

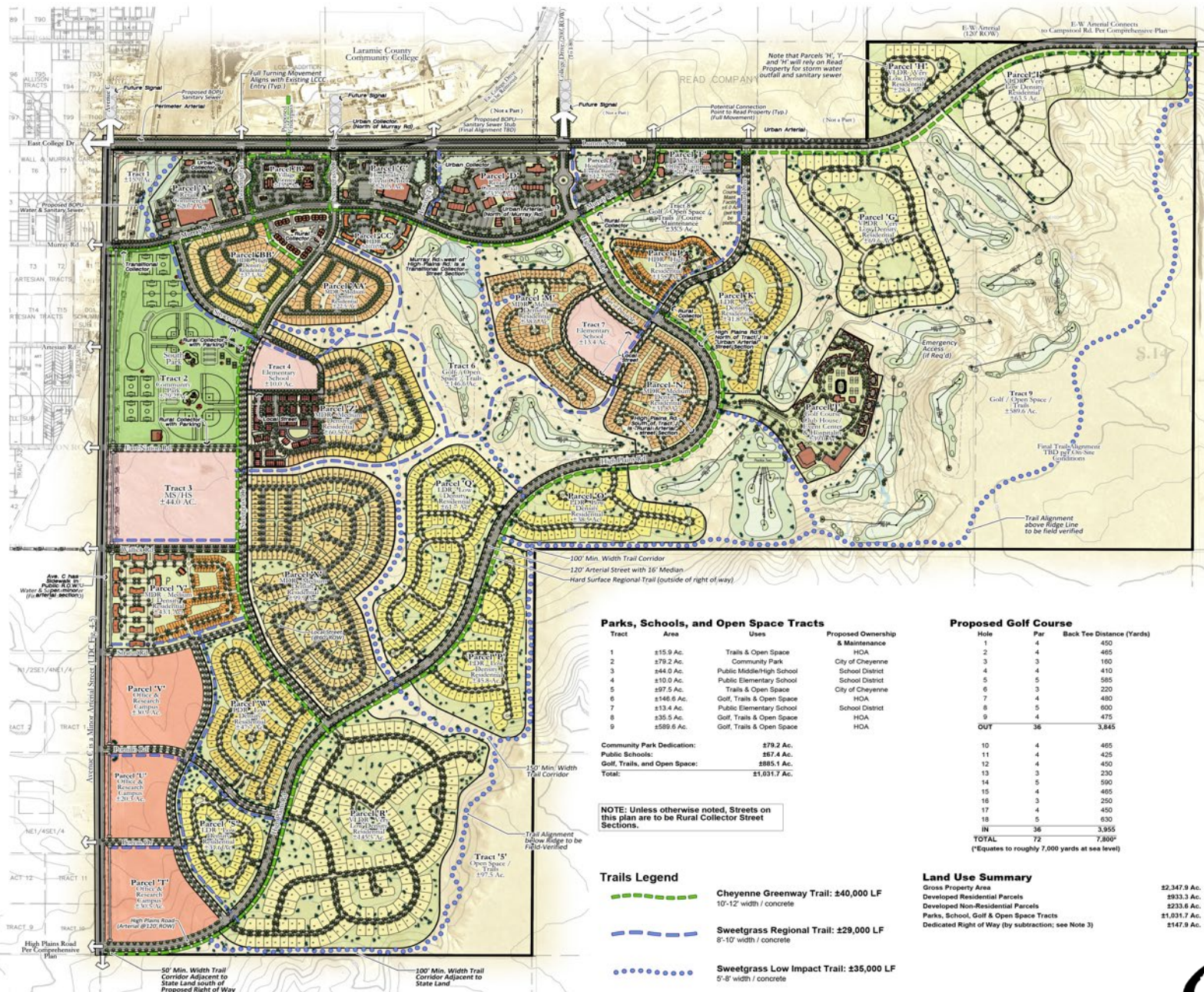


www.SweetgrassWyoming.com

Sweetgrass: A place to put down roots

- Originally part of the centennial Lummis Ranch, **Sweetgrass is rooted in Wyoming's western heritage** and was carefully master planned to preserve the rolling hills and rural ranching heritage that defines the landscape
- The sprawling 2,300-acre community is **a distinguished destination at the top of the Rocky Mountain Front Range**
- With plans for **5,000 homes and more than 2 million square feet of retail and commercial space**, Sweetgrass is a community development equipped to meet the needs of new residents and long time Cheyenne residents
- This pioneering community **combines the best things about city life and country living**





Sketch Master Plan

Parks, Schools, and Open Space Tracts

Tract	Area	Uses	Proposed Ownership & Maintenance
1	±15.9 Ac.	Trails & Open Space	HOA
2	±79.2 Ac.	Community Park	City of Cheyenne
3	±44.0 Ac.	Public Middle/High School	School District
4	±10.0 Ac.	Public Elementary School	School District
5	±97.5 Ac.	Trails & Open Space	City of Cheyenne
6	±146.6 Ac.	Golf, Trails & Open Space	HOA
7	±13.4 Ac.	Public Elementary School	School District
8	±35.6 Ac.	Golf, Trails & Open Space	HOA
9	±589.6 Ac.	Golf, Trails & Open Space	HOA
Community Park Dedication:		±79.2 Ac.	
Public Schools:		±87.4 Ac.	
Golf, Trails, and Open Space:		±885.1 Ac.	
Total:		±1,031.7 Ac.	

NOTE: Unless otherwise noted, Streets on this plan are to be Rural Collector Street Sections.

Trails Legend

	Cheyenne Greenway Trail: ±40,000 LF 10'-12' width / concrete
	Sweetgrass Regional Trail: ±29,000 LF 8'-10' width / concrete
	Sweetgrass Low Impact Trail: ±35,000 LF 5'-8' width / concrete

Proposed Golf Course

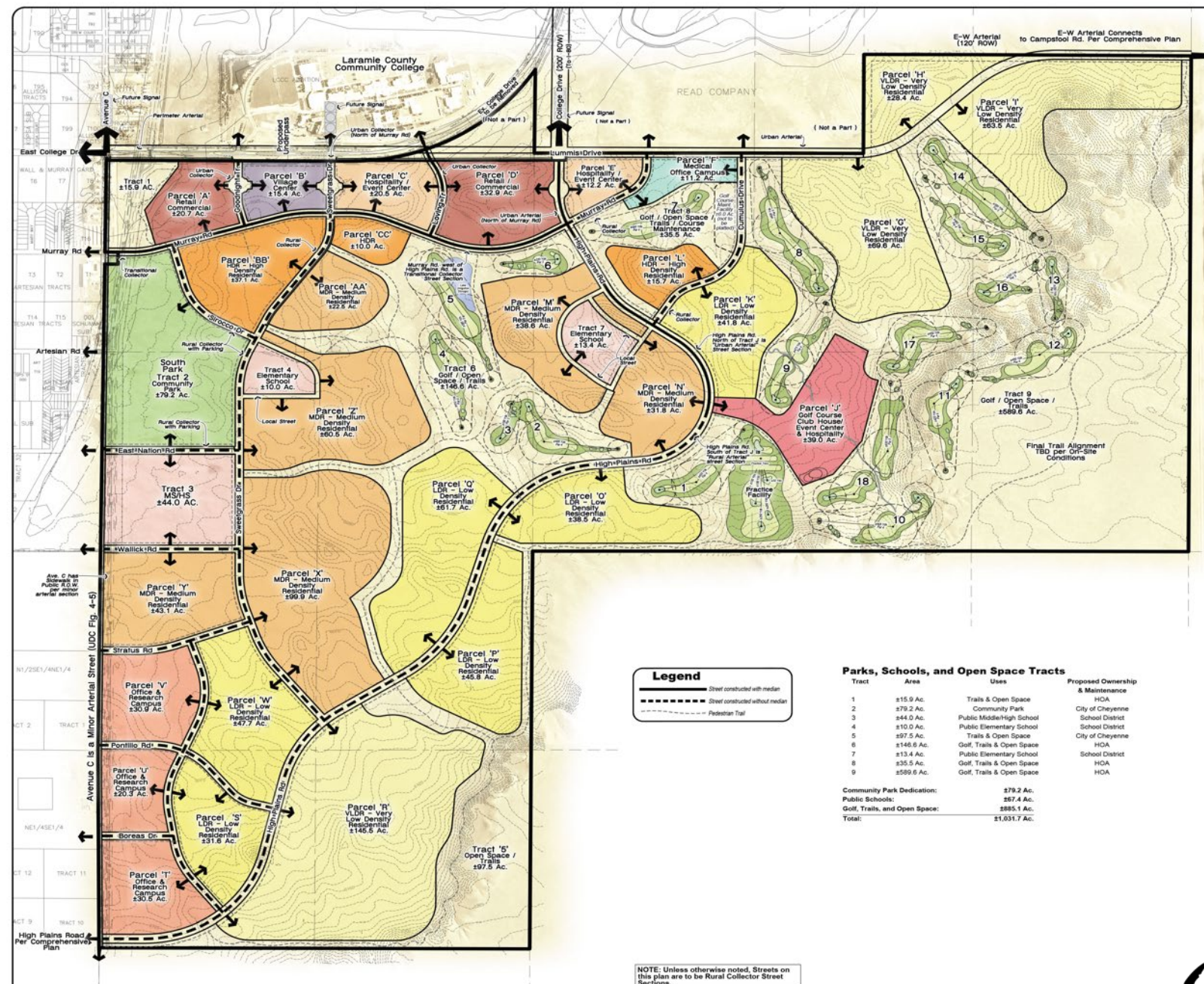
Hole	Par	Back Tee Distance (Yards)
1	4	450
2	4	465
3	3	160
4	4	410
5	5	585
6	3	220
7	4	480
8	5	600
9	4	475
OUT		3,845
10	4	465
11	4	425
12	4	450
13	3	230
14	5	590
15	4	405
16	3	250
17	4	450
18	5	630
IN	36	3,965
TOTAL		7,860*

(*Equals to roughly 7,000 yards at sea level)

Land Use Summary

Gross Property Area	±2,347.9 Ac.
Developed Residential Parcels	±833.3 Ac.
Developed Non-Residential Parcels	±233.6 Ac.
Parks, School, Golf & Open Space Tracts	±1,031.7 Ac.
Dedicated Right of Way (by subtraction; see Note 3)	±147.9 Ac.

Sweetgrass
CHEYENNE WYOMING



Planned Unit Development Land Use Map

EMBRACE
THE
OUTDOORS

Sweetgrass
CHEYENNE WYOMING



ACCESS
ADVENTURE

Sweetgrass
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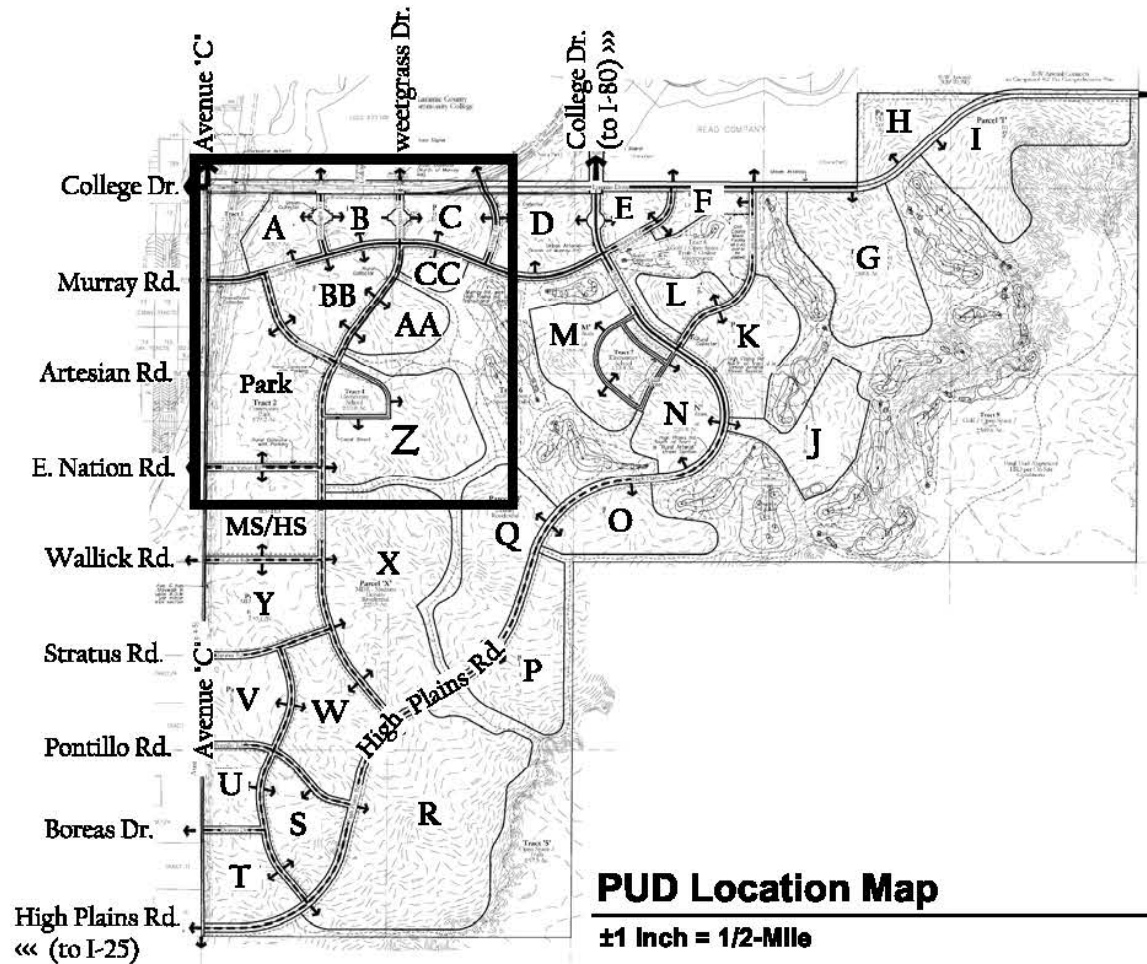


WITH ROOM
TO ROAM

Sweetgrass
CHEYENNE WYOMING



Sweetgrass: Family-friendly neighborhoods with a focus on wellness



Sweetgrass: Outdoor amenities, steps away



- With **ample open space**, access to the Cheyenne Greenway system and Wyoming's largest community college across the street, Sweetgrass offers **city conveniences with small town sensibilities**
- The Sweetgrass Village can be accessed via **hike and bike trails woven throughout intimately-scaled residential neighborhoods**



Sweetgrass: Room to roam

- Nearly 1,000 acres of open space
 - Bigger than New York City's Central Park
 - About 6 times the size of Disneyland
- 80 acre **community park** adjacent to planned elementary and middle/high school sites
 - Roughly the size of Holliday Park
- Planned College Drive **underpass** connecting **Sweetgrass greenway** to **LCCC** and the Cheyenne Greenway system (construction commencing 2021)



LIVE FREE

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PUT DOWN
ROOTS

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WELCOME
TOGETHERNESS

Sweetgrass
CHEYENNE WYOMING



Sweetgrass: Village Center and Great Lawn

- **Modern amenities** and local shops will surround the great lawn of the **pedestrian-friendly** Sweetgrass Village Center
- Featuring artisan retail, neighborhood restaurants, local breweries and cozy wine bars, entertainment, lodging, and second story office suites and residential living, **all you need is at your fingertips**



Sweetgrass Village Center

CHEYENNE WYOMING

LARAMIE COUNTY
COMMUNITY COLLEGE

Prepared for:

Sweetgrass Land Co., LLC
c/o Mr. Doran E. Lummis
1825 Campstool Road
Cheyenne, WY 82007



Notes

1. Building footprints are schematic, architecture is develop for each lot individually.
2. Existing zoning is governed by the amended Sweetgrass P.U.D. (Village Center District), please refer to appendix d of the Architectural Standards & Guidelines, as well as supplemental design standards by the owner for additional information.
3. Parking shown is 600 spaces, to be commonly maintained, owner reserves the right to designate some spots as time limited and/or for the sole use of certain properties.
4. Parking and landscape common areas are in Lot 1, including the Village Green.
5. These will be maintained by the common area maintenance association.
6. For the purposes of parking calculations, the ground floor of each mixed use building was assumed to be 40% restaurant (at less than 2,000 sf each), 50% retail / service, and 10% office / employment. These figures will be updated as site plans are adopted for each lot.
7. The village green is planned to host periodic festivals, concerts, and other events from time to time, which are intended to draw additional traffic to the Village Center. Parking for these events may be shared with adjoining properties in Sweetgrass, as well as the Laramie County Community College, subject to future agreements.
8. Bicycle parking is now shown, and will be provided with each building as site plans are adopted for each lot.
9. Trash enclosures are proposed in Lot 1. These will be commonly maintained, and are anticipated to be sufficient for building areas and uses proposed.

To Future Golf
Course & High
Plains Rd.
Extension

Legal Description

Lots 1-6, Block 1, Sweetgrass Filing 1
(to be Replatted to reflect current linework)

Existing & Proposed Zoning

"Village Center," as described in the Sweetgrass
P.U.D., as amended (2019).

Development Summary

Proposed Lot	Area	Planned Building Footprint / Ground Floor Area	Live-Work Upstairs Res. Use	Use
Lot 1	12.83 Ac.	N/A	N/A	Parking / Common / Open
Lot 2	0.32 Ac.	\$10,000 SF	16 D.U.	M.U.*
Lot 3	0.30 Ac.	\$8,000 SF	16 D.U.	M.U.*
Lot 4	0.30 Ac.	\$8,000 SF	16 D.U.	M.U.*
Lot 5	0.37 Ac.	\$11,000 SF	16 D.U.	Specialty Grocer
Lot 6	0.52 Ac.	\$15,000 SF	16 D.U.	M.U.*
Lot 7	0.34 Ac.	\$8,000 SF	16 D.U.	M.U.*
Lot 8	0.34 Ac.	\$8,000 SF	16 D.U.	M.U.*
Lot 9	0.47 Ac.	\$10,000 SF	-	Church / Assembly Hall
Lot 10	0.17 Ac.	\$5,000 SF	-	Restaurant
Private Lots Subtotal	3.13 Ac.	\$84,000 SF	96 D.U.	
Total Lotted Area	9.96 Ac.			

*M.U. = Restaurant / Retail / Office Below Live-Work Units

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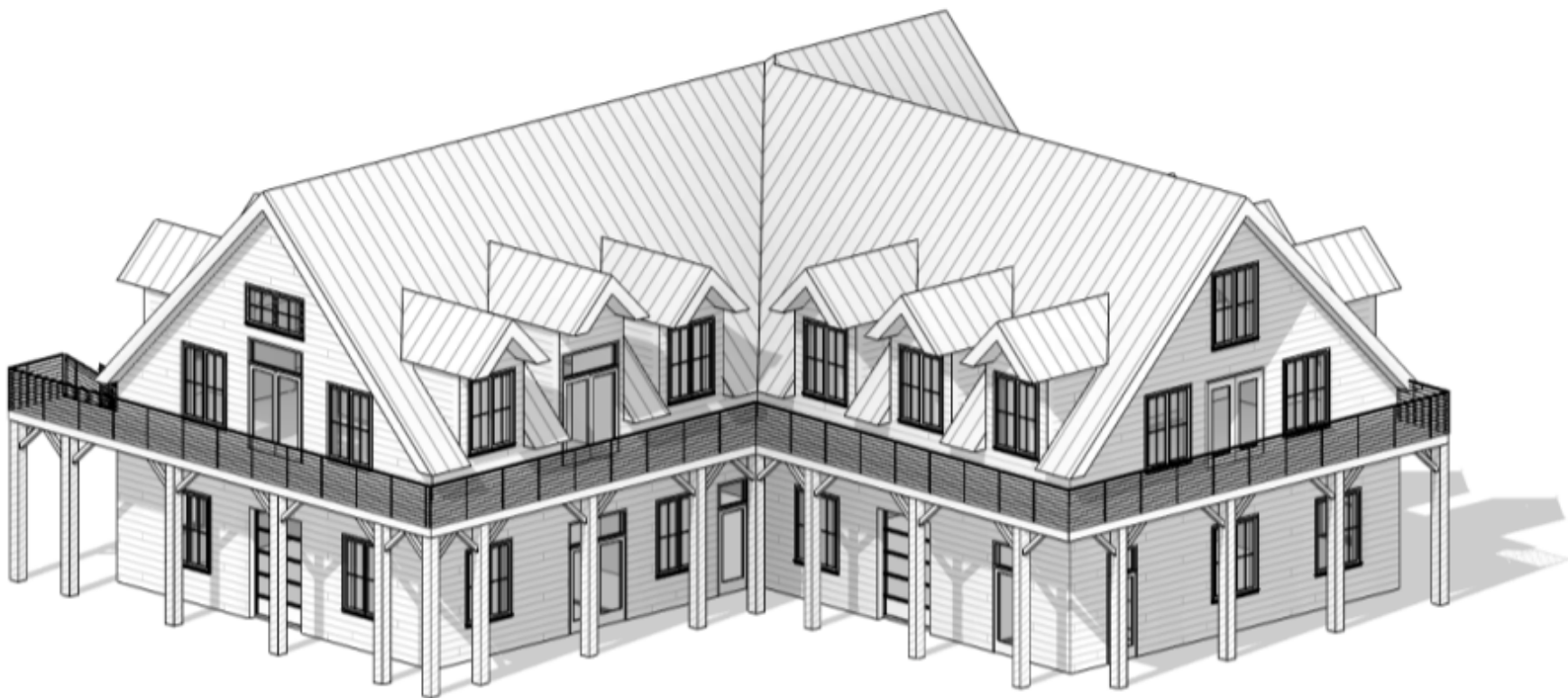
Prepared: January 2020

0 30 60 120
SCALE: 1 inch = 60 feet



Master Plan

Sweetgrass: Modern Farm Feel



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Sweetgrass: Modern Farm Feel



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Keep in touch

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