



# HAYDEN REGIONAL COMMERCE PARK

HAYDEN, COLORADO



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## **Project Summary**

- 70 acres of light industrial, hospitality and business park zoning
- 50 acres of airport related uses
- 70 acres of auto-commercial zoning w/ 600k net s/f of retail potential
- Flat ground, visible from US 40
- Located adjacent to Yampa Valley's Regional Airport's terminal
- Along main entrance to the airport
- Regional market's population: about 30,000 + second home owners
- Hayden Incentive policy, Tax Increment Financing possible

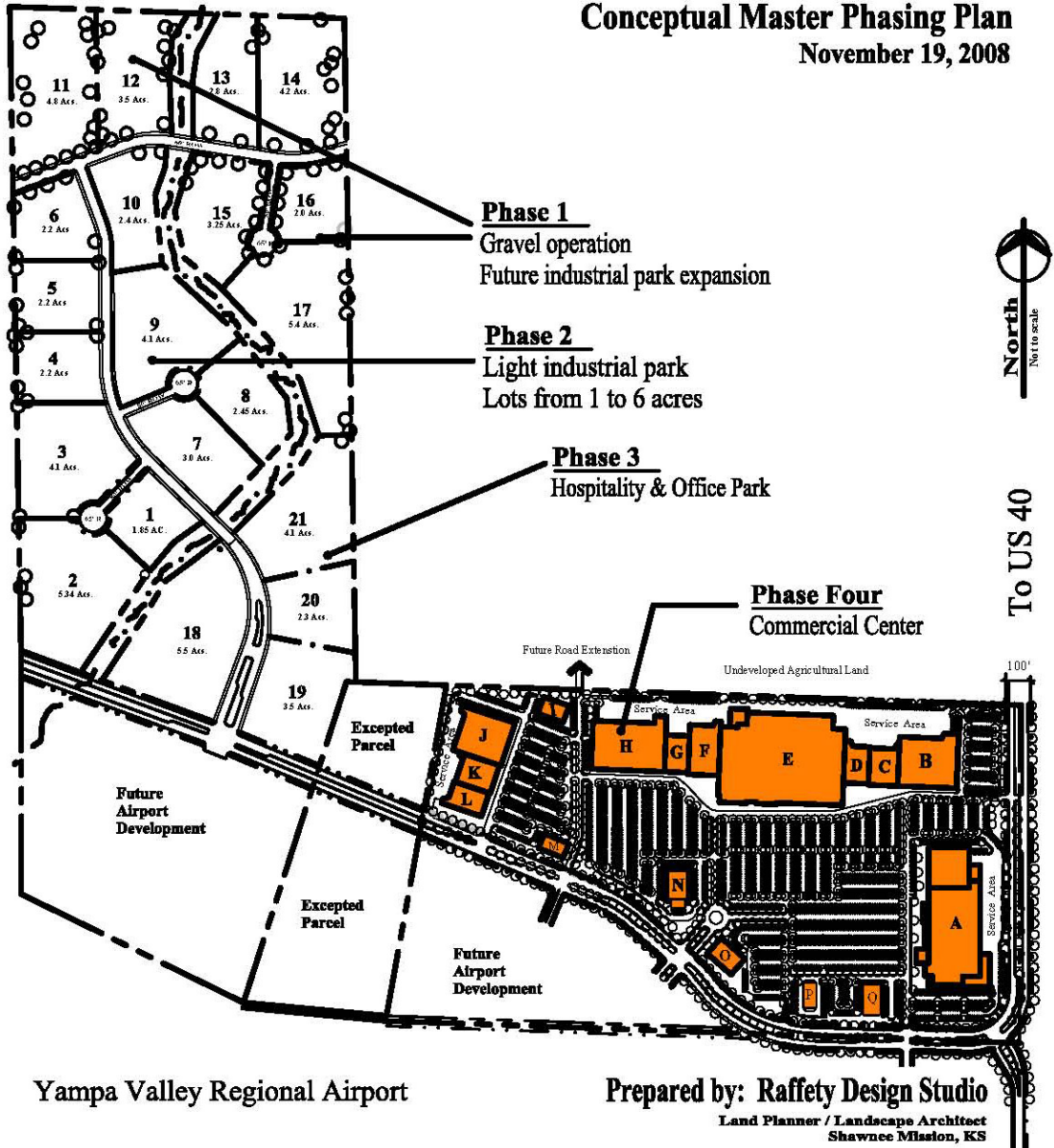
## **Why Hayden?**

- Regional Airport (commercial and general aviation)
- Steamboat Springs winter and summer resort 20 miles to the east
- Xcel Energy Power plant
- Peabody Coal mine
- World-class hunting and fishing
- Yampa river (fishing, tubing)
- Elk head reservoir (boating, camping, fishing)
- Hayden Speedway
- Triple Crown Baseball (youth tournament bringing thousands of visitors)
- Birding
- California park (horseback, fishing, camping, hunting, hiking, snowmobiling)
- Snowshoeing, cross country skiing (Dry Creek Park)
- County Fairgrounds (clinics, stock shows, competitions, in-/out-door arena)
- Incentive policy (contact town hall for more information at 970 276 3741)
- Residential, commercial and industrial growth area for the Yampa Valley

# Hayden Regional Commerce Park

Conceptual Master Phasing Plan

November 19, 2008



To US 40

Yampa Valley Regional Airport

Prepared by: Raffety Design Studio

Land Planner / Landscape Architect  
Shawnee Mission, KS