

# KAYCEE, WYOMING

Beautification and Planning Project

Final Report

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Prepared by:





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## Introduction

Kaycee, WY is located approximately 68 miles north of Casper, Wyoming in southern Johnson County. The town has a population of approx. 250 people who have a desire to improve the overall appearance of their main street, Nolan Avenue, which is the main drag for the town and also State Highway 196. Nolan connects to I-25 at the north end of town on Highway 191/192. It is approximately 200 yards between the northbound off ramp and Nolan Street to the east of the Interstate. Nolan connects south to the TTT exit from I-25 approximately 7 miles south of town on Highway 196.

Civil Engineering Professionals, Inc. (CEPI) and PB PlaceMaking worked closely with Town staff and citizens to develop streetscape options for the Town and to select a preferred option that will be the basis for working with Wyoming Department of Transportation (WYDOT) in the future for streetscape elements as part of the Highway 196 reconstruction slated for 2009.

WYDOT has an active program for streetscape and landscape improvements on municipal roadway projects; they will fund to a significant level, streetscape improvements when Highway 196 is reconstructed in Kaycee. At a minimum, WYDOT will construct the roadway, curb and gutter and sidewalks (5' width) within the right of way. Additional enhancement money is provided through a grant from WYDOT to Kaycee for additional improvements within the right of way including special paving, street trees, lighting improvements, irrigation, and furnishings. It is up to the community to determine where the budget for these enhancements will be spent. It is the goal of this study to work with the community to determine what improvements are important to the community and to develop plans and supporting text to portray these ideas so they can be incorporated into the final design of the highway. The enhancement funds for the project are approximately \$350,000 with a possible additional amount in a future phase of \$250,000. These funds will have a 10% match requirement from the Town.



## Existing Site Conditions

Nolan Avenue is generally characterized by a wide street (60 foot ROW with most buildings set back at least 5 feet, and a 56 feet wide pavement section), and a mix of building types throughout the length of the street. These buildings also have a mix of uses ranging from commercial, service, hotel, restaurant, bar, civic, and residential. There are also many undeveloped lots and vacant properties along the length. Some of these lots have always been vacant, and some of them were rendered vacant after the 2002 flood, where a majority of the street was underwater when a large rain storm caused the Middle Fork of the Powder

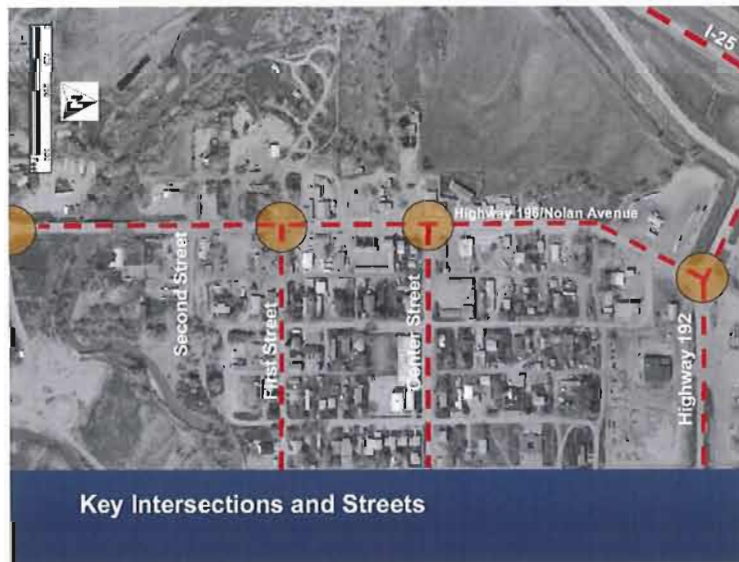
River to leave its banks. The town is still recovering from this flood today. In general, Nolan Avenue has continuous walks along the southern 2/3 of the length of the street, with no walk improvements on the north 1/3 as you enter the Town from I-25. These walks are not within the WYDOT right of way and are on private property. The overall length of the street from Highway 192 to Old Barnum Road is approximately 2,750 feet.



Nolan Avenue looking South at Center Street

To the west of Nolan Avenue is I-25 and the Middle Fork of the Powder River, and to the east is the majority of the town's residential area. The largest new improvement in the town is the new school, located 3 blocks to the east of Nolan. The main connection to the school from Nolan Ave. is Center Street.





## Existing Character

Kaycee is a rural town with an old west feel. There are approximately 250 residents that live in this quiet town. Nolan Avenue is the center of commerce for the town, with the majority of the residential neighborhood being directly east of Nolan. The existing character of Nolan Street has a discontinuous feel and a lack of any cohesive elements that make it feel like the “main street” of Kaycee. The majority of the character of the street is a wide-open street with many vacant lots, which makes it feel open and rural, but doesn’t contribute to the overall cohesive feel of the street. Because most of the buildings are set back from the right of way, the street feels much wider than the 60 foot right of way. The pedestrian environment does have a continuous walk on the southern 2/3 of the street, but there are very few other pedestrian amenities such as street trees, street lighting, and benches or pedestrian areas. There are buildings on each side of the street that come all the way out to the right of way line and have boardwalk and a covered walk (Invasion Bar and Restaurant and the Hoofprints of the Past Museum) which gives these buildings more of an “old west” feel.

The entry into the town from I-25 on the north end is characterized by the WYDOT maintenance facility at the southeast corner of Nolan and Highway 192, and is the first structure that visitors and residents see as they turn down Nolan Avenue. There is no visible signage that directs visitors into the heart of the town from this entry. This facility while functional for WYDOT, has a large quonset hut structure and a 6 foot chain link fence that is not inviting to the visitor. On the northeast corner of this intersection, there is a small Kaycee sign and Bozeman Trail sign that’s difficult to see because of its location and its size.



WYDOT Maintenance Facility at the SE corner of Nolan and Hwy. 191/192.



Invasion Bar and Restaurant



Covered Porches and Boardwalk at the Invasion Bar and Hoofprints of the Past Museum

## Important Buildings and Destinations



Kaycee Town Hall



Kaycee and Bozeman Trail sign on the NE corner of Nolan and Hwy. 191/192

### *Buildings*

There are three key buildings on Nolan Avenue that are important to the community. The first building is the Town Hall and Kaycee Community Health Center, located on the west side of Nolan at Center. This is a new building and serves as the community gathering place for meetings and the town government. The second key building is the Hoofprints of the Past Museum, located just north of the Nolan and First Street intersection on the west side of the street. This museum has a wonderful collection of artifacts and information about Kaycee and the area. This building also has a large covered front porch and boardwalk. The third key building is the Invasion Bar and Restaurant. This building is located across the street from the museum and is one of the largest restaurants and gathering places in Kaycee. This building also has a large covered front porch and boardwalk.



### Destinations

The primary destination in Kaycee is Harold Jarrard Park, located at the south end of Nolan Street adjacent to the Middle Fork of the Powder River. This park and rodeo grounds is the home of the Deke Latham Memorial PRCA Rodeo and other activities in Kaycee. Kaycee also has a town park on the west side of Nolan with access at First Street.



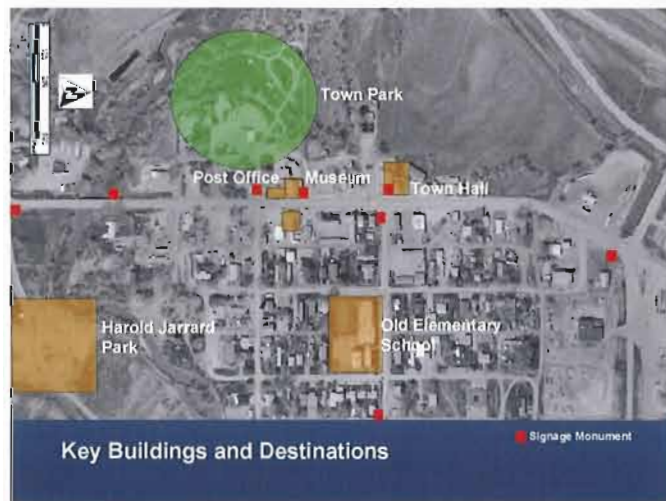
Future Chris LeDoux Memorial Park



Kaycee Post Office



Entry into Harold Jarrard Park





## Community Needs

From conversations with town residents and from site visits, the following items were identified as possible needs that this study might be able to address.

- *Town Identity/Signage/Entry Improvements*

The entry into Kaycee from I-25 on the north end of town lacks any visible signage or improvements that can show off the pride and unique character that the community has. Through discussions with the town and WYDOT, it may be possible to place a larger entry feature or signage in front of the WYDOT maintenance facility at the southeast corner of Nolan and Highway 192. There is also a need for signage to identify the town from the intersection of Highway 191 and I-25.

Other locations that signage could be implemented would be at Harold Jarrard Park, the Town Park, Town Hall, the museum, or other key locations in town.

- *Lighting for streets and pedestrians*

There are limited street lights along the length of Nolan and no pedestrian scaled lights. Additional lighting along the street could help to create additional character and help to create a more cohesive street environment.

- *Park Improvements*

While not possible with funding from WYDOT, Town Park improvements should continue to be made to create a better community gathering space and a picnic stop for travelers at the town park. The city has plans to do further improvements to the park.

- *Pedestrian Connections*

There is a need for better pedestrian connections around the town that could be used by the community for access to the K-12 school, Harold Jarrard Park, and the town park.





- *Chris LeDoux Memorial Park*

There has been some discussion regarding the creation of an arts park at the southeast corner of Nolan and First in the vacant lot. This could be a great asset for the town and could be a location for a Chris LeDoux sculpture and location of other art or artifacts. This park could also be another attraction for tourists, travelers, history buffs, music lovers and community functions and events.

- *Center Street Improvements between Nolan and the School*

Center Street is an important street connecting Nolan and the school to the east. The old elementary school is on Center Street and could also become a location for new businesses or residential housing for the town.

- *Town Marketing and Advertising*

The town currently has no strong marketing or advertising campaign. This could be a good way to let people know about the rich history and character of the old west town of Kaycee.

- *Town Clean Up*

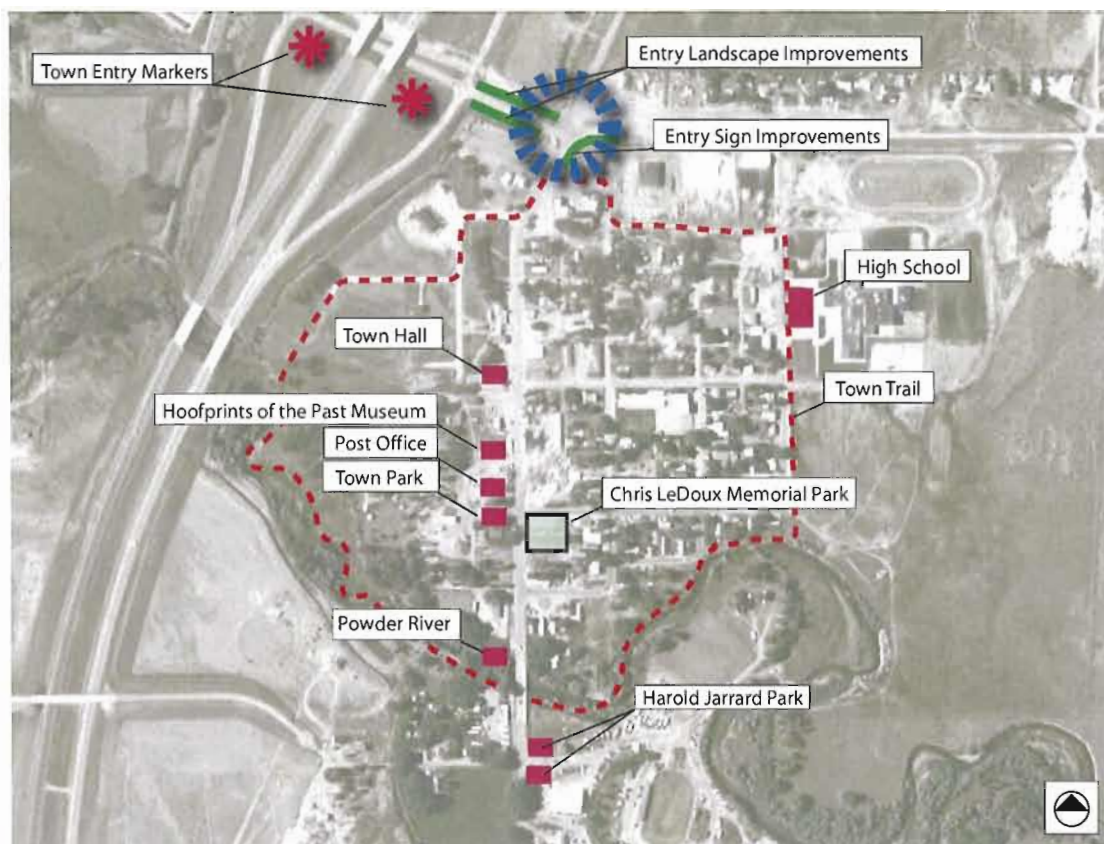
A number of residents thought that a town sponsored clean up a few times a year would be a good idea and a great way to build additional community spirit and pride.

- *Street Trees and Pedestrian Improvements*

Nolan Avenue lacks any formal street tree plantings or pedestrian improvements. While the budget for the enhancements from WYDOT can't pay for continuous street trees along Nolan, it may be able to address some key locations like the intersections at Center, First and Second, or the entry into Harold Jarrard Park. The limited width of the walk environment will also make it difficult for street trees to be planted. Street trees could also be planted behind the walk on private property. This strategy could be part of a long term street tree program for the city. The town would need to work out issues such as cost, maintenance on private property and irrigation.

- *Sidewalks along North End of Nolan*

It is important that sidewalks be installed along the north end of Nolan from just north of First to Highway 192



## Community Character and Theme

In discussions with the town residents, the following character and town strengths were identified that could be used as a possible "theme" for street improvements.

- Small town atmosphere with friendly residents
- A truly western town
- Agricultural and oil/mining based
- Strong sense of history
- Bozeman Trail
- Hole in the Wall Gang
- Hoofprints of the Past Museum

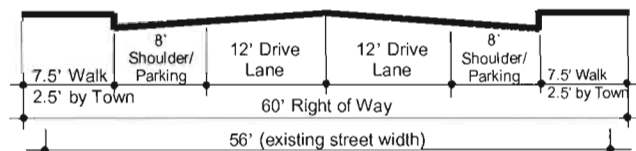


### *Proposed Improvements*

The improvements listed in this study are considered to be part of a long term improvement strategy for the Town of Kaycee. The initial impetus for these improvements will be from WYDOT funding for the improvements to Highway 196, and the enhancement funds that the town will receive from WYDOT. It is the goal of these recommendations that the Town get the most “bang-for-their-buck” with the enhancement funds. A cost breakdown for the improvements will follow this section.

### *Nolan Avenue (Highway 196) (60' right of way)*

As part of an ongoing highway maintenance and improvement program, WYDOT plans to improve Highway 196 through Kaycee in 2009. WYDOT plans to remove the existing 56' pavement section and replace it with two, 12' travel lanes, an 8' shoulder or parking lane on each side, concrete curb and gutter, and a 5' concrete sidewalk on each side for a total width of improvement of 55'. The town of Kaycee is expected to pay for the remaining 2.5' of walk on each side of the street through the enhancement funds. Enhancement funds for the new street cross section will include street lighting and walk improvements.



Proposed Cross Section for Highway 196 (Nolan Avenue)

### *Interstate Highway Markers*

Highway markers at the intersection of Highway 191 and I-25 are needed to divert motorists into town and to Main Street from the Interstate. These markers need to be large enough to be seen in the large landscape of the Interstate exit ramps.



Rendering of Interstate Highway Markers



Rendering of Town Entry at Nolan and Hwy 191/192





### *Town Entry at Nolan and Highway 192*

As part of the WYDOT enhancement to be placed at the southeast corner of the Nolan Avenue and Highway 191/192 to create an entry sign and identity statement for the town and in part to screen the WYDOT maintenance facility. The town should continue to work closely with WYDOT in order to eventually remove the existing quonset hut at the corner if possible and improve their landscaping on the property. The new entry sign could be made of brick or stone facing and the selected material could then be repeated in other locations in town to create a more unifying theme.

### *Highway 191 Landscape Improvements*

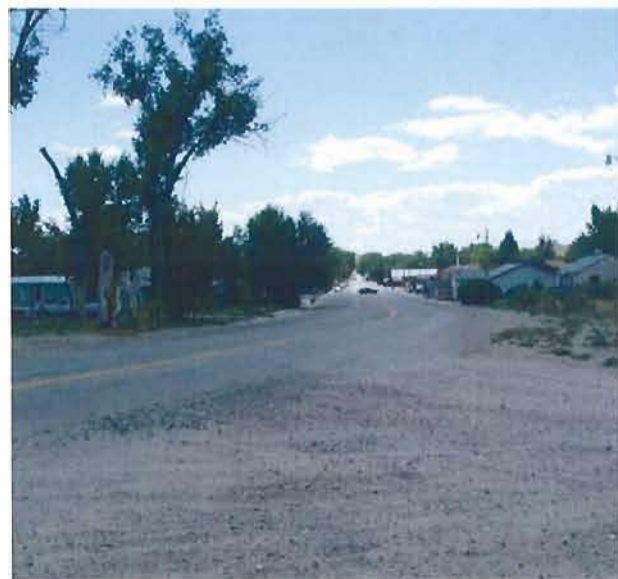
Another element to draw motorists into the town would be landscape improvements along Highway 191 between I-25 and Main Street. These improvements would “dress-up” the Highway and add a cohesive connection to Main Street. Improvements could include fencing, grasses, perennials and trees. These improvements would require cooperation from the adjoining property owners and would also require an automatic irrigation system and on-going maintenance.

### *Street Lighting*

As part of the Highway 196 improvements, street lighting should be installed at regular intervals along the length of the street. This lighting could be spaced evenly along the length of the street or be more focused on the areas between Center and Second Streets. This lighting should have a character that reflects the historic nature of the town. The lights should also have electrical outlets and the potential to add a more pedestrian-scaled light at some time in the future if desired by the town of Kaycee.



Proposed Entry Monument



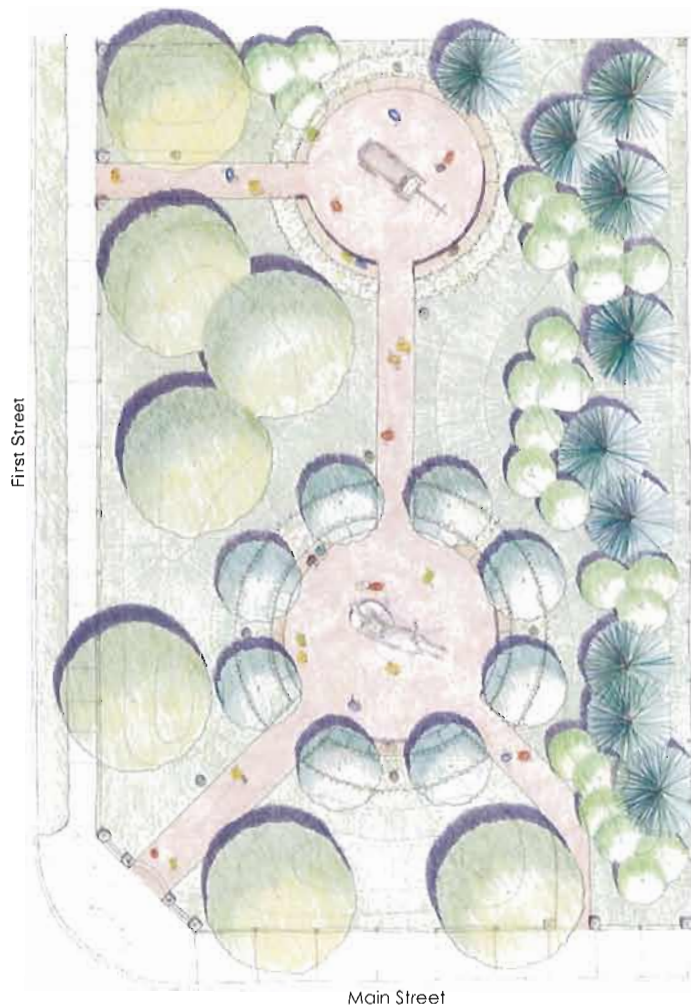
Walk improvements are needed at the north end of Nolan Avenue



### *Center Street and Nolan Avenue Intersection*

Another possibility for town improvements would be a concentrated improvement at the intersection of Center and Nolan at the Town Hall. This improvement could have ornamental lights, street trees, pedestrian improvements such as benches and planters. Special paving could also be introduced. This improvement could be a model for how other intersections could be improved over time at First and Second Streets.

### Other Possible Improvements (not part of the WYDOT Enhancement Funds)



Chris LeDoux Memorial Park Conceptual Rendering



Historic Wagon Artifact

### *Chris LeDoux Memorial Park*

It may be possible to start a small Arts Park at the southeast corner of Nolan and First Street. This park could be the home for a Chris LeDoux sculpture and historic artifacts that help to show-off the rich history of the area.



### *Town Trail*

A trail that connects the town along the Middle Fork of the Powder River at Town Park, through Harold Jarrard Park, across the Middle Fork of the Powder River at either Campbell or Holt, and then around the new school would be a great asset to the community and create a loop trail for the town with good connections to the major event spaces.

### *Town Park Improvements*

The Town Park is a great community asset. Possible improvements to the park would be a more formalized road and parking layout, improvements to picnic facilities, playground improvements, and shelters. Additional signage could also be placed at the park entry at First Street to guide visitors to the park.



Monument Sign

### *Main Street Fencing*

Another element that could be used to help tie Main Street together would be the Placement of a simple split rail wood fence along the front of vacant properties or residents along the length of the street. The improvement would require the agreement of the property owners.

### *Monument Signage*

To better identify key town destinations, a signage monument could be used that carries the character of the entry wall through the town. These monuments would be 4 feet tall and 2 feet square with metal signage stating the destination or use.

## **Pedestrian Amenities**

### *Paving*

The town of Kaycee will be required to construct 2.5' feet of concrete as part of the sidewalk improvements on Nolan Avenue. One possible visual amenity for this walk is to install a band of colored or stamped concrete at the back of the curb. This would add color to the walk and help to break up the full grey concrete section. If funding was not available to do the entire length of the street, then a smaller portion could be done between Center and Second Streets.



Paving band at the back of the curb in Casper





Metal Bench



Wood bench with metal frame

### *Benches*

Many models and styles exist for benches that could be used on Nolan Avenue and throughout the town. Benches can be metal, wood, a combination of both materials, or made from recycled materials. Benches can also be hand made by a local craftsman or handyman at a substantially reduced cost over catalogue models.

### *Planter Pots*

Planter Pots can be made of concrete, metal, fiberglass or wood and can add a good sense of scale to the pedestrian environment. They need to be maintained on a regular basis, and will need regular watering since irrigation will be difficult to provide along the street. Many communities have an adopt-a-pot program where the local town provides the planter and the business or home maintains the pot.



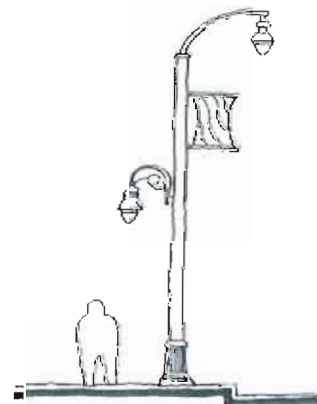
Wood and Cast Iron Planter

### *Street Lighting*

Street lighting along Nolan Avenue should have an ornamental character that adds to the western town atmosphere of Kaycee. The light that is selected should have the ability to light the street, light the walk environment, and have connections for future banners and electrical outlets.

### *Highway 191 Landscape Improvements*

Another element to draw motorists into the town would be landscape improvements along highway 191 between I-25 and Main Street. These improvements would “dress-up” the Highway and add a cohesive connection to Main Street. Improvements could include fencing, grasses, perennials and trees. These improvements would require cooperation from the adjoining property owners and would also require an automatic irrigation system and on-going maintenance.



Combination Street and Pedestrian Light