

From: [Josh Howa](#)
To: [Erika Akin](#)
Cc: [Bill Martin](#); "[jason smullin](#)"
Subject: Jay's Car Wash - DR Staff Report for 05/16
Date: Friday, May 13, 2016 10:28:41 AM

Erika,

I have a couple of comments or questions for May 16th DR regarding the Jay's Car Wash Analysis posted. I have copied the outstanding items and have provided a response or question as applicable. Will you please forward to the remainder of the committee in preparation for the meeting?

1. *A safe pedestrian route for customers to and from their vehicle to the waiting areas has not been identified on the plans.*

Answer: Vehicles are delivered to the customer near the waiting area or the customer will walk from the waiting area to the Northwest side detail lanes. This is similar to any parking lot or any gas station pump, where customers travel to and from the pumps to the C-store. Also this current configuration remains as is per the prior permit with no proposed changes. Both detail areas are existing. We have provided information for fresh lot striping and show where the accessible stall is located.

2. *Will adjacent property owners allow landscaping beds to be reworked? Are agreements in place to allow the installation?*

Answer: The Owner has discussed and is acquiring agreements from the adjacent property owners for the landscape upgrades in front of their lots as required by ITD. Can this be a CONDITION of APPROVAL so this does not spark a next round of DR meetings?

3. *How will the new detail parking be accessed?*

Answer: The detail parking is accessed from the northwest side of the building. After the customers travels through the tunnel, an employee takes the vehicle (right turn) to the detail parking area. When complete, the employees deliver the vehicle to the customer near the waiting area end of the building.

4. *Cross access agreements (cars exit from J's onto Jacksons property).*

This is an existing condition and we are not proposing any current modifications. This was the configuration presented in the previous Permitted construction set of drawings. Jackson's customers utilize the access on the Jay's property and Jay's customers utilize the drive on Jackson's property. If it becomes necessary to require Jackson's and Jay's to enter years after-the-fact into a cross-access agreement, we would ask the committee to make this a CONDITION of APPROVAL, so not to delay the project timeline.

5. The Committee would like to see how the building addition addresses the street and engages the public with a clear connection to the street. “Partially addressed with a new path through front landscaping. A path from the public sidewalk through the front landscaping has been added but it is not clear how the pedestrians reach the front door since one must cross three lanes of vehicle traffic.

Answer: Think of the (3) lanes as a crosswalk intersection. The plan illustrates cross-walk style striping. All three lanes stop the vehicles at a point-of-sale gate that opens intermittently. I would say that this presents a very safe and direct access configuration.

6. Committee will need to see the agreement from the adjacent properties and ITD allowing the installation of landscaping on property not owned by the applicant and in the right of way.

Answer: We will get with ITD to review tree plantings and adjust for their jurisdictional requirements.

Best Regards,

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