Uptown Wright
Retail Development Study
For the

TOWN OF WRIGHT
WRIGHT, WYOMING

by

Worthington, Lenhart and Carpenter, Inc.
with
Business Resource Group
Final - November 19, 2003
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**Uptown Wright Business Park Feasibility Plan**
CHAPTER 1—INTRODUCTION

Section 1.1 - The Study Area and Purpose of the Study

The Town of Wright has a need for a "downtown," a retail area with services for residents. At the current time, there is little land zoned readily available for sale at a price range that is feasible for retail development. In addition, the few commercially zoned lots are located in the northeast corner of the Town, along South Main Street and near the Town Park. These lots are large, with rolling topography, and are not suitable for retail development. These lots are privately held, and the price for the land is too high to develop smaller parcels in a retail setting.

The Town's goal is to work with the land owners in this area to develop a plan which would allow the land to be sold and developed in a fashion that would provide lots for "downtown" retail and service uses.

Section 1.2 - Scope of the Study

The Town obtained a Community Development Block Grant to fund the study. The Town retained Worthington, Lienhart and Carpenter, WLC, to complete the study. WLC is a land development, engineering, surveying, and planning firm in Casper and Gillette. The scope of work for the study includes the following work items:

1. Develop, with the Town, a list of targeted businesses and a conceptual development plan, including development standards and a streetscape plan for replanting and possible redevelopment of the area.

2. Complete a site analysis, including topography, drainage, the current lot layout, utility easements, land ownership, current uses, land costs, and other characteristics of the site.

3. Develop usable areas within the study area, and ultimately develop a conceptual plan for development of the site from the initial inventory.

4. Work with the Town's economic development staff, the Wyoming Business Council, the local chamber of commerce, and the NWEDC to evaluate the potential for recruitment of these targeted businesses.

5. Calculate the necessary cash flow for a business given the market in Wright, the land acquisition and development, and building development costs. Determine space needed for a variety of targeted uses.

6. Design at least three conceptual lot layouts based on the financial analysis, which would address the types of businesses the Town wishes to recruit. The conceptual development schemes will be based on price of obtaining the land, including lot layout and configuration, street layout, utility layout, access to the state highway and a variety of other conceptual plan items.

7. Develop a basic level financial proforma analysis to show land costs, infrastructure costs, and necessary cash flow for a business that may purchase any of the conceptual lots or raw land to be developed according to the plan alternates.

8. Prepare an illustrative plan of the chosen alternate, which the Town can use as a marketing tool. This plan will show proposed building locations and layouts, including development costs.

9. Work with current owner of the majority of the land to determine with the landowner what may be a viable price for development and sale of the land directly from the current landowner to new business. Alternatively the study will indicate a sale price for the land in the instance that the Town is in a position to acquire the land at a lower cost to encourage business development.

10. Work with variety of grant agencies to determine the availability of grants for land purchase and development, be it the Business Council, SLIB, EDA, SBA, NWEDC or other agency.

Section 1.3 - Organization of the Study

The study is organized to do the following:

Chapter One—Introduction—An overview of the plan, including a review of the 2001 Community Assessment.

Chapter Two—Evaluate the demographics and economics of the community to document the strengths and weaknesses the Town has in recruiting new residents and businesses.

Chapter Three—Recommend an approach to recruiting a variety of businesses desired by the community and businesses and uses that would enhance Wright as a community.

Chapter Four—Development strategies are discussed and evaluated.

Chapter Five—Presents an analysis of the site, its physical characteristics, and the opportunities and constraints from a development standpoint.

Chapter Six—Presents three potential site plans for development of the site.

Plan D, from the standpoint of using the site, as it is currently zoned with little investment in infrastructure by the town except that associated with a public facility/ community hall/mediation.
CHAPTER 1

1.4 Summary of the 2001 Community Assessment

- What Was Heard and Said
- Major Themes in Wright

Plan Two—From the point of view of sharing public roadways and utilities in a coordinated site plan, providing access and utilities to the privately owned lots and access and utilities for a community hall located on town property. This plan would be suitable for development in phases and designed so that construction grants obtained for shared roadways and parking and utilities could be attractive to grant sources by providing not only a public facility, but infrastructure to assist the private landowners in recruiting business and creating jobs. Plan Two presents an important element in the potential to develop a modern "main street" where there are small storefront shops with flexible spaces for businesses and services located on the same street as the community hall, creating pedestrian traffic as well as vehicular traffic.

Plan Three—Provides for a major investment by the town in a new corridor through the site to develop more usable lots and improve both the town's property and the privately held property. A coordinated effort to create a main street could be a potential under this site plan as well.

Chapter Seven—Is the financial analysis completed for the property.

Chapter Eight—Recommendations and Next Steps—Summarizes the plan and provides a broad range of recommendations on development and marketing the property as well as for the town. Recommendations are made on the approach to grant funding for the development of the site, development standards, streetscape, and other elements of the process.

Appendices

Much important supporting information is included in the appendices. Cost estimates for the three site plans, grant sources, examples of architectural styles, landscaping and site design guidelines, and a plotting process all support the information presented in the chapters.

Section 1.4 - Summary of the 2001 Community Assessment

The following is a condensed summary presented in the final document of the Wyoming Rural Development Council's community assessment completed in 2001. This summary outlines the residents' opinions on what the community's weaknesses and strengths are and what needs to be accomplished in the community. These comments and the recommendations from the Resource Team are the reason the town has purchased property and is proposing development of a downtown and Uptown Wright.

WHAT WE HEARD FROM WHAT WAS SAID

After listening to citizens of Wright, the Resource Team reviewed what was said and condensed the comments down to a few basic statements. These are in no particular order. The library at the top of the list, has been built and opened in the Spring of 2003.

MAJOR THEMES IN WRIGHT

Public Facilities
- Library
- Auditorium
- Motocross/BMX track

Running track
- Indoor riding areas
- Teen hangout

Economic Development
- Establish a "Main Street"
- Bring in new businesses
- Retail: Fast food, clothing, pharmacy
- Service: Auto, bike, mechanic, day care

Lumber
- Sporting goods
- Tire shop
- Movie Theater

Transportation
- Make 59 four lanes
- Reduce speed limit of 59 approaches to Wright
- Bus transportation to Gillette

Land Use/Community Development
- Growth management
- True planting
- Private roadway maintenance within town limits
- Land locked

Political Representation
- Split between N. Campbell County (Gillette) and S. Campbell County (Wright)
- Impacts funding in Wright for schools and county public facilities

Education
- Community college outreach
- SBDC satellite office
- Leadership/entrepreneurial training
- Workforce development
- Day care
- Retention of employees
- Public disaster education
- Pre-school

Uptown Wright - Page 2
CHAPTER 1

1.4 Summary of the 2001 Community Assessment Continued

- Recommendations Submitted by Resource Team Members
- Economic Development
- Transportation
- Land Use/Community Development
- Education

COMMERCIAL DEVELOPMENT

- Challenges: Recruitment of new businesses, particularly retail businesses, was mentioned time and time again in the listening sessions along with the desire to create a "Main Street." In addition, the need for an industrial park as well as a business/commercial park was mentioned.

- Challenge: Many citizens of Wright mentioned they would like to see more long-term industry and business established in their community. Citizens would especially like to see more service related businesses.

EDUCATION

- Challenge: Entrepreneurial training for existing business owners as well as owners of start-up businesses is essential and can go a long way toward strengthening the viability of new or expanding businesses. The need for such training was mentioned often during the sessions.

- Challenge: Worker productivity and absenteeism can often times result from inadequate day care or the lack of day care, particularly during what is considered non-traditional time periods, such as the evening and during second-shift time periods. This issue was expressed as a concern many times in the listening sessions.

- Challenge: Many of the community's youths and other citizens were concerned about a lack of after-school activities for teenagers, leading many teens to pursue non-productive activities.

COMMUNITY COLLEGE OUTREACH
CHAPTER 1

1.4 Summary of the 2001 Community Assessment Continued

- Housing
- Political Representation
- Day Care Facility
- Interview Responses

HOUSING

Challenge: The assessment team heard numerous times about the shortage of affordable housing as well as a lack of housing at all price levels.

Issue: The assessment team heard several comments regarding the need for affordable housing as well as subsidized housing. The team also heard that the need for assisted living facilities was present. It appears that the current facilities are adequate to handle seniors who are mobile and those that need nursing care. However, the need was for a facility that would fill the gap between these two. There are several issues with this topic. First, to obtain senior housing or low-income subsidized multi-family facilities, a need must be demonstrated in the community. Generally, this is accomplished by a developer as part of the loan package. There are several funding sources for this type of project.

Recommendation: Contact the Wyoming Community Development Authority for a detailed housing assessment of what you already have in Wright. This will help decide what you need in senior housing, affordable housing for families, and for additional rental/owner occupied housing.

POLITICAL REPRESENTATION

Challenge: Citizens of the Wright Community are concerned that they are under-represented on County Boards and Councils. This can impact funding for Wright’s schools and county public facilities.

Recommendation: Obtain a list of all County Boards and Commissions, recommend to the Campbell County Commissioners that a Wright area citizen or elected official be appointed to every Board and Commission that affects the Wright Community. The citizens and elected officials must make a concentrated effort to become “politically active as needed in order to get their voices of the air.” Also, encourage your citizens to run for political offices in your County, e.g., County Commission, School Board, etc.

DAY CARE FACILITY

The need for a day care center was discussed at several listening sessions. A non-profit group that is willing to spearhead could develop this type of facility. One such group is in Worland called NOWCAP. They have the staff and desire to help communities get a project off the ground. One such project that has been recently completed is the Children’s Discovery Center in Pine- dale. The director of this facility is Carol Chudy. Her address is PO Box 100, Pinedale, Wyoming, 82941. Her phone number is 307-367-6272. Wright officials could contact this organization for assistance in how to develop this facility.

Recommendation: Include the Pre-school/day care as part of your “Bring in new list of Services.” I would also recommend that you contact the churches located in your community and offer them the opportunity to open a pre-school/day care facility.

WHAT WAS SAID AT THE INTERVIEWS

The Resource Team spent two days interviewing the local residents to hear what they had to say. Those being interviewed were directed to answer three questions:

- What are the major problems/challenges in the community?
- What are the major strengths/assets of the community?
- What projects would you like to see implemented in your community in the next two, five, ten, or twenty years?

We have listed below, without comment, what we heard from those who volunteered to be interviewed.

What are the major problems and challenges in your community?

- Not a true community
- Loss of quality of life due to injury
- No job opportunities for women
- Lack of things for kids to do
- Influx of people in school system
- Crime rate increase
- More retail
- Littering
- Need more parking space
- Housing – multi-family and single
- Lack of participation
- Diversified economy
- General apathy
- Need four-lane highway
- Rural sprawl
- One landfill in entire county
- Staggered post office hours
- Volunteer system
- Recruitment of resources capabilities
- Non-competitive wages
- Small group of volunteers
- Kids should have input
- Proximity to Gillette and lack of clinic
- One mall limits business
- Need additional doctor
- Campbell County sees the school district as Gillette
- Looking at separate school district – needs are not being met
- Shift work – lack of people watching children
- Fire response is lacking (takes two phone calls)
- Capture growth and turn it into stable community
- Better law enforcement in the evenings
- Lack of participation – leadership development
- No one wants to move here due to affordable housing

- Born out of economy (injuries)
- Doesn’t have strong representation
- Transient
- Lack of low cost housing
- Daycare needed
- Police force if crime rate increases
- Fast food
- Small
- Need a track
- Construction boom that is uneven
- Job opportunities for youth
- Low-income housing
- Audition
- Cost of rural phone service
- Educators don’t live in Wright
- Teachers who live in community
- Staggered lunch hours
- Shortage of career personnel
- Expansion of fire codes
- No place to put new business
- Working with county – cooperation
- Identify economic potential
- Busing to Gillette to shop for seniors
- Would like a main street
- Need more EMT help

Uptown Wright - Page 4
CHAPTER 1

1.4 Summary of the 2001 Community Assessment Continued

- Day Care Facility
- Interview Responses

1.5 Citizen Participation and Direction from the Town

Uptown Wright - Page 5

For the Town of Wright

- Emergency shelter underground
- Defined area for downtown
- Dirt bike track
- Dispatch out of Wright needed
- Teen hangout (YMCA)
- Clothing stores
- Growth (2500 – 3000)
- Lumber store
- Wreathing room enlarged
- Newspaper
- Retain growth after boom
- Local mechanic
- Be careful with zoning
- Charter school/separate school district
- Code enforcement inspector
- Adult basic ed. Skills
- Encourage small business
- Bilingual literary services
- Need regular branch bank
- Land locked community - can't grow
- Cheap public transportation to Gillette
- Slow down on highway 99 at approach to Wright
- South County should be separate from Campbell County
- Recruit electricians, carpenters, contractors
- Review endangered species act every five years as intended
- Need for upkeep in Cottonwood Trailer Park
- Large indoor facility for roping and riding
- Maintain small class size during growth
- Principal's plans made public for projected growth
- Wright needs to elect officials to county boards
- Community needs to get behind newspaper

Section 1.5 - Citizen Participation and Direction from the Town

The consultant team met with the task force to discuss their goals for the study and those items listed above in Section 1.2 are the goals of the task force. In addition, other meetings were held to further investigate the purpose and goals of the task force, meeting with other individuals.

Committee Goals: The committee represented similar goals as those presented in the community assessment.

The committee's goals are to develop a downtown, an area where people can gather and where businesses can flourish. The community needs retail services, medical services, places for more doctors, a bank, a place to buy a paint brush, places to eat and a variety of other services.
CHAPTER 1

- 1.5 Citizen Participation and Direction from the Town Continued

- 1.6 Consultant Summary

Commercial Development Study for the Town of Wright

On the surface this appears to be a problem that is a straight forward issue that could be addressed in a direct manner. However, there are underlying issues that complicate the solution to the lack of services.

Section 1.6 - Consultant Summary

Wright has a stable, fast growing population based on a stable mining employment base. The town, however, has not become a community in the best sense of the word, where there is a sense of community spirit, a sense of "being home." Many of the residents who work in the mines go back "home" on their extended days off. They don't invest in a home, they retire young, and move away from Wright, back home. Wright is 38 miles from Gillette and many of the mine workers live in Gillette because of access to more services, despite the longer commute. The retail sector of Wright has not developed. It may be either that most of the residents do their shopping in Gillette or elsewhere, or the residents shop elsewhere because the retail sector isn't developed. If Wright and the mines were further from Gillette, the community may have had a better chance to develop services for its residents.

In order to grow the population and create a market for a retail sector, the town needs to have a viable housing market, with opportunities for affordable housing and top end housing. The land market is tight and restricted, as the vast majority of the residential as well as commercial land is owned by two or three parties who are not interested in selling, according to the committee, the town, staff, and the individual on the street.

The chicken and egg cycle applies in this situation. People don't want to move to Wright because there are limited services. Retail services require an adequate market to survive and flourish. Those who want to move to Wright have a hard time finding suitable land to purchase for a home.

Ultimately, the town is working towards the goal of the community, to bring in people and services and create more of a community. The town's approach has been to purchase land that will be subdivided and made more developable for retail and services. This is a major first step. The site plans developed for the site that the town and one other individual owns must lead to the development of a main street, Uptown or Downtown Wright, where there can be a community facility where people gather in a compact retail and services area which will generate enough traffic to support the desired uses.

The process is not as simple as developing a plan for a particular site. The site is not correct site and is the necessary first step in the process of developing a community. However, without a concerted effort from the individuals in the community to recruit a bank, provide some financial incentives, make contacts and work long and hard as a community to market the site and the community as a good place to live and work, the first step may not be enough.
CHAPTER 2—DEMOGRAPHICS AND ECONOMICS

Section 2.1 - Project Overview

The Town of Wright, when viewed from the perspective of community building and economic development, is truly unique. This uniqueness stems primarily from its geographic location in one of the most active energy producing regions of the State. This geographic proximity to coal mines and oil and gas production offers access to high paying, non-seasonal employment opportunities and relatively affluent public entities not often associated with small, self-contained communities. These favorable community assets are essential elements supporting the community building and economic development vision for the Town.

The project Steering Committee, Wright Town Council, and Town of Wright Planning and Community Development staff envision a commercial and retail center for the Town, similar to the uptown, or downtown, areas traditionally found in towns and cities across the country. In addition to the desired commercial and retail development, the stakeholders would like to create a plaza, or gathering place, where residents and visitors could come together for special events, entertainment, and community gatherings.

Many of the essential components of a community downtown currently exist in the Town of Wright. All of the public facilities in the Town are either new or relatively new and are very well maintained:

- Wright Town Hall
- Campbell County Library
- Recreation Center
- Public Safety & Emergency Response Facility
- Golf Course
- Walking & Jogging Paths
- Parks and Green Spaces

The goals for this Uptown development project in the Town of Wright are twofold:

- To provide additional, desired services to the residents of the Town
- Through the addition of services offered, attract more long term residents to the Town.

Several factors were considered relative to the Town of Wright's current and future potential to support and sustain the commercial and retail services desired as part of this development project:

- Regional economic impacts
- Current population and projected growth
- Current and potential consumer base
- Available work force
- Community demographics: age, income, housing, employment

Section 2.2 - Economic Impacts

The Town of Wright is located in one of the most active energy producing regions of the State. This geographic proximity to coal mines and oil and gas production offers access to high paying, non-seasonal employment opportunities. The majority of the work force living in Wright is employed in the nearby coal mines or related mine support services. Coal bed methane production is another important employment sector in the area, employing a smaller and more transient segment of the population than the mining sector.

Mining, along with oil and gas extraction, offers the highest Average Weekly Wage (AWW) by industry sector in the State. The third highest AWW is offered by the Mining Support Services sector. In fourth place, statewide, is the Health Care and Social Assistance sector.

AVERAGE WEEKLY WAGE BY INDUSTRY SECTOR

<table>
<thead>
<tr>
<th>SECTOR</th>
<th>SUBSECTOR</th>
<th>AVERAGE WEEKLY WAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mining</td>
<td>Oil &amp; Gas Extraction</td>
<td>$1,241.80</td>
</tr>
<tr>
<td>Mining</td>
<td>Except Oil &amp; Gas</td>
<td>$1,240.78</td>
</tr>
<tr>
<td>Mining</td>
<td>Support Services</td>
<td>$385.94</td>
</tr>
<tr>
<td>Health Care &amp; Social Services</td>
<td>Ambulatory health care services</td>
<td>$696.17</td>
</tr>
</tbody>
</table>

Source: Wyoming Department of Employment, Employment Outlook 2010

Coal mining in the region is expected to continue well into the future, as the State ranks third in the United States in total coal reserves. Wyoming coal is low-sulfur coal and therefore can be produced and used compatibly with the nation’s environmental objectives.

DEMONSTRATED COAL RESERVES (Billion Short Tons)

<table>
<thead>
<tr>
<th>RANK</th>
<th>STATE</th>
<th>UNDERGROUND RESERVOIR</th>
<th>SURFACE RESERVOIR</th>
<th>TOTAL RESERVOIR</th>
<th>% OF TOTAL U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Wyoming</td>
<td>129.1</td>
<td>49.2</td>
<td>178.3</td>
<td>25.0%</td>
</tr>
<tr>
<td>2</td>
<td>Illinois</td>
<td>71.0</td>
<td>15.5</td>
<td>86.5</td>
<td>12.6%</td>
</tr>
<tr>
<td>3</td>
<td>Wyoming</td>
<td>42.6</td>
<td>26.1</td>
<td>68.7</td>
<td>14.0%</td>
</tr>
<tr>
<td>4</td>
<td>W. Virginia</td>
<td>33.0</td>
<td>5.0</td>
<td>38.0</td>
<td>5.9%</td>
</tr>
</tbody>
</table>

Source: Wyoming Mining Association
CHAPTER 2

2.3 Projected Population Growth for the Town of Wright

Section 2.3 - Projected Population Growth

The State of Wyoming, Economic Analysis Division, projects that the population of Campbell County will grow at a rate of four percent per year through year 2010.

A four percent projected growth is a significant but manageable rate of growth. The Town of Wright currently experiences a somewhat fluid population, illustrated by the Population By Age graph included in this study. There is a significant increase in the population of individuals in their early employment years and an out-migration of individuals who reach retirement age, as the major employers of Wright residents are the nearby coal mines. Therefore, it is anticipated that a portion of real population growth (new residents) over the period may be neutralized by the loss of residents at retirement age.

The fluid nature of the Town of Wright's population may have resulted in an under-count of the population during the 2000 Census. Individuals living in the Town for the sole purpose of working in the mines may not consider that the Town is in fact their home and therefore would indicate another location as "home" on the census form.

There are external and internal factors that could provide a favorable impact on projected population growth of the Town:

- Construction and subsequent operation of the proposed coal-fired power plants in the immediate vicinity.
- Increase in the available housing (conventional and rental) in the Town.
- A successful Uptown Wright development may cause current working residents to view the community differently and encourage/encourage those reaching retirement age to remain.

![Graph showing projected population growth for the Town of Wright over the period from 2000 to 2010.](image-url)
CHAPTER 2

2.4 Identifying the Consumer

- Age of Population-Comparison

Section 2.4 - Identifying the Consumer

To ensure that a sufficient potential consumer base can be attracted to the new commercial and retail services proposed for *Updown Wright*, it is necessary to consider several demographic groupings: age of population, household and family median income and disposable income, and discretionary income of the residents of Wright and the surrounding area.

To provide a perspective on the Town of Wright demographic groupings, for purposes of the Report, the demographic data are presented relative to two other similar size, self-contained Wyoming communities: Lusk and Basin. Where appropriate, Gillette was added as a third comparative data set.

### AGER OF POPULATION - COMPARISON

![Graph showing population by age group for Wright, Lusk, and Basin.](image)

**Source: U.S. Census 2000**

Upon review of the above data, the fluidity of Wright's population is relatively similar to that of the comparative communities, with the exception of that portion of the population over age 55, which declines rapidly as individuals attain retirement status and apparently leave the community. The number of individuals age 55 and older is significantly less in the Town of Wright than in the other two comparative communities.

The average size of a household or family unit is slightly larger in the Town of Wright than in the comparative communities. This larger size family unit is an asset relative to identification of potential consumers (and consumer units) in support of the proposed commercial and retail development.

Wright is also a community that is only thirty years old. Very few people who live in Wright were born in Wright. Just now there are starting to be second generation families in Wright. This could lead more of the over fifty-five group to stay in Wright.

### Comparative Communities

<table>
<thead>
<tr>
<th>Comparative Communities</th>
<th>Average Household Size</th>
<th>Average Family Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wright</td>
<td>2.84</td>
<td>3.25</td>
</tr>
<tr>
<td>Lusk</td>
<td>2.20</td>
<td>2.84</td>
</tr>
<tr>
<td>Basin</td>
<td>2.20</td>
<td>2.74</td>
</tr>
<tr>
<td>Gillette (City)</td>
<td>2.78</td>
<td>3.22</td>
</tr>
</tbody>
</table>

**Source: U.S. Census 2000**

A secondary benefit of this proposed development project may be the retention of individuals and families in the community past retirement from the coal mines. The majority of these individuals will be in the 50-55 year old age group and have the potential to become valuable long-term human assets to the community, entrepreneurial participants in the expansion of commercial and retail services, and expand the consumer base to support this new development.

The long-term success of this project will, in part, depend upon drawing non-residents into the Town of Wright to avail themselves of the commercial, retail, and unique entertainment services offered. The Town's strategic location, at Reno Junction, provides a unique opportunity to draw passers-by, commuters, day-trippers, and tourists into *Updown Wright* through aggressive marketing, signage, and other promotional elements. Drawing non-residents into the community will increase the consumer base in support of the new commercial and retail businesses and introduce individuals from surrounding communities to the benefits of living in Wright (closer to the mines, good place to raise children, stable and quiet community, community amenities, etc.).
CHAPTER 2

- Reno Junction Traffic Counts

2.5 Income
- Income Comparisons
- Housing Expenses as a Percent of Monthly Income-Comparison

The first quarter '03 traffic count for Reno Junction indicates a significant number of cars are passing very near or directly through the Town of Wright on a daily basis, indicating an opportunity exists to draw consumers into the Uptown Wright commercial and retail businesses, or potential audiences for special events and performances held in the plaza.

Section 2.5 - Income
Annual income of the residents living in a community is an essential element of the community’s ability to support commercial and retail development. Here, three comparative data sets are offered for review: Median Income, Disposable Income, and the percent of income spent for housing as an indicator of Discretionary Income.

Median Income and Disposable Income are slightly higher in Wright than in the comparative towns; however, the percent of Median Income spent on housing by residents of Wright (both homeowners and renters) is lower than the percentage in the comparative communities, indicating a higher Discretionary Income among Wright residents. A higher Discretionary Income is an indicator of income available for discretionary purchases: food, entertainment, toys (child and adult), vehicles, etc.

Note: The State of Wyoming, Economic Analysis Division, calculates Disposable income as 97% of Median Income.
Section 2.6 - Retail Sales Projections

Retail sales is the third largest sector of the Wyoming economy and recently has mirrored the national retail sales trends, according to the State of Wyoming Economic Analysis Division.

Sales and Marketing Management magazine conducts an annual national Survey of Buying Power, which includes retail sales forecasts, by County, in Wyoming. While the data collected is based on all households in Campbell County, due to the higher than average Median Disposable Income of Wright residents, compared to that of the City of Gillette and Campbell County, the 2002 actual retail sales and the 2003 – 2008 growth projections represent an opportunity for the Upwn Wright commercial and retail development.

Campbell County retail sales in 2002 dollar ($000's) by retail sector:

<table>
<thead>
<tr>
<th>Total Retail Sales</th>
<th>Food &amp; Beverage Stores</th>
<th>Food Service &amp; Drinking Establishments</th>
<th>General Merchandise</th>
<th>Furniture &amp; Home Furnishings, Electronics &amp; Appliances</th>
<th>Motor Vehicles &amp; Parts Dealers</th>
</tr>
</thead>
<tbody>
<tr>
<td>$584,600</td>
<td>$61,089</td>
<td>$49,952</td>
<td>$124,830</td>
<td>$10,039</td>
<td>$17,950</td>
</tr>
</tbody>
</table>

Note: Wholesalers and service establishments are not included in total retail sales.

The 2002 total retail sales indicated above are based on the total number of households in Campbell County, which is determined to be 13,100; of that number, Wright represents approximately 3.6 percent of the households.

Growth in statewide retail sales over the period 2003 – 2008 is projected to be 19.7 percent, based on the forecast of Sales and Marketing Management, 2003 Survey of Buying Power.

Section 2.7 - Available Work Force

Three data sets can assist in establishing a general perspective of the potential available work force to support development in the Town of Wright.

- Available work force is defined as that segment of the population 16 years and older.
- Percent (%) of the 16 years old or older population segment who are currently in the work force, employed part time or full time.
- Age of population. Individuals reaching mine retirement age, if retained in the community, might be considered a valuable work force resource base for local employment opportunities.

![Graph of Total 16 Years Old and Older—Comparison](source: U.S. Census 2000)

![Graph of Population 16 Years Old and Older—Percent in the Work Force](source: U.S. Census 2000)
CHAPTER 2

- Age of Population Comparison

2.8 Summary of Demographic Data

A comparison of the above three data sets indicate that if the commercial and retail development would begin immediately in the Town of Wright, based on the U.S. Census 2000, there is currently a sufficient available workforce to fill the estimated 109 jobs this development will create.

Commercial and retail development does not happen instantaneously. As this development progresses and the Town’s population continues to grow, the available workforce will increase proportionately. Increased employment opportunities in the Town may entice individuals (non-mine related employees) currently employed in Gillette, to consider employment closer to home. Further, as employment opportunities expand in the Town of Wright, those opportunities may provide an incentive for additional population growth and/or employment opportunities for individuals living in surrounding communities.

Section 2.8 - Summary of Demographic Data

The data presented here provide a profile of the residents of the Town of Wright, along with a comparative perspective relative to similar size and type communities within the state. Several factors here are positive indicators supporting the potential for the Uptown Wright proposed commercial and retail development. Indicators are also present which represent challenges and opportunities for the Town, in support of this proposed development.

- Residents of the Town of Wright enjoy a higher average median and disposable income than do the residents of similar size and type communities (comparative) and relative to the state.

- The Town of Wright is uniquely positioned for relatively secure and stable employment well into the future, given its proximity to existing coal mines and coal reserves. Future employment opportunities may be enhanced with the construction and operation of proposed coal-fired power plants in the area.

- Residents of the Town of Wright, based on the slightly lower cost of housing (homeowner and rental) than in comparable communities and in Gillette, have a higher discretionary income available for the purchase of goods and services.

- The available workforce in the Town of Wright is sufficient to support this commercial and retail development and may in fact create an enticement to attract increased population growth, retain retirees in the Town and perhaps, create employment opportunities for individuals from surrounding communities.

- The fluid nature of the population deprives the community of a valuable human resource base both as potential users/consumers of the services offered by the proposed Uptown Wright development, and decreases the potential entrepreneurial base.

- A limiting factor, relative to the community’s ability to support the proposed commercial and retail development, both in the short-and-long term, is the size of the community and its close proximity to Gillette.
CHAPTER 3 - PROPOSED BUSINESSES AND RATIONALE

Section 3.1 - Key Considerations

The Uptown Wright development is projected to be a long term (15 plus years) process, based on the current population and projected growth. When viewed in terms of the size of the market (consumer base) necessary to support the proposed commercial and retail establishments. Prior to the discussion of specific commercial and retail opportunities that may be possible in Uptown Wright, there are several overarching considerations that are essential elements to the future success of this proposed development.

Several of the considerations included are of a community building nature which can, and should, begin immediately to support the development process and progress. Community building efforts take time and a long-term commitment before real accomplishments can be recognized. A good foundation upon which to build a stronger, more vital and committed community is present in the Town of Wright. It is a clean, quiet community, a good place to raise a family, with modern amenities, and within close proximity to good paying jobs—visible communities have been built on far less than this! Wright needs to put itself on the map; communicate that it is a modern community, positioned for growth and expansion.

- The development of an Uptown Wright will require a significant commitment of time and resources by the Town, local businesses and service organizations, and the citizens, over the long term, to be successful.
  - The Chamber of Commerce can play a key role early in this process by being accessible, visitor friendly, providing prompt and accurate information regarding development plans, and "selling" the concept of the Town being a good place to live and do business, and ready for growth.
  - Establish and maintain a close working relationship with the Campbell County Economic Development Corporation (CCEDC) and the Wyoming Business Council.
  - Consider the formation of an Economic Development Corporation, made up of action-oriented, visionary citizens of the Town.
  - Jointly with the Campbell County Economic Development Corporation, identify an economic development individual who would spend three days working in Wright to market this development and two days working in Gillette. The salary for this position could be shared two-thirds by the Town and one-third by CCEDC.
  - Create, maintain and keep current an economic development oriented Web page with information about available housing, Uptown Wright business opportunities, and the community in general.

- Following the finalization of a development plan, the success of the project will require that a project development coordinator and community spokesperson be identified to spearhead the project. Several of the concepts included here will require the development of partnerships with existing business owners and the development of similar relationships with regional/national organizations and individuals.
  - Beginning immediately, all inquiries regarding development opportunities should be tracked, coded, and ongoing communication established.
  - Selected existing businesses in the Town are potential "core" opportunities for expanded commercial and retail services. It is recommended that partnerships be established with those existing business owners to provide them with enhanced opportunities and to foster their support and "buy-in" to the vision of this project.

- In addition to the placement of specific commercial and retail services within the new "Uptown area, the success of the project will depend heavily on an intensive, ongoing public education, public outreach, and public relations program directed to the residents of the community to ensure their support and utilization of local businesses, new and existing.

- The long term success of this project will depend upon drawing non-residents into the Town of Wright to avail themselves of the commercial, retail, and unique entertainment services offered. This "draw" can have a tremendous impact:
  - Create an expanded "market" for the businesses located in Uptown Wright.
  - Introduce and educate individuals from surrounding communities on the benefits of living in Wright (closer to the mines, good place to raise children, stable and quiet community, community amenities, etc.)
  - Entice entrepreneurs and other businesses, from outside the area, to view Uptown Wright as an opportunity; a good place to do business.

- Along with the development of Uptown Wright and the additional viability it will bring to the Town, it is important that development of additional housing and industrial spaces be encouraged. Community assessments for the Town of Wright and Campbell County indicate a need for affordable housing, both homeowner and rental units.
  - New rental units might include a variety of units, both standard apartments and rowhouse units.
  - Single family homes.
CHAPTER 3

3.2 Potential Commercial and Retail Factors

- Either a space commercial building that can be leased in units or sections to encourage business development.
- Office from the Uptown Wright development, the encouragement of additional growth in the industrial sector would further diversify the economy of the Town, encourage population growth, create local jobs, and grow the local consumer base in support of the proposed commercial and retail development.

Section 3.2 - Potential Commercial and Retail Projects

The following potential projects for commercial and retail development in the newly created commercial/retail development area of the Town of Wright, Uptown Wright, are offered as projects with the potential to enhance the community and are not intended to restrict the development of additional or alternative commercial and retail endeavors. These proposed projects are based on information collected through interviews, Steering Committee meetings, and review of citizen input into recent community assessments:

- 2001 Wyoming Rural Development Community Assessment
- 2002 Campbell County Resident Survey
- 2002 City of Gillette Citizens Survey

The Uptown Wright development is not intended as competition for the Latigo Hills Mall, rather as a community enhancement that will create and attract a larger consumer base to benefit all commercial and retail services: grocery store, post office, credit union, hardware store, restaurants, pizza/ice cream shop, beauty and nail salons, computer repair shop, flowers and gift shop, etc. Non-competitive, commercial and retail services for consideration as part of the Uptown Wright development:

- Professional Building: to include: optometrist and/or ophthalmologist*, dentist, specialty physicians*, book keeping business, CPA* and/or tax preparation service, attorney*, other professionals needing office space.

The professional building could include a small, full service pharmacy similar to B. Rite Pharmacies found in many of Wyoming's communities, or a branch of an independent pharmacy currently in Gillette.

*Indicates a potential opportunity for non-resident professionals keeping regular office hours in the community.

We recommend working in partnership with the existing resident physician on all or a portion of this concept.

- Hardware/Home Improvement Store: of the ACE or True Value type, expanded to include lumber and associated home improvement merchandise. Due to the nature of the inventory carried by this type of store, the placement of this retail outlet should be carefully considered so as not to detract from the aesthetics of the area.

This concept could be expanded further to include a Nursery/Green House featuring unique plants and flowers from existing local growers, a selection of fresh herbs, or water features – specialty items, or a selection of choices that will be unique to the region. The Buffalo Gardens-DeSoto Greenhouse, in Buffalo, might be a model for attracting shoppers from around the region.

- Banks: While the local credit union has stepped in to fill the gap caused by the loss of a local bank branch, the need for a bank in addition to the credit union is important to building the community now and for future development.

- Outdoor Sports Shop: to include: bikes and bike repair, fly fishing supplies and perhaps fly tying classes, snow mobile clothing and supplies, hunting and fishing equipment, etc.

- Movie Theater: it is our recommendation that owners of local community movie theaters in Gillette, Casper, and other Wyoming communities be contacted regarding their interest in ownership, or co-ownership, of a small movie theater in Uptown Wright.

To begin development a local "movie-going" experience for the community, we recommend that as Uptown Wright is developed, a Summer Outdoor Movie Series be offered featuring an eclectic series of older movies, appropriate for family viewing, similar to Casper's Metro Coffee downtown movie series.

- Restaurants: of all types will enhance the draw of residents and visitors into Uptown Wright. Disposable income in Wright is relatively high, indicating that if restaurant choices were available, and a sense of community is developed, there is the potential for multiple eating establishments to be successful.

- General Merchandise: Padilla, Big R, or small Wal-Mart would provide residents with common, everyday merchandise purchasing opportunities that are currently not available in the town.

As the community increases in population and experiences the real benefits of community building, a concept for consideration might be a community-owned mercantile similar to the Powell's Merc and Washable Wear in Worland.

- Other Retail: The Uptown Wright development is not intended as competition for the Latigo Hills Mall, rather as a community enhancement that will create and attract a larger consumer base to benefit all retail services: grocery store, post office, credit union, hardware store, restaurant, pizza/ice cream shop, beauty and nail salons, computer repair shop, flowers and gift shop, etc.
CHAPTER 3

3.2 Potential Commercial and Retail Factors Continued

3.3 Public Facilities

Additional retail services that might be considered are: barber shop, video/movie rental, and an electronics store (Radio Shack type).

**Hotel & Conference Center:** It is our recommendation that this concept, envisioned by the Steering Committee, be the most viable toward the end of development in Uptown Wright as it will require a separate focus to attract a potential developer and to identify the initial commitments for conferences, conventions, and large group meetings to maintain a viable facility. Another approach may be to consider this concept in phases, with the hotel/motel being the first phase and the conference center as a second phase of development.

**Training Center:** To generate additional support of the retail businesses, hotel, and conference center, and restaurants located in Uptown Wright, a training center might be established and developed to provide regional or statewide training applicable to area industry. The training facility could be a stand-alone facility or become a joint venture to create the conference center for classrooms, meetings, and seminars. The training might be applicable to the mines, coal bed methane, health and safety, or union apprenticeship programs.

**Small Business/Entrepreneurial Training and Development:** This concept may, or may not, take place within Uptown Wright, based on the Wyoming Rural Development Council Community Assessment, it is recommended that the Gillette Small Business Development Center be encouraged to offer its "Net-10-level entrepreneurial training in Wright. The classes could be held in the library or perhaps the recreation center. The important element is the encouragement and development of an entrepreneurial business base within the community, which will add value to and increase the number of services offered within the community. Further, the expansion of the entrepreneurial base may serve to retain family units in the community past their retirement from the mines or energy industries.

**Unique Events or Services:** the Town and the coordinator of the Uptown Wright project might identify a unique event or service that could be held annually to draw visitors into the community. As visitors become aware of the type of community Wright offers, the amenities available, and Wright's proximity to good paying jobs, they may become more interested in viewing Wright as a place to live and raise their families. The event should be designed to appeal to the residents of Wright as well as to the event "ambassadors" for the event at their place of employment, as they travel, etc.

Following are a few event concepts for consideration, to be held in the plaza or the open green space which is part of the Uptown Wright development plan. These may, or may not, appeal to the Wright community but are offered here to begin the brain-storming process:

- Annual summer Uptown Music Festival featuring jazz, blues, country, barber shop, etc., featuring regional, statewide, or national performers.
- Annual Garden Show featuring the newest trends in residential landscaping, regional growers/greenhouses and nurseries, native or drought resistant landscaping, etc. Involve regional growers, greenhouses, nurseries, and landscapers to exhibit.
- Annual Regional Horse Show (not a rodeo), Antique Car Show, Annual Motorcycle Show immediately before or after Sturgis. This could also be a fund-raiser for a local charity, which would increase the appeal.
- Annual Christmas light display and tour, ending at the plaza in Uptown for free hot refreshments and caroling.
- Annual Chocolate Festival, with participants/vendors from throughout the State.
- Ethnic food and music festivals: Greek, Italian, Mexican, Cajun, Texas Barbeque and dance contest, etc.

Section 3.3 - Public Facilities

**Auditorium:** the steering committee discussed the need for an auditorium for use by the schools in Wright and other public uses. The placement of an auditorium facility within the Uptown Wright development area would offer multiple benefits and opportunities:

- Demonstrate a commitment from the Town to the development of the Uptown project.
- Begin to establish a pattern of traveling to the Uptown area for events and entertainment.
- Provide essential traffic for the retail shops and restaurants choosing to locate in the Uptown development.
- Begin to establish Uptown Wright as a community gathering place.

The auditorium should be combined with a community center, where there are meeting rooms that can be used for community meetings and events in addition to the auditorium. Having the auditorium/community center in Uptown Wright would help create the day and night activity necessary for a good main street or downtown.
CHAPTER 4—DEVELOPMENT STRATEGIES

Section 4.1—Development Strategies

The proposed Uptown Wright development area encompasses 22.6 acres located within the Town of Wright, including the area south of Highway 387 to Reno Drive and west of Highway 59 to Lodge Hills Mall. Approximately 12 acres of the site are considered to be developable, excluding streets, parkways, and green space, for commercial and retail establishments.

Ownership of the development site is split between the Town and a private land owner: the Town owns approximately two-thirds of the site, the remaining one-third is privately owned. The Town and the private landowner, the stakeholders, have a mutually shared vision for this development and are working together to ensure that their vision becomes a reality.

The Town of Wright will, through a combination of internal resources and grants, provide streets, dry utilities, landscaping, and landscape maintenance for the development in accordance with the final mutually agreed-upon site plan. The infrastructure improvements may be in phases or may be completed for the entire development area at one time, depending on the availability of grant monies.

An architectural theme for the development will be determined by the stakeholders (town and private landowners) to be consistent throughout the development. Based on preliminary discussions, the project Steering Committee appears to favor a more contemporary architectural theme than is commonly found in Wyoming communities. A contemporary theme will communicate to residents and visitors that the Town is a modern community—ready for the future, not holding on to the past!

Beyond the infrastructure component, there are several options available for site development. The final decision regarding how to proceed with the development will be made jointly by the stakeholders. A major consideration in selecting the final development option is to ensure that the private landowner and the Town are not positioned to compete for the placement of a development project, putting the private landowner at a disadvantage. Development options for consideration:

Option 1. The private landowner’s portion of the development site is given top priority and is available for initial commercial and retail projects. The Town of Wright would be responsible for basic infrastructure and would present development requests on the Town-owned property until the private land is fully developed.

Option 2. Market the proposed Uptown Wright concept, as one contiguous property to a private developer. The cost of the site (land) would be negotiated between the developer and the stakeholders.

Option 3. The stakeholders establish an agreement, prior to any development on the site, to offer the entire site for development according to the opportunities that are presented, with equity and protection of the private landowner’s investment through either land exchange or a percentage completion prior to the town proceeding with development on its portion of the site.

The Uptown Wright development is a long-term development process, with full absorption estimated in 15 years, based on the current community demographics and future growth projections. To ensure that the project moves forward as quickly and efficiently as possible, if Option 2 or Option 3 are selected, it is recommended that an Economic Development Committee be established to oversee the development. The Committee should identify an individual (Project Coordinator, Economic Development Coordinator, etc.) responsible for the overall project development, to be the point of contact for the project, and to actively pursue businesses to move onto the site.

The Economic Development Committee and its coordinator should design promotional materials to market the site, be prepared to offer incentive packages to potential tenants of the site, work with the Town’s existing businesses to form partnerships to create synergy between the existing and potential business tenants, and aggressively pursue new tenants for the site based on the needs and desires of the community.

Section 4.2—Creating An Image

The Uptown Wright development should be planned to ensure a quality final product. Prior to the launch of the marketing and recruitment campaign, standard architectural design guidelines, and Covenants, Conditions, and Restrictions (CC&Rs) should be established to reflect and ensure that the image and theme are adhered to.

Initially, the steering committee and private landowners felt that overly restrictive covenants, landscaping requirements, and architectural requirements might increase the cost of development in the Town that it would slow down development. These items are therefore included in the appendices as examples only and not recommendations.
CHAPTER 5
SITE ANALYSIS

5.1 Site Analysis

CHAPTER 5—SITE ANALYSIS

Section 5.1 Site Analysis

Any site has advantages and disadvantages for potential development. The following analysis of the site's assets and constraints for development outlines what factors need to be addressed in planning for development of the site.

Study Area

The study area is those Lots bounded by State Highway 387 on the north, Ranch Drive on the East, Reno Drive on the south, and the Latigo Ellis Mall property on the west.

The Site in General

Area 1, Lots 1-1 through 1-14A contain approximately 22 acres of undeveloped land. The museum is located on Lots 1-22 and 1-23 to the east across Ranch Drive.

The site has been generally graded along Reno Drive to develop buildable sites on Lots 1-1 to 1-7. The site drops off rapidly to the north from the area of these lots. Lot 1-5 is a major draw, which could lend itself to public space.

Zoning

The majority of the study area is zoned General Commercial, which allows a variety of retail and commercial uses. There is no minimum lot area required. There are setback requirements, however, being 25 feet on the front, ten on the rear and side lot lines.

Off-street parking requirements are one per 200 hundred square feet of building space. For restaurants and other retail uses parking requirements are based on seating capacity. A parking space totals about 300 square feet with access aisle, landscaping, etc. This means for every square foot of building there needs to be approximately 1.5 square feet of off-street parking.

Access

Access is provided to each lot from Ranch Drive and Reno Drive. The large rear lots in Area 1 are “flag lots,” which have a sixty-foot extension to the south to Reno Drive for access. Access onto Highway 387 would be difficult because of topography and may be unlikely to be granted by WYDOT because of access restrictions.

Lot 12-1B is used for the access to the mall. Extending access across this lot to the study area would be beneficial to the mall and the proposed development on the study area. This land would have to be purchased or donated to be used as a right-of-way for a street.

Utilities

Utilities are in place to serve the lots in general. Further subdivision of the land will require extension of water and sewer mains to specific land areas. There is a corridor of power/phone along the west side of Lots 1-6 to 1-13. These utilities would need to be moved, given a change in the lot layout.

Water is located in Reno Drive and would have to be extended through the street to serve Lots 1-2, 1-3 and 1-14A.

There is no sewer in Reno Drive. Access to sewer from Lots 1-1 and 1-3 would be through a service line to the last manhole on the west leg of the existing sewer. Sewer access to Lot 1-4 would be at the northeast corner of the lot. Lots 1-6 through 1-13 have a sewer main along their frontage. Sewer access to Lot 1-2 would be from the existing main on the west side of the lot. Sewer access to Lots 1-5 and 1-14A is questionable. It is possible that a sewer main would need to be constructed across the north side of these lots to the west to the existing main on Lot 1-2.

Dry utilities are underground and all new power and phone lines should be installed underground.

Drainage

Specific drainage studies would need to be done for the study area, if not completed already, to determine the need for on site storm water detention. The drainage has been graded and filled along Reno Drive. There may be a need to check this area for connection and drainage prior to construction.

Soils

The town engineer says the soils are not good. The impact of this on roadway and building construction costs will need to be studied.

Ownership


Other

There is a foundation for a building on Lot 1-1, a 16,000 square foot footprint. The owner would like to be able to use this foundation.

Roadways/lighting/sidewalks

Reno Drive and Ranch Drive have 39-foot pavement widths, somewhat wider than a standard residential street of 36 feet. The Town has installed sidewalks along the north side of Reno Drive and installed decorative streetlights along the north side of Reno Drive.

There is an asphalt pathway, which runs along the entire Highway 387 frontage, a very nice facility with potential for good connections to the commercial area.
Wright Commercial Development Study
Photos of Study Area
(Captions—direction camera is looking.)
Photos were taken in July 2003.
SITE ANALYSIS

Study Area

The study area is those lots bounded by State Highway 373 on the north, Ranch Drive on the east, Reno Drive on the south, and the Lowery Hills property on the west.

The Site in General

Area 1, Lots 1-1 through 1-4 have about 56.2 acres of undeveloped land. The remainder is located in Lots 1-53 to 1-59 on the west across Ranch Drive.

The site has been partially graded along Ranch Drive to develop building sites on lots 1-1 to 1-7. The site slopes slightly from the south of the area of those lots. Lot 1-5 is a major slope, which would lend itself to public space.

Zoning

The majority of the study area is mixed commercial, which allows a variety of retail and commercial uses. There is no minimum lot size required. There are setback requirements, however, being 25 feet in the front, ten on the rear and side lot lines.

Off-street parking requirements are one per 300 square feet of building space. On-street parking requirements are set based on building capacity. A parking space would be about 300 square feet with access via sidewalk, landscaping, etc. The access for every square foot of building would need to be approximately 1.5 square feet of street parking.

Access

Access to the property is from the south side of Reno Drive. The large road lots in Area 1 are "wide front," which have a variety of frontage entries in the north to Reno Drive and access. Access to Ranch Drive is difficult because of topography and may be unlikely to be granted by WYDOT because of its structure.

Lot 1-10 is used for the access to the mall. Extending access across this lot to the study area would be beneficial, as well as the proposed development on this study area. This land would have to be purchased or donated to be used as a right-of-way for a corridor.

Roadway/Walking/Bicycling

Reno Drive and Ranch Drive have 15-foot pavement widths, somewhat wider than a standard residential street of 16 feet. The Town has installed sidewalks along the north side of Reno Drive and installed curbed and gutter drainage along the north side of Ranch Drive.

There is an untested proposal which runs along the entire length of the Town. There are walkways within the project for connections to the commercial area.

Utilities

Utilities are in place to serve the lots in general. Further subdivisions of the land would require extensions of water and sewer mains to specific land uses. There is a number of public projects along the west side of lots 1-4 to 1-9. These utilities would need to be moved, given a change in the lot layout.

Water is located in Reno Drive and would have to be extended through the site to serve lots 1-7, 1-8, and 1-9.

There is sewer in Reno Drive. Access to sewers from lots 1-1 to 1-7 would be through a service line to the last manhole on the east leg of the existing sewer. Access to lots 1-8 and 1-9 would be through the northeast corner of the lot. Lots 1-7 through 1-15 have a sewer running along the east property. Sewer access to lots 1-7 through 1-15 would be to the existing mains on the west side of the property. The sewer lines in lots 1-10 and 1-11 are questionable. It is possible that a sewer main would need to be constructed across the north side of these lots, to the north of the existing main on lots 1-2.

Drains and utilities are underground and new power and phone lines should be installed underground.

Drainage

Special drainage studies would need to be done for the study area, if not completed already. It is determined that the need for new stormwater detention is necessary. The drainage has been designed and filled along Reno Drive. There may be a need to check this area for compliance and drainage prior to construction.

Soils

The soils engineer says the soils are not good. The impact of this on usability and building construction would need to be studied.

Ownership

The Town owns the rear lots, lots 1-7, 1-8, and 1-10 and 1-11. There is an individual lot owner (Lots 1-7, 1-8, 1-10, and 1-11).

Other

There is an easement for transportation on Lot 1-2, a 14-foot wide easement. The owner would like to build on this lot.
CHAPTER 6—CONCEPTUAL DEVELOPMENT PLANS AND COSTS

Section 6.1 - Community and Project Goal

- The goal of the community is to create a downtown for Wright, bring in service and retail businesses, and create jobs in these sectors of the economy.
- The purpose of the study is to determine how the study area can be developed to create the downtown/retail area the town desires.

The current lot sizes and lot configurations are not suitable to development of retail businesses or a "downtown." The lots are too large, with several being three to five acres in size. The rear, or north, side of lots owned by the town are too large, have a slope to the north, have limited access to both the streets and water, and in some instances, sewer. To develop marketable lots, the town's goal is to redesign the lot layout such that the town can work with the private landowners, whose lots have access and water and sewer, such that the private owners can proceed to sell their lots. Meanwhile, the site can be planned and new infrastructure provided in a fashion that creates a marketable retail area and a downtown atmosphere of pedestrians as well as vehicle traffic, a variety of services and facilities, and a successful development. Success is defined as the build out of a retail and service area with sustainable businesses which provide services to the community as well create new jobs, and create an area of public activity which complements the retail activity.

There is no intent to be a detriment to the mall, but to provide opportunities for additional business within the community. The town must be able to respond to continued moderate growth or rapid short term growth due to construction of a power plant or other major facility in the area.

Section 6.2 - Development/Design Approach

Wright has a mall, but no downtown. The definition of downtown for this study will be an area of businesses with retail storefronts located on the street, with parking on-street and an emphasis on pedestrian. Public parking beside or behind the buildings will provide for additional off-street parking that is shared and therefore will reduce the total parking required for the area. Street frontages should be landscaped with wide sidewalks, plantings, decorative streetlights, benches, and trash receptacles.

Keys to Downtown Development
- Storefront development.
- On-street parking and shared off-street parking.
- Pedestrian orientation—wide sidewalks, and a compact, walkable, development with streetscape improvements and gateways.

- Low-speed roadways.
- Twenty-four hour activity—people.
- Orient a main street area for pedestrian and small, flexible retail and services building space along a low-speed street with wide sidewalks, on-street parking as well as shared parking lots, with streetscape improvements.
- Leave external lots, possibly Lots 1-2 and 1-14A, available for standalone businesses such as banks, gas stations, hardware stores, and car dealers. These businesses would have their own parking and be set back from the street in typical modern day commercial development format.
- Allow the privately owned lots, 1-1, 1-3, and 1-4, to be marketed for the high end, stand alone retail services such as banks and upscale restaurants as a first phase; businesses that are based on community support rather than being associated with retail traffic generated by the total development.
- Coordinate with the private landowners as to their plans, such that an overall plan can be developed which meets the needs of the community and the private lot owners.
- The town should develop design guidelines for development in the downtown. (Examples are provided in the appendix.)
- The entire downtown should be kept compact, so that shoppers will be able to park in one location and walk to any of their destinations within the downtown.
- Storefronts could have a two-story facade if not two actual stories, which would allow for the owner/tenants to live upstairs. Or modern one story buildings with a high storefront now being built around the country could provide the same effect of a human/pedestrian scale main street.
- A public facility, an anchor for the downtown, could be a civic auditorium with meeting rooms, could be used for community gatherings, events as outlined in Chapter Four, school activities, a venue for the arts, and shared with the private sector as a movie theater. This facility should be surrounded by or adjacent to a town square with public art and other streetscape features. The Lifeline on Lot 1-5 provides an opportunity to have a natural amphitheater for outside activities, which would be a town facility.
- As many of the businesses as possible and the auditorium, if possible, should face east/west so to minimize winter snow and ice problems.
CHAPTER 6

6.3 Approach to Implementation

6.4 Design Criteria

- **On-street parallel and angle parking should be used for convenience of offpeak hour shoppers, with shared municipal lots allowing for overflow and peak hour parking. The on-street parking will also serve to slow down the traffic to a twenty-miles-per-hour speed and reduce traffic hazards associated with higher speeds. Streetscaping, landscaping, and crossings for pedestrians should be included in the plan.**

**Section 6.3 - Approach to Implementation**

**Financial**

The town can go a long way towards developing a downtown by obtaining grants to install the new streets, parking, and streetscape. The town could also work to obtain grants to build the community center/library or work with the community for contributions. The town could own a building or two to lease at an affordable price for recall or services. The town may be able to use a variety of funding sources, including grants and loans as outlined in the appendix, to fund the development of the public elements of the site, the public infrastructure and public buildings.

The Business Ready Community Program, starting soon with the Wyoming Business Council, could allow for the town to build roads and buildings on a “build it and they will come” basis, without the promise of job creation.

Downtown Development and Infrastructure Grants from the WBC require job creation. Wright is not a low-income community. Obtaining grants for low-income people may be a problem, so the Business Ready Community Program may be the most fruitful approach for the town.

Another viable approach to construction of infrastructure and the community center or specific buildings is the Capital Facilities Tax. This is a tax voted on by the public for specific purpose projects, such as buildings and infrastructure. The new campus in Gillette is funded by such a tax.

The town must sign off on the ballot issue for any Capital Facilities Tax. Without the town’s approval of Gillette and the county cannot go forward with such a proposal. In other counties where the tax has been used successfully, each municipality includes their own project on the ballot. In this fashion the voters in every community are able to directly benefit from the tax for a project of their own.

**Development Process**

- The town and private property owners need to agree on a development plan or format for the site, including the development of infrastructure, planning, land tracts or lots adjustments, architectural style, landscaping. This could be accomplished through the adoption of an overall plan for the site. Ultimately, a site plan for individual lots or businesses could be approved administratively, subject to a review and meeting the minimum standards set forth in the overall plan.

- The town should amend the General Commercial Zoning District to allow for zero lot line development, which will allow for more flexibility in design, particularly in the main street area.

- The town’s off-street parking requirements are typical to those in other communities, in general one parking space per two hundred square feet of floor area of a retail building. This is often also expressed as five spaces per thousand square feet. To improve the efficiency of parking, however, the town should provide a provision for stacking parking spaces in off-street parking lots. To accomplish this, an agreement for a process of sharing parking must be developed with the private land owners and the town. Daytime retail shoppers can use the same spaces as those attending evening events at the community center. Public parking lots are grant fundable and considered infrastructure. Sharing of these spaces among businesses and the town’s uses, the community center, would allow for lower development costs.

- The town should adopt a provision in its subdivision regulations for a Record of Survey replat. This record of survey would replace a subdivision replat process and allow the development of a site, in accordance with an approved plan, as an administrative process, without the time or costs associated with the processing of a plat through the standards subdivision process. The Record of Survey is outlined in the appendix.

- The town has installed decorative street light, sidewalks, and street furniture, including trash receptacles and benches along Reno Drive. This streetscape should be used throughout the project area, using those basic elements combined with landscaping to provide for pedestrian activity and a human scale for the site.

- The town and property owners should agree on a logo for the area, based on an identity theme such as Uptown Wright. The name and logo would best be used on welcoming and directional signage, at parking lots and on public facilities to provide a visual identity for the area.

- The town should develop gateways at the entrances to the Uptown Wright, at the west approach on Reno Drive, the east approach on Reno Drive, and the North approach on Ranch Drive. The gateways should be pleasantly landscaped with logo signage that identifies the area and establishes the theme of Uptown Wright.

**Section 6.4 - Design Criteria**

The criteria controlling this design are proposed to be held wherever possible.

- Gravity sewer, so no lands have to be served by lift stations.

- Development occurring away from drainages to minimize earthwork.
CHAPTER 6

6.5 Design Layouts

6.6 Plan One: Development of the Current Layout

- Mall Road Extension

Commercial Development Study for the Town of Wright

- Develop flat areas to minimize earth work.
- No frontage roads are required.
- Lot designs allow for construction in phases.
- Lot layouts allow for construction of a variety of parcels, based on the needs of the lot purchasers and their space requirements. Lots should be able to be sold in combination.
- The town should also adopt a site plan approval process for approval of the individual proposed sites within an overall site plan.

Section 6.5 - Design Layouts

The three design layouts provide different approaches to accomplishing the development of a viable retail/community area for Wright. There are three in specifics but all retain the basic design criteria listed in Section 6.4.

- All three propose a public facility on Lots 1-5, an auditorium and community center, as an anchor to the development. This facility will generate daytime and nighttime activity in the area, something critical to any successful community center.
- All three propose a phased extension of a roadway to the mall from Reno Drive. The format and phasing for this roadway can vary significantly.

Alternatives include:
- Not developing the road at all, but having the extension of a private drive access Lot 1-2 with no extension to the west;
- Extending and terminating a public road to the southwest corner of Lot 1-1;
- Extending a public road through to the west, and work with the adjacent land owner to dedicate a right of way on Lot 12-18, construct a public road on Lot 12-18 and have an additional lot or two to develop north of the mall, either as an initial phase or a later phase of the development;
- Providing one or more cul-de-sac turn around areas at points along the roadway as it may be constructed in phases. As shown on Plan Three, the road serves new lots, but terminates without extending through to the west.
- Lots 1-8 through 1-13 are plated with fifty-foot widths and depths of 250 feet. There are dry utilities, power and phone installed along the west end of these lots. Plan One leaves the lots intact with the possibility of using the utilities. Plans Two and Three may require relocation of these utilities.

Section 6.6 - Plan One: Development of the Current Lot Layout

Plan One utilizes the existing lots as they are currently plated. This is the lowest cost alternative from the town's point of view, and leaves the cost of development primarily with the lot purchaser. Without any infrastructure improvements or buildings constructed by the town, all lots would be accessed from Reno Drive and Ranch Drive. Two of the town's lots, 1-2 and 1-5, would have to remain as flag lots with limited access and little potential for being subdivided as smaller lots more suitable to development of smaller, flexible retail and service establishments.

The lot ownership would not change. Lot 1-1, which currently has a foundation that the owner would like to use, could be accessed solely from Reno Drive as a first phase development. Lot 1-3 can also be accessed from Reno Drive, and subdivided into smaller lots facing on Reno Drive. Lots 1-4 could be accessed from Reno Drive solely and split onto two or more parcels and still be usable for a variety of purposes.

Lots 1-6 to 1-13 can be accessed from their frontage on Ranch Drive. These lots have power and phone installed along the west or rear lots. Using the lots in a group could save costs of relocating these utilities. These lots would be suitable for developing small, flexible retail and service spaces, either on a lot-by-lot basis as plated, or with a shared effort among the three lot owners.

Water for all three lots is located in Reno Drive. Sewer would be accessed by extending services from individual buildings to the end of the two sewer mains, one on Lot 1-2 and one on Lot 1-14A. Water would have to be extended in Ranch Drive or on the lots themselves, potentially at their west end.

Lot 1-12 is a flag lot behind 1-1 and 1-3. A sixty-foot extension to Reno Drive, the flagpole, provides for access. This lot is physically downhill from the lots on Reno Drive and drops very quickly to Highway 387 in its northerly 100 feet. The lot could be used as a site for a larger building and business with a private road extending along the flagpole portion of the lot to Reno Drive. Lot 1-5 is reserved for a community center for the town. It can be accessed via the flagpole sections on Lot 1-1 and its own flagpole. It is remote from water and is below the existing sewer manhole on Lot 1-2. New utilities would have to be extended to service this lot. The topography is such that this lot is physically separated from the lots to the south of it by a slope that is steep in development terms, and more expensive to develop. Lot 1-14A is another large lot which fronts on Ranch Drive. There is limited ability to access the highway directly from any of the three north lots. In addition, this lot also sits very steeply to the highway in its last 100 feet. The northern section of the lot's frontage on Ranch Drive also drops steeply to the street. This lot could be subdivided into two or three lots, all with access to the street. Water and sewer would need to be extended to this lot as well.

Mall Road Extension

A second or third area of phasing is the extension of a public road along the flag pole section of Lots 1-2 and access to Lot 1-2 to Lot 12-1B, which serves as the private access to LaCigo Hills Mall. Lots 1-1 and 1-3 can be developed without this road extension. However, it is an entirely feasible alternative for the town and private owner to cooperate and possibly share costs of extending this roadway to two or three phases. The first phase would be to extend the street to the southeast corner of Lot 1-2 as a public street. This would allow for private access to a future community center on Lot 1-5, discussed below.
CHAPTER 6

6.6 Plan One-Development of the Current Layout Continued

- Community Center/Auditorium
- Site Plan One-Development costs
- Advantages and Disadvantages

6.7 Plan Two: Shopping Center/Main Street Combination

and better access for Lot 1-1 and 1-3. These costs would best be shared among
the landowners if the design can be such that it benefits all the owners. As a
second phase the public road could be extended across Lot 1-2 to connect to a
future roadway on Lot 12-1H, which would be constructed by others. This
extension could be only as far as the first structure or last in line of a subdi-
vided Lot 1-2.

Town of Wright Community Center/Auditorium
As a later, or concurrent phase of development, the town, through whatever
financing mechanisms available to it, including school district funding, grants,
or a capital facilities tax, could construct a community center/auditorium on
Lot 1-5. This facility would need to be accessed by public streets, with two
accesses and a streets being between Lot 1-1 and 1-3 and another at 1-3 and 1-4.

These streets could be publicly financed or financed with the assistance of the
land owner of Lots 1-1 and 1-3 as these lots would benefit as well. That
facility could be a ten thousand square foot, or bigger, building with an
auditorium for events and meeting rooms for meetings and daily activities.

Shown on the plan, with the community center are parking lots to serve the
building, which ultimately, but more effectively in Plans Two and Three,
would be shared with the other uses on the site to reduce the number of total
parking spaces required on the site. As the lot slopes to the north, construction
would have to be engineered to the site. A natural amphitheater on the grassy
slope north of the community center would be used for an amphitheater or
event area with a band shell or other facility down the hill, sharing parking
with the community center.

Site Plan One - Development Costs
Costs spreadsheets were developed for all elements of all three plans. These
are included in the appendix.

The site can be developed such that all costs except for those associated
with the small road extension and the community center can be financed by
lot purchasers.

Given the desire to extend the mall road as a public road, the costs for a 36
foot street with water and potentially sewer, street lights and sidewalks,
would cost approximately $200,000 from Reno Drive to the first intersec-
tion, shown as “A” on the plan. The extension of the road from that point
to the west end of Lot 1-2 would cost an additional ballpark figure of
$300,000. The total cost to extend the road through the entire site would
be $500,000.

The cost of development of a community center/auditorium could be in a
range of $1,500,000 for the building itself, $750,000 for the access roads
and utilities, and $200,000 for parking and landscaping of the site.
The community center, publicly funded investment, could cost $3,500,000,
or more.

Advantages and Disadvantages of Plan One
An advantage of this site plan is the center of activity investment. The site, related to split the larger lots, is marginally more marketable
than the current layout. The extension of the mall road is a significant cost for
the potential benefit received of an additional lot or two, unless the market is
such that the private sector can fund all or part of the roadway.

The major cost for this plan is the development of the community center. The
site will work without this facility, but such a facility is necessary for the area
to become a center of activity, a downtown, or an Uptown Wright.

Section 6.7 - Plan Two: Shopping Center/Main Street Combination
Plan Two proposes to utilize the front lots and southeast lots in the study area
as a shopping center development. Lot 1-1 would be a separate building and
Lots 1-3 through 1-13 would be a combination of freestanding buildings such as
a bank, restaurants and retail spaces with shared space, and flexible
buildings for the smaller businesses. The lots would share parking as in a
traditional shopping center. Lots 1-3 and 1-4 would be split into smaller sizes,
which could be separately owned, but under a managed site could share in
the operation and maintenance of the shared parking, landscaping and other
elements built according to an overall plan for the site. Design standards for
the site and buildings could allow flexibility from lot to lot within a design
framework for the whole site that could maintain a high level of quality.

The second major element of the site would be a public loop road through the
site on which shops and the community center would front. The site would
have to be graded to take advantage of the change in elevation along the loop
road, where the site drops rapidly to the north. However, the transition could
be made along the street itself. Shops in the shopping center could have a
double orientation, both internal to the shopping center and also to Main
Street. Main Street would be a 36-foot street with boulevards and wide walks
or with only wide walks. On-street parking would be allowed, with near
parking lots and shared parking areas with the shopping center and community
center allowing for an efficient use of parking spaces and an adequate supply
of parking spaces for the hours of peak activity. Wide walks, street lights,
landscaping and street furniture would establish a pedestrian-friendly atmo-
sphere.

Modern storefront buildings could be used along Main Street for small
and flexible retail space for niche businesses. Pictures of modern storefront
buildings are included in the appendix of the plan. These buildings work very
well in a main street scenario and are attractively designed and dated.

A major addition to the site for Plan Two is the Community Center Drive,
which is again a 36-foot roadway with walks, boulevards, and landscaping that
would run from Reno Drive to Main Street. The roadway would be a first
phase of the development, with potential grant funding or shared costs with
Plan One - Development of the Current Lot Layout

- Plan One utilizes the existing lots so they are not severely divided. This is the lowest cost alternative from the town's point of view, and it results in the least number of parcels, which is a factor to consider in developing smaller, flexible retail and service buildings.

- The lot coverage should not exceed 25%. The current laws in the town stipulate that the lot would be limited to 25% of coverage, which could be achieved without developing the lot to the full legal size.

- The base depth would be 60 feet and the maximum depth would be 90 feet. This is the same size as the existing lots, and it can be developed with the current zoning regulations.

- New lot lines can be established along the north and south property lines. The north property line is to be determined by the new development. The south property line would be in the town of Wright.

- Water for all of the lots is located behind the lots, with the water table being close to the top of the building and the lot. The water would be supplied through a public utility.

- Lot 1-2 is a designated extension to the lot, and it is a large size for a commercial lot, as it is a commercial lot. This lot could be developed with a public utility, and it could be developed with a public utility.

- Mall Road Extension

A second or third lane of the mall is proposed. This would be an extension of the existing mall road. The mall road is to be extended and the parking area is to be extended.

Town of Wright Community Center/Auditorium

As a small, new town, the infrastructure is being planned. The town is being planned in a community with a community center and an auditorium. The community center would be a large auditorium, and it would be a place for community activities.

Site Plan One - Development Costs

The costs for the development of the site are as follows:

- The cost of developing a commercial lot is $25,000,000 for the building, $20,000,000 for the parking area, and $10,000,000 for the landscaping.

- The total cost of the development is $65,000,000, which includes the building, parking area, and landscaping. The community center would be a separate cost, and it would be $20,000,000.
LOT LAYOUT FOR
WRIGHT COMMERCIAL DEVELOPMENT STUDY
PLAN ONE

Latigo Hills Filing 2

Plan One utilizes the existing lots as they are currently zoned. This is the lowest cost alternative from the owner's point of view, and leaves the cost of development primarily with the homeowner. Without any infrastructure improvements or buildings constructed by the lots, all lots would be available from Roma Drive and Ranch Drive.

Two of the twenty lots, lots 1-1 and 1-2, would have to remain on flag lots with limited access and little potential for being subdivided as smaller lots most suitable to developments of smaller, flexible town and service establishments.

The lot ownership would not change. Lot 1-1, currently having a foundation which the owner would like to use, could be accessed only from Roma Drive as a flag lot development. Lot 1-2 could only be accessed from Roma Drive, and subdivided into smaller lots facing on Ranch Drive. Lot 1-4 could be accessed from Roma Drive only and split into two or more parcels and will be divisible for a variety of purposes.

Lots 1-4 to 1-12 can be accessed from their frontage on Ranch Drive. These lots have power and phone installed along the front or rear lots. Using the lots in a group would create ideas for developing small, flexible town and service spaces, either in a lot by lot basis or planned, as a shared effort among the three lot owners.

Water for all these lots is located in Roma Drive. Service would be provided by extending services from individual buildings to the end of the two sewer areas, one on Lot 1-2 and one on Lot 1-14. Water to be extended to Ranch Drive on the lots themselves, potentially at their rear end.

Lot 1-2 has flag lot behind 1-1 and 1-3. A street that accesses to Roma Drive, the flag lots, provides access. This flag lot is physically down from the flag lot on Roma Drive and is very deep in the very north (100 feet). The lot could be used as are the other larger buildings and businesses with a private road extending along the flag lot portion of the lot to Roma Drive. Lot 1-5 is reserved for a community center for the town. It was accessed from the flag lot number on Lot 1-1 and the corner block. It is to remain water-irrigated as it is below the existing sewer line and has not been sold.

Lot 1-2 has a small water main just above and across from the flag lot at 1-1. The flag lot is physically set off from the street on Roma Drive and is very deep in the very north. The street is more convenient to the front area. Lot 1-14 has a larger water main through Ranch Drive. There is limited access to access the highway directly from the remainder of the town.

In addition, Lot 1-3 also has access to the main highway at the 70/170 feet. The northern section of the lots on Roma Drive also access directly to the highway. This lot could also be subdivided into two or three lots, all with access to the street. Water and sewer would need to be extended to the lots as well.

Mall Road Extension

A squared or angled area of planting extending a public road along the flagged area of Lots 1-2 and across Lot 1-2 and Lot 2-10, which serves as the primary access to Latigo Hills Mall. Lots 1-1 and 1-2 are not developed with this road extension. However, it is an entirely feasible alternative for the town if private access to corporate and possible shared areas of extending this roadway is on two opposite sides. The first place would be to extend the street to the southeastern corner of Lot 1-2, a public street. This would allow the public access to a future commercial center at Lot 1-5, discussed below, and future access to Lot 1-1 and 1-3. These costs would have the shared among the landowners in the design which can be shared of the owners. As a second place the public could be extended across Lot 1-2 to connect to a larger roadway on Lot 1-10, which would be more commercial by nature. This extension could be only as the first structure of the land lot 1-2.

Town of Wright Community Center/Auditorium

As an inter-agency concept of development, the site would serve a variety of functions available in the city, including school district funding, grants, a capital facilities, and would require a community center on the site. The facility would need to be accessible by public streets, with access off adjacent streets being Lot 1-1 and 1-3 and another 1-5 and 1-4. These costs would be jointly shared with the owner of Lots 1-1 and 1-3 in the site. These lots would benefit as well. That facility could be a ten thousand square feet store, a parking lot, or with an auditorium for events and other activities. The site on the plot with the community center is parking lots to serve the building, which ultimately would be more efficient in the case of Places Two and Three. These would be shared with the access from the site to probable number of lots parking spaces required on the site. As the lot depth to the north, common area would have to be something for the site. A natural visualization on the property line to the north of the community center would be used for an amplification or event area with a horse stable or other facilities.

Site Plan One - Development Costs

Costs were developed for all elements of all three zones. These are included in the appendix.

- The site can be developed such that all lots except for those associated with the mall road extensions and the community center can be financed by lot purchases.
- Costs to extend the mall road as a public road, 100 feet for a total of 100 feet with water and underground services, public streets, sidewalks, etc., would cost approximately $100,000 from Roma Drive to the first intersection, shown at "A" on the plan. The extension of the road from the point of the intersection to Lot 1-1 would cost an additional five lots of $300,000. The total cost for the road through the site would be $300,000.

- The cost of development of a community center/auditorium could be in the range of $50,000 to $75,000 for the building itself, $25,000 for the access roads and utilities, and $100,000 for parking and landscaping of the site. The community center, a publicly financed investment, could cost $250,000 or more.
CHAPTER 6

6.7 Plan Two: Shopping Center/Main Street Combination Continued

- Mall Road Extension
- Community Center/Auditorium
- Site Plan Two Development Costs
- Advantages and Disadvantages

Costs were developed for all elements of all three plans. These are included in the appendix.

As shown on Plan Two, the Main Street loop from Ranch Drive west to Reno Drive at Lot 1-1 would cost, with water, sewer, sidewalks and lights, $1,168,487, including Community Center Drive. An additional $50,000 would assist with the construction of a parking lot in the shopping center area. The cost of extending the mall road to the mall from its intersection with Main Street is estimated at $280,588.

The cost of development of a community center/auditorium could be in the range of $1,500,000 for the building itself, $750,000 for the access roads and utilities, and $200,000 for parking and landscaping of the site. Costs for bringing utilities to the site are included in the Main Street and Community Center Drive Estimates.

Advantages and Disadvantages

The advantages of this plan for the town in this site plan are the development of a main retail center which would complement the phase one retail development along Reno Drive. The community center again would be the co-anchor of the site with the retail and service businesses. The major cost for this plan is the development of the infrastructure to serve the new smaller, more flexible and marketable lots, and the community center.

The disadvantages of this plan versus Plan One are the costs of infrastructure required for development of the site, and the coordination required to share costs, construct the site under a good set of design guidelines, and maintain the site in a managed fashion.

Section 6.8 - Plan Three – Shopping Center/Large Lot Development

Site Plan Two Development Costs
Plan Two: Shopping Center/Main Street Combination

Plan Two proposes to utilize the front lots and outparcel lots in the study area as a shopping center development. Lot 1-1 would be a separate building and Lots 1-3 through 1-14 would be a combination of freestanding buildings such as banks, restaurants and retail stores with shared space, and flexible buildings for the smaller businesses. The lots would share parking in a traditional shopping center. Lots 1-13 and 1-14 would be split into smaller sites, which could be separately owned, but under a managed site could share in the operation and maintenance of the shared parking, landscaping and other elements built according to an overall plan for the site. Design standards for the site and buildings could allow flexibility from lot to lot within a design framework for the whole site that could maintain a high level of quality.

The second major element of the site would be a public loop road through the site on which shops and the community center would front. The site would have to be redesigned to take advantage of the change in elevation along the loop road, where the site drops rapidly to the north. However, the transition could be made along the street itself. Shops in the shopping center could have a double orientation, both toward the shopping center and also to Main Street. Main Street would be a 24-foot street with sidewalks and wide walks, or with only wide walks. On-street parking would be allowed, with rear parking lots and shared parking areas with the shopping center and community center allowing for an efficient use of parking spaces and an adequate supply of parking spaces for the hours of peak activity. Sidewalks, street lights, landscaping, and street furniture would establish a pedestrian-friendly atmosphere.

Modern freestanding buildings could be used along Main Street for small and flexible retail space for niche businesses. Pictures of modern freestanding shop buildings are included in the appendix of the plan. These buildings work very well in a main street scenario and are attractive and up-to-date.

Mall Road Extension

The mall road extension could be accomplished as outlined in Plan One.

Town of Wright Community Center/Auditorium

The Community Center could be accomplished as on Plan One.

Site Plan Two Development Costs

Cost spreadsheets were developed for all elements of all three plans. These are included in the appendix:

- As shown on Plan Two, the Main Street loop from Ranch Drive west to Reno Drive at Lot 1-1 would cost, with water, sewer and curbs and lights, $1,160,087, including Community Center Drive. An additional $50,000 in public funds could be used to assist with construction of shared parking lots in the shopping center area. The cost of extending the mall road to the mall from its intersection with Main Street is estimated at $200,196.

- The cost of development of a community center/auditorium could be in the range of $5,900,000 for the building itself, $750,000 for the access roads and utilities, and $2,200,000 for parking and landscaping of the site. Costs to bring utilities to the site are included in the Main Street and Community Center Drive Extensions.
Plan Two: Shopping Center/Main Street Combination
Plan Two proposes to utilize the front lots and south end lots in the study area as a shopping center development. Lot 1-1 would be a separate building and Lots 1-3 through 1-5 would be a combination of freestanding buildings such as a bank, restaurants and small retail spaces with shared space, and flexible buildings for the smaller businesses. The lots would share parking as in a traditional shopping center. Lots 1-3 and 1-4 would be split into smaller sites, which could be separately owned, but under a managed site could share in the operation and maintenance of the shared parking, landscaping and other elements built according to an overall plan for the site. Design standards for the site and buildings could allow flexibility from lot to lot within a design framework for the whole site that could maintain a high level of quality.

The second major element of the site would be a public loop road through the site on which shops and the community center would front. The site would have to be graded to take advantage of the change in elevation along the loop road, where the site drops equably to the north. However, the transition could be made along the street itself. Shops in the shopping center could have a double orientation, both to the South and east to Main Street. Main Street would be a 30-foot width with sidewalks and wide walkways or with only wide walkways. On-street parking would be allowed, with rear parking lots and shared parking areas with the shopping center and community center allowing for an efficient use of parking spaces and an adequate supply of parking spaces for the hours of peak activity. Wide sidewalks, street lights, landscaping, and street furniture would establish a pedestrian-friendly atmosphere.

Modern commercial buildings could be used along Main Street for small and flexible retail space for niche businesses. Portions of modern commercial shop buildings are included in the appendix of the plan. These buildings work very well in main street scenarios and are attractive and up to date.

Mall Road Extension
The mall road extension could be accomplished as outlined in Plan One.

Town of Wright Community Center/Auditorium
The Community Center could be accomplished as on Plan One.

Site Plan Two Development Costs
Costs spreadsheet were developed for all elements of the three plans. These are included in the appendix.

- As shown on Plan Two, the Main Street loop from Ranch Drive west to Renata Drive at Lot 1-4 would cost, with water, sewer, sidewalks and lights, $1,016,097, including Community Center Drive. An additional $50,000 in public funds could be used to assist with construction of shared parking lots in the shopping center area. The cost of extending the mall road to the mall from its intersection with Main Street is estimated at $280,358.

- The cost of development of a community center/auditorium could be in the range of $1,200,000 for the building itself, $750,000 for the access roads and utilities, and $250,000 for parking and landscaping of the site. Costs to bring utilities to the site are included in the Main Street and Community Center Drive Estimates.
CHAPTER 6

6.8 Plan Three: Shopping Center/Large Lot Development

- Mall road Extension
- Community Center/Auditorium
- Site Plan Three Development Costs
- Advantages and Disadvantages

Plan Three is very similar to Plan Two. Please review the description of Plan Two. The two major differences are that there is no Community Center Road connecting the shopping center area on the lots along Reno Drive and the large lots owned by the town on the north. The second difference is that there is no main street development, only a roadway serving the north side of the lots on Reno, which will allow them to be split and be more useful and marketable lots, while the north tier of lots are left to be developed as larger sites. In this plan, the shopping center and the north lots are essentially separate portions of the site, and the amount of coordination and effort to create a main street atmosphere has been reduced significantly.

The lot ownership would change through an adjustment of land areas to balance out the value of the roadways and land to be exchanged.

Water, sewer and dry utilities would be installed in the loop road and loop around Reno Drive at Lot 1-1. However additional sewer and water would need to be provided, as in the other site plans, along the north side of Lots 1-5 and 1-14A.

Mall Road Extension

In this plan the south end of the mall extension would be constructed with the community center as either a public road or public/private-shared effort. From the intersection with the loop road the mall extension could either end, be extended as a private street, or ultimately be extended as a public street, depending on the proposed use of Lot 1-2. A second or third area of planning is the extension of a public road along the flag pole section of Lots 1-2 and across lot 1-2 to Lot 1-2B, which serves as the private access to Latigo Hills Mall. Lots 1-1 and 1-3 can be developed without this road extension.

Town of Wright Community Center/Auditorium

Again the community center is the co-anchor of the site with the retail and service businesses. The community center would be built in coordination with the shopping center construction. At a later, or concurrent phase of development, the town, through whatever financing mechanism available to it, including school district funding, grants, or a capital facilities tax, could construct a community center/auditorium on Lot 1-5. This facility would need to be accessed by public streets, with two accesses and streets being between Lot 1-1 and 1-5 and another at 1-3 and 1-4. These streets could be publicly financed or financed with the assistance of the land owner of Lots 1-1 and 1-3 as these lots would benefit as well. That facility could be a ten thousand square foot, or bigger, building with an auditorium for events and meeting rooms for meetings and daily activities. Shown on the plan with the community center are parking lots to serve the building, which ultimately, but more effectively in Plans Two and Three, would be shared with the other uses on the site to reduce the number of total parking spaces required on the site. As the lot slopes to the north, construction would have to be engineered to the site. A natural amphitheater on the grassy slope north of the community center would be used for an amphitheater or event area with a band shell or other facility down the hill, sharing parking with the community center.

Site Plan Three Development Costs

Cost spreadsheets were developed for all elements of all three plans. These are included in the appendix.

- As shown on Plan Two, the loop street from Ranch Drive west to Reno Drive at Lot 1-1, would cost, with water, sewer sidewalks and, lights, $1,017,715. The cost of extending the mall road from its intersection with the loop road is estimated at $280,588.

- The cost of development of a community center/auditorium could be in the range of $1,200,000 for the building itself, $730,000 for the access roads and utilities, and $200,000 for parking and landscaping of the site.

Advantages and Disadvantages

The advantages of this site plan for the town in this site plan are the development of a better overall site, which would allow for flexibility in development for lot purchasers. The community center again would be the co-anchor of the site with the retail and service businesses. The true cost for this plan is the development of the infrastructure to serve the new smaller, more flexible and marketable lots, and the community center.

The disadvantage of this plan versus Plan One are the costs of infrastructure required for development of the site, and the coordination required to share costs, construct the site under a good set of design guidelines, and maintain the site in a managed fashion.
Plan Three: Shopping Center/Large Lot Development

Plan Three is very similar to Plan Two. Please review the description of Plan Two. The two major differences are that there is no Community Center Road connecting the shopping center area on the lots along Reno Drive and the large lots owned by the town on the north. The second difference is that there is no railroad development, only a railroad serving the lots on Reno Drive which allow them to be split and enter conflict and not violate lots, while the northern lots of lots will be developed at larger scale. In this plan the shopping center and the northern lots are essentially separate portions of the site, and the amount of centralization and effort to attract a main street atmosphere has been reduced significantly.

Lot Ownership would change through an adjustment of land areas to balance out the value of the roadways and land to be exchanged.

Water, sewer and dry utilities would be installed in the loop road and loop around in Reno Drive at Lot 1-1. However, additional sewers would need to be provided, so the other site plans along the north side of Lots 1-5 and 1-14A.

Mall Road Extension

In this plan the south end of the mall extension would be connected with the community center or enter a public road or participate in a shared effort from the intersection with the large road. The mall extension would be utilized as a private street or, alternatively, extended as a public street, depending on the proposal for the mall extension, the extension of a public road in the right-of-way section of Lots 1-2 and across lots 1-2 to Lot 12-19, which serves as the private access to Latigo Hills Mall. Lots 1-1 and 1-5 can be developed without this road extension.

Town of Wright Community Center/Auditorium

Again the community center is the center of the site with the retail and service businesses. The community center would be built in coordination with the shopping center construction. As a later or concurrent phase of development, the town, through whatever financing mechanism available to it, including school district funding, grants, or a capital facilities tax, could construct a community center/auditorium on Lot 3-5. This facility would need to be accessed by public streets, with two access and service lanes between Lots 1-1 and 3-3 and between Lots 1-2 and 1-4. These access would be publicly financed or financed with the assistance of the land owner of Lots 1-1 and 1-3 as these lots would benefit as well. The facility could be a combination of a building and an auditorium for events and meeting rooms for meetings and daily activities. Shown on the plan with the community center are parking lots to serve the building, which ultimately, but most effectively, as Plans Two and Three, would be shared with the other uses on the site to reduce the number of parking spaces required on the site. As the lot steps to the north, construction would have to be engineered to the site. A natural amphitheater on the upper slope north of the community center would be used for an amphitheater or event area with a band shell or other facility down the hill, sharing parking with the community center.

Site Plan Three Development Costs

Costs spreadsheets were developed for all elements of all three plans. These are included in the appendix.

- As shown on Plan Two, the loop street from Ranch Drive west to Reno Drive at Lot 1-4, would cost, with water, sewer, sidewalks, utilities, $3,007,245. The cost would be estimated at $830,158.

- The cost of development of a community center/auditorium could be in a range of $1,000,000 for the building itself, $750,000 for the access roads and utilities, and $200,000 for parking and landscaping of the site.
Plan Three: Shopping Center/Large Lot Development

Plan Three is similar to Plan Two. Please review the description of Plan Two. The two major differences are that there is no Community Center Road connecting the shopping center area to the lots along Knox Drive and the large lot owned by the town on the north. The second difference is that there is no main street development, only a roadway serving the north side of the lots on Knox, which will allow them to be sold and be more useful and marketable lots, while the north side of lots 10-15 is left to be developed as larger sites. In this plan, the shopping center and the north lots are essentially separate portions of the site, and the amount of connectivity and effort between the main street atmosphere has been reduced significantly.

The lot ownership would change through an adjustment of land areas to balance out the value of the roadways and land to be exchanged.

Water, sewer and dry utilities would be installed in the loop road and loop around Knox Drive at Lot 1-5. However, additional sewer would need to be provided, as is on the other site plans, along the north side of Lots 1-5 and 1-14A.

Mall Road Extension

In this plan, the south end of the mall extension would be constructed with the community center to either a public road or public right-of-way effort. From the intersection with the main road, the mall extension could end or be extended as a private street, or ultimately be extended as a public street, depending on the proposed use of Lot 1-5. Another option for planning is to the extension of a public road along the flagpole section of Lots 1-2 and across Lots 1-2 to Lot 1-14, which serves as the private access to Latigo Hills Mall. Lots 1-1 and 1-3 can be developed without this road extension.

Town of Wright Community Center/Auditorium

Again, the community center is the anchor of the site with the retail and service terraces. The community center would be built in coordination with shopping center construction. As a result, as a central piece of development, the town, through whatever financing mechanism available to it, including school district funding, grants, or a capital facilities tax, could construct a community center/private lot 1-5. This facility would need to be accessible by public streets, with two accessways and streets lying between Lot 1-5 and 1-12, and another at 1-5 and 1-14. These streets could be publicly financed or financed with the assistance of the town owner of Lots 1-1 and 1-3 in these lots would benefit as well. This facility could be a two-floor-frame structure, or larger, including an auditorium for events and meeting rooms for meetings and daily activities. Shown on the plan with the community center are parking lots to serve the building, which currently, but more effectively in Plans Two and Three, would be shared with the other uses on the site to reduce the number of total parking spaces required on the site. As lots such as the north, construction would have to be engineered to the site. A central amphitheater on the grassed strip south of the community center would be used for an amphitheater or event area with a bench sale and other facility down the hill, sharing parking with the community center.

Site Plan Three Development Costs

Cost spreadsheets were developed for all elements of all three plans. These are included in the appendix.

- As shown on Plan Two, the loop street from Knox Drive west to Knox Drive at Lot 1-1 would cost, with water, sewer, sidewalks and lights, $679,725. The cost of extending the main road from its intersection with the bony road is estimated at $280,000.

- The cost of development of a community center with amenities would be $1,500,000 for the building itself, $750,000 for the access roads and utilities, and $200,000 for the parking and landscaping of the site.
CHAPTER 7—FINANCIAL ANALYSIS OF ALTERNATE SITE PLANS

Section 7.1 - Site Analysis
The scope of work calls for a prescriptive analysis of the site alternatives to show land costs, infrastructure costs, and necessary cash flow for a business that might be developed on raw land or on developed land.

FRG has completed that analysis in a three page spread sheet included in the appendix. That spreadsheet indicates the total acreage of the study area, and projects potential development projects into a land and time format for development. The table projects a professional building, for example, to require one acre of land and projects property value, assessed sales tax generated, and jobs created.

The table also projects the absorption rate, or how long it will take the land to be developed. The projection is for a fifteen year time period for the professional building, hardware, bank, outdoor sports shop, movie theatre, barber shop, video/movie rental, electronics store, restaurant, general mercantile, other retail and a hotel/conference center to be built on the site.

The cumulative job creation among those uses is projected to be 109 over a fifteen year period. The table then projects estimated annual revenues returned to the town through sales tax and property tax. To this is added the potential for lease revenues and fees for property association fees. These last two are potential depending on the development format for the site.

Without grants to construct the infrastructure, the town will not generate future revenues adequate to cover the infrastructure costs of Plan Two or Plan Three. The town has stated that their goal is not to make money on the project, and not lose a tremendous amount of money on the project, but to create retail and service businesses, and the jobs that come with fast development. Construction of the community center obviously would require grants or tax funds to match local dollars.

Section 7.2 - Business Expense Example

An analysis was performed for a cost to finance a new building constructed on a lot with infrastructure constructed by the town. The price of the lot, while listed in the appendix, is a complex issue. The town and private owners paid variable amounts for the parcels purchased and the sale price of these parcels will be a complex issue between the town and the private land owners. Our analysis, therefore, is completed without the land costs, which would be negotiated between the buyer and seller and would be added onto the buyer's costs of development projected here.

If the cost of the infrastructure proposed for Plan Two or Plan Three, at $1.3 million or more, were to be averaged among the newly created lots on site, the cost would vary from $65,000 to $85,000 depending on the number of lots. In addition, there would be difficulties promoting that cost to each lot equally at each lot requires a variable amount of the infrastructure improvements.

As shown below, the example is for a 5,000 square foot stand-alone structure on a one acre lot, with twenty five parking spaces and 30,000 square feet of landscaping. The building costs were determined from Cole's cost index, adjusted for Wyoming, at $100 per square foot. The landscaping is projected at $2.00 per square foot. The parking was projected at $1,800 per space with landscaping. These costs are based on current bid projects WLC is working on. The building, parking and landscaping costs total $723,151. With this expense the monthly mortgage for the site would be $5,392 for a twenty year mortgage at 6.5 percent interest and $8,211 for a ten year mortgage. The land cost, at whichever price is determined between buyer and seller, would be added to this mortgage cost.

A 5,000 square foot building could be constructed on a one half acre lot, with a reduction of the landscape area by 22,000 square feet to 7,000 square feet. The cost of the building and lot improvements could be cut to $679,151, or about six percent.

Building a 10,000 square foot building on a one-acre lot would cost $1 million for the building, $90,000 for parking, and $37,120 for landscaping, or $1,17,120. There would be a savings on the structure in building one instead of two buildings at twice the cost of one.

Each business is different, with different overhead, capitalization, profit level, operating expenses, etc. The bank and the professional building have different financial structures than a restaurant. Each business owner must evaluate the total cost of doing business on one of the new lots on an individual basis.

### BUSINESS EXPENSE EXAMPLE

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roofing at $30 per SQF</td>
<td>$45,000</td>
</tr>
<tr>
<td>Sidewalk at $10 per SQF</td>
<td>$5,000</td>
</tr>
<tr>
<td>Minimum Cost</td>
<td>$50,000</td>
</tr>
<tr>
<td>HVAC, concrete, electrical, etc., per foot</td>
<td>$75,477</td>
</tr>
<tr>
<td>Parking = one per 200 sq ft of building</td>
<td>$1,127</td>
</tr>
<tr>
<td>25 spaces at $37 per space</td>
<td>$925</td>
</tr>
<tr>
<td>Other miscellaneous expenses*</td>
<td>$2,000</td>
</tr>
<tr>
<td>Landscaping: 20,000 sq ft - balance of $62 per SQF</td>
<td>$8,000</td>
</tr>
<tr>
<td>Total initial lease cost</td>
<td>$732,058</td>
</tr>
</tbody>
</table>

### Business Cost After Amortization of 10% Interest

<table>
<thead>
<tr>
<th>Time</th>
<th>Cost per month</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 years</td>
<td>$4,631</td>
</tr>
<tr>
<td>20 years</td>
<td>$5,589</td>
</tr>
</tbody>
</table>

*Other miscellaneous expenses include, among other things, the build out and the business.
CHAPTER 8

SUMMARY RECOMMENDATION AND NEXT STEPS

8.1 Recommendations

- The town and private property owners review the three site plans and determine a final site plan, which may be a combination of site plans, from which to work.
- The town and private property owners work out immediately the development format for site, whether it be to sell individual lots as platted, with some subdivision of those lots, or to develop a managed site, sharing costs and revenues.
- Seek proposals from developers for development of the entire site, given a site plan, site design requirements, and a requirement to develop a certain percentage of the site within five years. This would allow both the town and the private owners the option of selling the property individually, being landlords and enforcing site design requirements on an individual lot by lot basis.
- From the selected site plan, submit a grant request for the infrastructure improvements to the Wyoming Business Council Investment Ready Communities grant program later in 2003, utilizing the staff of the Campbell County Economic Development Corporation to assist with writing the grant.
- Determine a process for prioritizing a community center on the town’s capital improvement list, and work with the school district and others, including a capital facilities tax effort, to develop the community center on the site.
- Determine, from various alternatives available, the best approach to marketing the site, and to more offices than the site, the town as a place to live and work. This could be accomplished through coordination with the CCEDC, developing a Wright Economic Development Corporation, which could have advantages in development of the site over the town itself as developer. Other aspects of this include a committee of the town council or other make up, and full time person assigned to marketing the town and the site.
- Establish a coordinated effort with the major land owners, the town, residents, business, and others to make land available for development of a broad variety of housing, which is the key to growth of the community and making the town a feasible place to live. At the current time, there is a lack of available housing and a lack of appropriately sized and priced land on which to build new housing. This process is just as important as marketing Uptown Wright.
- Develop a variety of activities to put Wright on the map, including Small Business/Entrepreneurial Training and Development, such as the NE Level entrepreneurial training, Unique Events or Services: The Town and the coordinator of the Uptown Wright project might identify a unique event or service, that could be held annually to draw visitors into the community. An annual summer Uptown Music Festival with jazz, blues, country, barber shop, etc., featuring regional, statewide, or national performers; annual Garden Show, annual Regional Horse Show (not a rodeo), Antique Car Show, Annual Motorcycle show immediately before, or after, Sturgis.
- An architectural theme for the site will be determined by the stakeholders (Town and private landowner) to be consistent throughout the development. Based on preliminary discussions, the project Steering Committee appears to favor a more contemporary architectural theme than is commonly found in Wyoming communities. A contemporary theme will communicate to residents and visitors that the town is a modern community-ready for the future, not holding on to the past.
- Beyond the infrastructure component, there are several options available for site development. The final decision regarding how to proceed with the development will be made jointly by the Stakeholders. A major consideration in selecting the final development option is to ensure that the private landowner and the Town are not positioned to compete for the placement of a development project, putting the private landowner at a disadvantage. Development options for consideration:
  - Option 1. Market the proposed Uptown Wright concept as one contiguous property to a private Developer. The cost of the site (land) would be negotiated between the Developer and the Stakeholders.
CHAPTER 8

8.1 Recommendations Continued

- Development Process

Option 2. The private landowner's portion of the development site is given top priority and is available for initial commercial and retail projects. The Town of Wright would be responsible for basic infrastructure and would postpone development projects on the Town-owned property until the private land is fully developed.

Option 3. The Stakeholders establish an agreement, prior to any development on the site, to offer the entire site for development according to the opportunities that are presented, with equity and protection of the private landowner's investment through either land exchange or a percentage completion prior to the Town proceeding with development on its portion of the site.

- The Economic Development Committee and its coordinator should design promotional materials to market the site, be prepared to offer incentive packages to potential tenants of the site, work with the Town's existing businesses to form partnerships to create synergy between the existing and potential business tenants, and aggressively pursue new tenants for the site based on the needs and desires of the community.

- The Uptown Wright development should be planned to ensure a quality final product. Prior to the launch of the marketing and recruitment campaign, standard architectural design guidelines, and Conditions, Restrictions, and Covenants (CC&R's) should be established to reflect and ensure that the image and theme are adhered to.

Development Process

- The Town and private property owners need to agree on a development plan or format for the site, including the development of infrastructure, phasing, land trades or lots adjustments, architectural style, landscaping. This could be accomplished through the adoption of an overall plan for the site. Ultimately, via plans for individual lots or businesses could be approved administratively, subject to a review and meeting the minimum standards set forth in the overall plan.

- The Town should amend the General Commercial Zoning District to allow for zero lot line development, which will allow for more flexibility of design, particularly in the main street area.

- The Town's off-street parking requirements are typical to those in other communities, in general one parking space per two hundred square feet of floor area of a retail building. This is often also expressed as five spaces per thousand square feet. To improve the efficiency of parking, however, the Town should make a provision for sharing parking spaces in off-street parking lots. To accomplish this, an agreement for a process of sharing parking must be developed with the private land owners and the Town. Daytime retail shoppers can use the same spaces as those attending evening events at the community center. Public parking lots are great for festivals and sponsored infrastructure. Sharing of these spaces among businesses and the Town's uses, the community center, would allow for lower development costs.

- The Town should also adopt a provision in its subdivision regulations for a Record of Survey report. This record of survey would replace a subdivision plat and process and allow the development of a site, in accordance with an approved plan, as an administrative process, without the time or cost associated with the processing of a plat through the standards subdivision process. The Record of Survey is outlined in the appendix.

- The Town has installed decorative street lights, sidewalks, and street furniture, including trash receptacles and benches along Reno Drive. That streetscape should be used throughout the project area, using those basic elements combined with landscaping to provide for pedestrian activity and a human scale for the site.

- The Town and property owners should agree on a logo for the area, based on an identity theme such as Uptown Wright. The same and logo would best be used on welcoming and directional signage, at parking lots, and on public facilities to provide a visual identity for the area.

- The Town should develop gateways at the entrance to the Uptown Wright, at the west approach on Reno Drive, the east approach on Reno Drive, and the North approach on Ranch Drive. The gateways should be pleasantly landscaped with logo signage that identifies the area and establishes the theme of Uptown Wright.
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APPENDIX A

Cost Opinions for Site Plans One, Two, and Three

Plan One—Loop Road

*Cost opinions are generalized. More specific preliminary design would refine the costs.

### I. Earthwork Construction (Estimated only, Survey & Earthwork Design Necessary)

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Topsoil Removal &amp; Replacement</td>
<td>CY</td>
<td>500.0</td>
<td>$1.00</td>
</tr>
<tr>
<td>2.</td>
<td>Undisturbed Excavation</td>
<td>CY</td>
<td>5,000.0</td>
<td>$0.00</td>
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<tr>
<td>3.</td>
<td>Seeding</td>
<td>Acres</td>
<td>1.0</td>
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<tr>
<td><strong>Subtotal - Earthwork Construction</strong></td>
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<td></td>
<td></td>
<td><strong>$32,950.00</strong></td>
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### II. Storm Sewer Construction (General Layout, Drainage Design Necessary)

<table>
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<tr>
<th>Item Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>4&quot; PVC Storm Sewer</td>
<td>LF</td>
<td>100.0</td>
<td>$60.00</td>
</tr>
<tr>
<td>2.</td>
<td>15&quot; PVC Storm Sewer</td>
<td>LF</td>
<td>5.00</td>
<td>$40.00</td>
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<tr>
<td>3.</td>
<td>FM Catch Basin</td>
<td>EA</td>
<td>2.0</td>
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<tr>
<td>4.</td>
<td>FM Machine</td>
<td>Prototype RipRap</td>
<td>SY</td>
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<tr>
<td><strong>Subtotal - Storm Sewer Construction</strong></td>
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<td></td>
<td></td>
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### III. Water Main Construction

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<tr>
<th>Item Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>6&quot; PVC C900 Water Main</td>
<td>LF</td>
<td>1,200.0</td>
<td>$39.00</td>
</tr>
<tr>
<td>2.</td>
<td>FM Pipe</td>
<td>Valve</td>
<td>EA</td>
<td>4.0</td>
</tr>
<tr>
<td>3.</td>
<td>FM FIP Hydrant Association (Complete)</td>
<td>EA</td>
<td>4.0</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>4.</td>
<td>FM 4&quot; PVC Water Service (Complete)</td>
<td>EA</td>
<td>3.0</td>
<td>$1,000.00</td>
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<tr>
<td>5.</td>
<td>Connect to Existing Water Main</td>
<td>EA</td>
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<tr>
<td>6.</td>
<td>2&quot; Galvanized Schedule 40 Pipe</td>
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<td>200.0</td>
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<td><strong>Subtotal - Water Main Construction</strong></td>
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<td><strong>$26,200.00</strong></td>
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### IV. Road Construction (Includes 36" Wide Pavement, 9" Boulevards, and 5" Walks)

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>FM B Grade B Base Course</td>
<td>SY</td>
<td>9,000.0</td>
<td>$7.00</td>
</tr>
<tr>
<td>2.</td>
<td>FM Concrete Curb &amp; Gutter</td>
<td>LF</td>
<td>2,400.0</td>
<td>$50.00</td>
</tr>
<tr>
<td>3.</td>
<td>FM Concrete Valley Channel</td>
<td>SY</td>
<td>114.0</td>
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<td>4.</td>
<td>FM Concrete Sidewalk</td>
<td>SF</td>
<td>11,800.0</td>
<td>$5.00</td>
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<tr>
<td>5.</td>
<td>FM Asphalt Paving (2&quot;)</td>
<td>SY</td>
<td>4,800.0</td>
<td>$20.00</td>
</tr>
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<td>6.</td>
<td>FM Asphalt Paving (2&quot; over 5&quot;)</td>
<td>SY</td>
<td>90.0</td>
<td>$35.00</td>
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<td><strong>Subtotal - Road Construction</strong></td>
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<td></td>
<td></td>
<td><strong>$285,150.00</strong></td>
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</tbody>
</table>

**TOTAL ESTIMATED PROJECT COSTS**

- Total Construction: $438,170.00
- Construction Continuity: $4,977.00
- Construction Total Costs: $443,147.00
- Design Engineering (5%): $39,605.50
- Construction Engineering (12%): $53,696.80
- Total Engineering: $93,302.30
- **TOTAL ESTIMATED PROJECT COSTS**: $574,002.70

Appendix for Uptown Wright - Page 2
# APPENDIX A

Cost Opinions for Site Plans One, Two, and Three

## Plan Two—Loop Road

*Cost opinions are generalized. More specific preliminary design would refine the costs.*

## TOWN OF WRIGHT WYOMING

### LATIGO HILLS Filing 2 - Preliminary Project Cost Opinion

Street, Water & Sewer Construction - Reno Drive to Ranch Drive Loop And Center Drive

**Date:** 10/8/2003

### I. Earthwork Construction (Estimated only, Survey & Earthwork Design Necessary)

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Topsoil Removal &amp; Replacement</td>
<td>CY</td>
<td>2,800</td>
<td>$7.00</td>
<td>$19,600</td>
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<tr>
<td>2</td>
<td>Undersized Excavation</td>
<td>CY</td>
<td>13,200</td>
<td>$5.80</td>
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<tr>
<td>3</td>
<td>Seeding</td>
<td>Acre</td>
<td>2.0</td>
<td>$3,000.00</td>
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</table>

**Subtotal - Earthwork Construction:** $107,200.00

### II. Storm Sewer Construction (General Layout, Drainage Design Necessary)

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6&quot; PVC Storm Sewer</td>
<td>LF</td>
<td>135.0</td>
<td>$50.00</td>
<td>$6,750.00</td>
</tr>
<tr>
<td>2</td>
<td>3&quot; PVC Storm Sewer</td>
<td>LF</td>
<td>135.0</td>
<td>$50.00</td>
<td>$6,750.00</td>
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<tr>
<td>3</td>
<td>5&quot; PVC Storm Sewer</td>
<td>LF</td>
<td>245.0</td>
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<td>$9,800.00</td>
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<tr>
<td>4</td>
<td>6&quot; PVC HIP FES</td>
<td>EA</td>
<td>4.0</td>
<td>$85.00</td>
<td>$340.00</td>
</tr>
<tr>
<td>5</td>
<td>6&quot; PVC HIP FES</td>
<td>EA</td>
<td>4.0</td>
<td>$85.00</td>
<td>$340.00</td>
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<tr>
<td>6</td>
<td>Catch Basin</td>
<td>EA</td>
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<td>$2,250.00</td>
<td>$17,200.00</td>
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<tr>
<td>7</td>
<td>Storm Sewer Manhole</td>
<td>EA</td>
<td>8.0</td>
<td>$3,000.00</td>
<td>$24,000.00</td>
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<tr>
<td>8</td>
<td>Machine Placed RP - Rep</td>
<td>CY</td>
<td>150.0</td>
<td>$55.00</td>
<td>$8,250.00</td>
</tr>
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</table>

**Subtotal - Storm Sewer Construction:** $105,000.00

## III. Sanitary Sewer and Water Main Construction (Including 6" DIA. Sewer Main north of Loop 19-14)

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6&quot; PVC GDV 35 Sanitary Sewer Mdl</td>
<td>LF</td>
<td>2,400</td>
<td>$30.00</td>
<td>$72,000.00</td>
</tr>
<tr>
<td>2</td>
<td>6&quot; PVC 6 Cap Sanitary Mdl</td>
<td>LF</td>
<td>10.0</td>
<td>$3,000.00</td>
<td>$30,000.00</td>
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<tr>
<td>3</td>
<td>6&quot; PVC Sanitary Sewer 100</td>
<td>EA</td>
<td>10.0</td>
<td>$800.00</td>
<td>$8,000.00</td>
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<tr>
<td>4</td>
<td>Connect to Existing Sewer Min</td>
<td>EA</td>
<td>2.0</td>
<td>$1,600.00</td>
<td>$3,200.00</td>
</tr>
<tr>
<td>5</td>
<td>6&quot; PVC CDS 0 Water Main</td>
<td>LF</td>
<td>1,700</td>
<td>$20.00</td>
<td>$34,000.00</td>
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<tr>
<td>6</td>
<td>FAB 0 Gate Valves</td>
<td>EA</td>
<td>1.0</td>
<td>$900.00</td>
<td>$900.00</td>
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<tr>
<td>7</td>
<td>FAB 6 Gate Valves</td>
<td>EA</td>
<td>6.0</td>
<td>$3,000.00</td>
<td>$18,000.00</td>
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<tr>
<td>8</td>
<td>FAB 1 1/2 PE Water Service (Completed)</td>
<td>EA</td>
<td>18.0</td>
<td>$1,000.00</td>
<td>$18,000.00</td>
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<tr>
<td>9</td>
<td>Connect to Existing Water Mdl</td>
<td>EA</td>
<td>3.0</td>
<td>$750.00</td>
<td>$2,250.00</td>
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<tr>
<td>10</td>
<td>Pipe Balancing and Backfill</td>
<td>CY</td>
<td>1,000.00</td>
<td>$10.00</td>
<td>$10,000.00</td>
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</table>

**Subtotal - Sanitary Sewer and Water Main Construction:** $225,250.00

## IV. Road Construction (Includes 26' Wide Pavement, 8' Boulevards, and 2 Ways)

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Unit</th>
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<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
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<tbody>
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<td>1</td>
<td>FAB 6 Gravel Fill</td>
<td>CY</td>
<td>11,600.00</td>
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<tr>
<td>2</td>
<td>FAB Concrete Curb &amp; Gliter</td>
<td>LF</td>
<td>3,390.00</td>
<td>$2.00</td>
<td>$6,780.00</td>
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<tr>
<td>3</td>
<td>FAB Concrete Valley Gliter</td>
<td>CY</td>
<td>10.0</td>
<td>$80.00</td>
<td>$800.00</td>
</tr>
<tr>
<td>4</td>
<td>FAB Concrete Sidewalk</td>
<td>SF</td>
<td>10,795.00</td>
<td>$3.00</td>
<td>$32,385.00</td>
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<tr>
<td>5</td>
<td>FAB Asphalt Paving</td>
<td>CY</td>
<td>7,000.00</td>
<td>$2.00</td>
<td>$14,000.00</td>
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<tr>
<td>6</td>
<td>FAB Accret Pav and Ball</td>
<td>CY</td>
<td>135.0</td>
<td>$50.00</td>
<td>$6,750.00</td>
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**Subtotal - Road Construction:** $339,795.00

## V. Miscellaneous

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<td>Irrigation Lights</td>
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<td>$17,000.00</td>
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<td>2</td>
<td>Utility Trenching</td>
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<td>3</td>
<td>Electrical Controls</td>
<td>LF</td>
<td>300.0</td>
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<td>$2,400.00</td>
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<td>4</td>
<td>Permanent Traffic Signage</td>
<td>EA</td>
<td>7.0</td>
<td>$300.00</td>
<td>$2,100.00</td>
</tr>
<tr>
<td>5</td>
<td>Street Markings and Signage</td>
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<td>1,200.00</td>
<td>$4.00</td>
<td>$4,800.00</td>
</tr>
<tr>
<td>6</td>
<td>Mobilization &amp; Demolition</td>
<td>LS</td>
<td>1</td>
<td>$20,000.00</td>
<td>$20,000.00</td>
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<tr>
<td>7</td>
<td>Temporary Traffic</td>
<td>LS</td>
<td>1</td>
<td>$6,000.00</td>
<td>$6,000.00</td>
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</tbody>
</table>

**Subtotal - Miscellaneous:** $109,650.00

**Total Construction:** $861,975.00

**Construction Contingency (16%)** $138,876.00

**Construction Total Costs:** $981,171.00

**Design Engineering (5%)** $49,085.75

**Construction Engineering (12%)** $117,066.90

**Total Engineering:** $166,152.65

**TOTAL ESTIMATED PROJECT COSTS:** $1,188,487.25

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* All costs shown are estimated from quantities derived from preliminary conceptual information. In-depth survey and design is required to determine actual quantities. Unit prices shown have been estimated from current bid prices. Actual bid prices may vary.

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Appendix for Uptown Wright - Page 3
APPENDIX A

Cost Opinions for Site Plans One, Two, and Three

Plan Three - Loop Road

Cost opinions are generalized. More specific preliminary design would refine these costs.

TOWN OF WRIGHT WYOMING
Plan Three - Loop Road
LATIGO HILLS - Filing 2
Preliminary Project Cost Opinion
Street, Water & Sewer Construction - Reno Drive to Ranch Drive Loop

Date: 9/2/2003

I. Earthwork Construction (Estimated only, Survey & Earthwork Design Necessary)

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Topped Berm &amp; Replacement</td>
<td>CY</td>
<td>2,000.00</td>
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<tr>
<td>2.</td>
<td>Undisturbed Replacement</td>
<td>CY</td>
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<tr>
<td>3.</td>
<td>Grading</td>
<td>Acres</td>
<td>3.3</td>
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Subtotal - Earthwork Construction $89,138.00

II. Storm Sewer Construction (General Layout, Drainage Design Necessary)

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<th>Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>36&quot; PVC Storm Sewer</td>
<td>LF</td>
<td>134.00</td>
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<td>$6,700.00</td>
</tr>
<tr>
<td>2.</td>
<td>24&quot; PVC Storm Sewer</td>
<td>LF</td>
<td>134.00</td>
<td>$50.00</td>
<td>$6,700.00</td>
</tr>
<tr>
<td>3.</td>
<td>24&quot; PVC Storm Sewer</td>
<td>LF</td>
<td>240.00</td>
<td>$40.00</td>
<td>$9,600.00</td>
</tr>
<tr>
<td>4.</td>
<td>12&quot; PVC Storm Sewer</td>
<td>LF</td>
<td>40.00</td>
<td>$80.00</td>
<td>$3,200.00</td>
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<tr>
<td>5.</td>
<td>6&quot; PVC Storm Sewer</td>
<td>LF</td>
<td>40.00</td>
<td>$110.00</td>
<td>$4,400.00</td>
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<td>6.</td>
<td>6&quot; Cast Iron</td>
<td>EA</td>
<td>5.00</td>
<td>$2,200.00</td>
<td>$11,000.00</td>
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<tr>
<td>7.</td>
<td>6&quot; Wras Water Main</td>
<td>EA</td>
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<td>$5,000.00</td>
<td>$15,000.00</td>
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<tr>
<td>8.</td>
<td>6&quot; Water Main</td>
<td>LF</td>
<td>150.00</td>
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</table>

Subtotal - Storm Sewer Construction $60,000.00

III. Sanitary Sewer and Water Main Construction (Including 8" Dig, Sewer Main north of Lots 10-14)

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>36&quot; PVC SCR 35 Sanitary Sewer Main</td>
<td>LF</td>
<td>2,201.00</td>
<td>$50.00</td>
<td>$110,000.00</td>
</tr>
<tr>
<td>2.</td>
<td>24&quot; Di. Dia. Sanitary Main</td>
<td>EA</td>
<td>45.00</td>
<td>$500.00</td>
<td>$22,500.00</td>
</tr>
<tr>
<td>3.</td>
<td>12&quot; Cast Iron Sanitary Sewer</td>
<td>EA</td>
<td>14.00</td>
<td>$400.00</td>
<td>$5,600.00</td>
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<tr>
<td>4.</td>
<td>Connects Existing Sewer (M.U.)</td>
<td>EA</td>
<td>2.00</td>
<td>$1,500.00</td>
<td>$3,000.00</td>
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<tr>
<td>5.</td>
<td>12&quot; PVC CSM Water Main</td>
<td>LF</td>
<td>1,450.00</td>
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<td>$87,000.00</td>
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<tr>
<td>6.</td>
<td>6&quot; Cast Iron Valve</td>
<td>EA</td>
<td>6.00</td>
<td>$200.00</td>
<td>$1,200.00</td>
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<td>7.</td>
<td>H.R. Piping Assembly</td>
<td>EA</td>
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<td>$3,000.00</td>
<td>$12,000.00</td>
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<tr>
<td>8.</td>
<td>P-B 1-1/2&quot; P-T Water Service (Complete)</td>
<td>EA</td>
<td>14.00</td>
<td>$3,000.00</td>
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<tr>
<td>9.</td>
<td>Connect to Existing Water Main</td>
<td>EA</td>
<td>2.00</td>
<td>$1,500.00</td>
<td>$3,000.00</td>
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<tr>
<td>10.</td>
<td>Pipe (laying and Spat Ballast)</td>
<td>CY</td>
<td>900.00</td>
<td>$15.00</td>
<td>$13,500.00</td>
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</table>

Subtotal - Sanitary Sewer and Water Main Construction $191,600.00

IV. Road Construction (Includes 36" Wide Pavement, 2" Interseal, and 6" Water)

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<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
<th>Est. Unit Price</th>
<th>Est. Total Cost</th>
</tr>
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<tbody>
<tr>
<td>1.</td>
<td>Fall 8&quot; Gravel R Base Course</td>
<td>SY</td>
<td>9,000.00</td>
<td>$7.50</td>
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<tr>
<td>2.</td>
<td>Fall Concrete Curb &amp; Gutter</td>
<td>LF</td>
<td>2,800.00</td>
<td>$25.00</td>
<td>$70,000.00</td>
</tr>
<tr>
<td>3.</td>
<td>Fall Concrete Valley Gutter</td>
<td>SY</td>
<td>810.00</td>
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<td>$24,300.00</td>
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<tr>
<td>4.</td>
<td>Fall Concrete Sidewalk</td>
<td>SY</td>
<td>10,296.00</td>
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<td>$30,888.00</td>
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<tr>
<td>5.</td>
<td>Fall Asphalt Paving (3&quot;)</td>
<td>SY</td>
<td>6,800.00</td>
<td>$30.00</td>
<td>$204,000.00</td>
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<tr>
<td>6.</td>
<td>Fall Asphalt Paving (6&quot;) over SY</td>
<td>SY</td>
<td>76.00</td>
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<td>$3,040.00</td>
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Subtotal - Road Construction $322,770.00

V. Miscellaneous

<table>
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<tr>
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<th>Description</th>
<th>Unit</th>
<th>Est. Quantity</th>
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<th>Est. Total Cost</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>Street Light</td>
<td>EA</td>
<td>15.00</td>
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<tr>
<td>2.</td>
<td>Utility Tracing for Street Light</td>
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<td>2,800.00</td>
<td>$7.00</td>
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<td>3.</td>
<td>Electrical Cables at Street Light</td>
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<td>4.</td>
<td>Permanent Traffic Signage</td>
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<td>5.00</td>
<td>$500.00</td>
<td>$2,500.00</td>
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<tr>
<td>5.</td>
<td>Street Markings and Striping</td>
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<td>$6,000.00</td>
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<tr>
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<td>Temporary Traffic Control</td>
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<td>$8,500.00</td>
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Subtotal - Miscellaneous $103,450.00

Total Construction $775,350.00
Construction Contingency (10%) $77,535.00
Construction Total Costs $852,885.00

Design Engineering (5%) $85,244.00
Construction Engineering (10%) $85,244.00
Total Engineering $170,488.00

TOTAL ESTIMATED PROJECT COSTS $1,015,715.05

All costs shown are estimated from quantities derived from preliminary conceptual information. In-depth survey and design is required to determine actual quantities. Unit prices shown have been estimated from current bid prices. Actual bid prices may vary.
### Lantos Plan 3:

**Street, Water & Sewer Construction - for Mall Extension**

<table>
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<th>Quantity</th>
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<th>Total Cost</th>
</tr>
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<tr>
<td>Street, Water &amp; Sewer Construction</td>
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<td>$1,000,000.00</td>
<td>$1,000,000.00</td>
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<tr>
<td>Roadway Engineering</td>
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<td></td>
<td></td>
<td>$44,979.00</td>
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<tr>
<td>TOTAL ESTIMATED PROJECT COSTS</td>
<td></td>
<td></td>
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<td>$280,588.90</td>
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</table>

**Subtotal - Sanitary Sewer and Water Main Construction**

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<th>Unit</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Total Cost</th>
</tr>
</thead>
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<tr>
<td>Sanitary Sewer and Water Main Construction</td>
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**Total Construction Costs**

<table>
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<th>Unit</th>
<th>Quantity</th>
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<th>Total Cost</th>
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**Miscellaneous**

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**Total Estimated Project Costs**

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## Financial Analysis

Financial Analysis of the development, development costs and income to the community, including development costs for a business.

### TOWN OF WRIGHT - BUSINESS PARK FEASIBILITY STUDY

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### Additional Information

- **Total Development Costs:** $1,800,000
- **Total Income:** $10,000,000
- **Net Profit:** $8,200,000

### Appendix for Uptown Wright - Page 6
# Financial Analysis

## Revenue

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## Key Financial Ratios

- **Net Income Ratio**: 10.52%
- **Gross Profit Margin**: 45.26%
- **Return on Investment**: 12.34%

## Financial Summary

- **Total Revenue**: $950,000
- **Total Expenses**: $875,000
- **Net Income**: $75,000
APPENDIX B

Financial Analysis

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| ...
Commercial Development Study for the Town of Wright

Appendix C - Proposed Design Guidelines

These design standards are provided as a reference to the town; for consideration; as standards for development in Uptown Wright. These are provided as a loose outline of what could be required in Uptown Wright rather than a specific required design. The town is interested in a quality, modern development and will work with the other landowners within Uptown Wright to develop guidelines that are appropriate for all areas of the site.

The purpose of this design guidelines document is to provide developers, architects, engineers, and planners with the basic information necessary to design, construct, and maintain a project that is in keeping with the guiding principles and character of Uptown Wright.

1.1 - Design Theme
The character and image of Uptown Wright shall be coherent, unique and support the vision and guiding principles of the area.

1.2 - Landscape Design Principles
The overall concept for Uptown Wright is based on the desire to create a landscape that is sustainable, attractive, comfortable, and complimentary to the natural and man-made elements within the development.

Plant materials are massed and placed to provide variety and focal points at strategic locations. Emphasis is on landscaping Uptown Wright as a whole, not as a collection of unique, individually landscaped areas.

- All development shall demonstrate adherence to the following landscape design principles:
  - Design to provide an attractive, comfortable environment for users while minimizing maintenance needs, irrigation water requirements, and the use of herbicides and pesticides.
  - Use environmentally friendly, "green" materials wherever possible.
  - Design landscapes to create a naturalized appearance. Use plant materials that are indigenous to Wright where possible. Only use introduced species in order to achieve design objectives that cannot be achieved with the use of native species.
  - All irrigation control systems on individual building sites shall utilize technology capable of addressing individual landscape water requirements and appropriate scheduling needs to maximize water conservation potential.
  - Use drip irrigation for plant material whenever possible. Plant material irrigated with overhead spray shall be minimized. Tree and shrub planting in low water or non-irrigated grass areas are to be supplemented with a permanent drip irrigation system.

1.3 - Installation Period
- Landscaping and irrigation shall be completed in the first available planting season, or as soon as weather conditions permit.

- Areas to be landscaped shall be completed within nine months of the date of occupancy.

1.4 - Soil Amendment
Soil amendments improve permeability, water-holding capacity, and nutrient value of the soil and are required to establish an appropriate and healthy environment for plant materials.

- Group plant materials of similar water needs and arrange in concentric circles or layers of progressively less water use in order to maximize the efficiency of applied irrigation.
- Use plant materials to provide buffering of structures and outdoor use areas from extreme climate conditions.
- Coordinate the design of the landscape with site erosion protection, storm drainage and water quality improvement systems.
- Utilize a minimum of 3-inch deep mulch to reduce soil moisture loss and moderate soil temperatures.
- Where natural soils are not of high quality, improve soil structure by the addition of composted organic material.
- Design and manage irrigation systems to achieve peak efficiency.
- Burning and/or reverse-mode building placement (next to street with parking behind) shall be incorporated along arterial and collector roadways to create streetscapes that are not dominated by views of parking.

- Site buildings with consideration for strategic views. These include:
  - Views from a site to other areas, - Views to a site from another site.
  - Site drainage shall be compatible with adjacent property drainage and in accordance with the overall master drainage plan for Wright.
  - Water from parking lots, roof drains and other areas should be consciously directed to landscape, improving water quality by infiltration through landscape materials.
  - Drainage shall be conveyed along dedicated streets, private drives and swales along property lines, or in open space corridors. Drainage will be sheet flow and surface drained where possible.

1.5 - Grading
- Provide positive drainage away from foundations.
- Site buildings to minimize cut and fill earthwork operations.
- There shall be no grading beyond the limits of each property except as agreed upon by adjacent land owners.

1.6 - Large Truck Parking
Utility Appurtenances, Loading, Storage and Service Areas
These requirements apply to, but are not limited to above-ground utility appurtenances, loading docks, storage areas, and open areas where machinery, vehicles or equipment are stored or repaired.
APPENDIX C

Proposed Design Guidelines

- No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within 20 feet of any public street, public sidewalk, or adjacent use unless approved by the town.

- Loading docks, truck parking, outdoor storage, utility meters, HVAC and other mechanical equipment, trash collection, trash compaction and other service functions shall be located and screened so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties, public streets, public sidewalks and trails. Landscape, plant and building elements shall be used to screen all sides of such elements, except where an opening is required for access. If access is only possible on a side that is visible from public use areas, a removable screen shall be required. The screen shall prevent 80% of the screened element from being visible.

- Utility boxes shall be painted to match adjacent surfaces.

- Loading areas shall be paved with concrete, asphalt or other approved hardened surface.

- There shall be no backing of vehicles into the public right-of-way, primary interior circulation routes or across pedestrian walkways for loading areas.

- Loading areas shall be sized to accept the largest delivery vehicle that will serve the use, and include turn-around areas or be designed to allow continued forward movement of the vehicle through the site.

1.7 - Parking

Parking lots shall be designed to be safe, efficient, convenient and attractive, considering use by all modes of transportation that will use the parking area (including cars, pedestrians, motorcycles, trucks, bicycles, and emergency vehicles). Uptown Wright is intended to be equally accessible to handicapped and non-handicapped persons, and owners. Designers are expected to meet or exceed all requirements of the ADA in the design and development of individual parcels, sites, buildings, parking lots and facilities.

- The number and dimensions of parking spaces will be per the Town of Wright.

- Design parking lots to current Americans with Disabilities Act (ADA) standards. Provide equal access in a manner that integrates handicapped-accessibility with ordinary accessibility, rather than separately.

- Landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of all parking aisles, and the location of primary internal access drives, and to provide pedestrian refuge areas and walkways.

- Unobstructed vehicular access to and from a public street shall be provided for off-street parking spaces.

- Adequate turn around and backing areas shall be provided without disruption of circulation or parking facilities.

- Parking lots with more than three parking spaces will provide adequate room to allow vehicles to turn around within the parking lot and enter an adjoining street in a forward direction.

- Parking stalls shall be clearly and permanently defined on the parking surface using asphalt paint. If alternate methods of defining parking spaces are desired it shall require approval from the town.

- Parking spaces located across from each other, on opposite sides of a drive lane, should be located at the same angle to the drive lane.

- The number of spaces should take into account the practical use to be made of the site and the lack of adjacent parking.

1.8 - Parking Lot Landscaping

Areas within the perimeter of parking lots shall be landscaped to minimize the feeling of expensive hard surfaced areas, to improve the parking lot appearance and to reduce heat build-up. The landscape design of the areas shall allow for pleasant sensation and efficient traffic movement.

- For parking lots with more than 40 spaces, parking bays shall extend no more than 20 parking spaces without an intervening area, landscape island or landscape pondside.

- No turf grass shall be planted in parking lot islands or medians unless the turf area is at least 10-feet wide.

- Parking lot setbacks are provided to minimize the visual impacts of parking areas from adjacent parcels and public rights of way. Screening can be accomplished in the setbacks by using one or a combination of the following: berm, landscaping, or wall. Landscaping shall not be planted as a straight hedge. Instead, informal planting arrangements shall be used to accomplish screening objectives.

- The screen around the parking shall be at least (3) feet higher than the surface of the parking lot. Where plants are used to create a screen, the plants should create a three-foot screen within three years from the time planted.

1.9 - Landscape Maintenance

Well-maintained landscapes are critical to the overall image and appearance of the site. However, maintenance practices need not negatively impact the environment.

2.1 - Prohibited Signs

The following signs are prohibited, except as specifically approved by the review committee and town:

- Animated, Exposed Light Bulb and Flashing Signs.
- Roof Signs.
- Portable Signs.
- Hand-lettered signs executed in the field.
- Paper or cardboard signs attached to or temporarily placed within the windows of buildings and/or affixed to the exterior or interior of doors.
Commercial Development Study for the Town of Wright

APPENDIX C

Proposed Design Guidelines

CHAPTER 3 - LIGHTING DESIGN GUIDELINES

Lighting shall be designed in accordance with standards required by the town.

Lighting provides a welcome desk and nighttime atmosphere where entrances, destination points and features are highlighted. Plazas are inviting when traveled pathways are lighted to provide guidance. Safety involves providing light on hazards so that they are detected with sufficient reaction time. Hazards may include pedestrian paths and vehicle interseions, crosswalks, stairs and ramps. The lighting system, along with other site design elements, must provide visual information to assist users in avoiding such things as a collision or loss of bearings.

Security is often referred to as the perception of safety. Providing for security involves lighting potentially hazardous locations and situations. For example, an increase in reaction time can give potential crime victims a better chance to change direction, find refuge, or call for help. Lighting can also act as a deterrent by increasing the visibility of an area of concern. Lighting is required in many secured areas to ensure no unattended gear is unnoticed. However, it should be noted that an increase in the number of people in an area will be a more effective deterrent of crime than an increase in light level.

CHAPTER 4 - SITE FURNISHINGS

4.1 - Site Furnishings

The provision of site furnishings is required and may include seating areas, tables, planters, bike racks, shelters, information kiosks, newspaper dispensers, mail boxes, trash containers, and public telephone stations.

A consistent theme shall be established within the project that is the same as or compatible with the elements used in the adjacent public right-of-way and common areas. Selected colors and materials for site furnishings shall be compatible with the development theme, predominant colors, and materials of the surrounding environment. Earth tones are preferable and accent colors shall be used sparingly.

Art items proposed for outdoor locations are encouraged.

4.2 - Irrigation and Water Use

Limit turf grass to areas that are most heavily used and which are central organizing spaces. No more than 40 percent of the landscape area on any lot shall be in irrigated turf grass.

The landscape should be arranged in zones of progressively less water use. This allows for the maximum efficiency of applied irrigation water, with drier zones benefiting from potential overspray, runoff and ground moisture of the adjacent higher water use zone automatic irrigation system.

Irrigation systems will be designed to eliminate overspray on paved surfaces.

Irrigation systems will be automatically controlled and operated only between 10 p.m. and 10 a.m.

4.3 - Landscape Edges

Edges of parcels should blend with the adjacent parcel or right-of-way. Harsh lines at the edges of properties, such as abrupt changes in mulch type, or plant materials placed in an obvious line should be avoided.

The landscape design adjacent to streets should blend with the use and shrub belling within the public right-of-way. Grass and ground plane treatments should blend onto the streetscape design and transition gradually to the internal landscape concept.

The landscape adjacent to open space areas should be varied in height and density so as to avoid a hedge or total screen appearance. The open space area should appear to flow into the site and blend the property edge. Lower water use landscape zones should be located on the perimeter of the property and blend with the treatment of the adjacent open space.

CHAPTER 5 - ARCHITECTURAL PRINCIPLES AND GOALS

5.1 - Goals

The goal of the architectural standards is to provide design standards that promote a high quality of life through the design of an integrated, sustainable development. It is the desire to provide flexibility for architectural design and optimize site and building functions, while achieving environmental goals and maintaining a sense of design integrity through the development.

Materials, forms and operating systems will be selected to achieve the following goals:

• Design and operate buildings using principles of sustainable design.
• All sides of the building shall include materials and design elements consistent with those on the front façade.
• Develop structures that incorporate creative design while being culturally relevant and fitting within the context of Uptown Wright.
• Provide a high level of craftsmanship in construction.
• Establish a maintenance framework that ensures a continuing high level of quality in the future.

Buildings shall be designed to efficiently use a minimum amount of energy.

5.2 - General

Exterior building materials shall either be complimentary or draw in part, from the materials already being used in the neighborhood. If dissimilar materials are being proposed, other characteristics such
5.5 - Exterior Colors

General

The color shades of exterior building materials shall complement or draw in part from the range of color shades that already exist on the block or in the adjacent developed areas. Development applications shall include a color board demonstrating compliance with this standard.

5.7 - Awnings

• Awnings shall not extend more than a single storefront or longer than 40 feet.

5.8 - Building Entrances

• Primary building entrances shall be clearly defined and provide shelter from the summer sun and winter weather. Building materials shall be selected to provide greater visual and textual interest at building entries. Entrances shall be designed to integrate the wall signs with the design of the structure.

• Primary entrances shall be easily identifiable to the vehicular visitor as well as the pedestrian.

• Building address(es) shall be clearly visible from the public right-of-way, as well as at the entrance of each door.

• Architectural articulation shall be evident at primary entrances. Textural and massing changes are required for visual interest as well as promoting the “human scale.”

• Primary entrances shall be protected from elements of weather.

• Landscape features shall be provided at building entrances, such as plazas, gardens, benches, landscape walls and/or artwork.

APPENDIX C

Proposed Design Guidelines

Commercial Development Study for the Town of Wright

as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible with the adjacent properties. Despite the use of architectural materials.

• Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal and reflective glass, the potential for glare from such materials will be evaluated to determine whether or not glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, the use of such materials will either be limited or may not be permitted. A determination will be made by the town as to the allowable percentage for each application, dependent of the type and quality of material proposed.

• With the exception of windows, building materials shall be natural/indigenous in character.

• Building materials shall be selected to provide a variety of textures per building facade, provide visual balance and avoid an excessive variety of material.

• Building materials shall provide greater visual and textual interest at building entrances and architectural opportunities and areas that are highly visible to the public.

• Exterior materials shall be chosen for their suitability, durability, and visual continuity.

5.3 - Preferred Exterior Materials

• Brick
• Textural concrete block, painted or integral color
• Textured architectural precast panels, painted and/or cast-in textures
• Site-cast concrete panels, painted and/or cast-in textures
• Wood
• Natural stone and synthetic stone products
• Metal-accents elements only
• Stucco
• Glazing
• Smooth face concrete block, used in combination with other textural materials
• Other similar high quality materials

5.4 - Prohibited Exterior Materials and Treatments

• Undecorated metal wall panels (when visible from the public right-of-way)
• Full ceramic tile walls
• Highly reflective wall treatments
• Single color walls without rust breaks
• The use of reflective glazing, with over 55% reflectivity
• Exposed metal or color tubing (except in entertainment uses and cohesively planned related facilities). Color shades shall be used to faciliate blending into the larger development and unify the development.
Appendix D - Sample Landscaping Requirements

LANDSCAPING APPLICATION

Goal: To beautify and improve the quality of life within the Town of Wright.

Objective: The landscaping procedures and provisions for the Town of Wright are designed to meet the following objectives:

A. To encourage quality development within the Town;
B. To provide a smooth transition between adjoining properties;
C. To screen service yards, parking lots, and other areas which tend to be a nuisance;
D. To improve erosion control;
E. To encourage a sense of commitment to the Town and its residents on the part of developers, school, and government agencies;
F. To provide for the health, safety and welfare of the residents of the Town of Wright.

Definition

Landscaping means the use of vegetation and inorganic durable materials such as those identified below, to enhance the visual attractiveness of a site and improve erosion control.

For the purposes of satisfying the Town Subdivision and Zoning Ordinances, landscaping shall include, but not be limited to, the following:

A. Formal turf areas;
B. Trees, shrubs, bushes, ground cover or planting;
C. Sprinkler systems;
D. Decorative rock, natural or manufactured;
E. Retaining walls, exposed aggregate tie or similar decorative materials used in walkways, excluding sidewalks on public property, driveway approaches, and any architectural features attached to the building;
F. Decorative lighting (standard street lighting or lighting used primarily for security purposes is not considered decorative);
G. Benches, tables, fountains, planters, kiosks, and public transit shelters, waterfalls, and manmade streams;
H. Decorative fences, retaining walls, i.e., railroad ties, brick, flagstone;
I. Ponds, excluding detention and retention ponds;
J. Boms and mounds.

Procedures

A. The owner of any proposed new public, commercial, or industrial buildings, or parking lots, including churches; any exterior additions to existing public, commercial, or industrial buildings, or enlargement of a parking lot, including churches, or any new residential buildings or exterior additions to existing residential buildings with the exception of single-family and two-family dwellings, must submit and obtain approval of a complete landscaping application before any building permit is issued. Landscaping applications are to be submitted to the Town Engineer. A complete landscaping application consists of:

1. A planting list;
2. A time frame for installation or planting;
3. One (1) copy of a landscaping plan complying with the attached list of landscaping criteria; and
4. The original and two (2) copies of the attached landscaping application form.

B. At the time the owner submits a landscaping application, the owner shall sign an agreement with the Town to comply with both the landscaping criteria and approved landscaping plan, and to complete the landscaping within the time frame stated in the agreement. Upon approval of a landscaping plan by the Town Engineer, the signed agreement shall be filed with the Town Clerk.

C. Within five (5) working days of receiving a landscaping application, the Town Engineer will review the application for completeness and compliance with the landscaping criteria. Applications determined to be incomplete will be returned to the owner within the five (5) day period, along with a notification of deficiencies and corrections necessary for compliance. If the owner does not receive written notification of non-compliance, the landscaping application is considered approved. The Town Engineer will forward the approved landscaping application to the Building Official within the five (5) day period and the Building Official may issue a building permit.

Appeals of the decisions of the Town Engineer must be requested, in writing, to the Council within five (5) working days of the date upon which the owner was notified of the decision. The Council may consider the appeal at the next regularly scheduled Council meeting to be held after receipt of the written appeal. Within fifteen (15) working days of the Council meeting at which the appeal was heard, the Council should make a final determination upon the appeal.

Landscaping Criteria

The landscaping plan must comply with the following criteria:

A. Minimum size of plant and other materials shall comply with the criteria and specifications of the Town.
B. Inorganic ground cover should consist of rock, lava, and bark installed over a minimum six (6) mill screen type material to prevent weed infiltration:
   1. Redwood bark chips, a minimum of one inch (1") in size and a maximum of two inches (2") in depth;
   2. Crushed stone – a minimum of one inch (1") in size and a minimum of two inches (2") in depth;
C. Total inorganic landscaping shall not constitute more than sixty percent (60%) of the landscaped area of the land under consideration unless otherwise approved by the Town Engineer.
APPENDIX D

Landscaping Requirements

D. Landscaping of off-street parking lots, and loading and unloading spaces, shall be located so as to break up the expanse of paving, and shall be of such quality as to improve and enhance the site and its surrounding areas. Parking lots of one (1) or more acres in size shall have interior planting areas provided at a ratio of one such area for every fifty (50) parking spaces. Each planter area shall be a minimum of one hundred (100) square feet, and shall contain at least two (2) trees or one (1) tree and two (2) shrubs. Said interior planting areas shall be not less than twenty-four (24) feet from the perimeter of the parking lot. Parking lot landscape islands and perimeter buffer strips may be included in the minimum percentage of the land to be landscaped computation. The total landscaping to be provided need not exceed the minimum percentage outlined in the Minimum Landscaping Percentages Table within this section:

E. Landscaping shall be required along the perimeter lot line(s) of all off-street parking lots which abut any public way, residential property, or property zoned for a less intensive use. Parking lots of one (1) or more acres in size shall be buffered by a landscaping strip, at least ten (10) feet in width, which shall be located between the parking area and the abutting property or roadway, and may encroach on the abutting street right-of-way. The landscaping shall be of a height and density to partially screen the parking lots from adjoining properties or public areas. Parking lot landscape islands and perimeter buffer strips may be included in the minimum percentage of the land to be landscaped computation. The total landscaping to be provided need not exceed the minimum percentage outlined in the Minimum Landscaping Percentages Table within this section:

F. No artificial areas, bushes, hedges, flowers, or shrubs may be used in landscaping any exterior areas, unless having received prior written approval from the Town Engineer;

G. No synthetic ground cover, such as sod turf, is to be used for exterior landscaping unless warranted by soil conditions and unless prior written approval has been received from the Town Engineer;

H. All planted areas must be provided with sprinkler irrigation systems;

I. The owner or occupant, his successors and assigns, are responsible for irrigating, fertilizing, spraying, pruning, and general maintenance of all plantings and landscaped areas. After twenty-four (24) months, the owner or occupant, his successors and assigns, may substitute alternate landscaping upon approval by the Town Engineer;

J. Upon demand of the Mayor or his designee, the owner shall replace and replant any plant material approved with the site plan or conditional use permit that dies, or is not in conformity with the approved landscaping plan. The requirement to replace plant material shall not be assigned to the owner of a vacant property until such time as an active commercial or residential use is established on that property;

K. Landscaping shall not:
   1. Interfere with the installation, maintenance, and repair of any public utilities,
   2. Restrict pedestrian or vehicular access, or
   3. Constitute a traffic hazard

L. The owner shall attempt to use the following list of recommended plantings when selecting landscaping materials. The plant list identifies vegetation conducive to growth in the Wright area;

M. A minimum percentage of the site shall be landscaped. A list of minimum percentages follows;

N. The landscape plan should be prepared by a landscape architect, landscape contractor, or other qualified person;

O. The landscape plan must be prepared on a scale of 1" = 10' or a multiple thereof and must:
   1. North arrow, scale and date of preparation,
   2. Common address and location of land under consideration,
   3. Location and width of all interior and abutting roads, highways, rights-of-way, and railroad rights-of-way,
   4. Basements on the land under consideration,
   5. Adjoining property lines,
   6. The location, type, and size of all existing plant materials specifying whether the materials are to remain on the site,
   7. The location, type, size and quantity of proposed plant and other landscaping materials,
   8. All other significant features.
APPENDIX D

Landscaping Requirements

LANDSCAPING APPLICATION FORM

OWNER __________________________________________ TELEPHONE ______
ADDRESS __________________________________________
OWNER’S AUTHORIZED REPRESENTATIVE
ADDRESS __________________________________________ TELEPHONE ______
NAME OF DESIGNER OF LANDSCAPE PLAN
ADDRESS __________________________________________ TELEPHONE ______
AMOUNT PROPOSED FOR LANDSCAPING ______
LANDSCAPED AREA ________________________________ SQUARE FEET
PERCENTAGE OF LAND UNDER CONSIDERATION TO BE LANDSCAPED ______
PERCENTAGE OF LAND UNDER CONSIDERATION REQUIRED TO BE LANDSCAPED ______
PERCENTAGE OF INORGANIC LANDSCAPING ______

TYPES OF IRRIGATION/SPRINKLING PROVISIONS ______

TYPES AND NUMBER OF TREES AND PLANTINGS ______

DATE OF COMPLETION ____________________________

The following owner’s signature signifies that all information on the landscaping plan application is correct and accurate to the best of the owner’s knowledge, and that the owner has thoroughly read and understands all landscaping information and requirements and shall honor all commitments made therein.

SIGNATURE OF PROPERTY OWNER ________________________
DATE __________________________
SIGNATURE OF TOWN ENGINEER _________________________
DATE __________________________

MINIMUM LANDSCAPING PERCENTAGES

SIZE OF SITE MINIMUM PERCENTAGE OF LAND TO BE LANDSCAPED
Multi-family sites of 9,000 square feet or more * 20%

Commercial Sites
- 0 to 19,999 square feet 10%
- 20,000 square feet to 1 acre 8%
- Over 1 acre 6%

Industrial Sites
- 0 to 19,999 square feet 6%
- 20,000 square feet to 1 acre 5%
- Over 1 acre 4%

PLANTS CONDUCTIVE TO GROWTH IN CENTRAL WYOMING:

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
<th>Spacing</th>
<th>Exposure</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Almond (Flowering Almond)*</td>
<td>3'</td>
<td>3'</td>
<td>Sun, part shade</td>
<td>Double pink blooms, attractive foliage</td>
</tr>
<tr>
<td>Blue Mist (Blue Spirea)</td>
<td>2-3'</td>
<td>3'</td>
<td>Sun</td>
<td>Frost to ground in winter, blue blossoms in fall</td>
</tr>
<tr>
<td>Buffaloverry*</td>
<td>3-12'</td>
<td>8'</td>
<td>Sun</td>
<td>Silvery bold foliage, scarlet fruit, drought tolerant</td>
</tr>
<tr>
<td>Cherry (Nanking Cherry)</td>
<td>6-8'</td>
<td>4'</td>
<td>Sun</td>
<td>Tall slender shrub, attractive foliage, edible fruit</td>
</tr>
<tr>
<td>Cherry (Purple Leaf Cherry)*</td>
<td>5-7'</td>
<td>4'</td>
<td>Sun</td>
<td>Colorful summer foliage, combines well with silver foliage plants</td>
</tr>
<tr>
<td>Cherry (Sand Cherry)*</td>
<td>3-4'</td>
<td>4'</td>
<td>Sun</td>
<td>Compact plant, glossy foliage, edible fruit, many improved horticultural varieties available</td>
</tr>
</tbody>
</table>

Appendix for Uptown Wright - Page 15
## APPENDIX D

### Landscaping Requirements

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
<th>Spacing</th>
<th>Exposure</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Chokecherry</td>
<td>10-15'</td>
<td>8'</td>
<td>Sun, part shade</td>
<td>Tall, tree-like shrub, edible fruit, attractive to birds</td>
</tr>
<tr>
<td>8. Coralberry</td>
<td>3-4'</td>
<td>3'</td>
<td>Sun, shade</td>
<td>Good compact shrub, attractive foliage, pink fruits</td>
</tr>
<tr>
<td>9. Cotoneaster (Peking Cotoneaster)*</td>
<td>5-7'</td>
<td>4'</td>
<td>Sun, part shade</td>
<td>Glossy foliage lasts early and retains foliage later, showy scarlet fruits, attracts birds</td>
</tr>
<tr>
<td>10. Cotoneaster (Fumpenn Cotoneaster)*</td>
<td>4-5'</td>
<td>4'</td>
<td>Sun, part shade</td>
<td>More compact than Peking Cotoneaster, good for low hedges; excellent recommended replacement for prostrate-type junipers</td>
</tr>
<tr>
<td>11. Cotoneaster (Rock Cotoneaster)*</td>
<td>2'</td>
<td>3'</td>
<td>Sun, part shade</td>
<td>Spreading form of cotoneaster, good for rock gardens</td>
</tr>
<tr>
<td>12. Caro-Leaf Mountain Mahogany</td>
<td>4-6'</td>
<td>5'</td>
<td>Sun, part shade</td>
<td>Native, evergreen shrub, drought tolerant, one of our best native species</td>
</tr>
<tr>
<td>13. Currant (Alpine Currant)</td>
<td>3-4'</td>
<td>3'</td>
<td>Sun, shade</td>
<td>Very hardy, good for altitudes, scarlet fruits</td>
</tr>
<tr>
<td>14. Dogwood (Redtwig Dogwood)*</td>
<td>6-8'</td>
<td>6'</td>
<td>Sun, shade</td>
<td>Native throughout State, improved varieties have more compact growth, winter color</td>
</tr>
<tr>
<td>15. Elder (Elderberry)</td>
<td>6-8'</td>
<td>6'</td>
<td>Sun</td>
<td>Showy tall shrub with edible fruits, coarse foliage, attractive to birds</td>
</tr>
<tr>
<td>16. Elder (Golden Elder)</td>
<td>6-8'</td>
<td>6'</td>
<td>Sun</td>
<td>Similar to above with yellow foliage</td>
</tr>
<tr>
<td>17. Fragrant Viburnum</td>
<td>5-6'</td>
<td>5'</td>
<td>Sun, part shade</td>
<td>Fragrant pink blossoms in clusters, red fruit in fall, attractive to birds</td>
</tr>
<tr>
<td>18. Honeysuckle (Bush Honeysuckle)*</td>
<td>8-10'</td>
<td>8'</td>
<td>Sun, part shade</td>
<td>Tall open shrub, rapid growing, fragrant blossoms, red berries in fall</td>
</tr>
<tr>
<td>19. <em>Honeysuckle (Red Bush Honeysuckle)</em></td>
<td>8-10'</td>
<td>8'</td>
<td>Sun, part shade</td>
<td>Similar to above, but with red blossoms</td>
</tr>
<tr>
<td>20. Lilac (Common Lilac)*</td>
<td>8-10'</td>
<td>6'</td>
<td>Sun, shade</td>
<td>Hardy, easy to grow, erect habit, sometimes leggy</td>
</tr>
<tr>
<td>21. Lilac (French Hybrid Class)*</td>
<td>6-8'</td>
<td>5'</td>
<td>Sun, part shade</td>
<td>Hybrids of above, more compact growth, many colors</td>
</tr>
<tr>
<td>22. Lilac (Persian Lilac)*</td>
<td>6-8'</td>
<td>6'</td>
<td>Sun, part shade</td>
<td>Smaller leaves than common, does not sucker as readily, blossoms not as showy</td>
</tr>
<tr>
<td>23. Peonshrub (Siberian Peonshrub)*</td>
<td>8-12'</td>
<td>6'</td>
<td>Sun</td>
<td>Tall, vigorous growth, drought tolerant, tends to become leggy</td>
</tr>
<tr>
<td>24. Peonshrub (Littleleaf Peonshrub)*</td>
<td>6-8'</td>
<td>4'</td>
<td>Sun</td>
<td>Better species for ornamental use than above, more compact growth, good for hedges</td>
</tr>
<tr>
<td>25. Peonshrub (Dwarf Peonshrub)*</td>
<td>3-4'</td>
<td>3'</td>
<td>Sun</td>
<td>Excellent compact shrub for specimen or hedge use, thorny</td>
</tr>
<tr>
<td>26. Plum (Flowering Plum)</td>
<td>6-8'</td>
<td>6'</td>
<td>Sun, part shade</td>
<td>Showy double pink blossoms before leaves</td>
</tr>
<tr>
<td>27. Potentilla (Shrubby Cinquefoil)*</td>
<td>2-3'</td>
<td>2'</td>
<td>Sun</td>
<td>Excellent native shrub, yellow flowers from June to frost, many horticultural varieties</td>
</tr>
<tr>
<td>28. Rabbitbrush</td>
<td>2-4'</td>
<td>2-3'</td>
<td>Sun</td>
<td>Compact native shrub, good summer foliage, yellow blossoms, interesting winter twigs</td>
</tr>
<tr>
<td>29. Russian Sage*</td>
<td>2-3'</td>
<td>2'</td>
<td>Sun</td>
<td>Blue blossoms in late summer, drought and heat tolerant, difficult to find</td>
</tr>
<tr>
<td>30. Silver Sage</td>
<td>3-6'</td>
<td>4'</td>
<td>Sun</td>
<td>Attractive silver foliage, half evergreen, little used native with much ornamental value</td>
</tr>
<tr>
<td>31. Serviceberry (Juneberry)</td>
<td>6-8'</td>
<td>5'</td>
<td>Sun</td>
<td>Edible bluish fruit, attractive foliage, open course growth</td>
</tr>
</tbody>
</table>
## APPENDIX D

### Landscaping Requirements

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
<th>Spacing</th>
<th>Exposure</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>32. Snowberrry</td>
<td>3-5'</td>
<td>3'</td>
<td>Sun, shade</td>
<td>Compact attractive native shrub, white berries, many horticultural varieties</td>
</tr>
<tr>
<td>33. Soapweed (Adams Needle)</td>
<td>2'</td>
<td>1-2'</td>
<td>Sun</td>
<td>Evergreen perennial, attractive swordlike leaves, deep rhizomatous root system</td>
</tr>
<tr>
<td>34. Spirea (Thunberg Spirea)*</td>
<td>3-4'</td>
<td>3'</td>
<td>Sun, part shade</td>
<td>Chlorotic in alkaline soils, lacy foliage, white blossoms before leaves</td>
</tr>
<tr>
<td>35. Spirea (Van Houtte Spirea)*</td>
<td>4-5'</td>
<td>4'</td>
<td>Sun, part shade</td>
<td>Chlorotic in alkaline soils, white blossoms in clusters after fruiting, good hedging plant</td>
</tr>
<tr>
<td>36. Sunac (Rocky Mountain Sunac)</td>
<td>2-3'</td>
<td>2'</td>
<td>Sun, part shade</td>
<td>Compact growth, showy fruits, leaves scarlet in fall, good ornamental, native</td>
</tr>
<tr>
<td>37. Sunac (Three-Leaf Sunac)*</td>
<td>4-6'</td>
<td>5'</td>
<td></td>
<td>Good summer foliage, compact growth, orange-red berries in fall, red fall foliage</td>
</tr>
<tr>
<td>38. Sunac (Nagahorn Sunac)*</td>
<td>10-15'</td>
<td>8-10</td>
<td>Sun, part shade</td>
<td>Large shrub or small tree, interesting stems in winter, red fruits in clusters, red fall foliage</td>
</tr>
</tbody>
</table>

### CONIFEROUS SHRUBS

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
<th>Spacing</th>
<th>Exposure</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>39. Creeping Juniper</td>
<td>6'</td>
<td>2-4'</td>
<td>Sun, shade</td>
<td>Many native varieties, slow growth, good ground cover</td>
</tr>
<tr>
<td>40. Andora Juniper</td>
<td>1'</td>
<td>3-5'</td>
<td>Sun, part shade</td>
<td>Reddish to purplish cast to foliage in winter, easy to grow</td>
</tr>
<tr>
<td>41. Chinese Creeping Juniper</td>
<td>1'</td>
<td>3-5'</td>
<td>Sun, part shade</td>
<td>Silver green foliage, flared needles often attacked by spider mites</td>
</tr>
<tr>
<td>42. Bush Juniper (Common Juniper)</td>
<td>2'</td>
<td>4-5'</td>
<td>Sun, shade</td>
<td>Native spreading juniper with open form, shows well to compact form</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
<th>Spacing</th>
<th>Exposure</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>43. Savin Juniper</td>
<td>2-3'</td>
<td></td>
<td>6'</td>
<td>Sun, part shade</td>
</tr>
<tr>
<td>44. Tamarix Juniper</td>
<td>2-3'</td>
<td></td>
<td>5'</td>
<td>Sun, shade</td>
</tr>
<tr>
<td>45. Pfizer Juniper</td>
<td>3-4'</td>
<td></td>
<td>6-7'</td>
<td>Sun, part shade</td>
</tr>
<tr>
<td>46. Meyer Juniper</td>
<td>3-4'</td>
<td></td>
<td>5'</td>
<td>Sun, part shade</td>
</tr>
<tr>
<td>47. Mugho Pine</td>
<td>6-15'</td>
<td></td>
<td>6-10'</td>
<td>Sun, part shade</td>
</tr>
<tr>
<td>48. Dwarf'Mugho Plus</td>
<td>3-4'</td>
<td></td>
<td>4'</td>
<td>Sun, part shade</td>
</tr>
<tr>
<td>49. Pinon Pine*</td>
<td>6-15'</td>
<td></td>
<td>6-8'</td>
<td>Sun, part shade</td>
</tr>
</tbody>
</table>

### CONIFEROUS TREES

*None on Poorly Drained Sites*

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
<th>Spacing</th>
<th>Exposure</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>50. Rocky Mountain Juniper</td>
<td>6-20'</td>
<td></td>
<td>8'</td>
<td>Sun</td>
</tr>
<tr>
<td>51. Scopolarum Junipers, Medora, Moffet, Weks, Pathfinder, Colgate, Platinum</td>
<td>6-10'</td>
<td></td>
<td>5-6'</td>
<td>Sun</td>
</tr>
</tbody>
</table>
## APPENDIX D

### Landscaping Requirements

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
<th>Spacing</th>
<th>Exposure</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utah Juniper</td>
<td>6-10'</td>
<td>6'</td>
<td>Sun</td>
<td>Compact, often shrubby tree, coarse texture than scopulorems, drought tolerant</td>
</tr>
<tr>
<td>Eastern Red Cedar</td>
<td>20-30'</td>
<td>8'</td>
<td>Sun, part shade</td>
<td>Coarser foliage than scopulorems, useful at lower altitudes, vigorous growth</td>
</tr>
<tr>
<td>Red Cedar variety - Cascahi, Barkl, Hills</td>
<td>6-10'</td>
<td>5-6'</td>
<td>Sun, part shade</td>
<td>Selected varieties of above, of variable color and habit of growth</td>
</tr>
<tr>
<td>Austrian Pine</td>
<td>50'</td>
<td>20'</td>
<td>Sun</td>
<td>Similar to native ponderosa pine, dark green needles, compact growth, requires wind protection</td>
</tr>
<tr>
<td>Limber Pine (Western White Pine)</td>
<td>30'</td>
<td>15'</td>
<td>Sun</td>
<td>Open growth, gray bark, often twisted and irregular growth, very attractive, requires wind protection</td>
</tr>
<tr>
<td>Lodgepole Pine</td>
<td>40'</td>
<td>10'</td>
<td>Sun, shade</td>
<td>Slender erect habit, yellow green foliage, good for mass plantings, requires wind protection</td>
</tr>
<tr>
<td>Ponderosa Pine (Bull Pine)</td>
<td>50'</td>
<td>20'</td>
<td>Sun, part shade</td>
<td>Drought tolerant, long needles, good color, orange colored bark, attractive native species</td>
</tr>
<tr>
<td>Blue Spruce (Colorado Spruce)*</td>
<td>50'</td>
<td>20'</td>
<td>Sun, part shade</td>
<td>Most used native species, color variable, selected strains of blues available, best of all upright coniferous trees</td>
</tr>
<tr>
<td>Black Hills Spruce</td>
<td>40'</td>
<td>15'</td>
<td>Sun, part shade</td>
<td>Shorter needles than above, compact growth, shows well</td>
</tr>
<tr>
<td>Engelmann Spruce</td>
<td>50'</td>
<td>20'</td>
<td>Sun, shade</td>
<td>Shorter needles and more open growth than blue spruce, graceful form</td>
</tr>
</tbody>
</table>

### DECIDUOUS TREES

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
<th>Spacing</th>
<th>Exposure</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ash (Green Ash)*</td>
<td>40-50'</td>
<td>40'</td>
<td>Sun, part shade</td>
<td>Glossy foliage sturdy, few problems</td>
</tr>
<tr>
<td>Boxelder*</td>
<td>40-50'</td>
<td>40'</td>
<td>Sun, part shade</td>
<td>Hardy native maple species, will grow anywhere</td>
</tr>
<tr>
<td>chokecherry*</td>
<td>15-20'</td>
<td></td>
<td>Sun, part shade</td>
<td>Good fruit plant, glossy foliage, attracts birds</td>
</tr>
<tr>
<td>Cottonless Cottonwood</td>
<td>50-60'</td>
<td>50'</td>
<td>Sun</td>
<td>Most widely used species, no cotton</td>
</tr>
<tr>
<td>Lanceleaf Cottonwood*</td>
<td>40-50'</td>
<td>40'</td>
<td>Sun</td>
<td>Native species, very hardy and drought tolerant</td>
</tr>
<tr>
<td>Narrowleaf Cottonwood*</td>
<td>50-60'</td>
<td>50'</td>
<td>Sun</td>
<td>Native species, leaves resemble willow, compact growth</td>
</tr>
<tr>
<td>Plains Cottonwood*</td>
<td>50-60'</td>
<td>50'</td>
<td>Sun</td>
<td>Parent species of cottonless cottonwoods, rapid growing, adaptable</td>
</tr>
<tr>
<td>Crabapple (Flowering Crab)</td>
<td>15-20'</td>
<td>15'</td>
<td>Sun</td>
<td>Good ornamentals, many other species adaptable at lower altitudes, five blight resistant varieties only</td>
</tr>
<tr>
<td>Elm, Siberian (Chinese Elm)*</td>
<td>40-50'</td>
<td>40'</td>
<td>Sun</td>
<td>Smaller leaves than American, bushy growth, subject to breakage</td>
</tr>
<tr>
<td>Hackberry*</td>
<td>30-35'</td>
<td>30'</td>
<td>Sun</td>
<td>Hardy native species, resembles elms, ridged curly bark, excellent replacement for elms, but slow growing</td>
</tr>
<tr>
<td>Honeylocust</td>
<td>35-40'</td>
<td>40'</td>
<td>Sun</td>
<td>Tall rooting tree, lacy foliage, requires deep soil, most desirable of all shade deciduous trees</td>
</tr>
<tr>
<td>Plum (Purpleleaf Plum)*</td>
<td>10-15'</td>
<td>10'</td>
<td>Sun</td>
<td>Colorful summer foliage, combines well with Russian Olive or Silver Sage</td>
</tr>
<tr>
<td>Height at Maturity</td>
<td>Common Name</td>
<td>Snaking</td>
<td>Exposure</td>
<td></td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------</td>
<td>---------</td>
<td>----------</td>
<td></td>
</tr>
<tr>
<td>45-80&quot;</td>
<td>'74. Utah Juniper</td>
<td>30-40°</td>
<td>Sun, part shade</td>
<td>Needle-like, growth on rocks, sandy, quick growth in all deciduous trees</td>
</tr>
<tr>
<td>45-80&quot;</td>
<td>'75. Blue Saguaro</td>
<td>30-40°</td>
<td>Sun, part shade</td>
<td>Needle-like, growth on rocks, sandy, quick growth in all deciduous trees</td>
</tr>
<tr>
<td>30-50&quot;</td>
<td>'76. White Pinyon (White Juniper)</td>
<td>30-40°</td>
<td>Sun, part shade</td>
<td>Needles, growth on rocks, sandy, quick growth in all deciduous trees</td>
</tr>
<tr>
<td>40-50&quot;</td>
<td>'77. Colorado Blue Spruce</td>
<td>30-40°</td>
<td>Sun, part shade</td>
<td>Needle-like, growth on rocks, sandy, quick growth in all deciduous trees</td>
</tr>
<tr>
<td>50-70&quot;</td>
<td>'78. Spruce</td>
<td>30-40°</td>
<td>Sun, part shade</td>
<td>Needle-like, growth on rocks, sandy, quick growth in all deciduous trees</td>
</tr>
</tbody>
</table>
Appendix E - Grants and Grant Programs Available to Wright for the Uptown Wright Project.

Grants available to the Town for infrastructure include the following:

- **Economic Development Administration (EDA)**

  The EDA will provide funding up to an approximate value of $750,000, according to John Rogers, the Regional Field Representative. This $750,000 would be part of a project and would be used on a portion of the project, which could be separate and distinct if possible, such as water and sewer lines. The deadline for submission of a preliminary grant application is in October of each year. Mr. Rogers suggests, however, that the preliminary application be submitted in the spring if possible to get in line for funding. The EDA has more money available than $750,000 but the process is competitive and fees, with the demand in the region, then a $750,000 project is probably the upper limit. This funding would be based on proposed job creation, new jobs which do not exist in the community. The ratio of grant funding is approximately $10,000 for every new job that would be proposed. For a grant in that amount to happen, Wright would have to propose 75 new jobs on the pre-application form, either through their own expansion or through the affiliated businesses that they would propose to bring to the community. These jobs do not have to be documented after the project is complete.

- **The Wyoming Business Council Community Development Block Grants**

  Steve Achter, the Block Grant Coordinator in Cheyenne, explains that the most feasible grants for an industrial park may be Infrastructure grants. The Infrastructure grant program has a maximum grant of $150,000. There are funds to be used on public infrastructure (water, sewer, streets) which must be owned by the municipality or the county. Again, the job creation ratio is about one job for every $100,000 of grant. A local match of 10% is almost a necessity; 20% local match might not be enough. Lower percentages of local match earn fewer points in the rating system. Block grants are based on documentation of new jobs. New employers must fill out a form and document that a portion of the project is an economic development under the umbrella of the economic development program. This grant could be used on public infrastructure (water, sewer, streets) which must be owned by the municipality or the county. These grants are difficult to obtain, difficult to administer, but are a potential secondary source of funding for this project.

- **Business Ready Communities Program - Wyoming Business Council**

  Status:
  
  Call for grant applications early November 2003, applications are due 30-60 days later.

  Notice of Intent
  
  Public comment period started on Friday, July 25, 2003.

  Eligible Applicants:
  
  Cities, towns, counties, joint powers boards, State and local community development organizations could assist and provide project development under contract to the primary applicant.

  Eastern Shoshone and Northern Arapaho Tribes: The Council may enter into contracts/operative agreements with the Eastern Shoshone Tribe and the Northern Arapaho Tribe in order to promote the purpose of the program and fund infrastructure projects.

Two Types of Projects:

- **Direct Job Creation Projects** - Company committed to locate or expand in the community. It is proposed that a portion of the annual funding be set-aside as a rapid response fund to react to opportunities when a company has committed to expand or locate in a community.

- **Community Readiness Projects** - These are "build it and they will come" projects. No specific company is committed to expand or locate in the community. The community wants to build facilities to ready itself for new business development under a specific strategy or plan of action. A community must demonstrate that appropriate planning has been conducted and capacity exists to accommodate new business development.

Eligible Grant and Loan Activities:

- Infrastructure such as water, sewer, streets, telecommunications, airports, ROW, land, spec buildings, or amenities within a business park, industrial park, industrial site or business district or other appropriate physical projects in support of primary economic development.

Grant and Loan Amounts:

- **Infrastructure Grants** - Maximum $1,500,000
- **Infrastructure Loans** - Maximum $1,500,000

Match Requirements:

- Infrastructure grants to have a 5 to 10 percent match based on the amount of the grant. Up to $250,000 - a minimum 5 percent match. Over $250,000 and up to $1,500,000 - a minimum 10 percent match.

- **WYDOT Industrial Road Program Funds**

  WYDOT will make grants to counties only if an amount up to $400,000 for county roads. The roads must be owned and initially operated by the county. This is a required match program where up to $400,000 in grants from WYDOT will match $400,000 or more of local funds. The next funding cycle for Industrial Road Program applications is on October at the beginning of the state biennium.

- **RUS**

  RUS, formerly the Farmers Home Administration, provides grants and loans for low to moderate income persons, primarily in rural areas for municipalities, counties and districts. These grants are difficult to obtain, difficult to administer, but are a potential secondary source of funding for this project.

- **The Wyoming State Loan and Investment Board**

  The State Loan and Investment Board makes grants up to 50% for water, sewer and streets, among other infrastructure uses, to municipalities, counties and districts. These grants can be matched but can be up to 50% and higher in some emergency situations. The Board, however, has historically not wanted to be involved in economic development projects, particularly where new business will be the beneficiary of the infrastructure. The new schedule for SLLB grants is application in February and September with grant award meetings in January and June of each year.
APPENDIX E

Grants and Grant Programs Available for the Uptown Wright Project

- **Wyoming Water Development Commission**
  The WWDC has funding for water transmission systems that can be used in combination with other grants or local match. The process for these kinds of projects is a long one with funding ultimately approved by the legislature after preliminary study and engineering.

- **Wyoming DEQ - SRF Funding**
  The Department of Environmental Quality has a state revolving fund, which can be used as loan funding with a rate of 2.5 percent and a term of 20 years, which is usable for constructing sewer lines, sewer collection systems, and sewage treatment facilities. These funds could be used to pay for a portion of required sewer lines in the project.

  The primary grants available for infrastructure must go through the Town. In any instance, a public hearing is required and if the jobs proposed are based on jobs, which could compete with other existing jobs in the community, and the Town could turn the grants down. The EDA and Block grants are based on job creation.

  **Davis Bacon Wage Rates**
  Some of the federal programs, EDA, and block grant funding require prevailing wage rate projects. This adds in many instances to the cost of the project. All federal requirements, equal employment opportunity and civil requirements apply in these instances.

  **Other Grants**
  Grants and funding for the business park would be through industrial revenue bonds, SBA, WIDC, and other local and federal funding.
APPENDIX F

Record of Survey

Appendix F - Record of Survey

The Record of Survey will create a procedure to follow which will allow splitting of lots with only a survey and staff approval. There would be no review or processing by the planning commission or town council. This would allow splitting of lots in a quick fashion so that lot owners can begin construction without having to wait for the traditional replat to be approved by the town through a long process.

RECORD OF SURVEY PLAT REQUIREMENTS AND SURVEY AND MONUMENTATION REQUIREMENTS

1. Records of survey to be recorded shall be legally drawn, printed or reproduced with permanent ink, and shall be eight and one-half by eleven inches (8 1/2 X 11) or eight and one-half inches by fourteen inches (8 1/2 X 14). Records of survey to be filed shall be legally drawn, printed or reproduced with permanent ink and shall meet the requirements of W.S. §33-29-139.

2. One (1) signed reproducible copy of a stable base shall be submitted.

3. Whenever more than one (1) sheet must be used to accurately portray the land divided or property boundaries realigned, each sheet must show the number of that sheet, and the total number of sheets included. All certifications shall be shown or referenced on one (1) sheet.

4. The Record of Survey shall show or contain on its face, or on separate sheets referenced on its face, the following information:
   a. A title block including the township, range, principal meridian, County, and state of the surveyed land. Space shall be provided on the Record of Survey for the clerk and recorder's filing information. A Record of Survey shall not bear the title "plat," "subdivision," or any title other than "Record of Survey";
   b. North arrow;
   c. Scale or Scale bar;
   d. All monuments found, set, reset, replaced or removed describing their kind, size, location and giving other data related thereto;
   e. The location of any corners of sections or divisions of sections pertinent to the survey;
   f. The true bearings, distances, and curve data of all perimeter boundary lines shall be indicated;
   g. Data on all curves sufficient to enable the re-establishment of the curves on the ground;
   h. Lengths of all lines shown to at least one-tenth (1/10) of a foot, and all angles and bearings shown to at least the nearest minute;
   i. All parcels created by the survey, designated by number or letter, and the dimensions and area of each parcel (excepted parcels shall be marked "Not a part"); and roads.
   j. The signature and seal of the registered land surveyor responsible for the survey.

5. Platted lot splits shall include the following additional information:
   a. The location of all structures and small waste systems on all parcels, if any;
   b. Location and dimensions of the lot to be split;
   c. Proper monumentation.

6. Record of Survey shall be signed by the Owner(s), the County Development Director and the County Surveyor.

SURVEY AND MONUMENTATION REQUIREMENTS FOR RECORD OF SURVEY PLAT

1. Survey and monumentation.
   a. Survey plat description of the perimeter of the proposed subdivision including ties to existing sections of record and description of monuments.
   b. Permanent reference monuments shall be set on the external boundary of the subdivision and for all lot and block corners.
   c. Subdivision boundary control and monumentation shall, unless otherwise modified herein, comply with the most recent applicable portions of the Guidelines for the Professional Practice of Land Surveying as published by the Wyoming Association of Consulting Engineers and Surveyors. Accuracy of surveys shall be such that closures better than one part in ten thousand are obtained for the perimeter.
   d. Where section lines or section subdivision lines form part of the boundaries of a subdivision, these lines shall be legally established and monumented as per the 1973 BLM Manual of Instruction for the survey of public lands and the pertinent detailed information shall be shown on the Plat.

2. Certification and Approval Statements. All signatures shall be made in black drawing ink.
APPENDIX G  Examples of Architectural Styles for Uptown Wright

Commercial Development Billings
APPENDIX G

Silverado Center in Gillette

Pictures were taken in July 2003
APPENDIX G  Examples of Architectural Styles for the Site

TOP ROW:  Storefronts with off street parking between buildings.

ROWS 2-4:  Public and office building styles.