



August 17, 2020

Project Name: Starbucks Coffee-Shell Building Construction
Project Address: 13666 E. Alameda Avenue, Aurora CO 80012

Please find this letter to serve as the **Detailed Letter of Introduction** for the above referenced project.

The project site will consist of approx. 30,078 sf portion of an approx. 339,616 sf existing retail center site to accommodate the construction of a 2,200 sf single story building (+/-22' tall) with a drive-thru lane and interior retail Cafe. The proposed building, with future Tenant build-out, will provide the neighborhood and commuters with quick access to coffee, beverages, smoothies, and limited food options, meeting community demands.

The drive-thru will accommodate delivery of services during the patron's daily commute. The building and site also feature an interior Cafe style retail sales area and seating as well as a small outdoor seating area.

The proposed shell building designed to house a future Starbucks Coffee (Tenant Improvement Construction Drawings to be submitted under a separate permit application) will be a Type V-B, wood framed building clad predominantly with a metal panel rain screen having a simulated wood slat finish appearance accented with a tile wainscot. Steel siding at accent and/or screening walls will be provided to screen any roof-top equipment as well as roof access ladder and utility connections at rear of building. The exterior materials are selected for their contemporary design characteristics and consistency with Starbucks corporate material design standards. New building work will include concrete foundations and slab, exterior walls with canopies and light fixtures, roofing, rooftop HVAC unit, electrical panels, and telephone conduit.

The site will be developed as required to accommodate the proposed parking, drive aisles as well as the drive-thru lane at the future Starbucks Coffee location. Additionally, the overall site will be modified as required to accommodate an underground detention vault for storm water drainage. Other new site work to include: grading, concrete curbs and driveways, asphalt paving at existing and new parking lot striping at existing asphalt paved areas, concrete sidewalks and patio, parking lot and pole lighting, construction of a new trash enclosure, bicycle racks, landscaping, and utilities.

Conditional Use Request

Development of this project as proposed will require the approval of a Conditional Use request which will accommodate the construction of a Drive-thru facility on the site. Recognizing that there are specific review and approval criteria associated with a

Conditional Use request, the proposed project will address and satisfy that criteria in the following ways:

1. The compatibility of the proposed use with existing and planned uses on abutting properties;

The proposed development aims to meet the demand of the growing population by providing nearby housing and businesses with quick, drive-thru access to coffee and other Starbucks products. The conditional use of the site allowing a drive-thru has no adverse effect on the compatibility of existing and planned uses on abutting properties.

2. Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area;

As noted in response to Item 1 above, the conditional use of the site allowing a drive-thru likewise has no adverse effect on the compatibility of existing and planned uses in the surrounding area.

3. The proposed use will not change the predominant character of the surrounding area;

The proposed shell building with drive-thru intended to accommodate a future Starbucks Coffee tenant conforms with the basic commercial character of its immediate surroundings and its Zoning district. The proposed development aims to meet the demand of the growing population by providing nearby housing and businesses with quick, drive-thru access to coffee and other Starbucks products. Approval of the conditional use allowing a drive-thru has no adverse effect on the predominate character of the surrounding area.

4. The ability to mitigate adverse and undesirable impacts to the surrounding area, including but not limited to visual impacts, air emissions, noise, vibrations, glare, heat odors, water pollution, electromagnetic interference, and other nuisance effects;

(a.) Visual Impacts:

Potential negative visual impacts of the conditional use on the rest of the site or on neighboring properties as well as the surrounding neighborhood have been mitigated primarily through the building orientation on the site in relation to Alameda Ave. and landscaping measures which have been implemented to mitigate and minimize the undesirable visual impacts at both Alameda Ave. and the adjacent gas station. Additional features which help mitigate any undesirable visual impacts of the proposed use include the architecture of the building itself and selection of materials used to ensure the drive-thru and pick-up window are neither more or less prominent than the rest of the building, thus diverting attention from the drive-thru. Additionally, a screen wall at the Patio helping to shield the view of the drive-thru lane from the patio seating area has been incorporated.

(b.) Air Emissions:

The conditional use of this site will not substantially affect existing traffic patterns or adversely affect adjacent uses. This use will not deviate far from the existing adjacent commercial uses and it will draw from the

same pool of residents and commuters. As such, the impact from air emissions will be negligible.

(c.) Noise:

The conditional use of this site will not substantially affect existing traffic patterns or adversely affect adjacent uses. This use will not deviate far from the existing adjacent commercial uses and it will draw from the same pool of residents and commuters. As such, the impact from noise will be negligible.

(d.) Vibrations:

The conditional use of this site will not substantially affect existing traffic patterns or adversely affect adjacent uses. This use will not deviate far from the existing adjacent commercial uses and it will draw from the same pool of residents and commuters. As such, the impact from vibrations will be negligible.

(e.) Glare:

The conditional use of this site will not substantially affect existing traffic patterns or adversely affect adjacent uses. This use will not deviate far from the existing adjacent commercial uses and it will draw from the same pool of residents and commuters. As such, the impact from glare will be negligible.

(f.) Heat Odors:

The conditional use of this site will not substantially affect existing traffic patterns or adversely affect adjacent uses. This use will not deviate far from the existing adjacent commercial uses and it will draw from the same pool of residents and commuters. As such, the impact from heat odors will be negligible.

(g.) Water Pollution:

The conditional use request allowing a drive-thru will not be substantially different than a non-drive thru commercial coffee use would otherwise create relative to water pollution and is therefore not an undesirable impact resulting from the approval of the conditional use.

(h.) Electromagnetic Interference:

The conditional use request allowing a drive-thru will not be substantially different than a non-drive thru commercial coffee use would otherwise create relative to electromagnetic interference and is therefore not an undesirable impact resulting from the approval of the conditional use.

5. Amount of traffic generated and capacity and design of roadways to handle anticipated traffic;

The added trips per day to the proposed development will not substantially affect the existing traffic serving the Aurora Mall Plaza West Subdivision and as such, the existing roadways have the capacity to accommodate the proposed use. A Traffic Impact Study has been conducted identifying new turn lane striping accommodations into the site from Potomac Street needed to support the existing transportation infrastructure in accordance with City of Aurora Traffic Engineering review and recommendations.

6. The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;

The public utilities and services demand for this development as well as the associated impact on the existing infrastructure are small. Nonetheless, actions have been taken, in cooperation with the utility providers and design consultants to ensure all appropriate accommodations are available and that no harmful or otherwise undesirable impacts will occur to this site or those around it.

7. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use;

Potential negative visual impacts of the conditional use on the rest of the site or on neighboring properties as well as the surrounding neighborhood have been mitigated primarily through the building orientation on the site in relation to Alameda Ave. and landscaping measures which have been implemented to mitigate and minimize the undesirable visual impacts at both Alameda Ave. and the adjacent gas station. Additional features which help mitigate any undesirable visual impacts of the proposed use include the architecture of the building itself and selection of materials used to ensure the drive-thru and pick-up window are neither more or less prominent than the rest of the building, thus diverting attention from the drive-thru. Additionally, a screen wall at the Patio helping to shield the view of the drive-thru lane from the patio seating area has been incorporated.

8. The City Council, Planning Commission, or Planning Director are authorized to consider the past performance of an applicant in their consideration of any conditional use. The Planning Commission, City Council, or Planning Director may use as a basis for denial whether the applicant or developer is determined to be in violation of any requirements, conditions, or representations on a prior development.

To the best of our knowledge, the Applicant or Developer for this project have never been in violation of any of the requirements, conditions or representations on a prior development. As such, there is no basis for denial based on this criteria.

Adjustment Request

Additionally, because of traffic circulation constraints in the existing parking lot coupled with functional operational requirements for the drive-thru, development will also require the approval of an Adjustment request which will accommodate the construction of the drive-thru located to the side of the building rather than behind the building. Recognizing that there are specific review and approval criteria associated with an Adjustment request, the proposed project will address and satisfy that criteria in the following ways:

1. The adjustment will have no material adverse impact on any abutting lot, or any material adverse impacts have been mitigated by conditions attached to the adjustment;

Approval of the Adjustment will have no material adverse impacts on abutting lots. As previously noted in response to the Conditional Use approval criteria, both architectural and landscaping features have been employed to mitigate any adverse impacts which might otherwise be associated with the Adjustment allowance.

2. The adjustment does not violate any conditions of approval specifically applied to development of the property by the Planning and Zoning Commission or City Council;

To the best of our knowledge, approval of the Adjustment request does not violate any conditions of approval applied to the development by either the Planning and Zoning Commission or by the City Council.

3. At least one of the following criteria have been met:

— iii. The adjustment will result in equal or better screening and buffering of adjacent properties and ground and roof mounted equipment than would have been required without the adjustment.

The existing site features a detention pond along the north and east edges where this development is proposed. The existing detention pond does not allow for any substantial landscaping along those two site edges. In order to accommodate the proposed development, an underground stormwater detention vault has been proposed which will allow for enhanced landscaping in the areas noted. Because the drive-thru lane is routed along the eastern edge and exits along the norther edge, enhanced landscape screening and buffering has been designed throughout these sides of the site thus resulting in better screening and buffering than would have occurred without the adjustment.