CORE STATES GROUP

Project Narrative – Pre-Application Meeting

Quick Quack Car Wash 16-122

PREPARED BY
Core States Group

PREPARED FOR	CLIENT ADDRESS
Quick Quack Car Wash Holdings, LLC	6030 West Oaks Blvd., Suite 300 Rocklin, CA 95765

SITE ADDRESS	PROJECT NO.	DATE	JURISDICTION
1403 South Meridian Puyallup, WA 98371	24481	03/04/2026	City of Puyallup

Project Overview

The scope of the project includes the development of a Quick Quack Car Wash that features a 104-foot tunnel with three (3) vehicle queuing lanes. The proposed site improvements include 15 vacuum stations, one (1) vacuum enclosure, one (1) combined trash enclosure and vacuum enclosure, two (2) standard parking stalls and one (1) ADA parking stalls for employees, utility connections, exterior lot lighting, stormwater improvements, and landscaping.

The subject property consists of three (3) parcels (Parcel Nos. 7730000281, 7730000031, 7730000021) with an area of 1.20 acres (52,281 square feet). The subject property is zoned as General Commercial (CG). A car wash use is a permitted use in the CG zone.

Quick Quack Business Model

Quick Quack is a well-established business with 200 successful stores and one million loyal members. At Quick Quack, it is believed that one "Quack" of kindness can help make someone's day. From hosting fundraisers to support the community, to granting wishes through the Make-A-Wish foundation, Quick Quack has a mission to change lives for the better. Their charitable efforts raised funds to support families that lost their homes to fires, community members that needed money for medical expenses, and even provided a miniature car wash for a child with a neurological disorder to support their sensory needs. Quick Quack continues to spread kindness and smiles in every new location proposed.

Operational Characteristics

The vehicle wash will include a conveyor belt or motorized track that routes vehicles through the showroom. In the showroom, vehicles are rinsed and washed utilizing a combination of spinning wraps, reclaimed water, and biodegradable and environmentally friendly soaps. Payment kiosks are provided within the stacking lanes to allow for point-of-sale transactions prior to vehicles entering the wash cycle. Quick Quack has the capacity to run up to 155 cars an hour through the wash, loading one (1) car every 24 seconds onto the conveyor. Once on the conveyor, the average wash is approximately 2 minutes 10 seconds before discharge at the front of the showroom. The business will have approximately 18 employees and will be open daily between 7 a.m. and 9 p.m.

Quick Quack has a membership program that utilizes license plate readers, so when members arrive, there is no wait, the gate will open automatically, and they can drive straight into the wash without stopping. This technology significantly increases the efficiency and throughput of the Quick Quack queue lines. The queuing process allows for rapid processing of vehicles that minimizes on-site idling.

The Quick Quack locations utilize a water reclamation process and reverse osmosis chambers to lighten the environmental footprint and reuse water. The car wash utilizes 65 percent less water than the average person does washing their vehicle at home. In addition, the water from the vehicle wash will go directly to the sewer system, as opposed to the storm drain when the average person washes their vehicle at home. On top of the energy efficient processes, the proposed car wash only uses detergents and soaps that are considered environmentally safe and biodegradable.

Site Design and Orientation

The project will take access off the subject property's existing internal drive aisles within the shopping center providing indirect access to South Meridian. The Quick Quack showroom is located within the central portion of the project site. The entrance to the vehicle wash starts in the southeast corner of the project site and extends along the site's eastern property line to maximize queuing for 15 cars without spillover. Customers will exit the car wash in the southwestern portion of the project site. Customer vehicle vacuum stations are located in the southwestern portion of the site between the vehicle showroom and the western property line.

Architecture

The proposed building will include green metal roofing and neutral toned finishes for exterior walls. The building features modulation with a tower element near the showroom's exit, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Articulated parapets heights and material changes are integrated to break up the vertical massing. Decorative, but functional, architectural elements are included, like the yellow arched entrance and exit and yellow pilasters flanking the exit tower.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and exterior building lighting will be installed on the building façade. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and right-of-ways.

Questions

As we are in the feasibility stage of the project, we respectfully request answers to the following questions:

Planning and Land Use/Entitlements

1. Please confirm that the proposed express car wash would be allowed on the subject property as a permitted use.
2. Please describe the land use approval process for entitlements, including submittal requirements, fees, any relevant appeal processes, public meetings and/or hearings, as well.
3. Please identify the general timeframe to process the required land use entitlement applications including typical timeframes for first and second round staff reviews.
4. Please identify any opportunities for seeking an expedited plan review schedule.
5. Please confirm that permit applications may be processed concurrently with the land use process for entitlements at the applicant's risk.
6. Please confirm any environmental review thresholds and requirements.
7. Please describe any new critical area or environmental studies that may be required.
8. Please bring attention to any obvious site planning issues or potential concerns as they pertain to the City's zoning standards and design standards.

9. Please confirm if there are any screening requirements for proposed project.

10. Please provide the off-street parking requirement for the project and confirm that the provided site plan provides enough parking to comply with this requirement.

11. Please confirm that the site plan complies with all setback and perimeter landscape buffer requirements.

12. Please review the color elevations and provide feedback on any special architectural upgrades that will need to be implemented to obtain approval.

13. Please identify any special trash enclosure requirements such as minimum dimensions, building design, or roof requirements.

14. Please identify any hours of operation restrictions.

15. Please identify any development impact fees that would impact the project (e.g., traffic impact, emergency services impact, etc.).

Traffic and Circulation

1. Please identify any circulation and LOS issues, define their relevance to the site design and any proposed mitigations.

2. Please identify any right-of-way dedications, frontage improvements, access restrictions, and/or permits associated with off-site improvements.

3. Please confirm if a traffic analysis is required. If so, please identify the specific scope of work to be addressed by a traffic engineer.

4. Please provide any applicable traffic impact and/or mitigation fees.

Engineering and Utilities

1. Please confirm applicable stormwater and water quality standards for the project.

2. Please identify any requirements for new water quality or bioretention measures.

3. Please identify any special requirements for stormwater detention and water quality pretreatment.

4. Please identify infiltration rates for the site, if available.

5. Please identify if the trash enclosure requires a separate drain to sewer and a roof.

6. Please identify the nearest available utility locations based on available GIS mapping, if available.

7. Please identify any special requirements to connect utilities to the site, if known.

8. Identify if a separate civil engineering review is required prior to or concurrent with the building permit process; describe submittal requirements and review timeframe.

9. Identify and quantify, if possible, all utility impact and/or mitigation fees.

Fire Marshal

1. Please discuss the adequacy of current hydrants and the need/location for additional hydrants.
2. Please confirm the adequacy of fire flow and/or water supplies for fire-fighting needs.
3. Based on preliminary review of the Site Plan, please provide feedback on any potential modifications that may be required to satisfy fire access requirements.
4. Please identify any requirements for special alarm systems and/or sprinklers.
5. Please confirm if any separate fire permits are required for the project. If a separate permit is required, please provide a review timeline.

Building

1. Please identify all permits required for this project; describe the submittal process and review timeframe.
2. Please identify any available process to expedite plan reviews during the Building Permit Application.
3. Discuss any accessibility requirements relevant to the site plan.
4. Please provide applicable Electric Vehicle charging parking requirements for the project.