

Jasmine Forbes

From: Jasmine Forbes
Sent: Monday, May 24, 2021 4:53 PM
To: 'cindy.cename@gmail.com'
Subject: RE: Proposed Car Wash

Good Afternoon,

Thank you for your correspondence related to Concept Site Plan Application SP-8819-2021. Your correspondence will be included into the record. Staff is still reviewing the plans and a public hearing has not been schedule. A project page has been created for the project:

<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: Bobbi Fulmer <Bobbi.Fulmer@gaithersburgmd.gov>
Sent: Wednesday, May 19, 2021 12:54 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: FW: Proposed Car Wash

FYI

From: cindy.cename@gmail.com <cindy.cename@gmail.com>
Sent: Wednesday, May 19, 2021 12:27 PM
To: EnerGov-Admin <EnerGov-Admin@gaithersburgmd.gov>; Economic Development <OED@gaithersburgmd.gov>;
Community Services External Mailing <CommunityServices@gaithersburgmd.gov>
Subject: Proposed Car Wash

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

I recently learned of a proposal to construct a car wash facility across from one of the churches on Route 355. I have friends in

that neighborhood and construction of a car wash (mostly an unattended car wash) will lead to congestion, noise and possibly crime in that area. On Sundays, there is more traffic than some other times because of church services (which will soon be starting in person worship) and the noise from the business could negatively affect church services. I believe that construction of this type of facility will NOT serve the immediate area, but mainly people passing by.

Would you want a car wash just blocks or steps away from your house??

There are several other car washes on 355; another one is not needed. If a business is needed for this space, contact the local community and find out what could be useful to them. They will have to live with your decisions.

The **only** benefit from the car wash will be to the owners of the business. People who have to live with it on a daily basis will most likely see negative consequences and possibly a drop in property values or quality of life. I doubt that the existing car washes on 355 are busy even 6-8 hours a day and this type of business is **not** an essential business. Please consider other ways of developing this land so that the community benefits, not a business owner who lives elsewhere and doesn't have to deal with the consequences.

Cynthia Cename

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, May 25, 2021 8:19 AM
To: 'Kathryn George'
Subject: RE: Proposed Whip Clean Car Wash

Good Morning,

Thank you for your correspondence related to Concept Site Plan Application SP-8819-2021. Your correspondence will be included into the record. Staff is still reviewing the plans and a public hearing has not been scheduled. A project page has been created for the project for updates:

<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



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

From: Kathryn George <kay.george@verizon.net>
Sent: Wednesday, May 19, 2021 5:30 PM
To: Jud Ashman <Jud.Ashman@gaithersburgmd.gov>; Laurie-Anne Sayles <Laurie-Anne.Sayles@gaithersburgmd.gov>; Neil Harris <Neil.Harris@gaithersburgmd.gov>; Michael Sesma <michael.sesma@gaithersburgmd.gov>; Ryan Spiegel <ryan.spiegel@gaithersburgmd.gov>; Robert Wu <robert.wu@gaithersburgmd.gov>; Planning External Mailing <Planning@gaithersburgmd.gov>
Subject: Proposed Whip Clean Car Wash

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Mayor and City Council and Planning Dept.

Enclosed is a 2-page letter, re: proposed car wash at 601, 605, and 607 South Frederick Rd.

I am emailing the mayor and council and planning dept. Thank you for your attention.

Sincerely,

Kathryn George
16625 Alden Av
Gaithersburg MD 20877-1503
301-869-4948
kay.george@verizon.net

May 19, 2021

Sent by email and hard copy To Mayor Ashman.
By email only to those copied.

Mayor Jud Ashman
31 South Summit Ave
Gaithersburg MD 20877
301-258-6300
Jud.Ashman@gaitthersburgmd.gov

Dear Sir,

I am writing regarding the Proposed Whip Clean Car Wash for 601, 605, & 607 South Frederick Rd (corner Central Av), Gaithersburg MD, now listed under "projects in the city." I am against this proposed project.

A small businessperson or group is proposing to buy the three properties at 601, 605, and 607 South Frederick Rd, to tear down two small houses and build an express car wash. An express car wash is fully automated, where driver stays in the car during the wash. The developer owns a similar car wash in Bowie called "Whip Clean Car Wash." City of Gaithersburg has zoned properties lining Rt 355 as "Corridor Development," which includes a broad category of uses, despite the fact CD tends to abut residential properties in East Gaithersburg.

Many neighbors and I are opposed, because the proposed car wash:

- is a light industrial/heavy commercial use adjacent to residential areas;
- would increase traffic and creates problems with ingress and egress. Will cars line up on Rt 355 to enter? If cars enter after turning right on Central Av, will cars at the end of the line back up on Rt 355? If cars turn right on Central Av, make a U-Turn and enter from driving west on Central Av, such that they cross cars driving east on Central Av, is this not dangerous? Furthermore, how do cars exit the car wash? Do they make a U-Turn on Central Av? Lastly, how many cars and trucks are proposed per day and month? Does the car wash consist of one bay? More?
- will cause environmental problems regarding A) water runoff from the building and paving into the adjacent creek. The existing properties include grass and small bushes on an open lot and two small footprint houses with grassy yards. Paving this over and adding a larger footprint building will make for more run-off into the streets, surrounding properties, and backyard stream. Do the existing houses have wet basements? What do the soil layers look like at this site? Are the layers of soil formed of clay? Sand? Loam? Are there any high aquifers?
- B) soapy water and the dirt, grease, grime, and micro abrasive sand and mud debris run-off from operation of the car wash. The developer says this car wash water is recycled, but how does that work? What type of filtration system is planned? What happens to the dirt and particles that settle out? How much operational water is planned? Water is expensive. How often can the water be recycled? Where does old water empty - into the sewer? Is this agreeable to WSSC?

- will bring noise and bright lights. What are the days and hours of operation? When is there management supervision? How do customers pay? If there is a problem, whom do customers ask for help?
- will use a great deal of electricity, to run the automated system.
- may bring nuisance loitering. During what hours is there management supervision of the proposed car wash? When is no one there?
- may expand into additional revenue stream/side operations like a gas station, laundry, or fast food shop. Will this plant expand into operations that run more hours, take more paved space, are noisy and show bright lights? Will it wash cars at night for a dealer?

This car wash represents the beginning of a bad commercial development trend for the area, with haphazard “anything goes” development under CD zoning. Residences are located nearby. Heavy development ruins their quality of life, including for families and for children.

Finally, there are five other car washes near central Gaithersburg and Rt 355, including Touchless Carwash (full service) 16185 Shady Grove Rd, Exxon carwash 16425 S Frederick Av (corner S Westland Dr), Touchless Carwash (full service) 104 N Frederick Ave, Exxon Carwash 408 N Frederick Ave, and Flagship Car Wash (open 24 hours/day) 87 Bureau Dr. Automated car washes are abrasive and are known to "scratch" the paint jobs of cars that use them. Automated car washes have problems when cars have automated brakes. They sometimes have problems with newer, more modern cars. If this car wash fails economically, are nearby residents stuck with a large "white elephant," where once there was a green lot?

Should you have any questions, please feel free to contact me at the phone or email below. Thank you for your attention.

Sincerely yours,

Kathryn E. George
 16625 Alden Ave
 Gaithersburg MD 20877-1503
 301-869-4948
 kay.george@verizon.net

copies:

Council Vice President Laurie-Anne Sayles at Laurie-Anne.Sayles@gaitthersburgmd.gov
 Council Member Neil Harris at Neil.Harris@gaitthersburgmd.gov
 Council Member Michael A. Sesma at Michael.Sesma@gaitthersburgmd.gov
 Council Member Ryan Spiegel at Ryan.Spiegel@gaitthersburgmd.gov
 Council Member Robert T. Wu at Robert.Wu@gaitthersburgmd.gov
 City Planning Dept at planning@gaitthersburgmd.gov

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, May 25, 2021 8:27 AM
To: 'fraz aulakh'
Subject: RE: New Car Wash on Central Ave on Gaithersburg MD

Good Morning,

Thank you for your correspondence related to Concept Site Plan Application SP-8819-2021. Your correspondence will be included into the record. Staff is still reviewing the plans and a public hearing has not been scheduled for this application. A project page has been created for the project. To get up-to-dates on the status on this application, please visit:

<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: fraz aulakh <frazaulakh@gmail.com>
Sent: Wednesday, May 19, 2021 1:09 PM
To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Subject: New Car Wash on Central Ave on Gaithersburg MD

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

Hello,

Hope all is well, My Name is Fraz Aulakh. Owner and Operator at Walnut Hill Exxon 16425 S Frederick Ave, Gaithersburg MD 20877. This email is regarding the new Carwash that is set to be built on Frederick Rd in Gaithersburg. My Family has recently acquired the fueling station at Walnut Hill and we are grateful that the city of Gaithersburg has embraced us with open arms. Not only have we renovated the site, we also added a brand new car wash which had a terrible reputation in this city. We have seen a great increase in carwash sales which has helped us employ a great staff and assist with the bills. The whole site has gotten a face lift and we are in talks with the fueling company to hopefully get new pumps at this location so that customers will be satisfied. The talks of the new car wash being built is very concerning. I say this because my family currently owns and operates an exxon station which is near whip clean car wash in Bowie MD. Our site address in Bowie is 16450 Harbour Way, Bowie MD 20716. When this car wash opened in Bowie not only our site, but a number of small business owners who had car washes with their gas stations were greatly affected and still are to this

day. Bowie is a whole different city than Gaithersburg and the two cannot be compared as they are both great in their own ways. One thing that cannot be argued is that Route 301 in Bowie has a lot more traffic than Frederick Avenue. We see that in the number of gallons we do at our Exxon in Harbour Way which is doing double the gallons than what we do here at Walnut Hill Exxon. Another thing that I see is that Frederick Ave in Gaithersburg has a lot more residential and a lot more apartments which will cause a lot more traffic than usual, An amount of traffic that it may not be able to handle. I have also Used Whip Clean Car Wash myself, As it is a great business and great owners there are already many great Car Washes in Gaithersburg all along Frederick Ave from Rockville, going to Gaithersburg, all the way into Germantown. We are all small business owners and are trying to take care of our staff in the greatest manner possible. Also being said that I have used Whip Clean Car Wash, there is no way possible that the owner will be able to hire and employ up to 15 full time employees as his Business model will not permit that. The self serve express Business model in the Car Wash industry is set to eliminate payroll as much as possible. Thank you for taking your time and reading my message. If you would like to discuss any further please email back or call the number below. I appreciate everything. Thank you!

Fraz Aulakh
240-463-2002

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, May 25, 2021 8:33 AM
To: 'Suzie Ward'
Subject: RE: Proposed Car Wash at 601-607 South Frederick Avenue Concept Site Plan SP-8819-2021

Good Morning,

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

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: Suzie Ward <psaward@msn.com>
Sent: Friday, May 21, 2021 10:58 AM
To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Subject: Proposed Car Wash at 601-607 South Frederick Avenue Concept Site Plan SP-8819-2021

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

May 21, 2021

Dear Ms. Forbes,

This communication concerns the proposed Car Wash at 601-607 South Frederick Avenue Concept site plan SP-8819-2021. Please enter this letter into the record of the aforementioned case.

My name is Suzie Ward. I reside at 437 Gaither St. and have done so for the past 41 years. I appreciate the fact that the Mayor and Council listened to, heard and acted on the concerns of the residents in regard to the crematorium last year. You all are to be commended for your careful deliberations and considered votes in regard to that issue.

As to the proposed Car Wash at 601-607 South Frederick Avenue, there exist some issues. First and foremost is the environmental issue. This is very crucial! It is noted in the record, that the applicant is requesting an

Environmental Waiver for the City's Environmental Standards. The fact that he must request a Waiver should be a red flag! The City has Environmental Standards to protect the Environment. If all one has to do to execute a project is to ask for a waiver, then there is little need for Standards.

A small stream that feeds into Muddy Branch Creek flows at the bottom of the hill from the proposed car wash site. The Montgomery County Department of Environmental Protection map, dated 2011-2015, indicates that the health of the watershed at this location is only rated FAIR. If the City Council allows this Car Wash to be built and operated, it will almost assuredly adversely impact the stream down the hill and push it into a POOR rating. It will impact the floodplain, stream-valley buffer and wetland buffer. This not only impacts the wildlife in and around the stream; it impacts people as well and not just those residing close by.

In a healthy watershed, there are:

- Lower costs for drinking water. The dirtier the water, the more expensive the treatment before being piped to your home.
- Homes, businesses and roads are protected from flooding and other natural disasters.
- Less polluted waters create better public health and safety. Polluted water can be a human health hazard.
- Reduced tax burdens to clean up and protect the environment.

Montgomerycounty.gov/water/streams/watershed.html

We must proactively protect our environment and ultimately our City. We have been given the job of being stewards of the land. It is not a job to be taken lightly. I know that you and the City Council care about Gaithersburg, its health and the health of her citizens, therefore, I am certain that you want to do all in your power to protect her citizens and the environment in which they live.

Entering Gaithersburg along South Frederick Avenue, the question of traffic flow into the proposed car wash site arises. The applicant indicates that there will only be 39 more trips generated per day with the installation of this business. That is on Tuesday thru Thursday. Of course, the highest volume of trips for this type of business is on the weekend. Sundays are the days that the Churches are the busiest as well. – More TRAFFIC!! There is no light at the intersection to regulate the flow of traffic into and out of Central Avenue, AND it is illegal to turn LEFT out of Central Avenue and travel south secondary to a traffic study done by MD State Highway Administration in September, 2018, SP-8819-2021 Exhibit #60. A logistical traffic nightmare will ensue at that intersection, if a car wash is installed there. Accidents already happen frequently enough at this location. One can only imagine that the incidence of accidents will increase with the installation of a business that encourages such a large volume of traffic. One must absolutely consider the cost of underestimating and minimizing and/or ignoring the real downsides of such a proposal.

The question of whether there is a real need for a car wash in this particular area is a valid one. There are three car washes within a mile of this site. While the proposed look of the car wash seems appealing, for a car wash, I believe that a better location can be discovered for this project. Perhaps a site can be found where there are fewer existing car washes.

Another issue is zoning. 601-607 South Frederick Avenue is zoned CD. Car washes are not listed as a prohibited use, although “automobile, motorcycle, marine, and truck body repair shops” are prohibited. Even though no repairing will be going on at the car wash, users of the car wash will be able to bring after market cleaners and polishes, etc. to use post wash. There is not necessarily any provision to keep these products from washing down the hill to the stream. This is an environmentally unsound, detrimental, and degrading situation. Just because a use is permissible in a zone, it does not necessarily make it the best use for every location.

As a CD zoned site, there is most likely another use that will “create a more attractive and cohesive development pattern and enhance the city’s sense of place” considering that there is one church located directly across the street and two more in a row just south along the street. If we want visitors to feel welcomed as they enter Gaithersburg, a coffee or flower shop would fit the bill much better. Noting that there is a bus stop at the south corner of Central Avenue and South Frederick Avenue, perhaps the City could and should encourage and solicit businesses that would provide the types of services that the bus ridership might desire and/or need.

Respectfully,

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

Jasmine Forbes

From: Jasmine Forbes
Sent: Tuesday, May 25, 2021 8:41 AM
To: 'johudson@erols.com'
Subject: RE: Proposed Car Wash at #355 & Central Ave.

Good Morning,

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

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: johudson@erols.com <johudson@erols.com>
Sent: Friday, May 21, 2021 4:12 PM
To: Planning External Mailing <Planning@gaithersburgmd.gov>
Cc: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Subject: Proposed Car Wash at #355 & Central Ave.

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

Dear Planning Board,

I have an environmental concern regarding the proposed Whip Clean Car Wash at #355 & Central Ave. I recognize that a car wash is a responsible way to clean our vehicles because the car wash water gets treated in the wastewater system as opposed to flowing directly into the stormwater drain, untreated. In this case, though, the proposed car wash offers the additional opportunity for clients to finish off cleaning their vehicles, with whatever product they wish, at an area outside the car wash tunnel.

Of particular concern is the small stream at the edge of the property that flows into Muddy Branch Creek. The stream is downhill from the car wash. According to a Montgomery County map this stream is within Gaithersburg's boundaries. It is, then, the city's responsibility. The self cleaning area may directly drain into the regular stormwater drain or worse, into the creek itself.

If you were to approve the car wash on the properties 601- 605 - 607, you must provide the necessary regulations to ensure that no contaminates or contaminated water be allowed to drain into Muddy Branch Creek.

Another concern is car wash traffic accessing and exiting on Central Ave. This will significantly add to the volume of cars that will be exiting onto #355. Traffic flow for this type of car wash is greater than a typical business which just requires a parking lot. Please consider the traffic engineer report by O.R. George & Associates that was recently submitted by nearby neighbors of the site. It is very thorough and raises some important issues.

Is this the right business for that corner? On reflection, I think not.

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