



3650 Wadsworth Boulevard
Wheat Ridge, Colorado 80033
Phone: 303-428-4895
Fax: 303-428-5472
Email: info@battistadesign.net
www.battistadesign.net

BATTISTA
DESIGN GROUP

September 7, 2023

To: City of Colorado Springs Planning and Development
30 S. Nevada Ave, Suite 701
Colorado Springs, CO 80903

Re: Proposal for Car Wash Facility, Response to Neighbor Objection Letters
6783 North Carefree Circle
CUDP-23-0014

To whom it may concern,

The facility will be cashless/coinless. All equipment is operated by card readers and because of this new equipment, the temptation and opportunity for theft will be minimized. The automatic bays are enclosed with overhead doors, and the air dryers are contained within the wash bays, minimizing the noise impact.

The car wash building, and site will be oriented so that the stacking is directed away from the houses to the south, no headlights will be shining towards the houses. The wash bays will exit to the north away from the houses. The parking and vacuum islands will be on the north side of the building away from the houses. The dog wash rooms are enclosed and will be located at the far north-east end of the wash building. It is understood that a full review will take place during the DP submittal process should the conditional use be granted by planning commission.

Specifics of this site:

Access to this lot will be from an existing internal access drive south of the Kum & Go. This access drive already connects to Pony Tracks Drive and to Peterson Road. No new access points are proposed.

This wash will provide this service near to where people live and work or while engaging in other daily activities while they are already out and about in the area buying gas, convenience store items, coffee and snacks from the proposed Starbucks, and engaging in regular everyday activities and visiting establishments already in the neighborhood.

Adjacent developments in the vicinity include a convenience store/gas station, a proposed Starbucks, schools and residential, single family and some multi-family. Autowash has taken this into account during the planning and site selection process, mindful that the car wash operations do not impose a significant burden on traffic patterns. The car wash's traffic impact is in line with nearby businesses and is commonly found in close proximity to coffee shops and other Fast Food and Quick-Service Restaurants, convenience stores and gas stations. This arrangement creates synergistic opportunities for residents to utilize both the car wash and nearby establishments, enhancing the overall usefulness of the development. Many of the wash users will already be in this area/development conducting other business and activities.

Impact to Adjacent Developments including Light, Noise, and Traffic:

To minimize potential disruptions to adjacent developments, Autowash has implemented various measures to address concerns regarding light, noise, and traffic impact. The car wash facility is designed with downcast lighting, ensuring that light pollution is prevented and minimized. Additionally, our equipment and operational practices comply with the guidelines set by the Colorado Department of Health, ensuring that noise levels remain within acceptable limits. We have successfully operated multiple car wash locations in residential areas without noise issues, and they are often perceived as desirable neighborhood amenities. Regarding traffic, the car wash's anticipated volume is well-managed and consistent with the surrounding businesses' operations.

Specific Responses:

6712 McEwan St

Autowash is a neighborhood car wash and dog wash. We are light on volume and high on customer service, cleanliness and neighborhood responsibility. 4 of the 5 washes mentioned are high volume express car washes, Autowash provides an alternative for people who love their car and want to protect their vehicle.

Autowash car washes in Denver are primarily located in neighborhood lots just like Carefree where Autowash has become a staple of the communities where we operate. We are a Colorado company, local and family owned and operated, with daily cleaning and maintenance requirements.

David Duke

As a self serve car wash, Autowash is a neighborhood service, not a high volume retail service. We agree that Express car washes with their high volumes of 100+ cars per hour, belong in commercial areas. Autowash has a max capacity of 30 vehicles per hour.

Most of Autowash's car wash locations are in neighborhood parcels similar to Carefree Circle. Autowash is not a traditional car wash that is riddled with trash. Our aim is to

replace the stigma of the old fashioned broken down self serve car wash with our new, modern, state of the art, cashless car wash facility.

450 vehicles is the max capacity if the wash was running nonstop for 15 hours. Autowash captures traffic that already exists in the area, it doesn't bring more traffic.

Bridgette

As a neighborhood car wash, Autowash is a complimentary service adjacent to a gas station and Starbucks. With specially designed trash collection bins and a cashless experience, and only 30 cars an hour max capacity, we mitigate the concerns of any increase in traffic, noise, litter etc.

Kiki Isham

I think most people have Autowash confused with the express washes that drive high traffic volumes and generally increase the traffic in an area. Our model as self-serve car wash does not create a traffic problem. We are a neighborhood car wash that currently operates in many neighborhoods in Denver with no complaints and 10 years of operating.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Battista', followed by a long horizontal line extending to the right.

Paul Battista

Battista Design Group. P.C. on behalf of Autowash Companies