

Integrity Industrial Park

June 15, 2019

Statement of commercial use

Trades and manufacturing are a vital and significant part of our local economy. These small businesses lack suitable facilities, in Archuleta County, to ply their trades. We believe there is an opportunity to increase the workspace for quality light industrial businesses by building a 14 unit facility at 543 Navajo Trails Drive. This will be rentable space of 1,000 sf, combinable, up to the entire building – 14,500 sf. It will have location advantages of Highway 160 visibility and access, and being next to Ace Hardware as an anchor and resource. This new facility is designed specifically for light industrial with large openings, 20 ft. high ceiling, and paved parking. We hope this facility will promote growth for some of our existing businesses in the community, and attract new businesses to our area.

Design comments

This building has been designed with a lot of attention to theme and aesthetic detail. The theme of the modern “industrial” look, has become very popular in urban areas trying to mimic the rural mining and agriculture architectural look. We have applied this with steel eyebrows over each man-door, angled bracing on the front office pop-out, having darker colors overall, and our gear-looking logo. To make the building more interesting, we are using a stucco treatment on the front gable wall, and manufacturing our own steel square panels raised off the dark underlayment for the office pop-out.

Parking notes

Our civil design includes landscaped planters on every space not paved, which includes the entire perimeter. The parking lot needs to not be interrupted with planter islands every 5 spaces, because we are a small lot, and need to have space for large delivery trucks to come through. There is precedent for this at Walmart, City Market, Ace Hardware, and almost every other commercial building in the county including the Hospital.