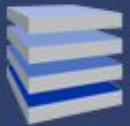


7001 Colorado Blvd

City Council

June 20th, 2022



Prospect

Agenda

1.

Introductions

2.

Community Outreach

3.

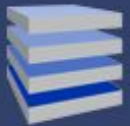
Project Request

4.

Rezoning & Vacation Criteria

5.

Question & Answer



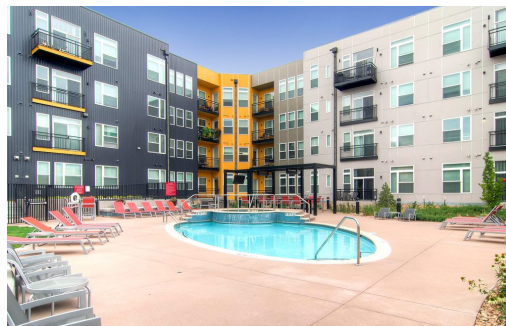
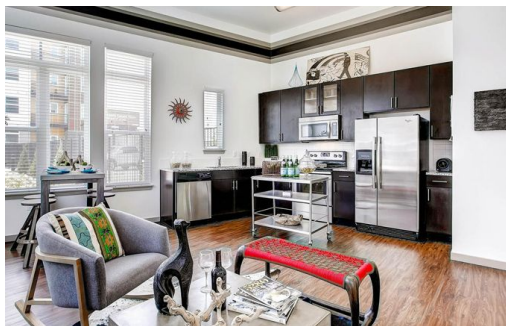
Prospect

Our Team

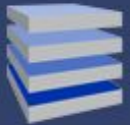


Prospect

Prospect was formed in 2008 by Scott McFadden who has over 19 years of experience in the commercial real estate industry over which time he has developed over \$1 billion of multifamily and mixed use communities. Prospect's focus is on transit oriented and mixed use development with extensive experience in complex, urban-infill projects. The communities developed by Prospect have received numerous industry awards for excellence in design.

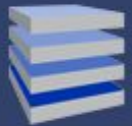


Project Location



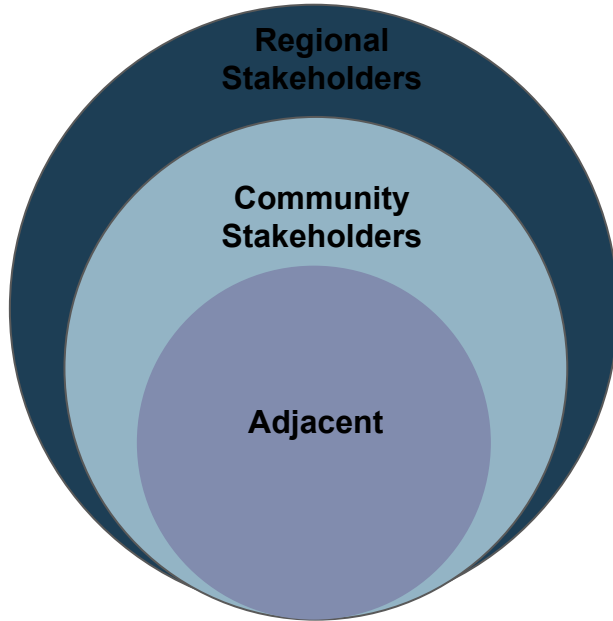
Prospect

COMMUNITY OUTREACH



Prospect

Community Outreach - Our Method



Community Conversations May - April 2022

- Phone updates and conversations
- Emails with resident

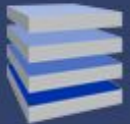
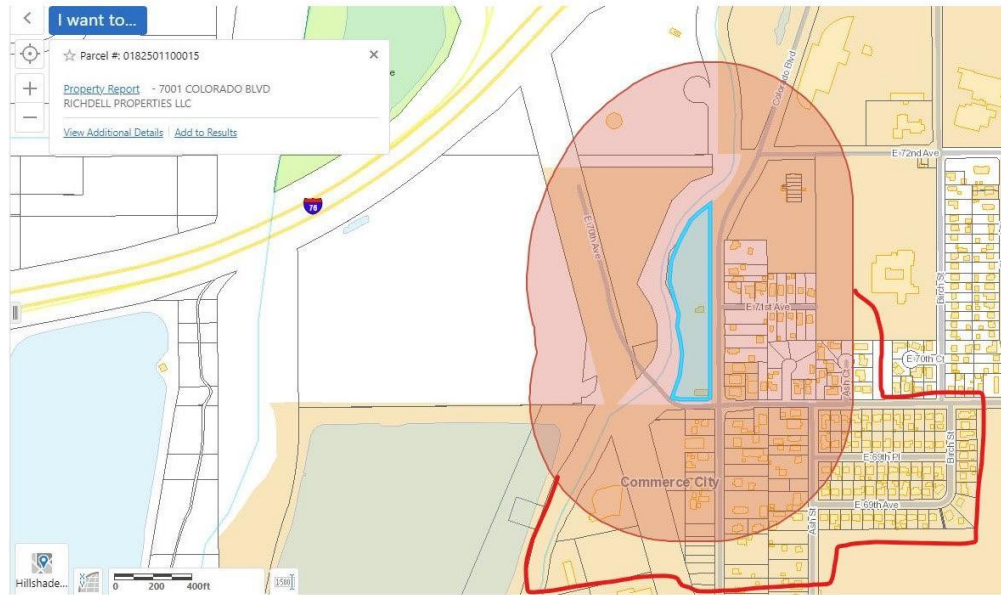
Community Meeting 4/12/2022

- 7 Attendees
- 71 Adjacent Neighbors Noticed
- 40 Additional Neighbors Noticed

Follow up Community Conversations May - Present

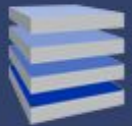
- Phone updates and conversations
- Emails with resident

Community Outreach



Prospect

PROJECT REQUEST

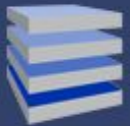


Prospect

Project Request

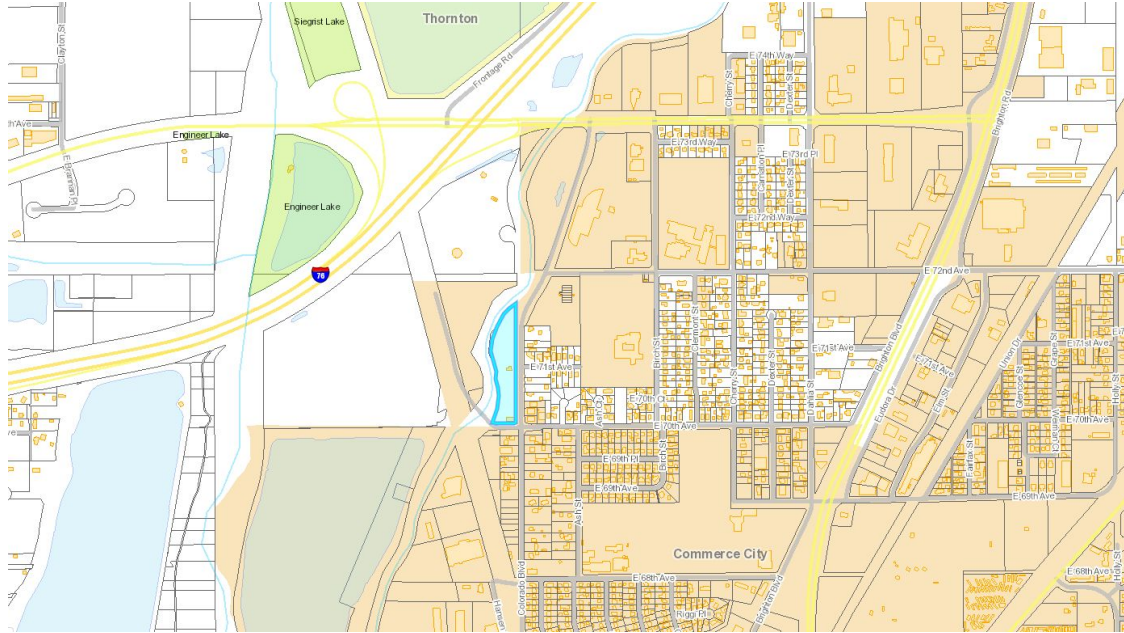
- ANNEXATION
- REZONING
- VACATION

ANNEXATION & REZONING BACKGROUND

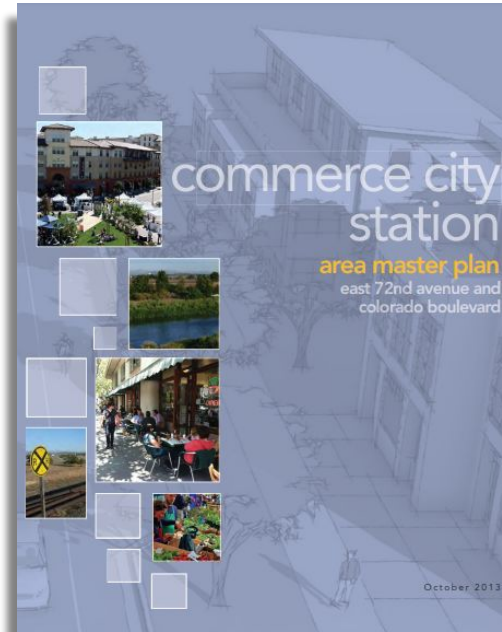
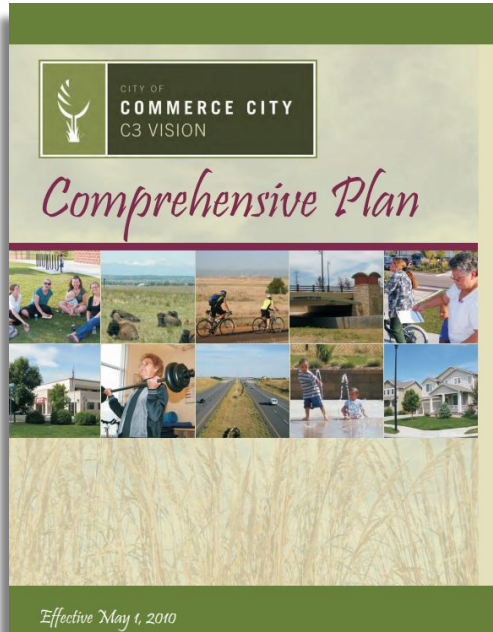


Prospect

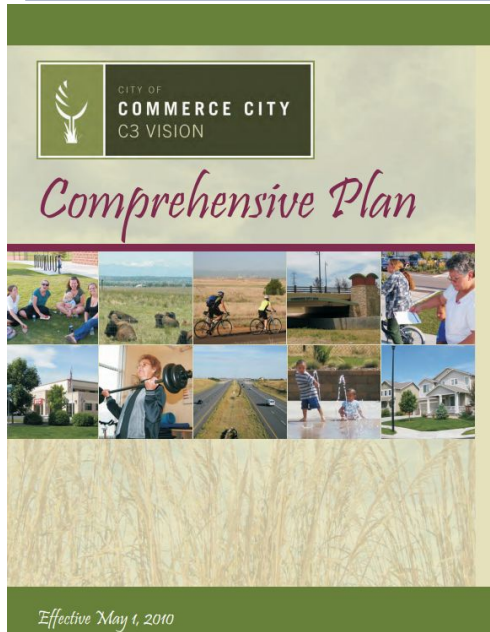
Project Request - Annexation



Project Guiding Documents



Project Guidance - Comprehensive Plan



Land Use and City Structure Issues

The land use and city structure issues are:

1. Building on the community's multiple assets;
2. Addressing long-range growth—amount, location, and coordination with utilities and infrastructure—to avoid sprawl and foster Smart Growth;
3. Better linking the city's north and south geographic areas;
4. Continuing to improve the city's image and appearance;
5. Maintaining a jobs/housing balance that is fiscally positive and that creates great neighborhoods, services, jobs, and a compatible mix of land uses;
6. Improving physical buffers between residential neighborhoods and industrial areas;
7. Addressing where commercial centers should be located;
8. Encouraging future development that is compatible with Denver International Airport; and
9. Maintaining the existing level-of-service for parks and recreation, and continuing to connect open space.

Community and Social Issues

The community and social issues are:

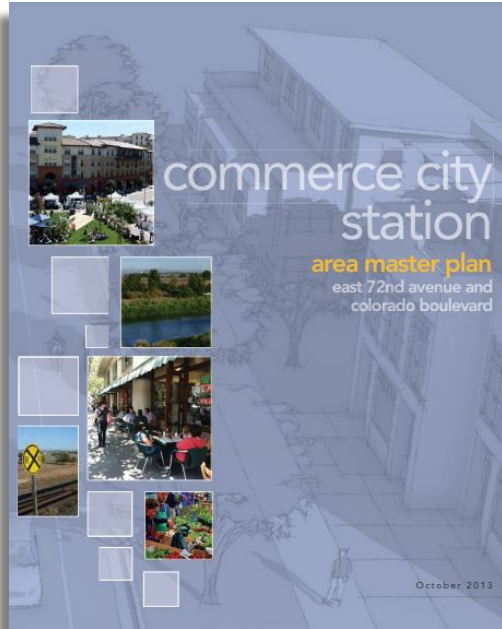
17. Providing housing to accommodate a diverse population and life-long living in the city;
18. Addressing police protection and possible decentralization or substations to serve all parts of the community;
19. Possible decentralizing of other public or quasi-public facilities;
20. Coordinating utilities with regional providers;
21. Addressing poverty and opportunities to increase middle- and higher-income households;
22. Addressing sustainability;
23. Addressing increasing diversity, especially Hispanic culture;
24. Preserving culture and history; and
25. Coordinating with school districts on educational objectives.

[illegible]

1. **Maintain a balanced mix of land uses** overall to maintain the city's high quality of life, economic prosperity, and fiscal stability.
2. **Design new neighborhoods** so that they are compact, walkable, and transit-supportive.
3. **Establish centers** as the primary locations for jobs, retail uses, and civic activity.
4. **Retain lands for industry** so the city will continue to have jobs and a fiscally-balanced future.
5. **Coordinate land use and transportation** to provide efficient and safe mobility and viable options for multiple modes of transportation.
6. **Provide an overall connected recreational system** of parks, trails, and open space to enhance the livability of the community.
7. **Phase growth in an orderly, compact manner** that is coordinated with the availability and funding for infrastructure and community services.



Project Guidance - STAMP Plan



LAND USE

There is currently a lack of “destination” places in the station area. Traditionally, the Adams City High School had been the anchor of this neighborhood, but since its relocation, the area does not have an anchor. The area has very little commercial development and its few neighborhood-serving uses are geographically dispersed, making access a challenge by foot or bicycle. There are no recreational facilities or cultural amenities in the immediate area, with the exception of the South Platte River Trailhead. Two small city parks are located at the southern end of the project area, more than a mile away for some residents. While the community enjoys proximity to the South Platte River,

The implementation of the commuter rail station will provide an additional convenient connection to downtown Denver and the metropolitan region. Due to fact the station is surrounded by many underutilized or vacant parcels, there is tremendous opportunity for infill development that may provide benefits to existing residents and potentially revitalize the neighborhoods. The project area contains over 125 acres of potential developable land, with significant portions surrounding the future commuter rail station than may offer opportunities to develop retail, offices, and housing in a transit-oriented, walkable format.

Project Guidance - STAMP Plan

STATION AREA MASTER PLAN AT BUILDOUT

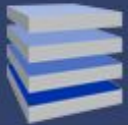
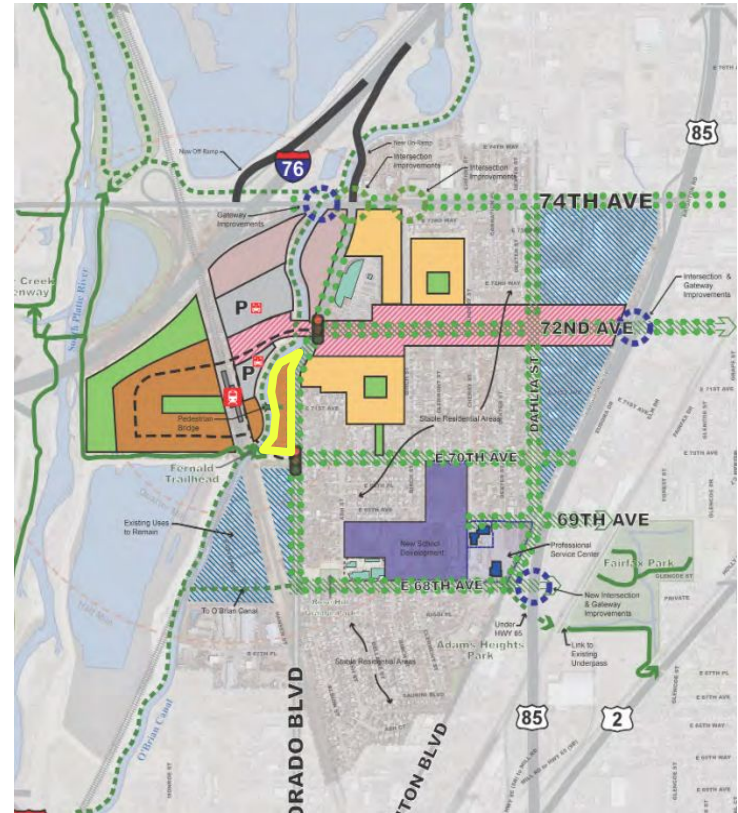
Residential - High

Proposed Elements

- Office
- Residential**
- Mixed Use Commercial
- Parking
- Educational and Cultural Uses

- New Street
- Multi-Use Trail
- Open Space
- Parks
- Streetscape Improvements
- Street Improvements
- Employment Infill

- Residential - Low
- Residential - Medium
- Residential - High**
- Mixed-Use (Corridor and Commercial)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space



Prospect

Project Request - Rezoning

Permitted Uses

Current Zoning ADAMS COUNTY ADCO A1 - Agricultural

- Large Lot SF
- Agricultural Crops & Livestock
- Transitional stage with regard to its ultimate development
- This district is primarily designed for the utilization and enjoyment of the County's rural environment.

STAMP Plan Residential High

- This category allows for higher-density multi-family residential and is appropriate near commercial centers and along major corridors or arterial streets.
- Townhomes, patio homes, condominiums, lofts, apartment buildings, and senior housing facilities. This category allows vertical mixed-use within buildings (e.g., loft apartments).

Proposed Zoning R-3 Multifamily

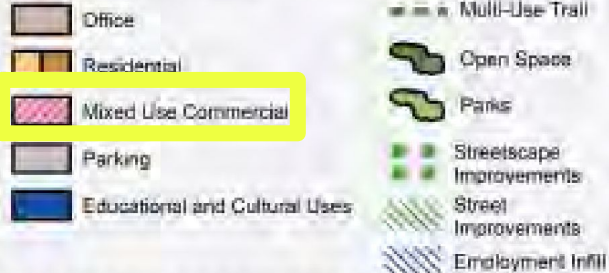
- The purpose of the multi-family residential district (R-3 district) is to provide a high-density residential district that allows one or more single-family attached dwellings or multi-family dwellings on a single lot. No single-family detached dwellings shall be permitted.

Project Guidance - STAMP Plan

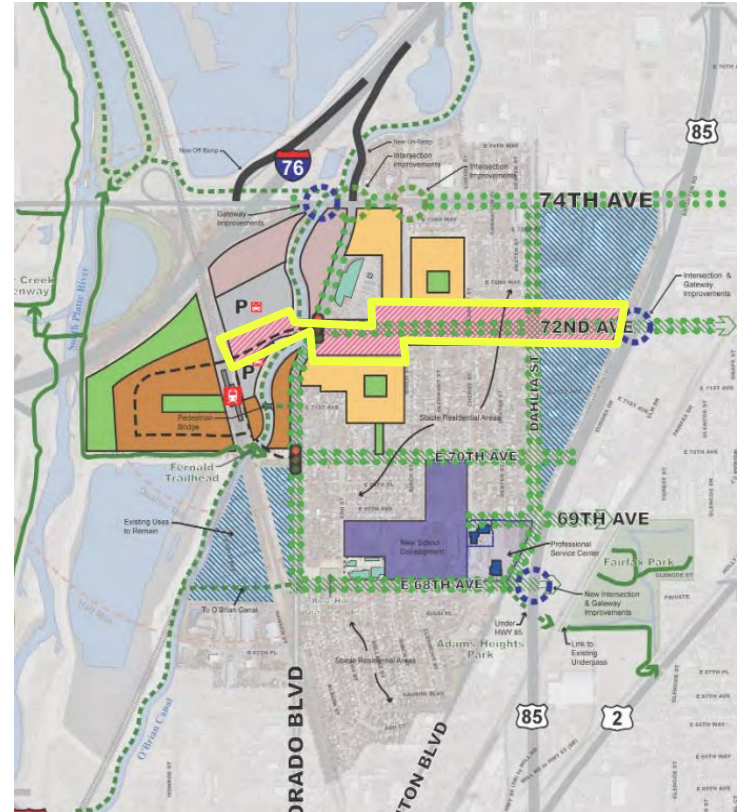
Community Opportunities

STATION AREA MASTER PLAN AT BUILDOUT

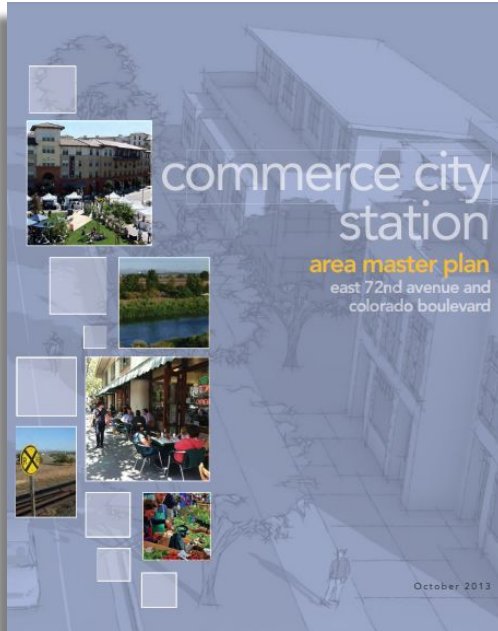
Proposed Elements



Future Land Use



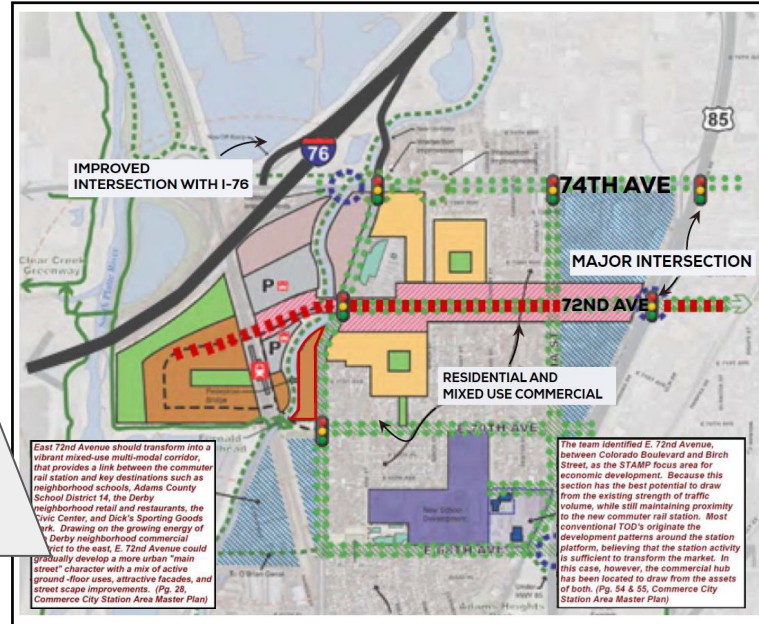
Project Guidance - STAMP Plan



The team identified E. 72nd Avenue, between Colorado Boulevard and Birch Street, as the STAMP focus area for economic development. Because this section has the best potential to draw from the existing strength of traffic volume, while still maintaining proximity to the new commuter rail station. Most conventional TOD's originate the development patterns around the station platform, believing that the station activity is sufficient to transform the market. In this case, however, the commercial hub has been located to draw from the assets of both. (Pg. 54 & 55, Commerce City Station Area Master Plan)

Stamp Plan

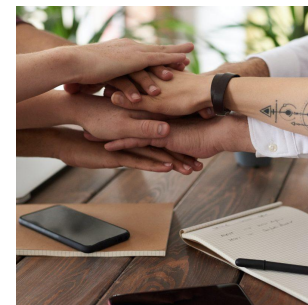
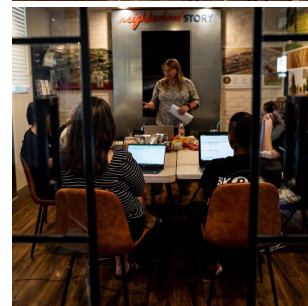
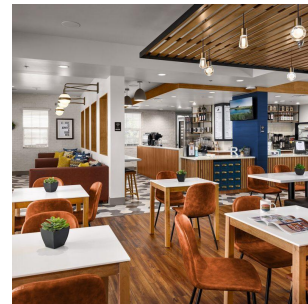
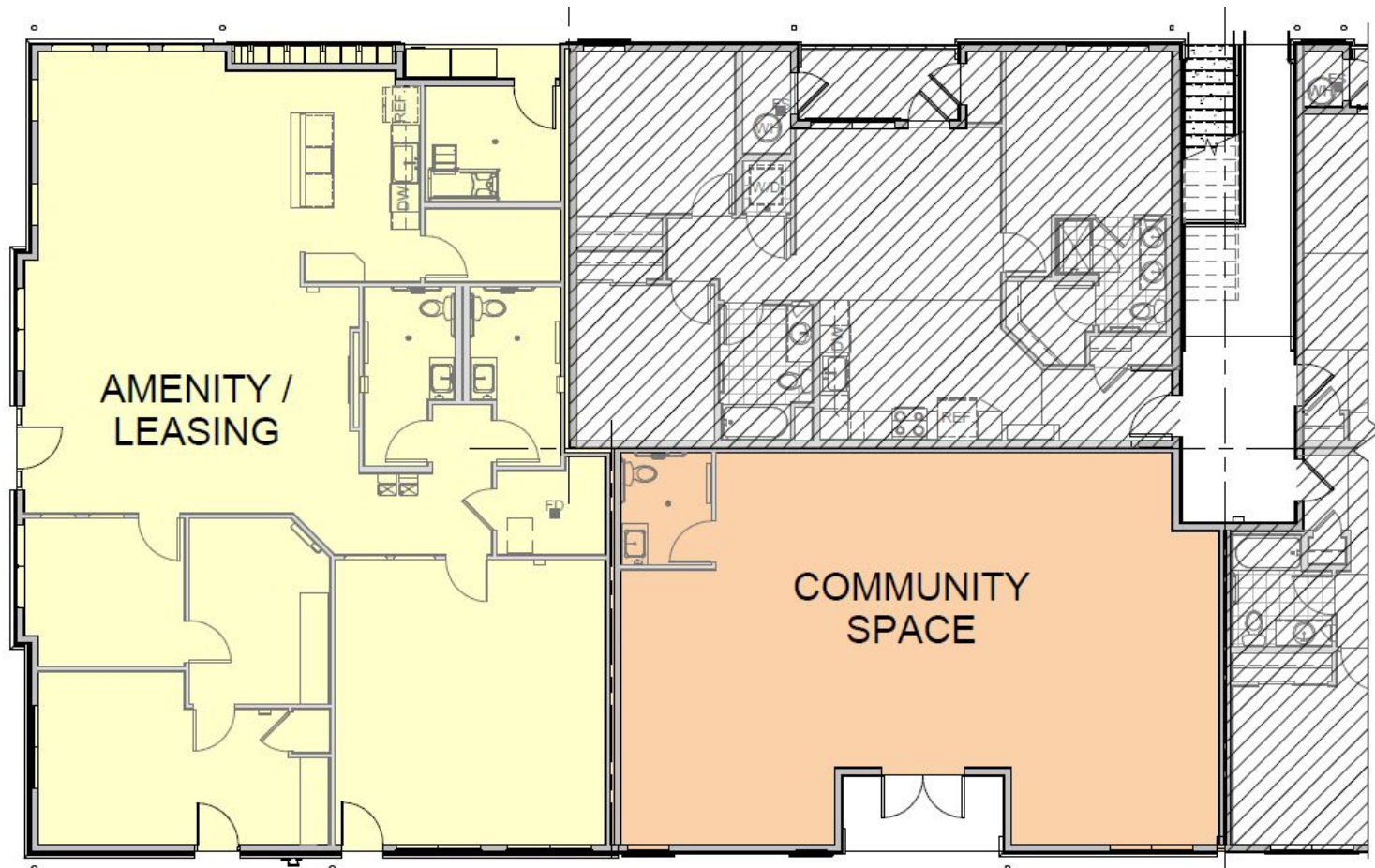
East 72nd Avenue should transform into a vibrant mixed-use multi-modal corridor, that provides a link between the commuter rail station and key destinations such as neighborhood schools, Adams County School District 14, the Derby neighborhood retail and restaurants, the Civic Center, and Dick's Sporting Goods Park. Drawing on the growing energy of the Derby neighborhood commercial district to the east, E. 72nd Avenue could gradually develop a more urban "main street" character with a mix of active ground-floor uses, attractive facades, and street scape improvements. (Pg. 28, Commerce City Station Area Master Plan)



STATION AREA MASTER PLAN AT BUILDOUT IN 20+ YEARS

Inclusive Planning





Project Support



OUR PURPOSE IS IN OUR NAME



COMMUNITY



UPLIFT



PARTNERSHIP



**COMMUNITY
UPLIFT
PARTNERSHIP**

P: 720.314.9629
E: maria@cupcolorado.org
W: www.cupcolorado.org

Date: May 27, 2022

RE: Coffee House & Community Engagement Space
7001 Colorado Blvd.
Commerce City, CO 80022

Dear Mr. Scott McFadden

Community Uplift Partnership operates non-profit coffee houses in Adams County to provide young adult job and life skills training. Our coffee houses serve as training and community engagement centers for the local community.

We operate in Adams County and prioritize serving at-risk young adults (16-24) in Commerce City, Henderson, and Brighton Colorado.

Our mission is to strengthen young adults to overcome obstacles and challenges that limit them. Our coffee houses are places of employment and offer volunteer opportunities for our young people. In addition to employment, we offer leadership, mental health, & character development workshops for young adults. Our coffee houses become sources of support to a generation that has very little access to resources.

In addition to our young adult program, we create events and activities within our coffee house spaces to engage the community. We plan outdoor vendor markets, game nights, holiday celebrations, music, art events, and more to enhance and uplift community culture.

Our goal is to continue to expand in Commerce City and our intent is to continue to partner with new real estate developments that are revitalizing Commerce City.

Current understandings of a potential partnership with the development at 7001 Colorado Blvd. We are in agreement that this area is in need of convenience and food services, along with gathering areas for the community. Through this partnership, we can provide a wonderful amenity to the families in this area as well as job opportunities for the young adults in these family units.

PREMISES: Approximately 1000 square feet and outdoor patio space.

USE: CUP will use the premises to brew coffee and teas, and provide breakfasts, pastries, desserts, and other 'grab and go' items, with the intent of providing job training skills. This is not a full kitchen; no food prep takes place other than warming and serving. The premises will also be managed by CUP to plan and promote various events to engage the community.

LEASE: Rent is \$0. TBD Utilities (including gas, electric, sewer, and water), security cameras and equipment, and Trash removal. CUP agrees to provide cleaning, liability insurance, all payroll, and business licensing as required by law. CUP will commit to keeping the Premises, including all interior and exterior space, clean, neat, and orderly.

FUNDING: CUP requires a fully furnished and operational space – water, electrical, plumbing, counters, cabinetry, etc. All city permits and building permits are the responsibility of the landlord. CUP and source partners will collaborate on design and layout. In conjunction with partners, funding is sourced to purchase coffee equipment at cost and raise additional funds for start-up costs.

This letter, is not intended to be a legally binding agreement. Nothing contained herein shall be used or relied upon by either party hereto in any evidentiary manner, or otherwise, to subsequently attempt to demonstrate that the parties hereto have entered into any binding agreement or for any other purpose. It is the intent of the parties that no such legally binding agreement shall exist unless and until a formal and definitive lease and other documentation have been negotiated, drafted and approved by the respective parties and their legal counsel and executed and delivered by such parties. The availability of the proposed Premises is subject to prior leasing and/or existing encumbrances and this proposal is subject to withdrawal without prior notice.

While the parties may commence or continue negotiations relating to the proposed transaction described in this proposal, each party reserves the right to terminate such negotiations at any time, with or without cause and for any reason, without any liability to the other party.

Filling up & pouring out!
Regards,

Maria Borrego

MARIA BORREGO
EXECUTIVE DIRECTOR

We cannot always build the future for our youth,
but we can build our youth for the future.

— Franklin D. Roosevelt



Rezoning Criteria

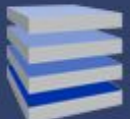
Criteria for Zoning



Sec. 21-3350 : C (A) -Most compatible with the city's comprehensive plan designation of the property



Sec. 21-3350 : C (B) -Most comparable to the county zoning classification existing on the subject property at the time of acceptance by the city of the annexation petition for the subject property

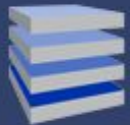


Approval Criteria

Approval Criteria - C (B) The zone change meets all of the following:

- ☒ (i) The proposed zone district and allowed uses are **consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;**
- ☒ (ii) The proposed zone district and allowed uses are **compatible with proposed development, surrounding land uses and the natural environment;**
- ☒ (iii) The proposed zone district will have, or **future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;**
- ☒ (iv) The proposed zone district will have, or **future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;**
- ☒ (v) There is a **community need for the zoning district in the proposed location**, given need to provide or **maintain a proper mix of uses** both within the city and the immediate area of the proposed use; and
- ☒ (vi) The area for which zone change is requested has changed or is changing to such a degree that it is in the **public interest to allow a new use or density.**

VACATION ROW BACKGROUND



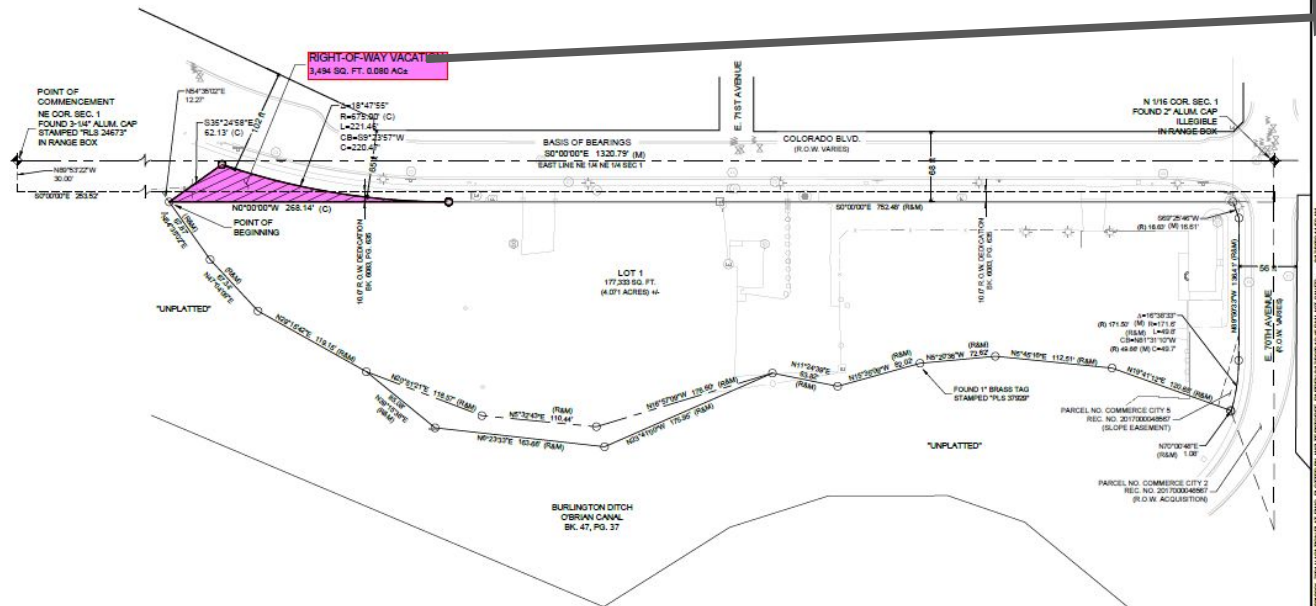
Prospect

7001 COLORADO VACATION PLAT V-94-22

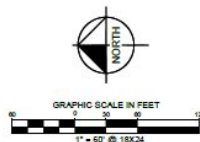
A PORTION OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO

ROW Vacation

- 3,494 sq ft
- .08 AC+/-



LEGEND	
	SECTION CORNER FOUND AS NOTED
	PROPERTY CORNER FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 37850" UNLESS OTHERWISE NOTED
	PROPERTY CORNER SET SET 18" LONG NO. 8 IRON WITH 1-1/2" ALUM. CAP STAMPED "PLS 36831"
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
(C)	CALCULATED DIMENSION
---	BOUNDARY LINE
---	SECTION LINE
---	VACATION LINE
---	EASEMENT/RIGHT-OF-WAY LINE



PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Kimley»Horn

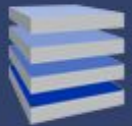
4882 SOUTH ULSTER ST., # 1300 DENVER, COLORADO 80237		Tel. No. (303) 228-2300 www.kimleyhorn.com	
Scale 1" = 60'	Drawn by CAD	Checked by DRW	Date 3/17/2022
Project No. 096216004		Sheet No. 2 OF 2	

Approval Criteria

Approval Criteria - C (B) The zone change meets all of the following:

- ☒ Criteria (i): The vacation is consistent with the comprehensive plan and any other applicable city-approved plan;
- ☒ Criteria (ii): The land to be vacated is no longer necessary for the public use and convenience;
- ☒ Criteria (iii): The vacation will not create any landlocked properties;
- ☒ Criteria (iv): The vacation will not render access to any parcel unreasonable or economically prohibitive;
- ☒ Criteria (v): The vacation will not reduce the quality of public services to any parcel of land; and
- ☒ Criteria (vi): A separate plat to replat the vacated area into a larger, usable piece of land has been submitted.

THANK YOU



Prospect

R-3 zoning standards

Purpose and Intent. The purpose of the multi-family residential district (R-3 district) is to provide a high-density residential district that allows one or more single-family attached dwellings or multi-family dwellings on a single lot. No single-family detached dwellings shall be permitted.

BULK STANDARD	REQUIREMENT
Minimum gross floor area	<ul style="list-style-type: none"> - 0 bedrooms: 400-square feet - 1 bedroom: 550-square feet - 2 bedrooms: 700-square feet - 3 bedrooms: 850-square feet - 4 bedrooms: 1,000-square feet
Minimum density	6-dwelling units per gross acre
Maximum density	24-dwelling units per gross acre
Minimum floor area ratio	N/A
Maximum floor area ratio	N/A
Minimum lot area	N/A
Maximum lot area	N/A
Minimum lot frontage	100 feet*
Minimum front yard setback	20 feet
Maximum front yard setback	N/A
Minimum side yard setback (interior lot)	20 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	30 feet
Maximum side yard setback (corner lot)	N/A
Minimum side yard setback (corner lot) collector or arterial	30 feet
Minimum rear yard setback	20 feet
Minimum building height	15 feet
Maximum building height	50 feet
Minimum open space	15 percent of gross lot area. Open space may include common areas, recreational facilities, community gardens, or landscaped areas
Building location	N/A
Building separation	15 feet

PURPOSE STATEMENT:

THE PURPOSE OF THIS CONCEPT PLAN IS TO CREATE A GUIDE FOR THE DEVELOPMENT OF THIS 3.98 AC PROPERTY AND FOR THE ANNEXATION INTO COMMERCE CITY WITH THE APPLICATION OF R3 ZONING.

DEVELOPER:

PROSPECT
E. SCOTT MCFADDEN
4100 EAST ILIFF AVE. #20
Denver, CO 80250
303.484.8815

ARCHITECT:

GODDEN|SUDIK ARCHITECTS
PAUL BRADY
5975 S. QUEBEC ST. STE 250
CENTENNIAL, CO 80111
303.455.4437

CIVIL ENGINEER:

KIMLEY-HORN
JAMES DESMOND
4582 S. ULSTER ST. #1500
DENVER, CO 80237
303.228.2300

SITE DATA:

ZONING DESIGNATION = R-3
LOT SIZE (GROSS) = 173,472 SF (3.98 AC)
PROPOSED USE = MULTI-FAMILY RESIDENTIAL WITH LEASING, CLUBHOUSE AND COMMUNITY ROOM
ANCILLARY/UNCLASSIFIED USES.
MAX. DENSITY = 95 UNITS
MIN. OPEN SPACE = 26,021 SF (0.60 AC)

SUMMARY DEVELOPMENT STANDARDS: R-3 ZONING

THE FOLLOWING IS A SUMMARY OF DEVELOPMENT STANDARDS PER COMMERCE CITY LAND DEVELOPMENT CODE. NO MODIFICATIONS UNLESS LISTED BELOW.

R-3 PER SEC. 21-4310

MIN. DENSITY = 6 DU/AC
MAX. DENSITY = 24 DU/AC
MIN. FRONT YARD SETBACK = 20 FEET
MIN. SIDE YARD SETBACK = 20 FEET
MIN. REAR YARD SETBACK = 20 FEET
MAX. BUILDING HEIGHT = 50 FEET
MIN. OPEN SPACE = 15% GROSS LOT AREA

ACCESSORY STRUCTURES PER 21-5400

FRONT AND SIDE ON STREET SETBACK = NO FARTHER FORWARD THAN THE PRIMARY BUILDING FACADE
MIN. 5-FOOT SIDE AND REAR SETBACKS

PARKING PER 21-7233 & 21-7238

MINIMUM PARKING SHALL BE 50% THE AMOUNTS LISTED IN TABLE VIII-3 AND BEING WITHIN A QUARTER MILE OF A TRANSPORTATION STATION PER 21-7238 (2) (iii)

MINOR MODIFICATIONS PER 21-3215

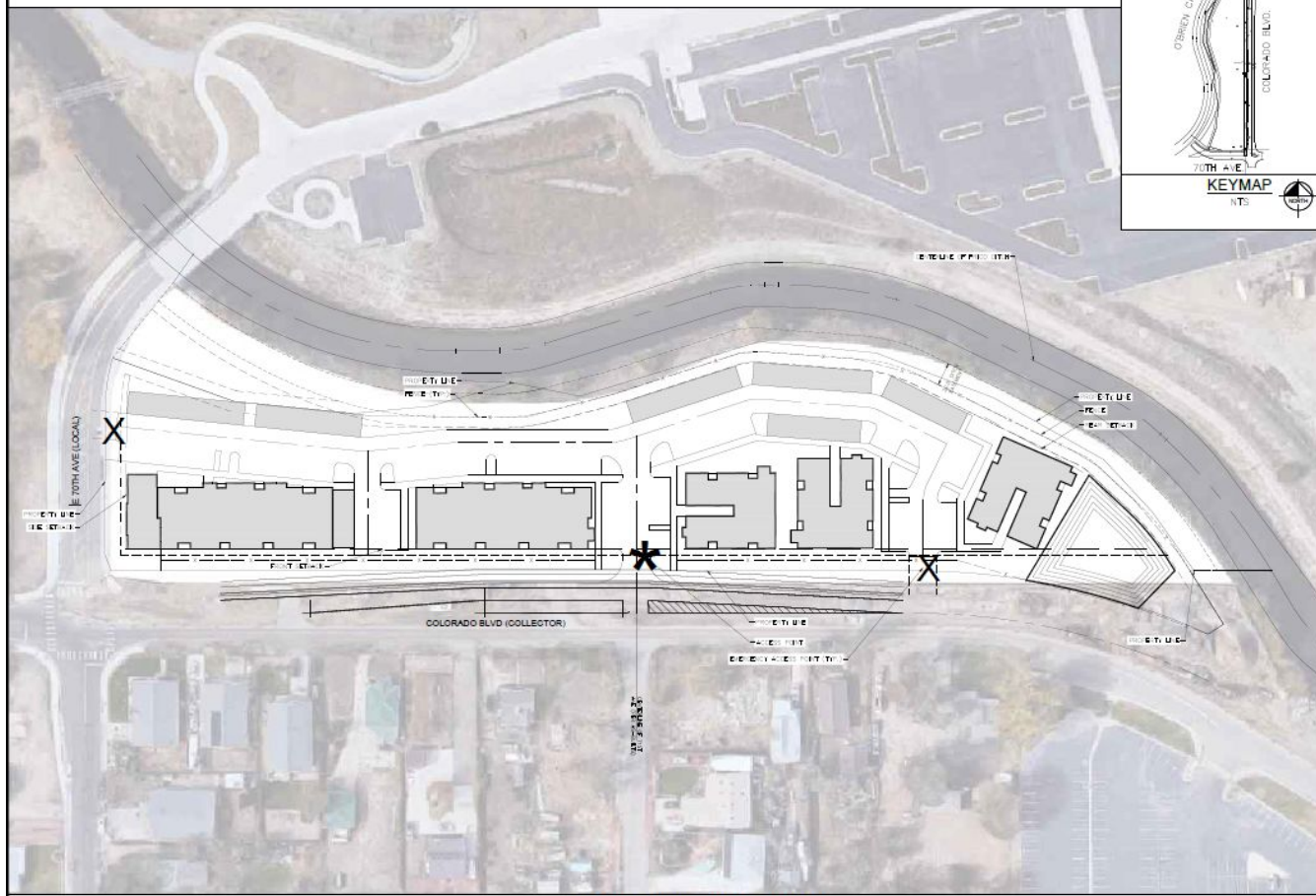
MODIFICATION 1: 21-5440 (2) THERE SHALL BE NO MAXIMUM AMOUNT OF ACCESSORY STRUCTURES PERMITTED ON A SINGLE LOT

MODIFICATION 2: WHERE USED AS A WALL/FENCE TO THE ADJACENT DITCH, AN ACCESSORY STRUCTURE MAY HAVE A MIN. 0-FOOT SETBACK AND LANDSCAPE BUFFER

LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
NTS



CONCEPT SITE PLAN

SCALE: 1"=60'

Kimley»»Horn

UNILEVER-HUTCHIN AND ASSOCIATES, INC.
4002 South Little Street, Suite 1120
Dallas, Texas 75216 817-343-2200

7001 COLORADO BOULEVARD
CITY OF COMMERCE CITY, COUNTY OF ADAMS
CONCEPT SITE PLAN

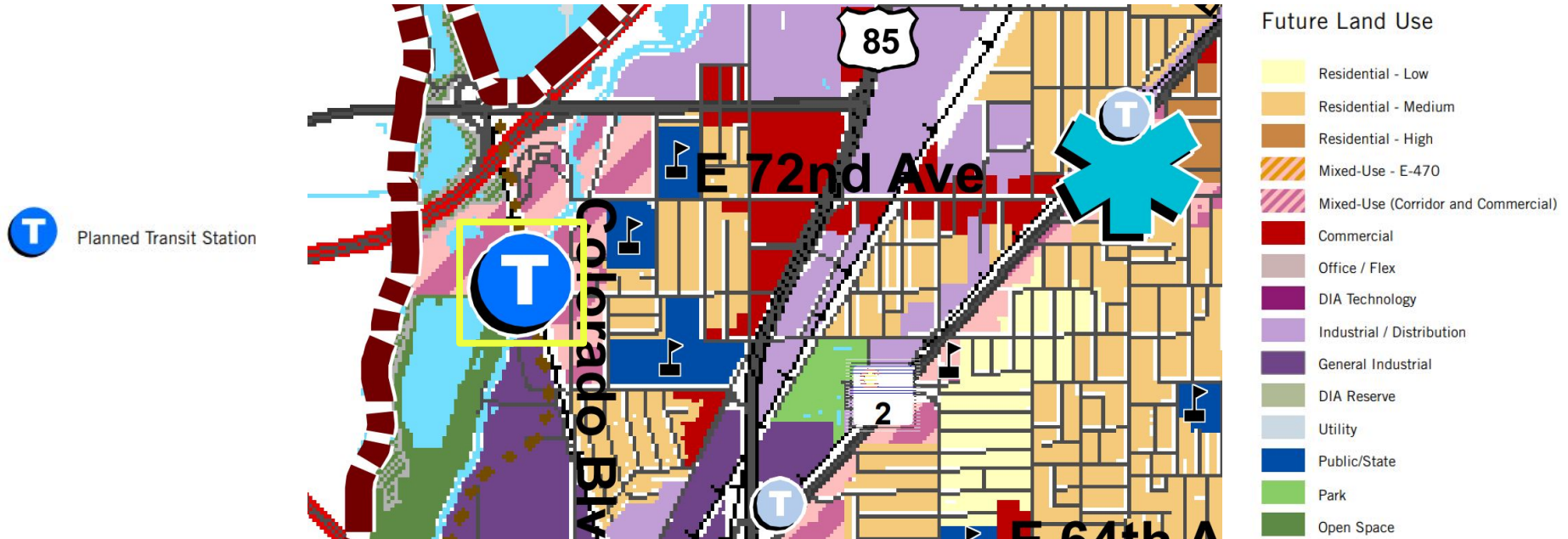
DATE: 01/28/2022

DESIGNED BY: PMB

FILE NO.
2022-01-25
PROJECT NO.
096216004

SHEET NO.
2

Project Guidance - Comprehensive Plan



Project Support



OUR PURPOSE IS IN OUR NAME



COMMUNITY



UPLIFT



PARTNERSHIP



**COMMUNITY
UPLIFT
PARTNERSHIP**

P: 720.314.9629
E: maria@cupcolorado.org
W: www.cupcolorado.org

Date: May 27, 2022

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7001 Colorado Blvd.
Commerce City, CO 80022

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Community Uplift Partnership operates non-profit coffee houses in Adams County to provide young adult job and life skills training. Our coffee houses serve as training and community engagement centers for the local community.

We operate in Adams County and prioritize serving at-risk young adults (16-24) in Commerce City, Henderson, and Brighton Colorado.

Our mission is to strengthen young adults to overcome obstacles and challenges that limit them. Our coffee houses are places of employment and offer volunteer opportunities for our young people. In addition to employment, we offer leadership, mental health, & character development workshops for young adults. Our coffee houses become sources of support to a generation that has very little access to resources.

In addition to our young adult program, we create events and activities within our coffee house spaces to engage the community. We plan outdoor vendor markets, game nights, holiday celebrations, music, art events, and more to enhance and uplift community culture.

Our goal is to continue to expand in Commerce City and our intent is to continue to partner with new real estate developments that are revitalizing Commerce City.

Current understandings of a potential partnership with the development at 7001 Colorado Blvd. We are in agreement that this area is in need of convenience and food services, along with gathering areas for the community. Through this partnership, we can provide a wonderful amenity to the families in this area as well as job opportunities for the young adults in these family units.

PREMISES: Approximately 1000 square feet and outdoor patio space.

USE: CUP will use the premises to brew coffee and teas, and provide breakfasts, pastries, desserts, and other 'grab and go' items, with the intent of providing job training skills. This is not a full kitchen; no food prep takes place other than warming and serving. The premises will also be managed by CUP to plan and promote various events to engage the community.

LEASE: Rent is \$0. TBD Utilities (including gas, electric, sewer, and water), security cameras and equipment, and Trash removal. CUP agrees to provide cleaning, liability insurance, all payroll, and business licensing as required by law. CUP will commit to keeping the Premises, including all interior and exterior space, clean, neat, and orderly.

FUNDING: CUP requires a fully furnished and operational space – water, electrical, plumbing, counters, cabinetry, etc. All city permits and building permits are the responsibility of the landlord. CUP and source partners will collaborate on design and layout. In conjunction with partners, funding is sourced to purchase coffee equipment at cost and raise additional funds for start-up costs.

This letter, is not intended to be a legally binding agreement. Nothing contained herein shall be used or relied upon by either party hereto in any evidentiary manner, or otherwise, to subsequently attempt to demonstrate that the parties hereto have entered into any binding agreement or for any other purpose. It is the intent of the parties that no such legally binding agreement shall exist unless and until a formal and definitive lease and other documentation have been negotiated, drafted and approved by the respective parties and their legal counsel and executed and delivered by such parties. The availability of the proposed Premises is subject to prior leasing and/or existing encumbrances and this proposal is subject to withdrawal without prior notice.

While the parties may commence or continue negotiations relating to the proposed transaction described in this proposal, each party reserves the right to terminate such negotiations at any time, with or without cause and for any reason, without any liability to the other party.

Filling up & pouring out!
Regards,

Maria Borrego

MARIA BORREGO
EXECUTIVE DIRECTOR

We cannot always build the future for our youth,
but we can build our youth for the future.

— Franklin D. Roosevelt



Project Guidance

On May 19, 2022, at 11:54 AM, Timms, Steve - CD <stimms@c3gov.com> wrote:

Hi Scott-

Thanks for the call this morning. After reviewing the email, I would agree that the Director did classify this space as accessory to the overall multifamily development and could be allowed as a part of a R-3 development.

Sincerely,

Steve

From: Jim Tolbert <jtolbert@c3gov.com>

Date: Monday, January 24, 2022 at 6:03 PM

To: "E. Scott McFadden" <smcfadden@prospectprop.com>

Cc: "Lowery, Jenna" <jlowery@c3gov.com>, Anita Riley <ariley@c3gov.com>, Jim Tolbert <jtolbert@c3gov.com>

Subject: RE: 7001 Colorado Boulevard

Scott

Thank you for sending this. I agree that the R-3 zoning is the most appropriate for the use of affordable housing in a multi-family building. I am going to classify the community room you speak of as an ancillary use to the multi-family use. Most multi-family buildings have some sort of community space so I think what you are proposing fits.

As we get into our comprehensive planning process and update of the land development code there may be zoning changes that would let you convert that space to a commercial space if appropriate. Those changes should occur in the next 12 to 16 months.

Please let me know if you have any questions. Anita Riley is your point of contact at this time and can advise on details of plan submittal.

Thank you,

Jim Tolbert