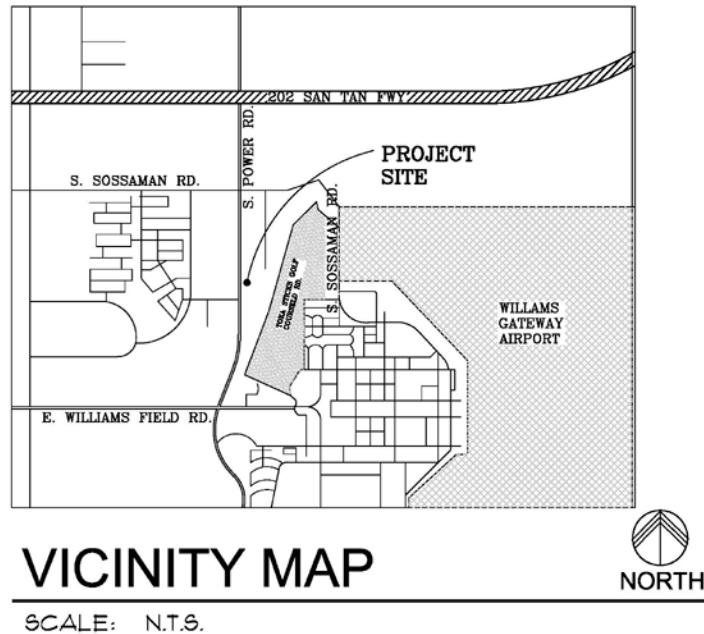




**Project Narrative for
Clean Freak Carwash
Power Road, North of Galveston Street (APN 304-37-023R)
Mesa, AZ**



General Description:

The developer is proposing to build a new express car wash facility. The project will consist of a new automated car wash building including the actual wash tunnel, equipment room, internal SES closet, fire riser closet, office, restrooms, and an external vending area that can be secured with a roll down door at night. The building area base footprint would be approximately 4,000 square feet on the 39,990 +/- square foot (0.91 +/- acres) site. The project site is not within 600 feet of the intersection of major arterial streets. The car wash use is compatible with the adjacent uses and is welcomed by the adjacent automobile sales lot to the south as an ease of use for their business.

The Site:

The car wash use is an allowed use in the existing LC zoning with the applied for Special Use Permit and thus will not be detrimental to the surrounding area. The car wash site has a net area of approximately 0.91 acres (39,990 square feet). The project will utilize the existing driveway on Power Road to serve this project. Power Road has been completely improved

across the frontage of the site including, street lighting storm drainage system and all utility line improvements are underground.

Onsite traffic is intended to flow through the car wash before the vacuum stations; however, the layout allows for customers to work the other way around as well. Stacking for the carwash occurs on-site with over 160 feet (9 car lengths) before the three pay stations and another 90 feet (5 car lengths) between the pay stations and the start of the tunnel. Trash pick-up and maneuvering will be provided without going through or under any physical impediments.

Approximately 20 parking stalls will be provided on site which includes one fully handicap accessible space. Shade canopies will cover all pay stations, the attendant station and all of the parking spaces which also include vacuum ports. All of the parking canopies are oriented to the side of the building and not to the front of the building. The parking spaces on the site are oversized to 11'-0" in width to allow car doors to open without impediment on the adjacent stalls. Each parking stall will be provided with a trash can on the canopy structure to aid the staff in controlling litter on the site.

The project is not adjacent to any residential districts; however, noise and lighting will both be controlled as a courtesy to the neighboring businesses. The noise will be mitigated by providing the central vacuum equipment inside the building's equipment room and running the main feeds to the vacuum stations underground. The noise from the wash tunnel will be mitigated through the use of softened building materials on the inside of the tunnel and an open roof structure above the tunnel itself. The open roof structure will allow the noise of the tunnel equipment to noise to escape upward; rather than having the noise be amplified by bouncing around inside of the tunnel before being released out of the ends. The lighting is designed for safety with each canopy having integrated lighting. Additional lighting will be provided on the building and parking lot lights on poles. The site lighting systems will be programmable for a secure and visible environment at night with consideration for the needs of the neighborhood.

The Building:

Architecturally, the building is original in its appearance being designed for safety, identity and attraction. The color pallet and detailing are consistent with high-end, contemporary commercial developments throughout Mesa. The bold and playful colors are intended to bring life and fun to the car wash environment. The color palette has specifically stayed away from the typical southwestern beiges and tans to avoid becoming part of the monotony of the Arizona background. Quality materials such as concrete masonry units and metals are being utilized to withstand the Arizona sun and moisture related impacts from the carwash to provide a lasting appearance.

The flying "V" roof parapet over the wash tunnel oriented along the length of the building is a unique feature designed for attention and invitation. The parapet feature gives the building a contemporary architecture relating to the actual time period of the development. The upward sloping overhangs of the "V" at the entrance and exit of the tunnel provide a symetry between the feel of welcome at the entry and release at the exit. The tunnel will be covered by a fabric canopy system that will serve to allow a noise release and provide the visual sense of space within the tunnel.

The blue circles at the entrance and exit to the tunnel relate to the family owned identity of the Clean Freak Company while providing a fun and whimsical experience related to the car wash experience but lacking from other car wash companies. The accent orange masses at the

third points of the length of the building serve as a visual break within the length of the building. On the north parking lot side of the building the accent also serves as an indication of the location of the cleaning supply vending machine location.

Security and safety are concerns for this family run business. Car washes are particularly susceptible to night-time habitation by vagrants and drug users due to the availability of water and shelter. The building is designed with roll down shutters at both ends of the tunnel and over the vending area opening to prevent illegal, non-business hour occupancy. The building will also be outfitted with 24 hour security cameras.

The building orientation serves to allow maximum visibility across the site from Power Road for security. The orientation is also an efficient layout for solar cooling with the non-conditioned tunnel shading the air-conditioned space and minimal western exposure.

The location of the office allows staff to see the paystations, vacuum areas and into the tunnel without the need to have blinds to deflect the afternoon sun. The windows along the tunnel provide a visual break to the long elevation of the tunnel while relating to the rhythm of the accent orange piece on the same elevations. These windows allow natural light into the tunnel at the ground level and increase the natural and open feeling to the tunnel.

The Landscaping:

The required landscape and building setbacks are 15'-0" along all property boundaries.