

Tempe, AZ 85282

November 8, 2017

The Members of the Tempe City Council via email
councilcommunicator@tempe.gov
Karen_stovall@tempe.gov

Re: Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the ‘family friendly’ nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Kay Lapid

Stovall, Karen

From: Higgins, Elizabeth
Sent: Tuesday, November 07, 2017 3:37 PM
To: Richard Naleski; CM - Council Communicator
Cc: Stovall, Karen
Subject: RE: Quick Quack Car Wash Support Letter.docx

Richard,

Thank you for your message to Tempe Mayor and Council. Please be assured that they have received your message and are copied on this reply.

It is my understanding that the Hearing Officer has approved the variance and that decision is appealable to the Board of Adjustment within 14 calendar days of the decision, by an aggrieved party. The Development Review Commission hearing will be scheduled for Quick Quack on Tuesday, November 14th at 6pm for a Use Permit to allow a car wash and Development Plan Review. This decision is appealable to the Tempe City Council. If appealed, it will come to the Council as a quasi-judicial item, which means that the Council must conduct itself as a court in its consideration of the matter and not as a legislative body. In these cases, the Council is akin to a judge. It creates the record, determines the facts and then issues a decision based on those facts. Obviously, part of creating the record is listening to testimony, so please know that you have the right to come and testify publicly at any of the scheduled public hearings.

If you have any questions or concerns, please don't hesitate to contact me directly.

Elizabeth Higgins
Chief of Staff

City of Tempe | Mayor and Council
31 E. Fifth Street, 3rd floor | Tempe, AZ 85281
480-350-8965

elizabeth_higgins@tempe.gov

Visit www.tempe.gov to connect with the City of Tempe.

Or follow us on Twitter and Facebook and get our latest news.

From: Richard Naleski]
Sent: Tuesday, November 07, 2017 1:59 PM
To: CM - Council Communicator <councilcommunicator@tempe.gov>
Subject: Quick Quack Car Wash Support Letter.docx

I am in support of the Burt's moving forward with the car wash .

Sincerely,
Dick Naleski

Tempe, AZ 85283

Stovall, Karen

From: Patricia Eastin
Sent: Tuesday, November 07, 2017 3:24 PM
To: Mitchell, Mark; Thomson, Alec; Arredondo-Savage, Robin; Granville, Kolby; Keating, Randy; Gwinn, Kristin; Kuby, Lauren; Navarro, Joel; Schapira, David; Higgins, Elizabeth; Spisz, Parrish; Ching, Andrew; Levesque, Ryan; Weaver, Chad; Abrahamson, Steve; Stovall, Karen
Cc: jasonj@dontdrivedirty.com; timw@dontdrivedirty.com; travisk@dontdrivedirty.com
Subject: Quick Quack Car Wash

Dear Mayor Mitchell and City of Tempe Officials:

My purpose in writing to you is to communicate my strong opposition to the Quick Quack Car Wash installation on the SE corner of Baseline/McClintock in Tempe. I live on Harvard Drive, the street directly behind that intersection and have lived here for over 35 years. I know this community very well. Years ago I witnessed a horrible motorcycle accident at this very intersection. There was also a young grade school student who was tragically hit and killed by a car while trying to cross the street going to Target. While I don't know all the details of either case I bring this up to say that this is a very, very busy intersection. The addition of an establishment such as a car wash is NOT a safe decision in my opinion given the amount of traffic and pedestrians in this area. The kind of traffic that a car wash would bring is not what this community needs or wants. The fact that the owners of Quick Quack even think this is a viable street corner for a car wash shows me that their judgement as business owners is not the kind of sound reasoning this neighborhood deserves.

As a member of this community who would be directly impacted by the presence of Quick Quack Car Wash I vehemently oppose them receiving approval to occupy this space; not only for the safety reasons I just described but also from an aesthetic and noise standpoint. The additional amount of traffic in an already busy area with the added noise is not the kind of environment I would like to see the City of Tempe choose for this area. We have a car wash on Guadalupe/McClintock which is convenient for this community as well as a drive thru car wash at a gas station on Price/McClintock. My advice to the Tempe City Council is to consider an establishment that would add to the aesthetics and bring *value* to this community. Not another run of the mill storefront and certainly not a Quick Quack Car Wash. Aim a little higher please. Consider the constituents who live here and pay taxes.

Please feel free to contact me if you would like to discuss further. So far I have been unable to attend any of the public hearing meetings that have taken place but I am passionately OPPOSED to Quick Quack Car Wash.

Sincerely,
Patricia Eastin

Tempe, AZ 85283

Megan N. Bishton

Tempe, AZ 85202

November 7, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,


Megan N. Bishton

Stovall, Karen

From: Higgins, Elizabeth
Sent: Tuesday, November 07, 2017 10:04 AM
To: Sura Faucon; CM - Council Communicator
Cc: Stovall, Karen
Subject: RE: Quick Quack Car Wash - Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe Arizona 85283 (PCC-1 zoning district)

Sura,

Thank you for your message to Tempe Mayor and Council. Please be assured that they have received your message and are copied on this reply.

It is my understanding that the Hearing Officer has approved the variance and that decision is appealable to the Board of Adjustment within 14 calendar days of the decision, by an aggrieved party. The Development Review Commission hearing will be scheduled for Quick Quack on Tuesday, November 14th at 6pm for a Use Permit to allow a car wash and Development Plan Review. This decision is appealable to the Tempe City Council. If appealed, it will come to the Council as a quasi-judicial item, which means that the Council must conduct itself as a court in its consideration of the matter and not as a legislative body. In these cases, the Council is akin to a judge. It creates the record, determines the facts and then issues a decision based on those facts. Obviously, part of creating the record is listening to testimony, so please know that you have the right to come and testify publicly at any of the scheduled public hearings.

If you have any questions or concerns, please don't hesitate to contact me directly.

Elizabeth Higgins

Chief of Staff

City of Tempe | Mayor and Council

31 E. Fifth Street, 3rd floor | Tempe, AZ 85281

480-350-8965

elizabeth_higgins@tempe.gov

Visit www.tempe.gov to connect with the City of Tempe.

Or follow us on Twitter and Facebook and get our latest news.

From: Sura Faucon [mailto:

Sent: Monday, November 06, 2017 10:42 PM

To: CM - Council Communicator <councilcommunicator@tempe.gov>

Subject: Quick Quack Car Wash - Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe Arizona 85283 (PCC-1 zoning district)

The Members of the Tempe City Council

Tempe City Hall

31 East 5th Street

Tempe, AZ 85281

RE: Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe Arizona 85283 (PCC-1 zoning district)

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to voice my concerns for the Request for two Use Permits to 1) allow a car wash in the PCC-1 zoning district and 2) exceed the parking maximum (125%) and a Development Plan Review for a new 3,349 s.f. building for QUICK QUACK CAR WASH (PL170240), located at 5201 South McClintock Drive.

I have lived in the adjacent Optimist park neighborhood for ten years. I'm a customer of many of the businesses in the plaza at the southeast corner of Baseline Road and McClintock. I frequently drive or walk there several times a week.

My concerns are the following:

1. Aesthetically unpleasant, it will not blend in with the surrounding residential and commercial neighborhood and it will not add any value to Tempe residence. Based on my research of the company's website and after watching some of their YouTube videos it will clearly be an eye sore for us driving/walking by that corner daily. Their colors are stark green and yellow, the mascot is a big yellow duck.
2. Parking congestion especially on weekends, the plaza businesses have many patrons; B&B pools, Peter Piper, Lucky Break Bar and several other food establishments, Enterprise car rental, Steve's Espresso and the nail salon are both expanding their businesses. It's hard to find a spot to park. Opening a carwash will take up more parking space from existing businesses and inconvenience the patrons.
3. Two other carwashes exist one mile away from McClintock and Baseline, one at Rural and Baseline and another at Guadalupe and McClintock.
4. How much noise will the machines produce, has anyone measured that or considered the impact of noise pollution.

I believe these use permits will have a negative impact on the neighborhood, patrons, by passers and the surrounding retail center. The car wash will attract and occupy significantly more traffic than the prior gas station/convenience store. It will not blend in with the surroundings or beautify the neighborhood. I hope you will not support the "Big. Yellow. Duck. Plus a car wash show full of lights and colors".
[\(https://www.dontdrivedirty.com/why-quick-quack/\)](https://www.dontdrivedirty.com/why-quick-quack/)



Sincerely,

Sura Faucon

Tempe, AZ 85283

Stovall, Karen

From: Cristi < >
Sent: Saturday, November 11, 2017 3:24 PM
To: CM - Council Communicator; Levesque, Ryan; Stovall, Karen
Subject: Concerning the Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Zac and Cristi Janes

Tempe, AZ 85283
11/11/2017 Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to show DISAPPROVAL for the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The requested use permit and variance would allow Quick Quack Car Wash: • to redevelop the property with a use that is less intensive than the prior gas station; • to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road; • to provide an appropriate amount of on-site parking for the proposed use; and, • to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive. It is of my opinion that this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I believe this development will not support the redevelopment goals of the City of Tempe. Currently, there are drive through car washes on Rural and Baseline, Price and Baseline, McClintock and Southern and a full car wash on McClintock and Guadalupe. A FIFTH car wash in the same area is overkill. This proposed car wash is not consistent with existing development, land use and zoning patterns in the area, especially with a yellow duck mascot. I am also extremely concerned with houses being so close to the heavy duty dryer noise. I urge you to deny this Quick Quack Car Wash. We need to modernize and update/upgrade our areas, not go in the reverse by devaluing them with unattractive and unnecessary amenities that are on nearly every corner in the area. The bus pullout shelter should be approved regardless of what enterprise ends up on this corner. This will assist in creating a better flow of the traffic along the Baseline corridor. Sincerely,

Zac and Cristi Janes



Troy Jarvis
President/CEO

Attention Tempe City Council:

I am opposed to the proposed Car Wash on Baseline and McClintock. After looking over the proposal to build a car wash on the corner of McClintock Dr & Baseline, I have some major concerns when it comes to affecting the value of the neighboring residential communities.

I was born in Mesa and lived close to McClintock, just north of the 60 Freeway, in Tempe as a child. I have been selling real estate for 25 years and have an active real estate license in Arizona, Utah and previously in Illinois. During this time, I have sold over \$100,000,000 in real estate and am a Hall of Fame Member of RE/MAX International. I have sold residential real estate in and around the corner of McClintock and Baseline for 23 years.

It is my belief that home values will decline with a Car Wash proposed to be built at: [5201 S McClintock Dr, Tempe, AZ 85283](#) for the following reasons:

- **Traffic**
Having cars turning in and out of this busy street would be a traffic nightmare. Locating a business with this much traffic could virtually eliminate safe walking traffic for the local residents in the residential community.
- **Aesthetics**
A Car Wash is an “Eye Sore” and another important issue in declining property values. In addition, the proposed car wash includes obnoxious 30’ high vacuum machines, which are open 24/7. To my understanding, there will be 16 vacuum stalls, which include a combination of poles and canopies. This will definitely be a detriment to home values in the area.
- **Noise**
With a large car wash business in operation all day, including the 16 vacuum stalls available 24 hours daily; this will produce a tremendous amount of noise which will include car owners playing music while cleaning their car. Fewer homebuyers will

want purchase homes where there is such noise. Less buyers will decrease the home values in the area significantly.

As a Real Estate professional I regularly evaluate homes in the area for sale. I would advise the seller of the property there would be a reduction of buyers who would be willing to purchase homes in the area by approximately 20%, due to the proposed Car Wash. This would most likely be a 3%-6% reduction in their home's value.

In my professional opinion, building a car wash on this corner would be detrimental to Tempe and to the property values in the vicinity.

Sincerely,

Troy Jarvis

11/11/2017

Troy Jarvis

Date

President of The Jarvis Group

Launch Real Estate

Stovall, Karen

From: Staci Benoit
Sent: Saturday, November 11, 2017 12:37 PM
To: Stovall, Karen
Subject: Stop Quick Quack!!

I am completely opposed to the Quick Quack carwash being proposed to go in at McClintock and Baseline. McClintock already has traffic issues..... due to the noise and additional traffic, this IS NOT the place for a car wash! Tempe needs some new restaurants with a good vibe, unique retail, etc- not car washes with names like "Quick Quack". So hoping Tempe can get back to the place it once was- please support better options.

Thank you-

Staci Benoit

Tempe resident

Stovall, Karen

From: Sandra Rodriguez-Siuts
Sent: Saturday, November 11, 2017 11:55 AM
To: CM - Council Communicator; Levesque, Ryan; Stovall, Karen
Subject: Disapproval of Quick Quack Car Wash

To whom it may concern and to the Members of the Tempe City Council Tempe City Hall 31 East 5th Street Tempe, AZ 85281: - Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe Arizona 85283 Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to show DISAPPROVAL of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The requested use permit and variance would allow Quick Quack Car Wash: • to redevelop the property with a use that is less intensive than the prior gas station; • to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road; • to provide an appropriate amount of on-site parking for the proposed use; and, • to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive. In my opinion, the use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. I believe this development will not help support the redevelopment goals of the City of Tempe. Currently, there are drive through car washes on Rural and Baseline, Price and Baseline, McClintock and Southern and a full car wash on McClintock and Guadalupe. A FIFTH car wash in the same area is unnecessary. This proposed car wash is NOT consistent with existing development, land use and zoning patterns in the area. I urge you to deny this Quick Quack Car Wash.

We need to modernize and update/upgrade our areas, not go in the reverse by devaluing them with unattractive and unnecessary amenities that are on nearly every corner in the area. The buss pullout shelter should be approved regardless of what enterprise ends up on this corner. This will assist in creating a better flow of the traffic along the Baseline corridor. Sincerely,
Sandra Rodriguez-Siuts
Resident of Optimistic Park

Stovall, Karen

From: Janis Kellogg
Sent: Saturday, November 11, 2017 10:08 AM
To: Stovall, Karen
Subject: Permit for Quick Quack Car Wash

November 12, 2017

November 12, 2017

Janis and Barry Kellogg

Tempe, Arizona 85283

To the Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Re: Permit for Quick Quack Car Wash on the Southeast corner of Baseline Road and McClintock Drive (5201 S. McClintock Drive), Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

My husband and I VIGOROUSLY OPPOSE approval of a use permit/variance that is being requested for the Southeast corner of Baseline and McClintock.

It is our opinion that allowing this particular redevelopment will have a negative impact on our neighborhood and the surrounding retail center. Currently, there are FIVE drive-through car washes in the immediate surrounding area - Rural and Baseline, Price and Baseline, McClintock and Southern as well as a full-service car wash on McClintock and Guadalupe. A FIFTH car wash in the same area is overkill. We believe the proposed car wash is NOT consistent with existing development, land use and zoning patterns in the area; especially with a yellow duck mascot, which will significantly CHEAPEN the area. We are concerned that the constant in and out traffic that would be created by a car wash on that corner will only worsen the already heavy traffic we experience now. Additionally, we are concerned about the increased noise, trash and potential mosquito problem that would be associated with this particular facility.

This is such a prime corner in Tempe. It deserves a modern and attractive business whose services are wanted and needed in the area. The buss pullout shelter is needed

and should be approved regardless of what enterprise ends up on this corner. This will assist in creating a better flow of the traffic along the Baseline corridor.

We respectfully urge you to deny the permit for the Quick Quack Car Wash on the corner of McClintock and Baseline.

Sincerely,

Janis and Barry Kellogg

Stovall, Karen

From: Dana Albert
Sent: Saturday, November 11, 2017 9:34 AM
To: Stovall, Karen; Levesque, Ryan
Subject: QUICK QUACK MUST BE STOPPED

Hello Karen and Ryan.

I live in the NE Quadrant of Optimist Park.

My wife and I really do not want a Car Wash going in our neighborhood for these reasons.

- Eyesore
- Noise and Dust
- Pooling water that breeds Mosquitoes
- Trash Issues
- Traffic Issues, it is a busy intersection, to begin with.

Stovall, Karen

From: Deanna Snow
Sent: Friday, November 10, 2017 5:34 PM
To: Stovall, Karen; Levesque, Ryan; Weaver, Chad; Abrahamson, Steve; Mitchell, Mark; Granville, Kolby; Keating, Randy; Kuby, Lauren; Navarro, Joel; Schapira, David
Subject: Opposition to Quick Quack Car Wash on SE corner of Baseline/McClintock

Date: 11/10/2017

From: Rick and Deanna Snow -

Tempe

To: Whom it may concern and to the Members of the Tempe City Council Tempe City Hall 31 East 5th Street Tempe, AZ 85281

RE: Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this email is to show **DISPROVAL** for the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock.

The requested use permit and variance would allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

We have lived (rented a house) in this area for more than 7 years and finally bought a house here. It is of our opinion that this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center.

In fact, we think this development will not help support the redevelopment goals of the City of Tempe.

1. Currently, there are drive through car washes on Rural and Baseline, Price and Baseline, McClintock and Southern and a full car wash on McClintock and Guadalupe.
2. A FIFTH car wash in the same area is overkill.
3. This proposed car wash is NOT consistent with existing development, land use and zoning patterns in the area. Especially with a yellow duck mascot, which will CHEAPEN the area.

Additional concerns Rick and I have that would impact our experience as we live on the street right behind this retail center.

1. We are very **concerned with noise** that would be created by the machinery that will be heard from our yard.
2. We are also **concerned with the drainage** of any excess water they may result from the process of the car wash.

We urge you to deny this Quick Quack Car Wash.

We need to modernize and update/upgrade our areas, not go in the reverse by devaluing them with unattractive and unnecessary amenities that are on nearly every corner in the area.

As a long time customer of Valley Metro bus services, I would ask to still enhance the bus stop as proposed separate from the occupancy of this retail site.

Sincerely,

Rick and Deanna Snow

Stovall, Karen

From: June
Sent: Friday, November 10, 2017 4:03 PM
To: Stovall, Karen
Subject: Opposed to Quick Quack carwash

Hello,

My husband and I have lived in our home for 20 years and pour money into our home to keep it nice for our neighborhood. We expect the area around us to do the same. A Quick Quack car wash is loud, unattractive, and not welcoming to the our area. We looked at the Quick Quack locations in Texas and Utah and none of them is nice at all - looks industrial and trashy. The rendering of the building Quick Quack provided appears very tall and that corner is crazy busy with bikes, cars, & a bus stop. Car washes always have standing water and they are loud. Once they open we can't regulate the dryers to be quieter - let's not make that mistake.

If we support pro-pedestrian with bike lanes etc...why would we have a car wash on the bike lane route. That corner is very congested already...I lived here twenty years and drive it every morning and I see the pile up of cars trying to get out especially now that we are missing a lane for bikes. I've seen car washes with lines in the street and this could happen on that tiny lot...and the only staff they have is a teenager typically - who has no ability to handle this sort of situation. I am envisioning the Dutch Bothers issue at Rural/Guadalupe happening here but we already know Pollack will not allow them to push the line into his property so it will be in the street.

Thank you, June Race

June E. Race

Stovall, Karen

From: Linda Croft
Sent: Friday, November 10, 2017 4:12 PM
To: Stovall, Karen
Subject: Quick Quack Car Wash - Opposition Letter

Tempe, AZ 85283

11/10/2017 To whom it may concern and to the Members of the Tempe City Council Tempe City Hall 31 East 5th Street Tempe, AZ 85281 - Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe Arizona 85283 Dear Mayor Mitchell and Members of the City Council: The purpose of this letter is to show DISPROVAL for the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The requested use permit and variance would allow Quick Quack Car Wash: • to redevelop the property with a use that is less intensive than the prior gas station; • to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road; • to provide an appropriate amount of on-site parking for the proposed use; and, • to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive. It is of my opinion that this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will not help support the redevelopment goals of the City of Tempe. Currently, there are drive through car washes on Rural and Baseline, Price and Baseline, McClintock and Southern and a full car wash on McClintock and Guadalupe. A FIFTH car wash in the same area is overkill. This proposed car wash is NOT consistent with existing development, land use and zoning patterns in the area. Especially with a yellow duck mascot, which will CHEAPEN the area. I urge you to deny this Quick Quack Car Wash. We need to modernize and update/upgrade our areas, not go in the reverse by devaluing them with unattractive and unnecessary amenities that are on nearly every corner in the area. The buss pullout shelter should be approved regardless of what enterprise ends up on this corner. This will assist in creating a better flow of the traffic along the Baseline corridor. Sincerely,

Linda Croft

Stovall, Karen

From: Jacq Davis
Sent: Friday, November 10, 2017 2:51 PM
To: Stovall, Karen
Subject: Quick Quack Car Wash – OPPOSITION LETTER - McClintock & Baseline

Jacq Davis

Tempe, AZ

11/10/2017

To whom it may concern and to the Members of the Tempe City Council Tempe City Hall 31 East 5th Street Tempe, AZ 85281

- Quick Quack Car Wash –
Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council: The purpose of this letter is to show DISPROVAL for the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The requested use permit and variance would allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

It is of my opinion that this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center.

In fact, I think this development will not help support the redevelopment goals of the City of Tempe. Currently, there are drive through car washes on Rural and Baseline, Price and Baseline, McClintock and Southern and a full car wash on McClintock and Guadalupe. A FIFTH car wash in the same area is overkill.

This proposed car wash is NOT consistent with existing development, land use and zoning patterns in the area.

Especially with a yellow duck mascot, which will CHEAPEN the area.

I urge you to deny this Quick Quack Car Wash.

We need to modernize and update/upgrade our areas, not go in the reverse by devaluing them with unattractive and unnecessary amenities that are on nearly every corner in the area.

The buss pullout shelter should be approved regardless of what enterprise ends up on this corner. This will assist in creating a better flow of the traffic along the Baseline corridor.

Thank you.

Sincerely,
Jacq Davis

Stovall, Karen

From: Kathleen Walter < >
Sent: Friday, November 10, 2017 2:50 PM
To: Levesque, Ryan; Stovall, Karen
Subject: Fwd: Car wash on McClintock and Baseline

Sent from my iPad

Begin forwarded message:

From: Kathleen Walter
Date: November 10, 2017 at 2:45:13 PM MST
To: councilcommunicator@tempe.gov
Subject: Car wash on McClintock and Baseline

Kathleen Walter

Tempe, AZ 85282

I am sending you this letter to let you know that I am also against the proposed drive through car wash at McClintock and Baseline in Tempe. A proposed Quick Quack car wash with from what I have seen on it's website will not fit in at all with the surrounding shopping center nor across the street at the Target shopping center. Why on earth anyone would even want another car wash is like having another Starbucks on every corner. I can guarantee that this drive through car wash will only add blight to this already declining Tempe area. I grew up in this area have been here since I was 3 in 1963 was raised at . Now on River Dr and just can't believe how run down this area is becoming each year. Anyway, that is another matter and please don't add to the blight or crime with a drive through car wash that is just not at all necessary for most people of Tempe I'm sure.
Thank you so much for your time and consideration,
Kathleen Walter

Sent from my iPad

Stovall, Karen

From: Jean Suico
Sent: Friday, November 10, 2017 2:39 PM
To: councilcommunicator@tempe.gov; Levesque, Ryan; Stovall, Karen
Subject: Quick Quack Car Wash---Opposition Letter

Tempe AZ 85283

To Whom it may concern and to the Tempe City Council,

Quick Quack Car Wash at the Southeast Corner of McClintock and Baseline/ 5201 S. McClintock Drive, Tempe

Mayor Mitchell and Members of the City Council:

The purpose of this letter is to show our disapproval for the USE permit and variance requested site at the southeast corner of Baseline/McClintock. The requested use permit and variance would allow Quick Quack Car Wash to build their facility there. We felt that the following were good suggestions for development of that corner.

1. to redevelop the property with a use that is less intrusive than the prior gas station.
2. allow the city to build a bus pull out shelter that will help the flow of traffic on Baseline
3. to provide an appropriate amount of on site parking for the proposed use
4. It is our opinion that this use permit and variance will have a negative impact on the neighborhood or surrounding retail center.

There are car washes on Rural and Baseline, Price and Baseline, McClintock and Southern as well as a large full service car wash at McClintock and Guadalupe. A fifth car wash is not needed.

The Quick Quack car wash has a big yellow duck as a mascot which alone could cheapen the area and the home values. We need to upgrade and update our areas not devalue them with unattractive and unneeded eyesores for our community.

As residents of this area for almost 40 years and also owners of another home in this area we would like to see this area upgraded and not devalued.

Sincerely,

Jean and Dick Suico

Quick Quack Car Wash

PL 170240

TO:

Michael Clark

602-717-6717

mclark@mutualdevco.com

Karen Stoval

480-350-8432

Karen_Stoval@tempe.gov

Steve Abrahamson

480-350-8359

Steve_Abrahamson@tempe.gov

In favor of QQ.

I am a real estate broker and a resident of Tempe. My house is less than ½ mile from the subject property. I write to inform the city that I am **strongly in favor** of this use on this property. I have been looking for an express car wash to come near my house for the past 3 years. We have full service car washes nearby, but not an express car wash.

Concerns.

There are 2 concerns I have with this site that I have not heard opposers voice.

1. I anticipate the volume of business may outstrip the ability of the business to contain all the cars within the site.
2. I do not like the name. It should be named **Tempe Luxury Express**. It goes better with the exterior finishes the developer shows on the plans. It makes the neighbors happier too.

Other objectionable uses nearby.

Had I been notified about the **QuikTrip** on Baseline near Rural I would have opposed that use. However, now that is the only gas station near my house and I am happy that it is there. It has created no problems that I am aware of.

Same with the **Mark/Taylor Apartment** by the Lowes. Had I known they were under consideration I would have opposed them. However, now that they are finished I notice no difference in the traffic, noise, crime and other things that people fear when they hear of a dense multi-family use being considered.

Sincerely,

Rick Brandt

The Real Estate Office of Rick Brandt

Stovall, Karen

From: Nikki Wojcik
Sent: Friday, November 10, 2017 1:41 PM
To: CM - Council Communicator; Levesque, Ryan; Stovall, Karen
Subject: Quick Quack Car Wash Disapproval

; Tempe, 85283 11/10/2017 To whom it may concern and to the Members of the Tempe City Council Tempe City Hall 31 East 5th Street Tempe, AZ 85281 - Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe Arizona 85283 Dear Mayor Mitchell and Members of the City Council: The purpose of this letter is to show DISAPPROVAL for the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The requested use permit and variance would allow Quick Quack Car Wash: • to redevelop the property with a use that is less intensive than the prior gas station; • to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road; • to provide an appropriate amount of on-site parking for the proposed use; and, • to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive. It is of my opinion that this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will not help support the redevelopment goals of the City of Tempe. Currently, there are drive through car washes on Rural and Baseline, Price and Baseline, McClintock and Southern and a full car wash on McClintock and Guadalupe. A FIFTH car wash in the same area is overkill. This proposed car wash is NOT consistent with existing development, land use and zoning patterns in the area. Especially with a yellow duck mascot, which will CHEAPEN the area. I urge you to deny this Quick Quack Car Wash. We need to modernize and update/upgrade our areas, not go in the reverse by devaluing them with unattractive and unnecessary amenities that are on nearly every corner in the area. The buss pullout shelter should be approved regardless of what enterprise ends up on this corner. This will assist in creating a better flow of the traffic along the Baseline corridor. Sincerely,
Nicole W. Wojcik

Tempe, AZ 85284

November 12, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Julie J. Schobert

Stovall, Karen

From: Quint Shilling
Sent: Sunday, November 12, 2017 12:36 PM
To: Stovall, Karen
Subject: Fw: QUICK QUACK OPPOSED POSITION RE: the USE PERMIT Hearing, Tuesday, Nov. 14th, at 6pm at Tempe City Hall

Please See Below.

Sent from [Outlook](#)

From: Quint Shilling
Sent: Sunday, November 12, 2017 12:31 PM
To: councilcommunicator@tempe.gov
Subject: Fw: QUICK QUACK OPPOSED POSITION RE: the USE PERMIT Hearing, Tuesday, Nov. 14th, at 6pm at Tempe City Hall

please see below

Sent from [Outlook](#)

From: Quint Shilling
Sent: Sunday, November 12, 2017 12:30 PM
To: ryan_levesque@tempe.gov
Subject: Fw: QUICK QUACK OPPOSED POSITION RE: the USE PERMIT Hearing, Tuesday, Nov. 14th, at 6pm at Tempe City Hall

Please see below.

Sent from [Outlook](#)

From: Quint Shilling
Sent: Sunday, November 12, 2017 12:29 PM
To: karen_stoval@tempe.gov
Subject: Fw: QUICK QUACK OPPOSED POSITION RE: the USE PERMIT Hearing, Tuesday, Nov. 14th, at 6pm at Tempe City Hall

Please see below regarding Quick Quack apposed to. Thank you for your time.

Sent from [Outlook](#)

From: Quint Shilling
Sent: Sunday, November 12, 2017 11:40 AM
To:

Subject: Re: QUICK QUACK OPPOSED POSITION RE: the USE PERMIT Hearing, Tuesday, Nov. 14th, at 6pm at Tempe City Hall

Hello Fellow Residence,

My name is Quint Shilling. I live on Harvard Dr. I agree with everything that Mark has nicely articulated. The Quack Quick is not something that this neighborhood needs. It will be loud, dirty and bring our property values down. I have been in my home for 12 years. I have enjoyed everything about this community until this potential problem we are facing. I would rather, as Mark said, to have a better viable business that will contribute to our community. This car wash is a bad idea for not only the home owners but for other business around the area. they will take up space that other companies need to be visible to prospective customers. Not only that, but the health concerns for people who walk and ride on the streets. The dirty water has to go somewhere and that somewhere is in our ground which can have dyer consequences regarding plant life. I 100% appose the Quick Quack Duck car wash..

Sent from [Outlook](#)

From: Mark
Sent: Sunday, November 12, 2017 11:17 AM
To:

Subject: FW: QUICK QUACK OPPOSED POSITION RE: the USE PERMIT Hearing, Tuesday, Nov. 14th, at 6pm at Tempe City Hall



Hello All,
Probably not my best work due to time limitations, but here is my email sent to City of Tempe for what it's worth. See you Tuesday.
Mark.

Mark R. Race

From: Mark []
Sent: Sunday, November 12, 2017 11:12 AM
To: councilcommunicator@tempe.gov; karen_stovall@tempe.gov
Subject: RE: QUICK QUACK OPPOSED POSITION RE: the USE PERMIT Hearing, Tuesday, Nov. 14th, at 6pm at Tempe City Hall

Hello All,
I am **ABSOLUTELY OPPOSED** to the proposed Quick Quack Car Wash at Baseline/McClintock Roads in Tempe. I will be attending the hearing on Tuesday night to further advise of my opposition even though I've attended the former meetings with Quick Quack representatives and have heard their arguments and attempts to overcome my objections.

1. Car washes are NOISY! Especially when they are "blow drying the vehicles as they exit" which by the way will be pointed directly into my neighborhood according to Quick Quacks architectural Drawings and plans shown at their recent meeting. In addition to the blow drying of the vehicles, there is additional noise generated from the never ending vacuuming of vehicles.

2. They say they will operate from 7am to 7pm INCLUDING, WEEKENDS, HOLIDAYS, & SUNDAYS. Unacceptable. There is nothing to prevent them from extending their operating hours or from going to a 24 hour operation that I'm aware of.
3. Car washes are DIRTY. Just take a look at ANY of the car wash sites in and around Tempe. Trash, cigarette butts, etc.
4. Car wash FACILITIES are unkempt and Quick Quack is no exception based on the photos I've reviewed on Google Earth of Quick Quack locations in Ca, Tx, & Ut.
5. Car washes allow water into the streets as vehicles exit with water dripping from the vehicles and from the tires tracking into the street. In this case they will be dragging water directly onto McClintock road and into the bike lane which will be very unwelcome by anyone riding their bike through the water EVERY DAY. This includes every vehicle driving by the car wash. Some car washes don't drag much water into the street but this site WILL due to the VERY close proximity to the street, the above the street level location and the exit only a few feet from the street.
6. The proposed location would make this a blind corner for pedestrians, traffic, bicyclists, and the Fire Department which is located just down the street.
7. Quick Quack locations do not appear to be landscaped according to photos on Google Earth despite the architectural drawings shown to us by Quick Quack.
8. We already have a Car Wash location 1 mile South on McClintock that offers a \$5.00 "Express Wash" that costs \$0.99 less than what Quick Quack is proposing AND they HAND DRY your vehicle.

In closing, I AM IN FAVOR of other possibilities for this high volume, high visibility corner with "normal setbacks" as would be likely with retail shops, gas stations, convenience stores, coffee businesses, etc.

Let's try to further Tempe's image with more mainstream, upscale business, not some big noisy yellow cartoonish looking 'DUCK'.

Thank you for listening, see you at the meeting on Tuesday.

Regards,
Mark

Mark R. Race

Stovall, Karen

From: Mark
Sent: Sunday, November 12, 2017 11:12 AM
To: CM - Council Communicator; Stovall, Karen
Subject: RE: QUICK QUACK OPPOSED POSITION RE: the USE PERMIT Hearing, Tuesday, Nov. 14th, at 6pm at Tempe City Hall

Hello All,

I am **ABSOLUTELY OPPOSED** to the proposed Quick Quack Car Wash at Baseline/McClintock Roads in Tempe. I will be attending the hearing on Tuesday night to further advise of my opposition even though I've attended the former meetings with Quick Quack representatives and have heard their arguments and attempts to overcome my objections.

1. Car washes are NOISY! Especially when they are "blow drying the vehicles as they exit" which by the way will be pointed directly into my neighborhood according to Quick Quacks architectural Drawings and plans shown a their recent meeting. In addition to the blow drying of the vehicles, there is additional noise generated from the never ending vacuuming of vehicles.
2. They say they will operate from 7am to 7pm INCLUDING, WEEKENDS, HOLIDAYS, & SUNDAYS. Unacceptable. There is nothing to prevent them from extending their operating hours or from going to a 24 hour operation that I'm aware of.
3. Car washes are DIRTY. Just take a look at ANY of the car wash sites in and around Tempe. Trash, cigarette butts, etc.
4. Car wash FACILITIES are unkempt and Quick Quack is no exception based on the photos I've reviewed on Google Earth of Quick Quack locations in Ca, Tx, & Ut.
5. Car washes allow water into the streets as vehicles exit with water dripping from the vehicles and from the tires tracking into the street. In this case they will be dragging water directly onto McClintock road and into the bike lane which will be very unwelcome by anyone riding their bike through the water EVERY DAY. This includes every vehicle driving by the car wash. Some car washes don't drag much water into the street but this site WILL due to the VERY close proximity to the street, the above the street level location and the exit only a few feet from the street.
6. The proposed location would make this a blind corner for pedestrians, traffic, bicyclists, and the Fire Department which is located just down the street.
7. Quick Quack locations do not appear to be landscaped according to photos on Google Earth despite the architectural drawings shown to us by Quick Quack.
8. We already have a Car Wash location 1 mile South on McClintock that offers a \$5.00 "Express Wash" that costs \$0.99 less than what Quick Quack is proposing AND they HAND DRY your vehicle.

In closing, I AM IN FAVOR of other possibilities for this high volume, high visibility corner with "normal setbacks" as would be likely with retail shops, gas stations, convenience stores, coffee businesses, etc.

Let's try to further Tempe's image with more mainstream, upscale business, not some big noisy yellow cartoonish looking 'DUCK'.

Thank you for listening, see you at the meeting on Tuesday.

Regards,
Mark

Mark R. Race

Stovall, Karen

From: S. Femenia
Sent: Sunday, November 12, 2017 6:31 AM
To: Stovall, Karen
Subject: Opposing Quick Quack Car Wash

11/10/2017

To Whom It May Concern and to the Members of the Tempe City Council
Tempe City Hall 31 East 5th Street Tempe, AZ 85281

Re: Opposing Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to show OPPOSITION for the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The requested use permit and variance would allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

It is of my opinion that this use permit and variance will have a negative impact on the neighborhood and the surrounding retail center. In fact, I think this development will not help support the redevelopment goals of the City of Tempe. Currently, there are drive through car washes on Rural and Baseline, Price and Baseline, McClintock and Southern and a full car wash on McClintock and Guadalupe. A FIFTH car wash in the same area is overkill. This proposed car wash is NOT consistent with existing development, land use and zoning patterns in the area, especially with a yellow duck mascot which will CHEAPEN the area. I urge you to deny this Quick Quack Car Wash. We need to modernize and update/upgrade our areas, not go in the reverse by devaluing them with unattractive and unnecessary amenities that are on nearly every corner in the area. The buss pullout shelter should be approved regardless of what enterprise ends up on this corner. This will assist in creating a better flow of the traffic along the Baseline corridor.

Sincerely,

Selma Femenia

Tempe, AZ 85283

Stovall, Karen

From: Levesque, Ryan
Sent: Monday, November 13, 2017 10:28 AM
To: Shannon Parys
Cc: Stovall, Karen
Subject: RE: Quick Quack Car Wash

Hello Shannon,

Thank you for your comments. They will be forwarded to the Board of Adjustment and Development Review Commission members, who will be reviewing this case.

Ryan Levesque
Deputy Director - Planning
City of Tempe, Community Development

-----Original Message-----

From: Shannon Parys [mailto:sparys@me.com]
Sent: Saturday, November 11, 2017 11:42 PM
To: Levesque, Ryan <ryan_levesque@tempe.gov>
Subject: Quick Quack Car Wash

Hello, Ryan,

Being a long time Tempe resident not happy that there is talk of the car wash on McClintock and Baseline. Many of the residents in the area are worried about the noise and potential cause for our home values having it close behind the homes.

Please feel free to contact me @

Thank You,

Shannon

Sent from my iPhone

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Tempe, Az. 85283

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

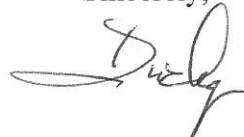
The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Tempe AZ 85282:
<<INSERT YOUR STREET ADDRESS>>
<<INSERT YOUR CITY, STATE & ZIP CODE>>

11-9
<<INSERT DATE>>, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Stovall, Karen

From: Nicole Burge
Sent: Friday, November 10, 2017 12:37 PM
Subject: - Quick Quack Car Wash - McClintock & Baseline

[Tempe, AZ 85283](#)

11/10/2017

To whom it may concern and

The Members of the Tempe City Council Tempe City Hall [31 East 5th Street Tempe, AZ 85281](#)

-Quick Quack Car Wash –

Southeast corner of Baseline Road and [McClintock Drive 5201 S.](#) McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council: The purpose of this letter is to show DISPROVAL for the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The requested use permit and variance would allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

It is of my opinion that this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center.

In fact, I think this development will **not** help support the redevelopment goals of the City of Tempe. Currently, there are drive through car washes on Rural and Baseline, Price and Baseline, McClintock and Southern and a full car wash on McClintock and Guadalupe. A **FIFTH** car wash in the same area is **overkill**. This would fail on any Urban Planning feasibility test.

I do NOT believe this car wash is consistent with existing development, land use and zoning patterns in the area.

Especially with a yellow duck mascot, which will CHEAPEN the area.

I urge you to deny this Quick Quack Car Wash.

The car dealership across the street places an annoying large gorilla inflatable up and if this was approved, would be battling a large yellow duck. We need to modernize and update/upgrade our areas, not go in the reverse by devaluing them with unattractive and unnecessary amenities that are on nearly every corner.

Please look at their website. You can see how their business does not blend in as others may state:

<https://www.dontdrivedirty.com/>

The buss pullout shelter should be approved regardless of what enterprise ends up on this corner. This will assist in creating a better flow of the traffic along the Baseline corridor... and the city should have used eminent domain on this corner as well as others years ago.

I unfortunately will be out of town for the hearings. If I was present,, I would be in full vocal opinion in opposition to this terrible idea.

Sincerely,

Nicole Burge

Stovall, Karen

From: S O
Sent: Monday, November 13, 2017 11:27 AM
To: CM - Council Communicator; Stovall, Karen; Levesque, Ryan
Cc: tim@cpinc.us; travisk@dontdrivedirty.com
Subject: OPPOSITION to QUICK QUACK CAR WASH - Just Say NO!

Dear Mr. Mayor, City Council Members, City Manager and Planning Staff,

My name is Sylvia Orioli, I live at _____ Tempe, 85283. Living at this address puts our home within 600 feet from the proposed QUICK QUACK Car Wash at the SEC of McClintock and Baseline. I have been to all the meetings about QQ and have done much research. My concerns include:

- **Lack of Transparency** in disseminating information to the public. At the very first neighborhood meeting about Quick Quack on August 21st, 2017, at 1330 E. Carson, Larry Brasch and I showed up with our invitation in hand. Michael Clark, Identity Mutual, rep. for QQ was there, along with the property owners and Karen Stovall. Larry and I were questioned by Michael as to why we were there. We said for Quick Quack. Michael then asked if we lived in the area. I proceeded to show him my letter. He seemed surprised to see us there. I asked Michael how many people were invited and he stated 33 property owners. I asked if they were on Harvard. Michael stated that he thought so. Shortly after that conversation, Tom Galvin from Rose Law showed up to represent Michael Pollack's opposition to the car wash. We stated at that time that we did not want a car wash. There was one schematic up front and I had to ask for materials to take with me. Not a lot of information was given.
- As I'm talking to neighbors, after this first meeting, I realized that not everyone on my street was invited to this meeting. My neighbors just to the east of me never got any notices from Michael Clark, representing QQ. Michael Clark was only required to notify property owners that live within 600 feet of the proposed QQ location. Out of those 33 properties notified, only 18 of them are actual residents on Harvard Dr., and I happened to one of them. Lack of transparency. What about everyone else who lives in my neighborhood, they have the right to know and have input. Everybody on Harvard Dr., will be directly impacted by this decision.
- On Friday, Oct. 27, 2017, I received an invitation letter from Michael Clark stating that Jason Johnson, CEO of Quick Quack would like to meet the neighbors and have our questions appropriately addressed. Meeting date Nov. 2nd, 2017 at 6pm. We attended the meeting along with some neighbors in the area. Michael Pollack, who is strongly opposed, attended the meeting along with Rose Law Group and other representatives. Jason Johnson, started with the story of how QQ came to be. As questions were being asked, Jason really could not answer the questions, so he would change the subject. Questions about how loud is that jet engine dryer going to sound? What will the landscape look like? Jason was not familiar at all with the schematic he had on display nor was he familiar with this site. No materials, no pictures, no real answers. The vacuum stations and jet Dryers will run 7 days a week, from 7 am to 7 pm. These Jet dryers will be directed at our homes on Harvard Dr. and Pollack Shopping Area. **TOO MUCH NOISE!** We already have so much noise now.
- **QUALITY OF LIFE:** Our neighborhood has been inundated with so many changes over these last couple of years. With the re-striping of McClintock down to two lanes from three in itself has created a traffic nightmare for us. The approval of this QQ will greatly diminish our quality of life. We can barely sit in our backyard, due to the noise level from sirens, traffic, low flying helicopter traffic and the constant hum of the freeway. Trash pickup at mall at 5:30 am on the weekends, planned parent hood noise. **No** to Use Permit for Quick Quack.
- **PROPERTY VALUES** would most definitely be jeopardized. We are trying to protect our investment, our home on Harvard Dr.. Putting a BIG BOX franchise Car Wash will diminish the desirability of wanting to live on such a noisy street.

- **PUBLIC SAFETY ISSUES:** This intersection is already tough to maneuver. If QQ is approved, it will create visibility issues for walkers, drivers, and pedestrians. QQ wants to create a site that brings it's almost 3 story building less than 20 ft. from street to building. This will create more confusion, accidents and disruption for drivers going in or out of the this busy intersection.
- **PRIME LOCATION:** City of Tempe, this is a prime location. There must be something better than a car wash for this site. There are enough car washes within a mile in each direction. We need something that brings people together, not separate them from this one use only QQ car wash. To wash cars. Brainstorm something that fits the needs of more people and brings people together. Tempe is an innovative City and I am proud to live in Tempe. Please consider my comments in making this decision. NO to approval of a USE PERMIT for QUICK QUACK CAR WASH at the SEC of McClintock and Baseline.

Thank you for your time, this matter is of great importance to me.
Sylvia Orioli

Stovall, Karen

From: S O
Sent: Monday, November 13, 2017 10:28 AM
To: CM - Council Communicator; Stovall, Karen; Levesque, Ryan
Subject: My Opposition to Quick Quack Car Wash at 5201 S. McClintock Dr., 85283






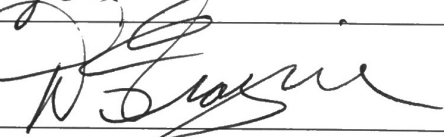
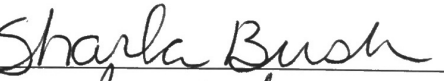

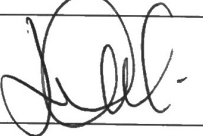

My neighbor, Lloyd Platz at . Tempe, Az. 85283, asked me to send his opposition to the Quick Quack Car Wash. He does not have a computer. I, Sylvia Orioli, typed for Lloyd. These following are his words. Thank you.

I did attend the neighborhood meeting on Nov. 2nd, 2017 at Arrendondo Elementary School hosted by Jason Johnson, CEO of Quick Quack Car Wash. This meeting was suppose to address some of the opposition of a car wash by my neighborhood, on Harvard Drive. My feeling after attending this meeting is that I am even more opposed now to the car wash at this location. Mr. Johnson did not satisfactorily answer the neighborhood concerns.

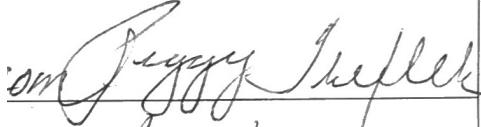
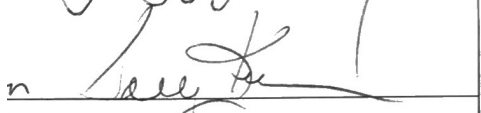
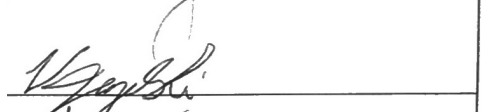



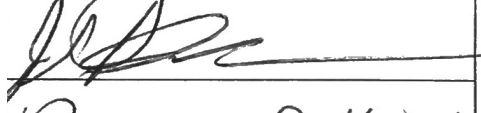
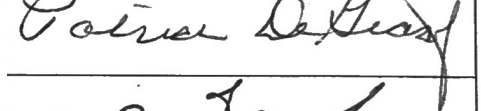
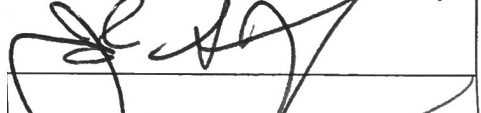

The following are my major oppositions:

1. **Lot size** - This property is too small since you are asking the council for zoning variances to fit Quick Quacks purpose. To my knowledge, the businesses on the other 3 corners of this intersection did not need zoning variances.
2. **Safety** - This intersection is already very congested with traffic and I think a car wash will add to more congestion and accidents. According to schematics and drawings that I've seen, the car wash building will be only 20 feet from the sidewalk on McClintock and approximately 30 feet high. This will cause other obstruction issues to traffic in the area. It will also cause safety issues for our police and fire personnel. (Fire station is only a short distance from the proposed car wash) I frequently go to the fire station for blood pressure checks and the fire personnel have already told me this intersection is a nightmare. Imagine what a building that close and that high will do to enhance this nightmare during emergencies.
3. **Other car washes in this area** - To my knowledge there is one car wash to the east, one to the west, one to the south. Each of them about 1 mile away. The public does not need a car wash at this location. I think you can find a larger more appropriate location for your Quick Quack Car Wash that would be a better fit for your company.

I oppose a Use Permit for Quick Quack car wash on the corner of Baseline Road and McClintock Drive.

<u>Name</u>	85252 <u>Address</u> TEMPE AZ	<u>E-mail</u>	<u>Signature</u>
SCOTT BASSETT			
CHERYL STAMMAN			
Angele Orque			
Ernie Raves			
Wendi Sochia			
Jolene Garner			
DAVID FRAZIER			
Sharla Bush			
Gonzalo Vilchi's			
Jana Aebi			
Rob Warzel			

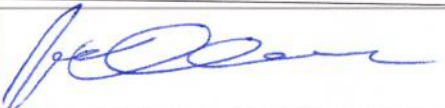

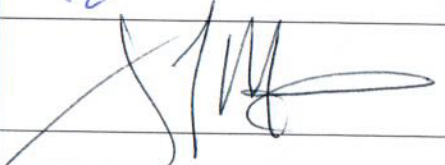

We, the neighbors, oppose the Quick Quack car wash proposed at
 5201 S. McClintock Dr. Tempe, Arizona 85283, an important intersection for our City of Tempe

<u>Name</u>	<u>Address</u>	<u>E-mail</u>	<u>Signature</u>
PEGGY TREXLER			
Jally Kur			
Victoria Jagelsti			
David Smith			
JOHN F. SODERMARK			
MARY M. SODERMARK			
JOHN SODERMARK			
PATRICIA DEGRAAS			
John Degraaf			
Jay Chang			

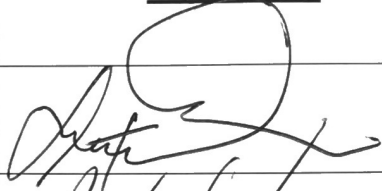





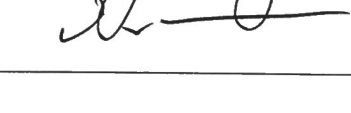
I oppose a Use Permit for Quick Quack car wash on the corner of Baseline Road and McClintock Drive.

<u>Name</u>	<u>Address</u>	<u>E-mail</u>	<u>Signature</u>
GARY GIBBS			Gary Gibbs
Sheila Goldman-Gibbs			Sheila Goldman-Gibbs
Dora I. Lozano			Dora I. Lozano
Jean Brean			Jean T. Brean
RONALD A. ETTER			Ronald A. Etter
Kyle Clavel			Kyle Clavel
Deborah Group			Deborah Group
S. RICHARD CASE			S. Richard Case
Becky Simpson			Becky Simpson
Greg Blauit			Greg Blauit

We, the neighbors, oppose the Quick Quack car wash proposed at
 5201 S. McClintock Dr. Tempe, Arizona 85283, an important intersection for our City of Tempe

<u>Name</u>	<u>Address</u>	<u>E-mail</u>	<u>Signature</u>
Justin Whitney			
Jennifer Sandhu			
Judy Morris			
Eleanor De Anda			Eleanor De Anda
LARRY BRASCH			Larry D. Brasch
LLOYD PLATZ			Lloyd Platz
Robert R. Crowe, Jr			Robert R. Crowe
Patricia H. Crowe			Patricia H. Crowe
Chris Green			
Sylvia Orioli			S. Orioli

I oppose a Use Permit for Quick Quack car wash on the corner of Baseline Road and McClintock Drive.

<u>Name</u>	<u>Address</u>	<u>E-mail</u>	<u>Signature</u>
SCOTT SPONSLER			
Pamela Sponser			
James Sponser			
Adrienne Linzer			
JOHN BULSON			
Molly Wight-Rossi			
DAN ROSSI			

We, the neighbors, oppose the Quick Quack car wash proposed at
 5201 S. McClintock Dr. Tempe, Arizona 85283, an important intersection for our City of Tempe

<u>Name</u>	<u>Address</u>	<u>E-mail</u>	<u>Signature</u>
Caitlin Haffner			Caitlin Haffner
Sarah Oswald			Sarah Oswald
Alyssa Wells			Alyssa Wells
Kristin Wells			Kristin Wells
Thomas Eastin			Thomas Eastin
William Smith			William Smith
Michael Rock			Michael Rock
Kathryn Soderquist-Land			Kathryn Soderquist-Land
NEIL STRALEY			Neil Straley
Theresa Straley			Theresa Straley

We, the neighbors, oppose the Quick Quack car wash proposed at
5201 S. McClintock Dr. Tempe, Arizona 85283, an important intersection for our City of Tempe

<u>Name</u>	<u>Address</u>	<u>E-mail</u>	<u>Signature</u>
Jennifer Gulseth			Jennifer Gulseth

Stovall, Karen

From: Penny Donovan < >
Sent: Monday, November 13, 2017 7:45 AM
To: Stovall, Karen
Subject: Quick Quack Car Wash

To whom it may concern and to the Members of the Tempe City Council Tempe City Hall 31 East 5th Street Tempe, AZ 85281 - Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council: I agree with the following prepared statement. The purpose of this letter is to show DISAPPROVAL for the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. It is of my opinion that this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will not help support the redevelopment goals of the City of Tempe. Currently, there are drive through car washes on Rural and Baseline, Price and Baseline, McClintock and Southern and a full car wash on McClintock and Guadalupe. A FIFTH car wash in the same area is overkill. This proposed car wash is NOT consistent with existing development, land use and zoning patterns in the area. Especially with a yellow duck mascot, which will CHEAPEN the area. I urge you to deny this Quick Quack Car Wash. We need to modernize and update/upgrade our areas, not go in the reverse by devaluing them with unattractive and unnecessary amenities that are on nearly every corner in the area. The bus pullout shelter should be approved regardless of what enterprise ends up on this corner. This will assist in creating a better flow of the traffic along the Baseline corridor.

One additional negative item is the addition of more loud noise. The noise level is already high for a housing neighborhood and to add more useless noise is highly unwanted in the surrounding neighborhoods.

Would the mayor and council members like to have Quick Quack Car Wash in their neighborhood?

Thank you for taking the time to read my letter.

Sincerely,

Penny Donovan

Tempe, 85282

Sent from my iPad

Stovall, Karen

From: Todd Springer
Sent: Monday, November 13, 2017 8:01 AM
To: CM - Council Communicator
Cc: Levesque, Ryan; Stovall, Karen
Subject: Quick Quack car wash

All,

There is much "to-do" about this new car wash that may be going in at the corner of baseline and McClintock. As I do not live in the immediate vicinity I will not be directly affected. However, I can understand why several people in my community have expressed concerns regarding noise "pollution". Who wants to have a backyard barbecue when you can't hear each other talk.

Rather than vote for or against the car wash, I propose an alternative solution; engineering control(s). Much like the walls that border the 101, a wall could be built to block sound from the neighborhood (or perhaps even vegetation could be used). Also, maybe it is possible to design the facility itself so as to direct sound away from the neighborhood.

Ultimately, sound meters can be used to determine the amount of sound that the neighbors can tolerate and then the design/build team can work to keep sound controlled to that level or below. This will likely require additional costs for construction, but at least it provides a third alternative.

Thanks, Sincerely,

Todd A. Springer, PE, CXLT
Consulting Engineer
Augsburger Komm Engineering, Inc.

Stovall, Karen

From: Larry Brasch
Sent: Monday, November 13, 2017 6:14 AM
To: mark_michell@tempe.gov; CM - Council Communicator; Stovall, Karen; Levesque, Ryan
Subject: Quick Quack car wash opposition

Mayor, City Council and City Staff,

As a long time resident at _____, I can attest to the Quality of Life in our neighborhood.

The intersection of Baseline & McClintock is one of the busiest and most congested in Tempe. During the traffic studies completed when McClintock was reconfigured with bicycle lanes, it was documented how many thousands of cars traveling daily, how many bicyclists, bus patrons and pedestrians passing within this intersection. In addition, a Fire Station is directly South of this intersection and travels for emergencies daily through this corner.

Distracted driving will not improve by adding a car wash. Sound levels will not improve by adding 16 vacuums and an exit blower facing south towards Harvard Drive residents. The Quality of Life for residents within this area will not improve for traffic flow, noise levels or to have a 29 ft wall on the west edge of the property blocking views of westbound traffic on Baseline Road.

So the question is ... Who benefits from a car wash at this location?

The residents of Harvard Drive do not need to sacrifice our Quality of Life if our elected officials can make the decision they would make for their family, their neighborhood and their home.

This is not about whether or not to place a car wash at this corner.

It is all about what is doing the right thing for our community.

Thank you for your time and attention.

Larry Brasch

Stovall, Karen

From: Patricia Eastin
Sent: Sunday, November 12, 2017 9:38 PM
To: Ching, Andrew; Levesque, Ryan; Stovall, Karen; Weaver, Chad; Abrahamson, Steve; Mitchell, Mark; Thomson, Alec; Arredondo-Savage, Robin; Granville, Kolby; Keating, Randy; Gwinn, Kristin; Kuby, Lauren; Navarro, Joel; Schapira, David; Higgins, Elizabeth; Spisz, Parrish; CM - Council Communicator
Cc:
Subject: NO USE PERMIT FOR QUICK QUACK CAR WASH

Dear Mayor Mitchell, Tempe City Council Members, Staff, and Quick Quack Car Wash Officials:

Unfortunately, due to a medical procedure, I am unable to attend the hearing scheduled for Tuesday evening, Nov 14th. Therefore, please consider my letter of opposition below. First, I want to address the individuals who are seeking a Use Permit for Quick Quack car wash on the SE corner of McClintock/Baseline, and secondly, the Tempe City Council.

Quick Quack:

As is the case many times in situations like this when business owners want their way they recruit supporters as though they are credible sources about an issue. Do all of your supporters live in this neighborhood? Do they have a vested interest in the future of Tempe? Are they all homeowners in the surrounding neighborhoods? They may be supporters of you, personally, but if they are not members of this community then their opinions are not valid. Those of us who DO live here have genuine concerns regarding the safety of this community with regard to the increased traffic footprint as well as the noise and junky environment Quick Quack would no doubt project. I can't fathom any explanation you could provide that would overcome the objection of safety concerns for motorists, bicyclists, pedestrians and even handicapped pedestrians in this area. It begs the question, "Do you care?" Obviously not. This is a selfish endeavor to push a loud, odorous, pollution-causing, eyesore of a barely profitable franchise on this neighborhood! If you want the respect of this community, and if you really are "business minded," then act with integrity and choose an establishment that people WANT to have in this area or move your car wash elsewhere. Is that not a win-win solution for you and us? By the way, I would never buy a monthly membership for a car wash. Ever.

Tempe City Council:

I understand you have received more letters of support than opposition. I hope this will be reversed by end of day tomorrow. If not, please consider the **content** of those opposing a Use Permit for Quick Quack rather than the **volume** of support letters you have received. Unlike some of the Quick Quack supporters, our opposition IS credible. We live here. We have a vested interest in the impact businesses have on our neighborhood. I was not made aware of this issue until very recently or I would have mobilized many more community members than I was able to in the last couple of weeks. It will disappoint me to no end if our voices are overcome by some statutory rule that says you have to side with whoever submitted the most letters! Like myself, there are others who are busy working and taking care of their families who have had little time or opportunity to voice their opposition. Furthermore, if any supporters of Quick Quack do not live in this area, their letters should not be considered! They should not be able to weigh in on what happens here in Tempe unless they live here.

Additionally, from the growth I see in Tempe, revitalization is taking place. Good job! Shouldn't all Use Permits be measured against that goal? All neighborhoods take on the character of the surrounding businesses. A big yellow duck is not my idea of revitalization! Wouldn't you rather Tempe be known as a "new" Arcadia than a yellow duck? Imagine the oddity of upscale apartments and businesses going in on Lakeshore/Baseline and then just 1/2 mile away, a loud, smelly, gimmicky car wash that's going to need constant upkeep! Didn't the gas station close because the owners couldn't afford to keep up the maintenance of the gas tanks? The same owners who want to install Quick Quack? My understanding is that the gas tanks were so old their insurance premiums went up which is what forced them to close the gas station. How about that for safety? How long was that going on unbeknownst to us in the neighborhood? Haven't they already demonstrated their lack of sound judgement and their inability to invest in the proper upkeep of their business? What makes you think they will be good stewards with the constant upkeep of a car wash? Car washes do not have a high profit margin. What do you think is going to happen if you give a Use Permit to them? We will end up with a run-down, dirty, smelly, noisy car wash WHILE posing a safety risk to the community which amounts to a BAD decision. It will drive people out of this community - not in. Take a look elsewhere in the valley where there are car washes on street corners - do you want to live there? They're uninviting and property values suffer as a result. Maybe Quick Quack supporters don't care about that but ***I do***.

Please allow the impassioned pleas opposing Quick Quack to tip the scales in our favor. The negative impact Quick Quack would bring to this community vastly outweighs any benefits you could possibly cite as reasons to allow them a Use Permit.

Respectfully Submitted,
Patricia Eastin

Stovall, Karen

From: Judith Morris
Sent: Sunday, November 12, 2017 7:55 PM
To: Mitchell, Mark; Thomson, Alec; Arredondo-Savage, Robin; colby_granville@tempe.gov; Keating, Randy; Gwinn, Kristin; Kuby, Lauren; Navarro, Joel; Schapira, David; Higgins, Elizabeth; Spisz, Parrish; Ching, Andrew; Levesque, Ryan; Stovall, Karen; Weaver, Chad; Abrahamson, Steve; jasonj@dontdrivedirty.com; timw@dontdrivedirty.com; travisk@dontdrivedirty.com
Subject: Re: Opposition to Proposed Quick Quack Car Wash

Once again I would like to address my concern and opposition to any car wash, including Quick Quack Car Wash on any corner of McClintock and Baseline. Primary reason is based on noise level, and after further review I believe a car wash would add to the distraction to an already busy intersection. Please remember the McClintock and Baseline intersection has access to the US 60 and the 101; with delay times in excess as it is heavily traveled. In addition, there is a significant amount of pedestrian's and bicycles; heading towards the light rail, bus stops, a large university, high schools and ride-share programs.

I would like to inquire how many distractions of this caliber are near our Tempe Fire-Stations, as you know there is a Fire-station not even a half-of-mile from this intersection.

I have attended a council meeting, a neighborhood meeting, signed a petition, and sent the email below in the past 6 weeks. Please pay attention to the home owners plea's and request, and stop any further attempts for the carwash to disrupt our lifestyles and safety.

Respectfully,

Judy Morris
Harvard Drive Resident for almost 20 years

From: Judith Morris
Sent: Tuesday, October 10, 2017 7:05 PM
To: mark_mitchell@tempe.gov; alec_thomson@tempe.gov; robin_arredondo-savage@tempe.gov; colby_granville@tempe.gov; randy_keating@tempe.gov; kristin_gwinn@tempe.gov; lauren_kuby@tempe.gov; joel_navarro@tempe.gov; david_schapira@tempe.gov; elizabeth_higgins@tempe.gov; parrish_spisz@tempe.gov; andrew_ching@tempe.gov; ryan_levesque@tempe.gov; karen_stovall@tempe.gov; chad_weaver@tempe.gov; steve_abrahamson@tempe.gov; jasonj@dontdrivedirty.com; timw@dontdrivedirty.com; travisk@dontdrivedirty.com
Subject: Opposition to Proposed Quick Quack Car Wash

To Whom It May Concern,

My name is Judy Morris and I reside at _____, Tempe, AZ 85283. The purpose of this email is to inform the City Staff, City Council, City Mayor and Quick Quack representative of my opposition to the Quick Quack car was proposed at 5201 S McClintock Dr, Tempe, AZ 85283.

Many of the neighbors verbalized their list of concerns during the City Council meeting last week. It appears as if this proposal is asking the city to relax their rules; no other properties in this area have requested a variance. This commercially zoned property would be better suited for many types of business, but NOT another car wash (there is a car wash within 1 mile South, East and also West of this intersection). This intersection is a very busy intersection, hosting traffic towards the US 60 and the 101.

In addition, the noise from this neighborhood corner is already immense, from the Chapman intercom, to the Fire Station to endless traffic either heading to one of the freeways or one of the multitude of stores and restaurants in the area.

Best Regards,

Judith M Morris

Tempe, Az 85283

Stovall, Karen

From: Mike Paulette
Sent: Sunday, November 12, 2017 6:45 PM
To: Stovall, Karen
Subject: No Quick Quack Car Wash

Karen,

I would like to express to you my opposition to the Quick Quack Car Wash proposed for the corner of Baseline and McClintock. I live very close to this intersection. I cannot imagine this corner handling any more traffic than it already does. I can't imagine our neighborhood handling any more noise than it already has. Between the traffic, the fire house sirens, and the Chapman Chevy, we have enough. Car wash washers and dryers will only contribute more noise pollution. The mosquitos already eat us alive out in our back yard. A car wash with pooling water everywhere will only create more breeding grounds for mosquitos. Please do not let this project proceed. Thank you.

Michael Paulette

Tempe, AZ 85283

Stovall, Karen

From: Heidi Herber
Sent: Sunday, November 12, 2017 6:17 PM
To: Stovall, Karen
Subject: No Quick Quack Car Wash

Karen,

I would like to express to you my opposition to the Quick Quack Car Wash proposed for the corner of Baseline and McClintock. I live very close to this intersection. I cannot imagine this corner handling any more traffic than it already does. I can't imagine our neighborhood handling any more noise than it already has. Between the traffic, the fire house sirens, and the Chapman Chevy, we have enough. Car wash washers and dryers will only contribute more noise pollution. The mosquitos already eat us alive out in our back yard. A car wash with pooling water everywhere will only create more breeding grounds for mosquitos. Please do not let this project proceed. Thank you.

Heidi Herber

Tempe, AZ 85283

Stovall, Karen

From: Gene Ganssle Pro.
Sent: Sunday, November 12, 2017 5:28 PM
To: Levesque, Ryan; Stovall, Karen
Subject: Quick Quack

To Tempe City Council -

I'm writing because there are form letters flying back and forth about this proposed development.

I am writing in support of the owners' rights to redevelop their property with their choice of a bona-fide business.

There have been good and bad decisions made on this front in Tempe, especially having to do with traffic, but I see this car wash controversy as a tempest in a wash bucket. While I respect the right of my neighbors to complain about a new business,

I don't see any alternative proposal to assist the people who own this land.

The arguments against this building don't convince me that the right to redevelop this corner (which has had multiple failed gas stations) should be refused to the owners.

Please allow them to make the decision best for their land.

It will be the best for the neighborhood, which right now has an eyesore of a fence surrounding the site once again.

Please let me know you got this letter and will pass it forward at the hearing.

Sincerely,

Gene Ganssle

Optimist Park Neighbor

Justin Simpson

November 3, 2017

Tempe AZ 85284

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



November 3, 2017

Ashley Campbell

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Tempe, AZ 85283

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:


The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



November 3, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85284

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Tempe, AZ 85283

November 3, 2017

Lucia Zuñiga

Tempe AZ 85283

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Lucia Zuñiga



Bettie M. Houk
Tempe, AZ 85284-3461



Nov. 5, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Bettie M. Houk



DAVID W HOUK

TEMPE AZ 85284-3461

Nov. 4, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

David W Houk

Tempe, AZ 85284

Stovall, Karen

From: Bob Crowe
Sent: Tuesday, November 14, 2017 9:31 AM
To: CM - Council Communicator; Stovall, Karen; Levesque, Ryan
Subject: Opposition to Quick Quack Car Wash

As a residents of . for thirty -seven years, we do not feel that a car wash is an appropriate use of a valuable corner lot. We feel that the high volume of traffic plus the noise factor from the blowers and vacuum booths will create chaos to an otherwise tranquil neighborhood. There is a more appropriate use of this land, like a restaurant. .

That property at this location for over 20 years, had no problem with gas tankers delivering product at it's current footprint..

With a car wash in the neighborhood, it will affect our quality of life and our property values.

We do not want to see a Quick Quack Car Wash on this corner, 5201 S. McClintock Dr.

Respectfully,
Robert R. Crowe Jr.
Patricia A. Crowe

Stovall, Karen

From: Dr. Donald Boles < >
Sent: Monday, November 13, 2017 8:21 PM
To: CM - Council Communicator
Cc: Levesque, Ryan; Stovall, Karen; Michael Pollack
Subject: Baseline and McClintock

Members of the Tempe City Council Tempe City Hall 31 East 5th Street Tempe, AZ 85281

- Quick Quack Car Wash –
Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council: The purpose of this letter is to show DISAPPROVAL for the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock.

It is of my opinion that this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center.

In fact, I think this development will not help support the redevelopment goals of the City of Tempe. Currently, there are drive through car washes on Rural and Baseline, Price and Baseline, McClintock and Southern and a full car wash on McClintock and Guadalupe. A FIFTH car wash in the same area is overkill.

This proposed car wash is NOT consistent with existing development, land use and zoning patterns in the area.

Especially with a yellow duck mascot, which will CHEAPEN the area.

I urge you to deny this Quick Quack Car Wash.

We need to modernize and update/upgrade our areas, not go in the reverse by devaluing them with unattractive and unnecessary amenities that are on nearly every corner in the area.

The bus pullout shelter should be approved regardless of what enterprise ends up on this corner. This will assist in creating a better flow of the traffic along the Baseline corridor.

Sincerely,

Dr and Mrs Donald Boles

Stovall, Karen

From: David Kirby < >
Sent: Monday, November 13, 2017 5:55 PM
To: Stovall, Karen; Levesque, Ryan
Subject: Proposed Car Wash
Attachments: IMG_5566.JPG; ATT00001.txt

Karen and Ryan,

There are those in my neighborhood who are spreading misinformation about the proposed Quick Quack car wash at Baseline Road in McClintock. While they are bold enough to print this flyer and leave it at my front door, they do not even have enough courage to sign their name. Their attempts to smear the efforts of entrepreneurs who have done everything possible to propose a use for this property with an environmentally friendly and green business site is disgusting.

I want to register my voice as definitely in support of this business. I believe it will be a very successful and beneficial addition to our neighborhood.

Respectfully,
David A Kirby

**We, the neighbors, oppose the Quick Quack car wash proposed at
5201 S. McClintock Dr. Tempe, Arizona 85283, an important intersection for our City of Tempe**

<u>Name</u>	<u>Address</u>	<u>E-mail</u>	<u>Signature</u>
Cathleen Brock			Cathleen A. Brock
Jennifer Arroyo			Jennifer Arroyo
NORMAN HAZZARD			Hazzard
CONNIE DEAN HAZZARD			Connie Dean Hazzard
Nelly Fuentes			Nelly Fuentes
DUANE WASKOWIAK			Duane Waskowiak
MICHAEL FRASER			Michael Fraser

We, the neighbors, oppose the Quick Quack car wash proposed at
5201 S. McClintock Dr. Tempe, Arizona 85283, an important intersection for our City of Tempe

<u>Name</u>	<u>Address</u>	<u>E-mail</u>	<u>Signature</u>
MARSHA COUCH			net Marsha Couch

Stovall, Karen

From: Justin Whitney
Sent: Monday, November 13, 2017 9:19 PM
To: JenDhu
Cc: Stovall, Karen
Subject: Re: NO to the Quick Quack at 5201 S. McClintock Dr.

Since I wrote the email above, Jen and I had a chance to visit try out a Quick Quack car wash in Sacramento. We had hoped that, even despite traffic concerns, Quick Quack had redeeming qualities and could, if approved, be valuable to the city. I'm afraid that our dreams of cheap, amazing, quiet car washes around the corner have been crushed. You can see two videos of my trip through the Quick Quack below. This is a post I wrote for NextDoor where I shared the experience with our neighbors in Optimist Park. We oppose the use of the corner of Baseline and McClintock for the purpose of the Quick Quack car wash as, in balance, there's a whole lot of downside and not a lot of upside to having it there. It sure doesn't do a better job than our existing car washes, for one thing, and it's louder than the ones we've been to in Tempe. A less noisy, lower traffic business would really be a much better fit for that corner.

"I live on Harvard Drive, which is immediately south of the proposed Quick Quack location. I wasn't thrilled with the idea of a car wash so close to the house, since I rode a bicycle every day for 2+ years in Tempe and know how much car washes and their constant train of vehicles can mess with traffic. But, I did hope that the noise level and traffic concerns were overstated, and frankly, if it got the votes, I hoped that they produced cheap and amazing car washes!

So, when my girlfriend and I went to Sacramento on a recent road trip, we gave a Quick Quack car wash a spin. We figured this would be a good opportunity for us to checkout how well it did and how loud it was, so we could gauge how excited we were about what we hoped were cheap, relatively quiet car washes available right around the corner. We spent \$13 on their second-from-the-best car wash. The prices are pretty reasonable, about the same or maybe just slightly more than some of the automated touch car washes you find at local gas stations. My girlfriend recorded a video as we got close to, and then exited the car wash. You can find the before and after videos here: Before: <https://youtu.be/ZpuSIRV8R4Y> After: https://youtu.be/uUnX_udX3Yc I'm not given to optimism, which saved me from disappointment. The wash was virtually 100% automated, excepting the one person spraying the (tires? glass? not sure) as we entered, and it did more or less as well as all the automated touch washes seem to. When I got out and had a look at my truck after the wash, there was some caked on grit that I could wipe away with a finger and more pressure than the rollers put on it, and the big rollers had a hard time getting behind my side mirrors, which meant big patches of nearly unwashed window. So the wash itself was somewhat mediocre, but about as well as I had hoped for \$13. And frankly, it has stood up in the week since we've been back better than your average Circle K car wash. So, it wasn't terrible, and I would go to QQ before I went to Circle K, in balance. It wasn't, though, nearly as good as a \$25 Cobblestone or Francis and Sons car wash (just down the street), and there's no one to vacuum out your car or truck, or towel your dash, you do that yourself. So, honestly, if we do end up with a car wash on this corner, I'm not going to make much use out of it purely for practical reasons and not out of spite. If I'm going to pay to wash my truck, I'd rather pay a bit more and get the full service. But that's me. As for the noise level, it was worse than I'd hoped for. I'm sure a wall would help a little, but I'm not sure how much. There was a train passing as we approached, and we could just about hear it from the truck with the exit-blowers going at their normal speed. It was that loud. This particular one was located in a commercial and industrial area, and the noise was ever-present from a few hundred feet away at the local Starbucks, but from your backyard it would be an unwelcome and constant sound. There's not a lot to cut the sound down from that corner to the back and front yards on the west side of Harvard Drive. As we drove away, you could hear it as a dull whine in the distance. Bearable, but as bad as the people who live close to this corner are worried about. It's obnoxious, and there's really no way to get around that. Have a look at the videos if you care to listen. These are from an iPhone, and all I did was trim the start and finish in the video down to cut out our banter. There's no other editing or filtering. As for traffic, based on my visit, it seems like it would have about the impact you'd expect on Baseline and McClintock. There are lots of cars entering and lots exiting, as with any car wash. This particular location that I visited didn't route any traffic out to or in from the street, as it was in a commercial complex that had its own inlets and outlets before you got to the Quick Quack. So the impact on traffic appeared to be mitigated by its location, and was minimal. I don't imagine the same could be said for the access I've seen in the proposals for Tempe. But, as I also said, that's not a problem specific to Quick

Quack, but with any car wash you'd care to put on this particular corner. Quick Quack seems to setup their ingress/egress about as well as anybody could expect, honestly. Anyway, there's my attempt at giving QQ something of a chance and hoping there's something redeeming about this prospect. I'm afraid that this just isn't a great corner for QQ to be on. They'd be an OK addition to Tempe and the valley elsewhere, but there's a lot of downside for very little upside if they get the use permit for this particular corner. So, I'm still opposed, despite having given them a chance, and will be saying as much tomorrow. Thanks for reading! Hope this was useful."

and Jen Sandhu

On Tue, Oct 10, 2017 at 7:35 PM, Justin Whitney

wrote:

My name is Justin Whitney and I've lived at Dr. in Tempe since early 2012. I think that a car wash on the corner of McClintock and Baseline is one of the worst conceivable uses of the property as is against the interest of public safety, and diametrically contrary to the attempts by the city to promote cycling, foot traffic, and other methods of transportation that take cars off of the road and improve quality of life in Tempe. I have a somewhat unique perspective on the effect that a car wash at this busy intersection will have, as I've logged 3500+ miles on my bicycle over the last several years, having exclusively biked, walked, and made use of Tempe public transit (bus/light rail) for two of those years. All of those miles were on city streets, both before and after the bike lanes went in on McClintock. As a cyclist, I've dodged cars entering and exiting car washes in several places in Tempe, narrowly avoiding being hit at least twice by drivers who are fiddling with their mirrors and adjusting their seats after service, are paying even less attention to their driving than the average motorist. The Cobblestone car wash at Baseline and Kyrene is a great place to get hit on a bicycle. The Francis and Sons car wash on McClintock, which is just north of the busy McClintock canal crossing, contributes to the difficulty of navigating the block or so surrounding that busy retail complex, and ensures that the number of cars driving with little regard for pedestrians and cyclists is higher than it might be without that business. I've been hit by a car once in the two years I've ridden. Our streets are dangerous enough as it is, and a business like Quick Quack further adds to that danger. My personal and recent experience as a cyclist is evidence of this.

I'm sure there are opportunities for Quick Quack to locate their business elsewhere in Tempe. This intersection is too highly traveled and dangerous as it is for a car wash on that corner to be in the public interest. To add to the safety concern, Quick Quack has requested a variance which will reduce the buffer between the street (and me and my fellow cyclists), and their inherently high traffic business. These buffers exist for a reason, and provide cyclists like myself with an improved safety margin when passing businesses like this. Granting the variance decreases safety even further. Because this use of the property is in direct conflict with the vision of the city and the installation of new bike and pedestrian routes, because this business will negatively affect public safety, and because it will increase traffic in and around an already high traffic intersection, I'd like to request that you do what you can to oppose it as I do.

Thank you,

Justin Whitney

Tempe, AZ 85283

Stovall, Karen

From: D. Stern >
Sent: Tuesday, November 14, 2017 1:33 AM
To: Stovall, Karen
Cc: Levesque, Ryan
Subject: Quick Quack Car Wash

Please **deny** a Use Permit for Quick Quack Car Wash at the SE corner of McClintock Dr. and Baseline Rd. for several reasons:

It is an inappropriate use at such a busy traffic intersection.

It will increase traffic congestion.

It will be an eyesore as it is projected to be 3 stories high and some parts painted bright yellow.

It would be better placed off the roadway in a shopping strip, such as the Francis & Sons car wash on McClintock or set way back off the roadway such as the Cobblestone car wash on Baseline.

I live at the Lakes in Tempe and pass this intersection frequently.

Darryl R. Stern

Stovall, Karen

From: Russ S. >
Sent: Tuesday, November 14, 2017 2:48 PM
To: Stovall, Karen
Subject: NO on Quick Quack Car Wash

City of Tempe:

We would like submit our thoughts about the proposed car wash for the Southeast corner of Baseline Road & McClintock Drive.

We've lived in this area for a bit over 40 years. Although there has been an increase in traffic and noise over that period we don't feel the addition of a car wash with its inherent traffic and noise from the washing systems would be something we could welcome.

Please **DO NOT** approve of the construction of the car wash at that location.

Sincerely,
Marcella & Russell Sharples

Stovall, Karen

From: Donna Marshak < >
Sent: Monday, November 13, 2017 5:18 PM
To: CM - Council Communicator; Stovall, Karen; Levesque, Ryan
Cc: Bob Marshak
Subject: Please Reconsider Car Wash

November 13, 2017

Dear Tempe Council and Staff,

It has been brought to our attention that at tomorrow evening's council meeting, November 14th, 2017, you will be addressing whether to approve or disapprove a permit for a Quick Quack Car Wash at the corner of McClintock Drive and Baseline Road.

As long time residents of Tempe and 21 years residing in The Lakes of Tempe, we request that you consider a **NO** vote on this proposed project. This hi-profile corner could be put to better use for our community and we feel that a car wash would distract from more appropriate types of businesses that might be interested in that prime corner as future possibilities.

Thank you for considering our request. Say **NO** to this Use Permit or put the project on hold for further study.

Your sincerely,

Donna M. Marshak
and
Robert A. Marshak (USAF RET.)

Tempe, Arizona

Stovall, Karen

From: Lynn Etter < >
Sent: Monday, November 13, 2017 7:54 PM
To: Stovall, Karen
Subject: PLEASE! No Quick Car Wash at Baseline and McClintock

Dear Karen,

I am very much opposed to having a Quick Quack car wash built on the corner of Baseline and McClintock. I have been a resident just south of that location for over 40 years. Tempe should be working to be neighborhood friendly, pedestrian/bicycle friendly and esthetically pleasing. A 3 story, noisy car wash is not conducive to any of that!

There are several more reasons why I do not think this should be built in this neighborhood:

- *There is a car wash just one mile away on Guadalupe and McClintock. There would seem no need to have another one is such close proximity.
- *The noisy, congested nature of a car wash is not something anyone would want in their neighborhood.
- *That corner of Baseline/McClintock has always been a small business/small shop corner. Across the street is a big auto complex - I think we have enough big complexes in that area.
- *This is a prominent corner - something more appealing and welcoming should be put in that spot.

I am not able to attend the public meeting. Please consider this email my voice of protest.

Thank you -

Lynn Etter

Nov. 4, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Aaron Quack

Tempe, AZ 85284

Nathan Mendoza

November 2, 2017

Tempe AZ 85283

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



November 2, 2017

Eric Gooding

tempe AZ 85282

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

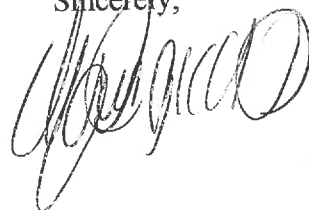
The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



GIBSON & CO.
CERTIFIED PUBLIC ACCOUNTANTS

TEMPE, AZ 85283-4203

November 3, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

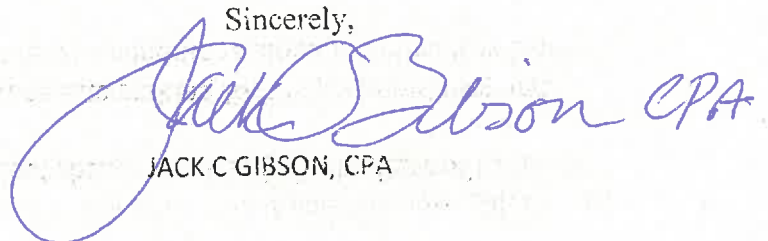
The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,


JACK C GIBSON, CPA

~~XXXX~~ *** I have been a Tempe resident for over 50 years... and in South Tempe for 30 years of that time.
This would be a very much needed item in this part of the city.



Ms. Deborah B. Houk
Tempe, AZ 85284

11/2/2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Deborah B Houk

Lesley Donnell Johnson

Tempe AZ 85283

November / , 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Tempe, AZ 85284

November 6, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

Since this requested development falls within the zoning guidelines for the City of Tempe, I would like to add my support to property owners, Jamie and Dale Burt, and their request for a use permit and variance for allowance of the Quick Quack Car Wash to be approved.

Sincerely,



Sandy Salzbrenner

Joyce B. Mounihan

Tempe, AZ 85284

11/4/17
The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Joyce Mounihan
Joyce Mounihan

37 year resident

November 3, 2017

Quinn Ramon's

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

work address
McCLINTOCK / 60

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



November 3, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

ELIZABETH RAINER

TEMPE AZ 85283

BASELINE PUB

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Elizabeth Rainer

11/4/17

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



CAITLIN MOYLAN

Lucia and George R. Carracedo Trust

November 2, 2017

Tempe, AZ 85284

Reference: Proposed Quick Quack Car Wash

5201 South McClintock Drive

Tempe, AZ 85283

Mayor Mitchell and Members of City Council:

We are requesting the approval of the use permit and variance requested for the site at the Southeast corner of Baseline Road and McClintock Drive allowing Quick Quack Car Wash to replace the gas station/convenience store.

A car wash site that uses sustainability practices by filtering the water used by 100% is a step in the right direction for our neighborhood and surrounding commercial retail center. This business would also allow for less property requirements such as space or land, permitting more on-site parking for the retail center. This commercial car wash would be less intrusive and would enhance existing environmental conditions along Baseline Road and McClintock Drive.

Also the proposed construction of a city bus pullout shelter at that site would be tremendously beneficial to our community and businesses at large. This would better our city transportation system and enhance our environment. Less traffic would greatly contribute to the betterment of our neighborhood and our families would benefit as a whole.

This new construction would help support the redevelopment goals of our city and promote a new beneficial service business in our community staying consistent with current development, land and zoning patterns.

We respectfully request your approval/support of the Quick Quack Car Wash and the new bus stop.

Sincerely Lucia and George R. Carracedo Trust,



Lucia Carracedo



George R. Carracedo

TEMPE, AZ 85284

NOVEMBER 9, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Elizabeth Carol Early

William Davis
Tempe AZ 85283

November , 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:


The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

James A. Schuntel
11-8-17
TEMPE AZ 85284
JAMES A. SCHUNTEL

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:


The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,


Suzan A Schantel

November 26, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

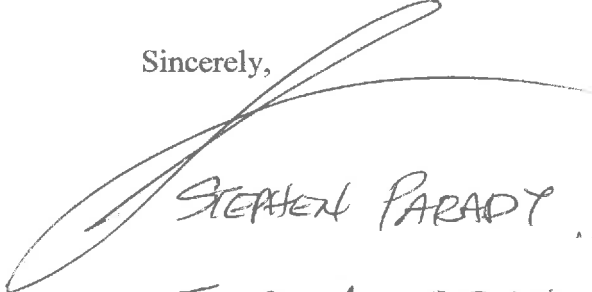
The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'STEPHEN PARADY'. The signature is written over a horizontal line that extends across the width of the signature.

TEMPE, AZ. 95294-2991

Patricia Lambert

November , 2017

Tempe, AZ. - 85283

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,


November 8, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



RALPH SHELTON

Tempe, AZ 85283

November 7, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash -- Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Jerry Lynn Bangerter



11/4/17

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Patrick T. Moynihan
Patrick T. Moynihan
Tempe resident 37 years

November 3, 2017

V. J. Eaton

Tempe, AZ 85283

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



November 3, 2017

Kevin Webster

Tempe, 85283

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Kevin Webster

CATHERINE TAULTON

November 3, 2017

TEMPE, AZ
85283

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr, Tempe, AZ 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Catherine Taulton

Tempe, AZ 85283

November 7, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,


Eileen Bangarter

Stovall, Karen

From: Ron Etter < >
Sent: Tuesday, November 14, 2017 5:40 PM
To: Stovall, Karen; Levesque, Ryan; CM - Council Communicator
Subject: No Quick Quack Car Wash

To all,

I am a home owner in the neighbor just south of the proposed car wash site. I am opposed to the car wash especially 3 stories high, the color and the fact that they propose vacuums that run all day, are loud and so visible. Mc Clintock Rd. only recently got Bike Lanes and this would be a terrible hazzard to bikers and pedestrians. Please do not approve it for our neighborhood.

Sincerely,

Ronald Etter

Stovall, Karen

From: Dolores S Diggs < >
Sent: Tuesday, November 14, 2017 3:28 PM
To: Stovall, Karen
Cc: Levesque, Ryan
Subject: NO QUICK QUACK CAR WASH

Hello, my name is DOLORES S DIGGS! I got the flyer about new car wash to be built on the corner of McClintock and Baseline Rd. NO WAY! NO WAY! The owner of the car wash do not have my permission to be built on that corner. Way to loud! It would cause lot of traffic, lot of accidents, lawsuit, dangerous for pedestrian like myself. It will ruin the neighborhood and we could lose the value of houses. We need gas station with food mart on that corner like K Circle but small cause there isn't much room on the corner. QUACK CAR WASH, NO WAY!

Please feel free if you have question and I will do my best to answer the question!

Thank You for let me know what is going on the corner! I miss the old gas station.

Thank You,

Dolores S Diggs

Stovall, Karen

From: GARY GIBBS < >
Sent: Friday, November 17, 2017 12:37 PM
To: CM - Council Communicator; Stovall, Karen; Levesque, Ryan
Subject: Proposed Car Wash at Baseline and McClintock

My name is Gary Gibbs and I live at in Tempe. I do not want a Quick Quack car wash or any car wash on the SE corner of Baseline and McClintock Dr. The corner is already one of the busiest in the neighborhood. Traffic can back-up several hours before and after rush hour(s). The additional traffic congestion a car wash would put on that corner makes it one of the last locations in area for that type of business.

As a resident within two blocks of the location, I also don't want to hear the noise from the blowers and vacuums. Many of these car washes eventually get approval to have operations that go late into the night or start early in the morning. The constant hum of blowers and vacuums is not compatible with a healthy neighborhood made up of happy homeowners enjoying their homes.

Do the obviously and turn this ill-conceived request down and tell the owner to come back with another business plan that won't be so disruptive to the local residents.

Thanks for your time.

Stovall, Karen

From: Gwinn, Kristin
Sent: Monday, November 27, 2017 9:14 AM
To: Charlie Molina; CM - Council Communicator; Stovall, Karen
Subject: RE: Quick Quack Car Wash Proposal

Mr. Molina,

Thank you for contacting the Tempe City Council regarding the proposed Quick Quack Car Wash. Please be assured that the Mayor and Council have received your email and are copied on this reply.

The Hearing Officer approved the variance for the Quick Quack Car Wash and that decision was appealed to the Board of Adjustment with a hearing scheduled for December 20th. If the decision of the Board of Adjustment is appealed, it will be to the Maricopa County Superior Court.

The Development Review Commission hearing for Quick Quack scheduled for Tuesday, December 12th for a Use Permit to allow a car wash and Development Plan Review. This decision is appealable to the Tempe City Council. If appealed, it will come to the Council as a quasi-judicial item, which means that the Council must conduct itself as a court in its consideration of the matter and not as a legislative body. In these cases, the Council is akin to a judge. It creates the record, determines the facts and then issues a decision based on those facts. Obviously, part of creating the record is listening to testimony, so please know that you have the right to come and testify publicly at any of the scheduled public hearings.

Kristin Gwinn
Council Aide
City of Tempe
(480) 350-8916
31 E 5th Street
Tempe, AZ 85281
www.tempe.gov



From: Charlie Molina [mailto:]
Sent: Wednesday, November 22, 2017 10:37 PM
To: CM - Council Communicator <councilcommunicator@tempe.gov>
Subject: Quick Quack Car Wash Proposal

I support this proposal and I plan to use it if it is built. At this time it is an eyesore and no one has suggested another replacement. We have enough eating places in a four square mile.
Charlie

Sent from [Mail](#) for Windows 10

Stovall, Karen

From: DEBBIE DYJAK < >
Sent: Tuesday, November 14, 2017 6:13 AM
To: CM - Council Communicator
Subject: Opposition to new car wash on Baseline and McClintock

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning. I am opposed to the proposed car wash in Tempe. I am a Lakes resident and am concerned about the increased noise, lights, traffic and ultimately my family's safety. We are still adjusting to the new movie theatre and apartments just west on Baseline and Lakeshore. That is enough new development in the area. Please vote no.

Also, any new industry should include money to upgrade the roads. We have many potholes in the neighborhood and the striping/sidewalks are hard to see.

Thanks
Debbie Dyjak

Sarah Williams

Tempe, AZ 85282

November 7, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,


Sarah Williams

Stovall, Karen

From: Gwinn, Kristin
Sent: Monday, November 27, 2017 9:14 AM
To: Stovall, Karen
Subject: FW: Quick Quack carwash

Kristin Gwinn

Council Aide
City of Tempe
(480) 350-8916
31 E 5th Street
Tempe, AZ 85281
www.tempe.gov



From: Gwinn, Kristin
Sent: Monday, November 27, 2017 9:12 AM
To: 'Wanda Turner' ; CM - Council Communicator <councilcommunicator@tempe.gov>
Subject: RE: Quick Quack carwash

Ms. Turner,

Thank you for contacting the Tempe City Council regarding the proposed Quick Quack Car Wash. Please be assured that the Mayor and Council have received your email and are copied on this reply.

The Hearing Officer approved the variance for the Quick Quack Car Wash and that decision was appealed to the Board of Adjustment with a hearing scheduled for December 20th. If the decision of the Board of Adjustment is appealed, it will be to the Maricopa County Superior Court.

The Development Review Commission hearing for Quick Quack scheduled for Tuesday, December 12th for a Use Permit to allow a car wash and Development Plan Review. This decision is appealable to the Tempe City Council. If appealed, it will come to the Council as a quasi-judicial item, which means that the Council must conduct itself as a court in its consideration of the matter and not as a legislative body. In these cases, the Council is akin to a judge. It creates the record, determines the facts and then issues a decision based on those facts. Obviously, part of creating the record is listening to testimony, so please know that you have the right to come and testify publicly at any of the scheduled public hearings.

Kristin Gwinn

Council Aide
City of Tempe
(480) 350-8916
31 E 5th Street

Tempe, AZ 85281

www.tempe.gov



From: Wanda Turner [<mailto:>]
Sent: Saturday, November 25, 2017 1:24 PM
To: CM - Council Communicator <councilcommunicator@tempe.gov>
Subject: Quick Quack carwash

I think Quick Quack would be a good business to have on the SECOND corner of Baseline and McClintock.

Wanda Turner

Tempe, AZ 85283

November 10, 2017

The Members of the Tempe City Council
Tempe City Hall
31 East 5th Street
Tempe, AZ 85281

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive
5201 S. McClintock Dr. Tempe Arizona 85283

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,



Linda Rider

Stovall, Karen

From: Gwinn, Kristin
Sent: Monday, November 27, 2017 9:14 AM
To: Stovall, Karen
Subject: FW: SE corner of McClintock & Baseline

Kristin Gwinn

Council Aide
City of Tempe
(480) 350-8916
31 E 5th Street
Tempe, AZ 85281
www.tempe.gov



From: Gwinn, Kristin
Sent: Monday, November 27, 2017 9:12 AM
To: 'D Martinez' ; CM - Council Communicator <councilcommunicator@tempe.gov>
Subject: RE: SE corner of McClintock & Baseline

Ms. Martinez,

Thank you for contacting the Tempe City Council regarding the proposed Quick Quack Car Wash. Please be assured that the Mayor and Council have received your email and are copied on this reply.

The Hearing Officer approved the variance for the Quick Quack Car Wash and that decision was appealed to the Board of Adjustment with a hearing scheduled for December 20th. If the decision of the Board of Adjustment is appealed, it will be to the Maricopa County Superior Court.

The Development Review Commission hearing for Quick Quack scheduled for Tuesday, December 12th for a Use Permit to allow a car wash and Development Plan Review. This decision is appealable to the Tempe City Council. If appealed, it will come to the Council as a quasi-judicial item, which means that the Council must conduct itself as a court in its consideration of the matter and not as a legislative body. In these cases, the Council is akin to a judge. It creates the record, determines the facts and then issues a decision based on those facts. Obviously, part of creating the record is listening to testimony, so please know that you have the right to come and testify publicly at any of the scheduled public hearings.

Kristin Gwinn

Council Aide
City of Tempe
(480) 350-8916
31 E 5th Street

Tempe, AZ 85281

www.tempe.gov



From: D Martinez [<mailto:>]

Sent: Friday, November 24, 2017 7:23 PM

To: CM - Council Communicator <councilcommunicator@tempe.gov>

Subject: SE corner of McClintock & Baseline

To whom it may concern,

This email is in reference to the corner of McClintock & Baseline.

My family has lived in the lakes community for 3yrs and we enjoy all the progress that we see around us.

We fully endorse the car wash on the SE corner of McClintock & Baseline & look forward to all to future growth on the Baseline corridor.

Thank you for your consideration.

Deirdre Martinez

Stovall, Karen

From: Gene Ganssle Pro.
Sent: Sunday, November 12, 2017 5:32 PM
To: CM - Council Communicator
Subject: Car Wash Issue

Follow Up Flag: Follow up
Flag Status: Flagged

To Tempe City Council -

I'm writing because there are form letters flying back and forth about this proposed development.

I am writing in support of the owners' rights to redevelop their property with their choice of a bona-fide business.

There have been good and bad decisions made on this front in Tempe, especially having to do with traffic, but I see this car wash controversy as a tempest in a wash bucket. While I respect the right of my neighbors to complain about a new business,

I don't see any alternative proposal to assist the people who own this land.

The arguments against this building don't convince me that the right to redevelop this corner (which has had multiple failed gas stations) should be refused to the owners.

Please allow them to make the decision best for their land.

It will be the best for the neighborhood, which right now has an eyesore of a fence surrounding the site once again.

Please let me know you got this letter and will pass it forward at the hearing.

Sincerely,
Gene Ganssle
Optimist Park Neighbor

Stovall, Karen

From: JEFF CARTER
Sent: Monday, November 20, 2017 1:12 PM
To: Stovall, Karen; ryan_lavesque@tempe.gov; CM - Council Communicator
Subject: Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive

Chandler, AZ 85224

November 20, 2017

The Members of the Tempe City Council

Tempe City Hall

31 East 5th Street

Tempe, AZ 85281

councilcommunicator@tempe.gov

Karen_stovall@tempe.gov

Ryan_lavesque@tempe.gov

Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive

Dear Mayor Mitchell and Members of the City Council:

The purpose of this letter is to express support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash:

- to redevelop the property with a use that is less intensive than the prior gas station;
- to allow the City to build a bus pullout shelter that will help the flow of traffic on Baseline Road;
- to provide an appropriate amount of on-site parking for the proposed use; and,
- to significantly enhance existing landscape conditions along Baseline Road and McClintock Drive.

I do not believe this use permit and variance will have a negative impact on the neighborhood or the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe this car wash is consistent with existing development, land use and zoning patterns in the area as well as the 'family friendly' nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the prior gas station/convenience store.

I hope you will support this Quick Quack Car Wash and the property owners, Jamie and Dale Burt.

Sincerely,

Glenny Carter

Stovall, Karen

From: meowmix766 < >
Sent: Wednesday, November 15, 2017 5:59 PM
To: CM - Council Communicator
Subject: Quick Quack Car Wash

Follow Up Flag: Follow up
Flag Status: Flagged

Tempe, AZ 85282

November 15, 2017 The Members of the Tempe City Council Tempe City Hall 31 East 5th Street Tempe, AZ 85281
Quick Quack Car Wash – Southeast corner of Baseline Road and McClintock Drive 5201 S. McClintock Dr. Tempe
Arizona 85283 Dear Mayor Mitchell and Members of the City Council: The purpose of this letter is to express
support for the approval of the use permit and variance requested for the site at the Southeast corner of Baseline
and McClintock. The approval of the requested use permit and variance will allow Quick Quack Car Wash: · to
redevelop the property with a use that is less intensive than the prior gas station; · to allow the City to build a bus
pullout shelter that will help the flow of traffic on Baseline Road; · to provide an appropriate amount of on-site
parking for the proposed use; and, · to significantly enhance existing landscape conditions along Baseline Road and
McClintock Drive. I do not believe this use permit and variance will have a negative impact on the neighborhood or
the surrounding retail center. In fact, I think this development will help support the redevelopment goals of the City of
Tempe by supporting a new business that is investing in our community and a car wash that practices sustainability
principles by using filtering technology that reclaims 100% of the water used in each cleaning operation. I believe
this car wash is consistent with existing development, land use and zoning patterns in the area as well as the ‘family
friendly’ nature of the neighborhood. I understand that this car wash will also have significantly less traffic than the
prior gas station/convenience store. I hope you will support this Quick Quack Car Wash and the property owners,
Jamie and Dale Burt. Sincerely, Heather Bell

Stovall, Karen

From: susan helsel < >
Sent: Tuesday, November 14, 2017 7:37 AM
To: CM - Council Communicator
Subject: Car Wash

Follow Up Flag: Follow up
Flag Status: Flagged

November 14, 2014

Dear Tempe Council,

I have lived in Tempe for over 20 years and Tempe doesn't need a Yellow Quick Quack Car Wash. The corner of Baseline and McClintock needs help as the corner is ageing but needs something that improves the corner eg restaurant, banks, etc Something that would fit that corner better. A BIG Yellow Building would be better suited closer to ASU. This is a prime corner and the standards of businesses should reflect that.

Please consider tabling this Use Permit until more studies have been made.

Thank you for your consideration.

Yours sincerely,
Susan M. Helsel

Tempe,
AZ 85283

Stovall, Karen

From:
Sent: Monday, November 13, 2017 1:23 PM
To: CM - Council Communicator
Subject: No Quick Quack car wash

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tempe City Council members,

My name is Jennifer Gulseth, and I am a resident of The Lakes community in Tempe. I live just west and south of the corner being considered for development and placement of a Quick Quack Car Wash. I was approached recently by a community member who lives in even closer proximity to this proposed Quick Quack car wash, and I share her concerns for allowing the establishment of this business to go forward.

After reviewing information regarding the placement and operation of this business, it is my opinion that this car wash would be better suited to an industrial space, or at least a property that is not within such close proximity to restaurants, coffee shops, and residential areas. The auto traffic that will be initiated on that corner is completely counter indicative to the city of Tempe's desire to develop safe space for and encourage bicycle and pedestrian traffic. It is also apparent that the noise levels from the vacuums and blowers will be consistently higher as well. If you look at other car washes with a similar set up, they are typically in areas that do not directly infringe upon other businesses or residents.

When the benefits to the owner seem to vastly outweigh the benefit to the community, the issue needs to be resolved in favor of residents with a vested interest in the well-being of Tempe.

Thank you for your close consideration of this issue.

Regards,

Jennifer Gulseth

Stovall, Karen

From: Jason Johnson [REDACTED]
Sent: Wednesday, October 11, 2017 7:40 PM
To: Judith Morris; Mitchell, Mark; Thomson, Alec; Arredondo-Savage, Robin; colby_granville@tempe.gov; Keating, Randy; Gwinn, Kristin; Kuby, Lauren; Navarro, Joel; Schapira, David; Higgins, Elizabeth; Spisz, Parrish; Ching, Andrew; Levesque, Ryan; Stovall, Karen; Weaver, Chad; Abrahamson, Steve; Tim Wright; Travis Kimball
Subject: RE: Opposition to Proposed Quick Quack Car Wash

Judith and the neighbors in Tempe,

Thank you for your thoughtful and respectful email regarding our car wash project. As the CEO and founder of Quick Quack Car Wash, I appreciate sincere dialogue and I believe I understand some concerns you raise in your email. Please allow me to describe our business and our operations to see if it might allay some or all of your concerns. We can dialogue further by email, by phone or in person to try and further answer any questions you have.

- Years ago, I began this business because of my frustration with car wash offerings as a student
 - My personal experience was that car washes were dirty, slow, noisy and probably most frustrating to me, the employees were very unprofessional
 - I discovered that there was a technology available to make car washes very environmentally friendly by recycling water
- I believed that by presenting a clean building with clean Team Members (employees) and getting cars clean (really fast), I could out “car wash” any competitor
- We have implemented the latest water recycling technology and we recapture 100% of our water, recycle it and reuse it. About 70% of our water on every car is recycled. There isn’t necessarily a positive return on this investment (yet), but it has always felt like the right thing to do in order to be good stewards of a very precious resource
- Our Team Members (all of us) have a great passion to be involved in our community. The most enjoyable part of managing a QQ Car Wash is volunteering in the community and sponsoring fundraisers. Car washes are a natural fundraiser and we provide that opportunity to every school, band, club and team we are able to in order to both protect the environment from harmful driveway and parking lot washing, but also to increase the actual dollars earned for the fundraiser involved
- The current use is a gas station that averaged about 1,500 visits per day. We average less than 500 visits per day and will significantly reduce traffic on the proposed site.
 - We are an impulse purchase and not a destination, so we don’t produce additional traffic, but simply serve the traffic that is in front of us on the street
- Quick Quack car washes are surprisingly quiet and we employ the latest technology to keep the sounds that typically are part of a car wash at a conversation level by the time we reach the edge of the property
 - Our sound will be much less than the noise created by the traffic on the street

I love that in this wonderful country we have the ability to innovate, compete, and try to create something better without our government creating barriers to competition

- I noticed in looking at just over the 1-mile radius you reference, there are 6 sandwich shops (2 Jimmy Johns, 3 Subways), 7 burger options (2 McDonald’s) and 3 “Tex-Mex” restaurants. I also noticed that there are very few pizza options in the one-mile radius since that is unusual and disappointing (pizza is still my weakness 20 years after finally graduating).
- I like the Chick-fil-A model – they compete with El Pollo Loco, KFC, Raising Canes, Popeye’s and any other fast food or fast casual option, often within a very close radius (less than 1 mile). They win because they present a very clean facility, their employees are professional and kind and they are a great partner in the community. I

can only aspire to be as good as they are, but we work very hard to treat our wonderful Team Members in a way that they will treat our guests with great kindness and inspire you to want to return again and again.

I believe there is room for competition in any market in any industry. I believe you will find us to be a wonderful neighbor that intends to make a difference in your community, as well as provide great service. We definitely will reduce the traffic on the site and will not be a noise nuisance.

I look forward to dialoging further with you and welcome any additional comments or concerns you may have.

Warmest regards,
Jason Johnson
CEO, Quick Quack Car Wash

Thanks,
Jason

From: Judith Morris [mailto: [REDACTED]]
Sent: Tuesday, October 10, 2017 7:05 PM
To: mark_mitchell@tempe.gov; alec_thomson@tempe.gov; robin_arredondo-savage@tempe.gov; colby_granville@tempe.gov; randy_keating@tempe.gov; kristin_gwinn@tempe.gov; lauren_kuby@tempe.gov; joel_navarro@tempe.gov; david_schapira@tempe.gov; elizabeth_higgins@tempe.gov; parrish_spisz@tempe.gov; andrew_ching@tempe.gov; ryan_levesque@tempe.gov; karen_stovall@tempe.gov; chad_weaver@tempe.gov; steve_abrahamson@tempe.gov; Jason Johnson < [REDACTED] >; Tim Wright [REDACTED]; Travis Kimball [REDACTED]
Subject: Opposition to Proposed Quick Quack Car Wash

To Whom It May Concern,

My name is Judy Morris and I reside at [REDACTED], Tempe, AZ 85283. The purpose of this email is to inform the City Staff, City Council, City Mayor and Quick Quack representative of my opposition to the Quick Quack car wash proposed at 5201 S McClintock Dr, Tempe, AZ 85283.

Many of the neighbors verbalized their list of concerns during the City Council meeting last week. It appears as if this proposal is asking the city to relax their rules; no other properties in this area have requested a variance. This commercially zoned property would be better suited for many types of business, but NOT another car wash (there is a car wash within 1 mile South, East and also West of this intersection). This intersection is a very busy intersection, hosting traffic towards the US 60 and the 101.

In addition, the noise from this neighborhood corner is already immense, from the Chapman intercom, to the Fire Station to endless traffic either heading to one of the freeways or one of the multitude of stores and restaurants in the area.