

APPENDIX 1: PHASE 1 & 2 SUMMARY

PHASE 1 ENGAGEMENT SUMMARY

1. PROJECT OVERVIEW

What's the Laramie Growth Area Plan?

Albany County and the City of Laramie are collaborating on the Laramie Growth Area Plan for the unincorporated County area surrounding the City. This effort will result in a land use map and an Intergovernmental Agreement that will allow the County and City to respond to development pressures in a more proactive manner, resulting in better service provision, greater predictability for property owners, policy direction and a higher quality of life for the community. As shown on the timeline below, the project is anticipated to last from March 2022 to March 2023.

Project Timeline



Why is this plan needed?

The County and City are seeing an increase of growth pressure in the rural-urban interface at the edge of Laramie. Most of Albany County's residents (total population of 39,000) live within the City of Laramie (total population of 32,000) or the immediately surrounding area. While growth in our community can be beneficial and allows us to continue to thrive economically, appropriate policies and standards are needed to ensure logical patterns of development and cost-effective provision of services like roads and utilities.

How will this plan help the Laramie Area community?

- For **residents and visitors**, the growth plan will identify elements of community character and provide details like general locations for future commercial, residential (all density types) and open space that will guide the future of our community.

- For **business and property owners**, the growth plan will include land use recommendations and overall development policies.
- For **community leaders and decision-makers**, the growth plan will provide guidance for future growth and development; policies, programs and services; resource allocation; potential code updates; and capital improvements.

What has been done so far?

Phase 1 of the Laramie Growth Area Plan involved **kick off activities** with City and County staff. In addition to presentations to elected and appointed officials, a key activity was **touring the area** to see and discuss the existing challenges and opportunities and inform the next steps in the process. Another foundational piece of Phase 1 was gathering data to understand existing development patterns and infrastructure, and the need for future infrastructure and utility investments.

In addition to this behind-the-scenes work, Phase 1 marked the beginning of **public engagement activities**, resulting in 40 stakeholder interviews and 190 questionnaire responses.

2. COMMUNITY FEEDBACK

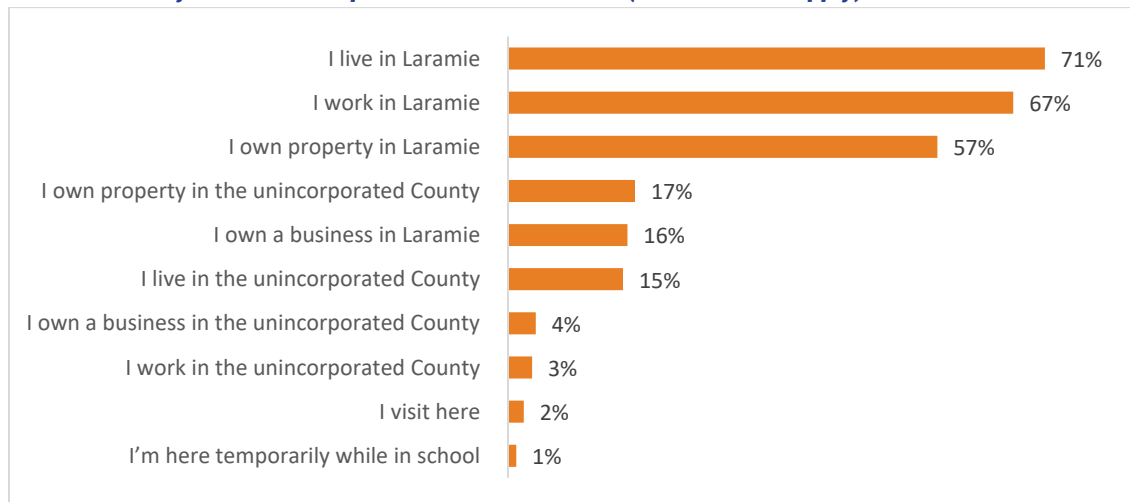
WHO WE HEARD FROM

Stakeholders represented a variety of residents, business owners, landowners, developers, real estate specialists, utility districts, university staff, community groups, and other community interests.

The **online questionnaire** included a series of ‘optional’ demographic questions that offered a more complete picture of who we heard from.

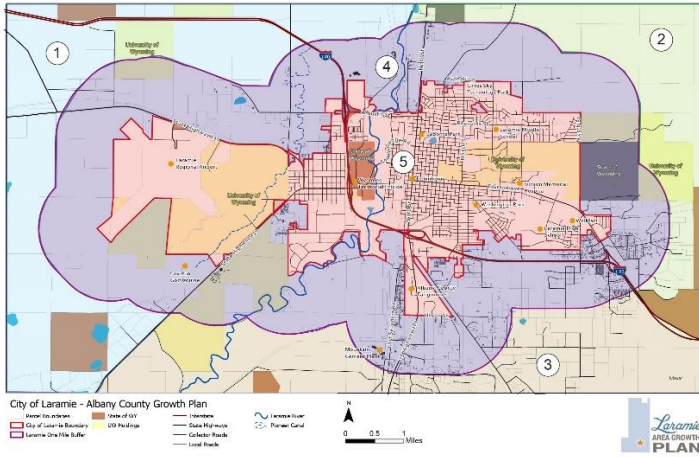
Here are the questionnaire responses:

Tell us a little about your relationship with the Laramie Area. (Check all that apply)



Total responses: 189

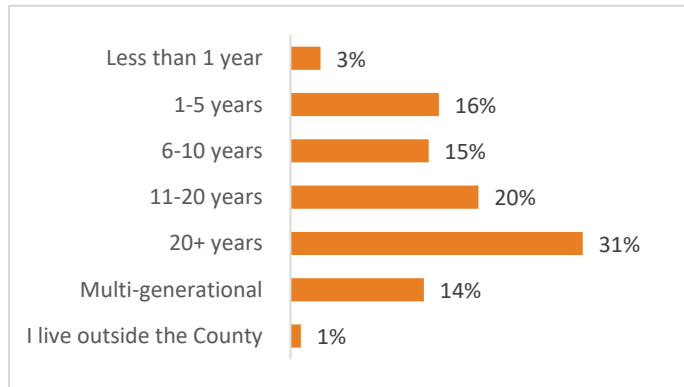
Where is your primary residence?



- 3%** Area 1 (light blue)
Northwest of the one-mile buffer
- 3%** Area 2 (light green)
Northeast of the one-mile buffer
- 8%** Area 3 (beige)
South of the one-mile buffer
- 7%** Area 4 (purple)
Within the one-mile buffer
- 73%** Area 5 (pink)
Within Laramie
- 7%** Outside the map extent

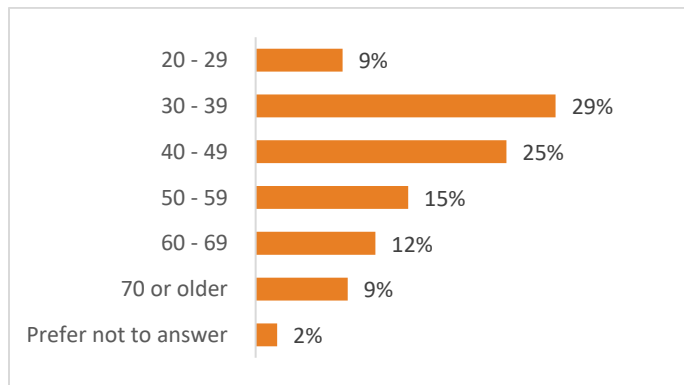
Total responses: 189

How long have you lived in the Laramie Area?



Total responses: 190

What is your age?



Total responses: 188

WHAT WE HEARD

Community interviews revealed more points of general agreement than disagreement. Many interviewees agreed that the Laramie area has faced challenges providing adequate workforce and attainable housing, as well as diverse economic development opportunities. In addition, many interviewees noted opportunities to improve transportation connectivity (of roads, trails, neighborhood), access to ‘in-town’ outdoor recreation, and water quality protection. However, the primary points of disagreement or tension were concerning the type and enforcement of regulations, the cost of development, financial responsibility for infrastructure improvements, and the dynamic between the community and the University of Wyoming.

Below are a series of opportunities revealed from the **community interviews**. Further below is a summary of responses to the **online questionnaire**.

Opportunities identified during community interviews

Opportunities have been categorized by key themes revealed during the interviews and are presented in no particular order. For a list of the questions used to guide the community interviews, please refer to Appendix A.

COMMUNITY CHARACTER

- Honor Laramie’s “small-town” and “rural feel” character.” (Note: these two terms are described in the questionnaire summary further below)
- Preserve viewsheds
- Improve the visual appearance of the Highway 287 and I-80 entryways to enhance Laramie’s character
- Promote public art, spaces, and amenities (e.g., parks, community centers, plazas, and historic buildings)
- Support “Open Streets” programs (pedestrian-oriented events that replace vehicle traffic for a few hours) in denser areas
- Prioritize pedestrian-scale design (e.g., small-scale buildings oriented toward the pedestrian, and a comfortable place to walk) in denser areas of the community
- Balance new development with infill and redevelopment of existing developed areas

HOUSING

- Collaborate with builders/developers to create opportunities for the construction of attainable housing as well as housing options for workers at different pay scales
- Work with the University of Wyoming and other community partners to improve student housing options
- Attract and retain builders and trades workers to mitigate housing shortages
- Ensure denser areas are developed as “complete neighborhoods” (with shopping, services, jobs, recreation, and other amenities nearby) rather than solely residences
- Provide smaller lot size and home options
- Promote neighborhood development near existing infrastructure/developments in proximity to existing services and amenities

CONNECTIVITY (ROADS, TRAILS, AND NEIGHBORHOODS)

- Improve and expand connections between existing and new trails; with attention to connecting the west part of town
- Integrate plowable multi-modal trails to allow for year-round transportation
- Reassess speed limits to enhance safety for drivers, pedestrians, and wildlife
- Identify connections for new roads to increase transportation efficiency
- Construct a commercial interchange at 30th Street and I-80

ECONOMIC DEVELOPMENT

- Promote neighborhood retail spaces that contribute to better pedestrian and bicycle connections and shorter vehicle trips
- Attract businesses that provide vital community services (hardware stores, grocery stores, etc.)
- Advertise “move-in ready” properties with special attention given to offices (e.g., for a tech company), light industrial uses (e.g., warehouse and manufacturing), and big-box stores (e.g., large-scale home supply store)
- Balance the needs and community benefits of new vs. established local businesses
- Collaborate with incoming employers to promote competitive career options
- Promote the establishment of those stores that can mitigate economic leakage to other communities

OUTDOOR RECREATION (OPEN SPACE, PARKS, AND TRAILS)

- Expand parks
- Leverage outdoor recreation opportunities for visitors and tourism
- Include dog-friendly parks and trails

COMMUNITY COLLABORATION

- Identify opportunities for the City, University, and community to collaborate on key projects
- Collaborate with existing and prospective employers and educational institutions to keep skills development on par with jobs trends
- Increase transparency around management of government funds
- Streamline funding and implementation of projects to keep pace with demand

REGULATIONS (ZONING AND STANDARDS)

- Revise land use codes to allow for a wider typology of housing, including accessory dwelling units (ADUs) and mixed-use housing
- Assess need to differentiate regulations for out-of-town homeownership and short-term rentals
- Increase flexibility in land use code/regulations to incentivize to streamline the development process
- Consider the development of a fee-in-lieu system for developers to contribute to transportation projects
- Encourage xeriscaping to conserve water
- Develop/improve information guides on design standards for developers
- Provide a practical rationale for all new or updated regulations
- Ensure fair treatment by enforcing regulations consistently
- Balance the need for urban agriculture with that of housing and urban services

INFRASTRUCTURE

- Maintain quality service provision as the community continues to grow
- Collaborate with service providers on unique development proposals that may require review of infrastructure capacity (e.g., high energy/electricity users and technology warehouse uses)
- Assess the need and timeline for landfill expansion to support population growth
- Assess opportunities to connect to City sewer systems to minimize the use of septic systems in sensitive groundwater areas
- Collaborate with districts to ensure timely delivery of emergency services (Fire, EMS, Police)

COMMUNITY ENGAGEMENT

- Expand commonly used notification platforms (i.e., social media, email) with other news outlets (radio, local news, direct mail)
- Identify and equip community connectors or influencers that can share City news with the networks
- Collaborate with [Laramie Live](#) to raise awareness of City projects and programs
- Facilitate public events (e.g., speaker panel events, town halls, etc.) that address community concerns
- Make information easily accessible on a “one-stop-shop” community website

NATURAL RESOURCES

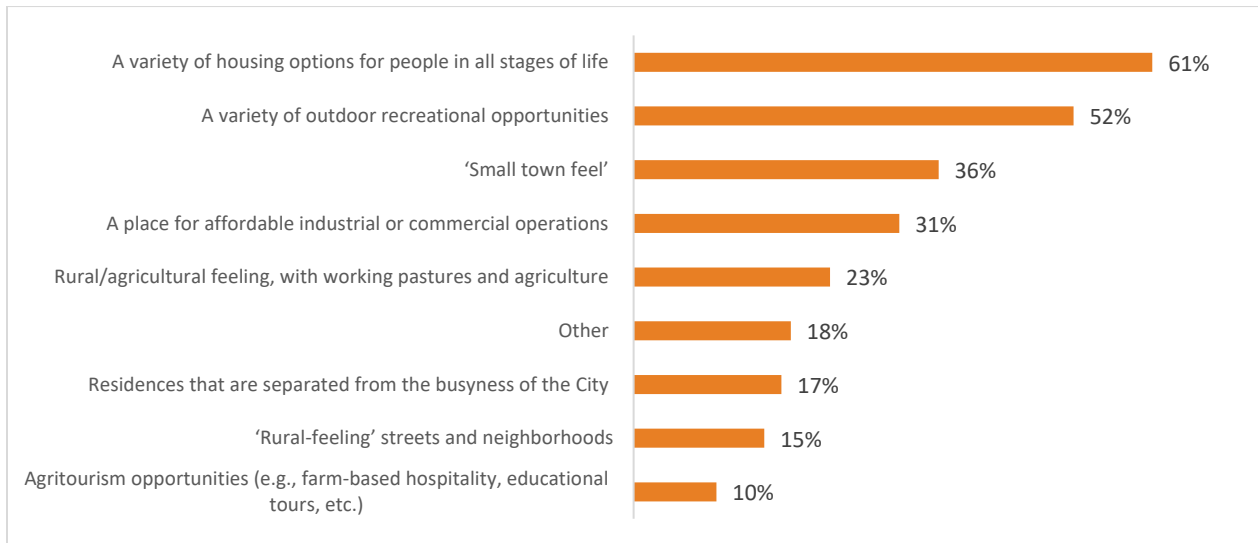
- Implement and/or reinforce dark sky policies
- Preserve wildlife corridors and habitat in and around Laramie (e.g., wetland and riparian zones)
- Maintain open spaces to increase wildlife safety and protect viewsheds
- Protect Laramie River water quality
- Educate public on the responsibilities of living in and around the aquifer protection area as well as general education about water conservation
- Promote use of solar panels on residential homes and in grazing and agricultural areas
- Protect Laramie’s air quality

Responses to online questionnaire #1

WHAT ARE THE BIGGEST CHALLENGES FACING THE PROJECT AREA?



WHEN YOU THINK OF THE PROJECT AREA IN 2050, WHAT FEATURES WOULD MAKE IT AN ATTRACTIVE PLACE TO LIVE OR VISIT? (SELECT YOUR TOP 3)



Total responses: 190

DESCRIPTIONS OF WHAT THE DIFFERENT SELECTIONS MEAN TO QUESTIONNAIRE RESPONDENTS

'A VARIETY OF HOUSING OPTIONS'

- Smaller-style homes that can accommodate single families and professionals, and people just starting out. Houses that help retain the current workforce and university graduates
- Age-in place housing that is attainable and accessible
- Housing that integrates amenities into the community, keeping residents from needing to travel for the basics

'A VARIETY OF OUTDOOR RECREATIONAL OPPORTUNITIES'

- Multi-use trails, access to open space, dog-friendly areas, and river-front development
- Year-long recreation such as: recreational sports fields, walking paths, parks, and biking lanes throughout the community
- Activities both in and outside of Laramie that allow for multi-generational participation and are accessible and inclusive

'SMALL TOWN FEEL'

- A well-connected, friendly community where members feel excited about their town. A quiet place where the community design is people-centered and there is little traffic
- A safe and walkable community with a rich downtown area that hosts a multitude of local businesses, attractions, and activities
- An aesthetically consistent town that remains loyal to its historic roots and protects its viewshed to the surrounding natural areas

'A PLACE FOR AFFORDABLE INDUSTRIAL OR COMMERCIAL OPERATIONS'

- Big box stores that offer the 'basics': home improvement/hardware, supermarkets, clothing stores, and health clinics
- Entertainment businesses that cater to young professionals, college students, and families.
- Manufacturing businesses; more industry to increase jobs in the area
- Office space for tech companies

'RURAL/AGRICULTURAL FEELING, WITH WORKING PASTURES AND AGRICULTURE'

- Preservation of local ranches, integration of ranching/agriculture into community (community gardens, backyard chickens, 4-H), and support for small-scale, local agriculture
- Open spaces, plentiful grazing land and pasture with allowance for livestock, appreciation for rural and agricultural lifestyle
- Residential areas with large lots, no subdivisions, and enough space to preserve the natural habitat for wildlife

'OTHER'

- More dynamic and integrated living options to amenities
- Entertainment options for the community during the winter months
- Small-scale, unique developments that add to Laramie's community character and increase connectivity, bikeability, and walkability
- Paved roads, safer streets for pedestrians, increased public spaces that add to the social enrichment of the community

'RESIDENCES THAT ARE SEPARATED FROM THE BUSYNESS OF THE CITY'

- Separated communities from the University that allows students the "college experience" without disturbing family-oriented residential areas
- Distance from main roads, high-traffic areas, and busy parts of town
- Emphasize development of residential areas and parks outside of the city, while implementing infill and redevelopment of the city center

'RURAL-FEELING STREETS AND NEIGHBORHOODS'

- Single-family homes on larger lots with an ample yard and enough space between homes to preserve privacy
- Low density residential homes surrounded by open space, trees, and native plants
- Places where neighbors know each other, where streets are safe and urban agriculture is allowed

'AGRITOURISM OPPORTUNITIES (E.G., FARM-BASED HOSPITALITY, EDUCATIONAL TOURS, ETC.)'

- Opportunities that cater to the local community: educational classes on gardening, seasonal events (Fall/Halloween/Christmas), farmer's markets
- Opportunities that bring in outside visitors: Horse riding, farm tours, pick-your-own produce
- Collaborate with local organizations or businesses who are already participating in agritourism (Audubon, University, local landowners, Game and Fish)

COMMUNITY INTERVIEW QUESTIONS

Introduction Questions

1. How long have you lived within the Laramie Area or operated a business here?
2. What attracts you/keeps you here?
3. What is your association with the community?

General Questions

1. What are your future plans for your property and/or business?
2. What are the top challenges or opportunities you would like to see addressed during the Area Growth Plan process?
3. What are the key features that the County and City need to provide specific focus? (e.g., infrastructure, development process, regulations, resource protection, coordination etc.)?
4. How can the County and City best respond to current/future market demands for land use changes (residential, commercial, and industrial development)?
5. Regulations are a likely second step on this process, what do you hope or expect to see?
6. How can we ensure that the Laramie Growth Area Plan process supports existing businesses?
7. As the community develops in the future, do you have any concerns with the availability of infrastructure/services?
8. What is the best way to engage stakeholders/ the public throughout the Plan Area? In key areas?
9. What is the most important question that we didn't ask you, from your perspective, that needs to be answered as part of this effort?

List of Interviewees—Round 1 (April 26-May 18)

Name	Organization/Affiliation
Brett Glass	Business Owner
Carol Price	Albany County Stockgrowers
Chaz Avilla	ANB Bank, Downtown Laramie
Chris Ruscinski	Business Owner/Developer/Landowner
Christie Roberts	Dwel, Inc.
Collin Fossen	Rifle Range
Dave Coffey	Coffey Engineering/Developer
Dennis Lewis, Keenan Hendon, & Jason Fernandez	EDQ/WQD
Derek Colling & Mike Welper	Real estate agents
Foster White, Brayden Hiatt, & Susan Adler	South of Laramie Water and Sewer District
Jim Mathis	WYOTECH
John Edwards	Country Club, LLC./Developer
John Evans	Paddocks Subdivision Developer
John Genell	Developer
Brad Enzi & Josh Boudreau	Laramie Chamber Business Alliance
Kaley Holyfield	University of Wyoming
Luke Hawkins	Albany County Fire District #1
Luke Todd	Bike Net
Martin Greller	Albany County Clean Water Advocates (ACCWA)
Matt Newman	Director of Planning and Design, University of Wyoming
Mike Sisneros	Rocky Mountain Contracting
Murray Schroeder	WWC Engineering
Russ Matherson	Rifle Range
Ryan Athey	TriHydro
Sarah Gorin	Albany County Clean Water Advocates (ACCWA)
Scott Crist & Amber Cross	Century 21st
Taylor McCort	WYDOT
Teri Lund	Sherman Hill Road Improvement and Service District
Terri Jones	Former (now current) County Commissioner & property owner in the growth area
Trey Sherwood	Laramie Mainstreet
Walt Hammondtree	Real Estate Agent
Warren Greaser	Gemstone Holdings/Developer
Scott Larson	Albany County Tourism
Doug Faus	Ivinson Memorial Hospital
Heather Tupper	Wyoming Business Council

Report for Laramie Growth Area Plan - Questionnaire #1

Response Counts



Totals: 477

1. What are the biggest challenges facing the Project Area? For instance, what issues might arise in the future if not addressed now? If your comment is area-specific, please indicate the general location.

ResponseID Response

9	Risk of overdevelopment, resulting in "growth" changing character of this wonderful place. Lack of connectivity for pedestrian/bike recreation between open spaces. Stupid zoning change decisions and requirements for multi fam or low income overly dense housing combined with other residential development plans. Greed by the city council, and perception that growth=good will be the demise of Laramie if left unchecked. Water quantity and water quality maybe?
16	Wildlife areas and functional grasslands, these need to be maintained and not removed for homes
18	Lack of cheap housing
19	wide enough or planned road corridors for increased traffic to new areas.

ResponseID Response

21	The biggest challenge is going to be the limited amount of parcel land owned by the City of Laramie. If you are trying to grow, you have to have area to grow into, and as of right now, that is limited. Also the logistics of the University of Wyoming expanding westward is difficult because freshman are not "allowed" to bring vehicles to campus. This results in them being contained to the main campus and not able to as easily utilize any expansions.
23	Properties that are not within regulation of fire protection and you can not require homeowners to foot the bill!
24	Protection of the aquapor.
25	Making sure that we have good infrastructure and code enforcement. Providing parks and recreational facilities. Providing commercial zoning so hopefully we can have a strip mall, Target, Kohls, Sam's club or Costco. Upgrading streets and sidewalks in west laramie
26	Traffic patterns-- checking how people are getting access as well Traffic flow. Looking at left turn lights, if there is a 4 way stop, should it have a light, and creating better access so there isn't Traffic build up.
29	.
31	The biggest challenges facing this area are over-stepping and intrusive governing of this area by the city of Laramie reaching beyond its legal jurisdiction. Governance of this zone was relieved of city interference at the State level by passage of law and should not be reinstated at any cost.
32	Water. If we continue to drill wells to the Casper aquifer, many natural springs will dry up. There isn't a lot of additional resources for good quality water.
33	Housing and jobs
34	Affordable housing, affordable apartments, removing old run down buildings. Infrastructure. Bringing in businesses. The University doesnt run this town.
35	Not sure if this was addressed but we should obviously minimize development near the river to keep the environment and constituents safe. Less obvious we need to develop West, North, and Southerly. We should not develop any further to the East to avoid contamination of the Casper Aquifer, the cities primary water source.
38	Landlords building houses that are not safe or using the city limits to avoid having to register with the city

ResponseID Response

- 40 Lack of water. Continued erosion of eastern foothills due to mining operations. Suburban sprawl.
- 41 I don't want to see more buildings going up on Colorado ave there's nothing wrong with some areas being left alone. Why can't we be the small town we have been instead of trying to be like Cheyenne or or Colorado where ever area is covered and no open spaces
- 42 Not infringing on current property owner's rights. Much of what you have in the buffer is county. City and County can't seem to work well together and it only causes hard to those who own property.
- 45 I think keeping commercial growth out of the south entrance of town from hwy 287 allows the area to continue to look run down and unattractive. There are many new homes going up plus the older ones that could use a grocery store or something that direction. Personally, I wouldn't mind seeing a bigger ACE hardware or Home Depot out there. Why do we have to risk our lives on the interstate all the time to get what we need in town? The same applies to the north side of 287/30.
- 46 Water availability and quality.
- 47 I do not want my house in city limits. I do not agree with a lot of what the city does in regards to private property and I live in the county to avoid it.
- 49 Ensuring the spread of both commercial lots and residential housing. Residential expansion with no nearby grocery/restaurants/gas stations/etc. could be problematic for those, especially on the lower income side.
- 53 Laramie is a mix of rural living and people who want to change that. It's going to cause a divided community which we already live in. Laramie already has staffing problems and problems providing emergency services, city services, and infrastructure. How is this going to solve that? I wish I could afford to live in the county and now you're going to keep expanding and remove what makes Wyoming a better place than Colorado? You're putting the cart before the horse. Maybe if streets were well maintained and Laramie was managed better I'd agree to make it larger. Instead city management will just use this opportunity to ruin the areas where people want to live.
- 61 The biggest threat is mcmansions on five acres. We need far more affordable housing, both to buy and to rent
- 63 Infrastructure: water, sewer, roads

ResponseID Response

65 Coming from a booming urban area, Boise, the city of Laramie may face issues on cleanliness. The streets/sidewalks and houses and businesses are just all really junky looking and needs more city ordinances for unsightly businesses and houses.

67 The university sucks from our economy so the taxpayers, ie, local residents are not going to be able to afford the increases in city costs to foot the bill on all infrastructure needed .

68 Going north we all have to worry about the aquifer. We CANNOT build houses on our drinking water that a pretty dumb idea.

70 Losing character of city downtown and older neighborhoods. Inadequate plans for bicycle and electric vehicle use in future. Maintaining and expanding parks and free space. Attention to encouraging cultural and racial and age diversity in Laramie. Adequate affordable rentals for students. Danger of short term rentals and absentee landlords.

73 Water, drought,

74 There's a reason people do not live in the City. We don't want the City involved.

81 Gapping between West Laramie and Central - Town is split logically by I-80 and railroad, illogically by peoples minds (but there isn't much to bring people to the West area. Current housing being built in area south of I-80 vs. what types of housing should be built - Hard to build affordable residential with \$1 million houses interspaced (current residents probably will oppose) Private landholdings abutting city limits - can't build if someone owns it. Retail vs housing - West Laramie more specifically vs other areas. More housing means attracting retails I-80 Corridor areas - Who wants to live next to the highway Pilot Hill - Open Space is great until it takes away from needs. Airport - Not many people want to live next to one Grow in any cardinal direction seems to be hindered by different problems.

82 No land availability unless land is 35 acres plus and exorbitantly priced. Prices are 1/3 to 1/4 for land. Laramie really needs to look at obtaining land and then reselling in smaller more affordable lots. You will either have house poor individuals here or lose locals to those individuals coming in and purchasing homes for cash sight unseen.

89 I don't want Laramie to grow any more it's to big now

90 We want fire hydrants and good water and streets out here next to the city. People say that me and my neighbors are fine living on this washboard dirt road but not true. We just had to live here because we could afford this place. If i lived downtown this house would've cost twice as much but we would have a decent street and not have to worry about the septic. We do what we have to because we don't have jobs at the university

ResponseID Response

94 Housing shortage

98 We need more roads leading to, from and around the highschool. Building a road from 3rd street down all the way along the south end of town to the highschool would be extremely beneficial. Also, an actual consistent and non ending bike lane across the entire town. Also not wasting huge amounts of money on empty business parks. Also building ACTUAL parks to support areas that have seen a lot of housing growth.

99 The area to the east of Laramie is over the aquifer protection zone. The city should not expand in that direction.

101 Not enough single family residences

102 Traffic and parking

104 Water and sewage. Price of land affecting the surrounding areas.

106 Affordable housing. Traffic congestion - especially in areas around LHS, and E. Grand Avenue.

109 Not sure how I would know the issues without knowing what the plan is? Growth is a pretty broad term

111 Cost and funding, employment. Land is very expensive in/surround Laramie while wages have not kept up with the pace of housing and land. Laramie's disinterest in growing and diversifying leaves few employment opportunities that would allow people the means to afford to own a home in Laramie. Laramie is a college town but rentals are all many people can afford, even then the rentals in Laramie affordable to most people are disgusting properties.

112 Affordable housing for low income workers and families. Public transportation for those without vehicles, or who no longer can drive.

114 Affordable housing and business growth

117 Continous urban sprawl with to many houses on small lots. Not enough affordable housing or public transportation. Laramie currently doesn't have publicly transportation. Encouragement of bug box stores(yuck).

ResponseID Response

118	Infrastructure will obviously need to be addressed first. Next, the development process (red tape) needs to be streamlined so builders will be encouraged to build houses here.
119	Infrastructure of roads and sewer
121	The imposition of the City of Laramie on spaces currently in the county.
124	Repair infrastructure in existing city limits before future growth. Lack of infrastructure in west Laramie is disgraceful.
127	Keeping the aquifer clean, removing gas stations, septic systems & preventing spills of undesirable elements from the appropriate areas.
128	Aquifer
130	Lack of infrastructure - wide open tracts not easy to quickly develop into residential areas. Growth areas constrained by I-80. Noise barriers should be required for housing built along the corridor to improve quality of development.
136	Most of the area will be developed into ranchettes with no building codes. Entrances to Laramie will not look at all appealing.
140	Impact of development on exchange of surface and subsurface water.
145	Zoning - different types of properties that are adjacent, which is not good
146	City Government overreach into county properties that were/are have been built outside city limits.
148	Potable Water sources, road maintenance
153	not having the proper mix of industrial, residential, and commercial areas.
155	A current problem that will become worse as the town grows is the lack of an east-west connecting street on the south side of town. The east side of town continues to expand and yet Bill Nye remains unfinished. The choke point at 30th and Grand/Garfield is increasingly problematic and dangerous.
156	Rural development occurring that does not align with future growth and density of the City growth, thereby restricting the growth of the City.
157	Affordable housing.

ResponseID Response

- 158 Aquifer protection - the pilot hill land is a good start, but please stay vigilant in protecting our drinking water. Prioritize downtown development - Instead of investing in new strip mall type developments and small business parks, Laramie should work with developers to incentivize investment in the downtown area - which has plenty of unused/vacant space.
- 161 just guessing but water run-off? also septic tanks vs. waste infrastructure costs. Connection to main streets and increased traffic in residential neighborhoods. Schools?
- 163 We need to make sure that we are not building out at a rate that doesn't make sense from a taxpaying perspective. Suburban development does not make sense as its upkeep cost of roads and utilities is more than its tax generation. New homeowners also cannot afford to live in these new suburban neighborhoods, and you will end up with a population that skews higher in age (encouraging retirees only to move here). It is also not sustainable from an environmental perspective. We need to think on the scale of centuries and consider the impact of zoning suburban developments that are wasteful with water and HVAC loads. These developments will not be able to exist within the next 100 years as climate change starts to drive design and energy efficiency becomes more important. Think about mixed use development, density and the future. Please do not take much stock in aesthetic concerns as many people like how suburban neighborhoods look despite it not making any sense by any other metric.
- 165 Attracting a variety of businesses, business growth, jobs, and economic activity making Laramie a more viable post-graduation destination for students at UW and nearby Colorado universities. Variety of housing availability including affordable options
- 166 I think parking will continue to be an issue both in the Laramie owned portions and UW. Additionally the feedback from Laramie citizens who fear the growth
- 170 Any changes to outside city limits property rules, regulations, law MUST be voted by and approved by residents of that area. Any changes to properties MUST be funded by the City.
- 173 Preserving the natural beauty of our town.
- 174 With any growth I would think that the basics like water and roads could be challenging
- 175 Lack of enforcement of laws. Abandoned vehicles, lack of property maintenance (i.e. weeds, trash, feces), traffic enforcement only focuses on a few schools. Development is needed not just multi family housing and more college property/buildings.

ResponseID Response

178 I would think the question of why the bubble form and not specifically straight lines. It appears that there were deliberately avoided areas. Southern areas are already developed. Will these current residents be required to experience great expenses to adapt to city regulations? If so, why not just expand the area in the direction of empty lands, not used for agriculture, to open up for more development.

183 If regulations aren't fixed so that rentals, AirBnB, VRBOs, etc can't just sit empty for most of the year then expanding the city limits isn't going to fix the city's problems. As long as it remains economically feasible to leave homes empty, prices will continue to rise regardless of supply.

184 Affordable housing

186 Migration corridors for wildlife, Casper aquifer protections.

187 Lack of affordable housing and lack of commercial opportunities. Our local hardware stores are seriously overpriced, forcing consumers to purchase in Cheyenne or Fort Collins. This results in lost sales tax revenue.

194 The biggest challenge will be getting approval from residents.

197 The existing City Council and certain key City leaders are the biggest barriers. It was known in 2015 that we are facing a major housing crisis that will impact affordability as well as new business and industry. Nothing was done despite several follow-up reports (commissioned by the city) repeatedly warning of the impending crisis.

198 Laramie is one of the least business friendly cities that I know of, you can add all the houses that you want but eventually you will have to add business to support it.

201 Affordable housing is far and away the biggest problem. Distant second is transportation. Include a reliable means to get to FOCO, Denver, Snowies, Vedauwoo for those who can't drive or don't have transportation.

207 1) Infrastructure broadly 2) Traffic 3) Lack of clear vision within government 4) Unresponsive city engineer's that do not understand the needs of the city

214 better internet connection and speed

216 Road maintenance and plumbing in the city is already horrific. Adding more roads and pipes and such without increasing those who can complete repairs is going to be problematic. Traffic bottle necks from north to south are bad and don't seem to be getting better.

ResponseID Response

220 Jobs, affordable housing, making up the tax revenue that UW loses for the city by buying property and not paying taxes. Standing up to UW when they step outside their bounds. The city has got to stand up to UW.

221 The inside city limits have areas to be developed.

222 I think that the project area should not be made part of the city. There are already vacant lots within city limits. The city does not have sufficient water pressure to even develop some of the areas. Focus on affordable living inside the existing city limits before trying to expand to the surrounding area.

223 Infrastructure.

228 Outside investors raising prices and rents, making it impossible to start a small business or buy a house.

239 We had local legislators work very hard at getting rid of the donut around municipalities, and unless the city wants to allow the people in said donut to vote on city issues, there should be none.

241 Housing prices are ridiculously high for the quality of housing in the area

242 City water and sewer connections, playgrounds/sports area large fields etc., cohesive street planning

244 Housing has become unattainable by the majority of the working class in Laramie. Our median income is low and houses are way too high. We need more affordable housing options.

245 Lack of shopping Entrances into town need beautification Downtown needs beautification like Fort Collins

ResponseID Response

- 247 Many challenges exist I am sure, but I'll concentrate on one that is not widely recognized. The encroachment of alternative energy plants into residential areas. This is already occurring. Rail Tie has situated itself within a low-density residential/ag area along the Colorado border. At present I don't see any means to resist the spread of these plants throughout the county. As long as the developers can get a critical mass of land owners to agree to a lease, and the State looks to be amenable to leasing in any instance, then wind energy plants will spread wherever there is wind resources -- down the west side of the valley or on top of the Laramie Range. How will you address impacts to viewshed? Just as one example, Albany County has a noise ordinance that could aid in more measured development of both wind and solar plants, but as written the standard was botched. It is stated as 55 dBA, but without reference to any metric. The developers have taken to providing the metric they prefer which is L(eq). However, if evening and nighttime noise disturbance is what the county hopes to address then L(den) is a better metric. My point is that ordinances can be written for more reasonable development, but please find some expertise to aid in this effort.
- 248 Affordable high speed internet. Affordable housing. Strong local, state and federal support for technology and professional businesses. Affordable health care.
- 249 Public transportation- as Laramie sprawls, folks can no longer easily walk to work. More vehicles mean we need more parking unless some form of public transportation can be put in place.
- 250 Gentrification.
- 252 Cost of rent skyrocketing will drive out locals and the work force for lower waged jobs. We already have a worker shortage and the cost of living in Laramie going up is only making it worse.
- 253 Affordable Housing Lack of industry/major employers outside of UW.
- 254 Effective management
- 267 The City of Laramie has enough water (via Laramie River and Casper Aquifer) to support about 50- 60,000 residents. Water use needs to be included in any plans.
- 268 adequate roads and water
- 269 Windmills, Hwy 287 is dangerous
- 274 Transportation & flow of traffic issues.
- 275 The aquifer on the east side is a challenge.

ResponseID Response

278 Too many truck stops. It impacts community safety. Every gateway to Laramie has a high traffic truck stop oriented gas station. The Maverick on third and the poorly controlled traffic around it is very dangerous from a traffic control point of view as is the Tumbleweed at East Grand where autos, RVs and Semis often are blocking lanes of traffic on both Grand and Bluebird. Then you have the danger if all those strangers in town. Then we have the hoarders piles and junk and eyesore at every gateway to the town. There is no code enforcement in Laramie so the rodent problem is at epic proportions. The fixation on requiring expensive septic systems just is a cover for the fact that there is toxic material being dumped everywhere. There is no inspection or clean up process. Weed a pest just sells the equivalent of roundup to anyone who wants it they don't even know where it's going or provide any safety instruction to the people they are supplying with deadly chemicals. But septic systems are the focus? But let's open another truck stop at East Grand on the aquifer.

280 The city currently cannot maintain roads within city limits. I live within city limits. West of the interstate and south of Snowy Range. My streets are not paved, but you want to expand the city. How about paving the city we currently have before we start making new roads.

281 Assuming the patterns follow what is currently happening in Laramie. I see multiple issues. I live in West Laramie and we have RV's, cars and trailers parked all over the place. I am not saying they all need to be in storage, but most have no license plates, expired tags and/or people are living in them. Budget is always an issue for cities, but we need to enforce our current regulations and make sure people are paying to title and register all vehicles. This would bring in quite a bit of revenue. Secondly, everyone in Laramie is trained to go to Cheyenne, Fort Collins or Denver to get most of their goods. Walmart is not a place to buy nice clothes. It's cheaper for me to go to Lowe's/Home Depot and then buy in Laramie. While I am in these other areas I spend money at other stores as well. All this equals lost tax revenue for the city. Laramie needs to grow and bring in some bigger box stores to keep the money in Laramie. This would also get people to live/stay in Laramie. There is not enough middle income jobs in Laramie and allowing box stores in would help create and maintain that. I would think this tax revenue staying in Laramie would then allow for streets to be paved. Maybe buy a street sweep to clean the area up. We don't need more art work on corners. I don't care about artwork when I am more concerned about the massive potholes on an unpaved road, WITHIN city limits. I would assume any expansion, the new residence would feel the same. I have lived in Laramie for awhile and am considering moving. I might as well live in Cheyenne, Fort Collins or Denver. I spend most of my money there anyways.

282 I live in west Laramie and we have vehicles with expired plates/tags or no plates at all parked all over the streets. Budget is always an issue for cities, but we need to enforce our current regulations and make sure people are paying to title and register all vehicles. This would bring in quite a bit of revenue.

ResponseID Response

283

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284

So I say this because this is the reason I am moving from Laramie. I've lived all over the place and did 2 deployments to Iraq. Laramie is the dirtiest place I have lived. There is trash everywhere. Piles of gravel line the streets after winter and stay there until fall. Trash lines the curbs and interstate. It's hard to live in a area and want to improve my property when it feels like the city doesn't even care what it looks like. Increasing property value through homeowner improvements would increase property taxes for the city. I would be willing to pay more taxes if the city was cleaner. I DON'T mean more artwork on corners. I literally mean, pick up the trash, buy some street cleaners. The road to the city dump is the cleanest road in Laramie, BECAUSE they pick up the trash. Get the trash out of the city ponds. Clean up the area along the interstate. Put up sound barriers along the interstate. People's first impression of Laramie is along the interstate. Every exit looks abandoned and unwelcoming. When parents drop their college kids off I am sure their first impressions are not good. Also, I've ran into graduates of Laramie outside of Laramie. One of their first comments is how dirty Laramie is. "It feels like poverty." This is NOT the message you want going out into the world. To get Laramie to expand, we need to clean Laramie, give people a reason to see Laramie as a clean place to raise a family. Give them a reason invest in their property. Also, there needs to be an increase in middle class income jobs. Give Lowes, Target, whomever massive tax breaks if it keeps people in Laramie to live and not go to Cheyenne or Fort Collins for shopping. The city is losing so much in tax revenue because there is no where NICE/CLEAN to spend money. Finally, I lived in Laramie awhile back, left for the military, but moved back to sell my property. What is up with all the abandoned vehicles, RV's and trailers so many of them don't have plates or tags. This exactly lines up with what I said above. It doesn't feel inviting if everything feels abandoned with the city not caring. I see an abandoned vehicle two ways. First, is lost revenue for the city. Second and most important. There must not be a police presence to tag these vehicles for violation or get them towed, so this must be an unsafe area. I don't want to raise my family here. Please clean the cities trash, gravel piles, abandoned vehicles. Image and first impressions are everything and Laramie does not have the best impression.

ResponseID Response

285 I don't live in Laramie, I actually live in Fort Collins, but a friend sent me this after all the comments I've made to him about Laramie's missed opportunities. I really only go through Laramie to get to the mountains so all of this applies to the area west of the interstate. Snowy Range Drive is prime strip of street and could get a ton of money from the people of Colorado. But what's on the street, three gas stations, a McDonalds, abandoned buildings, dollar general and a car wash. What a missed opportunity. To me the city needs to step in and buy this land, tear down the buildings and sell the land to some people who will actually develop the land to become a tourist trap and bring money into Laramie. Throw in a Starbucks, a smaller grocery store, some restaurants. Get tourists to stop here on their way through and spend some money. Finally, you really need to do something about all the abandoned homes, rv's and trailers. I am sure the people living over there don't want to piss off a neighbor.

286 For me, I have a children which fall into a range of ages. I find there is very little for me to do with them in Laramie. We go down to Fort Collins frequently to visit their children's museum and they developed their river front and a nice place to play and picnic. One of my kids asked if we could inner tube down laramie's river, but overall it didn't feel safe or clean. My recommendation would be to develop areas for families to play and explore. The rec center is great, but there is more to life than sports. Once you can show couples with kids that Laramie is a fun place to raise them. The lure of the other nearby cities will take them away.

289 The cost of future and current infrastructure costs is devastating. Many of the sidewalks and roads are in terrible condition and there is already huge amount of risk caused by the fact that the county doesn't even have the budget to be able to plow all the roads here. We cannot afford to continue building outwardly. If y'all want to see sustainable growth of the city then we need to see higher density housing developments, smaller streets, and a change in zoning policy that would allow for small business/high density housing to be built in our neighborhoods.

290 The cost of infrastructure to support suburban development is utterly unsustainable. The minimal returns of property taxes does nothing to cover the future cost of maintaining current and future infrastructure. Growing out more without first addressing this pressing and dangerous issue is only gonna push Laramie to the edge of financial and community management.

293 I believe that the city officials are not thinking of the past and present - they are just living in the "now". Our roads need help, regulations need to be enforced now so it isnt such a large job in the future. Also, wasting money on art that a majority of the city hates wasnt a good idea....

294 Things that develop. Under County control are usually not good quality but should be because we City folks will have to pay to fix them up someday when they are part of city.

ResponseID Response

295 Infrastructure to support increase in population. Some of these are built and maintained by the city and others by private utilities. Two of concern are water and sewer capacity for expanded growth.

296 Balanced growth including affordable housing. This should involve land trusts which would allow low income residents to live in physically accessible areas near core resources.... like the westside.

299 Affordable housing, the cost of living in Laramie is driving away the employees needed to sustain the economy. The hospital needs workers in the medical field but many of us cannot afford to buy homes in Laramie or that ones that are in our budget have serious problems. Allowing housing developments to pop up on the edges of town that start selling duplexes for \$350,000 is not addressing affordable housing.

300 Housing costs

304 Water! Water! Water! Also there would need to be economic development, shopping centers, grocery store, and gas station put in. Is it plausible with the groundwater to instal a new gas station out there? West Laramie is already isolated and this would be further out

305 Implementation of City Ordinance without representation. Unequal distribution of tax revenue and resources. Preferential exemptions in the name of "progress" that benefit corporations and the wealthy at the cost of individuals

307 affordable housing

310 Travel ability in the winter. Not all roads get plowed as it is. If Laramie is thinking about expanding west, which I think this map is showing, there need to be more roads that cross the railroad tracks. You also need an actual grocery store out there. It's a food desert for the people that live over there and don't have reliable transportation to the other sides of town.

312 Land Use zoning and policies

313 Traffic

317 West Laramie specifically needs infrastructure investment. The roads need to be paved and there are no grocery stores on that side of the bridges. For Laramie as a whole, public transportation options are woefully limited. The scooters aren't doing the trick. We need buses that aren't owned privately or specifically associated with the University of Wyoming. I don't know how much impact this project will have on those issues, but any expansion will lead to disarray without addressing them appropriately.

320 Increase in an already high cost of living. Overcrowding.

ResponseID Response

322 Building on already acquired private land

324 Infrastructure may be an issue with the project area.

326 developers foot the bill, not the regulators. there are already enough regs in place without putting more obstacles in place. Availability of land is the underlying indicator in which direction the growth will go. the rural residential areas to the south should remain as is. the aquifer overlay area is not viable. uw land is mostly west. that leaves north as the only realistic direction for major expansion to go. so related issues: sewer, water , raw land costs, inflationary costs of infrastructure materials to name a few

327 Public transportation and people-friendly infrastructure-- also a shelter. Rent control would also be nice.

331 streets not matching up- ie 15th street mess

335 UW owned property

343 Parking, Zoning, Traffic

344 We need another HS and another MS now, obviously more will be needed if the town expands. Will Laramie be chronically behind on this for decades? Do we have enough water?

347 Ensure proper sewer, water, roads, sidewalks. Developers should be responsible for these things. Safe and equitable neighborhoods, access to neighborhood parks. Good street lighting, etc.

349 In my opinion, the biggest challenge that Laramie faces is that wages do not keep up with the price and lack of housing. Fergawdsakes, UW pays its custodians \$23K a year, and most businesses in town still pay \$7.50 an hour. Both Sheridan and Gillette have a Home Depot (Gillette also has a Menards). I suspect Laramie doesn't have one so that Ace Hardware can still pay \$7.50 an hour. Both Home Depot have starting wages above \$15.00. I can't believe the amount of sales tax Laramie loses over the Summit and down 287 every day.

354 UW taking away more street parking on the north side of campus. 128 parking spots with the union parking taken it will be another 80 spots. It continues to put pressure on residents and their own ability to park in front of their own homes. Students have zero regard to permit signs. Residents should have to police the area themselves. I myself could call every hour to report a violation, especially at the start of every semester.

356 Infrastructure and the cost passed to developers to do so. Understandable more on the ground they own, but not through City streets.

ResponseID Response

358	Water availability, usage, and continued quality assurance Quality affordable housing for new families would help new businesses move into area easier.
360	cost of expanding city services efficiently
364	Public transportation to north Laramie and west Laramie Sustainability of resources
371	Affordable housing
373	Water use and contamination of the Casper Aquifer from inadequate septic systems.
375	Viable roads in and out of neighborhoods. Currently, There is really only on main corridor out of Gray's Gable area near the golf course.
379	Conflicts between what city residents want, and what rural inhabitants want. Rural people want to stay rural - there's a reason they don't live within the city. So there is a need for more housing and expansion, but needs to be done without overrunning and encroaching on rural housing.
380	jhjhjgg
383	City of Laramie encroachment on County lands, expansion of the city limits.
385	Lack of available housing developments.
388	I think the biggest issue is going to be balancing the small town feel that we all love while allowing for new business opportunities to bring more jobs and residents. This will be the most important thing for planning for.
391	zoning for Aquifer protection, and appearance. Affordable housing. ie, wells, septic, and also fences in good order to hide junk piles
392	More access to amenities in west Laramie. There is a socio-economic divide in what is quickly accessible (such as fresh foods) on the west side of I-80 and the tracks in general. I like being a pedestrian and a bicyclist and both of these require more effort on this side of town than on the east side. Walking along a highway is the fastest way to access anything that isn't a Dollar General (which I do appreciate) or a gas station.
394	I think people will be opposed to many of the new policies as they haven't had to follow those kinds of rules before. I don't know what those are specifically but public opposition seems to be a controller here
395	Cooperation with business owners and city planning. Improved relationship with land owners.

ResponseID Response

401	clean water chemical spills from I-80 and railroad
402	Lack of affordable, liveable housing
403	Clean up and repair the city first before expanding. Your roads and sidewalks are in horrible conditions. Expanding will only turn the city into a ghetto.
405	People not wanting to to be forced into the city limits
406	I'm wondering if we have enough people in Laramie to support this growth.
407	Challenges with the University and their plan to take land.
408	Weather might be an issue such as wind.
410	Road infrastructure and sewer and water improvements
412	Political Obstacles to installing solar panel fields & wind farms
415	Planning for infrastructure for the future development areas as well as setting eco-friendly policies, building standards, and land use requirements.
419	Water services
420	creating enforceable zoning and development standards that ensure growth in directions, types, and construction details that facilitate orderly, efficient, and healthy growth of the city.
421	The City does not encourage, or actively prohibits, growth and rejuvenation. Laramie will continue to decay and shrink if the City's policies remain anti-growth and anti-development.
422	Preventing suburban sprawl, ensuring new development has, on average, the tax base necessary to support future maintenance and replacement, aquifer protection, access to various modes of transportation.
423	Adequate connection of streets and utilities.
424	Little support of north third street development!
426	Affordable housing. Money.
427	We're getting sick of you taking up all the empty areas and making houses not many can afford leaving houses from before empty and rotting

ResponseID Response

431 1. Infrastructure: Water availability and quality; road maintenance and expansion 2. Politics: Poor state support for municipalities 3. Services and housing for very low income families and individuals (i.e. below \$27,750 for a family of four)

432 ..

433 Water allocation is probably the biggest concern, as well as the future changes if any to the railroad and Interstate through our town.

435 Laramie lacks affordable housing options everywhere.

445 This is quite an open-ended question, and thus difficult to answer or prioritize. Who owns the land that is being planned for? Who would be developing it? There is a great need for increased housing in town, not only multi-family, but also single family residences. There is also a need to increased access to basic necessities like fresh/diverse produce/groceries, and a greater diversity of options for general shopping needs (besides Wal-Mart), etc. for the population of a college town.

446 Lac of affordable housing, terrible renter protections

447 Good water and roads without hauling it.

454 Dilapidated structures and junk yards. Poor housing conditions. Lack of access to amenities (gas, food, etc) including groceries. Dangerous pedestrian conditions.

455 Zoning. The City and County must work TOGETHER

457 In general, the biggest issue facing Laramie and Albany County, is safe affordable housing. I rent, like most people here, and when moving here locating a rental was difficult. Most were way over priced, unsafe, and did not allow my dog. I live in the county South of Laramie near Albany County Road and Bridge. I moved here from another location in town because the tent was cheaper and I have a huge yard. I have also not had any issues with my landlord (yet), but I attribute that to me not complaining about the unsafe conditions of me dwelling (I would not allow infants or toddlers into my home without constant supervision as a result of safety issues both in the home (loose wiring, black mold, etc.) and outside (people constantly speeding down my road including sheriffs, a junk yard, etc.).

461 General beautification of entrances in and out of Laramie. It would be nice to have better sidewalks, trees, and business store fronts along 3rd and Grand as those are the most common ways people travel through town. One thing that would be very beneficially is sidewalks around Undine Park. It seems a hub for families, kids, events, and many transient truckers stop for a days rest. Sidewalks would make this park more accessible and safe to the public.

ResponseID Response

- 463 The complete lack of affordable housing. I do not make enough to buy a \$500,000 house but am expected to pay \$800 a month in rent.
- 466 There are areas of Laramie (for example, in West Laramie) that are part of the city but don't have paved streets/gutter/etc. If expansion is the plan, it is likely it will include these things that are currently missing from parts of Laramie. It would be good for all of the current city "properties" to have the same amenities before adding new subdivisions, etc., and at a reasonable cost for ALL residents, especially those of lower socio-economic status.
- 469 Ability to afford/sustain running infrastructure to these area
- 471 There is not enough public transit in Laramie in general unless you are a student. Laramie also isn't bikable or walkable a large part of the year due to weather and residents not maintaining their sidewalks. Along with that, rent increases and lack of affordable housing will keep a lot of people from moving in and will push current residents out. On top of that, there are not a lot of opportunities for employment unless you work at the university, fast food, or Walmart. These are not upward-focused jobs or careers, which will be necessary to maintaining our population and encouraging further growth.
- 473 Prices for rent are a new high due to us being a college town but it's hard to find a place to live when all apartment or even duplexes do not accept pets not even ESA we live in a town where almost everyone has an animal or they have to give up their animal to have a home and that is not okay at all
- 475 West Laramie, we need shopping. Marketplace King Soopers (preferred). We have lots of abandoned buildings/ property, homes that are in disrepair. We need to start marketing to bring business in.
- 479 The biggest problem is workforce housing that meets the needs of young families and working professionals. Some commuting is expected. However without anchor buildings such as grocery stores or libraries, I fear that these areas will turn into big box apartments / sprawl that are not suitable for the future needs of our working professionals
- 482 People don't want the city regulating them, restricting them, and micromanaging them. The only people who welcome the City in that area are ones who are selling their property, not ones who are keeping it. The sellers want to increase the market value by making the property eligible for city utilities.
- 483 I'd love to see more places to shop in our town. Walmart needs some competition. I love that we have small businesses especially in the downtown area, but I'd love to see more big box stores like Target and WinCo. Can we do more to attract stores like that to our town? I hate having to drive to Ft. Collins or Cheyenne to buy things.

ResponseID Response

487 housing for mid and lower income people, renewable energy needs, connectivity to large urban areas (Fort Collins, Denver, Cheyenne), degradation of surrounding ecosystems from recreation overuse,

489 How to keep some of the University graduates in the area. How to make Laramie more bearable in the winter months.

2. When you think of the Project Area in 2050, what features would make it an attractive place to live or visit? (select your top 3)

Value	Percent	Responses
Rural/agricultural feeling, with working pastures and agriculture	23.0%	45
'Rural-feeling' streets and neighborhoods.	15.3%	30
'Small town feel'	35.7%	70
A variety of outdoor recreational opportunities	51.5%	101
Agritourism opportunities (e.g., farm-based hospitality, educational tours, etc.)	9.7%	19
A variety of housing options for people in all stages of life	60.7%	119
A place for affordable industrial or commercial operations	31.1%	61
Residences that are separated from the busyness of the City	17.3%	34
Other	18.4%	36

3. Since you selected 'small town feel' in the previous question, please describe what 'small town feel' means to you. (30 words or less)

ResponseID	Response
9	Laramie >8 yrs ago Knowing the people in your community Not becoming the front range, and no sprawl Less affected by out of state money driving up prices
18	brick buildings, easy to walk and park
32	No chain stores or strip malls.
33	Just the way it is now but with More jobs
49	Small town feel is the comfort, kindness, and opportunity that Laramie has. The feeling that everyone is just a friendly neighbor and anyone can be successful.
63	Avoiding huge housing tracts of "cloned" structures with ample yard space.
65	Quaint, updated, nice looking, not old, clean, and family oriented.
67	No mall, keep downtown vibrant.
70	Local businesses, attention to frontage (that is, avoid discouraging scenes like parking garages and bland mall walls on our main road)—think about aesthetics as well as convenience.
81	No distinct vehicle/rush hour issues (unless there is construction) Walkability Tree areas/greenery, no cookiecutter suburbs (except Richards Park and a neighborhood behind Walmart) Small businesses Quietness, lack of noise pollution
89	Very few people
90	I have a decent house that isn't falling down around me
98	Not crowded or overwhelming. People know each other and treat each other kindly.
102	Locally owned businesses. Walkability.
127	Being able to walk to groceries, farmers markets, etc. No vast housing tracts without the above amenities.
128	Low traffic, friendly neighbors, open space, parks, local businesses

ResponseID Response

130	Avoiding cookie-cutter house designs. Slightly more space between houses with ample set-back from the road. Trees & Parks. Maybe avoid housing on major thoroughfares.
136	Family owned shops and restaurants, not the chain restaurants that dominate Cheyenne. Local festivals and celebrations. Nice parks and open spaces. Clean.
146	Local stores, dirt roads
148	Community, County governing, space with agricultural opportunities,
153	being able to feel safe everywhere, able to get to know neighbors, mailmen.
155	There is a place for higher density housing and a place for lower. Having everything mixed in a jumble eliminates the feeling of having a neighborhood and a community
156	Mixed use developments where streets are lined with trees and organized development.
157	Not lots of traffic. Local businesses over national chains. Walkability (especially 3rd St and Grand).
166	Somewhere that feels safe, you can walk at night in your town without discomfort. Walkable.
174	Not busy. Open spaces.
175	Accessible to walking or biking. Houses not condo towers, limited building heights.
178	The way Laramie used to be. More emphasis on the western, historical, and agricultural lifestyle. NOT a fake tourist type of thing. Actual emphasis on the way of life.
201	Friendliness, slow growth, WALKABLE neighborhoods
207	Intimate; accountable government; low density growth; thoughtful planning that doesn't make Laramie fort Collins
214	quiet streets, semi-rural, clean
220	Single-level houses, nice mobile home parks, friendly, happy folks.
239	Freedom from government over control. The less big brother can control the residents of Laramie the smaller it feels..

ResponseID Response

241 Cheaper living lower cost housing

245 Just visit Fort Collins downtown. Quaint, lots of shops, bars, restaurants and beautiful landscaping

250 Support local business, be careful about outside investors, nurture the ethnic history of the city, in particular the african american and hispanic communities on the west side.

254 It's a feeling that is similar to that of a small town. Should be well defined on a number of readily available sources

274 Being a small enough town to know a little of a lot of what goes on in laramie.

294 No high rises with people packed on top of one another. Good city water and sewer, Streets and parks and such

295 Reasonable guidance on business and industrial buildings that promote investment and growth of the city but don't allow "anything goes" to attract new growth.

299 A thriving downtown area and many local businesses versus strip malls filled with stores that every other town has.

300 Friendly people, light traffic, not the protests and outrage you find in a big city. Focus on self resilience

305 A distinct lack of apartment buildings and chain stores. Local independent businesses. Green space

312 historical downtown with residential areas within walking distance. locally owned businesses with limited commercial chains.

324 Small town feel means that you have walkable areas in the town with friendly people. You may have shopping areas but they are outside of the residential areas.

343 Lack of traffic, parking craziness. Walk and bike-ability. Quiet residential streets.

349 "Small town feel" to me is being able to ride my bicycle around town for shopping, errands, and exercise. I love the Laramie downtown festivals, farmers markets, etc.

354 Easy to move around the areas on a bicycle. Small shops, markets in a ten minute drive or 15 minute or less bike ride.

ResponseID Response

356	The downtown area has a great way of still feeling "small town". It means being able to walk around town, bike around town, and feel welcome and safe.
375	Not crowded and neighborly neighborhoods. Not sure how to express that in words.
383	Less traffic, more trails and bike paths.
388	It means allowing for growth of businesses and residents in a way that doesn't increase congestion or overall busi-ness, spreading out but keeping the character of small town charm
402	Feeling of community and safety -- not needing to lock my door and seeing people I know
405	Town is town and you do not have to live there if you choose. When you go to town it is not congested with business and traffic.
406	I would like to keep the mom and pop shops open but also add some big business.
407	A place where people are friendly and look out for each other. something that is not over crowded but still offers the amenities of larger cities
410	Community family friendly events that are not commercialized, support small business. Balance small town feel while still supporting economic growth and quality of life.
412	Residents can walk for groceries & other essentials rather than drive car for every errand. Safe bikeways to go anywhere in town
419	low population, not much traffic
420	sidewalks, parks, paths, street layouts that create a sense of neighborhood, walking access to schools and shopping, landscaping
427	Leave Laramie to be small instead of trying to make it the next Cheyenne or Colorado
431	My ideal town has: 1) Few residences over 2 stories, 2) downtown with some residential apartments above retail stores, 3) pedestrian and bike friendly streets, 4) homes with front porches.
433	I appreciate that we are one of the few towns in Wyoming, where the major highway isn't through downtown. Local feel, small business and community support.

ResponseID Response

447	Know your neighborhood and it feels safe. No politics.
461	Investment in local business that is shown through a better collaboration of businesses- i.e. more downtown businesses being host to local artisan works. A better cross promotion of work
463	Friendly people out in the community.
469	Walkable, unique, and engaging
487	avoiding sprawl, keeping downtown historic architecture intact, festivals and community events
489	minimal chain restaurants, lack of traffic

4. Since you selected 'rural feeling' streets and neighborhoods in the previous question, please describe what 'rural-feeling' streets and neighborhoods means to you. (30 words or less)

ResponseID Response

61	More trees planted. neighbors know neighbors, smaller living units on existing large lots for students and young families
67	Plenty of parking for all houses, large lots for houses.
82	More space, green areas, less congestion.
90	I want a decent street and good water and no septic but not having big buildings looking down on me, apartments or dorms like stuff or houses really close
101	Wide streets and houses not too close together with parks.
106	Smooth traffic flow and congestion elimination.
109	Spaces that are not crammed with housing, buildings, and businesses.
114	Neighborhoods that that allow for horses and have access to pilot hill for trail riding.
118	Bigger lots

ResponseID Response

145	Larger lots without mixing apartments with single family homes.
146	Large lots with dirt streets
186	Neighborhoods that promote interaction with neighbors.
207	No major arterial traffic through city boundaries; wide sidewalks and streets; low density housing in city/county borders - NOT fort collins!
214	wide, quiet, trees, open spaces, pastures, not crowded
239	Again, minimal governmental control..
242	Larger lots spaced apart not right on top of each.
268	Many people want to live "in the country" on 1-5 acres.
274	Safe traffic plan for neighborhoods.
293	Similar to what west laramie has, pastures that animals inhabit. People are able to have chickens/roosters, horses, cattle, sheep, goats, pigs in city limits.
300	Light traffic, grass sides, bigger yards and single family houses
305	No townhomes and larger buffer areas between homes. Larger lot sizes and fewer developments
344	I'd love to look to FOCO for ideas. Bigger lawns w urban gardens w plants like clover rather than grass and backyard chickens for those who want them would ideal.
375	Not crowded or not a lot of apartments. Families.
379	Streets that we're not afraid to let kids ride their bikes on. Houses that have a little space between them, not tiny lots. Lots of room for trees and yards
401	Variety of house lots that are at least 7,000 sq feet.
415	Curved streets with trees and native dry -scaped front yards, like you would see driving our rts 130 or 230. Personally, I prefer well kept gravel roads with no sidewalks.
419	space, larger lots
424	Possibly rural areas somewhat developed for ranchettes.

ResponseID Response

427 Why can't we leave Laramie with open areas for people to walk with their dogs instead of trying to cover ever spot with stuff we don't need

469 Currently live in the growth area boundary. Conservation developments might be a good way to plan this area. Kepping large area of open space with denser housing development

5. Since you selected rural/agricultural feeling, with working pastures and agriculture in the previous question, please describe what rural/agricultural feeling, with working pastures and agriculture means to you. (30 words or less)

ResponseID Response

16 Large working pasture land and grasslands

23 People should be allowed to grow their own properties as they see fit without any interference.

31 It means land used at the discretion of land-owners free to do so as they deem fit.

32 Open space, visible livestock and no large housing developments

40 Relatively small residential area surrounded by rural agriculture areas.

42 Open spaces for cattle primarily. Livestock and land owners are generally very good stewards of the lands they own, lease and occupy.

61 Not real agriculture - ranching and farming. Parks that include working pastures open for schoolkids and community gardens/farms focused on young people.

65 Something that is story bookish. See for miles out. Not junk piles of cars, or trash.

67 Keep our ranchers in business. Ag is our number one industry!!!!

68 If the plan states that we are moving west towards the Hansen Arena it would be nice to keep the UW farm there and available for green space

73 Family ranches that are self sustaining. No ranchettes where everyone has 30 acres and a common area.

ResponseID Response

94	Local ranches and ag operations maintained in their current state (no sprawl or subdivisions)
99	It has open space with large animals on it.
104	Using your land for cattle horses and other farm/ranch animals. Without complaint from people about smells etc.
109	Land for grazing animals. Pastures and land for natural habitat.
112	Occasional livestock, including chickens and shelters for them mixed in with quieter neighborhoods and small apartment complexes. And services.
117	Family owned farms and pastures.
121	Open spaces with land owners doing what they feel is best with their land.
128	Areas of ranching/grazing without having to go too far out of town, more allowance for residents to have chickens, goats, etc. community gardens
136	Concentrated housing developments with decent sized lots and new parks next to working ranches. Not all 5, 10 or even 40 acre or larger horse lots and barns.
146	Properties that can accommodate livestock
148	Having enough space for agricultural opportunities for land owners with good water
157	Not turning every acre of land surrounding the city into McMansion developments.
161	What the West Side used to be in early Laramie. Pastures etc. keeps open spaces. Agriculture brings in jobs.
170	Resident owned gardens, stables, farm animals. Support 4-H clubs. Maintain residents' rights to farm fresh eggs, milk, beef, vegetable crops.
183	Yards are usable for growing fruits, vegetables, and livestock. Perhaps larger lot sizes
186	The ability for wildlife to migrate unimpeded, the ability to feel wide open space outside your door.
207	See previous answers - Laramie is NOT Fort Collins and if that's what it wants to be, the city/county government must do MUCH More
239	Pretty self explanatory. Ranchers working the range land.

ResponseID Response

254 This is literally defined in the selection and above

267 Undeveloped land and corridors for wildlife within areas of development.

293 Same as my answer before - animals are in places that houses can be. Keeping our foundation as a community in the forefront.

304 No chain businesses, strip malls, or feeling like it is another pit stop off i80. Keep the ability for horses and cattle to graze or have larger parcels/homesteads of land

305 Stock and hating in visible places, openness and defined living spaces

324 This means that growth should not take out working pastures and agriculture. there are many places that have sold up a lot of the grazable land.

335 Leave the pastures in the buffer alone. Sick of cookie cutter houses crammed into everywhere

391 Working, small scale agriculture. In this area, small poultry operations, or very small sheep.

403 No tract homes

405 Not full of houses and concrete you can see green grass and animal

427 We've always been a working town with cows and horses and other why does the city feel the need to destroy all that

431 Private agricultural land interspersed with public lands for green landscapes that provide livelihoods and recreation for the community (along with excellent mosquito control an absolute necessity).

447 Smallest lot is an acre. Can have all 4h animals.

454 Building off and incorporating the fairgrounds. Horse/mules pasture not cattle or pigs. Places of interest people can visit

482 People come to Laramie to get away from the big city.

6. Since you selected a variety of outdoor recreational opportunities in the previous question, please describe what outdoor recreational opportunities you would like to see. (30 words or less)

ResponseID	Response
9	Trails and open space. Access to NF. Connectivity. Protection of viewshed from recreation space.
16	Green spaces and natural grasslands to walk through and see wildlife
18	More hiking and bike trails like schoolyard
21	Lots of opportunities already that should be maintained
24	Hiking and biking trails, groomed snow trails
26	Increase the number of baseball fields. Currently we have 2 fields to host 9 13 and up teams, 2 fields for 11 little league teams.
29	Green space. Devolved parks with bike/walking paths.
31	Whatever lawful activity land owners want to do for recreation on their land outside the city should be allowed without City interference.
32	Skiing, fishing, shooting, bike trails, rock climbing
34	Concerts and events other than what UW does.
35	Mountain biking, fishing, and hiking should all be preserved or supported going forward.
40	Hunting fishing hiking. Establish lakes and ponds if possible.
42	Non-motorized trails for multi-use (hike/bike/horse), limited motorized trails (not near Pilot Hill to avoid conflicts/confusion), river access (fishing, bird viewing, walking).
49	I think Laramie already has lots of great recreation. But more walking paths, biking areas, picnic areas, etc.
61	Laramie bikenet is doing great. Hiking trails are being built. The rail to trail possibility between Laramie and Centennial would be a draw.
70	Continue development of bike and walking paths. Disc golf seems popular. Maybe another dog park? Another attractive group picnic area? A place for outdoor music/theater? (we could have summer theater!)

ResponseID Response

82	We already have great options around us.
99	Area to spend time with family and friends enjoying the outdoors.
102	Walking and bike trails.
104	Horseback riding areas, trails for that and walking or biking.
106	Continue to expand Pilot Hill, restructure recreational facilities (city owned) - like soccer, baseball / softball fields, and similar
111	More accessible trails (walking, hiking, biking) that are not 30 minutes away, more bike friendly/walk friendly routes to get around town.
112	Bicycle paths around city, hiking trails, forest and park paths with educational signs, ways to get off streets and onto earth for rest and relaxation. Sports venues, intramural and competitive.
114	More trails in and around town, Development of River park and river district
117	Bike trails that connect outlying areas to downtown.
119	More parks for multi ages; landscaped parks that feature mini mountain terrain - smaller scale for young climbers (rock gardens); more interactive playgrounds for kids; dedicated walk paths in town
121	Trails for non-motorized and motorized. Keep Pilot Hill non-motorized and add trails for motors (dirt bikes, ebikes, etc) in a separated space so there's no confusion or trouble.
128	Walking/running/biking/ hiking trails. Dog parks, areas to view wildlife and nature
136	River access from Woods Landing to Laramie; canoing, fishing. Soccer complex for state tournaments. Green belts. Endless biking opportunities. Natural areas preserved.
140	Hiking, fishing, bike trails
145	Bike trails, cross country skiing, fishing
155	Pilot Hill Park is a great amenity but it needs some infrastructure. Connecting Boulder and Willet, parking restrooms etc. Also a bike trail all the way along Spring Creek.
156	Each neighborhood should be served by a park, each larger area should potentially have a community area that may have larger recreational amenities like baseball/softball or soccer.

ResponseID Response

157 Hiking, fishing, hunting, cycling.

158 Walking/biking spaces, greenbelt, parks

165 .

166 More areas like pilot hill that are easily accessible for folks without having to drive the 20/30 minutes to places like pole mountain.

173 More sports for kids, pool open more often during the summer, camping lessons, organized hikes, organized planting for residents to make the town more beautiful.

174 Fishing. Hiking. Hunting.

183 Biking, hiking, snowshoeing, fishing

186 Safe walking and biking trails, outdoor access right outside your neighborhood.

187 More lodging to help with ski area, making it a resort to draw in visitors. A cross country ski park.

198 hunting opportunities, off road atv trails.

201 Public transportation to vedauwoo, snowies, and happy jack. If you can't drive or don't have a car, you're in trouble

216 Cross country ski, running trails

221 Biking trails

228 It would be nice to have wild areas still that are not overrun by RVs and people.

241 None at this time

244 Biking routes through town—due to limited designated routes it is unsafe to commute to work or other activities. We need access for west Laramie to ride to the school yard

245 Bike/walking trails Pedestrian friendly downtown

247 Laramie is a youthful town no matter what the age of its people. Mature and older people do a lot of recreating outdoors. Don't spoil this.

248 Dog friendly areas. Safer bike commute paths. . Two more parks connected by bike/pedestrian pathways

ResponseID Response

252 Affordable skiing, biking, kayaking, hiking, and camping.

267 Walking paths, bike paths, open space.

269 Boat rental, more kayak rental. Opportunity to rent things to use in recreational settings. Tennis courts

275 Hiking and mountain biking.

280 ANY! Actual river front development would be nice. Green River, WY has a nice river front development.

286 Develop the river front to be more accessible. Add a children's/science museum. With the college would think it would be a great combo.

295 We already have them, and with the new Pilot Hill Project, we'll have more. Laramie will never be a shopping destination, it can be a recreation destination.

299 Outdoor recreation is part of Laramie's charm. The access to the mountains, trails, and open spaces make this a nice place to live.

300 Hiking, hunting, fishing, biking

307 multi use trails in open spaces, dedicated bike trails inside and near Laramie, increased areas of open spaces

312 expanded mountain biking, hiking infrastructure. highlight the world class trail network

313 More trails like the schoolyard area. More parks

317 River rafting More bike lanes

320 Mountain biking, hiking, camping

324 hiking trails.

335 Things adults can do, no more playgrounds

343 Parks, recreational opportunities. Walking and biking paths.

347 Bike and walking or running paths, neighborhood parks

ResponseID Response

349 I think the Laramie area pretty much checks all of my outdoor boxes. I hike HJ almost every day; I use the schoolyard trail when I bike to Ridley's.

358 Biking (mountain, gravel, road), trail running, paddle boarding, rock climbing, hiking, frisbee, walking paths...

364 Opportunities for people with disabilities such as ada friendly trails. Which right now we have little to few options currently.

371 Paved Bike and walking paths, unpaved paths

373 Access to public land and developed trail networks.

379 Sports - continue and improve city intramural leagues. Hiking, Biking, Fishing

383 More trails and pathways for non-motorized travel. Pilot Hill is an excellent example.

385 walking paths, Larger city lots for homes, traffic feasibility. Outdoor recreation parks.

388 More hiking/biking/park space within city limits bring the mountain outdoorsy feel to town so people don't feel the need to have to travel out of town for those things

391 The pilot hill area is wonderful. perhaps complete the bike path to go around the entire city, and join with that areal.

392 More bike and walking paths

394 Like a walking trail or open dog field

395 Biking, river access, altitude based training.

401 More flushing restrooms near recreation.

402 hiking and camping

405 Close to skiing and mountains as long as you can go to the mountains and don't see other people there.

412 Bikeways, footpaths, canoeing, swimming

415 Continue to build parks in the future development areas that would serve people of all ages and include dog parks. These parks should have playing fields and gardening areas.

ResponseID Response

420	walking paths, preservation of the river corridor, easy access to parks, playgrounds, soccer fields
423	Walking and biking paths connecting all the various parts of the city and surrounding area.
426	Bike path that circles the city and connects to the Schoolyard area of bike trails.
431	Close-in outdoor recreation that doesn't require an automobile to reach for hiking, fishing, and whatever else people say they would utilize; many more bike trails and bike lanes within town.
432	Clean and desirable areas. Parks are great but Laramie needs something for teenagers to do. A place filled with trash won't attract people
454	Hiking trails, off road tracks for dirt bikes and vehicles, climbing wall, dog park off. Some things like that
457	I love to be outdoors, hiking and camping. That being said, I personally go as far away from the city as I can. Accessible trails would be great.
461	More events: summer music series, artisan Greenbelt, more public activities in the parks
463	Fishing, hiking
471	An outdoor skate rink, not just a skatepark. Free pool for adults, not the rec center. Horseback riding centers for kids and adults
483	Take better care of outdoor spaces, even those further away like Vedauwoo. That area is heavily used by people in town, and too much unregulated use is bad.
487	continued planning and management of nearby recreation areas such as the national forest areas, trails, and tie city ski trailhead
489	Vedawuu and snowy ranges being close by will always be an appeal, but so is Fort Collins, so need to combine with cheaper cost of living

7. Since you selected agritourism opportunities (e.g., farm-based hospitality, educational tours, etc.) in the previous question, please describe what agritourism opportunities you would like to see. (30 words or less)

ResponseID Response

16	Agriculture learning areas and the opportunities for people to learn about farming and growing food
24	Tours, farm-based hospitality, holiday/seasonal events (pumpkin patch, etc) for families
29	.
38	Working farms and Dairy production facility's. Horse riding facility's
42	Would love to see cross involvement from organization already operating (Audubon, UW professionals, local land owners, etc).
68	Having the UW farm be more open to visitors. Maybe recreate the territorial prison as an attraction when it was a horse barn.
121	Have groups like Audubon, Game and Fish, ranch history, etc have parcels for hands on experiences for all ages.
173	Meals, day trips.
242	You pick patches, corn maze, hay rides, etc.
252	I don't know
275	Bed and breakfast
293	Utilize and cooperatively work with the fair grounds to utilize these facilities and combine with the county to promote our backbone.
317	More emphasis on local markets More visibility for memorials and monuments Matthew Shepard memorial that isn't just a bench on the UW campus
344	Horse riding, working farm tourist stops, and more local food markets through out our short local season.
358	Not sure, but sounds fun. I would be interested in learning about a working farm/ranch, pick your own produce, vertical growing, etc.
360	Anything that helps drawing tourists to spend within our local economy. Locals can also enjoy these educational experiences.
364	Tours of local farms and downtown opportunities to show off our ag based town.
406	I would like to see more educational things for kids here

8. Since you selected a variety of housing options for people in all stages of life in the previous question, please describe what housing options you would like to see. (30 words or less)

ResponseID	Response
9	Sensible, not overdeveloped resulting in high car density. Off street parking.
19	single family and mulit-family type homes
21	As someone just out of college, there are few places that can be bought and not rented. There should be affordable places for people to buy instead of rent.
24	AFFORDABLE housing. House prices are insane and rentals are often terrible. Options for first-time hone owners.
25	Decent student housing. Force landlords to provide housing using standards and codes. Housing for professionals working for UW and other businesses. More HOA.
26	More affordable single family homes and rentals. It shouldn't cost a family of 4 over \$1500/month to just rent a two bedroom house.
33	All
34	Moderate houses for new families would be great. Too many duplexes. Whats up with those duplexes on Cedar and Reynolds. Those are stupid. Lets build regular sized houses for families.
35	Cheap houses suitable for recent graduates and young professionals.
40	Single family and condo development.
46	50 years out. 'll be dead. So, a cemetery.
63	Decent trailer parks, single family dwellings both one & 2 story, duplexes, all with ample city park areas
68	Affordable living for families and seniors alike. A senior living community other than prairies edge and more affordable housing for families.
81	An affordable/desirable homes built within 30 years for early/mid-career households working for the AMI. As a working professional in an executive position, I still cannot afford standalone home.

ResponseID Response

82	I am a professional, new business owner who is 55 and would love to purchase a home here but have been very disappointed by availability. I would love new developments/townhome
90	I'm older but don't want to be in the old folks home. I want to live in a neighborhood with young people and families
98	Apartments, Condos, Single Family Homes, all in separated areas from each other.
102	Moderately priced homes for families. Cooperative living opportunities with shared community spaces for recreation and gardening. Reasonably priced senior care.
106	There is virtually NO low income housing in Laramie and limited middle class housing in Laramie.
109	We seem to already have lots of apartments but it would be good to have more starter homes and homes that range from different household sizes.
111	Affordable, well built, more affordable land options, larger properties where there are actual backyards, housing that is accessible to either public transportation options or to grocery stores, entertainment, restaurants, etc.
112	Small houses, cottages, RVs, mobile homes, single family residences, small apartment complexes, student housing, senior housing, hospice and medical housing, travel host facilities,
117	Ranch style homes to accommodate people with disabilities or elderly with a nice outdoor space. Restrictive covenants for owner occupied not to be use as a rental.
118	Smaller/affordable homes for first-time home buyers through ranch style homes for retirees.
119	Single level condos for seniors with garden views.
124	Senior living with one story homes with senior focused recreation and ice melt systems in walkways to discourage senior population from leaving.
130	Primarily single-family. Both small (2-3 bedroom) and larger housing options. Small condominiums with fewer than 4-6 units per structure. Large multi-family complexes should be avoided.
140	High quality, yet affordable housing that has a high enough density to prevent sprawl.

ResponseID Response

153 classic apartments for students, young professionals duplexes for newlyweds starter homes for new families full size houses for families with multiple children comfortable senior living with assisted living options.

156 Multi-Family, Affordable, Workforce, Single Family with traditional house models along with cottage homes.

158 Affordable housing

161 Patio houses; 3-story 55 ; affordable townhouses for 1st-time homeowners as well as single-family homes of a decent size. Not McMansions; not 5 acre "homesteads"

163 Younger stages of life have little capital, so we need to build small units. Few large houses as those are already in abundance.

165 .

166 There are students, families, retirees and many others in Laramie we need housing types (and landlords) that provide support and housing for all these folks

170 Affordable homes, single or duplex, for young families. Larger homes with ag zoning. WE NEED MORE SENIOR HOUSING!!! New nursing home. Adequate land in Albany County to provide all this.

173 Senior housing.

175 Single family homes for families and apartments for college students.

183 Housing is built with accessibility in mind. There should be ramps, railing, walk in showers, appropriate sized/reachable countertops, large enough doorways and hallways for wheelchairs to fit through

187 More affordable housing. We need more small, single family homes to cater to first-time homebuyers.

197 We need diverse and affordable housing for senior citizens, young professionals, new and small families, renters (short and long term), established households and new homeowners.

201 Affordable housing for retirees and first time homeowners

214 Senior housing, entry level housing, median housing, quiet neighborhoods

216 Duplexes or small homes that sell for around 200k

ResponseID Response

220	Nice mobile home parks, small single family houses, more senior citizen housing, affordable apartments
221	Cheap but nice houses
228	Affordable housing, apartments, cooperatives, etc. I really would hate to see the suburban sprawl like in the Front Range, though. I do not think we need luxury housing.
241	Cheaper housing the cost to live in or even outside laramie is ridiculous.
244	New builds that aren't 400k or more. Some type of control on investment properties. There are no first time home buyer homes available. This makes people leave. Rentals are atrocious.
248	More single family home lots. A small shopping area imbedded into several neighborhoods. Like you see in neighborhoods in Salt Lake City.
249	More accessible housing for aging residents who are downsizing; living in homes not meeting their needs, with no place to move, doesn't open their housing for families in need.
250	If we don't make moves on improving housing options, we will be in very bad shape. Look at minneapolis, build more homes and apartments for people.
252	Affordable 1 to 2 bedroom apartment complexes for young professionals. Students in Laramie, older professionals, and low income, are the only ones with affordable housing options in nice complexes.
253	More affordable rental housing, especially homes that can accommodate families.
254	A variety. i.e. more than three
269	Companies have declined moving here due to lack of housing.
274	We seem to be growing a gap of housing that young families can't afford homes in laramie. Lack of condos options that are nice for them & older couples.
275	There needs to be affordable housing for seniors. This housing should not have stairs.
278	Simple one storey homes 1500-2000sq feet, energy efficient on 10,000sq ft lots with basic covenants that aren't too restrictive that allow one-two out buildings. Disabled accessible.

ResponseID Response

289	High density housing alongside with low density. This would allow for more diverse and active neighborhoods, alongside with helping the deficit between our taxes and the cost infrastructure.
290	We need far more high density housing so as to help folks be able to find affordable and healthy housing. Many of the residents can't afford a home.
294	Quality Houses for families, working people and retirees who live here all year, rather than just be apartments for students
296	Small plots for small houses that could be owned without HOA fees. Let people have their own land. Don't want to see just a few rich developers controlling the plan
299	Housing is too expensive. Whether it's slum lords who rip off students and low income families or it's the lack of houses for sale under \$300,000, it's a problem.
304	Smaller single family or first time home buyers. So many university grads move away. Need to incentive keeping young professionals here with affordable housing
307	a greater focus on denser developments, with more emphasis on multi-unit residences
313	Rentals, homes, and 1 acre lots
317	Cheap, livable housing More houses that aren't owned by companies and landlords, available for purchase by young people with limited income
322	high density urban housing near university single family homes first time home buyers
326	more "accessible" accomodations for the elderly and more assisted living facilities . fewer large apartment buildings. more affordable "starter" housing for the younger generations.
327	Open-plan living that is accessible and doesn't sequester any age group. Affordable, normalized assistance for people with disabilities.
331	Cheaper housing/rent control
335	Housing is too expensive. We have run down junk rented to college kids and a ton of apartments, but no starter homes or places with yards for pets
343	Tiny homes, homes for seniors and family housing.

ResponseID Response

344	Smaller homes and aesthetically pleasing buildings for lower middle class residents and students. Less junk yards and more affordable housing.
347	Neighborhoods should have a diversity of individuals living in them. Single family dwellings, with multifamily as well as appropriate price ranges. Affordable for each demographic.
349	Laramie has always had a housing inventory problem. Maybe if contractors didn't have to travel to Cheyenne or Fort Collins for supplies, housing would be more plentiful and affordable.
354	Duplex, single family small square footage homes
356	We need the variety of homes due to the cost of homes in the market and the desire to own a home, not just rent.
358	Housing is currently a big issue in Laramie. The huge rental market drives up cost for a family to own a home just to live in and not rent.
360	All housing options should be considered. As a university town, short term stays, lodging, regular apartments and active adult or senior living facilities. The entire range should be available.
364	There are very few options for seniors, people with disabilities and those who are low no income housing. That is affordable.
371	Single family homes under \$400k, townhome neighborhoods,
373	Smaller more affordable single family homes.
383	Laramie needs more affordable housing, but hopefully not the cheap "crackerbox" type seen in some areas, like near Corona Village.
391	Housing needs to be kept up, and not run down. That makes it hard to also make it "affordable". a balance needs to be struck
392	We have more than students and retirees. I can't afford anything in town because our housing market is too focused on those demographics
394	The more housing options you have the more people will live there
395	Mid level homes, \$300-\$400 in both neighbor hoods and multifamily situations.
402	More affordable housing and more justice for renters. The livability standards were a start but there should be a complaint process for financial exploitation as well, which is rampant.

ResponseID Response

406	Housing in Laramie is outrageous! They except since we are a college town that 5 or 6 college students will rent a \$2000 home a month.
407	Lower rental and house prices. housing that the medium to low income can afford, not just the upperclass
410	The county seems to have only two housing options: very expensive or very cheap. Low income population forced into unsafe manufactured housing and all others must sacrifice quality of life
412	What people can afford at all levels of income Availability of lots to purchase other than in contractor developments.
415	Senior housing, low income housing, as well as some larger more expensive homes. Senior and low income housing could be apartments, condos and town houses, or small single family homes.
420	attractive, affordable housing for folks in low-wage jobs; housing opportunities for folks starting families; a range of assisted living residential developments
421	Apartments that are not 40 years outdated. Affordable single family dwellings which similarly are not incredibly outdated or old. Properties which have some landscaping and/or aesthetic development.
422	Duplexes, quadplexes, etc. Maybe some bigger apartment buildings. ADUs. Some single family housing, but not rural-type properties; there's plenty of rural property outside of town in the county.
423	Single family homes, apartments, and cooperative housing units.
424	Retirement housing.
426	affordable housing for young families. Mid-range housing for growing families. Focus on bigger lots in neighborhoods with bigger yards.
432	Single family homes that are affordable and nice. Maybe people won't collect junk around their homes and take care of their property
433	There needs to be attractive apartments/lofts for young professionals downtown, then a mixture of townhomes for 1st time home buyers, all the way up to residential. Focus on young professionals.
435	affordable housing for all
446	variety of rental options that aren't giant houses for students or neglected apartment buildings. Better rental protections. Basic minimum requirements for landlords.

ResponseID Response

447 Large family houses.

454 Any kinds that are affordable and safe could include SFH, multi units, apartments, trailers

455 Allow for higher density and get rid of landscaping and setback requirements so it is actually AFFORDABLE

457 Affordable multi family rentals and homes, not operated by corrupt businesses or any current corrupt landlords in Laramie.

461 MORE HOUSING. PERIOD. Single family homes, limits on air bnbs/rental properties. Limited housing means that young professionals cant sustain living here and the cost is too expensive to buy into.

466 Better housing for students living off campus. Increase in affordable, entry-level housing. Assisted living for older people who are able to live independently but want "backup."

469 Starter homes and missing middle are not in Laramie and adding these would make the area retain some of the younger graduates

471 Homeless shelter. Affordable apartments for young adults that aren't in college. Affordable starter homes for those looking for their first house.

473 Low income family's don't have a lot of options that rate needs to change with inflation

475 I'd like to see a mixture of housing and business thriving together. Nice apartments, single family homes and senior living. Including community parks, activity center and dining

479 Incremental development stresses the importance of the "missing middle". These are tastefully designed housing options such as bungalow courts, townhomes, and four Plexes with shared backyard amenities, among others.

483 Keep making sure there's plenty of student housing associated with the university, so that working folks can live in the houses in town.

487 housing options for aging residents creative multi-generational housing options, housing that students, low-income, and middle income residents can afford (avoiding non-resident landlords careful planning of housing to avoid sprawl

9. Since you selected a place for affordable industrial or commercial operations in the previous question, please describe what industrial or commercial operations you would like to see. (30 words or less)

ResponseID	Response
18	Can the city do something to attract new businesses here
19	Business parks - shopping centers, more retail spaces with adequate parking.
25	Encourage local businesses and corporates to come to Laramie. It's hard to believe that we are college town without Target or a strip mall.
26	Manufacturering and Tech.
33	We need jobs
34	Bring new and original businesses in to this town. Town growth requires there to be something more than just UW.
38	As Laramie tenancy's are to force out any business that Tries to come Laramie any production factory or business like that that pays a fair working wage would be good
45	More middle income job growth for the community. Easier access to home improvement stores and shopping that is a bit above Walmart but not as niche as downtown.
49	Nothing in mind, just places for individuals to open businesses or bring in commercial industry at an affordable price in an accessible location.
81	Variety, opporunity, new business that brings growth - not cloistered specialty business (oil/gas technology) that do not have opportunities for a larger demographic
99	Somewhere that actually provides living wages and jobs not attached to the university.
111	Laramie lacks a lot of businesses that local residents travel to Cheyenne and Fort Collins to spend their money. Home improvement stores, general stores other than Walmart, clothing stores, health
114	We built the Cirrius sky park....and no one moved into it. That was a big project but it now seems forgotten.
118	Stores, shops, restaurants available for residents

ResponseID Response

119 Manufacturing, office complex, indoor recreation for kids - lazer tag, zip line, putt putt....

127 Manufacturing jobs, accessible from public transport. And using that transport for Wyo Tech & UW students, to ease air pollution.

153 not just creative businesses, but also blue collar, backbone(ones that provide a service) businesses.

163 Again, small. I'm sure target or the like would be interested in buying a huge warehouse to develop. Options for locals/real individuals needs to be considered.

165 .

174 Distribution center

175 Any, there's no housing so there's very little industry. The only thing Laramie has is the college.

178 Areas where small businesses with use of welding, machinery, and other equipment can have affordable facilities to lease and purchase enabling business growth.

187 Home Depot/Lowes, Target, Costco, Popeye's Chicken, Chic-Fil-A, Hobby Lobby

197 We need new jobs and industry offering salaried positions with benefits so we can start retaining UW students as well as giving citizens a growth path for career/professional development.

198 anything that will add good paying jobs, allowing the residents to have a good quality of life.

220 Anything that brings in jobs.

244 Allowing for commercial buildings in the edge of city limits would encourage more job opportunities and stable income for folks who are looking for jobs.

245 Attract more business to the city to increase tax revenue for city More shopping like a Target or similar. Only have Walmart

248 No specific ideas. Just seems like Laramie is a tough place to live compared to Fort Collins and the front range of Colorado.

253 I'd like to see more *green* energy operations, & pharmaceutical/biotech industry.

ResponseID Response

269 See last question answer

289 I would like to see more small shops and industrial businesses being attracted to Laramie. The current job market here has such low wages that it's unaffordable to live here.

290 We should have far more industrial and commercial mixing with our low density areas, including those at the outskirts. By doing so we can create sustainable communities.

295 The LCBA is working to attract businesses to Laramie, perhaps they need to find businesses already in Laramie that want to stay and grow.

312 While seemingly counterintuitive to "small town" feel, a healthy economy is vital to attain that environment. This community must welcome limited industry and take advantage of Albany County Assets

313 I would like local business to thrive, while new businesses move in that are already established elsewhere.

322 expanded retail larger big box stores expanded restaurant and dining options

326 more small businesses not dependent upon the university or students for revenue.

327 Food co-ops, community kitchens, board game cafes, public internet access, space for open markets both indoors and outdoors

331 the area by 30th and i80 would make a good commercial area- ie big box stores

354 Small business start up style businesses.

356 There is not currently that many commercial and especially industrial opportunities in Laramie for incoming business.

360 We want a diverse economy with growth aspects. Technology industry is a good example. We should attract businesses that can help support our local services and other small businesses.

371 Reduced restrictions so that businesses will come

373 Commercial spaces that start-ups small businesses can lease, otherwise they will be driven to leave Laramie.

392 More businesses on the west side of town

ResponseID Response

395	Do not have the city council block comnies as has happened in the past, Tech, Engineering, Natural Resources, Box Chain and price sensitive shopping.
407	Be more inviting and welcoming to companies that want to move into Laramie.
410	There must be incentives for businesses to establish- provide tax incentives that businesses can afford to attract growth and watch the economy thrive and quality of life improve
421	More storefronts/commercial office spaces (which are not dilapidated) to attract new commercial activities.
422	Small grocery stores, coffe shops, restaurants, small manufacturing with storefronts, basically what's currently downtown, with character similar to downtown (and not the area near McAlister's).
424	Would love to see some small business tracts as Laramie is definitely not small business friendly. We are lucky to have any businesses standing after the last three years!
433	With a focus on young professionals, there also needs to be places for commercial/industry to grow. These have to feel professional and affordable.
435	affordable housing for all
471	I'd like to see any type of manufacturing available. This would create a lot of jobs that Laramie has previously voted against (like the brewing company from previous years)
473	Rent is way to much
475	Data centers, Hydroponics, King Soopers Marketplace, shopping
479	Anchor institutions such as grocery stores or climbing gyms or libraries
483	More shopping in big box stores, like Target and WinCo to compete with Walmart. How can we attract stores like that to our area?
489	Laramie in the winter makes it difficult for certain businesses to operate if we want to see a growth in population we need to keep low cost for businesses

10. Since you selected other in the previous question, please tell us what features would make the Project Area an attractive place to live or visit. (30 words or less)

ResponseID	Response
19	Space for retailers and shops
21	Laramie loses an abundance of business to Cheyenne and Fort Collins because of its lack of retail and dining selections. This plan should account for expansion of those businesses.
38	Shopping centers malls companies offering jobs that pay more than poverty wages. Truly affordable housing that is not connected to cheyenne housing authority
47	I don't like the idea of being forced into city limits. City management is already out of control.
53	It's not.
65	Nice and updated, with clean city ordinances to keep the unsightly things covered.
74	Leave it alone. Leave the City out of it.
89	None
127	City wide bike paths- think of Europe! A river area for restaurants, coffee, sighting wildlife, meeting spaces.
158	Amenities and businesses that support a growing population - access to healthy food, entertainment beyond just bars, etc
163	Please do not do more of the same. Draw on your exited, creative community leaders to come up with development that makes sense environmentally.
178	More established areas of housing for students so as to accommodate their lifestyle without forcing long-term residents to feel like they are living among college parties.
184	A new city council, with actual growth in mind.
194	Not acquiring this area. Leaving it the way it is.
197	The Growth Plan/Project area has to be designed around what helps individuals and citizens achieve their personal aspirations be they family, profession, culture, beliefs, health, stability and education.

ResponseID Response

198 city council needs to be more business friendly and quit making it all but impossible for businesses to open and thrive.

222 Allow it to be county and don't try to make it city.

228 In 2050 it would be great to still have water here.

247 Most visitors are probably people traveling on surface roads to reach some destination other than Laramie, what they would like to see is natural scenery, not educational opportunities.

267 Parks are crucial to establish if development occurs. That's what makes the tree area so nice--its the parks.

278 Clean up the mess and eyesore. Every entry to town is now a trashy, with derelict buildings, unsafe trailer parks, hoarder piles or truck stops.

282 West Laramie needs more parks and stop putting trailer parks next to high end housing. This planning makes no long term sense.

284 Clean the city first to get people to want to stay and live here.

289 More public spaces and less cookie cutter houses. It would be far better to have less large scale development and instead see small scale developments which support the local community.

290 We should be focusing on creating high density housing closer to downtown and the University to help reduce sprawl. This also helps in reducing the need for costly infrastructure.

310 Paved roads, houses for families, not just cheap quick built apartments. Entertainment and shopping. These are the things that are going to sustain people in the winter when it's cold.

421 More uniform and well-kept public infrastructure.

426 variety of food options (Chick-Fil-A, different types of restaurants then what we have, more shopping options)

435 help with substance abuse or mental disorders with housing

445 The options in question #2 are essentially identical, all leaning toward rural/small town living. There is no busyness in Laramie. This is nothing new or attractive.

446 Accessible public spaces: CURB CUTS, requiring homeowners to repair their sidewalks, maintained cross walks

ResponseID Response

457 More diversity in population and work, education, and recreation options. Affordable housing.

466 Sustainable, well-paying jobs outside of UW. Clean industry.

475 Activity center on West & North part of town, parks, King Soopers Marketplace

482 It would be more attractive if the city government didn't intrude and try to restrict what people there can do.

11. Since you selected residences that are separated from the busyness of the City in the previous question, please describe what residences that are separated from the busyness of the City means to you. (30 words or less)

ResponseID Response

25 New developments away from UW but promotes connectivity.

29 Not major commercial or business districts more residential and parks

31 Landowners should be able to build, subdivide, and inhabit their land at their discretion without interference from the city.

41 Means keeping the traffic down to a minimum amount right now on my street we have enough traffic without adding more

46 Curbed streets with low volume and high controls (ex: Low speeds, curves and stops.)

63 Having a designated area in outlying areas for a grocery store, but keeping gas stations, mini marts and truck stops along main traffic corridors. Avoid intrusion like 18th & Reynolds

98 Residences that aren't so close to the center of town but close enough to make for a short and sweet commute.

140 Travel to and from the busy parts of the city are facilitated by green belts that encourage biking and walking instead of car commuting.

145 Zoning - can be a mixture of residences and businesses within the center of the city and on main roads but not off the main roads - residences only

ResponseID Response

148	County land NOT annexed by City - keeping areas agricultural and not commercial/industrial
155	Means being able to raise a family or retire without being surrounded by rentals and choked parking and clogged streets everywhere. Not everywhere needs to be high or mixed density
170	No incorporation into city limits. Property originally not part of city, leave outside of city. I chose a county property for a reason. NO CITY!!
216	I don't want to hear loud engines and horns honking all day and night. I don't want to see my neighbors from inside my house
242	Not high traffic
268	Some people want to live in the city near stores, schools and parks. Others want to be near a city but own more land.
278	Subdivisions like Alta Vista, Sherman Hills, Cortshell. We need average size 1 story ranch homes on big lots. On the edge of town or the county. Not more McMansions.
281	West Laramie needs more parks. I would like areas dedicated to homes not mixed use. Also, A plan to demolish abandoned homes.
283	Need more kids friendly areas in west Laramie. East Laramie has parks all over the place. West has 1 and surrounded by busy roads.
304	Not having tons of chain business and keeping it rural feeling. The east side of Laramie has NO charm or soul especially along grand ave. This should be more residential
326	not in close proximity to the university , downtown or major traffic arteries.
327	Affordable housing that is within public transit distance of resources with walkable infrastructure and parks
331	adequate parking in front of where you live
347	Quiet neighborhoods yet convenient access to shopping or other amenities. No worries of industrial noise, appearances, or potentially dangerous environmental issues. Plenty of in and out road access. No bottlenecks.
375	Not crowded.
379	Housing and local roads that aren't swamped by continual traffic of major collectors and arterials. Neighborhoods that are houses, without commercial or industrial businesses in between.

ResponseID Response

380

kkhjkk

385

No multi unit housing in some areas. neighborhoods set away from business and heavily traveled roads.

388

This plays with maintains the small town feel, creating spaces that feel separate so it's not one big congested area but smaller pockets of town area

394

People don't always want to be in the city but also close enough to get groceries. Having a variety of homes and activities will be attractive as the city grows

401

House lots that are at least 7000 sq feet Parks in every subdivision
Greenbelt finished

403

Business and homes should never be mixed

423

More open space between housing units.

473

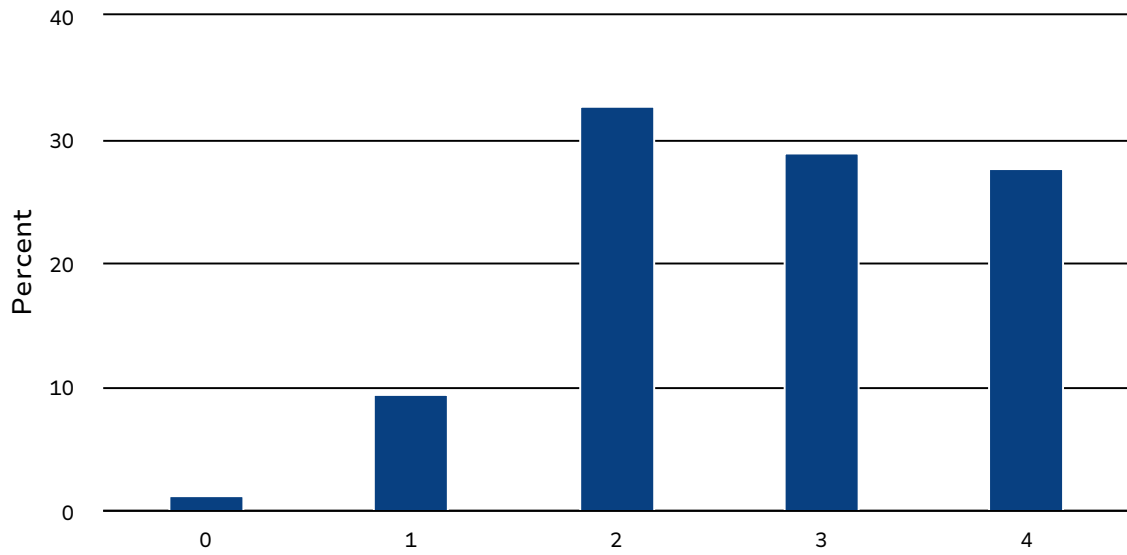
College students like to run a. Muck and yell across the street it would nice to be separated

482

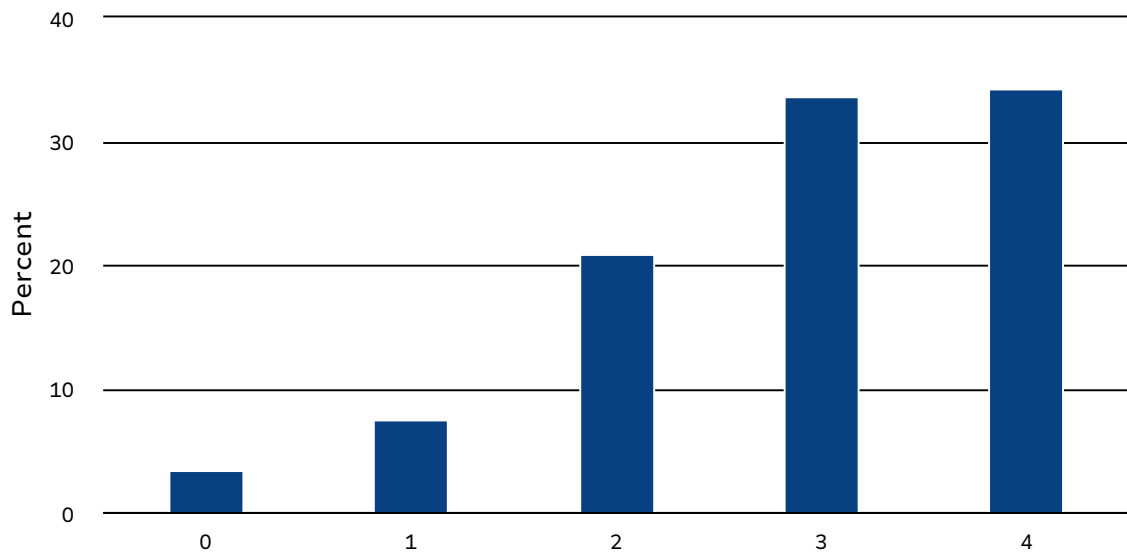
Avoid city traffic, regulation, noise.

12. How important is it to you that the City of Laramie and Albany County work toward the following goals within the Laramie Area?(Rate from Very unimportant to Very important)

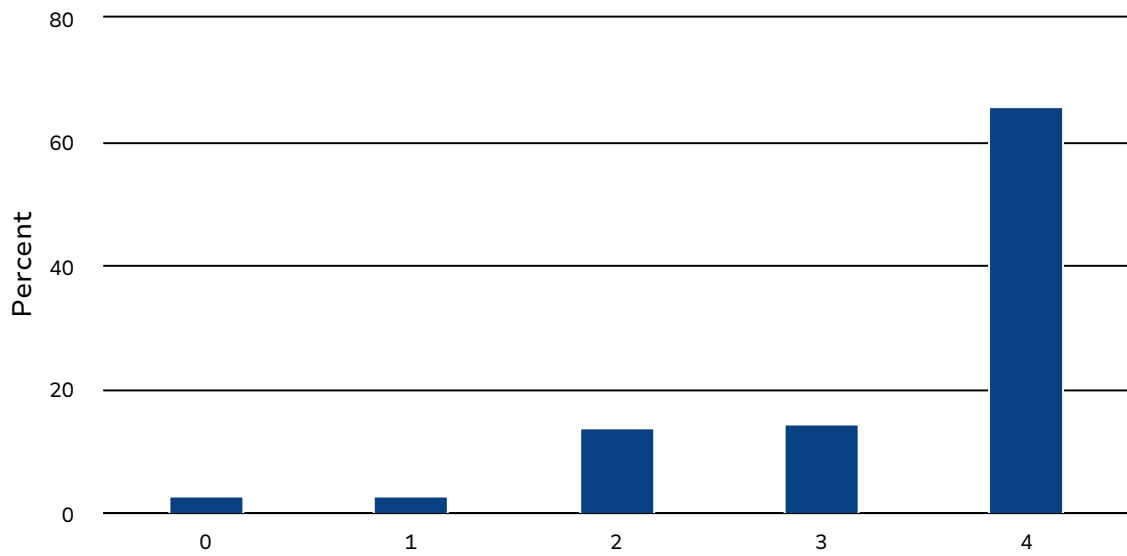
Farm and pasture preservation and agritourism



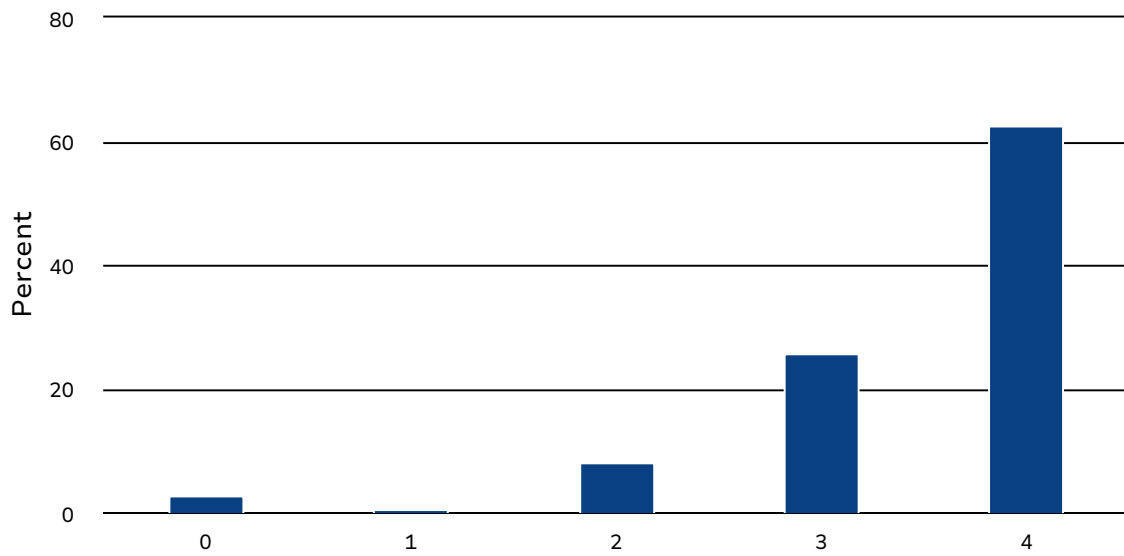
Expand commercial and business opportunities



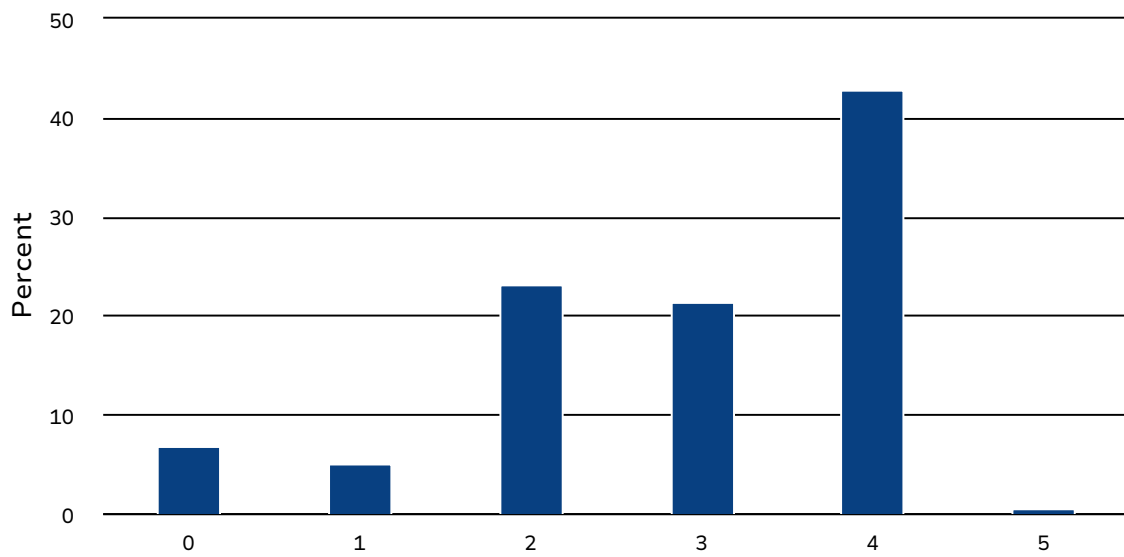
Provide a balanced housing strategy, with a range of price and size options for all residents



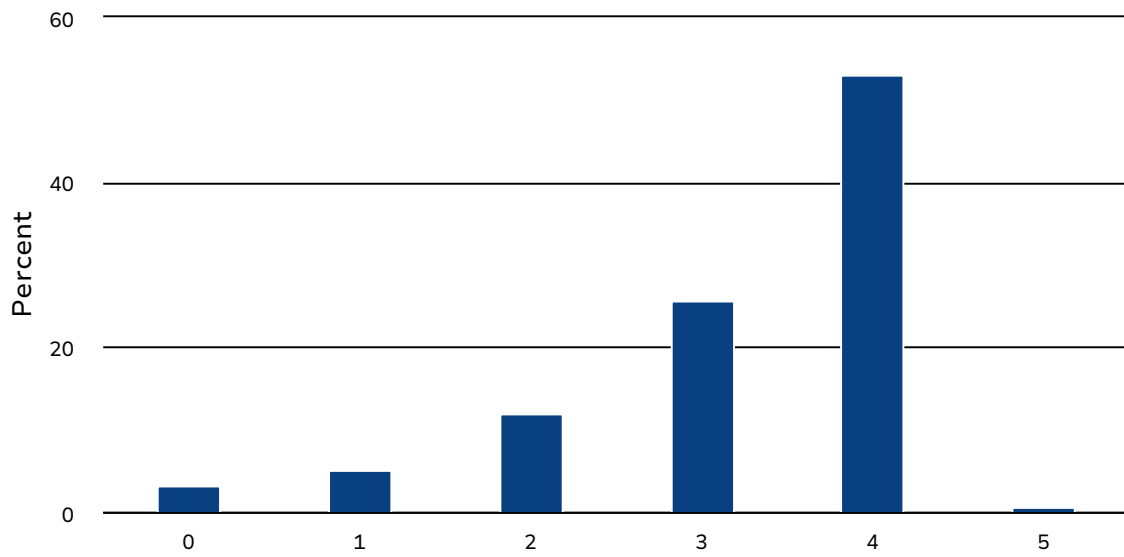
Coordination of public infrastructure such as water, sewer, and roads



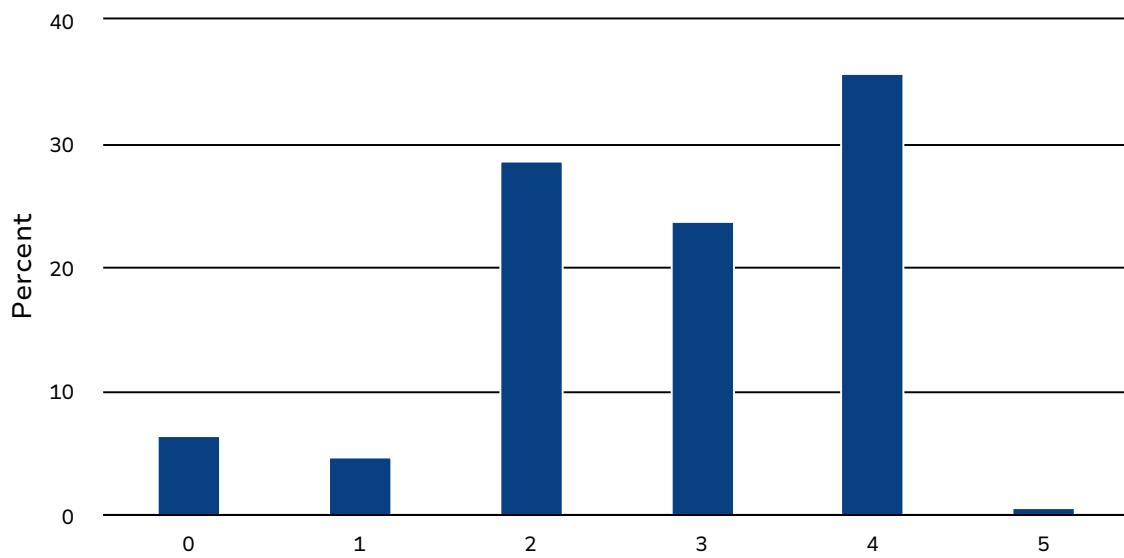
Increase biking, walking, and other recreation opportunities



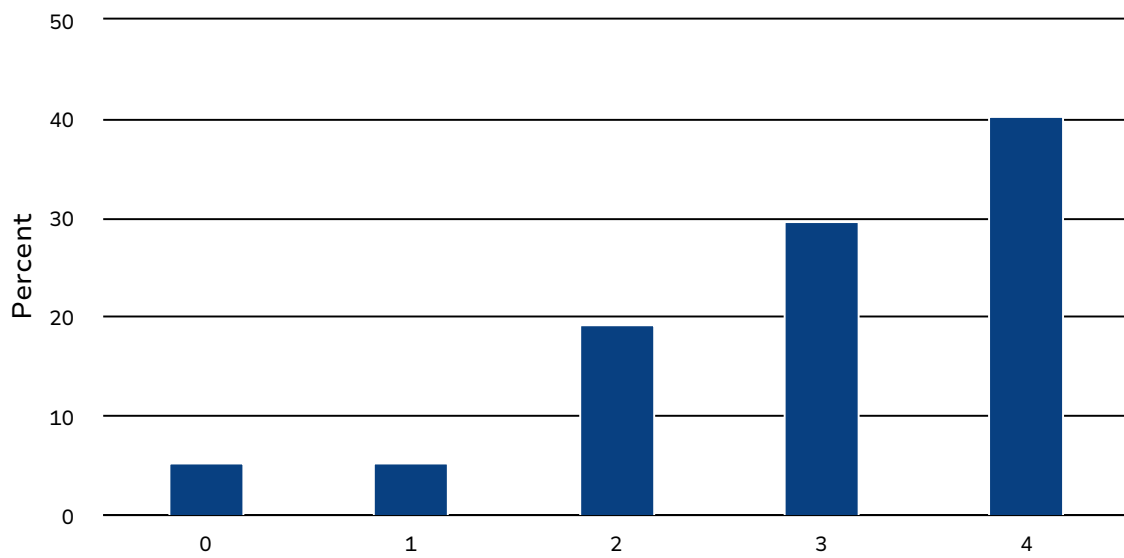
Create a responsible plan for growth



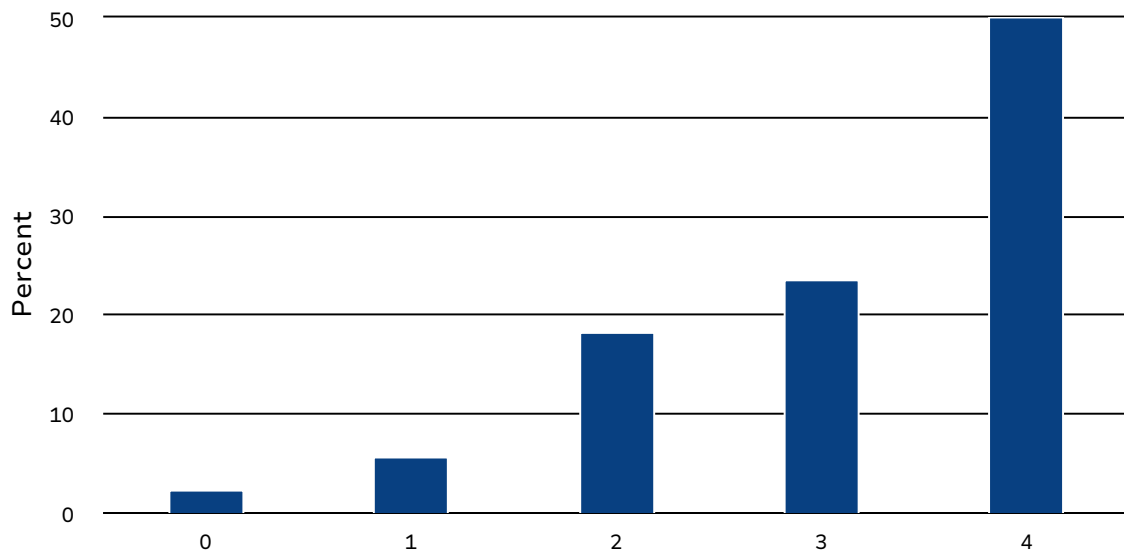
Maintain the 'small town feel'



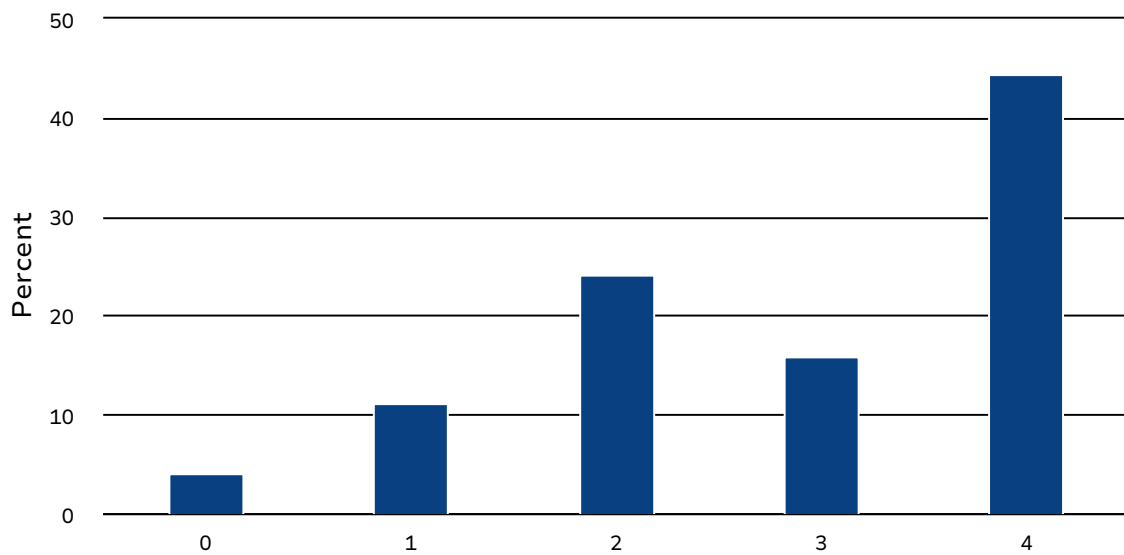
Conserve water



Create and attract higher paying employers



Protect private property rights



Notice: Enable a chart or summary table to see your data.

13. What are the best ways to reach and engage community members during this planning process? (Select all that apply)

Value	Percent	Responses
Albany County website	41.3%	81
City of Laramie website	50.5%	99
Newspaper Articles	40.8%	80
E-newsletters or Emails	48.0%	94
Facebook	71.9%	141
Direct mailers/postcards	59.7%	117
Radio	38.8%	76
Other - Write In (Required)	21.4%	42

Other - Write In (Required)	Count
Actually get out and TALK to people!!	1
Allow those of us who live in the county, whose addresses also say "Laramie", participate in city events and planning. The city keeps losing people to the county, but we need to be involved..	1
Booths at community events	1
City signs that show pride in making Laramie more beautiful.	1
Community Meetings- Well Advertised	1
Do a truly random sample. Do not let participants self-select or you will be lobbied and the results will be worthless.	1
Door to door invites to discussions. Door to door information (on door knows, etc)	1
Email Invite	1
Flyers	1
Totals	42

Other - Write In (Required)	Count
Flyers downtown, Instagram	1
Generally a bigger online/social media presence	1
I think I saw this survey on Instagram :).	1
I think you have to hit them all to get intergenerational reaction.	1
In person meetings. Focus groups. Talk to more than just local businesses. Talk with everyday people in person.	1
In person public outreach events	1
Instagram and TikTok	1
Instagram, TikTok, basically the more outlets the better. Also going out to community events and asking for input of attendees, also observing how things work for people (for example, observing how people get to the farmer's market and if there's a particular location where people have trouble crossing 3rd)	1
Instagram, Twitter, LinkedIn, Etc.	1
Interviews	1
Local TV	1
Make posters, have events. People need to know how to reach out to the local government without trying to dig for the information.	1
Posters around town and events. Promoting these events at popular restaurants and bars will also help tremendously with social outreach. most people just don't even know when meetings are going on or how to get involved.	1
Posters in the community	1
Public gathering information booths- 4th of July celebrations, farmers markets, flyers on all restaurant tables, County Fairgrounds meetings.	1
Public meetings	1
Public presentations	1
Social events, FHAB, UW Sports events, service clubs, churches	1
Social media	1
Totals	42

Other - Write In (Required)	Count
The hard work of face to face and direct public engagement. The other options listed are about hiding away and passive engagement.	1
To get more balanced feedback, use all social media not just fb. Have community meetings about this in all neighborhoods.	1
Town Halls	1
Town-hall style meetings and speaker's bureau	1
Try options that are NOT listed	1
Twitter, UW, public spaces that currently exist	1
We dont want your development control.	1
You need all kinds to hit all audiences.	1
any and every way	1
community events, presence at farmers market, freedom has a birthday, etc., public meetings	1
farmer's market, community forums	1
hold community meetings with all neighborhoods, and social-economic classes	1
online news	1
remember the demographic that doesn't use FaceBook!!!	1
Totals	42

14. Tell us a little about your relationship with the Laramie Area.
(Check all that apply)

Value	Percent	Responses
I live in the unincorporated County	15.3%	29
I live in Laramie	71.4%	135
I own property in the unincorporated County	16.9%	32
I own property in Laramie	57.1%	108
I work in the unincorporated County	3.2%	6
I work in Laramie	67.2%	127
I own a business in the unincorporated County	3.7%	7
I own a business in Laramie	15.9%	30
I'm here temporarily while in school	1.1%	2
I visit here	2.1%	4

15. Where is your primary residence?

Value	Percent	Responses
Area 1: Northwest of the one-mile buffer	2.6%	5
Area 2: Northeast of the one-mile buffer	2.6%	5
Area 3: South of the one-mile buffer	7.9%	15
Area 4: Within the one-mile buffer	6.9%	13
Area 5: Within Laramie	73.0%	138
Outside the map extent	6.9%	13
		Totals: 189

16. How long have you lived in the Laramie Area?

Value	Percent	Responses
Less than 1 year	3.2%	6
1-5 years	15.8%	30
6-10 years	14.7%	28
11-20 years	20.0%	38
20+ years	31.1%	59
Multi-generational	14.2%	27
I live outside the County	1.1%	2
		Totals: 190

17. What is your age?

Value	Percent	Responses
20 - 29	8.5%	16
30 - 39	29.3%	55
40 - 49	24.5%	46
50 - 59	14.9%	28
60 - 69	11.7%	22
70 or older	9.0%	17
Prefer not to answer	2.1%	4

Totals: 188

PHASE 2 ENGAGEMENT SUMMARY

WHO WE HEARD FROM

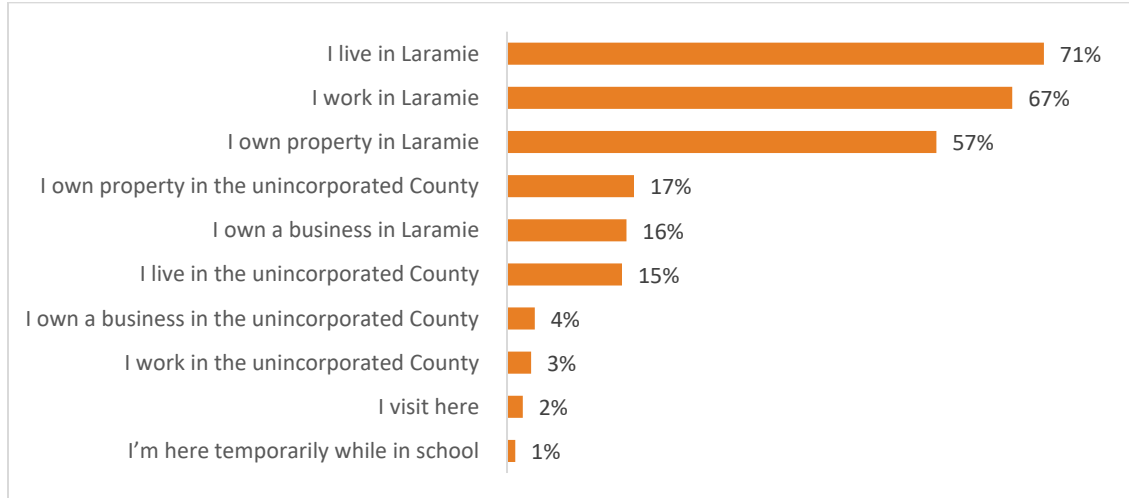
Information kiosks participants represented a variety of residents. While no demographics were captured from participants, some self-identified as residents, students, and business owners. Some participants expressed having been in the area for many years—some for all their life—while others were new to the area. Given the multiple events hosted throughout the summer, the project team engaged with about 100 participants.



The **online questionnaire** did include a series of ‘optional’ demographic questions that offered a more complete picture of who we heard from.

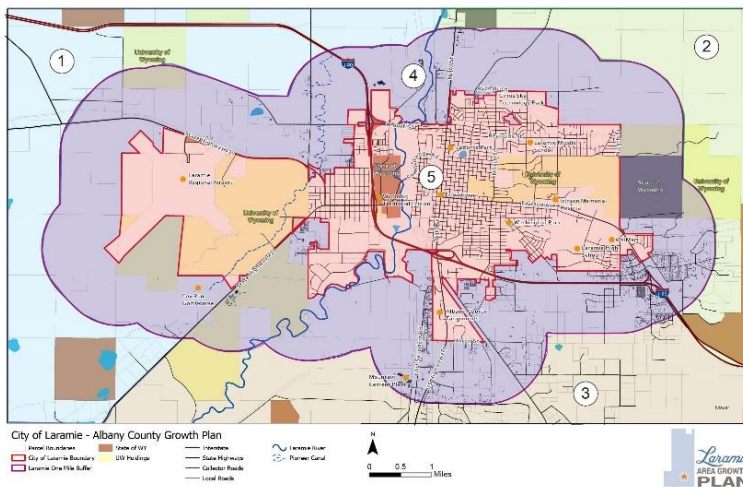
Here are the questionnaire responses:

Tell us a little about your relationship with the Laramie Area. (Check all that apply)



Total responses: 49

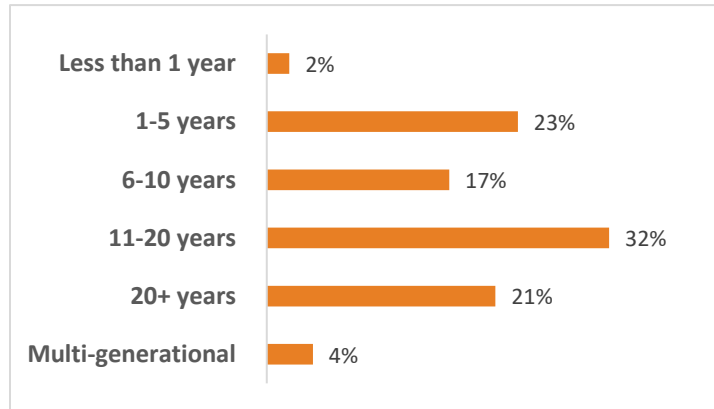
Where is your primary residence?



- 2%** Area 1 (light blue)
Northwest of the one-mile buffer
- 2%** Area 2 (light green)
Northeast of the one-mile buffer
- 4%** Area 3 (beige)
South of the one-mile buffer
- 16%** Area 4 (purple)
Within the one-mile buffer
- 71%** Area 5 (pink)
Within Laramie
- 4%** Outside the map extent

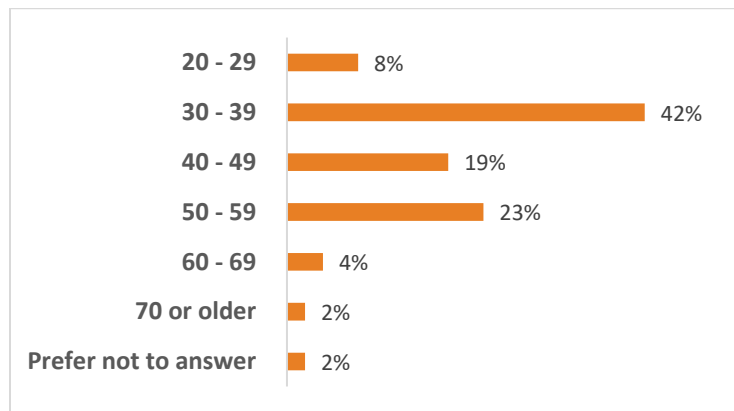
Total responses: 49

How long have you lived or operated a business in the Laramie Area?



Total responses: 47

What is your age?



Total responses: 48

WHAT WE HEARD

When presenting the potential growth scenarios to the public, the current allowable range of housing types was provided as supplemental material to depict the range of housing options found in the Laramie area today.

Current allowable range of housing types found in the Laramie Area

DU= Dwelling Unites



Additionally, the following images and descriptions were offered to indicate the potential uses for each scenario:



A B C

Agricultural land uses that retain and support farm and ranch practices.



C



A B C



Rural residential single-family housing on lots ranging from 2-5 acres would be developed closer to the Laramie River and along the south edge of the community.



A B C



Suburban residential single-family housing on lots ranging from 7,000-15,000 ft² south and west of town.



A & B

Urban single-family residential are small, detached single family homes on small lots.



A

Multi-family residential, higher density housing options, including apartments, townhouses, multi-plexes, and small lot single-family housing clustered around the new commercial centers.



A & B

Neighborhood-scale commercial providing local services would be developed on the north and west sides of town.



A B C

A larger, **community-scale commercial** center would be developed at a new interchange located at I-80 and 30th St.



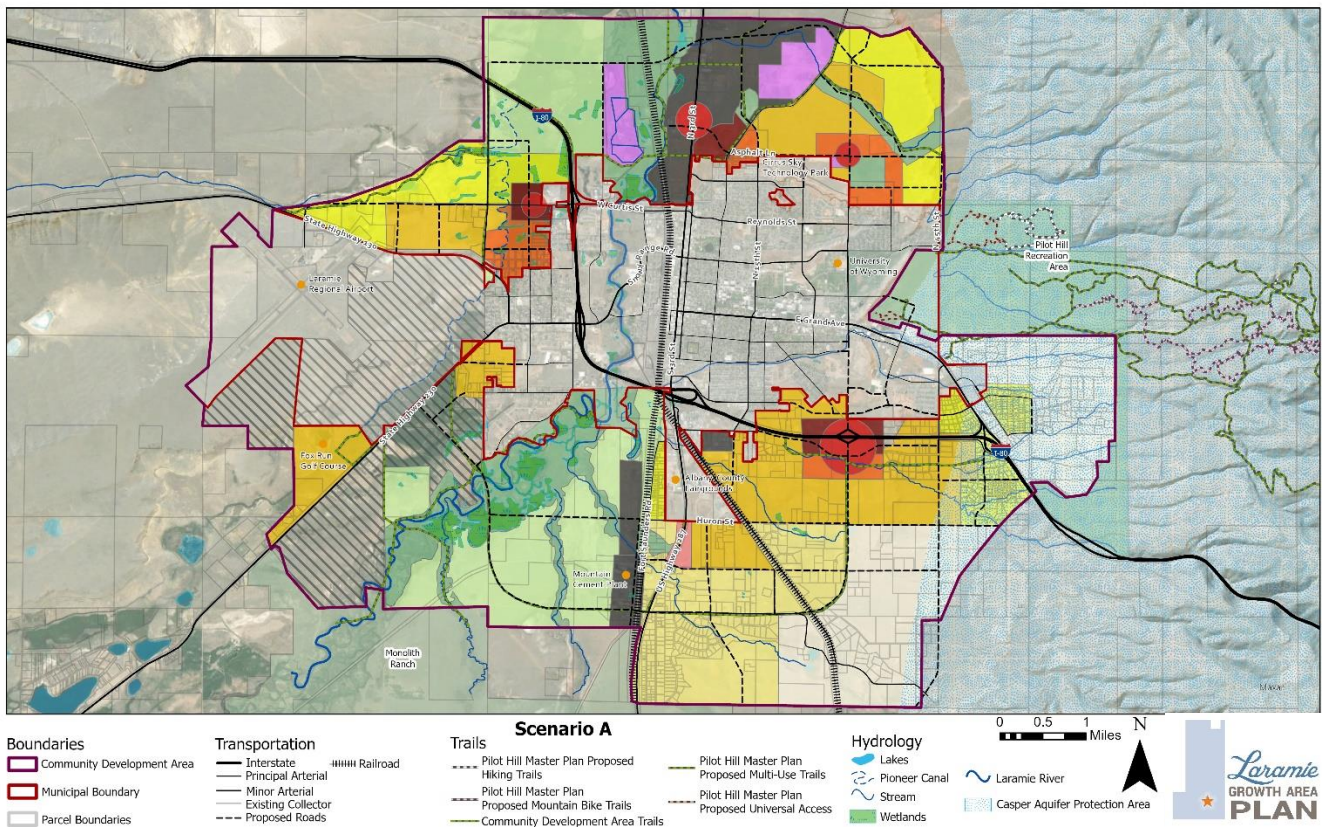
A B C



Industrial development would be expanded along the N. 3rd St. corridor and extend east to the landfill.

Potential Scenarios Summary

Scenario A provides a more 'town-like' pattern extending from existing developed areas, with single-family housing on lots ranging from compact to moderately sized.



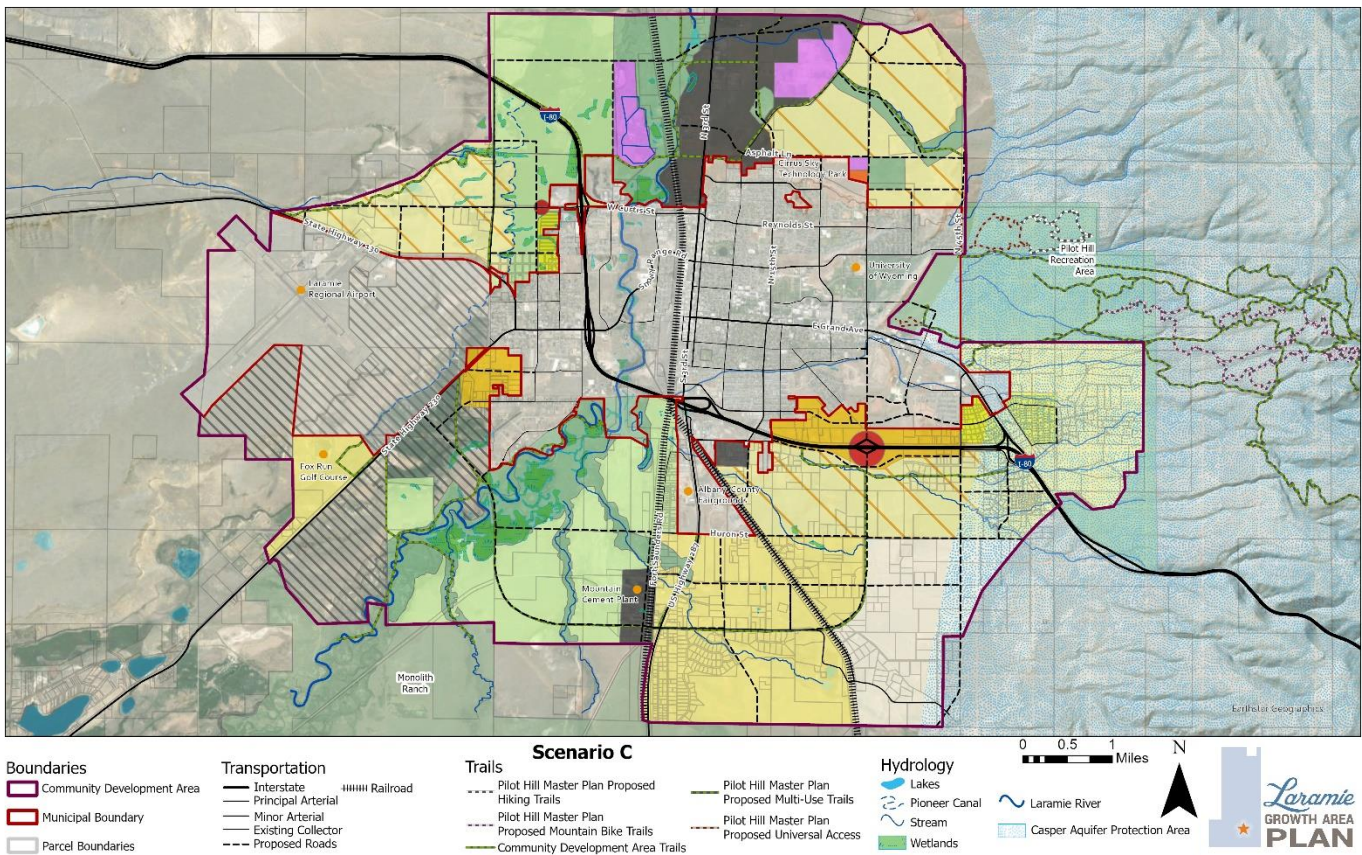
WHAT THE COMMUNITY LIKED

- Provides more high-density housing and community style commercial.
- Adequate space reserved for "suburban residential" style living.
- Large spaces for parks and natural areas.
- Provides dwellings more consistent with long-term residents rather than catering to a more transient population.
- Allows a more natural growth.

WHAT THE COMMUNITY WOULD LIKE TO SEE CHANGE

- Plans for mobility with higher density areas (i.e., protected bike lanes and accessible sidewalks.)
- Consideration for the creation of new or expansion of existing commercial corridors.
- Less space for estate residential and more space for urban single-family and multi-family residential.
- More parks/open space.

Scenario C places the greatest emphasis on the provision of single-family housing that has a ‘semi-rural’ feel and is spread over a broad area, with most residential lots in the 1- to 5-acre range, and larger properties closer to the Laramie River and along the south edge of the community.



WHAT THE COMMUNITY LIKED

- Amount of “green space.”
- Public space northwest of town and the more rural feel.
- I like the agriculture focus.
- Easier to develop the "normal".
- Bigger lots
- Nothing.

WHAT THE COMMUNITY WOULD LIKE TO SEE CHANGE

- Too spread out, will increase driving distances, and doesn't create a sense of community.
- Change NE from rural residential cluster, to mixed use.
- Less ranch living, industrial, and estate development.
- This pattern of development is unsustainable.
- Missing the high-density housing.
- Less large lots - promotes larger, more expensive, homes to be built which that young professionals and families cannot afford.

Based on community input, the following **key concepts** were developed to refine the future land use map and categories and shape the following phase of the planning process.

The Laramie Growth Area Plan should:

- Establish a community boundary where urban services (roads, utilities, public facilities) can be provided efficiently and with better service coordination between the City, County, and special districts
- Avoid ‘leapfrog’ development (when developers skip over land to obtain cheaper land further away from cities, thus, leaving large areas empty between the city and the new development), by providing denser residential neighborhoods near existing or anticipated services.
- Create new commercial areas supported by housing at a variety of densities and that provide essential services to neighborhoods
 - New community scale center at a future interchange at I-80 and 30th St.
 - Community commercial center west of the Curtis St. and I-80 interchange
 - Neighborhood-scale center at N. 30th Street on an extended Asphalt Ln.
- Retain a more rural character at the community’s edges.
- Promote clustering of residential units with preserved open space as a way to retain the rural landscape, provide a variety of low-density housing options, and promote urban agricultural practices
- Enhance the appearance of community entryways through screening and landscaping

List of Interviewees—Round 2 (August 17-18)

Name	Organization
Chaz Avila	ANB Bank; DT Laramie
Christie Roberts	Dwell
Christopher Rucinski	Fox Run Golf Course Subdivision
Dave Coffey	Coffey Engineering
Doug Samuelson	Developer/Largest area property owner
Jim Mathis	WYOTECH
John Edwards	Country Club, LLC/Developer
John Evans	Paddocks Subdivision Developer
Michael Sisneros	Rocky Mountain Contracting
Murray Schroeder	WWC Engineering
South of Laramie Water and Sewer District (Foster White, Brayden Hiatt, & Susan Adler)	South of Laramie Water and Sewer District
Trey Sherwood	Laramie Mainstreet
Walt Hammondtree	
Warren Greaser	Gemstone Holdings
Cody and Gene Humphrey	9H Ranch
Cathy Austin	Albany County Farm Bureau
Sarah Brown Matthews	Pilot Hill

Report for Laramie Growth Area Plan - Draft Growth Scenarios Feedback

1. What elements from this draft scenario do you like the most?

Count	Response
-------	----------

1	I like the adequate space reserved for "suburban residential" style living. I like that large spaces for parks and natural areas are being reserved for use as well.
---	--

1	I like the higher density homes and high density commercial the most about this plan. There is a huge lack of diversity for housing in Laramie currently, which causes far too many problems. If people had more options for housing it'd be a boon for both the city's coffers and folks who would like to stay in Laramie but have no real option to do so. It would cut down infrastructure cost for the city while still supporting a growing population. It could also give folks more options than a slumlords apartment or buying a house here.
---	--

1	This is why people move to Laramie. For these type of amenities and lifestyle
---	---

1	Basically all of it. This scenario is bike friendly, more environmentally responsible, and will lead to more affordable housing. Higher density enables more independent children, less car dependency, and greater neighborhood cohesion.
---	--

1	It appears that the municipal border will remain outside of Sherman Hills, above which I live. I have no interest in having my property become part of the city
---	---

1	allowing variety of options
---	-----------------------------

1	I like that it provides smaller homes could be starter homes or a nicer option for rentals for young professionals. Love for more space for summer/fall outdoor community spaces
---	--

1	The addition to an I-80 interchange within the commercial portion of town
---	---

1	It is very hard to make out the details of this map. Wish it was in an interactive format.
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1	I like the lack of rural residential
---	--------------------------------------

1	The community development area outline.
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Count Response

1	Doesn't solve housing entirely. Suggest working with UW to require 2yrs minimum on campus living and encourage more, so as to relieve housing crunch in town and encourage residences more than aptmnts there.
1	You are leaving at least some areas in the county alone. That's good. Don't meddle with them.
1	None
1	High density housing and neighborhood scale commercial centers, especially on the West side.
1	Two items - 1) Higher Density Housing - to meet the need more affordable housing options. Right now, job and career growth are stagnant in Laramie, making it nearly impossible for many people to find housing and an exodus of young and talented people. 2) Neighborhood-scale commercial centers - would provide base level jobs as well as more localized shopping opportunities.
1	I like that you see the need to expand, but I don't believe that it will be done.
1	Community commercial centers
1	More "suburban" single-family housing seems needed in town and there are a few examples on here.
1	Industrial continuing on 3rd.
1	Organized. Feels safe. Builds community. Aesthetic.
1	-
1	I like the increased amount of housing areas and public spaces
1	The possibility of an interchange with commercial development at I-80 and 30th St.
1	More homes with small property
1	Suburban Residential
1	The multi family housing.
1	Concentrating the industrial area to places already having industrial use.
1	New interchange at 30th Northern development
1	Development by the airport.

Count Response

- | | |
|---|---|
| 1 | Allows for growth but still keeps larger lots for housing on the outskirts. |
| 1 | I-80 at 30th Street development plan. |
| 1 | I like this scenario the most as it provides more high density housing and community style commercial. I do think that in this scenario there still needs to be a mitigation of condos and townhomes versus apartments (i.e. we need to promote home ownership over rentals). |
| 1 | Provides dwellings more consist with long term residents rather than catering to a more transient population. Allows a more natural growth |
| 1 | I like that this plan provides a variety of housing options for income levels and family types, and I like that the lot sizes get smaller as you get closer to the center of town, preserving the open spaces feel of the Laramie area as you enter town. |
| 1 | ranchettes south of town |
| 1 | Having more, and smaller, shops services |
| 1 | I like the placement of the Suburban Residential areas and how West Laramie is planned out. |
| 1 | The neighborhood commercial and community commercial are by far the most attractive scenarios. Increasing rural development along the southern edge of the river and expanding more rural exurban housing density is the opposite direction the community should go and are the least desirable. Preservation of open space and minimizing sprawl should be a priority. |
| 1 | Natural areas near river, some multi family residential (although not nearly enough). |
| 1 | That there are natural areas and agricultural areas along the river |
| 1 | I don't like any. Particularly having "a new interchange at I80 and 30th street." |
| 1 | A vision of where the next commercial centers could be located so the municipalities can know how to plan transportation systems. |
| 1 | The large amount of nature area and agricultural area |
| 1 | Nothing - this plan increases resource drain, traffic, and density without any supportive infrastructure. |

Count Response

- | Count | Response |
|-------|---|
| 1 | The residential centers and neighborhood commercial is intriguing. I like that denser housing options would be clustered around the commercial centers. Gives people who want larger lots options, but it is thoughtful (not nearly as randomly sized as could happen). If Laramie were to ever boom like Fort Collins, these commercial centers could alleviate traffic issues of people all trying to get to a handful of stores in two central areas, which is wise. |
| 1 | I like that their seem to be a lot of moderate lots and ranchettes |
| 1 | Higher density options and neighborhood scale commercial centers sound good. The latter because everyone should be able to walk to some shops/places to hang out/maybe government and nonprofit services, though I don't expect ACPL to open another library on the west side or anything. |
| 1 | I like the inclusion of mixed-use, high density and community commercial zoning, as most of Laramie's residents live at or below the poverty line. This will hopefully avoid food deserts like the one in West Laramie. I also appreciate the inclusion of natural spaces. |
| 1 | I like the general idea of denser development "close in", decreasing outward. The overall footprint of Laramie should be the minimum necessary to provide a reasonable mix of "home with modest yard/garden", "townhouse", and apartment housing opportunities. |
| 1 | The neighborhood scale looks great! Really like the community aspect versus single homes segmented. We desperately need more commercial retail space. Bigger stores right off I-80 makes the town look more thriving and better to have them there instead of homes close to the interstate. |
| 1 | I like that you do not have houses right on the river. |
| 1 | I like density of housing and the possibility that commercial centers in neighborhoods would prevent people from having to drive all the way across town to meet their daily shopping needs. |
| 1 | That the land uses promote more density than scenarios b and c. Like the industrial zoning north of cement plant. Like the 30th and I 80 plan better than B, C Per planners, A probably takes advantage of existing infrastructure more so than B and C |
| 1 | I like that ag land is still being considered as part of the plan |

2. What elements would you like to see change?

Count Response

1 I would like to see significantly more space for urban single family residential living. Laramie should be a place where low income folks should be able to afford to live at, and the development plan for more of that here seems very minimal. Less space should be given for estate residential and more space for urban single family living. Same goes for multi family residential.

1 I'd like to see plans for things such as protected bike lanes and accessible sidewalks. If we are going to build higher density then we need to be able to support a more walkable city. I'd also prefer to see a lot more dense growth instead of suburban growth. A lot of suburban homes are not built to last 30 years, and often cost far more than any laramite could afford. If we're going to build a town for the people then it needs to be an accessible and affordable one. Having commercial and housing mix would also be beneficial.

1 N/a

1 I'd like to see the removal of zoning, period. Instead of making it illegal to build certain types of residential or commercial, incentivize the types of growth. Multi-use property will help integrate positive residential and small commercial zones where people are encouraged to walk and participate in their community.

1 I'd love to see the city loose its lawsuit against the landowners up in Sherman hills, which would negate the changes in the Casper Aquifer proposal since there has been no evidence that rural development has done anything to the aquifer.

1 no multi residential development, not everyone wants to be jammed next to people

1 None

1 Keeping industrial limited to interstate and major thoroughfares

1 There should be more estate development South of town rather than north. After all this is where many top level people are moving. Not as much North. Not enough neighborhood commercial in areas that really need it. i.e. - grocery stores and eating establishments.

1 There is no consideration for the creation of new or expansion of existing commercial corridors

1 More commercial use.

1 Do we really need another exit? Place lower density residential closer to University. No one wants to live out where u have it. More parks/open space! And connectivity among them. Keep it a pedestrian/biking town. Keep northern industrial west of 9th. Encourage industrial in county not city limits. Clean/tech only in city limits.

Count Response

1 You're assuming that a "ranchette" is 5-35 acres, which shows that you're from out of state and ignorant of Wyoming law. Most people want plots that are 40 acres or more because they have advantages under Wyoming law. Also, you're increasing housing density too much. And ignoring the city's elimination of single family zoning (a bad thing but they did it).

1 To dense

1 I'm skeptical of single family zoning, especially in a town where landlords and companies snatch up any property they can rent. In order for houses to truly help Laramie, a lot of other policies need to accompany this. Plus I think it's prudent to prioritize the needs of the West portion of town, and I'm not confident this goes far enough to address them. I'd like to see more paved roads and there should be a grocery store West Laramites don't need to cross the bridge to access, though that could very well be a part of this plan.

1 While neighborhood, community and industrial centers bring jobs, they are mostly entry level jobs and very few "career" opportunities especially when we consider the annual graduation of college students who then go to other states for better futures. In my opinion, this plan is missing elements of a bigger ecosystem of community growth such as professional & commercial development (very different than industrial development or commerce centers) that would invite a greater diversity and higher paying job opportunities.

1 You need to actually build... Just build and build some more, then build more after that. And when you've built what you think is enough, keep building and keep building and keep building. This city's rate of construction is abysmal. I've never seen building move so slowly anywhere I've ever lived. You act like you want to build, and then put handcuffs on the builders. Building homes in Laramie seems to be satisfying about 5% of the demand, and that has allowed 1960's built homes with ZERO IMPROVEMENTS to sell for over \$400K while having to waive inspections. Not Acceptable.

1 Not a huge fan of the high density hoisin options. I don't like smashing a ton of small houses into a small area with no yards

1 Spreading out the commercial centers is good in theory, but a huge pain for people who are shopping in town. It takes ~10-15 minutes max to get from 1 place in Laramie, to another, and having a more centralized shopping center or two could be useful. We also need an area that can attract necessary retailers that Laramie lacks (e.g., Lowe's, Target, women's clothing, etc.). Too many yellows to differentiate on this map. Seems like north Laramie has gotten the most focus. Any parks or public lands in the south?

1 Larger retail area in west Laramie

1 We need lots of trails and walkability

1 -

Count Response

1 I would prefer to see the neighborhood commercial spaces more spread out, walkable from more neighborhoods

1 Elimination of the interchange at the far end of E.Grand Ave.

1 A school or park in the south

1 Ranchettes

1 Less acreage dedicated to large acreage single family units.

1 Ranchette to Estate Residential is a waste of space. Look at Bozeman for how soulless gentrified sprawl kills areas surrounding small cities.

1 South of I-80 would better fit Ranchettes, not Suburban Residential. (Also, 15,000 square feet is not 2 acres as the chart shows. 1 acre is 43,560 sq ft, so these lots are only 1/3 of an acre)

1 East side by interstate where development has already occurred outside the city limits. City has NOTHING!! To offer these residents.

1 Don't know

1 The Natural/Parks space in the NE corner seems too large. With a commercial zone and urban single family?

1 na

1 This has the most variety of options so it also feels like it will be harder to implement.

1 No commercial at I80 and 30th. Suburban Residential should be Ranchette or rural Ranchette south of I80

1 Allowing higher densities in suburban and urban single-family residential, even if that's not something the city is going to seek out on purpose

1 Where the Purple Public Land area is located, at the moment, I could only see a water and sewer plant going in those sections. Not a school.

1 Less encouragement of rural large lot development.

1 There is so much single family residential of all types, we are looking at a ton of sprawl, zero walkability, less affordability, worse parking problems, etc. Do we just plan to merge with Fort Collins? We have basically no public transit, so this is all car dependent. We need to keep the river open for wildlife as much as possible.

Count Response

1 I don't like the urban developments along i80. It's too noisy. Could you put ranchettes along the high since they have the space to not be too close to the noise?

1 Keep Laramie like it is. Don't try to ape Fort Collins. That city has become unlivable.

1 As an employee of WYDOT my understanding is that there virtually no chance that an interchange will be built at 30th St in the next 20 years. More high density housing. More rural, high value, housing will not help address housing shortage or rising housing prices.

1 Less suburban and urban areas on the west half of the map

1 Everything.

1 I would hope within the residential areas there would be space for more parks and trails (trails connecting different parts of town - Laramie's flatness makes it very bike friendly, which could be capitalized on further in new development). I hate to say "like in Colorado," but I am going to say it anyway. They handle parks, drainages, trails and connecting the greenspaces really well.

1 More public and ag land and less compact lots.what are the water plans for this is there enough available

1 3rd Street/I-80 commercial centers could cause "stroads" a mix of street and road. Whereas roads are meant to connect point a to point b, a street is met to be more pedestrian-friendly, with slower traffic and lots of turn offs, for shops and homes. Stroads combine the worst of each and fail to be either an effective road (because all the turning off and on slows down traffic) or an effective street (because their size, multiple lanes, and the heat that comes off so many parking lots with so little trees is not pedestrian-friendly).

1 We need much less suburban zoning and much more mixed-use, high-density affordable housing, with an aim towards public housing.

1 I'm skeptical of the multiple "community" commercial centers, in contrast to "neighborhood" commercial centers. We should try to enhance Laramie as a "walkable" city (I was opposed to putting the new High School out on the edge of town) and that favors scattered small-scale commercial centers. I'd prefer a concept of only one or two major shopping/service complexes (auto dealers, mall-type shopping, hotels), leaving "downtown" at the city core. Why are UWyo lands excluded? They are simply a landowner that may or may not embrace this plan, but that should not constrain our vision/aspirations for the community.

Count Response

1 I would stay away from development north of downtown on 3rd and focus more on the south end of 3rd near I-80. Anything we can do to improve entryways would be such a huge improvement of the city. Almost every way you come into Laramie it looks like a dump and non thriving community. The small scale ranchettes are nice but that's a small sector of housing needed.

1 You do not want to have houses around the airport. Do not build houses on current hay meadows, they will have flooding issues. You are not taking care of 230 residents for commercial centers. Be careful around Spring Creek. I think Curtis St & I-80 and 30th St & I-80 exchanges will be a nightmare.

1 I think all rural residential development should be clustered, and that ranchettes should be banned. Some of the large open space between Corthell and the new high school has long served as an undeveloped recreational area for runners and walkers and I would like to see some of that area maintained as open space.

1 More rural residential cluster land use?

1 I actually like this plan the best out of the three

3. What elements from this draft scenario do you like the most?

Count Response

1 I like that there is less space for industrial purposes than the first one and keeps the ones that are there far away from the town center.

1 More public utilities is a great part of this. Currently Laramie's drinking water is rated at a C level marking it as potentially unsafe for folks. Not to mention our seemingly fragile electric infrastructure which could cause some serious issues in the future. We need to build facilities that can help Laramie deal with the impending environmental catastrophes that will hit us as hard as everywhere else.

1 It's familiar. It's generic

1 It's hard to say. Suburban low density and car dependence leads to isolation and less child/teenage independence. In addition, this sort of development doesn't lead to affordable housing. It will just alienate the younger demographic that are looking for education and other opportunities here.

1 Nothing really matters with what the city may wish to do with its own land. I'm in the county and I'd love it if the City would just leave us alone. My land is already set up with allowable division and uses. Leave it alone.

1 The ability to purchase property near the river

Count Response

1	Still hard to read the details.
1	Easier to develop with the "standard" homes.
1	Same comments as scenario A
1	A little better than the first one because it doesn't restrict properties in the county as much.
1	To city oriented, not Wyoming feel.
1	Nothing.
1	Suburban Residential is good for higher income families but Scenario B is mismatched with the employment market that currently exists in Laramie. I believe Suburban residential and high density residential should be the priority.
1	You see the need, but you fail to address the problem. Just take the handcuffs off the builders and allow them to BUILD HOMES!!!
1	Larger lot sizes
1	I like the housing more in this scenario, but the lack of commercial and industrial expansion, seems unsuitable for growth.
1	Larger suburban single family residential areas.
1	Aesthetic, community based. Organized
1	I do not like this plan
1	Suburban Residential
1	Nothing.
1	Limiting industrial footprint.
1	not much
1	Nothing the most.
1	Nothing!!
1	North west planning.
1	na

Count Response

1	Room for "industrial" growth in preplanned areas.
1	This feels like a nice compromise between the other two options, but might not offer as many housing options for different income levels.
1	estate ranchette NE of town
1	The neighbor-hood scale centers
1	I like the use of Suburban land!
1	Again he pink and red coded elements are far more beneficial to the long term future of the community.
1	Only the open area near river is acceptable.
1	The community commercial and estate residential although I think there should also be higher density housing available there too.
1	I don't like any. Particularly having "a new interchange at I80 and 30th street."
1	This style of community planning would help to localize traffic, rather than concentrate it to one or two locations. Leading to fewer overall trips on a transportation system. The more concentrated housing development would more likely help the housing prices and issues in town.
1	The large amount of nature area and agricultural area
1	This is a better use of land and resources. It takes into account the fact that UW is going to significantly move north and usurp valuable natural resources and infrastructure from the county/city.
1	This seems more "Wyoming-like" - lots of room for people to each have their little chunk of property around their house. Very "American Dream." Could be more accessible for young families/ people looking for their first home.
1	Not enough ag
1	Again, neighborhood scale commercial centers.
1	None. Useless to majority of residents, caters exclusively to higher-income home buyers at a time of extreme precarity in housing, during a pandemic.
1	maybe I'm not following the color-coding correctly, but B looks denser than A (e.g. south of Huron Street), which is good.
1	Like this one puts the ranchettes near the river. That's a good place for them to be.

Count Response

- | | |
|---|--|
| 1 | It is better than Scenario A. |
| 1 | I like the I-80 and 30th street area as a neighborhood commercial zone rather than a community scale zone. |
| 1 | no comment |
| 1 | This the least favorite of the three |

4. What elements would you like to see change?

Count Response

- | | |
|---|--|
| 1 | Not including any urban residential or multi family residential living does not seem like a good solution to attract more mixed income families to Laramie. |
| 1 | I completely disagree with this highly suburban development structure. If this is our only option then we also need to allow for commercial use of these suburban residential areas. Possibly even laxing our zoning laws so that people could run businesses out of the homes. Quite simply these suburban areas will never be able to cover the cost of maintaining their infrastructure and we'll be stuck in the same car centric ponzi scheme we are now. So if there is no other option than this it must be a priority to find out how we can make this plan sustainable. |
| 1 | This is what typical America looks like which is familiar but not ideal |
| 1 | Same as before, eliminate zoning laws. Let developers build the things that people want and just encourage density and multi use spaces. |
| 1 | I'd like to see the city stay out of the business of county land owners. You have tried to annex us in the past using nefarious means and we don't trust you. |
| 1 | Reduce sizes of lots to accommodate more 1-2 acre purchases |
| 1 | Same issues as last scenario... |
| 1 | Laramie needs the Urban single-family and multi-family residential included. |
| 1 | See comments for A |
| 1 | Still too urban in the city. This is Wyoming! |
| 1 | Less density. |

Count Response

- | Count | Response |
|-------|--|
| 1 | Just throw this one out. Plan A was leaps and bounds better. |
| 1 | For this scenario to be viable, we need to include denser development. Seniors, young professionals, small families and lower income households are not being addressed in this Scenario. And, as before, this Scenario is missing the kind of development that attracts companies that offer higher paying salaried jobs with benefits. |
| 1 | I want to see the construction. I want to see homes being built at such a fast pace that you're worried about crashing the housing market. Because the lack of building has artificially overinflated the market, and unless you build more Laramie will implode. This City can't sustain without suburbs that simply do not exist here like they do in other cities. You can't price people out of living in town and then still think people can show up to work lower wage jobs. You will collapse this town without very aggressive building of homes. |
| 1 | Would decrease the amount of new residential growth with bigger lots |
| 1 | This plan seems less thought out then scenario A for growth. Too many estates, not enough shopping or industrial to actually support growth. |
| 1 | More commercial real estate neighborhood and community. |
| 1 | May not be affordable to all |
| 1 | I think this town needs higher density housing options |
| 1 | Ranchette |
| 1 | More affordable multi family units. |
| 1 | Blocking urban, single-family and multi-family is insane. We need housing for lower and lower middle class families. |
| 1 | Too dense on the south and west sides. It violates the South Laramie Water District plan and would likely overburden the water system. |
| 1 | Really more commercial development?? Maybe look at all the current vacant buildings and help develop a plan to increase business in areas already built. Vacant lots and buildings falling in disrepair and sad. |
| 1 | There is not enough commercial business to support the massive increase of housing. |
| 1 | Change the estate residential in NE to a mix of Suburban, Urban Single-Family and Multi-Family residential. Small up the natural area. |

Count Response

1 I think this scenario would price out a lot of young professionals from being able to buy homes. We need more high density housing options or people won't be able to live here. suburban residential homes are already too expensive. How will this combat the cost of living?

1 N/A

1 No commercial at 30th and I80

1 Don't think encouraging suburban development is wise from financial, transportation, and health standpoints so I would like to change most of the elements to allow denser development

1 The reality though for Laramie is that we need more Urban Single-Family Residential and Multi-Family Residential areas. Laramie has very few affordable housing options and this scenario would not help with that.

1 Increasing rural development along the southern edge of the river and expanding more rural and exurban type housing density is the opposite direction the community should go and are the least desirable. These are more expensive options both to the individual home buyer and to local government in the provision of services. Preservation of open space and minimizing sprawl should be a priority.

1 There is zero multi family residential. This is worse than A. We seriously only care about people with money here. The "ranchettes" sound even worse than actual agriculture for the environment. I have seen where people keep animals on smaller residential based lots and it ends up wrecking the land. Higher density of animal waste, etc. Will be bad for the river.

1 In general I think suburban housing is a waste of space and resources. Rural or urban... I don't want to see Laramie turn into a sprawling mess.

1 Keep Laramie like it is. Don't try to ape Fort Collins. That city has become unlivable. Loveland is even worse. This type of development attracts undesirables and they are now having a huge "homeless" problem. The housing these plans all call for are a recipe for this type of environmental and social disaster.

1 If an interchange does get built at 30th more concentrated commercial zoning is appropriate. Almost every interchange in WY caters to the I-80 traffic needs for economic purposes. There would be substantial pushback if the primary exit on gameday didn't accommodate out of town visitors.

1 Less suburban and urban areas on the west half of the map

1 Still too much growth without proper infrastructure.

Count Response

1 Without the Urban and Multi family residential we are going to run into the same problem with not enough space for people associated with the university looking to rent. I live in the Tree Area and have noticed more homes that were rentals becoming single-family homes. I fear this scenario would reverse that trend. It would be nice to have a mix of different types of housing throughout the city. And more parks, trails and greenspaces - less of situations like the east end of La Perele Park telling people to "keep out" unless fetching frisbees.

1 Is there enough water for this plan ?

1 I'm not convinced that single family housing should even exist, which I know puts me in the minority. My primary interest is shelter, which I think should be thought of as a human right. Single-family housing prioritizes property values and the 'character' of a neighborhood over making sure that everyone has a home. I get caring about the aesthetics of the place you live, but aesthetics are literally worth nothing if it means people have to be homeless. So I don't support more single-family housing zones.

1 Laramie's working class has long been plagued by slumlords charging high rent for unsafe housing. Discounting the possibility of affordable, high density housing can only be aimed at furthering this exploitation. The student population, reduced in number by falling enrollment, is thus incebtivised to leave in larger numbers.

1 see comments at A

1 Just more affordable housing options in closer to each other homes. That's what Laramie lacking so much.

1 You do not want to have houses around the airport. Do not build houses on current hay meadows, they will have flooding issues. You are not taking care of 230 residents for commercial centers. Be careful around Spring Creek. I think Curtis St and I-80 will be a nightmare.

1 I think all rural residential development should be clustered, and that ranchettes should be banned. I definitely don't like the ranchettes to the west of the cement plant. I think estate residential is a waste of space.

1 More rural residential cluster land use.

1 Not enough ag land south of the city, to much suburban residential

5. What elements from this draft scenario do you like the most?

Count Response

1 N/A

1 Green space is nice I guess.

1 This is basically what we are currently like

1 Nothing is appealing here. If you want a Laramie where only rich suburban transplants live, where environmental and class concerns are ignored because people want more "space", then go for it.

1 No additional comments

1 Locations for industrial and commercial

1 I'm glad you're considering growth but don't feel you are addressing the needs of the current community, especially when it comes to affordable housing.

1 Again, easier to develop the "normal".

1 Preferred option, hands down. See comment re: university living, emphasis on family housing not aptmnts in tree area.

1 It's a bit less meddlesome.

1 None

1 I like benefiting agriculture.

1 I love the idea of a ranching community but the income levels and job opportunities that offers will stifle growth.

1 JUST BUILD THE HOMES

1 Huge lots

1 I like that there is an industrial park north of town, but overall I do not like this plan. This is not a city plan, but a plan for a small town that does not wish to grow/thrive. There is not enough shopping or any development, expect in the North of town.

1 Industrial extending to landfill.

1 Great if you can afford. Aesthetically pleasing

1 I hate this plan, it is too spread out, will increase driving distances, and will not lend itself to a sense of community

Count Response

1 Suburban Residential

1 Nothing.

1 Not much.

1 Public space northwest of town and the more rural feel. This is much more preferred.

1 Nice to see additional development proposed.

1 Keeping the housing units larger. People are not moving here because they want to be squished in apartments.

1 Commercial zone at I-80 and 30th.

1 I like the promotion of industrial development. We need more competition in town, but finding a balance between local entrepreneurship and larger scale companies is key.

1 Solid room for housing without trailer parks and large apartment buildings

1 Not a huge fan of this scenario.

1 public spaces

1 None

1 The location of the Suburban Residential areas are good!

1 None of the above.

1 Open, undeveloped space near river. Rural "clusters" are interesting if we are going to have rural development at all.

1 Honestly I don't like. I don't believe ranchettes should be considered agricultural. Rich hobbyists tend to do more harm than good. I think the surrounded area would get loaded up with horses and the rangeland would be depleted and turn to dust

1 None.

1 I like that there is a balance of concentrated commercial development and establishing more community level shops North of town. This would help curb any further traffic going North. I agree with more agricultural land use near the city, rather than trying to develop on wetland.

1 This map is very good overall in my opinion

Count Response

1 Best of the three options because it realistically reflects what Laramie has to offer - space. If UW wants to increase size, let it cough up the resources to do so.

1 This is probably the ideal of what many people would think of in Wyoming.

1 This seems to be a more sustainable plan and keep the character of Laramie better

1 It's fine if you push the rural even more rural to make room closer to town for more dense housing options.

1 None.

1 see comments above

1 Don't really care for much of this one. Too much focused on things that don't grow a town for the common family.

1 Better than A and B.

1 I like the preservation of ag land west of the cement plant. I like rural residential cluster.

1 Apparently this scenario has the least development on the aquifer. In general that is better. May be A and B aren't much different and that is probably ok. Im intrigued by the rural residential cluster north of town. Thinking that is less infrastructure intensive than large lots.

1 I like that this draft includes ag land and the amount of rural residential cluster

6. What elements would you like to see change?

Count Response

1 Too much ranch living, too much industrial, too much estate development. Not good.

1 This plan is completely unacceptable if we want to have a sustainable town. To go through this plan would be to assure the continued decline of Laramie. This could only be supported if we turned more of these roads into dirt and worked on making the rest of Laramie far more dense.

1 This is what we will look like without any planning

1 All of it. This kind of scenario would ruin laramie's appeal as a diverse place that is walkable and bikeable.

Count Response

1 No additional comments

1 Opening more opportunities for land purchases between 2-5 acres either near the river or northeast of town

1 If this is a city and county effort why do I not see more information about development outside of the city boundaries?

1 Still needs the Urban and multi-family. A lot of open space.

1 And Keep it super bike friendly. Connectivity n safety (all < 31mph).

1 It still is too urban within Laramie. That's not the character of this town!

1 5 acres is too small.

1 Really missing the high density housing on this one. I still prefer Plan A.

1 Again, none of these scenarios include professional development (high tech, finance, laboratory, scientific or professional services) that bring career development opportunities. We need to include a explicit plan to retain the knowledge workers graduating from the University if we want to attract and retain higher income benefits in Laramie

1 JUST BUILD!!! Build baby build! There is no future for Laramie if you don't build baby build and keep building while buidling more. It seems the City Council wants this town to freeze in time... That's not possible. You're either growing or dying, and Laramie will die if you do not see this issue and build aggressively!! BUILD THE HOMES!!!!

1 Too big of residential development and not enough job growth opportunity

1 Seems a bit extreme on the rural emphasis for housing. If we wanted to live truly "rural", we would not live in a city/town. Not enough overlap of zones, shopping, or reasonably sizes houses.

1 Farms and ranches should be outside city limits. Unless rhe southeast side is cleaned up considerably, housing in that area would not be appealing.

1 Limits affordability

1 For this sort of plan to benefit the city at all there will need to be an increase in public transportation options

1 Ranchette

Count Response

- | Count | Response |
|-------|---|
| 1 | A focus on individuals who cannot afford to purchase single family housing. |
| 1 | Again, prioritizing \$\$\$ over affordable housing. |
| 1 | An area of community commercial would be nice on the north side - possibly around Asphalt lane and 15th. |
| 1 | Large residential lots? Fabulous, more inventory of expensive housing while city, university and county struggling to find affordable housing. It is NOT affordable in Laramie anymore for a starter home and we have a lot of starter population. |
| 1 | Some additional commercial developments to support the population growth |
| 1 | NE corner can't become rural residential cluster. Needs to be more mixed use. |
| 1 | Again, this only promotes larger, more expensive, homes to be built which will phase out young professionals and families from being able to afford living in Laramie. |
| 1 | Size of the lots is nice, until they get so expensive they become unsellable. Also gives a feel of sprawl- lots over an acre seem like rancheros and a waste of space |
| 1 | I don't think this scenario gives enough variety. It will emphasize the vast open landscapes we have here, which is great, but it may not offer enough variety of housing for growth and it might limit move up housing brackets if most options require also buying a large amount of land with property. This scenario feels like it will add inventory to housing but won't really help Laramie grow as much as the other scenarios. In some ways this plan feels like more of the same. |
| 1 | no commercial at I80 and 30th |
| 1 | Don't think it's appropriate to focus on trying to retain farming and ranching within the city, don't think it makes sense from a cohesion of city identity point of view. Makes more sense to have the city be a group of citizens living near each other with maybe some agricultural units included on the edges of town, and if people want more rural living there is plenty of land available in the county. |
| 1 | Scenario C would not allow for Laramie to grow much. With this plan, I only see housing only becoming less affordable and would make it hard for people to want to move here. |
| 1 | This is the lest beneficial scenario for the future of the community environmentally and economically. |
| 1 | Again, this is sprawl. Not walkable, car dependent. Will make congestion and parking in town worse. No multi family homes, no smaller homes. This is just for rich people. |

Count Response

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| 1 | Change the ranchettes. Let it be truly agricultural |
| 1 | Laramie has no industry to support well-paying jobs and this type of development. Laramie is a bedroom community. Keep it that way, or you risk losing its appeal. |
| 1 | Too little high-medium density housing. Laramie has an issue of being "spread out" as it is. Adding more low density would only extenuate the urban sprawl. If people want low density they should consider moving to the county. |
| 1 | More agricultural and nature area |
| 1 | None |
| 1 | In preparing for growth I don't think it is the best use of space and I don't think it would ultimately solve the problem we are having. We need more variety of housing options because people moving to Laramie come from places with a variety of options and that is what they'd expect and need. |
| 1 | Again make sure water is available |
| 1 | Again, it's problematic that this does not include multi-family housing -- the thing we desperately desperately need. But I'm less offended by rural single-family than suburban single-family so long as it's on the very outskirts of the community. If you're going rural for privacy and land, then go rural. Don't half-ass it in the suburbs. Especially because closer to the core of town we need that additional multi-family housing. |
| 1 | Scrap it. It's even worse than scenario B. What kind of housing market are developers anticipating for Laramie in the coming years? Because this place is hopelessly optimistic at best, or at worst aimed at catering to Colorado residents moving north to price out families that have lived and worked here for generations. |
| 1 | Might you translate your scenarios into the total population accommodated based on the lot sizes?, e.g. if Scenario C represents a population of 40,000 vs. Scenario A representing a population 50,000, it would take twice as long to build out A, which would be a good thing in my mind. There is an inherent time line (albeit only a relative time line) for the different scenarios. |
| 1 | Too much big places. I like the idea of promoting more ag but this isn't a big ag region. |
| 1 | You are not taking care of 230 residents for commercial centers. Still do not build around the airport. |
| 1 | I think all rural residential development should be clustered, and that ranchettes should be banned. |

Count Response

- | | |
|---|---|
| 1 | As explained by Emily email, C would rely more heavily on private wells and septic than A and B. Has the zoning layout considered whether wells and septic are feasible technically? Like the rural residential block west of town. Wells wont work, so the assumption must be extension to City? |
| 1 | I do think we still need to include some multi family residential housing as that is more affordable for your young families and retired citizens |

7. You may share any additional comments here:

ResponseID Response

- | | |
|----|--|
| 41 | Laramie is a beautiful and lively city, but the continued focus on suburban development here is suffocating the little life that is left here. Big companies like Walmart and dollar tree have already killed small businesses, Walmart particularly culpable for killing the art store and bakery. If we want Laramie to survive we must build inwardly and support the development of a more dense community focused town. I mean part of the reason so many folks leave here is because there's still no affordable apartments on minimum wage and the whole town inhospitable to actually supporting community growth. |
| 44 | I have a bit of a passion for city planning. My mom worked with the city planning commission in Birmingham AL in the early 2000s |
| 46 | Scenario A is described as the current character of Laramie. That's perfect! Do that! We want more diversity and multi use spaces. We want more affordable and environmentally friendly development! |
| 50 | When I bought my 75 acres, the covenants indicated that I'd have the right to subdivide it. That's how it is platted, changing that after the fact is a form of "taking." |
| 67 | I think you may be putting the cart before the horse on the plans so far. I think you need to develop an analysis of what the community currently consists of and where we want Laramie and the County to move toward. Scenarios are great to play with but I don't think you are considering the big picture here. |
| 71 | Plan A incorporates all of what Laramie needs together, not just the need for additional standard single family housing. |
| 72 | Figure out how to slow growth. Growth does not have to equal progress and economic development. Keep it chill and don't bring front range values and culture and conveniences of CO to Laramie. |

ResponseID Response

- 76 Because you are out-of-town "consultants" you don't really know or understand Laramie.
- 78 Stop trying to make Laramie a big City, you will ruin it. Already too many townhouses and duplexes. Keep it rural.
- 82 Laramie doesn't need more houses, it needs more houses that are for sale and affordable. More than that, it needs cheap housing in general. Plan A is easily the best option. We also need a bus route or trolley operated by the city. Those scooters suck. Thank you for seeking community input. I hope you hear from more than just landlords and rich people.
- 83 My overall reaction is that these scenarios are too stuck in "growing from where we are" and not enough "what do we need to be a healthy and thriving community." Jobs (including professional careers) and housing are a delicate balance and there isn't enough vision on, "What career paths (and the needs for those businesses) will support the housing and growth of Laramie?"
- 90 Clearly I'm mad. There is some building over at the end of Bill Nye into that large field. I've been here for about 3 years now, and I've only seen about 10 homes completed over that time frame. I spoke to a Builder in WI and he said that he alone built 60 homes in 2021 that were all in the \$600K range. I dont understand how someone in WI can build that many high end homes in 1 year, and I only see that many homes built in the entire city of Laramie in 1 year. It's wrong.
- 93 N/a
- 96 A and B seemed like the most reasonable scenarios, though I found both to be lacking. There seems to be an emphasis on the north of town and spreading out shopping and a lack of zoning diversity which could make our community thrive. This is a city, so emphasis on rural/ranches in town seems silly. Those could easily be established elsewhere in the county.
- 99 I think the city needs to allow more diversity in retail establishments. Put a grocery store and other shopping in west Laramie. Make single family housing with larger lots so you aren't so close to your neighbors.
- 113 I'd like to see what plans are being developed for public transportation and I would like to see plans that help make the city more walkable/bike-able in the summer seasons
- 125 Why don't you have plans for 55 community. A place for older adults with minimal upkeep for yards and shoveling. This city hates old people.

ResponseID Response

133 UW is the social and economic backbone of Laramie. I predict that UW will continue to see enrollment drops for several reasons including a lack of program offerings and a lack of community in Laramie. I watch every city council meeting and it's clear that the majority of the cities planning is not focused on the majority of it's citizens.

139 Thanks for taking the time to understand and coordinate with the residents of Laramie.

148 In the next survey, it would be nice to be able to see all the scenario options before having to state likes and dislikes of each option.

161 na

171 This is a great start, thank you for your work on this!

177 State politics and opportunities elsewhere may mean I move in a couple years, but one of the things that makes me not want to is the experience living in Laramie where, even though the biking system isn't great, I can still bike to some places relatively comfortably. I also love downtown and part of that is its walkability and relative compactness (compared to the development by the football stadium off of Grand). I think the city should focus on multi modal transportation and becoming a little denser, am also concerned about the financial impacts of more dispersed development.

205 We shouldn't be giving handouts to big developers to come here. Develop existing businesses and small new ones. Develop public transit. We need less sprawl and higher density housing. We can still have open spaces and nice neighborhoods--they don't have to be just parking lots. Suburbia with lots of identical single family homes and cul de sacs is just a depressing handout to developers, and will turn us into the Front Range. Nobody wants that. Lots of small acreage properties will kill off our prairies. Keep the river open, make it more accessible to wildlife, fishers, and boaters

213 I live to see a mix of housing types, there are parts of Laramie that are a mix of old homes, some with even an acre lot, mixed in with older arstically appealing 4-plex dwellings. This mix is wonderful and I think creates the type of community with a diversity of people, careers, and families that I would like to be around. I also care deeply about the agriculture in this are and I think there are very few example of ranchettes where the land (and animals) are well taken care of.

220 Maps did a good job of showing three clearly different visions for the future of the community. The maps did not call out what going to be built vs what has been already for future major/minor roadways and may be confusing to some participants. (Outer loop along south of town, 30th St&I80 Interchange).

223 I would prefer the most possible agricultural and natural areas

ResponseID Response

226 Parks, greenspaces and trails, please! Laramie is so flat that it can be very bike friendly, but it has to be incorporated into growth at this point and not patched together afterwards. And greenspaces with character - not just little rectangle parks. I wish the parkways/boulevards/hellstrips and alleys would be brought back. Many people love the "Tree Area." The large trees are defining factors, of course, but sidewalks that aren't right on the streets are another part and garages facing alleyways rather than the street also add to the character.

233 Please verify water and other resources are sustainable for expansion

234 I don't know if it's within the scope of this planning project, but I would like to advocate for government assistance apartments. I can hear my councilor now saying we don't have anywhere near the money for it, and I understand that. I don't expect it to happen tomorrow, but it could be an eventual goal. Laramie Interfaith has expressed interest in doing something in that field, so it could possibly be a nonprofit/government partnership. The number of people coming through their doors with nowhere to stay has been increasing. I am terrified of winding up homeless myself.

235 Laramie is and has been in desperate need of affordable housing in mixed-use zoning, with walkable neighborhoods. Traffic in town has gotten terrible and it's because every single resident must own a car in order to live their lives, combined with a glut of people from out of state swooping in to buy up property. Traffic is only one symptom, but one that may be more visible and concerning to those who cannot see our wish not to see the horrible living conditions of Laramie's poorer majority.

241 The maps would be more useful if they included (or a separate map were provided) the existing state of development. For example, into which of your categories would the present West Laramie fall? Sherman Hills? Where are there already "neighborhood" vs. "community" commercial centers? Where are the "wetlands" within the city? This would give viewers some real-life points of reference and put the "growth" area into context. I continue to think the undeveloped lands within the city are relevant to this plan and should at least be identified, e.g. the area between Spring Creek and an I-80 / 30th exchange.

242 I think it's most important that anything done helps improve the entryways and overall image of Laramie from people entering town. There are so much trash, dumps, dilapidated and unattractive looking properties on every end of town. I'd rather see a target from I-80 than wide open land.

266 Density and bike friendly, proximity to services and shopping, and less dependence on driving will keep Laramie a nice community instead of forcing longer and longer drives and more traffic which is a drain on time and a hazard to the environment and public safety.

8. Tell us a little about your relationship with the Laramie Area.
(Check all that apply)

Value	Percent	Responses
I live in the unincorporated County	20.4%	10
I live in Laramie	79.6%	39
I own property in the unincorporated County	22.4%	11
I own property in Laramie	42.9%	21
I work in the unincorporated County	2.0%	1
I work in Laramie	73.5%	36
I own a business in Laramie	26.5%	13
I visit here	2.0%	1

9. How long have you lived or operated a business in the Laramie Area?

Value	Percent	Responses
Less than 1 year	2.2%	1
1-5 years	23.9%	11
6-10 years	17.4%	8
11-20 years	30.4%	14
20+ years	21.7%	10
Multi-generational	4.3%	2

Totals: 46

10. Using the map below as reference, please indicate the approximate area of your primary residence or business:

Value	Percent	Responses
Area 2 (green): Northeast of the one-mile buffer	2.1%	1
Area 3 (beige): South of the one-mile buffer	4.2%	2
Area 4 (purple): Within the one-mile buffer	16.7%	8
Area 5 (red): Within Laramie	72.9%	35
Outside the map extent	4.2%	2

Totals: 48

11. What is your age?

Value	Percent	Responses
20 - 29	8.3%	4
30 - 39	41.7%	20
40 - 49	18.8%	9
50 - 59	22.9%	11
60 - 69	4.2%	2
70 or older	2.1%	1
Prefer not to answer	2.1%	1

Totals: 48