

**Samuel Copelan**

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**From:** Jasmine Forbes  
**Sent:** Wednesday, April 9, 2025 2:44 PM  
**To:** Samuel Copelan  
**Subject:** FW: Subject: Opposition to Proposed Car Wash at Fields Road

**Importance:** High

Sam,

Can you stamp and add this to your record and can you respond to him.

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**From:** Gus Stefanou <gus@mycpatax.com>  
**Sent:** Wednesday, April 9, 2025 2:32 PM  
**To:** Planning External Mailing <Planning@gaithersburgmd.gov>  
**Subject:** Subject: Opposition to Proposed Car Wash at Fields Road  
**Importance:** High

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City of Gaithersburg Planning Committee  
31 South Summit Avenue  
Gaithersburg, MD 20877

Dear City of Gaithersburg Planning Committee,

I am writing to express my strong opposition to the proposed car wash development at Fields Road (**10009 Fields Road Car Wash SDP-9896-2024**). After reviewing the project details and the accompanying traffic study, I have serious concerns regarding the validity and accuracy of the traffic impact assessment, particularly as it pertains to the increased vehicle volume and congestion in the area.

Specifically, I would like to bring to your attention several misleading aspects of the traffic study (reference page 21) that significantly underestimate the impact of this proposed development:

1. **Outdated Traffic Volume Data:** The study relies on traffic volume data from March 2019, which predates the implementation of the unlimited car wash membership model. This model allows members to wash their vehicles daily for a single fee, leading to a substantial increase in car wash visits and overall traffic volume. The study does not account for this critical shift in customer behavior.
2. **Non-Representative Data Collection Period:** The study estimates car wash traffic volumes based on data collected from Tuesday to Thursday (March 13–15, 2019). These midweek days are not indicative

of the highest traffic days for a car wash business. Typically, the busiest days occur from Friday through Sunday, which are missing from the analysis. This omission results in an inaccurate representation of peak congestion and its effects on local traffic patterns.

3. **Lack of Updated Comparisons to Larger Facilities:** The study mentions Fredericktowne, but there is no record of Autospa car washes in Fredericktowne Village. Additionally, their locations in Frederick, MD were not updated until after March 2019, with the most recent update occurring in summer 2019. The location that is close to Fredericktowne Mall on Route 40 in Frederick was not updated with January 2025. The proposed Fields Road facility, designed with three lanes instead of one or two, clearly anticipates a higher traffic volume, which is not reflected in the study's estimates.

Given these significant discrepancies, I urge the Planning Committee to reconsider the approval of this car wash project. The potential increase in traffic congestion, coupled with safety and environmental concerns, will severely affect the surrounding community.

Thank you for your time and consideration. Please acknowledge and consider my concerns during the review process.

Sincerely,

Gus Stefanou CPA

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