

Mid-Rail Real Estate – Project Summary

In 2015 Mid-Rail Real Estate purchased the approximate 50 acre undeveloped site between E. 86th Avenue and E. 83rd Avenue alignments on the north and south, and Ulster Street and Syracuse on the east and west, and began the process of development. The property was rezoned to PUD in 2016 with the intention of developing a railroad served multi-lot industrial project featuring large scale industrial, manufacturing and distribution. In 2018 Mid-Rail (Intsel Steel) platted the first lot and completed the construction of the current Intsel Steel facility on the north 20 acres of the Mid-Rail site, including additional right-of-way dedication and construction of Ulster Street on the east side of the new facility. Other improvements included the construction of E. 84th Avenue including adjacent sidewalks, numerous drainage improvements and utility installations. In conjunction with this development, City Council approved the vacation of a portion of Ulster Street (south of E. 84th Avenue). This was to insure that the associated construction of the Burlington Northern railroad spur being constructed to service the Intsel Steel site, would not interfere with any traffic on this portion of Ulster Street.

The Intsel Steel West Filing No 2 subdivision plat currently under review, finalizes the dedication of additional right-of-way for E. 84th Avenue, and dedicates two turn around cul-de-sac bulbs (one for a portion of Ulster Street and one for a portion of E. 83rd Avenue). Additionally, the Intsel Steel West Filing No. 2 subdivision plat memorializes the creation of a Tract (Tract A) for the 1.6 acres of additional land purchased by Mid-Rail Real Estate which was previously approved by City Council for annexation into the City.

In anticipation of the development of the south 30 acres of the Mid-Rail Real Estate for some time in the future, the applicants are proposing the vacation of a portion of the E. 83rd Avenue prescriptive right-of-way. With the above-mentioned vacation of Ulster Street (south of E. 84th Avenue), the area of E. 83rd Avenue proposed for vacation is no longer used and is no longer needed. Future public road access to the undeveloped areas of the Mid-Rail Real Estate property will be provided off of E. 84th Avenue. The 60' right-of-way to be vacated is surrounded on the north by property owned by Mid-Rail Real Estate, and on the south by property owned by Union Pacific Railroad. At the request of Union Pacific Railroad, in conjunction with the vacation of the north 30 feet of this portion of E. 83rd Avenue, Mid-Rail Real Estate will dedicate a 30 foot wide access easement to Union Pacific Railroad for future access to undeveloped portions of the Union Pacific property. As is a legal requirement, the south 30 feet of right-of-way being vacated will automatically become the property of Union Pacific Railroad.

In conjunction with the request for vacation of a portion of E. 83rd Avenue prescriptive right-of-way, Letters of No Objection have been submitted by South Adams County Water and Sanitation District, Xcel Energy, Comcast, Century Link, and Union Pacific Railroad.