



West Side Laramie

EPA Brownfields Technical Assistance
Conceptual Redevelopment Plan
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Laramie
WYOMING

Laramie, Wyoming

EPA BROWNFIELDS TECHNICAL ASSISTANCE

The U.S. Environmental Protection Agency (EPA) Office of Brownfields and Land Revitalization (OBLR) provides regionally-directed technical assistance to communities with brownfield sites. Laramie, Wyoming received technical assistance to develop a conceptual site design plan for the West Side Laramie (4G Enterprise) site.

The graphics contained in this pamphlet show the Conceptual Redevelopment Plan for the West Side Laramie site. The design was developed using existing background and planning information provided by the City of Laramie, as well as from feedback gathered during the original assistance grant process and over three stakeholder engagement sessions, held virtually from September to November 2021. Stakeholder engagement brought together community organizations and members of the public to assist in shaping the plan for the site.

The pamphlet is intended to provide a vision and framework for future development on the West Side Laramie 4G Enterprise site. It is important to note that the conceptual design plans presented are a guide for interested parties and that details on the final site design including building materials, business types for commercial spaces, and final design of park and open spaces have yet to be determined. The intention is that the conceptual redevelopment plan provides interested parties a dynamic vision for the property and the community.



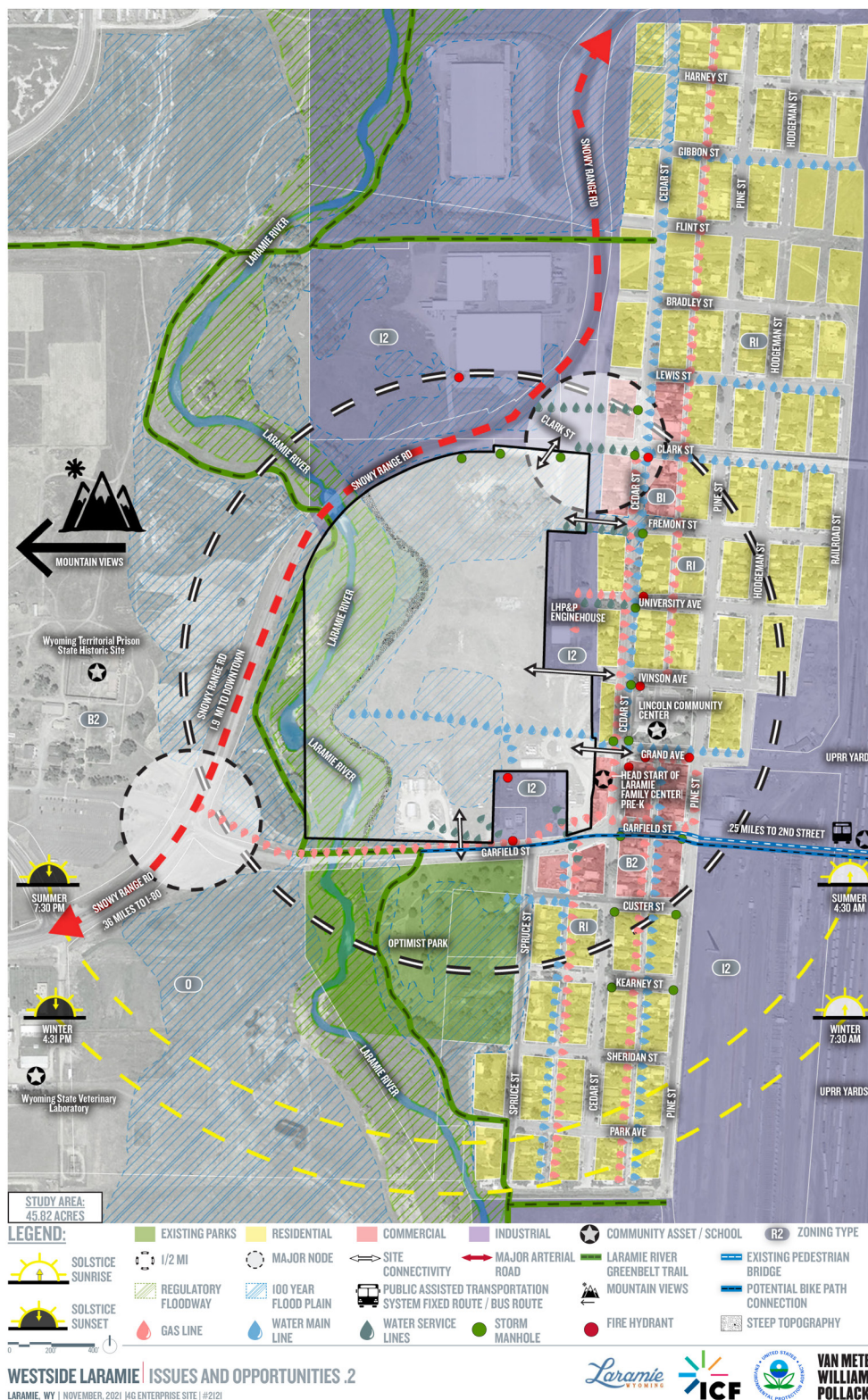


Figure 1: Aerial rendering of the final design concept for the Laramie 4G site.

BACKGROUND

The West Side Laramie 4G Enterprise site is located west of downtown Laramie and the study area covers approximately 45.8 acres. The site is bounded on the west by the Laramie River and is primarily vacant, except for a small commercial property on the south edge of the site. Figure 2 below illustrates the opportunities and constraints of the site, including the abutting residential neighborhood to the east, traffic flow along Snowy Range Road from the site to downtown, and proximity to City-owned Optimist Park to the south. The site is a former Union Pacific Railyard and has undergone Phase I and Phase II Environmental Site Assessments. The results of the assessments have indicated that there are no significant environmental concerns that would warrant additional assessment or preclude future development (Ayers Associates, 2020).

**Figure 2:
Issues and
Opportunities
Map**



REDEVELOPMENT ALTERNATIVES

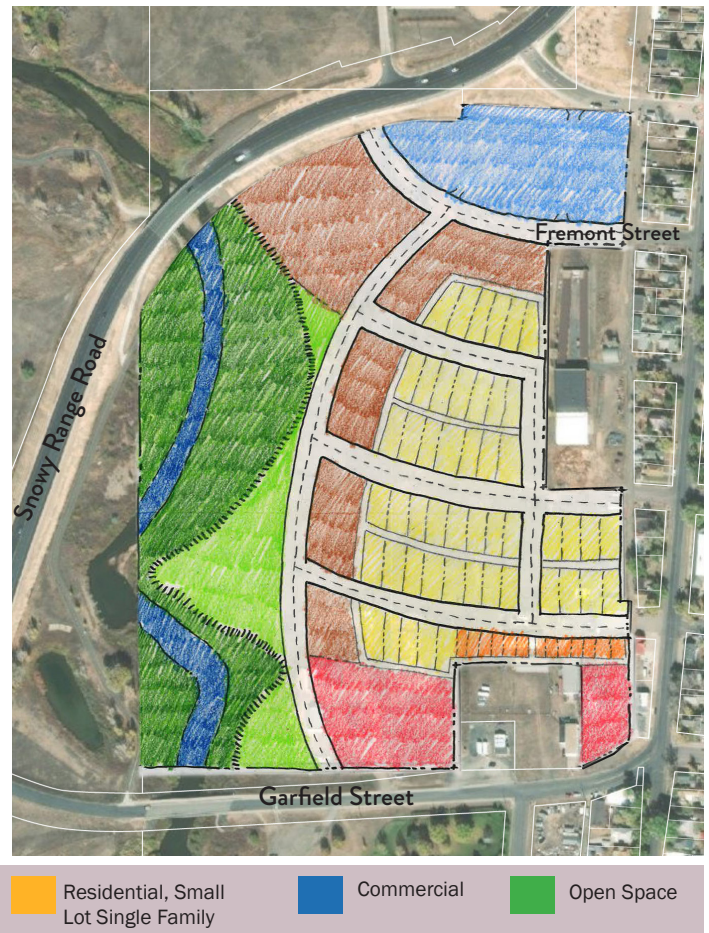
The design team imagined two alternative frameworks for future development on the West Side Laramie 4G Enterprise site. Both conceptual plans prioritize a mix of development densities – offering a variety of housing options that provide affordable choices for Laramie residents, and prioritizing an open space buffer along the Laramie River. The residential typologies and commercial areas are dispersed throughout the design in mixed use areas that reflect the eclectic and vibrant feel of the adjacent West Side neighborhood.

However, there are slight variations between the two that emphasize different community priorities.

Figure 3: Framework A



Figure 4: Framework B



Framework A

- Continues existing street grid from the West Side neighborhood
- Includes more commercial development with additional mixed use buildings
- Curved road provides direct access down to river bank
- Traffic circle helps direct flow from Snowy Range Road to commercial district and south to housing

Framework B

- Curvilinear streets
- Expanded open space by Laramie River
- Emphasis on apartments and mid-density residential
- Density of housing increases from east side of site adjacent to existing neighborhood across to the west

FINAL CONCEPTUAL PLAN

Mixed-Use Development



Mixed-use development provides apartment living above a commercial use to encourage a walkable vibrant district.

High Density Residential



The high-density housing option includes two and three-story walk-up town homes.

Medium Density Residential



The medium-density housing is designed as attached duplexes and mix of small lot developments. Some of these clusters could include a small lot parking court in the middle.

Small Lot Single Family

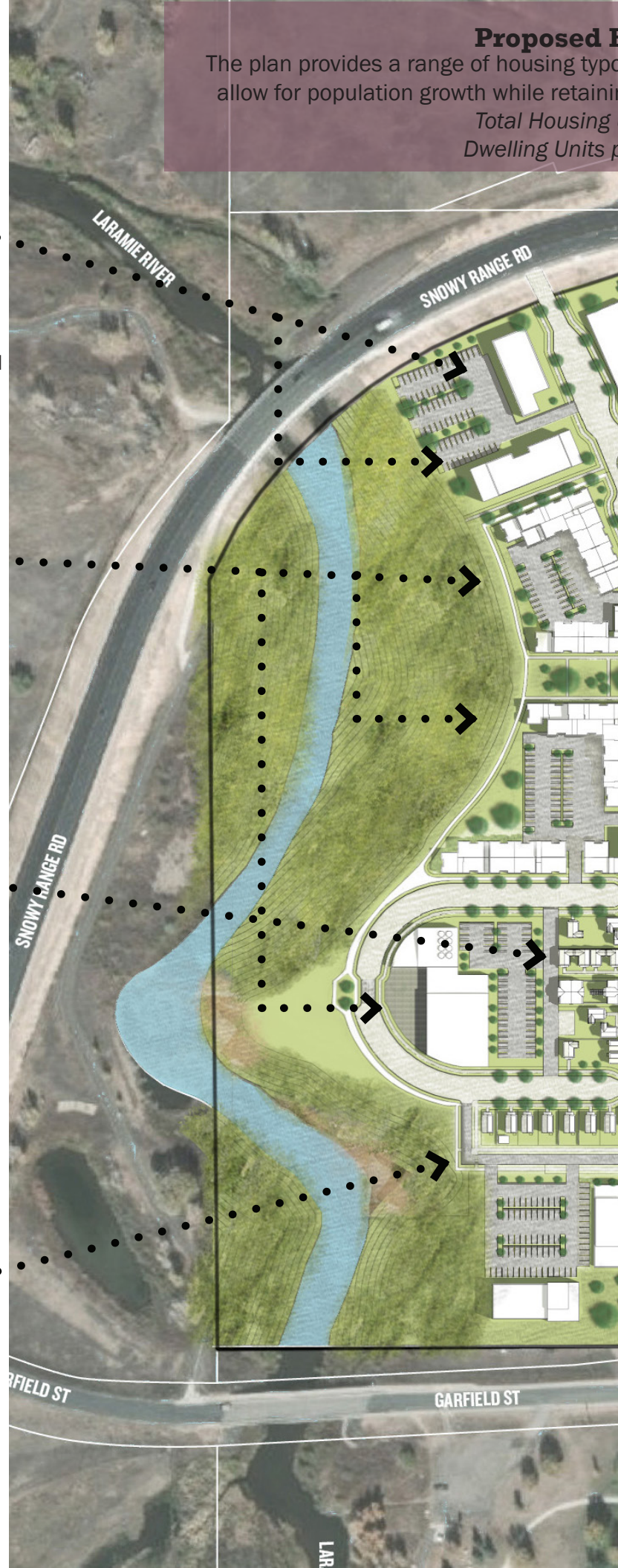


The low-density housing option continues the pattern of single-family houses from adjacent neighborhoods.

Proposed Plan

The plan provides a range of housing types to allow for population growth while retaining

Total Housing
Units p

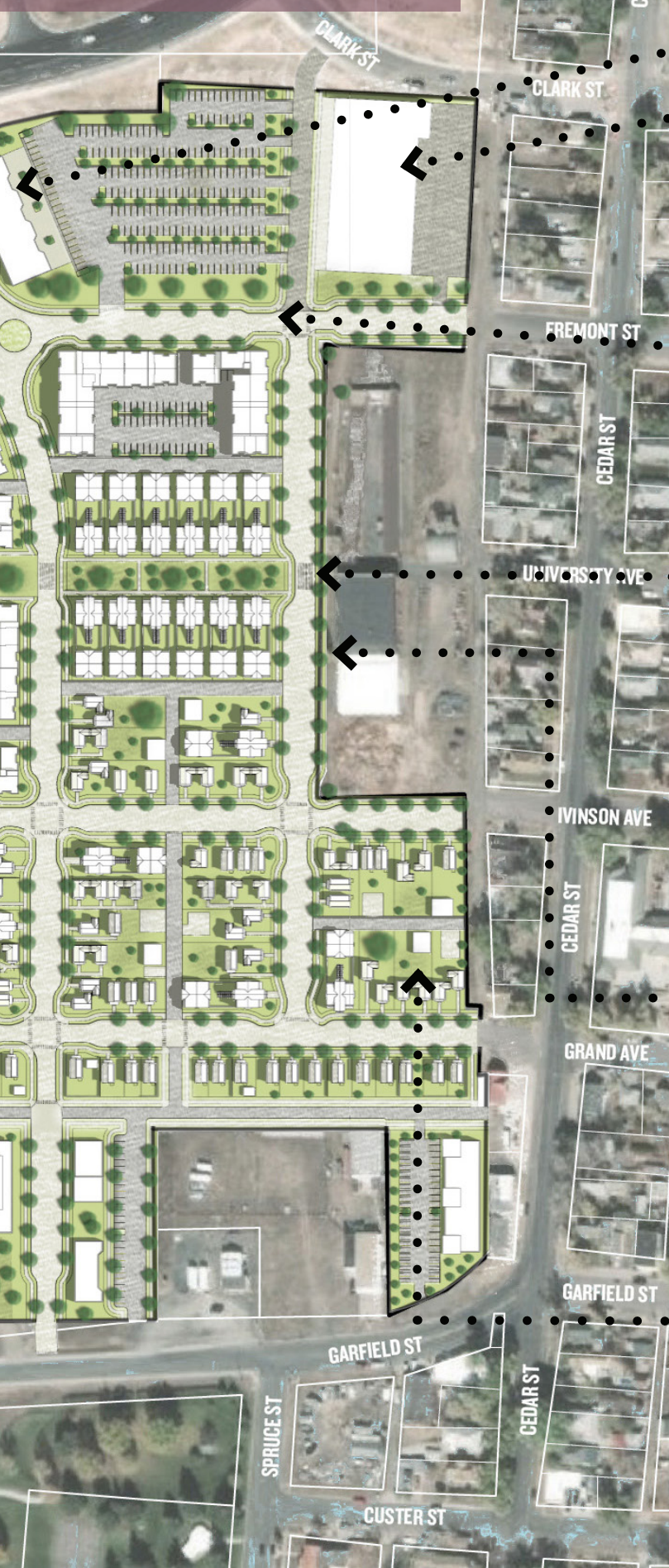


Housing

ologies to achieve a mix of densities to
ng affordable and attainable options.

Units: 340

per Acre: 7.4



FINAL CONCEPTUAL PLAN

Commercial Development



The plan provides 122,400 square feet (SF) of commercial development space across mixed use and commercial district areas.

Green Streets



Green streets provide on-site stormwater management and add a landscape element to streets. Overall, the plan saves 26% of the area for open space.

Landscaped Lane



Landscaped lanes provide a green boulevard that accommodates stormwater, provides pedestrian access, and creates neighborhood-level green space.

Mixed-Use Residential



Mixed-use units provide a live-work opportunity with apartments upstairs and artist studios or offices below.

Carriage Houses



Carriage house developments provide accessory dwelling units for additional affordable housing options.