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APPENDIX
A 2004 community assessment, The Dubois Challenge, written by the Wyoming Rural Development Council, was developed through an extensive public process and provided the initial direction for the following projects: Corner Property, Sawmill Property and the Wetlands Property west of town. Subsequently, the Town of Dubois hired EDAW, Inc. to conduct an interactive, public involvement process in order to refine the list of desired elements, to resolve specific issues and settle upon a preferred vision for the properties.

The conceptual design plans for the Corner Pedestrian Park and Sawmill property were developed during a three-day, on-site workshop beginning February 20, 2006. The workshop was led by the landscape architectural firm of EDAW, Inc., with the participation of the Gateway Committee (Arden Lindsey, Sheri Howe, Dick Hodge, Frank Welty, Monte Baker and Lance Chandler) and community members.

The workshop included an interchange of ideas and discussions on the following topics:

- Site design considerations
- Programmatic elements to be included
- Image and character preferences
- Requirements and criteria for design
- Site organization
- Design alternatives
- Site analysis
Based upon the above dialogue, conceptual plans for the Corner Property and Sawmill Property were developed. Conceptual design is intended to determine the type of elements to be included, their location, size, spatial organization and character, and to establish a project budget.

PUBLIC PROCESS

Public meetings led by EDAW were held in the evenings of February 20, 21, and 22, 2006 at the Headwaters Center in Dubois. The meetings had been publicly announced and the attendance at each of the three meetings was 67, 42 and 32 respectively.

The workshop was an iterative process; refinements to the Concept Plans were completed each day based upon the prior evening's comments and presented again at the next meeting. Many of the program elements for the two properties were developed in community meetings that were organized by the Gateway Properties Steering Committee during the spring and summer of 2005.

An ongoing activity during the workshop was an informal survey of community preferences for design character and materials to be included in the projects. A variety of over 120 images that captured site furnishings, planting, water, architecture and public art were displayed on large sheets with pens available for people to write comments directly on the sheets, stating whether they liked or disliked the images. This survey provided the general character that the design team used to approach the preferred Concept Plans for the Corner Property and Sawmill Property.

DAY 1

EDAW began the workshop by touring the Corner Property and meeting with the Gateway Committee to discuss site opportunities and constraints.

In the evening open house, community representatives presented summaries of discussion items that were developed at previous public meetings concerning the three properties.
Presenters for the Corner property were Margo Clark, Carl Carmichael, and Budd Betts; for the Sawmill property were Dick Hodge, Pete Petera, Sheryl Chimenti, and Kate Lucas; and for the Wetlands property was Stan Blakeman. Issues and ideas from the groups are summarized in the appropriate following sections.

Also, during the first evening open house, two alternative concept plans for the Corner Property were presented and comments solicited from the audience. The participants were very complimentary and offered constructive suggestions for changes and additional features. The public was notified that everyone was free to “drop in” and offer comments during the daytime while the design team was continuing work on the plans. Several people took advantage of this informal opportunity to talk individually with the design team.

The Wetlands Property was briefly discussed and the consensus of the audience was to do nothing with the property at this time.

DAY 2

The design team reviewed comments from the first evening’s open house concerning the Corner Property and then toured the Sawmill Site with representatives of the Gateway Committee. A site analysis and preliminary concept plan were prepared for the evening’s meeting.

In the evening, the site analysis and concept plan were presented and community input on the preliminary plan was solicited. Program elements for the property were discussed and the audience offered more ideas for to include in the proposed project in order to create an exciting and vibrant place.
DAY 3

The design team spent the final day of the workshop revising and refining the concept plans for the Corner Property and Sawmill Property and drawing perspective views of the Corner Property. Community members dropped in periodically to see the progress and discuss further ideas with the team.

The final evening of the workshop, EDAW presented the preferred Concept Plans for both the Corner Property and the Sawmill Property, along with three perspective drawings of the Corner Property. Both plans received unanimous endorsement from all present.

The character images from the community preference survey that clearly generated the greatest positive responses and that represented the design intent for the Corner Property were compiled and presented to the group.

To end the workshop, the President of the local community development organization, Arden Lindsey, described the intention of Dubois Volunteers, Inc. to submit a grant application to the Wyoming Business Council for a business development project to fund the Corner Property's building construction, which also received unanimous support from those in attendance.
Dubois is cradled in the Wind River valley, surrounded by remarkable natural beauty. The town is located at an elevation of 6,900 feet in the upper Wind River Basin of Wyoming with a relatively dry climate accumulating only 9 inches of precipitation annually. Most rainfall occurs in the spring, with an additional 13 inches of precipitation from snow during the fall through spring months. The valley is relatively cool during the summer due to the elevation and wind. An average of 50 growing days per year makes landscaping a challenge, and combined with the dry climate, makes suitable plant selection critical.
The area is considered to be the headwaters of three major rivers, each flowing into a different major body of water. The Fish Creek flows into the Gros Ventre River, then into the Snake River and then into Columbia River, and on to the Pacific Ocean. The Roaring Fork flows into the Green River, to the Colorado River, and into the Sea of Cortez. The third, the Wind River, flows into the Bighorn and on to the Missouri River, then to the Mississippi River, and into the Gulf of Mexico.

The Shoshone National Forest surrounds Dubois and is home to a wide array of wildlife: elk, antelope, white tail and mule deer, moose, bighorn sheep and black bear. Cougar and grizzly bears are occasionally sighted, as are wolves. The area also has a multitude of small wildlife species and migratory waterfowl along the Wind River. Fishing in the region is excellent with the rivers stocked with rainbow, brown and cutthroat trout.

The drainage basin area for the Wind River up stream of Dubois is approximately 230 square miles and collects water from the Wind River, Washakie, and Absaroka mountains. The river flows at roughly 100 to 500 cubic feet per second during most of the summer with low flows in the winter of 50 to 60 cubic feet per second. High flows in the Wind River typically occur in the first week of June during the spring runoff.

The landscape surrounding Dubois is diverse with riparian areas along the river, bordered by regions of sagebrush, grassland, irrigated hay meadows and badlands. The surrounding escarpments and foothills transition into higher elevation mountain forests within a short distance from town.

Badlands are located in the foothills to the east of Dubois. These badlands are sparsely vegetated and the surface has eroded into gulleys and rills, creating a dramatic landscape.

REGIONAL CONTEXT

Dubois is the regional gateway for vehicular traffic to many outdoor recreation and cultural amenities in the region – Shoshone National Forest, the Wind River and Absoraka ranges, and Yellowstone and Grand Teton National Parks. With an the abundance of recreational areas with natural and cultural interest in the region, the promotion of these opportunities could reduce pressures on the two National Parks and increase overall tourism in the area.
FUTURE DEVELOPMENT

With future development projects within Dubois, the Town should consider comprehensive planning efforts to reduce sprawl and enhance the character of the Town and region. We suggest that the community follow current community development trends in green building design, energy efficiency, dark-skies protections and sustainable site development. The Town of Dubois should be a good steward of the land through sustainable and thoughtful development.

The better the quality and design of facilities, the less likely they will age poorly or suffer abuse. Of importance to the success of future projects, such as the Corner Property and Sawmill Property, is adequate maintenance and operations for the service and upkeep of these community assets. Also, the more intensive the public use of a facility, the greater the level of maintenance effort required to maintain the facility. Neglecting maintenance will turn a community asset into a liability in very short order. Both of these project sites are located in prominent gateway points within Dubois and must be cared for as a reflection of community quality, pride and forethought.
THE CORNER PROPERTY

EXISTING CONDITIONS

The Corner Property is a 14,000 square foot vacant lot at the corner of Ramshorn and 1st Street in the heart of downtown Dubois. The corner functions not only as a critical focal point in downtown Dubois, but also as an important event associated with the gateway to Yellowstone and Grand Teton National Parks. This relationship as a local and regional focal point should be enhanced.

The property formerly had a service station that was demolished a number of years ago and served as a hardware store. The lot is surfaced with gravel and enclosed by a wooden rail fence with a ranch-style gateway facing northeast. Please refer to the Phase I report concerning clean-up of the property for more detail on previous conditions.

US Highway 26 borders this site along the east and north edges, and a one-way (west to east) alley borders the south with head-in parking for approximately seven vehicles. The Rustic Pine Tavern is adjacent to the western edge of the property. Two picnic tables are located in the northwest corner near the Rustic Pine. Surface drainage generally flows northeast to southwest across this site. The only building on site today is a small skid foundation single-room log cabin with a sod roof.
Utility infrastructure includes a buried storm inlet in the northeast corner and a water main located along the north and east edge within the highway right-of-way. Overhead powerlines are located along the south edge of the site, as well as along the east side of 1st Street. Two tall cobra-head streetlights are along the east edge of the property. Water Mains are adjacent the site along the north and east margins, and sanitary sewer is located across 1st Street on the east edge. Utility information was collected from base date provided by the Town of Dubois.

Poorly defined pedestrian crossings are present at the northeast corner crossing US Highway 26 to the east and to the north. There are no traffic signals for pedestrian safety and no vehicle-pedestrian accidents were mentioned during our workshop.

Visibility around the corner of Ramshorn and 1st Street is a concern for both pedestrian and vehicle safety. People felt it was important to maintain clear sight lines across the corner, and preferred not to add traffic signals or signage. In addition to sight lines around the corner, maintaining views from northbound US Highway 26 to the distant mountains was also important.

It was decided that the existing corner alignment and turn radius should be adequate for vehicular traffic, and no modifications by the Wyoming Department of Transportation are necessary at this time.

COMMUNITY CONSENSUS

Public meetings prior to the February, 2006 workshop had identified various community preferences for the property, giving the design team a concrete starting point.

The Corner Property was discussed the first day of the workshop, first with the Gateway Committee and again at the evening’s open house. There was discussion surrounding the inclusion of a new building within the park and whether this was a requirement based on the inclusion of a building in a plan submitted for a CDB Grant (Community Development Block Grant) that was awarded in 2003. The general feeling of the community is that, whether or not a commercial building is legally required, a building would be beneficial to the site and the local economy.
Community representatives presented ideas and opportunities for the site to both the design team and the participants of the open house. Margo Clark emphasized that the development of the Corner should create and encourage economic development in downtown. Carl Carmichael with the Dubois art guild described the importance of art to the community. Dubois is home to a number of nationally-known artists, the town hosts a national art show that boasts over 300 entries annually, and a large, western art collection is housed at the Headwaters Center. With the prominence of art within the community, public art should be incorporated into the corner as a focal point for downtown. Budd Betts with the Dubois Volunteer, Inc. (DVI) was the final presenter for the Corner. He described the Corner's importance within the community. It is a prime piece of property and, if designed correctly, it will catch the eye of travelers, getting them to stop in Dubois rather than just pass through.
PROGRAM ELEMENTS

The Gateway Committee and community participants agreed that a primary goal for the Corner Property is to create positive economic energy through the development of the site into a viable, public pedestrian park with a modest building for commercial business that is complimentary to park use and existing Dubois businesses. The overall character of the park is rustic and western, reflecting the unique qualities of Dubois, and incorporates native materials such as wood, stone and plants. The park should become a destination that serves both visitors and residents. The following elements are those that the community determined through the workshop process, and should be incorporated into the Corner Property.

- A 1,750 SF building that can accommodate commercial business that is complimentary to the existing businesses in the downtown area. The building architecture should reflect the existing rustic, Western style found along Ramshorn, utilizing wood siding, flat-front facades, burled wood posts, and traditional storefront entries flanked by windows. The proposed building has two entries, one north and one east, to accommodate multiple tenants, and anchors the park by providing a backdrop for the activities within the park.

- The overall park should be a comfortable and inviting outdoor pedestrian area that encourages people to stop and rest. Multiple areas are provided for seating including: intimate, private benches tucked into the planting, seatwalls, a group amphitheater, and movable café seating. Openings between planting beds bring people into the park from the street, providing a quiet refuge from the traffic.

- A small gathering and event area is at the heart of the park. The rustic log amphitheater is nestled among aspen trees and colorful perennials and faces the water feature. The amphitheater can be used for storytelling, tourist orientation, community events, or just sitting in the afternoon sun.

- At a prominent spot within the park, and visible from key vantage points outside the park, is a large public sculpture to be designed by a local artist. The sculpture is located in a raised planting bed, surrounded by native grasses, shrubs, and perennials, offering a prime photo opportunity.
The Corner is the visual gateway to downtown Dubois. Traffic going west toward Yellowstone and Grand Teton National Parks passes this corner on the way into town. Creating a visual amenity through the use of plants and water, color and texture, and promoting activity will encourage visitors to stop and see what Dubois has to offer.

As a focal point for not only Dubois, but also the region, the park offers a prime location to provide tourist information, either through the new building or an information kiosk. The Chamber of Commerce could staff a satellite information office, or provide brochures and pamphlets. Additional tourist information is provided on the site through the map of downtown Dubois etched into the pavement at the amphitheater, which orients visitors and guides them to attractions in town.

Since parking in downtown is limited, maintaining the existing alley-side parking is important for employees of the new businesses or visitors. Clear pedestrian connections from the alley parking as well as from the parking lot north of Ramshorn to the park are important to its success.

The open plaza area of the park provides opportunities for outdoor markets or art fairs. Vendors can set up tent-booths with adequate space for people to mill about and see the offerings. There is room for 7-8 large booths or more smaller ones.

A water feature surrounded by naturalistic plantings holds a primary spot across from the amphitheater. It is naturalistic in style, symbolic of the three rivers with a log flume to honor and represent the history of the tie hacks. The “rivers” themselves are small trickles of water that meander between rocks and plants toward the stone seat wall at the front of the fountain. Patterns in the paving continue the river analogy and lead to the entry points from the street.

Even though Dubois has a short 50-day growing season, adding planting to the park will make the space more vibrant and inviting. Naturalized, low-water use planting...
will provide color, texture and seasonal interest while also providing screening and a pedestrian scale to the Corner. Tall trees on the street edge can define the space while still allowing visibility to the “Old West” storefronts.

- Lighting on the Corner property should be done sensitively so as not to add to light pollution, but add pedestrian scale lighting for safety and aesthetics. The public art should be lit in a manner that enhances and dramatizes the piece.

- It is very important to fit the park design within the community and history of Dubois. With that intent, multiple elements of the park will express and reflect the history and character of Dubois – exhibiting the things that are the pride of the community.

  - Large scale public art represents not only a piece of the past, but also today’s rich art community within the Town.
  - The water feature portrays the region as a headwater to three rivers with a modest scale log flume representing the tie hack era on one of the “rivers”.
  - The colored concrete paving extends the three rivers theme, flowing through the park toward the pedestrian entries into the space.
  - The logging tradition is carried on through the use of logs for benches, the amphitheater seating and the gateway entry.
  - The rustic boardwalk is extended around Ramshorn onto 1st Street and continues into the park in front of the north entrance to the building.
  - Petroglyphs etched into stone reflect the Native American heritage of the region.
MAINTENANCE

Care of the Corner Property will involve the seasonal maintenance of the perennials, grasses, trees and shrubs proposed, fertilization two or three times per growing season, weeding at least monthly, and occasional mulch replacement. The pavements and water feature will require periodic cleaning. The irrigation system will require spring flushing and mainline pressurization and fall winterization of the mainline, backflow preventor, and all laterals and emitters.

Generally water features are considered to be a great community asset. People seem to have an innate affinity for the view and sound of water. The sound is not only soothing, but can serve as a great mask for other ambient noises. The service and maintenance obligation demanded from a water feature can be significant. Careful consideration of the design of a water feature can greatly increase or decrease these costs. For the Corner Property an easily cleaned weir, runnel and basin system with relatively low volume pumps are suggested as an appropriate approach to this plaza. That said, the fountain will still require weekly maintenance to clean debris scuppers, check that drains are free flowing, water levels are being maintained, and replace the solid chlorine tablets for maintenance of water quality. Seasonally, plan on spring cleaning and start-up, and fall winterization.
Public Art Focal Point

Rustic Pine

VIEW FROM RAMSHORN TOWARDS NEW BUILDING AND CAFE SEATING

Headwaters Water Feature

Entrance to New Building

Stone Seatwall

Petroglyph

Rustic log benches

VIEW LOOKING SOUTHWEST TOWARD THE AMPHITHEATER
THE SAWMILL PROPERTY

EXISTING CONDITIONS

Logging was a major industry in the Wind River Valley for many decades, and the 66-acre Sawmill site is exactly as the name describes – a former sawmill for the Louisiana Pacific Lumber Company. The mill closed in 1988, and there has been little change to the property since the lumber company pulled out. The property is zoned Open Space/Recreation and the benefactor who provided the money for the purchase of the property had the intent that the land be used for the health and welfare of the community of Dubois, especially the youth.

The Wind River flows through the site roughly bisecting it northwest-southeast, while the main entry road roughly bisects the site perpendicular to the river (southwest-northeast), creating four quadrants. The Wyoming Game and Fish Department (WGFD) along with the Dubois Anglers and Wildlife Group, have recently been improving fish habitat in the river, and the WGFD has a fishing easement of 50 feet on either side of the river. The river banks generally lack mature trees, but are well-vegetated with native willow and dogwood. A new vehicular bridge of HS20 load rating has been constructed along the entry road but lacks any suitable safety features, and is of inadequate width for safe pedestrian crossing when combined with vehicular traffic.

The south quadrant is primarily vacant and barren, left over from the logging operation. An access road to an adjacent property cuts across this area and needs to be maintained. The Nature Conservancy is exploring the evaluation of the property as a brownfield site.

The north quadrant has a small medical clinic, with six acres of land owned by the Dubois Medical Clinic. The Medical Clinic is located just north of the road entry point, and includes a
helipad for evacuation of critically injured or ill patients. Of the six acres owned by the facility, approximately 1 1/2 acres are currently developed, leaving ample room for expansion of both the clinic building and any additional medical building facilities.

The east quadrant contains a large expanse of terraced gravel pads previously heavily used by the Louisiana Pacific for their sawmill operation; it is mostly barren with no vegetation. Centered in this area is an active log home fabrication operation that has a short-term lease through the Nature Conservancy, who owns the land with the exception of where the Medical Clinic is located. The east end of this area is bounded by riparian woodlands, a meadow, and a large debris pile (of unknown materials) left by Louisiana Pacific. The debris pile is adjacent the Wind River and susceptible to flood erosion.
The west quadrant is dominated by the Rodeo grounds and parking areas. The Dubois Western Activities Association has a lease on the property and conducts a popular rodeo during the summer months. A steep bluff is found at the west edge of the property and provides the potential for public access to Bureau of Management Land within the town limits.

The Wyoming Department of Transportation owns a piece of land directly abutting Highway 26 to the east of the main entry drive. The Town of Dubois should actively pursue acquiring this piece of land to ensure continuity and compatibility with the proposed Sawmill redevelopment projects.

A new or upgraded sanitary sewer lift station will be necessary if new buildings are constructed on the site. A new lift station should be sized to accommodate future capacity according to complete future needs of the site development.

COMMUNITY CONSENSUS

There are a number of groups that have a major interest in the development of this property, some of whom are: The Nature Conservancy, Wyoming Game and Fish Department, Dubois Anglers and Wildlife Group, Dubois Medical Clinic, Dubois Assisted Living, Inc., the Boy Scouts, the Dubois Western Activities Association, Dubois Volunteers, Inc., and, not least, the citizens of the community. The future of this property requires the consensus of many groups and must balance the various needs of the community.

A public meeting held in the summer of 2005 addressed prospects for this property and found wide community support for improved youth recreation, and for senior health and human services. During the workshop, it was clear that the consensus of the community is in favor of both of these pursuits. The intent of the benefactor was to provide a place for the health and well-being of the community as a whole rather than to provide new locations for new retail and commercial activities. The community echoed this sentiment through the endorsement of the proposed program: a multi-faceted plan that focuses on health and wellness through public facilities for youth and seniors, and varied recreational opportunities. The emphasis in this design is on community and community benefits, but the
plan also would provide activities for visitors and would create a vibrant gateway to the community.

Community representatives discussed ideas and opportunities for the site during the open house the first evening of the workshop. Presenters Dick Hodge, Pete Petera, Sheryl Chimenti, and Kate Lucas discussed the ideas of incorporating an assisted living facility near the existing medical clinic; creating a kid-friendly fishing pond; providing for commercial property along US Highway 26 to create jobs; and to maintain and improve the rodeo facilities.

Through the evening open houses, the community came to consensus that the best use of the site was for health and recreation for the whole of the community. Using this site for private, commercial business or education facilities was determined to not be the best use and also did not follow the benefactor’s desire for the land. The overall intent of the project is to take a degraded and blighted piece of land and restore not only its ecological health, but also its use within the community, utilizing it to a higher degree for the well-being of the community.

The Sawmill Property should undergo ecological restoration to improve the health and aesthetics of the site. This includes: brownfield assessment, debris removal, gravel removal,
revegetation with native plant species, habitat restoration and improvements in the river and river banks, reconstructing the river to historic meander conditions.

PROGRAM ELEMENTS

The intent of the Sawmill property is to create a place for community members of all ages and abilities, and to promote community health and wellness. The following program is divided into three use zones: Health, Passive Recreation, and Active Recreation. Within each zone, program elements are described that are associated with that activity.

The entry to the Sawmill Property is located off Highway 26 with direct access into the Health Zone. Access to both the Health Clinic and Recreation Center are located directly off the main entry drive. The entry will include monument signage and ornamental planting, and will provide way-finding to all areas of the site. A secondary entry is located south of the main entry and provides a more direct access to the Assisted Living Facility. Adequate directional signage should be incorporated throughout the Sawmill Property. Signage will assist with way-finding and should be of a uniform quality and character, unifying all projects within the site.

Within the master plan, the land use intent and relationships are of primary importance. Flexibility within programmatic elements should be allowed, adjusting for future needs of the community. The following descriptions are the program elements that were generated during the workshop.
The Health Zone comprises 12 acres that are set aside with the intent of development for community health facilities and services. It is envisioned as a medical campus, community recreation center and an assisted living facility. We see these facilities as all directly improving the health and well-being of the community, and as a stimulus for both families with young children and retirees considering relocating to the Dubois area.

- The existing Medical Clinic has room for future expansion of both building and parking, and an area has been set aside for a future, second medical building.

- The Assisted Living Facility will be located adjacent to the Medical Clinic off of Highway 26. The location set aside for the facility is located on a bench overlooking the Wind River toward the bluffs to the south. The facility will have easy access to the highway and the Medical Clinic. Architecture will be reflective of the western style of architecture found throughout the region. While the philosophy of care and...
The type of building(s) are not yet determined, at a minimum, the facility should have adequate parking for residents, guests and employees; indoor and outdoor commons areas for group activities; and be attractively landscaped to feel residential rather than commercial or medical. As many units as possible should have views to the Wind River. Trail access from the facility to the river and park areas will encourage residents to be active and will create a sense of connection to the rest of the site.

- The Recreation Center will be focused on the health and wellbeing of all ages and abilities, combining activities for seniors and youth of the community. The recreation center is visible from Highway 26, directly off of the main entry drive into the Sawmill site. Some ideas for inclusion in the center are:
  - Indoor pool and sauna
  - Fitness classes – youth and senior
  - Nutrition classes
  - Weight room
  - Physical therapy and massage

- The need for quality daycare has been expressed by a number of individuals in the community. A daycare center could be incorporated into the Recreation Center, taking advantage of the amenities of the center and surrounding parkland. This is also of key importance for attracting working families to the area.

**PASSIVE RECREATION ZONE**

The Passive Recreation Zone is comprised of 38 acres and is intended to provide places for large or small gatherings, events, relaxation, free play and exploration in a natural environment. A variety of landscape settings, from cottonwood forests, open meadow and river edge, will offer a wide range of recreational opportunities for residents and visitors, young and old.

Site improvements associated with this area include the removal of the gravel lots and a debris pile left by the Louisiana Pacific Lumber Company to a public landfill. Final determination of the remediation of this area is pending the results of an
assessment report of hazardous materials that is presently in the draft stage.

- A picnic area is located at the north edge of the site within the mature cottonwood forest. Scattered picnic shelters are located along a loop drive, with access south to the open meadow and to the trail system that meanders through the park. Fully functional restrooms should be included near the picnic area.

- The east side of the Sawmill property provides the opportunity for enhancement of the landscape into a natural area by restoring the area from the remnant impacts of the logging operation, such as the large debris pile north of the river and patches of barren ground. Enhancements to the landscape may include revegetation with native species and removing the debris pile. The natural area will offer a place for passive recreation such as:
  - Bird watching
  - Orienteering
  - Picnicking
  - Pick-up ball games
  - Natural interpretation

- Access to both the Wind River and to the man-made fishing pond is a major part of the passive recreation zone. The river’s edge and riparian areas should be enhanced and restored through the removal of invasive species and introduction of native riparian plants. The historic character of a braided river with an island should be recreated to offer better fish habitat and a more naturalistic appearance of the river.

- A small fishing pond will be created on the south side of the Wind River to provide safe and fun fishing access for children. A pipe or channel shunt of river water will feed the pond. The pond is surrounded by a universally-accessible path with fishing piers jutting out over the water. Benches will be strategically located for rest and for watching fishing activities. Opportunities to partner with WGFD in the construction and ongoing operations of the pond should be explored.
• The existing WGFD fishing access adjacent to the river must be maintained and a universally-accessible access point to the river should be added. A new accessible access point will give seniors, wheelchair-bound people or parents with strollers the opportunity to enjoy the river.

• A network of trails will meander through the park, connecting the health zone, active recreation zone, and passive recreation zone.

  - The trail system in the Sawmill site will connect with the proposed regional trail which is envisioned to connect to the downtown. As the gateway to the Town of Dubois, the Sawmill site will be a popular destination for people, and the trail will provide an alternate method of transportation to the site.

  - A pedestrian-only bridge across the Wind River will be added to the east side of the park, connecting the north and south sides. Pedestrian bridges increase safety by limiting car-person encounters.

  - Benches and interpretive points will be spaced at intervals along the trail. Natural and cultural interpretation nodes along the trail will educate about the events that have shaped the region and the community.

  - A hierarchy of trails, utilizing both paved and soft surfaces, should be used. Paved trails should occur in areas of higher intensity activities; and smaller, exploratory trails composed of soft surfaces should be used in such areas as the nature area.
ACTIVE RECREATION ZONE

The active recreation zone is 16 acres, and is located adjacent to the Recreation Center as well as west of the river at the existing rodeo grounds. It offers space for programmed sports and recreation and includes the existing rodeo grounds.

- A variety of recreation activities can be located near the Recreation Center:
  - Horseshoes.
  - Playground.
  - Ballfield. Explore options for a ballfield that may function for both softball and baseball.
  - Soccer field located in ballfield outfield. Explore the potential for shared use with local schools.
  - Irrigation for the active sports fields could be treated gray water from the adjacent water treatment facility. Appropriate pre-filtering should be considered to minimize the typical maintenance requirements of non-potable water use. The feasibility of this should be further explored.

- The existing rodeo grounds are a major feature on the site and are a popular summertime activity for both residents and visitors in the region. The existing grounds should be enhanced with better parking facilities and pedestrian circulation.
  - The existing parking areas should be better delineated between spectator and horse/cattle trailer parking. Parking improvements include wheel stops and pedestrian walks to guide both vehicles and people. Designated handicap parking should be added to the spectator parking near the entrance. Separate entrances for spectators and contestants/livestock have been suggested to limit conflicts and control the entrance where admission is charged.
A new ticket booth and entry gate to rodeo grounds should be located near the spectator parking lot. Relocating the ticket sales booth will reduce or eliminate the backup of traffic onto the highway that presently occurs due to ticket sales at the bridge. People will be able to park prior to purchasing tickets. Moving the ticket sales from the bridge to near the rodeo grounds will also allow access to this side of the river for those not participating in the rodeo.

Inside the ticket gate, fully functional restrooms and a concessions area should be added to offer better comfort to spectators and contestants.

West of the rodeo grounds, the existing access road to the town wastewater treatment facility should be maintained. The wastewater treatment facility should be analyzed for most efficient use and, if necessary, improved so not to impact downstream water quality.

- South of the rodeo parking lots, near the BLM access point, a horse corral is located for staging prior to trail riding. Restrooms are also suggested at this location, and should be accessible from the fishing pond, field archery range, and horse corral.

- The BLM land trailhead should be enhanced for hiking and horseback riding.

- A field archery range is proposed at the base of the bluffs south of the rodeo grounds. Permanent or movable targets can be established for archery practice or competitions.

- Canoeing and kayaking in the Wind River will add another active recreation opportunity for the community. Boat access to the river will allow for a put-in/take-out spot for kayaks or canoes. Kayak chutes can be created in the river between the Headwaters Center and the Sawmill Property.
SAWMILL PHASING PRIORITIES

1. Identify and secure maintenance funding for the long-term care of the property.
2. Land purchase from WYDOT.
4. Restoration and revegetation of disturbed land; cleanup of debris.
5. Relocate ticket sales and rodeo entry from the bridge to near the south parking lot.
6. Construct a pedestrian bridge across the Wind River.
7. As a requirement for the first building project, size and upgrade the sanitary sewer lift station.
8. Other projects should be constructed based upon community needs and funding opportunities.

MAINTENANCE

The establishment of native habitat in the areas planned for mitigation and restoration will be of great importance for the Sawmill property, if the project is to be a success. This effort is also one of the first actions that should occur after mitigation of any contaminants identified from an environmental audit. Simply seeding and planting is only the beginning. Careful monitoring and proactive treatment of invasive weeds, pests and diseases during the first three to five years should be planned if the results are to be healthy, native riparian ecosystems. As community population and funds grow, future projects will demand continued increases to the maintenance and operations budget for public properties.
THE WETLANDS PROPERTY

EXISTING CONDITIONS

The wetlands comprise 15 acres of land along the Wind River, 2.8 acres of which are wetland, 11 acres are in the floodplain, and the remaining 4 acres are on higher ground adjacent to US Highway 26/287. A Town sewer easement bisects the property. The majority of the site cannot be developed due to floodplain restrictions and the sewer easement.

Narrowleaf Cottonwood (*Populus angustifolia*) and Plains Cottonwood (*Populus deltoides*) trees dominate the riparian areas of the Wind River and are also found in the many small draws in the valley. Cottonwoods depend on the annually high flows to wet sandbars along the river; if conditions are favorable, seedlings may grow into large trees, but this is often not the case. Coyote Willow (*Salix exigua*) and Bebb Willow (*Salix bebbiana*) are two common shrubs found growing along the river and amongst the cottonwoods. Greasewood (*Sarcobatus vermiculatus*) is also found at the edge of riparian areas. These shrubs provide cover and food for a variety of wildlife.
Russian Olive (*Elaeagnus angustifolia*), an introduced and invasive tree species, may be found in the riparian areas. Russian Olives compete for space, water and nutrients with the native cottonwoods and willows and provide poor habitat for wildlife.

Within the Wetlands Property, old oxbows – remnants of past channel locations of the river – may be found. Wetland supporting sedges and rushes commonly evolve in these areas, providing an element of diversity to the riparian areas. Oxbows are reminders of how dynamic riparian areas can be.

Sagebrush borders much of the riparian area and is also found across the escarpments and foothills. Depending upon soil depth, either Basin Big Sagebrush (*Artemisia tridentata var. tridentata*) or Mountain Big Sagebrush (*Artemisia tridentata var. vaseyana*) can be found. Several other sage species likely to occur in this area include Wyoming Big Sagebrush (*Artemisia tridentata var. wyomingensis*) and Plains Silver Sagebrush (*Artemisia cana var. cana*). Sagebrush is an important winter browse for several species of big game, such as deer and elk, and provides cover habitat for a variety of birds including the sage grouse.

Small areas of grassland are interspersed throughout the sagebrush areas and provide forage for grazing wildlife and livestock. Common grass species would include June grass (*Koeleria macrantha*), Idaho fescue (*Festuca idahoensis*), and bluegrass (*Poa sp.*). Within the sagebrush, where rock outcrops occur an occasional Limber Pine (*Pinus flexilis*) may also be found.

**COMMUNITY CONSENSUS**

Stan Blakeman, a long-time resident of Dubois, presented the option of doing nothing with the wetlands property. Wildlife – deer, moose, mountain sheep, and bear – are frequently seen along the river’s edge. With the majority of land either wetlands or in the floodplain, the use most suited for the site appears to be wildlife habitat.

There was unanimous support from the community to do nothing with the wetlands property at this time. Preservation of the site is worthy of consideration.
EDA W Dubois Workshop Schedule

Monday, 20 February
1:00 The Design Team arrives at the Headwaters Community Center.
1:00-1:00 Concept drawings for the corner property are posted at Headwaters Sunroom for public viewing and written comment. (The Town Happenings time of 9am is incorrect.)
1:30-2:30 EDAW team tours the Corner and Wetlands sites.
2:30-3:30 EDAW team meets with available members of the Gateway Committee at Headwaters to discuss site analysis of corner and wetlands and preliminary concept plans for the corner.
3:30-4:00 EDAW works on discussed revisions to the corner concept plans for Monday evening public presentation based on comments from the public viewing and public input result review.
5:30 Dinner.
6:30 Set up for meeting.
7:00-7:45 EDAW introductions, workshop description, public presentation and discussion of the corner and conceptual development options.
7:45-8:45 Community Report and Summary of primary concepts which emerged from public input meetings for each property with speakers for each of the major concepts speaking for not more than 5 minutes each.
8:45-9:00 EDAW presentation of site analysis of wetland property.

Tuesday, 21 February
8:30 Design Team meets at Headwaters and reviews evenings’ comments. Discuss direction to take with regards to Wetland and The Corner.
9:00 Review program elements for the Sawmill property.
9:15 Tour Sawmill site.
10:00 Discuss distinct alternatives best suited for directing the evening’s discussions.
10:30 Review design character options for sketches. Discuss signage, lighting and site furnishings.
11:30 Prepare draft alternative plan for Sawmill Property.
6:30 Set up for public meeting.
7:00-8:30 Public presentation and discussion of Sawmill property analysis and Draft Concept plan.

Wednesday, 22 February
8:30 Design Team groups at Headwaters and reviews evenings’ comments. Discuss direction to take with regards to Sawmill Property.
9:30 Review program elements and site conditions of the Sawmill property. Discuss distinct alternatives best suited for directing the evening’s discussions.
10:30 Prepare preferred plans for Sawmill Property.
1:00 Prepare select sketches of Sawmill options. Continue with plan preparation.
6:30 Set up for public meeting.
7:00 Present revised plan for The Corner to public.
7:45-9:00 Public presentation and discussion of Sawmill property plan and character sketches.

All phases of workshop are open to the public, starting with Monday evening’s presentation.
## Town of Dubois

### Estimate of Probable Cost
Dubois Business Development Project
Corner Property

### BUILDING COSTS

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Phase 2</th>
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<tbody>
<tr>
<td>Architectural and Engineering Fees</td>
<td>$19,500</td>
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<tr>
<td>Project inspection fees</td>
<td>$500</td>
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<tr>
<td>Site work (parking &amp; sidewalks)</td>
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<tr>
<td>Demolition and removal</td>
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<tr>
<td>Landscaping</td>
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<td>Deck area for outdoor dining</td>
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<td><strong>Total</strong></td>
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### PEDESTRIAN PARK COSTS

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<tr>
<td>Infrastructure</td>
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<td>Lighting</td>
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<td>Earthwork</td>
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<td>Site Work</td>
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<td>Parking (3 stalls)</td>
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<td>Landscaping and irrigation</td>
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<td>Design Services</td>
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<td><strong>Total</strong></td>
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### Building & Park Contincency

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### Grand Total

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<td><strong>Grand Total</strong></td>
<td><strong>$405,895</strong></td>
<td><strong>$64,220</strong></td>
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### ASSUMPTIONS

- Excludes in kind donations
- Estimate based upon concept level plans
- Estimate assumes typical spread footer foundations

EDAW, Inc.

240 E. Mountain Ave.
Fort Collins, CO 80524
2 Mar. 2006