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April 10, 2015

Reference: **UPS Commerce City Freight Expansion  
5300 E. 56<sup>th</sup> Ave, Commerce City, CO  
Operations Narrative Letter For  
Development Plan**

To Whom It May Concern,

Stantec is preparing the Development Plans on behalf of the owner, United Parcel Services, Inc. The following operations narrative provides the information as outlined on page 5 of the Development Plan requirements as well as page 5 on the Conditional Use Permit requirements.

UPS requires additional loading docks on their existing facility to allow for faster loading/unloading of tractor/trailers. No additional trucks are anticipated to be added. The additional impact to the surrounding community will be negligible (if any). Please see below as we address the required criteria.

#### DEVELOPMENT PLAN CRITERIA

1. USE AND SCOPE OF PROJECT

The use and scope of the project includes adding approximately 8,750 square feet of freight distribution to the approximately 38,000 square feet of existing building. The use and look of the building will remain the same. The surrounding site will be modified to accommodate the expansion. The work includes adding additional landscaping.

2. GENERAL SITE LAYOUT AND CIRCULATION

The addition will be to the south of the existing facility. The general site layout is included in the site plan. The general circulation will remain the same as existing.

3. ANTICIPATED NUMBER OF EMPLOYEES

The anticipated number of employees increases slightly to 168.

4. HOURS OF OPERATION

The hours of operation will remain 24 hours a day from Monday to Friday. Intermittent work will be done on the weekends.

5. ANTICIPATED NUMBER OF TRUCKS

The anticipated number of trucks will remain at 117.

6. BUFFERING FOR NEIGHBORING LAND USE

The buffering for neighboring land uses will remain the same as it is today.

#### CONDITIONAL USE PERMIT

1. COMPLIANCE WITH THE PURPOSE, GOALS, AND OBJECTIVES

**Stantec**

April 10, 2015  
UPS Commerce City  
5300 E. 56th Ave, Commerce City, CO

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As stated in the introductory paragraph, UPS requires additional loading docks on their existing facility to allow for faster loading/unloading of tractor/trailers. The freight area will increase by about 17%.

2. HARMONY WITH THE CHARACTER OF THE NEIGHBORHOOD

The use will be the same as it is today.

3. COMPATIBLE WITH SURROUNDING AREAS

The site is within an industrial area and adjacent to Interstate I-270. The use will be the same.

4. COMMUNITY NEED FOR THE PROPOSED USE

UPS provides many well-paying jobs to the local community. The addition will provide work for local contractors.

5. EFFECTS ON THE ADJACENT PROPERTIES

During the construction, there may be incidental construction noise, but once the facility is built, the effects on the adjacent property will not change.

6. EFFECTS ON PUBLIC IMPROVEMENTS AND CITY SERVICES

Additional landscaping is proposed to be included in the design.

7. SITE CHARACTERISTICS SUCH AS SIZE, SHAPE, LOCATION, TOPOGRAPHY

The facility will increase in size about 17%. Some minor grading work will be required.

8. LANDSCAPING AND SCREENING THAT INSURES HARMONY WITH ADJACENT USES

Landscaping is proposed along the property line of the Interstate I-270. Please refer to the included drawings.


9. NOISE, DUST, VIBRATIONS, ODORS, ETC

During the construction, there may be incidental construction noise and dust, but once the facility is built, the effects on the adjacent property will not change.

Should you have additional comments or questions regarding the above, we are available to discuss them by phone or email at your convenience. My contact information is below the signature. Thank you for your consideration to this project.

Sincerely,

**STANTEC CONSULTING SERVICES INC.**



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Project Manager  
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