

BROWN BEAR CAR WASH

Zoning Permit

Project Narrative

Prepared by:
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Assessor Map:	NW-28-31-5
Tax Lot Numbers:	31052800207000
Zoning District:	HC – Highway Commercial
Comprehensive Plan:	Highway Commercial
Site Size:	0.60 Acres
Address:	17119 43 rd Avenue N.E.
Location:	SWC – 172nd Street N.E. and 43rd Avenue N.E. Arlington, Washington 98223

Project Overview

The project calls for the construction of a Brown Bear Car Wash consisting of a 2,730-square-foot conveyor wash, and a 27- by 20-foot Auto Sentry canopy structure for unattended, point-of-sale transactions. Additional site improvements will include surface parking for twelve (12) vehicles with vacuum stations. A pedestrian plaza space is proposed along the street frontage of the site that will include two (2) structural arbors with benches.

The hours of operation for the car wash will be from 8:00 a.m. to 8:00 p.m. during summer hours and 8:00 a.m. to 7:00 p.m. during winter hours. The car wash will be a drive-through conveyor operation, and an attendant will be on site. The average wash cycle for the car wash is approximately one and one half (1.5) minutes, with the dryers operating for the last thirty (30) seconds of the cycle.

Access and Circulation

The project proposes to retain the existing driveway at the northeast corner of the property for full-access onto 43rd Avenue NE. This driveway is shared with the Heritage Bank development to the north. Additional cross-access with the Heritage Bank development will accommodate shared access onto 172nd Street N.E. Cross-access with the Walmart development to the south is also available from the southwest corner of the subject property.

The car wash tunnel will be accessed by entering the Auto Sentry on the northeastern side of the car wash. The Auto Sentry will provide two (2) multimedia payment terminals that feature an intuitive user interface designed to create a better customer experience through the transaction process. Observations at a similar Brown Bear Car Wash in Sammamish, Washington showed a maximum queue of four (4) vehicles on both observed weekdays and a maximum queue of seven (7) vehicles on a Saturday. In addition to the Sammamish site, the Brown Bear site at 3523 Broadway in Everett, Washington was evaluated upon discussion with City of Arlington Traffic Engineering. Observations at the Everett site were conducted in July 2023 on two mid-weekdays, one Friday, and one Saturday for the full day. Everett July observations showed maximum queuing to be thirteen (13) vehicles. Eighteen (18) vehicles can be accommodated at this subject site, and well exceeds the observed queuing at the other similar facilities, with no risk to off-site overflow. The updated Traffic Impact Analysis prepared by Transpo Group dated July 2023 is included with

this Zoning Permit application. Additionally, a total of twelve (12) parking spaces will twelve (12) associated vacuum stations is provided.

Architectural Design

The car wash building will feature concrete walls with blue metal fascia and stone veneer along the foundation of the building. A tower element with a sheet metal pitched roof will be incorporated on the north side of the building with windows. The portions of flat roof will be treated with a cornice across all sides of the building. The west façade of the building will incorporate window glazing with direct views into the car wash tunnel. The primary colors of the car wash building and canopy will include blue, white, and green striping, consistent with Brown Bear's signature accent colors. The Auto Sentry canopy will consist of metal fascia that is compatible with the architectural concept of the car wash building.

Conclusion:

Based on the forgoing narrative supporting information, the Zoning Permit process to construct a new Brown Bear Car Wash should be approved. The project will benefit the community by providing a new car wash and incorporating new landscaping that will substantially enhance the property. The narrative above and application materials demonstrate that the project meets the approval criteria for a Zoning Permit application. The City's approval of this application is respectfully requested.