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**Applegreen / Project Bronco / E-470
Commerce City NB – Toll Plaza D - Redevelopment
Project Narrative**

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

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

LOCATION: 9000 E-470, Commerce City, CO 80022

ZONE: Current: AG (Agricultural)
 Proposed: C-3 (Regional Commercial)

PROPOSED USE: Convenience food and gasoline travel plaza center

PROJECT NAME: Applegreen – Project Bronco @ Commerce City 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 4.40 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; and EV vehicle charging availability. There will be parking accommodation for 69 standard vehicles with 4 accessible spaces, 8 EV charging spaces and 4 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 the existing E-470 maintenance building, to the west is the existing E-470 toll booth plaza and E-470 Toll Road, to the south is the E-470 ROW and to the east are vacant fields. The site sits at the same level as the tollway and is currently screened from the east by a higher grade of approximately 15' and an existing coniferous tree line along an embankment within the site.

2.3 Schedule Overview:

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

We thank you for your time and look forward to maintaining a strong working relationship with the City of Commerce City as we progress through the entitlement process.

Don't hesitate to contact us with any questions.

Sincerely,



Mark Delgado

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