

**Applegreen / Project Bronco / E-470
Aurora NB – Toll Plaza B - Redevelopment
Responses to Pre Application Comments**

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 Pre-Application Meeting Responses:

Comment: Proposed Uses: While motor vehicle fueling is a permitted use within the Airport District, it is not a permitted use within the adjacent Accident Potential Zone and therefore reconfiguration of your fueling station facilities from what was shown in the pre-application proposal may be required. Staff is generally supportive of relocating the fueling facilities to the north of the existing building. Please see notes regarding permitted, accessory and conditional uses for this site beginning on page five. Note that a drive-thru restaurant will require a Conditional Use approval.

Response: The fueling canopies have been located within the AD zone only. A conditional use approval is part of the application.

Comment: Noise Mitigation: The proposed development is within the Ldn 65 subarea around Buckley Airforce Base and therefore any structures where the public is received must provide and include noise level reduction measures in design and construction in accordance with the requirements in Section 2.6.2.C of the Unified Development Ordinance (UDO).

Response: The roof and wall systems will have NRC ratings that will reflect at least 40% of the noise which will mitigate a minimum of 34 decibels of the loudest military aircraft currently in service. The aluminum framed glazing systems have an inherent STC rating of 37, which will mitigate 37 decibels. All of the exterior envelope assemblies meet or surpass the 25 decibel minimum requirement stated in Section 2.6.2.C of the Unified Development Ordinance (UDO).

Comment: Looped Water Line: The site is currently served by a 3,000-foot dead-end water main. Water calculations are needed to ensure a minimum of 20 psi residual during a fire flow scenario. If the analysis shows pressure issues, then the water main will have to be looped. The closest water line available is north on Gun Club Road or in East Yale Avenue.

Response: A fire flow test/model was conducted by the Aurora Water engineer and found it to be less than 20 psi; a water loop is required based on this test/model.

Comment: Traffic Engineering: A Detailed Traffic Impact Study will be required with this development; the city's Traffic Engineering Division has several important comments, beginning on page 15, which should be considered as part of the study and may impact site layout and circulation as proposed. Traffic Engineering requests continued coordination with the E-470 Highway Authority, as well as early coordination with the Colorado Department of Transportation (CDOT), as applicable for access on to Gun Club Road.

Response: Please see the forthcoming Traffic Study.

Comment: Detention: There is an existing detention pond on site. If the existing pond will be utilized it must be brought up to current City of Aurora Standards. Additionally, there are offsite flows that are routed to that pond which must be maintained.

Response: The existing pond will be brought up to current standards. The existing detention pond is being utilized.

Comment: Second Point of Access: Fire/Life Safety has concerns regarding emergency response from the nearest fire station, shown in a graphic on page 20, and requests a secondary access to the site from Gun Club Road to the east. However, please note this connection must be maintained as a fire lane/utility access only and is not approved for public access due to the misalignment/offset with Yale Avenue. If it will be necessary to provide a looped water line, this access may provide the location of the water line connection.

Response: The water line will be extended to be connected with future development east of the property.



www.applegreenstores.com

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,

A handwritten signature in black ink, appearing to read "Mark Delgado", with a stylized flourish at the end.

Mark Delgado
dcb Construction Company Inc. | 909 E. 62nd Avenue | Denver, Colorado 80216