



Attendees: Leah Reeb, Dave Hough, Page Fagan, Barb Peryam, Joe Henderson, Bob Kost, Tom Forslund, Guy Padgett and Kate Sarosy

Bob Kost of SEH presented preliminary land use plans (Plan 1, Plan 2) for the two corridors together with a series of supporting photographs depicting design precedents of the various proposed building types, street views, open space/greening examples and three preliminary street cross sections; two for South Poplar and one for a prototypical local street within the West Central Corridor study area. He also distributed a magazine article regarding Form Based zoning, and a preliminary set of proposed building type standards for the project. Both plans proposed a series of parkways with planted center medians connecting the adjacent Platte River Commons, a new elementary school, the downtown and the riverfront. Land uses, street cross-sections and street and trail alignments differed between the two plans.

The following items were discussed by the group:

1. The reorganization of the **Poplar Street Corridor** by combining lots along the east side and introducing wide landscaped medians shown in Plan 1. was favorably received with several benefits and concerns being identified:

- Median layout and landscape design will need to be closely coordinated with WYDOT throughout this planning process to make sure we respond to their ideas and concerns.
- The proposed 54 foot median width was recognized as beneficial for access management because it provides space for several cars to cue-up for left turns out of the main travelway.
- The design is a logical continuation of the CY Medians that are well regarded by the community.
- The design will increase adjacent property values by mitigating the traffic noise, increasing the distance between structures and the roadway and greening /beautifying the corridor.
- Traffic impacts will need to be analyzed to see if a single lane in each direction with parallel parking is feasible.
- Joe Henderson will set up a meeting with the WYDot district engineer to discuss these ideas.

2. The land use, street and block patterns for the **West Central Corridor** depicted in Plan 1 were preferred over Plan 2 by most of the committee members with several caveats or concerns:

- The elementary school site will need to be 9-10 acres in size.
- Sufficient width will need to be provided along the south side of Midwest to rail/trail accommodate extension.
- The environmental "smear zone" restrictions need to be ascertained to determine if residential or hotel uses are feasible.
- The plan should be adjusted to better accommodate the existing street alignments where feasible.
- Additional visual review of existing structures will be made to better determine which buildings could be used, reused or renovated and incorporated into the refined plan.
- The riverfront open space should accommodate a public performance area or bandshell.
- A hierarchy of public open spaces; pocket parks, plazas and greenways will be further developed during the plan refinements stage.

3. The City favors using a form-based approach to rezoning the project properties. This will include preparation of a regulating plan, further refinements of the building type descriptions and building and site design standards.

4. The November 9<sup>th</sup> public design workshop will be held at City Hall from 9:00 a.m. until 4:30 p.m. and the public meeting will be held from 6:00 p.m. to 8:00 p.m. A more detailed agenda will be prepared and distributed to the committee. SEH will also prepare another flier for the City to display and distribute.

5. The next committee meeting will be held at 7:30 a.m. on Thursday, November 9, 2006 at City Hall.