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BATTISTA
DESIGN GROUP

September 27, 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
5975 Tutt Center Point
CUDP-23-0017

To whom it may concern,

-Letter Number One (author not identified)

This is in regards to the development of this car wash "Autowash Tutt" being built on 5975 Tutt Center Pt. COS, CO.

I think adding a 6th Car Wash between/near Barnes Rd. and Dublin Blvd. is not what the community needs.

There needs to be an actual plan because if anyone has ever driven on Tutt Blvd. at that specific location, they would know that a ton of car accidents happen on that street because it bottle necks off just south of Stetson Hills Blvd. It changed from 2 lanes immediately into 1 causing chaos. According to Police Data Colorado Springs, since the beginning of the year there have been 857 car accidents From Powers Blvd to Markscheffle Rd. and Dublin Blvd. to Barnes Rd. More traffic is going to cause alot more problems, plus I think about all the kids I see walking home on Tutt Blvd. from school or going to eat in that shopping center. Now they have to cross an even busier street to get home in our neighborhoods.

I don't think we need more businesses especially ones that bring more traffic to the area that are unnecessary like car washes.

I'm just saying maybe think about a better way to develop that land rather than more storage areas, banks, and car washes.

Thanks for listening.

Response:

Autowash is a neighborhood car wash and dog wash. We are light on volume and high on customer service, cleanliness and neighborhood responsibility. Autowash provides an alternative for people who love their car and want to protect their vehicle investment. Autowash is not a high-volume express tunnel wash.

These lots and this development have already been planned for commercial and business uses.

Autowash' car washes in Denver are primarily located on neighborhood lots just like this location. 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.

Autowash has done their due-diligence and demographic studies and determined that this site will support this car wash model. If that were not the case, then Autowash certainly would not be investing the considerable time, effort and resources necessary in pursuit of this project.

-Letter Number Two (author not identified)

NO CARWASH

the car wash that wants to go in by Young Scholars Academy need to be shut down. my kids go there and I don't want the increase of traffic and noise around the kids!! I'd hate for a kid to be walking with their parents in or out of the school and get hit by a careless driver.

the bend in the road will make things worse with traffic as people always come flying around.

no car wash on tutt and Stetson by YSA!!!!

As a self-serve and mini-automatic 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 heavily 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 this location. 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.

Autowash captures traffic that already exists in the area, it doesn't significantly bring more traffic.

We are a neighborhood car wash that currently operates in many neighborhoods in Denver with no complaints and 10 years of operating history.

Thank you for your time and consideration.

Sincerely,



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