Thank you for the opportunity to discuss this dynamic and challenging project

- Location: 3 miles southwest of Cheyenne
- Extent: 4,200 acres planned development – largest single development project in Wyoming
- Major transport hub: two Interstate highways, two Class 1 railroads
- Proximity to Colorado Front Range
- Alternative to Denver rail yards
- Business friendly environment
Project Challenges

• Dynamic and rapidly changing conditions
• Flexibility required to meet tenant requirements
• Required multi agency coordination with private tenants and design/construction teams
• Development of a public water supply
• Determine impacts/fees
• Co-existing with bulls
Project Summary

• Design/Concept Planning - 2009
• Groundbreaking – May 2010
• By September 2013:
  – 5.9 miles 12” water main
  – 6.5 miles sanitary sewer
  – 500K gallon elevated water storage tank
  – 25,000 linear feet new railroad track
  – 600-850 jobs created/retained
  – 8+ miles new roads
Planning Phase

• 2009: Concept planning/Design
  – AVI partnership with Granite Peak Development

• Joint State/County/City infrastructure planning
  – WYDOT Industrial Roads Program, new I-25 interchange
  – County: zoning, platting, roads
  – City/BOPU: water/sewer utilities extension

• Cheyenne LEADS/Wyoming Business Council
Funding

• A $3 million Business Committed grant from Wyoming Business Council
• Assistance from Laramie County and Cheyenne LEADS
• The overall project costs: $25 million for the Cheyenne Logistics Hub
Development Time Line 2009 - 2013

- 1900 platted acres in 8 separate filings
- 97 acres of dedicated road & drainage areas
- 13 businesses located in Park or under construction
- Niobrara oil play spurred development
Transportation Details

- I-25 – vehicles per day: 16,799 (July 2013)
- I-80 – vehicles per day: 12,045 (July 2013)
- Class 1 UPRR rail line on west boundary – 10,300 lf track
- Class 1 BNSF Classification rail line on southeast boundary – 22,000 lf track
- UPRR/BNSF connection – 27,000 lf track
- Lines to tenants – 14,000 lf track
- Total: 63,000 lf track
Cheyenne Logistics Hub at Swan Ranch

• First Phase: Industrial component
  – Initial 527 acres
  – Planned 1,300 acres

• Commercial/business/hospitality plats

• Wyoming Tourism Center - $15 million

• High Plains Interchange on I-25 - $5 million
2010 Grading Package
Construction Mobilization - 2010
Work Underway
PROJECT PHASE I
LOGISTICS HUB
Granite Peak Business Center
Tenants – Volvo Rents
Tenants – Bell Supply
Tenants – Jebro Liquid Asphalt
Tenants – Midwestern Pipe
Tenants – Searing Industries

Under Construction: 186,712 sq. ft. Building on 5 acres
Tenants – Cogent Oil Loading Facility
Tenants – LEADS Spec Building
Tenants – Bridger Group
Southeast Wyoming Visitor Center
2013 Summer Activity

- 10 contractors on site, 4-5 more by October
- Cheyenne recently annexed 800 acres of Swan Ranch into the City
- 42” potable water transmission line - BOPU
Resource Conservation at Swan

• Comprehensive storm water planning
• Wetlands mitigation and preservation
• Pastures maintained for livestock grazing
• Home to wildlife
  – Deer, elk, antelope, raptors, waterfowl, foxes, coyotes
• Topsoil stockpiling and reuse
• A home run for economic development in southeast Wyoming, Laramie County, and the City of Cheyenne
• Win/Win for private sector and government partnership
• My personal and professional career project
Do you have questions?