

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 120-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 5/18/2015

**Re:** Lot 4A of Red Oak South, Plat No. 1-A - C-P Development Plan (Case #15-94)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

**Supporting documentation includes:** Summary of Board/Commission Reports (includes maps, C-P Plan, elevations, design parameters), Excerpts from Minutes

## Executive Summary

Passing the ordinance will result in the approval of a one-lot C-P (Planned Business District) development plan to be known as "Lot 4A of Red Oak South, Plat No. 1-A" and associated design parameters.

## Discussion

The applicant, Crockett Engineering, is requesting approval of a C-P (Planned Business District) development plan on 1.51 acres of land, to be known as "Lot 4A of Red Oak South, Plat No. 1-A". The subject property is located on the south side of Grindstone Parkway, approximately 200 feet east of Norfleet Drive.

The submitted C-P development plan includes the construction of a one-story, 15,525 square-foot multi-tenant commercial building with associated off-street parking. The existing Statement of Intent (SOI) includes requirements for common design elements within the Red Oak development, such as light fixtures and bike racks. Additional design features were also included that require the buildings be constructed primarily of durable materials (e.g., brick or stone) and that roof-top mechanical equipment be screened and baffled.

The applicant has indicated that the site will consist of a furniture sales establishment with additional area for general office space. Per the SOI requirements, the site will provide vehicle connection to adjacent properties to the east and west. In addition, the applicant is providing sidewalk connections from both Grindstone Plaza Drive and Grindstone Parkway, which creates a walkable site and will enable pedestrians to access the site without traveling through the parking lot. Landscaping is also provided on site, as seen on the attached landscape plan.

Staff has reviewed the proposed C-P development plan and accompanying building elevations and finds that they meet the technical requirements of the C-P District and the associated SOI. The proposed construction materials are primarily brick, stone, and glass, which is consistent with requirements in the SOI. Additionally, a note has been included on the plan indicating that proposed

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rooftop HVAC units will be screened and baffled. Assurance that such actions are taken will be verified during the building construction/inspection process.

At its meeting on May 7, 2015, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the development plan and design parameters. Tim Crockett, Crockett Engineering, represented the applicant and gave an overview of the request. The Commission inquired if there is proper access and pavement for the shared driveway prior to the property to the west developing (which would share the driveway with the subject property). Mr. Crockett responded that they will be constructing adequate access prior to the development to the west and are comfortable with one access point. Commissioners also inquired about landscaping, which meets the minimum requirements. No one from the public spoke during the meeting.

## Fiscal Impact

Short-Term Impact: None. Public infrastructure is currently in place. Connection/extension of such infrastructure is at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance (e.g roads, water and sewer). Once the business is operational, the City will receive tax and fee revenues which may or may not cover future maintenance expenses.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Land Use & Growth Management

## Suggested Council Action

Approval of the "Lot 4A of Red Oak South, Plat No. 1-A" C-P Development Plan and design parameters.

## Legislative History

Ordinance #21409 (9/4/2012): Approved Final Plat of Red Oak South Plat No. 1

Ordinance #20607 (5/3/2010): Approved C-P Zoning and SOI

  
\_\_\_\_\_  
Department Approved

  
\_\_\_\_\_  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 120-15

**AN ORDINANCE**

approving the C-P Plan for Lot 4A of Red Oak South, Plat No. 1-A; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the C-P Plan for Lot 4A of Red Oak South, Plat No. 1-A, as certified and signed by the surveyor on April 6, 2015, located on the south side of Grindstone Parkway, approximately 200 feet east of Norfleet Drive. The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit A," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the C-P Development Plan.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



**City of Columbia  
Planning Department**

701 E. Broadway, Columbia, MO  
(573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

## Design Parameters Worksheet

For office use:

Case #: 15-94	Submission Date: 3-16-15	Planner Assigned: CES
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**Please provide the following information:**

1. The minimum distance between any building and any adjacent property line or street right-of-way.

**25 feet**

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

**0 feet**

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

**The maximum number of free standing signs shall be one. Areas and height of all signage shall comply with City of Columbia sign regulations.**

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)

**Landscaping: 15%**  
**Existing Vegetation: 0%**

5. The maximum height and number of light poles and type of fixtures.

**Lighting shall be in conformance with City of Columbia lighting regulations. Maximum pole height shall be 25 feet. Maximum number of light poles shall be 10.**



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps, C-P Plan, elevations,  
design parameters), Excerpts from Minutes

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 7, 2015**

**SUMMARY**

A request by Crockett Engineering Consultants (applicant) on behalf of Red Oak Investment Company (owner) for a C-P (Planned Business District) development plan on 1.51 acres of land, to be known as "Lot 4A of Red Oak South, Plat No. 1-A". The subject property is located on the south side of Grindstone Parkway, approximately 200 feet east of Norfleet Drive. **(Case #15-94)**

**DISCUSSION**

The submitted C-P development plan includes the construction of a one-story, 15,525 square-foot multi-tenant commercial building with associated off-street parking. The subject property was zoned C-P in 2010 by Ordinance #20607, and included a Statement of Intent (SOI) that applied to the entire Red Oak South development. The SOI included requirements that each property within the development include common design elements, such as light fixtures and bike racks. Additional design features were also included that require the buildings be constructed primarily of durable materials (e.g., brick or stone) and that roof-top mechanical equipment be screened and baffled.

The applicant has indicated that the site will consist of a furniture sales establishment with additional area for general office space. Per the SOI requirements, the site will provide vehicle connection to adjacent properties to the east and west. In addition, the applicant is providing sidewalk connections from both Grindstone Plaza Drive and Grindstone Parkway, which creates a walkable site and will enable pedestrians to access the site without traveling through the parking lot. Landscaping is also provided on site, as seen on the attached landscape plan.

Staff has reviewed the proposed C-P development plan and accompanying building elevations and finds that they meet the technical requirements of the C-P District and the associated SOI. The proposed construction materials are primarily brick, stone, and glass, which is consistent with requirements in the SOI. Additionally, a note has been included on the plan indicating that proposed rooftop HVAC units will be screened and baffled. Assurance that such actions are taken will be verified during the building construction/inspection process.

**RECOMMENDATION**

Approval of the proposed "Lot 4A of Red Oak South, Plat No. 1-A" C-P Development Plan and Design Parameters.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator aerial & topographic maps
- Proposed "Lot 4A of Red Oak South, Plat No. 1-A" C-P Development Plan
- Building Elevations
- Design parameters

## **SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.51
<b>Topography</b>	Mild slope generally from south to north, with steeper slope adjacent to Grindstone Parkway
<b>Vegetation/Landscaping</b>	None
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	None

## **HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	C-P
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Legally platted as Lot 4A of Red Oak South, Plat No. 1-A

## **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City Water & Light
<b>Fire Protection</b>	Columbia Fire Department
<b>Electric</b>	Boone Electric

## **ACCESS**

<b>Grindstone Plaza Drive</b>	
<b>Location</b>	Along south side of site.
<b>Major Roadway Plan</b>	Major Collector (improved & City-maintained) with 66 ft existing ROW. No additional ROW required.
<b>CIP projects</b>	None.
<b>Sidewalk</b>	5-ft sidewalk to be installed along all ROW.

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	None
<b>Trails Plan</b>	No trails adjacent to property
<b>Bicycle/Pedestrian Plan</b>	Bike lane installed along north side of Grindstone Parkway

## **PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on March 31, 2015.

<b>Public information meeting recap</b>	Number of attendees: 1 (includes applicant) Comments/concerns: None
<b>Notified neighborhood association(s)</b>	Grindstone/Rock Quarry Neighborhood Association
<b>Correspondence received</b>	None at time of report.





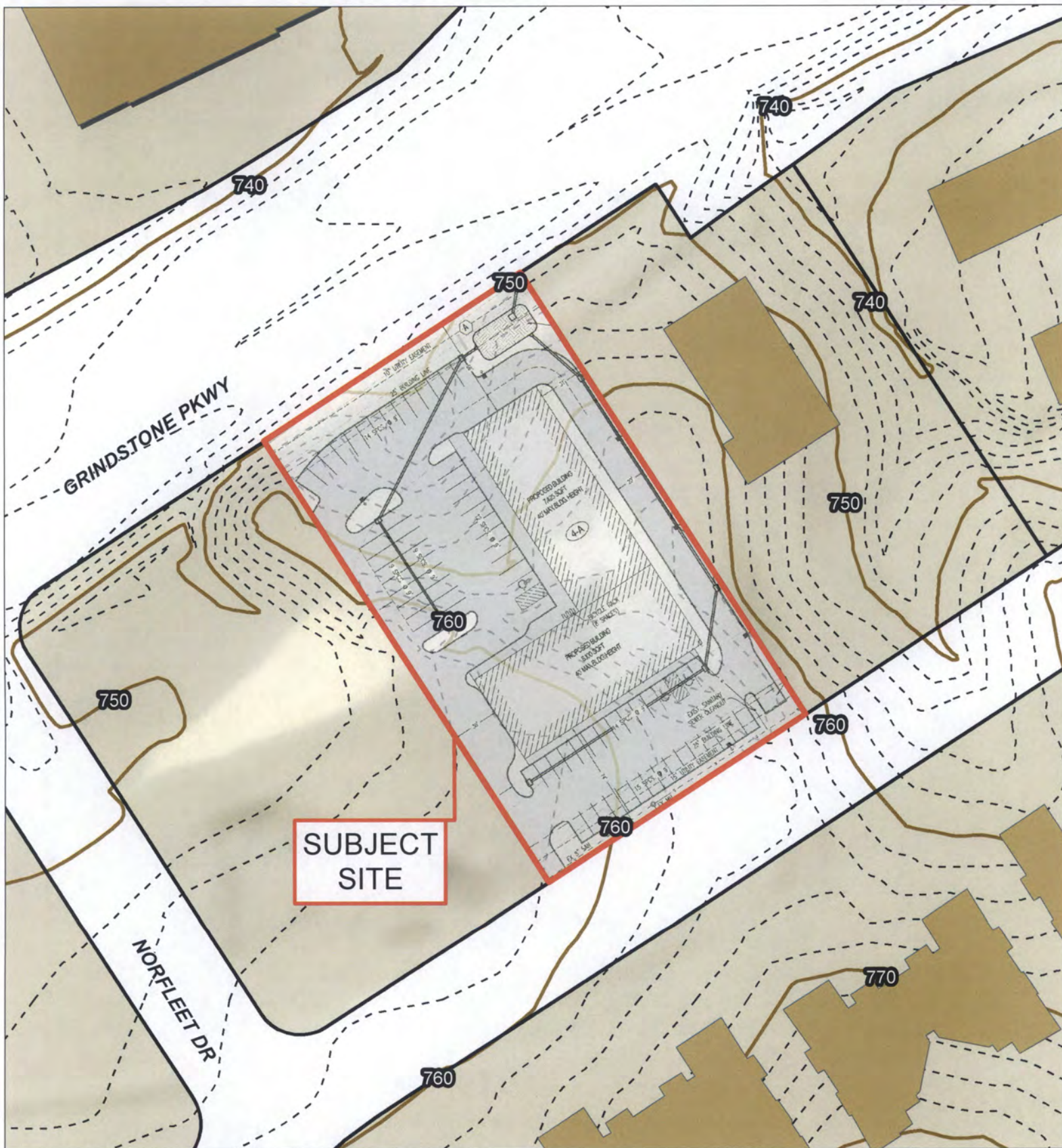
## 15-94: Lot 4A Red Oak South C-P C-P Development Plan



- City of Columbia Zoning
- Parcels







## 15-94: Lot 4A Red Oak South C-P C-P Development Plan



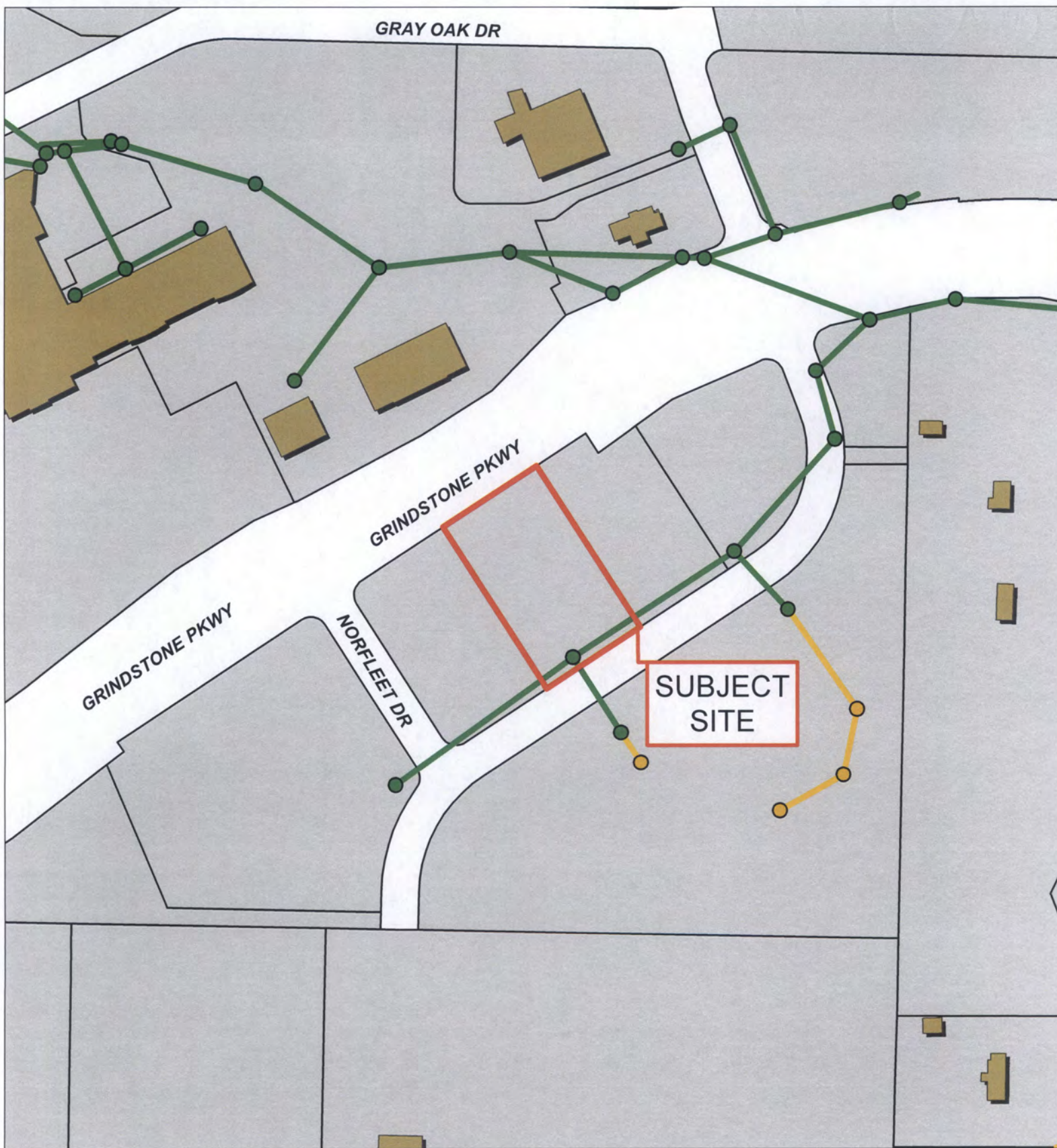
- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Parcels
- Building Footprint



Columbia City Limit













## 15-94: Lot 4A Red Oak South C-P C-P Development Plan



- |   |                            |   |                       |   |                    |
|---|----------------------------|---|-----------------------|---|--------------------|
|  | City Sanitary Structure    |  | City Sanitary Line    |  | Building Footprint |
|  | Private Sanitary Structure |  | Private Sanitary Line |  | Parcels            |



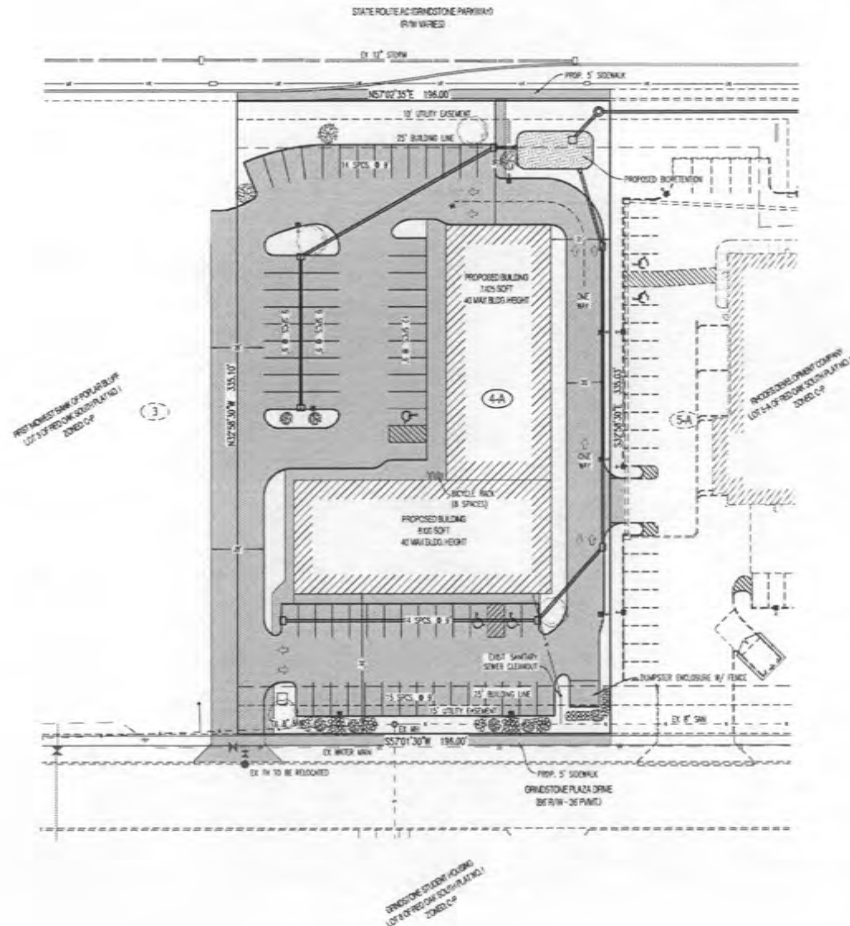




LOCATION MAP  
NOT TO SCALE

# CONCEPTUAL LANDSCAPING PLAN FOR LOT 4A OF RED OAK SOUTH, PLAT NO. 1-A

LOCATED IN SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT # 15-94



PERVIOUS AREA	
TOTAL LOT AREA	85,888 S.F.
TOTAL IMPERVIOUS AREA	52,521 S.F. (61%)
TOTAL PVIOUS AREA (OPEN SPACE)	33,367 S.F. (39%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 60%.

LANDSCAPE COMPLIANCE	
TOTAL PAVED AREA	25,215 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.	6 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W	128 L.F.
TREES REQUIRED @ 1 TREE PER 50 L.F.	3 TREES
TOTAL TREES REQUIRED	11 TREES
MEDIUM TO LARGE TREES REQUIRED (30%)	4 TREES
TOTAL TREES PROPOSED	13 TREES
MEDIUM TO LARGE TREES PROPOSED	4 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE	0 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (20%)	18 L.F.

PLANTING NOTES	
QUANTITY	PLANT SPECIES
4	LARGE TREE
9	MEDIUM TREE
1" TALL WHITE TREES WITH LANDSCAPED BEDS CONTAINING SMALL ORNAMENTAL TREES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, AND ANY COMBINATION THEREOF. LANDSCAPE BEDS SHALL CONFORM TO SCHEDULING REQUIREMENTS FOR THE CITY OF COLUMBIA. SCREENING SHALL REACH 50% DENSITY IN THE SPACE BETWEEN 1" AND 5" HEIGHTS AT THE SCREEN LINE.	

## LANDSCAPING / TREE PRESERVATION NOTES

- ALL DISTURBED AREAS SHALL BE SEEDS & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOW.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
- LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (4) AND (5), 12-13.1 (4) (b), AND 28-23 (a) (2) AND (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_, 2015.

\_\_\_\_\_  
CITY CLERK, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_ DAY OF \_\_\_\_, 2015.

\_\_\_\_\_  
ROBERT MCDONALD, MAYOR

\_\_\_\_\_  
SHERA MARR, CITY CLERK

OWNER:  
RED OAK INVESTMENT COMPANY  
5 DANFORTH CIRCLE  
COLUMBIA, MISSOURI 65201

14-087 HAS BEEN UNRECORDED AND  
INTERFERED

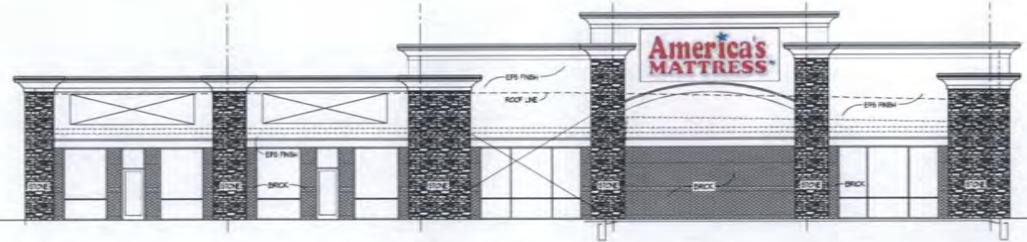


INWITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE  
04/08/2015  
DATE

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
2028 North Stadium Boulevard  
Columbia, Missouri 65201  
(573) 441-0816  
www.crockettengineering.com

TOP OF PARAPET  
ELEV. 6' 10" 0" AFF.

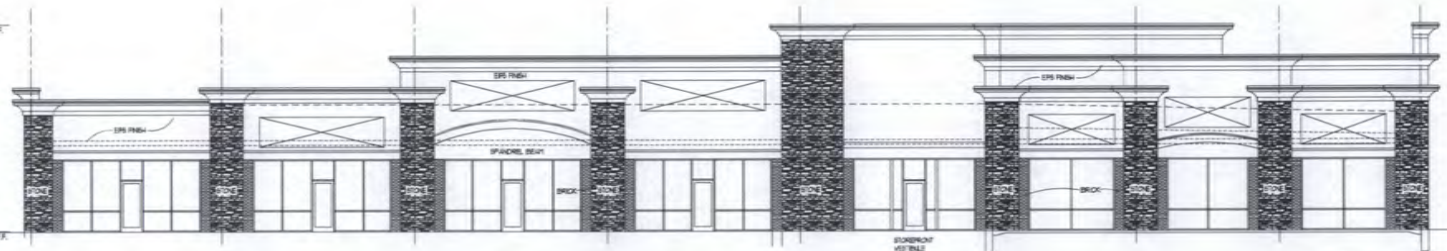
FINISH FLOOR  
ELEV. 6' 00" 0" AFF.



4 WEST ELEVATION  
SCALE 1/8" = 1'-0"

TOP OF PARAPET  
ELEV. 6' 10" 0" AFF.

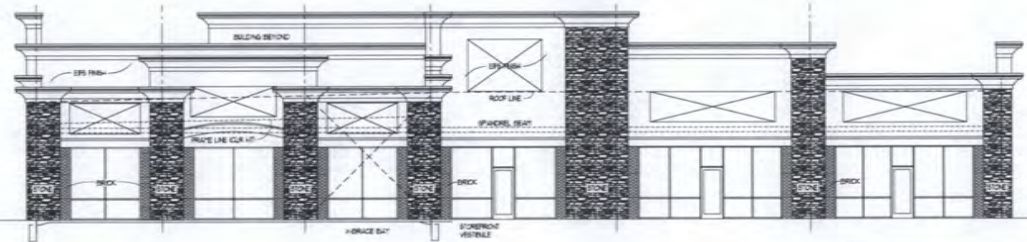
FINISH FLOOR  
ELEV. 6' 00" 0" AFF.



3 NORTH ELEVATION  
SCALE 1/8" = 1'-0"

TOP OF PARAPET  
ELEV. 6' 10" 0" AFF.

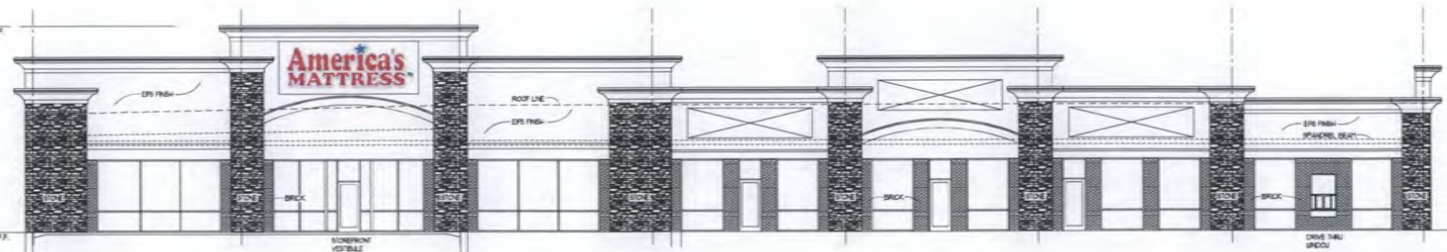
FINISH FLOOR  
ELEV. 6' 00" 0" AFF.



2 EAST ELEVATION  
SCALE 1/8" = 1'-0"

TOP OF PARAPET  
ELEV. 6' 10" 0" AFF.

FINISH FLOOR  
ELEV. 6' 00" 0" AFF.



1 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



THIS DOCUMENT IS  
THE PROPERTY OF  
THE ARCHITECT  
AND MAY NOT BE  
REPRODUCED

**SIMON ASSOCIATES INC.**  
ARCHITECTURE  
1111 13th Street  
Columbia, Missouri  
Phone: 314-434-1911 Fax: 314-434-4817

PRELIMINARY  
NOT FOR CONSTRUCTION

**RED OAK SPEC BUILDING**  
1413 LAMAR BLVD  
COLUMBIA, MO

REVISIONS



DATE ISSUED  
04 / 2 / 8

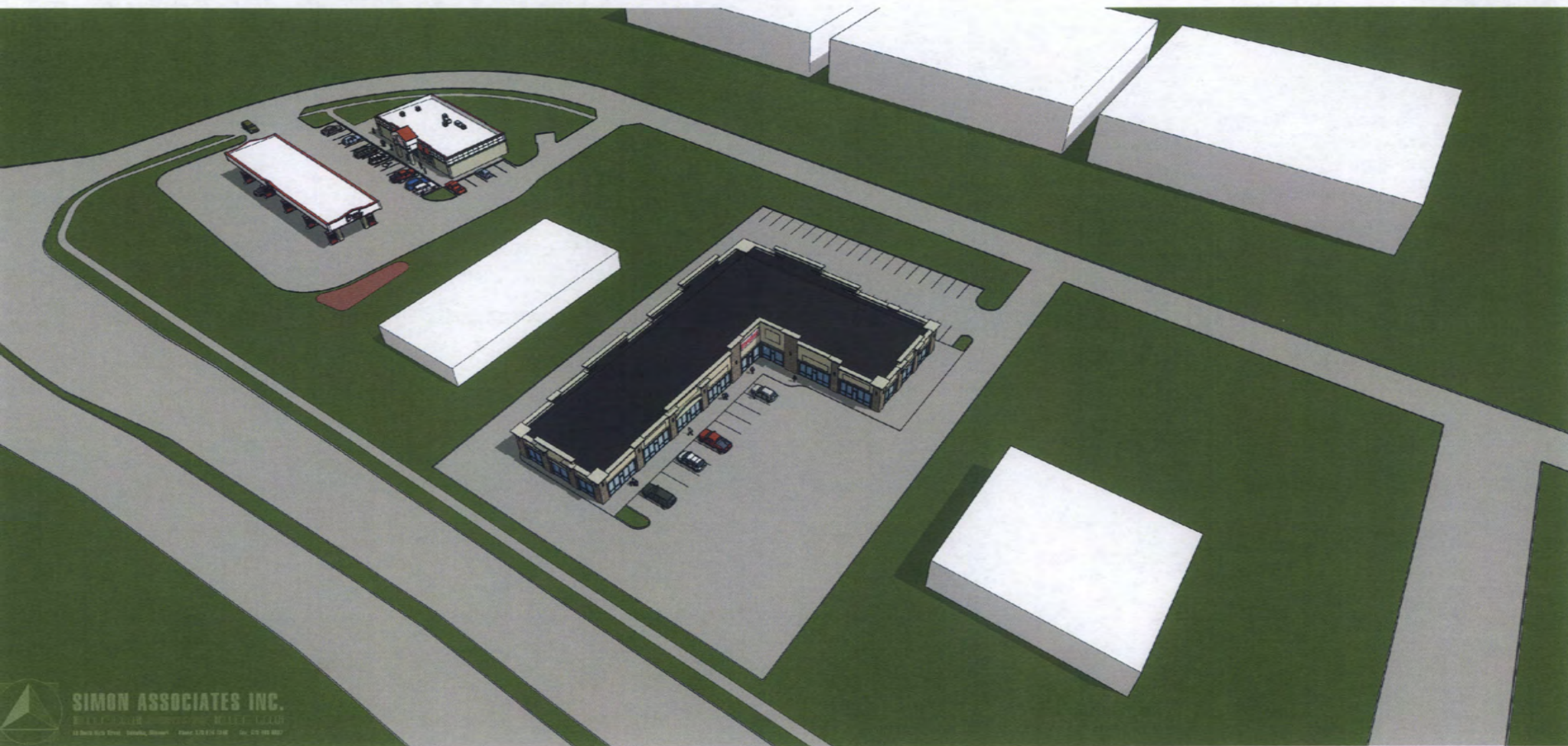












**SIMON ASSOCIATES INC.**  
COMMERCIAL REAL ESTATE  
10 South State Street, Chicago, Illinois 60606  
Phone: 312.474.1000 Fax: 312.474.1001



**City of Columbia  
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(573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

## Design Parameters Worksheet

For office use:

Case #: 15-94	Submission Date: 3-16-15	Planner Assigned: CES
------------------	-----------------------------	--------------------------

**Please provide the following information:**

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**25 feet**

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**0 feet**

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

**The maximum number of free standing signs shall be one. Areas and height of all signage shall comply with City of Columbia sign regulations.**

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)

**Landscaping: 15%**  
**Existing Vegetation: 0%**

5. The maximum height and number of light poles and type of fixtures.

**Lighting shall be in conformance with City of Columbia lighting regulations. Maximum pole height shall be 25 feet. Maximum number of light poles shall be 10.**

## **EXCERPTS**

### **PLANNING AND ZONING COMMISSION MEETING**

**MAY 7, 2015**

#### **V) PUBLIC HEARINGS**

MR. REICHLIN: Okay. Moving right along, we'll enter into the Public Hearing portion of our meeting tonight. As previously stated, we'll look at Case No. 15-94.

##### **Case No. 15-94**

**A request by Crockett Engineering Consultants (applicant) on behalf of Red Oak Investment Company (owner) for a C-P (Planned Business District) development plan on 1.51 acres of land, to be known as "Lot 4A of Red Oak South, Plat No. 1-A." The subject property is located on the south side of Grindstone Parkway, approximately 200 feet east of Norfleet Drive.**

MR. REICHLIN: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the proposed "Lot 4A of Red Oak South, Plat No. 1-A" C-P Development Plan and Design Parameters.

MR. REICHLIN: Are there any questions of Staff? Mr. Strodtman?

MR. STRODTMAN: Was there any concern from the staff about the one egress. I mean, I know you mentioned it ties into the adjoining neighbor lots, but is there any concern about only having one point?

MR. SMITH: No. Actually Staff encouraged the applicant to look at the shared access. The lot to the west will actually have -- in addition to this one access, it will have an access onto Norfleet, so it's kind of two access points for them. And to the east, as I said, all the lots connect, so there is kind of thoroughfare there for additional access points.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Anybody else? Seeing no one.

MR. TILLOTSON: Just to get this in my head for a second. Sorry.

MR. REICHLIN: Oh, Mr. Tillotson. Go ahead.

MR. TILLOTSON: East of that is that is that the Plaza Tire store going on that lot?



MR. SMITH: Right.

MR. TILLOTSON: And then MFA?

MR. SMITH: Correct.

MR. TILLOTSON: Okay. So they're all kind of sharing the lots through there. Okay. I'm fine.

MR. REICHLIN: Okay. Thank you very much. All right. At this time, we'll open the public hearing for comments from proponents. We'll be keeping a three-minute timer, so --

#### **PUBLIC HEARING OPENED**

MR. CROCKETT: Mr. Chairman, members of the commission, Tim Crockett with Crockett Engineering, 2608 North Stadium, and I'll keep my comments fairly brief. I think Mr. Smith did a pretty good job of his staff report tonight. We would like to talk about a couple of items. This project is in full compliance with the allowed uses under the existing statement of intent for this -- for this piece of property, as well as the other items in the statement of intent. When it was rezoned back in 2010, it was a relatively lengthy list of additional requirements for these properties. One thing Mr. Smith did not talk about, which I would just like to briefly touch base on is about the traffic study. A traffic study was performed for this entire development back in 2010 and it was, of course, modified each individual time a site plan comes through. It was modified in this case and it certainly conforms to that. Talk about your access, Mr. Strodman, a little bit. We originally had a stand-alone access for this lot. We also -- the bank next door, the owner to the west of this development, had a stand-alone access, as well. What that ended up with is two driveways parallel to each other that served the same purpose that had a very narrow strip of landscaping between them with a large amount of pavement that was only going to be used a certain number of trips per day. So this owner got with the owner next door, with the encouragement of the City. We asked them if it would be okay. They said absolutely, they would encourage us to do it, and we basically shared an entrance here. So it's sized appropriately for both developments. It reduces the amount of impervious area in the whole -- the whole development and it allows for better landscaping. So with that, I would happy to answer any questions the Commission may have.

MR. REICHLIN: Ms. Russell?

MS. RUSSELL: The -- when you did the Break Time and the tire store --

MR. CROCKETT: Yes.

MS. RUSSELL: -- I was really concerned about getting a buffer of some kind of landscaping there. Will you be putting that same kind of landscaping in between Grindstone --

MR. CROCKETT: Between the two -- yes.

MS. RUSSELL: Between Grindstone?

MR. CROCKETT: On Grindstone, yes.

MS. RUSSELL: Uh-huh.

MR. CROCKETT: There's requirements on how much landscaping we can have up against Grindstone. In this case, I've got to look at the landscape plan. I'm going off memory here, so -- there is -- there are going to be some trees along that portion out there. The one advantage on this development is that we're pushing our parking lot further off of Grindstone than some of the other developments out there. So if we're further off the right-of-way, then we lose the requirement for additional screening. So if we push ourselves closer, we'll have to have that additional screening. At this point, we have some trees out in that area right now.

MS. RUSSELL: Okay. Thank you.

MR. REICHLIN: Any other questions of this speaker? Seeing none -- oh, go ahead. Sorry. Sorry.

MR. STRODTMAN: Mr. Crockett, just so I understand, the bank to the west, their drawing would show a similar drive lane that will be basically double.

MR. CROCKETT: Absolutely.

MR. STRODTMAN: I mean, they'll combine the two?

MR. CROCKETT: Yes. We're showing half on ours, there would be half on theirs. So it'll be the same drive lane, normal width. It just serves both properties.

MR. STRODTMAN: And both will be done at the same time or are you self -- is your half sufficient for you for the time being?

MR. CROCKETT: No. It will -- it's a little bit wider than a normal entrance, and we're going to build the whole thing initially.

MR. STRODTMAN: Okay.

MR. CROCKETT: Or whichever -- whichever development happens first --

MR. STRODTMAN: Is first.

MR. CROCKETT: -- will build the whole entrance -- you know, the entryway with -- with -- in conjunction with that development. So, I believe it's going to probably be ours. We're on a -- on a schedule to proceed with this project if approved.

MR. STRODTMAN: Thank you.

MR. CROCKETT: Okay. Thank you.

MR. REICHLIN: Thank you. Anybody else who would care to comment on this matter, either for or against? Seeing none.

**PUBLIC HEARING CLOSED**

MR. REICHLIN: Comments of Commissioners, please?

MR. STRODTMAN: If there's no discussion, I'll make a motion for Case 15-94 for the -- for a C-P Development Plan. My recommendation is for approval.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton, second. May we have a roll call, please?

MR. STRODTMAN: Yes, sir.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe, Mr. Reichlin. Motion carries 7-0.**

MR. STRODTMAN: Our recommendation for approval will be forwarded to City Council.

MR. REICHLIN: Thank you, Mr. Secretary.