

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, March 29, 2021 2:11 PM
To: 'Brian Paris'
Subject: RE: Whip Clean Express Car Wash

Good Afternoon,

Thank you for your correspondence related to Concept Site Plan SP-8819-2021. The correspondence will be included in the record for this application. At the moment, a public hearing has not been scheduled. A project page has been created for this application. The project page can be found in the following link:

<https://www.gaithersburgmd.gov/government/projects-in-the-city/601-607-south-frederick-avenue-car-wash> . If you have any questions, please feel free to contact me.

Regards,
Jasmine Forbes



Jasmine Forbes, 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

From: Brian Paris <drparis@painarthritisrelief.com>
Sent: Monday, March 29, 2021 12:27 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Whip Clean Express Car Wash

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

To whom it may concern,

My name is Dr. Brian Paris and I have lived in Gaithersburg since 2001. I am writing to support the proposed Whip Clean Express Car Wash on the corner of S Frederick Ave and Central Ave. I think a state-of-the-art Express car wash would be a great addition to the corridor and the community. Gaithersburg is a major metropolitan city with plenty of demand for another car wash.

Best,

Dr. Brian Paris
Pain Arthritis Relief Center
50 W. Gude Dr. Rockville, Suite 46B, MD 20850

240-361-2225

PainArthritisRelief.com

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March 5,2021

City Hall

31 South Summit Ave

Gaithersburg, MD 20877

To the City Council Members

I have lived in Gaithersburg my entire life. I absolutely oppose the building of a car wash on 355 and Central. The volume of traffic is already high and difficult to exit Central. Backing up to the Muddy Branch Creek will cause toxicants to seep into the ground and waterway.

Please stop this development and vote NO.


Lambert Clagett

Sherry Clagett

1150 Golden Post Lane

Jasmine Forbes

From: Jasmine Forbes
Sent: Wednesday, March 31, 2021 1:52 PM
To: 'Christine Dibble'
Subject: RE: Proposed car wash at 601-607 Frederick Aveue

Good Afternoon,

Thank you for your correspondence. Your email will be included into the record.

Regards,
Jasmine Forbes

From: Christine Dibble <christinedibble@outlook.com>
Sent: Wednesday, March 31, 2021 1:47 PM
To: Jasmine Forbes <Jasmine.Forbes@gaitthersburgmd.gov>
Subject: Proposed car wash at 601-607 Frederick Aveue

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

Hello Ms. Forbes, please add the following comment to the docket for the proposed Frederick Avenue car wash.

I have reviewed the exhibits submitted so far to the car wash proposal, and notice that many of them include the same language:

I am writing in to support the proposed Whip Clean Express Car Wash on the corner of S Frederick Ave and Central Ave. I think a state-of-the-art Express car wash would be a great addition to the corridor and the community. The existing corridor lacks prominent retail and could really use some improvement. We live in a major metropolitan city and could definitely use another carwash.

I also looked up where these commenters live. The conclusion I came to is that Brett Schaechter, the developer of the proposed project, got all his friends and neighbors in Lakelands and Kentlands to write in in support.

Mr. Schaechter is of course within his rights to do this. If I had friends who owned small businesses in Gaithersburg, I might do the same for them. But these folks live miles away from the location for the proposed car wash. They do not live in East Gaithersburg. The Planning Department and the Council should therefore discount their comments. Residents

of West Gaithersburg should not be determining planning for East Gaithersburg, and should not determine the conditions (like traffic conditions, proximity to industrial and commercial uses, etc.) that East Gaithersburgers are subjected to.

I would never ask you to dismiss the opinions of any of your constituents, but I sincerely hope that you give more weight to the opinions of citizens who live near any particular project in the City, than to the opinions of residents who live miles away from that project.

Cheers,

Christine Dibble

240-702-6719

christinedibble@outlook.com

*Never, ever be afraid to make some noise
and get in good trouble, necessary trouble.*

-- John Lewis

Jasmine Forbes

From: Jasmine Forbes
Sent: Thursday, April 1, 2021 2:28 PM
To: 'Marc Rubinstein'
Subject: RE:

Good Afternoon,

Thank you for your correspondence related to Concept Site Plan SP-8819-2021. The correspondence will be included in the record for this application. At the moment, a public hearing has not been scheduled. A project page has been created for this application. The project page can be found in the following link:

<https://www.gaithersburgmd.gov/government/projects-in-the-city/601-607-south-frederick-avenue-car-wash> . If you have any questions, please feel free to contact me.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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Jasmine.Forbes@gaithersburgmd.gov

From: Marc Rubinstein <g8oreer@gmail.com>
Sent: Thursday, April 1, 2021 2:06 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject:

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

To whom it may concern,

My name is Marc Rubinstein and I have lived in Gaithersburg since 1974, except for the 9 years I was in college, dental school, and a one year dental residency. I am writing to support the proposed Whip Clean Express Car Wash on the corner of S Frederick Ave and Central Ave. I am a graduate of Gaithersburg High School and know that area of town well. I think a state-of-the-art Express car wash would be a great addition to the corridor and the community. My office was initially in Montgomery Village, but has since moved out to Shady Grove Road. Gaithersburg, in my opinion, is a large metropolitan area with plenty of demand for another car wash, especially a quick, express type one.

Thanks,
Marc Rubinstein, DDS

Jasmine Forbes

From: Jasmine Forbes
Sent: Friday, April 2, 2021 9:03 AM
To: 'Rudy Porter'
Subject: RE: Proposed Express Car Wash at 601-607 S. Frederic Avenue

Good Morning,

Thank you for your correspondence related to the proposed car wash at 601-607 South Frederick Avenue. Your email will be included into the record for this application. If you have any questions, please feel free to contact me.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitersburgmd.gov

From: Rudy Porter <rudyporter@hotmail.com>
Sent: Thursday, April 1, 2021 9:50 PM
To: Jasmine Forbes <Jasmine.Forbes@gaitersburgmd.gov>; Planning External Mailing <Planning@gaitersburgmd.gov>
Subject: Proposed Express Car Wash at 601-607 S. Frederic Avenue

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

Dear Ms Forbes:

I received notice that a formal application has been submitted for an express car wash facility to be located at 601-607 S. Frederick Avenue. I would like to express my concerns and opposition regarding the proposed car wash. I live on Central Avenue, and believe my family will be directly impacted by this business, if the proposal is allowed to proceed.

I have two main concerns:

First, Central Avenue has proven to be a very dangerous roadway as currently designed. Adding this business, based specifically on moving many cars through the facility, will only make Central Avenue even more dangerous. Despite the speed bumps, motorists

frequently drive through Central Avenue at high speeds. The speed bumps are low, so many cars simply ignore them, and before/after crossing the speed bump in front of my house, motorists gun their cars to extremely high speeds.

On October 2, 2020, the most recent serious accident totaled two cars and sent three people to the hospital (see photos attached). In my 8 years living on Central Avenue, I've witnessed the aftermath of two other accidents within one block of our house in which cars ended up on their roofs. At least two other accidents resulted in cars veering off the road into adjacent ditches, requiring tow trucks to hoist them out. Another accident resulted in the total destruction of the guard rail across from 200 Central Avenue, which was replaced nearly two years later. Smaller accidents occur often, and near accidents are a daily occurrence.

The proposed entrance to the car wash from Central Avenue only will encourage more drivers to enter the facility using Central Avenue for access. Central Avenue will also become a frequent exit route from the facility. Already, the road traffic is beyond capacity and this facility will only make traffic levels worse. The entrance to Central Avenue from South Frederick Road is the main entrance to our neighborhood, especially since it is the main access as we come from Route I-370 or as we come north on S. Frederick Road. With additional traffic turning on Central Avenue to enter the car wash, those of us living here will now have to maneuver through the heavier flow just to get into our neighborhood. At the other end of Central Avenue, traffic backups on both sides of the humpback bridge are frequent and long. Encouraging more traffic on Central Avenue will increase these backups.

The increase in traffic will only add to the accidents which are already too frequent, making the roadways near our home significantly more dangerous. The proposed facility will have a strongly negative impact on the quality of live in our residential neighborhood.

Secondly, this car wash facility will be a major eyesore and noise producer. The applicant notes they plan 21 parking spaces for vacuums that customers will operate themselves. With 21 of these vacuums operating simultaneously, I dispute the resulting noise would be "white noise similar to road noise." The applicant notes that it operates a similar car wash in Bowie, MD. I attach a photo of the vacuuming section of that facility and note that the proposed number of vacuum bays in Gaithersburg is approximately 30% more than in Bowie. In addition, the four driers proposed for the facility will be extremely loud. Our neighbors close to the facility will never have another quiet day at their homes.

Eastern Gaithersburg is already suffering from a declining physical image that has only increased during the pandemic with an increasing number of vacant retail buildings. Adding a car wash to the entrance of our neighborhood will further damage the image of our neighborhood. The noise and pollution of a car wash will affect the value of my home

negatively, and there will be a severe impact on my neighbors located closer to the proposed site.

We already have a warehouse area on Oakmont Avenue at the back entrance of our neighborhood. Placing a car wash at the front entrance to the neighborhood would be a real insult to those of us who live here.

I strongly oppose locating a car wash at 601-607 S. Frederick Avenue and request rejection of the application.

Sincerely,

Rudy Porter
204 Central Avenue
Gaithersburg, MD











March 24, 2021

Dear Mayor Ashman, City Council and Planning Committee members:

We are writing to ask you to vote **NO** on the application to build a car wash at 601-607 S. Frederick and Central Ave literally in our back yards. We will be able to SEE and HEAR the car wash.

This applicant is planning on washing 100 cars per hour and a parking lot with 21 outside vacuums and air hoses. Although, a car wash is allowed in the CD zone, it certainly is not in the spirit of the law to have this use in front of the Muddy Branch watershed, a residential community and across from a church. The purpose of the CD zone is to

“encourage a form of development. Do you want the Gateway to your city to be this **factory car wash?** This development falls in the light-industry use of production, manufacturing assembly and processing. It will only encourage more development of jiffy lubes, tire shops, gas stations, dry cleaners, repair shops all next to residential homes and apartments.

, **to enhance the economic vitality.** The Express Car Wash only has **3-4** full and part time **employees** with pay stations, long wash tunnel, enhance drying blowers and customer vacuum and detail their own cars.

, **planned visual character and quality of life...**”(Sec. 24-160G.1) Driving by lines of cars and people vacuuming is not visible appealing and the noise will certainly deteriorate our quality of life. Over **9,805 sq ft** or 70% Muddy Branch watershed will be used effecting the visual beauty and quality of the creek.

The application notes that the property mostly surrounded by low density residential. “east and west of the property are homes along Poplarwood Place and Alden Avenue, respectively, that are within the County limits (not within the City of Gaithersburg).

Respectively – WE spend our hard- working dollars in the City of Gaithersburg.

Respectively – WE do not want Whip Clean in our community.

Respectively – We want City Council to be moral responsible and vote NO.

Pedro Pantojo

626 Polparwood Pl

Tracy Burnell

603 Poplarwood Pl

Michael Burnell

603 Poplarwood Pl

Victor Roa

614 Poplarwood Pl

Donna Roa
Roa

Betsy Hasegawa

608 Poplarwood Pl

Nelly Cojom

606 Poplarwood Pl

Rigoberto Cojom

606 Poplarwood Pl

Sean Salve

103 Central Ave

David Rippeon

101 Central Ave

Julie Grimley

610 Poplarwood Pl

Ben Grimley

610 Poplarwood Pl

Peter Norgbedzi

100 Central Ave

607 Poplarwood Pl Yang Lin

Kevin Liu

622 Poplarwood Pl

Michelle Welch

620 Poplarwood Place

TUE PHAM DO

602 Poplarwood Pl

Petra Hunt 601 Poplarwood Pl Gaithersburg

Michael Barnett 603 Poplarwood Pl Gaithersburg

Cindy Mendoza 615 Poplarwood Pl

Betsy Hasegawa = 608 Poplarwood Pl

Wangyang - 607 Poplarwood Pl

Donna Roa 614 Poplarwood Pl

Victor Roa 614 Poplarwood Pl

EScade 626 Poplarwood Pl.

Kevin Lin 622 Poplarwood Pl

Colleen Greaney 618 Poplarwood Pl.

Noah Greaney 618 Poplarwood Pl.

Mehle Welch 620 Poplarwood Pl

Tue Phamdo 602 Poplarwood Pl

Nelly Coyon 606 Poplarwood Pl

Rigoberto Coyon 606 Poplarwood Pl

Julie Grimley 610 Poplarwood Pl

Ben Grimley 610 Poplarwood Pl

Jasmine Forbes

From: Jasmine Forbes
Sent: Friday, April 2, 2021 1:30 PM
To: 'ROBERT BREWER'; Jud Ashman; Michael Sesma; Neil Harris; Laurie-Anne Sayles; Ryan Spiegel; Robert Wu; Gregory Mann
Cc: Rob Robinson
Subject: RE: residents oppose car wash MD RT 355/Central Ave

Good Afternoon,

Thank you for your correspondence related to Concept Site Plan application SP-8819-2021. Your correspondence will be included in the record for this application.

Regards,
Jasmine Forbes



Jasmine Forbes, Planner II
Planning and Code Administration

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Jasmine.Forbes@gaithersburgmd.gov

From: ROBERT BREWER <brewer000@verizon.net>
Sent: Friday, April 2, 2021 11:58 AM
To: Jud Ashman <Jud.Ashman@gaithersburgmd.gov>; Michael Sesma <michael.sesma@gaithersburgmd.gov>; Neil Harris <Neil.Harris@gaithersburgmd.gov>; Laurie-Anne Sayles <Laurie-Anne.Sayles@gaithersburgmd.gov>; Ryan Spiegel <ryan.spiegel@gaithersburgmd.gov>; Robert Wu <robert.wu@gaithersburgmd.gov>; Gregory Mann <Greg.Mann@gaithersburgmd.gov>
Cc: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>; Rob Robinson <Rob.Robinson@gaithersburgmd.gov>
Subject: Re: residents oppose car wash MD RT 355/Central Ave

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

Distinguished Mayor and Council and City Staff

My wife and I would like to add our **opposition** to the subject car wash.

a) it's my understanding from other east end residents, that the person requesting to build the car wash has had his friends and neighbors write in support of the car wash. This is fine, so long as you consider who lives near the proposed car wash's location. My wife and I do. East End residents have the same rights as others.

b) 611 S. Frederick Ave, has been empty for nearly its whole life.

There are numerous car wash's already in place in this area, what makes the proposed car wash so special, as to its staying in business with so much competition?

What good does another closed/vacant building-business in this area do?

c) My wife and I have lived in E. Deerpark since 1995. As a part of my exercising, I have walked past the subject location, literally thousands of times. Depending on the amount of time the owner monitors this car wash, open or closed, could make a huge difference in having dangerous, homeless and other people congregating here.

As a part of my walks, for years, I walked past the rear of the Goodwill, I had to complain many times to the Mont Co Police, to have them deal with derelicts loitering at and stealing from the Goodwill store (rear of building) on Sunday mornings.

Will I have to re route my walks, to avoid potentially dangerous people?

Do the right thing, cancel the car wash. Wait for some type of productive and desirable business to open there, or better yet, leave it empty.

Sincerely

Bob & Katie Brewer

205 E. Deerpark Dr