



**Applegreen / Project Bronco / E-470
Aurora NB – Toll Plaza B - Redevelopment
Detailed Letter of Introduction**

APPLICANT INFO: Developer: Applegreen, PLC
Contact: Corey McGarry

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 2 trailer parking spaces. The E-470 visitor will have a range of food and beverage offerings and products including phone and car accessories, 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, landscaping and any required dry/wet utility connections or relocations. Primary vehicular access is from north bound E-470. There will be one public vehicular entry access point and one public vehicular exit point with an emergency access-only road with appropriate gates with a Knox box. 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 two distinct zone districts: Airport District (AD) and Accident Prone Zone (APZ). 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 mid 2023, with an estimated mid to late 2024 completion date.

3.0 Requested Variances/Adjustment:

Landscape Buffer along E-470 (Titled "Landscape Buffer Adjustment" on the Covesheet)

The applicant respectfully requests an adjustment to vacate the requirement for the landscape buffer along E-470 due to site conditions that would have a negative financial impact on the developer and operator, Applegreen, by requiring the landscape buffer directly along E-470. Visibility is a key economic generator for the proposed use. E-470 has voiced support for this adjustment request. An adjustment to section 146.4.7.5.D Street Frontage Landscape Buffers of the zoning code, reduction in width from 25 feet to 8 feet is requested. As a mitigating measure, 15 shrubs will be provided per 40 linear feet in lieu of the required 10 shrubs per linear foot.



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Shrubs adjacent to parking lot will be placed in a triangular spacing and will not obstruct sight triangle requirements.

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", written over a light blue horizontal line.

Mark Delgado

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