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BATTISTA
DESIGN GROUP

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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
Development Plan
5975 Tutt Center Point, CUDP-23-0017

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 for a Conditional Use Without Development Plan review before the Planning Commission. 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 enclosed in-bay automatic wash bays, two enclosed dog wash stations, an enclosed equipment room, an enclosed office/vending room, and associated parking spaces and vacuum spaces. 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. The car wash is automated and will be operational 24/7. It is not attended full time. It is attended part time for cleaning, maintenance, upkeep, interfacing with customers, and promotional events.

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 east, no headlights will be shining directly towards the houses. The wash bays will exit to the southwest away from the houses. The parking and vacuum islands will be on the southwest side of the building away from the houses. The

dog wash rooms are enclosed and will be located at the far west end of the wash building away from the houses.

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:

The site is currently vacant land, and is situated in a planned commercial development containing an orthodontics office, a private early learning school and near other newly planned uses such as a coffee shop, a Chinese Restaurant and additional self-storage units.

The parcel is known as Lot 12 Stetson Center Filing No. 1 and is addressed as 5975 Tutt Center Point.

The parcel is zoned MX-M.

There is residential to the east on the other side of Tutt Boulevard which is 4 lanes wide in this area. There are other planned business/commercial lots to the north, west and south of this site.

Utility, drainage and access easements are already in place surrounding this parcel.

Access to this lot will be from an existing internal access drive by the learning center. This access drive already connects to Tutt Center Point, Tutt Center Point connects in two places to Tutt Boulevard. No new access points are proposed. No new public infrastructure is proposed.

We intend compliance with the development standards for building and site design in this district and are not anticipating any variance requests. It is understood that a full review of all specifics and details of the design and engineering will take place during the DP submittal and review process, should the conditional use be granted by planning commission. The DP will still need to be approved. The lighting will be in compliance with adopted standards. There is a significant grade change from this parcel to the residential on the east side of Tutt Blvd.

General 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 complimentary business/services environment.

Compatibility with Adjacent Development Patterns:

Adjacent developments in the vicinity include a private school, medical offices, proposed restaurant, coffee shop, additional self-storage units, 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 based upon actual data from other similar washes owned and operated by Autowash, the car wash's traffic impact is in line with nearby businesses and is commonly found in close proximity

to these other uses. This arrangement creates synergistic opportunities for residents to utilize both the car wash and nearby establishments, enhancing the overall usefulness of the development. Many if not most of the wash users will already be in this area/development conducting other business and activities or live in this vicinity.

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 full cut-off 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 and near 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. This is based upon actual operational data from other similar car washes owned and operated by Autowash.

Conclusion:

We feel that Autowash's proposed car wash facility offers a range of benefits to the community, including enhanced aesthetics, environmental sustainability, safe practices, convenience, job creation, and collaborative partnerships. We are confident that this project will comply with the requirements for site and building design in the MX-M zone district, no variance requests are anticipated and we believe it will be a useful addition to the neighborhood.

We would be grateful for the opportunity to discuss the project further at the Planning Commission 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,



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

Vicinity Map

PROPOSED
CAR WASH
LOCATION

