



HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com
Specializing in Design/Build

30
Years
Est. 1991

Letter of Intent

Special Use

PCD File No. AL-21-013

Owner Information

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
Project Name: HTI Filtration
shammers@hammersconstruction.com

Owner Representatives

Hammers Construction, Inc.
Robert Green – Project Manager
rgreen@hammersconstruction.com
Lisa Peterson – Design (Applicant)
lpeterson@hammersconstruction.com
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Claremont Business Park 2
Filing No 1, Lot 7
Address: 7716 Gary Watson Point
Colorado Springs, CO 80915
Lot Size: 1.24 acres
Zoned – CS, CAD-O
Parcel number: 54081-01-057

Associated Plans:

Prelim Plan: SP 197
Plat: SF 2014
Site DP: PPR 2030

Request

We are requesting approval for a special use for light manufacturing use in the CS zone for the company HTI Filtration. HTI Filtration Inc. is a specialty filtration company whose mission is to increase its customer productivity by maintaining the accuracy and efficiency of lubricated and fluid equipment and reducing the consumption of hydrocarbon resources. They do this by preserving the quality of the oil used by removing contaminants that typically are not captured in conventional filtration.

A 10,105 sf building is currently under construction w/ 1,770 sf used for office and the remaining SF will be used for light manufacturing.

Existing and proposed facilities, structures and roads.

The lot will be entered from Gary Watson Point. A 10,105 sf building is being built on the property indicated above.

Criteria:

Significance: This building is being used for specialty filtration to provide cleaner filtration for equipment that meets the specific needs of their client without compromise. The building proposed is a premanufactured metal building. The parking area will be



paved, and the remainder will be crushed asphalt. Landscaping is proposed along Meadowbrook and Gary Watson Point.

Master plan: We feel this proposal is consistent with the Master Plan based on these 3 components.

Small Area Plan:

- Policy 1.1.4 Encourage the development of SAP's for sub-areas of the County where plans have not yet been developed. While this location is near to the main entrance at Meadowbrook Parkway, the lot has been vacant for a long time. With this new office /warehouse infrastructure, this development added improvement to the area and will create further revenue for the county.

Policy Plan:

- Policy 3.3.5 Regulate or restrict uses that are proven to contribute to contamination of water supplies. HTI Filtration provides water testing service for laboratory analysis at low cost for their customers. Some basic test that can be performed to test for water contaminant, but the most informative and accurate tests require sampling and laboratory analysis. Their expertise on water contamination effects on oil and equipment show their awareness that water supplies are free of contamination.
- Policy 5.1.1 Encourage economic development that enhance a sense of community, provides vigor to the economy, and considers the environment while contributing to the overall health of the county. This new light manufacturing building will create new jobs as they will hire new employees to run the different areas of the plant. With having this as a developed lot will create additional revenue for the County. HTI Filtration is precisely the type of use intended in this subarea of the County, and likely will be surrounded by like or more intense industrial uses as the area develops. HTI Filtration has exclusive technologies that allows to clean oil to very exacting cleanliness levels and to economically remove large volumes of water. Their Hydro-Fil water absorption bag revolutionized the way water is removed from lubricating oils. This unique design has made it economical to clean wet oil that previously have been discarded, and to maintain exacting machine function in wet atmospheres. HTI Filtration is proud of their contribution to reducing the generation of waste oil and make a positive environmental impact. This proposed use is not anticipated to generate a significant amount of traffic noise or have a significant negative visual impact upon the surrounding area. This low impact use will help enhance a sense of community and aligns with counties goals and policy.
- Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its locations, design, or timing. HTI builds longevity and reliability into every system they produce. Simple process and rugged components create oil quality solution by using only proven components. Their exclusive



technologies allow them to clean oil to very exacting cleanliness levels and to economically remove large volumes of water.

Water Master Plan:

- Our property is located in Region 5 and water is provided by Cherokee Metro District. Cherokee obtain recharged water from wells drawing from the Upper Black Squirrel Creek Basin alluvial aquifer which are recharged with reclaimed water by the district. Per Goal 4.1, Cherokee has disclosed deficiencies in their water and monitor as needed to promote better water quality. They have a backflow prevention monitoring program that is routinely checked. If needed chemicals such as chloride or fluoride are added to the water to promote water quality (policy 4.1.1). In addition, Cherokee monitors the well for volume as well as neighboring wells to determine issues and be proactive in water quality needs (policy 4.1.2). Cherokee meets the requirements set by the state of Colorado and water boards. All findings/results are reported to the State if any issues may arise (policy 4.1.4). In addition, Cherokee has future plans to recycle their water to recharge the Upper Black Squirrel infiltrating ponds from sewer systems and replenish aquifers. They are engineering a reverse osmosis system off of sewer discharge to recycle and reuse this water. They have been in contact with the State on this approval and how to meet these requirements (policy 4.3.5). The demand of our proposal has been shown in the water supply summary as well as the commitment letter from Cherokee. Water allotment has to be approved by the State and we mentioned above other methods of recycling water that Cherokee has planned (goal 5.1 and policy 5.1.1). Our proposal utilizes xeriscape landscaping which significantly reduces the need for water and don't require much after the first year once the plantings are established. In addition, we are a commercial user. Our demands are a lot less than a residential property and don't have as a high demand (goal 5.3 and policy 5.3.2). We feel we meet the requirements of the water master plan per EPC. The water district has plans in place to reuse their water and our water usage is minimal. Furthermore, the state regulates all these policies and goals from EPC and the water districts are required to meet these standards. The water allotted for the subdivision has been approved by the district and no further comments have come from the State's office on these calculations.

Character/Harmony: This use request will meet the character of the neighborhood and will generally be compatible with the existing and allowable land uses in the surrounding area. Majority of this subdivision is for office warehouse and additionally, there are several sites that have approved special use applications for light manufacturing. This lot is not adjacent to residential and is surrounded by CS zoning. We will be developing this property fully and it will be completely landscaped per EPC zoning code requirements. We are proposing xeriscape landscape design to minimize water usage. We will be



installing sidewalks on the property that will promote harmony within the development. See site plan for complete scope of work.

Public Facilities: this proposal will not overburden the capacity of the public facilities and services. There is no current public transportation in this area. The water and wastewater service are provided by Cherokee Metro District. They have provided Will Serve letters for the final plat as well as the water demands. All this was reviewed and approved the state water board as well as the county attorney. This proposal will not increase the demand stated in these documents, therefore public facility will not be overburdened.

Storage: No storage is proposed for this site.

Traffic: This use will not create undue traffic congestion or traffic hazards in the surrounding areas. A traffic study was conducted for the platting of this parcel and the use was already accounted for in the traffic volumes. All pickups will be conducted within the interior of the site and will not block traffic in the street. Expected number of trips a day, 8 trips plus 2 UPS a day. With light manufacturing, where all processing, fabrication, assembly, or disassembly of items takes places wholly within the building. There's should be no big impact when it comes to traffic as light manufacturing doesn't involve heavy and capital-intensive production.

Pollution: Pollution to the surrounding neighbors will be very minimal if any. All materials will be stored and constructed inside the building. The client will have a Hydra-Supreme filter elements where high filtration efficiency is required for proper machine operation, and where both liquid and solid contaminants need to be removed and will meet all the requirements for air ventilation per PPRBD amended codes as well as the current Building Codes. We are installing R-30 insulation in the walls and R-30 Opti liner in the roof to help mitigate transfer of noise. To understand this increase, we typically install R-19.

Health/Safety: This request will not cause any health or safety issues. The light manufacturing will follow all necessary guidelines for health/safety. This category should not be an issue.

Conformity: We are following the county rules, regulations, and ordinances. The development plan is approved, and we are meeting the requirements set forth for development in the EPC codes. We feel we are meeting all these codes and therefore this request is in compliance with these regulations.

Overlay district:

The subject parcel is in the CAD-O (Commercial Service, Commercial Airport Overlay District) zone. During our original site development plan review, the FAA reviewed



these plans and approved them. Highway 24 sits higher than our building and the building height meets all the airport requirements and does not create a hazard or obstruction. Furthermore, all our buildings meet sound requirements of the dB rating for this overlay district.

Use:

Per the definition listed in the EPC Land Development Code. Light Manufacturing is processing in which no operations are carried on which will be likely to create smoke, fumes, noise, odor, vibration, or dust, or which will be detrimental to the health, safety, or general welfare of the community. We have detailed these answers and how we comply in the Pollution and the Health/Safety categories listed above. Based on this we feel this business is categorized as light manufacturing and that all requirements have been met to accommodate these issues. In addition, there will be no storage outside of the building and the LDC does not have any further standards to be met based on the building being classified as a light manufacturing use.

In conclusion, we feel the light manufacturing use should be approved. Neighboring properties won't even notice this use as everything will be contained within the building. HTI takes pride in doing their business operation in as clean & efficient way and to be conscience of environment. The functional basis of their filtration products is based on an array of patents, allowing the products to perform in situation that would defeat normal filtration process. Therefore, this request should not be a deterrent to this subdivision as it coincides with other business with similar uses. We feel this project is a benefit to the community and the county.

If there are any additional questions or concerns that arise, please feel free to call me at any time to discuss the project in more detail. Thank you for your acceptance and review of this application.

Sincerely,

Lisa Peterson
lpeterson@hammersconstruction.com
Designer/Applicant