



Sterling Design Associates, llc

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

## Operations Plan

Date: 09.08.17

To: Sara Ulman – City of Aurora

From: Jon Spencer

RE: Operations Plan – Proposed Starbucks  
NEC of Gartrell & Dry Creek, Aurora, CO

The proposed Starbucks will be a 2,500 square foot café with indoor and outdoor seating and drive through service. As mentioned in previous discussions, the goal of this store is to replace the existing location just south of the shopping center entry in order to provide a greater level of service to both drive through and walk in customers. 65% of customers are served through the drive through and 35% served in the café.

It is anticipated it will have similar operating hours to the existing store it is replacing, 4:30am-9:30pm Monday through Friday and 5am-9:30pm Saturday and Sunday. Two shifts of roughly 9 employees max are anticipated serving roughly 1,100 customers per day.

Deliveries are typically provided by a single axle delivery truck. Delivery and trash collection times are scheduled to occur off peak hours to minimize any conflicts with customer service.

In order to mitigate any adverse effects to the surrounding neighborhoods for the early morning hours, the parking lot lighting will remain at the lower 25% reduction levels as required per the Saddle Rock East PDP until 6:00 am. Delivery and trash collection will be coordinated to occur after the morning peak hour and prior to closing.

We look forward to your feedback and working with you to develop an exceptional project for Starbucks and the City of Aurora.

Sincerely,

Jonathan Spencer, PLA  
On Behalf of Sterling Design Associates, LLC

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Wayne T. Sterling, RLA, LEED AP

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