

INTSEL PROPERTIES
PUD CONCEPT SCHEMATIC

Parcels of land located in the west half of Section 28 Township 2 South,
Range 67 West of the 6th P.M.
City of Commerce City, State of Colorado

Project Summary:

Project Vision: The purpose of the INTSEL Properties PUD is to create a railroad
served multi-lot industrial project in the Irondale area of Commerce City that features
large scale industrial, manufacturing and distribution 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. Street closure of a portion of Ulster Street is proposed to increase safety
by eliminating rail crossings of the public road. Additionally, the P.U.D. provides
standards to facilitate a master planned multi-use industrial park with some flexibility
in front setback and building height. Xeriscape landscape standards shall apply. This
will also allow on-site storm water retention facilities with the appropriate amount of
landscaping.

Compliance with Comprehensive Plan: The proposed PUD Zoning (including the existing
INTSEL warehouse platted as Lot 1 of the INTSEL Steel West Subdivision, the balance
of the Mid-Rail Real Estate LLC property, the 1.25 acre "White" property to be
annexed and the rail easement across the Nance PUD) are in keeping with the goals
of the Commerce City Comprehensive Plan. The development of the existing INTSEL
and Mid-Rail Real Estate Land holdings, the annexation of the newly acquired 1.25
acre White parcel and the future construction of the rail tying the railroad to the
INTSEL development all address the targeted "infill" goals identified in the
Comprehensive Plan for the area. This includes reduction of the number of scattered
undeveloped parcels in the area. The proposed General Industrial and Industrial
distribution uses identified in the proposed PUD are in concert with uses identified in
the Future Land Use Map of the City's Comprehensive Plan for the Irondale area which
are anticipated to extend all the way to State Highway 2. The proposed PUD criteria
and associated uses are also in keeping with the Comprehensive Plan land use goals
of business recruitment and strengthening the area industrial base. The addition of
the rail-spur connecting the BNSF rail-line to the INTSEL properties is also identified
as a Comprehensive Plan goal which identifies multi-modal transportation.

Site Size: The entire area contained in this PUD Concept Schematic is 54.261 acres*
broken down as follows:

Table with 2 columns: Area (acres) and Description. Rows include Mid-Rail Real Estate, LLC Properties (52.597 acres), White Parcel Annexation (1.250 acres), and Nance PUD Easement (.414 acres).

*Does not include area of vacated Right-of-Ways

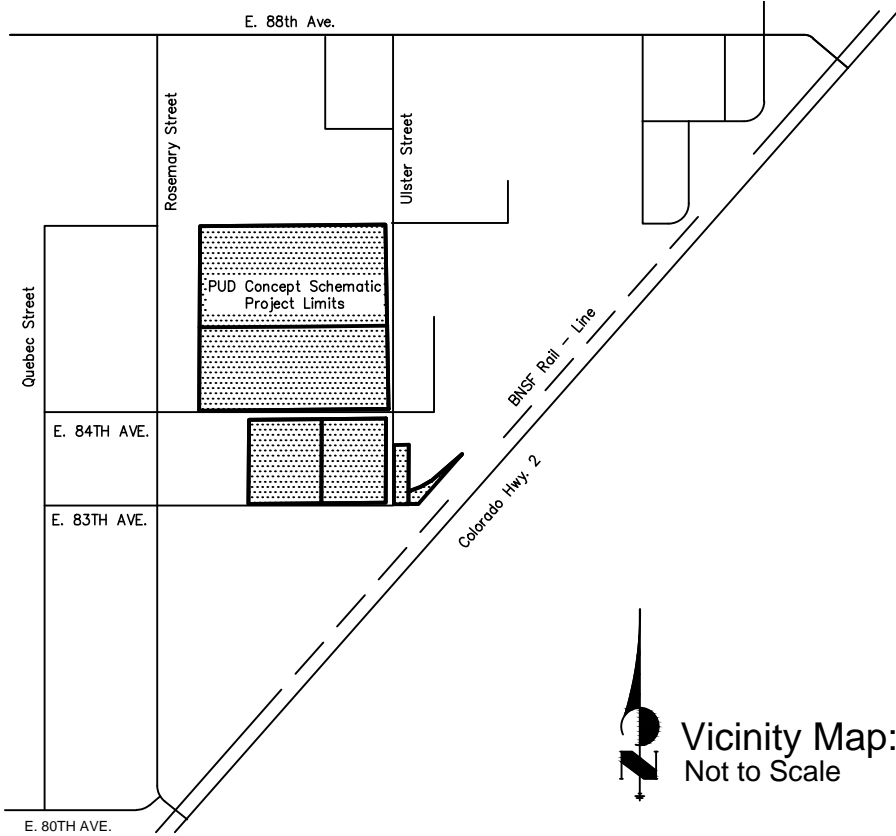
Site Strengths: The area contained in the subject PUD is uniquely suited for a rail
served multi-lot industrial warehouse, manufacturing and distribution business park.
The area of the PUD is large enough to justify the cost of constructing a rail-spur
and the site can accommodate rail spur geometry and the tract radii necessary.
Further the site has arterial street truck access to 86th Avenue with connections to
highways including State Highway 2, Interstate 76 etc. The property is relatively flat
without significant need for earth fill necessary to achieve rail and the larger
footprints of warehouse and distribution facilities. The BNSF rail line located along
Highway 2 is a significant distribution link into the Denver Metro area and the 50 plus
acres of the PUD is able to secure access to it.

Another strength of this site is it is an area suited for significant redevelopment

Site Challenges: There is a lack of storm water conveyance systems in the Irondale
Area which is a site challenge. Storm water retention is required due to lack of
storm water outfall infrastructure and this retention requires large areas to be devoted
to storm water ponds. Further, the future storm water out-fall is along Ulster Street
and at the front of several of the INTSEL lots. This requires ponds to be located
along Ulster and requires a larger front setback for buildings which in part constitutes
the need for PUD zoning.

Compatibility: The majority of new development in the Irondale area is larger
warehouse, and truck oriented distribution uses particularly along 88th Avenue. This
PUD, is compatible with this trend. In the short term, there are numerous Adams
County enclaves surrounding the property with transitional residential uses many of
which also are being used for business, trucking and storage.

Site Circulation: With the street vacation proposed of Ulster Street, most circulation
from and to the PUD will be to East 88th Avenue from Ulster Street where circulation
then connects to the Metropolitan area highway network. Some access will occur along
East 84th Avenue to Rosemary Street. It is important to note that the installation of
rail will significantly reduce truck trips to the site as the majority of larger deliveries
will be by rail rather than by truck and smaller loads by truck will be out-going from
the property. In all respects, rail service as allowed by the PUD will reduce the
impact of traffic from this Business Park. It is anticipated that railcar deliveries &
exiting of the cars will occur approximately 3 to 4 times maximum in a 24 hour
period (2 in and 2 out). No cars will ever sit stationary blocking 84th Avenue, but will
traverse across.



Project Note:

- 1). This application is for a PUD Concept Schematic. Therefore, the information
contained herein is neither approved nor denied. The feedback provided by the
City is intended to inform the future PUD Concept Schematic.
- 2). Refer to Sheet 2 of 2 for Lot Summary with parcel designation existing zoning
and lot, parcel or easement area.

PUD STANDARDS

Permitted Uses:

Lot 1, Parcels 1, 2, 3, White Parcel

Shall be per I-2 zone district
Also allowed as Use by Right:
Fabricated Metal Product Manufacturing
Boiler Tank and Shipping Container Manuf.
Veneer, Plywood and Engineered Wood
Product Manufacturing
Railroad Spur Line(s) and Rail Transport
Support Facilities including Rail Yards
Public Uses may be allowed

Tract A of Lot 1

Bulk Standards

Shall be per I-2 Zone Category Standards, with the exception of the following:

There shall be no minimum Front Yard Setback restrictions.

The maximum Building Height shall not exceed 60 feet.

The minimum Lot Size shall be one acre.

The minimum Side Yard Setback for a corner lot shall be 50 feet when adjacent to a
Collector Street and 75 feet when adjacent to an Arterial Street.

Outdoor Storage

Shall be per Section 21-5254 of the Commerce City Development and Design Standards

With the following Exceptions:

Outdoor Storage may be stacked to 10' in height or to height of fence whichever is greater.

Ten Foot High Fences shall be permitted.

Outdoor Storage may be visible from Public Use on Tract A, Lot 1, and shall be allowed.

Fencing

Shall be per Section 21-5254 of the Commerce City Development and Design Standards

With the following Exceptions:

Fencing may be allowed to 10' in height

Approved fencing materials may also include metal or standing seam metal fencing

With wood or steel posts

Architectural Standards

Shall be per Commerce City Development and Design Standards

Landscaping

Landscape Plans shall be required to address the same landscape areas identified in
Division 5, Article VII of the Commerce City Development and Design Standards
Including: Street Frontages; Landscaping Directly Surrounding Buildings; Parking Lots;
Buffer Zones; Detention/Retention Ponds; Turf Areas; & General Landscaping Criteria

Certain criteria outlined in Division 5 (Landscaping) of Article VII of the
Commerce City Development & Design Standards shall be superceded as follows:

NEW CRITERIA:

Street Frontages (includes Parking Lot Buffering)

Table with 3 columns: Area, Req Area (min), and Planting Rate (minimum). Rows include Adjacent to Collector Or Arterial and Adjacent to Local Streets.

Table with 3 columns: Area, Req Area (min), and Planting Rate (minimum). Rows include Tree Lawns and Tree lawns greater than 7' in width.

Table with 3 columns: Area, Req Area (min), and Planting Rate (minimum). Rows include Tree lawns greater than 7' in width.

Landscape Surrounding Buildings (and not in parking lots)

Table with 3 columns: Areas visible to general public btwn the front, side or rear of the building, and/or the fence line to the right-of-way; Varies; and 1 tree and 5 shrubs per 1200 SF req. May also add irrigated turf areas.

Table with 3 columns: Areas same as above, but not visible to public; Varies; and Irrigated or non-irrigated turf, or alternative surface as approved by City (i.e. mulch, crusher fines, hard surface).

Parking Lot landscaping

Table with 3 columns: Interior area of parking lots; Max 30 spaces btwn islands; and 1 tree, 6 shrubs per island. If double parking row: 2 trees, 12 shrubs per island (Islands 8' wide minimum).

Table with 3 columns: Landscape Medians; Req every 6 consecutive rows, 1 tree, 5 shrubs per 60 LF; and Provided a paved pedestrian connection of at least 5' in width. Is provided for every 3 rows of parking.

Table with 3 columns: Parking Lot Perimeters; Varies; and 1 tree, 5 shrubs p/100 LF

Buffer Zones

Table with 3 columns: Industrial abutting Commercial or Office; 15' wide buffer required on Industrial User side, 5'wide req on Comm/Office side if fencing is not provided; and 1 tree, 3 shrubs p/750 SF. Fences/walls may be used in lieu of planting.

Table with 3 columns: Adjacent to Streets; Buffer zones are considered to be a part of the Street Frontage Requirements; and See Street Frontage Landscape Requirements

Detention/Retention Ponds

Table with 3 columns: Detention/Retention Pond; Area Varies; and Irrigated Sod around the perimeter, plus 1 tree, 7 shrubs P/100 LF of perimeter; Wet Area Seed Mix at the pond bottom and sides.

Table with 3 columns: Detention/Retention Pond; Area Varies; and Dryland Grass Seed around perimeter; Water to establish only; Wet Area See Mix at the pond bottom and sides.

Turf Areas

Table with 3 columns: Turf Areas; High Use; and Irrigated turf grass. Turf Areas; Low Use, Low visibility; and Non-irrigated Shortgrass. No more than 50% of all landscape areas shall contain Bluegrass sod.

Prepared By:

Westside Properties
Land Planning Services

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Table with 2 columns: DATE and REVISION. Rows include 3/16/2017 Round 1 City Comment and 3/28/2017 Suggested City Changes.

Property Owner:

Mid-Rail Real Estate, LLC
6000 Jensen Drive
Houston, TX 77026
(713) 354-4126

Sam Stein, Owners Project
Manager
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INTSEL PROPERTIES
PUD CONCEPT SCHEMATIC

Cover Sheet

SHEET
1 OF 2

INTSEL PROPERTIES PUD CONCEPT SCHEMATIC

Parcels of land located in the west half of Section 28 Towns
Range 67 West of the 6th P.M.
City of Commerce City, State of Colorado

PARCEL SUMMARY TABLE

Parcel	Description	Zoning
Parcel 1	less area platted as INTSEL Steel West Subdivision above	Commercial / Residential (Zoned Light Industrial)
Parcel 2	less area platted as INTSEL Steel West Subdivision above	Commercial / Residential (Zoned Light Industrial)
Parcel 3	Ulster Street Vacation	Undeveloped (Zoned Light Industrial)
Lot 1	INTSEL Steel West Subdivision	Commercial / Residential (Zoned Light Industrial)
Tract A		Existing Commercial
White Parcel Annexation		Existing Residential / Commercial
Nance Industrial PUD		Nance Industrial PUD
Proposed Cul-de-Sac		Proposed Cul-de-Sac
Proposed Rail Spur Alignment	as part of P.U.D. zoning	Proposed Rail Spur Alignment
Proposed Gas Easement		Proposed Gas Easement
BNSF Railroad		BNSF Railroad
Colorado Hwy. 2		Colorado Hwy. 2
Rosemary Street		Rosemary Street
Ulster Street		Ulster Street
E. 88th Ave.		E. 88th Ave.
E. 83rd Ave.		E. 83rd Ave.
Commerce City Municipal Facility		Commerce City Municipal Facility
Existing Fire Station		Existing Fire Station

County of Adams, State of Colorado Containing 0.44 acres (18,033 square feet) more or less

**SHEET
2 OF 2**

PARCEL	EXISTING ZONING	PROPOSED ZONING	AREA
Lot 1	I-2	INTSEL Properties PUD	20.22 acres
Parcel 1	I-2	" " "	9.41 acres +/-
Parcel 2	I-2	" " "	9.33 acres +/-
Parcel 3	I-2	" " "	13.64 acres
White Parcel	Adco ?	" " "	1.25 acres
Nance Easement	Nance PUD	" " "	.41 acres
		Total	54.26 acres