

# CHAPTER 7: ACTION PLAN

**This Comprehensive Plan establishes a number of policies for the city to implement. Some of these policies involve longer-term or ongoing actions that the city will need to take; others are of more immediate concern or involve projects currently in their planning stages. The following action plan prioritizes actions for the city to take to implement this Plan.**

## Summary of Priority Actions

### Land Use

This Plan shifts the land use planning and development focus from type and density to form and function. This shift recognizes that quality and character are the most important attributes of development. The development and incorporation of various mixed-use activity centers in residential and non-residential areas throughout the city is highlighted as a key development strategy. The overarching theme is that all new development, infill, and redevelopment activity should strengthen and enhance the quality of life and sense of community within the city. This will be achieved by working to define, enhance, and connect various areas in the city.

Priority actions to be taken by the city to achieve its short- and long-term policies are:

#### 1. Revise the Municipal Code

The city will revise its Municipal Code to be in compliance with the Comprehensive Plan. Revisions will include the addition of new standards to guide infill development that link achievable densities to development quality and a new mixed-use ordinance to accommodate the three mixed-use categories designated in the Activity Centers and the

Cheyenne Technology Corridor on Figure 4-1: Land Use Plan.

#### 2. Create and Adopt Design Criteria for New Master Planned Communities

The ability of the city to negotiate and encourage high quality master planned community development in the northern portions of the city is important to the future quality of life in the city and its neighborhoods. The city will create and adopt a set of design criteria based in the Principles of Design for new MPCs detailed in Chapter 5. This might be accomplished in several ways including revisions to the MPC District in the MPC Municipal Code, or preparation of a set of guidelines. These design criteria will provide clear guidance on site design, housing mix, pedestrian connections, parks and open space, neighborhood centers, and other desired features for neighborhood communities.

#### 3. Prepare and Adopt a Downtown Master Plan

The Downtown is an important area that helps establish the identity of the city. The city will capitalize on this opportunity area, creating an active environment for living, working, dining, entertainment, and civic involvement for its residents. A Downtown Master Plan should be prepared to create a detailed land use plan and set of strategies, including phasing of larger projects, for the Downtown. The planning process should place a strong emphasis on public involvement of current Downtown residents and business owners.

#### 4. Implement the North 5th Street Transit Supportive Concept Plan

The future North 5th Street Transit Corridor connects several areas of city including the Northern Development Area, the Cheyenne Technology Corridor and Craig Ranch, and

the Downtown. Transit is critical to the overall quality and function of the city's future transportation system. Planning for transit along this corridor must be implemented and consistently supported through land use, transportation, and fiscal decisions on the part of the city.

## Housing and Neighborhoods

This Plan emphasizes the city's achievement of a balanced land use mix so that residents can both live and work in the city. In addition, the Plan emphasizes residential neighborhood diversity, both in the mix of housing types and through the presence of active mixed-use neighborhood centers. These centers supply needed goods, services, jobs, and opportunities for a diverse range of households.

### 1. Consider All Types of Strategies to Increase the Balance of Housing

The city recognizes the importance of establishing a mix of housing types and prices throughout the city to ensure that housing is available and attainable by individuals and families with a full range of income levels. It is desired that a variety of housing choices be incorporated within individual neighborhoods rather than segregated into separate subdivisions by type and/or density. The city will encourage developers and other private and non-profit entities to create a program of incentives to encourage a mix of attainable housing within its neighborhoods.

### 2. Implement a System of Residential Density Evaluation Criteria

The city will create and implement, through revisions to the Municipal Code, a set of design criteria to evaluate residential density in Single-Family Low and Medium Residential and Mixed-Use Neighborhood areas. This system will award density bonuses in direct proportion to the

development's achievement of various characteristics including mix of housing types, building and site design, and site amenities as described in Chapter 5.

### 3. Develop a Neighborhood Planning Strategy

Through this Comprehensive Plan, the city has identified a number of goals and policies to be accomplished in new and existing neighborhoods. It is understood that neighborhoods vary in their age, development patterns, and proximity to various transportation, parks and recreation, and other civic amenities within the city. The priorities for neighborhood-level planning activities including a timeline, procedures, and parties to be involved should be clearly determined in advance. The city will establish a Neighborhood Planning Strategy that prioritizes areas within the city for additional neighborhood-level planning. This strategy should be reviewed annually to secure funding, as necessary, to support neighborhood planning activities and improvement programs.

## Parks, Trails, and Open Space

This Plan places a strong emphasis on the city achieving a connected system of trails and open space that links neighborhoods to jobs, goods, services, and recreation destinations throughout the city.

### 1. Update the Parks and Recreational Facilities Master Plan

The city will update its Parks and Recreational Facilities Master Plan to identify additional parkland and recreation amenities to meet the needs of residents and achieve a level of service for parks that meets or exceeds national standards.

### 2. Coordinate Regional Parks and Open Space

The city will work with other jurisdictions in the Valley to develop regional standards and plans for regional parks, trails, and open space.

This effort will be coordinated with the update of the Parks and Recreation Master Plan.

### 3. Implement the Wash Trail

The city will actively pursue land acquisition and dedication and funding sources to construct and maintain this planned regional trail.

## Transportation and Mobility

This Plan stresses the importance of a multi-modal transportation system throughout the city. The transportation system provided by the city directly impacts its residents' quality of life through mobility, air quality, opportunities for exercise, safety, and transportation choice.

### 1. Prepare a Transportation Master Plan

The city will prepare a Transportation Master Plan that will provide a comprehensive approach for achieving a multi-modal transportation system serving all parts of the city and regional connections. As part of this effort, the city will acquire traffic modeling capability to inform city planning and to allow the city to conduct ongoing monitoring and assessment of street and intersection performance.

### 2. Improve Pedestrian Connections Citywide

The city will work actively with developers and Homeowners' Associations to improve the level and quality of pedestrian connections throughout the city in both existing and new developments.

### 3. Establish Transportation Improvement Priorities

The city will identify a list of priority, short-term transportation improvements. Such improvements could focus on additional or improved pedestrian crossings and eliminating "sawtooth" roads. These priorities should be addressed on an ongoing basis each year through the city's Capital Improvements Plan to ensure consistent and strategic transportation improvements.

## Public Facilities and Services

As the city grows, it will consistently plan for and achieve a high level of public facilities and services including transportation, utilities, and emergency and safety services.

### 1. Adequate Public Facilities Requirement

Establish a system to ensure that the public facilities and services needed to support development are available when the service demands of the development occur. This system should include an annual monitoring process to assess service capacity levels and identify needed improvements to be incorporated within the annual Capital Improvement Plan and Budget.

## Community Character and Design

Through this Comprehensive Master Plan, the city strongly encourages high-quality design for all new development within the city. In addition, the city aims to strengthen the visual appeal and sense of place within the city through streetscape and gateway treatments.

### 1. Create Design Standards for Infill Development

The city will revise the Municipal Code to incorporate infill policies including general design guidelines for infill developments to ensure that new development or redevelopment within predominantly developed areas is consistent in scale, style, and character with existing development.

### 2. Community Gateway Corridors

The city will identify priority Community Gateways and develop and fund a Gateway Program that will plan for, design, and implement gateway corridor improvements. These improvements may include, but are not limited to, coordinated landscape design, signs and banners, and public art. All gateway corridor improvements should also incorporate

improvements to the pedestrian environment including pedestrian crossings, benches, wayfinding, shade features, desert gardens or parks, lighting, and other amenities as appropriate. First priority will be given to conducting gateway corridor improvements within the Downtown.

## Economic Development

The city will retain and improve a healthy jobs-housing balance by actively building upon and diversifying its economy so that residents have quality primary employment opportunities without commuting to other jurisdictions.

### 1. Economic Development Balance

The city will monitor the ratio of residential to industrial/commercial acreage to ensure that an appropriate balance exists between residential and employment supporting land uses.

### 2. Infill Land Supply Inventory

The city will create an inventory of available parcels suitable for infill and/or mixed use development and work with the private sector to market these properties to reputable developers. The city will adopt aggressive economic incentives to encourage development and redevelopment in designated areas, particularly in the Downtown.