

**Applegreen / Project Bronco / E-470
Aurora NB – Toll Plaza B - Redevelopment
Conditional Use Narrative**

APPLICANT INFO: Developer: Applegreen, PLC
Contact: Kieran O’Leary

Architect: dcb Construction Company, Inc.
Contact: Mark Delgado

LOCATION: 2600 E-470, Aurora, CO 80013

ZONE: Current: APZ (Accident Potential Zone) and AD (Airport District)
Proposed: No zone change

PROPOSED USE: Convenience food and gasoline travel plaza center

PROJECT NAME: Applegreen – Project Bronco at Aurora NB

1.0 Applegreen Background:

Applegreen, PLC is a convenience food and gasoline travel plaza service area & hotel operator with a major presence in the United States, Ireland and the United Kingdom. Applegreen currently operates over 550 gas stations and travel plaza service areas. Founded in 1992, Applegreen has grown continuously to become the number one travel plaza operator in Ireland and the United Kingdom. In the US, Applegreen has locations across the East Coast, including Massachusetts, Connecticut, Maine, Rhode Island, Florida, and South Carolina and the Mid West. Applegreen have recently commenced construction on a significant scheme of 27 travel plazas on the New York Thruway, with a construction budget of circa \$300 million over the next 3 years. Furthermore, in August 2021, Applegreen completed the take over of HMS Host Motorway Services, with 56 sites across Indiana, Ohio, Pennsylvania, New Jersey, West Virginia, Maine, and Massachusetts.

Over the years, Applegreen has won many accolades for its sustainability & charitable programs as well as its dynamic & striking architectural plaza designs. Applegreen is a food brand partner with many premium national brands including, among others, Starbucks, Dunkin’, Chick-fil-A, Shake Shack, Panera, Burger King, Popeyes, Subway, Panda Express & Freshii.

1.2 Key Facts about Applegreen @ E-470:

On the E-470, Colorado’s 47-mile-long controlled-access toll road, Applegreen US has been selected by the E-470 Public Highway Authority for the redevelopment of four service plaza facilities designed for the traveling needs of individual E-470 commuters, business travelers, families, leisure travelers, motor coach, public transit bus passengers and commercial vehicle drivers. All locations will be designed with a dedicated highway deceleration lane off-ramp to the travel plaza and a dedicated acceleration on-ramp back onto the highway.

2.0 Site Specific Proposal Overview:

Applegreen proposes a complete ±4.73 acre site redevelopment with the demolition of the existing E-470 administration building and construction of a single story 8,200 square-foot +/- structure that will include retail convenience store sales; three (3) quick service restaurants, one having drive-thru capability; three (3) fueling islands, each with two (2) fuel pump locations and an overhead canopy that encompasses all islands; three diesel fueling islands with (1) pump on each island and EV vehicle charging availability. There will be parking accommodation for 71 standard vehicles with 4 accessible spaces, 8 EV charging spaces and 3 trailer parking spaces. The E-470 visitor will have a range of food and beverage offerings and products including phone and car accessories, EZ Pass toll tags, gifts, snacks, lottery, newspapers, magazines, grab and go food and drinks. There will also be accommodations including provisions for ATM facilities, tourist information and Denver International Airport flight status. Outdoor space will be provided for seasonal food and outside opportunities including outdoor seating areas. Applegreen anticipates having 25-30 employees spread over three shifts to service the 24/7 operation and expects approximately 1,500 customers per day with supply deliveries typically occurring in the early morning hours and at least two times per week.

2.1 Site Circulation:

Site improvements would include dedicated highway deceleration/acceleration lanes from the existing highway pavement, paved parking and travel aisles, associated curb and gutter, pedestrian sidewalks, a children's play area, a dog walk area, landscaping and any required dry/wet utility connections or relocations. Primary vehicular access is from north bound E-470. There will be one vehicular entry access point and one vehicular exit point. The access and egress from the existing E-470 maintenance building will be maintained through the site along the northern edge of the property. A vehicular access/site plan containing the vehicle circulation paths has been provided with the application. The site has been designed to accommodate emergency vehicles to meet local fire codes.

2.2 Buffering of Neighboring Land Uses:

The property is currently surrounded by undeveloped land within a Planned Unit Development District. To the north of the site is an existing cell tower, to the east is a solar panel system and the decommissioned leech field, to the south is the E-470 ROW and to the west is E-470 and the decommissioned toll plaza. The site sits at the same level as the tollway.

2.3 Schedule Overview:

Construction is expected to commence late 2022, with an estimated mid to late 2023 completion date.

3.0 Conditional Use Criteria Discussion 146-5.4.3.A(3):

As this project incorporates an Accessory Driver-Thru amenity exclusively for the coffee quick service restaurant, it became a requirement by the City of Aurora to apply for Conditional Use approval. The drive-thru portion of the project, while it has been fully incorporated into this design with both incoming and outgoing egress accounted for, is still only a portion of the project that adds to the functionality of the use aggregate, the parts aren't the whole but the sum of the parts is the whole. The responses to the following sections of the Aurora UDO 146-5.4.3.A(3) will address the project as a whole which includes the drive-thru.

146-5.4.3.A(3) (a)

The project site is located where the existing under-utilized toll administration building now stands. The lease boundaries are entirely within the E-470 Toll Plaza “B” #01 Subdivision. The nearest R use is miles away and the project will not be adjacent to a R use/zone in situ.

The existing building’s original purpose is no longer required by E-470 and has been under utilized since about the time E-470 switched over to exclusively using transponder technology. This negated the purpose for human toll workers on-site daily. Applegreen is assisting not only E-470 but the community that E-470 serves by revitalizing this site with not only services that E-470 travelers will utilize but also turn a “defunct” site into a tax generating commercial site.

146-5.4.3.A(3) (b)

The proposed building, site improvements, and services align with the Aurora Places comprehensive plan by taking an “under-used” site and leveraging its location to support smart economic growth. The project team will consider all public comments that are received through the planning and zoning process in conjunction with the Aurora Places adopted plan.

146-5.4.3.A(3) (c)

As previously established within the application, the site is currently the E-470 toll plaza administration building. The lease boundaries are within the E-470 subdivision with the nearest use is an RV storage facility ±4 miles NNW; thus the impact to the existing neighbors is minimal.

The site will operate 24 hours a day seven days a week which matches E-470’s business model. The building height is very similar to the existing toll plaza administration building while the massing is different, it is a “voxel of light” that will allow passengers to see the activity inside as they pass through.

The site will include easily accessible refueling for gasoline, diesel, and EV charging stations (which are sorely needed along E-470).

146-5.4.3.A(3) (d)

The predominant character of the site is defined by two cell towers and the existing under-used E-470 toll plaza administration building of an aged design. The proposed design is bringing contemporary retail design that will revitalize the site and bring life to an under-used area with much needed services for E-470 travelers.

146-5.4.3.A(3) (e)

The existing infrastructure that the City of Aurora provides is water and fire access. During the pre-application meeting, it was established that this project was to provide two items that have been included into the proposed design:

- (1) Extend the water line to the East lease boundary. This will facilitate future development on the adjacent property along Gun Club Rd.
- (2) Provide a fire access lane from Gun Club Rd.

The E-470 connection via acceleration/deceleration lanes will be provided by E-470 under separate permits and contracts.

146-5.4.3.A(3) (f)

By approving this plan for development on this currently under-used E-470 site, no tenants, occupants, or public benefits will be displaced or reduced. In fact, the public benefits will be expanded for those who use E-470, especially those who drive electric vehicles.

146-5.4.3.A(3) (g)

The adverse impacts that currently exist is the under-used toll plaza administration building. The proposed development will revitalize this site with minimal impacts (if any) to the nearest neighbors.

We thank you for your time and look forward to maintaining a strong working relationship with the City of Aurora as we progress through the entitlement process.
Don't hesitate to contact us with any questions.

Sincerely,



Mark Delgado

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