

Jasmine Forbes

From: Thuan Trinh <trinhqthuan@gmail.com>
Sent: Sunday, April 24, 2022 8:42 AM
To: Jud Ashman; Neil Harris; Lisa Henderson; Jim McNulty; Ryan Spiegel; Robert Wu;
Planning External Mailing; Jasmine Forbes
Subject: Whip Clean Carwash at MD 355 and Central Ave

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

To all it may concern:

Please stop the proposed car wash business on this location surrounded by residential neighborhoods in Gaithersburg City. Gaithersburg traffic is getting worse year after year because of these ill planned business developments. One obvious case in point is the area around the Gaithersburg USPS office . Gaithersburg City approved business and housing development but took away parking facilities for customers, and Oldy Town visitors.

Sincerely,

Thuan Trinh

--

Q.Thuan Trinh

Jasmine Forbes

From: Melanie Kreidich <melanie.kreidich@gmail.com>
Sent: Sunday, April 24, 2022 11:49 AM
To: Planning External Mailing; Jasmine Forbes
Subject: No to Whip Clean Carwash

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

Dear Jasmine and others at planning,

No to Whip Clean Carwash. Once again, Gaithersburg is trying to make a residential area to commercial. I have lived in Gaithersburg for over 10 years and am appalled that you are trying to put a car wash in when there are plenty existing ones already. There is no need for this business especially on busy 355 where many of us suffer through traffic daily. The environmental and aesthetics impacts of my neighborhood will be ruined.

Thank you.

Melanie Kreidich (property owner)
302 Woodland Road
Gaithersburg MD 20877

Sent from my iPhone

Jasmine Forbes

From: Joe Ambrogi <maryland.ambrogi@gmail.com>
Sent: Sunday, April 24, 2022 1:38 PM
To: Planning External Mailing; Jasmine Forbes
Cc: Jud Ashman; Lisa Henderson; Jim McNulty; Ryan Spiegel; Robert Wu
Subject: Whip Clean Car Wash - Say No

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

All,

I can't think of a worse location to put a car wash on Route 355.

The proposed location is a residential area across the street from a place of worship. The perfect storm will happen, and it is reasonable to expect vehicle and pedestrian accidents. That stretch on 355 now provides a respite when driving north bound to the traffic lights at Devol because it comes right after the busy shopping center with a Goodwill and restaurants that already cause you to unexpectedly apply your brakes because of the constant flow of vehicles entering and exiting. And this is what would happen on what is really "Main Street" in Gaithersburg. Can you imagine living in one of those residences on Central Avenue and having to deal with a car wash and all that it involves just down the road from your home every day! Also, the car wash would have impervious surfaces that are an environmental concern because their construction initiates a chain of events that modifies urban air and water resources. And what about all the noise pollution that a car wash would cause?

As Mark Twain said, "Do the Right Thing. **It will gratify some people and astonish the rest.**" Now, it is your chance to do what we all know is the right thing to do -- Say No to Whip Clean Car Wash.

Thank you.

Joseph Ambrogi

10 Standard Ct.

Gaithersburg, MD 20877

Jasmine Forbes

From: jose diaz <gautoexpress20@gmail.com>
Sent: Sunday, April 24, 2022 3:29 PM
To: Planning External Mailing; Jasmine Forbes
Subject: proposed whipped clean car wash

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

Good afternoon,

I am writing this email in regards to the proposed whipped clean car wash on 601-607 S. Frederick Ave. I am against this proposed project at this location.

The reason why I am against this proposed car wash is because there are already 5 other car wash locations down and up 355 and there is no need for a 6th one. Especially because the proposed location is so close to a residential area which will affect all the residents in the long run.

This proposed location will ruin the quality of life to the residents nearby causing so much more traffic than there already is and causing so much distraction to the residents. I am highly against this new proposal and I hope that the city listens to all the residents' concerns.

If this proposal wasn't such a big concern to the community and the residents in the area we wouldn't be opposed to it and so against it but it certainly is a big concern.

If you have any questions please feel free to contact me at the information provided below.

Thank You,

Mario Alfaro
301-674-2115

Jasmine Forbes

From: anh_tcm@yahoo.com
Sent: Sunday, April 24, 2022 11:27 PM
To: Planning External Mailing; Jasmine Forbes
Cc: Jud Ashman; Neil Harris; Lisa Henderson; Jim McNulty; Ryan Spiegel; Robert Wu
Subject: Oppose Carwash for Proposed loc 601 - 607 S Frederick Ave

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Dear Officers,

As a Gaithersburg resident I strongly oppose the project of Whip Clean Carwash proposed location at 601 - 607 S. Frederick Ave. This is residential neighborhood and should not be converted to business zone. Also there is already another carwash at Exxon station where is two blocks away. Please do NOT approve this project!

Sincerely yours,
Mike

Jasmine Forbes

From: Webmaster External Mail
Sent: Friday, April 22, 2022 12:14 PM
To: Planning External Mailing
Subject: Central Ave Development Inquiry/Opinion for Planning Board

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

Message submitted from the <Gaithersburg, MD> website.

Site Visitor Name: Sondra Mulheron
Site Visitor Email: s.mulheron@compass.com

To: Jasmine Forbes

I have called the city of Gaithersburg to inquire about a proposed site development on Central Avenue and have not received a call back. I was given your name as a person to contact.

I am a licensed Realtor and recently had a client inquire about residential properties near Central Ave in Gaithersburg. There is a sign posted about a proposed car wash to be located at this location. I am contacting you to express my professional opinion that this would be a very poor decision for the city to approve of a car wash at this site. The traffic, noise, lights, and aesthetic appearance will greatly deter buyers from purchasing homes nearby this location. The property values nearby will decrease due to the fact that historically residential properties near a commercial service business like a car wash, are of lesser value than properties next to other homes, or even a commercial industry like a coffee shop.

I would strongly recommend that the city of Gaithersburg NOT approve of a car wash for the location on Central Avenue.

Please let me know if you are the correct person to contact for feedback on this site development. I look forward to your response.

Sincerely,
Sondra Mulheron
Licensed Realtor, MD & DC
COMPASS

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, April 25, 2022 11:26 AM
To: 'Alonso Diaz'
Subject: RE: Car wash signs

Good Morning,

The City had received a Concept Site Plan application for a new 5,617 square foot automatic car wash at 601-607 South Frederick Avenue. The Mayor and City Council conducted a public hearing on March 21. The project page for the application can be found in the following link: <https://www.gaithersburgmd.gov/government/projects-in-the-city/601-607-south-frederick-avenue-car-wash> . The Council will hold the record open until 5 pm on April 27 and hold a policy discussion meeting on May 16. Any comments on this application can be submitted through mail to 31 South Summit Avenue, Gaithersburg, MD, 20877 or email. Any correspondence must be submitted to the City by 5 p.m. on April 27. If you have any additional questions, please let me know.

Regards,
Jasmine Forbes

Jasmine Forbes, AICP
Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaithersburgmd.gov

-----Original Message-----

From: Alonso Diaz <alonso.diaz523@gmail.com>
Sent: Sunday, April 24, 2022 10:44 AM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Car wash signs

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

Hello,

I've been seeing the "Say no to car wash" signs along the south Frederick avenue road. What is it talking about specifically? It tries to mention reaching out to this email.

Thanks,
Jose

Jasmine Forbes

From: linda.caringal9704@gmail.com
Sent: Sunday, April 24, 2022 5:03 PM
To: Planning External Mailing
Subject: Proposed Car Wash

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

My family and I feel that building a car wash in the area will pollute the water around it by flooding water with chemicals, will clog drainage with debris, will hinder free flow of vehicle traffic as well as pedestrian flow. It also violates residential zoning laws.

Let's say NO to this car wash proposal!

Jasmine Forbes

From: jkhr415@verizon.net
Sent: Monday, April 25, 2022 11:13 AM
To: Jasmine Forbes
Subject: Whip Clean Carwash

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

Good Morning Jasmine,

I am a long time resident of East Deer Park of living in my home here, now way over 50 years.
I am writing to add my voice "AGAINST the Car Wash on 355" and Central Avenue.

THE 7 reasons to say NO "AGAINST the WHIP CAR WASH, are good reasons" to not let it be built there. Go somewhere else. WE HAVE ENOUGH CAR WASHES IN AREA.

What we need is a GROCERY store near by, since our great Weis closed. As, there are so many apartments and homes and lots of elderly folks like me, we have to go out of our way to shop. So much is changing like the Wa-Wa coming and The Crematorium settled and now a Car Wash???

Please vote against it !!! Thanks

Old- Town is not like it use to be. It was a nice place to take our children and grandchildren to, but now I will not take my great-grand children up on any side walks . Old -Town needs HELP!!!
And the corner public water fountain is useless . Such a waste of money

Thanks so much!

Jean L. Harner

415 Gaither Street

Gaithersburg, MD 20877

jkhr415@verizon.net

Jasmine Forbes

From: Suzie Ward <psaward@msn.com>
Sent: Monday, April 25, 2022 3:44 PM
To: Jasmine Forbes
Subject: Whip Clean Car Wash - Concept Site Plan: SP-8819-2021

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

Dear Jasmine:

Please enter this letter into the record for Concept Site Plan: SP-8819-2021.
Thank you.

Suzie Ward

Dear Mayor and City Council:

Please have this letter entered into the record for Concept Site Plan: SP-8819-2021.

I have written to the Council previously regarding the detrimental environmental effects that will inevitably ensue from the installation of a car wash at 601-607 South Frederick Avenue, Gaithersburg, MD.

In this letter I propose other reasons that this is an inappropriate location for such a business. First, there are four (4) other carwashes within 2.2 miles of this location. Looking at the map there are at least seven additional carwashes within 5 miles of this location on the east side of Frederick Avenue. Approval of this location for a carwash will result in a multiplicity of carwashes on the East side of Gaithersburg. It seems that the dearth of carwashes is on the west side of I-270. That would be a better location for a new carwash.

Second, in 2001 Gaithersburg published a *Special Study Area Frederick Avenue Corridor - Land Use Plan, A Master Plan Element*. At the time the study stated that Frederick Ave struggled with many issues stemming from “uncontrolled and unplanned development”...resulting in “a cluttered and unpredictable building pattern, comprised of a wide range of land uses...irregular setbacks that create a disorderly street edge.”^{i[1]} This proposed project site lies within the Southern Residential District of the aforementioned Study. The Study suggests that constructed buildings in the southern end of South Frederick Avenue should “enhance the gateway nature”^{ii[2]} Signage displayed on the I-370 overpass reads, “Welcome to Gaithersburg.” A carwash is neither welcoming nor enhancing.

Concerning land parcels, 601, 605, and 607 S. Frederick Ave., designated: P103, P114, and P115 in the Frederick Avenue Corridor Land Use Plan, the study suggests “...development is recommended to be in keeping with the residential character of this portion of the Corridor. Offices, light retail or live-work units in low-rise buildings are examples of what is envisioned.”^{iii[3]}

Third, the property directly across Central Avenue from the ingress/egress driveway of the proposed carwash is zoned R-A. In fact, all the properties on Central Avenue within the Gaithersburg City limits are

residences and one church and the zone is R-A. The Montgomery County side of Central Avenue is also zoned residential, R-90 and R-200, and includes another church, making this an entirely residential street. One stated purpose of the C-D Zone is to “enhance ...the planned visual character and quality of life within an identified transportation corridor in the city.”^{iv[4]} A carwash does not enhance the quality of life for those residing in Residential Zones. Furthermore, the purpose of CD Zone “will create a more attractive and cohesive development pattern and enhance the city’s sense of place through the creation of individual character associated with the corridor in the applicable corridor master plan.”^{v[5]} Whatever is installed in this location should be “in keeping with the residential character of this portion of the Corridor.”^{vi[6]} A carwash is not residential in nature. There is a bus stop directly in front of this parcel of land. It would be appropriate and desired that any business that is established could and/or would benefit bus riders and travelers.

The CD Zone requires that a “development plan or concept plan, if approved, would be *in the public interest*.”^{vii[7]} As a member of the public, I find that this proposed plan is in neither my, nor the public’s interest.

Fourth, the City has many stipulated regulations regarding automobile filling stations in the Code. It would seem that though they are not enumerated for carwashes, many are applicable to them.

“Vehicular access to any residential street is prohibited.”^{viii[8]}

“Additional standards and findings applicable to all automobile filling stations, accessory uses thereto, ...must not: 2. Impair the movement of through traffic along an adjoining thoroughfare through congestion and reduction of street capacities or cause the storage or backup of vehicles in the public right-of-way while awaiting service on the property in question.”^{ix[9]}

Carwashes notoriously back up traffic on streets, especially on bright, warm, sunny days. With that in mind the Code states, “The City council may approve a schematic development plan or concept plan only upon the finding that “the existing or planned public facilities are adequate to service the proposed development contained in the plan.”^{x[10]} “The fact that an application may comply with the specific considerations” of the Code, “shall not be deemed to create a presumption that the application shall be approved.”^{xi[11]} This Concept Site Plan application has had to obtain environmental and tree removal waivers to proceed. That should be a red flag indicating that perhaps this is not the appropriate project for this location.

Fifth, the intersection of Central Avenue and S. Frederick Avenue is already a busy intersection and is notoriously dangerous. Anyone living, working nearby, or simply driving past would be able to attest to this. Accidents occur there with enough regularity that a “No Left Turn” sign has been installed as one exits Central Avenue onto South Frederick Avenue. (This deters some drivers.) Additional traffic from a carwash will only intensify the danger and congestion at this intersection. Traffic will be entering Central Avenue from South Frederick Avenue. Traffic exiting Central Avenue onto South Frederick Avenue will solely be allowed to turn right and proceed north, no matter which direction the motorist truly wants to proceed. At that point drivers who really desire to drive south will try to locate a site to make a U-turn. Alternatively, drivers exiting the carwash will turn right onto Central Avenue and proceed in one of two directions taking a long, circuitous route until they are able to intersect South Frederick Avenue again. This is not convenient for the carwash user; and a significant amount of traffic and congestion is going to be generated for these already busy smaller roads.

The “traffic studies” that the developer has submitted are inadequate, as they do not compare the same types of locations and peak hours that this project will generate. These are “apples to oranges” studies. Exhibit #60, MDOT Study, September 26, 2018, provides a better idea of the large volume of traffic that

already flows through the intersection of Rt. 355 and Central Avenue and the issues inherent in adding still more congestion by installing a carwash on the proposed site.

Sixth, speaking of traffic, one must not forget the Bus Rapid Transit project that the County is proposing along Rt. 355 through Gaithersburg scheduled to be completed by FY28. In a letter to County Council President, The Honorable Gabe Alborno, dated February 9, 2022, Mayor Ashman stated that the City supports the BRT. BRT may potentially conflict with traffic entering and exiting the Central Avenue and the carwash. Having a carwash at 601-607 South Frederick Avenue will be less than optimum. I have mentioned previously that a bus stop is already situated directly in front of the proposed site.

Finally, an existing Annexation Agreement, dated December 4, 1989, Exhibit #12, states that the City agrees to classify the properties at 601, 605, and 607 as C-B zone. The City agreed that the property may be developed with uses allowable in the C-B zone, as it exists on the date of execution of the Agreement. The "Redevelopment should have a residential character..." The "conditions to development set forth in paragraph 2 shall be implemented at the time of site plan review and shall become binding covenants against the Property Owners and/or site plan applicant, their successors, heirs and assigns." "This Agreement shall be assignable without the consent of the City, any of its elected officials, employees or agents, to any subsequent purchaser of the property."^{xiii[12]}

These stipulations have import. They were not written without forethought. The intent was that they would be carried out. They cannot just be ignored or swept under the rug.

The Property Owners who entered into this Agreement with the City believed that the City, and its elected officials would stand by their word and execute the conditions of the Agreement, or they would not have entered into it. Will the City abide by its word or will it renege? Is Gaithersburg a "Character Counts" City, or are these empty words that sound nice but hold no real meaning? Is the City more interested in tax dollars or protecting and benefitting its residents? Now is the time to show the citizens of Gaithersburg where the City's real value is placed. Now is the time to say NO to this project at 601-607 South Frederick Avenue and YES to something more fitting and applicable that will be of more benefit to the residents of this fair city.

The bottom line is that though Mr. Brett Schaechter has produced a nice plan, he must find another location for his carwash. 601-607 South Frederick Avenue is **absolutely** the **wrong site** for this project!!

Sincerely,

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

^{xiii[1]} City of Gaithersburg, Special Study Area Frederick Avenue Corridor Land Use Plan (SSAFAC), January 2001, p. 2.

^{xiv[2]} SSAFAC, p. 6.

^{xv[3]} SSAFAC, p. 8.

^{xvi[4]} Code of the City of Gaithersburg, Ch. 24, Zoning, Art. III, Div. 22, CD Zone, Sec. 24-160G.1. – Purpose, (a).

^{xvii[5]} City Code, Ch. 24, Art. III, Div. 22, Sec. 24-160G.1., (b).

xviii^[6] SSAFAC, p. 8.

xix^[7] City Code, Ch. 24, Art. III, Div. 22, Sec. 24-160G.7. –Findings required., (b) (7).

xx^[8] City Code, Ch. 24, Art. III, Div.11, C-1 Zone, Local Commercial, Sec. 24-111. – Uses permitted by right, (13)Provisions, g. 3.

xxi^[9] City Code, Ch. 24, Art. III, Div.11, Sec. 24-111. (13), h. 2.

xxii^[10] City Code, Ch. 24, Art. III, Div. 22, Sec. 24-160G.7, (b)(5).

xxiii^[11] City Code, Ch. 24, Art. III, Div. 12.-C-2 Zone, General Commercial, Sec. 24-121, (C)(2).

xxiv^[12] Concept Site Plan, SP-8819-2021, Exhibit #12, Annexation Agreement X-150.

Jasmine Forbes

From: A M <4mittons@gmail.com>
Sent: Monday, April 25, 2022 5:56 PM
To: Planning External Mailing; Jasmine Forbes; Jud Ashman;
neil.harris@gaithersburgmd.org; Lisa Henderson; jim.mcnulty@gaithersburgmd.org;
Ryan Spiegel; robert.wu@gaithersburgmd.com
Subject: No Car Wash Please

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

Greetings,

I will keep this short. Please take into consideration we already have 2 car washes within a 5 mile radius of this 3rd proposed location.

I really don't believe we need three car washes in this area.

Thank you,

Ana Mitton

Jasmine Forbes

From: Holly Stone <holly@stoneowitz.com>
Sent: Monday, April 25, 2022 10:26 PM
To: planning@gaithrsburgmd.gov; Jasmine Forbes
Cc: Jud Ashman; neil.harris@gaithrsburgmd.gov; Lisa Henderson; Jim McNulty; Ryan Spiegel; Robert Wu
Subject: Whip Clean Carwash. - We Say No

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

Dear Mayor, City Council and Planning Team,

We are writing in opposition to the proposed building of Whip Clean Car wash at the 601-605-607 S. Frederick Ave location.

As longtime residents of East Deer Park, we do not want or need another car wash on this section of S. Frederick Ave. We have observed that there are already three (3) car wash locations within 2.5 miles of this proposed carwash with several others not too far outside of that location. This area is assuredly not lacking in car wash facilities. Not only do we not need another car wash, but the intended location is a terrible spot since it will bring much more unwanted traffic to this stretch of the road creating many traffic flow issues and possibly more accidents as drivers try to exit the car wash. The residents here are trying very hard to preserve a hometown appealing community that is safe for all to walk and play.

Please do not approve the building of this project.

Thank you,
The Stone Family
212 Oakton Road

Jasmine Forbes

From: Tony Baumer <tony@oldgreytiger.com>
Sent: Tuesday, April 26, 2022 7:56 AM
To: Planning External Mailing
Subject: Car wash

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

I live near this, on Hutton st. Please vote no on the proposed car wash. I'm very concerned about the constant noise and traffic this will bring to our neighborhood.

Tony Baumer

--

Tony Baumer
Old Grey Tiger Personal Training
609-384-4728
tony@oldgreytiger.com



Jasmine Forbes

From: Illarion V. Turko <iturko@umd.edu>
Sent: Tuesday, April 26, 2022 9:45 AM
To: Planning External Mailing; Jasmine Forbes
Subject: against whip clean carwash

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

To Whom it may concern:

I am Illarion V. Turko, a primary resident at 521 Paradise Ct., Gaithersburg, MD 20877.
I would like to express my strong opposition to the proposed loc:601-605-607 S. Frederick Ave.

Frankly, this is a really poor idea to put a carwash in strictly residential neighborhood. That is not how we value our neighborhoods. We have to keep away all of this mess associated with pollution, heavy traffic, noise and safety issues, if we want to save our quality of life for us and our kids.

Sincerely,
Illarion V. Turko

Jasmine Forbes

From: Mary Baumer <marybpt@gmail.com>
Sent: Tuesday, April 26, 2022 10:00 AM
To: Planning External Mailing
Subject: Car wash

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

Good morning,

I live on the corner of Peony Dr and Hutton St. Please vote no on the car wash. There is already too much traffic on Frederick especially during rush hours and the high school opening and dismissal times. Traffic backing up from the car wash will make it so much worse. I am also concerned about the noise emanating from a car wash and the effect the run-off will have on the environment. There are other car washes less than 2 miles away. We don't need another one, especially in our neighborhood. Thank you for considering my concerns.

Mary Baumer

Sent from my iPhone

Jasmine Forbes

From: Nidhi J. Basu <juneja024@gmail.com>
Sent: Tuesday, April 26, 2022 11:19 AM
To: Planning External Mailing
Subject: NO car wash

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

Good Morning,
I am a resident of Gaithersburg, Summit Hall. I am writing to oppose the plan to add a car wash while demolishing homes.
We do not need a car wash on 355, if you are planning, please plan for a grocery store.

Thank you,

Jasmine Forbes

From: Jonathan Sundy <brothernod@nothingtosee.net>
Sent: Tuesday, April 26, 2022 10:27 AM
To: Planning External Mailing
Subject: Not a fan of the proposed car wash on 355 and Central

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

Good morning

Although I generally think people should be able to use their land as they see fit, within reason, if we're going to have a planning committee I would prefer they make plans in the best interest of the community.

A car wash is a poor fit for that location, and frankly an unnecessary addition to the community. You do not need to travel more than a few minutes from that location to hit another car wash.

Worse, that car wash will probably employ less people than the homes it destroys currently house.

What we need are more homes to keep this community affordable. That location is within walking distance from the high school and a great park. It's also conveniently located to the metro. We should be focused on building up the community, not making it less walkable.

If you choose not to keep it residential please at least consider businesses that will bring the community together. Coffee shops, restaurants, boutiques, day care... we should be encouraging more local shopping and support for all the people that live around there.

A car wash is a poor use for that very desirable space. Please bring more homes or something the residents will want to visit.

-Jonathan Sundy-

Sent from [Mail](#) for Windows

Jasmine Forbes

From: ED WOLPOV <wolpov@icloud.com>
Sent: Tuesday, April 26, 2022 2:01 PM
To: Planning External Mailing
Subject: Car Wash

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

City Planners,

One thing that this area doesn't need is another car wash!

There are so many other things that could be slated for that location that would benefit the entire community other than a low class car wash. Restaurants, small grocery stores, or other retail would attract more of the community members as opposed those specialized businesses that cater to noisy, modified exhaust, speeders, that lower the value of our homes, add to the environment's decay, and also endanger our lives.

Simply said, I implore you to have some respect for our community and reject this application for a car wash.

NO Car Wash!

Respectfully,

Ed Wolpov
622 Cobbler Place
Gaithersburg, MD 20877

Jasmine Forbes

From: Stephen Hasegawa <hasegawa.stephen@yahoo.com>
Sent: Tuesday, April 26, 2022 4:30 PM
To: planning@gaithersburgmd.gov; Jasmine Forbes
Subject: Comments on Concept Plan SP-8819-2021

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

I am writing in regarding the proposed plans for construction of the Whip Clean Carwash on 607 S.Frederick Avenue. I do not believe having the carwash built would be good, or needed for the community of Gaithersburg.

- As of now, there are at least three separate businesses that offer car wash services (Exxon Gas Station, Touchless Car Wash, etc.) along with a number of local churches that do car washes of their own on occasion within the immediate area. Adding yet another does not provide benefit when there are numerous options already available within the same area.
- The intersection of Frederick Avenue and Central Avenue becomes congested during evening rush hour, primarily due to drivers attempting to turn left from Central onto Frederick despite a "no left turn" sign present. Adding a car wash on the corner would not only place additional traffic in the area, but slow down traffic as well with cars turning in and out. It also increases the risk of potential accidents if drivers have to stop more frequently to make access for cars entering/leaving a car wash there.
- Risk of potential pollution from run-off created by the car wash. Car cleaner, soap, trash and additional chemicals may be let into the water table from the run-off, even more so with a stream and woods right next to the proposed sight.
- Increased traffic congestion not only for the immediate area of Frederick Avenue and Central, but also for the neighborhoods on Central Avenue, such as Paradise Court, Oakmont Manor and Poplarwood Place. New housing construction around the area is already increasing traffic, and a car wash will only further boost it.

-Stephen Hasegawa

Jasmine Forbes

From: Safety Inspection <Safetyinspection@outlook.com>
Sent: Tuesday, April 26, 2022 4:31 PM
To: Planning External Mailing
Subject: Whip Clean Carwash suggestion

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

This email is to give a comment on the whip clean carwash that is considered to be built. The new carwash should not be allowed to be built. There will be even more traffic congestion in the area and it is part of a residential neighborhood. Please do not allow this to be built!

Safety Inspection & Auto Repair
240-702-0962
7887 Cessna Ave, Gaithersburg MD, 20879

Jasmine Forbes

From: Kathy <kecousins@juno.com>
Sent: Tuesday, April 26, 2022 8:03 PM
To: Planning External Mailing; Jasmine Forbes; Jud Ashman; Neil Harris; Lisa Henderson; Jim McNulty; ryanspiegel@gaithersburgmd.gov; Robert Wu
Subject: Whip Clean Car Wash

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

I am opposed to the proposed Whip Clean car wash. First, it will increase traffic congestion and pose safety risks to pedestrians, bike riders, and drivers. Second, it will negatively impact the environment. Third, it will detract from the adjacent, residential neighborhood. Fourth, it will degrade the appearance of this section of Route 355. Fifth, it is not needed since there already are existing car wash operations within a very short distance.

Kathy Cousins

11 Tulip Drive, Gaithersburg

Jasmine Forbes

From: Richard Lindstrom <dick.lindstrom@gmail.com>
Sent: Tuesday, April 26, 2022 8:31 PM
To: Planning External Mailing; Jasmine Forbes; Jud Ashman; Neil Harris; Lisa Henderson; Jim McNulty; Ryan Spiegel; Robert Wu
Cc: Chazz
Subject: Proposed carwash

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

Dear Fellow Gaithersburger,

Please do what you are able to do to prevent the installation of a carwash at the corner of Central Avenue and Route 355. This proposal is a bad idea for several reasons.

First, it is not needed. There are already three other car washes within about a one-mile radius, ten within two miles, and sixteen within three miles. Notably, all but three of the sixteen are east of I-270.

Second, the location is bad for customers. If you approach from the north you need to make a left turn across traffic, and if you depart to the south you must either make a U-turn at Deer Park or take a long detour down Central.

And third, the location abuts a headwater of Muddy Branch, which may become a sink if there is storm water or other overflow from the site. If the business should fail, as it may well do, the site would be difficult to recycle.

This proposal makes no economic, practical, or environmental sense. The application should be rejected because of a lack of community benefit, even though it may not be expressly forbidden by Gaithersburg's generous zoning.

Richard Lindstrom
421 Gaither Street

Jasmine Forbes

From: Amy Snider <amymsnider@gmail.com>
Sent: Tuesday, April 26, 2022 9:28 PM
To: Planning External Mailing; Jasmine Forbes; Jud Ashman; Neil Harris; Lisa Henderson; Jim McNulty; Ryan Spiegel; Robert Wu
Subject: Whip Clean Carwash

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

I am writing to express my strong opposition to the Whip Clean Carwash. Common sense would dictate that, since we have 2 Exxon car washes on 355 within a mile north and south of the proposed car wash AND a car wash right around the corner on Shady Grove Rd, another one is NOT NECESSARY. The proposed car wash does not benefit our neighborhood but only brings profit to the owner proposing it. In addition, a car wash doesn't belong in a residential neighborhood. We already have so much traffic and noise on 355, and it has definitely increased in the 30 years I've lived on Alden Ave. This car wash will only add to the traffic and noise.

A gateway to Gaithersburg should be welcoming. I would rather see time, effort, creativity and money go into revitalizing Walnut Hill Shopping Center. I have lived in Rosemont at 16605 Alden Ave since 1993 and have seen many businesses come and go in that shopping center. Much of the business space is currently vacant - some for quite a while - and the shopping center has become an eyesore. I used to do my grocery shopping in the many and varied stores that were in the grocery store space over the years. I miss being able to shop there and keep the money I spend in my community and neighborhood.

In addition, the computer building - MBA? - right around the corner on 355 from the proposed car wash has never been operable since 1993 when I moved here if I'm remembering correctly. What can be done about that? The signs say "coming soon" but nothing ever comes.

Projects should benefit our community and neighborhood and beautify the gateway to Gaithersburg. Please work toward that end for us.

Thank you for reading my concerns!

Sincerely,
Amy Snider

--

Amy M Snider
16605 Alden Ave
Gaithersburg, MD 20877
#240/671-8355, cell

Jasmine Forbes

From: Victor <sceptor@gmail.com>
Sent: Tuesday, April 26, 2022 10:39 PM
To: Planning External Mailing
Subject: Car Wash Proposal Rejection

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Hello City Management Team,

I've reviewed the plan and while the site appears to provide enough room for traffic build up, there's no way that watershed from this will not heavily and negatively impact the wetland buffer zone. I don't think what this project adds to the city offsets what it takes away. I am a resident of Gaithersburg and live at Summit Station off 355 so any negative traffic impact will also be very negative as 355 is already a horrible experience between the train station all the way up to Montgomery village.

-Victor
729 Cobbler Pl, Gaithersburg, MD 20877

Jasmine Forbes

From: Webmaster External Mail
Sent: Wednesday, April 27, 2022 9:27 AM
To: Planning External Mailing
Subject: No to carwash

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

Message submitted from the <Gaithersburg, MD> website.

Site Visitor Name: Jose Diaz
Site Visitor Email: rdiaz8130@gmail.com

I don't agree to the carwash being planned on Frederick Rd.

Jasmine Forbes

From: ping@pingart.com
Sent: Tuesday, April 26, 2022 8:12 PM
To: Planning External Mailing
Subject: Against carwash

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

Hello,

I want to register my vote against the planned carwash at 601-607 South Frederick Avenue. It should not be situated so closely to residential homes.

Thank you,
Ping Lau

Jasmine Forbes

From: Michael Sagan <MichaelSagan@hotmail.com>
Sent: Wednesday, April 27, 2022 6:38 AM
To: Planning External Mailing
Subject: carwash

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

I am against the car wash & government corruption. Be a whistleblower. Thank you.

Mike Sagan
9209 Edgewood DR
Gaithersburg, MD 20877

Jasmine Forbes

From: Keith <gburg@1200tech.com>
Sent: Wednesday, April 27, 2022 8:00 AM
To: Planning External Mailing
Subject: No on the car wash

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

I'm a gburg resident, put down as a "no" for the car wash.

Keith
5 Highland Ave.

Jasmine Forbes

From: Tom Ehart <thosbehart@gmail.com>
Sent: Wednesday, April 27, 2022 9:25 AM
To: Planning External Mailing
Subject: Comments on Concept Site Plan- SP-8819-2021

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

Having lived in East Deer Park for nearly 20 years, I wholeheartedly disagree with the addition of a car wash to our neighborhood. Others have very eloquently pointed out all of the reasons why, from negative environmental and noise impact, intent of city regulations, etc.

A car wash is not a bad idea...but this location is...so I'm not going detail all the reasons for the city council to vote NO on this proposal, I'm going to ask you to think outside the box and put the car wash in another place.

The old Food Lion building in Walnut Hill shopping center remains vacant. Repurpose that building with a trendy car wash that will be a modern anchor to the shopping center and help give it a much needed face lift. It could certainly be done, would repurpose a solid building and add the car wash into a space that was meant to be a place of business.

If not there...put it somewhere else...perhaps in the Lakelands where the owner lives. We've got a number of car washes in this area already...no need to destroy another piece of community property in a residential area that doesn't really need the service.

Tom Ehart
Gaithersburg, MD

Jasmine Forbes

From: Anna Diaz <amdiaz25@gmail.com>
Sent: Wednesday, April 27, 2022 10:50 AM
To: Planning External Mailing; Jasmine Forbes
Subject: No Car Wash

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

As a resident of the Rosemont Neighborhood
I vote **NO** to the proposed Whip Car Wash
on Rt. 355 and Central Avenue.

This would diminish the residential feel of the area and bring even more traffic.

Anna Diaz
16505 Hampton Dr
Gaithersburg, MD

Jasmine Forbes

From: Jonathan Bustillo <john.bustillo@icloud.com>
Sent: Wednesday, April 27, 2022 10:53 AM
To: planning@gaitherburgmd.gov; Jasmine Forbes
Subject: Whip Clean Carwash

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

Hello,

My name is Jonathan Bustillo and I live in Germantown maryland. I'm emailing regards to the pending construction and placement of the new Whip clean carwash. I personally believe that adding this car wash would cause an inconvenience to the city. It could cause an increase in traffic, safety issues. It could also lead to more pollution, and noise around the area that is already being worked on. I believe adding this new car wash could cause more harm then good. Please try the best to make sure this does not move forward!!

Best,

Jonathan Bustillo

Jasmine Forbes

From: Carla Weinberg <ceweinberg@gmail.com>
Sent: Wednesday, April 27, 2022 11:59 AM
To: Weinberg Carla
Subject: Concept Site Plan- SP-8819-2021

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

Dear Gaithersburg planners:

I am writing to ask you to deny the application for the Whip Clean car wash to be built at Rt. 355 and Central Avenue.

I drive down Central Avenue in Gaithersburg from the Washington Grove area several times a week and make a right turn to head north on Rt. 355. Many times, I'm held up behind a car trying to cross 355 to make an illegal left turn onto Rt. 355 to head south. This will happen even more often if you allow a car wash to be built at the intersection of Rt. 355 and Central Avenue. There have been several traffic accidents at that corner and you'll see even more if there's a car wash built. This is not in the public interest.

I use the Touchless car wash on 16185 Shady Grove Rd. and also the one on Rt. 355 at 104 N. Frederick Ave. There are several others located nearby. We don't want or need another car wash, with its traffic, noise, and pollution.

Please deny the Whip Clean car wash application.

Sincerely,
Carla Weinberg

Jasmine Forbes

From: Josh Higham <highamjosh@gmail.com>
Sent: Wednesday, April 27, 2022 12:19 PM
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,

I live on Girard St, and drive along 355 and Central Avenue daily to take my children to kindergarten/preschool. As such, I am concerned about increased traffic at that intersection. 355 is already a challenging road to drive on, because of frequent right turns into and out of parking lots, many crosswalks and traffic lights, and so on.

Additionally, Gaithersburg has plenty of car washes already, including several within just a few miles of that intersection--this proposal does not meet a demonstrated community need. Gaithersburg needs housing, not more traffic, and this proposed development would reduce the housing stock and increase traffic near Gaithersburg High School and several private pre-k and Kindergarten locations. Please do not move forward with the proposal.

Thank you,
Josh Higham

Jasmine Forbes

From: Lynn Nash <lynn.slepski@outlook.com>
Sent: Wednesday, April 27, 2022 12:51 PM
To: Jud Ashman; Neil Harris; Lisa Henderson; Jim McNulty; Ryan Spiegel; Robert Wu
Cc: Planning External Mailing; Jasmine Forbes; Lynn Nash
Subject: Vote No - Whip Clean Carwash

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

For inclusion in the public record.

Dear Mayor and Members of the Council and the Planning Commission.

First, welcome Lisa and Jim to the Council. I look forward to you both bringing your experiences to the Council. We need more common sense and regard for our residents, especially as we plan for the future of Gaithersburg.

I am writing as a homeowner who lives on the East Side. When I found myself needing to find a home for my husband and children as we were leaving a military tour in Europe, I was attracted to Gaithersburg. With only a week and 42 homes under consideration, it was the “small town” appeal that drew me in. When I changed services, we bought a home and stayed.

Now, over 20 years later, the “polish” is gone. The East Side has changed significantly and frankly, in my view, it has gone drastically downhill. Some of it has to do with our very diverse population, which is actually a plus in my book, but mostly it has to do with the neglect that has taken place on the East Side and Olde Towne, with all of the new and shiny “things” going to the Kentlands and Crowne.

We don’t need another carwash – here’s why.

1. **We already have SIXTEEN carwashes over here on our side alone.** As one of the top five cities in the U.S. for rates of public transportation use, many who live on the East Side don’t even OWN cars and those who do have plenty of options if they choose a public carwash. We have enough car washes – We don’t need another one.
2. What we **DO NEED are projects that are in the public interest—like a GROCERY store** on that end of town. With the loss of the Weis in Walnut Hill, local residents have no way of getting food products if they don’t have a car. The closest would be the Giant on Crabs Way or the 99 Ranch on Odenhall. Both would require a bus ride OR taking a cart from the grocery lot, creating yet another problem. As a public health officer, I know about food insecurity. I also know about the drug and alcohol issues on the East Side, and the need to improve the health of the public. Another car wash makes no progress in either of these issues.
3. We also **need businesses that create fair wage jobs, something that is currently lacking in Gaithersburg.** That’s not an autonomous carwash.

4. Frederick Road traffic is a nightmare. **We don't need more traffic and we certainly don't need another pedestrian hazard in that area.** We already have pedestrian crossing issues in that area.
5. That area is surrounded by housing. **Home owners living in the adjacent residential areas shouldn't have their quality of life disrupted.** They shouldn't have to endure the noise of cars going through the car wash or being vacuumed in the middle of the night. We've already raised issues of quality of life in those areas of the East Side when we addressed the crematorium and then the addition of a WaWa. This business is no different in that it detracts from the quality of long established neighborhoods.
6. In addition, while the car wash will reuse water, it still takes away from a natural resource that is finite. **We should not be encouraging businesses that use water and create pollution** from car exhausts.
7. **We don't want the gateway to the City to look like a series of strip malls and industrial use businesses.** This approach to the City from the south should be welcoming. Travelers should get a positive feel and be encouraged that we are a "Character Counts" community.
8. Finally, you've heard my concerns that **Tree City is losing its trees.** In Kelley Park alone we lost over 80 trees, removed to build the school, including mature maples that line the street. Many of these trees could have been saved. At the home of the old IBM, the new owners completely strip cleared every tree there. Throughout the City, trees are coming down and we are living through the results – climate change. We need to go back to improving the tree cover.

We, the residents of the East Side of Gaithersburg, need better....and YOU need to do better. **Please vote "no" on the Whip Clean Carwash.**

In case you've forgotten. Here is what we lost in Saybrooke.







Lynn A. Nash, PhD, RN, PHCNS-BC, FAAN
102 Bristol Downs Drive
Lynn.Slepski@outlook.com
(Cell) 202 236-6773

Jasmine Forbes

From: johudson@starpower.net
Sent: Wednesday, April 27, 2022 1:13 PM
To: Jasmine Forbes
Cc: Planning External Mailing
Subject: Comments re 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 Ms. Forbes,

Please have this recorded in the record re SP-8819-2021 Whip Clean Car Wash

Thank you.
Toni Hudson
214 Tulip Dr.
Gaithersburg, MD 20877
240-481-8339

Dear Mayor and City Council:

When first notified about the possibility of a car wash at the corner of #355 and Central Ave., I kept an open mind. My observations and what I've learned subsequently strongly indicate to me that the proposed location 601-605-607 S. Frederick Ave.(#355) is an inappropriate site for Whip Clean Car Wash.

Over the past months, I've paid attention to the traffic at that corner and examined the site plans that the business owner has put in the record. During that time I've read some of the letters in support of and some against this project. I especially examined the very detailed, footnoted letters that my neighbor, Suzie Ward, has submitted to the record. I urge you to read them carefully. She has done the homework for you.

Following is what compels me to reject the proposed Whip Clean Car Wash at 601-605-607 South Frederick Ave.

- 1) During the past few months, there has been an increase in traffic accidents, including a fatality, along #355 close to the project site. An alarming number of cars are driving fast and shifting lanes on the open stretch of #355. The Liberty gas station has seen an increase of customers attempting to enter North Westland from #355 causing traffic confusion just a block south of Central Ave.
- 2) A "no left turn" for those exiting Central Ave. has been installed. I have seen it ignored a number of times. A safer alternative, turning right out of the car wash onto Central, will increase traffic on Central and ultimately onto the country roads connecting it to Oakmont Ave. and East Deer Park Dr.
- 3) Pedestrian traffic continues on #355, though it may have gone down somewhat as there is no grocery store at Walnut Hill Shopping Center. Students still walk to and from Gaithersburg High School.

4) A bus stop is regularly used at the corner of Central Ave. and #355. County funding for the Bus Rapid Transit has been approved and is expected to be installed in the very near future. The right lane of #355 will need to be clear of car wash clients at all times.

5) The car wash is truly a self service proposition. You drive the car through the wash tunnel and then park in an area where you finish the job with your own cleaning products. Though the site plans for the car wash indicate that the waste water in the tunnel will be treated, untreated toxins could be washed down to the stream at the bottom of the property.

6) The city has historically cared for Muddy Branch Creek as it travels through other parts of the City. Though small, the stream on this site is part of the very beginnings of Muddy Branch Creek!

7) As a "gateway" to the City, #355 does not need an industrial business with a large impervious footprint along its corridor. The need for the car wash is not warranted, given the number of nearby car wash options.

Do we really want to encourage cars to zip in and out of a car wash at the corner of Central Ave. and #355? Do we really want to add to the burden of Muddy Branch Creek?

I hope you agree with me and do not approve this project.

Thank you,
Toni Hudson
214 Tulip Dr.
Gaithersburg, MD 20877
240-481-8339

Jasmine Forbes

From: keithm5@me.com
Sent: Wednesday, April 27, 2022 1:34 PM
To: Planning External Mailing
Subject: Whip Clean Carwash Opposition

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

Hello,

I wish to state my opposition to the proposed Whip Clean Carwash. I am the office manager at Unity of Gaithersburg, which is a church on Central Ave about a quarter of a mile from the intersection with S. Frederick Avenue. The reason for my opposition is traffic concerns. The car wash entrance would be on Central Avenue right at the intersection. Most people exiting the car wash will turn left to go back to S Frederick Ave. There is no traffic light and left turns are not legal. However, I regularly observe people turning left illegally. The traffic backup from the car wash will negatively affect people visiting and attending our church.

Thank you for your consideration.

Keith Mounts

Jasmine Forbes

From: Mary Spencer <mary.spencer463@gmail.com>
Sent: Wednesday, April 27, 2022 2:20 PM
To: Planning External Mailing
Cc: Jud Ashman; Neil Harris; Lisa Henderson; Jim McNulty;
ryan.spiegel@gaitthersburgmd.gov; Robert Wu
Subject: Re: Proposed Carwash at 601-607 S. Frederick Ave., Project SP-8819-2021

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

Dear Mayor and City Council Members,

I am writing concerning the Proposed Car wash at 601-607 S. Frederick Ave., Project SP-8819-2021. Please record this in the records.

I am a Montgomery County resident and member of Gaithersburg Presbyterian Church, the church that is located directly across the street from the proposed car wash. I am writing because I am urging you to not approve the carwash for this location for several reasons.

- Environmentally, this will have a negative impact on the Muddy Branch Watershed. Car washes cannot help but have runoff and there is a stream at the bottom of the slope below the site. This stream feeds into Muddy Branch, which is already listed in only fair condition by Montgomery County in 2012. Muddy Branch is a treasured place in this county for hiking, water recreation and wildlife, and designated for water contact recreation, protection of aquatic wildlife, and public water supply according to the Maryland department of the environment. Draining a carwash into the creek will be detrimental to the creek, and could endanger houses on Poplarwood Place.
- The environmental impacts of the carwash will also be felt with increased air pollution from idling cars. The proposed site is directly across from the Gaithersburg Presbyterian Church preschool and within a mile of two elementary schools. There is already a sizable amount of air pollution from congestion on 355 as it stands currently, and the addition of idling cars will only make it worse.
- The increased traffic on an already congested road is not worth this business. The Touchless Car Wash at 16185 Shady Grove Road, which is less than a mile from the proposed site of the new car wash, consistently backs up traffic with cars waiting to enter. Route 355 already has dangerous levels of accidents with heavy traffic, and a carwash in the proposed location will make it worse.
- I would argue that this is an issue of environmental racism. Many of the residents in this area are predominantly non-white and lower income, and don't have the resources to fight this type of development that other wealthier areas of the county do. There is not a lack of car washes in this area, but is it easier to get an environmental waiver from the county from an area like this where less residents have the resources to advocate? Most people in favor of building car washes do not want them in their neighborhood due to environmental and traffic impacts. Building another carwash in an area filled with car washes, less than a mile from a Title 1 elementary school (Summit Hall) with 97% non-white children, 79% of whom are economically disadvantaged- this doesn't seem in line with Montgomery County's commitment to the environment, sustainable and equitable development, or racial justice.

There are already four other car washes within 2.2 miles of this location, and another seven within 5 miles. I would suggest the developer look for another location in Montgomery County that is not so close to watersheds, elementary schools and preschools, and not located on such a busy thoroughfare.

I want to emphasize that I am not against development in Montgomery County or against an additional car wash where there would be demand. But I am strongly against building a carwash at the proposed location for the above reasons.

Sincerely,

Mary Spencer

5705 Ridgway Avenue

Rockville, MD 20851

--

Mary Spencer, MPH

RPCV Botswana (2012-2014)

mary.spencer463@gmail.com

(301) 765-4863

Jasmine Forbes

From: WANDA WELLS <wrwells5@comcast.net>
Sent: Wednesday, April 27, 2022 2:24 PM
To: Planning External Mailing; Jasmine Forbes
Subject: Whip Clean Carwash

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

Dear Gaithersburg Elected Officials,

Please vote NO to the proposed car wash on RT 355 on the east side of Gaithersburg.

East Gaithersburg has no grocery store, many vacant storefronts, a high school of approx. 2,000, a new Wawa gas station being constructed immediately across from the high school on busy Rt 355 - and important to the issue at hand, in an area of five car washes already.

I have lived in Gaithersburg for 47 years and have seen the slow demise of the east side of Gaithersburg. This is Gaithersburg - a city that prides itself on caring for its residents.

I feel the City should be putting more effort to attracting the kind of businesses that could enhance the quality of life for the families that live here - not another carwash. I have nothing against carwashes, but I just am not understanding where the demand is coming from.

Thank you for your consideration.

Wanda Wells
Robert Wells
300 Woodland Road
Gaithersburg, MD. 20877

Jasmine Forbes

From: Qadeer Soharwardi <qadeer.soharwardi@gmail.com>
Sent: Wednesday, April 27, 2022 2:46 PM
To: Jasmine Forbes
Cc: Jud Ashman
Subject: Car Wash on Rt.355
Attachments: Scan_1351.pdf

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

Car Wash Not in Public Interest

Hi Jasmin,

I was one of the participants in the hearing on 03.21.2022. But mike didnt work at my turn .

I have had my office on Rt 35 25 years.

I could not understand the logic of car wash at this place.

I have attached the map that I took pictures of car wash

1: Car # 1 at pay station.

2: There is only 2 car spaces on central ave for waiting and 3rd car will wait on 355.
any other extra car will stay on 355.

if car # 1 stuck at paystaion then cars behind are stuck and rt 355 is stuck.

3: If any resident wants to turn Central Ave., He cannot because there are car ahead of him waiting.

4: If Central residents overpass 3rd and 4th car which is dangerous and want to turn in Central Ave. and at the same time another car coming out of Central Ave. This poor guy cannot enter because Central Ave can accommodate 3 cars at the same time.

After the rain and snow, There are long lines at the car wash and all these cars will wait on 355 and there will be traffic blockage on 355 for the general public who are travelling 355 northbound.

I will give you an example of Goodwill. They have year-end people donating there. Goodwill has 40 car spaces in their driveway and still in those days there were cars in front of liberty gas station and even Walnut shopping center. and traffic is disturbed.

There are new million dollar homes under construction and upgrading this area.

It is not fair for them that their entrance is clogged all the time.

It is good for Car Wash owners but Hell for ever for local residents of the neighborhood .

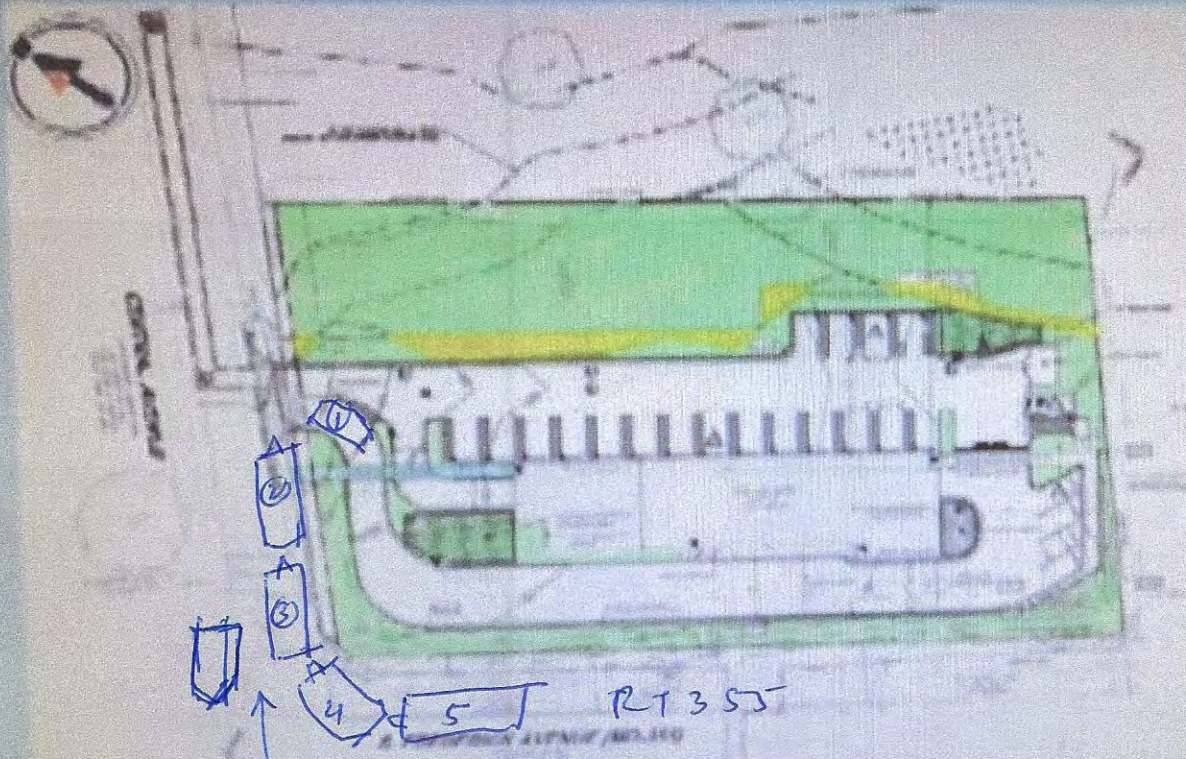
In my absolute opinion , The car wash should not be approved and it is not in the public interest.

You have to check with police this traffic pattern

Thanks

Qadeer Soharwardi

Area Subject to Environmental Standards Waiver



No third car space to enter for local Resident.

Car 1 is at pay station. If he is stuck there then previous cars will not move and wait until I move. It may take 5-10 min if an old man could not get the ticket. This is only 2 car

Jasmine Forbes

From: Jeff Annis 301-654-2500 <jeffannisrealestate@gmail.com>
Sent: Wednesday, April 27, 2022 3:30 PM
To: Planning External Mailing; Jud Ashman; Neil Harris; Robert Wu; Jasmine Forbes; Lisa Henderson; Ryan Spiegel; Jim McNulty; bookloverjs@yahoo.com; jeff annis
Subject: OPPOSED to CAR WASH

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

My family lives in the Rosemont subdivision on the other side of 355 from this site. My lovely wife and I sometimes take an unpleasant walk down this noisy busy smelly stretch of highway to get to Sagar's to buy lottery tickets, and to shop at what is left of the Walnut Hill Shopping Center. I am a former real estate developer and currently hold real estate broker licenses in Maryland, Virginia and DC. I visited WhipClean's Bowie location and found it to be a first class operation. But it is not a good idea to change the zoning for this site from commercial-office-residential to Corridor Development, and this is not a good location for a car wash for at least several reasons:

EMPLOYEE PARKING - at 4 or 5 spaces is totally inadequate, especially at shift changes. The proposed waivers indicate the applicant knows that the proposed location is very tight and cannot meet Gaithersburg's parking requirements.

NOISE - in a residential area is a recognized problem as evidenced by the "PLEASE LIMIT LOUD NOISE AND MUSIC" signs at the Bowie location.



INSPECTION - of the vehicle must be made before leaving the premises. While a first class facility is unlikely to damage a vehicle, an exiting customer may discover exterior damage or missing items. The proposed

location has no place to stop and inspect the vehicle or park to complain before exiting the car wash without blocking operations.



DANGEROUS TRAFFIC BACKUPS - onto 355 are inevitable. Some may recall the prominent sign at the Flagship location in Rockville Pike warning potential violators that the Maryland State Police enforces a no-waiting-on-355 policy. Even if vehicles only stack on Central Ave while waiting to enter the proposed site, that road is only one lane in each direction. To get around a vehicle waiting to turn into the proposed site, eastbound traffic on Central Avenue must cross over into oncoming traffic to enter the neighborhood. If you have ever exited the inner loop onto Southbound Georgia Avenue on a sunny weekend morning, you know about the backup at the carwash that can extend half a mile onto the beltway. At a meeting I attended about shovel-ready projects near that intersection, the state highway planners just shrugged their shoulders and let out exasperated sighs when discussing solutions to the car wash backup problem. Backups will also happen here at this site on this state road.

BALK EXIT - PRICING is complex and is not disclosed until you arrive at the pay station at the head of the line. Upon discovering that a complete exterior wash and interior cleaning with extra charges for large Mini-Vans or Oversized Vehicles and more charges for additional cleaning of exterior and interior and pet hair removal will cost an undisclosed amount more than the usual Ultimate Premium Wash charge of \$37.00, it is likely some customers will balk and want to exit. At the Bowie location there is an abort lane to go around the wash tunnel. There is no separate abort lane in the proposed plan to allow customers to change their mind and go around the wash tunnel to exit. It is necessary at this site to abort through the congested vacuum lane and fight oncoming traffic and backing vehicles.



VIP MEMBERSHIP



FULL SERVICE \$59/month INCLUDES THE INTERIOR & TOWEL DRY
EXTERIOR ONLY \$39/month INCLUDES FREE SELF-SERVE VACS & TOUCHLESS DRY

*Large SUVs/Mini-Vans add \$5; Oversized Vehicles add \$8

ULTIMATE PREMIUM WASH plus:

\$37* FULL SERVICE

NEW! **DOOR PANELS WIPED** **24-HOUR RAIN GUARANTEE** **24 Hour Rain Guarantee** requires receipt. **CHERRY CARNAUBA WAX** **TRIPLE FOAM**

\$27 EXTERIOR ONLY

PREMIUM EXPRESS WASH plus:

\$29* FULL SERVICE

RIM CLEANER **76 SHINE** **UNDERBODY RINSE** **SALT SHIELD** **SOFT TOUCH PROTECTANT**

\$19 EXTERIOR ONLY

EXPRESS

EXTERIOR WASH **SPOT-FREE RINSE** **POWER DRY**

\$22* FULL SERVICE

\$12 EXTERIOR ONLY

*Large SUVs/Mini-Vans add \$3; Oversized Vehicles add \$5

UPGRADES:

INTERIOR CLEAN \$12 **Cherry Carnauba Wax** \$10 **TRIPLE FOAM** \$5 **76 SHINE** \$4 **RUBBER MATS** \$2**/\$5*** **WHITE WALLS & LIFTBARS** \$8

FULL SERVICE INCLUDES WASH PLUS VACUUMING, WINDOWS, DASH & CONSOLE WIPED, TOWEL DRY, AND RIMS WIPED BY HAND
 EXTERIOR ONLY INCLUDES WASH PLUS FREE SELF-SERVE VACUUMS

Any additional brushing required to take the pressure off sensitive areas. All services are subject to availability. *Large SUVs/Mini-Vans add \$3; Oversized Vehicles add \$5



VACUUM STATIONS - at the Bowie location appear to be wider than the spacing at this proposed 1.2 acre location. The Bowie site uses most of its 3.2 acre site to comfortably accommodate about the same number of vacuum stations along with the wash tunnel.

DRYING AREA - at the Flagship Car Wash on Rockville Pike this afternoon, I observed two cars parked at the end of the dead end street while several employees were towel drying the vehicles. This is a fine use of otherwise dead space, but the proposed location has no such space available should a similar service be offered. The car wash on Georgia Avenue just inside the beltway manages to dry cars in a similar manner without blocking traffic, but they always have a lot of employees with towels. See employee parking above.

Based on my decades of commercial and residential real estate experience in the region, I would say this site is a high traffic high visibility location and could be extremely profitable, but it is terminally handicapped by extremely poor access and inadequate size for the anticipated use. The architects and engineers did a fine job of squeezing too much functionality into a tight site, but to borrow an analogy, they are trying to put 3 acres of car wash into a 1 acre bag.

Your friend in the real estate business,

jeff

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Equal Housing Opportunity

Jasmine Forbes

From: Chazz <galacticfunkboots@yahoo.com>
Sent: Wednesday, April 27, 2022 3:37 PM
To: Planning External Mailing; Jasmine Forbes; Jud Ashman; Neil Harris; Lisa Henderson; Jim McNulty; Ryan Spiegel; Robert Wu
Subject: Vote No to Whip Clean Car Wash

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

Dear Planning Team, Mayor, and City Council

I'm writing to express my concerns about the Whip Clean Car Wash proposal.

I do not want the City of Gaithersburg to continue entertaining the notion that the East side of Gaithersburg can be treated as a dumping ground for industrial projects or as an area where policy and protections can just be waived or changed to fit City decisions and developers and businesses that are only concerned with making money at the expense of residents. This proposed car wash will bring industrial activity to a residential neighborhood.

The car wash will bring additional traffic. This will be more than an inconvenience to the residents that live nearby. Increased traffic in a residential neighborhood also presents safety issues for pedestrians and bikers. Freedom to move about will be inhibited with increased traffic.

The byproducts of a car wash are hazardous and toxic to the environment. This operation brings air and noise pollution from idling cars and air and water pollution from chemicals used in the process.

An environmental waiver has been requested because of the products that will be used as part of the operation of the car wash. The stream that is close by is a feeder for the Chesapeake Bay. Granting this waiver, even if temporary, would mean ignoring environmental rules. Why doesn't the City of Gaithersburg want to protect water and wildlife? The environmental policies were put into place for this exact reason. It would be a mistake to look at this car wash and the environmental impacts that it will bring, in isolation. This request must be viewed in totality and against what is already in place. The East side has lost numerous trees as a result of the development that is replacing Kelley Park and development along Montgomery Village Avenue. There is a Wawa that has been approved that isn't located far from the proposed site for the car wash, which will have environmental impacts. Additionally, there are several other car washes located in close proximity to this site which bring traffic and environmental concerns. Are these things being considered alongside this proposal?

Looking at the demographics of the East side of Gaithersburg, it is concerning that the less affluent and more racially diverse part of Gaithersburg has continually been asked to bear less environmental protection, less enjoyable green space, fewer opportunities for development that positively impacts their neighborhoods, and an increased need to monitor City activity to prevent further encroachments on their quality of life.

Further frustration comes from the stack of form letters sent to the Mayor and City Council on behalf and in favor of Whip Clean Car Wash that came from the West side of Gaithersburg. Imagine how you would feel if policy and decisions for your neighborhood were being heavily influenced, nay

dictated, by a more affluent and less diverse group of people who will not have to experience the consequences of this new entity?

I implore the City of Gaithersburg's Planning team, Mayor, and City Council to deny the request for the Whip Car Wash.

Sincerely,
Chazz Wilson, Saybrooke