

Chad M. Polak  
Advisor  
Real Estate Services



PHILLIPS 66  
Denver Terminal  
3960 East 56<sup>th</sup> Avenue  
Commerce City, CO 80022  
Phone 303-376-4363

March 27, 2018

Planning Department  
Commerce City  
7887 East 60<sup>th</sup> Avenue  
Commerce City, CO 80022

Dear Planning Department,

Attached, is the Phillips 66 Pipeline LLC (P66) Development Plan submittal for parcel #0182513100006 (as identified by the Adams County Assessor) or as identified on the Subdivision submittal (submitted January 16, 2018) would be Lot 2 of the P66 Pipeline Subdivision. As a requirement of the Development Plan submittal requirements, below, please find the narrative for the eight (8) required questions:

- **Discuss the use of the property and scope of the project:**
  - *The property serves as a storage facility for refined products (i.e. all grades gasoline, diesel, and jet fuel) for distribution to the Front Range, Mountains, Eastern Colorado, South Western Nebraska, Western Kansas, Wyoming, and Denver International Airport.*
  - *The proposed project consists of building a "new" 130M barrel refined product storage tank (PROPOSED 130M BBL TANK)*
- **Describe site layout and circulation:**
  - The site layout consists of the following:
    - *The Development Plan site consists of Twenty Two (22) existing refined product storage tanks of varying sizes, Thirty (30) existing LPG (butane) storage tanks, supporting above ground pipelines & structures, and a workshop (parcel# 0182513100006)*
      - *The circulation of vehicles consists of one (1) entry/exit access point off of E. 56<sup>th</sup> Avenue (rarely used) and one (1) internal entry/exit access point to parcel# 0182318200057 (always used)*
- **Identify the anticipated number of employees:**
  - *The total number of employees working day to day at the Proposed Development area (parcel# 0182513100006) will vary at any given time from one (1) to four (4) employees*
  - *The total number of contractors working day to day at the Proposed Development area (parcel# 0182513100006) will vary at any given time from one (1) to four (4) employees*
  - *For the construction of the PROPOSED 130M BBL TANK, the total number of employees (both P66 and contractor) will vary from 20 to 50 each day during the project*
- **Identify the hours of operation:**
  - *24 hours per day/365 days per year*
- **Highlight the anticipated number of vehicles or deliveries:**
  - *During construction we anticipate a total of ±20 vehicles/day*

Chad M. Polak  
Advisor  
Real Estate Services



PHILLIPS 66  
Denver Terminal  
3960 East 56<sup>th</sup> Avenue  
Commerce City, CO 80022  
Phone 303-376-4363

- *During and for the project all construction vehicle activities of the PROPOSED 130M BBL TANK will utilize the (1) entry/exit access point off of E. 56<sup>th</sup> Avenue (see attached construction access map – Access Point #1)*
- *After construction is completed, the anticipated number of vehicles will vary at any given time from one (1) to four (4) vehicles utilizing a single access point (see attached construction access map – Access Point 2)*
- **Discuss any buffering of neighboring land uses:**
  - *We do not anticipate any buffering of neighboring land uses as part of this Development Plan:*
    - *The PROPOSED 130M BBL TANK will be built at the back of the property lot among similar and existing refined product storage tanks*
    - *All properties/parcels in proximity to the Development Plan submittal (parcel #0182513100006) are zoned I-3 (same as the Development Plan submittal)*
    - *All properties/parcels that abut to the Development Plan submittal (parcel #0182513100006) are either vacant (i.e. utilized as storage) or rear/side lots with no public or private access points/driveways in close proximity*
    - *All supporting infrastructure (i.e. pipeline to transport the refined product to the Truck Rack located on parcel# 0182318200057 ) for the PROPOSED 130M BBL TANK currently exist and will not need to be built out, except a motorized block valve and portion of facility piping to tie the existing facility infrastructure into the PROPOSED 130M BBL TANK*
    - *Similar structures currently exist in close proximity to the property on 3<sup>rd</sup> party properties*
- **Discuss any phasing of the project, construction timelines, and anticipated time frame for opening the development:**
  - *12 months construction timeline from building permit*
  - *A single construction phase consisting of Mobilization, Building, connecting to existing infrastructure, commissioning, de-mobilization*
- **Any other relevant information:**
  - *Storm Water Permit and Pollution prevention plan (SWMP) will be in place (State of CO)*
  - *No review and no approval by Colorado Department of Labor, State Oils Inspection Section is needed*
  - *P66 will obtain a Construction Air permit from the Colorado Department of Health and Environment*
  - *The spill control counter-measure plan will be required to be recertified as required by the Environmental Protection Agency (EPA) after completion of PROPOSED 130M BBL TANK construction*

In addition to the above, at the pre-application meeting with Robin Kerns, AICP/LEED, City Planner it was requested that we include/provide a copy of the MSDS with this submittal, based on the size of the hard copy, Robin agreed that it would be acceptable to submit by electronic copy only. Based on this feedback, a copy of the P66 MSDS for the Denver Terminal is included with the enclosed CD. Also, as part of the pre-application meeting, it was noted that the following items would not be required as part of the Development Plan submittal:

- Architectural review

Chad M. Polak  
Advisor  
Real Estate Services



PHILLIPS 66  
Denver Terminal  
3960 East 56<sup>th</sup> Avenue  
Commerce City, CO 80022  
Phone 303-376-4363

- Utility Plan
- Grading Plan
- Drainage Study
- Traffic Study
- Lighting Plan
- Phasing Plan
- Truck Circulation Plan
- Address Plat

Thank you in advance with your review and consideration of this submittal. If there are any questions, please do not hesitate to contact me at 303-376-4363.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Polak", written over the printed name.

Chad M. Polak