

Project Narrative:

On February 29, 2020, Northern Colorado Transportation Logistics LLC d/b/a MountainTRAX acquired the industrial rail park, formerly known as ARB Niobrara Connection, LLC (“NiCon”), and legally changed its name to MountainTRAX Intermodal LLC. The purchase included an adjoining residential lot, located at 22744 CR 33, La Salle, CO 80645, being utilized as office space in operating the adjacent industrial rail park, incorporated in the City of Evans.



Per the Amended Annexation Agreement with the City of Evans, Ordinance No. 625, effective June 26, 2015, the NiCon terminal was originally being developed as a crude oil transloading terminal to serve producers and market participants in the greater DJ Basin-Niobrara shale play located in northeastern Colorado and southeastern Wyoming.

Subsequent to that agreement, the 3.8409-acre adjacent residential lot (105711000067) and affixed 2,616 square-foot building was purchased and assembled together with the larger industrial park. That lot had never previously been rezoned according to its commercial use nor annexed into the City of Evans, despite it functioning as an integral part of the main terminal. However, in July 2020, the City of Evans formally approved the incorporation of this adjacent lot for commercial use and concurrently rezoned it Industrial Zone 3 (I-3), to be consistent with the simultaneously rezoning of the larger subdivision.

While the facility will continue to operate an industrial rail park in the City of Evans, new ownership is underway in plans to diversify the crude-by-rail terminal into new multi-commodity markets, such as agriculture, aggregates, manufactured goods, etc. It sets out to recruit businesses from different industries and market sectors who are attracted by the opportunity of establishing a regional hub in a strategic location that is zoned industrial and offers direct rail access and storage as needed. Resulting of the development of this industrial park, the City of Evans will realize both near and long-term economic growth across the commercial and industrial sectors, which translates into more jobs locally across different vocations and additional revenues coming into the City. With the help of the Economic Development Corporation, it is our goal to make Evans home to one of the region’s premier industrial rail parks.

Likewise, these more robust development plans necessitated an amendment to the former development and master site plan as well as a rezoning of the main subdivision from Industrial Zone 2 (I-2) to Industrial Zone 3 (I-3). In July 2020, the City of Evans approved that rezoning in accordance with the following proposed uses of land:

- Natural resource extraction and treatment (I-3) (P)
- Rail car/tanker washout facilities (I-3) (S)
- Flammable liquids storage (I-2; I-3) (P)
- Industrial uses facility (I-2; I-3) (P)
- Manufacturing/assembly plant (I-2; I-3) (P)
- Mini-storage units (I-2; I-3) (P)
- Office and financial uses (I-2; I-3) (P)
- Recycling center (I-3) (S)
- Warehouse (I-2; I-3) (P)

(I-2) = Industrial Zone 3 (I-3) = Industrial Zone 3
(P) = Permit / Site Plan (S) = Special Use Permit

**Abovementioned list is non-exhaustive; future uses will NOT include junkyard or livestock washout area.*

As a separate matter, it is also the intention of the new ownership to resolve any outstanding matters with the City that may have been assumed pursuant to the acquisition of the NiCon terminal, including the matter of the WCR 33 road improvements plan laid out under the former development plans that never came into fruition. Since taking ownership of the property, we have formally requested an extension on these previously prescribed road improvements as necessitated by future and actual development plans, together with corresponding traffic studies, associated with the buildout of individual lots/parcels.

Final Subdivision Submittal

The following information is being submitted as a request for approval of the proposed subdivision. The information is also being submitted to set the tone for the proposed Project.

From the Owner's perspective, the goal for the submittal and review process will be to:

- Show design intent
- Provide clarification of the major aspects of the master site plan
- Achieve approval of the final plat

Ultimately the Owner wishes to create a project that will meet their needs and be supported by the City.

Property Location

See attached Exhibit A – Vicinity Map.

Legal Description

See attached Exhibit B – Legal Description

Land Use and Master Site Plan

See land use table within the attached Exhibit C - Master Site Plan.

Property Ownership

MountainTRAX Intermodal LLC
PO Box 2067
Fort Collins, CO 80522

Subdivision Signage

Signage will be in general compliance with the City of Evans standards.

Circulation and Traffic

Access to the site will be from Weld County Road 33. Interior private drives will provide circulation for the industrial users. See Exhibit C – Master Site Plan and Exhibit D – Streets Plan.

Landscaping

Existing landscaping completed as part of the ARB Niobrara Connector Subdivision will remain and serve as the landscaping for the subdivision. Landscaping and Irrigation plans for the individual lots will be submitted at the time a site plan is submitted and will meet the intent of City's code.

Potable Water and Fire Protection

Domestic water for the Project will be provided by the Central Weld County Water District. Final design and phasing of the infrastructure will include modeling to ensure domestic demands are met.

It is anticipated, fire suppression will be provided with a tank and pump system sufficient to meet the needs of the individual industrial users. The fire suppression system will be designed in accordance with the requirements of the fire district serving the property.

The entire property has recently sought inclusion into the Evans Fire District.

See Exhibit E – Overall Utility Plan

Sanitary Sewer

Sewage will be treated via individual septic systems on each lot. Each septic system will be permitted through Weld County. Septic systems and leach fields envelopes will be provided at site plan approval.

Secondary Utilities

The following secondary utilities and providers are anticipated:

- Electric: The development will be served by Excel Energy.
- Gas: The development will be served by Atmos Energy.
- Telephone: Provider to be determined.
- Internet/TV: Provider to be determined.

To ensure the utility providers can serve the project, coordination with the anticipated providers is in process. Letters/agreements will be provided for City of Evans records prior to the final plat being recorded.

Grading and Drainage

Grading including drainage patterns have been determined and are identified on the grading and drainage plan. See drainage plan within the drainage letter. The original drainage design will be modified to address the needs of the master plans. Any modifications to the grading and drainage will be completed based on accepted practices and City of Evans criteria.

Floodplain

The development is not located within a Federal Emergency Management Agency mapped flood zone as indicated on FIRM Panel 08123C1710E and 08123C1730E updated January 2016. See Exhibit F – Floodplain Map.

Phasing

Phasing for the development of the subdivision over the near and medium-term will coincide with the specific buildout of individual parcels as leased out by future commercial and industrial tenants (to be recruited).

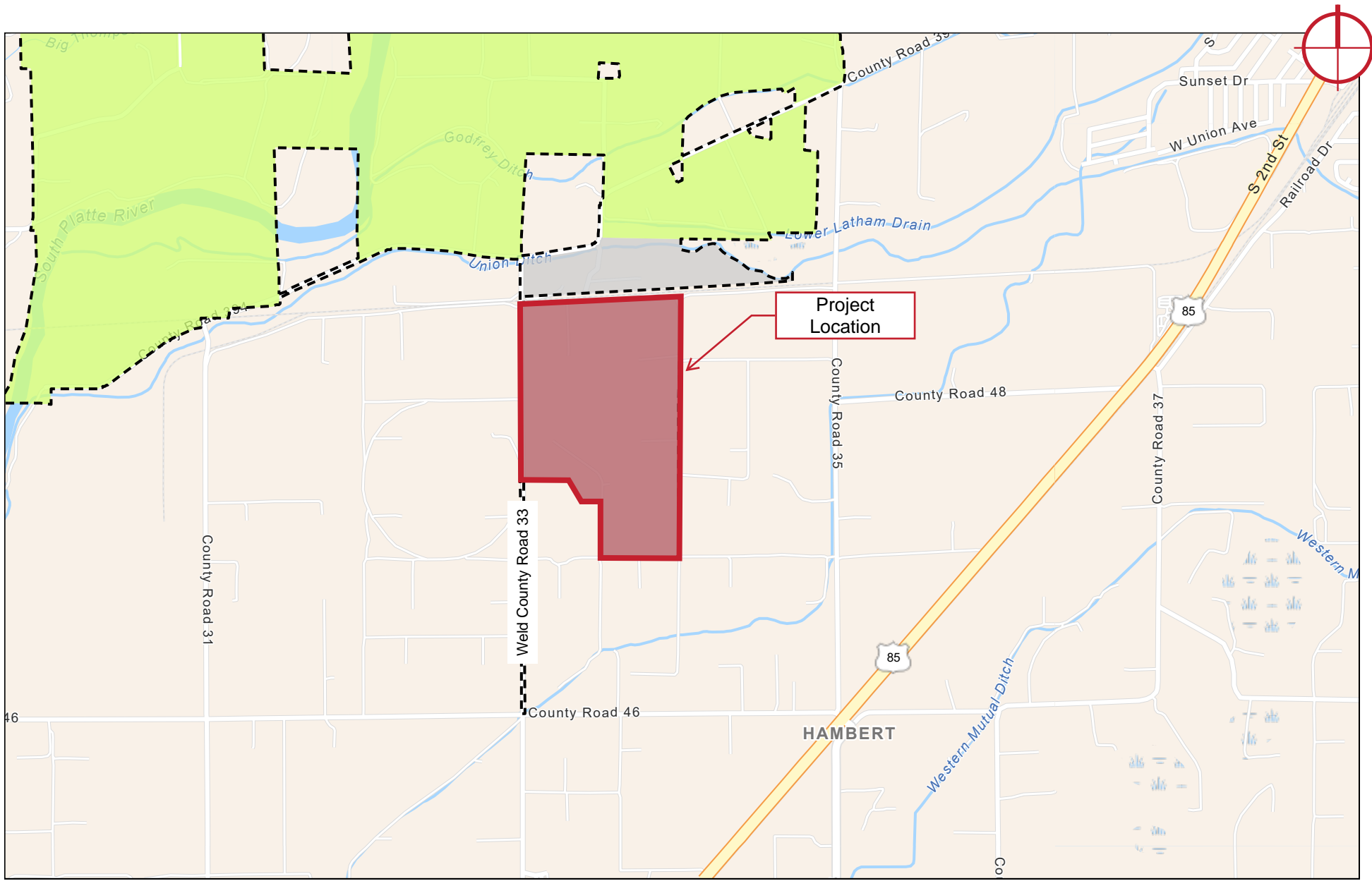
Open Space/Common Areas

Open space/common areas will be designated alongside the development of each individual parcel.

As designated Industrial Zone 3, up to 30% of the property will be used for outside storage with required screening, etc. (specific locations to be determined).

Compliance

To the best of the applicant's knowledge, the Final Plat Submittal meets the intent and complies with City of Evans regulations and Development Code.



Evans Industrial Park

Exhibit A
Vicinity Map