



YOUR PREMIER DESIGN/BUILD PARTNER

22 July 2024

Planning Department – City of Mankato
10 Civic Center Plaza
Mankato, MN 56002

RE: Tsunami Express Carwash – 1896 Adams Street

To Whom It May Concern,

Tsunami Express Carwash (“Tsunami”) is proudly presenting the proposed development plans for a state-of-the-art facility that will serve Mankato (the “City”) and the surrounding communities.

Introduction

The proposed development is located directly East of the Target at the River Hills Mall near the intersection of US-14 and MN-22, and the parcel number is R01.09.09.426.034. The property is a 1.74 acre site currently occupied by an abandoned building. The site is currently zoned as B-3 “Commercial” and is also in the Gateway Overlay District. The B-3 zoning district allows a car wash as a special use. The proposed facility is a single-story 5,200 SF building including the car wash bay, mechanical room, storage, office, and restroom. Accessory buildings include a 100 SF employee sales booth, 100 SF vacuum pump house, and dumpster enclosure.

Business Operations

Tsunami Express Carwash (“Tsunami”) is a high-quality express car wash that uses state-of-the-art equipment and provides customers with a wide variety of services. For washes, Tsunami offers several levels of memberships, or customers can pay for a single wash at every visit. The wash cycles are offered at varying price points to suit the needs of each customer.

The site will house 9 vacuums to serve 18 parking stalls. These stalls will be 13’-0” wide and 18’-6” deep. This is wider than the average parking stall to allow for more maneuverability around the vehicle. The vacuums will be available to customers for free regardless of whether they go through the wash. The free vacuums will only be available for use during regular business hours.

In addition to regular business operations, Tsunami also fosters community connections and is an advocate for supporting local organizations. They offer an opportunity to host fundraisers, giving a modern spin on the famous “community car wash” that was once a popular method of raising funds for various community organizations. Supporters of the organizations will receive a high-quality car wash, and the organization receives 50% of the proceeds from every wash donated back to them.

Regular business hours extend from 7:00 am to 8:00 pm daily. There will be attendants on duty for the full duration of the operating hours to assist customers and maintain the cleanliness of the site. Each shift will employ 2-3 employees with a total staff of approximately 8-10 employees. During these hours, Tsunami expects to service 200-400 customers per day.

Tsunami currently has five (5) facilities in the Milwaukee area including: Oak Creek, Greenfield, Waukesha, on Fond du Lac Avenue. They are excited to expand into and invest in the communities in Minnesota.

Entitlement Strategy & Timeline

Tsunami will comply with the local approval process by submitting applications for a Conditional Use Permit and Certificate of Design Compliance for Plan Commission consideration. They anticipate receiving municipal approvals in Fall of 2024 with single-phase construction beginning shortly thereafter. The facility is anticipated to be open and operational in summer of 2025.

Site Plan

The site is arranged such that the main car wash building is located on the east side of the site and is oriented to be parallel to MN-22. Tsunami strives to place themselves in areas that make access to their services convenient, allowing their customers to easily incorporate a car wash into their weekly errands.

- Layout: The plan shows (20) parking stalls with (2) being dedicated ADA spaces. The entrance to the wash includes (2) pay stations that allow space for the stacking of up to (15) vehicles.
- Vacuum Design & Placement: The vacuums are aligned along both sides of the parking lot with one vacuum post serving two parking stalls. Each vacuum has (2) hoses that are attached to a central vacuum system that routes to either the main building or the detached pump house at the southeast corner of the site. Each vacuum station is also equipped with a trash bin, a mat clip for easy vacuuming, and a central blower system to help clean those hard-to-reach places.
- Landscaping/Screening: There is ample landscaping throughout the site that has been designed by a professional landscape architect. The dumpster is screened by an enclosure constructed of materials that match the main building, and the pump house is a fully-enclosed secondary building also constructed of similar materials.
- Access: The main entrance to the site is located at the southwest corner of the site off Adams Street. Immediately after entering the site, vehicles can turn left to access the free vacuums, or they can continue straight on to enter the queue for the pay booths and wash. After exiting the wash tunnel, they can proceed straight to an exit-only drive connecting to Adams Street, or they can turn left to access the free vacuums or exit the site at the south.
- Signage: A full signage package complying with all code standards will be submitted for approval. There will be signage on the building as well as one monument sign on the north end of the site directly adjacent to the exit-only onto Adams Street.
- Lighting: The proposed lighting plan includes general pole lighting, wall packs, and canopy lighting that provide an average illumination of 2.0 footcandles. Additional information on each proposed lighting fixture has also been provided.

Architecture

The design of the building consists of beige split-faced concrete block, gray masonry, clear anodized aluminum storefront windows, and a blue standing seam metal roof. The long façade

is broken up with brick accent piers. The windows located in the mechanical room will be spandrel glazing.

The main structure of the building consists of structural CMU walls, precast hollow core planks for the roof of the wash tunnel, steel joists and metal deck for the roof of the mechanical/support rooms and poured-in-place concrete foundation walls.

The tunnel contains dual overhead doors at both the entrance and the exit. The interior door will be insulated metal with vision lites to provide thermal protection and security during non-operational hours; the exterior overhead door will be vinyl roll-up doors that will correspond with Tsunami's blue and yellow branding. These vinyl doors are intended to provide protection from the elements in the winter months when the metal doors are open.

Conclusion

Tsunami Express Carwash is excited for the opportunity to submit their state-of-the-art facility to the Plan Commission to be considered for this site. They will prove to be a valuable addition to the Mankato community.

Documents

Accompanying this narrative are all the documents required for the City to review and consider the project for approval. Also included are supplemental documents that provide additional information that may be of use to the Plan Commission while reviewing our submittal. These supplemental documents include:

- **Exhibit 1: Lighting Cut Sheets** Specific information on all proposed lighting fixtures to supplement the site photometric plan. *(Included in digital submittal only to conserve paper.)*
- **Exhibit 2: Reclaim System & Equipment** Information regarding the reclaim system and equipment.
- **Exhibit 3: Letter of Approval** Letter of recommendation from the River Hills Mall expressing formal support of the project.

Other documents are available upon request. These documents include a geotechnical survey and safety data sheets for all chemicals used for operations.

A sound study is planned be conducted for this site specifically to show the car wash's noise impact on the adjacent properties. The final report will be available and shared with the city as soon as it is received.

Please do not hesitate to contact us with any additional questions.

Sincerely,



Miranda R. Seals, AIA, NCARB
Architect
The Redmond Company