

## Malpica, Johnny P

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**From:** JODELL FREKING <freking@msn.com>  
**Sent:** Tuesday, August 22, 2023 3:37 PM  
**To:** Malpica, Johnny P  
**Subject:** Quik Quack Carwash  
**Attachments:** ltr to Johnny Malpica NO to car wash.pdf

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

NO, NO, NO we do not need a carwash at this location. It is not needed, I have listed only some of the large carwashes within minutes of Airport and Circle.

Stop the speeders on Circle, stop the accidents, this is needed more than a carwash.

See attached hand written letter.

Sincerely,

Jodell Freking

719-492-6790

229 Bassett Dr.

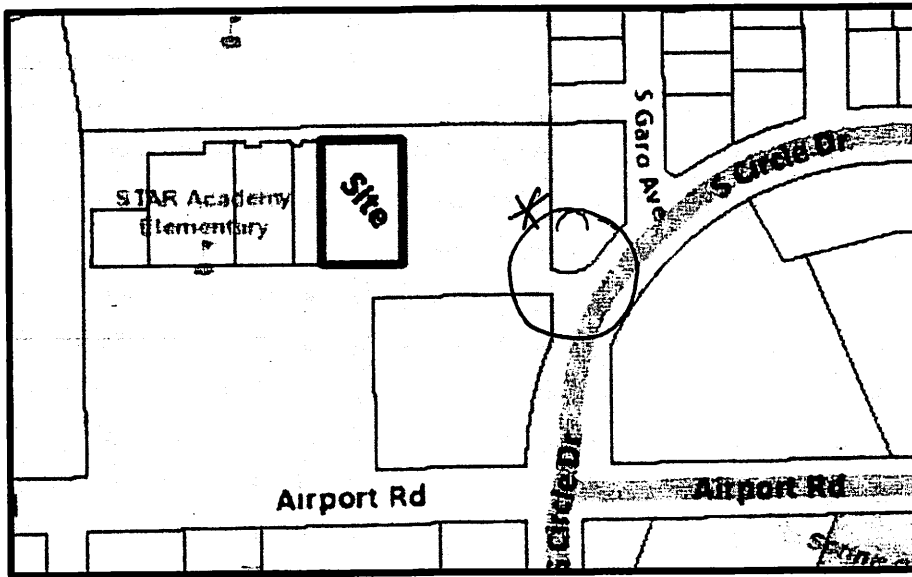
Colorado Springs, CO 80910

Sent from [Mail](#) for Windows

# PROJECT MAP FOR: Quik Quack Carwash at Airport & Circle

CITY PLANNER: Johnny Malpica

Record number  
CUDP-23-0018



Mr Malpica,

August 22, 2023

NO, NO, NO to this Quik Quack carwash

There is already a Quik Quack on 1602 S. Academy - 7 min away  
Carlo Car Wash - 6 min away, Take 5 Car Wash - 5 min away  
Pit Stop Care Wash - 5 min away, Water Works - 7 min away  
from this location. It is NOT needed.

This Quik Quack will only make the traffic congestion  
at the intersection of Airport and Circle worse than it already  
is.

\* On the site map I have circled an entrance into this site.  
that has no turn lanes in or out. Traffic already exits  
here to avoid the Airport and Circle lights and turns North  
into oncoming traffic from the north.

There have been numerous accidents north of this  
intersection. If you want to truly help this neighborhood  
stop the speeders on Circle. This would also make  
it safer for Will Rodgers Elementary school.

NO, NO, NO, again I say NO to this car wash.

Sincerely,

Jodee Frekin

719.492.6790

229 Bassett Dr.  
CS CO 80910

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Jodell Freking

719-492-6790

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Colorado Springs, CO 80910

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## Malpica, Johnny P

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**From:** Malpica, Johnny P  
**Sent:** Wednesday, September 20, 2023 7:46 AM  
**To:** JODELL FREKING  
**Subject:** RE: Quik Quack Carwash  
**Attachments:** CUDP-23-0018 - Opposition Response.pdf

Good morning, Jodell,

I hope this email finds you well.

Please find the attached letter from the applicant in response to your letter of opposition. If you have any questions for me, please feel free to reach out to me either by email or phone.

Respectfully,



JOHNNY MALPICA, AICP  
Planner II - South Planning Area  
Land Use Review | Development Review Enterprise  
City of Colorado Springs  
Office: (719) 385-5369  
Email: [johnny.malpica@coloradosprings.gov](mailto:johnny.malpica@coloradosprings.gov)

Links:

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

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Sincerely,

Jodell Freking

719-492-6790

229 Bassett Dr.

Colorado Springs, CO 80910

Sent from [Mail](#) for Windows





September 19, 2023

From: Hailey Peterson  
Lone Star Builders 2208  
W 700 S  
Springville, UT 84663

To Jodell Freking:

Thank you for speaking up regarding your interest in our proposed development at approximately 2520 Airport Road in Colorado Springs. We'd like to address some of the concerns brought up in your letter of opposition sent to the city.

1. **Competition:** We have a market research team that does extensive research in determining the locations we identify for development. Their research has determined the necessary indicators are in-line with what we hope will make a successful site, including surrounding competition.
2. **Traffic Intensity:** Quick Quack is not a destination location, which means we rely heavily on existing traffic passing by for our business to succeed. For this reason, and because of our ability to maintain customer traffic within our own site, we believe that our proposed development will not be an increase of traffic intensity to the surrounding area. The city will review this in depth with licensed engineers as part of the development review process.
3. **Marked intersection:** We have multiple access points to our site so that the primary ingress and egress is not the intersection you marked coming off of Circle Drive. We are certain that the city takes citizen feedback into great consideration and will work to increase safety points as they deem appropriate.

In addition to those responses, we thought it would be helpful for you to know that our proposed development is compatible with surrounding sites in use and size.

- **Use:** There are multiple auto-use businesses in the surrounding area including, but not limited to, the following:
  - o Kum & Go Gas Station: 2588 Airport Rd, Colorado Springs, CO 80910.
  - o South Circle Gas Station: 401 S Circle Dr, Colorado Springs, CO 80910
- **Size:** Our building is a single story with a height of 29 feet at the tallest point. This size is comparable or less than the size of surrounding buildings.

We respect your opinion and hope that telling you more about our proposed development and the Quick Quack business model will help alleviate some of your concerns. We feel this business will be a great addition to the surrounding community.

What sets Quick Quack apart from the rest? Included below is information regarding the management, operations, and culture of Quick Quack to, hopefully, articulate the ways we are very different from what people typically think about when they think of a car wash:

1. **Hours of operation:**
  - 7am - 7pm during winter months
  - 7am - 9pm during summer months

2. **Water Usage:** Through our advanced water reclamation and recycling process we only use on average 26 gallons of water per vehicle washed. This is significant because a person washing their car in their driveway will use between 110 and 170 gallons of water. It may be counter-intuitive, but Quick Quack Car Wash will absolutely save the City a significant amount of water as residents change their habits from self-performed in-driveway car washes to offering their patronage to Quick Quack.

3. **Lighting:** All site lighting automatically shuts off at 10 pm every day. The only lights left on are the building lights and the monument sign light, the building lights provide a deterrent effect for security benefits. Further, our lights are designed to point down, light will not escape onto neighboring properties.

4. **Sound Mitigation:** Our dryer blowers and vacuums are designed to ensure that at the property line, the sound will not exceed that of the traffic of the nearby road. Also, unlike most of our competitors, our self-serve vacuums are housed in enclosures that mitigate their sound. While our sites typically abut cities major traffic arteries, the sound emanating from the car wash will be far less noisy than the traffic. In fact, our sites are designed to be able to abut residential zones without negatively affecting the neighbors.

5. **Traffic and Parking:** At any given time, there are two or three employees on site; they have their own parking stalls, including one accessible stall apart from the customer vacuum stalls. We are an express wash and our desired site size for each location is +/- 1 acre. We are really a convenience stop for most of our customers; they are expecting to be in and out quickly. Our site plan is designed to support and self-sustain all customer traffic flow. This is possible due to the short length of time our customers stay on site. Quick Quack Car Wash uses a conveyor that keeps cars moving even if there are many cars in line. The entire wash cycle lasts no longer than THREE MINUTES and since there is no waiting for the car in front of you to finish, you will rarely spend more than five minutes from the time you pull in to when you are back on your way. By design, our typical site can handle much more vehicle volume than we experience. Even at peak car wash hours, our lines need to be short enough to not deter potential customers.

6. **Company Values:** Why do Quick Quack team members wear ties? Cleanliness is one of our company values and we believe that this extends beyond just a clean car. We feel that our facilities and team members should also represent the highest standards of appearance. Unlike full-service car washes or other automotive service centers where employees might be more hands-on, our team members are primarily cashiers and customer service professionals who greet customers with a friendly smile and clean appearance. Quick Quack Car Wash's state-of-the-art car wash equipment does the heavy lifting and the "dirty work." Our signature duck ties have become an important part of our brand image that the majority of our customers appreciate and have come to expect and love. Our company slogan: Be FAST, Be CLEAN, Be HONEST, Be CONSISTENT, Be ACCOUNTABLE, Be a LEADER, Work as a TEAM, Show RESPECT, WORK hard, Have FUN!

7. **Community Involvement:** Quick Quack strives to get involved in the community. In fact, prior to each car wash opening we select a person or family in need in the city we are opening the wash in and provide free washes to the community and ask that the community donate to the in-need person. Quick Quack then matches the donations. This has been wildly successful in the past with donations ranging from \$5,000 to over \$10,000 to community members in need. Further, after our grand opening, we provide 10 days of free premium car washes at the site. It is a fun time for all.

In conclusion, between Quick Quack's cutting edge water conservation technology, aesthetically pleasing finished car wash building and site layout with beautiful landscaping, non-offensive operating hours, light disturbance mitigation, sound abatement technology, completely self-contained vehicular traffic, company values, impressive and ongoing community involvement, overall high property tax assessment, and the wonderful community service Quick Quack provides of an absolutely immaculate clean vehicle inside and out; Quick Quack is humbly confident that a business such as this will be a valuable addition to any city.

Warm regards,  
Hailey Peterson  
Lone Star Builders, LLC M:  
801.489.6188  
E: [hailey@lonestarbuidersinc.com](mailto:hailey@lonestarbuidersinc.com)