

Alcuran, Matthew

To: Karen Lawson
Subject: RE: Quail Lake Zone Plan

From: Karen Lawson <pklawson@gmail.com>
Sent: Wednesday, January 4, 2023 7:08 PM
To: Alcuran, Matthew <Matthew.Alcuran@coloradosprings.gov>
Subject: Re: Quail Lake Zone Plan

Matthew,

I truly appreciate the updated response. I think all of my concerns were addressed with more respect and detail.

We support the mixed use in our area, and this project's specialty housing will be very interesting.

Many thanks,
Karen

On Wed, Jan 4, 2023 at 4:54 PM Alcuran, Matthew <Matthew.Alcuran@coloradosprings.gov> wrote:

Good afternoon Karen,

Please see the updated public comment response letter from the applicant. Again, the City Planning Department is in support of the project based on the required technical documents reviewed and approved by the City Engineering Department and the Colorado Geological Survey. The City Landscape Architect will require the project to meet all landscape/buffering requirements for this project whether residential or commercial. Furthermore, the City Forestry department has reviewed and accepted the development plan submittal.

Any additional public comments will be forwarded to the City Planning Commission moving forward. The project is scheduled for the January 11, 2023, City Planning Commission meeting.

Best,



Matthew Alcuran

Planner II | South Team

Phone: 719-385-7347

Email: matthew.alcuran@coloradosprings.gov

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From: Karen Lawson <pklawson@gmail.com>
Sent: Thursday, December 29, 2022 12:16 PM
To: Alcuran, Matthew <Matthew.Alcuran@coloradosprings.gov>
Subject: Re: Quail Lake Zone Plan

Hi Matthew,

Thank you for the information.

We don't feel like the applicant's responses addressed our concerns in a meaningful way and the report you sent raised some additional concerns for us.

- What is the deep foundation system for proposed buildings near the slope?
- Concerns from pg. 13 of the Geological Survey - *In these cases, the surface drainage recommendations presented herein (even if properly maintained) may not mitigate all groundwater problems or moisture intrusion into the structure. It is important for the owner of this lot to read and understand this report, as well as the previous report referenced above) carefully to familiarize themselves with the hazards associated with construction in this area.* How will this be addressed?
- Please define Specialty Residential Units.
- I understand the privacy fencing does not go down the slope, but it appears there are either gates or breaks in the fencing where the slope can be accessed and could result in social trailing.
- Concerns remain about keeping the existing trees. We walked the slope from this property line almost to Venetucci and the other developments have successfully kept the trees.

Thanks again for your time.

Karen and Don

On Wed, Dec 28, 2022 at 4:17 PM Alcuran, Matthew <Matthew.Alcuran@coloradosprings.gov> wrote:

Good afternoon,

Thank you for your public comment response. Please see the applicant's public comment response letter for the proposed Quail Lake Loop Condos project. In addition, the City Engineering Department and the Colorado Geological Survey has accepted and approved the required Geologic Hazard Study (see attached copy). Furthermore, the City Landscape Architect will require the project to meet all landscape/buffering requirements for this project whether residential or commercial. Please email with any further questions.

Best,



Matthew Alcuran

Planner II | South Team

Phone: 719-385-7347

Email: matthew.alcuran@coloradosprings.gov



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From: Karen Lawson <pklawson@gmail.com>
Sent: Tuesday, December 27, 2022 11:24 AM
To: Alcuran, Matthew <Matthew.Alcuran@coloradosprings.gov>
Subject: Re: Quail Lake Zone Plan

Thank you for the update!

On Tue, Dec 27, 2022 at 9:12 AM Alcuran, Matthew <Matthew.Alcuran@coloradosprings.gov> wrote:

Good morning Karen and Don Lawson,

The City Planning staff has received your public comment regarding the Quail Lake Loop project. I have requested a public comment response from the applicant and will forward when received. Please email with any additional questions.

Best,



Matthew Alcuran

Planner II | South Team

Phone: 719-385-7347

Email: matthew.alcuran@coloradosprings.gov



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From: Karen Lawson <pklawson@gmail.com>
Sent: Monday, December 26, 2022 1:51 PM

To: Alcuran, Matthew <Matthew.Alcuran@coloradosprings.gov>

Subject: Quail Lake Zone Plan

Hi Matthew,

We received further information on the Quail Lake Loop zone change and development plan. During the first review, we had concerns and questions which we shared with Tasha Brackin. I understand those concerns are still part of the development process, but I will share them with you as well as new concerns regarding the new proposal. Our son, who is a facilities manager and landscape architect at Rocky Mountain National Park, reviewed the information with us as he did with the first presentation.

Unfortunately, we cannot support this development or the change in zoning for the project for the following reasons:

- Concerns about the extent of grading on the southern slope at 3:1 which makes it impossible to save the current trees that are shown as being saved in the landscape plan.

- This slope at 3:1 is too steep for stability for vegetation to be successful long term.
- Preferred is to limit grading so the trees can be preserved and to protect habitat.
- The trees also provide a view buffer from the development.
- Preferred is to see more native species planted than the current landscape plan describes.
- The retaining wall detail is not legible on the plan. It appears to be massive concrete blocks, if this is correct it will deter from the natural beauty of the area.
- Change in zoning to allow more units than is currently allowed is not supported.
- Eliminate the gates along the privacy fence on the south side to prevent social trailing down the steep slope along with erosion.
- Please reconsider the mix of 1 and 2 bedroom units. Having so many 1 bedroom units limits opportunities for families, variety of residents, and for diversity.
- Has there been a study on the migration route for wildlife? We have wildlife diversity from snapping turtles to turkeys to deer to bears and more in the area.

As we shared previously with Tasha, we have lived on Paddleboat Court for 22 years, and we have supported the variety of mixed use in our neighborhood. We hope the Quail Lake Park Open Space can be preserved as the pocket oasis that it is for so many, including any new residents to come.

We hope our concerns are sincerely considered. We look forward to the progression of this project, and we also hope it can be modified to be a better fit for our community.

Thank you so much for your time and work on this.

All our best,

