

## Samuel Copelan

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**From:** Douglas Smith  
**Sent:** Wednesday, February 5, 2025 4:56 PM  
**To:** Samuel Copelan; Brian Fields  
**Subject:** RE: Auto Spa Express Gaithersburg - Resubmission of Schematic Development Plan (SDP-9896-2024)

Hi Sam,

The final TIS for Auto Spa Express Gaithersburg (SDP-9896-2024) is approved.

Thanks,  
Doug



**Douglas Smith, PE, PTOE**

Public Works Department  
Project Engineer Transportation

o: 240.805.1325

e: [douglas.smith@gaitthersburgMD.gov](mailto:douglas.smith@gaitthersburgMD.gov)

800 Rabbitt Road | Gaithersburg, MD 20878

[gaitthersburgMD.gov](http://gaitthersburgMD.gov)

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**From:** Samuel Copelan <Samuel.Copelan@gaitthersburgmd.gov>  
**Sent:** Wednesday, February 5, 2025 4:50 PM  
**To:** Douglas Smith <Douglas.Smith@gaitthersburgmd.gov>; Brian Fields <Brian.Fields@gaitthersburgmd.gov>  
**Subject:** RE: Auto Spa Express Gaithersburg - Resubmission of Schematic Development Plan (SDP-9896-2024)

Hi Doug,

Since you sent your email, MCDOT came back and said that they agree with the applicant's findings in the TIS (attached). If this is sufficient, would you please send me a new email chain that this TIS is good to go? I will add that email chain to the file.

Thanks,

-Sam



**Samuel Copelan, AICP**

He/Him/His  
Department of Planning & Code Administration  
Planner II | City of Gaithersburg

o: 240.805.1134

e: [Samuel.Copelan@gaithersburgMD.gov](mailto:Samuel.Copelan@gaithersburgMD.gov)

31 S Summit Ave, Gaithersburg, MD 20877

[gaithersburgMD.gov](http://gaithersburgMD.gov)

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**From:** Douglas Smith <[Douglas.Smith@gaithersburgmd.gov](mailto:Douglas.Smith@gaithersburgmd.gov)>

**Sent:** Tuesday, January 21, 2025 2:08 PM

**To:** Samuel Copelan <[Samuel.Copelan@gaithersburgmd.gov](mailto:Samuel.Copelan@gaithersburgmd.gov)>; Brian Fields <[Brian.Fields@gaithersburgmd.gov](mailto:Brian.Fields@gaithersburgmd.gov)>

**Subject:** RE: Auto Spa Express Gaithersburg - Resubmission of Schematic Development Plan (SDP-9896-2024)

Sam, the last TIS remains acceptable even if part of an existing land use is demolished. We had just been waiting for the County to review the revisions. If the County is still not satisfied, then the TIS could be updated to eliminate trips from the removed existing car wash, reducing the development's net impact. I have added one comment in Bluebeam but it will not require another revision.

Thanks,  
Doug



**Douglas Smith, PE, PTOE**

Public Works Department  
Project Engineer Transportation

o: 240.805.1325

e: [douglas.smith@gaithersburgMD.gov](mailto:douglas.smith@gaithersburgMD.gov)

800 Rabbitt Road | Gaithersburg, MD 20878

[gaithersburgMD.gov](http://gaithersburgMD.gov)

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**From:** Samuel Copelan <[Samuel.Copelan@gaithersburgmd.gov](mailto:Samuel.Copelan@gaithersburgmd.gov)>

**Sent:** Tuesday, January 21, 2025 1:55 PM

**To:** Brian Fields <[Brian.Fields@gaithersburgmd.gov](mailto:Brian.Fields@gaithersburgmd.gov)>; Douglas Smith <[Douglas.Smith@gaithersburgmd.gov](mailto:Douglas.Smith@gaithersburgmd.gov)>

**Subject:** FW: Auto Spa Express Gaithersburg - Resubmission of Schematic Development Plan (SDP-9896-2024)

Good morning Brian and Doug,

I heard back from the applicant and what they had sent over in November was the most recent TIS (attached). If the TIS is still good with the new change of getting rid of the existing car wash building, would you please send me a new email chain that this TIS is good to go? I will add that email chain to the file.

Also, I added the attached TIS as the Submittal 2 TIS which I have uploaded to the Bluebeam review.

Please reach out for any questions, thanks!

Sincerely,

-Sam



**Samuel Copelan, AICP**

He/Him/His  
Department of Planning & Code Administration  
Planner II | City of Gaithersburg

o: 240.805.1134  
e: [Samuel.Copelan@gaithersburgMD.gov](mailto:Samuel.Copelan@gaithersburgMD.gov)

31 S Summit Ave, Gaithersburg, MD 20877

[gaithersburgMD.gov](http://gaithersburgMD.gov)

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**From:** Andreza Danelski <[adanelski@bohlereng.com](mailto:adanelski@bohlereng.com)>  
**Sent:** Tuesday, January 21, 2025 11:07 AM  
**To:** Samuel Copelan <[Samuel.Copelan@gaithersburgmd.gov](mailto:Samuel.Copelan@gaithersburgmd.gov)>  
**Cc:** Kelli DiPietro <[kdipietro@bohlereng.com](mailto:kdipietro@bohlereng.com)>; Bob Kyte <[rkyte@bohlereng.com](mailto:rkyte@bohlereng.com)>; Mike Birkland <[mbirkland@bohlereng.com](mailto:mbirkland@bohlereng.com)>; Chad Bohn - Acquisitions & Development Director <[CBohn@wlrinvestmentgroup.com](mailto:CBohn@wlrinvestmentgroup.com)>; [paharris@lercheary.com](mailto:paharris@lercheary.com); Jasmine Forbes <[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)>  
**Subject:** RE: Auto Spa Express Gaithersburg - Resubmission of Schematic Development Plan (SDP-9896-2024)

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Good Morning Sam,

Thank you for your email and follow-up call. As discussed, the attached TIS dated November 22, 2024, is the latest version, which has been approved per email coordination between Carl Wilson and Doug Smith (also attached, as requested). We understand that the TIS has since been forwarded to MCDOT for their review and approval.

Please don't hesitate to reach out if you have additional questions.

Thank you,

**Andreza Danelski, M. Eng., P.E.**

Sr. Design Engineer

o 301-809-4500 / [adanelski@bohlereng.com](mailto:adanelski@bohlereng.com)

**BOHLER //**

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**From:** Samuel Copelan <[Samuel.Copelan@gaithersburgmd.gov](mailto:Samuel.Copelan@gaithersburgmd.gov)>  
**Sent:** Tuesday, January 21, 2025 10:33 AM  
**To:** Andreza Danelski <[adanelski@bohlereng.com](mailto:adanelski@bohlereng.com)>  
**Cc:** Kelli DiPietro <[kdipietro@bohlereng.com](mailto:kdipietro@bohlereng.com)>; Bob Kyte <[rkyte@bohlereng.com](mailto:rkyte@bohlereng.com)>; Mike Birkland <[mbirkland@bohlereng.com](mailto:mbirkland@bohlereng.com)>; Chad Bohn - Acquisitions & Development Director <[CBohn@wlrinvestmentgroup.com](mailto:CBohn@wlrinvestmentgroup.com)>;

[paharris@lercheary.com](mailto:paharris@lercheary.com); Jasmine Forbes <[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)>

**Subject:** RE: Auto Spa Express Gaithersburg - Resubmission of Schematic Development Plan (SDP-9896-2024)

**EXTERNAL:** Use caution with attachments and links.

Good morning everyone,

Received, thank you! Staff is reviewing the submittal 2 plans and hope to have updates for you February 6<sup>th</sup> or 7<sup>th</sup>.

Staff notes that there was no TIS in the file drop. Please confirm that the most recent TIS is the document revised on November 22, 2024 (attached).

Thanks,

-Sam



Samuel Copelan, AICP

He/Him/His  
Department of Planning & Code Administration  
Planner II | City of Gaithersburg

o: 240.805.1134

e: [Samuel.Copelan@gaithersburgMD.gov](mailto:Samuel.Copelan@gaithersburgMD.gov)

31 S Summit Ave, Gaithersburg, MD 20877

[gaithersburgMD.gov](http://gaithersburgMD.gov)

**From:** Andreza Danelski <[adanelski@bohlereng.com](mailto:adanelski@bohlereng.com)>

**Sent:** Monday, January 20, 2025 5:58 PM

**To:** Samuel Copelan <[Samuel.Copelan@gaithersburgmd.gov](mailto:Samuel.Copelan@gaithersburgmd.gov)>; Jasmine Forbes <[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)>

**Cc:** Kelli DiPietro <[kdipietro@bohlereng.com](mailto:kdipietro@bohlereng.com)>; Bob Kyte <[rkyte@bohlereng.com](mailto:rkyte@bohlereng.com)>; Mike Birkland <[mbirkland@bohlereng.com](mailto:mbirkland@bohlereng.com)>; Chad Bohn - Acquisitions & Development Director <[CBohn@wlrinvestmentgroup.com](mailto:CBohn@wlrinvestmentgroup.com)>; [paharris@lercheary.com](mailto:paharris@lercheary.com)

**Subject:** Auto Spa Express Gaithersburg - Resubmission of Schematic Development Plan (SDP-9896-2024)

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

Good Afternoon Sam and Jasmine,

Please find a link below which contains our resubmittal of the Schematic Development Plan for Auto Spa Express Gaithersburg (SDP-9896-2024).

[Download all files](#)

Per Staff's direction, the revised NRI will be processed separately. It is understood that the NRI must be approved prior to scheduling a Hearing.

Please let us know if you have any questions.

Thank you,

**Andreza Danelski, M. Eng., P.E.**

Sr. Design Engineer

9711 Washingtonian Blvd, Suite 400

Gaithersburg, MD 20878

o 301-809-4500 / [adanelski@bohlereng.com](mailto:adanelski@bohlereng.com)

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**BOHLER //**

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