



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

September 22<sup>nd</sup>, 2021

City of Lone Tree  
Planning Division  
Alex Hufft  
9220 Kimmer Drive  
Lone Tree, Colorado 80124  
303-708-1818

## **SITE IMPROVEMENT PLAN PROJECT NARRATIVE AND STATEMENT OF DESIGN INTENT**

**RE: Living Water Lone Tree**

Project # SIP21-67  
Park Meadows F2 Lot 1  
9155 Park Meadows Dr  
Lone Tree, CO 80124

Dear Mr. Hufft,

Hover Architecture is pleased to present this project narrative and statement of design intent on behalf of our client, Chad Roach, with Living Water Car Wash. The site is conveniently located at the northeast corner of Park Meadows and Yosemite in the Westbrook Entertainment and Sports District PD – planning area PA2/PA3/PA4. Adjacent users include a mixed-use building with retail users such as Panera Bread, a credit union with drive through, gas station, and vacant lot. The current zoning is Planned Development and there will be no zoning change proposed. The 1.198 acre lot will hold the 6,096 SF building. With the hopes of approval of plans in Fall of 2021, we are anticipating opening in Fall of 2022.

Though working closely with the City of Lone Tree during multiple pre-application meetings, we have arranged our site to mitigate impacts on the neighboring sights by routing our traffic flow to and from the site in the least trafficked portion. Cars will enter the stacking lanes through the current parking aisle that is rarely utilized on a daily basis. The customers can then exit to the west and north of the adjacent retail buildings, a route that intentionally keeps any vehicles from crossing public entrances to the building. We will not be re-assigning the parking in front of Panera Bread and will encourage the current use and layout, including the ADA parking spot. Additionally, we will be keeping a majority of the mature trees and landscaping on the south and east sides of the property and we will bring the current landscaping up to code and design standards. As our property sits on the major intersection of Yosemite and Park Meadows, this will be a great improvement to the entire entertainment district that sits within this shopping center.

We believe that the criteria of “high quality design” and “strong economy” are great descriptions of our project! Our building uses a nationally acclaimed design that was recently featured in national car wash news for architectural beauty as well as innovative technology. Our express tunnel car wash is heavily based on a membership-based model that draws in regular usage from customers. This makes us an ideal candidate to contribute to “retail feeding” that draws traffic into other retail uses in the area. In this industry, the best co-tenants for a car wash with increased retail usage are coffee shops, grocery stores and restaurants. As our site is surrounded by these uses, a car wash would be an ideal addition to support the retail feeding that is in the best interest to the City of Lone Tree and surrounding businesses. We are working closely with city staff to meet the requirements of various plans and guidelines to ensure that we are not only meeting the various requirements of plans and guidelines but are going above and beyond to meet the desires of the city staff such as retaining the existing mature trees on site.

This car wash will be developed in a simple process with two construction phases. The first phase is the demolition of the current vacant restaurant, which will be relatively short as it will be largely confined to the building footprint area. The second phase of construction begins immediately thereafter with the construction of the car wash building. Because there are no offsite improvements with this project, the level of complexity is minimal.

This state-of-the-art tunnel uses water reclamation technology to reduce water consumption by safely treating and reclaiming water through a sophisticated reverse osmosis process. This car wash strives for environmental sustainability and this car wash uses less water than washing your car at home in your driveway! One of the additional benefits of the high-tech design is the introduction of passive solar to our building. The building roof is translucent materials that allows light gain into the tunnel, simultaneously improving the customer experience and allowing the passive solar effect to reduce the energy footprint.

Our building uses a nationally acclaimed design that was recently featured in national car wash news for its architectural beauty as well as its innovative technology. Exposed steel, glass and stone finishes bring beauty and accentuation to the building design. This building has been accepted by the planning departments of communities around the Denver Metro area (including Thornton, Aurora, Lakewood and Littleton). The first building of its type was dubbed the Taj Mahal of car washes by the community because of its beautiful design. As the building is an express car wash, there is no manual labor provided by the employees. Thus, customers seamlessly enter and exit the site without getting out of their car and will only stop and exit the vehicle if they choose to use the optional vacuums.

Visually, this project will integrate into the surrounding area well. Our stone accents will closely match the existing stone retaining walls and nearby architecture. We have modified our building elevations to include warm, earthy tones while still retaining some of the energy and modern accents of the exposed steel and passive solar roof. We will be enhancing the natural environment by keeping the mature trees on the development, which will remain as we have re-designed our building and site plan to accommodate saving those trees and supplementing with additional landscaping. The overall grades of the site will not see significant changes allowing the current vehicular and pedestrian experience onsite to remain similar to its current operations.

Our building is designed to meet the 360-degree architectural requirements. The building articulates in the walls and roof lines, and includes both flat ceilings and barrel roof elements, as well as an attractive tower feature that balances the building. The façade is comprised of stone, metal and stucco finishes, with high-grade steel accents that are finished with a top-quality retail finish. Considerable glass on the building's façade bring an inviting and intriguing element to the onlooking passerby. The overall warm tones of the building match the existing tone of the nearby retail, allowing the development to find a natural home in the surrounding retail.

We look forward to bringing this car wash to the City of Lone Tree! Please reach out to Chad Roach (303) 956-455 or Mark Brazee at Hover Architecture (720) 534-3013 with additional questions or comments.

Thank you,

Aubrey Romberger  
Project Facilitator