2016 Casper Urban Renewal Plan UPDATE

December 6, 2016

OLD YELLOWSTONE DISTRICT

CASPER, WYOMING

CASPER URBAN RENEWAL AREA PLAN UPDATE

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CHAPTER 1

- **1.1.1 Introduction**
- **1.1.2 Purpose of the Plan**
- **1.1.3 Update to the Plan**

CHAPTER I-INTRODUCTION

SECTION 1.1.1 - INTRODUCTION

In 2002, an Urban Renewal Plan was produced to inventory and analyze the targeted urban renewal area, which is now known as the Old Yellowstone District.

With the redevelopment of the Platte River Commons at the former Amoco Refinery site, the corridor between the downtown central business district and the Commons became a critical element in the City's community development program. This area, originally known as the West Central Corridor, exhibited high characteristics of blight and economic decline.

In 2006 the City Council created an urban renewal staff position within its Community Development Department to execute the goals identified in the urban renewal plan.

SECTION 1.1.2 - PURPOSE OF THE PLAN

Under the state's urban renewal statutes, an urban renewal plan must be completed for the target area or urban renewal area, as designated by the City Council. The Council determined that blight existed in the urban renewal area under definitions provided by the U.S. Department of Housing and Urban Development (HUD). The plan must be updated every 10 years to qualify for HUD funding, as well as any grant funding the City applies for to assist with infrastructure upgrades.

The plan update will highlight the changes which have occurred in the urban renewal area over the past 10 years

SECTION 1.1.3–UPDATE TO THE PLAN

The West Central Corridor urban renewal area was renamed as the Old Yellowstone District (OYD) in 2007. A Master Plan for the OYD was adopted in 2008 to guide retail, commercial, and housing developments, along with a form-based code to oversee zoning and design.

The City Council and Community Development Department staff recognized the need for an updated urban renewal plan based on the growth and redevelopment in the area over the past ten years. The City commissioned the same technical team, Stellar Programming & Consulting, Inc., to work with City staff to complete the update. The same baseline information from the 2002 plan was collected and analyzed in order to draw comparisons about the value and condition of properties and buildings in the urban renewal area, which can be used as an important tool in determining how to approach the renewal of the properties, businesses, and the infrastructure.

The Community Development Department worked with Stellar and the Natrona County Assessor to compile the assessor data, which includes building use, building condition, building type, and property values. The data was compiled into an Access database, analyzed, and mapped by the Community Development Department Geographic Information Systems (GIS) Division. Section 1.4 explains the use and meaning of the county assessor's data.

The OYD businesses assisted with field research and verified data. Numerous meetings were held to discuss the update.

CHAPTER 1

- **1.1.4 Summary of the Update**
- **1.2 The Urban Renewal Process and Statutes**

SECTION 1.1.4-SUMMARY OF THE UPDATE

The Urban Renewal Area is illustrated in **(Map 1.1.1).** The conclusions drawn from the updated inventories and analyses provided in this Update are that the OYD is a critical project area for the removal of slum and blight, and economic revitalization. The City's determination that there is a need for urban renewal is verified by the inventory. The entire area can benefit from the urban renewal process. The land uses, businesses, and infrastructure in the OYD are very much a mixture and the approach to renewing this area continues to look at all alternatives and options.

Chapter 4 outlines recommendations for proceeding with the renewal process.

SECTION 1.2.-THE URBAN RENEWAL PROCESS

Urban Renewal is a process enabled by state statute in which a municipality can "determine that there exists, within a municipality, areas of slum and blight which constitute a serious and growing menace; are injurious to the public health, safety, morals, and welfare of the residents.

These areas contribute substantially to the spread of disease and crime, constitute an economic and social liability, posing onerous municipal burdens, which decrease the tax base and reduce tax revenues, substantially impair and arrest the sound growth of the "municipality." The statutes further declare that if a municipality finds that there are areas of this type within the community, the processes of conservation and rehabilitation by property owners and municipality may not serve to solve the problem of decay. Therefore, the municipality has the authority in these areas, once designated, to use a variety of redevelopment strategies to eliminate these slum and blighted areas. Designation of such areas officially in the urban renewal plan allows the expenditure of public money in completing renewal of the designated areas.

In Section **15-9-104,** the statutes spell out that private enterprise is to be the preferred method of renewal in designated areas, but that the municipality may need to take further steps in order to assist the renewal of an area. These steps are outlined in **15-9-105,** "Strategies, Objectives and Provisions of a workable program for urban renewal."

Section **15-9-108** spells out that a municipality may prepare an urban renewal plan.

URBAN RENEWAL STATUTES

Specific sections of the statutes relevant to the City of Casper:

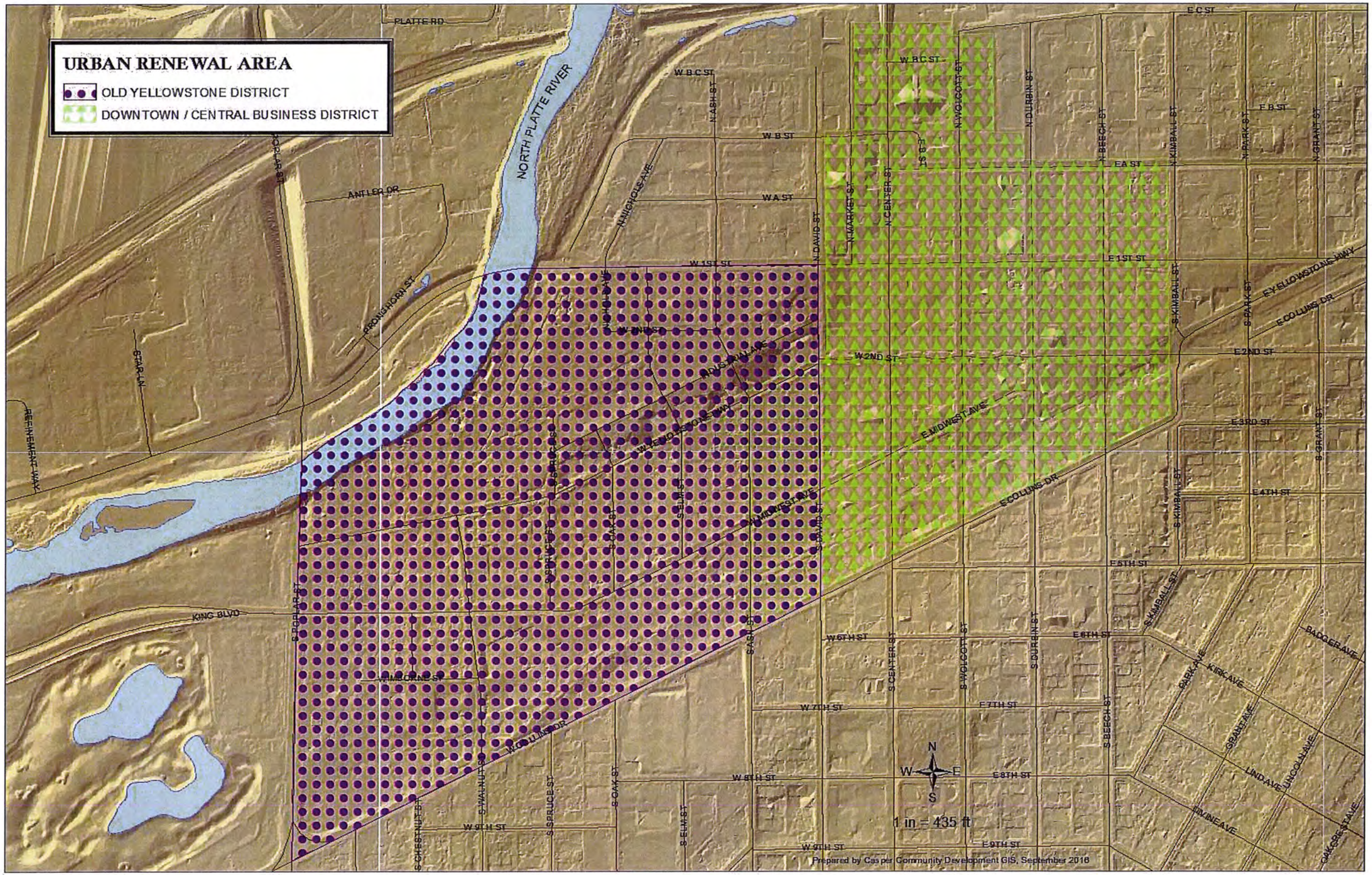
CHAPTER 9-URBAN RENEWAL

ARTICLE I-URBAN DEVELOPMENT

15-9-101. Short title.

This chapter may be cited as the "Wyoming Urban Renewal Code."

Map 1.1.1


URBAN RENEWAL AREA
OLD YELLOWSTONE DISTRICT
DOWNTOWN / CENTRAL BUSINESS DISTRICT
NORTH PLATTE RIVER
PLATTE RD
ANTLER DR
PRONGHORN ST
STAR LN
REFINEMENT WAY
KING BLVD
W B C ST
W B ST
W A ST
W 1ST ST
W 2ND ST
W 6TH ST
W 7TH ST
W 8TH ST
W 9TH ST
E C ST
E B ST
E A ST
E 1ST ST
E 2ND ST
E 3RD ST
E 4TH ST
E 5TH ST
E 6TH ST
E 7TH ST
E 8TH ST
E 9TH ST
E MIDWEST AVE
E COLLINS DR
E YELLOWSTONE HWY
N NICHOLS AVE
N DAVID ST
N MARKET ST
N CENTER ST
N WOLCOTT ST
N DURBIN ST
N BEECH ST
N KIMBALL ST
N PARK ST
N GRANT ST
S KIMBALL ST
S PARK ST
S GRANT ST
S POPLAR ST
S CHESTNUT ST
S WALNUT ST
S SPRUCE ST
S OAK ST
S ELM ST
S ASH ST
S CENTER ST
S WOLCOTT ST
S DURBIN ST
S BEECH ST
PARK AVE
KIRK AVE
BADGER AVE
GRANT AVE
LINDAVE
LINCOLN AVE
DIVINE AVE
OAKCREST AVE
N
W
E
S
1 in = 435 ft
Prepared by Casper Community Development GIS, September 2016

CHAPTER 1

- **Urban Renewal Statutes (continued)**
- **15-9-102 Legislative findings**
- **15-9-103 Definitions**

15-9-102. Legislative findings.

(a) It is hereby found and declared that there exists in municipalities of the state slum and blighted areas (as herein defined) which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern.

(b) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this act, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this act, be susceptible to conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized, and the cooperation and voluntary action of the owners and tenants of property in such areas.

15-9-103. Definitions.

(iii) "Blighted area" means an area which by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of those factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. However, if the blighted area consists of open land, the conditions contained in W.S. 15-9-1 I O(b) apply and any disaster area referred to in W.S. 15-9-1 12 constitutes a "blighted area";

(iv) "Bonds" means any bonds, notes, interim certificates, certificates of indebtedness, debentures or other obligations;

(xvii) "Urban renewal area" means a slum area or a blighted area or a combination thereof which the local governing body designates as appropriate for an urban renewal project;

(xviii) "Urban renewal plan" means a plan, as it exists from time to time, for one (I) or more urban renewal areas, or for any urban renewal project, which:

(A) Conforms to the general plan for the municipality as a whole, except as provided in W.S. 15-9-112, and is consistent with definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements; and

(B) Is sufficiently complete to indicate land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land used, maximum densities and building requirements;

(xix) "Urban renewal project" includes undertakings and activities of a municipality in one (I) or more urban renewal areas for the elimination and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. The undertakings and activities may include:

(A) Acquisition of a slum area or a blighted area or portion thereof;

(B) Demolition and removal of buildings and improvements;

(C) Installation, construction or reconstruction of streets, utilities, parks, playgrounds and other improvements necessary for carrying out in the urban renewal area the urban renewal

CHAPTER 1

- **Urban Renewal Statutes (continued)**
- **15-9-104 Private Enterprise**
- **15-9-105 Workable program; formulation; objectives and provisions thereof**
- **15-9-107 Preliminary requirements for projects; generally**

objectives of this chapter in accordance with the urban renewal plan;

(D) Disposition of any property acquired in the urban renewal area at its fair value for uses in accordance with the urban renewal plan

(E) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; and

(F) Acquisition of any other real property in the urban renewal area if necessary to eliminate unhealthy, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

15-9-104. Private enterprise to be preferred; when considered.

(a) A municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this chapter and consistent with its needs, shall afford maximum opportunity to the rehabilitation or redevelopment of the urban renewal area by private enterprise. A municipality shall give consideration to this objective in exercising its powers under this chapter, including the:

(i) Formulation of a workable program;

(ii) Approval of community wide plans or programs for urban renewal and general neighborhood renewal plans (consistent with the general plan of the municipality);

(iii) Exercising of its zoning powers;

(iv) Enforcement of other Jaws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements;

(v) Disposition of any property acquired; and

(vi) Provision of necessary public improvements.

15-9-105. Workable program; formulation; objectives and provisions thereof.

(a) For the purposes of this chapter a municipality may formulate for itself a workable program for utilizing appropriate private and public resources to:

(i) Eliminate and prevent the development or spread of slums and urban blight;

(ii) Encourage needed urban rehabilitation;

(iii) Provide for the redevelopment of slum and blighted areas; or

(iv) Undertake any of those activities or other feasible municipal activities as may be suitably employed to achieve the objectives of a workable program.

(b) A workable program may include provisions for the:

(i) Prevention of the spread of blight through diligent enforcement of housing, zoning and occupancy controls and standards;

(ii)) Rehabilitation or conservation of slum and blighted areas or portions thereof by:

(A) Replanning;

(B) Removing congestion;

(C) Providing parks, playgrounds and other public improvements;

(D) Encouraging voluntary rehabilitation; and

(E) Compelling the repair and rehabilitation of deteriorated or deteriorating structures;

(iii) Clearance and redevelopment of slum and blighted areas or portions thereof.

15-9-107. Preliminary requirements for projects; generally.

An urban renewal project for an urban renewal area shall not be planned or initiated unless the governing body, by resolution, has determined the area to be a slum area or a blighted area or a combination thereof and designated it as appropriate for an urban renewal project. A municipality shall not acquire real property for any urban renewal project unless the local governing body has approved the urban renewal project in accordance with W.S. 15-9-110.

CHAPTER I

- **Urban Renewal Statutes (continued)**

- **15-9-110 Preliminary requirements for projects; approval and findings of governing body**

- **15-9-113 General powers of municipality**

15-9-1 10. Preliminary requirements for projects; approval by and findings of governing body.

(a) Following the hearing specified in W.S. 15-9-109, the local governing body may approve an urban renewal project and the plan therefore if it finds that:

(ii) The urban renewal plan conforms to the general plan of the municipality as a whole;

(iii) The urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan;

(iv) The urban renewal plan affords maximum opportunity, consistent with the municipality's needs, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.

(b) If the urban renewal area consists of an area of open land to be acquired by the municipality, the area shall not be so acquired unless:

(i) If it is to be developed for residential uses, the local governing body shall determine that:

(A) A shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality;

(B) The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas;

(C) The conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals or welfare; and

(D) The acquisition of the area for residential uses is an integral part of and essential to the program of the municipality;

(ii) If it is to be developed for nonresidential uses, the local governing body shall determine that the:

(A) Nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives;

(B) Acquisition may require the exercise of governmental action as provided in this chapter, because of:

(I) Defective or unusual conditions of title;

(JI) Diversity of ownership;

(III) Tax delinquency;

(IV) Improper subdivisions;

(V) Outmoded street patterns;

(VJ) Deterioration of site;

(Vil) Economic disuse;

(Vlll) Unsuitable topography or faulty lot layouts;

(IX) Need for the correlation of the area with other areas of a municipality by streets and modem traffic requirements; or

(X) Any combination of factors specified in this subparagraph or other conditions which retard development of the area.

15-9-113. General powers of municipality.

(a) In addition to any other powers specified by law, every municipality has all the powers necessary to carry out the purposes and provisions of this chapter, including the following powers:

(i) To undertake and carry out urban renewal projects and related activities within its area of operation; and to:

(A) Make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this act;

(B) Disseminate slum clearance and urban renewal information;

(ii) To provide or to arrange or contract for the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with an urban renewal project;

CHAPTER 1

- **Urban Renewal Statutes (continued)**

- **15-9-113 General powers of municipality Continued**

(iii) To install, construct and reconstruct streets, utilities, parks, playgrounds and other public improvements;

(iv) To agree to any conditions that it deems reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of an urban renewal project and related activities and to include in any contract let in connection with such a project and related activities, provisions to fulfill those conditions as it deems reasonable and appropriate;

(v) Within its area of operation, to enter into any building or property in any urban renewal area in order to make inspections, surveys, appraisals, soundings or test borings, and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted as provided by law;

(vi) To acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise, any real property (or personal property for its administrative purposes) together with any improvements thereon and to hold, improve, clear or prepare for redevelopment any such property;

(vii) To mortgage, pledge, hypothecate or otherwise encumber or dispose of any real property;

(viii) To insure or provide for the insurance of any real or personal property;

(ix) To enter into any contracts necessary to effectuate the purposes of this act;

(x) To invest any urban renewal project funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings bank s may legally invest funds subject to their control, or to deposit in savings accounts in national or state banks and to redeem any bonds issued pursuant to W.S. 15-9-1 19 at the redemption price established therein or to purchase those bonds at less than redemption price, all such bonds so redeemed or purchased to be cancelled;

(xi) To borrow money and to apply for and accept any form of financial assistance from any source for the purposes of this chapter, to give such security as may be required, to enter into and carry out contracts or agreements in connection therewith and to include in any contract for financial assistance with the federal government for or with respect to any urban renewal project and related activities such conditions imposed pursuant to federal laws as the municipality deems reasonable and appropriate and which are not inconsistent with the purposes of this chapter;

(xii) Within its area of operation, to make or have made all surveys and plans necessary to the carrying out of the purposes of this chapter and to contract with any person, public or private, in making and carrying out those plans and to adopt or approve, modify and amend those plans, which plans may include but are not limited to:

(A) A general plan for the locality as a whole;

(B) Urban renewal plans;

(C) Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;

(D) Plans for the enforcement of state and local laws, codes, ordinances and regulations relating to the use of land, the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition or removal of buildings and improvements; and

(E) Perform or contract the performance of appraisals, title searches, surveys, studies and other plans and work necessary to prepare for the undertaking of urban renewal projects and related activities, to develop, test and report methods and techniques and carry out demonstrations and other activities for the prevention and the elimination of slums and urban blight;

(xiii) To prepare plans for and assist in the relocation of any persons displaced by an urban renewal project, and to make relocation payments to or with respect to those persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the federal government;

(xiv) To appropriate funds, make expenditures and levy taxes and assessments as may be necessary to carry out the purposes of this act;

(xv) To zone or rezone any part of the municipality or make exceptions from building regulations;

(xvi) To enter into agreements with an urban renewal agency vested with urban renewal project power under W.S. 15-9-133, which agree-

CHAPTER 1

• 1.3 Requirements for the Urban Renewal Plan Update

Casper College Western History Center

Casper, Wyoming. Businesses and Buildings West Yellowstone and Industrial Avenues

ments may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by a municipality pursuant to any of the powers granted by this chapter;

(xvii) To close, vacate, plan or replan streets, roads, sidewalks, ways or other places;

(xviii) To plan or replan any part of the municipality;

(xix) Within its area of operation, to organize, coordinate and direct the administration of the provisions of this act as they apply to the municipality in order that the objective of remedying slum and blighted areas and preventing the causes thereof within the municipality may be most effectively promoted and achieved and to establish new offices of the municipality or to reorganize existing offices in order to carry out the purpose most effectively;

(xx) To exercise all or any part or combination of powers granted by this section; and

(xxi) To plan and undertake neighborhood development programs consisting of urban renewal project undertakings and activities in one (1) or more urban renewal areas which are planned and carried out on the basis of annual increments in accordance with the provisions of this chapter for planning and carrying out urban renewal projects.

SECTION 1.3 - THE REQUIREMENTS FOR THE URBAN RENEWAL PLAN UPDATE

The urban renewal plan update conforms to the general plan of the municipality, gives consideration to adequate park and recreation areas, and meets the municipality's needs for redevelopment and rehabilitation, in that adequate open lands are provided in areas of residential redevelopment, that conditions of slums and blight are applicable to designated areas, and that residential redevelopment is a significant portion of the renewal plan, such that resident dwelling units are a part of the redevelopment plan.

For non-residential uses, acquisition and redevelopment of properties in accordance with sound planning standards are based on a variety of physical and legal characteristics of the properties, such as tax delinquency, outmoded street patterns, deterioration of the site, and economic disuse.

CHAPTER 1

- 1.4 Explanation and Use of the County Assessor Data
- 1.5 Database

SECTION 1.4- EXPLANATION AND USE OF COUNTY ASSESSOR DATA

The inventory of the urban renewal area is to provide accurate and impartial information on the land and buildings. City staff determined that the best method for studying and analyzing the urban renewal area was the County Assessor data. The County Assessor keeps information on building values, structure types, building use, condition, age, and type of structures. This information is very important to the renewall process. Decisions made on land and structures should be based on accurate and impartial data and the assessor data is the best available. For purposes of this update, the Assessor's office made their data available to the City and their technical team. The data was in digital format and it was necessary to reformat the data into an Access database to be able to map the attributes of each parcel using EsriGIS software. Each record is tied to one or two geographic code numbers that locate each parcel geographically. The data was formatted to ensure that there was correct data for each parcel in the 800+ parcels.

SECTION 1.5-DATABASE

The database for all information provided by the Assessor, and collected through field work, is maintained by the GIS Division of the Casper Community Development Department. The data are in an Access format and mapped using EsriGIS software.

The database includes more than a dozen information items about each lot, parcel, and building. The printout on a lot by lot basis yields a four-hundred plus page report and is not included in thisis plan. Data summaries are included in the Appendix. Data are available on a lot by lot basis from the Assessor.

Property Code	Geo Code	Address	Class	Assessor's Land Use Code	Assessor's Land Use Definition	Consultant's Land Use Code	Consultant's Land Use Definition	Living Units
Property Data								
	33790921100100		C			Y115	Vacant Comm Land	
Property Notes: Vacant - Formerly American Pipe and Toro. Excess legal is Lot 3-13 incl in vac Blk 176 & Tracts adjacent on S & W in 9-33-79.								
Legal Description: GOODSTEIN PLAZA # 4 BLK 1 LOT 6		COMME		Property Notes (continued):				
TAZ (transportation zone): 0	Census Block:	Zone:						
Assessed Values: Land Mkt: $96,639.00	Land Asd: $9,181.00	Building Mkt:	Building Asd:		Total Mkt: $96,639.00	Total Asd: $9,181.00	Tax Yr: 2016	
Land Data: Land Type: Vac	Sq. Ft. of land (type S) or Units (Type U): 68171	Total Acres: 1.56	Influ:					
	33790920002900		C			Y130	Comm Gravel Parking	
Property Notes:								
Legal Description: PT W 1/2 NW: (AKA CASPER LOT TR IN W1/2 NW: 9-33-7				Property Notes (continued):				
TAZ (transportation zone): 0	Census Block:	Zone:						
Assessed Values: Land Mkt: $154,597.00	Land Asd: $14,687.00	Building Mkt:	Building Asd:		Total Mkt: $154,597.00	Total Asd: $14,687.00	Tax Yr: 2016	
Land Data: Land Type: Vac	Sq. Ft. of land (type S) or Units (Type U): 29447	Total Acres: 0.68	Influ:					
	33790920003000		C			Y130	Comm Gravel Parking	
Property Notes: Blonde Brick storage building. Address is 543 S. Poplar.								
Legal Description: PT SW NW: (AKA CASPER TR ADJ TO BLK 114) 9-33-79				Property Notes (continued):				
TAZ (transportation zone): 0	Census Block:	Zone:						
Assessed Values: Land Mkt: $50,960.00	Land Asd: $4,841.00	Building Mkt:	Building Asd:		Total Mkt: $50,960.00	Total Asd: $4,841.00	Tax Yr: 2016	
Land Data: Land Type: Co	Sq. Ft. of land (type S) or Units (Type U): 7280	Total Acres: 0.17	Influ:					

A sample printout of the County Assessor's data. Some of the data in certain fields of the database from the Assessor have been purposely deleted for property owner confidentiality.

CHAPTER 2

THE URBAN RENEWAL AREA

- **2.1 Summary of the Urban Renewal Area**
- **2.1.1 History of Downtown Casper**

Flower and tree planters are a part of the new streetscape along West Yellowstone Highway

CHAPTER 2-THE URBAN RENEWAL AREA

SECTION 2.1-SUMMARY OF THE URBAN RENEWAL AREA

The Urban Renewal Area (Old Yellowstone District) is a large and varied study area, consisting of approximately 100 acres of developed, and undeveloped, commercial, light industrial, and vacant parcels. The redevelopment planning effort of the City has focused on establishing a new pattern of land uses and supportive transportation and infrastructure improvements.

The area developed from the central core in the Central Business District. The City was incorporated in 1889 around this core area. The urban renewal area grew outward from this central core to the west, with some of the first houses in Casper being built along Midwest Avenue. The Chicago and North Western (C&NW) Railroad ran through the urban renewal area parallel to Collin and Midwest Avenues. That line has been removed and a portion has been converted to Rails to Trails Parkway by the City. The Old Yellowstone District used to be a thriving business area with retail businesses located along the Yellowstone Highway, the primary arterial to Yellowstone Park. The businesses not only supported the commercial needs of travelers headed to the Park, but the area offered industrial support to the Amoco Refinery which was located immediately west of the District. The area declined over time due to shifting traffic patterns and the ultimate closure of the Amoco Refinery. Yellowstone Highway became obsolete when 1st Street to the north was improved and designated the new state highway. Closure of the Amoco Refinery forced many of the businesses to close that once supported the refinery.

City leaders believe the downtown core of any community is the heart of the community. The Master Plan that was created in 2007 encourages private investment, the utilization of infill and mixed-use development, the upkeep of historic buildings, and the recruitment of commercial and mixed-income residential properties.

SECTION 2.1.1-HISTORY OF DOWNTOWN

From the 1840s through the 1860s, the Oregon Trail, Mormon Trail, and other routes of the migration from the Midwest to the Pacific states meandered through central Wyoming along the North Platte River. The major route of the Oregon Trail follows the route of the Chicago and North Western (C&NW) railroad tracks through the downtown.

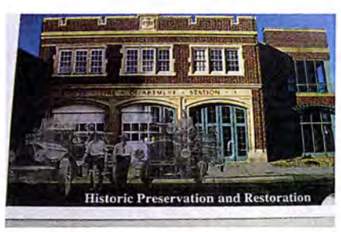
The first railroad train arrived on the Fremont, Elkhorn, and Missouri Valley (C&NW) line in Casper on June 15, 1899. Casper became a shipping point for the cattle industry of the area, with about 544 people congregating into a small railroad shipping town by the time the City incorporated in July, 1889.

The two railroad lines, Fremont, Elkhorn and Missouri and the Burlington Northern, with the North Platte River, formed the original physical determinants of the shape of Casper. The Burlington came in from the west along what is now "C" Street and established its depot at its current location at the north end of Wolcott. The C&NW came from the east along what became Yellowstone Highway, running southwesterly out to the former Amoco refinery, with their original depot being Union Station, located west of Center between Midwest and Collins behind the present Goodstein office building in the OYD.

The "new" town was originally laid out from an origin at the Union Station, running from David to Durbin with Midwest being First, Second Street as Second, and First Street as Third Street. David Street was originally the western limit because the North Platte River and its flood plain edged around the west of Center and David Streets and limited development there. The original town site was developed along Center and Second Streets. In the period from the 1880s to 1910, many frame offices, hotels, bars and other assorted commercial buildings sprang up on Center and Second. The first City Hall and Fire Station were located in the 100 block of South Center, on the west side of the block. The west side of the 200 block of South Center was home to no less than eleven saloons, where the men spent time in serious activities, while the women walked on the east side of the street and avoided the west side. The County Courthouse was built in the middle of Center Street between "A" and "B", making quite a striking scene. The first county courthouse was later torn down, apparently for the sake of better traffic circulation.

CHAPTER 2

- **2.1.1 History of Downtown Casper (continued)**
- **2.1.2 National Register Buildings in the Urban Renewal Area**
- **2.2 The Inventory of the Urban Renewal Area**
- **2.2.1 Zoning**



Casper continued as a shipping town until the oil boom of the Salt Creek Field and development of several oil refineries in the Casper area soon after 1910. The Producers and Refiners and Midwest plants eventually gave way to Standard Refinery west of town, which later became Amoco.

The Sandbar, a notorious development, grew on the flood plain west of Center Street. No respectable person wanted to be seen there, and the Sandbar eventually gave way to urban renewal in the 1960s and 1970s.

Starting after 1910, Casper began to develop a downtown core of modern brick hotels and commercial buildings. Growth continued steadily through the mid-twenties until the Depression hit. Growth was slowed for years, until World War II, when the war effort that located military bases in Casper, and the oil boom of the Fifties brought new life. The bust of the Sixties, boom of the Seventies, and bust of the Eighties continued the roller coaster ride for Casper and the downtown.

SECTION 2.1.2 - NATIONAL REGISTER BUILDINGS IN THE URBAN RENEWAL AREA

There are several buildings on the National Register of Historic Places in the OYD. Such buildings are at least fifty years of age and have been nominated and accepted to the National Register because of their historical significance and/or architectural significance. When buildings are designated, the effect of that designation is the ability to obtain tax credits for improvements, other support from the National Trust for Historical Preservation, and the requirement that federal dollars cannot be used to tear down the building.

The buildings in the urban renewal area that are on the National Register include: the Casper Fire Department Station Number One at 323 South David Street and the Natrona Motor Company at 230 West Yellowstone Highway, which was converted into movie theatres.

Preservation of these buildings is critical to maintaining the historical significance of Casper. The community has included these historic resources in development plans for the urban renewal area.

SECTION 2.2 - THE INVENTORY OF THE URBAN RENEWAL AREA

As discussed in Chapter 1, there is a need to have standardized, consistent data that is not based on any particular individual's opinion of the conditions in the urban renewal area. The area was inventoried using county assessor data, included in an Access database. This database can be queried and the data for the buildings analyzed and studied.

SECTION 2.2.1 - ZONING

The original zoning codes in the urban renewal area were General Industrial, Central Business, General Business, Limited Industrial, and Highway Business **(Map 2.2.1).**

Zoning in the Old Yellowstone District is now regulated by a Form-Based Code. See **(Map 2.2.1(a)**. This zoning plan is intended to integrate urban design, building form, placement, use and design as a means for implementing the Master Plan, dated September 2007.

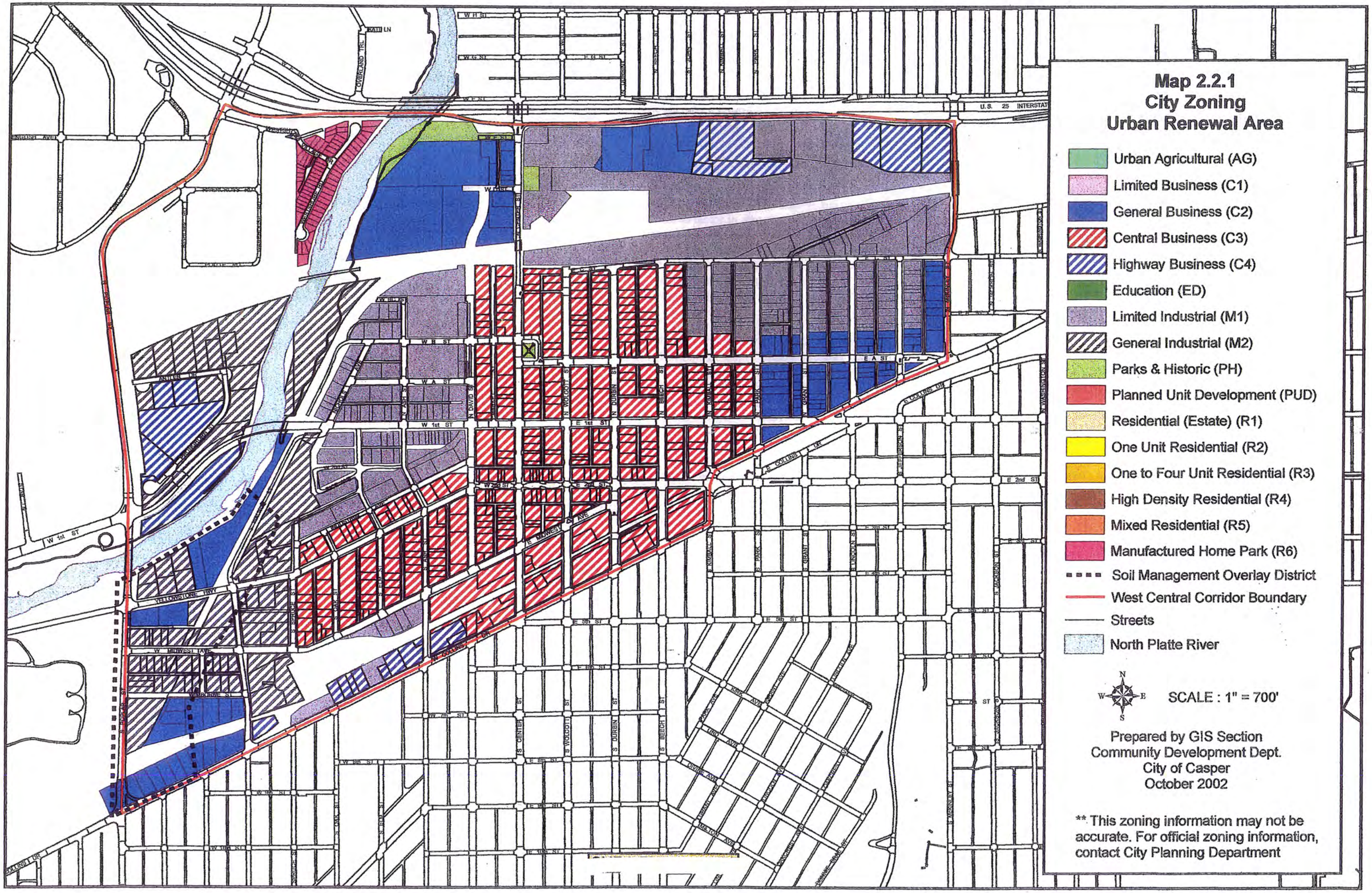
The Form-Based Code is comprised of four interrelated elements:

A Zoning district narrative describing purpose, intent, applicability and design.

A Regulating Plan that describes the areas within the development project where specified building types may be located.

Building envelope and street standards that describe the allowable height, disposition and use for the specified building types and right-of-way, travel lane, center median, parking, terrace and/or sidewalk and alleyway width for the specified thoroughfares.

Design standards for guiding specific aspects of building and site design. The design standards apply to existing and new facilities.


Map 2.2.1
City Zoning
Urban Renewal Area
Urban Agricultural (AG)
Limited Business (C1)
General Business (C2)
Central Business (C3)
Highway Business (C4)
Education (ED)
Limited Industrial (M1)
General Industrial (M2)
Parks & Historic (PH)
Planned Unit Development (PUD)
Residential (Estate) (R1)
One Unit Residential (R2)
One to Four Unit Residential (R3)
High Density Residential (R4)
Mixed Residential (R5)
Manufactured Home Park (R6)
Soil Management Overlay District
West Central Corridor Boundary
Streets
North Platte River
N
W
E
S
SCALE : 1" = 700'
Prepared by GIS Section
Community Development Dept.
City of Casper
October 2002
** This zoning information may not be accurate. For official zoning information, contact City Planning Department
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W G ST
W F ST
W E ST
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N BEECH ST
N KIMBALL ST
N PARK ST
N GRANT ST
N LINCOLN ST
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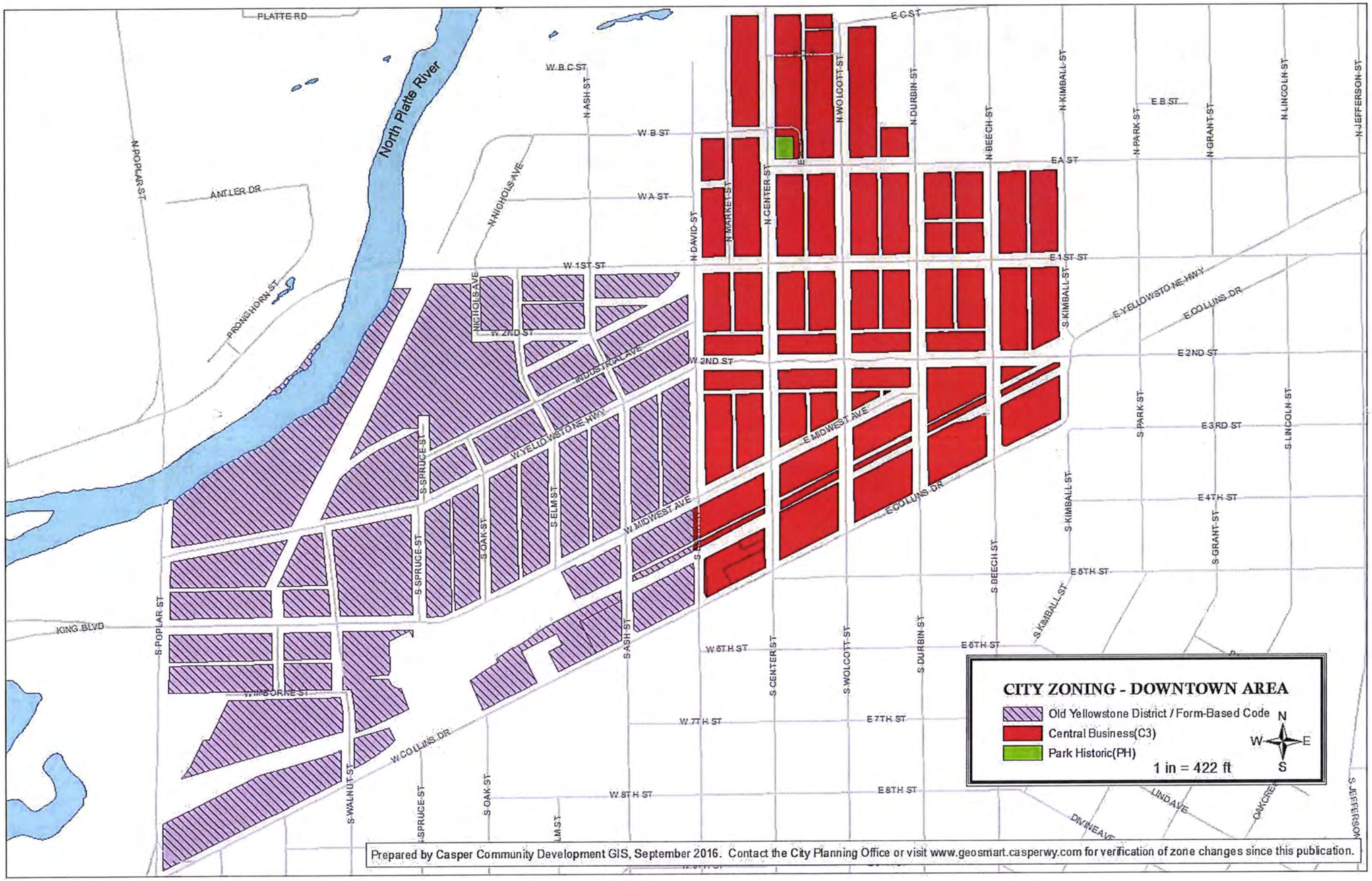
COLLINS DR

Map 2.2.1(a)



Prepared by Casper Community Development GIS, September 2016. Contact the City Planning Office or visit www.geosmart.casperwy.com for verification of zone changes since this publication.

CHAPTER 2

- 2.2.2 Existing Land Uses
- 2.2.3 Streets and Roadways

SECTION 2.2.2 - EXISTING LAND USES

The 2002 field observation revealed a large number of land uses smattered throughout the urban renewal area, with no recognizable development initiative **(Map 2.2.2).**
City staff conducted a field land use inventory of the urban renewal area **(Map 2.2.2(a)** which revealed how the initiatives in the Master Plan have been executed through redevelopment and the assemblage of properties.

The Old Yellowstone District

First and David Streets south and west to Poplar and south to Collins is defined in the urban renewal enabling documents adopted by the City. This area is a mix of former industrial buildings, previously serviced by railroad, with a variety of commercial uses. Underutilized buildings and vacant lands stretch from First Street to Collins and from David Street to South Poplar Street.

The west end of First Street used to include commercial row buildings. The old American Pipe facility on Walnut Street was torn down eight years ago to make room for the new construction of a U.S. Bank office. Other warehousing and commercial buildings still exist along First Street.

Industrial Avenue has many redeveloped businesses. This area was previously served by a rail spur. The uses between West Yellowstone Highway and Midwest Street include retail, much vacant land, a few single family residential units, much auto related business, and vacant warehousing.

From Walnut Street west on Yellowstone and Midwest there is a mix of commercial uses, automobile servicing, and an hourly motel. Along West Midwest are single family and mobile home uses mixed with converted residential businesses.

SECTION 2.2.3 - STREETS AND ROADWAYS

Functional Classification of Roadways

(Map 2.2.3.1) indicates the 2002 functional classification of roadways and traffic counts on the collectors and arterials. **(Map 2.2.3.1(a)** shows how the transportation network has expanded throughout the urban renewal area over the past 10 years.

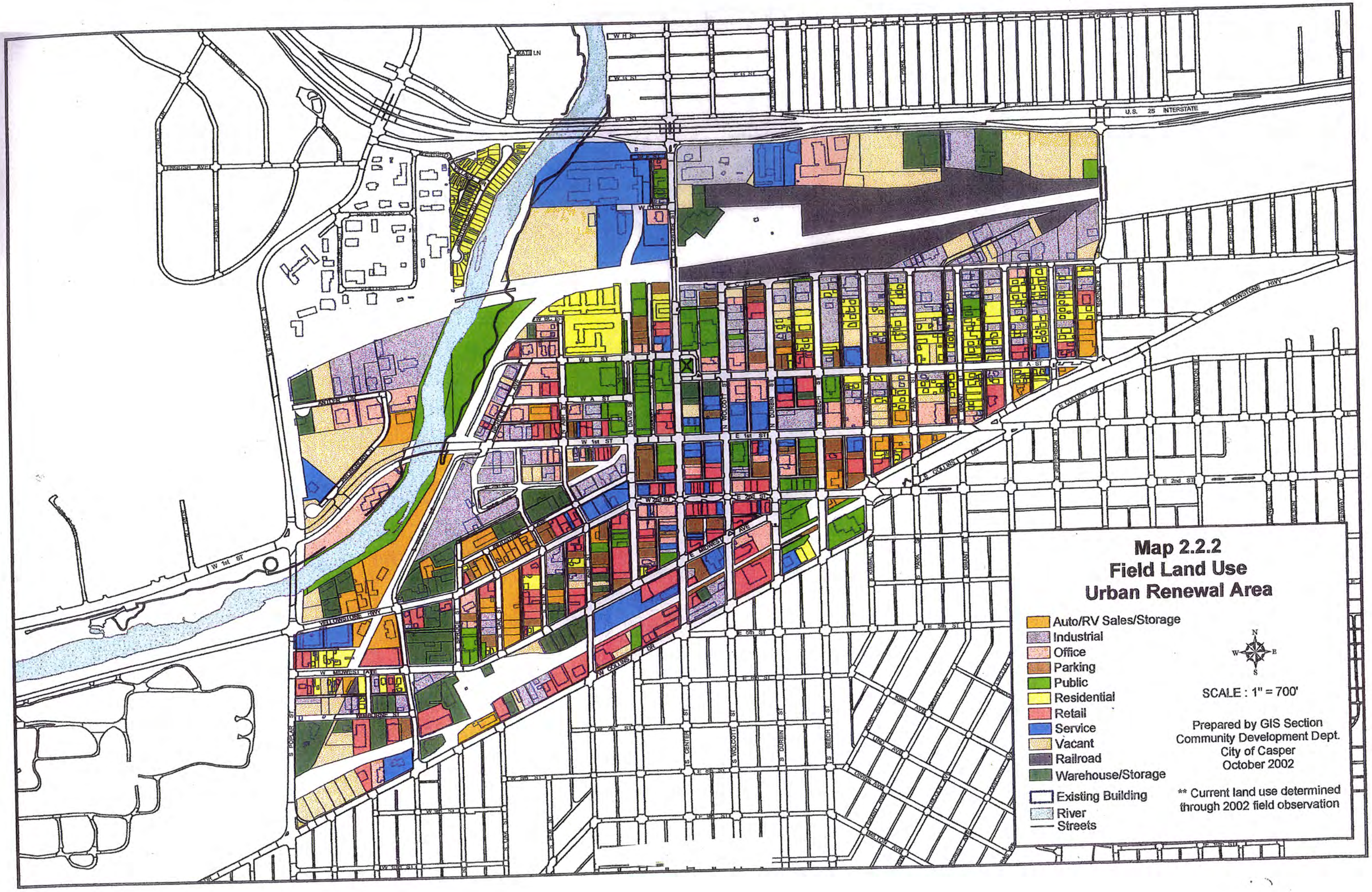
Functional classification of roadways defines a specific design for each type of roadway and the protected volume of traffic that could be carried by each roadway. Local streets provide direct access to individual properties.

Major collectors include Walnut, Ash, and West Yellowstone Highway. Arterials include Collins for its entire length, and Wolcott Street from First Street to Collins.

Arterials are primarily intended to move traffic and provide less access to fronting properties. Principal arterials include First Street as well as Poplar.

SECTION 2.2.4 – FEMA Floodplain

The North Platte River passes through the northwest corner of the Urban Renewal Area **(Map 2.2.4).** The Federal Emergency Management Agency (FEMA) updated the floodplain boundaries, which were adopted by the City of Casper in May of 2015. The 1-Percent Annual Chance Flood Hazard (commonly known as the 100-year Flood) extends into some properties between West 1st Street and US Interstate 25 designated as AE and AE, Floodway. Those designations comprise the Special Flood Hazard Area (SFHA) in the Urban Renewal Area and the City of Casper requires that all new or substantially improved structures within the SFHA be protected to one-foot above their Base Flood Elevation. There are no floodplain development restrictions on construction outside the SFHA.


Map 2.2.2
Field Land Use
Urban Renewal Area
Auto/RV Sales/Storage
Industrial
Office
Parking
Public
Residential
Retail
Service
Vacant
Railroad
Warehouse/Storage
Existing Building
River
Streets
SCALE : 1" = 700'
Prepared by GIS Section
Community Development Dept.
City of Casper
October 2002
** Current land use determined
through 2002 field observation
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W G ST
E G ST
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OVERLAND TRL
ENGLISH AVE
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E 1078th ST
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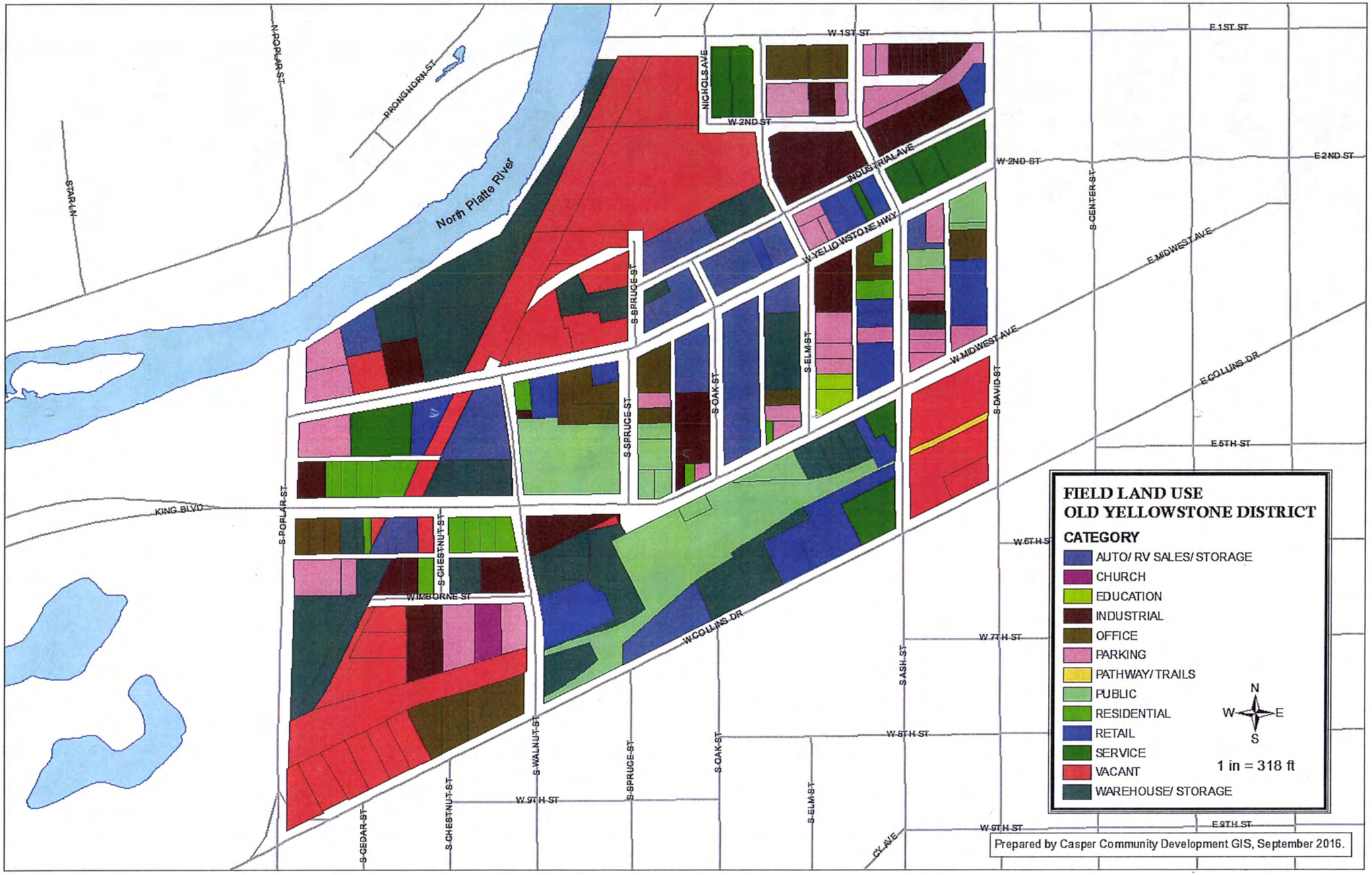
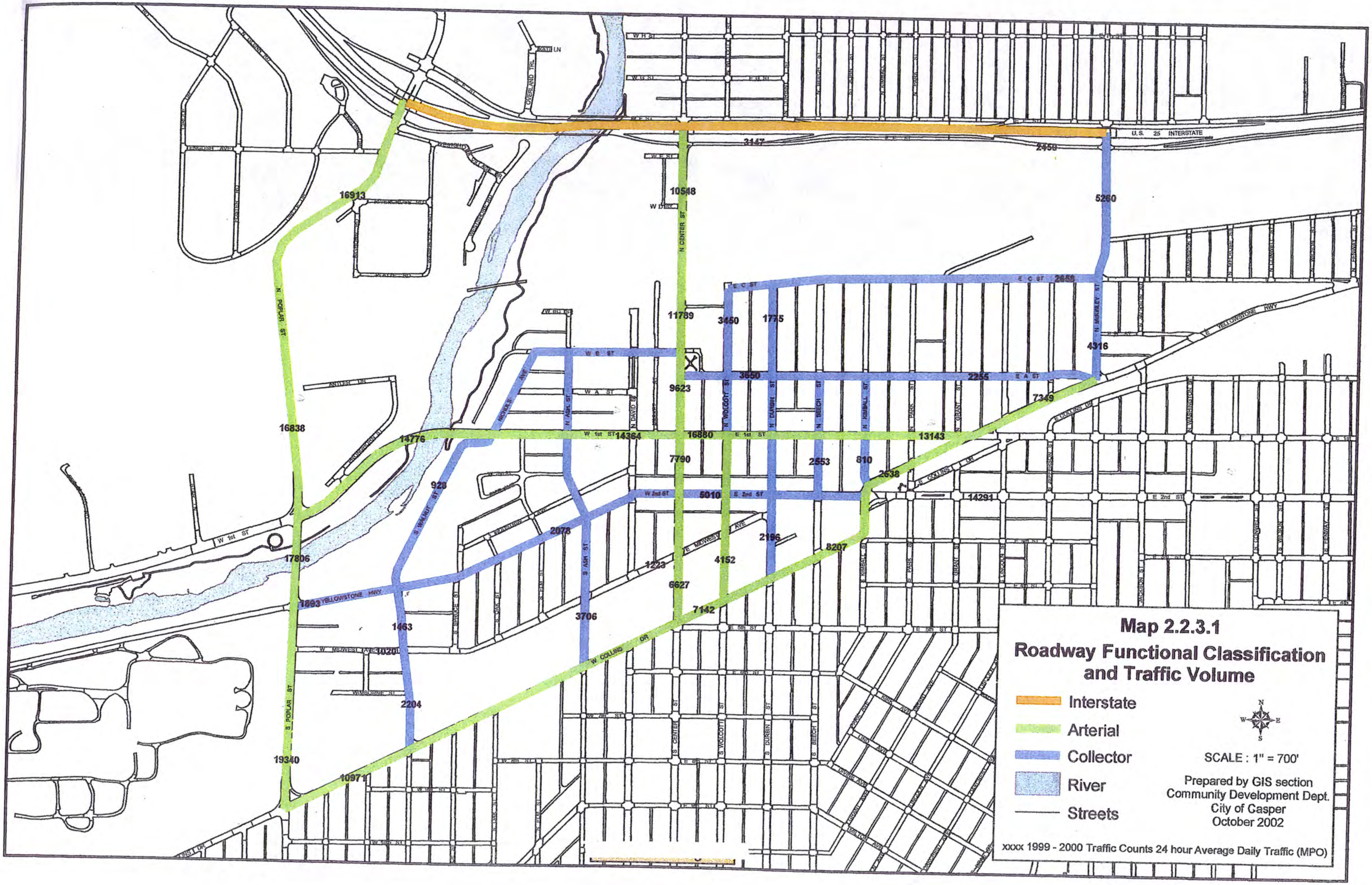
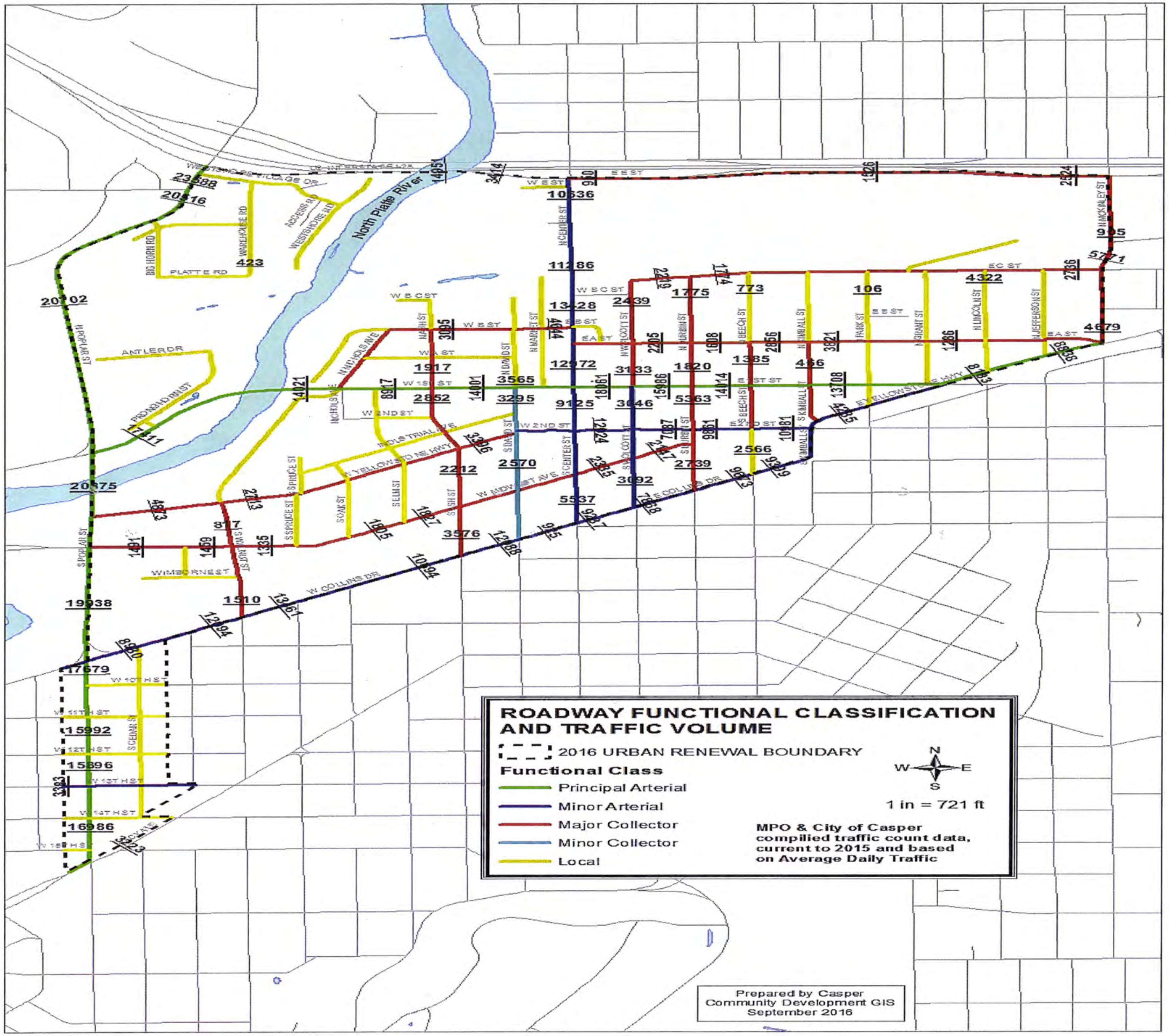
W 1080th ST
E 1080th ST
W 1081st ST
E 1081st ST
W 1082nd ST
E 1082nd ST
W 1083rd ST
E 1083rd ST
W 1084th ST

Map 2.2.2(a)

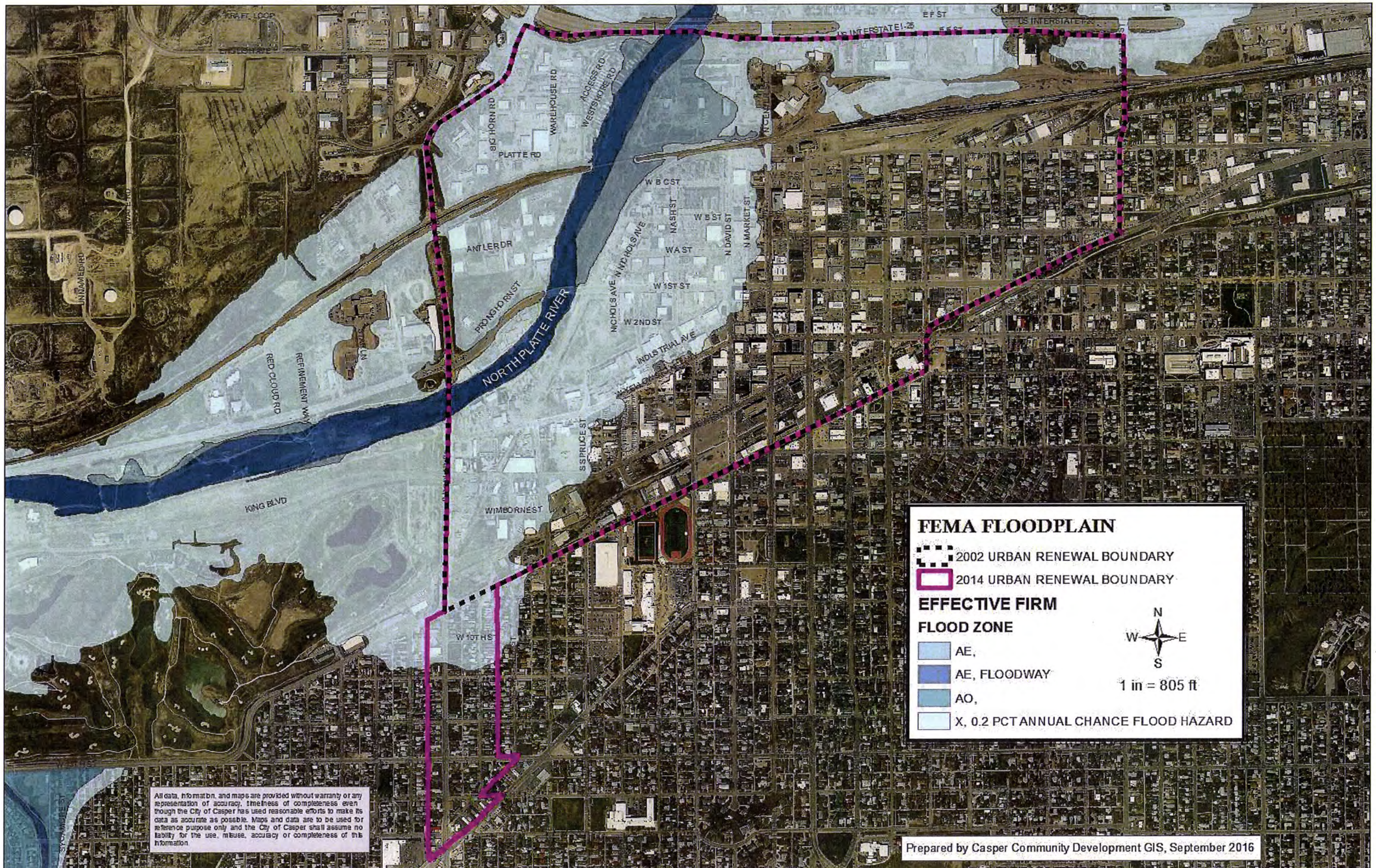

FIELD LAND USE
OLD YELLOWSTONE DISTRICT
CATEGORY
AUTO/ RV SALES/ STORAGE
CHURCH
EDUCATION
INDUSTRIAL
OFFICE
PARKING
PATHWAY/ TRAILS
PUBLIC
RESIDENTIAL
RETAIL
SERVICE
VACANT
WAREHOUSE/ STORAGE
N
W
E
S
1 in = 318 ft
Prepared by Casper Community Development GIS, September 2016.
North Platte River
W 1ST ST
E 1ST ST
W 2ND ST
E 2ND ST
W 5TH ST
E 5TH ST
W 7TH ST
W 8TH ST
W 9TH ST
E 9TH ST
N POPLAR ST
S POPLAR ST
BRONGHORN ST
STAR LN
NICHOLS AVE
INDUSTRIAL AVE
W YELLOWSTONE HWY
S CENTER ST
E MIDWEST AVE
W MIDWEST AVE
E COLLINS DR
W COLLINS DR
S SPRUCE ST
S OAK ST
S ELM ST
S DAVID ST
KING BLVD
S CHESTNUT ST
W IMBORNE ST
S ASH ST
S WALNUT ST
S CEDAR ST
CY AVE


Map 2.2.3.1
Roadway Functional Classification and Traffic Volume
Interstate
Arterial
Collector
River
Streets
N
W
E
S
SCALE : 1" = 700'
Prepared by GIS section
Community Development Dept.
City of Casper
October 2002
xxxx 1999 - 2000 Traffic Counts 24 hour Average Daily Traffic (MPO)
U.S. 25 INTERSTATE
N POPLAR ST
S POPLAR ST
N CENTER ST
S CENTER ST
N WOLCOTT ST
S WOLCOTT ST
N DURBIN ST
S DURBIN ST
N BEECH ST
S BEECH ST
N KIMBALL ST
N PARK ST
N GRANT ST
N McKINLEY ST
N ASH ST
S ASH ST
N DAVID ST
S WALNUT ST
NICHOLS AVE
W 1st ST
E 1st ST
W 2nd ST
E 2nd ST
W B ST
W A ST
E A ST
E C ST
W H ST
W G ST
E G ST
W E ST
W D ST
E 5th ST
E YELLOWSTONE HWY
YELLOWSTONE HWY
E MIDWEST AVE
W MIDWEST AVE
W COLLINS DR
E COLLINS DR
WIMBORNE ST
OVERLAND TRL
ENGLISH AVE
ANTLER DR
N WASHINGTON ST
N JACKSON ST
16913
16838
17806
19340
10971
14776
14364
16880
13143
10548
11789
9623
7790
6627
7142
3147
2450
5260
2658
4316
2255
7349
3450
1775
3650
2553
810
2638
14291
5010
8207
2196
4152
1223
2078
3706
928
1893
1463
1020
2204


ROADWAY FUNCTIONAL CLASSIFICATION AND TRAFFIC VOLUME
2016 URBAN RENEWAL BOUNDARY
Functional Class
Principal Arterial
Minor Arterial
Major Collector
Minor Collector
Local
N
W
E
S
1 in = 721 ft
MPO & City of Casper compiled traffic count data, current to 2015 and based on Average Daily Traffic
Prepared by Casper Community Development GIS September 2016
North Platte River

Map 2.2.3.1(a)

Map 2.2.4


FEMA FLOODPLAIN
2002 URBAN RENEWAL BOUNDARY
2014 URBAN RENEWAL BOUNDARY
EFFECTIVE FIRM
FLOOD ZONE
AE,
AE, FLOODWAY
AO,
X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
N
W
E
S
1 in = 805 ft
NORTH PLATTE RIVER
E F ST
US INTERSTATE I-25
BIG HORN RD
PLATTE RD
WAREHOUSE RD
ACCESS RD
WESTSHORE RD
W B CST
W B ST
NASH ST
N DAVID ST
N MARKET ST
ANTLER DR
W A ST
W 1ST ST
W 2ND ST
NICHOLS AVE
PRONGHORN ST
INDUSTRIAL AVE
S SPRUCE ST
RED CLOUD RD
REFINEMENT WAY
KING BLVD
WIMBORNE ST
W 10TH ST
UNNAMED RD
All data, information, and maps are provided without warranty or any representation of accuracy, timeliness of completeness even though the City of Casper has used reasonable efforts to make its data as accurate as possible. Maps and data are to be used for reference purpose only and the City of Casper shall assume no liability for the use, misuse, accuracy or completeness of this information.
Prepared by Casper Community Development GIS, September 2016

CHAPTER 2
THE URBAN RENEWAL AREA

- **2.2.5 Utilities**
- 2.3 Land Value

SECTION 2.2.5- UTILITIES

The City maintains the water, sewer, storm sewer, and public utilities in the urban renewal area. Water and sewer are upgraded prior to major roadway projects. The major improvements completed in 2002 were: improvements of water and sewer in the area west of David Street and south of First. Water improvements were completed in West Yellowstone west of Spruce, Midwest from Poplar to David, and David from Poplar to Second. One-block segments of sewer were improved between Midwest and Yellowstone on Oak, Elm, and Ash. Sewer was also improved on Ash Street north of First. Sewer improvements were completed in Industrial Avenue, West Yellowstone, West Second Street, the area of Wimborne Street, and Collins Drive. A final block of water improvements was completed on West Collins. In 2009, the complete reconstruction of West Yellowstone began with all utilities upgraded. The project was completed in October 2016.

SECTION 2.3-LAND VALUE

In 2002, the average market value of commercial buildings was $12.48 per square foot, with commercial land averaging $.84 per square foot. Residential land averaged $1.38 per square foot with residential buildings at $28.98 per square foot **(Table 2.3.1).**

In 2013, the Assessor records indicated that the market value of commercial building has increased to $31.19 per square foot. Residential land increased to an average 0of $4.86 per square foot with the residential building at $37.63 per square foot **(Table 2.3.1 (a).**

TABLE 2.3.1

Parcel Building and Land Value Summary Report

All Records in CURA project area from Assessor.

CLASS	Parcel Count	Sq. Ft. of Bldgs	Bldg Mkt value	Bldg Value per Sq. Ft.	Sq. Ft. of Land	Land Mkt value	Land Value per Sq. Ft.
Class C = Commercial	505	4,676,213	$58,359,700	$12.48	11,546,785	$9,722,657	$0.84
Class R = Residential	210	110,011	$3,188,140	$28.98	1,297,805	$1,789,700	$1.38
Class X = Exempt	96	1,071,912	$0		3,153,252	$0	
Grand Totals	**811**	**5,858,136**	**$61,547,840**	**$10.51**	**15,997,842**	**$11,512,357**	**$0.72**

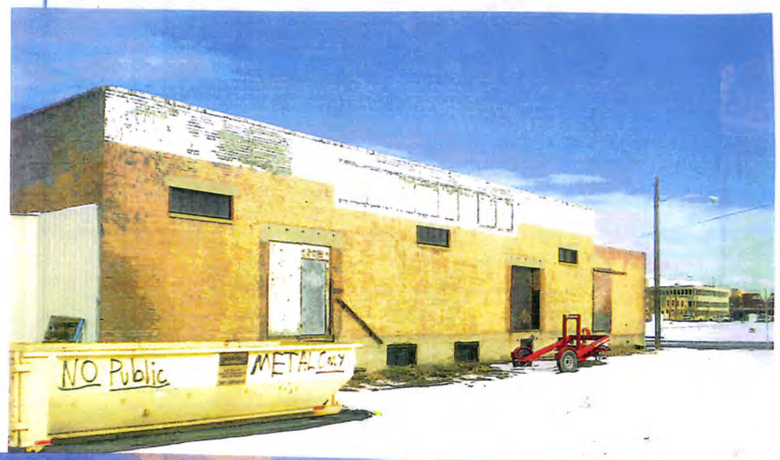
Parcel Building and Land Value Summary Report **TABLE 2.3.1 (a)**

CURA Corridor Records Only - From 2013 Assessor Records

	Parcel Count	Sq. Ft. of Bldgs	Bldg Mkt Val	Bldg Value Per Sq.Ft.	Sq. Ft. of Land	Land Mkt Val	Land Value Per Sq.Ft.
CLASS	*Commercial*						
	178	795,175.00	$24,797,938.00	$31.19	3,784,340.00	$16,384,400.00	$4.33
CLASS	*Education\ Church\ Museum*						
	3	23,058.00	$741,975.00	$32.18	36,964.00	$222,898.00	$6.03
CLASS	*Public*						
	12	29,312.00	$1,084,062.00	$36.98	464,150.00	$1,207,567.00	$2.60
CLASS	*Residential*						
	14	15,571.00	$585,955.00	$37.63	87,711.00	$425,920.00	$4.86
Grand Total	*207*	*863,116.00*	*$27,209,930.00*	*$31.53*	*4,373,165.00*	*$18,240,785.00*	*$4.17*

CHAPTER 3

THE BUILDINGS IN THE OYD



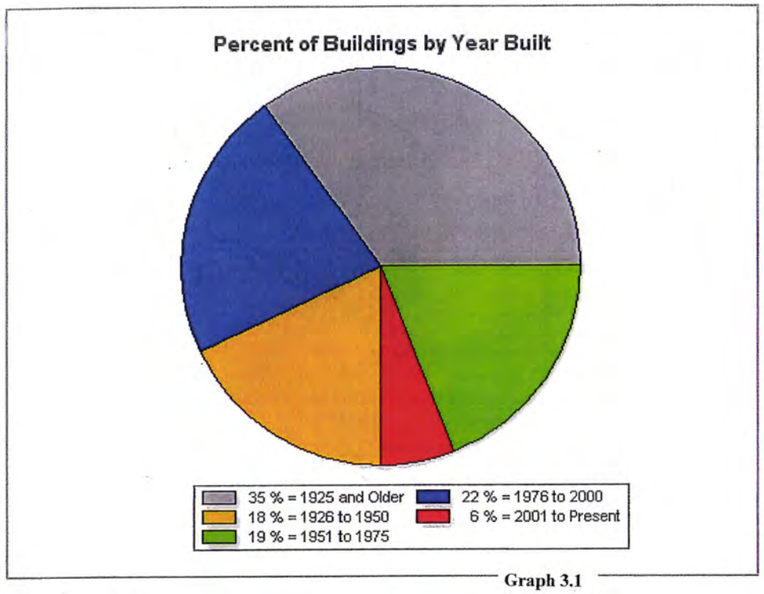
SECTION 3.7 - BUILDING AGE

Map 3.1 shows the building ages. The ages of buildings in the OYD vary significantly as there was original development early in the history of the City, followed by sporadic construction of buildings throughout the entire 20th Century. The noticeable pattern in reviewing the map that shows the ages of the buildings is the distribution of those buildings throughout the OYD. The patterns show that the very old buildings are intermixed on a regular basis. Buildings built before 1925 are intermixed with buildings built from 1926 to 1950, and 1951 to 1975, in the majority of the OYD. This indicates a pattern of individual lot development and mixed uses rather than significant construction of buildings in a single time

This pattern of mixed ages of buildings also complicates the process of redevelopment, as there is very little in the way of an entirely old block of buildings. **Map 3.1(a)** indicates the same pattern in the present day.

Of the buildings in the OYD, roughly one quarter were built before 1925, one quarter were built from 1926 to 1950, one quarter from 1951 to 1975, and one quarter were built from 1975 to the present. This again indicates the mix of owners and purposes of these buildings in the OYD.

Graph 3.1 graphs the ages of the buildings in the OYD.



Graph 3.1

SECTION 3.2 - BUILDING EXTERIOR TYPE

The county assessor categorizes commercial buildings into brick, concrete, metal or wood. Commercial buildings in the OYD are a mix of brick, concrete, and metal, with a few of the older structures being wood. Many of the older buildings are brick. The newer buildings are concrete or metal. As with building age, these buildings are mixed on a lot-by-lot basis. There is no consistent pattern of similar type buildings being located on the same lot. The residential buildings are listed by the Assessor as being aluminum, asbestos, or frame; those buildings are again a mix. There are approximately one dozen single family dwellings being used as dwellings in the OYD. They are primarily a mix of exterior types. There is no consistent style pattern for buildings in the OYD, because of the mix of ages and exterior types.

Map 3.2 indicates exterior type of the buildings in the OYD in 2002. With the governing Form-based code, the design standards do not allow for metal buildings. The results of this requirement are noted in **Map 3.2 (a).**

CHAPTER 3

THE BUILDINGS IN THE OYD

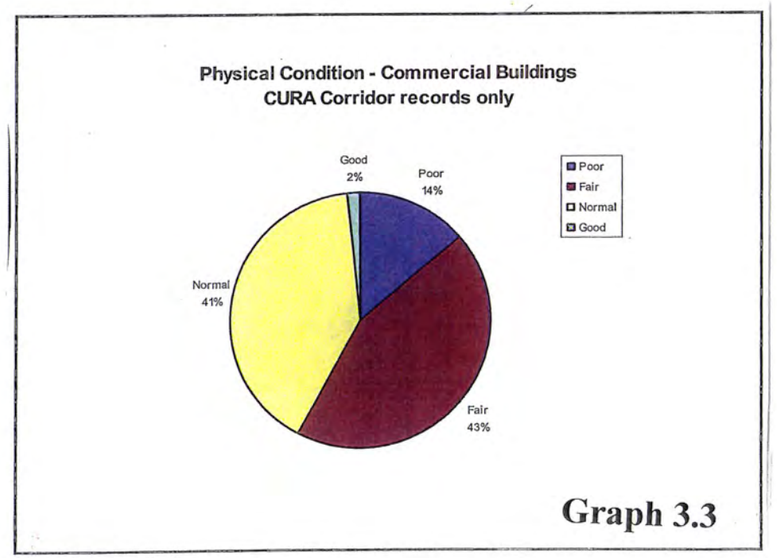
- **3.3 Building Condition**

SECTION 3.3 - BUILDING CONDITION

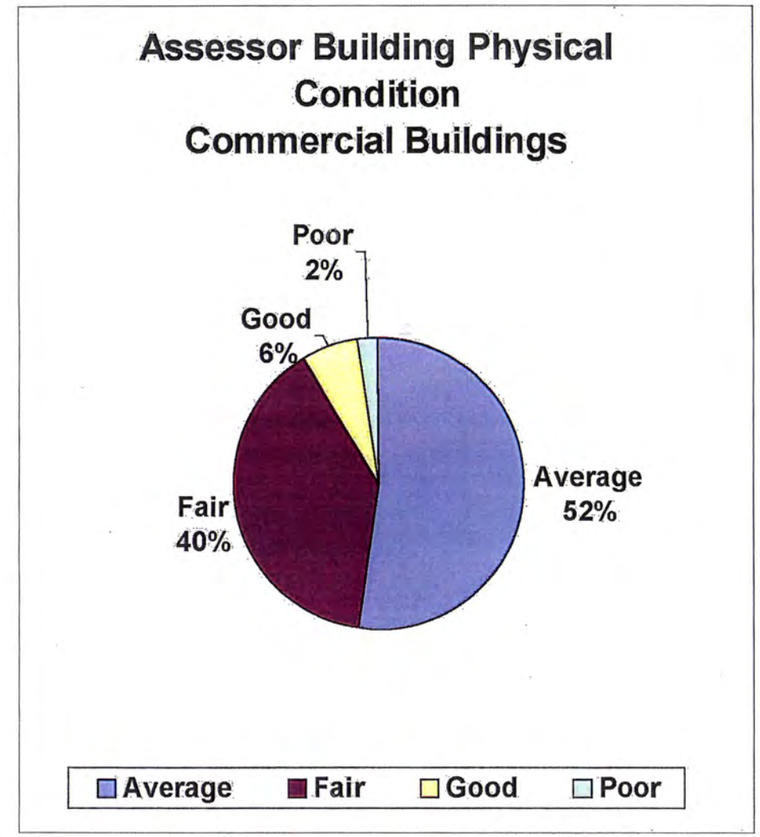
The assessor categorizes commercial buildings as good, fair, normal, or poor. The differentiation between normal and fair is difficult to determine and is used primarily by the Assessor's staff for specific purposes. However, 42 percent of the commercial buildings in the OYD are normal,43 percent fair, with two percent being good, and 14 percent being poor. The distribution of those buildings is a mix, with only a few good buildings. The buildings in fair, normal, and poor condition are scattered throughout the OYD. Again, there is no pattern of a single block being consistently one condition.
The buildings in poor condition are isolated instances of old buildings.

The residential buildings are designated by the Assessor as fair, average, poor, and unsound. The residences in the OYD are primarily average or poor condition. The residences are scattered as well throughout the OYD, except for concentration on West Midwest Avenue, where some of those residences have been converted to businesses. There are mobile homes located on West Midwest between Walnut and Poplar Streets.

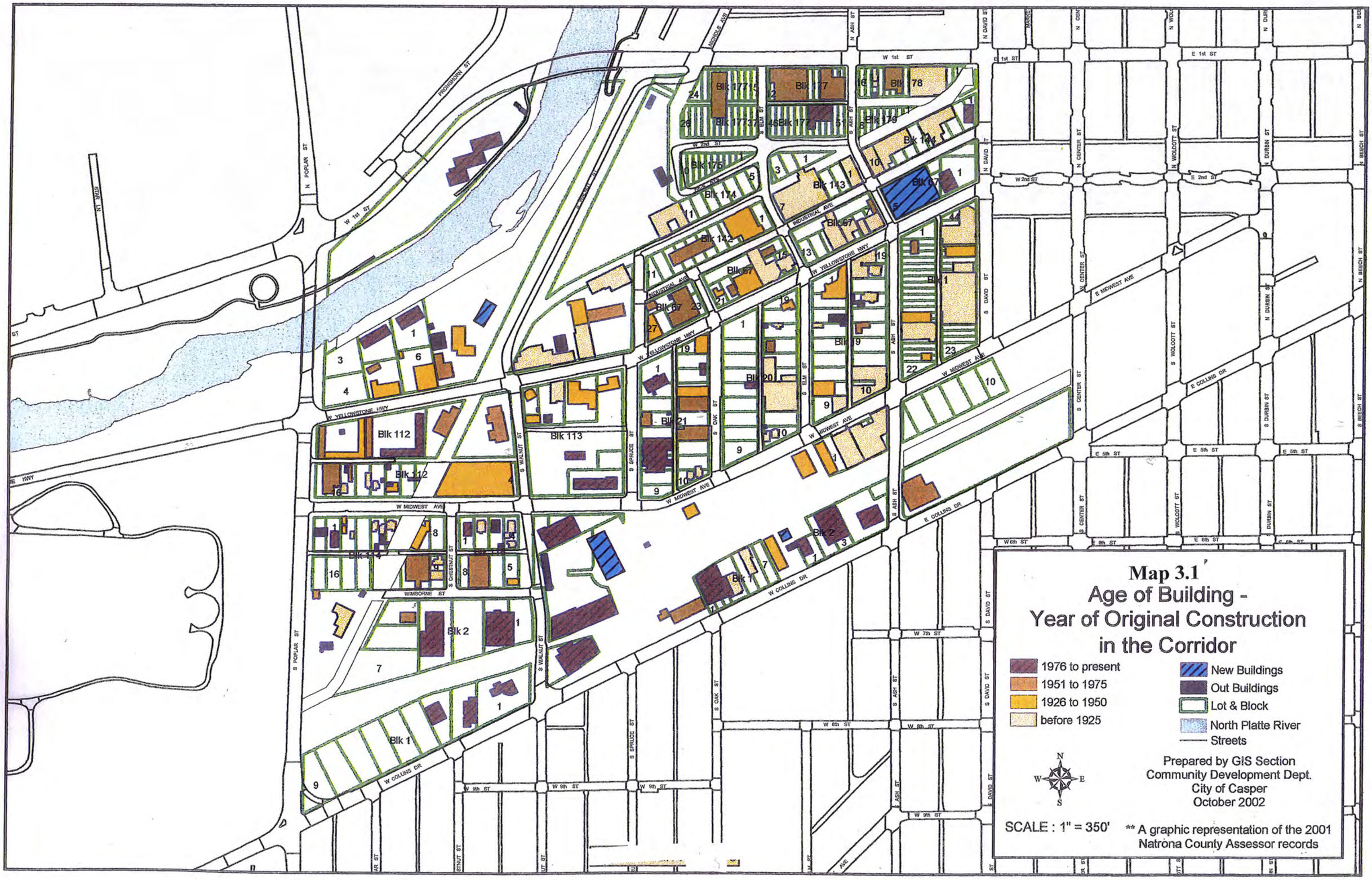
Map 33 represents building conditions in the OYD. **Graph 3.3** represents the physical condition of the buildings in the OYD. **Graph 3.3(a)** indicates the increase in the "normal" classification, which is indicative of façade upgrades.



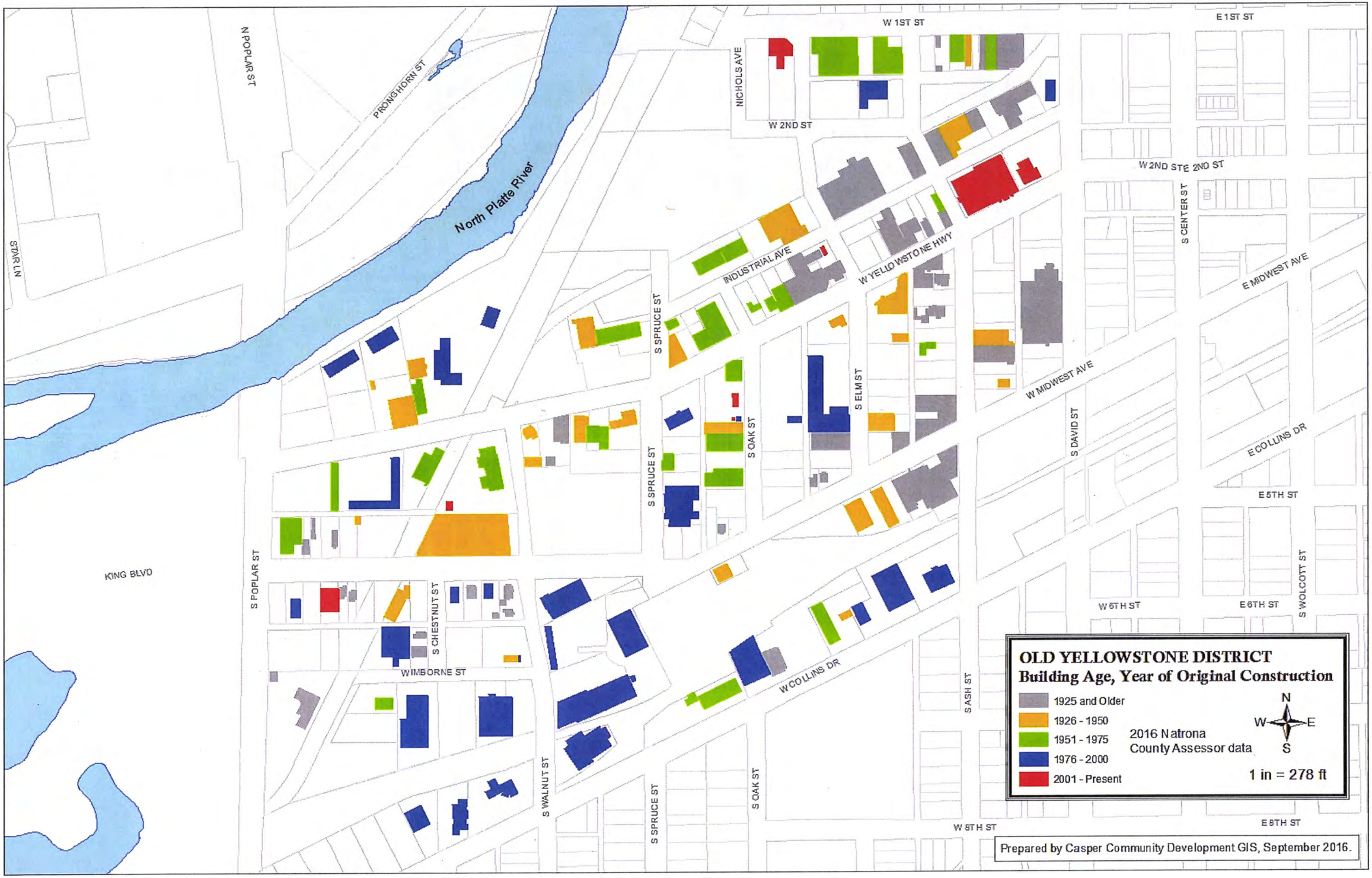
Graph 3.3

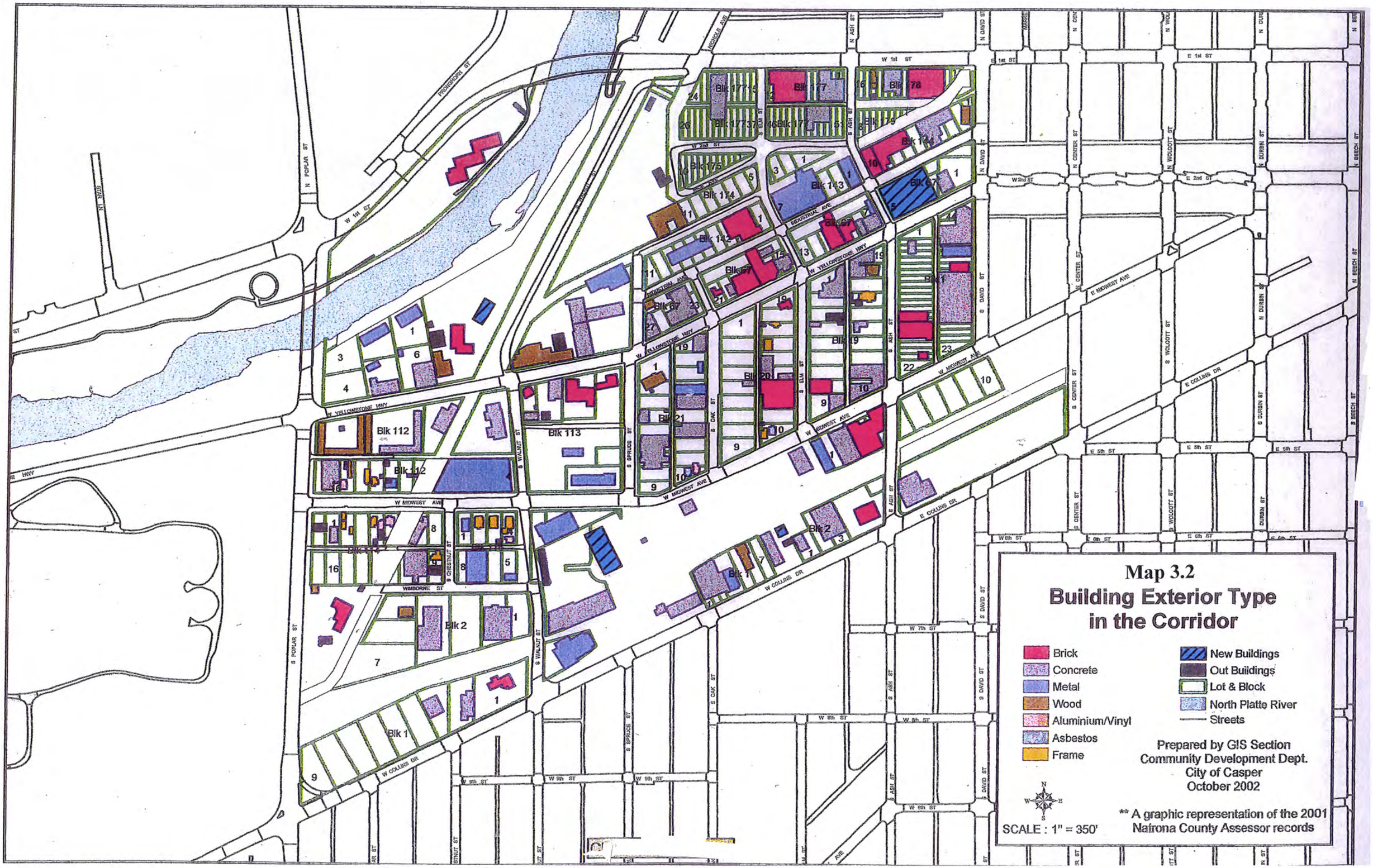


Graph 3.3 (a)

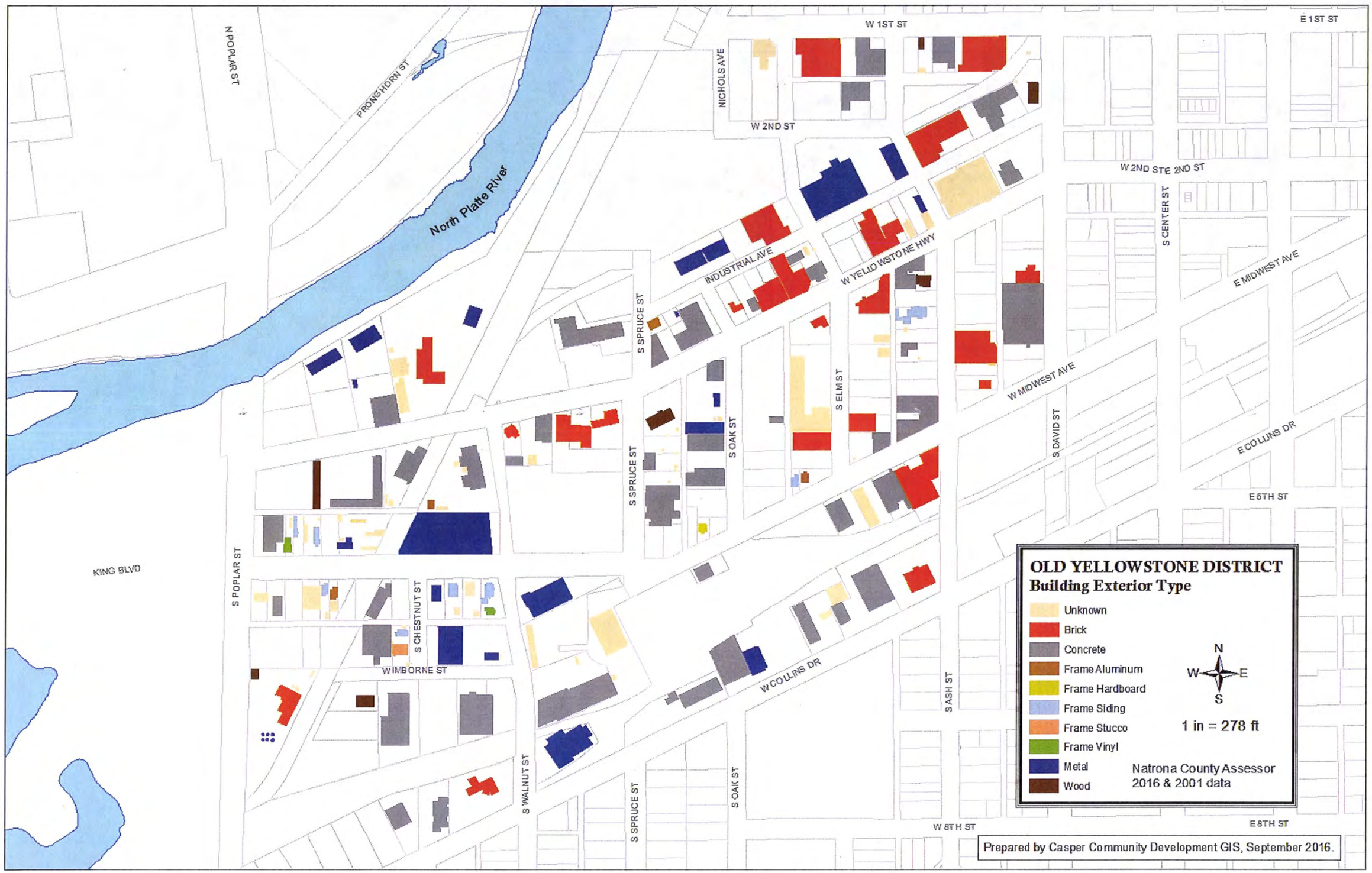

Map 3.1
Age of Building -
Year of Original Construction
in the Corridor
1976 to present
1951 to 1975
1926 to 1950
before 1925
New Buildings
Out Buildings
Lot & Block
North Platte River
Streets
Prepared by GIS Section
Community Development Dept.
City of Casper
October 2002
SCALE : 1" = 350'
** A graphic representation of the 2001
Natrona County Assessor records
W 1st ST
E 1st ST
W 2nd ST
E 2nd ST
W 6th ST
E 6th ST
W 7th ST
W 8th ST
W 9th ST
E 5th ST
W MIDWEST AVE
E MIDWEST AVE
W COLLINS DR
E COLLINS DR
W YELLOWSTONE HWY
INDUSTRIAL AVE
WIMBORNE ST
N POPLAR ST
S POPLAR ST
S WALNUT ST
S SPRUCE ST
S OAK ST
S ELM ST
S ASH ST
S DAVID ST
S CENTER ST
S WOLCOTT ST
S DURBIN ST
S BEECH ST
N DAVID ST
N CENTER ST
N WOLCOTT ST
N DURBIN ST
N BEECH ST
FRONGHORN ST
STAR LN
Blk 112
Blk 113
Blk 114
Blk 1
Blk 2
Blk 67
Blk 142
Blk 143
Blk 144
Blk 175
Blk 177
Blk 178
Blk 179
Blk 20
Blk 21
Blk 19

Map 3.1 (a)

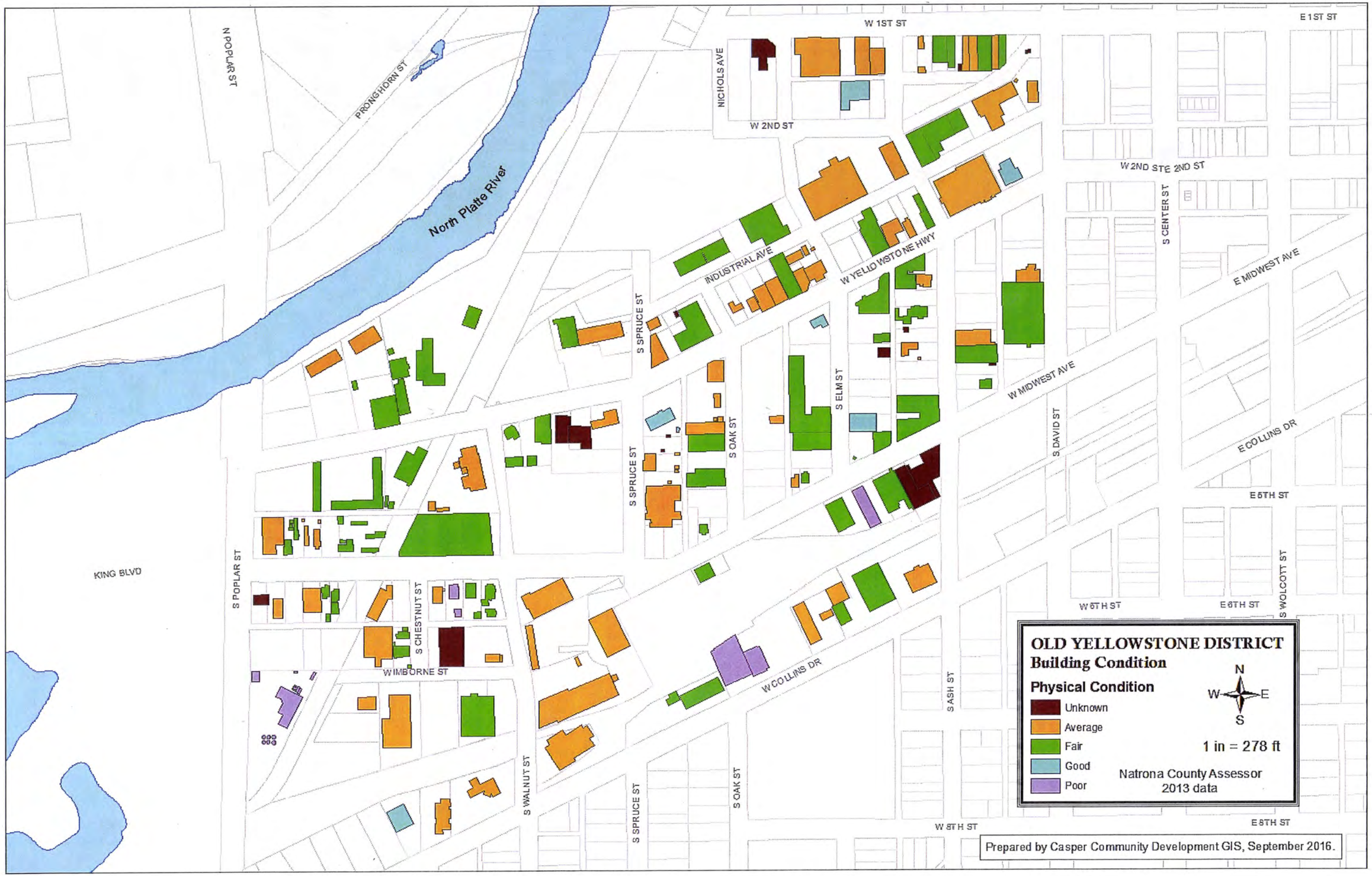

OLD YELLOWSTONE DISTRICT
Building Age, Year of Original Construction
1925 and Older
1926 - 1950
1951 - 1975
1976 - 2000
2001 - Present
2016 Natrona County Assessor data
N
W
E
S
1 in = 278 ft
Prepared by Casper Community Development GIS, September 2016.
North Platte River
N POPLAR ST
PRONGHORN ST
STAR LN
KING BLVD
S POPLAR ST
S CHESTNUT ST
WIMBORNE ST
S WALNUT ST
S SPRUCE ST
S OAK ST
S ELM ST
S DAVID ST
S ASH ST
S CENTER ST
S WOLCOTT ST
NICHOLS AVE
W 1ST ST
E 1ST ST
W 2ND ST
E 2ND ST
INDUSTRIAL AVE
W YELLOWSTONE HWY
W MIDWEST AVE
E MIDWEST AVE
W COLLINS DR
E COLLINS DR
E 5TH ST
W 6TH ST
E 6TH ST
W 8TH ST
E 8TH ST


Map 3.2
Building Exterior Type
in the Corridor
Brick
Concrete
Metal
Wood
Aluminium/Vinyl
Asbestos
Frame
New Buildings
Out Buildings
Lot & Block
North Platte River
Streets
Prepared by GIS Section
Community Development Dept.
City of Casper
October 2002
** A graphic representation of the 2001
Natrona County Assessor records
SCALE : 1" = 350'
W YELLOWSTONE HWY
W MIDWEST AVE
W COLLINS DR
E COLLINS DR
E MIDWEST AVE
INDUSTRIAL AVE
W 1st ST
E 1st ST
W 2nd ST
E 2nd ST
W 7th ST
W 8th ST
W 9th ST
E 5th ST
E 6th ST
N POPLAR ST
S POPLAR ST
S WALNUT ST
S SPRUCE ST
S OAK ST
S ELM ST
S ASH ST
S DAVID ST
S CENTER ST
S WOLCOTT ST
S DURBIN ST
S BEECH ST
N DAVID ST
N CENTER ST
N WOLCOTT ST
N DURBIN ST
N BEECH ST
PRONGHORN ST
NICHOLS AVE
STAR LN
Blk 112
Blk 113
Blk 114
Blk 1
Blk 2
Blk 19
Blk 20
Blk 21
Blk 67
Blk 142
Blk 143
Blk 174
Blk 175
Blk 177
Blk 178
Blk 179
Blk 144

Map 3.2 (a)


OLD YELLOWSTONE DISTRICT
Building Exterior Type
Unknown
Brick
Concrete
Frame Aluminum
Frame Hardboard
Frame Siding
Frame Stucco
Frame Vinyl
Metal
Wood
N
W
E
S
1 in = 278 ft
Natrona County Assessor
2016 & 2001 data
North Platte River
N POPLAR ST
PRONGHORN ST
W 1ST ST
E 1ST ST
NICHOLS AVE
W 2ND ST
W 2ND ST E 2ND ST
S CENTER ST
INDUSTRIAL AVE
W YELLOWSTONE HWY
E MIDWEST AVE
S SPRUCE ST
S ELM ST
W MIDWEST AVE
S OAK ST
S DAVID ST
E COLLINS DR
E 5TH ST
KING BLVD
S POPLAR ST
S CHESTNUT ST
WIMBORNE ST
W COLLINS DR
S ASH ST
S WALNUT ST
S SPRUCE ST
S OAK ST
W 8TH ST
E 8TH ST
Prepared by Casper Community Development GIS, September 2016.

Map 3.3


OLD YELLOWSTONE DISTRICT
Building Condition
Physical Condition
Unknown
Average
Fair
Good
Poor
N
W
E
S
1 in = 278 ft
Natrona County Assessor
2013 data
Prepared by Casper Community Development GIS, September 2016.
North Platte River
N POPLAR ST
PRONGHORN ST
W 1ST ST
E 1ST ST
NICHOLS AVE
W 2ND ST
W 2ND STE 2ND ST
S CENTER ST
INDUSTRIAL AVE
W YELLOWSTONE HWY
E MIDWEST AVE
S SPRUCE ST
S ELM ST
W MIDWEST AVE
S OAK ST
S DAVID ST
E COLLINS DR
E 5TH ST
KING BLVD
S POPLAR ST
S CHESTNUT ST
W 6TH ST
E 6TH ST
S WOLCOTT ST
WIMBORNE ST
W COLLINS DR
S ASH ST
S WALNUT ST
W 8TH ST
E 8TH ST

CHAPTER 4

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

- **4.1 Summary**
- **4.2 Overview of Urban Renewal Area**
- **4.3 Conformity to the Casper Area Comprehensive Plan**

CHAPTER 4-SUMMARY, CONCLUSIONS, AND RECOMMENDATIONS

SECTION 4.1-SUMMARY

In 2002, the Casper City Council determined that blight exists in a portion of the core of the community. The definition of "blighted area" in the statutes is a broad combination of factors such as a high incidence of slums, deteriorated structures, roadway and lot layouts that are inadequate for accessibility and usefulness, and deterioration of sites or other improvements. The Council created an urban renewal division to work with the Council to bring economic and physical revitalization to the designated area through the urban renewal process.

The initial step of this urban renewal plan was to complete an inventory of infrastructure, building conditions, land use, and land value. Determinations for building conditions and value were provided by the Natrona County Assessor's 200 1 tax year database. This update is based on 2013 data. This database is an impartial and standard-ized measure of condition and value rather than the opinions of the individuals conducting the inventory. This information will be used in the renewal process to establish an impartial and equitable evaluation of properties.

SECTION 4.2 - OVERVIEW OF URBAN RENEWAL AREA

As outlined in Chapter 2, the total urban renewal area is a sizeable area of 100 acres.

The Central Business District (CBD) is a functioning downtown, which faces the same challenges as all downtowns of cities of similar size, that of finding a niche of public facilities, offices, banking, retail specialty shops, entertainment and restaurants. A t this time, with the exception of a few buildings, the downtown does not need urban renewal programs for revitalization.

SECTION 4.3 – CONFORMITY TO THE CASPER AREA COMPREHENSIVE PLAN

The City's Comprehensive Plan is currently being updated. Over the past six months of public engagement for that Plan, the urban renewal area/OYD has been a central focus in the growth discussions and land use decisions for the City. The urban renewal plan update complies with those preliminary visions and goals.

- The community has expressed how badly it wants additional retail, entertainment, and restaurant opportunities. In order to support these commercial visions, we must increase the density of people living downtown – **rooftops before retail**. We must set the stage for as much residential development as possible. Housing will be encouraged at all price points.
- The City of Casper, through its Metropolitan Planning Organization, has increased **street connectivity and pedestrian activity** in the Old Yellowstone District. The key planning principle is to balance transportation needs with community vision. There must be a balance struck between the pedestrian walkability in the redevelopment area, and the demand for streets to enhance traffic circulation.
- The beauty of the **North Platte River** is obviously a critical component of the downtown appeal. The City recognizes how important it is to reconnect value to the riverfront area in the Old Yellowstone District and maintain public access. The vision is to meet the desire for an urban waterfront lifestyle and compliment the downtown experience.
- **Public participation** in the planning process for the redevelopment area will be ongoing. The City has hosted numerous public open houses, workshops, luncheons, website updates, and newsletters to ascertain the issues and opportunities in the redevelopment plan, and update stakeholders on the progress.
- **Landscape architecture** and **public art** will be used as another development tool of the City. Landscaping is planned in the transportation infrastructure, streetscapes, way finding signage, and public areas. Features like pocket parks and waterfront design will be used as a catalyst for new investment.
- A variety of **financing programs** and partnerships will fund the vision. The City will assist infrastructure development. Federal tax incentive programs will be utilized in connection with private investment in the redevelopment of historic buildings and the creation of new mixed-use developments. Federal and state loan programs will offer attractive interest rates for business expansions. Our local banking community has been educated about the City's vision and funding programs, and they are already working with creative and traditional financing packages on several business ventures in the Old Yellowstone District.
- **Private development** and investment will be the driving force in the redevelopment. The City recognizes that these private developers are visionaries too, and we applaud them. They will be our partners throughout the development of this project, and will share in its success.

CHAPTER 4

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

• 4.4 Recommendations

SECTION 4.4 – RECOMMENDATIONS

The conclusion from the inventory is that the OYD still has lower land values, more vacant land and more nuisance characteristics and blight than the remainder of the downtown area. The Council's designation of the OYD as an urban renewal project area is well founded because of these conditions and because of the need for coordinated effort among those jurisdictions and agencies charged with planning in the adjacent neighbor- hoods.

The Project Plan

The Urban Renewal Plan, as defined in the statutes, is a plan that is consistent with local objectives respecting land use, traffic, transportation, public utilities and community facilities. The Master Plan for the OYD has also addressed the issues of land acquisition, removal of structures, and rehabilitation such that urban renewal programs may be carried out.

The plan will outlines renewal activities, such as land acquisition and assembling of parcel s, demolition of unsound structures, infrastructure improvements, land uses and proposed facilities, rezoning as necessary, and provision of public facilities.

CHAPTER 4

Goals, Policies/Actions, and Objectives

Goals are statements of general overall concepts that address the major aspects of the planning process. Goals may not ever be attainable or attainable only over the long-term, but state the desired condition such as "safe, affordable housing for everyone."

Policies are the guidelines established by the governing body concerning how they will accomplish the goals of the organization. A sample policy would be to plan for and encourage new housing in the Urban Renewal Area through the project plan.

Actions are what the City will do in adopting and implementing the plans for the urban renewal area. Actions are closely interchangeable with policies.

Objectives are measurable accomplishments, such as building 100 low-to-moderate-income apartments in support of the goals of providing safe, affordable housing. For the purposes of this plan, objectives will not be developed or spelled out, but will be developed as part of the Plan for the OYD.

A sound goals, policies and objectives statement supports the mission of the organization and will tie together vertically and horizontally. The policies and objectives that are specific to a particular goal must support that goal, (vertical) but must also not conflict too much with other goals (horizontal). The goals should not conflict with each other unless so intended by the organization.

Goal I: The Urban Renewal Process

The City has developed and established an ongoing urban renewal process and will continue todevelop and implement a project plan for the OYD

Policy/Action 1.1 The City will take actions necessary to establish a long-term program of revitalization in the urban renewal area.

Policy/Action 1.2 The City will integrate planning and revitalization in the OYD with the planning efforts of the Platte River Commons, Downtown Development Authority and agencies working with other adjacent neighborhoods, such that the revitalization of the OYD complements the activities in the adjacent areas, rather than competing with these areas.

Policy/Action 1.3 The City will develop the Project Plan for the OYD using a professional and open planning process, involving the property owners and other stakeholders in a public process as outlined below:

Policy/Action 1.4 The City will use the Plan as the guideline for renewal efforts in the OYD. Changes in the plan will be made through an amendment process that includes participation by stakeholders.

Policy/Action 1.5 The City will coordinate planning and implementation efforts with other community development organizations and agencies, such as WCDA, CAEDA, the City Council, HUD, the Amoco Reuse Joint Powers Board, federal, state and local government, private lenders and foundations and property owners, which have the ability to contribute to the renewal effort.

Policy/Action 1.6 The City will develop a matrix of funding options for Corridor renewal that is designed to utilize and leverage a variety of private and public funding sources. The key to renewal is the investment in the properties by the property owners, supplemented by public funds where appropriate.

Policy/Action 1.7 The City will obtain technical and professional assistance from the City Community Development Department, consultants, other agencies and communities in executing the Plan for the OYD.

Appendix

Building Use Type - Commercial Buildings Only

Old Yellowstone District

Bldg Sect. Use Type	*Description*	*Number of Bldg Sections*	*% of Total Bldg Sects.*	*Area of Bldg Sections*	*% of Total Area*
1	Ranch 1 Story	1	0%	7,658	0%
1459	Mixed Retail w/ Res Units	6	3%	302,811	8%
1460	Mixed Retail w/ Office Units	25	12%	374,726	10%
1471	Light Commercial Utility	7	3%	4,214	0%
17	Apartment <= 3 Stories	1	0%	230,190	6%
211	Industiral Interior Office Space	1	0%	320	0%
221	Rooming Houses	1	0%	4,203	0%
304	Bank	3	1%	40,731	1%
325	Service Garage	19	9%	175,708	5%
326	Storage Garage	2	1%	10,124	0%
334	Indust Lght Manufacturing	4	2%	30,354	1%
339	Lumber Storage - Horizontal	2	1%	9,550	0%
341	Medical Offices	1	0%	16,097	0%
343	Motel	2	1%	103,453	3%
344	Office Building	14	7%	1,107,021	29%
350	Restaurant	1	0%	43,314	1%
353	Retail Store	25	12%	342,961	9%
380	Theatre - Motion	1	0%	44,943	1%
384	Barber/Beauty Shop	1	0%	4,020	0%
391	Storage - Material	1	0%	12,541	0%
401	Shed - Equipment	2	1%	1,072	0%
406	Storage Warehouse	71	34%	763,136	20%
407	Distribution Warehouse	3	1%	49,411	1%
408	Service Station	4	2%	9,983	0%
410	Automotive Center	2	1%	23,666	1%
419	Convenience Store	1	0%	1,525	0%
426	Day Care Center	1	0%	18,720	0%
442	Bar/Tavern	1	0%	5,833	0%
473	Equipment Building	4	2%	22,028	1%
566	Farm Sun Shelters	1	0%	448	0%
	Total Number of Building Sections	208		3,760,761	

Land Square Footage by Consultant's Land Use Code

Old Yellowstone District

Land Type	Sq. Ft. of land	Market Value of land	Summarized $/Sq. Ft.	Acres	Count
Category: Auto/ RV Sales/ Storage					
Y150 Auto/RV Sales Lot					
Commercial - Improved Land - All Inclusive	125,433	$400,549.00	$3.19	2.88	3
Residential - Improved Land - Single Family Residence	8,400	$48,359.00	$5.76	0.19	1
Vacant Land - Residential Vacant - In City Limits	19,110	$72,072.00	$3.77	0.44	2
Summary for Y150	*152,943*	*$520,980.00*	*$3.41*	*3.51*	*6*
Y155 Auto Servicing					
Commercial - Improved Land - All Inclusive	186,848	$1,036,446.00	$5.55	4.28	14
Vacant Land - Commercial Vacant - All Inclusive	23,300	$158,700.00	$6.81	0.53	4
Summary for Y155	*210,148*	*$1,195,146.00*	*$5.69*	*4.81*	*18*
Summary for Auto/ RV Sales/ Storage	*363,091*	*$1,716,126.00*	*$4.73*	*8.32*	*24*
Category: Education/ Church/ Museum					
Y171 Church					
Commercial - Improved Land - All Inclusive	20,486	$107,552.00	$5.25	0.47	1
Summary for Y171	*20,486*	*$107,552.00*	*$5.25*	*0.47*	*1*
Y173 Education					
Commercial - Improved Land - All Inclusive	8,078	$56,546.00	$7.00	0.19	1
Exempt - Schools - Public - Land	8,400	$58,800.00	$7.00	0.19	1
Summary for Y173	*16,478*	*$115,346.00*	*$7.00*	*0.38*	*2*
Summary for Education/ Church/ Museum	*36,964*	*$222,898.00*	*$6.03*	*0.85*	*3*
Category: Industrial					
Y143 Comm Single Occupant					
	4,685	$18,037.00	$3.85	0.11	1

Land Type	Sq. Ft. of land	Market Value of land	Summarized $/Sq. Ft.	Acres	Count
Commercial - Improved Land - All Inclusive	278,721	$1,372,876.00	$4.93	6.40	13
Industrial - Improved Land - Fabricated Metal	7,000	$49,000.00	$7.00	0.16	1
Vacant Land - Commercial Vacant - All Inclusive	8,400	$58,800.00	$7.00	0.19	1
Vacant Land - Residential Vacant - In City Limits	11,142	$44,568.00	$4.00	0.26	1
Summary for Y143	*309,948*	*$1,543,281.00*	*$4.98*	*7.12*	*17*
Y144 Comm Multiple Occupant					
Commercial - Improved Land - All Inclusive	62,950	$401,400.00	$6.38	1.45	9
Vacant Land - Commercial Vacant - All Inclusive	5,688	$39,816.00	$7.00	0.13	2
Summary for Y144	*68,638*	*$441,216.00*	*$6.43*	*1.58*	*11*
Summary for Industrial	***378,586***	***$1,984,497.00***	***$5.24***	***8.70***	***28***
Category: Office					
Y140 Single Occupant Office					
Commercial - Improved Land - All Inclusive	116,231	$1,165,744.00	$10.03	2.68	7
Vacant Land - Residential Vacant - In City Limits	8,400	$33,600.00	$4.00	0.19	1
Summary for Y140	*124,631*	*$1,199,344.00*	*$9.62*	*2.87*	*8*
Y141 Multiple Occupant Offices					
Commercial - Improved Land - All Inclusive	106,153	$583,371.00	$5.50	2.44	5
DOWNTOWN OLD TOWN	21,090	$115,995.00	$5.50	0.48	1
Summary for Y141	*127,243*	*$699,366.00*	*$5.50*	*2.92*	*6*
Summary for Office	***251,874***	***$1,898,710.00***	***$7.54***	***5.79***	***14***
Category: Parking					
Y130 Comm Gravel Parking					
Commercial - Improved Land - All Inclusive	7,280	$50,960.00	$7.00	0.17	1

Land Type	Sq. Ft. of land	Market Value of land	Summarized $/Sq. Ft.	Acres	Count
Vacant Land - Commercial Vacant - All Inclusive	124,641	$620,005.00	$4.97	2.86	6
Vacant Land - Residential Vacant - In City Limits	33,421	$133,684.00	$4.00	0.76	2
Summary for Y130	*165,342*	*$804,649.00*	*$4.87*	*3.79*	*9*
Y132 Comm Paved Parking					
Commercial - Improved Land - All Inclusive	18,600	$147,930.00	$7.95	0.43	3
Exempt - Schools - Public - Land	8,400	$58,800.00	$7.00	0.19	1
Vacant Land - Commercial Vacant - All Inclusive	170,829	$1,155,875.00	$6.77	3.93	16
Vacant Land - Residential Vacant - In City Limits	11,760	$47,040.00	$4.00	0.27	2
Summary for Y132	*209,589*	*$1,409,645.00*	*$6.73*	*4.82*	*22*
Summary for Parking	***374,931***	***$2,214,294.00***	***$5.91***	***8.61***	***31***
Category: Pathways/Trails					
Y176 Pathway/Trails					
	20,473	$42,994.00	$2.10	0.47	1
Summary for Y176	*20,473*	*$42,994.00*	*$2.10*	*0.47*	*1*
Summary for Pathways/Trails	***20,473***	***$42,994.00***	***$2.10***	***0.47***	***1***
Category: Public					
Y165 Bldg ownd by City or Co.					
	9,100	$50,050.00	$5.50	0.21	1
DOWNTOWN OLD TOWN	14,300	$78,650.00	$5.50	0.33	1
Summary for Y165	*23,400*	*$128,700.00*	*$5.50*	*0.54*	*2*
Y166 Vcnt Lnd ownd by City/Co.					
	244,549	$104,323.00	$0.43	5.52	2
DOWNTOWN OLD TOWN	7,000	$18,734.00	$2.68	0.16	1
Vacant Land - Commercial Vacant - All Inclusive	124,145	$617,398.00	$4.97	2.85	2
Summary for Y166	*375,694*	*$740,455.00*	*$1.97*	*8.53*	*5*
Y167 Pvd Pkg ownd by City/Co.					

Land Type	Sq. Ft. of land	Market Value of land	Summarized $/Sq. Ft.	Acres	Count
	44,187	$218,382.00	$4.94	1.01	3
Summary for Y167	*44,187*	*$218,382.00*	*$4.94*	*1.01*	*3*
Y170 Government Building					
DOWNTOWN OLD TOWN	17,369	$95,530.00	$5.50	0.40	1
Exempt - Municipalities - Land	3,500	$24,500.00	$7.00	0.08	1
Summary for Y170	*20,869*	*$120,030.00*	*$5.75*	*0.48*	*2*
Summary for Public	***464,150***	***$1,207,567.00***	***$2.60***	***10.56***	***12***
Category: Residential					
Y101 Single Family Residential					
Commercial - Improved Land - All Inclusive	15,370	$107,591.00	$7.00	0.35	2
Residential - Improved Land - Residential Support/OutBuilding Only	8,400	$33,600.00	$4.00	0.19	1
Residential - Improved Land - Single Family Residence	61,697	$321,864.00	$5.22	1.42	10
Vacant Land - Residential Vacant - In City Limits	7,700	$30,800.00	$4.00	0.18	1
Summary for Y101	*93,167*	*$493,855.00*	*$5.30*	*2.14*	*14*
Y103 Sing Fmly Home & Business					
Commercial - Improved Land - All Inclusive	6,779	$47,453.00	$7.00	0.16	1
Residential - Improved Land - Single Family Residence	5,559	$22,236.00	$4.00	0.13	1
Summary for Y103	*12,338*	*$69,689.00*	*$5.65*	*0.29*	*2*
Y105 Mobile Home Park					
Commercial - Improved Land - All Inclusive	21,000	$110,250.00	$5.25	0.48	1
Summary for Y105	*21,000*	*$110,250.00*	*$5.25*	*0.48*	*1*
Summary for Residential	***126,505***	***$673,794.00***	***$5.33***	***2.91***	***17***
Category: Retail					
Y138 Single Occupant Retail					
	9,112	$63,784.00	$7.00	0.21	1

Land Type	Sq. Ft. of land	Market Value of land	Summarized $/Sq. Ft.	Acres	Count
Commercial - Improved Land - All Inclusive	173,935	$1,114,730.00	$6.41	3.98	9
Vacant Land - Commercial Vacant - All Inclusive	7,000	$49,000.00	$7.00	0.16	1
Summary for Y138	*190,047*	*$1,227,514.00*	*$6.46*	*4.35*	*11*
Y139 Multiple Occupant Retail					
Commercial - Improved Land - All Inclusive	7,563	$52,941.00	$7.00	0.17	1
Summary for Y139	*7,563*	*$52,941.00*	*$7.00*	*0.17*	*1*
Y142 Multiple Occup Retail/Off					
Commercial - Improved Land - All Inclusive	112,409	$412,471.00	$3.67	2.58	4
Summary for Y142	*112,409*	*$412,471.00*	*$3.67*	*2.58*	*4*
Summary for Retail	***310,019***	***$1,692,926.00***	***$5.46***	***7.10***	***16***
Category: Service					
Y145 Bank or Credit Union					
Commercial - Improved Land - All Inclusive	49,711	$249,135.00	$5.01	1.14	2
Vacant Land - Commercial Vacant - All Inclusive	22,740	$119,385.00	$5.25	0.52	1
Summary for Y145	*72,451*	*$368,520.00*	*$5.09*	*1.66*	*3*
Y146 Restaurant					
	13,688	$95,816.00	$7.00	0.31	1
Commercial - Improved Land - All Inclusive	39,306	$215,379.00	$5.48	0.90	2
Summary for Y146	*52,994*	*$311,195.00*	*$5.87*	*1.21*	*3*
Y147 Movie Theatre					
Commercial - Improved Land - All Inclusive	35,397	$212,305.00	$6.00	0.82	2
Summary for Y147	*35,397*	*$212,305.00*	*$6.00*	*0.82*	*2*
Y148 Hotel or Motel					
Commercial - Improved Land - All Inclusive	45,172	$161,549.00	$3.58	1.04	1
Summary for Y148	*45,172*	*$161,549.00*	*$3.58*	*1.04*	*1*
Summary for Service	***206,014***	***$1,053,569.00***	***$5.11***	***4.73***	***9***

Category: Vacant

Land Type	Sq. Ft. of land	Market Value of land	Summarized $/Sq. Ft.	Acres	Count
Y115 *Vacant Comm Land*					
	376,022	$512,532.00	$1.36	8.65	3
Commercial - Improved Land - All Inclusive	281,457	$832,544.00	$2.96	6.46	7
Vacant Land - Commercial Vacant - All Inclusive	411,760	$1,607,410.00	$3.90	9.45	16
Vacant Land - Residential Vacant - In City Limits	23,522	$93,323.00	$3.97	0.53	3
Summary for Y115	*1,092,761*	*$3,045,809.00*	*$2.79*	*25.09*	*29*
Summary for Vacant	***1,092,761***	***$3,045,809.00***	***$2.79***	***25.09***	***29***
Category: Warehouse/ Storage					
Y137 *Warehouse*					
Commercial - Improved Land - All Inclusive	705,831	$2,376,513.00	$3.37	16.19	18
Residential - Improved Land - Single Family Residence	7,686	$58,225.00	$7.58	0.18	2
Vacant Land - Commercial Vacant - All Inclusive	19,580	$26,403.00	$1.35	0.45	2
Vacant Land - Residential Vacant - In City Limits	14,700	$26,460.00	$1.80	0.34	1
Summary for Y137	*747,797*	*$2,487,601.00*	*$3.33*	*17.16*	*23*
Summary for Warehouse/ Storage	***747,797***	***$2,487,601.00***	***$3.33***	***17.16***	***23***
Grand Totals:	*4,373,165*	*$18,240,785.00*	*$4.17*	*100.29*	*207*