7,323

Park Features:

Public Restrooms	Dog Park
Picnic Area	Skate Park
Amphitheater/Band Shell/Stage	✓ Playground
Grills	Waterfowl Viewing Area
✓ Walking Trail	Fishing Area
Bicycling Trail	✓ Outdoor Sound System
Nature Trail/Area	Recreation Fields
Part of Larger Trail System?	Historic Site
Interpretive Signage	Open Lawn
Direct River Access	✓ Close to City/Downtown
Kayak/Canoe Launch	✓ Night Lighting
Boat Launch	✓ Restaurants, Food Nearby
✓ Boat Tours	Market/Event Space

Events:

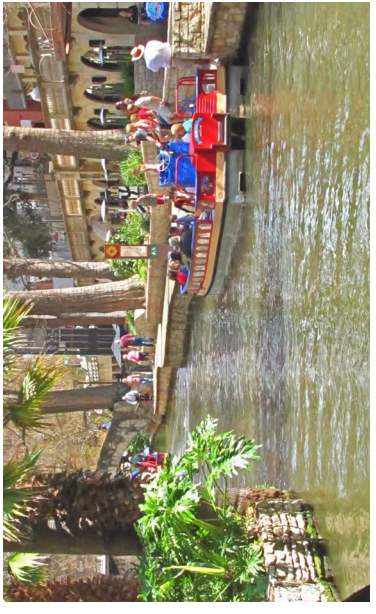
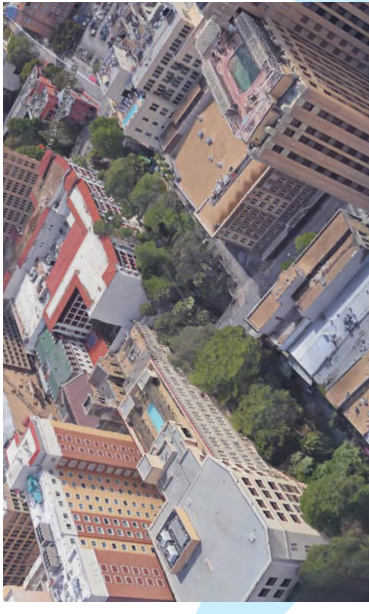
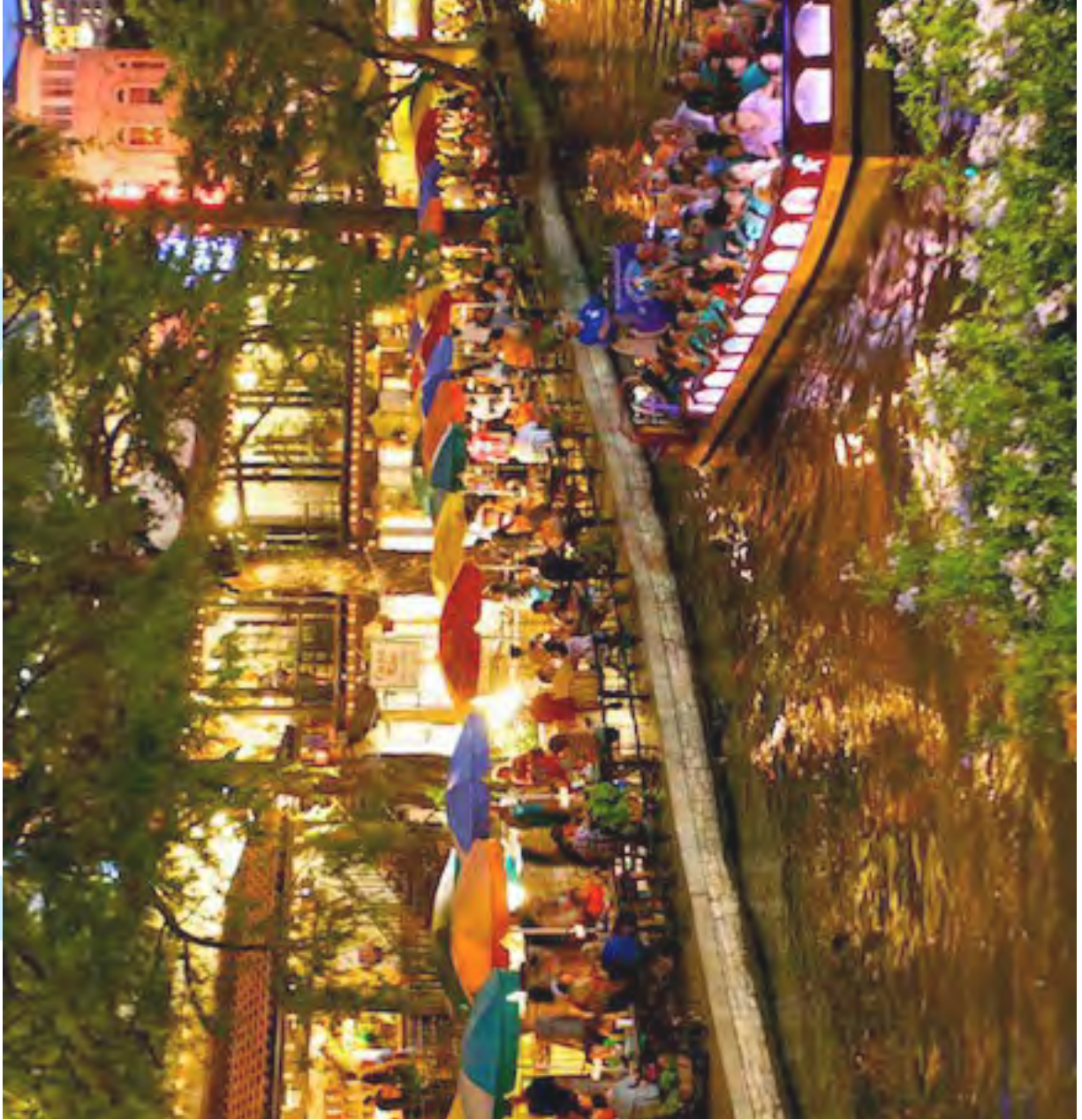
- Rockets over the River 4th of July fireworks
- Rock'N'Ribs Festival
- Nearby Live Music
- International Gifts & Crafts Shows

Unique Park Features:

- Located next to casinos and hotels

San Antonio, TX

Riverwalk



San Antonio, TX

Riverwalk

City Population: 1.4 million

Park Features:

✓ Public Restrooms	Dog Park
Picnic Area	Skate Park
Amphitheater/Band Shell/Stage	Playground
Grills	Waterfowl Viewing Area
✓ Walking Trail	Fishing Area
✓ Bicycling Trail	✓ Outdoor Sound System
Nature Trail/Area	Recreation Fields
✓ Part of Larger Trail System?	✓ Historic Site
Interpretive Signage	Open Lawn
Direct River Access	✓ Close to City/Downtown
Kayak/Canoe Launch	✓ Night Lighting
Boat Launch	✓ Restaurants, Food Nearby
✓ Boat Tours	✓ Market/Event Space

Events:

- Artisan River Walk Show
- Canoe Challenge
- Halloween Festival
- Holiday River Parade
- Holiday Boat Caroling
- Ford Fiesta de las Luminarias
- Duck Race
- Free Concert Fridays
- Mariachi Festival
- St. Patrick's Day River Parade and Festival
- Pub Crawl
- Mardi Gras on the River Walk
- Battle of the Bands

Unique Park Features:

- One of the most famous riverfronts in US

Bordeaux, France

Place de la Bourse (Miroir d'Eau)



Bordeaux, France

Place de la Bourse (Miroir d'Eau)

City Population: 239,157

Park Features:

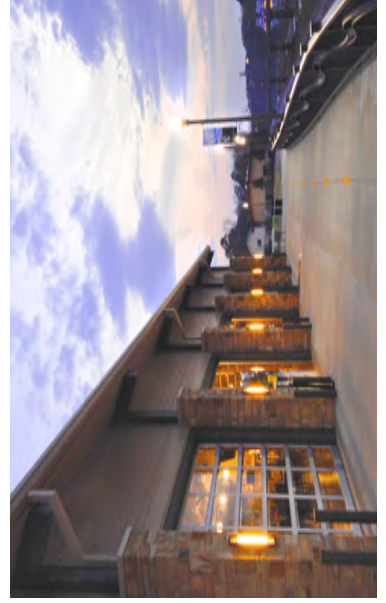
✓	Public Restrooms	Dog Park
	Picnic Area	Skate Park
	Amphitheater/Band Shell/Stage	Playground
	Grills	Waterfowl Viewing Area
✓	Walking Trail	Fishing Area
	Bicycling Trail	Outdoor Sound System
	Nature Trail/Area	Recreation Fields
	Part of Larger Trail System?	✓ Historic Site
	Interpretive Signage	Open Lawn
	Direct River Access	✓ Close to City/Downtown
	Kayak/Canoe Launch	✓ Night Lighting
	Boat Launch	✓ Restaurants, Food Nearby
✓	Boat Tours	✓ Market/Event Space

Unique Park Features:

- Feeling of grandeur
- Mist fountains

Tuscaloosa, AL

River Market and Cypress Inn Pavilion



Tuscaloosa, AL

River Market and Cypress Inn Pavilion

City Population: 95,334

Park Features:

✓ Public Restrooms	Dog Park
✓ Picnic Area	Skate Park
Amphitheater/Band Shell/Stage	Playground
Grills	Waterfowl Viewing Area
✓ Walking Trail	Fishing Area
✓ Bicycling Trail	Outdoor Sound System
Nature Trail/Area	Recreation Fields
✓ Part of Larger Trail System?	✓ Historic Site
Interpretive Signage	Open Lawn
Direct River Access	✓ Close to City/Downtown
Kayak/Canoe Launch	✓ Night Lighting
Boat Launch	✓ Restaurants, Food Nearby
✓ Boat Tours	✓ Market/Event Space

Events:

- Event space for rent
- Farmer's Market
- Weddings
- Dinners
- Receptions
- Tuscaloosa US Soccer Fans Events
- Druid City Garden Project Garden Party
- Bridal Tournament

Unique Park Features:

- Comfortable outdoor patio
- Wall of garage doors opened on nice days

Alejandro Aravena

Public Housing



Public Housing

"Since 2001, Aravena has been executive director of the Santiago-based ELEMENTAL, a "Do Tank," as opposed to a think tank, whose partners are Gonzalo Arteaga, Juan Cerda, Victor Oddó, and Diego Torres. ELEMENTAL focuses on projects of public interest and social impact, including housing, public space, infrastructure, and transportation. ELEMENTAL has designed more than 2,500 units of low-cost social housing. A hallmark of the firm is a participatory design process in which the architects work closely with the public and end users. ELEMENTAL is also known for designing social housing that they call "half of a good house," in which the design leaves space for the residents to complete their houses themselves and thus raise themselves up to a middle-class standard of living. This innovative approach, called "incremental housing," allows for social housing to be built on more expensive land closer to economic opportunity and gives residents a sense of accomplishment and personal investment."

- From <http://www.pritzkerprize.com/2016/announcement> accomplishment and personal investment."

Features of Public River Front Development

	Public Restrooms	Picnic Area	Amphitheater/ Band Shell/Stage	Grills	Walking Trail	Bike Trail	Nature Trail/ Area	Part of Larger Trail System?	Interpretive Signs	Direct River Access	Kayak/Canoe Launch
Cody: River Park System											
Billings: Riverfront Park											
Missoula: Caras Park											
Lyons: Community Events											
Breckenridge Arts District Lawn											
Denver: Confluence Park											
Pueblo: Historic Arkansas Riverwalk											
Boise: Greenbelt											
Laughlin: Riverwalk											
San Antonio: Riverwalk											
Bordeaux: Miroir d'Eau											
Tuscaloosa: River Market/Pavilion											

*Features only marked if we've been able to confirm them to be present at these sites.

Mills River Front Public Input

River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills, Wyoming



Primary Stakeholders

CACVB (Casper Area Convention & Visitors Bureau)

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Outreach Summary

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Meeting Time/Date: Wed., June 29th, 2016 – 8:00 AM

Meeting Location: Stateline No. 7 Architects Conference Room
444 South Center Street, Casper

RE: STAKEHOLDER OUTREACH

ORGANIZATION: CACVB

ATTENDEES: Lyle, Matt, Brooke Kreder, John Giantonio, Eric Aune

Project introduction: Town of Mills wants to identify what type of development should go here, how to make the area accessible, and how to address difficult issues of the highway, parking, and FEMA flood zones. The overall goals of the Town for this property are to:

- *Create a place that is “Uniquely Mills”*
 - *Blended Mixed use*
 - *A Recreation Destination*
- *Increase Accessibility to this site in all ways:*
 - *by improving walkability, bikeability, river access*
 - *by exploring the connections from Highway 258/SW Wyoming Blvd*
 - *by balancing on and off site parking to maximize the function of the site*
- *Ground the project with a solid foundation of public input and awareness*

1. Initial Response (What’s your take? Feasible? What’s your first impression?)

- River-focused – All about water!
- Could be Mills’ version of David Street Station
- With Mills it’s “where’s downtown?”
- Could be Mills “Downtown”
- Platte River Bridge Station
 - “Crossing” in the name?
- Get rid of Russian olives
- More natural site, not manicured lawn

2. Ideas to consider for the site from your experience (What ideas do you think are appropriate?)

- Leave garage – rebuild or remodel
 - Use as storage?
- Angling/fishing area
- Festivals!
- Trout Town, USA
- Phase it in, use existing resources – start by cleaning

CACVB

Outreach Meeting Summary

- Small steps, realistic
- Band Shell (Garage?)
- outdoor games inspired by Lyons precedent
 - Kayaking, slackline, lawn games, music
- Rental Values
- Boat Ramp
 - RV Park/Camping – high end. 15 sites or so.
 - BMX Track or Pump Track
 - Rope Bridge @ Old River Crossing
 - Boat Ramp Access – Improve existing one across road, currently goofy
 - Good water/good fishing
 - Great focal point/gathering point for the people
 - Exit point for the Great River Raft
 - Leave garage for equipment, stage for events, tents, kayaks, etc.
 - Car / motorcycle shows
 - Tube drop-off for river floats / get out / Exit point for Riverfest
 - Rental space
 - Parking
 - Big lawn
- 3. Precedents for us to learn from (Are there other projects that you are aware of that this one reminds you of?)
 - Lyons Colorado – Riverfront Parks
 - Big Sponsors
 - Artists, chainsaw art, 2-3 day event
 - Burning Can
- 4. Specific features on the desire list (Are there specific features uniquely appropriate for this site on your mind?)
 - Event Venue
 - River Access
 - Focal point / Gathering place for people
 - Build on natural resources / Clean up river bank
- 5. Resources we should consider (Are there people, grants, developers, funding opportunities, partnerships, or other resources we need to know about?)
 - Community Development Grants
 - CAEDA
 - Wyoming Business Council
 - Biathlon?
 - Angling side of business development along the river as a way to promote site and town
 - Choose the message and deliver on it.
 - Food Trucks Welcome on site. . . Darlene Max from CACVB might organize?
- 6. Parting thoughts? (How can this project succeed for the Town of Mills? This is an open question about how does it work?)
 - Start events now - just start

Primary Stakeholders

CACVB

Outreach Meeting Summary

- Pretty up the site, but “start the excitement now”

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end

CAEDA

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Outreach Summary

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Meeting Time/Date: Wed., June 29th, 2016 - 3:00 PM

Meeting Location: Stateline No. 7 Architects Conference Room
444 South Center Street, Casper

RE: STAKEHOLDER OUTREACH

ORGANIZATION: CAEDA (Casper Area Economic Development Alliance)

ATTENDEES: Lyle, Matt, Bill Edwards

Project introduction: Town of Mills wants to identify what type of development should go here, how to make the area accessible, and how to address difficult issues of the highway, parking, and FEMA flood zones. The overall goals of the Town for this property are to:

- *Create a place that is “Uniquely Mills”*
 - a. *Blended Mixed use*
 - b. *A Recreation Destination*
- *Increase Accessibility to this site in all ways:*
 - a. *by improving walkability, bikeability, river access*
 - b. *by exploring the connections from Highway 258/SW Wyoming Blvd*
 - c. *by balancing on and off site parking to maximize the function of the site*
- *Ground the project with a solid foundation of public input and awareness*
- **Initial Response (What’s their take? Feasible? What’s your first impression)**
 - Will change the way people think about Mills
 - Now it’s a “pass through” to the airport
 - Park like Amoco Park/Labyrinth
 - Extension of library
 - A main entrance gateway to Mills / Will change the way we perceive the entrance to Mills
 - Is a busy highway
 - Pedestrian access is an issue
 - Access across highway is an issue
- **Ideas to consider for the site from your experience (What ideas do you think are appropriate?)**
 - Key is easy access from the neighborhood to the north
 - Farmers’ market
 - Restaurant with riverfront
 - Parkway with band shell, shelters with picnic tables, family area, playground for kids
 - Three Big Ideas:

Primary Stakeholders

CAEDA

Outreach Meeting Summary

- High end condos and apartments with minor retail – Portland
 - Condos with Upscale business offices above
 - Restaurant with a riverfront advantage
- Redefine this part of Mills
- Needs to be self-supportive

- Precedents for us to learn from (Are there other projects that you are aware of that this one reminds you of?)
 - Portland, OR: Fun riverfront development, lots of shops, green space
 - Missoula, MT: Riverfront Carousel/ Farmer’s market
 - Austin, TX: Not a great fit

- Specific features on the desire list (Are there specific features uniquely appropriate for this site on you mind?)
 - See other sections

- Resources we should consider (Are there people, grants, developers, funding opportunities, partnerships, or other resources we need to know about?)
 - Keith Tyler
 - County / State funding - Maybe
 - Provide City infrastructure as a development incentive
 - Wyoming Business Council: Rules are changing. \$4 Million per quarter

- Parting thoughts? (How can this project succeed for the Town of Mills? This is an open question about how does it work?)
 - Take easy street (Simple) to get started or bite the bullet and go big!

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end

City of Casper: Jolene Martinez

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Outreach Summary

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Meeting Time/Date: Wed., June 29th, 2016 - 4:15 PM

Meeting Location: Stateline No. 7 Architects Conference Room
444 South Center Street, Casper

RE: STAKEHOLDER OUTREACH

ORGANIZATION: City of Casper

ATTENDEES: Lyle, Matt, Jolene Martinez

Project introduction: Town of Mills wants to identify what type of development should go here, how to make the area accessible, and how to address difficult issues of the highway, parking, and FEMA flood zones. The overall goals of the Town for this property are to:

- *Create a place that is "Uniquely Mills"*
 - *Blended Mixed use*
 - *A Recreation Destination*
- *Increase Accessibility to this site in all ways:*
 - *by improving walkability, bikeability, river access*
 - *by exploring the connections from Highway 258/SW Wyoming Blvd*
 - *by balancing on and off site parking to maximize the function of the site*
- *Ground the project with a solid foundation of public input and awareness*

1. Initial Response (What's their take? Feasible? What's your first impression)

- Encourages us to think big and innovative:
 - Chilean architect, Alejandro Aravena won the Pritzker prize (residential)
- River Restoration Project will:
 - Remove Russian olives with restoration "habitat"
 - Finish October 2018; install trees March 2019
 - Will share 35% Submittal
 - 4.6 Million, 2.5 from FEMA
- Boat access into river
-
- Juxtaposition of old and modern is unique feature of Mills

2. Ideas to consider for the site from your experience (What ideas do you think are appropriate?)

- Make it a main street
- Blended Mixed use
- Has traffic counts to share with us
- Well buildings need some attention / disguise / cover

Primary Stakeholders

City of Casper: Jolene Martinez

Outreach Meeting Summary

- NO strip mall
 - Five stormwater outlets along this stretch
3. Precedents for us to learn from (Are there other projects that you are aware of that this one reminds you of?)
 - Architect mentioned above
 4. Specific features on the desire list (Are there specific features uniquely appropriate for this site on your mind?)
 - 50' setback from Ordinary High Water
 - Nodes along river
 - No irrigated grass
 - Organic
 - Wild / Urban intersection / transect
 - Don't contaminate river with fertilizer
 - Make bridge "historic"
 - Acquire property downriver from Westech for take-out point / Access
 5. Resources we should consider (Are there people, grants, developers, funding opportunities, partnerships, or other resources we need to know about?)
 - Plan or river way/restoration will have big impact on site
 - Historic dollars available for historic elements
 6. Parting thoughts? (How can this project succeed for the Town of Mills? This is an open question about how does it work?)
 - Mills needs to address the Bigger Vision first!

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end

Fort Caspar: Rick Young

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Outreach Summary

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Meeting Time/Date: Wed., June 29th, 2016 - 10 AM

Meeting Location: Stateline No. 7 Architects Conference Room
444 South Center Street, Casper

RE: STAKEHOLDER OUTREACH

ORGANIZATION: Fort Caspar Museum

ATTENDEES: Lyle, Matt, Rick Young

Project introduction: Town of Mills wants to identify what type of development should go here, how to make the area accessible, and how to address difficult issues of the highway, parking, and FEMA flood zones. The overall goals of the Town for this property are to:

1. *Create a place that is "Uniquely Mills"*
 - a. *Blended Mixed use*
 - b. *A Recreation Destination*
2. *Increase Accessibility to this site in all ways:*
 - a. *by improving walkability, bikeability, river access*
 - b. *by exploring the connections from Highway 258/SW Wyoming Blvd*
 - c. *by balancing on and off site parking to maximize the function of the site*
3. *Ground the project with a solid foundation of public input and awareness*
4. **Initial Response (What's their take? Feasible? What's your first impression)**
 - Historical perspective is that the site is just the other end of the bridge
 - Crossing built in 1859 (First use in Spring in 1860)
 - Mormon Ferry Crossing – Don't know exact location, very close
 - Tolls for both bridge and ferry
 - Can't replicate old bridge – won't hold up
5. **Ideas to consider for the site from your experience (What ideas do you think are appropriate?)**
 - Kiosk talking about trails, history
 - No big buildings, more of a park setting
6. **Precedents for us to learn from (Are there other projects that you are aware of that this one reminds you of?)**
 - Bessemer Bend Kiosk
 - Access to water

Primary Stakeholders

Fort Caspar: Rick Young

Outreach Meeting Summary

7. Specific features on the desire list (Are there specific features uniquely appropriate for this site on your mind?)
 - Museum – has no plans to develop on the river
 - Parking is a fee area fee at the Museum – so shared parking wouldn't work for normal use
 - 1000' of bridge to cross river – 28' O.C. segments
 - Mormon Re-enactment
 - The original exodus spent 9-10 days negotiating river @ Casper
 - Middle of June crossing in Casper – high water.

8. Resources we should consider (Are there people, grants, developers, funding opportunities, partnerships, or other resources we need to know about?)
 - Museum can provide Photos and info for kiosks
 - Refinery Connection

9. Parting thoughts? (How can this project succeed for the Town of Mills? This is an open question about how does it work?)
 - Museum Events: Living History Festival
 - Summer festival on July 23rd: Caspar Collins
 - 1 day event / Arts and Crafts

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end

Mobile Concrete

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Outreach Summary

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Meeting Time/Date: Wed., June 29th, 2016 - 5:45 PM

Meeting Location: Stateline No. 7 Architects Conference Room
444 South Center Street, Casper

RE: STAKEHOLDER OUTREACH

ORGANIZATION: Mobile Concrete

ATTENDEES: Matt, Art Boatwright

Project introduction: Town of Mills wants to identify what type of development should go here, how to make the area accessible, and how to address difficult issues of the highway, parking, and FEMA flood zones. The overall goals of the Town for this property are to:

- *Create a place that is "Uniquely Mills"*
 - *Blended Mixed use*
 - *A Recreation Destination*
- *Increase Accessibility to this site in all ways:*
 - *by improving walkability, bikeability, river access*
 - *by exploring the connections from Highway 258/SW Wyoming Blvd*
 - *by balancing on and off site parking to maximize the function of the site*
- *Ground the project with a solid foundation of public input and awareness*

1. Initial Response (What's their take? Feasible? What's your first impression)
 - Has heard of project
 - Will support the project
2. Ideas to consider for the site from your experience (What ideas do you think are appropriate?)
 - Likes trails, referred us to Platte River Trails Trust
3. Precedents for us to learn from (Are there other projects that you are aware of that this one reminds you of?)
 - Nothing at this time.
4. Specific features on the desire list (Are there specific features uniquely appropriate for this site on you mind?)
 - Nothing at this time.
5. Resources we should consider (Are there people, grants, developers, funding opportunities, partnerships, or other resources we need to know about?)

Primary Stakeholders

Mobile Concrete

Outreach Meeting Summary

- Nothing at this time.
6. Parting thoughts? (How can this project succeed for the Town of Mills? This is an open question about how does it work?)
 - Will look forward to hearing from Town as the plan develops.

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end

MPO

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Outreach Summary

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Meeting Time/Date: Wed., June 29th, 2016 - 8:30 AM
Meeting Location: Stateline No. 7 Architects Conference Room
444 South Center Street, Casper

RE: STAKEHOLDER OUTREACH

ORGANIZATION: MPO (Metropolitan Planning Organization)

ATTENDEES: Lyle, Matt, Andrew Nelson

Project introduction: Town of Mills wants to identify what type of development should go here, how to make the area accessible, and how to address difficult issues of the highway, parking, and FEMA flood zones. The overall goals of the Town for this property are to:

- Create a place that is “Uniquely Mills”
 - Blended Mixed use
 - A Recreation Destination
- Increase Accessibility to this site in all ways:
 - by improving walkability, bikeability, river access
 - by exploring the connections from Highway 258/SW Wyoming Blvd
 - by balancing on and off site parking to maximize the function of the site
- Ground the project with a solid foundation of public input and awareness

1. Initial Response (What’s their take? Feasible? What’s your first impression)

- Great opportunity, no other place to do it
- What is unique about Mills? What do they want to be?
 - Do this very quickly.
- Transportation aspect? Access is a concern
- Strong connection to historic property across river – connecting would be a great first step
- Overpass
 - Tied to character of town and part of the “Character” of the town
 - Tie in overpass with what they want to be for Pedestrians

2. Ideas to consider for the site from your experience (What ideas do you think are appropriate?)

- Less structure, more “Plaza”
 - Could be Mills’ version of David Street Station
- Walking bridge across river
- Not too commercial with food zone – minimize structures
- More simplistic view of development here

Primary Stakeholders

MPO

Outreach Meeting Summary

- Access management – provide access, parking without clogging up the highway
3. Precedents for us to learn from (Are there other projects that you are aware of that this one reminds you of?)
 - Bordeaux, France. Splash pad (plane of water) and board walk
 - “San Antonio River Walk of the West”
 - Maximum parking
 - Restaurant
 - Get out of river, eat, all season use
 - Pueblo, Colorado
 4. Specific features on the desire list (Are there specific features uniquely appropriate for this site on you mind?)
 - Keep existing buildings and reuse them – why not keep the structures.
 5. Resources we should consider (Are there people, grants, developers, funding opportunities, partnerships, or other resources we need to know about?)
 - Transportation Study
 - 10-20,000 cars per day on Wyoming, will drop with by pass
 - Developer incentives
 - Property tax incentives
 - Clear out is first step
 - Keith Tyler
 - TAP Grant to extend grant
 - FTA Grant Section 5339 for bus stop / parking lot. Coordinate with MPO
 - 120-200,000 every year for Casper area
 6. Parting thoughts? (How can this project succeed for the Town of Mills? This is an open question about how does it work?)
 - If Mills is in a push to get anything going there, they will end up settling for the minimum of what they could get

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end

Platte River Trails Trust

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Outreach Summary

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Meeting Time/Date: Wed., June 29th, 2016 - 1:30 PM

Meeting Location: Platte River Trails Trust

RE: STAKEHOLDER OUTREACH

ORGANIZATION: Platte River Trails Trust

ATTENDEES: Lyle, Matt, Angela Emery

Project introduction: Town of Mills wants to identify what type of development should go here, how to make the area accessible, and how to address difficult issues of the highway, parking, and FEMA flood zones. The overall goals of the Town for this property are to:

- Create a place that is “Uniquely Mills”
 - Blended Mixed use
 - A Recreation Destination
 - Increase Accessibility to this site in all ways:
 - by improving walkability, bikeability, river access
 - by exploring the connections from Highway 258/SW Wyoming Blvd
 - by balancing on and off site parking to maximize the function of the site
 - Ground the project with a solid foundation of public input and awareness
1. Initial Response (What’s their take? Feasible? What’s your first impression)
 - Riverfront Trail Space (Access to site)
 - Trail from underpass @ highway to Fort Caspar
 - See 5-year Strategic Plan from PRTT (will forward)
 - Place to get next to water
 - Likes to see trails planned into projects up front
 2. Ideas to consider for the site from your experience (What ideas do you think are appropriate?)
 - Informal gathering space that can be formal (convert use to more formal arrangement or use)
 - Commercial space – food vendors and green space
 - Use river as a “blue way”
 3. Precedents for us to learn from (Are there other projects that you are aware of that this one reminds you of?)
 - San Antonio River Walk
 - Breckenridge, CO
 - Denver, CO (Behind REI, Confluence Park); Greenway Foundation

Primary Stakeholders

Platte River Trails Trust

Outreach Meeting Summary

4. Specific features on the desire list (Are there specific features uniquely appropriate for this site on you mind?)
 - Keep some green space for people
5. Resources we should consider (Are there people, grants, developers, funding opportunities, partnerships, or other resources we need to know about?)
 - Tap Grant – might cover bridges
 - Wyoming Business Council – Community Development
6. Parting thoughts? (How can this project succeed for the Town of Mills? This is an open question about how does it work?)
 - Keith Tyler
 - Art Boatright, on board.
 - Lisa Burrige

Meeting Minutes prepared by Tallgrass shall be deemed accurate as the record of matters discussed and conclusions reached. Corrections shall be reported to Matt Fridell at Tallgrass Landscape Architecture before within three (3) calendar days of distribution of this document.

end

Refined Properties: Cory Rosencranse

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Custer SD, 57730
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Outreach Summary

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Meeting Time/Date: Wed., June 29th, 2016 - 9:00 AM

Meeting Location: Stateline No. 7 Architects Conference Room
444 South Center Street, Casper

RE: STAKEHOLDER OUTREACH

Introductions

ORGANIZATION: Refined Properties

ATTENDEES: Lyle, Matt, Cory Rosencranse, Amber Gifford

Project introduction: Town of Mills wants to identify what type of development should go here, how to make the area accessible, and how to address difficult issues of the highway, parking, and FEMA flood zones. The overall goals of the Town for this property are to:

- *Create a place that is "Uniquely Mills"*
 - *Blended Mixed use*
 - *A Recreation Destination*
- *Increase Accessibility to this site in all ways:*
 - *by improving walkability, bikeability, river access*
 - *by exploring the connections from Highway 258/SW Wyoming Blvd*
 - *by balancing on and off site parking to maximize the function of the site*
- *Ground the project with a solid foundation of public input and awareness*

1. Initial Response (What's their take? Feasible? What's your first impression)
 - No Convention Center @ Amoco Reuse
 - No other real developments on that front.
2. Ideas to consider for the site from your experience (What ideas do you think are appropriate?)
 - Will run this past his team and see what they have for us.
 - Could see a brewery.
3. Precedents for us to learn from (Are there other projects that you are aware of that this one reminds you of?)
 - City park as example
 - Cody, WY Riverwalk
4. Specific features on the desire list (Are there specific features uniquely appropriate for this site on you mind?)

Primary Stakeholders

Refined Properties: Cory Rosencranse

Outreach Meeting Summary

5. Resources we should consider (Are there people, grants, developers, funding opportunities, partnerships, or other resources we need to know about?)
 - Nothing at this time.
6. Parting thoughts? (How can this project succeed for the Town of Mills? This is an open question about how does it work?)
 - Will run this past his team and see what they have for us.

Meeting Minutes prepared by Tallgrass shall be deemed accurate as the record of matters discussed and conclusions reached. Corrections shall be reported to Matt Fridell at Tallgrass Landscape Architecture before within three (3) calendar days of distribution of this document.

end

Wyoming Department of Transportation: District 2

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Outreach Summary

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Meeting Time/Date: Tuesday, August 9, 2016 - 3:00 PM

Meeting Location: WYDOT District Office
900 Bryan Stock Trail, Casper, WY 82601

RE: STAKEHOLDER OUTREACH

ORGANIZATION: WYDOT (Wyoming Department of Transportation)

ATTENDEES: Matt, Lowell Fleenor

Project introduction: Town of Mills wants to identify what type of development should go here, how to make the area accessible, and how to address difficult issues of the highway, parking, and FEMA flood zones. The overall goals of the Town for this property are to:

- *Create a place that is “Uniquely Mills”*
 - a. *Blended Mixed use*
 - b. *A Recreation Destination*
- *Increase Accessibility to this site in all ways:*
 - a. *by improving walkability, bikeability, river access*
 - b. *by exploring the connections from Highway 258/SW Wyoming Blvd*
 - c. *by balancing on and off site parking to maximize the function of the site*
- *Ground the project with a solid foundation of public input and awareness*
- Initial Response (What’s their take? Feasible? What’s your first impression)
 - DOT’s primary concern is that SW WY BLVD is a large traffic carrier and DOT will want to review all and any potential impacts from the site development
- Ideas to consider for the site from your experience (What ideas do you think are appropriate?)
 - Highway crossings are a major concern. How will cars enter and leave the site? How will pedestrians cross over? Where are the access points?
 - Prefer entrance and egress across from the streets.
 - Several curb cuts exist.
 - Center islands aren’t typically used in the area because of winter maintenance concerns. We get a lot of snow. However, snow removal from the highway is provided by the municipality, not DOT. If Mills is willing to pursue these then DOT would be amenable to using them
 - Center islands control pedestrian traffic.
 - Can provide a mid-street pedestrian refuge.
 - Traffic light might be appropriate at 4th or 5th (not 2nd – too close)
 - A study will be necessary to determine location

Primary Stakeholders

Wyoming Department of Transportation: District 2

Outreach Meeting Summary

- Secondary pedestrian flashers and so on will be acceptable. It will be a dangerous crossing. Limited number of crossing points overall on highway will be desired. Some discussion about pedestrian safety methods ensued.
- Underpass – south one is about 10’
 - Drainage would work well.
- Overpass – great safety with over passes.
 - Westech moves loads with a vertical dimension of nearly 21’ and a width of nearly 30’ in some cases. Modifications to the highway will need to account for their needs.
- Commuter hours will impact the site access and pedestrians and traffic will have to expect longer waits during these times at the beginning and end of the day.
- Traffic Analysis will be required to show impacts of proposed development.
 - Traffic counts

- Precedents for us to learn from (Are there other projects that you are aware of that this one reminds you of?)
 - The underpass south of the river. Casper held the contract for that and was reimbursed by DOT for some of the construction costs.
 - Underpasses would be a good method for accessing this site.
 - DOT could provide the contract management if these were part of the plan

- Specific features on the desire list (Are there specific features uniquely appropriate for this site on you mind?)
 - See other sections – no specific comments.

- Resources we should consider (Are there people, grants, developers, funding opportunities, partnerships, or other resources we need to know about?)
 - Funding is difficult right now
 - 1 cent tax
 - Could administer contracts that modify the road (underpass or the like)
- Parting thoughts? (How can this project succeed for the Town of Mills? This is an open question about how does it work?)
 - Nothing specific. Was very supportive of the project and interested to see the plans.

Meeting Minutes prepared by Tallgrass shall be deemed accurate as the record of matters discussed and conclusions reached. Corrections shall be reported to Matt Fridell at Tallgrass Landscape Architecture before within three (3) calendar days of distribution of this document.

end

Public Stakeholders

Public Input Summary from Touch-a-Truck event and Central Wyoming Fair

After talking with members of the community, we learned that access and safety, site comfort, recreation opportunities, commercial development, and the ability to attract a wide variety of people are seen as being vital to this site's success.

People want more trails - we heard:

- People want to walk and bike, both for fun and for exercise.
- By tying into the existing Platte River trails network across the SW WY Boulevard bridge, a connection would be made from Casper to Mills, to this site, and to parks, schools, and other public buildings.
- Safe pedestrian crossings across SW WY Boulevard would encourage drivers to slow down through this stretch.
- A pedestrian bridge across the river would commemorate the history of the Mormon crossing, early ferry businesses, and Fort Caspar while encouraging foot or bike traffic to the site.
- Easier parking and handicap-accessible areas would need to be added to the site.

People want to be comfortable on the site - we heard:

- More trees and picnic shelters should be added for shade.
- People want to see the river. They love the view and want to sit outside on a patio, a picnic table or in a gazebo to enjoy it.
- They don't want to hear so much traffic noise. And of course, public restrooms would help too.

People want access to the river - we heard:

- The major draw of this site is the river.
- Because so much of the town's river access is effectively cut off by industrial grounds, residents want a safe and easy place to access the river.
- Recreation opportunities associated with the river are greatly desired: a swimming area that is safe for kids, a great fishing spot, a boat launch, tube, kayak and raft rentals, etc.

Mills' residents are strongly invested in their kids and community - we heard:

- This site should cater to kids with playgrounds, a splash pad, ball fields, special needs play equipment, a skate park.
- People want a safe and fun place for kids of all ages to play, recreate, and hang out.
- Residents want a place to meet and gather with others from their community. A "beach", shops, an outdoor patio, a place to grab a beer, fire pits, a place for festivals and concerts, a community recreation center, and a mini golf course are just some of the suggestions we have received.

People want this site to be financially successful in the long run - we heard:

- Destination commercial opportunities could be a big draw.
- Mills, we are told, has few options for local businesses like restaurants and small shops. Residents would like to see farmers' markets, a place for vendors to set up - an open, local market.
- On the other hand, a more permanent solution is also possible: commercial development with restaurants, breweries, stores, ice cream shops, outdoor seating - something to draw citizens, tourists, and people from the larger Casper region year-round.

Public Stakeholders

Public Input Summary

What are some of the unique features you'd like to see on the site?

- **Access and safety:** Walking trails, biking trails, extension of Platte River trails, pedestrian bridge to Fort Caspar, traffic lights on 1st and 4th, Parking, improved pedestrian access to site; handicap-accessible areas
- **Site comfort:** shade, trees, keep it "natural," river views, public restrooms, shelters for rent, outside patio seating, picnic tables, gazebos, block highway traffic noise
- **Recreation:** Easy and safe river access: swimming area, great fishing spot, foot bridge to islands to go fishing, boat launch; exercise areas, dog park
- **Commercial:** local, mixed use; restaurants, breweries, food vendor set-up area, farmers' market, local open market or mall, shops (pizza, ice cream, coffee, cafe, bistro), bike, raft, and tube rentals, campsites, housing, grocery store, bed and breakfast, attractive to tourists
- **Kid-friendly:** playgrounds, water park, splash pad, ball fields, city park, youth center, special needs play equipment, skate park, arcade, 4H activities
- **Fun for all ages:** Night life, shopping opportunities, beach, music, festivals, zoo, xeriscape gardens, river ride between the site and Pumphouse; an area where Mills' residents can meet and gather; fire pits; community recreation center, place for concerts, gatherings; mini golf; Ferris wheel; Goose and duck feeding area, zipline

What are positives and negatives about the site?

Positives: Location, near the river (view and access to recreation); Like being in the country; Close to Fort Caspar and fairgrounds; Not far from Casper; Close to existing bike path

Negatives: Not enough shade; Highway traffic; Poor pedestrian access; Risk of flood damage

Is there another place this property reminds you of or you want it to remind you of?

White Water Park; Community recreation center; Tate Pumphouse; Morad Park; Santa Fe Riverwalk; Good fishing hole from back home; Park @ intersection of Poplar & 1st; Confluence Park (Denver); Memphis Bike Entrance; Navy Pier (Chicago)

What do you think will make this project successful?

Solve traffic problem; Trail connections; Kid-friendly; Parking; Historic interpretation; Pedestrian bridge; Mosquito spray plan; Room for local businesses; Keep it clean and "natural"; Easy river access; Gateway to Mills; \$0.01 tax; Support from the community; Fundraisers; Dedication; Feedback; New, diverse development; Public input; Take advantage of river front location; BID funding; WBC (Wyoming Business Council) funding; Redevelopment funding

For all public surveys collected: see Appendix page 125

Public Stakeholders

Input from Surveys conducted at Touch-a-Truck event and Central Wyoming Fair



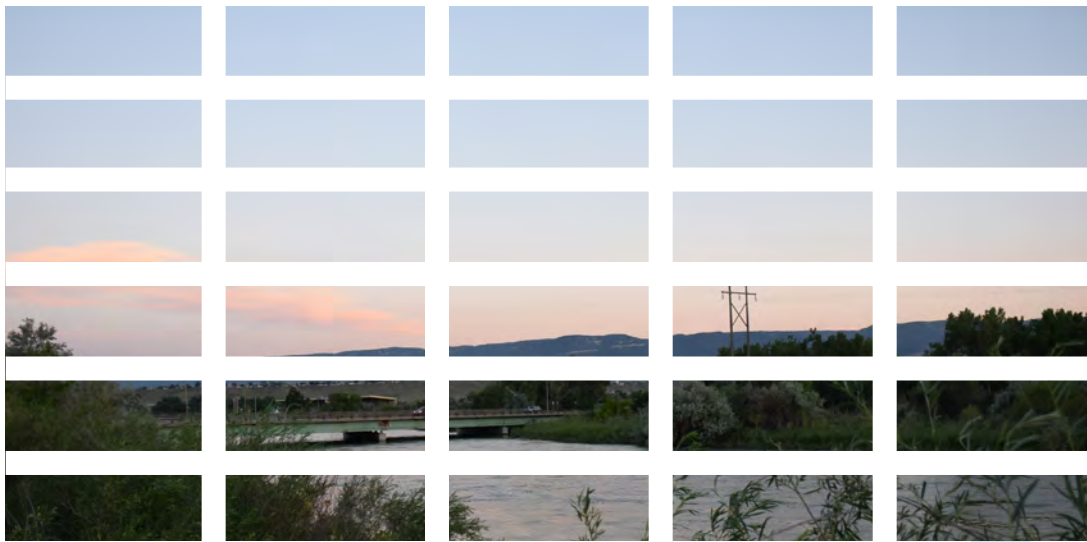
Some of the most mentioned words on public surveys





Mills River Front Concept Matrix

River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills, Wyoming





1. Great Pavilion w/Restroom/ Kitchen
2. Whimsical Feature (i.e. Ferris Wheel)
3. West Parking Lot (46 Spaces)
4. East Parking Lot (71 Spaces)
5. Bus / Boat / Drop Off / Turn Around
6. Underpass location East
7. Mid Block Pedestrian Crossing (at grade)
8. Cove w/ Wading Deck & Beach
9. Great Lawn
10. Playground
11. Picnic Pods
12. Shelter
13. Mills Crossing Bridge

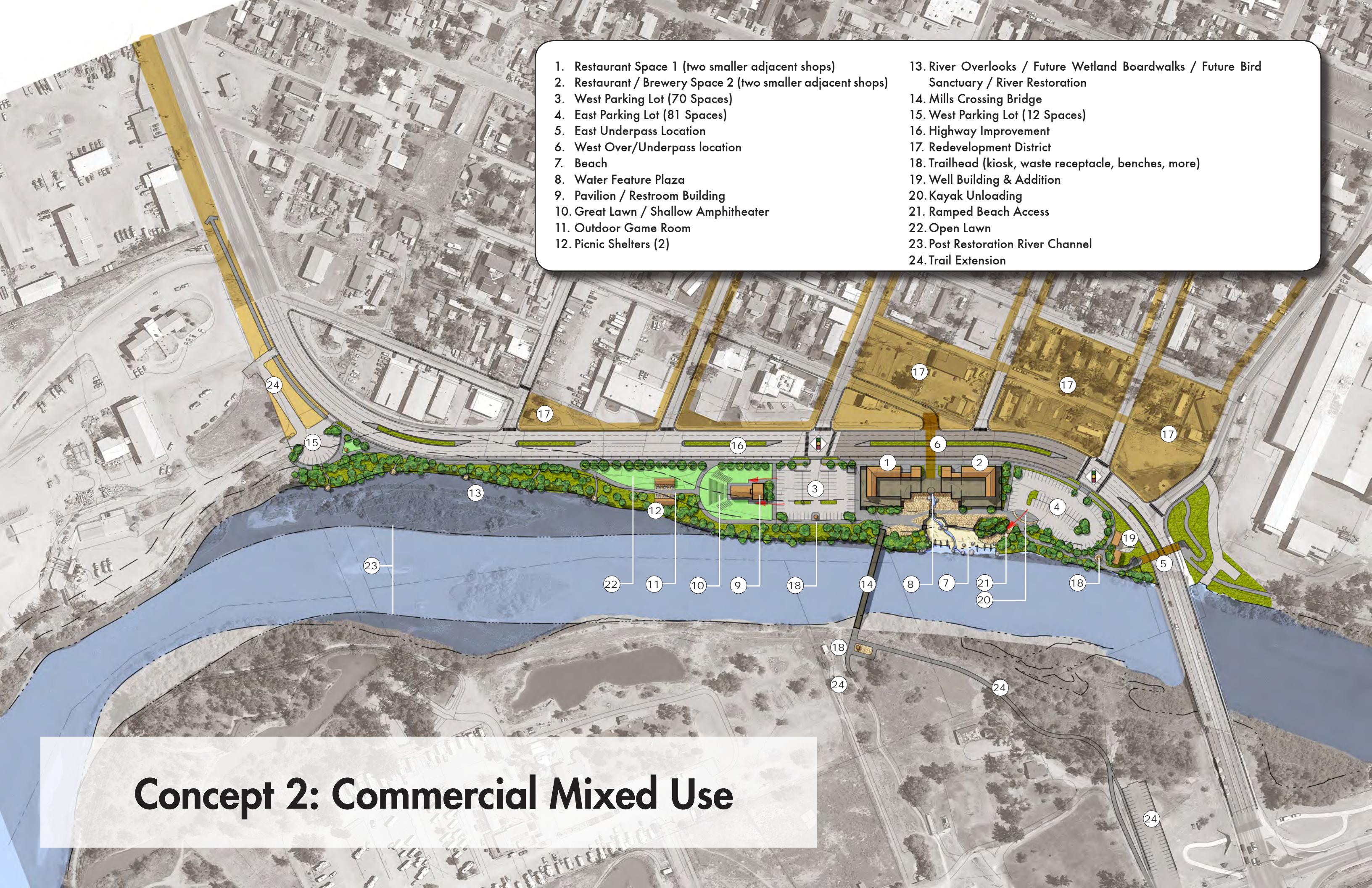
14. Boat Ramp
15. River Overlooks / Future Wetland Boardwalks / Future Bird Sanctuary / River Restoration
16. West Parking Lot (13 Spaces)
17. Highway Improvement
18. Redevelopment District
19. Trailhead (kiosk, waste receptacle, benches, more)
20. Well Building & Addition
21. Open Lawn
22. Post Restoration River Channel
23. Trail Extension
24. Native Shoreline Treatment
25. Right Turn Only



Concept 1: Outdoor Event Center

1. Restaurant Space 1 (two smaller adjacent shops)
2. Restaurant / Brewery Space 2 (two smaller adjacent shops)
3. West Parking Lot (70 Spaces)
4. East Parking Lot (81 Spaces)
5. East Underpass Location
6. West Over/Underpass location
7. Beach
8. Water Feature Plaza
9. Pavilion / Restroom Building
10. Great Lawn / Shallow Amphitheater
11. Outdoor Game Room
12. Picnic Shelters (2)

13. River Overlooks / Future Wetland Boardwalks / Future Bird Sanctuary / River Restoration
14. Mills Crossing Bridge
15. West Parking Lot (12 Spaces)
16. Highway Improvement
17. Redevelopment District
18. Trailhead (kiosk, waste receptacle, benches, more)
19. Well Building & Addition
20. Kayak Unloading
21. Ramped Beach Access
22. Open Lawn
23. Post Restoration River Channel
24. Trail Extension



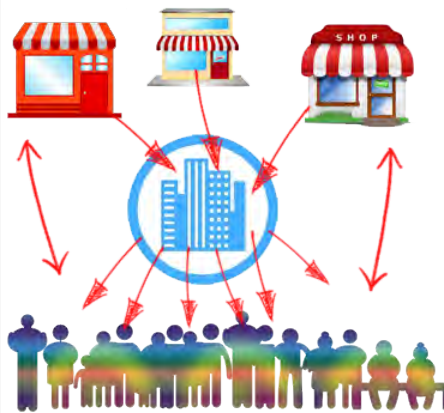
Concept 2: Commercial Mixed Use

Concept 1

Outdoor Event Center

Develop a **publicly owned** indoor/outdoor event center focused on a **great lawn space** and pavilion.

- Inspiration: To make a striking **outdoor recreation destination** that is adaptable and changeable by its users, today one thing, tomorrow another, supporting all organizations and businesses in the community by creating a **common central place** for them to focus their outreach efforts.



Concept 2

Commercial Mixed Use

Develop an **outdoor recreation space** supported by adjacent commercial development.

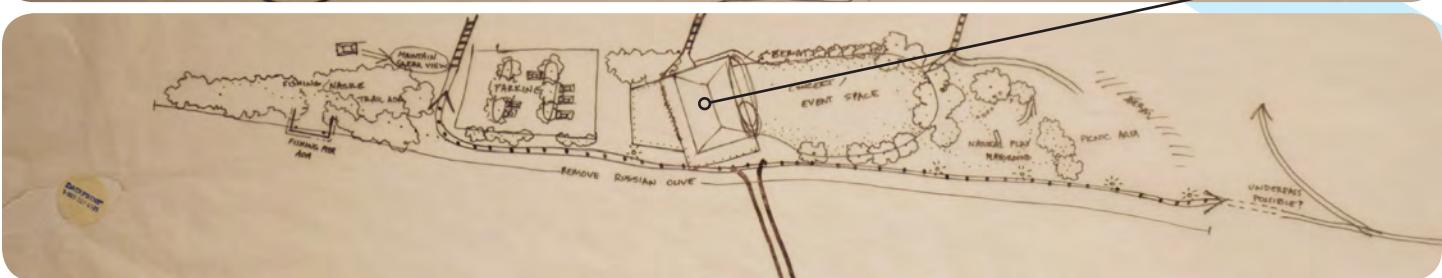
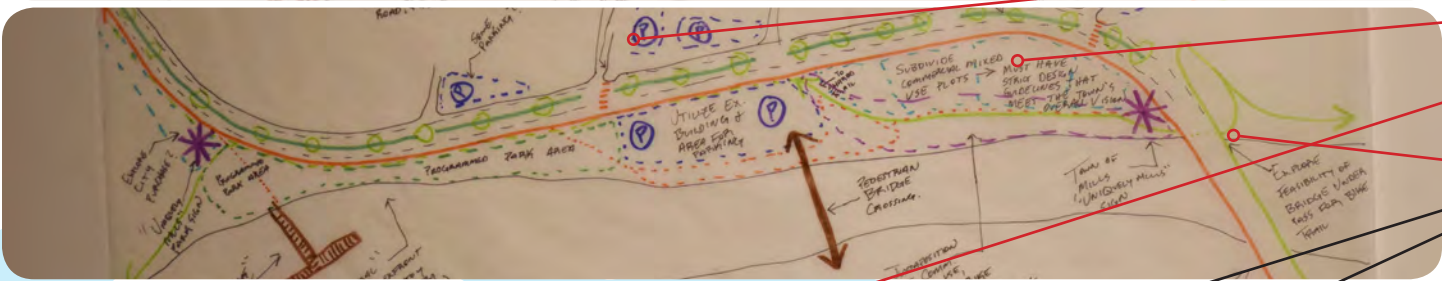
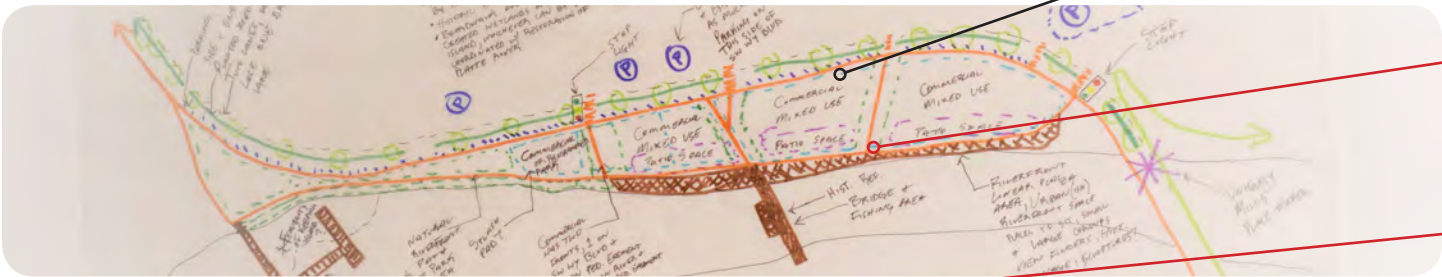
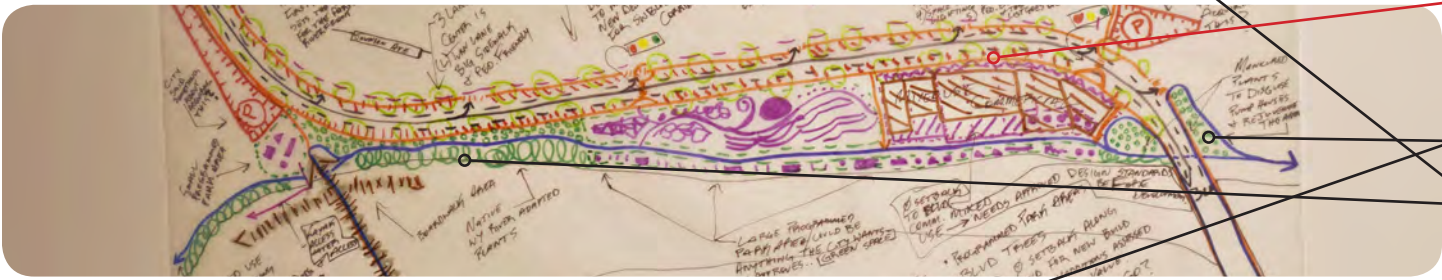
- Inspiration: To make an iconic retail/business destination that supports the **feature outdoor spaces** that make a great place to hang out, walk or ride to, and **support community events** by creating a common central place for the community to gather.



These diagrams explain the relationships between commercial entities, the Town of Mills and the General Public in each concept.

The origins of the concepts:

These concepts are a distillation of the multiple concepts and ideas the initial Planning Group suggested. The Stakeholder meetings and public input focused the need for great public spaces that serves the children of the community and creates a recognizable center for the Town. The plans and diagrams are meant to be descriptive, but not directive. They serve to describe the concept spatially, exploring a way the idea could play out on site and are used to identify issues and opportunities relating to the concepts. As such, the specific recommendations and costs contained herein are dependent upon the final development plans and are only as relevant as those final decisions make them.



Early Concepts Development Takeaways

Concept 1

Outdoor Event Center

- Pavilion relationship to lawn allows easy flow between spaces
- Provide shade at lawn
- Parking could parallel road to keep out of site
- Bridge location at historic location
- Natural Playground matches the natural setting
- The wells will take up more area than we expect
- The river restoration project will have a significant effect on the west end of the site so the development proposed as part of this project should be limited.
- The facilities should feel like they are right on the river!
- Allow a flexible natural area between the main development areas and the river.
- Let the river come into the site as much as allowable (water circulation?) to get people out of the main river but to the water
- The pavilion is the center focus of this concept

Concept 2

Commercial Mixed Use

- Large mixed use allows a center to be made, rather than a single destination
- The best location for the development is across the highway from potential future development, not the existing city facilities because it drives development to the future rather than to what we already have
- The public space is the center of the development, not the edge
- Parking can fill across the site and not create a barrier to pedestrians and bicycles
- More parking in every direction
- A larger town planning study is needed to answer the questions about what becomes the center of a commercial core to Mills - this site alone is insufficient to provide that core. But what does it mean to be a downtown in 2020 anyway? Can we get away from the big box stores?
- Trail connectivity is just as important for the commercial hub as it is for the Event Center

Concept 1

Outdoor Event Center



Conceptual Plan 1



Primary unique features: **pavilion**, opens to river on one side and to parking on the other. One end is the restrooms and the kitchen space, the other is a **two-way band shell** that opens onto a lawn or into the interior space of the pavilion. A "playground" (non-traditional equipment) and teen park. Potential for a character defining play feature (large or unique), such as a Ferris Wheel or splash pad.

Develop a **publicly owned** indoor/outdoor event center focused on a **great lawn space** and pavilion

- Activity and businesses on site: No primary business, instead a location for farmers' markets, fairs, festivals, daily cultural events, rental for family reunions, weddings, and other events (to keep constant activity at the site) and **year-round use** through the **versatile pavilion**, designed with a large indoor space that can house multiple pop-up vendors and perhaps one or two permanent shops, and opens its walls to fair weather.
- Take away: "A fun year-round gathering place." "We were married there and now we take our kids there for movies every Tuesday." "I do half my shopping at the Farmer's Market." "Our family walks over maybe three or four nights a week to see what's going on."

Concept 2

Commercial Mixed Use



Primary unique features: Outdoor patio with an **outdoor play space** or feature (not a playground, but a more refined version of play feature), more on-site parking, interesting architecture as a public feature. Potential for multi-story or roof garden to maximize the views and **connections to surrounds**.

Develop an **outdoor recreation space** supported by adjacent commercial development

- Activity and businesses on site: On site business will ultimately come from a primary partnership or partnerships that you determine are most beneficial, but could include a restaurant (We heard "Pumphouse style, Mills prices" which means somewhere between Bid's Pizza and Firerock West), **commercial mixed use development**, a smaller number of secondary shops, and a creative arrangement that helps this meet the "Make it Better Than a Strip Mall" expectation expressed repeatedly by the public
- Take away: "A cool place to eat year round." "We love eating on the deck at the pizza place." "The kids have something to do while we talk with friends." "We ride over for a coffee and ice cream all the time." "I worked at the brewery in high school and moved back to manage the sports shop."

Concept 1

Outdoor Event Center



Concept 2

Commercial Mixed Use



Description of Criteria	<h3 style="text-align: center;">Concept 1</h3> <p style="text-align: center;">Outdoor Event Center</p>	<h3 style="text-align: center;">Concept 2</h3> <p style="text-align: center;">Commercial Mixed Use</p>
<p>Estimated Development Cost:</p> <p>*Refer to spreadsheet for cost assumptions. Additional costs will apply. *Estimate includes only site area.</p>	<p>Total Cost Range: \$5.2m - 6.3m*</p> <p>Additional Phases & some (See Appendix for Spreadsheet)</p>	<p>Total Cost Range: \$9.3m-11.1m*</p> <p>(See Appendix for Spreadsheet)</p>
<p>Outside Funding Opportunities:</p>	<ul style="list-style-type: none"> • SDA Rural Development Office • Rural Business Opportunity Grant • WYDOT Grant for underpass or overpass. • State Historic Preservation Office (SHPO) • MPO 	<ul style="list-style-type: none"> • Private Partnership to develop facilities is required. • WYDOT Grant for underpass or overpass. • Wyoming Main Street • Wyoming Main Street Loan Participation • CDBG Downtown Development Grants Business Ready Communities Grant & Loan Program • State Historic Preservation Office (SHPO) • MPO
<p>Estimated Operating Costs:</p> <p>Note: Maintenance and Operating budget limited to Riverfront Site only. Does not include funding for bridge, south of the river, for the highway or for properties north of the river.</p> <p>Life cycle costs are not included in this analysis.</p>	<p>Annual Operating Budget:</p> <ul style="list-style-type: none"> • Maintenance: \$49,840.12 • Director: \$67,380.00 <p>Municipal Budget: 100% Private Budget:0%</p> <p>Note: Assumption include:</p> <ul style="list-style-type: none"> • Town responsible for 100% of the Maintenance and Operations of the site. • Town hires a Director or organization to operate site. Salary determined by one full time position defined as 50% Marketing and 50% Program Manager/Director. 	<p>Annual Operating Budget:</p> <ul style="list-style-type: none"> • Maintenance: \$73,434.38 • Program Coordinator: \$33,690 <p>Municipal Budget: 50% Private Budget: 50%</p> <p>Note: Assumption include:</p> <ul style="list-style-type: none"> • Town is responsibilities for entire site with fees included in leases. • Town utilizes a Program Coordinator coordinate general site activities. Position could be shared with another agency.
<p>Elasticity of Demand: (Theory that as price goes up, use goes down)</p>	<p>Low threshold for public events allows maximum use by all users, especially low to middle income families.</p>	<p>Low threshold for public access, but ultimate threshold depends on restaurant and vendor price points. Diversity of shops suits all users, while allowing for some flexibility to find the right fit for Mills.</p>

Description of Criteria

Key Development Partnerships:

- WYDOT
- Private Developer
- Wyoming Business Council
- Platte River Trails
- Citizen Volunteers
- MPO
- City of Casper
- CAEDA
- Natrona County Historical Society
- The Oregon-California Trails Association
- The Fort Caspar Museum Association
- The Natrona County, Casper, and Mills Preservation Commissions
- The Casper College Western History Center
- Mormon Church

Key Operational Partnerships:

- Private Developer
- Platte River Trails
- CACVB
- Casper DDA
- Fort Caspar
- Natrona County Health Department

Primary Beneficiaries of the Development

- Local residents of all ages benefit from the activity and amenities, including a destination playground
- Water users benefit from river access
- 100s of regional small businesses benefit from the freely programmable spaces

Public Benefit Vs Cost of Implementation (not a cost benefit analysis of all factors)

Secondary Recommendation
See Appendix

Concept 1

Outdoor Event Center

- Great Pavilion w/Restroom/ Kitchen
- Whimsical Feature (i.e. Ferris Wheel)
- Parking Lots
- Bus / Boat / Drop Off / Turn Around
- Underpass location East
- Mid Block Pedestrian Crossing Cove w/ Wading Deck & Beach
- Great Lawn
- Playground
- Picnic Pods
- Shelter
- Mills Crossing Bridge
- Boat Ramp
- River Overlooks & Future Wetland Boardwalks
- West Parking Lot
- Highway Improvement
- Redevelopment District
- Trailhead (kiosk, waste receptacle, benches, more)
- Well Building & Addition
- Open Lawn
- Trail Extension
- Native Shoreline Treatment (Sanctuary)

- Best organized by partnering with separate organization dedicated to operating and programming the facility similar to David Street Station.

Concept 2

Commercial Mixed Use

- Restaurant Space 1 (two smaller adjacent shops)
- Restaurant / Brewery Space 2 (two smaller adjacent shops)
- Parking Lots
- East Underpass Location
- West Over/Underpass location
- Beach
- Water Feature Plaza
- Pavilion / Restroom Building
- Great Lawn / Shallow Amphitheater
- Outdoor Game Room
- Picnic Shelters (2)
- River Overlooks
- Mills Crossing Bridge
- West Parking Lot
- Highway Improvement
- Redevelopment District
- Trailhead (kiosk, waste receptacle, benches, more)
- Well Building & Addition
- Kayak Unloading
- Ramped Beach Access
- Open Lawn
- Trail Extension

- A development partner will jointly define all aspects of the proposed improvements

- Local and regional residents benefit from new businesses and a destination restaurant scene
- At least six commercial business operators benefit from a new prime location
- Water users benefit from river access

Primary Recommendation
See Appendix

Description of Criteria	Concept 1 Outdoor Event Center	Concept 2 Commercial Mixed Use
Pedestrian Crossings on SW Wyoming Boulevard at grade	Pro: Increased safety, pedestrian access, connection to Old Mills	Increased safety, pedestrian access, connection to Old Mills. Walkability is key to the success for this concept.
	Con: Crossing highway is dangerous, unless completely physically segregated from traffic	Highway separates neighborhoods and commercial development, even with crossings the potential for a downtown center is limited.
Parking Proximity	Pro: Easily allows 130 spaces on site plus drop off / turn around area. More could be added.	Parking consolidated and close to anchors, allows 163 spaces on site
	Con: Widens feel of the corridor of highway	Contrary to typical commercial mixed use, large lots either end of site, spaces on site will be lower than ideal numbers.
Parking Arrangement & Quantities	<ul style="list-style-type: none"> • Approx 120 (12*total acres) required per code • Site is less broken up if parking lot is along highway instead of "in" the site creating a contiguous feeling along river 	<ul style="list-style-type: none"> • Approximately 339 (1per3 seats plus 1 per 400sf plus 12 * residual acres)) required per code. • Separate parking lots disperses traffic, but there is no cross traffic within the site • Requires off site parking to be actively developed to accommodate the need.
Platte River Bridge Underpass Location	Pro: Improved pedestrian access, connectivity, recreational walking, health benefits, etc.	Same. Safer connections to additional parking will be critical.
(All locations require additional study to confirm viability/feasibility)	Con: Flooding will occur at bridge location. May require realignment of boat ramp east of bridge.	Same.
Central Underpass Location	Pro: Fits into central lagoon scheme on site, but...	Places exit in central position increasing the feeling of safety. Location would allow raising highway. Misses utilities.
	Con: Longer underpass required. Proximity of main entrance makes raising road impossible, but island refuge crossing better option in this scheme.	Cost.
Central Overpass Location	Pro: NA.	WYDOT requires 21' vertical clearance , 30' Horizontal, at this location due to Westech requirements. Still possible at a 3rd floor level, but ultimately depends upon the potential improvements in the redevelopment district identified to the north of the highway.
	Con: NA	

Description of Criteria	Concept 1 Outdoor Event Center	Concept 2 Commercial Mixed Use
Youth Recreational Facilities and Amenities	Pro: Community event center would draw youth and create a safe environment for children and teens to hang out.	Interesting areas for teens, separate areas for teen focal point (i.e. pump park)
	Con: None.	"Hangout" space for youth often at odds with commercial development.
Access to the North Platte River Inlet Vs Beach	Pro: River access point might feel more "natural" if surrounded by landscaped space than businesses, compatible with setting and plan for park like space.	Riverfront views and location attractive to customers, Beach is unique draw to commercial entities
	Con: Must be safe, good visibility, and easy safe access	Potential for use conflicts, events vs. river users needing access, etc.
Ability to Provide Commercial/ Retail Businesses within the Mills Community	Pro: A couple vendor stands or boutiques within pavilion would provide enough traffic to keep pavilion funded	Provides direct development in Mills, lends itself to a larger downtown district revival.
	Con: Pavilion relies on an event driven financial model which requires a long vision, stamina, and real effort to develop	Site will always be spatially separated from other downtown development in Mills
Gateway Appearance into the Town	Pro: Portrays a sense of community and recreational activity; attractive to tourists	If successful, would show a more prosperous Mills and highway location for businesses could bring in new customers
	Con: Might not attract as many people off highway, especially when uninhabited by other citizens	River not as easy to see from highway; big parking lot would not be so attractive as entrance point
Aesthetic Appearance of Property	Pro: A more natural appearance would feature the river and vegetation	Architecture can elevate the feeling of the space; new, successful, could slow down traffic
	Con: Significant maintenance to be borne by the town	Buildings maintained well (not a strip mall) to appear welcoming. Must have design standards & design review committee.
Shade	Pro: More room to plant trees with fewer buildings on site; more attractive to sit in shade by river and overall more attractive shade to pedestrians	Buildings would provide shade for outdoor seating especially during mornings and evenings
	Con: Parking lot is not well shaded.	Multiple parking angles, but still not much shade.

Description of Criteria	<h3 style="text-align: center;">Concept 1</h3> <h4 style="text-align: center;">Outdoor Event Center</h4>	<h3 style="text-align: center;">Concept 2</h3> <h4 style="text-align: center;">Commercial Mixed Use</h4>
Recreation Focused around River (Kayaking, Canoeing, Rafting, Tubing, Swimming, Fishing, etc.)	Pro: Attractive to citizens and tourists alike; health benefits, public reinvestment in river	Riverfront development seems more authentic if river-focused recreation is actually available and encouraged
	Con: River access can be dangerous for unattended children	People coming to site aren't all there for businesses. River access can be dangerous for unattended children
Playground/Play Features	Pro: Would attract families and provide a fun, safe space for Mills' children to gather and play	Built into plaza space
	Con: Children would have to cross highway to get here	Limited space for "Playground", but overall feel is of a play area for all ages.
Mixed Use Development	Pro: N/A	Collaboration between businesses, recreation, housing, etc. could make this more successful
	Con: N/A	Housing would require tenant parking as well
Walkability enhancements to SW Wyoming Boulevard Highway	Pro: Would create a safer highway to cross for pedestrians and bikers; increase in parallel parking	Would create a safer highway to cross for pedestrians and bikers; increase in parallel parking
	Con: Cost to do this could be prohibitive or take years to see funding and construction. Relies on external agencies.	Cost to do this could be prohibitive or take years to see funding and construction. Relies on external agencies.
Value to Adjacent Properties	Pro: There is strong research showing the increased value of properties adjacent to parks and other public investments	Same. Creating a commercial core to Mills will spur additional development.
	Con: Homes could be affected and priced out of their locations.	Comprehensive Plan is only just beginning. Identifying the ideal "Downtown" core not part of this study, but this property's purpose could be affected by other studies.
Multi-Season Pavilion	Pro: Allow year-round events, protect revenue during inclement weather, increased comfort of users, much more	Use existing shops as pavilion.
	Con: Needs staff to maintain, open/close garage doors, and unlock/lock pavilion	Additional Town Staff responsibilities are inherent to both plans.

Description of Criteria	<h3 style="text-align: center;">Concept 1</h3> <h4 style="text-align: center;">Outdoor Event Center</h4>		<h3 style="text-align: center;">Concept 2</h3> <h4 style="text-align: center;">Commercial Mixed Use</h4>	
Re-purposing of Old Public Works Building (After discussion, both concept plans show shop being removed)	Pro:	Conflicts with playground space, could open up as part of playground.		Works as new pavilion space.
	Con:	Site configuration is not ideal, a little close to road, architecture is not iconic, just practical.		Use as a pavilion duplicates other venues in Casper, remodel uncertain.
Views of River	Pro:	Views for everyone, more open with fewer buildings		Selling point for businesses & residences. Second floor views second to none in Natrona County.
	Con:	Trees must be cut down to provide views. River restoration means uncertain future to bank (some ability to affect)		Some views to river from neighborhood and roads will be blocked by new development
Multi-Season Appeal to Users	Pro:	Pavilion would offer indoor event space during winter and otherwise inclement weather		All businesses can profit in all seasons. Creates strong year-round draw to site.
	Con:	Fewer people would walk to event center in the winter; parking would get tight or fewer people would attend		Parking will be a challenge in winter months. Further walking distances will be a challenge no matter what.
Additional Fishing Piers Along River	Pro:	Attractive to kids and adults who are interested in fishing; highly accessible, might not even need to drive if living in Old Town, matches overall approach		Restaurants - even a quick sandwich - might be nice for fishers; keeps them from having to pack a lunch
	Con:	Should be ADA; would be built in floodplain; need riverbank erosion control measures		People with fishing gear inside businesses Should be ADA; would be built in floodplain; need riverbank erosion control measures
Walk In Health Clinic Suitability	Pro:	Good relationship to regular activities.		Could have permanent location in facility
	Con:	No location		Proximity to restaurants not ideal.
Pedestrian Bridge/ Access across River	Pro:	Will bring more people to events, potential for more parking to South, Connect to larger trail system		Will bring more people to businesses / events, potential for more parking to South, Connect to larger trail system
	Con:	People not attending events could get in the way of the event if crossing the bridge		Pedestrian bridge access could cause people to loiter around businesses while closed

Description of Criteria	<h3 style="text-align: center;">Concept 1</h3> <h4 style="text-align: center;">Outdoor Event Center</h4>	<h3 style="text-align: center;">Concept 2</h3> <h4 style="text-align: center;">Commercial Mixed Use</h4>
Redefine Image for The Town of Mills.	Pro: Says Mills cares about the natural beauty & public access to its riverfront. Fits the typical regional riverfront development. Con: Does not address need to identify "Downtown Mills"	Says Mills is changing the blue collar stereotype & wants to add exciting, innovative commercial development to the region. May be received as overzealous. Compatibility concerns exists with the highway. Connections to future "Downtown" development in Mills might be weak.
Site acting as "a Main Street or Downtown"	Pro: Sense of community and pride could grow with a community common space Con: Fewer permanent commercial options; development model relies on "Events" & continuous programming.	Community could gather around these businesses; Chance to promote local business (investing and purchasing) Disconnected from Old Town Mills by highway. Most Main St./ Downtown areas require an alley for service vehicles.
Sustainability Principles in Action	<ul style="list-style-type: none"> • Approximate 50' buffer maintained against river. • Small lawns for limited landscape maintenance • Protect and restore habitat • Develop open space • Conserve Aquatic ecosystems • Rainwater Management • Invasive Plan removal • Reduce heat island effects • Support human health and well-being initiatives 	<ul style="list-style-type: none"> • Same, somewhat lesser degree due to greater urban surface footprint on site.
Bike Trails	Pro: Will connect families already using the system to the park and event center facilities. Con: Development costs associated with getting over river and across highway to limit traffic conflicts	Same, but the destination is more commercial. Same
Housing	Pro: NA Con: No space for housing provided in this concept	Permanent housing adjacent to first floor retail could benefit residents and businesses, providing a baseline of activity around the facility Better use may be retail in this scheme

Description of Criteria	<h3 style="text-align: center;">Concept 1</h3> <p style="text-align: center;">Outdoor Event Center</p>	<h3 style="text-align: center;">Concept 2</h3> <p style="text-align: center;">Commercial Mixed Use</p>
<p>Parking Garage</p> <p>(Not shown in any plans)</p>	<p>Pro: Not necessary</p> <p>Con: NA</p>	<p>Up to an additional 200 spaces could benefit the site, but parking garages often cost between \$150-200 per square foot.</p> <p>Since underground is not possible due to the flood plain, an on-site parking garage would need to sit on top of parking lots obstructing views and generally being undesirable feature on the site.</p> <p>A better option would be to include the garage north of the highway and fit it in with the overpass. Combining these could defray some of the duplicate costs associated with each.</p>
<p>SW Wyoming Boulevard (current and future potential)</p>	<p>Pro:</p> <ul style="list-style-type: none"> • Mid-block pedestrian crossing with a pedestrian refuge island stronger and more cost effective. • High amount of visibility from HWY. • Has potential to be upgraded in a sustainable way that provides more safety & parking. • Develop with "Complete Street" allowing for necessary traffic flow, walkability amenities, and bicycle traffic as well as site amenities <p>Con:</p> <ul style="list-style-type: none"> • Traffic currently moves fast. Completely isolates site from Old Town Mills. • Underpass would exit into the "cove", but is unfortunately not possible as the highway can not be lifted to provide clearance without interfering with the 3rd Street intersection. • Traffic Study is necessary to determine if WYDOT will allow the traffic lights. 	<ul style="list-style-type: none"> • Commercial development would be very visible, and thus desirable to investors • High traffic counts is good for commercial. • Complete Streets - same. • Underpass would work with lifting the highway between second and fourth streets. <p>Con:</p> <ul style="list-style-type: none"> • Traffic currently moves fast. Completely isolates site. Commercial development could increase traffic; safety concerns. • Traffic Study is necessary to determine if and where WYDOT will allow the traffic lights.
<p>North Platte Restoration</p>	<p>Pro: River improvements will put eyes on the river and create additional expectations from the public</p> <p>Con: Public likes the islands and still waters along side them</p>	<p>Same. Additionally, increased ground is set aside as a "wildlife sanctuary" in both plans.</p> <p>Same.</p>

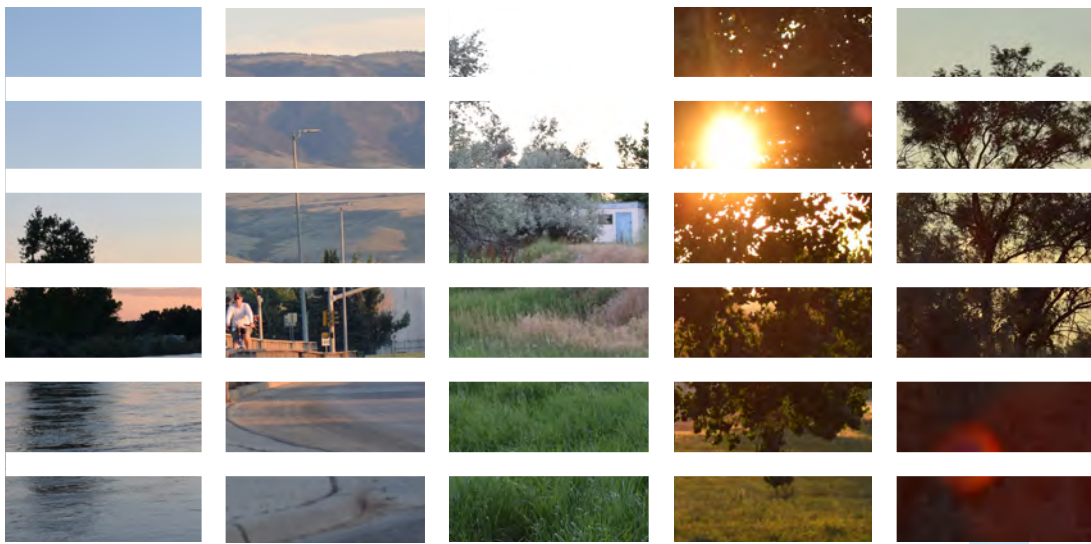
Development for destination recreation spaces like the River Front Property benefit from an analogy comparing the space to a retail store. "Like a store, the park is merely a shell. The success of a store depends more on quality of the goods, amenities, and services within it than on its physical structure. Similarly, the higher the quality and greater the quantity of services and amenities included in the park: (1) the more people will be attracted, (2) the longer people will stay in the park, (3) the more money people will spend in the community, and (4) the more income and jobs people will create for local residents."

Quoted portion from "Measuring the Economic Impact of Park and Recreation Services"
Prepared for NRPA by John Crompton, Ph.D. Texas A&M University



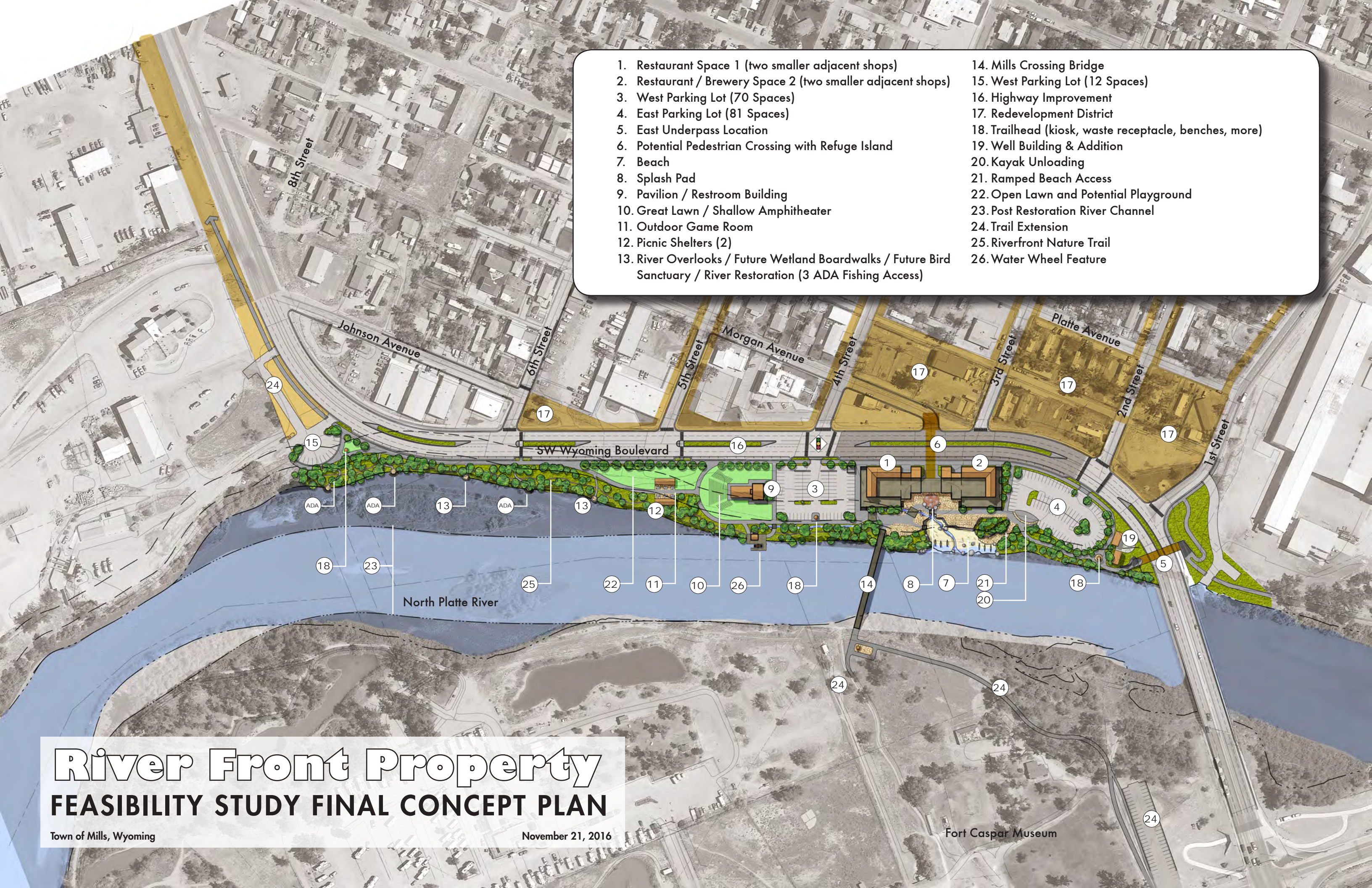
Mills River Front Concept Development

River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills, Wyoming





1. Restaurant Space 1 (two smaller adjacent shops)
2. Restaurant / Brewery Space 2 (two smaller adjacent shops)
3. West Parking Lot (70 Spaces)
4. East Parking Lot (81 Spaces)
5. East Underpass Location
6. Potential Pedestrian Crossing with Refuge Island
7. Beach
8. Splash Pad
9. Pavilion / Restroom Building
10. Great Lawn / Shallow Amphitheater
11. Outdoor Game Room
12. Picnic Shelters (2)
13. River Overlooks / Future Wetland Boardwalks / Future Bird Sanctuary / River Restoration (3 ADA Fishing Access)
14. Mills Crossing Bridge
15. West Parking Lot (12 Spaces)
16. Highway Improvement
17. Redevelopment District
18. Trailhead (kiosk, waste receptacle, benches, more)
19. Well Building & Addition
20. Kayak Unloading
21. Ramped Beach Access
22. Open Lawn and Potential Playground
23. Post Restoration River Channel
24. Trail Extension
25. Riverfront Nature Trail
26. Water Wheel Feature



River Front Property

FEASIBILITY STUDY FINAL CONCEPT PLAN

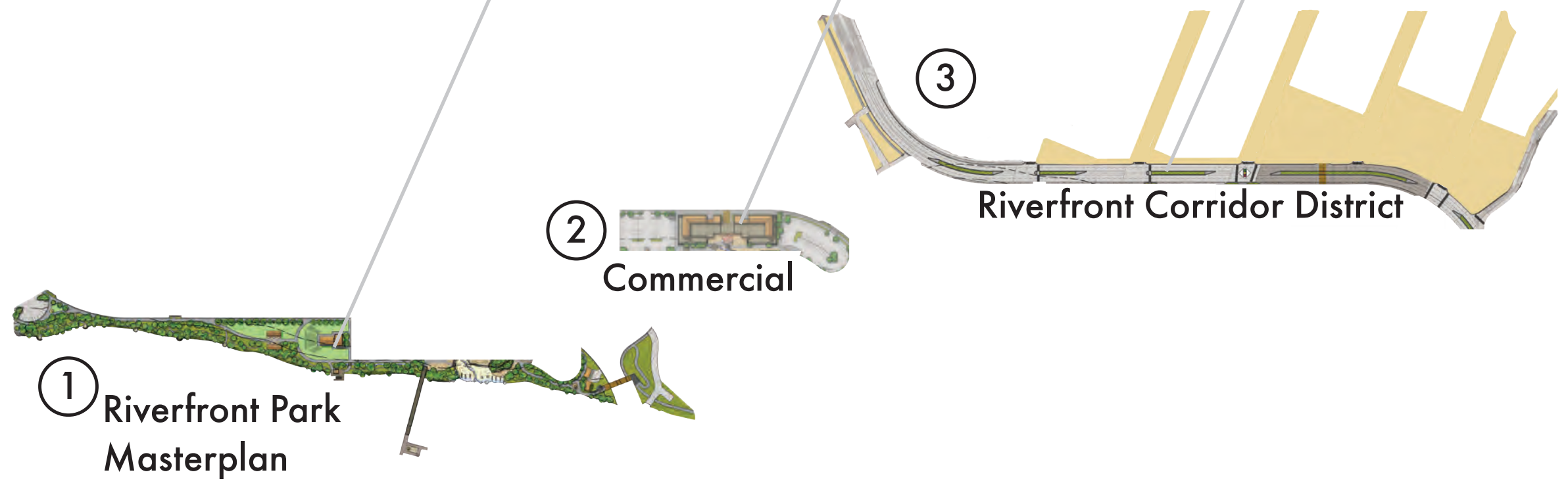
Town of Mills, Wyoming

November 21, 2016

Fort Caspar Museum



ZONING PLAN



Concept Origin: Commercial Mixed Use

Develop a harmonious relationship between an **outdoor recreation space** & a well planned commercial development.



Inspiration: To make an iconic retail/business destination that supports the **feature outdoor spaces** that make a great place to hang out, walk or ride to, and **support community events** by creating a common central place for the community to gather.

- Embracing the history of the site location & the Town of Mills will mold the identity of the site and give it a sense of place
- Mixed use allows a center to be made, rather than a single destination
- Public space is both the center of the commercial development, and the heart of the green space
- Parking can fill the sides of the commercial development and not create a barrier to pedestrians and bicycles by still leaving a riverside corridor. Visual and real connections to the adjacent river and to the open park like land on the south side of the river also expand the feeling of the site.
- Maximize access by providing parking in every direction, safe pedestrian access and easy connectivity with the regional trail system.
- A larger town planning study is needed to answer the questions about what becomes the center of a commercial core to Mills - this site alone is insufficient to provide that core. But what does it mean to be a downtown in 2020? Can we get away from the big box stores?
- Trail connectivity is important for the commercial hub expanding the ease and ways with which locals access the site.

The origin of the final concept:

This concept is a distillation of the multiple concepts and ideas the initial Planning Group suggested. The Stakeholder meetings and public input focused the need for great public spaces that serves the children of the community and creates a recognizable center for the Town. The plans and diagrams are meant to be descriptive, but not directive. They serve to describe the concept spatially, exploring a way the idea could play out on site and are used to identify issues and opportunities relating to the concepts. As such, the specific recommendations and costs contained herein are dependent upon the final development plans and are only as relevant as those final decisions make them.

Concept Development

Uniquely Mills Riverfront



Uniquely Mills Riverfront Development



What will make this development unique?

The juxtaposition of Riverfront Park & Commercial Development. Outdoor commercial patio with an **outdoor play feature** (not a playground, but a more refined version of play feature, such as a splash pad), on-site parking, interesting architecture with human scaled elements, potential for multi-story facade and roof patios to maximize the views and **connections to the river**.

Develop an **outdoor recreation space** supported by adjacent commercial development

- Activity and businesses on site: On site businesses will ultimately form the primary partnerships that make the Riverfront a success. These may include restaurants (We heard "Pumphouse style, Mills prices" which means somewhere between Bid's Pizza and Firerock West), **commercial mixed use development**, a smaller number of secondary shops, and a creative arrangement that helps this meet the "Make it Better Than a Strip Mall" expectation expressed repeatedly by the public.
- Take away: "A cool place to eat year round." "We love eating on the deck at the pizza place." "The kids have something to do while we talk with friends." "We ride over for a coffee and ice cream all the time." "I worked at the brewery in high school and moved back to manage the sports shop."



Primary unique features: **Water Feature**

A comprehensive water feature is envisioned as a core component of the destination experience. Water will be drawn from the North Platte with a modern water wheel that transfers water to a creek or "rill" that feeds a cascade that delivers the water back to the beach. A splash pad also enlivens the space between the buildings and the beach.

Primary unique features: **Outdoor Patio / Porch**

A wide porch is imagined for both "anchor" vendors - both imagined to be restaurants or breweries. This porch adds outdoor dining on the sunny south side of the buildings. Moderate wind protection can be added to make dining outside fun and enjoyable with incredible views of the river, Casper Mountain, and the Water Feature.



Primary unique features: **Rooftop Patios**

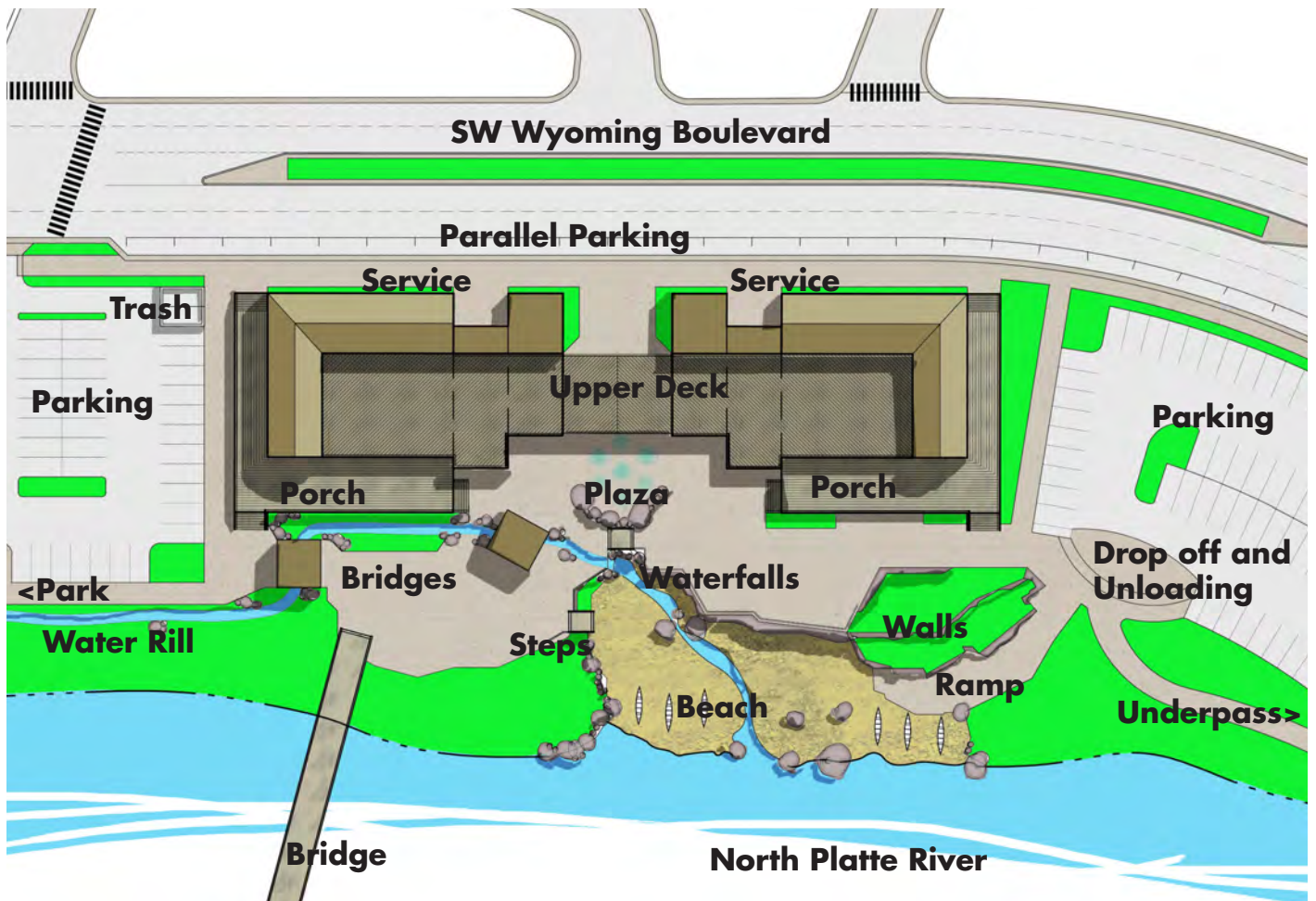
Unique outdoor space such as a rooftop patio will get people talking: "what's up there?" or "the sunset and beer on the rooftop patio is my go-to night out." People love getting to new vantage points and having a different experience than what they can find elsewhere in the area. A rooftop patio is a **new and rewarding** way to experience the views of the Platte River and Casper Mountain.



Primary unique features: **Indoor/Outdoor-Park/Store**

The Commercial Development is defined by the relationship of the commercial ventures to the adjacent outdoor spaces. This relationship provides a unique retail/dining experience directly related to the one of a kind location that the River Front Development presents. The outdoor spaces and other park amenities are in close proximity, which will attract people to & from and **spur activity from one space to the other.** More activities will generate more traffic for both features.





Commercial Area Concept

COMMERCIAL DEVELOPMENT CHARACTER

The buildings are close to the highway, **creating a gateway** effect as you drive past. The porches wrap around the ends, making activity **visible from the highway** while expanding upon the generous dining spaces. The porch is above the plaza level, and at the same level as the main floors of the building, which will be set by the base flood elevation. A second level allows additional dining, more **eyes on the river** and a **bridging connection** between the two sides (the concept shows the buildings symmetrical), allowing some flexibility to the management of the upper level. Service is from parallel parking along the highway, or from the parking lots on either side. An industrial, modern west character is suggested, reflecting the **character of the community's heritage**, while also blending with the adjacent art deco, industrial, and historic architecture surrounding the site.



The Buildings:

- A: Restaurant or Brewery Anchors (6,400 SF)
 - B: Retail Infill (1,600 SF Each)
 - C: Upper Level - Covered (3,500 SF)
Upper Level - Deck (5,000 - 6,000 SF)
Lower Level - Open paving / Splash Pad
 - D: Wrap Around Porches (3,850 SF including steps)
- Square footage numbers are for each side, including the upper deck. To clarify, the total upper level deck area could be up to 11,600 SF.

By the numbers:

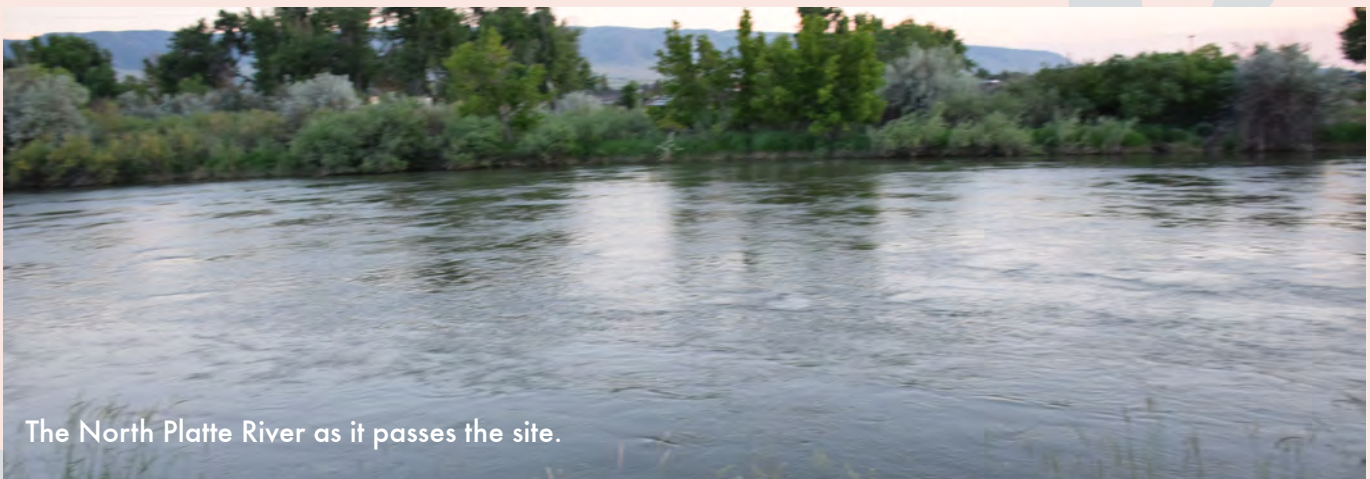
The Site:

- Total property area: 442,857 sf or 10.2 Ac
- Highway frontage: 2,230 lf
- River frontage: 2,170 lf
- Park area: 7.9 acres
 - Perceived park area, includes essential viewshed: over 25 acres!
 - Amphitheater seating: Approximately 500
 - Fishing Overlooks: 5, 3 of which are planned to be ADA accessible.
- The commercial development: 98,540 sf pr 2.3 Ac
- Total building footprint: 19,200 sf (does not include deck or second level)
 - Firehouse in Casper is approximately 9,500 sf with 111 parking spaces plus spill over lot.
 - Table count to be determined
- Required Parking: 191 low requirement
 - Parking spaces required for commercial (1 per 200 sf): 96
 - Restaurant table count to be determined - will likely drive count requirement up
 - Parking spaces required for Park: 95
 - As determined by acreage, not picnic tables
 - Parking spaces required for Events: 167 - 250 additional
 - As determined by seating at amphitheater (low) to seating plus 50%
- On site Parking: 163
 - Parking spaces on site - East Lot: 81
 - Parking spaces on site - West Lot: 71
 - Parking spaces on site - Far west park lot: 11
 - Additional Required spaces per code: 28 (without variance)
 - On street parallel parking: 72 (not included above)

Projected Costs:

Full build out is estimated between 10.34 and 12.56 million dollars. Approximately half is associated with the buildings.

* Refer to the full Opinion of Cost included in the Appendix for suggested cost assumptions.

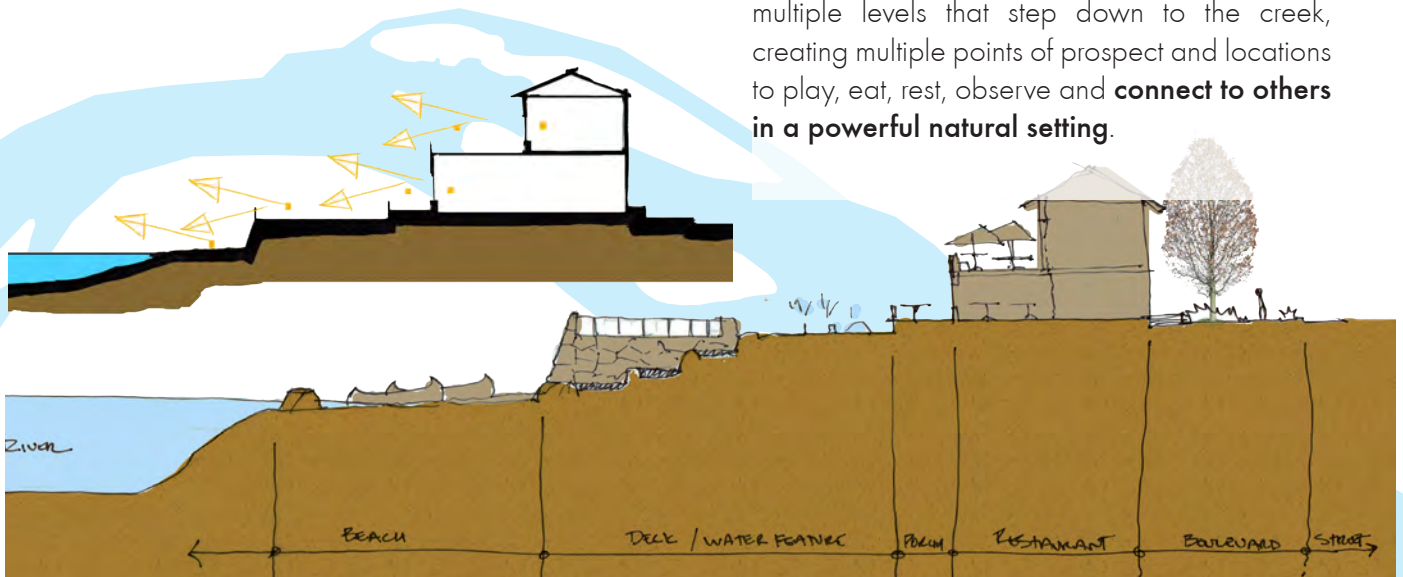


The North Platte River as it passes the site.

The water feature is intended to be two parts. The first is a splash pad between the buildings. The second is a "Mill" that lifts water from the river into a rill that delivers water to the central patio and then into a cascading water feature descending back to the river at the beach.



The grand view to the south is layered by the multiple levels that step down to the creek, creating multiple points of prospect and locations to play, eat, rest, observe and **connect to others** in a powerful natural setting.



The stepping terrace effect from the commercial development also adds multiple opportunities and types of play for visitors. The beach is intended to be shallow and have a bench to provide some break from the powerful river currents. The primary park terrace level steps down to the beach, making a good overlook and an opportunity for waterfalls for the splash pad and rill flow to cascade down.



The park features are intended to provide facilities that both extend the capabilities and capacity of the over all Riverfront Development as well as providing "something for the kids." The plan currently allows room for a playground for younger kids and social engagement activities for everyone.



A simple crossing below SW Wyoming Boulevard's bridge would make **access** to the site much easier **for locals** to reach the activity from the established trail system. This example from Spearfish, South Dakota has a route that is lower than the adjacent creek.

Concept Summary	Physical Elements	Program Elements
Water Plaza / Play Area	<ul style="list-style-type: none"> • Splash Pad / Playground Feature • Utility Vault (within building?) • Seating • Guard Rail • Lighting • Public Restrooms / Changing Rooms 	<ul style="list-style-type: none"> • Active Youth Recreation • Safety & Welfare • Small Group Activity • Visual Aesthetic • Landmark • Activated Space Throughout the Day
Amphitheater / Great Lawn	<ul style="list-style-type: none"> • Shallow Amphitheater / Seating • Performance Area • Pavilion / Restroom / Kitchen Building • Open Space • Turf Grass / Irrigation 	<ul style="list-style-type: none"> • Entertainment / Live Music / Etc... • Large & Small Group Activity • Public / Private Events in Pavilion • Open Space Recreation Activity • Lawn Maintenance
Water Wheel Feature	<ul style="list-style-type: none"> • Water Wheel / Utility Building • Deck / Observation Platform • Interpretive Signage • Water Channel or Rill • Boardwalk / Bridge Over Channel • Bridge Features / Structures 	<ul style="list-style-type: none"> • Historic Reference & Experience • Educational Activities • Landmark • Small Scale River Interaction • Water Wheel / Pump Maintenance
Picnic Area	<ul style="list-style-type: none"> • Picnic Shelters (2) • Ping Pong or pool tables or chess • Picnic Tables • Lawn & Native Vegetation • Waste Receptacles 	<ul style="list-style-type: none"> • Picnic Activity • Small Group Activity • Natural / Groomed Park Experience • Shelter from Weather / Sun • Garbage Maintenance
Native Shoreline / Natural Area	<ul style="list-style-type: none"> • River Overlooks • Seating Areas • Nature Trail • Native Vegetation • Interpretive Signage • Future Wetlands • Future Boardwalks • Parking Area 	<ul style="list-style-type: none"> • Fishing / River Observation • ADA Access • Small Group Activity • Educational Activities • Large Scale River Interaction
Beach Area	<ul style="list-style-type: none"> • Beach • Steps / Ramps • Kayak / Canoe Launch • Retaining Wall • Water Circulation Feature 	<ul style="list-style-type: none"> • Large Scale River Interaction • Beachfront Relaxation • Passive Water Activities • ADA Beach & Water Access • Boat Ramp & Launch • Beach Maintenance
Platte River Parkway Extension	<ul style="list-style-type: none"> • Trail Paving • Street Crossing / Underpass • Trailheads (kiosk, waste receptacle, benches, more) • Signage / Wayfinding • Parking Areas 	<ul style="list-style-type: none"> • Active Trail Recreation • Bicycle Commuting • Pedestrian Circulation • Relaxation • Information & Education
North Platte Pedestrian Bridge Crossing	<ul style="list-style-type: none"> • Pedestrian Bridge • Interpretive Signage • South Side Parking / Seating / Park 	<ul style="list-style-type: none"> • Pedestrian Circulation • Historical Education • Fun Experience "Over-the-Water" • Complete River Experience • Landmark

Concept Summary	Physical Elements	Program Elements
Commercial Development	<ul style="list-style-type: none"> • Restaurant Space 1 (two smaller adjacent shops) • Restaurant / Brewery Space 2 (two smaller adjacent shops) • Human Scale Building Elements such as upper level deck and porch • Unique Outdoor Spaces • Seating / Lighting /Waste Receptacles • Parking Areas 	<ul style="list-style-type: none"> • Dining / Shopping Experience • Indoor / Outdoor Dining • Rooftop Dining • Commercial Activity • Comfort / Relaxation • Public Interaction • Employment / Small Business Opportunities • Commercial Events / Sales / Etc... • Landmark
Highway Improvements	<ul style="list-style-type: none"> • Sidewalks • Street Parking • Cross Walks & Safety • Street Trees • Median • Stop Light • Lighting • Pedestrian Scale • Underpass adjacent to bridge 	<ul style="list-style-type: none"> • Pedestrian Activity • Safety Day & Night • Adequate Parking • Slow Traffic • Circulation • Design District / Sense of Place • Maintain access requirement for Westech
Existing Boat Ramp	<ul style="list-style-type: none"> • Circulation Improvements • Lighting • Additional area? • Ramp Improvements • Tie into Underpass • Additional Well building? 	<ul style="list-style-type: none"> • Circulation Conflict Resolution • Maintain/Improve Water Access
River Front Corridor District	<ul style="list-style-type: none"> • Integration into Comprehensive Plan • Street improvements • Lot redevelopment 	<ul style="list-style-type: none"> • Tool to develop adjacent properties in accordance to the guidelines set forth in the Comprehensive Plan for this area. • Pedestrian Safety • Additional Parking to the site • Slow Traffic • Circulation • Design District / Sense of Place
Utility Improvements	<ul style="list-style-type: none"> • Water service to new facilities (On site) • Sewer service to new facilities (Will need to cross highway) • Electrical service to new facilities (On site) • Gas services to new facilities (Unknown) • Stormwater service integration (On Site) 	<ul style="list-style-type: none"> • Tool to enhance value to potential partners. • Provide necessary services to park and commercial facilities • Utility costs are included in the development estimate integrated with the building costs.



OUR MISSION

"To service our residents, businesses and visitors through leadership while providing a clean and sustainable community for our present and future citizens.

To develop and grow as a vibrant community that recognizes the value of economic prosperity through investments and partnerships.

Finally, to inform and involve our citizens by providing accountability, continued fiscal health and a community spirit that provides opportunities for all Town of Mills businesses and citizens."

The Town of Mills supports this project:

From the people who gave input into this plan, to the town staff, from the town council to the business owners that provided insight - the Town of Mills is ready to see a new development on the River Front Property that helps redefine the image of Mills while supporting the working-class heritage of the community. The Town is ready to see its mission made real through this development.

Appendix

River Front Property Programming & Feasibility Study to Provide Recommendations
for Undeveloped Land in the Town of Mills, Wyoming



Contains:

1. Process, Permits, and Other Projects
2. Cost Estimates
 - a. Final Concept
 - b. Matrix Concept A
 - c. Matrix Concept B
3. Public Surveys

Process, Permits and Other Projects

During the planning process several opportunities, process steps, and challenges were identified as integral to making the Riverfront Development a reality. The following three lists summarize these, but are in no way exhaustive.

The primary assumption here is that the Town of Mills will ultimately provide a full design and construct all of the improvements on the site, including the basic shell for the commercial spaces, restaurant and brewery. It should also be noted that the Comprehensive Plan is also being developed at this time and should both integrate these suggestions and provide feedback to this project.

Suggested Process - Next Steps and Related Tasks:

1. ZONING CLEANUP:

- a. Responsibility - Town Engineer and Planning Zoning Director
- b. Subdivide and rezone the riverfront area to match to proposed development to be zoned Public Land Institutions and commercial (See map in Concept Plan).
- c. Or, zone entire property Planned Development.

2. COMPREHENSIVE PLAN COORDINATION:

- a. Responsibility - Town Building Official, Planning / Zoning Director
- b. Use this document to coordinate with the Town of Mills Comprehensive Plan for a proposed Riverfront Corridor District that establishes a long-term vision to create a dense area of development along the north side of SW Wyoming Boulevard.

3. RIVERFRONT PARK MASTER PLAN:

- a. Responsibility - Town to Determine
- b. A Riverfront Park Master Plan and Development Project can begin as soon as the Public Land Institutions zoned lots are established. Immediate Projects shall be as follows:
 - i. Cleanup and Demolition Project - Remove buildings and infrastructure from the project area. Begin in 2016 or early 2017. Once demolition is complete, the entire site can be accessed and used as public land by the community. Maintain parking areas until Park Master Plan installation begins.
 - ii. Full Property Survey - A full survey will be the basis for the final park master plan and be used to establish the documentation for the LOMR later in the development
 - iii. Park Master Plan - A Master Plan could develop an additional layer of graphics and cost estimates to spur fund raising for the reconstructed Boat Ramp, Underpass, River Crossing Bridge, Park Shelters, Lawns, Fishing, and Play Areas. Include one or two additional public meetings. Begin in 2016 or Winter/Spring 2017.
- c. Park Development Plans for bidding and construction can and should be initiated as soon as possible. Many elements identified in this study can be



Park Development Area

installed as soon as the funding is identified and additional planning steps are met:

- i. Floodplain Administrator approves development & Hydrologist confirms construction will not affect the Base Flood Plain.
- ii. River crossing bridge permit

4. COORDINATE WITH RIVER RESTORATION PROJECT

- a. . . . about plans for this stretch of Riverfront. *Continue coordination throughout the entire permitting and construction process.*
- b. Responsibility - Town Engineer
- c. Beach development and other waterfront improvements might be included in the Restoration project rather than in the park development work so that duplicate permitting and contractor mobilization is simplified.
- d. Identify and set aside Town supplied funds for this work, if necessary.



Beach Development

5. IDENTIFY DEVELOPMENT PARTNERS:

- a. Responsibility - Town of Mills Leadership and Special Committee to the Mayor
- b. Form Outreach Committee to meet and discuss the potential for the Town of Mills to “Build to Suit” restaurant and commercial spaces with potential renters.
 - i. Agreement with potential lease holders is reached and development parameters are agreed upon.
 - ii. Not all commercial spaces need identified lease holders prior to Final Decisions step, but the two big spaces should.
 - iii. Design Review Committee approves lease holder visions and it fits within the vision of a “Uniquely Mills” Riverfront commercial destination and Riverfront Park Master Plan.

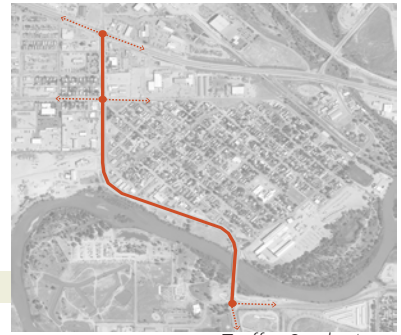
6. COMMERCIAL CORE DEVELOPMENT

- a. Responsibility: Town of Mills and Partners

Comprehensive Plan Suggestion

1. Define and establish a specific Riverfront Corridor District with legal definition and guidelines for planning, design, and development in the area determined by the Town. Should include defining a new “Commercial Mixed Use” zone that can be used in the district and future commercial developments.
2. Establish by code a Design Review Committee for the Riverfront Corridor District that is involved in staying up to date with the Riverfront Corridor District Design Standards as defined by the Town; and will ultimately guide what the design standards should be and their implementation
 - a. During the development process, developers must present renderings of the proposed construction to the committee, who then will approve or deny the application based on whether it fits the standards of the district.
 - b. Design standards are necessary to achieving the project vision.
 - c. Design standards create a quality of construction and transparency between Town & contractor.
3. Riverfront Corridor District is adopted. Rezoning application process can be started by lot owners within the district boundaries. Zoning/Land Use Map should show Commercial Mixed Use on the North side of Southwest Wyoming Boulevard indicating to developers that the Town would like to see development on both sides of the busy roadway.
 - a. Design Review Committee approves developer’s proposal and it fits within the vision of a “Uniquely Mills” Riverfront commercial destination and Riverfront Park Master Plan.
4. All necessary permits (Federal, State, & City) are obtained by the developer and Town for construction of the Commercial Property and Riverfront Park. Floodplain Administrator approves development & Hydrologist confirms construction will not affect the Base Flood Plain.

- b. Preliminary Design initiated and prepared for Commercial Complex (Town of Mills or Developer)
 - i. Identify Funds for Design
- c. Select Design Team for core components of development
 - i. Buildings
 - ii. Utility Infrastructure
 - iii. Parking lots



Traffic Study Area

7. TRAFFIC STUDY:

- a. Responsibility - Town Engineer
- b. Begin a traffic study for the Southwest Wyoming Boulevard Corridor from the intersection of West 13th Street to the intersection of either Pendell Boulevard or US Highway 26. The Study shall address:
 - i. locations for additional signals, pedestrian crossings, and minimum corridor enhancements necessary to adapt the highway to its current and future capacity. It should be noted that in some respects this may call for reduced requirements for certain types of traffic.
 - ii. additional crossings, pedestrian improvements and islands necessary for the Town of Mills to meet its goals for the Riverfront district as a dining and recreation destination.
 - iii. investigation into a north of river underpass adjacent to the existing boat ramp.
- c. Begin an in-depth dialogue about the future for Southwest Wyoming Boulevard with Wyoming DOT.
 - i. Additional resources that will compliment changing/updating the roadway to meet the need & standards of the newly defined Riverfront Corridor District. Some of the elements of the vision may not be feasible immediately, but WYDOT will be a vital partner in making these changes happen over time.
 - ii. Identify any upcoming projects in the area and determine if any opportunities exist for cost sharing on proposed improvements.

8. ADVOCATE FOR PARALLEL PROJECTS:

- a. Identify off site parking locations and begin development of those spaces (See Parallel Projects Map Item, Vehicle Improvements)
- b. Implement recommendations of the Traffic Study regarding street crossings, the underpass, and bridge improvements.
- c. Identify funding sources for the pedestrian bridge across the North Platte River and begin development.



Historic bridge inspiration for modern pedestrian crossing.

9. FINAL DECISIONS

- a. Responsibility: Town of Mills and Partners
- b. Preliminary Design initiated and prepared for Commercial Complex (Town of Mills or Developer)
 - i. Identify Funds for Design
 - ii. Select Design Team
- c. Concept approval by developer, partner, Special Committee, Town of Mills- "Go" "No-Go" decision
 - i. If not approved, revise concept, budgets, repeat
 - ii. If approved prepare initial building application and finalize rental/lease

- agreements
- d. Final Construction Documents
- e. Bidding
- f. Construction

10. MAINTENANCE AND LONG TERM VIABILITY

- a. Responsibility: Town of Mills
- b. Identify oversight committee and Town Liaison
- c. Identify event and planning committee and Town Liaison.
- d. Include Budget items necessary for park and facility maintenance and infrastructure expenditures
- e. Prepare endowment or reserve fund accounts
 - i. Capital Reserve Fund - slowly build for 15-20 year major remodel expenditures
 - ii. Repair Reserve Fund - for Annual or Biannual moderate repairs
 - iii. Event Endowment - donations accumulate to fund special events and operations.

Permitting and Environmental Clearances

- 1. Federal FEMA LOMR (Letter of Map Revision) will be required to develop structures within the property as it is mostly within the 100-year floodplain.
- a. From <https://www.fema.gov/flood-map-revision-processes>:

A LOMR is a document that officially revises a portion of the effective NFIP map according to requirements and procedures outlined in Part 65 of the NFIP regulations. A LOMR allows FEMA to revise flood hazard information on an NFIP map via letter without physically revising and reprinting the entire map panel. This process typically takes less time and is less expensive than a PMR (Physical Map Revision). LOMRs include the revised portion of the flood hazard map, affected flood profiles, and floodway data tables from the Flood Insurance Study (FIS) report as attachments to the letter. LOMRs are essentially like PMRs in that they are used to change flood risk zones, floodplain and/or floodway delineations, flood elevations, and/or planimetric features; however, because of their limited distribution, LOMRs are primarily intended for small areas of change and areas where flood hazards are typically decreasing. FEMA charges the requesters of LOMRs a fee for review of the flood hazard data submitted in support of certain types of requests such as those concerning structural measures. As with PMRs, a LOMR must be requested through the CEO of the community because the community is responsible for the adoption of the revised flood hazard information into the community's floodplain management ordinances and regulations.

- b. Permit application procedures are identified in Section 18. Flood Damage Prevention Regulations of the Natrona County Zoning Regulations.
- c. Contact: Floodplain Administrator at Natrona County Planning Department

2. NEPA

NEPA

Accommodating a NEPA Environmental Impact Assessment or Statement easily adds a year to the process. If necessary to develop any portion of this project the item should be carefully defined so as to not limit other portions of development that could occur simultaneously.

The NEPA Process



- a. May be required for bridge across North Platte River
- 3. STATE OF WYOMING
 - a. Executive Order 2015-4 "Greater Sage-Grouse Core Area Protection" categorical exclusion (cat-ex)
 - i. Not Required (no associated area)
 - b. No other required applicable permits known at this time
- 4. ARMY CORPS OF ENGINEERS
 - a. Any development within the floodway will require Army Corps of Engineers permitting and approval
 - b. Floodplain or Wetland Assessment Under EO 11988
- 5. ENVIRONMENTAL ASSESSMENT
 - a. No Assessment is known to be applicable at this time.
- 6. NPS
 - a. Compliance with Section 106 of the National Historic Preservation Act is not relevant to this project.
- 7. WYDOT
 - a. Access Agreements to be identified during development period.
 - b. Application for Special Event Permit for events that will impact the highway
 - c. Contact: Lowell Fleenor
- 8. COUNTY
 - a. See LOMR discussion.



- b. No other County permits are known to be applicable at this time.

9. TOWN OF MILLS

- a. Applicable permits will be required during construction.
- b. Building Permit (Town may wave fees)
- c. Permit Application for Gas & Plumbing (Town may wave fees)
- d. Demolition Permit (Town may wave fees)
- e. Contact: Department Heads

10. LICENSING:

- a. Liquor License New or Transfer Application (Town may wave fees)
- b. ASCAP or BMI Music
- c. Contact: City and web.

Other Projects

The following projects are not integral to the implementation of the Riverfront Project, but were identified as part of this project as being beneficial to the Town of Mills and the success of the overall destination that the Old Town district of Mills could be. Each should be considered individually and perused upon recommendation of the town council and staff.

1. Old Town Bicycle Loop
 - a. This loop completes the circumnavigation of the Old Town by widening the walk along Pendell Boulevard to the intersection of SW Wyoming Boulevard, connecting to the Mills Memorial Park and then following SW Wyoming down to the Riverfront development
2. Expanded Mills Memorial Park
 - a. Vacant property adjacent to Mills Memorial Park would make an excellent destination playground and family park, filling in one of the gaps in the street and making an easily accessible playground closer to the city's geographical center than the Riverfront.
3. Expanded Parking at the Southern Underpass
 - a. Once the bridge connects the Riverfront to the Fort Caspar Museum property, the addition of a parking lot should be considered in the grassy area west of the underpass. This would allow additional parking for the Riverfront and formalize the uses of this lawn area.
4. Underpass Boat Ramp area expansion exploration
 - a. Discuss with Westec the possibility of additional public access property at the boat ramp location to allow better boat launch, turning movements, trail connection to the new underpass and so on.
5. Sidewalk Connections to Future Community Center at Old Elementary School
 - a. Provide sidewalk and pedestrian infrastructure from SW Wyoming Boulevard to the Mills School / Future Community Center
6. Encourage the connection of the Platte River Parkway along West 13th from the new underpass to King Boulevard, finishing an important loop connection to this site.
7. Explore widening SW Wyoming Boulevard sidewalk on the east side of the North Platte River Bridge to 8'. Add pedestrian/bicycle lane on west side. Tie into new path and underpass system.

Cost Estimates

The following details the Opinion of Potential Costs developed for this project:

Mills Riverfront Feasibility Study Preliminary Opinion of Cost

Prepared by

Tallgrass Landscape Architecture, LLC

413 N 4th Street | Custer, SD 57730

Ph: 605.673.3167 info@tallgrasslandscapearchitecture.com

8-Nov-16 Date

Estimate: FINAL CONCEPT PLAN

Item No.	Item Description	Quantity	Unit	Low Unit Cost	High Unit Cost	Low Extended Cost	High Extended Cost
1	Restaurant - First Level	12,600	SF	250	275	\$ 3,150,000.00	\$ 3,465,000.00
2	Restaurant - 2nd Level	7,000	SF	100	125	\$ 700,000.00	\$ 875,000.00
3	Roof Patio	12,000	SF	45	50	\$ 540,000.00	\$ 600,000.00
4	Porch	7,750	SF	45	75	\$ 348,750.00	\$ 581,250.00
5	Commercial Build out	6,502	SF	100	150	\$ 650,200.00	\$ 975,300.00
6	Parking Structure	0	SF	150	200	\$ -	\$ -
7	Parking Spaces	165	EA	2,000	2,250	\$ 330,000.00	\$ 371,250.00
8	Bridge	250	LF	2,100	2,500	\$ 525,000.00	\$ 625,000.00
9	Natural Landscape Areas	11,898	SY	3	4	\$ 35,694.00	\$ 47,592.00
10	Lawn Areas	3,432	SY	5	7	\$ 17,160.00	\$ 24,024.00
11	Playground	1	LS	50,000	150,000	\$ 50,000.00	\$ 150,000.00
12	Beach	200	LF	250	300	\$ 50,000.00	\$ 60,000.00
13	Walls + Stairs	1	LS	75,000	100,000	\$ 75,000.00	\$ 100,000.00
14	Water Wheel + Rill	1	LS	150,000	200,000	\$ 150,000.00	\$ 200,000.00
15	Water Feature/Splash Pad	1	LS	200,000	250,000	\$ 200,000.00	\$ 250,000.00
16	Fencing	400	LF	25	35	\$ 10,000.00	\$ 14,000.00
17	Pavillion	1	EA	50,000	50,000	\$ 50,000.00	\$ 50,000.00
18	Restroom	1	EA	125,000	150,000	\$ 125,000.00	\$ 150,000.00
19	Shelters	2	EA	25,000	25,000	\$ 50,000.00	\$ 50,000.00
20	Outdoor Game Room	1	LS	50,000	50,000	\$ 50,000.00	\$ 50,000.00
21	Trail - 10' Wide	4,013	LF	75	100	\$ 300,975.00	\$ 401,300.00
22	Trail - Riverfront Nature Trail	1,000	LF	3	5	\$ 3,000.00	\$ 5,000.00
23	Specialty Paving	15,000	SF	15	22	\$ 225,000.00	\$ 330,000.00
24	Stoptlight	2	EA	250,000	250,000	\$ 500,000.00	\$ 500,000.00
25	River Overlooks	2	EA	5,000	7,500	\$ 10,000.00	\$ 15,000.00
26	ADA River Overlooks	3	EA	15,000	25,500	\$ 45,000.00	\$ 76,500.00
27	Family Picnic Pads	1	EA	1,500	2,500	\$ 1,500.00	\$ 2,500.00
28	Landscape Features	1	LS	80,000	80,000	\$ 80,000.00	\$ 80,000.00
						\$ 8,272,279.00	\$ 10,048,716.00
a	Master Planning Contingency	15%				\$ 1,240,841.85	\$ 1,507,307.40
b	Planning Fees	10%				\$ 827,227.90	\$ 1,004,871.60
Total Cost						\$ 10,340,348.75	\$ 12,560,895.00
Options							
1	Underpass	1	EA	1,400,000	1,500,000	\$ 1,400,000.00	\$ 1,500,000.00
2	South of River Park	1	LS	10,000	25,000	\$ 10,000.00	\$ 25,000.00
3	Street Improvements	undetermined at this time					
4	Utility Requirements	undetermined at this time					

Mills Riverfront Feasibility Study Preliminary Opinion of Cost

Prepared by
Tallgrass Landscape Architecture, LLC
 413 N 4th Street | Custer, SD 57730
 Ph: 605.673.3167 info@tallgrasslandscapearchitecture.com

13-Sep-16 Date

Estimate: Outdoor Event Center

Item No.	Item Description	Quantity	Unit	Low Unit Cost	High Unit Cost	Low Extended Cos	High Extended Cost	Low Extended Cost	High Extended Cost
1	Super Pavilion	10,200	SF	150	175	\$ 1,530,000.00	\$ 1,785,000.00		
2	Deck	1	SF	45	75	\$ 45.00	\$ 75.00	Pavilion	
3	Ferris Wheel (Whimsical Feature)	1	LS		250000	\$ 100,000.00	\$ 250,000.00		\$ 2,035,075.00
4	Super Pavilion & Lawn Special Utilities	10,200	SF	10	12	\$ 102,000.00	\$ 122,400.00		
5	Turn Around	6,500	SF	5	7	\$ 32,500.00	\$ 45,500.00		
6	Parking Spaces	112	EA	2000	2250	\$ 224,000.00	\$ 252,000.00		
7	Bridge Over North Platte	240	LF	2100	2500	\$ 504,000.00	\$ 600,000.00		
8	Natural Landscape Areas	17,138	SY	3	4	\$ 51,414.00	\$ 68,552.00		
9	Lawn Areas	2,844	SY	5	7	\$ 14,220.00	\$ 19,908.00		
10	Beach Excavation	1	LS	75000	80000	\$ 75,000.00	\$ 80,000.00		
11	Water Porch (AT Beach)	4,684	SF	22	25	\$ 103,048.00	\$ 117,100.00		
12	Gateways	4	EA	15000	30000	\$ 60,000.00	\$ 120,000.00		
13	Rest Room Building	1	EA	125000	150000	\$ 125,000.00	\$ 150,000.00		
14	Park Shelter	2	EA	150000	200000	\$ 300,000.00	\$ 400,000.00		
15	Picnic Area	4	EA	2500	3500	\$ 10,000.00	\$ 14,000.00		
16	Trail - 10' Wide	4,582	LF	75	100	\$ 343,650.00	\$ 458,200.00		
17	Specialty Paving	8,500	SF	12	15	\$ 102,000.00	\$ 127,500.00		
18	Stoptlight (1 full, 1 pedestrian only) 1.5 is multiplier	2	EA	250000	250000	\$ 375,000.00	\$ 375,000.00		
19	River Overlook	5	EA	5000	7500	\$ 25,000.00	\$ 37,500.00		
20	Family Picnic Pads	4	EA	10000	10000	\$ 40,000.00	\$ 40,000.00		
21	Kiosk	6	EA	5000	7500	\$ 30,000.00	\$ 45,000.00		
22	Fencing	1,000	LF	25	35	\$ 25,000.00	\$ 35,000.00		
23	Landscape	1	LS	150000	150000	\$ 150,000.00	\$ 150,000.00	Site	
24	Playground	1	LS	150000	150000	\$ 150,000.00	\$ 150,000.00		\$ 2,841,832.00
a	Master Planning Contingency	15%				\$ 4,471,877.00	\$ 5,442,735.00		
b	Planning Fees	10%				\$ 670,781.55	\$ 816,410.25		
	Total Cost					\$ 447,187.70	\$ 544,273.50		
	Total Cost					\$ 5,589,846.25	\$ 6,803,418.75		

Future Additions

1	Underpass	1	EA	1,400,000	1,500,000	\$ 1,400,000.00	\$ 1,500,000.00		
2	Mid Block Pedestrian Crossing	1	EA	75,000	85,000	\$ 75,000.00	\$ 85,000.00		
3	Street Improvements							undetermined at this time	
4	Utility Requirements							undetermined at this time	

Mills Riverfront Feasibility Study Preliminary Opinion of Cost

Prepared by

Talgrass Landscape Architecture, LLC

413 N 4th Street | Custer, SD 57730

Ph: 605.673.3167 info@talgrasslandscapearchitecture.com

13-Sep-16 Date

Estimate: Commercial Mixed Use Master Planning

Item No.	Item Description	Quantity	Unit	Low Unit Cost	High Unit Cost	Low Extended Cost	High Extended Cost	Low Extended Cost	High Extended Cost
1	Restaurant - First Level	12,600	SF	250	275	\$ 3,150,000.00	\$ 3,465,000.00		
2	Restaurant - 2nd Level	7,000	SF	100	125	\$ 700,000.00	\$ 875,000.00		
3	Roof Patio	12,000	SF	45	50	\$ 540,000.00	\$ 600,000.00		
4	Porch	7,750	SF	45	75	\$ 348,750.00	\$ 581,250.00		Just the Building
5	Commercial Build out	6,502	SF	100	150	\$ 650,200.00	\$ 975,300.00		\$ 5,388,950.00
6	Parking Structure	0	SF	150	200	\$ -	\$ -		
7	Parking Spaces	165	EA	2,000	2,250	\$ 330,000.00	\$ 371,250.00		
8	Bridge	250	LF	2,100	2,500	\$ 525,000.00	\$ 625,000.00		
9	Natural Landscape Areas	11,898	SY	3	4	\$ 35,694.00	\$ 47,592.00		
10	Lawn Areas	3,432	SY	5	7	\$ 17,160.00	\$ 24,024.00		
11	Beach	200	LF	250	300	\$ 50,000.00	\$ 60,000.00		
12	Walls + Stairs	1	LS	75,000	100,000	\$ 75,000.00	\$ 100,000.00		
13	Water Feature	1	LS	200,000	250,000	\$ 200,000.00	\$ 250,000.00		
14	Fencing	400	LF	25	35	\$ 10,000.00	\$ 14,000.00		
15	Pavillion	1	EA	50,000	50,000	\$ 50,000.00	\$ 50,000.00		
16	Restroom	1	EA	125,000	150,000	\$ 125,000.00	\$ 150,000.00		
17	Shelters	2	EA	25,000	25,000	\$ 50,000.00	\$ 50,000.00		
18	Outdoor Game Room	1	LS	50,000	50,000	\$ 50,000.00	\$ 50,000.00		
19	Trail - 10' Wide	4,013	LF	75	100	\$ 300,975.00	\$ 401,300.00		
20	Specialty Paving	15,000	SF	12	15	\$ 180,000.00	\$ 225,000.00		
21	Stoptlight	2	EA	250,000	250,000	\$ 500,000.00	\$ 500,000.00		
22	River Overlooks	5	EA	5,000	7,500	\$ 25,000.00	\$ 37,500.00		
23	Family Picnic Pads	1	EA	1,500	2,500	\$ 1,500.00	\$ 2,500.00		Just the Site
24	Landscape Features	1	LS	80,000	80,000	\$ 80,000.00	\$ 80,000.00		\$ 2,605,329.00
						\$ 7,994,279.00	\$ 9,534,716.00		
a	Master Planning Contingency	15%				\$ 1,199,141.85	\$ 1,430,207.40		
b	Planning Fees	10%				\$ 799,427.90	\$ 953,471.60		
						\$ 9,992,848.75	\$ 11,918,395.00		

Public Input Surveys

Collected at Central Wyoming Fair: July 13th, 2016

SURVEY (5 MINUTES)

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Date: 7/13/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

River overlook restaurant

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

restaurant
get rid of residential

4. What is the biggest positive of the site? What is the biggest negative?

~~Big~~ Great site for mills.

Mills has a historical reputation for
cows that were jerked.

5. What do you think will make this project successful? Any other opinions?

Hope you find something that works

Questions: Contact:
Tallgrass Landscape Architecture, LLC
605.673.3167
info@tallgrasslandscapearchitecture.com



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Do it for the kids.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Park. For the kids.

4. What is the biggest positive of the site? What is the biggest negative?

5. What do you think will make this project successful? Any other opinions?

hang here resident. this is the original Mills. went to school w/ mayor.

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Kenne Avery
Ken Avery w/ Baker



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Better as commercial - Home
~~Open~~ - Home

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

4. What is the biggest positive of the site? What is the biggest negative?

5. What do you think will make this project successful? Any other opinions?

older couple.

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

light on 4th, and 1st

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

4. What is the biggest positive of the site? What is the biggest negative?

+ location

- TRAFFIC ON Hwy

5. What do you think will make this project successful? Any other opinions?

Absolutely need to solve traffic problem.

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Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Date: 7/13/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Block off the street of have
a block party - MORROW AVE

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Farmers market.

4. What is the biggest positive of the site? What is the biggest negative?

5. What do you think will make this project successful? Any other opinions?

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Really great fishing spot

4. What is the biggest positive of the site? What is the biggest negative?

5. What do you think will make this project successful? Any other opinions?

Trails connection w/ to suburbs
Bridges across river

Questions: Contact:
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3. What are some of the unique features you would like to see on this site?
4. What is the biggest positive of the site? What is the biggest negative?
5. What do you think will make this project successful? Any other opinions?

EXTEND THE TRAIL, SAFELY

Questions: Contact:
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Public Input Surveys

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

CHICAGO, NAVY PIER, PIER 51

MEMPHIS BIKE ENTRANCE

3. What are some of the unique features you would like to see on this site?

4. What is the biggest positive of the site? What is the biggest negative?

5. What do you think will make this project successful? Any other opinions?

KID FRIENDLY, BRING PEOPLE, ~~BE~~
SMALL SHOPS & STUFF

Questions: Contact:
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2. Is there another place that this property reminds you of? Or that you would like it to remind you of?
3. What are some of the unique features you would like to see on this site?
4. What is the biggest positive of the site? What is the biggest negative?
5. What do you think will make this project successful? Any other opinions?

FLY FISHING ACCESS, PARKING, PLACE TO
GET IN WATER, FISHING HABITAT

Questions: Contact:
Tallgrass Landscape Architecture, LLC
605.673.3167
info@tallgrasslandscapearchitecture.com



Public Input Surveys

Collected at Central Wyoming Fair: July 13th, 2016

SURVEY (5 MINUTES)

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Date: 7/13/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?
2. Is there another place that this property reminds you of? Or that you would like it to remind you of?
3. What are some of the unique features you would like to see on this site?
4. What is the biggest positive of the site? What is the biggest negative?
5. What do you think will make this project successful? Any other opinions?

*NO RAPIDS, EASY WATER ACCESS
PLAYGROUND, PARKING FOR ACCESS, HH ACTIVITIES*

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Bill Gelda
no soccer.
city park.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Bill Gelda

4. What is the biggest positive of the site? What is the biggest negative?

5. What do you think will make this project successful? Any other opinions?

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?
*make the site into a commercial strip mall
and sell the stores to local Mills businesses
first.*
2. Is there another place that this property reminds you of? Or that you would like it to remind you of?
3. What are some of the unique features you would like to see on this site?
*bar or grill overlooking the river
bike/tube rentals for the river*
4. What is the biggest positive of the site? What is the biggest negative?
5. What do you think will make this project successful? Any other opinions?

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4. What is the biggest positive of the site? What is the biggest negative?
5. What do you think will make this project successful? Any other opinions?

SHOPPING MALL, ARCADE, EAT, PLAY, HOTEL
PLACE TO SWIM, CAMP

NO SHOPPING MALL

LOCAL MARKET
MOSQUITO OPEN SPRAY PLAN

FOOT BRIDGE

BRING BACK
HISTORY



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4. What is the biggest positive of the site? What is the biggest negative?
5. What do you think will make this project successful? Any other opinions?

NOT A PARK, DRIVING RANGE, GO KARTS

PUTTING, PRACTICE GOLF, SEASONAL USE

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4. What is the biggest positive of the site? What is the biggest negative?
5. What do you think will make this project successful? Any other opinions?

KEEP IT NATURAL & CLEAN

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5. What do you think will make this project successful? Any other opinions?

REPLACE WATER STATION, CARRY TRAIL ALONG SW WY BLVD
FISHING ACCESS, PIER (ADA), HOW DOES MAKE MONEY
PARKING, WATERSLIDE, CONNECTIVITY
BY RIVER EQUINE RIVERFRONT
ACCESS GATEWAYS

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4. What is the biggest positive of the site? What is the biggest negative?
5. What do you think will make this project successful? Any other opinions?

MINI GOLF, FOOD RESTAURANT
FAMILY ORIENTED, SAFETY
CONTAINED PARK BEACH STYLES?

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4. What is the biggest positive of the site? What is the biggest negative?
5. What do you think will make this project successful? Any other opinions?

BREWERY, "RIVERWALK", NOT JUST A PARK
BOUTIQUES OUTDOOR SEATING
BUSINESS OPPORTUNITIES, HAVE THE OPPORTUNITY
TO DRINK A BEER & LET KIDS
PLAY NEARBY

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4. What is the biggest positive of the site? What is the biggest negative?
5. What do you think will make this project successful? Any other opinions?

PARK, RECREATION (RIVER)

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3. What are some of the unique features you would like to see on this site?
4. What is the biggest positive of the site? What is the biggest negative?
SAFE PLACE TO SWIM
'NO DOG PARK' FAMILIES
5. What do you think will make this project successful? Any other opinions?
FLOODING IS BAD, WAS UP TO THE ROAD THIS YEAR

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3. What are some of the unique features you would like to see on this site?
4. What is the biggest positive of the site? What is the biggest negative?

CONSIDER WILDLIFE & ECOSYSTEM ALREADY THERE
(GEESE)

5. What do you think will make this project successful? Any other opinions?

FISHING, KAYAK

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2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

PED. BRIDGE

4. What is the biggest positive of the site? What is the biggest negative?

HIGHWAY ISSUE, RIVER ISSUE
PED. BRIDGE FLOODING (NO POOL)

5. What do you think will make this project successful? Any other opinions?

PARKWAY ALONG RIVER TO EXTEND?
BIG SITE "PARKS"

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Public Input Surveys

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State Park!

Roller skating!

something to access on weekends.

Public Input Surveys

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SURVEY (5 MINUTES)

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Date: 7/23/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?
Water park, Permanent
Bounce house Tree house
Big Playground
2. Is there another place that this property reminds you of? Or that you would like it to remind you of?
3. What are some of the unique features you would like to see on this site?
Some thing for the kids
4. What is the biggest positive of the site? What is the biggest negative?
location
5. What do you think will make this project successful? Any other opinions?

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

zoo! more shade

Park.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Robertson Rd - Live Deer walking around

3. What are some of the unique features you would like to see on this site?

Live Animals
zoo

4. What is the biggest positive of the site? What is the biggest negative?

its like being in country

Need park on west side

5. What do you think will make this project successful? Any other opinions?

Gateway
Entrance
within park - mentioned

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Picnic table - more benches maybe
in shaded area

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Play ground - like Wyoming

3. What are some of the unique features you would like to see on this site?

I love the natural

4. What is the biggest positive of the site? What is the biggest negative?

the walking by the pump house

5. What do you think will make this project successful? Any other opinions?

Story and a 1¢ tax - it helped

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

have to study site more

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Not sure

3. What are some of the unique features you would like to see on this site?

Leave as is

4. What is the biggest positive of the site? What is the biggest negative?

Not sure

5. What do you think will make this project successful? Any other opinions?

Leave as is

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SURVEY (5 MINUTES)

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Date: 7/23/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?
walking trails, dog park, biking, keep it natural, river access
picnic pavilion for residents, playground
2. Is there another place that this property reminds you of? Or that you would like it to remind you of?
3. What are some of the unique features you would like to see on this site?
xeriscape gardens (low-water drought resistant)
trees.
4. What is the biggest positive of the site? What is the biggest negative?
(+) Good size, near river (-) not a lot of shade
5. What do you think will make this project successful? Any other opinions?
make it a place the community will want to hang out

Public Input Surveys

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

build a park

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

no

3. What are some of the unique features you would like to see on this site?

playground plus golf course

4. What is the biggest positive of the site? What is the biggest negative?

Not Sure

5. What do you think will make this project successful? Any other opinions?

Not sure

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Restaurant

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Trails, Landscaping
Side walks Bike Path

4. What is the biggest positive of the site? What is the biggest negative?

River Front Property

5. What do you think will make this project successful? Any other opinions?

Good Engineers

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

SELL OR RENT TO BUSINESS

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

TREES

4. What is the biggest positive of the site? What is the biggest negative?

CLOSE TO RIVER

5. What do you think will make this project successful? Any other opinions?

BETTER ECONOMY

Public Input Surveys

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?
*Campsites for tents & motorhomes
Public RR
Park w/ Tables
Bike Paths + walking / exercise
ATM machines like @ PV
Swimming area*
2. Is there another place that this property reminds you of? Or that you would like it to remind you of?
3. What are some of the unique features you would like to see on this site?
*Swimming / showers / boat launch site
Fishing access, place for food & other vendors to set up*
4. What is the biggest positive of the site? What is the biggest negative?
*Along the river / trees easy access
next to Fort Casper*
5. What do you think will make this project successful? Any other opinions?
Lots of Money - will benefit the surrounding community also so they should chip in.

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

*Elder Housing
GROUSSTORE*

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

4. What is the biggest positive of the site? What is the biggest negative?

5. What do you think will make this project successful? Any other opinions?

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

park/splash pad / riverfront restaurants
= family friendly strip mall

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

fountains, restaurants, open shopping mall

4. What is the biggest positive of the site? What is the biggest negative?

Location / the River

5. What do you think will make this project successful? Any other opinions?

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Shopping and ~~down~~ restaurants with seating outside. A splash park for kids with playground.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

4. What is the biggest positive of the site? What is the biggest negative?

Location!! we would need a lot of signs on the interstate.

5. What do you think will make this project successful? Any other opinions?

Support from the community.

Public Input Surveys

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

SOMETHING TO INCLUDE RIVER -
BOAT ACCESS.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

WHITE WATER PARK

3. What are some of the unique features you would like to see on this site?

UPSCALE RESTAURANTS

4. What is the biggest positive of the site? What is the biggest negative?

RIVER ACCESS -

NEIGHBORHOOD CLEAN UP.

5. What do you think will make this project successful? Any other opinions?

PERSONAL INTEREST IN IMPROVING

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

New Post office

Dice Restaurant with Dining on the River.

Park. With River access.

Extend the trail through the property and Mills.
Fenced Dog Park.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Nice Landscape.

4. What is the biggest positive of the site? What is the biggest negative?

Great Location Add Access to River.

5. What do you think will make this project successful? Any other opinions?

Support from the Community

Public Input Surveys

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Date: 7/23/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate? *I would suggest a youth center with maybe a park for special needs play equipment. There is nothing in this area.*
2. Is there another place that this property reminds you of? Or that you would like it to remind you of? *I would like it to remind me of a community center. Like a building with a play area and rest area outside. There is a great view of the river.*
3. What are some of the unique features you would like to see on this site? *Preferably a park with an area for all ages. We have no baby swings or equipment in mills.*
4. What is the biggest positive of the site? What is the biggest negative?
positive - close to everything, and a river view
negative - next to the large road with many fast cars
5. What do you think will make this project successful? Any other opinions?
Community involvement, maybe fundraisers.

Public Input Surveys

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Date: 7/23/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Recreation area with parking - good

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Near Refinery site by pump house

3. What are some of the unique features you would like to see on this site?

*Kids play area with equip
Picnic Tables - Bistro/Small cafe
River ride between here & pump house*

4. What is the biggest positive of the site? What is the biggest negative?

Near / On River

*↳ Highway &
Redevelopment Access*

5. What do you think will make this project successful? Any other opinions?

Access

Public Input Surveys

Collected at Touch a Truck event: July 23rd, 2016

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SURVEY (5 MINUTES)

Project Name: River Front Property Programming & Feasibility Study to Provide Recommendations for Undeveloped Land in the Town of Mills Wyoming

Date: 7/23/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

fishing docks along "hot spots"

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Minot, ND

3. What are some of the unique features you would like to see on this site?

restaurants, sidewalks, coffee / bistro

4. What is the biggest positive of the site? What is the biggest negative?

lots of traffic / location, location, location

5. What do you think will make this project successful? Any other opinions?

community support

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Date: 7/23/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate? *ALL IDEAS ARE WORTH CONSIDERATION. RIVER ACCESS W/IMPROVED BOAT RAMP. POSTPONE LARGE SCALE DEVELOPEMENT OR SALE FOR 2YRS-WATCH MARKET VALUE AND DEMOGRAPHICS-DO NOT BECOME A "LITTLE CASPER". STAY LOCAL, NATURAL AND GENERATE INCOME*
2. Is there another place that this property reminds you of? Or that you would like it to remind you of?
WOULD LIKE TO SEE THE BRIDGE DRESSED UP- LIGHTING/RAILS ETC.
3. What are some of the unique features you would like to see on this site?
AN AREA THATS CAUSES MILLS RESIDENTS TO GET TOGETHER AND KNOW EACH OTHER SOME MORE SHADE
4. What is the biggest positive of the site? What is the biggest negative?
(+) POTENTIAL FOR AN ENHANCED TOWN
(-) BUSY ROAD, POSSIBLY A BUTTON CONTROLLED CROSS WALK
5. What do you think will make this project successful? Any other opinions?
MOVING AT A PACE THIS ALLOWS SMALL CHANGES IN DIRECTION AND ABSOLUTE HONESTY IN THE BUILDING ACROSSSED THE STREET

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

* Night life

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Walkway / Places to relax

4. What is the biggest positive of the site? What is the biggest negative?

+ water /

5. What do you think will make this project successful? Any other opinions?

A lot of good ideas.

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

no

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

no

3. What are some of the unique features you would like to see on this site?

Dont know

4. What is the biggest positive of the site? What is the biggest negative?

none

5. What do you think will make this project successful? Any other opinions?

none

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

partially park

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

*more park
use the River*

3. What are some of the unique features you would like to see on this site?

picnic shelters w/ fire pits

4. What is the biggest positive of the site? What is the biggest negative?

*easy access on and off
need more trees*

5. What do you think will make this project successful? Any other opinions?

good management

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Moral Point

3. What are some of the unique features you would like to see on this site?

public rec. center, access by ramp or beach

4. What is the biggest positive of the site? What is the biggest negative?

close to river!

5. What do you think will make this project successful? Any other opinions?

advertising

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Restaurants, Small Shopping Mall

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Just a home town

3. What are some of the unique features you would like to see on this site?

clean, Sidewalks, maybe some trees

4. What is the biggest positive of the site? What is the biggest negative?

that mills owns it and it could be a great area grew. No negatives

5. What do you think will make this project successful? Any other opinions?

funds and the dedication of the people.

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

A sort of Beach or River hangout for the community.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

a fun place you can go to with friends and family

3. What are some of the unique features you would like to see on this site?

Better access to the location

4. What is the biggest positive of the site? What is the biggest negative?

Great river access and a good possible view.

5. What do you think will make this project successful? Any other opinions?

the community appeal for a summer hangout

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

PAVILIONS FOR PICNICS

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

TREES - WALKING AREAS

4. What is the biggest positive of the site? What is the biggest negative?

RIVERSIDE

5. What do you think will make this project successful? Any other opinions?

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Better pedestrian access to both sides of river, better access to picnic grounds.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Santa Fe, also river walk / restaurant

3. What are some of the unique features you would like to see on this site?

Fishing wall, boardwalk, lower price venues -
Not Pump house price

4. What is the biggest positive of the site? What is the biggest negative?

Access to Fair, river, Fort.

5. What do you think will make this project successful? Any other opinions?

Suspension pedestrian ~~bridge~~ bridge, overhead
overhead pedestrian crosswalk to mills.

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Take more
advantage
of River

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

—

3. What are some of the unique features you would like to see on this site?

maybe a dog park

4. What is the biggest positive of the site? What is the biggest negative?

Open space

"Red"

5. What do you think will make this project successful? Any other opinions?

\$?

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Bike park for kids!

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Incorporate the river into any idea

4. What is the biggest positive of the site? What is the biggest negative?

*River, access,
Traffic*

5. What do you think will make this project successful? Any other opinions?

Community support

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

RESTAURANTS, MOTEL RECREATION AREA

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

No

3. What are some of the unique features you would like to see on this site?

See #1, DOG PARK, WALKING PATH, WATER PARK

4. What is the biggest positive of the site? What is the biggest negative?

Close to the River

5. What do you think will make this project successful? Any other opinions?

Support from the community

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

music + restaurant. keep @ the walking path opened.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

no

3. What are some of the unique features you would like to see on this site?

not sure.

4. What is the biggest positive of the site? What is the biggest negative?

the land. busy street but would attract people.

5. What do you think will make this project successful? Any other opinions?

town agreeing to the changes.

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

I think a city park for this side of Casper would be a large improvement.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Take Castle park would be a plus.

3. What are some of the unique features you would like to see on this site?

Handicapped accessible areas.

4. What is the biggest positive of the site? What is the biggest negative?

It is an easy place to get to.

5. What do you think will make this project successful? Any other opinions?

~~Feed~~ Feed back online and such.

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2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

see #5

4. What is the biggest positive of the site? What is the biggest negative?

- Proximity to Casper. Proper, that is, it's not difficult to get there.
- River / Mountain View

5. What do you think will make this project successful? Any other opinions?



NEW & DIFFERENT!

IE it's more of what Mills already has (shady bars, Family Dollar etc.) it will fail. We need new diverse commercial development.

Restaurants, small businesses, some recreation opportunities.



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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

fun kids and River Floaters

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

▷ Park / Landing Area off river

3. What are some of the unique features you would like to see on this site?

▷ North Lasper soccer field

4. What is the biggest positive of the site? What is the biggest negative?

No Public Transport "Cops"
cause its in mills

5. What do you think will make this project successful? Any other opinions?

nope

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Fishing Docks

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Resteraunts,

4. What is the biggest positive of the site? What is the biggest negative?

Location / no negative

5. What do you think will make this project successful? Any other opinions?

Communication / Advertisement @ it.

Public Input Surveys

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Date: 7/13/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

splash pad, Park + Rec area, walking paths

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

No

3. What are some of the unique features you would like to see on this site?

place for family gathering
Grazing

4. What is the biggest positive of the site? What is the biggest negative?

Positive - city owns it

Negative - Risk of Flood damage

5. What do you think will make this project successful? Any other opinions?

community support

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Skate park. Bed and Breakfast on
River front.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Good fishing hole from back home.

3. What are some of the unique features you would like to see on this site?

Boat dock.

4. What is the biggest positive of the site? What is the biggest negative?

It could be ~~be~~ turned into a family
rec area.

Its empty

5. What do you think will make this project successful? Any other opinions?

Get community involved.

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Anything kid friendly Teen friendly -
Shady Area

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Park @ intersection of Poplar & 1st

3. What are some of the unique features you would like to see on this site?

A shady eating area overlooking the river.
Place for concerts... gatherings... parties
Sound Barrier for street noise River Access??
Paths for strolling, places to read - a get away

4. What is the biggest positive of the site? What is the biggest negative?

↳ River, Mtn. View, ↳ Busy Road right next to it.
Close to 'bike' path
Easy Access

5. What do you think will make this project successful? Any other opinions?

Location

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

A childrens play area

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

No

3. What are some of the unique features you would like to see on this site?

Water park, miniature golf, picnic play shelters,
Childrens play area, Grocery store

4. What is the biggest positive of the site? What is the biggest negative?

a) River b) not clear enough to IZS

5. What do you think will make this project successful? Any other opinions?

Support from community + tourists

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Walking Paths

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Not that I know of

3. What are some of the unique features you would like to see on this site?

*Recreational area
wonder about walking areas
from residential area*

4. What is the biggest positive of the site? What is the biggest negative?

same as above

5. What do you think will make this project successful? Any other opinions?

~~Public~~
Public interest

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Bicycle Park

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Part of country site / Don't Change

3. What are some of the unique features you would like to see on this site?

Boat Landing / Parking lot

4. What is the biggest positive of the site? What is the biggest negative?

Area Kid crossing the street / SK way to id

5. What do you think will make this project successful? Any other opinions?

Volunteers ?

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Leave Russian olive trees

I spent many years planting those trees

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site? foot bridge to Island. Togo fishing.

4. What is the biggest positive of the site? What is the biggest negative?

5. What do you think will make this project successful? Any other opinions?

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Splash pad
youth Baseball fields

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

A place for the community
to meet

3. What are some of the unique features you would like to see on this site?

I would like to see something
that you just won't find in
Wyoming

4. What is the biggest positive of the site? What is the biggest negative?

Positive location
negative ?

5. What do you think will make this project successful? Any other opinions?

Hard work and community involvement

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Water Park + Sun Center

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

No

3. What are some of the unique features you would like to see on this site?

Water Park for Children
Also a Dog Park

4. What is the biggest positive of the site? What is the biggest negative?

This has sat empty for years
+ Needs to be done

5. What do you think will make this project successful? Any other opinions?

It is for the children
+ ~~the~~ adults

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Date: 7/23/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

An area for families to come eat, play, + spend time together. A few nice restaurants w/ outside seating, a park, and nice grass.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

outdoor music in speakers, seating facing the river, flowers

4. What is the biggest positive of the site? What is the biggest negative?

The river and the traffic is positive.
Nothing neg.

5. What do you think will make this project successful? Any other opinions?

The businesses you put in will affect this property.

Public Input Surveys

Collected at Touch a Truck event: July 23rd, 2016

SURVEY (5 MINUTES)

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Date: 7/13/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Maybe a small business area

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Town Park

3. What are some of the unique features you would like to see on this site?

Move Trees

4. What is the biggest positive of the site? What is the biggest negative?

Existing Trees

Not enough trees

5. What do you think will make this project successful? Any other opinions?

Community Input

Questions: Contact:
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605.673.3167
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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

PIZZA PARLOR } OUTDOOR PATIO (PARKING FOR AUTO & MOTORCYCLES)
CIGAR LOUNGE } RIVER VIEW
ICE CREAM PARLOR } BIKE TRAIL - BIKE RACKS

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

FISHING AREA
PARK

4. What is the biggest positive of the site? What is the biggest negative?

POSITIVE - BRINGING NEW PEOPLE TO MILLS
THE VEHICLE TRAFFIC IN FRONT OF THE SITE

5. What do you think will make this project successful? Any other opinions?

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Something to keep young kids busy

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

NO

3. What are some of the unique features you would like to see on this site?

Driveways for trucks to do

4. What is the biggest positive of the site? What is the biggest negative?

Location - Great
Needs Maintenance

5. What do you think will make this project successful? Any other opinions?

Publicity

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?
*bike path → nice grass & trees
Park?*
2. Is there another place that this property reminds you of? Or that you would like it to remind you of?
the geese just love it
3. What are some of the unique features you would like to see on this site?
Ice Cream store
4. What is the biggest positive of the site? What is the biggest negative?
busy street
5. What do you think will make this project successful? Any other opinions?
*go through all the ideas and
take votes make the best use out of it*

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Kid friendly, Pool,
I like the Splash pad area
Picnic area near River

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Place for people to shoot from
↓
The River

4. What is the biggest positive of the site? What is the biggest negative?

+ Location is great, Parking is available
easy access.

- needs landscaping - trees -
- Flood Plain

5. What do you think will make this project successful? Any other opinions?

Funding sources? are grants available

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Condos, water access, parking under neath

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Condos on Myrtle Beach
Lake of The Ozarks

3. What are some of the unique features you would like to see on this site?

Water access to river semi-private for Condo owners

4. What is the biggest positive of the site? What is the biggest negative?

Water flood zone
but not only for condo owners, park + picnic for everyone

5. What do you think will make this project successful? Any other opinions?

High end condos

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SURVEY (5 MINUTES)

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Date: 7/23/2016

1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

A park or pool

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

affordable events and activities

3. What are some of the unique features you would like to see on this site?

4. What is the biggest positive of the site? What is the biggest negative?

5. What do you think will make this project successful? Any other opinions?

community involvement

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Access to river - Place for year-round (weather permitting)
Festivals, Bike paths, Brewery/restaurant,
Walking paths, Tube/Raft rentals

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Any riverfront property

3. What are some of the unique features you would like to see on this site?

See #1

4. What is the biggest positive of the site? What is the biggest negative?

The river

Not sure

5. What do you think will make this project successful? Any other opinions?

Redevelopment Funding, WBC funding

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Restaurants - Brewery - ~~Bar~~ Park
Walk bridge to Fort Casper

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

The Pump house area - Casper

3. What are some of the unique features you would like to see on this site?

Use the Water front & View

4. What is the biggest positive of the site? What is the biggest negative?

river - view / traffic

5. What do you think will make this project successful? Any other opinions?

Money - Mc Murray

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

A NEW FIRELAND EMERGENCY SHOP

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

TO MAKE IT USEFUL
FOR THE TOWN
AND KEEP IT CLEAN here
for the ~~future~~ younger gen

4. What is the biggest positive of the site? What is the biggest negative?

THE MAIN STREET

5. What do you think will make this project successful? Any other opinions?

The good people of mills

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?
*Board walk along river
Maybe some buildings owned by Mills which could be rented for Restaurants, Shops, Brew Pubs? ~~and~~ Swimming pool for kids*
2. Is there another place that this property reminds you of? Or that you would like it to remind you of?
Make it like San Antonio river front
3. What are some of the unique features you would like to see on this site?
Keep it natural along River
4. What is the biggest positive of the site? What is the biggest negative?
The location on river Is it considered flood plain
5. What do you think will make this project successful? Any other opinions?
Public comments

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Important to develop waterfront of Platte
— sidewalks, benches & connect into trail that runs along Platte. If budget allows provide additional evergreens mixed w/ aspen & autumn blaze & Sierrita alpinus to add fall colors

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Look at opportunities that Denver Co has done at confluence Park near downtown — use opportunity for a restaurant to overlook river & also park picnic tables nearby

3. What are some of the unique features you would like to see on this site?

Park & limited retail. If there is housing it should be limited to upstairs apartments/studios on top of retail. Landscaping should be prominent with views to Platte

4. What is the biggest positive of the site? What is the biggest negative?

next to North Platte biggest plus
Trees & landscape need help which gives Tallgrass opportunities — zoned AE maybe biggest negative (flood zone)

5. What do you think will make this project successful? Any other opinions?

Take advantage of the river and don't hide it!

John E. Gudge

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

I think a ^{restataunt} ~~restataunt~~ with a park and walking path would be a good addition

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

Could be like the pathway by the river by the pump house in Casper.

3. What are some of the unique features you would like to see on this site?

restaraunt, park, walking/bike path.

4. What is the biggest positive of the site? What is the biggest negative?

+ Riverside property

- Busy food if you were to put a park there.

5. What do you think will make this project successful? Any other opinions?

Someone with a vision and the financial backing to make it possible

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

~~Amusement Park~~

- Amusement Park with Rides
2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Ferris wheel
roller coaster

4. What is the biggest positive of the site? What is the biggest negative?

empty area - Big
the River

5. What do you think will make this project successful? Any other opinions?

Bring in Revenue
Dory Maple

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Parcel
1/2 Grocery store OR ^{other half} PARK
ROCK climbing wall

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

NO

3. What are some of the unique features you would like to see on this site?

The things that will make Mills attractive to people as they are coming into Mills

4. What is the biggest positive of the site? What is the biggest negative?

Location is visible

5. What do you think will make this project successful? Any other opinions?

\$\$

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

③ Connect to Ft. Casper ~~with~~ Bridge (connect to Bike Paths around three corners. ② Splash Pad
① Head Fishing Pier

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

More Trees + Natural Rocks for kids to climb on

4. What is the biggest positive of the site? What is the biggest negative?

Close to existing bike paths around Casper
Close to Ft. Casper
Close to Fair Grounds

5. What do you think will make this project successful? Any other opinions?

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Facilities that go along with
Bob Casper.

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

"Old Town" specialty shops to bring
in tourist/along with the Casper theme.

3. What are some of the unique features you would like to see on this site?

Old town Ice cream Shop -

4. What is the biggest positive of the site? What is the biggest negative?

Location - Out looking the beautiful
River view.

5. What do you think will make this project successful? Any other opinions?

Beautify the Mill's area as you
Drive in to town.

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

- family oriented area
- something Casper doesn't have
- indoor go kart track
- Car Museum

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

areas for feeding geese/ducks

4. What is the biggest positive of the site? What is the biggest negative?

- Size is good
- off of a main road
-

5. What do you think will make this project successful? Any other opinions?

- community involvement
-

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

We love Mills. We could make it beautiful!

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Something for kids
(water park) Video game tournament
Arcade

4. What is the biggest positive of the site? What is the biggest negative?

Right next to river.
needs some loving

5. What do you think will make this project successful? Any other opinions?

Town support volunteerism

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Connecting to "Platte River Parkway
(Continue bike path, "Family" Fun area
shelter to be rented for income for city

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

3. What are some of the unique features you would like to see on this site?

Shelter, park theme → wood (lay ball
or like in North Casper (Sleds)
Our families would like to
play here together!!

4. What is the biggest positive of the site? What is the biggest negative?

Many possibilities
Riverfront

→ Paid too much
on Flood
zone

5. What do you think will make this project successful? Any other opinions?

↑↑
public viewpoints
make a view of the river

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1. Do you have ideas about, or experiences from the site we should consider? What ideas do you think will be appropriate?

Just make it nice if you could
it for the community + allow BID'S
funna to move into the mall

2. Is there another place that this property reminds you of? Or that you would like it to remind you of?

No comments here about this question,
but this would be good for Casper
+ Mills!

3. What are some of the unique features you would like to see on this site?

Good parking lot, with good lighting
make a view of the river! if
you do build it.

4. What is the biggest positive of the site? What is the biggest negative?

Biggest positive is
to drum up business

There are NO
negatives!

5. What do you think will make this project successful? Any other opinions?

Funding, + support from the
community

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End



