



QuikTrip Corporation

DENVER DIVISION
12000 Washington St, Suite 175
Thornton, CO 80241

July 19, 2023

Attn:
Austin Cooper
30 S Nevada Ave, suite 705
Colorado Springs, CO 80903

RE: 4296 Public Comments

Dear: Mr. Cooper

Thank you for forwarding the public comments received concerning our proposed site. We have considered these comments and would like to supply more details to address some of the concerns and misconceptions about the proposed project. We would be grateful if you could send this letter to the individuals who commented on the application.

Most comments have the same concerns with Traffic on Flintridge and Academy, Crime, Homelessness, Noise, Environmental issues, and the amount of gas stations in the area.

Traffic

The site is in a growing mixed-use area where we think we could capture the existing traffic in these intersections, our sites are designed to capture our customers on their way to and from their destination. The city did not require a traffic study for this site as our use will not create more traffic.

Homelessness and crime

We work closely with the local police department to assist our community with crime and homeless. Our staff is trained to identify potential crime on our sites by checking our parking lot every thirty minutes, if noticed we will get our security desk involved who will watch closely until authorities arrive. Having our site here staffed and monitored at all times, will inherently make the neighborhood safer as opposed to the unmonitored office building. Our sites are well lit and are monitored by our security team 24/7.

Noise and Hours of Operation.

Our site is situated farthest from the neighborhood pushed against Academy Blvd; we have the bank between us creating a buffer as well as additional landscaping we will install. Our site from 10:00pm-

5:00am is the slowest hours of our day, we spend these hours cleaning and stocking our stores. During these hours we see a lot of first responders, officers routinely park and will do paperwork because we are a well-lit safe place with clean restrooms. Our staff is highly trained to prioritize safety by keeping minimal cash in the registers to prevent any criminal activity. Our store team members also wear an alarm so if they ever feel unsafe, they push the alarm, and our 24/7 security department will begin monitoring and get the police involved immediately. We will also not have EV chargers at this site, which deter people from sitting on our lots for an extended period. We would love to be good neighbors so if you ever hear noise from our site, you can call the store and we will address it immediately.

Environmental Concerns

We complete full Geotech reports and environmental studies per state and federal regulations to ensure our site and our surroundings are stable. We have double layered fiberglass tanks that get checked quarterly by our onsite technicians, and yearly by the state to ensure we do not have any leaks. We also comply with all city, state, and federal regulations for Air Quality as well.

Amount Of Fuel Stations

We spend a lot of time completing extensive traffic studies, demographic and number of households when selecting sites, and this is a site we know we can be successful in.

We look forward to working together with you on this project.

Best,

Brittany Sikorski
Real Estate Project Manager
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cc: