

Project Cosmo & The High Plains Business Park

A comprehensive overview of the infrastructure delivery to the High Plains Business Park, the 1,100-acre business park in Cheyenne, Wyoming.

Project Scope

Constructed between April 2024 and December 2025, the scope of work included:

- Two (2) sanitary sewer mains
- One (1) water main
- A new 4.5-mile road
- The US Highway 85 traffic signal

The goal was for Cheyenne LEADS to deliver the necessary infrastructure to service Meta's property as the first tenant within the High Plains Business Park.

Implementation

To establish the terms of infrastructure delivery, a development agreement was entered into between Meta and Cheyenne LEADS. The agreement contained obligations for both parties, including Meta's responsibility to fund the entirety of the infrastructure and for Cheyenne LEADS to complete all aspects of the infrastructure, including its planning, design and construction.

Cheyenne LEADS' responsibilities for the High Plains Business Park include:

- Serve as manager of the business park.
- Preparing the construction plans and bid packages for the infrastructure.
- Coordinating approvals with all governmental authorities.
- Obtaining easements from third parties for the required infrastructure. Cheyenne LEADS obtained a total of 12 easements supporting access, water, and sewer.
- Supervise and administer all aspects of the construction of the infrastructure for the High Plains Business Park. Engage all contractors for the purpose of completing the infrastructure. A total of seven bid packages were completed for the requisite infrastructure, creating 246 construction jobs.
- Liaise with the neighbors adjacent to the infrastructure construction areas.

Impact on the Community

The infrastructure delivered to the High Plains Business Park was 100% privately funded by Meta. This investment makes an additional 2,800 acres immediately south of the business park available for future development. This area is planned for mixed-use development, creating opportunities for new jobs, private investment, expansion of the tax base and new housing units.



Figure 1 Parsley Boulevard



Figure 2 US Highway 85 Traffic Signal



Cheyenne LEADS

The Cheyenne-Laramie County Corporation for Economic Development