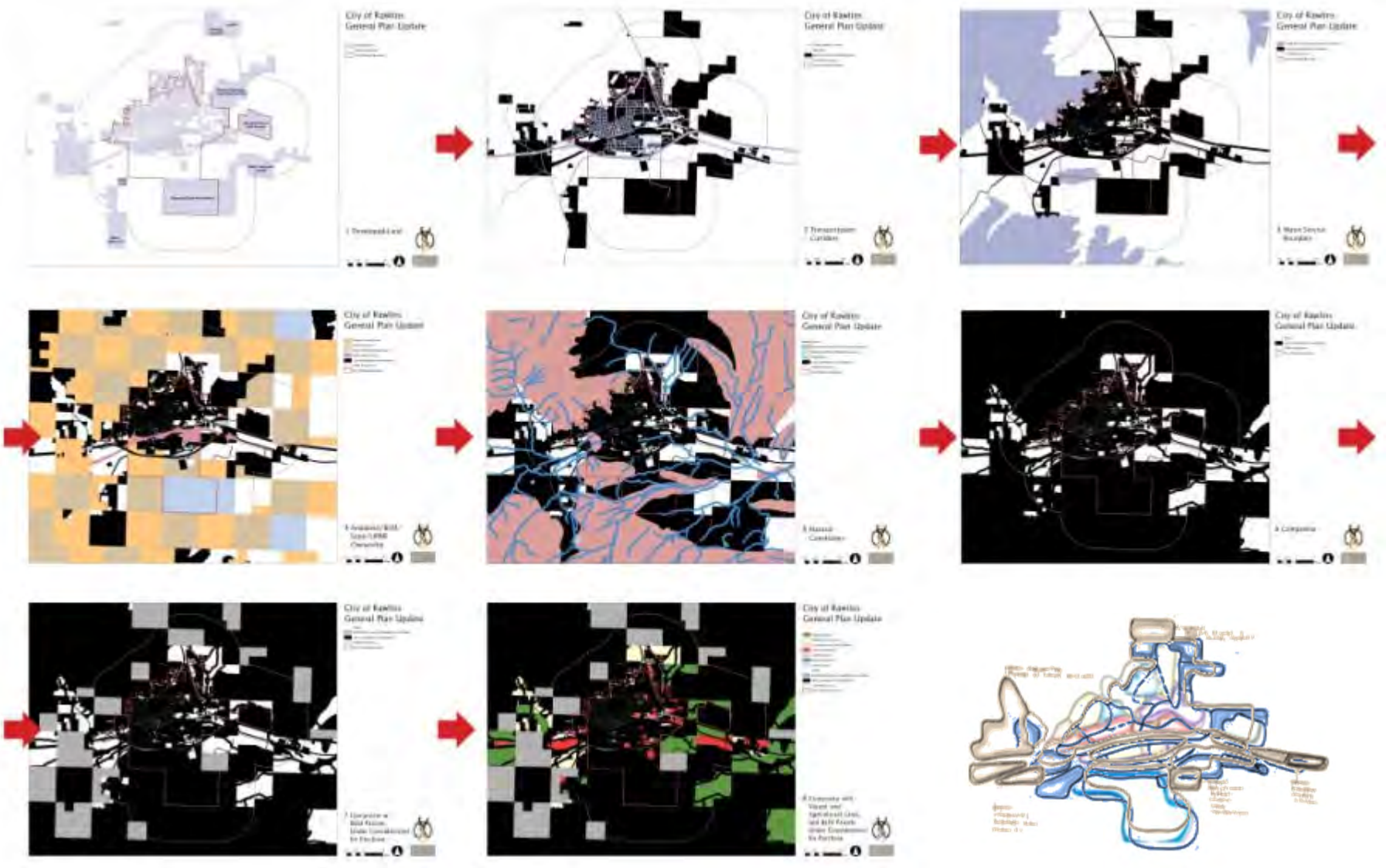
LANDMARK DESIGN TEAM

Rawlins Comprehensive General Plan Update



Landmark Design *ZBPF* *JFC Engineers* *Fehr & Peers* *Hansen, Allen & Luce*

Project Background

- The existing Comprehensive Master Plan was originally adopted in 1981 and updated in 1999. It has become outdated.

- A new plan is necessary to address the impacts of continued energy development, while identifying new directions of growth and patterns of change.

- The final result will be a new Comprehensive Master Plan that acknowledges the opportunities of future growth, the impacts of energy development, and the need to implement projects according to a holistic vision.

- **The following is a summary what has been discovered and some preliminary planning ideas for consideration**

1. Community Vision

Summary of input from Public Scoping Meetings:

- Need to improve the **aesthetics** of the town
- Private homes, businesses and properties need to be **better maintained**
- **Public streets, sidewalks and infrastructure** need to be better maintained
- Make the city more walkable community – this is a matter of public health, safety and livability
- Need more **housing options -** high-quality rentals, affordable homes, executive homes
- Need **more to do** than outdoor activities such as hunting and fishing
- **People are the main resource** in the community – need to build community pride and focus on the unique qualities of the area to keep people from leaving
- Embrace and **celebrate the history of Rawlins** and the unique setting
- Rawlins and Carbon County need to **cooperate** to reach shared goals and visions
- Need to **densify, clean up and redevelop** the community in order to avoid property conflicts and to maximize the resources already located in the community.

SWOT Analysis/ Summary of Public Input

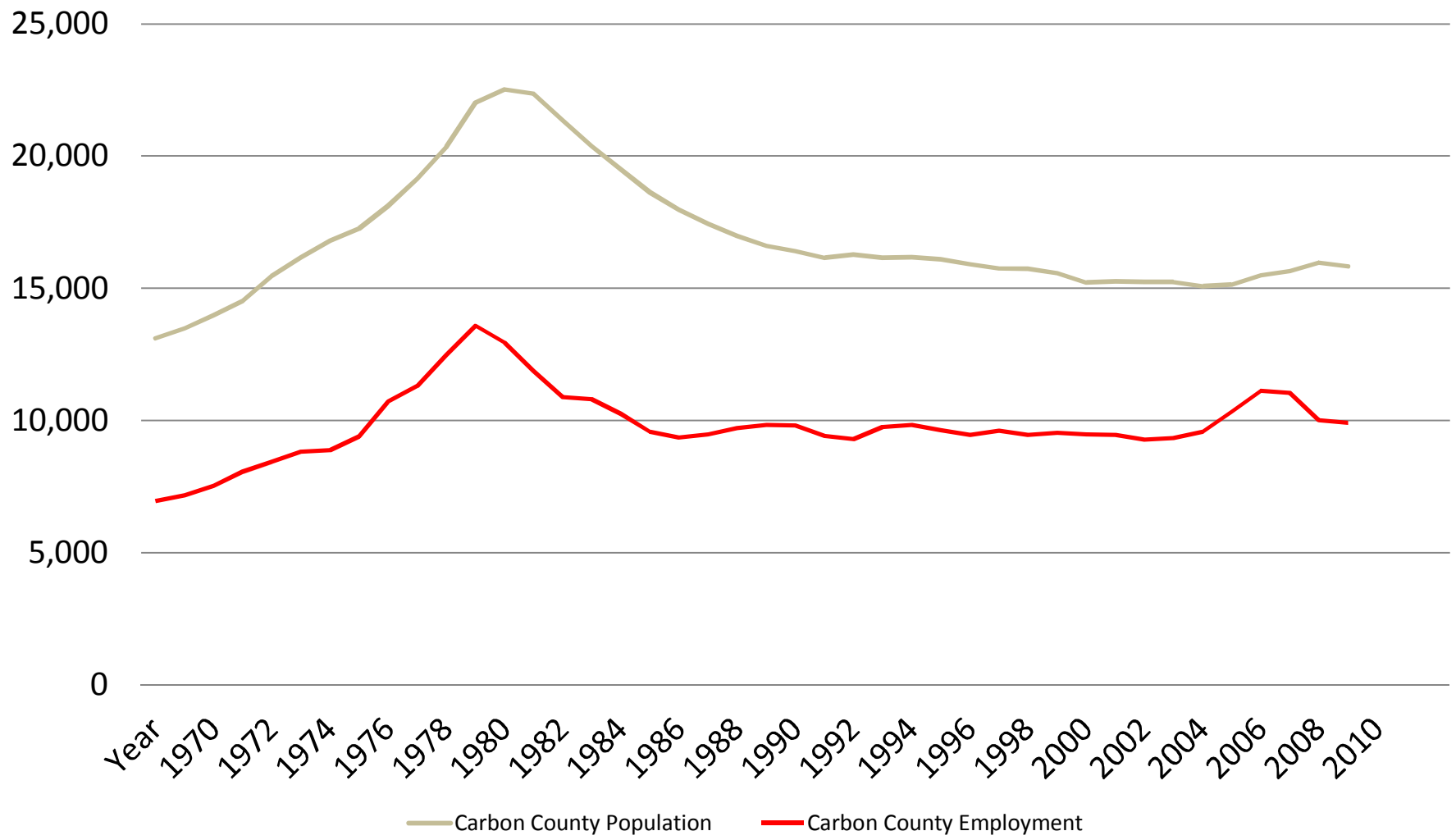
Strengths and Opportunities	Weaknesses and Threats
• Good People • Close-Knit Community • Outdoor Access and Recreation • Western Independence • Energy Industry – Growth Opportunities • Historic Downtown/Organization • New and Attractive Schools • Abundant Power – Low Prices • I-80 Access • Low Gas Prices • Community Events • Historic Prison • Long-Haul Broadband/Fiber Accessibility • Lodging	• Quality of Life is not High • Home Prices and Selection • Poor Visual Appearance (especially entryways) • Lack of Code Enforcement and Cleanup • Schools – Low Test Scores • Lack of Shopping (especially Big Box Stores) • Lack of Restaurants and Entertainment • Lack of Leadership and Ambition in Youth • Economic and Job Opportunities (especially for spouse) • Low Community Pride • Vacant Buildings • No Shovel-Ready Sites for Business Development • Weather • Hiring – Shortage of Skilled Workforce • Availability of Local Medical Services

2. Community Demographics

Historic Population Growth

Rawlins and Carbon County		
Year	Rawlins	Carbon County
1940	5,531	12,644
1950	7,415	15,742
1960	8,968	14,937
1970	7,855	13,354
1980	11,547	21,896
1990	9,380	16,659
2000	9,006	15,639
2010	9,259	15,885

Historic Population and Employment Growth

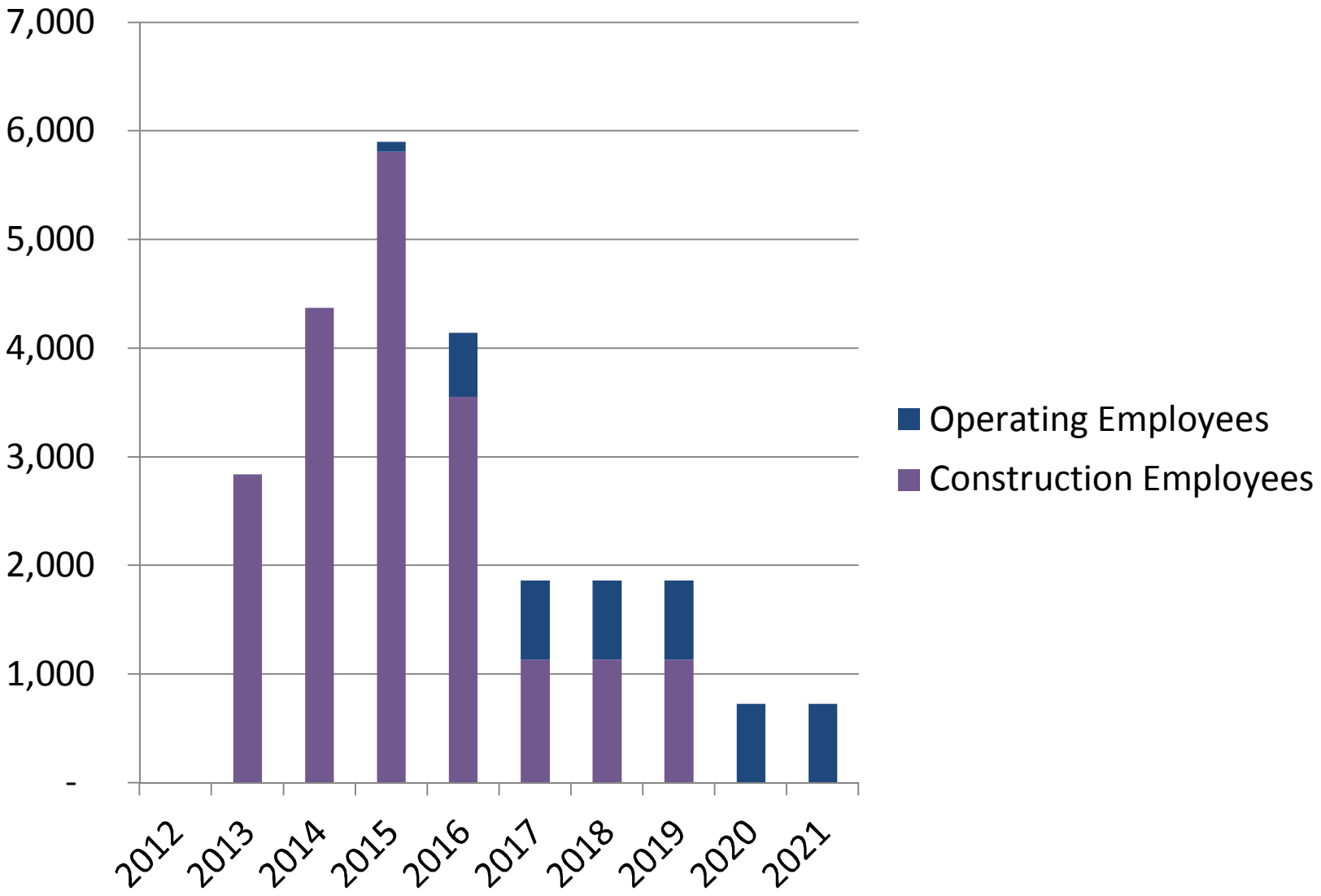


Source: Wyoming Regional Economic Analysis Project, Selected Economic Indicators Carbon County, 1969-2010

Energy Industry Impacts

- **Coal**
  - DKRW – Medicine Bow
- **Wind**
  - Chokecherry/Sierra Madre
- **Oil & Gas**
- **Uranium**
  - UR Energy – Lost Creek
- **Transmission Lines**
  - Gateway West
  - Transwest Express

Energy Industry Impacts



Population Growth

	2010	2015	2020	2030
Scenario 1	9,259	9,344	9,548	9,483
Scenario 2	9,259	9,453	10,193	10,123
Scenario 3	9,259	11,234	10,879	11,219

Growth Scenario Assumptions

#1 – Wyoming Department of Administration and Information projections

#2 – Adjusted to account for energy industry growth
Operating employees/HHs projected to live in Rawlins:
- 30% - DKRW and transmission lines
- 50% - Wind and uranium

#3 – Adjusted to account for energy industry growth
Operating employees projected to live in Rawlins:
- 50% - DKRW and transmission lines
- 67% - Wind and uranium

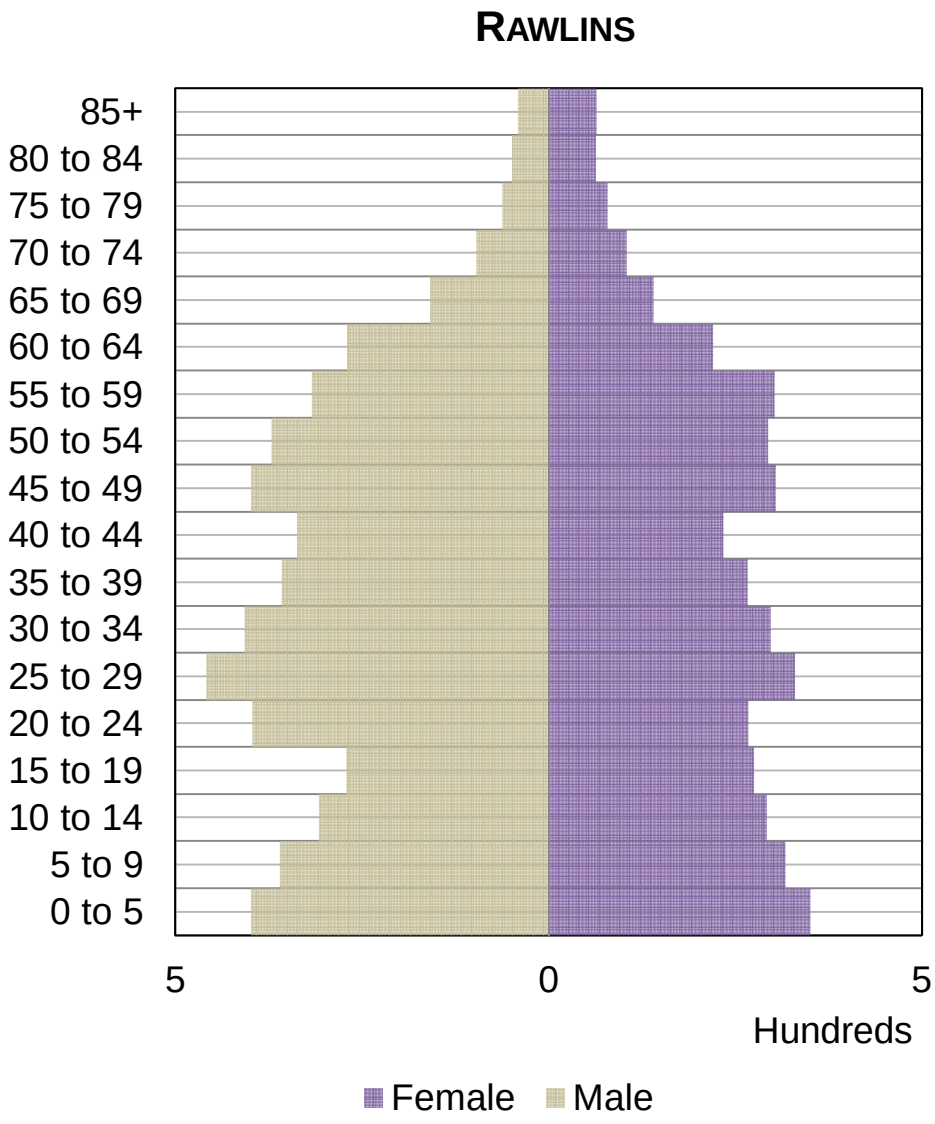
Construction employees projected to live in Rawlins:
- 30% of all construction employees (not HH's)

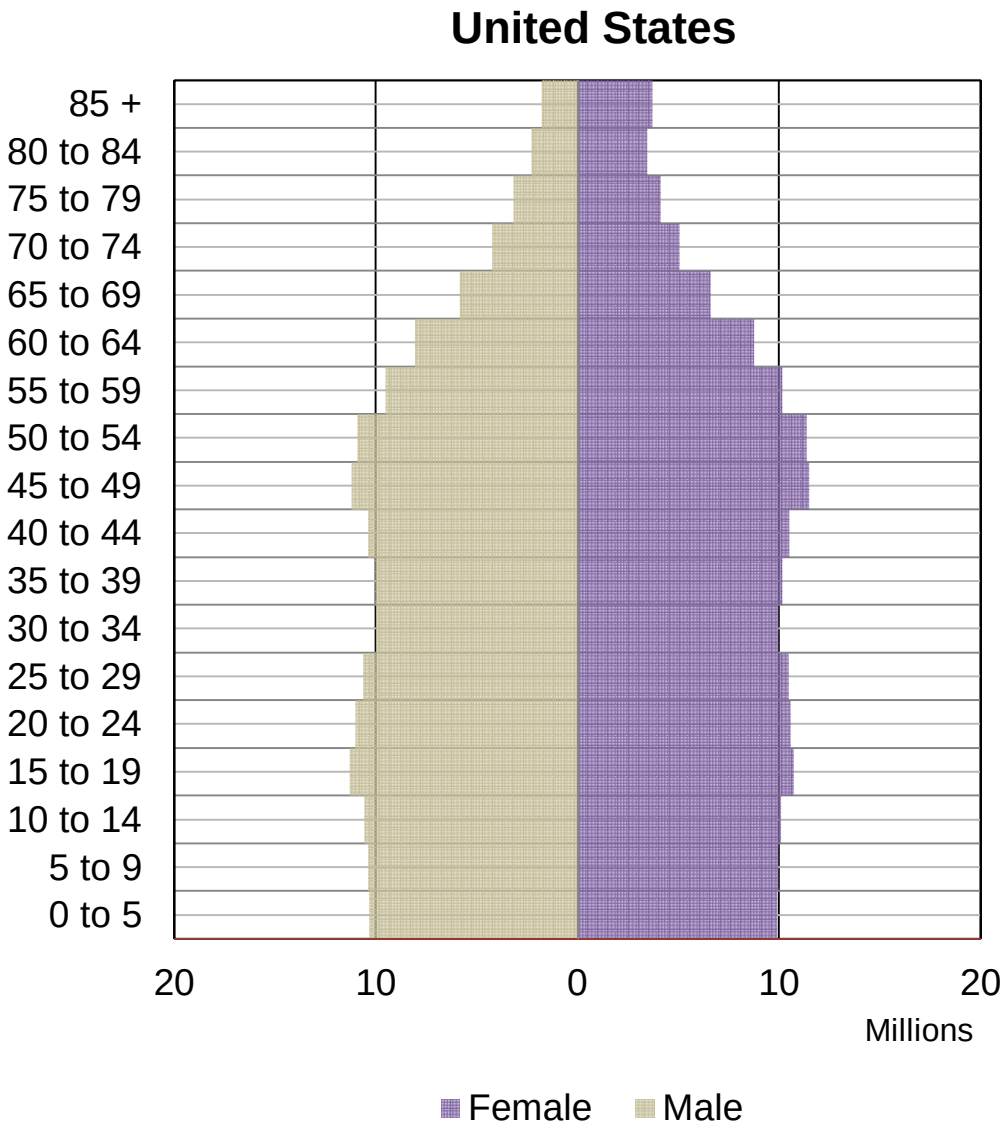
Regional Growth

	Census		Forecast		AAGR		
	2000	2010	2020	2030	2000-2010	2010-2020	2020-2030
Baggs	348	440	454	451	2.37%	0.31%	-0.07%
Dixon	79	97	100	99	2.07%	0.31%	-0.10%
Elk Mountain	192	191	197	196	-0.05%	0.31%	-0.05%
Encampment	443	450	464	461	0.16%	0.31%	-0.06%
Hanna	873	841	867	861	-0.37%	0.30%	-0.07%
Medicine Bow	274	284	293	291	0.36%	0.31%	-0.07%
Rawlins	9,006	9,259	9,548	9,483	0.28%	0.31%	-0.07%
Riverside	59	52	54	53	-1.25%	0.38%	-0.19%
Saratoga	1726	1,690	1,743	1,731	-0.21%	0.31%	-0.07%
Sinclair	423	433	446	443	0.23%	0.30%	-0.07%

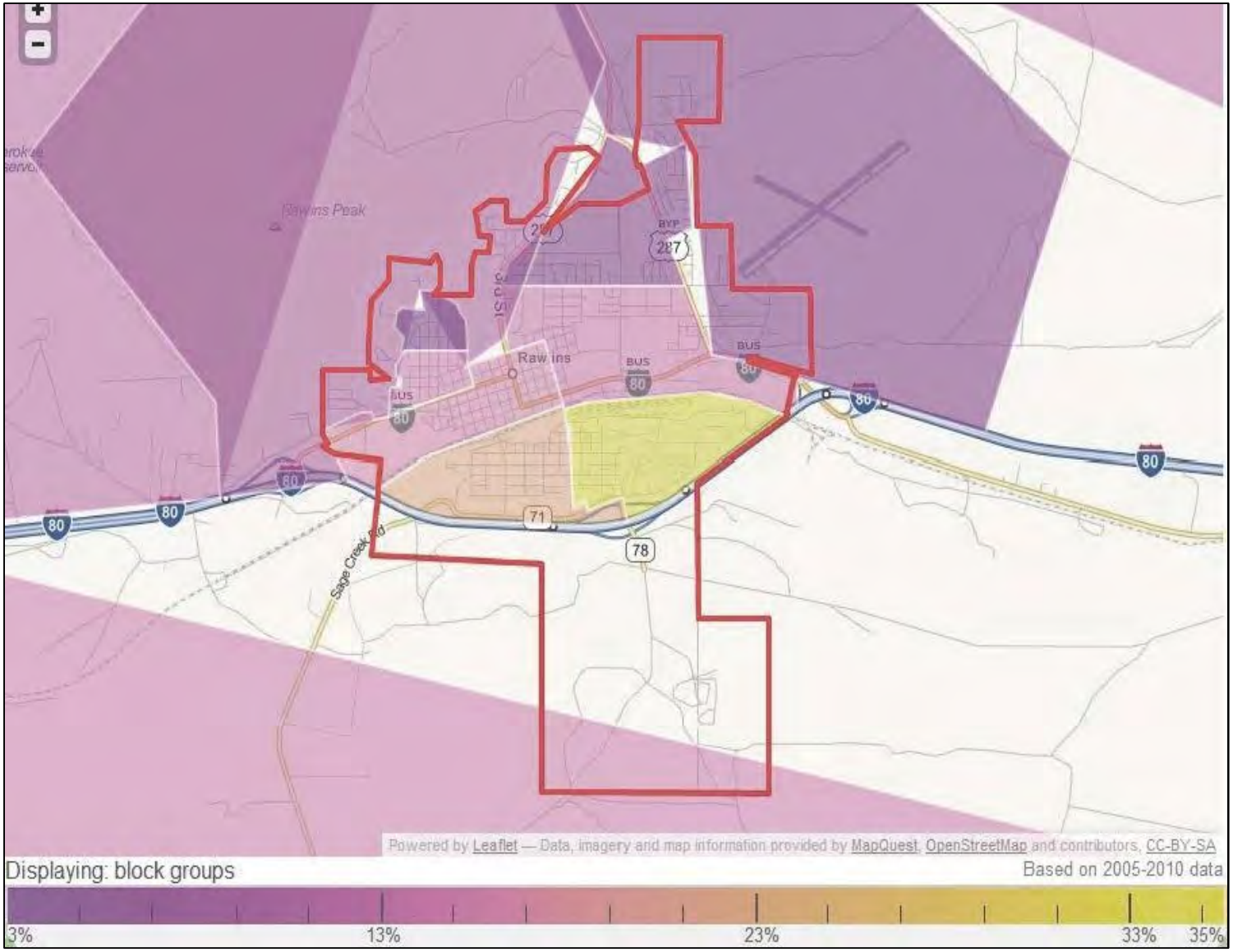
Source: Census 2000 and 2010; Wyoming DAI

Household Characteristics - Age



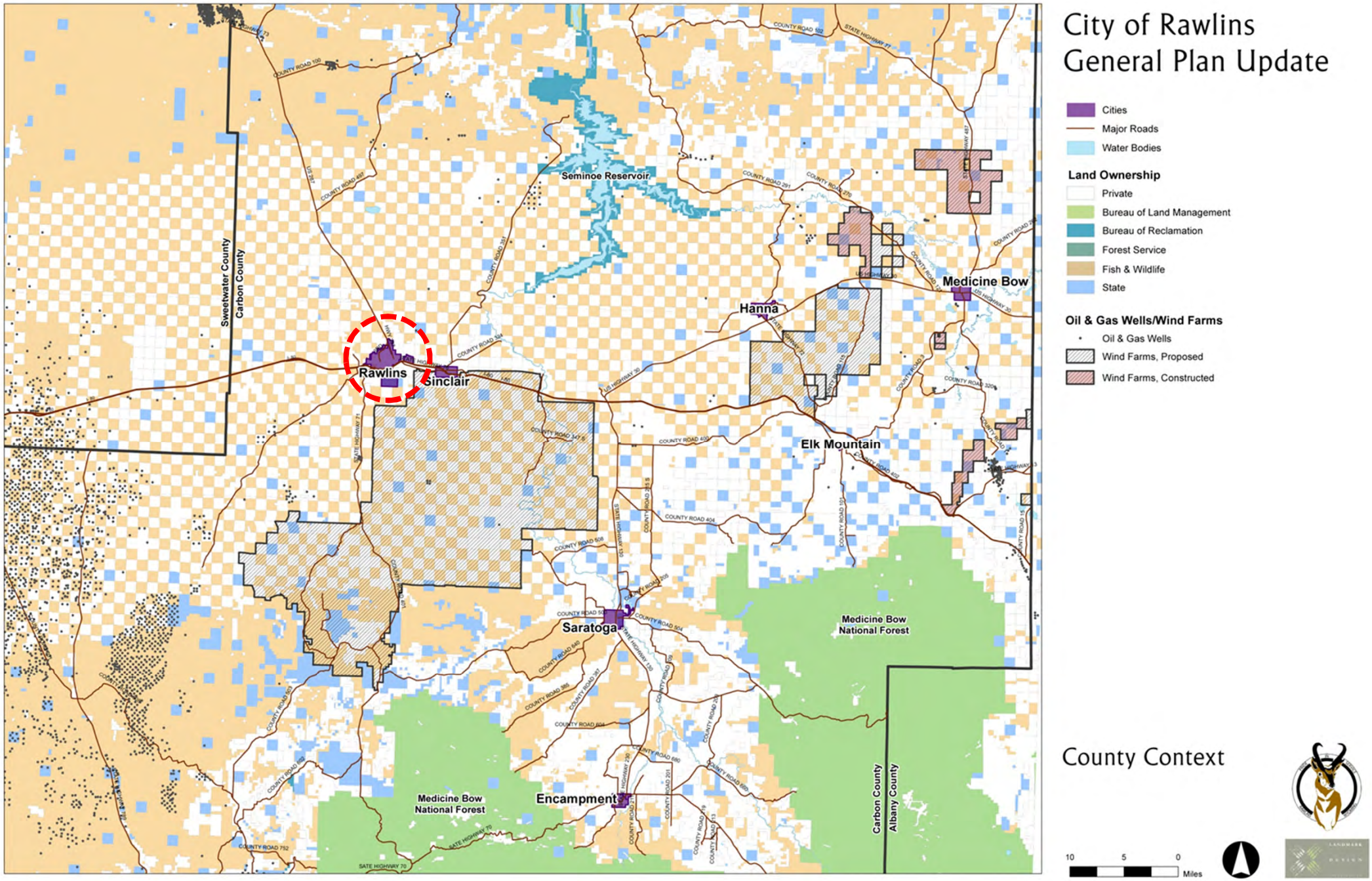


Poverty Levels



Source: American Community Survey 2009

3. Existing Land Use & Analysis



City of Rawlins General Plan Update

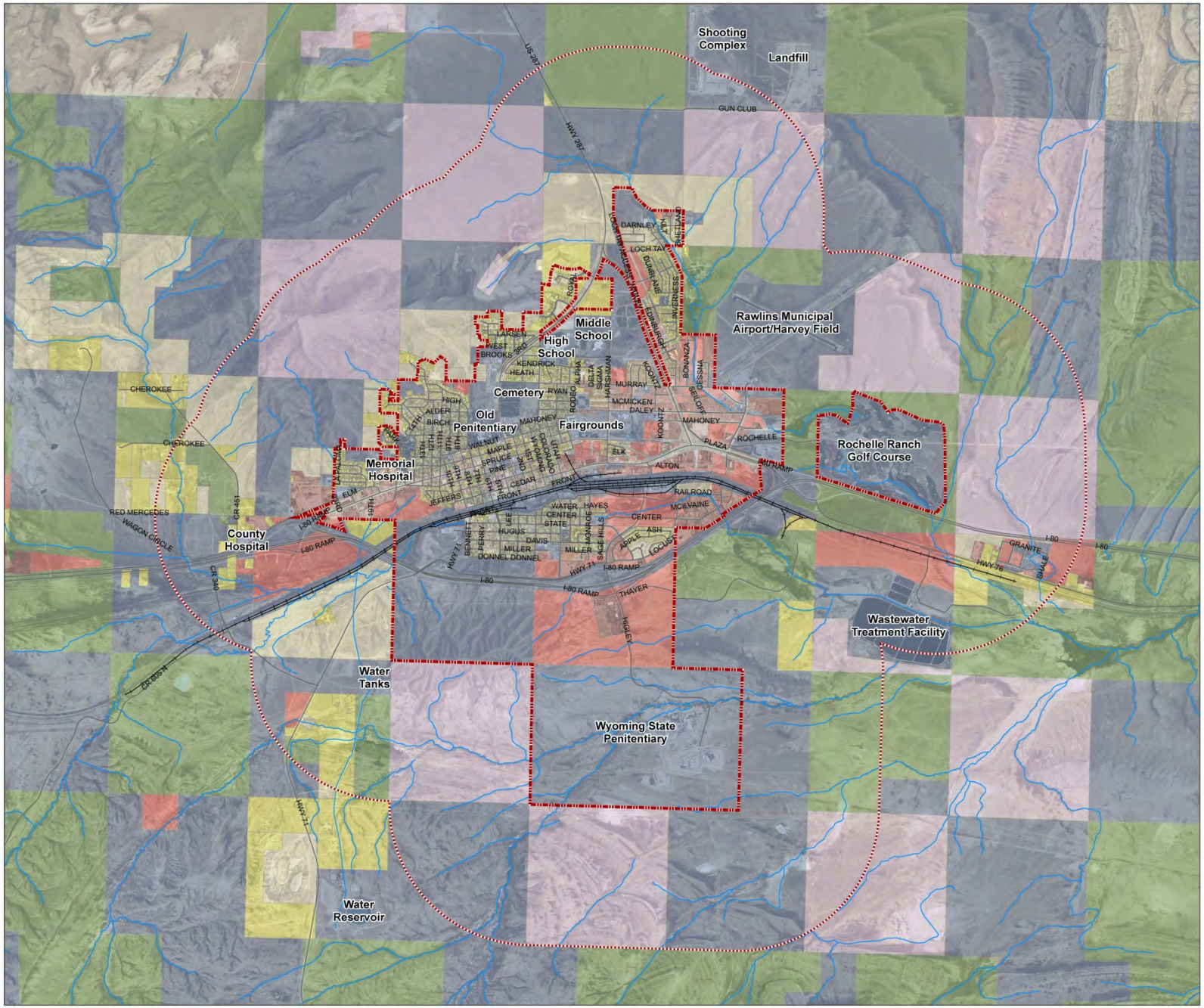
Land Use

- Agricultural
- Residential
- Res Mobile Home
- Duplex
- Triplex
- Townhouse
- Multi-Family Res
- Res Vacant Land
- Commercial
- Res Business
- Multi-Use
- Com Vacant Building
- Com Vacant Land
- Industrial
- Light Industrial
- Ind Vacant Land
- Exempt
- Res Exempt
- Vacant Exempt

- Streams
- Waterbodies
- Roads
- Railroads
- 1-Mile Priority Area
- City of Rawlins Boundary

Land Use in Local Context

0.5 0.25 0 0.5 1 1.5 2 Miles



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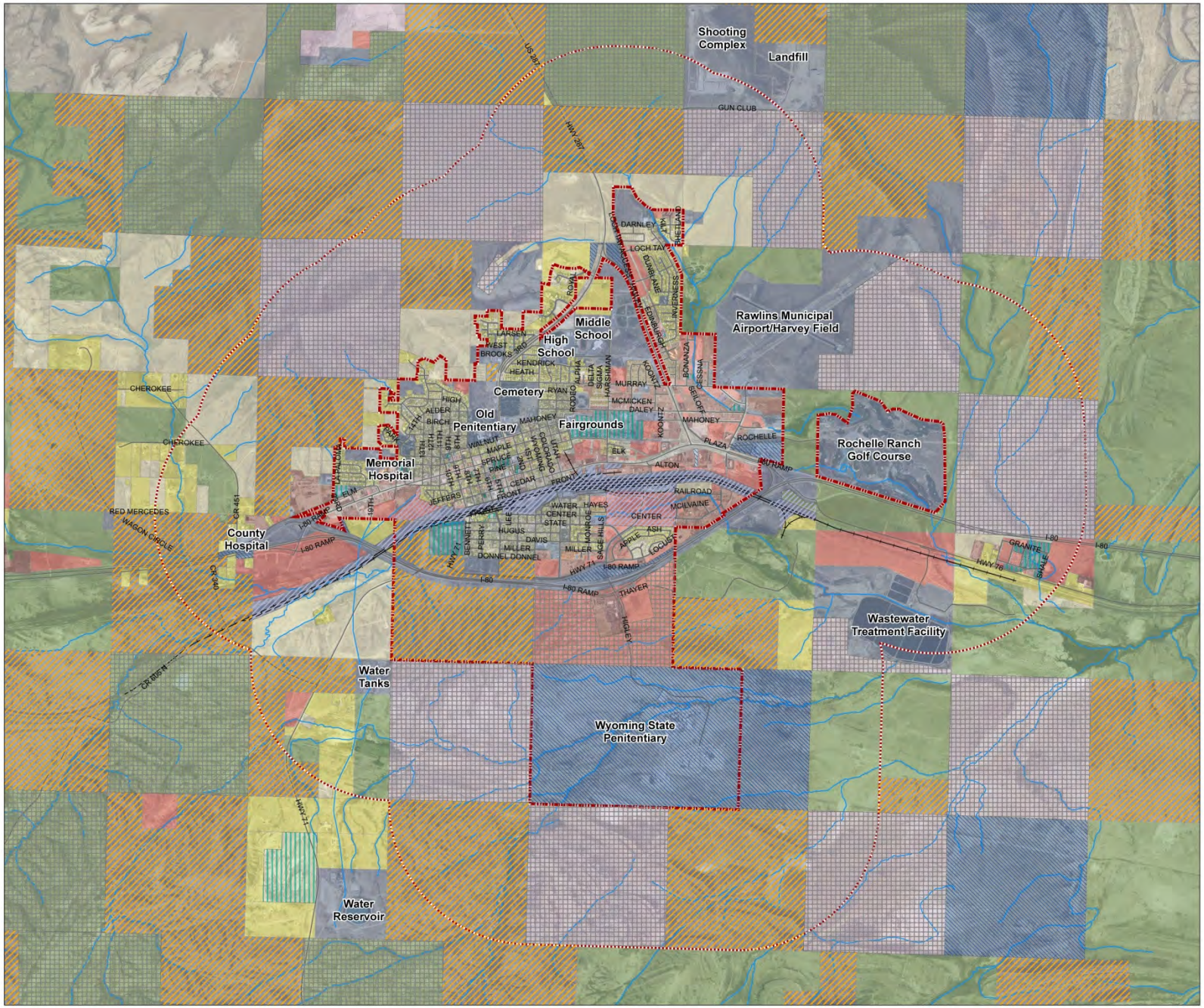
Existing Land Use

0.5 0.25 0 0.5 Miles

City of Rawlins General Plan Update



Ownership

- Anadarko Owned Land
- BLM Owned Land
- County Owned Land
- State Owned Land
- UPRR Owned Land

Land Use

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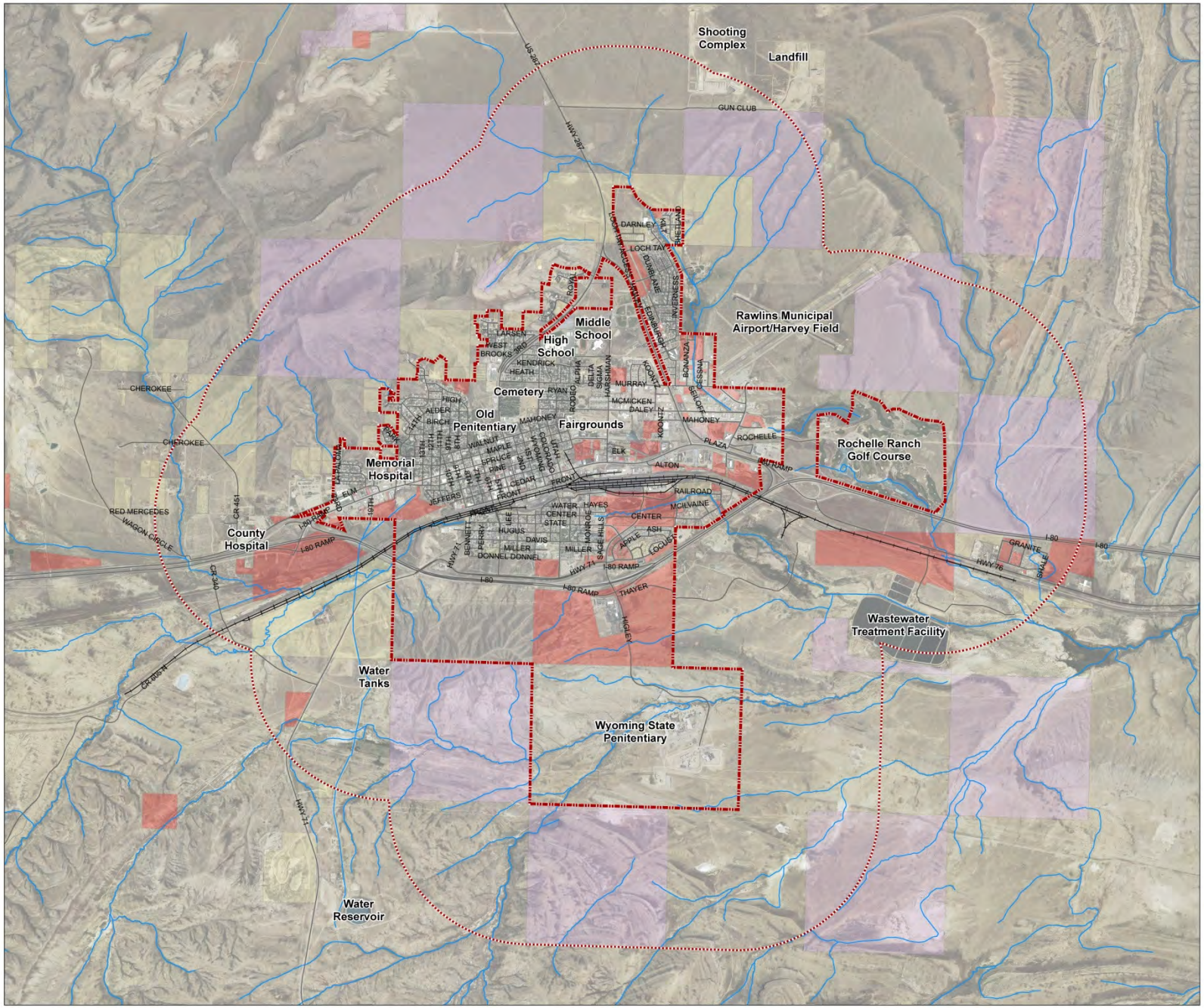
Existing Land Use with Ownership

0.5 0.25 0 0.5 Miles

Rawlins Land Use *	ACRES	%
Single-Family Residential	635.3	12.2%
Multi-Family Residential	34.1	0.7%
Commercial	389.9	7.5%
Industrial	2.3	0.0%
Public, Semi-Public and Institutional (exempt)	3,322.3	63.7%
Other	1.5	0.0%
Vacant and Undeveloped		
Undeveloped Commercial	686.2	13.1%
Vacant Commercial Building	21.0	0.4%
Undeveloped Residential	122.9	2.4%
Undeveloped Industrial Land	3.1	0.1%
TOTAL	5,218.6	100.0%

** within the existing municipal boundaries - September 2012*



City of Rawlins General Plan Update

Land Use

- Res Vacant Land
- Com Vacant Building
- Com Vacant Land
- Ind Vacant Land
- Vacant Exempt

- Streams
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- Roads
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Existing Vacant Land Use

0.5 0.25 0 0.5 Miles

4. Transportation and Circulation

5. Emergency & Public Safety Services

POLICE DEPARTMENT

- 19 sworn officers, 6 dispatchers, a records division, 1 victim advocate, 2 animal control officers and 1 administrative secretary.

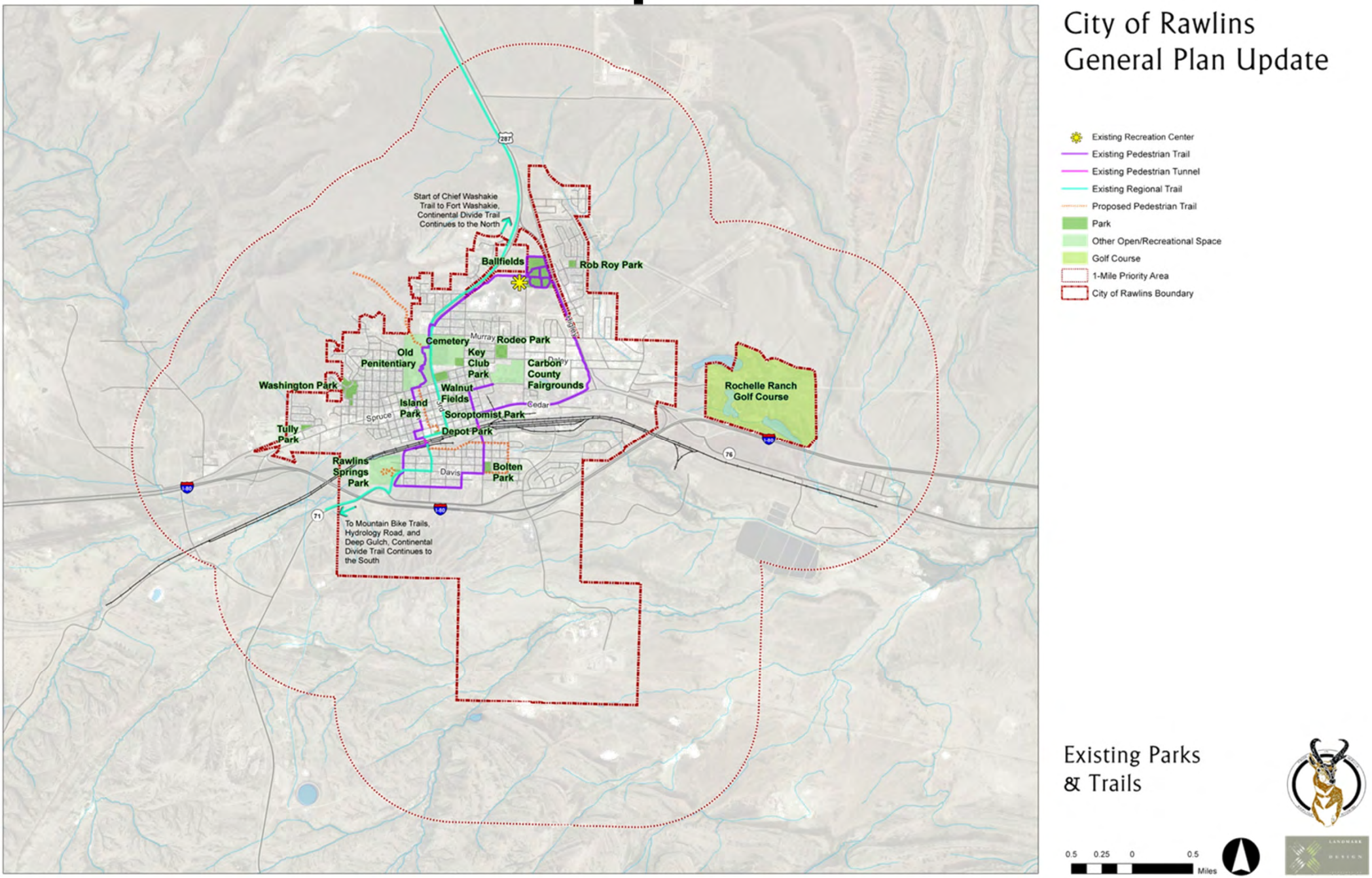
Needs

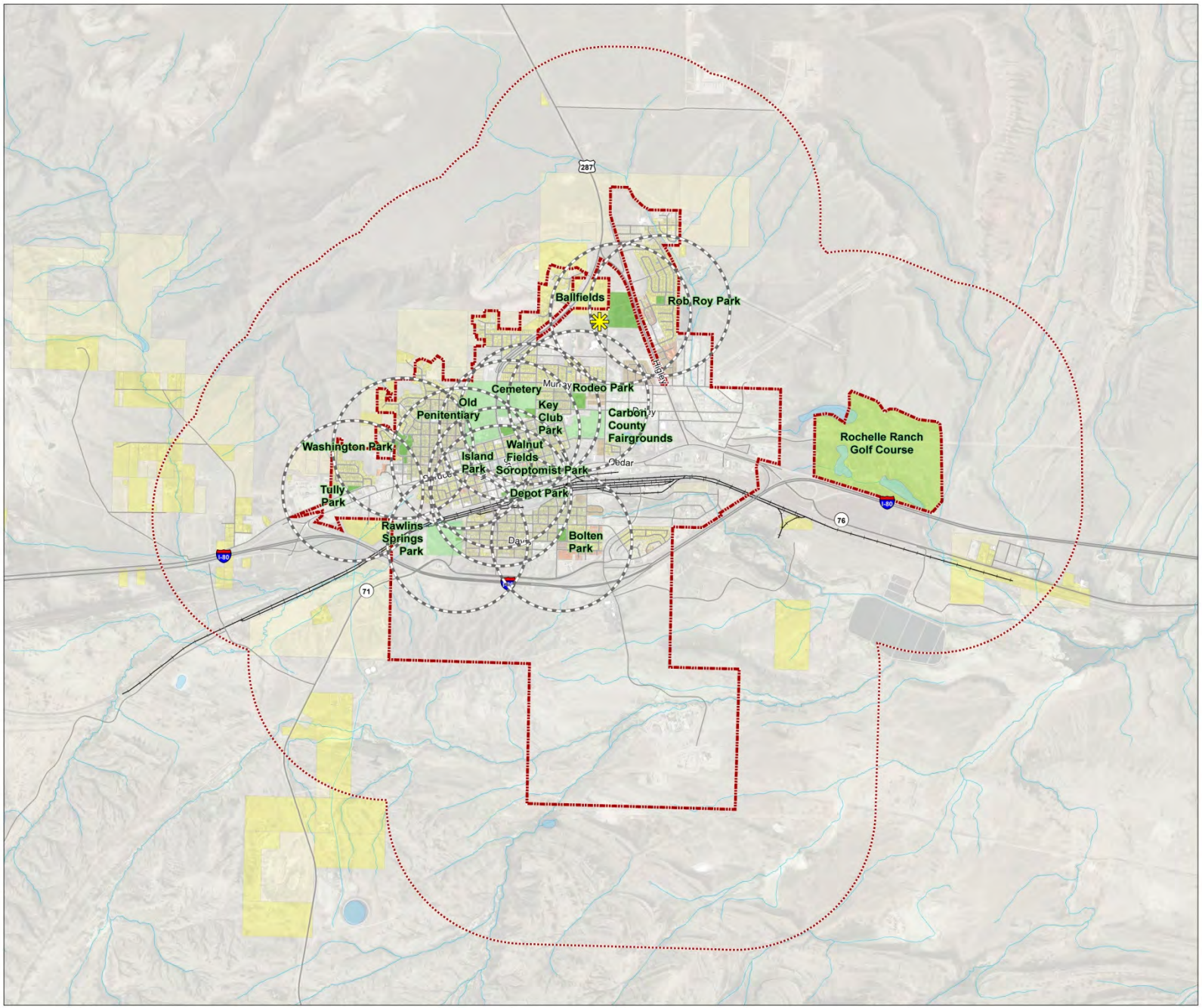
- Additional Personnel
- Police Department Building

FIRE DEPARTMENT

- 6 paid engineers and 3 captains (full-time staff), 16 volunteers are responsible for emergency response and public education and service.
- 2 stations, a smoke house, and a training station/tower.
  - Station One was constructed in 1971 and serves as the headquarters for emergency response and administrative staff
  - Station Two was completed in 1985 to serve the southern side of the city and the Wyoming State Penitentiary, and includes the training grounds. It too is manned 24 hours a day seven days a week by paid staff.

6. Parks, Recreation, Trails & Open Space





City of Rawlins General Plan Update

Park Service Area (1/2 Mile Radius)

Existing Recreation Center

Park

Other Open/Recreational Space

Golf Course

Existing Land Use

Residential

Multi-Family Residential

Residential Mobile Home

Vacant Residential Land

Residential Business

Multi-Use

Residential Exempt

1-Mile Priority Area

City of Rawlins Boundary

Park Distribution

0.5 0.25 0 0.5 Miles

Existing Parks

EXISTING PARKS			Pavillion	Restroom	Portable Toilet	Picnic Tables	Grilling Units	Drinking Fountains	Playground Equipment	Benches	Tennis Courts	Basketball Court	Baseball/Softball	Horseshoe Pits	Other
Park Name	**Address**	**Acreage**	**Amenities**												
Washington Park	Mountain View Dr. and Park Dr.	10.15	1	X		X	X	X	x		X			X	Pavilion has electricity; frisbee golf.
Bolten Park	Washing St. and E. Davis St.	3.32	2	1		X	X		X			X			One pavilion with electricity.
Rob Roy Park	Glasgow Blvd. and Kilmary Dr.	2.06			X	X	X	X	X			X			Half basketball court.
Key Club Park	800 Block Colorado St.	3.09	1				X	X			X	X			Basketball hoop.
Tully Park	W. Elm St. and El Rancho Dr.	1.70	1			X		X	X						Railroad engine
Depot Park	4th St. and W. Front St.	0.51	1			X	X		X						Railroad caboose; water feature (non-potable); pavilion has electricity.
Rawlins Springs	W. Davis St. and Bennett St.	0.69				X									Future trailhead.
Soroptimist Park	400 Block W Buffalo St.	0.08								X					
Island Park	W. Walnut St. and Date St.	0.09	1												Roadway island.
Rodeo Park	Rodeo and Daley	6.83											4		
Ballfields	Harshman	30.24											2		
Walnut and 3rd	Walnut and 3rd	4.94											4		Lighted fields.

Current Level of Service for Parks

2012 LEVEL OF SERVICE FOR PARKS			
	2012	PARK	PARK ACRES PER
YEAR	POPULATION	ACRES	1000 POPULATION
2012 Rawlins City Parks	8,794	63.7	7.24

Note: Population does not include inmate population at the State Prison.
Inmate population = 468 (2000 Census).

Future Park Acreage Needed to Maintain Current Level of Service

PARK LAND NEEDS ANALYSIS - 2022 and 2030					
		EXIST.	PARK ACRES PER	NEEDED TO	ACRES
YEAR	POPULATION	ACRES	1000 POPULATION	MAINTAIN CURRENT	NEEDED
2022	9,711	63.7	6.56	63.70	0.00
2030	9,655	63.7	6.60	63.34	-0.36

Note: Population does not include inmate population at the State Prison.
Inmate population = 468 (2000 Census).

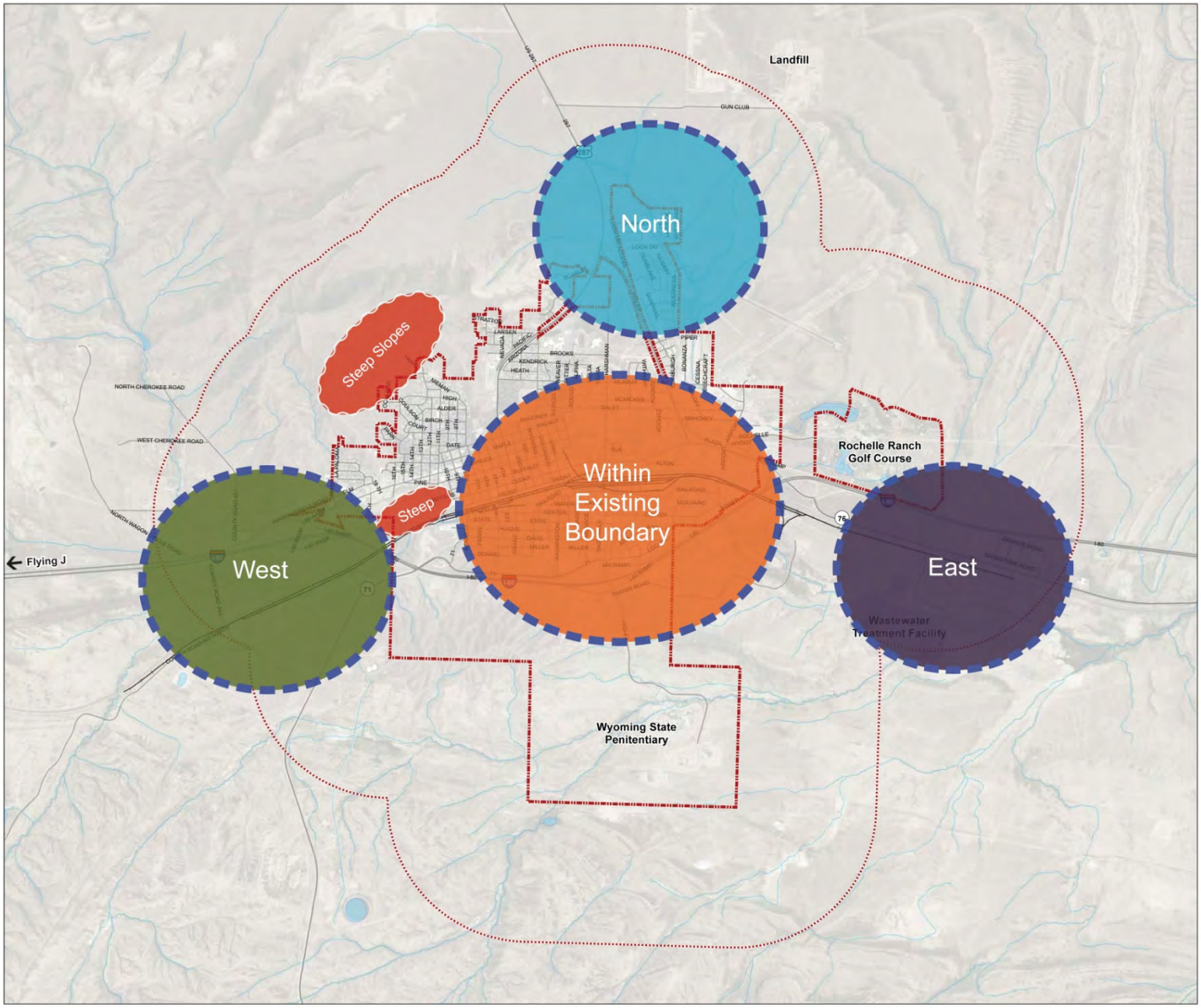
OTHER OPEN SPACES/RECREATIONAL SPACES		
Facility	**Ownership**	**Acreage**
County Fairgrounds	Carbon County	27.30
Cemetery	City	39.90
Old Penitentiary	Joint Powers Commission	60.60
Rawlins Springs	Board of County Commissioners	37.03
TOTAL		164.83

7. Public Utilities and Services

Growth Outside City Limits:

- Extent of Existing Utilities
  - Water
  - Sewer
  - Power
  - Gas
- Type of Soils
- Groundwater
- Infrastructure Costs

City of Rawlins
General Plan Update



Potential Utility Development Areas

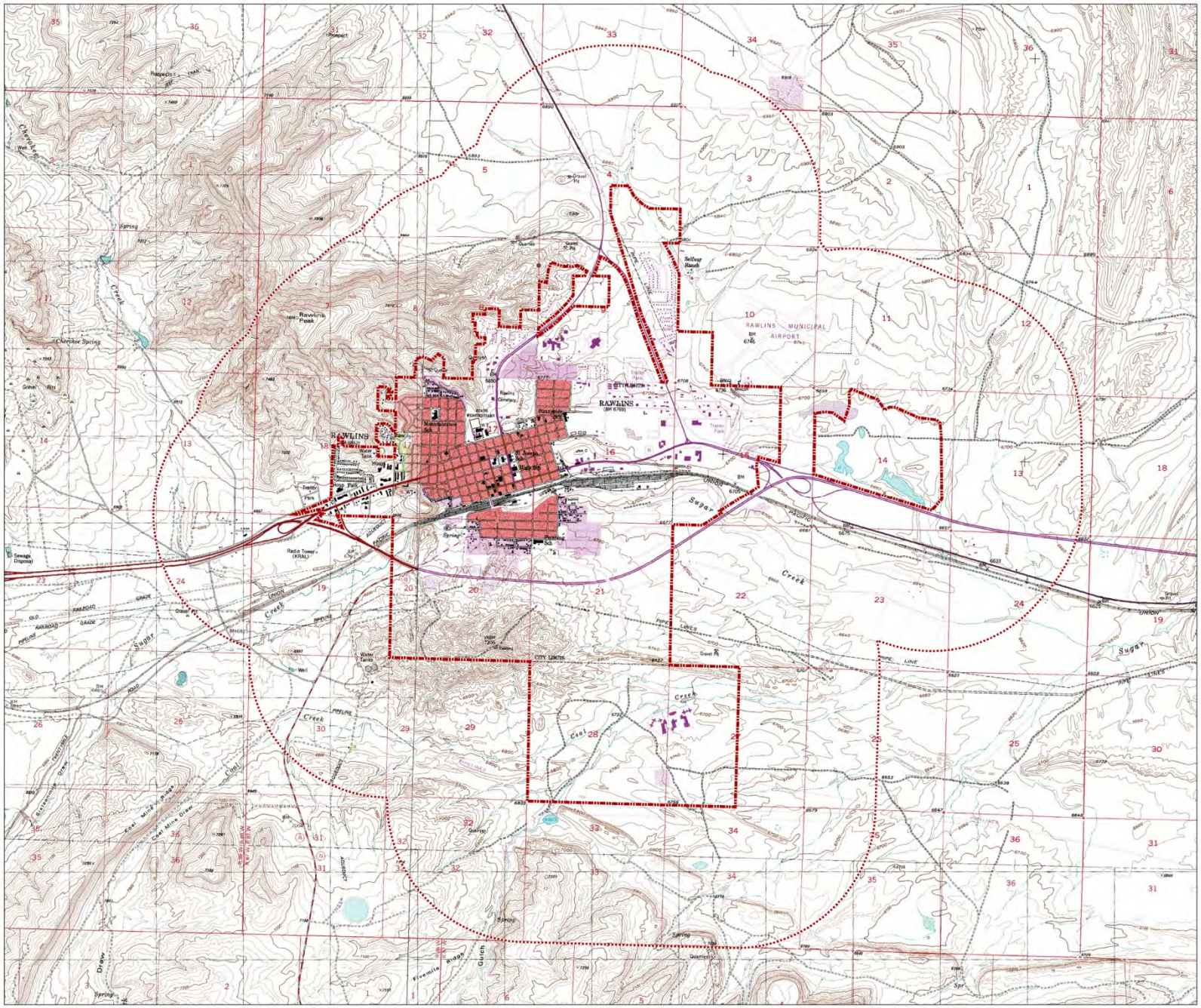
0.5 0.25 0 0.5 Miles

JFC ENGINEERS SURVEYORS

LANDMARK DESIGN

- **North**
  - School & Landfill
    - Utilities
    - Sewer Trunk Line
    - Water 7,000 ft.
- **West**
  - Flying J
  - Utilities
    - Costly Gas
    - PMPC West Rawlins Utility Expansion
- **East**
  - Golf Course
  - Wastewater Treatment Plant
    - Water and Sewer to City Limits
    - Gas to Golf Course
    - South of Interstate Gas Availability
- **Infill**
  - Rawlins Needs Assessment Report
  - Soils
  - Groundwater

8. Environmental Conditions & Constraints

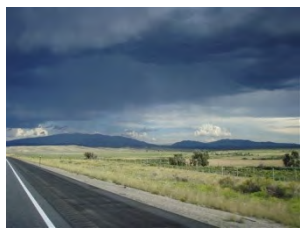


City of Rawlins
General Plan Update

1-Mile Priority Area
Rawlins_Bndry

Key Concerns

- Steep Slopes
- Elk Mountain View Shed
- Flooding



USGS Topography

0.5 0.25 0 0.5 Miles

9. Economic Development

Important Issues from the Economic Development Plan

INDUSTRY

- **Establish a business park**
- **Market recreation opportunities and tourism**
- **Focus on business sectors**
  - **Data centers**
  - **Wind energy manufacturing**

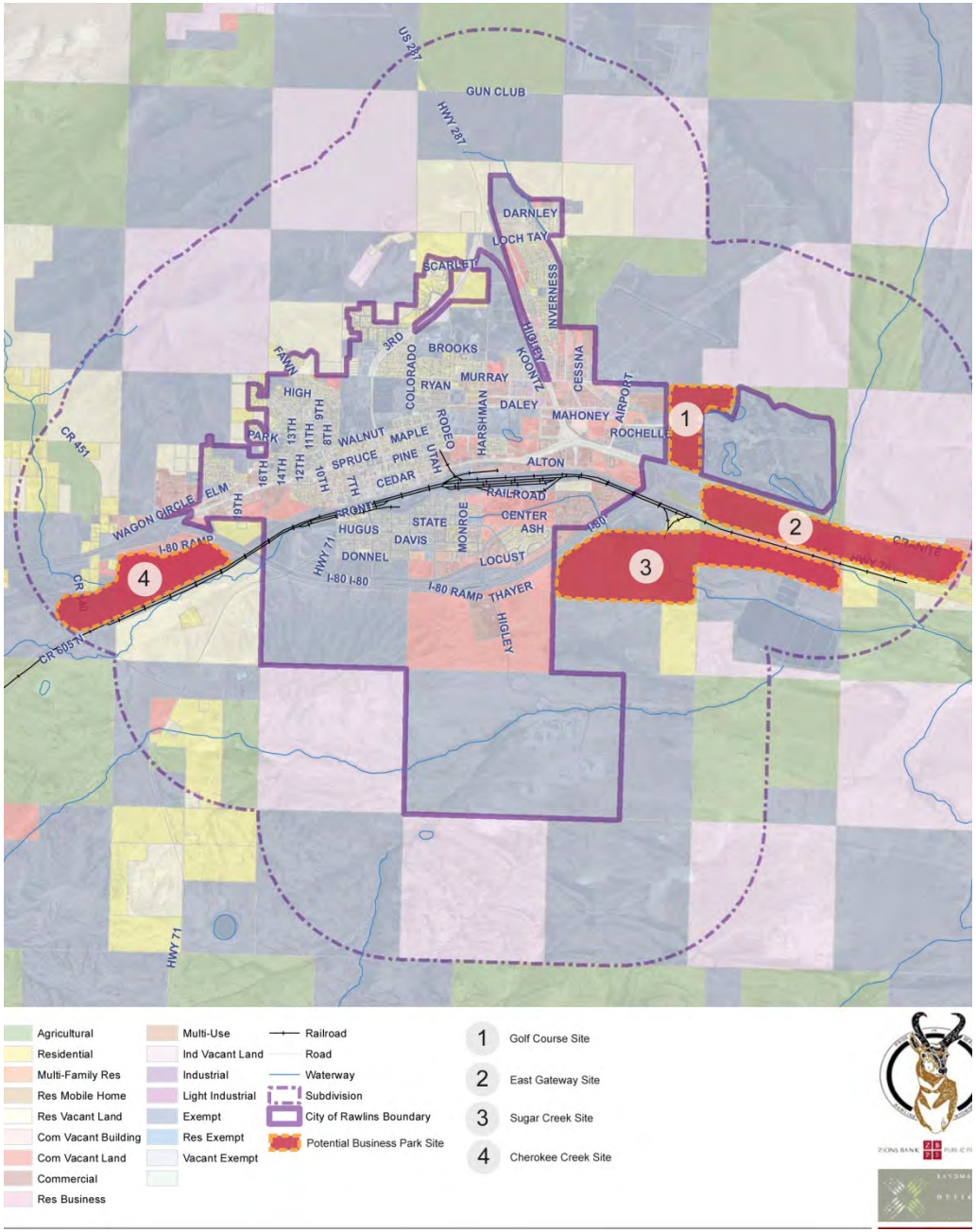
QUALITY OF LIFE

- **Expand retail selection**
- **Improve code enforcement and cleanup**
- **Improve visual appearance of entryways**
- **Redevelop rundown parts of the City**

HOUSING

- **Redevelop vacant, deteriorating structures**
- **More attached-unit product**

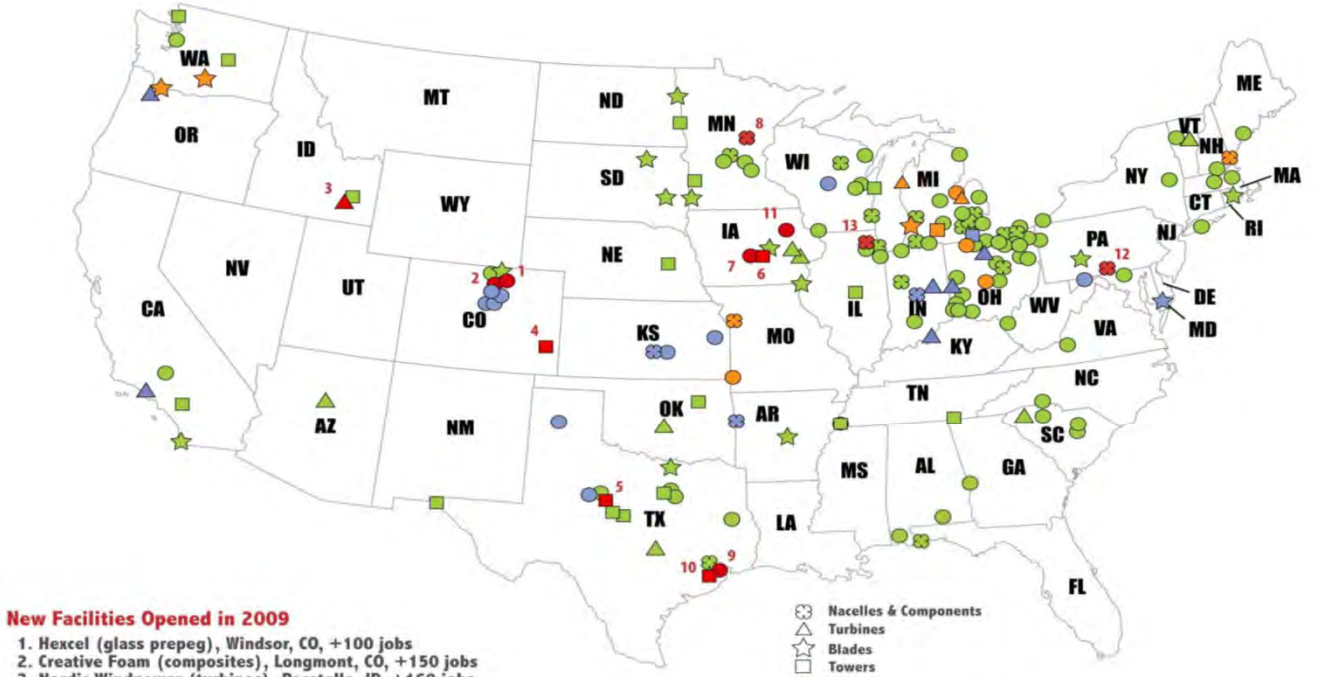
Potential Business Park Locations



Potential for Data Centers

- Large sites of open space
  (assuming the City can work with the BLM)
- Population is less than 50,000
- Land costs are relatively inexpensive
- Large flat sites allow for berms and buffer zones
- Power is relatively inexpensive and abundant
- Climate is cool, cold and dry
- 10 long haul fiber routes along I-80
- Sufficient water resources
- Favorable tax structure
  (no corporate and personal income taxes)

Potential for Complementary Wind Manufacturing Development



New Facilities Opened in 2009

1. Hexcel (glass prepeg), Windsor, CO, +100 jobs
2. Creative Foam (composites), Longmont, CO, +150 jobs
3. Nordic Windpower (turbines), Pocatello, ID, +160 jobs
4. Dragon Wind (towers), Lamar, CO, +60-80 jobs
5. Towers Tech (towers), Abilene, TX, +150 jobs
6. Trinity Structural Towers (towers), Newton, IA, +140 jobs
7. Goain North America (elevation systems), Ankeny, IA, +12 jobs
8. Mille Lacs Band of Ojibwe (generators), Mille Lacs Reservation, MN, +7 jobs
9. RLTC Wind Towers (towers), MacGregor, TX, +75-250 jobs
10. RBC Bearings (bearings), Houston, TX
11. Sector 5 Technologies (components), Oelwein, IA, +99 jobs
12. Vacon Inc (AC drives), Chambersburg, PA, +94 jobs
13. Winergy (gear drives), Elgin, IL, + jobs

Figure includes wind turbine and component manufacturing facilities, as well as other supply chain facilities, but excludes corporate headquarters and service-oriented facilities. The facilities shown here are not intended to be exhaustive. Those facilities designated as "Turbines" may include turbine assembly and/or turbine component manufacturing, in some cases also including towers, nacelles and blades.

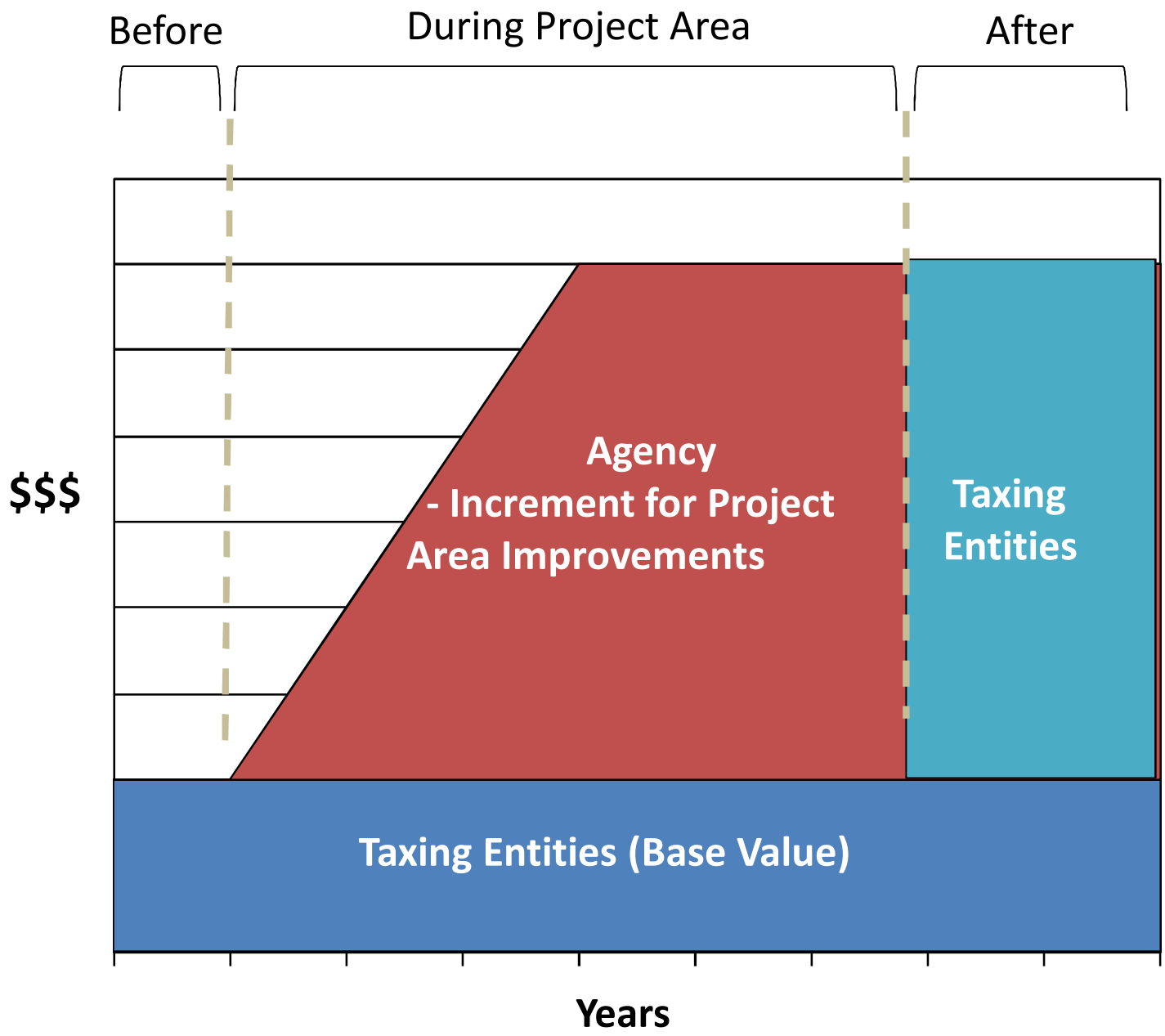
NREL

This map was created by The National Renewable Energy Laboratory for the U.S. Department of Energy. April 22, 2010

Retail Sales Leakage – Capture Rate Analysis

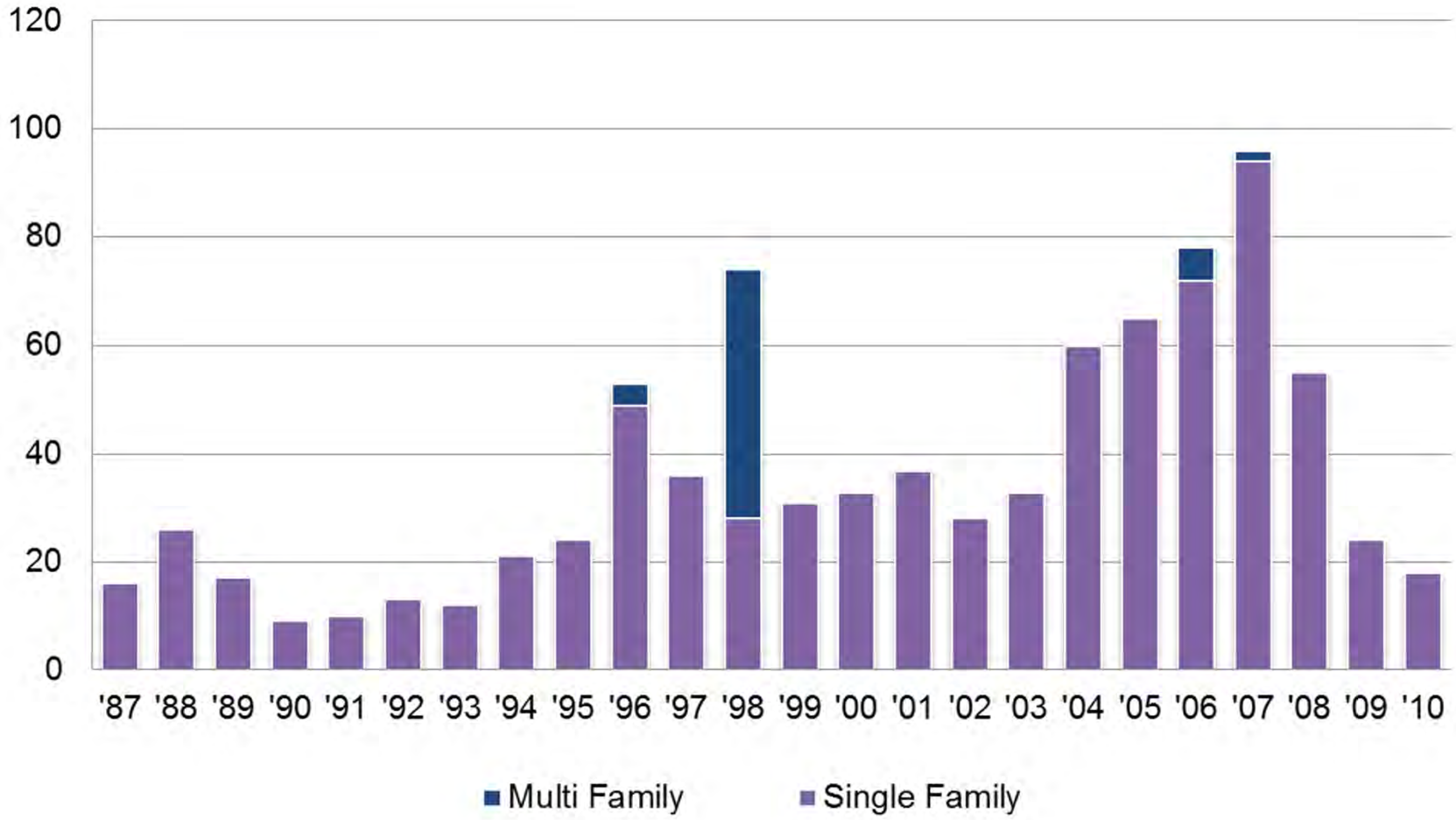
Retail Categories				
	Albany	Carbon	Natrona	Sweetwater
Population	36,438	15,853	75,507	43,621
Auto Dealers and Parts	74%	80%	104%	122%
Gasoline Stations	58%	166%	63%	178%
Home Furniture and Furnishings	79%	62%	121%	129%
Electronic and Appliance Stores	95%	37%	168%	58%
Building Material and Garden Supplies	43%	103%	118%	131%
Grocery and Food Stores	80%	159%	68%	108%
Liquor Stores	102%	73%	102%	89%
Clothing and Shoe Stores	66%	25%	151%	151%
Department Stores	60%	60%	175%	92%
General Merchandise Stores	103%	46%	164%	94%
Miscellaneous Retail	55%	79%	98%	134%
Lodging Services	55%	165%	51%	75%
Eating and Drinking Places	94%	98%	104%	99%
TOTAL	72%	92%	112%	114%

Financing Tool – Urban Renewal and Tax Increment

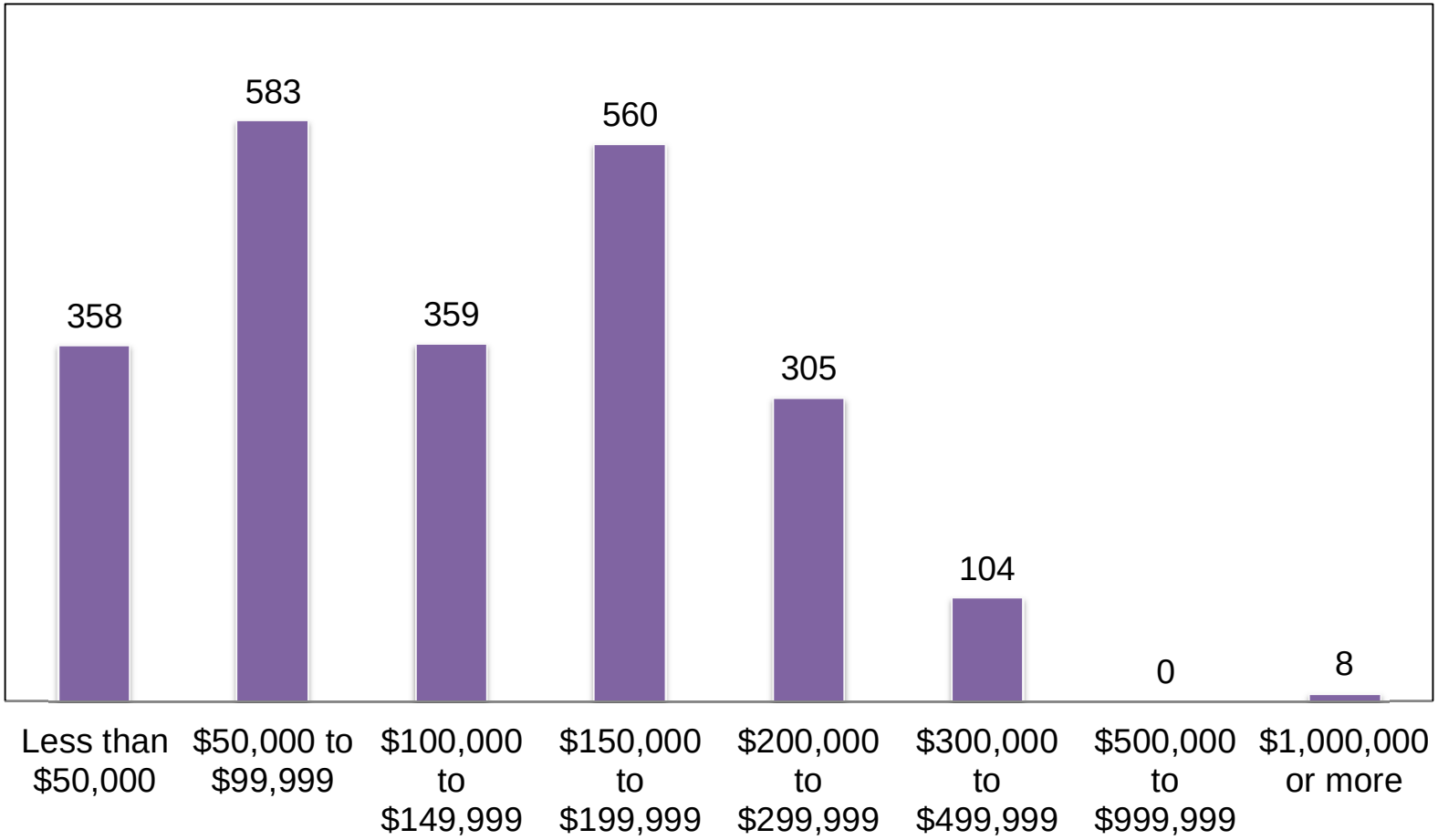


10. Housing and Neighborhoods

Multifamily Housing

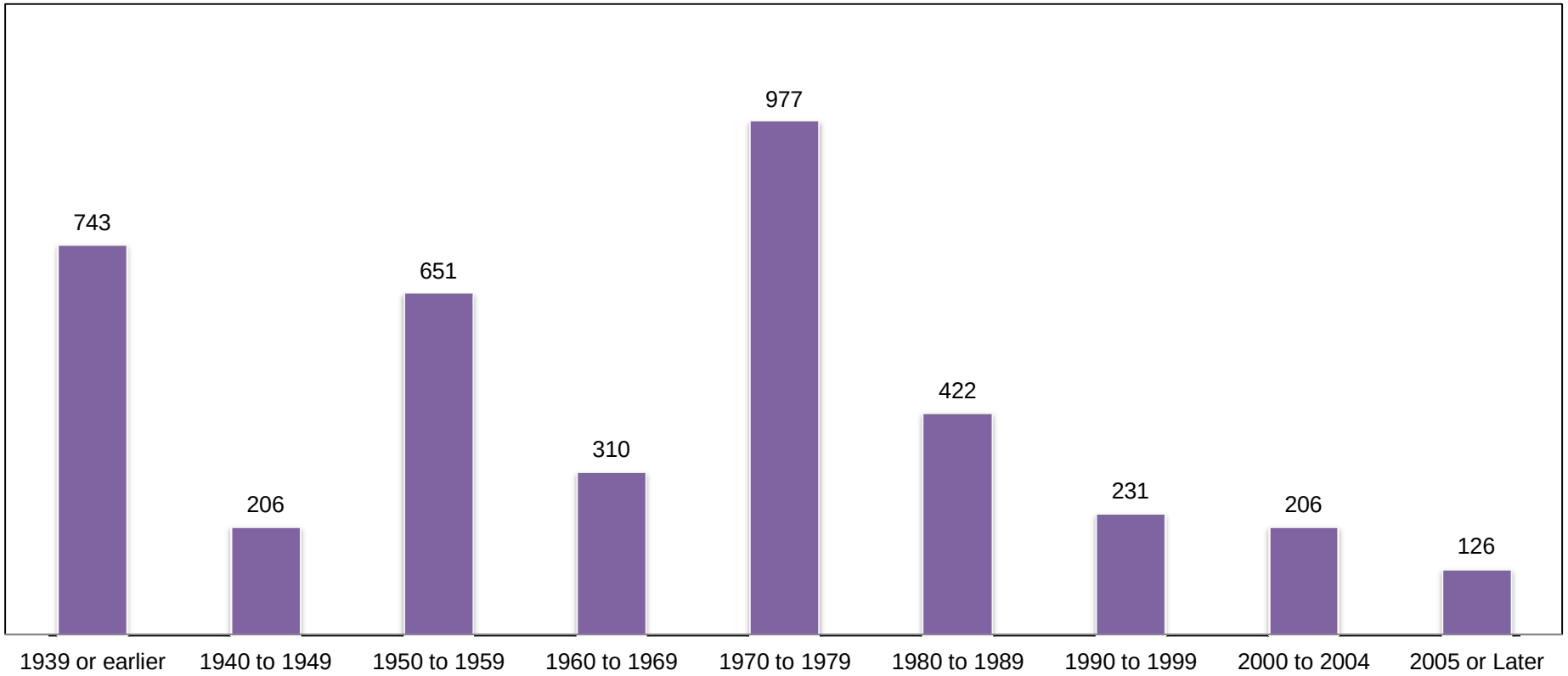


Rawlins Housing Units by Value



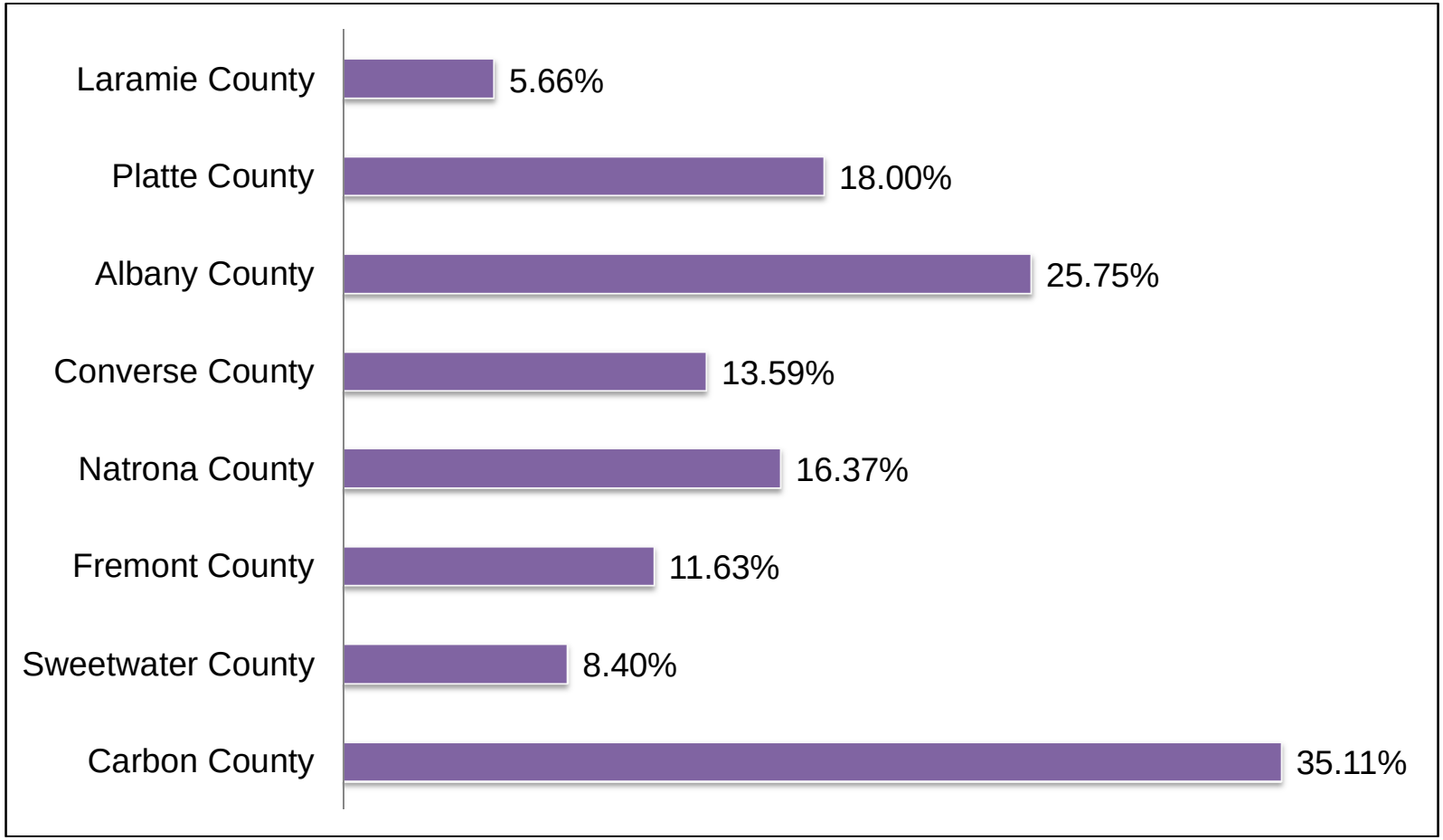
Source: Wyoming Community Development Authority, "2011 Wyoming Housing Conditions"

Housing Units Built by Decade in Rawlins



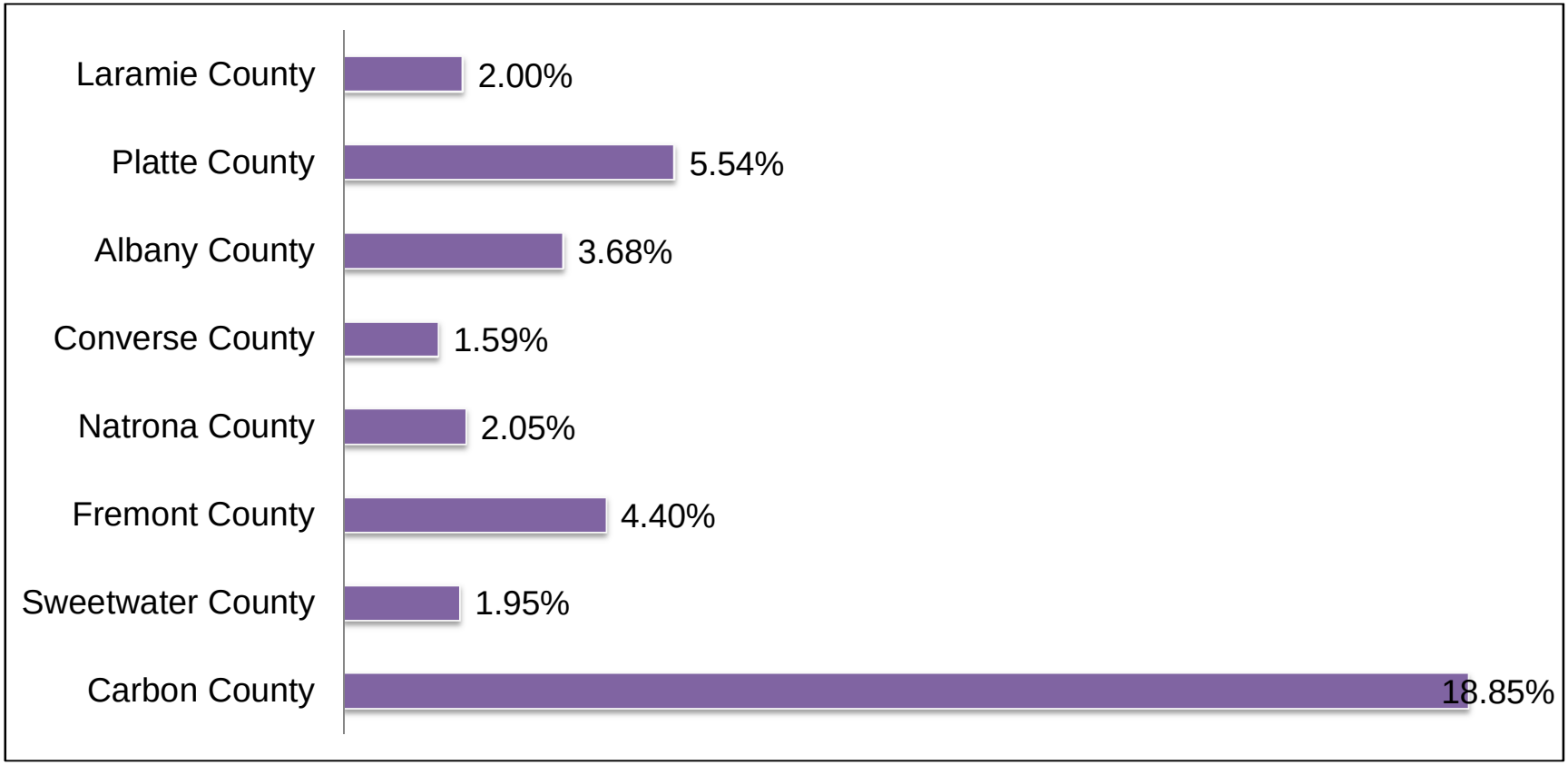
Source: Wyoming Community Development Authority, "2011 Wyoming Housing Conditions"

% of Housing Units in Worn Out or Badly-Worn Condition



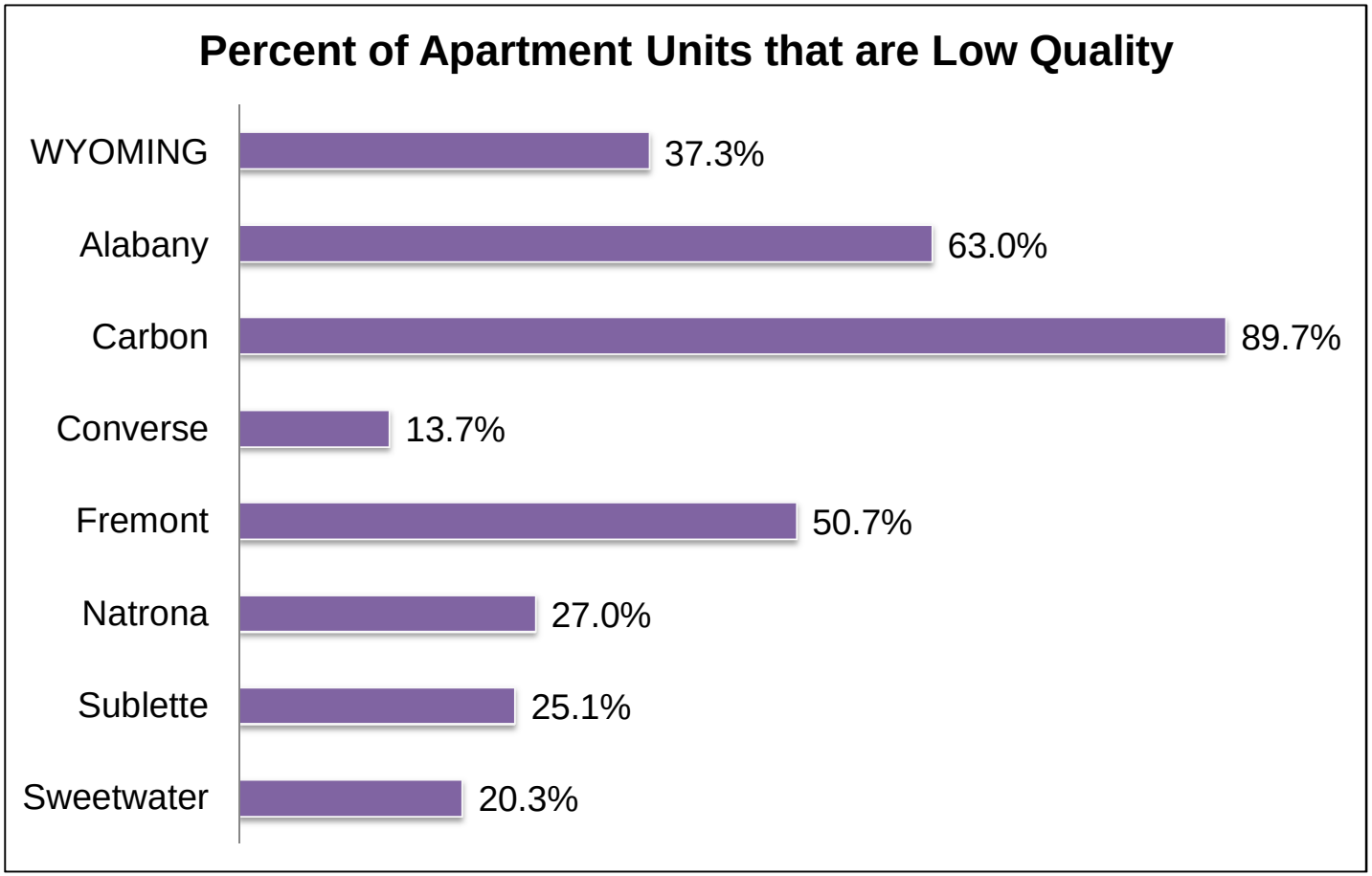
Source: Wyoming Community Development Authority, "2011 Wyoming Housing Conditions"

% of Single-Family Homes Built with Low-Quality Materials and in Unsuitable Condition



Source: Wyoming Community Development Authority, "2011 Wyoming Housing Conditions"

% of Apartment Units that are Low Quality



Source: Wyoming Community Development Authority, "2011 Wyoming Housing Conditions"

Alternative Planning Scenarios

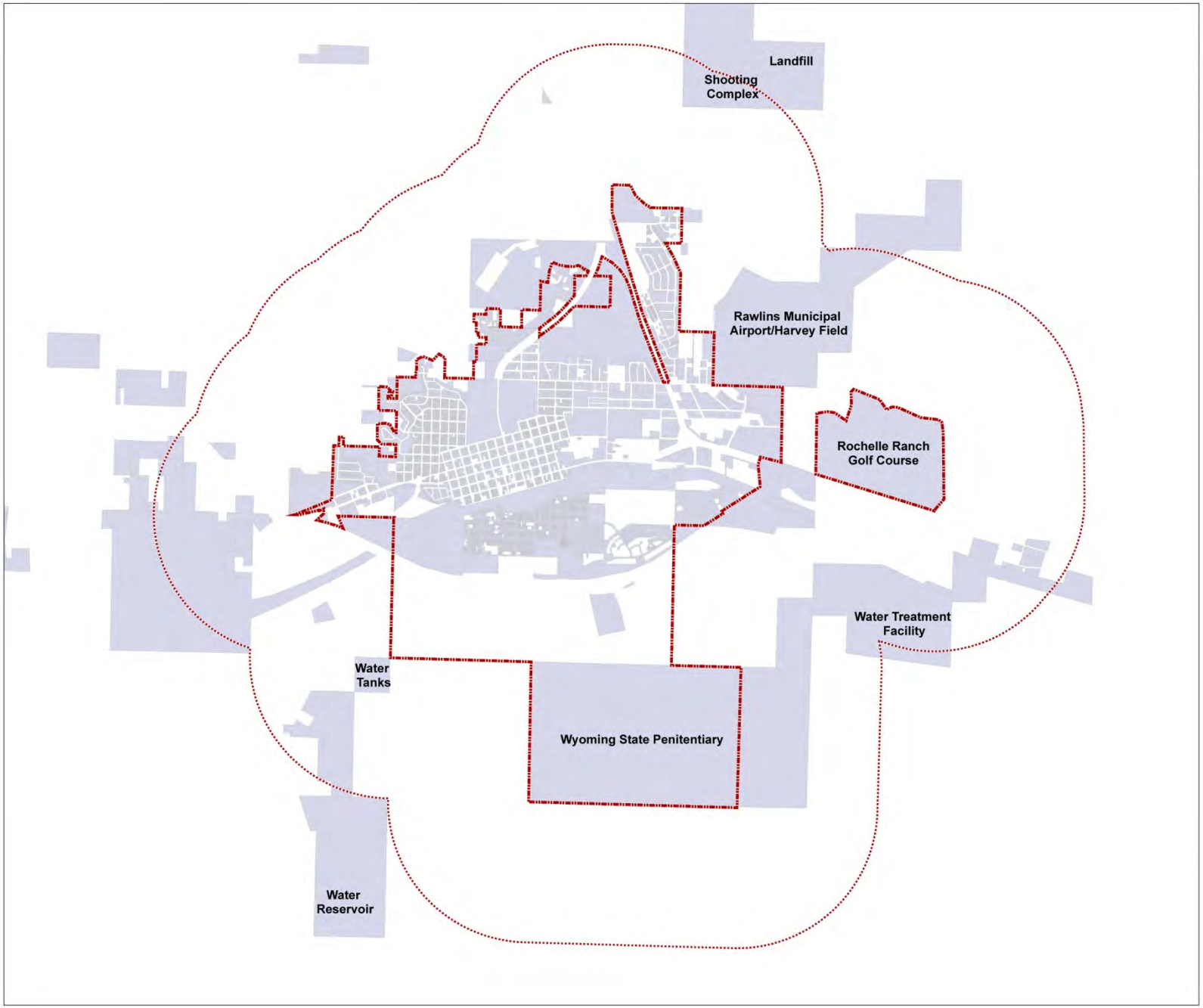
Land use and ownership patterns are complicated in Rawlins and the surrounding areas.

In order to clearly determine sites and locations that are available to accommodate future growth, a system of overlays was used, eliminating the following from consideration:

- Developed Land
- Transportation Corridors
- Water Service Boundaries
- Large Land Holding not Generally Available for Development in the short-term (BLM/State of Wyoming/Anadarko/UPRR)
- Natural Constraints (steep slopes/ water bodies and waterways/ wetlands)

Three Alternative Planning Scenarios resulted from this process.

City of Rawlins
General Plan Update



Developed Land
1-Mile Priority Area
City of Rawlins Boundary

1 Developed Land

0.5 0.25 0 0.5 Miles

City of Rawlins
General Plan Update

2 Transportation Corridors

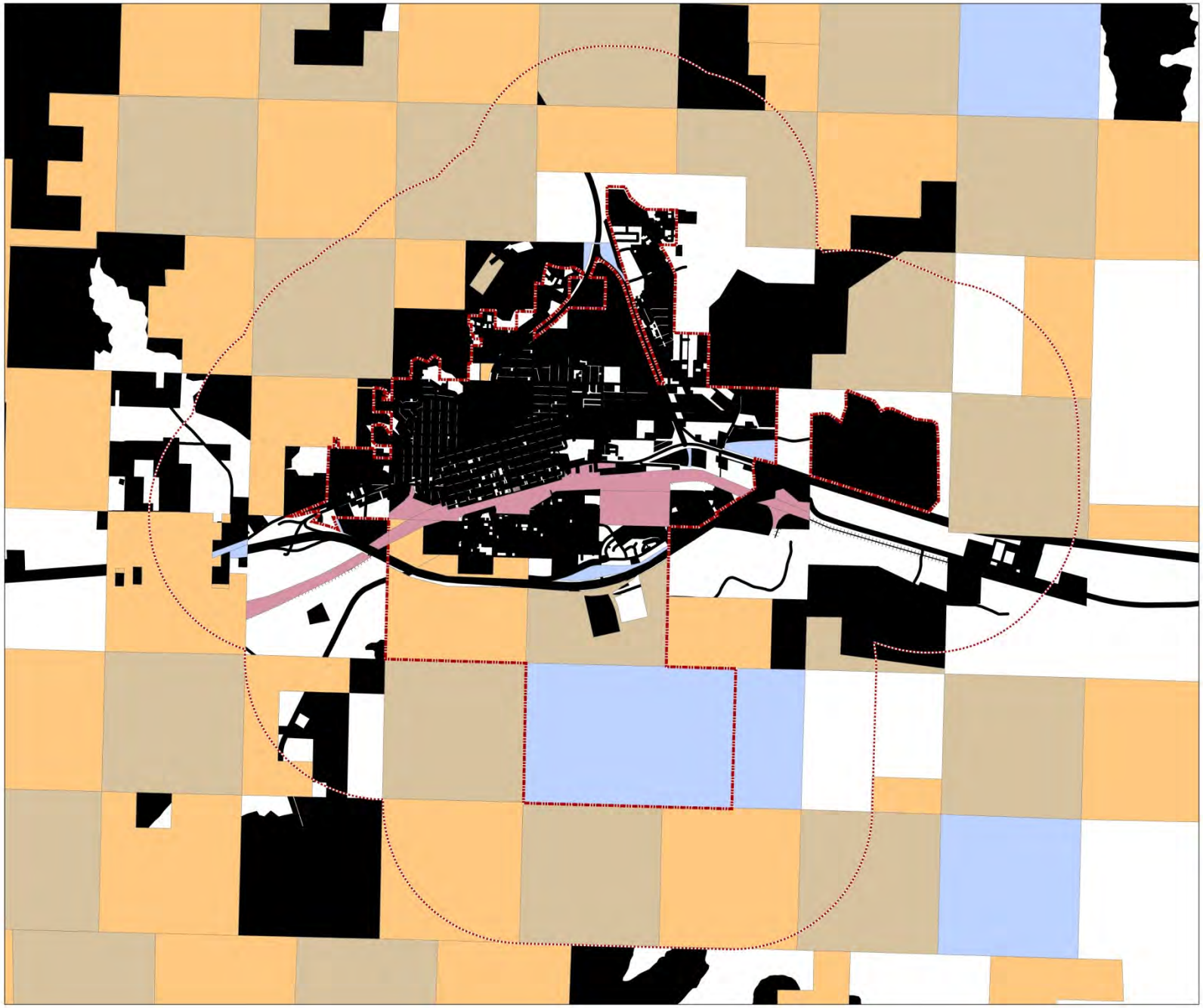
City of Rawlins General Plan Update

Water Service Boundary (Approx. 7000' Elev.)
Land Unavailable for Development
1-Mile Priority Area
City of Rawlins Boundary

3 Water Service Boundary

0.5 0.25 0 0.5 Miles

City of Rawlins General Plan Update



- Anadarko Owned Land
- BLM Owned Land
- State of Wyoming Owned Land
- UPRR Owned Land
- Land Unavailable for Development
- 1-Mile Priority Area
- City of Rawlins Boundary

4 Anadarko/BLM/ State/UPRR Ownership

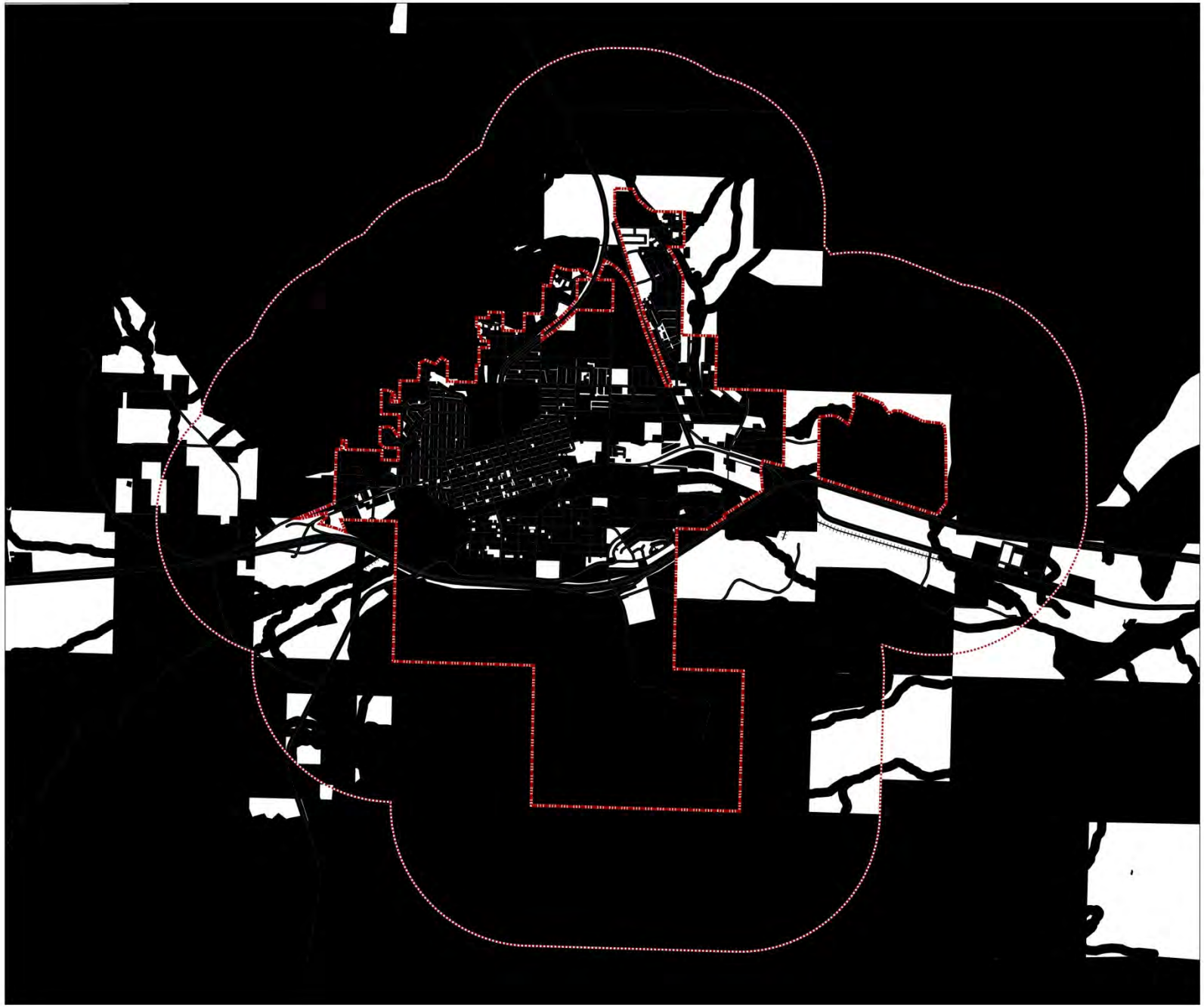
0.5 0.25 0 0.5 Miles

City of Rawlins
General Plan Update

- Streams
- Steep Slopes, Uplift, or Other Natural Feature
- Wetlands (National Wetlands Inventory)
- Waterbodies
- Land Unavailable for Development
- 1-Mile Priority Area
- City of Rawlins Boundary

5 Natural Constraints

0.5 0.25 0 0.5 Miles

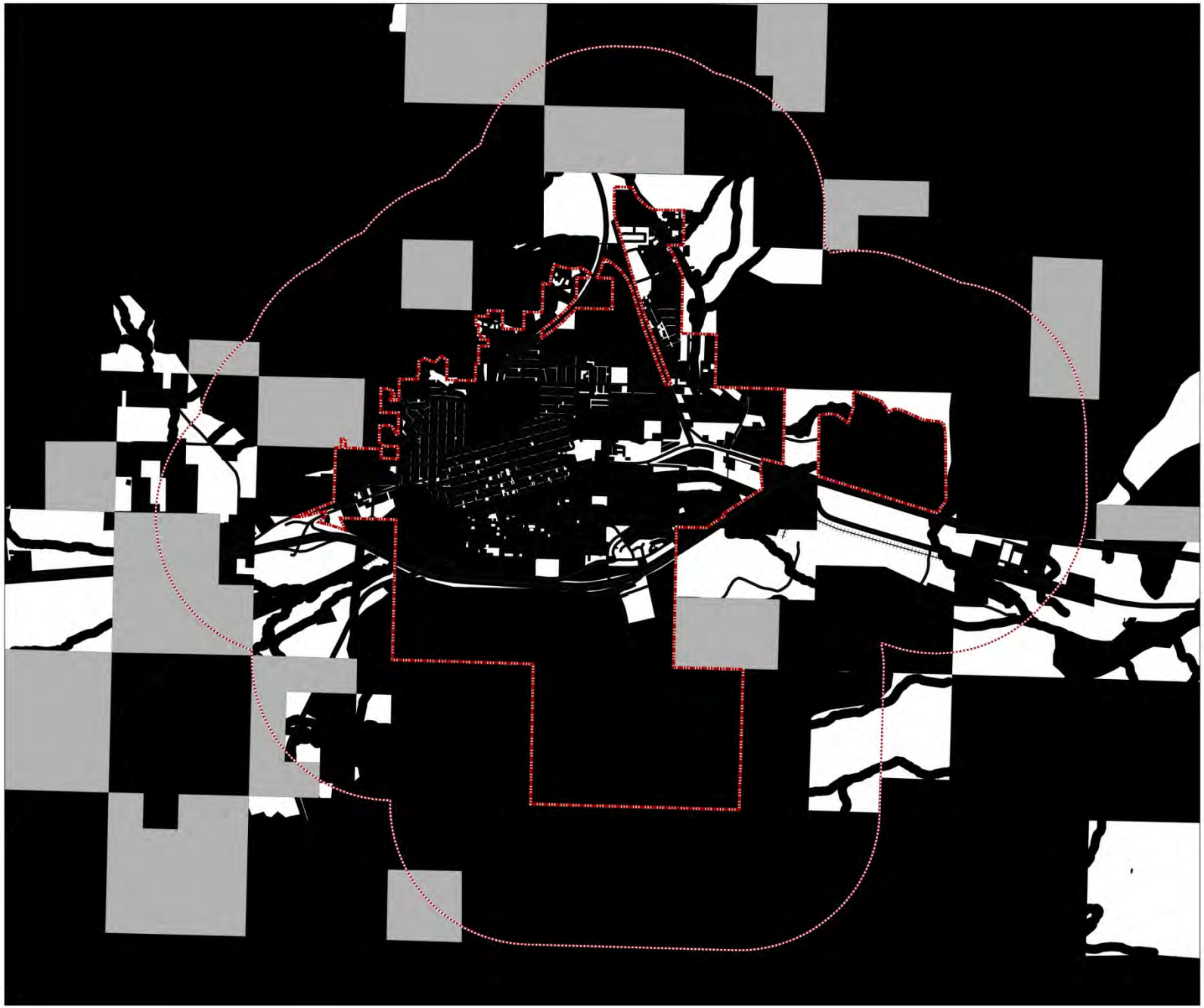


City of Rawlins General Plan Update

Roads
Land Unavailable for Development
1-Mile Priority Area
City of Rawlins Boundary

6 Composite

0.5 0.25 0 0.5
Miles



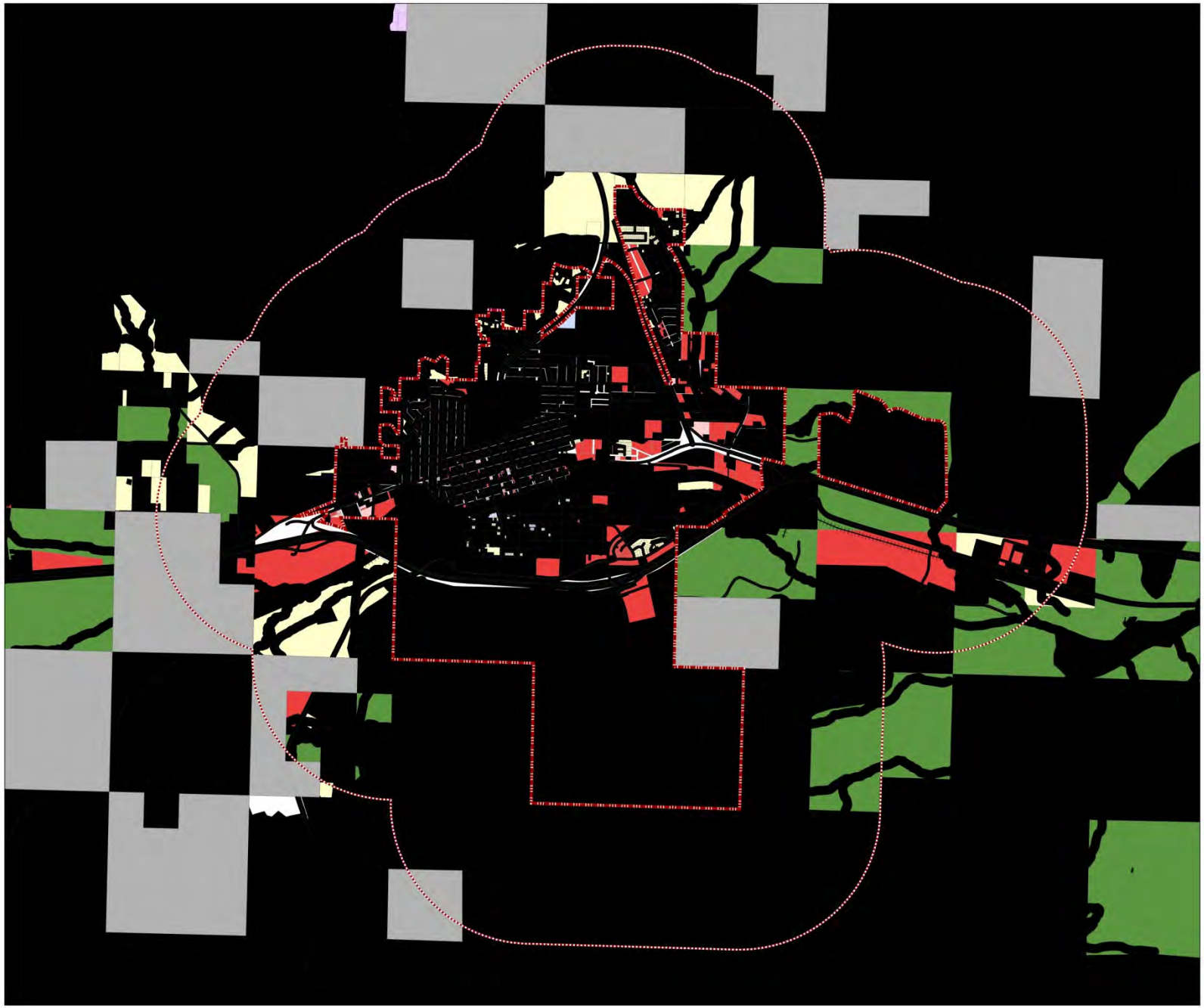
City of Rawlins General Plan Update

Roads
BLM Parcels Under Consideration for Purchase
Land Unavailable for Development
1-Mile Priority Area
City of Rawlins Boundary

7 Composite w/ BLM Parcels Under Consideration for Purchase

0.5 0.25 0 0.5 Miles

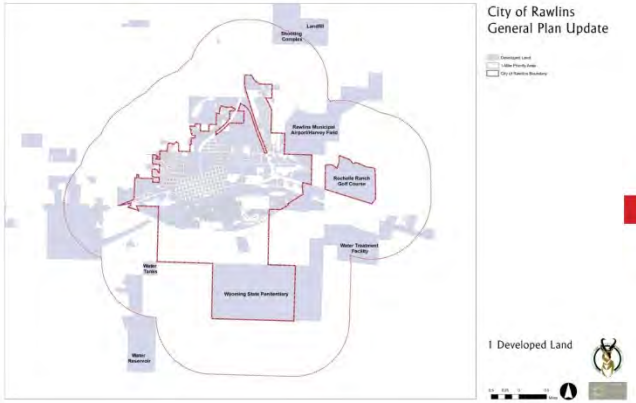
City of Rawlins General Plan Update



- Agricultural Land
- Residential Vacant Land
- Commercial Vacant with Building
- Commercial Vacant
- Industrial Vacant
- Residential Exempt
- Vacant Exempt
- Roads
- BLM Parcels Under Consideration for Purchase
- Land Unavailable for Development
- 1-Mile Priority Area
- City of Rawlins Boundary

8 Composite with Vacant and Agricultural Land, and BLM Parcels Under Consideration for Purchase

0.5 0.25 0 0.5 Miles



City of Rawlins
General Plan Update

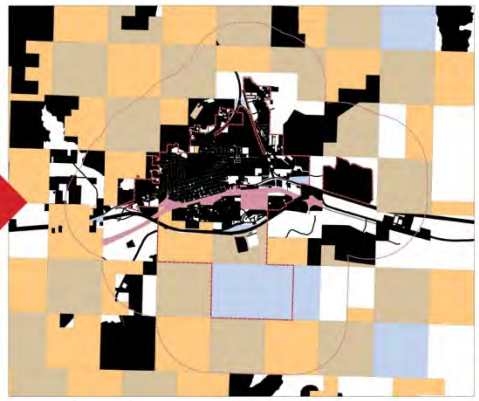
1 Developed Land

City of Rawlins
General Plan Update

2 Transportation Corridors

City of Rawlins
General Plan Update

3 Water Service Boundary

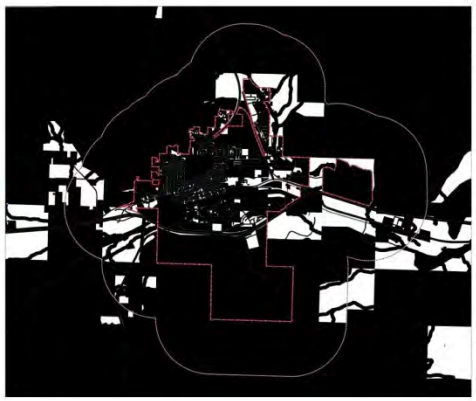


City of Rawlins
General Plan Update

4 Anadarko/BLM/ State/UPRR Ownership

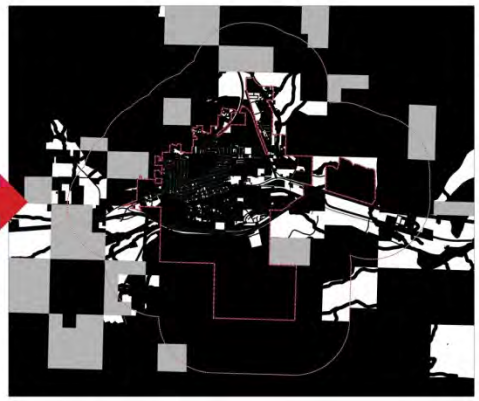
City of Rawlins
General Plan Update

5 Natural Constraints



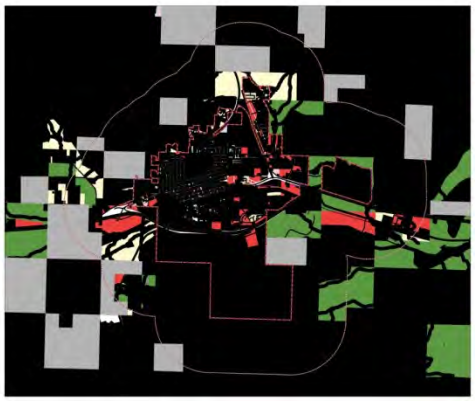
City of Rawlins
General Plan Update

6 Composite



City of Rawlins
General Plan Update

7 Composite w/ BLM Parcels Under Consideration for Purchase



City of Rawlins
General Plan Update

8 Composite with Vacant and Agricultural Land, and BLM Parcels Under Consideration for Purchase

City of Rawlins General Plan Update

Unavailable Land Overlay Process

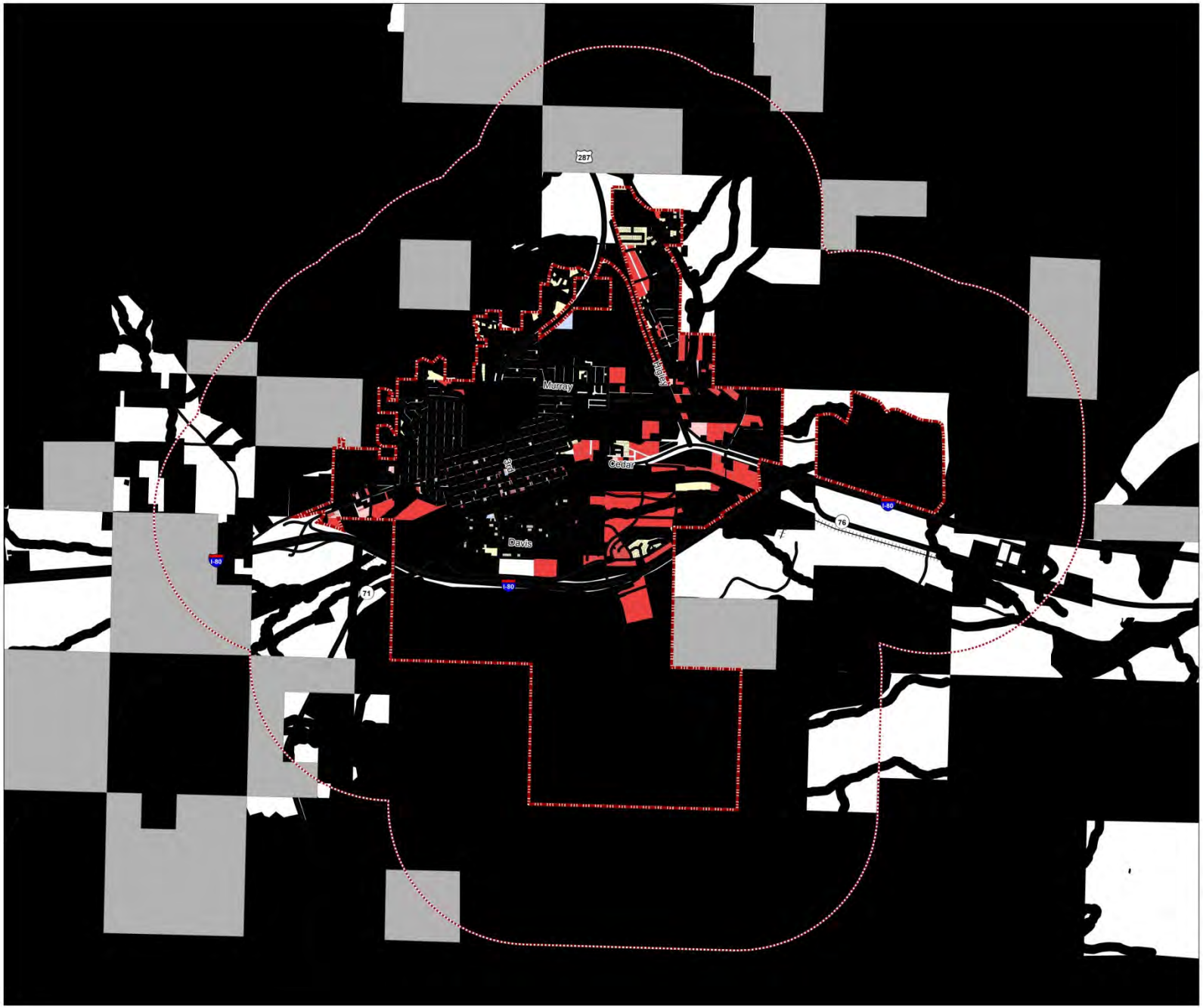
LANDMARK DESIGN

Preliminary Alternative Land Use Concepts

1) *Infill Within Existing Boundaries*

2) *Infill Within Existing Boundaries + Sites within the 1-mile Priority Are*

3) *Infill Within Existing Boundaries + Sites within/ beyond the 1-mile Priority Area*



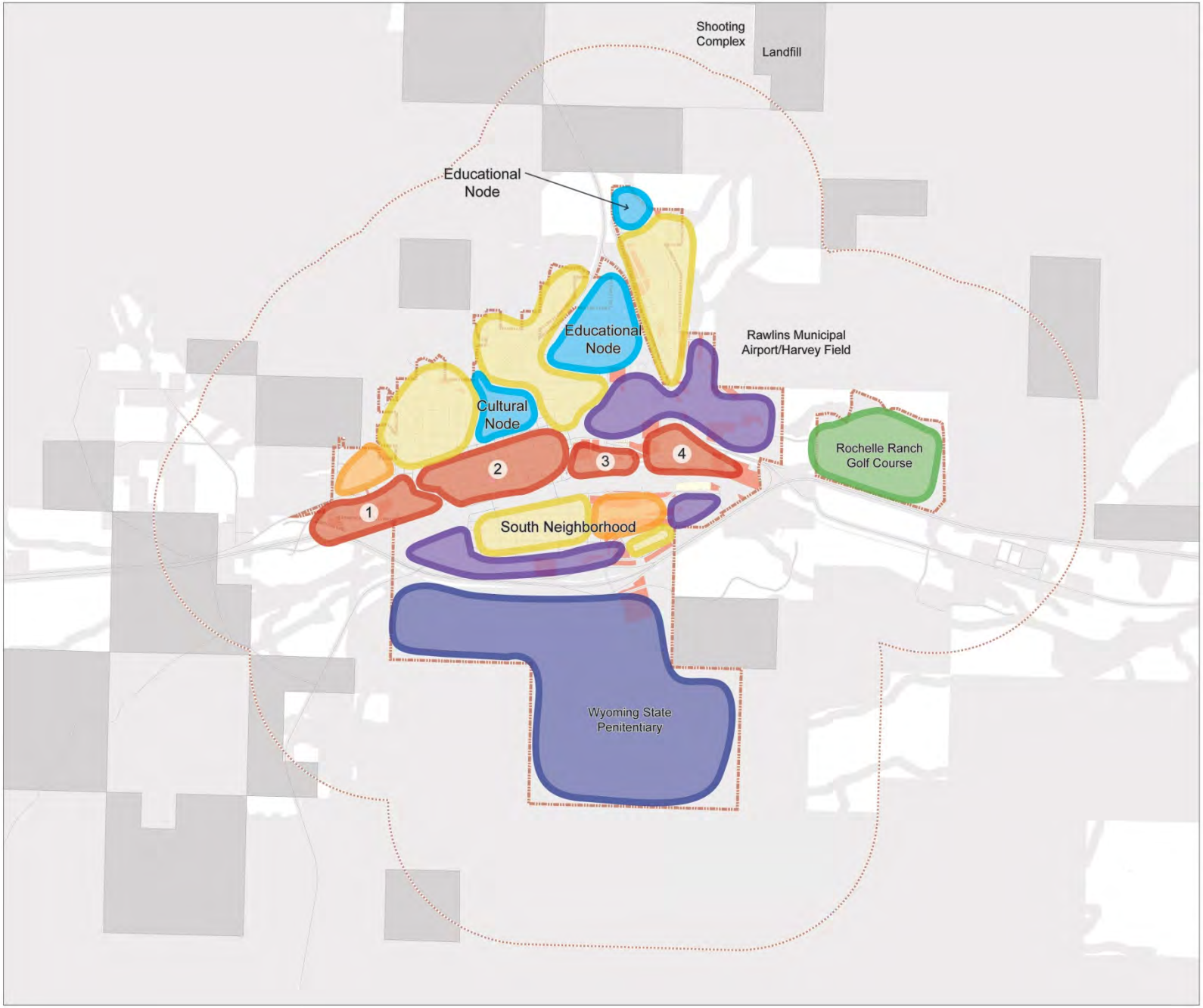
City of Rawlins
General Plan Update

- Agricultural
- Residential Vacant
- Residential Exempt
- Commercial Vacant with Building
- Commercial Vacant
- Industrial Vacant
- Vacant Exempt
- Roads
- BLM Parcels Under Consideration for Purchase
- Land Unavailable for Development
- 1-Mile Priority Area
- City of Rawlins Boundary

Alternative 1:
Infill within Existing City Boundaries

0.5 0.25 0 0.5 Miles

City of Rawlins
General Plan Update



- Low Density Residential Infill
- Density Residential Infill
- Commercial Infill
  - 1 West Entry
  - 2 Historical Downtown (Mixed-Use)
  - 3 Transitional
  - 4 East Entry
- Light Industrial/Mixed-Use
- Golf Course
- Educational, Civic, and Cultural
- State Penitentiary

Alternative 1:
Infill within Existing City Boundaries

0.5 0.25 0 0.5 Miles

Alternative 1:

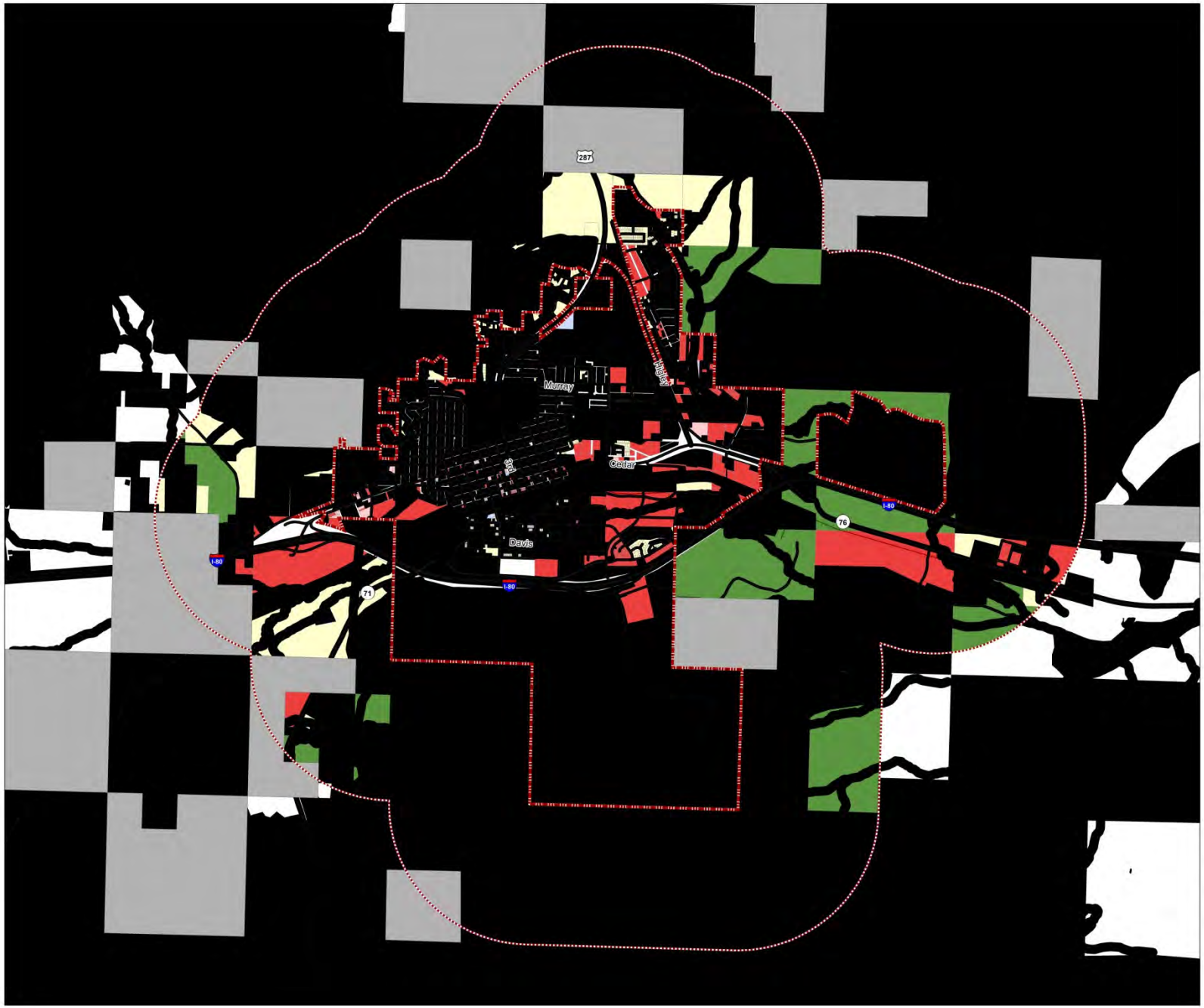
PROS

- Accommodates future residential needs
- Focuses on improving “what we have” instead of expansion
- Focuses on improving the “quality of life”

CONS

- Doesn’t address the need for “greenfield” development/ large projects
- Infill and redevelopment are inherently more expensive than new development
- Does provide flexibility for unanticipated growth and development

City of Rawlins
General Plan Update

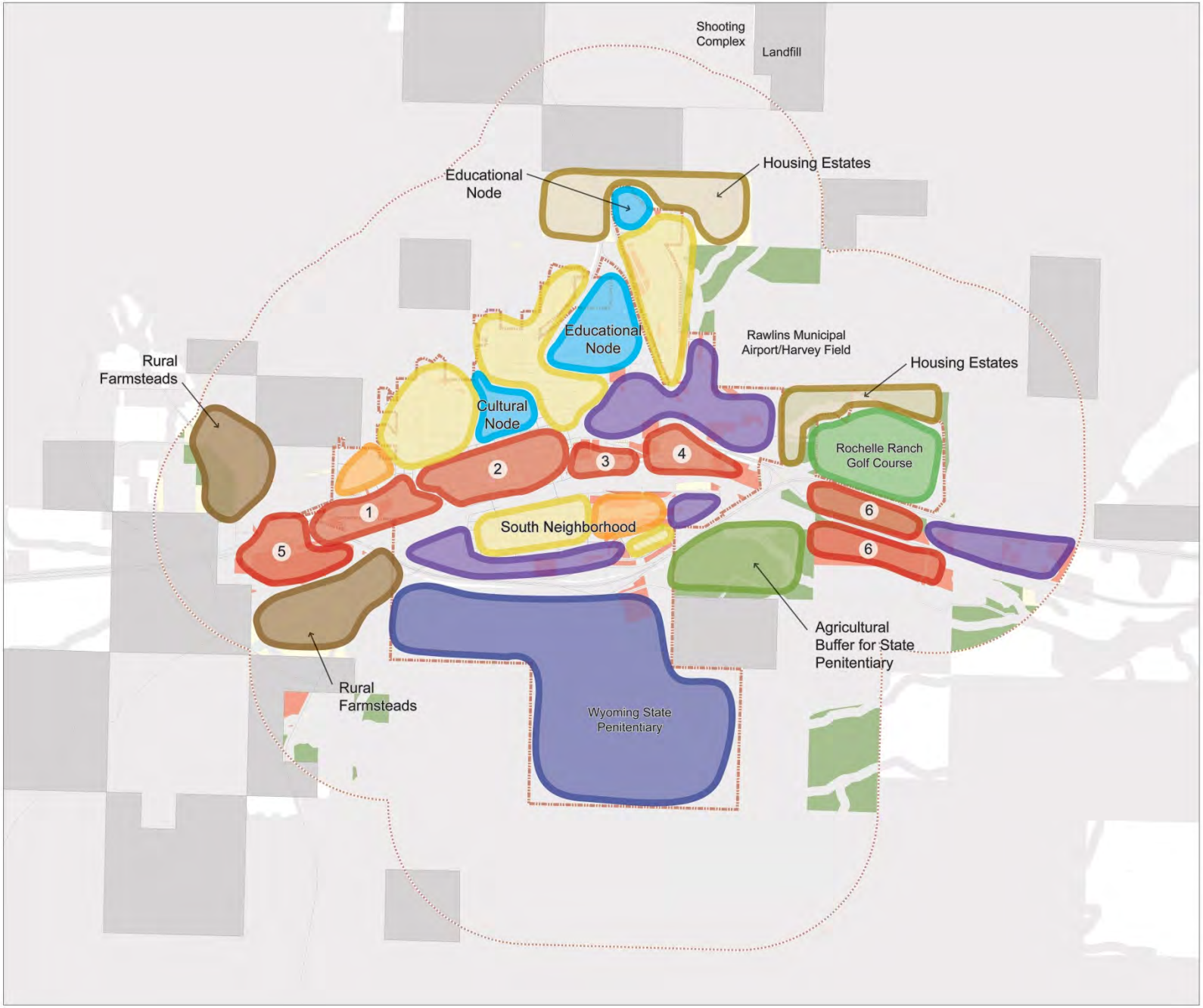


- Agricultural
- Residential Vacant
- Residential Exempt
- Commercial Vacant with Building
- Commercial Vacant
- Industrial Vacant
- Vacant Exempt
- Roads
- BLM Parcels Under Consideration for Purchase
- Land Unavailable for Development
- 1-Mile Priority Area
- City of Rawlins Boundary

Alternative 2:
Infill within Existing City Boundaries & One-Mile Priority Area

0.5 0.25 0 0.5 Miles

City of Rawlins General Plan Update



- Low Density Residential Infill
- Density Residential Infill
- Housing Estates
- Rural Farmsteads
- Commercial Infill
  - 1 West Entry
  - 2 Historical Downtown (Mixed-Use)
  - 3 Transitional
  - 4 East Entry
  - 5 West Entry Business Park
  - 6 East Entry Business Park
- Light Industrial/Mixed-Use
- Golf Course
- Agricultural Buffers
- Educational, Civic, and Cultural
- State Penitentiary

Alternative 2: Development within One-Mile Priority Area

0.5 0.25 0 0.5 Miles

Alternative 2

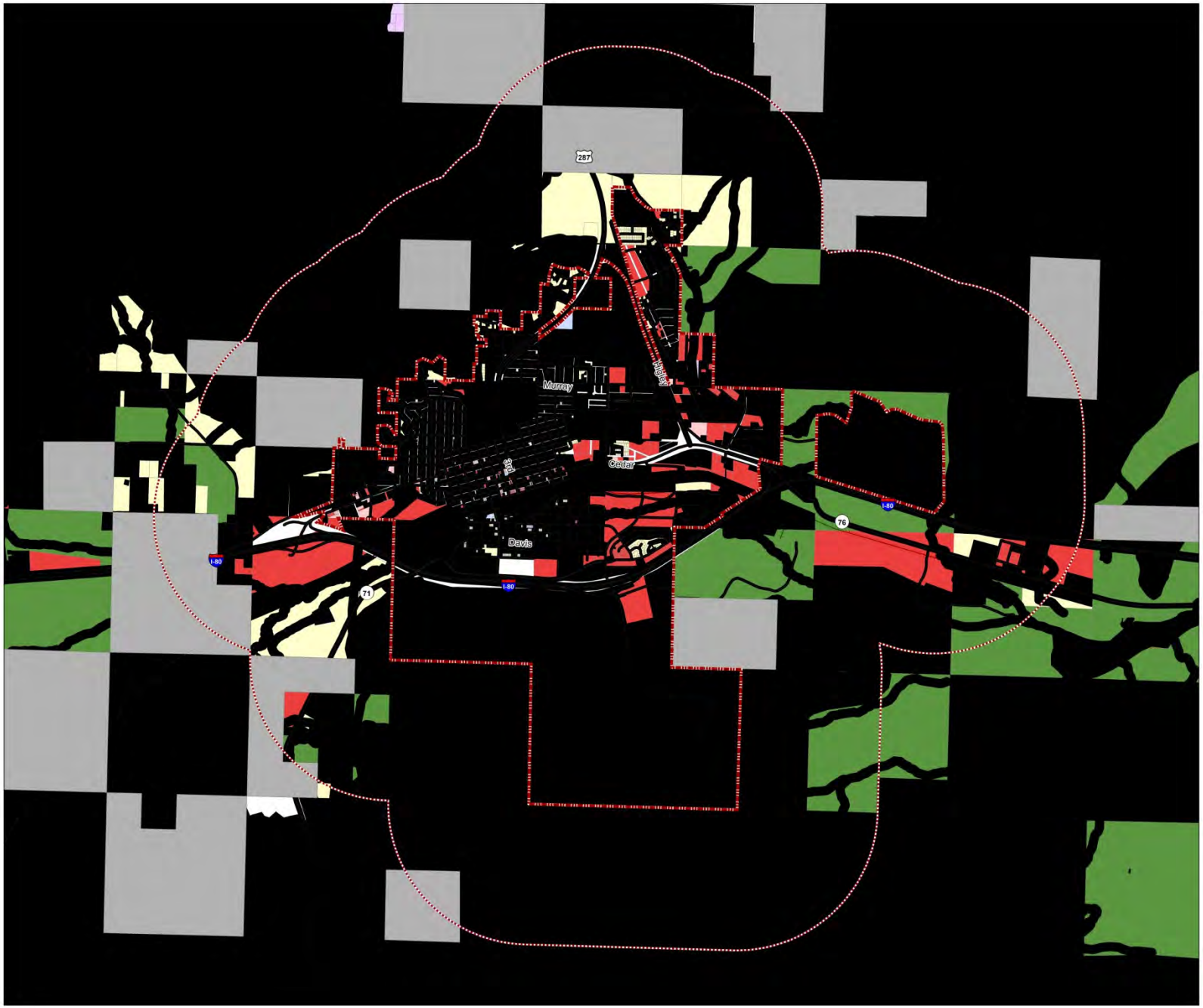
PROS

- Provides flexibility to accommodate infill and new development options
- Provides a greater variety of housing options
- Provides business park options
- Provides buffers between residential and other uses

CONS

- City continues to “sprawl” along major transportation corridors
- Provides less incentive to deal with incompatible land uses, vacant land and poorly developed properties and neighborhoods
- Amount of land proposed is not required in 20-year planning horizon

City of Rawlins
General Plan Update



Roads
BLM Parcels Under Consideration for Purchase
Land Unavailable for Development
1-Mile Priority Area
City of Rawlins Boundary

Alternative 3:
Infill within Existing City Boundaries & Outside of City Boundary

0.5 0.25 0 0.5 Miles

City of Rawlins General Plan Update

- Low Density Residential Infill
- Density Residential Infill
- Housing Estates
- Rural Farmsteads
- Commercial Infill
  - 1 West Entry
  - 2 Historical Downtown (Mixed-Use)
  - 3 Transitional
  - 4 East Entry
  - 5 West Entry Business Park
  - 6 East Entry Business Park
  - 7 Commercial Extension
- Light Industrial/Mixed-Use
- Golf Course
- Agricultural Buffers
- Educational, Civic, and Cultural
- State Penitentiary

Alternative 3: Development Beyond 1 Mile Priority Area

0.5 0.25 0 0.5 Miles

Alternative 3

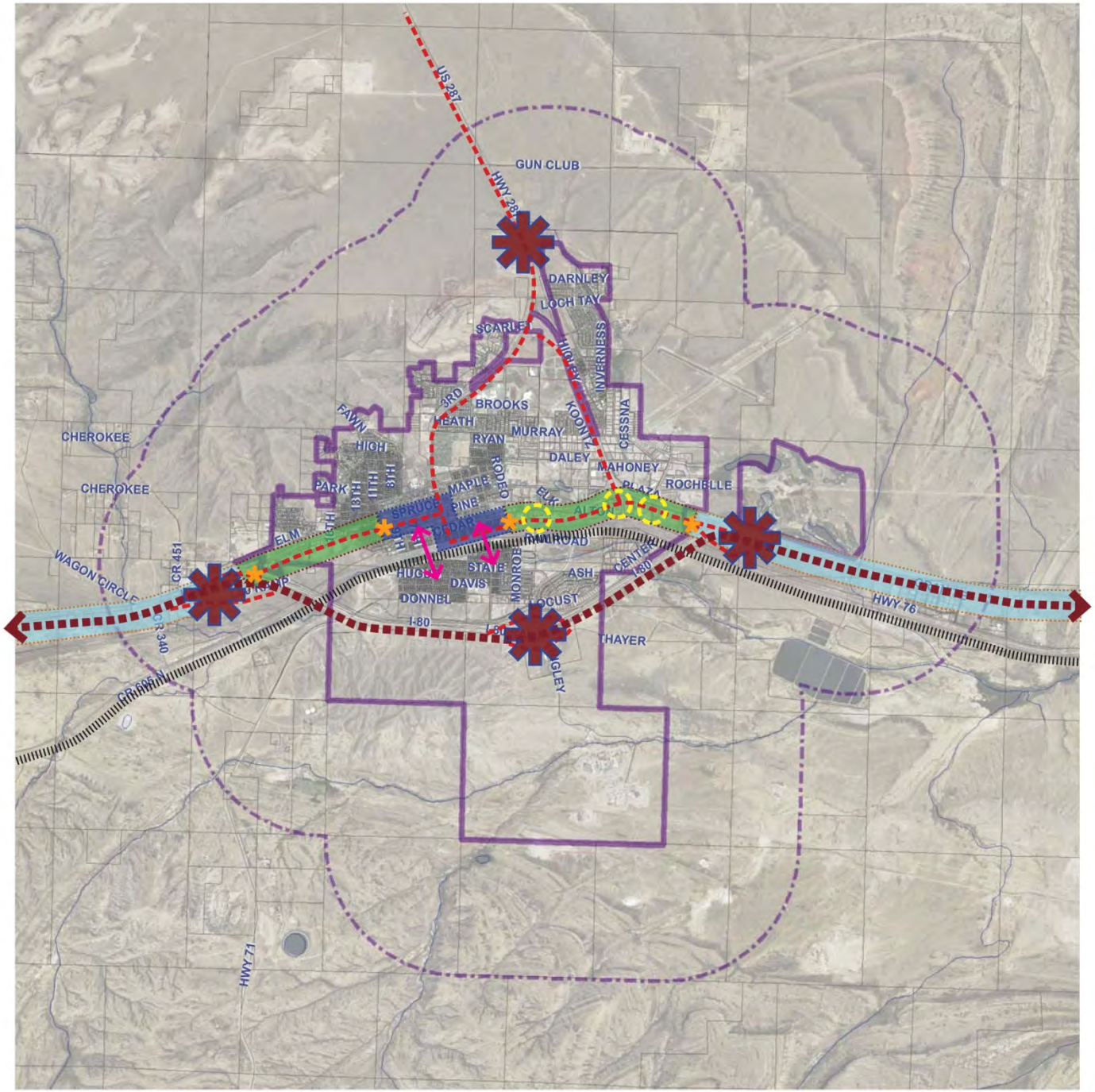
PROS

- Provides flexibility to accommodate infill and new development options
- Provides a greater variety of housing options
- Provides business park options
- Provides buffers between residential and other uses

CONS

- City continues to “sprawl” along major transportation corridors; Sinclair is physically linked with Rawlins
- Provides less incentive to deal with incompatible land uses, vacant land and poorly developed properties and neighborhoods
- Amount of land proposed is not required in 20-year planning horizon
- Likely to encourage a scattered development pattern

City of Rawlins
General Plan Update



- Community Gateway Enhancements
- I-80 Transportation Corridor
- Primary Boulevard Enhancements
- Secondary Boulevard Enhancements
- Downtown "Main Street" Enhancements
- Key Intersection Enhancements
- Street Enhancement Transition Points
- Downtown/South Neighborhood Connections
- Visual Enhancement of Rawlins from Freeway
- Community Cleanup and Property Maintenance Efforts
  (throughout community, with focused efforts in economic districts)
- City of Rawlins Boundary
- One-Mile Town Expansion Area
  (according to existing Carbon County General Plan)

Urban Design Concept from Economic Development Plan

LANDMARK DESIGN

Key Questions to be Considered

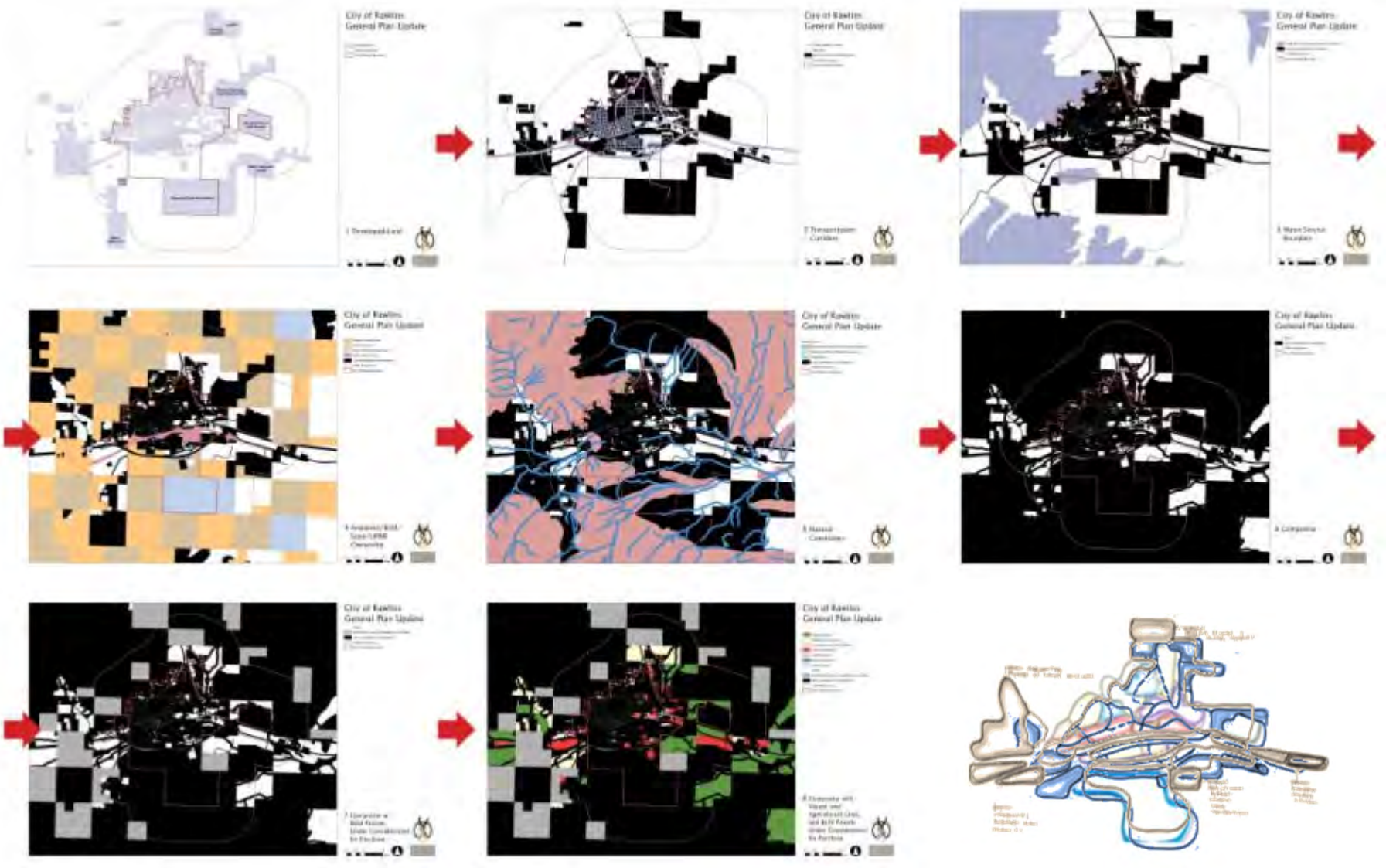
- How much land is necessary to accommodate needs in 20 years?
- Is infill alone realistic?
- Which direction of growth is preferred? Why?
- Where is the best location for a business park?
- How should we accommodate housing for temporary workers? Should it located in the city? How much temporary housing is needed?
- What types of new housing is required?
- Does Rawlins need any new parks or recreation amenities? If so, where?
- What changes are necessary to improve the “quality of life” in Rawlins?

Workshop Format

- **Break up into small groups (5-10 per table)**
- **Each group to select a recorder, who will keep a record of group notes and ideas**
- **Each group to develop a Preferred Alternative Plan**
- **Report back to the main group with ideas and concepts**

LANDMARK DESIGN TEAM

Rawlins Comprehensive General Plan Update



Landmark Design *ZBPF* *JFC Engineers* *Fehr & Peers* *Hansen, Allen & Luce*