



December 22, 2023

Stephen Gubrud
City of Aurora, Planning and Development
15151 E. Alameda Parkway
Aurora, CO 80011

Re: Station 60 | ISP Minor Amendment - Submittal 2 (Application Number: DA-2274-01 / Case Number: 2021-6057-00; 2021-3070-00)

Dear Mr. Gubrud

On behalf of QuikTrip and Kentro, we appreciate the comments for the first submittal of the Infrastructure Site Plan (ISP) Minor Amendment for Station 60. We have addressed the comments in the resubmittal package for the Minor Amendment. The Minor Amendment documents the master sign package (sign types and locations) for the Station 60 master plan. In addition, the Minor Amendment includes the owners preferred site furnishings to align with the site furnishings on the active QuikTrip Site Plan submittal. These amendments to the ISP are identified by the Delta 1 and clouded for your review. Please contact me with any questions or if you need any additional information. Thanks in advance for reviewing the ISP Minor Amendment.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read 'Stacey Weaks', enclosed within a circular stamp.

Stacey Weaks
Principal



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Sheet 1

- 1A. Show the location of the proposed signage on all sheets. The remainder of the original site plan sheets have been added to the set for your reference.

Response: Signage on all amended sheets. Previous follow up with Dan to review comments indicated this approach was acceptable, Thanks

2. Signage & Lighting Comments

Sheet 12

- 2A. Update the photometrics plan as necessary for all illuminated signage.

Response: Signage shown on the photometric sheets.

Sheet 20

- 2B. Provide a label for this sign.

Response: Label added, see plan.

- 2C. Call out the item on the redlines as a bench.

Response: Bench label added, see plan.

Sheet 23

- 2D. This location should be coordinated with the effort to realign Norfolk Street so that these amendments can be processed concurrently. If the Norfolk Street realignment is approved, an additional amendment will have to be done to relocate signage impacted by the realignment.

Response: Sign located updated to prevent future conflict with the Norfolk Street realignment and future SVT.

Sheet 24

- 2E. For all QuikTrip signs: indicate that these are not a part of this Site Plan Amendment and reference the QuikTrip Site Plan (Case Number: 2023-6012-00). These signs should still be shown as reference on this amendment, but should not be clouded as a part of this amendment.

Response: Callout updated to refer to QuikTrip site plan. Case number included in callout.

Sheet 27

- 2F. Typical for all signage: construction material, color and illumination call outs will be required. Please identify how the signs will be illuminated and add a note if the signs are to be double-sided or not. Sign square footage calculations for each sign type are required. The maximum sign area for this sign plan shall not exceed 800 s.f.

Response: Table added to include maximum sign area for each sign type, and the total area covered.

Additional information has been included to note the materials, illumination, and sidedness.

- 2G. All monument signage must have a base that is as wide or wider than the sign. These monument signs do not comply with this requirement as proposed.

Response: All signs updated so the base matches the width of the monument.

- 2H. Remove this QT sign as it is already shown on the QT site plan.

Response: QT sign removed from plan.

- 2I. Consider using a consistent or compatible color for tenant panels and wayfinding.

Response: The proposed signs are designed to align with the approved branding package. The wayfinding panels match the intent of the overall approved brand.

- 2J. Monument signs should utilize masonry per the master plan design examples. The sign doesn't need to match, but it needs to be consistent with the intent of the master plan, typical for all monument signage.

Response: The proposed signs are designed to align with the approved branding package and remain

consistent with the intent of the master plan. As such, masonry is not intended to be utilized.

- 2K. For tenant monument signs: please identify is branding will be permitted on these tenant panels.

Response: Note added stating "Monochromatic branding is permitted."

- 2L. Add a note for wayfinding signs that branding is not permitted on the directional panels.

Response: Note added, thank you.

- 2M. Typical for all illumination: signs that include illumination shall be designed to reduce glare onto adjacent properties and rights-of-way.

Response: Note added where applicable. The vehicular wayfinding sign shall include reflective paneling and will not require illumination.

3. Landscaping Issues (Ariana Muca / 303-739-7259 / amuca@auroragov.org / Comments in bright teal)

Sheet 15

- 3A. The highlighted sheets on this sheet index are the ones being amended. Please also show clouded redlines around these sheets.

Response: Clouded redlines added to additional sheet numbers.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Traffic Engineering (Jason Igo / 303-739-7336 / jigo@auroragov.org / Comments in amber)

Sheet 22

- 4A. Verify that the sign is not in the sight triangle. See the redlines for details.

Response: Sign falls outside of the sight triangle.