



P.O. Box 852 | Arnold, MD 21012 | www.arnoldpreservationcouncil.org

Ms. Donna Aulds,
Planner III, Regional Team
Anne Arundel County Office of Planning & Zoning
2664 Riva Road, P.O. # 6675
Annapolis, MD 21401

May 1, 2020

RE: Prem Plan # C2019-0068-00-PP
Tax Map 32H Block 22 Parcel 178

Dear Ms. Aulds,

For the record, Arnold Preservation Council (APC) would like to submit the following additional comments regarding Tommy's Car Wash Preliminary Plans. APC was pleased to read some of our concerns in the County's response to the developer in your letter dated March 6, 2020.

The site:

Water is a huge concern for the community, stormwater, as well as the car wash water itself. We realize the developer needs to provide additional answers. Our questions in this regard are:

- What happens if the 98% recycled water pumps fail?
- At the end of the day where does this 98% recycled spent water get discharged?
- How often is this water throughout the day discharged?
- Will they be requesting a discharge permit?
- Is the developer required to warrant the SWM installation?? For how long? Who ensures and monitors the maintenance?
- Does the impervious surface of 27,000 sq. ft., include the building's roof or just pavement? Please have them add and identify what current impervious surfaces are included in their calculations.
- Mother's Grille front parking runoff goes through this site currently. Is that included in the runoff calculations?
- How will the discharge prevent channel erosion from the site to the creek?
- Do the runoff calculations include any of the "recycled" or other car wash wastewater?

The mission of Arnold Preservation Council is to unite the community of Arnold, preserve its rural heritage and enhance its environment by advocating responsible growth, linked neighborhoods, local businesses and excellent schools

As I am sure the county is aware, there is a restoration project for steep slopes behind Mother's Grille due to storm water run-off. This project between the county and MRA is in process.

The county has spent approximately \$ 1.3 million in 2015 on the restoration of Dividing Creek and Mill Creek just south of this property on Anne Arundel Community College. To add a high water use commercial development such as this car wash is detrimental to all the progress recently made.

In addition, a letter sent to Mr. Larry Tom on May 20, 2015, copy attached, noted that Dividing Creek qualifies as a Habitat Protection Area making Anne Arundel County responsible for maintaining water quality.

During the community meeting there was significant representation from the Hunters Pointe and Campus Green communities. Residents expressed concerns not only about the degradation of the land between them and the Car Wash, but also about the noise and lights. The developers offered to work with the communities regarding these issues. The comment letter from Ms. Aulds to Ms. Courtney Wilson, Planning Administrator, dated February 11, 2019, regarding lack of landscaping causes serious concern. Increased landscaping is needed not only for the perimeter buffer, but also to reduce the impact of lighting and noise on the neighboring communities.

Traffic:

The College Parkway/ Rt2 N intersection is the primary means of exiting the Broadneck Peninsula to the north and west. College Parkway vehicles must yield to the three (3) lanes of northbound traffic on Rt2. As a result, vehicles stack not only in the merge lane, but also on College Parkway. This is particularly true when classes dismiss at AACC. The proposed entrance is less than 200 feet from the acceleration lane. Vehicles attempting to merge onto Rt2N will immediately encounter vehicles slowing to enter the proposed car wash. This is our first safety concern. Our second safety concern is vehicles stacking on RT2N to enter the car wash and blocking the acceleration lane. Additionally, southbound Rt2 vehicles must U turn at the light and cross over all northbound traffic lanes in the same short distance to enter the cash wash. This is our third safety concern.

- Did Traffic Concepts study include the section of Rt2N between College Parkway and Jones Station both am and pm and during school hours?

APC's fourth safety concern is the dual crossover on Route 2 just north of the College Parkway/ Rt2N intersection. Each cross over creates traffic problems: College Parkway vehicles cross three lanes of northbound Rt2 to enter the crossover: for southbound vehicles entering the strip mall, there is limited sight distance of approaching vehicles. If the entrance will be shared with Mother's Grille as proposed, APC recommends closing this crossover altogether. Vehicles should have to use signaled intersections.

For the proposed site, APC also recommends an enlarged island triangle so that vehicles must bear right to exit.

As expressed at the community meetings and noted by the OPZ staff, traffic mitigation is needed.

- What mitigation will they be required to do? Where?
- What is the actual proposed traffic mitigation amount?

We appreciate the opportunity to comment and look forward to continuing to be part of the process.

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth Rosborg". The signature is written in a cursive style with a large initial "E".

Elizabeth Rosborg

President