



385 INVERNESS PKWY, SUITE 190
ENGLEWOOD, CO 80112
(720) 773-2800

April 15, 2020

LETTER OF INTRODUCTION / OPERATIONS

**RE: Parker Express Car Wash
5380 S Parker Rd**

Dear Rachid Rabbaa,

This letter is to inform you of the intent to renovate the building at 5380 S Parker Rd in Aurora, Colorado. Currently the building is being used as a Car Wash in an MU-C zoning, and the intent is to continue the use and function of the building. The building itself is coming under new ownership with our client, Sue Baldwin and Kinsale Properties.

As part of the new ownership, the site will be reconfigured to allow better flow of onsite traffic and the existing 4 bay detail building will be removed. Additional site work will include removal of existing vacuum equipment and installation of newer equipment, installation of automated point of sale islands, and installation of in-ground water reclamation system. The car wash equipment within the building will also be upgraded with new modern efficient equipment and a new service of customer dog washing will be provided.

The intent of the renovation will have minimal impact of the exterior building appearance. New signage complying with limits of current zoning will be provided as well as installation of some additional windows and doors for access to the dog wash equipment. Additional customer use vacuums will also be provided with the reconfiguration of the flow for queuing. Landscape will also be updated where existing landscaping is disturbed and reconfigured for the site flow adjustments.

The car wash operations are being revised from a current full-service system to a new self-serve express tunnel wash. The change in process will have customers using an automated point of sale (POS) and customers will remain in the car through the tunnel wash experience. Once leaving the wash tunnel, self-serve vacuum stalls are being provided for the clients to dry the exterior or vacuum the interior of their own vehicle. ADA parking is being provided for disabled clients to enter the facility for restroom access, monthly membership sales, or request assistance with car wash services.

Customers using the new dog wash feature can also park in one of the vacuum stalls or in the regular stalls to access the self-serve dog wash rooms. This new service features individual rooms that are accessible from outside that provide an elevated tub with methods to secure the pet in the tub and provides a shower head wand with water and cleaning solutions that are pet friendly. There is even the option to dry the pet as well with the dog wash equipment.

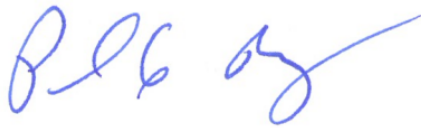
While the services on the site are mostly self-serve and express designed to get people in and out quickly, the facility will have about 4 people on staff daily to help customers and to keep the facility clean. The facility will be closed at night with normal operating hours of approximately 7am to 9pm depending on the season.

Typical flow of clients will be to enter the shopping center through various existing access points to the strip shopping center and enter the property on the existing west side entrance. This access point will allow for queuing into the two POS (point of sale) aisles with stacking of about 5 cars per lane or 10 total cars prior to the POS. After the POS, vehicles will queue approximately 6 cars deep to enter the cars wash. A complete car wash only taking about 2-5 minutes. The existing south entrance curb cut will be closed off and landscaped, and the south east access to the rest of the shopping center will be reduced down to an exit only bail out lane for customers that have vehicle restrictions that would prevent them from continuing with the car wash experience. Once customers exit the wash on the north side they will have the option to use one of the 13 vacuum stalls to dry or vacuum or may leave the facility through the same west access point.

This project should allow for a revitalization of the site with new landscaping and improve vehicular flow. The building exterior and appearance will have minimal changes and the existing use and function of the space will remain the same.

We look forward to continuing with this project and are available to discuss with city staff as necessary going through the planning and later building permitting process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Phil Walz', with a stylized flourish at the end.

Phil Walz
Project Architect