



Comprehensive Plan 2045

Project Update | February 10, 2026

Project Update Overview

- About the Forge Laramie process
 - Why we plan
 - Project timeline
- Community engagement summary
 - Community Engagement Round #1
 - Forge Exchange
- Technical foundations summary
 - Plan Assessment
 - Existing Conditions, Trends and Projections Report
- Next Steps
- Discussion



The Forge Laramie Process

Forge Laramie Process



Stakeholder & Community Engagement

Stakeholder Interviews & Steering Committee Meetings

Stakeholder Themes derived from...

- **Stakeholder Interviews: 48**
- **Steering Committee Brainstorm on ideas and opportunities**

Stakeholder Interviews

The project team hosted 18 in-person interviews on June 24 and 25, 2025, speaking to a total of 48 stakeholders. The list of stakeholder groups interviewed as part of this process is provided below.

- Albany County School District (ACSD)
- Laramie City Council
- Laramie City Manager's Office
- Laramie Fire Department
- Laramie Parks and Recreation Department
- Laramie Planning Division
- Laramie Police Department
- Laramie Solid Waste Division
- Laramie Streets Division
- Laramie Utilities Division
- Laramie County Community College (LCCC)
- Laramie Regional Airport
- Laramie Main Street Alliance
- Laramie Soup Kitchen
- Visit Laramie
- WyoTech

Stakeholder Theme Topics

- Airport Service
- Brain Drain (students leaving)
- City Regulations
- Collaboration
- Community Engagement
- Connectivity
- Development Opportunities
- Downtown
- Education
- Emergency Services
- Energy
- Fiscal Challenges
- Gateway Corridors
- Hazard Mitigation
- Housing (Cost, Inventory, Location)
- Parks and Recreation
- Public Transit
- Quality of Life
- Resource Protection
- Streets
- Tourism
- Transparency & Information Sharing
- Utilities
- Workforce

Community Engagement

Three rounds over lifetime of project

- **Round 1:** Conducted between June and end of 2025
 - Tables at public events, including farmer's market, Freedom Has a Birthday, Blue Devils, PrideFest, and more
 - Stakeholder interviews
 - Steering Committee meetings
- **Round 2:** Forge Exchange (happening now)
- **Round 3:** Public feedback on plan draft (future)



WHAT WE HEARD FROM LARAMIE



Downtown Vitality

Lively streets and shops



Safer Connections

Safer ways to move



Outdoors Identity

Trails, river, mountains



Protecting Nature

Views, river wildlife



Community Spaces

Welcoming places for all



Open Questions

Priorities to decide next

1,354
Social Map Posts

223
Contributors

886
Votes

752
Visits

97%
Local Input
(82070 ZIP)

DOWNTOWN VITALITY

Lively streets, full shops, and local events.

MAP CONTRIBUTIONS

130+ Posts focused on downtown vibrancy.
Most upvoted idea: year-round market

LARAMIE WANTS...

More Shopping 47%

More Entertainment 36%

LARAMIE VALUES...

Continued Economic Growth 40%

Arts & Music Scene 31%

“

Laramie desperately needs to be more open to new businesses and growth... We need more businesses, more housing, and to diversify our local workforce.

”

SAFER CONNECTIONS

Walk, bike, and cross town with confidence.

MAP CONTRIBUTIONS

230+ Posts mapped unsafe crossings, broken sidewalks, or disconnected bike routes.
Most upvoted idea: protected bike lanes

LARAMIE WANTS...

**More
Transportation
Options** 29%

Safer Streets 22%

LARAMIE VALUES...

**Ongoing
Walkability & Transit
Investment** 49%

“

*Install sidewalks
where there are none
in the city limits.*

”

OUTDOORS IDENTITY

Trails, river, and mountains as daily life.

MAP CONTRIBUTIONS

110+ Posts highlighted trails, river access, and Snowy Range connection
Most upvoted idea: improve trailheads in town

LARAMIE LOVES...

The Outdoors 85%

**University &
Recreation 39%**

LARAMIE VALUES...

**Access to Outdoor
Recreation 51%**

Quality Parks 60%

“

*Continued support for
recreation for both
youth and adults.*

”

PROTECTING NATURE

Views, river health, skies, and wildlife edges.

MAP CONTRIBUTIONS

70+ Posts about river health, dark skies, and preventing sprawl
Most upvoted idea: restore and enhance Laramie River corridor

LARAMIE WANTS...

**More Public &
Outdoor Space 47%**

LARAMIE VALUES...

Parks Preserved 60%

**Balanced Growth &
Protection 40%**

“

I'm worried about suburban sprawl ruining the feel of Laramie... Laramie must continue to plan and push back against sprawl.

”

COMMUNITY SPACES

Safe, welcoming places for all ages.

MAP CONTRIBUTIONS

260+

Posts about family amenities, parks, and gathering spaces

Top idea: create a welcoming pedestrian route between West Laramie and downtown

LARAMIE WANTS...

**More Public &
Outdoor Space** 47%

**Better Connected
Neighborhoods** 26%

LARAMIE VALUES...

**Diverse Community
Programming** 20%

“

The City needs to get connected to people who live here... and build spaces that people can actually afford and enjoy.

”

OPEN QUESTIONS

Housing, parking, access, and priorities ahead.

MAP CONTRIBUTIONS

130+

Posts questioning housing, parking balance, and corridor priorities

Top idea: address housing affordability and availability

LARAMIE WANTS...

More Housing 47%

**More
Transportation
Options** 29%

LARAMIE VALUES...

**Diverse Housing
Choices** 21%

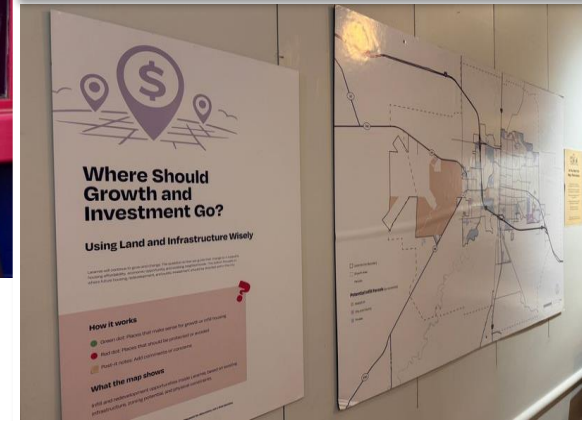
“

Housing is the major issue in our community. Good quality, and a mix of housing types is needed.

”

Forge Exchange – Happening Now!

- In Laramie Main Street space
- **January to March, 2026**
- **Open House Feb. 19**
- Revolving topics
 - Economic Development
 - Housing
 - Downtown / Commercial Development



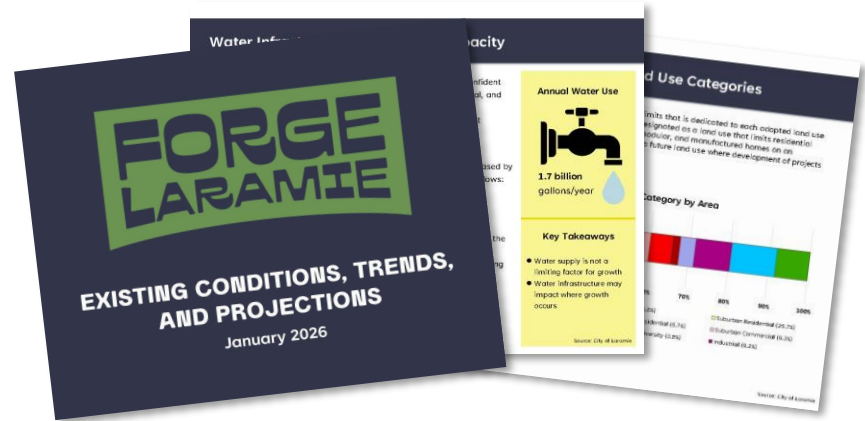
Technical Foundations

Establishing Plan Foundations

2007 Plan Assessment

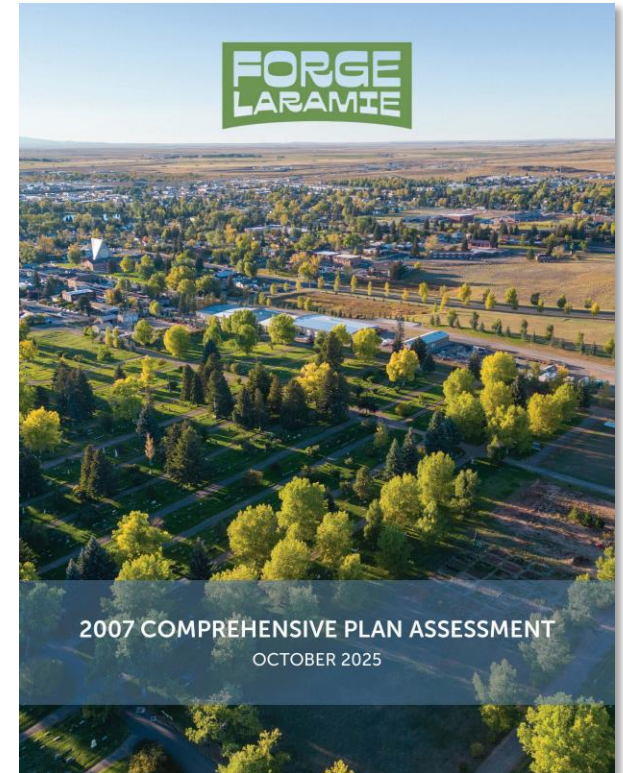


Forge Laramie Technical Analysis



About the 2007 Plan Assessment

- **Reviews goals and action in 2007 Comprehensive Plan** in relation to Forge Laramie planning themes
- Forge themes summarized from **stakeholder interviews and community input**
- Describes:
 - Whether Forge Laramie themes were addressed in the 2007 plan;
 - A brief synopsis of the policy direction contained in the 2007 plan; and
 - Preliminary ideas on future policies and actions that can be taken to advance accomplishment of each planning theme.



Excerpt from 2007 Plan Assessment

FORGE LARAMIE THEME: PEDESTRIAN CROSSINGS

Related 2007 Plan Goals and Actions

Chapter 10, Public Safety

Pedestrian Crossings.1-8: Install improvements such as crossings, timers, and signals to intersections identified as unsafe, initiate police enforcement on both drivers and pedestrians, implement traffic safety and law education programs

Progress Along the Policy Track

Unsafe pedestrian crossings were clearly identified in the 2007 plan, along with policies and actions to potentially remedy the safety issues. The update will pick up where 2007 progress concluded, and investigate the need to add new locations to the list for safety improvements.



About the Forge Laramie Technical Analysis

- Includes data on **existing conditions**, and **analyzes projected future trends**, to provide a common understanding of the city as it exists today
- Serves as a **point-in-time reference** to help inform development of the plan
- Provides a **common knowledge base** for the community as the project moves forward



Technical Analysis Topics



Community demographics



Land use and development



Housing



Quality of life



Economic development



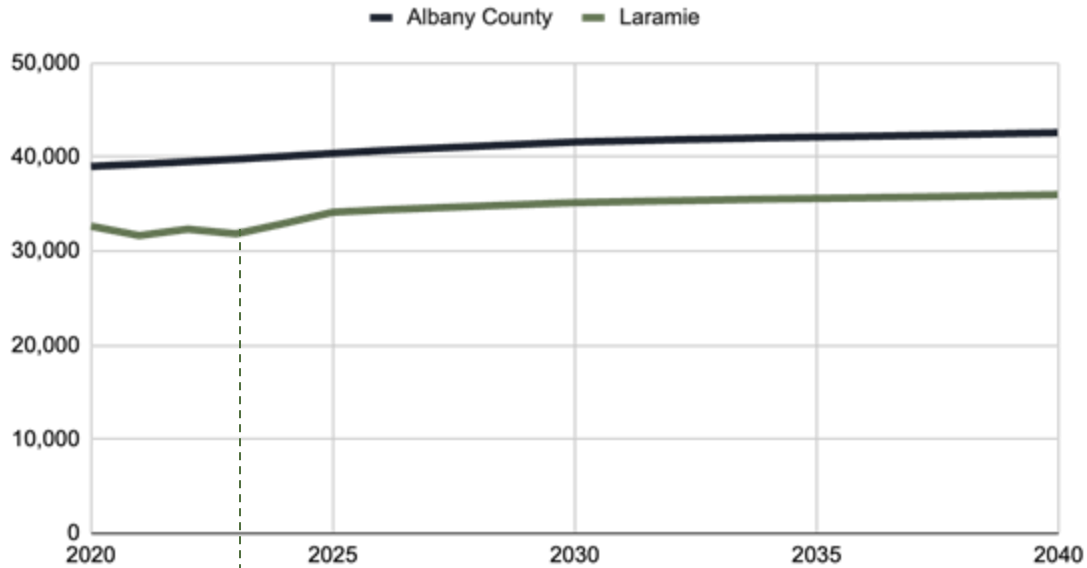
Natural resources and hazards



Laramie is Projected to Grow

Laramie's population is projected to increase by 10%, or 3,300 people between 2020 and 2040, outpacing Wyoming (6%) and Albany County (9%)

Population Projections 2020-2040



Population (2023):
31,848

Source: [Wyoming Economic Analysis Division](#)





Other Demographic Information

- Race and ethnicity
- Migration patterns
- Age composition
- Median household income
- Educational attainment
- Poverty status

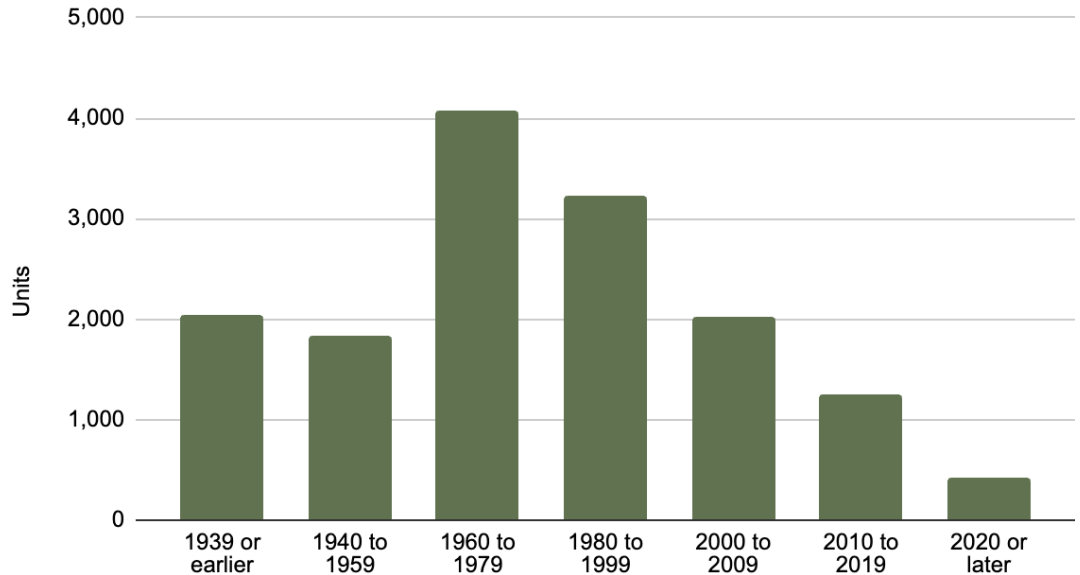




Housing Production is Declining

Since peaking from 1960 to 1979, **housing unit production has been declining** in Laramie. Only 25% of Laramie housing units were built in the 2000s.

Housing Unit Production Over Time





Housing Costs are Rising

Overall, the median value of Laramie and Wyoming homes have **increased by more than 50% since 2013**, to a median home price of \$302,000 in 2023.

Change in Home Values (2013-2023)		
Home Value	Laramie	Wyoming
Less than \$50,000	-6.8%	-25.0%
\$50,000 to \$99,999	-59.4%	-52.3%
\$100,000 to \$149,999	-88.3%	-56.1%
\$150,000 to \$199,999	-72.7%	-52.4%
\$200,000 to \$299,999	14.0%	21.9%
\$300,000 to \$499,999	171.7%	133.9%
\$500,000 to \$999,999	714.6%	234.0%
\$1,000,000 or more	-66.7%*	175.2%
Median home value (change in dollars)	56.0%	53.4%

Source: Census ACS 2023 5-year

*few entries



Other Housing Information

- Vacancy rates
- Housing unit production
- Housing unit type
- Household size
- Housing tenure
- Short-term rental data
- Housing affordability
- Change in home values
- Monthly housing costs
- Cost burden





Job Growth in Competitive Among Peers

Laramie's job growth from 2019 to 2024 was in the middle among peer communities, but **Laramie's projected job growth (7%) is ahead of many peer communities**

Past & Projected Job Growth

	Job Growth 2019-2024	Projected Job Growth 2025-2029
Logan, Utah	5%	11%
Bozeman, Montana	19%	10%
Fort Collins, Colorado	4%	8%
Ellensburg, Washington	6%	8%
Laramie, Wyoming	4%	7%
Corvallis, OR	3%	7%
Cheyenne, Wyoming	4%	6%
Flagstaff, Arizona	9%	6%
Durango, Colorado	2%	6%
Casper, Wyoming	6%	5%
Gillette, Wyoming	3%	5%
Missoula, Montana	6%	4%
Moscow, Idaho	-%	2%
Pullman, WA	-6%	2%



Other Economic Development Information

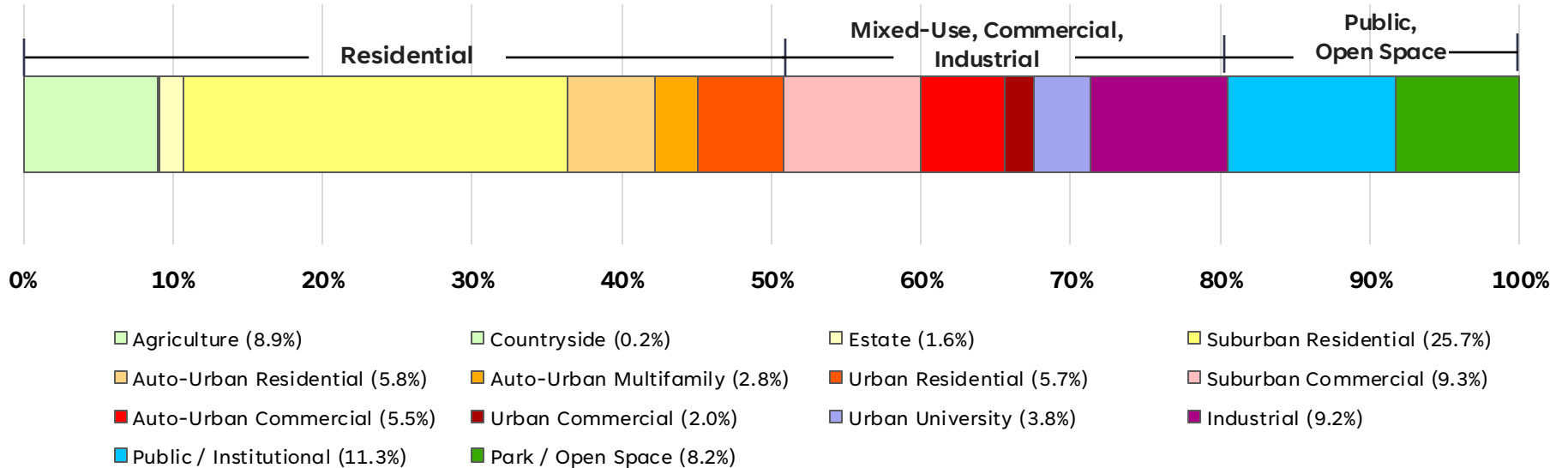
- Change in employment
- Change in wages
- Projected job growth
- Jobs by industry
- Economic impact of UW
- Unemployment rate
- Commute inflow/outflow
- Tourism data
- City revenue and budget data





Opportunities Exist to Support a Variety of Land Uses

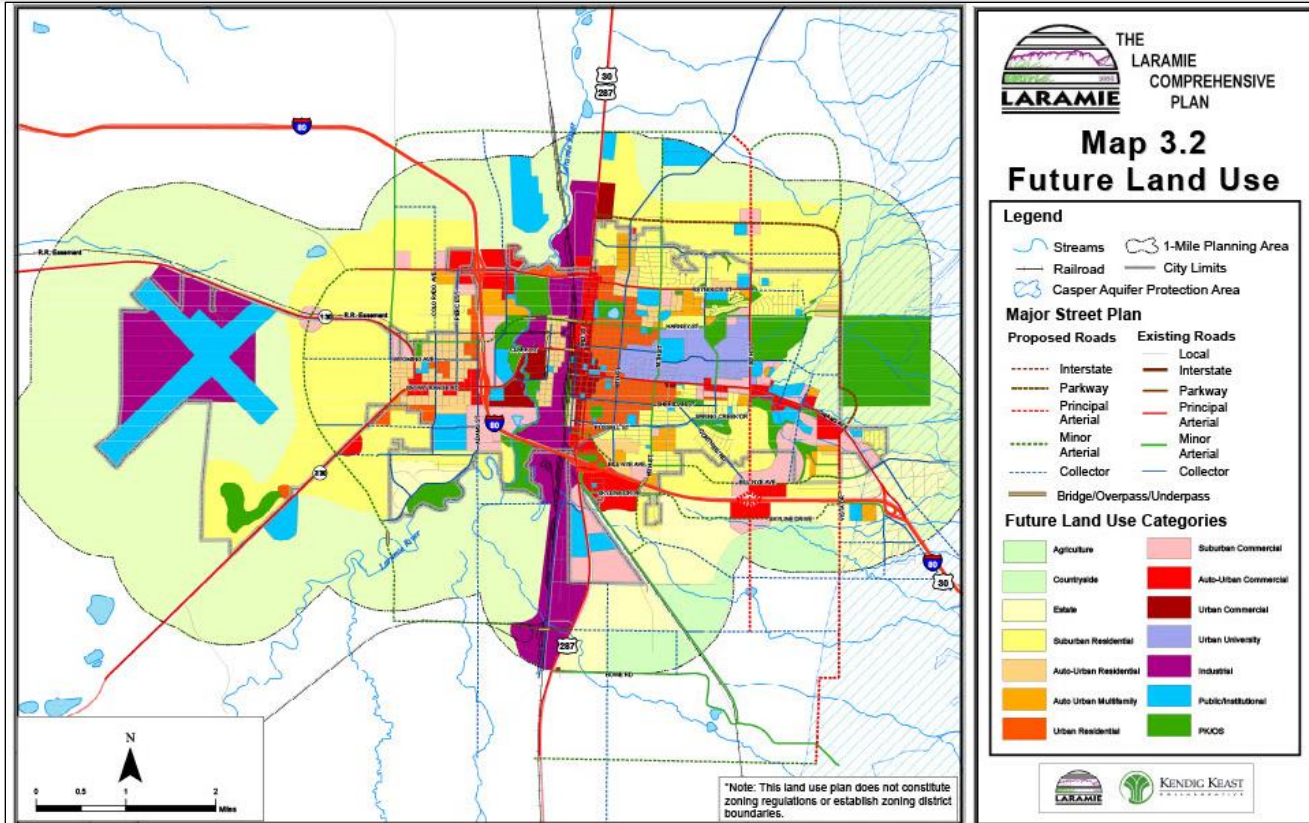
Adopted Future Land Use Category by Area





Opportunities Exist to Support a Variety of Land Uses

Proposed changes to the adopted **Future Land Use Map (FLUM)** as part of the Forge Laramie process will be guided and closely informed by the Growth Area Plan





Other Land Use & Development Information

- Building permit data
- Growth Area Plan land use distribution
- Public transit routes
- Average monthly ridership
- Rail service information
- Laramie Regional Airport information
- Power service and provider information
- Infill Opportunities map
- Water, sewer, and solid waste infrastructure and service capacity





Other Quality of Life Information

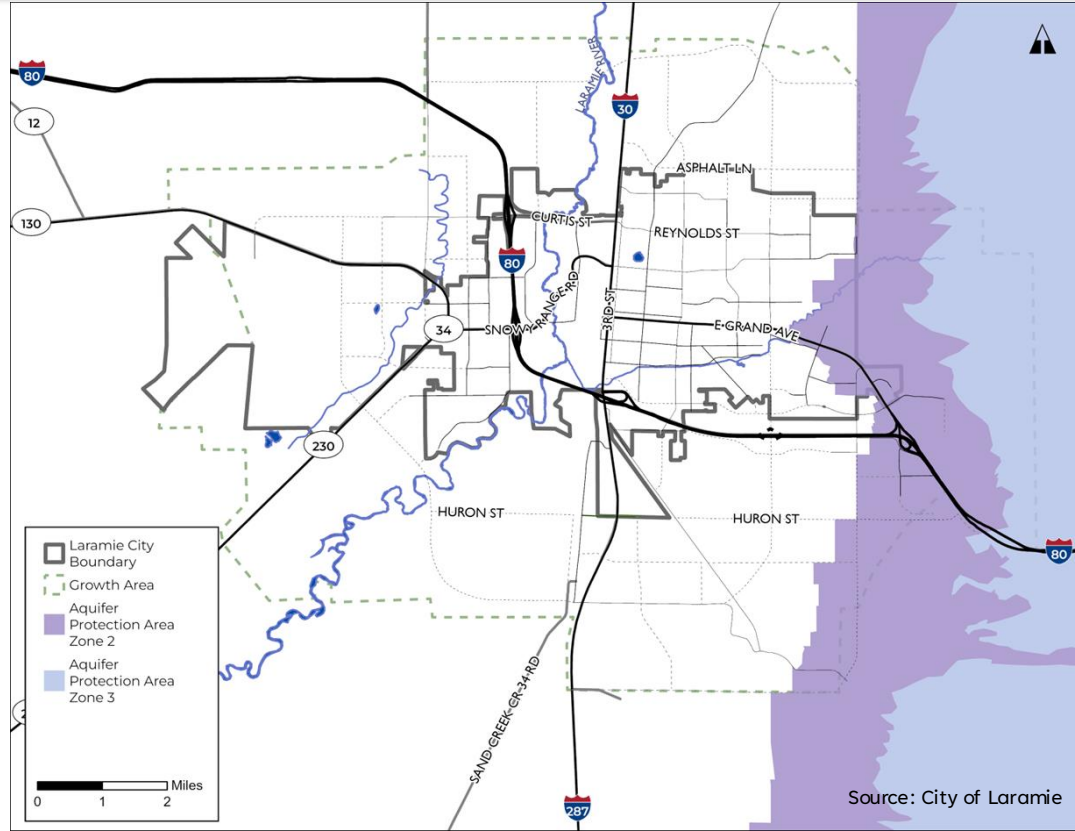
- Arts and Culture plan information
- Parks, recreation, and open space map
- Pathways and trails map
- Education providers map
- Emergency services information





Casper Aquifer Limits Growth to the East

Casper Aquifer is the **primary source of drinking water for city and county residents**. The City balances local development pressures with preservation of the aquifer through the application of the **Aquifer Protection Overlay district**, which includes additional land use, wastewater, and setback requirements.



Source: City of Laramie



Other Natural Resources & Hazards Information


- Floodplain management map
- Municipal ranches and water rights
- Pilot Hill project information
- Wildlife habitat information
- County hazard risk rankings



Next Steps

Looking Ahead

- **Jan-March** Forge Exchange
- **Spring-early Summer:** Draft the update Comprehensive Plan



Forge Laramie

COMMUNITY AND ECONOMIC DEVELOPMENT

The Forge Exchange is now open for the next rounds of public engagement! Think of a series of interactive museum exhibits. It is located at 103 Grand Ave and is open Wednesday from 10:00 am - 1:00 pm, Thursday from 2:00 - 5:00 pm, and Friday from 8:00 - 11:00 am. You can also call (307) 721-5207 to set up an appointment outside of these hours.

Survey 1 closed on Tuesday, September 2nd, 2025. Thank you to all who provided feedback - we received over 1,100 responses! Results are shared in the document files below.

What is Forge Laramie?

The City of Laramie is updating its Comprehensive Plan, a pivotal blueprint that will guide land use, development, and growth for the next 20 years. This plan is rooted in community values and aspirations, ensuring that Laramie's future reflects the priorities and identity of the people who live, work, and invest here.

Over the summer, community members shared more than 1,350 contributions through surveys, workshops, and an online social map. From downtown vitality and safer connections to protecting nature, expanding housing options, and creating welcoming community spaces, the themes that emerged provide a clear picture of what matters most to Laramie.

You can see what we heard from residents through initial engagement under Project Update One.

PROJECT PHASES

- Phase 1: Project Initiation
May 2025 - June 2025
- Phase 2: Technical Foundation and Community Vision
July 2025 - November 2025
- Phase 3: Draft Updated Comprehensive Plan**
December 2025 - July 2026
- Phase 4: Comprehensive Plan Adoption
August 2026 - October 2026

forgelaramie.com



Discussion



ForgeLaramie.com