

LEEPER INDUSTRIAL PARK

Commerce City, Colorado

REPLAT

Consolidate two parcels into one lot
20.49 acres

REZONE

From: Agricultural (AG) and
Heavy-Intensity Industrial (I-3) with conditions

To: Heavy-Intensity Industrial (I-3)

CITY COUNCIL PUBLIC HEARING

May 15, 2023

Owners: Hampton Yard 8, LLC

Prepared by: Plan West Inc

LEEPER INDUSTRIAL PARK

Commerce City, Colorado

PROJECT TEAM

OWNERS:

Hampton Yard 8, LLC

Tucker Robinson
Patrick Pritchard

PLANNING AND DESIGN

Plan West Inc.

David Brehm

CIVIL ENGINEERING

Proof Civil

Jason DeYoung

SURVEY and PLAT

R.W. Bayer & Associates

Gary Bayer

ENVIRONMENTAL

AEI Consultants

GEOTECH, SOILS

Paul Meadows & Associates

ADDITIONAL SOIL BORINGS

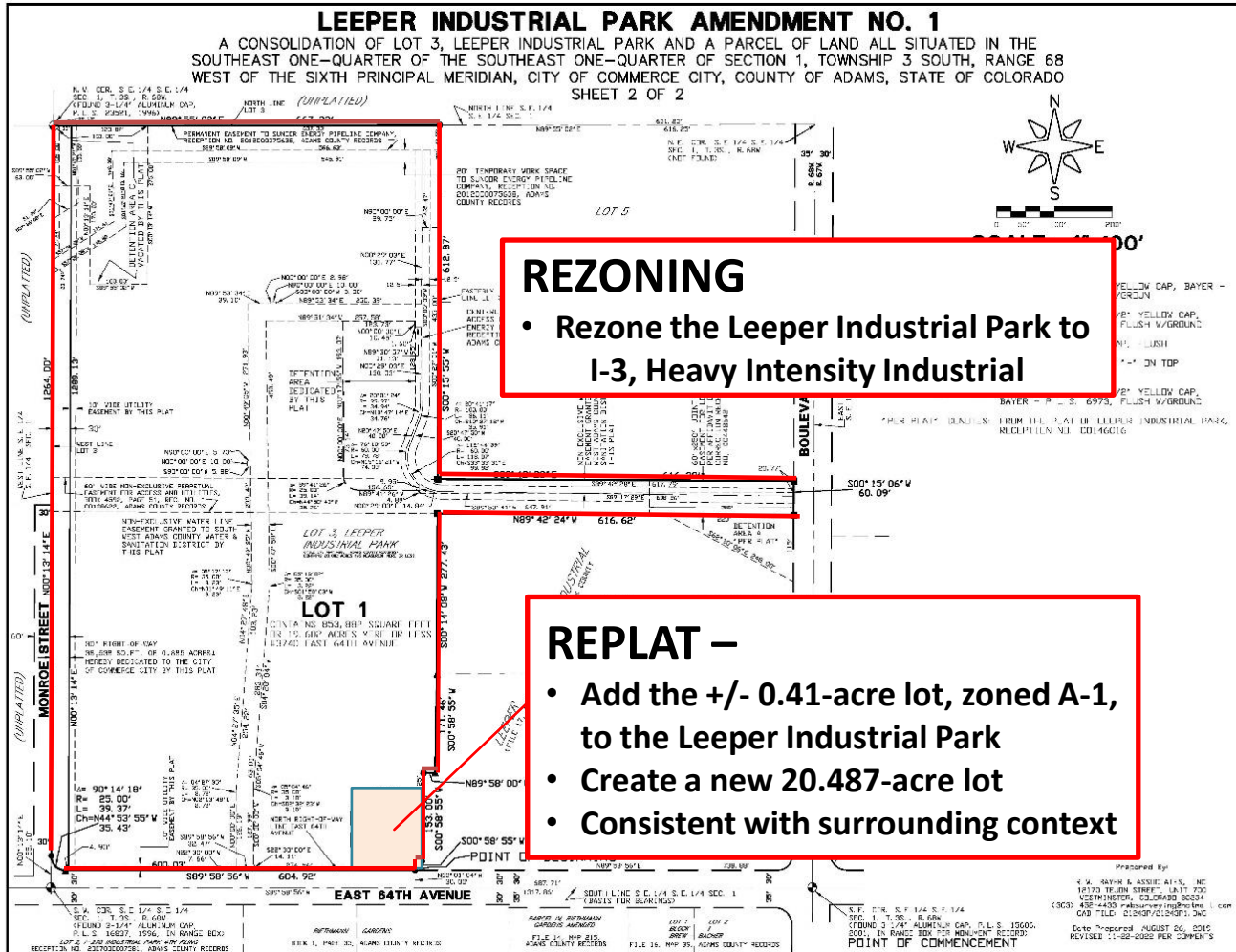
Rule Engineering

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REPLAT AND REZONING

20.4 Acres



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PREVIOUS CONDITIONS



DILAPIDATED BUILDING WAS REMOVED



**EXISTING BUILDINGS TO BE UPDATED
NEW WATER, SEWER, PARKING, LANDSCAPING**



REPO CAR LOT REMOVED



ABOVE GROUND SEPTIC TANK REMOVED



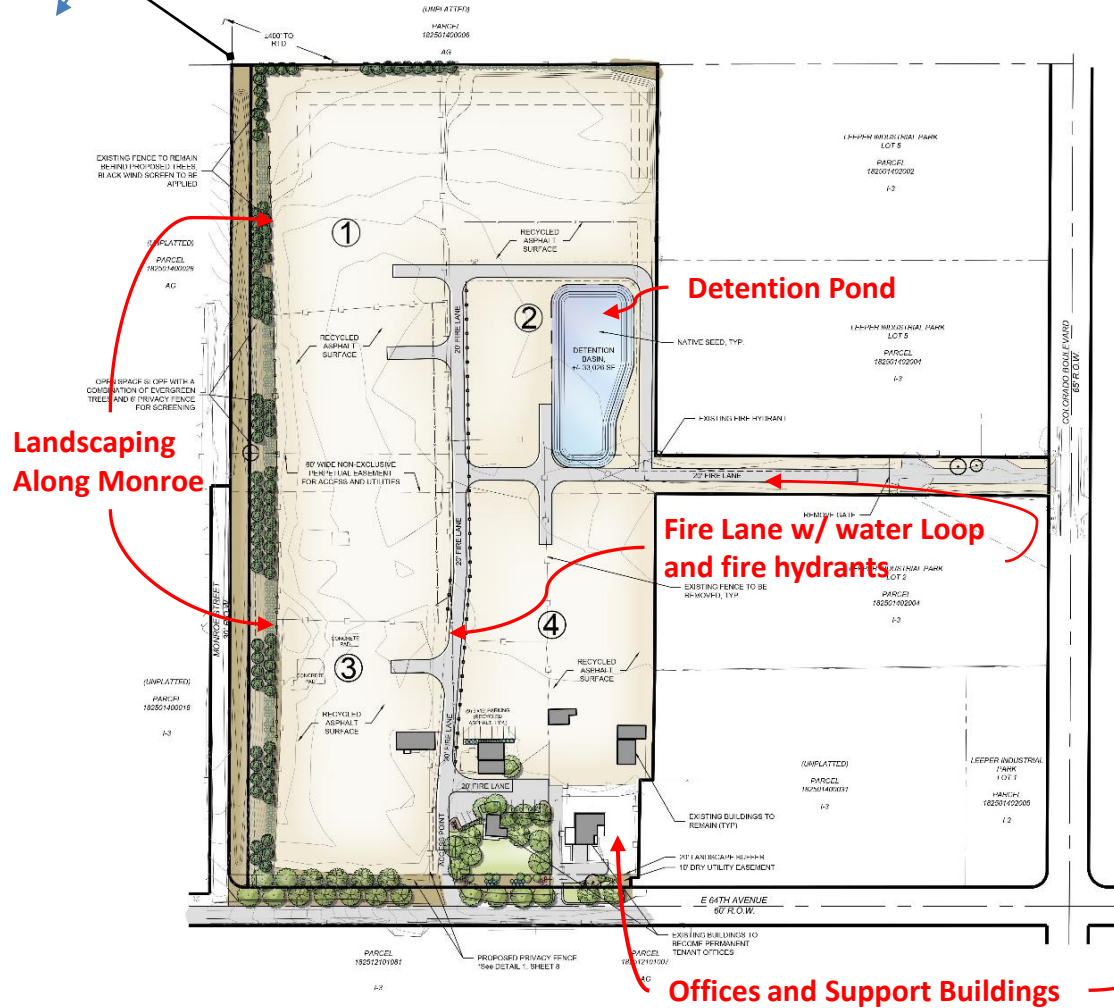
**MONROE STREET ROW
LANDSCAPE IMPROVEMENTS**

LEEPER INDUSTRIAL PARK

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SITE IMPROVEMENTS

+/- 400' to RTD
Landscape Screen



3741 AND 3801 E 64TH AVENUE SITE PLAN
New 64th Avenue and site landscaping

Landscaping
Along Monroe

Fire Lane w/ water Loop
and fire hydrants

Offices and Support Buildings



LEEPER INDUSTRIAL PARK

Commerce City, Colorado

HAMPTON YARD 8

Over 40 years Experience in Real Estate Investment and Management

CASE STUDY: Commerce City, Colorado
9975 104th AVENUE

IMPROVEMENTS

- Re-graded drainage
- Upgraded to recycled asphalt
- Building improvements – Electrical, roof, paint
- Asphalt office parking lot
- New landscaping
- New privacy fence



BEFORE



AFTER

LEEPER INDUSTRIAL PARK

Commerce City, Colorado

HAMPTON YARD 8 Project Management

- **Pat Prichard – Project Manager**

- 28+ years of experience -- past and current projects with Commerce City and SACWD
- **PM on 104th Avenue in Commerce City and SACWD:**
 - Brought the site and buildings up to code
 - Acquired permits and approvals for upgrades
 - update records and files to show proper locations of utilities
- **PM on 64th for Hampton Yard 8:**
 - Not an independent contractor – Pat is an integral member of the Hampton Yard 8 ownership team
 - On-site, hands-on
 - Ensure all contractors follow regulations and codes per the City, County and State
 - Acquire all permits as required

COMMITMENT:

Hampton Yard 8, LLC and Pat are committed to make the Leeper Industrial Park a successful business and employment opportunity in and for the City of Commerce City.

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SUMMARY

REPLAT:

- Combines the small, 0.41-acre, Agriculturally zoned lot with the primary site

REZONING: **I-3 – Heavy Intensity – Industrial Zone District**

- Removes the requirement City Council review all site plans and amendments for approval
- The rezoning is consistent and complementary to the surrounding land uses and context
- Confirms the City's Land Development Codes are met with a site plan and improvements approved by staff to ensure the site will remain safe, attractive, and a long-term asset to the City
- Provides employment opportunities for the City

SITE PLAN COMMITMENTS AND COMMUNITY BENEFITS

- New fire lane, looped water line, fire hydrants, detention pond, site improvements and building improvements will bring the site in compliance with health and safety standards and codes
 - The new road provides safe and convenient access for potential users and emergency services
 - Capped landfill – Repurposed and useful in compliance with health and safety standards
 - New detention for water quality
 - Fills a market demand for conveniently located industrial uses to serve the area and region
 - Upgraded structures provides responsible reuse of existing structured for offices and support to the I-3 users
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LEEPER INDUSTRIAL PARK

Commerce City, Colorado

CLOSING

- Upgrades a historically fallow and poorly utilized site to a viable asset to the City
- Will provide desirable employment opportunities
- Improvements will set a new standard for industrial sites.
- **The Replat and Rezoning meet the City's criteria for approval**

THANK YOU FOR YOUR TIME AND CONSIDERATION

We will appreciate the City Council's approval
of the proposed replat and rezoning

We look forward to continuing the
discussion to answer your questions