

STATEMENT OF PURPOSE

Market demand:

We are desirous to amend Lot 2 of the Planned District to allow a state of the art tunnel car wash. The Tommy Car Wash is an innovatively-designed wash that flips the traditional image of a dark and dingy car wash into an efficient, safe, fast and exciting entertainment experience that will cycle vehicles through the wash in under two minutes. Other progressive cities such as Austin, Denver, San Diego, Tulsa, Grand Rapids and Chicago are realizing great benefits of having this style of wash in their communities. Our car wash meets the community/markets demand for a quality, quick and green wash option for our single family/apartment neighbors. The closest car wash is approximately 4 miles away. This Olathe location will be the first of multiple locations in the marketplace that will provide a consistent product and exceptional experience for our customers. The master developer is supportive of the use and site plan and has commented that this area will not only benefit from the sales taxes generated, but it will also provide a much needed service.

Consistent with Neighboring Uses:

This cutting edge, tunnel wash integrates with the neighboring uses that are automotive related as well as serves a major arterial street that is heavily traveled 7 days per week:

- Advanced Auto
- Starbucks
- Price Chopper
- McDonalds
- Wal-Mart
- Convenience Store
- CVS

Progressive Building and Site Design

We have the strategic input from the nation's top car wash operators along with forty years of operations experience in Kansas City. This experience also consists of the review of approximately 250 projects and two years of supplier selection meetings generated the architectural and site design. Tommy Equipment's corporate office worked with three architectural firms and various public surveys to develop the design of our building including its four-sided architecture. The East tower of the building is tall because it houses the management office, computer equipment and equipment/supply storage. This design feature is very important to the long term success of the business. The building is also very energy efficient utilizing an energy saving acrylic roof system and a water bio-reclamation system that is able to clean and reuse water. Any water that is discharged into the sanitary sewer system will also be thoroughly cleaned before it is discharged.

Our site design uniquely fits the shape of the lot and meets the need for full-access wash models that are demanded by consumers. The internal circulation is logical and safe for customers. After evaluating the stacking we will have two pay lanes that are automated, with camera recognition that will allow our customer members to proceed through the gates without rolling down their window. This system will quickly handle the payment process, and coupled with patented belt conveyor system ("self loading") and no manual prepping of the vehicles; our customers will quickly transition from payment through the wash and back out on the street. Our current vehicle stacking number is 18 cars before the gate, 6 after the gate, and 5 to 6 in the wash at a time. This a total of 30 vehicles at any one time before a car is on the private street shared with our neighbors.

The vacuum area is a critical customer driven feature that is designed as an open space with natural light, and the feeling of security that an uncovered area provides. Our key demographic are parents with their kids that want to be out in the open with hoses on both sides of the vehicle.