



August 8, 2024

Erik Gates
Planning & Development Services
City of Aurora
15151 E Alameda Pkwy #2300
Aurora, CO 80012

Letter of Introduction

Dear Erik,

This project is planned to have a 7 Brew Coffee on it and will be used for commercial use. The location of the site is along East Quincy Avenue to the east of South Picadilly Road. The site is located on block 1, lot 1 of the East Quincy Highlands Subdivision Filing No. 11, and has a provided address of 21905 E Quincy Avenue, Aurora, Colorado 80018. The parcel that the project will be located on is 47,949 Sq Ft or 1.101 Acres. The project will be commercial in nature and have 775 Sq Ft for all buildings including the main coffee shop and a secondary storage/cooler building as shown on the accompanying site plan package. Any deviations from the City of Aurora design standards have been discussed with Erik Gates and were advised that an official waiver was not required.

The engineer for this project is Nathaniel Burnett with REGA Engineering Group Inc. 601 Old Cheney Road, Suite 'A', Lincoln, Nebraska 68512 and he can be reached at 402-488-7342. The Architect on this project is Addison Bliss with Veritas Architecture+Design. 240 South Main Street, Bentonville, Arkansas 72712 and he can be reached at 479-358-1310. The Landscape Architect on this project is Corey Haselhorst with REGA Engineering Group Inc. 601 Old Cheney Road, Suite 'A', Lincoln, Nebraska 68512 and he can be reached at 402-484-7342. The owners of this project are Brian and Bill Pyle with ERC Hospitality. 9150 Commerce Center Circle, Suite 135, Highlands Ranch, CO 80129. Brian Pyle can be reached at 303-720-9591 and Bill Pyle at 316-650-2286.

We have designed this site with requirements for the conditional approval we are asking for in mind. We feel that the application applies to the applicable city and zoning regulations. This proposed site aligns with the comprehensive plan and does not require a rezoning of the site. We also feel that this site follows the character of the surrounding area without negatively affecting that character. Through our site development, we have ensured that the site will work cohesively with the area to accent the local streets, trails, and sidewalk systems. It has also been ensured that our site will not cause dislocations of tenants or have any negative impacts on the sites surrounding the area.

We are requesting two landscape adjustments. The first is from Section 146-4.7.5.D, Street Frontage Landscape Buffer. The buffer depth along the private drive to the north is not being met due to the site requirements to locate the building adjacent to the street and parking to the rear with an employee break area. We are requesting this adjustment because the buffer requirement is not being met (buffer depth) due to the layout of the site plan features. The site plan has been designed per 7 Brew corporate standards to maximize vehicle stacking in the drive-thru and providing parking for employees. We propose (and are currently showing on the landscape plan) to mitigate the deficiencies (15.6' depth) to the employee break area. The second adjustment is from Section 146-4.7.5.C, Curbside Landscaping. The current utilities and utility easements along E Quincy Avenue conflict with our ability to provide the required street trees. We propose and are showing 1 additional tree and 7 additional shrubs within the E. Quincy Avenue Street Frontage area and one tree in the employee break area. After calculating a cumulation of all landscape requirements to the quantities provided, we are showing an excess of 4 trees and 23 shrubs.



We are writing to strongly advocate for the approval of the proposed 7-Brew Coffee Shop. This project represents a collaborative effort that has involved extensive coordination with various departments responsible for landscaping, utilities, and other essential elements. The careful planning and cooperation among these departments have ensured that the project aligns seamlessly with the city's vision for responsible development. Below, we have outlined the key reasons why this proposal merits approval and how this collaborative effort has enhanced its overall benefits for the community:

1. Economic Boost:

- The establishment of a Drive-Thru 7 Brew Coffee Shop will create employment opportunities for residents, contributing to economic growth in Aurora.
- With a focus on quick and efficient service, patrons can swiftly obtain their coffee orders, catering to the fast-paced lifestyles of modern consumers and potentially increasing customer turnover and revenue for the business.
- The presence of a popular coffee franchise like 7-Brew will attract traffic to the area, benefiting surrounding businesses and stimulating commercial activity.

2. Environmental Responsibility:

- The inclusion of landscaping around the coffee shop not only adds aesthetic appeal but also promotes environmental sustainability by reducing heat island effects, improving air quality, and supporting local biodiversity.
- Low-impact design swales integrated into the landscape are meant to conserve water usage for irrigation, minimizing the coffee shop's environmental footprint and contributing to water conservation efforts in the community.
- The coffee shop's efficient drive-thru service model minimizes energy consumption and waste generation, setting a positive example for other businesses in the community.

3. Direct Community Benefits:

- The Drive-Thru 7 Brew Coffee Shop will serve as a convenient gathering spot for residents in the immediate vicinity, providing a place for neighbors to meet, socialize, and connect.
- The presence of the coffee shop can enhance the overall attractiveness of the neighborhood, potentially increasing property values and improving the quality of life for residents.
- By providing a valuable service to the community, the coffee shop fosters a sense of pride and ownership among residents, strengthening community bonds and promoting civic engagement.

4. Traffic Management and Accessibility:

- The strategic location near the intersection of East Quincy Avenue and South Piccadilly Road ensures convenient access for both residents and commuters, minimizing travel time for patrons.
- Thoughtful site design, including well-planned traffic flow patterns and designated drive-thru lanes, facilitates smooth operations and ensures safe access to the coffee shop.
- The efficient drive-thru service model allows patrons to quickly get their coffee orders without leaving their vehicles, reducing congestion, and minimizing the impact on surrounding traffic patterns.

5. Employee Enrichment:

- The Drive-Thru 7 Brew Coffee Shop provides a positive work environment and opportunities for growth and development for its employees, fostering a sense of fulfillment and camaraderie among staff members.



- Employee training programs and initiatives aimed at promoting skills development and job satisfaction further enhance the workplace environment and contribute to employee well-being.

In conclusion, the proposed Drive-Thru 7 Brew Coffee Shop offers numerous benefits for Aurora residents and aligns with the city's vision for vibrant and sustainable development. We urge the Planning Commission to approve this proposal, recognizing its potential to enhance the economic, environmental, and social well-being of our community, including the direct benefits it offers to the local community near the location.

Sincerely,

A handwritten signature in black ink that reads 'Nathaniel P. Burnett'.

8-8-2024

Nathaniel Burnett, P.E.
REGA Engineering Group, Inc

Date