

AUGUST 26, 2020

Town of Eagle Planning Department

Chad Phillips
200 Broadway
PO Box 609
Eagle, CO 81631

**RE: Minor Development Permit – DR20-03 775 Sawatch
775 Sawatch Road, Eagle, CO**

On behalf of the owners of Western Slope Laundry, NDG Architecture is submitting the following Minor Development Permit application for the expansion of the commercial laundry building at 775 Sawatch Drive. The property is located in the Commercial General Zone District and has an existing one-story building, with mezzanine, currently. The current and proposed use is a Use by Right per Section 4.04.070, “Service Establishment”.

The Owners would like to expand the existing 11,681 sq. ft. facility with an additional 24,900 sq. ft for a total building size of 35,407 sq. ft.. The building footprint is proposed to be 28,407 sq. ft.. This new expanded facility is for the purpose of upgrading their equipment through-out as well as opportunity for expansion in the future. Both the existing building and the new building will be fully sprinkled.

Design Variances

The following design variances are being requested:

- A design variance is being requested for the parking based on actual number of employees working per shift rather than based on the square footage per space. (Section 4.07.140 – Parking Standards) *The addition is for large more efficient and automated equipment, which reduces the need for labor force. While we are increasing the building the workforce will stay the same. Parking being an important aspect of any development and business we are asking to use the actual number of employees as the count for parking. This also helps promote carpooling and public transportation, which most of the employees utilize. (Land Use Policy 3.1.F-G)*
- *A design variance is being requested to allow the loading dock on the front of the building rather than the rear or side as required by code. As an interior rather than a corner lot; it is not feasible to expand the building and use without relocation the loading dock to the front of the building. we have designed the loading dock set back between the existing building and the proposed expansion to help minimize the appearance.*

Town of Eagle Goals and Policies

The laundry facility currently provides services to all of Eagle County and expanding into Pitkin County. We feel this expansion will continue to fit into the surrounding area considering the use will be maintained and the building is similar to some of the surrounding area buildings. Located between Chambers Ave and the railway most of the surrounding business are service oriented yet light industrial in character.

Per the 2010 Eagle Area Community Plan, Chapter 2: Vision, Item #9 describes a Diversification and Balance the Economic Base which a diversification in businesses and increase the towns revenues. We believe an expansion of this type of business helps promote a diversified economic base.

Under Chapter 3 Land Use of the 2010 Eagle Area Community Plan – Land Use Compatibility – encourages uses complimentary to adjacent uses. This being an existing use and similar to adjacent business as a service-oriented business; Black Hills Energy, Horizon Roofing, Self-Storage Facility, Rail Road. We believe this fits the goals of compatibility. (Land Use Policy 2.2)

Additionally, we feel this project also fits the compatibility in the sense of location under Chapter 3, Item 2, of the 2010 Eagle Area community Plan, the area being near the freeway access and not near residential areas creates an easy access for deliveries. (Land Use Policy 3.1)

Chambers Avenue Area:

Goals:

- i. *Although the areas will include traditional commercial and industrial uses, the areas can have a positive, enduring character through careful site planning and architectural styling. Site planning of commercial pads should be considerate of the likely layout of future abutting parcel development... Parking layout and its visual and functional impact on adjacent parcel utilization will be a very important consideration in addition to the enforcement of site landscaping requirements. The use of indigenous trees and the requirement, when possible, of larger sizes will help establish an attractive context here for future development activity. In addition, architectural design that reflects a mountain-style and celebrates the use of local materials and building details should be strongly encouraged.*
- ii. *Promote coordinated physical organization by enforcing setbacks and landscaped buffers.*
- iii. *Encourage high quality of individual development by utilizing a palette of materials and architectural details, which reflect traditional building forms of the region.*

Section 4.07.070.B.3. Building mass/form/orientation – Buildings shall be similar in size to those found in a rural mountain community. Traditionally, the largest buildings in the vicinity are those found in ranch complexes. The central form of the buildings is usually simple and rectangular, having secondary gable and shed roofed wings. Porches shall project from the central form and be covered by a separate roof. Roofs that are similar to those of traditional

ranch buildings, such as simple gable and shed forms, are appropriate. This incremental add-on approach creates visual interest and scale. Roof pitches, trim, window size and placement, and entrance locations also help to delineate the architectural character of a building.

The collection of the proposed building forms are designed to reflect large barn styles with the largest of the sections being a low slope shed form. this form is similar to what was approved for ABWD, window company, on Chambers Ave. The western side of the addition was designed to match the existing building facing Sawatch Drive. Coming straight from the Municipal Code the central loading dock is a deep projected porch like feature.

Utilities/Public Facilities

All utilities are existing, while the electrical service currently, single phase 800 amps, will need to be upgraded as future expansion happens the Owners intend to prepare during construction for this expansion. We have been in contact with Holy Cross Energy, preliminarily, to discuss location of a new ground transformer in the north-west corner of the property near an existing vault. Gas consumption is expected to increase slightly with the addition of 5-6 new commercial gas heaters. Water is served by an existing 6" water line to the building. with the new equipment water consumption is anticipated to go down. **The new average water usage will be 5 to 10% less of our current usage due to the fact that we will reuse up to 2000 gallons per hour in our conventional washer system of the lightly soiled linen wash water from our tunnel washers. This would be the case if all of our smaller washers were running at the same time (best case scenario). The new laundry equipment will be able to achieve 0.4 gallons per pound in the tunnel washers; the same as our current equipment.**

To sum up the expansion: we hope to be able to complete all of our work in a 10 hour day, eliminate overtime, save on water and gas usage by reclaiming heat and reusing the lightly soiled water, and add double redundancy on our critical equipment..

The proposed system will allow them to re-use the same water up to three times, the water is then cleaned through a shaker filter system and then through a heat exchanger brought down to a 60-degree temperature by heat pumps and then sent out to the sewer system. Attached are flow diagrams of the existing system in use and the proposed new system as well as information on the heat reclamation system.

We believe the impact on other public facilities such as fire protection, emergency service, parks, and schools, will not be affected by this request as an existing facility is in place and the use is existing. The facility expansion is for new updated equipment.

Parking

We are currently requesting a variance on parking due to the nature of the machinery being used and the actual number of employees working at any given time. In addition, many of their employees either use public transportation or carpool. The new update equipment is primarily

automated. They need staff to watch the equipment, sort through material, package and load material. The equipment does the rest.

It is not clear as to what calculation should be used for the parking count, so we have presented three different calculations. *the following areas were not part of the count because they would be used by the working employees; restrooms, break room, loading dock, mechanical and machine room*

Per Section

4.07.140

Use	Sq. Ft.	Required Spaces			
	Total square footage	Code Requirement	Required Parking Spaces	Parking Spaces Provided	Difference
Existing office / break room/ employee space square footage ¹	423 sf	1 space per 250 sf of office or public area	2 parking spaces		
Added office / break room / employee space square footage ^{1,2}	608 sf	1 space per 250 sf of office or public area	3 parking spaces		
Existing warehouse area ³	9,283 sf	1 space per 1,000 sf of floor area	10 parking spaces		
Added warehouse area (includes mezzanines)	23,929.5 sf	1 space per 1,000 sf of floor area	24 parking spaces		
TOTAL PARKING SPACES:			49	25 ⁴	24

1 - Excludes restrooms due to use for employees working

2 - Includes Chief Office and Machine Shop

3 - Includes portion of new expanded Mechanical Room

4 - Actual employee count per shift, Most of whom take public transportation or car pool

Traffic

Additionally, there are three existing loading docks on the current building. In the proposed addition the three existing loading docks will be removed and replaced on the new building. the



business utilizes **26'** cube trucks for pick-up and delivery of laundry. Most of the day the trucks are out on route. The trucks will return at differing times through-out the day. Usually, first thing in the morning, once or twice during the day, and final at the end of working day.

The development guidelines state loading docks should be either in the back of a building or on the side. While our loading docks are proposed in the front of the building we feel it would be acceptable given the amount the loading area is set back from the front of the existing build and the location of the building itself facing the railway on an secondary road.

Fire Protection

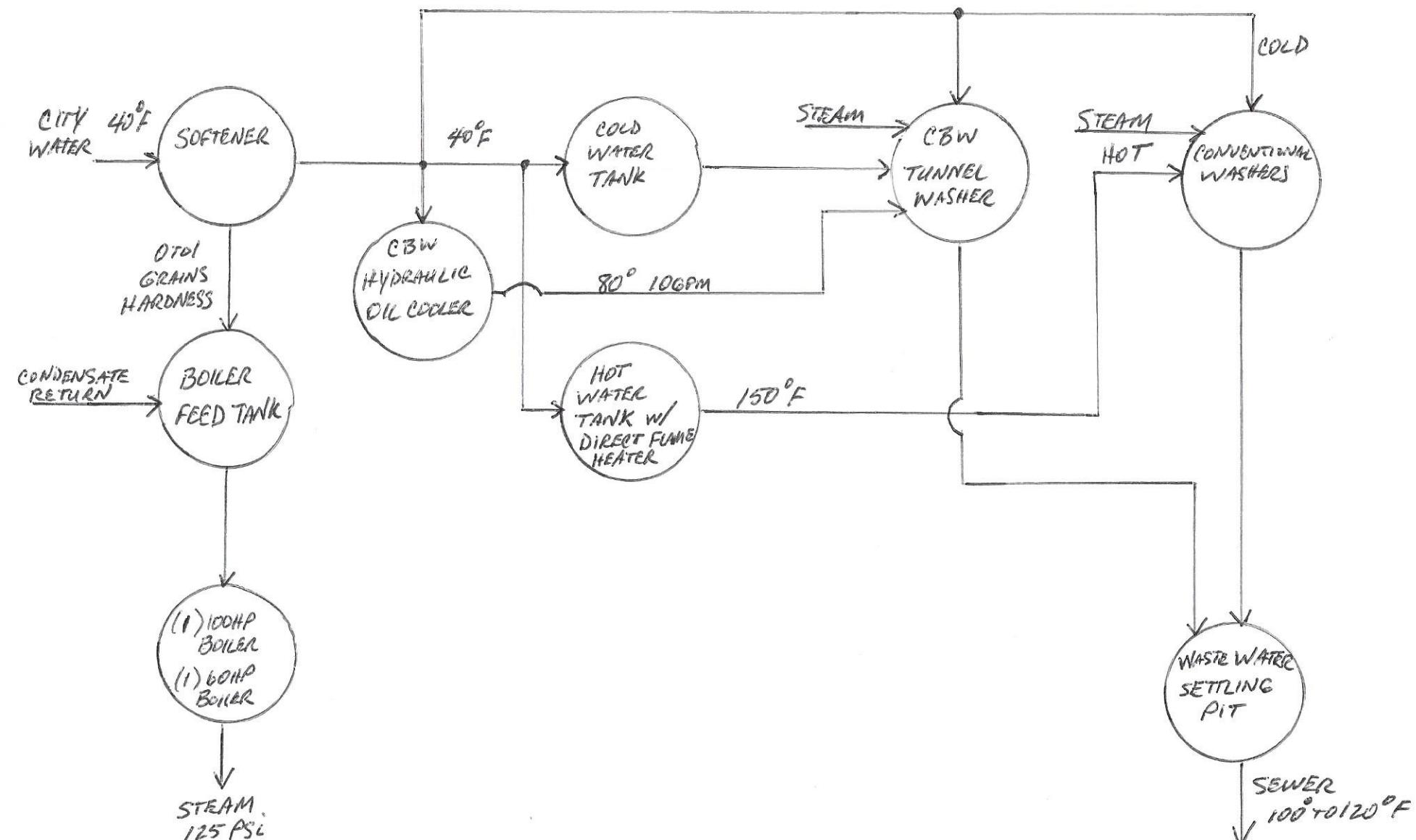
the existing building is equipped with an automatic fire protection system. this system will be expanded to the new addition in accordance with Section 4.07.150 and the Greater Eagle Fire District.

Phasing

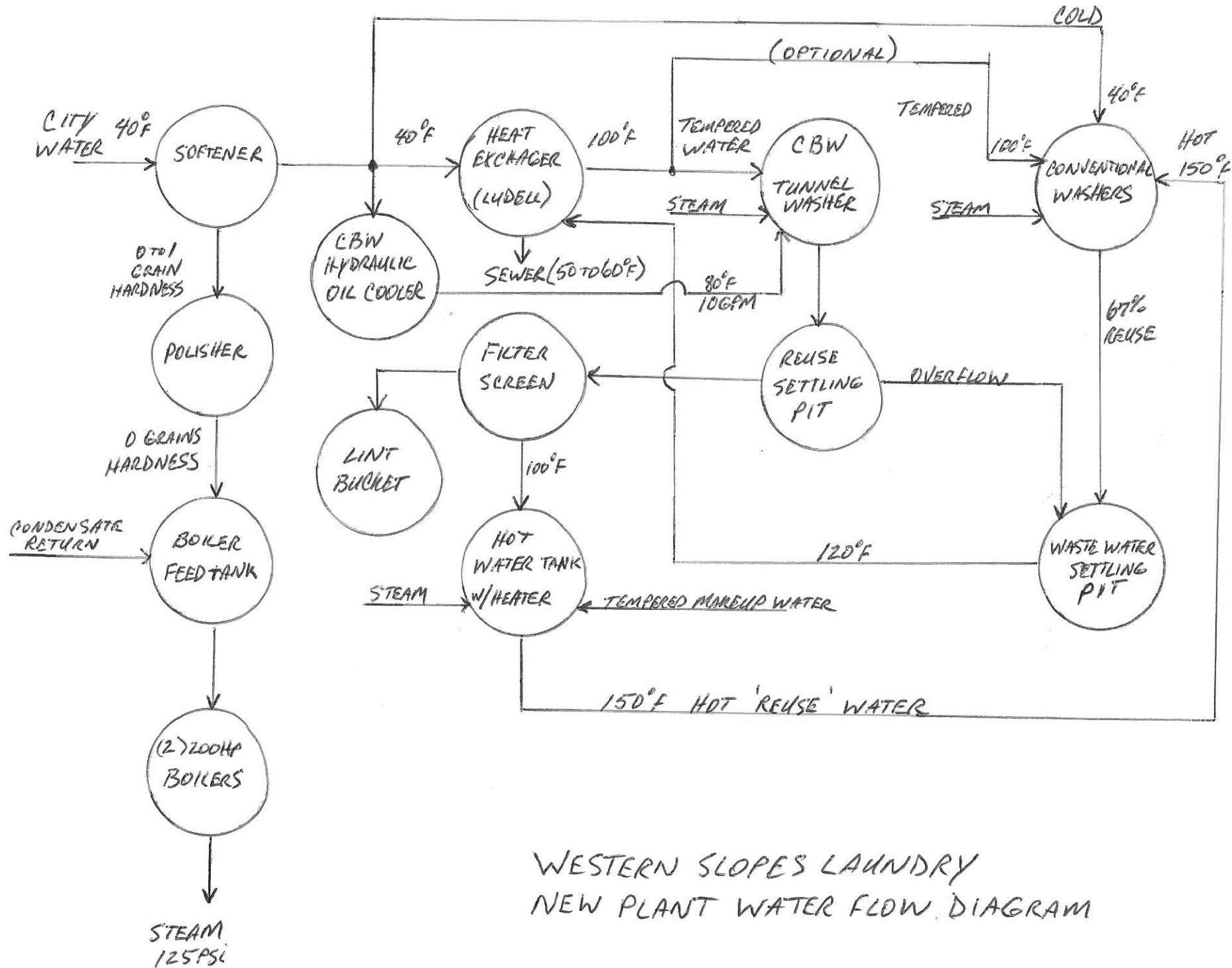
The Owners would like to continue using the facility while the new addition is being built. They propose to use a single loading dock are currently at the font of the building along Sawatch Road. When the building is dried-in the will begin to prepare the through wall demolition. After operation are up and running in the new addition the existing loading dock used in Phase one will be demo'd and the new parking area will be installed in its location.

Cost Estimate

We are currently pricing out the building addition, but preliminary budgeting has a figure of between \$1.2 – 1.3 million. This does not include the equipment, only building, sitework, mechanical, and electrical.



WESTERN SLOPES LAUNDRY
EXISTING PLANT WATER FLOW DIAGRAM



PROPOSAL FOR:
**WESTERN SLOPE
LAUNDRY**

775 SAWATCH RD
EAGLE, CO 81631

PROPOSED BY
LUDELL MFG. CO.
A SUBSIDIARY OF
ELLIS CORPORATION
QUOTE NO: Q11254
07.01.2020

5200 WEST STATE STREET
MILWAUKEE, WI 53208
414.476.9934

WWW.LUDELLMANUFACTURING
.COM
WWW.ELLISCORP.COM.

PROCESS WATER SYSTEMS: REQUEST FOR PROPOSAL



POTENTIAL SAVINGS

Being able to pre-heat the incoming supply water will drastically reduce your energy bills.

A General Cost Savings has been calculated for your requested Wastewater Heat Recovery System.

Considerations:

- 100 GPM @ 8 HRS/DAY, 7 DAYS/WK
- PREHEAT WATER FROM 45 TO 105 DEG. F.
- 3 mBTU/H (PROJECTED HOURLY BTU LOADING)
- COST OF GAS @ \$4.30/Mcf
- TYPICAL BOILER EFFICIENCY OF 75%

The quoted Ludell Model: 4-6-30 Heat Reclaimer will yield the annual potential savings based on the considerations noted above:
\$26,825.00 PER YEAR!

Ludell Manufacturing Company would like to thank you for the opportunity to be a part of your facility in Eagle, CO.

As a premier designer and manufacturer of Industrial Laundry Water Systems, Ludell will provide your company attentive support throughout the duration of the project, and beyond through continued technical support.

Our manufactured components are pre-packaged, decreasing installation costs, and providing longevity through proper material selections and craftsmanship.

Our PLC-Based "Auto-Balancing" Controls will maximize your system's efficiency, decrease energy costs, and increase productivity by utilizing Ellis Corporation's Intuitive Maintenance Programming, "UPTIME" (AT NO ADDED COST). Additionally, Remote Monitoring Capability, Technical Support, and access to our Free Maintenance Video Library will also be included with this system.

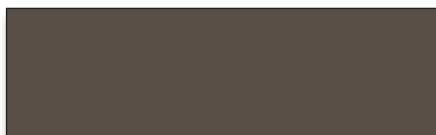
Once again, thank you for this opportunity! We are excited to continue our longstanding relationship with ImageFIRST!



SPECTRALITE 3000

Roof & Wall Cladding - Kynar 30 YR WARRANTY

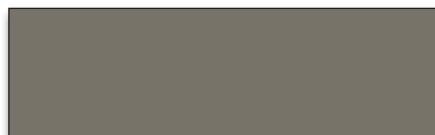
STANDARD COLOR SELECTION



Medium Bronze SRI 34 TE .85



Cool White SRI 91 TE .86



Slate Gray SRI 41 TE .87



Almond SRI 62 TE .84



Classic Green SRI 33 TE .86



Brownstone SRI 34 TE .88



Sandstone SRI 63 TE .86



Colonial Red SRI 35 TE .85

PREMIUM COLOR SELECTION

The colors below are premium colors and are available with extra lead time and a minimum order.



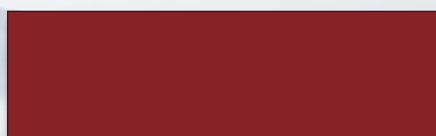
Stone Gray SRI 42 TE .85



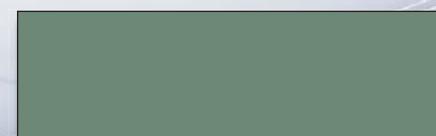
Roman Blue SRI 11 TE .85



Gallery Blue SRI 27 TE .86



Brite Red SRI 35 TE .83



Colony Green SRI 38 TE .86

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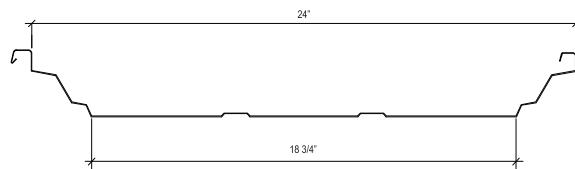
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When the longest life with minimal color fading and chalking is needed, Spectralite 3000 should be specified. Spectralite 3000 is a full strength 70% Kynar® or Hylar® 5000 based coating.

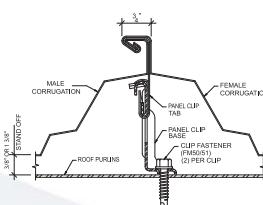
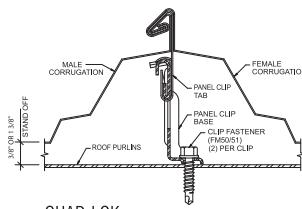
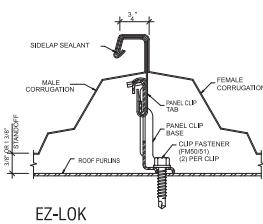
- ▶ *Unsurpassed in its resistance to the sun's damaging UV rays.*
- ▶ *Offers quality and aesthetics regardless of your project location.*
- ▶ *Offers ease of clean up and the ability to fight dirt accumulation.*
- ▶ *30 year limited warranty available upon written request.*

HI-TECH Series Roof Panel

The Hi-Tech Series Roof System utilizes the TS-364 panel system's technology which provides superior wind and weather protection under all loading conditions.

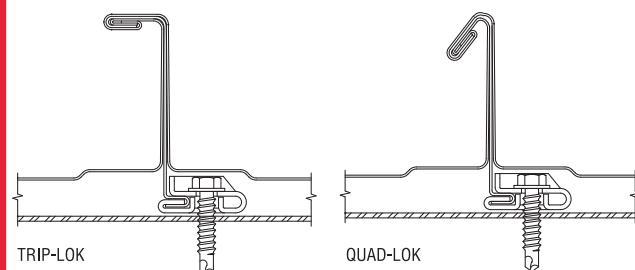
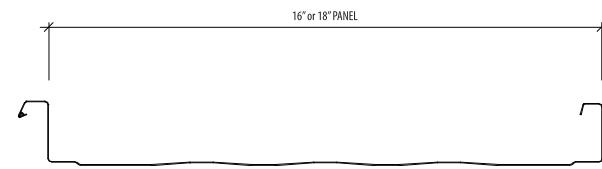


Utilizing a unique patented seam design, the series offers three lock seam features:



PLATINUM Series Roof Panel

The Platinum Series is a revolutionary patented standing seam roof system that incorporates two unique systems: The Triple-Lok seam for normal wind speeds, and the Qual-Lok for coastal areas and other high wind speed zones.



SUSTAINABLE BUILDING

Rigid strives to help protect the environment, which is why our products are made of approximately 89.7% recycled material. In addition to being made with recycled material, it can also be recycled at the end of its life-span helping to conserve energy and reduce waste.

Rigid offers over 30 Energy Star approved colors to aide in the reduction of energy costs through the building envelope.

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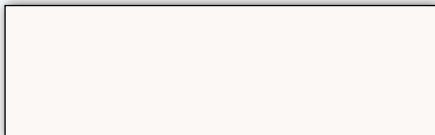
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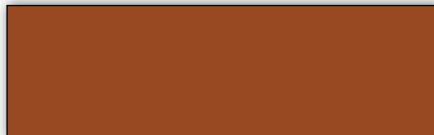
SPECTRALITE 2000

Roof & Wall Cladding - SMP 40/30 YR WARRANTY

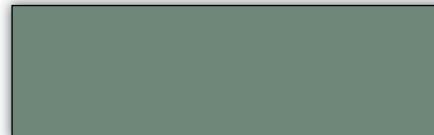
STANDARD COLOR SELECTION



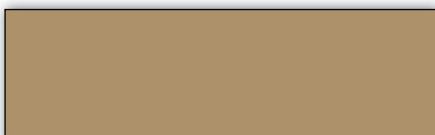
Solar White* SRI 86 TE .85



Rustic Red SRI 38 TE .86



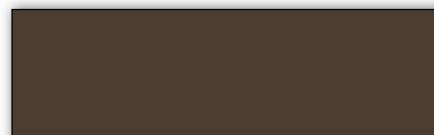
Colony Green SRI 27 TE .86



Saddle Tan* SRI 53 TE .86



Hawaiian Blue SRI 31 TE .86



Burnished Slate SRI 35 TE .86



Fern Green SRI 37 .86



Crimson Red SRI 42 TE .85



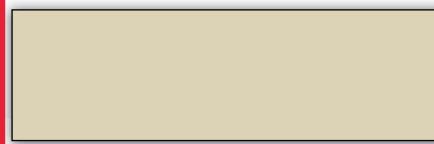
KoKo Brown SRI 37 TE .86



Accent Color



Ash Gray* SRI 52 TE .86

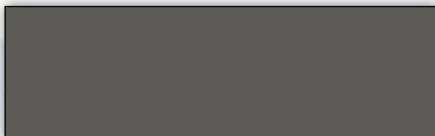


Light Stone* SRI 65 TE .86

Primary Color

PREMIUM COLOR SELECTION

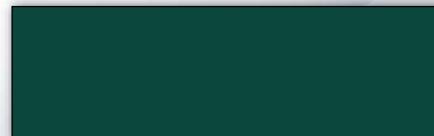
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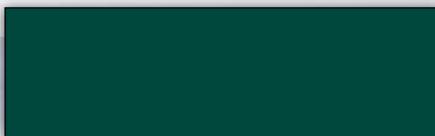
Charcoal Gray SRI 39 TE .86



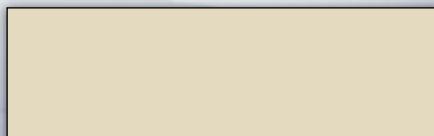
Aztec Gold SRI 50 TE .86



Forest Green SRI 35 TE .86



Evergreen SRI 37 TE .86



Ivory SRI 79 TE .86



Gallery Blue SRI 24 TE .87

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*Also available as a Spectralite 1000 color. SRI and TE Values are subject to change. Consult your District Manager for details.

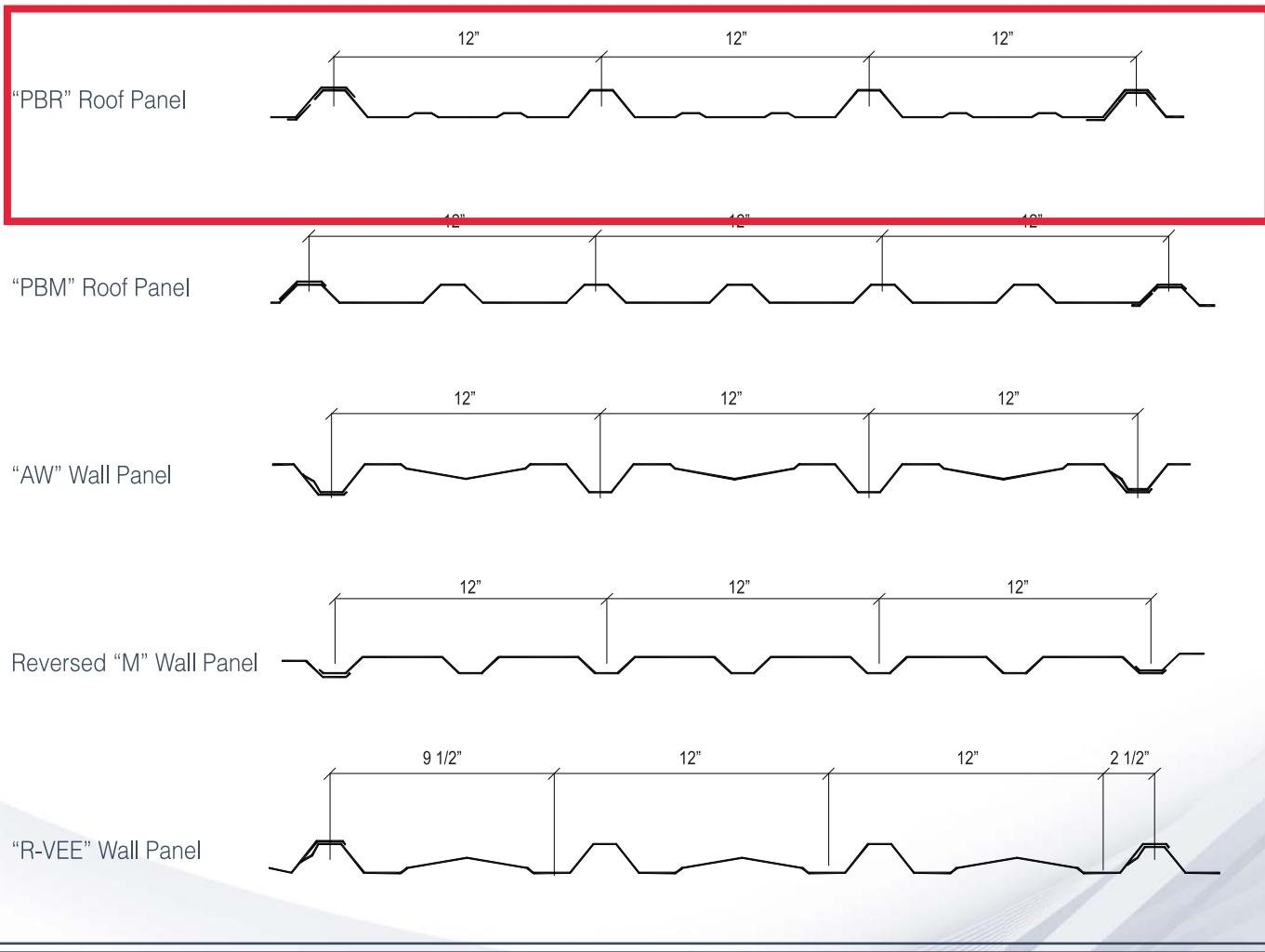


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Spectralite 2000 silicone-modified polyester (SMP) is a proven performer. It is an excellent exterior finish for pre-engineered buildings including agricultural buildings, commercial buildings, residential applications and components.

- Minimizes chalking and fading by resisting the detrimental effects of the sun's UV rays, rain, humidity and weathering.
- Spectralite 1000 is the economy class of coatings designed for the cost sensitive jobs. Spectralite 1000 offers good color retention, exterior durability, abrasion resistance to the sun, rain and other weather elements. Colors listed with an * are available in Spec 1000 colors.
- 40yr/30yr limited warranty available upon written request.

PANEL PROFILES



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