

Lander Master Plan
Land Use, Environment, Transportation, Design





Lander Master Plan
Charrette Workshop Results
10-26-11
Lander Wyoming

www.LanderMasterPlan.wordpress.com



Lander's Vision of the Future Preserving the Past While Embracing the Future

The City of Lander values and respects its small town atmosphere, scenic beauty, western character, and local traditions. Lander has developed in a way that is welcoming and inviting to residents and visitors alike. The City's effective plans and policies promote private investment and entrepreneurship for Main Street and businesses, affordable neighborhoods, and educational, cultural, and recreational opportunities for its citizens. Plans also protect citizens and investment from natural disasters and enhance the natural environment. People move easily around the community by foot, bicycle, wheelchair, and automobile. The City works cooperatively with the county, state, and tribal leaders to ensure that the areas surrounding Lander are developed in a manner consistent with its vision.

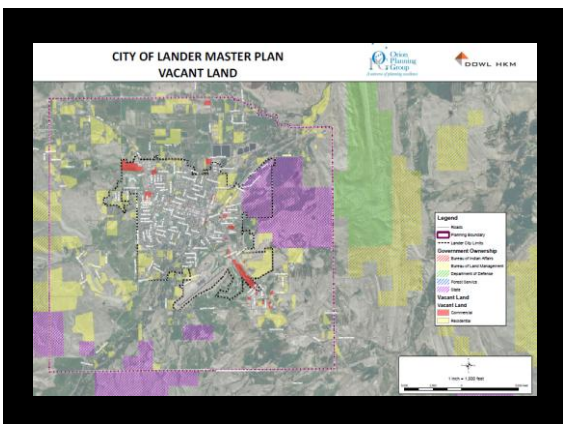




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Land Use and Housing

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Where will Lander grow residentially?

- Build within city limits
- New development at city boundary
- Restrict development in floodplain
- Downtown district

Where will Lander grow commercially?

- Downtown Main Street
- North end of Main Street
- Rustic Wyoming look is what matters – maintain integrity and hold to our roots
- In existing commercial zones closer to downtown



Where will Lander’s industries go?

- Within the planning boundary but outside the city
- Industrial part south of town
- Some development along Hwy 789
- Light manufacturing

What kind of housing is needed?

- Affordable, quality single unit housing
- Less subdividing 3-5 acre lots, more residential 1/3 acre lots
- 3-5 acre lots in planning boundary
- Larger lots outside of the boundary



What kind of housing is needed?

- Mixed use and development
- Assisted housing
- Affordable rentals
- Cluster development
- Can’t pay rent, can’t keep a job, can’t stay in town
- More density in town, protect open space outside of town

Other?

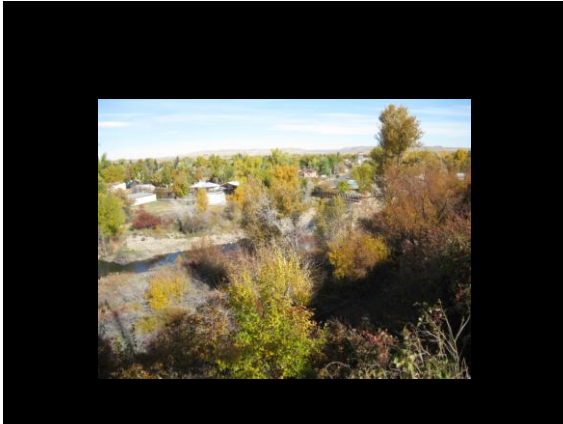
- Recreation center
- Trails and paths
- Amend regulations for replats and add development standards
- Downtown parking
- Better neighborhood identities in town
- Annexation plans



And even more other?

- Gathering places in downtown
- Crosswalks
- Lessons from 1972 Rapid City flood and 1963 Lander flood
- “What is available for my kids?”



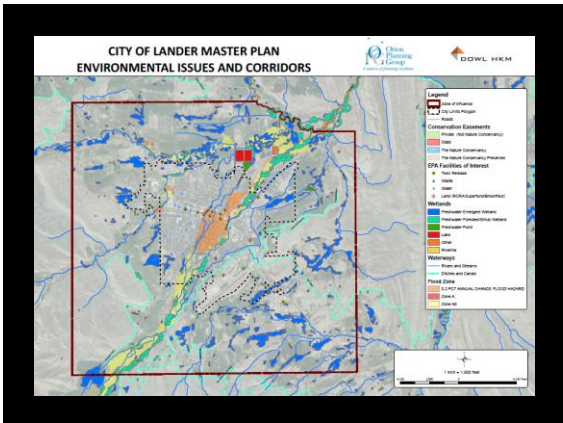


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Environment

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What natural features are most important in Lander and why?

Water



Beauty



Recreation



Use

What natural features are most important in Lander and why?

Views



Rivers and open space



Mountains and hillsides

What natural features are most important in Lander and why?

Public Land



Proximity/Access



Recreation and Wilderness

What natural features are most important in Lander and why?

Wildlife Habitat



Wetlands



Air Quality



What natural features need to be protected?

The Popo Agie



Quality and access

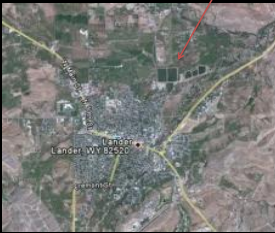


Floodplain and flood control



What natural features need to be protected?

Wastewater Lagoons



- Water quality
- Flow between treatment plant and lagoons

What natural features need to be protected?

Mix of Open Space With Development



What natural features need to be protected?

Viewsheds
Air quality
Open space, parks and green space
Greenways, trails and paths



Public lands
Scenic areas
Habitat
Wildlife



Water supply

What is the most significant environmental issue facing Lander?

- None
- Access to drinking water
- Attitude of residents toward the environment (trash disposal)
- Development: air quality, views, floodplain, wildlife habitat, wild places, sprawl
- Threat of impact of oil, gas, and mineral extraction
- Flood control: plan, channeling—pro and con, diversion, land acquisition, hard scape



What is the most significant environmental issue facing Lander?

- Lack of environmentally friendly planning
- Lack of greenspace
- Solid waste: life of landfill, waste management, recycling
- Popo Agie: pollution, diversion, low flow, fisheries
- Lack of trails, paths, and connections
- Over regulation and restriction: need to protect a multi-use environment



Other issues?

- City needs to be a leader in recycling: promotion
- Curbside recycling
- Need more bike/skate paths along the river connecting more recreational areas together
- Safe and easy pedestrian and bicycling commutes
- No Natural gas fracking
- Lawn irrigation



Questions?

- What should Lander's environmental goals be? (Quantifiable?)
- Is Lander pursuing gray water use for irrigation?



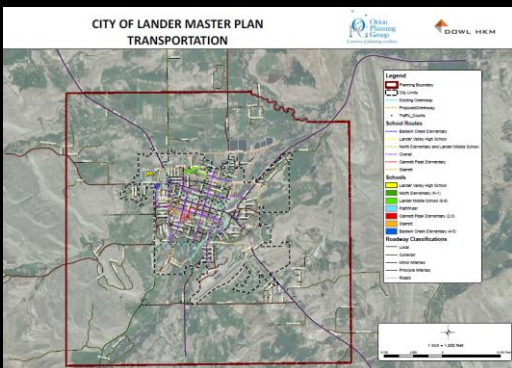
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Transportation

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CITY OF LANDER MASTER PLAN TRANSPORTATION



HAZARD AREAS



Proposed Solutions

Highway Intersection – Currently



Highway Intersection – Future

- How about a roundabout???



Highway Intersection – Future

- I mean...one like this:



Safeway Entrance



- How about a traffic signal?

Safeway Entrance

- No, I don't mean India's popular film, "Traffic Signal" ...



Safeway Entrance

- Or This...



Main Street Intersections

- Possibly block off Main and 1st Street on south side...
 - Parking area
 - Outdoor market



Baldwin Creek Intersection



- Adjust signal timing

PATHWAYS, PATHWAYS,
PATHWAYS!!!

Comments...

- Lander is behind most towns/cities in Wyoming
- Lander is a community of outdoor enthusiasts
- Lack of continuous pathways

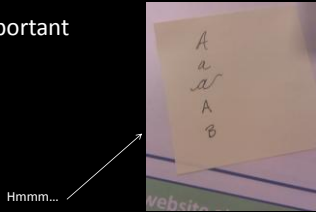
Solutions

- Bikes off Main Street
 - Garfield and Lincoln – designated bike lanes
- Property & Easement Acquisition
 - Will cost of property be less in future?
- Enforcement of Ordinance – Continuous Sidewalks
- Underpass/Overpass



Attendees were asked:

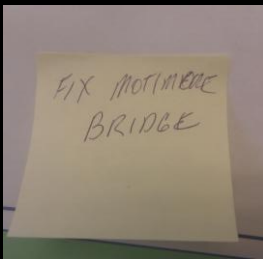
- Rank in terms of importance
- 1 – Most important
- 5 – Least important




And the Survey Says.....

1. Develop more walking/bicycling pathways
2. Upgrade streets – drainage & pavement
3. Upgrade/add concrete sidewalks
4. Increase traffic control (signs,lights,etc.)
5. Increase public parking

Conclusion






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Design

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What is the most loved place in Lander?

City Park

Downtown



What are some downtown needs and opportunities?

- Better economics
- Compatible businesses
- More retailing
- Arts Center, Unified arts community, Arts infrastructure, More Galleries, Public Art, Public Art at the Gateways, Public Art (Bronz)
- Better Crosswalks
- Wayfinding signs for parking and attractions
- Beautification and preservation

Opportunities?

- Explore CRA Funds at Bank
- WYDOT Urban Funds to support Main Street
- Promote 20 percent Income Tax Credit (historic Preservation)
- Promote Voluntary Standards
- Become a Main Street Community
- Develop facade improvement loan/grant package
- Support locally owned businesses
- Better connect Antelope Park area to Main Street
- Mark the Historic District with signs

What additional events would you attend downtown?

- Farmers Market x3
- (locate downtown, 3rd and Main?)
- Street Dances/Parties x2
- Arts Events
- More Interaction



Other?


- Recreation facility (mentioned many times)
- Enhanced rodeo grounds (Could it accommodate recreation facility?)
- Mixed uses, upper floor housing
- Green space connections in neighborhoods


Keep Authentic Lander

Authentic Lander!




Downtown Lander as Meaningful Place





**MAIN STREET
LANDER, WYOMING**

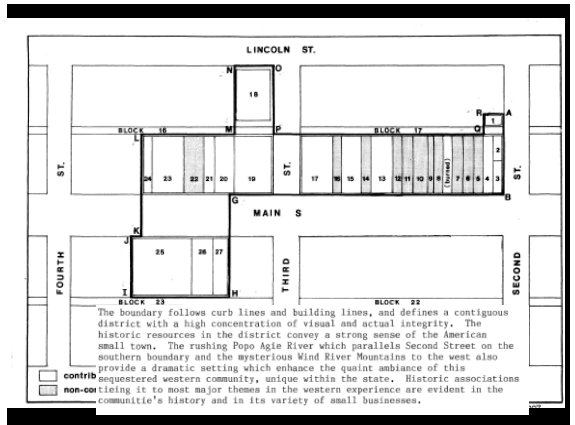
1. The historic resources in the district convey a strong sense of the American small town. The rushing Popo Agie River which parallels Second Street on the southern boundary and the mysterious Wind River Mountains to the west also provide a dramatic setting which enhance the quaint ambience of this sequestered western community, unique within the state. Historic associations relating to most major themes in the western experience are evident in the community's history and in its variety of small businesses.











Downtown Lander as Economic Potential

- Dollars spent on materials circulate through your community only once...Rehab Dollars circulate up to six times
- Rehabilitation results in 10% greater wholesale purchases and 43% greater retail purchases from suppliers than the same amount spent on new construction activity.



Wyoming Preservation Office

November 22, 2010

The Place Making Dividend

Why fostering a sense of place is key to having a strong, economically vibrant city or town.

By Edward McMahon, from PCJ #80 (Fall 2010)



The health of downtown is at the very heart of the quality of life within a community. A prosperous, attractive downtown business district becomes a visible barometer for the well being of the entire community. The Main Street program includes many benefits.

Protects the existing tax base

The Main Street program protects and enhances private investment in banks, businesses, and commercial property as well as public investment in streets, sidewalks, water, and sewer lines.



An incubator for new business

Viable downtown offers opportunities and incentives for the new entrepreneur such as lower rent and technical assistance.

Attraction for economic development

Downtown reflects the overall image a community projects to potential investors. An invigorated downtown makes a very positive statement about the whole community.

Provides a point of focus and stability

A vibrant downtown gives the whole community and region a sense of pride and positive self-image. It serves as an anchor for the community providing stability necessary for economic growth.

Preserves the historical fabric of the community

In a healthy downtown, property owners are more willing to invest in and maintain historic commercial buildings, thereby preserving an important part of the community's and Wyoming's heritage.

Improves economic conditions downtown

A healthy downtown attracts new businesses, creates jobs, and strengthens service and retail markets. By diversifying the business mix and recruiting new businesses, dollars that would be spent elsewhere are spent locally.

Incentives

A GUIDE TO THE FEDERAL HISTORIC PRESERVATION TAX INCENTIVES PROGRAM FOR INCOME-PRODUCING PROPERTIES
 Program Essentials Application Basics The Review Process Meeting the Standards for Rehabilitation Avoiding Incompatibility Issues

- 20 percent Income Tax Credit for historically appropriate rehab in district
- 10 percent Federal Income Tax Credit for historically appropriate rehab on pre 1936 structure anywhere
- Facade Grants/ Favorable Loan Pools
 - **Wyoming Main Street Loan Participation** - The Wyoming Business Council can participate with a local lender on a loan to a building owner for building improvements to maintain the structure's historical character. The state's portion of the participation may be up to 75% of the loan (maximum of \$100,000) in a shared note and collateral position with the local lender.
 - **Historic Architecture Assistance Fund**
- CLG project funding



Expanding on creative Lander



Arts and Culture Can Lead Efforts to Revitalize Communities

