



October 16, 2023

From: Dallas Hakes  
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To Whom it May Concern:

We are excited at the prospect of bringing another Quick Quack Car Wash to the city of Colorado Springs. As per the unified development code updated June 2023, our use is required to receive a conditional use approval within the Mixed-Use Medium Scale (MX-M) zone. As requested, this is our project and land use statement to accompany our conditional use application. A land use statement has been submitted in lieu of a land use plan (per Section 7.5.514.B.3.a.2 as the site is a part of a previous development plan for commercial use) . A development plan will be submitted to be reviewed administratively following this conditional use application.

Proposed Land Use: Our proposed development is that of new construction of an automatic car wash facility with associated vacuum stalls.

We believe that our proposed development is compatible with surrounding sites in use, size, and intensity.

- Use: There are multiple auto-use businesses in the surrounding area including, but not limited to, the following:
  - King Soopers Fuel Center: 2910 S Academy Blvd, Colorado Springs, CO 80916.
  - Kum & Go: 3025 Hancock Expy, Colorado Springs, CO 80916
  - iHaul iMove Moving Company: 3110 Boychuck Ave #470g, 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.
- Intensity:
  - Traffic: Quick Quack is not a destination location, which means we rely heavily on existing traffic passing by for our business. 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.
  - Lighting: As outlined more in depth in Item 3 below, we have developed a lighting plan that will not escape to neighboring properties.
  - Noise: As outlined more in depth in Item 4 below, sound mitigation is a large priority to Quick Quack and our sites are designed to be far less noisy than surrounding traffic and can even abut residential zones. We also don't have any exterior intercom or sound systems, like some of our competitors, that would add to our base use noise.

As part of the full development plan review, we will work with appropriate city departments to ensure that our development meets all city of Colorado Springs Drainage Criteria Manual water quality and potential green infrastructure requirements as they apply to our site.

Quick Quack currently owns and operates over 200 beautiful automatic express tunnel car wash locations throughout Texas, Utah, Colorado, Arizona, Nevada, and California and is a stable and financially resilient company to anchor and support neighboring businesses.

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,

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