



Summary of Intsel Properties PUD Concept Schematic

The purpose of the Intsel Properties PUD is to create a railroad served, multi-lot industrial project in the Irondale area of Commerce City, featuring medium scale industrial manufacturing and distribution uses such as the INTSEL Steel West warehouse and distribution facility with outdoor storage and warehousing capabilities. Products are to be delivered and distributed by rail and by truck throughout the Denver Metropolitan area and the Colorado region. Use and development standards are as allowed by the City's I-2 Zoning classification with the additional allowance for rail service and other related uses as outlined in this document. Additionally the PUD provides standards to facilitate a master planned multi-use industrial park with some flexibility in front setback, and building height. The Xeriscape landscape standards outlined in the PUD Zoning document shall apply for development occurring in the subject areas, and will allow for appropriate amounts of landscaping in the Irondale area.

The proposed PUD area encompasses the following: 1) The existing INTSEL warehouse facility platted as Lot 1 of the INTSEL Steel West Subdivision (20.2 acres); 2) The balance of the Mid-Rail Real Estate LLC property south of Lot 1 (32.4 acres); 3) The 1.25 acre former "White" property now owned by Mid-Rail Real Estate, which is to be annexed in conjunction with this PUD; and 4) The rail easement which has been dedicated to Mid-Rail Real Estate, LLC across the Nance PUD property. Copies of the Easement Document shall be provided upon request.

In conjunction with the operation of the Intsel Steel facility, a railroad spur is planned to be constructed which will connect into the Burlington Northern Santa Fe Railroad. An Easement for the Railroad Spur has been granted to Mid-Rail Real Estate, LLC across the Nance PUD property, by the property owners. To avoid an at-grade crossing of the railroad spur, the Mid-Rail Real Estate property owners are proposing to close a portion of Ulster Street. The closing of the road will avoid the need to interrupt traffic flow. With the proposed closure, the roadway is planned to terminate with a cul-de-sac. Per the recommendations of the "Addendum to the Traffic Impact Study for the Intsel Irondale Industrial Project", the traffic impacts of the development and the proposed road closure, can be accommodated by the adjacent roadway network with the recommendations outlined in the report. In addition to the already required construction, in consideration of the closures, Mid-Rail Real Estate will build the non-contiguous traffic lane on the portion of Ulster Street north of the cul-de-sac, making this portion of Ulster Street a fully improved street benefiting not only the Mid-Rail property, but all of the users in the eastern portion of the neighborhood.