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**BATTISTA**  
DESIGN GROUP

July 8, 2023

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

Re: Project Statement, Proposal for Car Wash Facility, Conditional Use Without DP  
Space Center Drive, Lot 5 Creekside Plaza

To whom it may concern,

We are writing to present a comprehensive project statement regarding the proposed use of a car wash facility within the community. This endeavor, undertaken by Autowash, aims to provide an essential service to residents and contribute positively to the overall cleanliness and environmental sustainability of the neighborhood.

The proposed car wash facility will consist of three self-serve car wash bays, three in-bay automatic wash bays, and two dedicated dog wash stations. Autowash places great emphasis on utilizing environmentally friendly practices throughout our operations, ensuring that the facility minimizes its impact on the surrounding environment while delivering high-quality services to the community.

Overview of Autowash projects and philosophy:

1. **Environmental Sustainability:** Autowash is committed to responsible water usage and conservation. We employ advanced water reclamation systems, enabling us to recapture and reuse a significant portion of the water consumed during the car wash process. Additionally, any water that cannot be recaptured will undergo appropriate treatment to ensure it meets or exceeds environmental standards before being safely discharged.
2. **Safe and Eco-Friendly Practices:** At Autowash, we prioritize the use of safe soaps and detergents that are free from forever chemicals, ensuring the protection of both human health and the environment. Our commitment to eco-friendly practices extends beyond water usage, ensuring that our operations align with the community's sustainability goals.
3. **Convenience and Accessibility:** The availability of both self-serve and automatic wash bays caters to the diverse needs and preferences of residents. Moreover,

- the inclusion of dog wash stations provides a convenient solution for pet owners, promoting responsible pet care and hygiene.
4. **Job Creation and Economic Boost:** The establishment of the car wash facility will generate job opportunities for local residents, contributing to the economic development of our community. Autowash is dedicated to hiring and training individuals from the local area, thereby fostering community empowerment and growth.
  5. **Collaboration with Local Organizations:** Autowash is eager to collaborate with local community organizations, schools, and other entities to promote environmental awareness, education, and responsible water usage. We aim to organize workshops, seminars, and events that emphasize the importance of sustainability and environmental stewardship.
  6. **Enhanced Neighborhood Aesthetics:** The presence of a conveniently located car wash facility will encourage residents to maintain the cleanliness and appearance of their vehicles regularly. This will positively impact the overall visual appeal of our community, contributing to an enhanced neighborhood environment and providing this service near to where people live and work or while engaging in other daily activities.

Specific questions regarding land use compatibility and impacts:

Proposed Land Uses, Housing Densities, and Development Intensity:

The location of the car wash facility within a retail/commercial block ensures that it is not the only commercial business being proposed, constructed or existing in the development. This approach promotes a balanced mix of retail services that cater to the diverse needs of residents and supports local economic growth. The car wash's development intensity is designed to align with the surrounding retail businesses, maintaining a harmonious and synergistic business environment.

Compatibility with Adjacent Development Patterns:

Adjacent developments in the vicinity include restaurants, convenience stores and other higher traffic establishments. Autowash has taken this into account during the planning process, ensuring that the car wash operations do not impose a significant burden on traffic patterns. With a maximum of approximately 450 vehicle trips per 24 hours, 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. This arrangement creates synergistic opportunities for residents to utilize both the car wash and nearby establishments, enhancing the overall usefulness of the development.

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 of approximately 450 vehicle trips per 24 hours is well-managed and consistent with the surrounding businesses' operations.

Conclusion:

Autowash's proposed car wash facility offers a range of benefits to our community, including enhanced aesthetics, environmental sustainability, safe practices, convenience, job creation, and collaborative partnerships. We are confident that this project aligns with the goals and aspirations of the city, and we believe it will be a valuable addition to the community. We would be grateful for the opportunity to further discuss the project and address any questions or concerns you may have. Autowash is committed to operating in accordance with all relevant regulations and working closely with city officials to ensure the project's successful implementation.

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

Vicinity Map

PROPOSED  
CAR WASH  
LOCATION



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