

SWAN RANCH INDUSTRIAL RAIL PARK ASSOCIATION OF CONSERVATION ENGINEERS SEPTEMBER 17, 2013

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

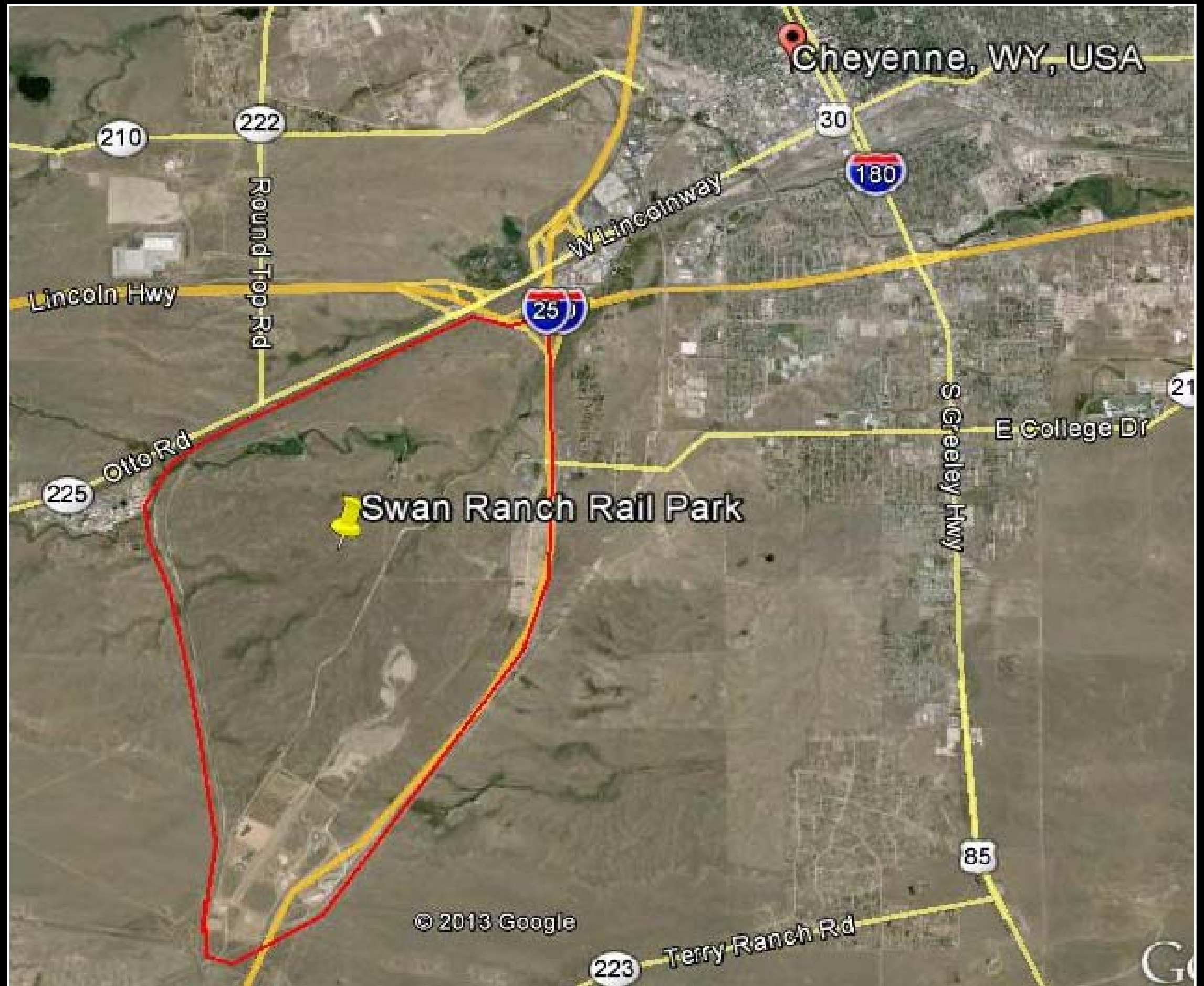
- Location: 3 miles southwest of Cheyenne
- Extent: 4,200 acres planned development – largest single development project in Wyoming
- Major transport hub: two Interstate highways, two Class 1 railroads
- Proximity to Colorado Front Range
- Alternative to Denver rail yards
- Business friendly environment



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



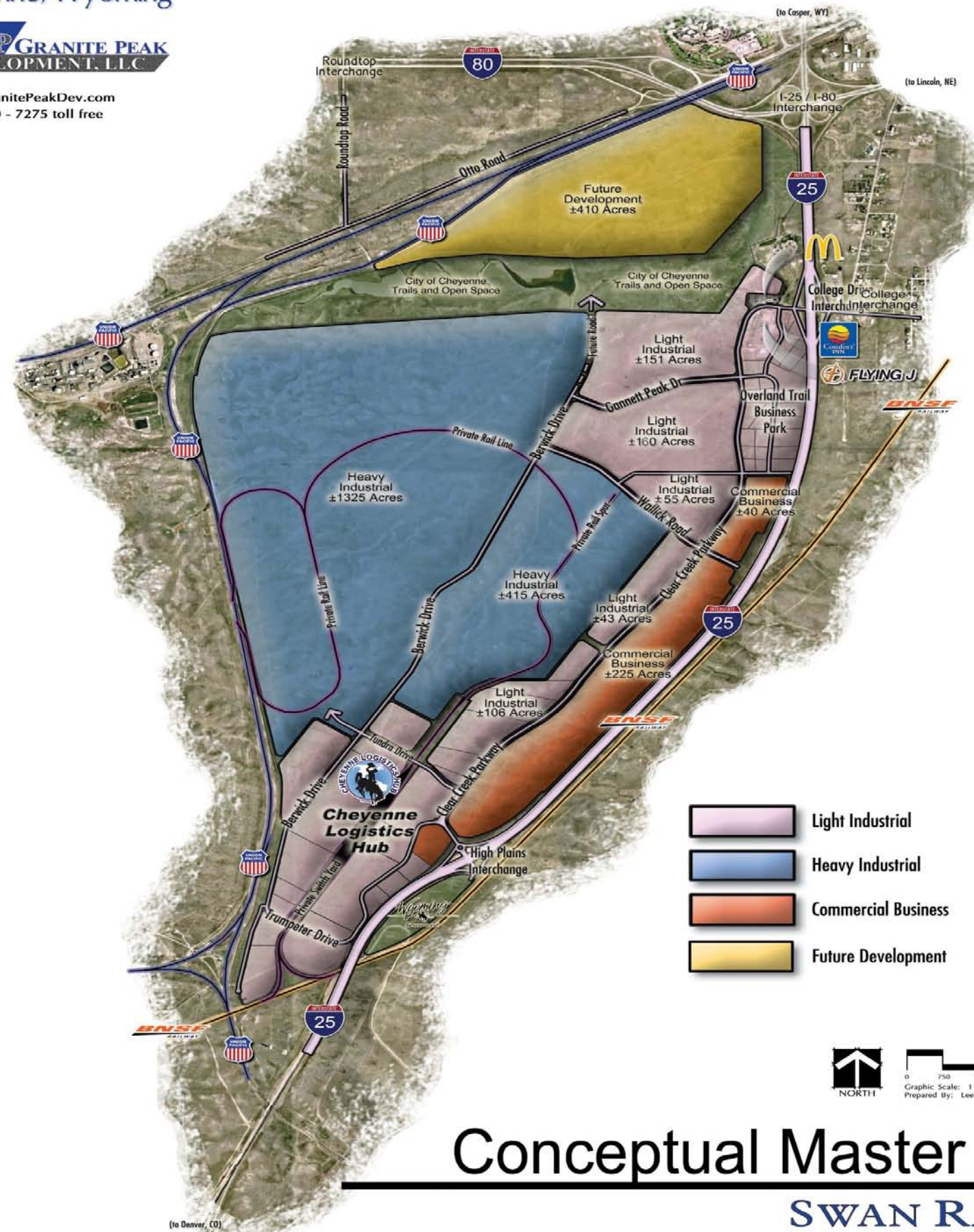


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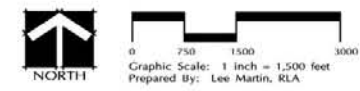
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- Light Industrial
- Heavy Industrial
- Commercial Business
- Future Development



Conceptual Master Plan

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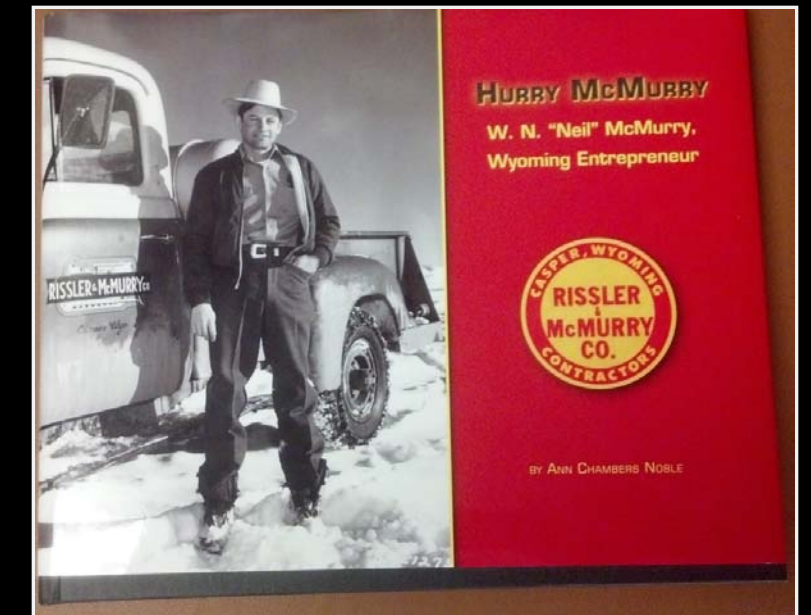


Project Summary

- 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

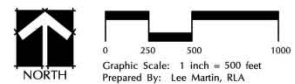
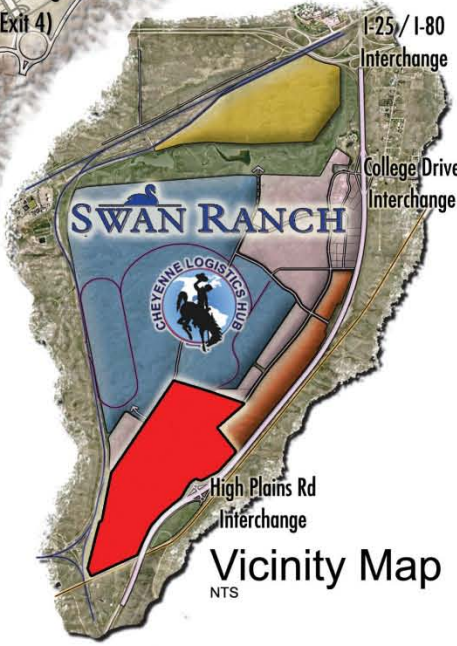


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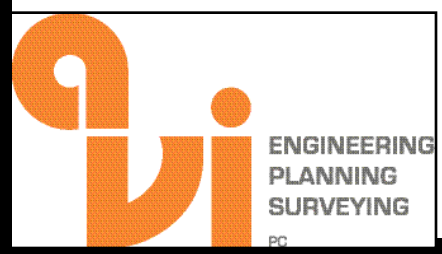
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PROJECT PHASE I LOGISTICS HUB



Cheyenne Logistics Hub

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Logistics Hub – November 2012



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 – Crominet



Under Construction

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



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Availability Map
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Do you have questions?

