



September 25, 2020

Cornerstone Capital
with and on behalf of FTK Holdings LLC

Re: Revised Letter of Introduction

To Aurora Planning Department:

Please accept this application for an express car wash on the west side of the new Smoky Hill Crossing development (SWC of Gun Club and Smoky Hill). An express tunnel car wash is one where customers will drive their own vehicle into the tunnel and where no employees will physically touch or wash the car. We offer free vacuums for customers to vacuum their own vehicle before/after they wash. We believe this compliments the current (proposed) uses in the surrounding developments, which include two gas stations, a quick lube, and a drive-through QSR restaurant.

When a car enters our site, they will typically proceed directly to the pay stations, where they will proceed to purchase one of our car washes. Members will be recognized automatically using a state-of-the-art license plate recognition system similar to that used by E-470. Then, they will proceed through the tunnel without getting out of their car, and the tunnel will wash and dry their car automatically. After that most customers will leave the site, but some will choose to stop and vacuum their vehicle at the self-serve vacuum stations. They can optionally use our free mat cleaner as well. The customer will then exit the site. Based on our other 6 locations, we believe there will be plenty of vacuums and stacking capacity for the expected volume of this site.

This state-of-the-art car wash building was approved by the Jefferson County Planning department in 2016 for construction off Wadsworth Blvd at Coal Mine Ave, by Aurora in 2018 for construction at 857 S Havana St, in Thornton in 2019 at 725 E 144th Ave, and in 2020 at 130 S Wadsworth Blvd in Lakewood. We have been the developer of record in each case.

The building is a custom-engineered structure featuring steel and glass and is the custom-branded design of Living Water Express Car Wash. In fact, the building has won national attention and was featured for its beautiful design and appealing customer experience. The building has been very well received by the neighbors who appreciated the modern design and high quality of construction.

After consulting with the underlying developer of the property and taking notes on the public feedback already submitted on this property, we connected with the adjacent residential land owner and talked to him about the project. His comment was that we was glad that our use was not 24/7.

We are pleased to offer this concept to the Aurora Planning and Zoning Department for review.

Sincerely,



Chad Roach
President, Cornerstone Capital
303-956-3455



Operations Plan and Conditional Use Criteria

Aurora Planning Department

September 25, 2020 Version with updates highlighted in yellow

Property:

Lot 1, Block 1, Smoky Hill Crossing Subdivision Filing No. 1, recorded at Reception No. E0001189, City of Aurora, County of Arapahoe, State of Colorado.

Overall Summary of Operations

This car wash building is part of a city-wide brand of car washes that has been featured in national media for its beautiful architecture and pleasant experience to customers. The building construction is a custom-engineered structure featuring steel and storefront glass. The building has been considered a prototype for the entire industry.

The car wash is an express-exterior model only that is approximately 3832 square feet and 110 feet long. At the western edge of the building there will be glass door with a small room under 100 square feet containing a self-serve pet wash. Customers can bring their dog into the self-contained stainless steel unit and wash, shampoo, and rinse their own dog for a \$10 fee that gives them 10 minute. A single person can use the dog wash at a time. However, the dog wash is not intended to be high capacity, with an average of under 10 uses per day.

We don't perform any personal service on the cars, hand wash, hand dry, or clean the interior or exterior of any vehicle by hand. The entire wash process is performed inside the building by automated equipment. Customers drive in and out of the tunnel, and have the option of stopping in our parking area to vacuum their vehicle with our self-serve vacuum units. The wash is professionally staffed during all open hours, which are usually during normal business hours (around 7AM-8PM), but can vary slightly depending on the season. The wash features a water reclamation system that reclaims 70%+ of the water used, making it environmentally friendly.

The car wash is fully manned by professional, uniformed staff during all open hours. There are typically 1-2 employees that open/close the car wash, and the number of employees onsite can increase to 4-5 during the busy part of the day. We have provided 5 employee parking places on the south side of the site.

Criteria for Approval

The Conditional Use Criteria for Approval in Aurora's code are addressed below:

A conditional use shall be approved only if the Planning and Zoning Commission determines that:

a. The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section 146-3.3), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property;