

City of  
Laramie



# Building Laramie's Economic Future



Neighborhood Meeting

September 27, 2012

7:00 p.m. Indian Paintbrush School

# Agenda

- A. History of This Opportunity – *Why Laramie & Why Now?*
- B. Partnerships – *LEDC, City, and Our Growing Tech Sector, UW*
- C. Project Overview – *Roads, Water, Sewer, Power & Telecomm*
- D. Community Spaces – *Preserving Trails and Green Space*
- E. Staying Involved – *Designing the Regulatory Framework*
- F. Answers to Misc. Questions Submitted at the Neighborhood Meeting August 23<sup>rd</sup>
- G. Q & A

# History of This Opportunity

## *Why Laramie & Why Now?*









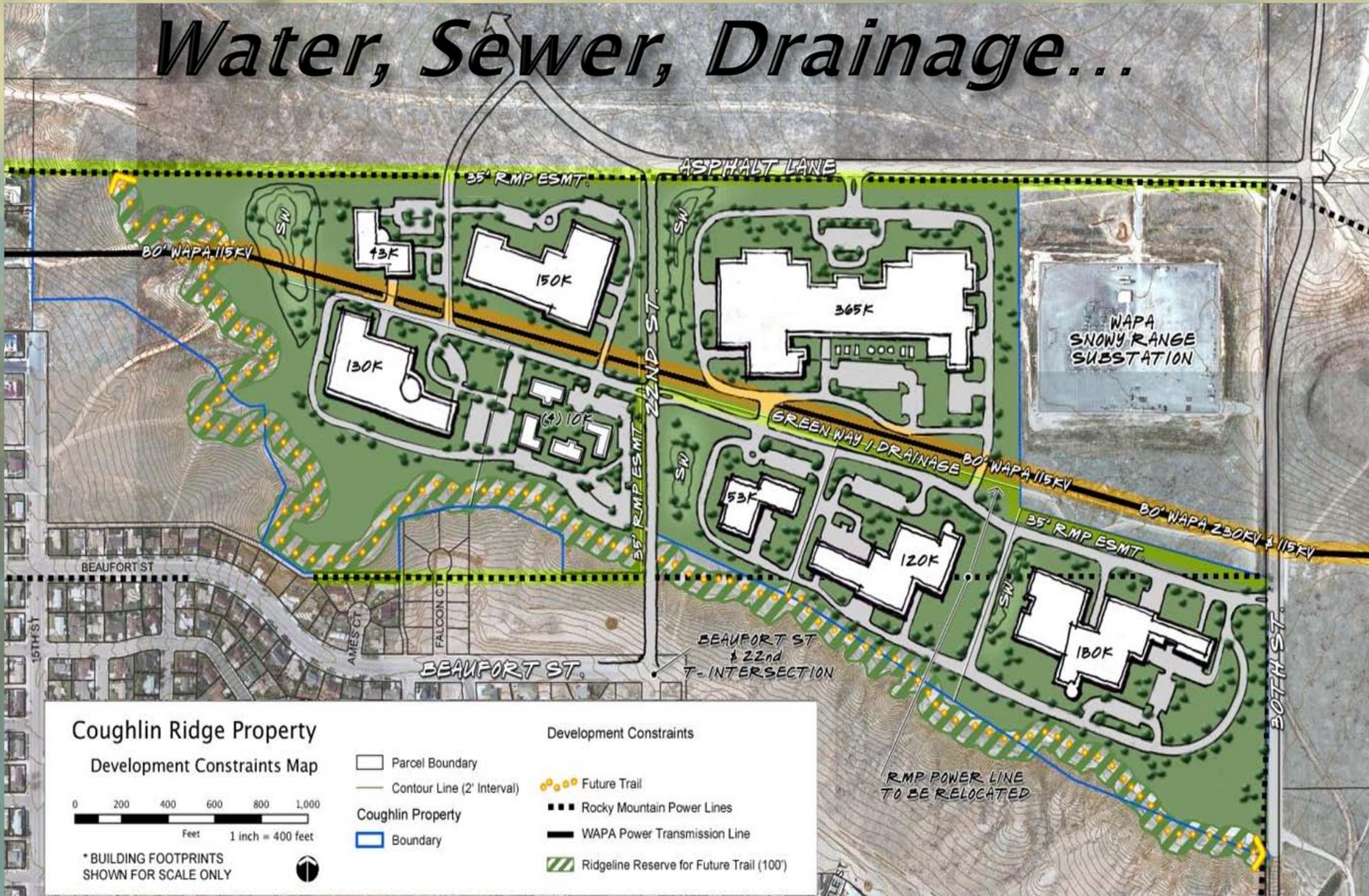
# Partnerships - *LEDC & City, A Growing Tech Sector, UW*

*LEDC's SnapIt Study:* Laramie has a sizeable and growing technology cluster of more than 60 companies. These tech firms expect to add more than 100 new jobs over the next 5-8 years - a conservative estimate!

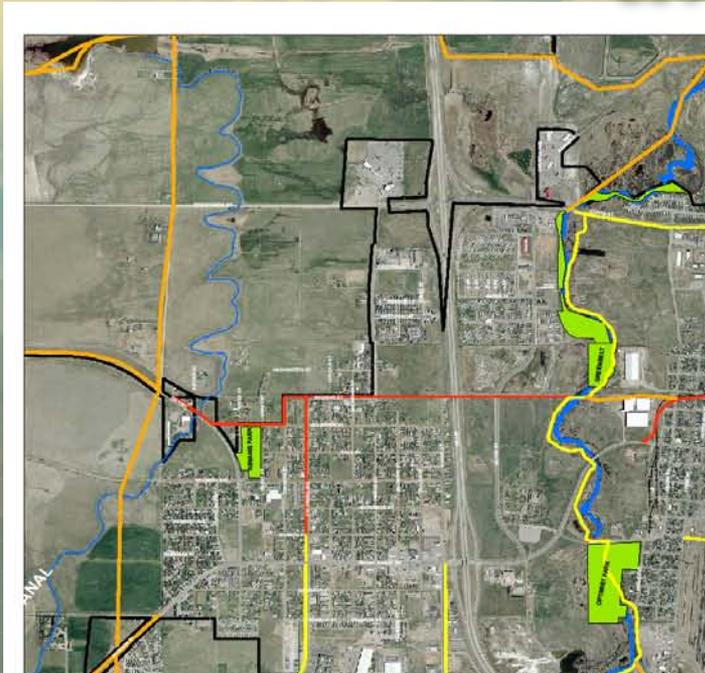
30+ Letters of Support from Laramie businesses for CSTP.

Grant Request \$ 5.4 M with 26% Local Match. City budgeted expenditure last year and this year. (FY 12 and FY 13)

# Project Overview - Roads, Water, Sewer, Drainage...



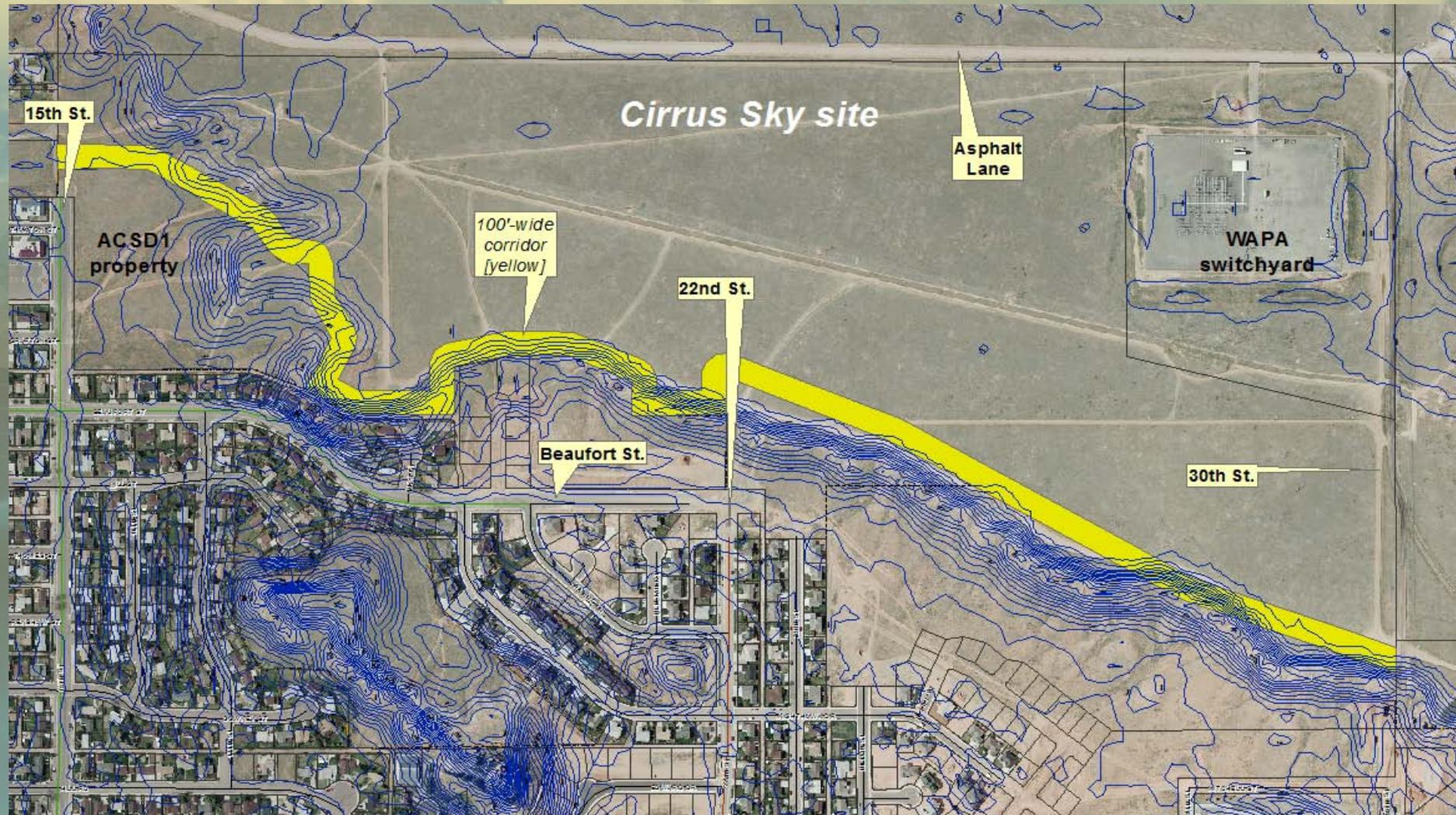
# Project Overview - *and Trails*

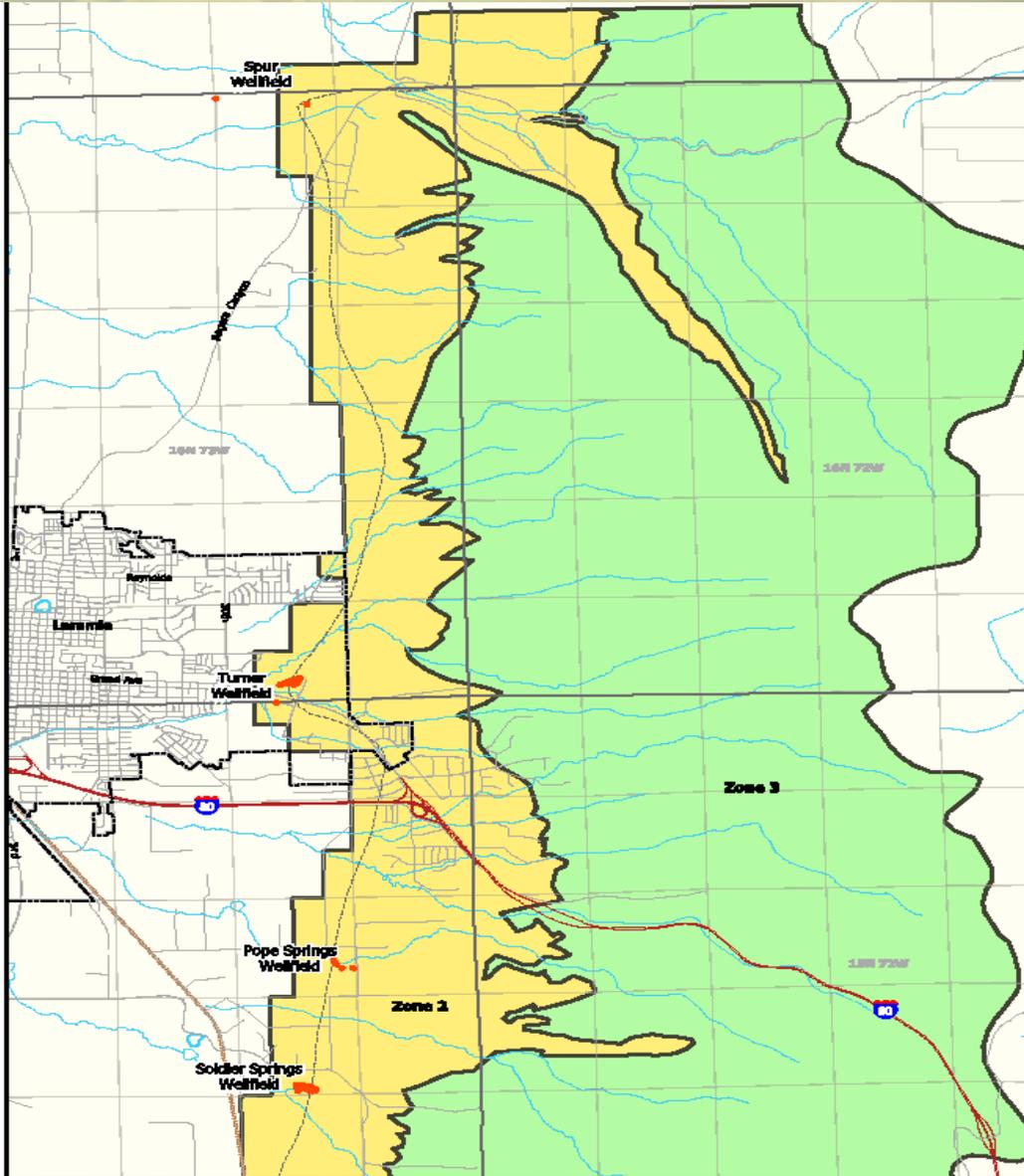


# Project Overview - *Community Spaces for Future Generations*



# Project Overview - Community Spaces *for Future Generations*





# Project Overview –

## *Aquifer Protection Area*

# Project Overview - *the Economics*

## SUMMARY OF ECONOMIC IMPACTS (10-15 YEARS AFTER OPENING OF CIRRUS SKY TECH PARK)

CONSTRUCTION PHASE	SMALL DATA CTR.	MEDIUM DATA CTRS. (2)	TECH MANUFACTURER	TECH - HYPOTHETICAL ISP	TECH - HYPOTHETICAL VOIP	TOTAL
PRIVATE INVESTMENT	\$15,000,000	\$224,000,000	\$3,000,000	\$5,000,000	\$8,000,000	<b>\$255,000,000</b>
TOTAL EMPLOYMENT	206	3,074	41	69	110	<b>3,499</b>
TOTAL EARNINGS	\$7,725,000	\$115,360,000	\$1,545,000	\$2,575,000	\$4,120,000	<b>\$131,325,000</b>
TOTAL OUTPUT	\$21,715,500	\$324,284,800	\$4,343,100	\$7,238,500	\$11,581,600	<b>\$369,163,500</b>
LOCAL SALES TAX GENERATED	\$141,043	\$2,106,243	\$28,209	\$47,014	\$75,223	<b>\$2,397,732</b>
STATE TAX GENERATED	\$68,616	\$1,024,659	\$13,723	\$22,872	\$36,595	<b>\$1,166,464</b>
<b>BUSINESS OPERATIONS (ONGOING)</b>	<b>ANNUAL IMPACT</b>					
TOTAL EMPLOYMENT	51	116	33	35	39	<b>273</b>
TOTAL EARNINGS	\$1,919,569	\$4,387,586	\$1,368,159	\$1,273,601	\$1,530,915	<b>\$10,479,830</b>
TOTAL OUTPUT	\$4,388,851	\$10,031,660	\$5,221,117	\$5,579,725	\$8,768,597	<b>\$33,989,950</b>
LOCAL SALES TAX GENERATED	\$35,047	\$80,109	\$24,980	\$23,253	\$27,951	<b>\$191,341</b>
STATE TAX GENERATED	\$17,050	\$38,972	\$12,152	\$11,312	\$13,598	<b>\$93,085</b>
PROPERTY TAX GENERATED	\$98,325	\$880,992	\$19,665	\$32,775	\$52,440	<b>\$1,084,197</b>
<b>TOTAL ANNUAL TAX IMPACTS</b>	<b>\$150,423</b>	<b>\$1,000,072</b>	<b>\$56,797</b>	<b>\$67,341</b>	<b>\$93,989</b>	<b>\$1,368,622</b>

# **Project Overview -** ***CSTP Today***

## **Cirrus Sky Property - As It Is Today:**

- Approx. 149 acres
- In unincorporated Albany County
- County Zoning: Residential
- County Comprehensive Plan: Residential
- Single owner [last piece of family ranch]
- Use: Vacant - Unsanctioned recreation area

# Project Overview - *CSTP for the Future*

## Cirrus Sky Property - Proposed:

- Subdivided into 4 “Superblocks”, plus trail
- Annexed into City of Laramie
- City Zoning: Technology-Office (TO) District
- City Comprehensive Plan: Suburban Commercial
- Owner: City --> LEDC
- Use: Data Centers, Technology Cluster, R & D Park, sanctioned recreation (trail)

# Staying Involved in the *Regulatory Process*

## The Regulatory Process:

- Four Regulatory Approvals needed:
  - Create New TO Zoning District
  - Comprehensive Plan Amendment
  - Annexation into City
  - City Zoning applied to property
- Future Regulatory approvals (2013?):
  - Subdivision: Preliminary and Final Plats
  - Site Design Review (each property)
  - Building Permits (each property)
  - Certificates of Occupancy (each property)

# Staying Involved in the *Regulatory Process*

## Regulatory Process (contd):

- Important Dates!

Schedule for TO District, Annexation, etc.:

- **Mon. Oct. 8:** Planning Commission review
- **Nov. & Dec.:** City Council review
- **Early Feb. 2013:** Final Consideration by City Council on TO District, Annexation, etc.
- Public Comment at Every Step

# Staying Involved - *Technology-Office Zoning District*

## **TO District Features:**

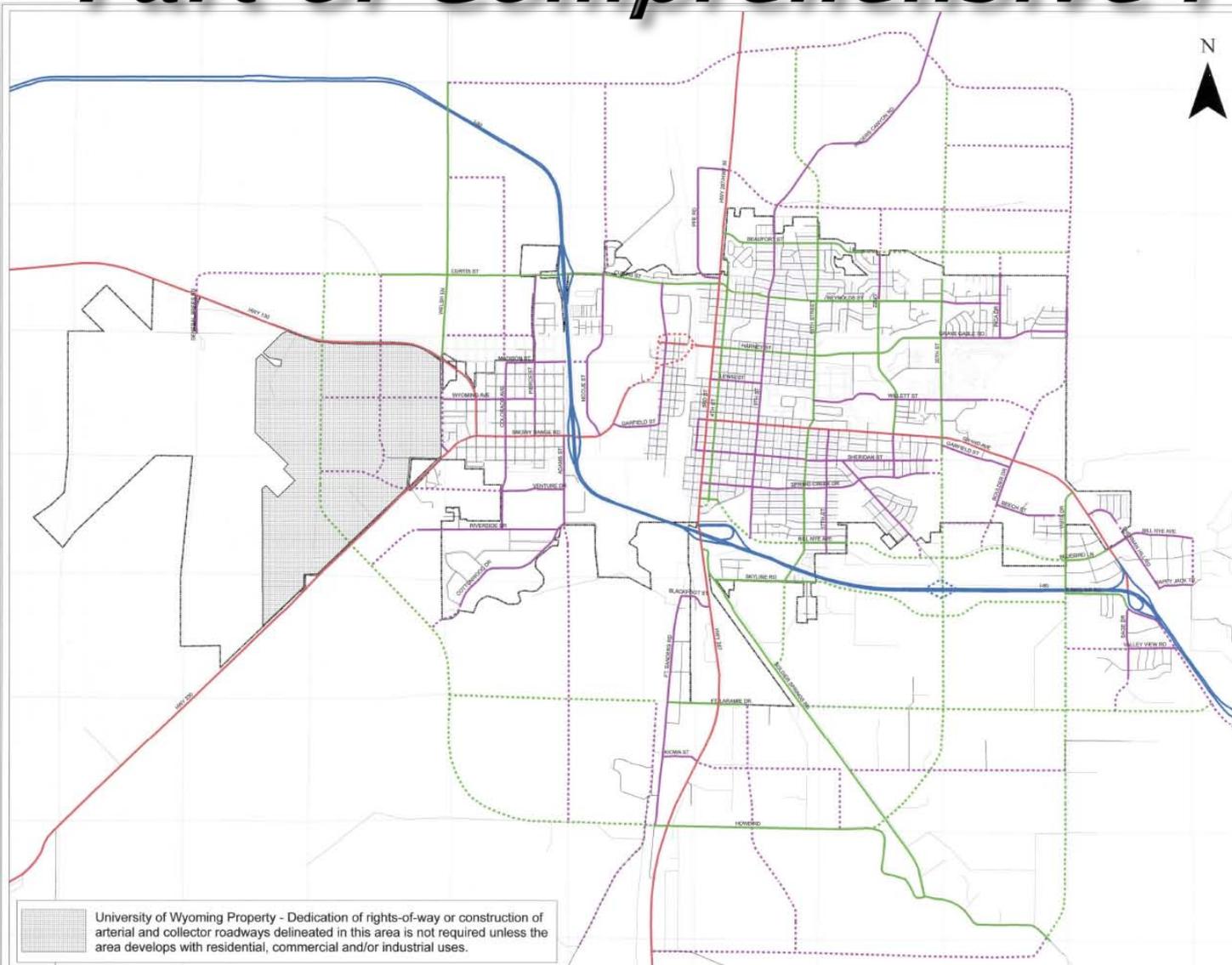
- Limited Uses (as name implies)
- Max. Height: 45' (~ 3 stories)
- Setbacks from Ridgeline:
  - Trail corridor centerline (min. 50'), plus:
  - 4' north for every 1' building height, i.e.:  
45' bldg. = 230' back from ridgeline  
[45' x 4' + 50']
- Landscape boundaries, parking lots
- Strict lighting standard (zero footcandles at property line)

# Staying Involved - *Technology-Office Zoning District*

## Comprehensive Plan - What's *not* amended:

- Ridgeline protection – limit on buildings
- Greenbelt trail connection
- Urban growth area
- Economic development – diversification
- Transportation linkage: Major Street access
- Property owner prerogatives

# Major Street Plan - Part of Comprehensive Plan



University of Wyoming Property - Dedication of rights-of-way or construction of arterial and collector roadways delineated in this area is not required unless the area develops with residential, commercial and/or industrial uses.

## Major Street Plan

City of Laramie &  
Albany County, WY

### Legend

Existing Roads	Future Roads
Interstate	Interstate
Principal Arterial	Principal Arterial
Minor Arterial	Minor Arterial
Collector	Collector
Local	
	<b>Other</b>
	City Limits
	Section Lines



Wyoming Department of Transportation,  
District I

District Engineer, Jay Gould, P.E. 4/15/10  
Date

### Approvals

City of Laramie Planning Commission

Chairman, Dave Paulokas 5-10-10  
Date

Albany County Planning & Zoning  
Commission

Chairman, Chris Nicholson 5-5-10  
Date

Laramie City Council

Mayor, Jodi Guerin 6/15/2010  
Date

Attest

City Clerk, Sue Morris-Jones MMC 6/10/2010  
Date

Albany County Board of County  
Commissioners

Chairman, Tim Sullivan 8-25-10  
Date

Attest

County Clerk, Jacky Gonzales 8-25-10  
Date

# Staying Involved - *Traffic Management*

## City and/or LEDC will:

- Work to ensure construction traffic uses Asphalt Lane (a private driveway).
- Undertake Traffic Study in 2013 at 22<sup>nd</sup> and Reynolds (incl. LJHS traffic).
- Investigate traffic calming designs for 22<sup>nd</sup>, 30<sup>th</sup>, and other streets.
- Work with ACSD1 to improve traffic safety at Indian Paintbrush Elementary, LJHS, LHS.

Regular Project Updates at [www.cityoflaramie.org](http://www.cityoflaramie.org)

Email Questions to [CirrusSky@cityoflaramie.org](mailto:CirrusSky@cityoflaramie.org)

