



July 11, 2024

City of Aurora
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: ***QuikTrip 4283 – Lot 1, Block 7, High Point East Filing No. 7
Site Plan Submittal***

To Whom It May Concern,

Kimley-Horn and Associates, Inc. is pleased to be submitting the QuikTrip Site Plan Package for the above-referenced project on behalf of QuikTrip Corporation (the "Site Developer"). General project information and anticipated scope of work related to the site improvements is further summarized below.

GENERAL PROJECT INFORMATION

The current site is made up of 11.44 acres and is currently a vacant lot with grass and minor vegetation. The proposed building will be located on the southeast corner of the intersection of East 64th and Gunn Club Road. The building will be oriented facing south on the north side of the site. The QuikTrip Development is anticipated to consist of a new single-store Convenience Store, detached diesel pumps and canopy (4 islands – 5 fueling positions) to the southwest of the store, detached gasoline pumps and canopy (8 islands – 16 pumps) to the southeast of the store. There are two proposed canopies to keep the proposed passenger car and truck traffic covered and separate. Parking and drive aisles are proposed to loop around the canopy and provide internal traffic circulation as well as emergency access throughout the Project. This project is a part of the Highpoint Master Plan.

Utility infrastructure currently exists within the ROW adjacent to the Project and is being extended into the East 63rd alignment as a part of the proposed Highpoint Master Plan. Water and sanitary stubs to the property will be provided by the master developer to the north south road connecting this property to East 63rd.

Electric, cable, and telephone services are anticipated to be included as part of this Project and will meet service load requirements of the Project. The appropriate utility service providers will be contacted for design and necessary service extensions, facilities, and easements for the new buildings. Coordination with Xcel regarding the demolition and connection to the existing power is ongoing. No new gas lines are proposed with the project.

Landscaping and irrigation will be proposed along the property boundary and throughout the Project meeting the City of Aurora requirements.

Signage for the Project will be provided per the City Code. Allowable signage for the Site will be coordinated with the City of Aurora.

QUIKTRIP OPERATIONS PLAN

The convenience store with fuel sales will be open 24hrs per day. Each location employs an average of 22 people, 4 employees per shift, 3 shifts per day. The peak visitation to the site correlates with normal business travel hours. In the morning from 6am-9am as people are heading to work, from 11am to 1pm as people are searching out lunch options, then from 4pm to 6pm when people are on their way home from work. The number of customers during these peak hours is directly dependent on the number of residents within the immediate area and traffic that currently uses the adjacent roadway system. Trucks from the neighboring industrial facilities will be utilizing the facilities during normal work hours. There is no long-term parking provided for trucks on site overnight parking will not be available to truckers.

All deliveries will be scheduled during daytime hours to not have an adverse effect on the neighboring properties, there will not be any outdoor storage of materials, and there are no hazardous materials stored on site.

CONCLUSION

We hope this Letter of Intent assists in your review of the QuikTrip Site Plan with Conditional Use submittal. If you have any questions or comments during your review, please do not hesitate to contact me at 720-897-6312 or danielle.prescott@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Danielle Prescott, PE
6200 S Syracuse Way
Greenwood Village CO 80237