

## **Alpine Lumber Letter of Introduction**

The project site is the existing Alpine Lumber Millwork facility located at 2950 Walden Street. Alpine Lumber is proposing a dock expansion with two truck wells and screen walls on the north side of the existing building.

Alpine Lumber's Millwork operation handles interior trim and door packs for the greater Denver area homebuilders. This approx. 80,000 SF facility is used to assemble and manufacture pre-hung interior and exterior door units. Additionally, Alpine Lumber supplies any and all finish grade materials and stair parts to the interior trim carpenters in order for them to create libraries, entertainment rooms, bars, mantles etc.

There are currently 10 loading docks on the south side of the warehouse that are used for both inbound and outbound freight. The proposed expansion would allow the facility to operate more efficiently by separating inbound and outbound loading activities. Inbound freight would be able to unload on the north side of the building, then the freight would move through the assembly processes to the south where it would get loaded on the trucks for delivery to homebuilders. It is anticipated that there would typically be only one to two incoming trucks per day that would utilize the north docks.

Current truck activities at the site include circulation around the existing facility with adequate maneuverability space. Switching inbound deliveries to the north side of the building at the proposed dock expansion is not anticipated to impact the existing flow of truck circulation around the site.

The building materials and finish proposed on the new loading docks are intended to match the existing façade of the building. The loading docks will be screened from the ROW by screen walls on each dock, as well as by the existing landscaping buffer along the northern property boundary.

