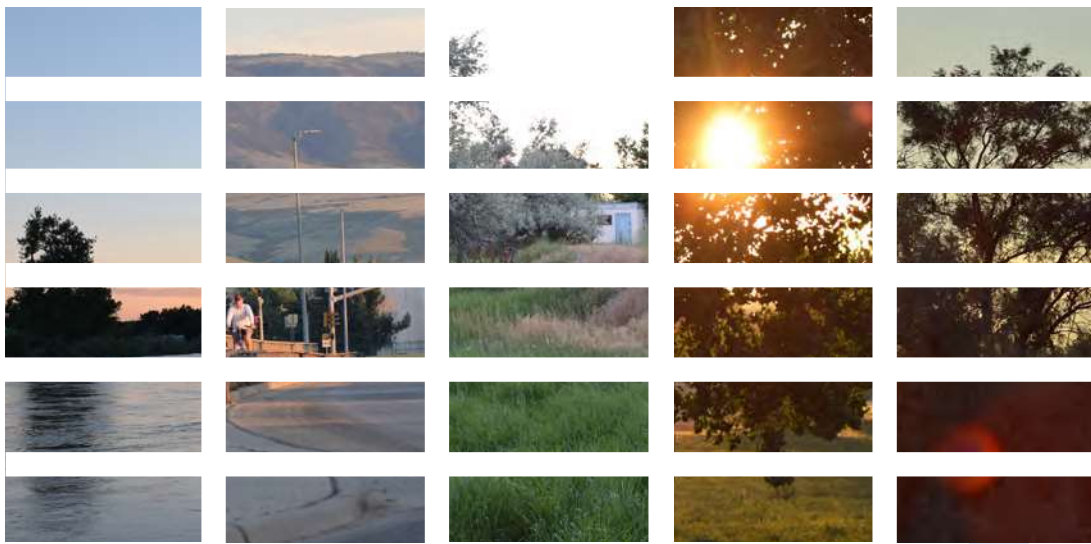


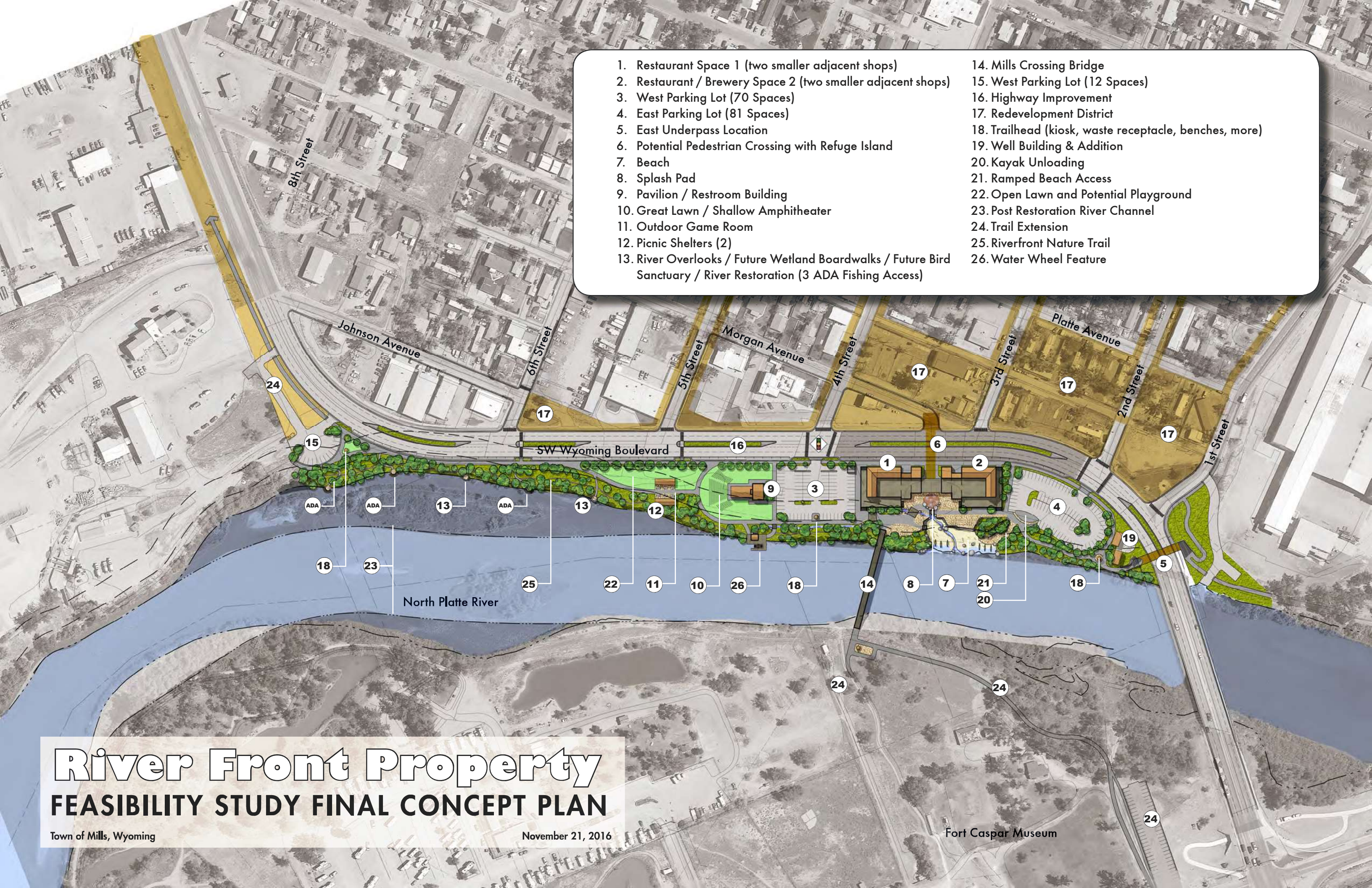
# Mills River Front Concept Development

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

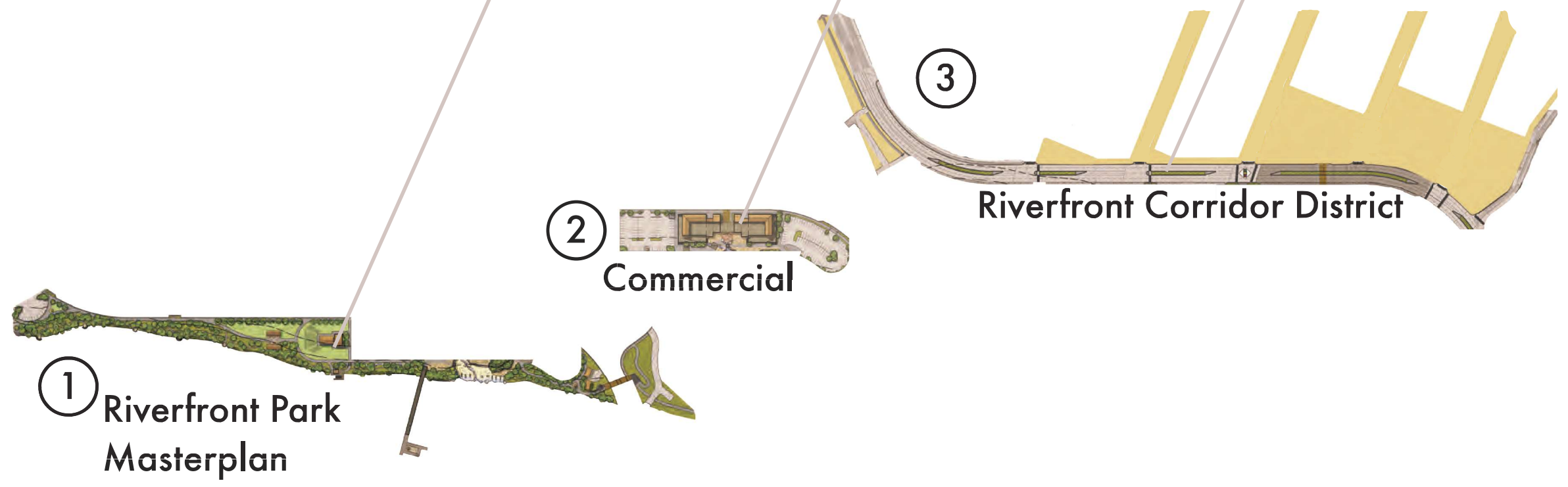
Town of Mills, Wyoming

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**

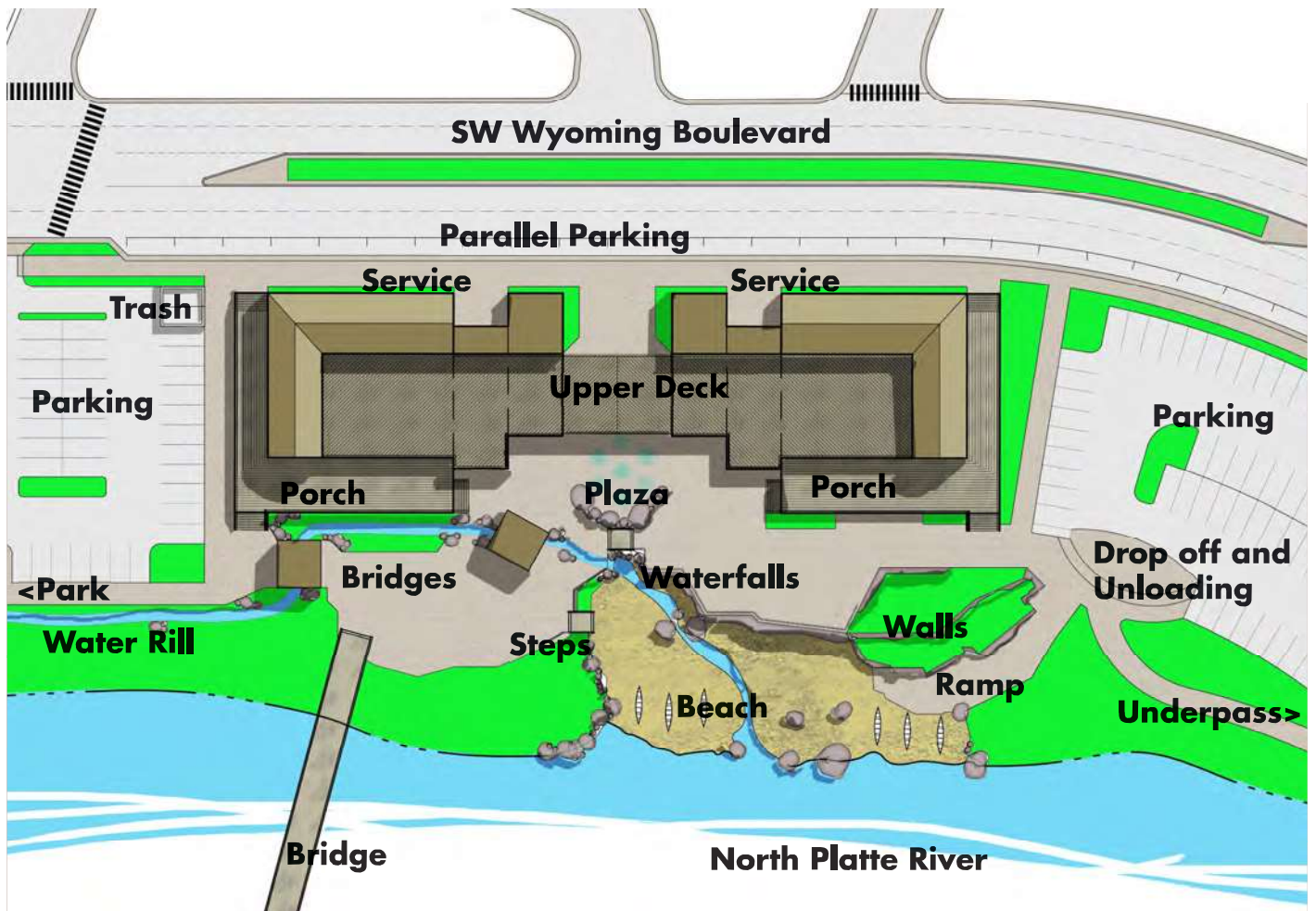
Unique outdoor space such as a **rooftop patio** will get people talking: "what's up there?" or "the sunset and beer on the rooftop patio is my go-to night out." People love getting to new vantage points and having a different experience than what they can find elsewhere in the area. A rooftop patio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

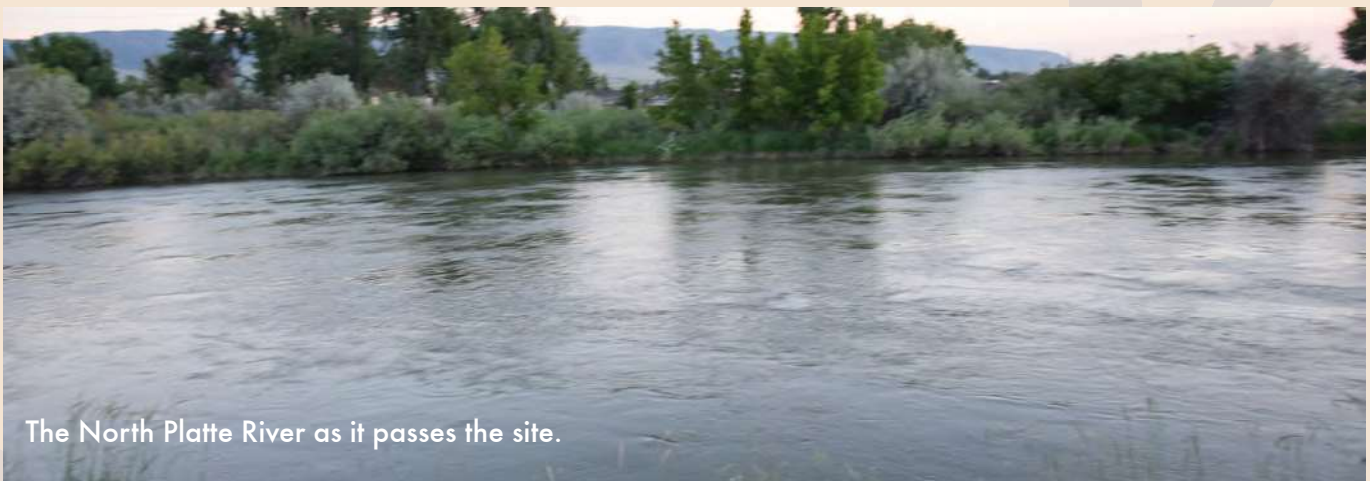
#### The Site:

- 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.

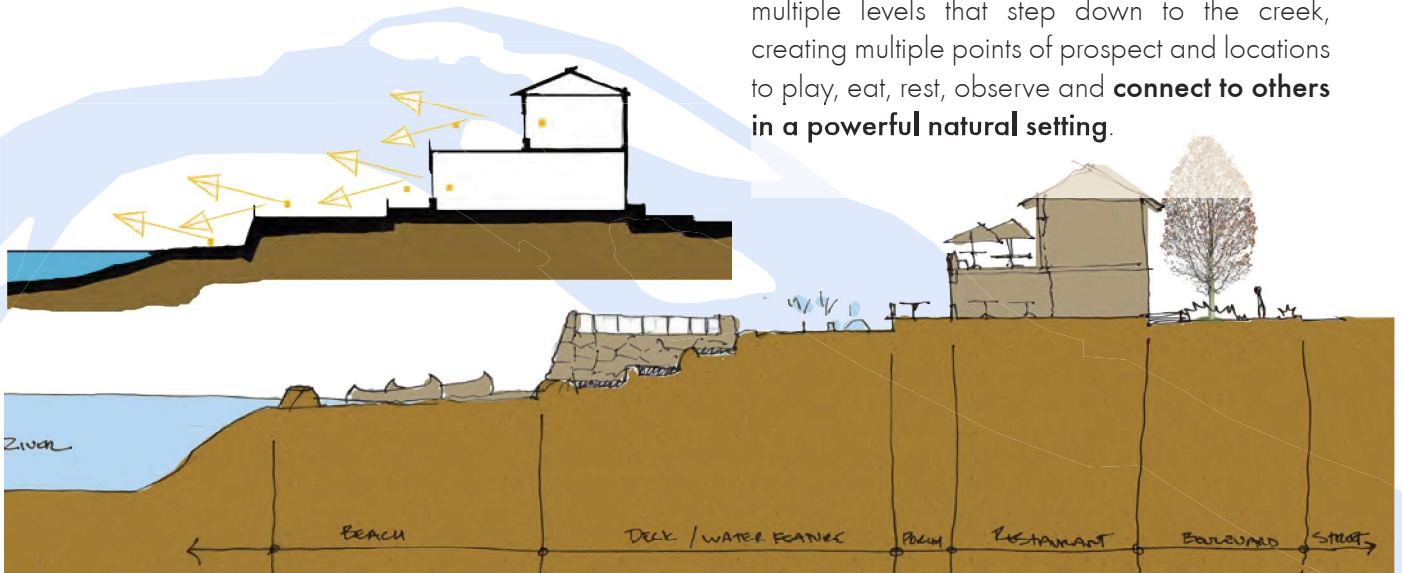


The North Platte River as it passes the site.

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

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



## 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.