



March 10, 2018

Commerce City
Community Development
7887 East 60th Avenue
Commerce City, CO 80022-4199

RE: State of Operations and Project Narrative for Winslow Crane Service Company

Winslow Crane Service Company has provided safe and highly experienced crane lift and movement solutions for 65 years to the Rocky Mountain region. Achieving the utmost in crane lift expertise has been their purpose and tradition since 1953.

Winslow Crane Service Company brings to the industry a very highly experienced management team that has assembled a team of highly qualified professional operators who work together closely to deliver a unique understanding of the time sensitive construction industry. The Winslow Crane Service Company team has integrated this experience and knowledge into a consistent ability to successfully accomplish even the most complex lift. This understanding is apparent in the quality and pride of every lift performed. It is this difference that sets Winslow Crane Service Company apart in the thousands of projects completed in the Rocky Mountain region since 1953.

Winslow Crane Service Company is part of the M-L Holdings Company Crane Group. This relationship brings valuable resources and industry leading leverage to the Winslow Crane Service Company. Today Winslow operates from two Colorado locations in Englewood and Grand Junction. Collectively the M-L Holdings Crane Group operates from 15 locations in 6 states. The combined industry strength has earned the M-L Holdings Company Crane Group the rank of #18 in American Cranes & Transport 2017 index rating of the top 100 crane companies in the United States based on total overall crane lifting capacity. The dynamic momentum within this group will bring more expansion in the future.

As a testament to their commitment to safety and operator qualification, all Winslow Crane Service Company crane operators maintain the ANSI Accredited NCCCO Certification. All commercial motor vehicle drivers meet and maintain the DOT driver requirements as required by FMCSA.

Statement of Operations and Project Narrative
Winslow Crane Service Company Facility

Located within the Northwest ½ of Section 21, Township 2 South, Range 67 West of the 6th Principle Meridian in Commerce City, County of Adams, and State of Colorado The proposed Winslow Crane Service Company Facility project is a proposed 11.875 acre development. More specifically, the site is bounded to the north by East 93rd Place, to the east by Yosemite Street, the south by the O'Brian Canal, and the FedEx Facility to the west.

DEVELOPMENT PLAN

USE AND SCOPE

The proposed use for the Winslow Crane facility includes a new building with office space and shop space. The shop area will include 3-1/2 bays intended for vehicle maintenance and repair. The office space will accommodate management, administrative staff, operational dispatch, and operations support staff. The south side of the facility will accommodate an exterior wash pad to accommodate crane inspections. The wash is critical to ensure that potential safety issues are not hidden by dirt. A fueling pad with lighting will be located to the south of the shop building. All fuel will be stored in above ground storage tanks (AST's) to comply with local fire and state requirements. The proposed site will also include associated parking for employees. Parking for mobile cranes, trucks, and trailers will occur onsite. Dual entrance locations will provide for light duty access to the main parking lot and a heavy truck / crane access will allow for large vehicle access to the site storage yard. A storm water retention pond will be utilized to provide the site with water management and protect downstream properties. The primary use of the facility is for equipment maintenance and the site will be used to park trucks, trailers, cranes, and associated support equipment.

The operational model for Winslow Crane relies on its mobile equipment to come and go from the site as required. Mobile cranes and equipment can be used at offsite jobsites from days to months at a time. This mobile demand requires trucks, trailers, and mobile equipment to be moving and not sitting static in the yard. The growth of Winslow Crane demands that it move from its current location in Englewood, Colorado. During the search for a new location, we met with Commerce City Mayor Sean Ford and Planning Manager Steve Timms as we required a location that was zoned I-3 for outdoor storage use.

Winslow Crane Service Company has purchased the site that was proposed for the Groendyke Transport facility previously under development review by Commerce City Community Development. This site is located with the Marty Farms Industrial Center. The Marty Farms PUD Document permits a FAR (floor area ratio) of 0.15 to 1.0 for parcels designated as I-3. Additionally, the PUD permits a minimum FAR

ratio of 0.10 if 0.05 FAR is transferred to landscaping, and permits lower FAR ratios subject to Conditional Use Permit approval.

Based upon a proposed building area of 24,594 square feet, we are requesting a Conditional Use Permit to allow a 0.06 FAR ratio.

SAFETY PLAN

Safety is a core value at Winslow Crane Service Company. Winslow Crane has received the Presidential Award from its insurance carrier for its achievement and has been recognized by the Suncor Refinery for its outstanding contributions to safety. The overall Health & Safety Policy is detailed in the company's policy & procedure manual. Safety is demonstrated at all levels of the organization.

Some of the safety measures employed by Winslow Crane include;

- Each driver or crane operator must be experienced, possess a commercial driver's license, undergo a thorough background / MVR check, and pass the post offer drug screen.
- Preventive maintenance is structured around a thorough inspection, ensures safety of the drivers, operators, and the public. Through this preventive maintenance program every truck, trailer, and crane is routinely maintained, and the equipment is continually upgraded for increased safety. Annual mobile equipment inspections required by DOT and OSHA are completed and documented.
- Education of the entire workforce is ongoing. Winslow Crane Service Company and M-L Holdings Company Crane Group have an extensive training library, practical hands on instruction, have field safety coordinators, and all operators must maintain their NCCCO Certification and be in compliance with the ANSI Accredited Standard.

The Winslow Crane facility will be completely fenced for security with after-hours access only available to employees. Both entry points are gated, the west gate is only accessible by an employee gate code and closes automatically after entry or exit, the east gate to the main parking lot will be open during normal business hours only. For safety reasons all Class 8 trucks, trailers, and mobile cranes will use the west entrance gate. The east gate allows for light duty vehicle access.

HOURS OF OPERATION

The facility will operate Monday through Friday from 6:00AM to 5:00PM. Site access after operating hours is only available to employees when needed.

EMPLOYEES AND PARKING

The Winslow Crane Facility will accommodate the current 20 administrative and operational employees. In addition Winslow Crane employs 30 additional employees that are field based. Required parking was determined to be 56 vehicle spaces and 3 bicycle spaces (1 sp./500 sf. for truck transport services). Development of this property will include 61 vehicle spaces and 4 bicycle spaces to provide for employee growth to meet future demands.

BUFFERING FOR NEIGHBORING LAND USES

The proposed site consists of Lot 1 Block 1 from the Marty Farms Subdivision Filing #5 and adheres to the I-3 zoning. The sites located directly to the west and north of the project are also part of the Marty Farms Subdivision and adhere to the I-3 zoning. The properties to the east and south are I-3 but are not part of the Marty Farms Industrial Center PUD. The proposed development intends to meet the requirements of the *Commerce City Development and Design Standards* for setbacks and landscape buffering. There is a minimum landscape setback of 20-feet on the east, north, and west sides of the site. The proposed storm water retention facility is planned to be located at the south end of the site providing a native seeded area adjacent to the O'Brian Canal. The PUD permits lower FAR ratios if the decreased floor area is exchanged into landscape area along public rights-of-way. Additional landscape material has been added to the 93rd Place and Yosemite frontages to mitigate impacts of reducing the FAR from a minimum of 0.15 to 0.06. The site lighting has been designed to limit spillage at the property limits. The site lighting includes the building lighting, the pole lighting for the employee parking and the pole lighting for the mobile equipment and storage area.

ON-SITE FUELING

On-site fueling will be designed, operated, and maintained in accordance with all local, state, and federal requirements. The above ground fuel tanks (AST's) will be UL-Rated to meet current code and will be located south of the building. The fuel pump island will provide safe and efficient traffic flow for the trucks and mobile equipment.

CONDITIONAL USE PERMIT

The proposed Winslow Crane facility is requesting the following approval via the CUP:

Reduction in the FAR from the 0.15 minimum to 0.06 FAR.

Winslow Crane Service Company operates a mobile taxi crane business to service the complex lift needs for contractors and industrial operations in the Rocky Mountain Region. Winslow Crane does not manufacture equipment, store hazardous chemicals, or generate hazardous waste streams. The proposed facility supports the operation and maintenance its mobile crane business. Due to the large size of the equipment it requires a generous amount of outdoor storage space. The outdoor storage need exceeds the overall building size. Cranes are large mobile equipment and require a large amount of space to safely maneuver and to be stored when not on a jobsite. Winslow Crane does enjoys high utilization of its assets which it keeps equipment on jobsites for extended periods of time. Winslow has allowed for future employee growth, but in spite of that, the building size cannot achieve the 0.15 minimum FAR.

We respectfully request that a FAR of 0.06 be approved for this site.

COMPREHENSIVE PLAN COMPLIANCE

Proposed development of the Winslow Crane facility complies with the purpose, goals and objectives of the Commerce City Comprehensive Plan. The following discussion describes how compliance with the Comprehensive Plan is achieved.

General Compliance

The proposed Winslow Crane Service facility is located within the Irondale Planning Area, "General Industrial" land use area identified within the Comprehensive Plan. Located within the Marty Farms Industrial Center, this property is zoned PUD I-3. The proposed mobile crane service is consistent with I-3 heavy industrial land uses described within the Comprehensive Plan.

Harmony & Character with Neighborhood

Development of this "infill" site is consistent with adjacent heavy industrial land uses and will be in harmony with the character of this industrial neighborhood. Adjacent land use to the west is a FedEx transport facility similar to the proposed Winslow Crane facility mobile crane service. Land use to the north and east of the proposed Winslow Crane facility is heavy industrial and includes outdoor storage of vehicle and materials similar to proposed land use by Winslow Crane facility.

Compatibility with Surrounding Area

Architectural facades of the proposed building along East 93rd Place and Yosemite Street will include earth tone brick, efis, and glass in compliance with the Marty Farms Industrial Center PUD requirements. The maintenance portion of the building is less visible from adjacent roadways and will be prefabricated metal painted with earth tone colors to break up wall mass.

Community Needs

Winslow Crane Service Company operates a mobile taxi crane business to service the complex lift needs for contractors and industrial operations in the Rocky Mountain Region.

Adjacent Property Effects Mitigation

Fencing and landscape buffering along adjacent properties will be used to mitigate impacts of development. The development plan for Winslow Crane includes 3.21 acres of landscape area being 27% of the property. Landscape buffering along the west property line is increased from 20 foot minimum to 30 feet. Likewise, landscaping along East 93rd Place is increased from 20 feet to 30 feet with landscaping within the building setback along the proposed building. Landscaping along the south property includes retention ponding increasing landscape buffering along the regional trail and O'Brian Canal.

Public Infrastructure Effects and Mitigation

The Winslow Crane Service Company property is located within the Marty Farms Industrial Center. The industrial center was designed and developed for industrial land uses. Public infrastructure along East 93rd Place and Yosemite Street is adequate to service the proposed Winslow Crane facility. Proposed development will not require any extraordinary public services.

Adjacent roadways are constructed as local industrial roadways. Mobile cranes are manufactured to be used on public roadways and adverse impacts to adjacent roadways is not anticipated.

Proposed domestic water improvements include extending an 8" PVC water main into the property to add a fire hydrant for meet fire flow requirements; extending an 8" DIP fire line into the property to supply a fire sprinkler system, and providing a 1-1/2" water meter and service line to supply the building with domestic water.

Sanitary sewer waste will be collected and conveyed in a 4" PVC sanitary service into the existing 15" PVC sanitary sewer main located in East 93rd Place. This service line will include a sampling manhole as required by the sanitation district.

Wastewater from vehicle washing will be collected and conveyed into an 11,000 gallon sand/oil separator. Waste will then be pumped and hauled away from the site by a waste hauling company to an approved waste facility.

Irrigation service will be provided by a 1" water meter & supply line. The irrigation service line will be connected to an existing 4" PVC non-potable water main located in East 93rd Avenue.

Dry utility services such as electric, gas, voice/data, and cable tv are located in East 93rd Avenue & Yosemite Street and will be extended into the property for building service.

Site Characteristics

The property contains 11.875 acres and is located at the southwest corner of East 93rd Place and Yosemite Street. This parcel of land is generally rectangular in shape, but triangular along the south property line. The property is not located in a regulated flood plain. Land cover consists of native grasses with sandy and sandy clay loam soil types. The land slopes gently from south to north between 0.5% and 3.0%. There is a minor ridge line running north-south through to property directing runoff to the northeast and northwest corners of the property away from the ridge line. Previous development constructed a retention pond in the northwest corner of the property. Proposed facility development will relocate this pond to the south side of the property.

Landscaping and Screening

Landscaping and buffering of the site will be done in harmony with adjacent properties and blend in with the surrounding properties in this Industrial Center. The landscaping provided on the site is intended to meet the requirement of the Commerce City Development and Design Standards. The Landscape plan analyzed several landscape zones including, right-of-way, parking lot, adjoining properties, retention pond perimeter and buffer to public streets. Additionally, earthen berms are planned along East 93rd Place to aid in buffering of storage area.

Site Nuisances

Winslow Crane does not anticipate any nuisances from this site, other than standard noises associated with mobile equipment and motor vehicles maneuvering through the site. Winslow Crane maintains a high equipment standard and will maintain the site in the same manner. Winslow Crane will not cause impacts to the environment.

This narrative is a summary of the Winslow Crane Service Company project. If there are any questions, please feel free to reach out to me or any of the colleagues on the development team.

Respectively,

William Plessman

William "Willie" Plessman
M-L Holdings Company