

Jasmine Forbes

From: zsd <staralways2003@yahoo.com>
Sent: Monday, April 18, 2022 11:27 AM
To: Planning External Mailing
Subject: 601-607 South Frederick Avenue - Car Wash

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Hello we are against of building this car wash at this location.
Please don't proceed with this plan.
Thank you,
Z. Dorriz

[Sent from Yahoo Mail for iPhone](#)

Jasmine Forbes

From: Yasmin Termeh <ytermehz@gmail.com>
Sent: Monday, April 18, 2022 12:59 PM
To: Planning External Mailing
Subject: No car wash

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Hello,

Please do not build a car wash at south frederick drive.

Thank you.

Jasmine Forbes

From: Jennifer Armour
Sent: Tuesday, April 19, 2022 8:34 AM
To: Planning External Mailing
Subject: FW: Proposed Car Wash at Central Avenue & Rt 355

From: City of Gaithersburg <webmaster@gaitthersburgmd.gov>
Sent: Monday, April 18, 2022 3:49 PM
To: EnerGov-Admin <EnerGov-Admin@gaitthersburgmd.gov>
Subject: Proposed Car Wash at Central Avenue & Rt 355

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Message submitted from the <Gaithersburg, MD> website.

Site Visitor Name: Mr & Mrs Iyer
Site Visitor Email: raddism@yahoo.com

Hello, We live on Central Avenue. We raise strong objection to the proposed Car Wash on Central Ave at Rt 355.

The above intersection needs new traffic lights not a new car wash. The decision to even consider a car wash at the intersection boggles the mind. So many accidents have happened at the above intersection. The logistics behind a new car wash & all that it entails at the above intersection is a poorly-thought of decision. Thank you.

Jasmine Forbes

From: Suzie Ward <psaward@msn.com>
Sent: Tuesday, April 19, 2022 12:39 PM
To: Jasmine Forbes
Subject: SP-8819-2021 Whip Clean Car Wash

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Dear Jasmine:

Will you please put this letter in the record for this project? Thank you.

Dear Mayor and City Council:

I am writing concerning the Proposed Carwash at 601-607 S. Frederick Ave., Project: SP-8819-2021. Please have this recorded in the record.

Gaithersburg has its roots in farming and the land. Those farmers of long ago knew the importance of protecting the land that they farmed. It was their sustenance and their livelihoods. It behooves us today to take a lesson from those early residents. We must honor and take care of the air, land, and water in and around Gaithersburg. These natural resources are what protect and sustain us, our children, and their future. We must not forget that Gaithersburg is a "Tree City" and a "Character Counts" City. It is not always comfortable or convenient to live according to our values, but if we do not, then we speak hollow words.

This is an Environmental Human Rights Issue. Permitting a carwash to be installed at 601-607 S. Frederick Avenue would be one more inequitable act by the City. It would be one more decision that adds to the cumulative detrimental effects of poor decisions regarding the East side of the City. "Access to a healthful and sustainable environment is a birthright of every person."^{i[i]} The City cannot continue to disregard our Environment, Climate, and Citizens and the effects of allowing our Environment to be degraded by amassing more and more insults to its integrity.

The crux of the matter is the environmental impact of this carwash. It is going to negatively impact the air that we breathe and the climate secondary to idling cars' emissions. It will likely negatively impact the water in the stream at the base of the slope below the site. About a quarter of a mile downstream, Muddy Branch is listed in only FAIR condition by Montgomery County in 2012. ^{ii[iii]}A carwash can only worsen its condition. This stream ultimately flows into the Potomac River and thus the Chesapeake Bay. If the management of the stream is endangered, the houses on Poplarwood Place may also be endangered from potential flooding with toxic substances. Muddy Branch is an I-P stream the uses of which are: water contact recreation, protection of aquatic wildlife, and public water supply. ^{iii[iiii]}

The City of Gaithersburg conducted the *Muddy Branch Watershed Study*. It states that the City is "proactively working toward improving stream and watershed conditions in the Muddy Branch watershed, which will help meet upcoming regulatory requirements."^{iv[iv]} Additionally, the Study notes that the "City has been working proactively to mitigate the effects of urban development in its watersheds as part of the City's goal of achieving a green and sustainable Gaithersburg. Clean, healthy watersheds protect water quality for people,

wildlife, and plants and preserve the quality of open spaces.”^{v[iv]} If the City allows this carwash, it will be contradicting its own goals and stated values.

It is very likely that wildlife uses this stream, its buffer and flood plain area as a corridor and place to live. The City has *Environmental Standards for Development Regulation* (ESDR) which have been adopted “in order to encourage a comprehensive program for watershed protection” and to “establish a ‘benchmark’ level of environmental protection to be achieved through adherence to the standards...”^[vi] The City having established standards must now abide by them to protect its people, plants, and wildlife.^[vii]

At present there is a small amount of impervious surface on the property, and nature has put in place storm water controls. The developer proposes to greatly increase the impervious surface, so naturally would have to implement storm water management controls where before no man-made controls were necessary.

Installing a car wash above the stream seems to be in direct opposition to the goal of protecting and improving the water quality and ecological health of Muddy Branch.^{vi[viii]} There is **no way** that there will be NO run-off of toxic waste from the impervious surface down the slope to the stream, its floodplain, and its buffer zone below.^{vii[ix]} Additionally, while the car wash is being built there will undoubtedly be major disturbance and erosion to the slope and washing of soil into the buffer, floodplain, and perhaps even into the stream.^{viii[x]} This cannot be avoided when using large construction equipment. When once one destroys a forest bio-community, it requires decades for it to regenerate, if indeed, it can repair and restore to its previous state.

Montgomery County has *Environmental Guidelines* as well which state, “In Montgomery County, protecting and improving the water quality and ecological health of the County’s streams is a major goal. This goal is particularly important because the County is part of the Chesapeake Bay watershed.”^{ix[xi]} The City’s ESDR states, “In situations where Federal, State, or City requirements conflict with these *Environmental Standards*, the more stringent (i.e., more inclusive) requirement prevails.^{x[xii]} In actuality, the City’s Guidelines concur the County’s. The guidelines just **must** be followed. There should be **no** deviation from them.

Of course, the developer cannot build without even a temporary waiver from the City and/or the County. Allowing the waiver and the installation of a carwash at this site will be an affront to nature, the environment, and the citizens of Gaithersburg. Granting a waiver will be incompatible with all that Gaithersburg, a “Tree City”, purports to believe, and for which it stands as well as being contrary to Gaithersburg’s *Environmental Standards for Development Regulations*. There is no reason to have Standards and Regulations if they are continually skirted and sidestepped. Those Standards then become merely lip service. A waiver should **NOT** be granted! The carwash should NOT be approved!

Sincerely,

Suzie Ward
437 Gaither St.
Gaithersburg, MD 20877
301-977-2839 home

^{xi[i]} Proposed Maryland House Bill 596 – Environmental Human Rights Amendment

^{xii}[iii] Muddy Branch and Watts Branch Watersheds Implementation Plan, Montgomery County, MD – January 2012, p. 14.

^{xiii}[iii] Maryland’s Designated Uses for Surface Water

https://mde.maryland.gov/programs/water/TMDL/WaterQualityStandards/Pages/wqs_designated_uses.aspx

^{xiv}[iv] *Muddy Branch Watershed Study*, prepared for City of Gaithersburg, Maryland, November 12, 2014, Executive Summary, p. 8.

^{xv}[v] Muddy Branch Watershed Study, Introduction, 1.1.2 Protecting Watersheds, p. 14.

^{vi} Gaithersburg City’s *Environmental Standards for Development Regulation* (ESDR), Article I, In General, Sec. 1, Introduction, p.3.

^{vii} ESDR, Article I, Sec. 1, p. 4.

^{viii} ESDR, Article I, Sec. 1, p. 4.

^{ix} ESDR, Article I, Sec. 3 Legislation, p. 5.

^x ESDR, Article I, Sec. 6, Purpose, p. 12.

^{xi} *Environmental Guidelines*, Guidelines for Environmental Management of Development in Montgomery County, IV. Guidelines for Development, p. 14.

^{xii} ESDR, Article I, Sec. 2 Federal, State, and City Requirements, p. 5.

Jasmine Forbes

From: Matt Kough <mkough84@gmail.com>
Sent: Tuesday, April 19, 2022 8:49 PM
To: Planning External Mailing
Subject: Must be better

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Please. No car wash.

I grew up in this neighborhood, bought my childhood home from my parents and now have the privilege of watching my children grow here. I wish they could have the same joyful memories I once had but every year brings that wish closer to a prayer. Everywhere around this little pocket is improving/making an effort. We need better and a car wash is not it. Take a couple laps through the walnut hill shopping center and through that strip mall and tell me a car wash is a step in the right direction.

Logistically- this little stretch of road is already a mess. Buss lane, people turning left off of North Westland onto 355, cause accidents regularly.

If you took the time to read this, thank you.