



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

**MEMORANDUM**

**DATE:** January 16, 2003  
**TO:** Montgomery County Planning Board  
**VIA:** Joseph R. Davis, Chief  
Michael Ma, Supervisor  
**FROM:** Mary Beth O'Quinn  
Planning Department Staff  
(301) 495-1322



**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** Approval 88,000 sf Commercial Space on Lot 1, including:  
14,000 sf Retail Space, 27,000 sf Office Space, 10,000 sf Automotive Service Space, and 37,000 sf Non-FAR Automotive Service Space, and 61,000 sf Commercial Space on Lot 2, including 25,000 sf Retail Space and 36,000 sf Office Space

**PROJECT NAME:** EuroMotorcars Germantown  
**CASE #:** 8-03014  
**REVIEW BASIS:** Site Plan required in the Town Sector Zone [59-C-7.21]

**ZONE:** Town Sector Zone  
**LOCATION:** NW Quadrant of Germantown Road and Pinnacle Drive  
**MASTER PLAN:** Germantown  
**APPLICANT:** EuroMotorcars, c/o Coakley Williams Construction (Jeff Landis)  
**FILING DATE:** November 18, 2002  
**HEARING DATE:** January 23, 2003

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**STAFF RECOMMENDATION:** Approval of 44,000 sf Commercial Office, 24,60 sf Commercial Retail, 9,400 sf Restaurant, and 8,000 sf Auto Service, subject to the following conditions:

1. Stormwater Management  
Conditions of MCDPS stormwater management concept approval dated June 19, 2002.
2. Transportation Planning

Conditions of M-NCPPC Transportation Planning memo dated January 15, 2003, including:

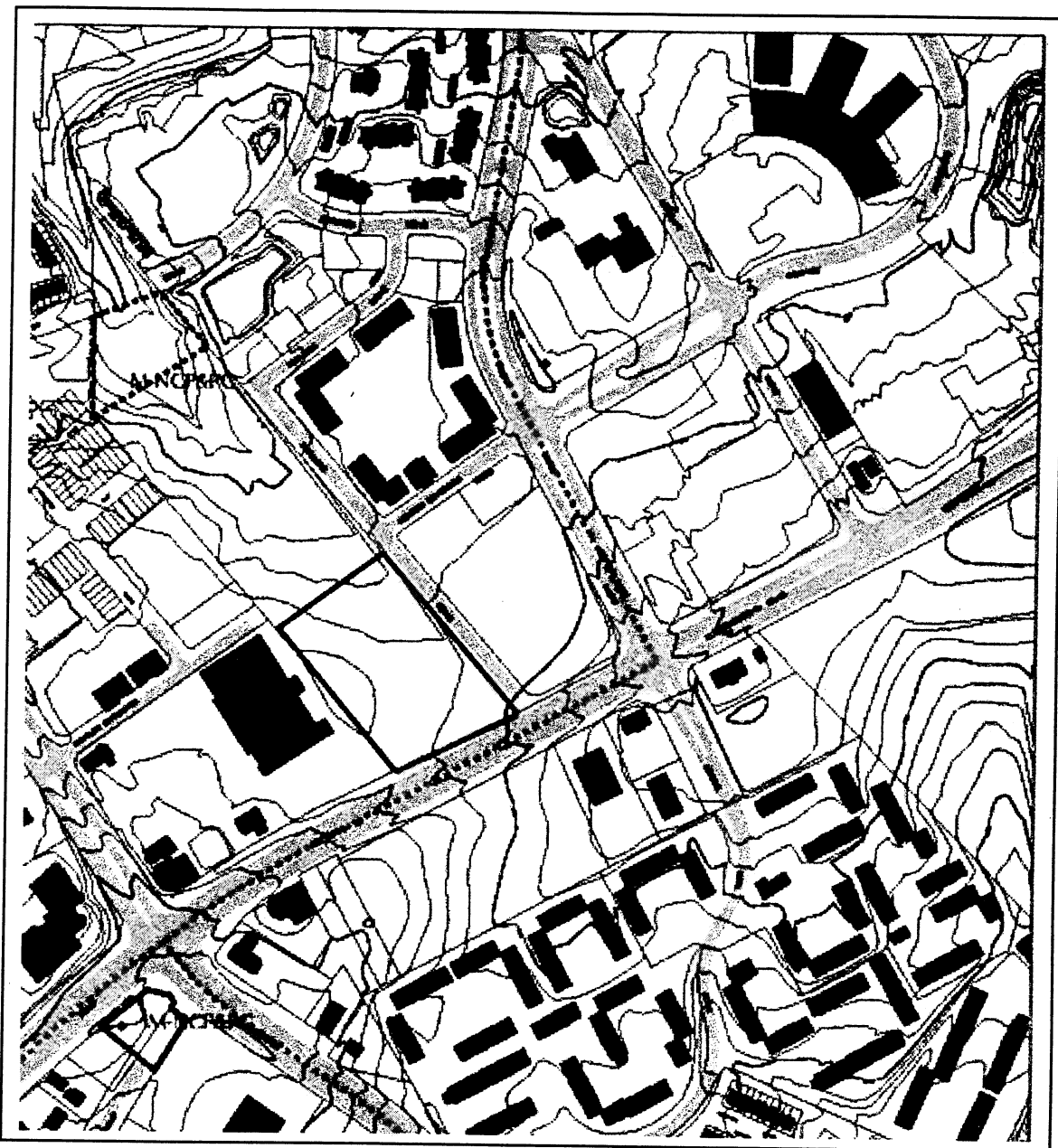
- a. Limit the total development to the following uses and density:
    - i. Lot 1: 88,000 sf commercial use, including 14,000 sf retail space, 27,000 sf office space, 10,000 sf automotive service space, and 37,000 sf non-FAR automotive space;
    - ii. Lot 2: 61,000 sf commercial use, including 25,000 sf retail space and 36,000 sf office space;
  - b. Satisfy Local Area Transportation Review requirements conditioned upon approval of the preliminary plan:
    - i. Participate in constructing a second left-turn lane from eastbound Wisteria Drive to northbound MD 118 and re-stripe the separate westbound right-turn lane on Wisteria Drive as a shared through lane and right-turn lane at the MD 118/Wisteria Drive intersection.
    - ii. Construct a second westbound left-turn lane and modify the traffic signal to eliminate eastbound-westbound split phasing at the MD 118/Middlebrook Road intersection; design and construct the removal of the channelized (free flow) island located in the northeast quadrant of the intersection, using monies required to be escrowed pursuant to Site Plan No. 9-84011A, Condition 2 (Northlake Commerce Center) and Site Plan No. 8-98042, Condition 10 (Germantown Town Center Phase 1), Preliminary Plan No. 1-99042 (North Germantown - Condition 1) and Preliminary Plan No. 1-02068 (Fairfield at Germantown).
    - iii. Participate in constructing an acceleration lane on Father Hurley Boulevard (FHB) to accommodate the movement from northbound Crystal Rock Drive to eastbound Father Hurley Boulevard.
    - iv. Participate in constructing an acceleration lane on Crystal Rock Drive to accommodate the movement from westbound Father Hurley Boulevard to northbound Crystal Rock Drive including reconstruction/ reconfiguration of the median and travel lanes on the northern leg of the intersection.
    - v. Participate in the County's CIP project to construct the four-lane divided highway portion of Century Boulevard from its current terminus south of Father Hurley Boulevard to its intersection with Dorsey Mill Road by allocating a portion of its impact taxes when paid to this project.
  - c. Provide a bus shelter along the street frontage on the north side of Germantown Road (MD 118), design to be complementary with the bus shelter planned for the south side of Germantown Road; the shelter must be located to retain views of monument signage; design subject to review and approval of M-NCPPC staff, DPS, and DPWT;
  - d. Coordinate streetscaping on Century Boulevard, including location of street trees, street lighting, crosswalks, parallel parking spaces with improvements associated with the future public library, subject to available information, review and approval by MNCPPC staff, DPS, and DPWT.
  - e. Align the driveways and curb cut for the delivery lane west property line with the curb cut entrance for the Shady Grove Medical Office building on the south side of Germantown Road, subject to review and approval by MNCPPC staff, DPS, and DPWT; align the street trees and lighting on Germantown Road frontage with the street trees and lighting for the same medical office development.
3. Signature Set  
Prior to signature approval of the site/landscape plans the following revisions must be made and/or information provided on the site plan, subject to staff review and approval:

- a. Show PUEs along Pinnacle Drive and Century Boulevard, unless a waiver of easements is issued by the subject utility companies; show bus shelter on Germantown Road;
  - b. Provide the development program inspection schedule.
- 4. Landscape Design  
Provide two additional street trees on the south side of Pinnacle Drive, subject to review and approval by MNCPPC staff, DPS, and DPWT.
- 6. Site Plan Enforcement Agreement  
Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to approval of the signature set as follows:
  - a. Development Program to include a phasing schedule as follows:
    - i. Landscaping and street trees associated with each parking lot and building shall be completed as construction of each facility is completed.
    - ii. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
    - iii. Coordination of each section of the development and roads;
    - iv. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features;
  - b. No clearing or grading prior to M-NCPPC approval of signature set of plans.

## ISSUES ADDRESSED IN THE COURSE OF SITE PLAN REVIEW

In the course of site plan review, staff and applicant reviewed parking, lighting, landscape planting. Vehicular and pedestrian systems were reviewed for their potential to provide the integrated circulation that would achieve the desired activity and character of TS zone and the Germantown Town Center. The site plan review also included lighting and signage.

Streetscape design was studied for efficient and safe pedestrian movement, and the streetscaping proposed for the adjoining public library street frontage. The difficulty of achieving a coordinated streetscape on Century Boulevard with the public library design team challenged both staff and applicant for the short time limits of site plan review. A condition has been included that will staff and applicant to continue the streetscape design process through signature set.

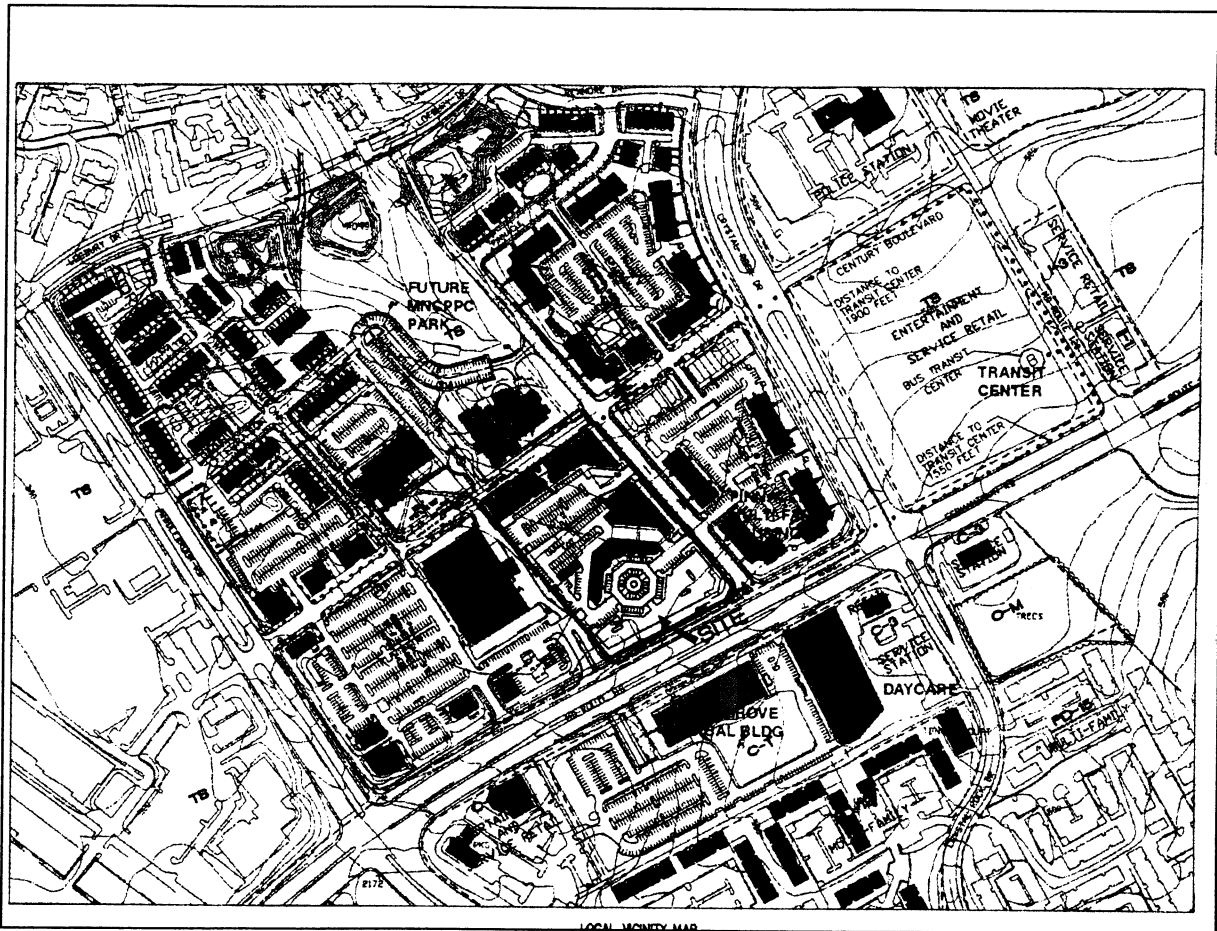


## PROJECT DESCRIPTION: Surrounding Vicinity

The proposed site is located within the Germantown Town Center (TS Zone), with frontage along the north side of Germantown Road (MD 118), approximately 3,000 feet west of the I-270 interchange. The parcel is bounded by the multi-family neighborhood Pinnacle Center on the east supporting 4-story residential buildings, the Safeway on the west, and the future public library site and MNCPPC parkland on the north.

Further to the west is the Black Rock Center for the Arts, adjacent to the public library site, and the Town Center Townhouse neighborhood, and a mixed-use commercial center. Further east, across Crystal Rock Drive is the site of the future transit center and entertainment nucleus.

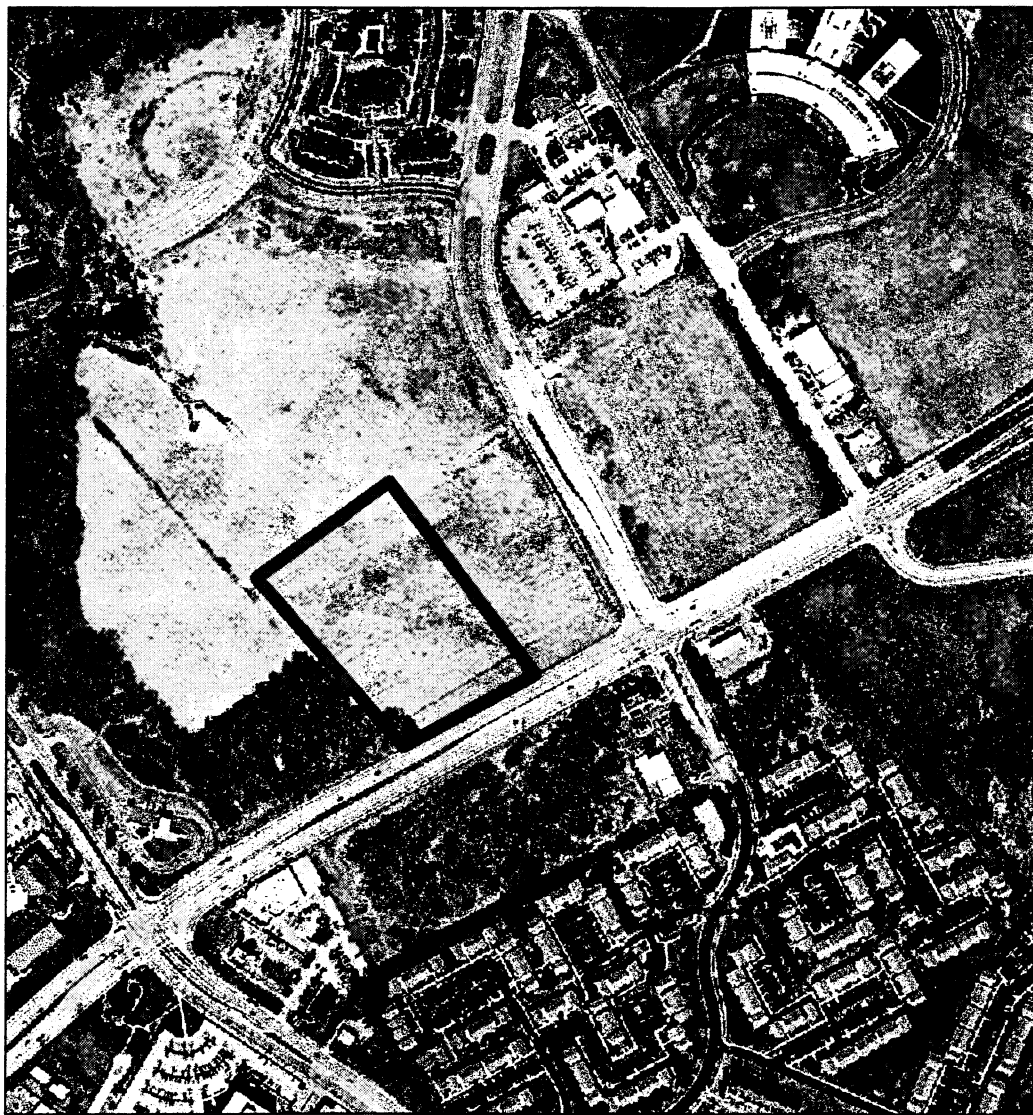
Across Germantown Road to the south is the recently approved Shady Grove Adventist Medical Office Building. Further east, closer to I-270 are the Transit Center, cluster retail establishments, the Police and Fire Stations, and the Germantown Cinema. [See discussion of the Town Center under *Master Plan Conformance*.]



Composite Site Plan showing Existing and Proposed Development for the Town Center

## **PROJECT DESCRIPTION: Site Description**

The subject property is rectangular in shape and comprised of 5.34 acres of land. The parcel has approximately 403 feet of frontage along MD 118 and 623 feet along Pinnacle Drive. Once Century Boulevard is extended the property will carry 392 feet of frontage along that street as well. The site is currently unimproved and covered with a mixed grass vegetation. There is no forest cover and the only trees are a stand of mixed hardwoods located in the southwestern corner of the site. The property slopes gently from MD 118 with approximately a 20-foot change in elevation from south to north. There are no floodplains or wetlands on the site. Public utility lines, including water, sewer, natural gas, electricity, telephone, and storm drainage currently exist on the property or in close proximity.

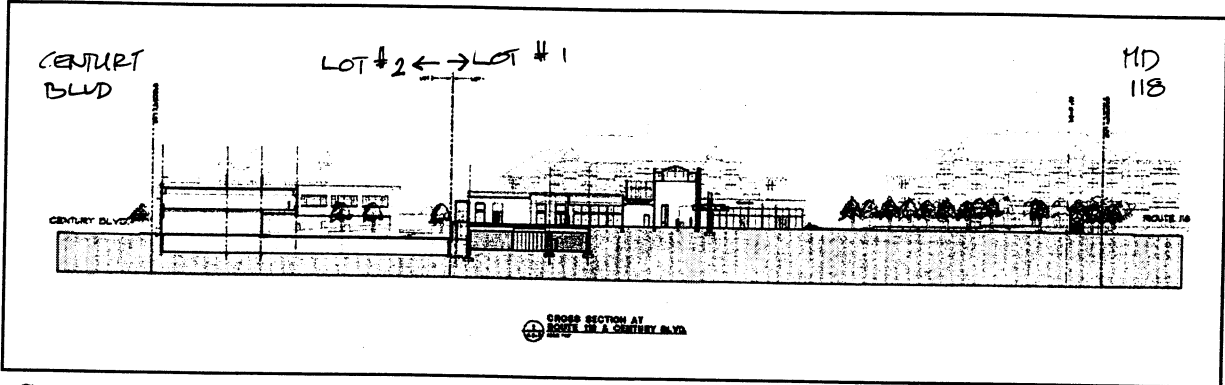


**Aerial Photograph prior to Implementation of Adjacent Development**

## PROJECT DESCRIPTION: Proposal

### Project Concept

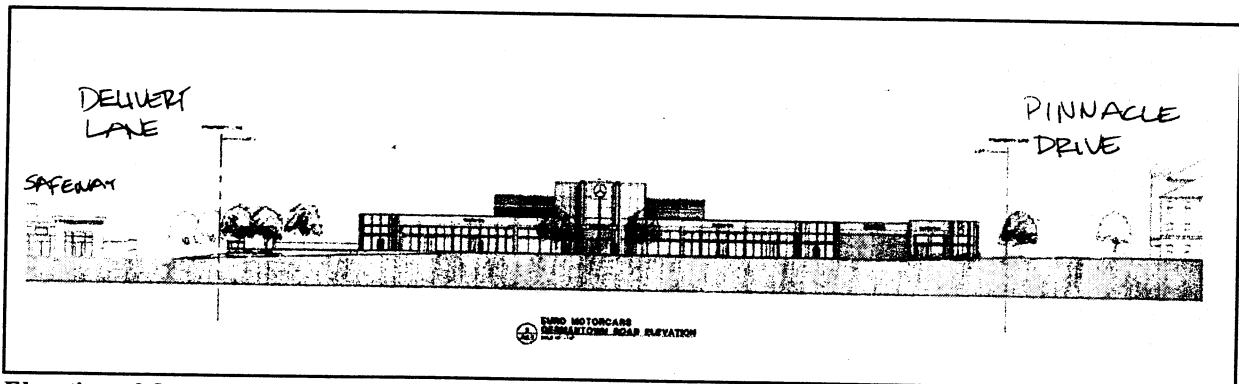
The development concept for the EuroMotors site follows the subdivision of the parcel into two lots: the larger piece (Lot 1) facing Germantown Road at the southern portion of the site, and the smaller piece (Lot 2) occupying the northern 1/3 of the parcel. The program functions define the building typology for each section, respectively, automotive sales or service, and retail/restaurant and office.



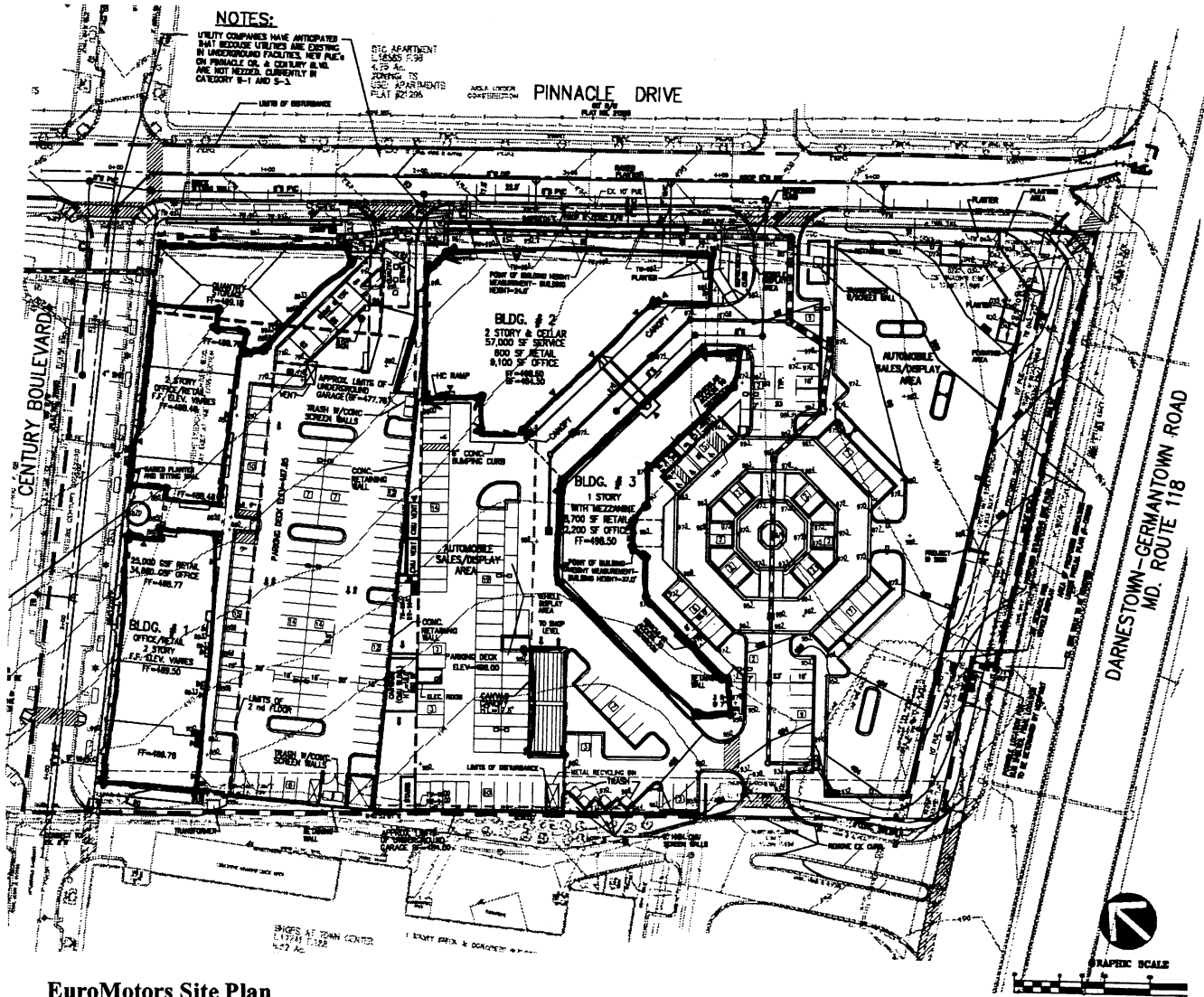
Cross-section of the EuroMotors Site: MD 118, Century Blvd, and Housing behind

### Site Organization

Lot 1, 3.70 acres, proposed for 51,000 sf automobile sales and service, is oriented toward Germantown Road, featuring building setbacks consistent with the major structure to the west, Safeway. The auto buildings proposed sit on the site as two structures, a mezzanine and showroom, and a two-story vehicle service and storage building. The showroom structure creates a strong architectural form that determines the massing, circulation, and function for the entire complex. This form, as a wide "V" that embraces the street frontage on 118 provides a building façade that extends the width of the parcel, and serves to creatively mask the routine functional elements of the plan, such as the garage entry ramps, the car wash, and loading and delivery. Car service and repair functions are accommodated in the underground garage, which, in its efficient placement, extends its use as a retaining wall to negotiate the grade changes of the natural topography. The front portion of the site, approximately 100-120 feet from the right-of-way will feature landscaped automobile display, the 37,000 sf of non-far display space approved by the Development Plan Amendment.

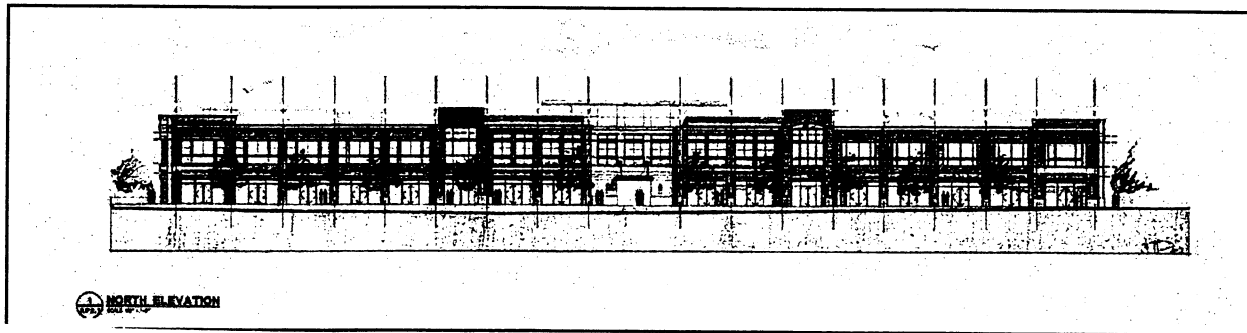


Elevation of Complex facing Germantown Road



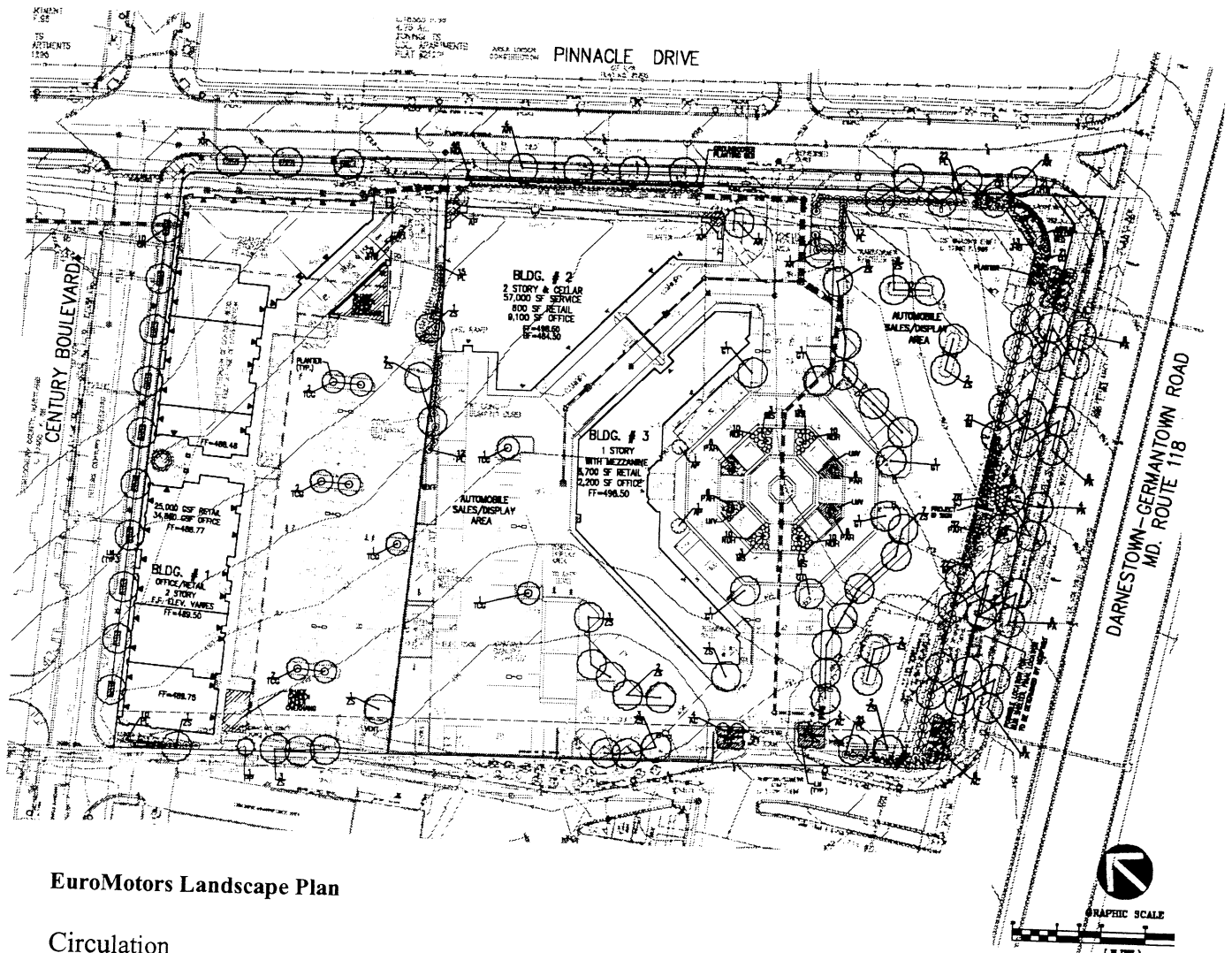
**EuroMotors Site Plan**

Lot 2, 1.65 acres, supports the office building that, by its retail frontage creates the "Main Street" on Century Boulevard. Tight to the street, the buildings define the urban pattern referenced in the Master Plan, with Town Center streetscaping, special paving, street trees, and lighting, along with parallel parking. Between the office building that faces north, and the rear property line of the south-facing Lot 1, is slipped the parking garage with underground space for employees and surface parking surface to serve retail customers. The building will offer 25,000 square feet of street-oriented retail on the first floor and 36,000 square feet of office space on the second floor.



**Site Elevation showing Century Boulevard, opposite the future Public Library**





## EuroMotors Landscape Plan

### Circulation

Circulation at the site perimeter is provided by public streets on three sides: westbound Germantown Road (MD 118) on the south, Pinnacle Drive for the east-west site entry, and Century Boulevard at the north boundary which provides the main north-south connection within the Town Center.

The interior site circulation has been carefully planned to create a sophisticated travel system that efficiently combines compatible traffic and safely defines travel ways for functions that are exclusive, including pedestrian traffic and customer parking and truck deliveries for service and hazardous waste removal. The primary entry for vehicular traffic is provided from Pinnacle Drive. Connecting to the north-south driveway that splits around the display feature at the site's center, this travel way functions for both customer arrival and parking and for the occasional truck delivery. The generously landscaped entrances also provide adequate turning radius for large truck dimensions. Likewise, the underground automotive service and repair is accessible via the same curb cut on Pinnacle Drive, the sloping ramp fit between the auto showroom and service building, so as to render it virtually invisible from the public streets.

Vehicular circulation for the office and retail uses is provided via Pinnacle Drive as well, via a second curb cut which connects to the underground employee parking and the rear surface parking behind the retail and restaurant spaces.

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Pedestrian circulation on the site perimeter is provided by the Town Center streetscaping on Pinnacle Drive and Century Boulevard, and by the master plan recommended sidewalk and street tree patterns on Germantown Road. Pedestrian access to the auto showroom is provided from both the east side (Pinnacle Drive) and the west side along the delivery drive. Lead walks connect to the showroom and display areas. Sidewalks serve the service areas for the employees. Pedestrian access to the retail frontage will be provided on the street frontage for each retail establishment on Century Boulevard and Pinnacle Drive. Pedestrian routing to the office space is accommodated through a central, recessed foyer at the block mid-point on Century Boulevard.

#### Stormwater Management

Quality and quantity control for the stormwater management is accommodated via extensive underground facilities located on the NW corner of the site.

**PROJECT DESCRIPTION: Prior Approvals**

The proposal was the subject of a Development Plan Amendment DPA 02-3 and Supplementary Plan Amendment for the Churchill Town Sector, the parcel previously considered as zoning applications F-148, F-923, and G-742.

The Planning Board approved DPA 02-3 by unanimous vote on June 27, 2002; Resolution #14-1469 was adopted with stipulations by the District Council on October 15, 2002. [See attachment.]

# Supplementary Plan Binding Elements	Site Plan Review Resolution
<p>1. <i>Lighting shall be oriented away from adjoining commercial and residential properties and land uses. Signage along MD 118 shall be limited to a maximum size of 66 sf and a maximum height of 14 feet. These signs shall be monument design rather than pylon design</i></p>	<p>The Site Plan details show conformance with these binding elements.</p>
<p>2. <i>Vehicle display and storage will be restricted from all setbacks and the public right-of-way, with the minimum setback from MD 118 equal to that of the adjoining development.</i></p>	<p>The Site Plan conforms to this binding element.</p>
<p>3. <i>All truck deliveries must be made on site with no queuing in the public right-of-way.</i></p>	<p>The east-west driveway as described in the Project Design Circulation meets the requirements of this binding element.</p>
<p>4. <i>Streetscape along Century Boulevard must be coordinated with County DPW&amp;T to ensure the qualitative standards set by adjoining development.</i></p>	<p>Site Plan Condition #2(b) addresses the coordination of the streetscape on Century Boulevard.</p>

## **ANALYSIS: Conformance to Master Plan**

### Town Center Setting

The long-awaited Germantown Town Center has moved toward completion starting in 1998 with construction of the first phase of retail development, which includes a new grocery anchor, associated retail, fast food and table service restaurants. This first phase established the character and pedestrian environment for Century Boulevard as the Town Center's "Main Street".

The second and third phases of development brought forward a mix of residential units, both townhouses and garden apartments (totaling approximately 550 units) and also the Black Rock Center for the Arts and the adjoining publicly owned Town Commons. In less than a year of operation, the Black Rock Center has invigorated community use of the Town Center. Outdoor events during summer evenings have filled the Town Commons lawn seats.

A future Library approximately 40,000 square feet in size will be constructed on the remaining parcel adjoining a 2.5 acre urban park with stormwater pond designed as an amenity. The completion of the remaining 400 feet of Century Boulevard by the County's Department of Transportation and Public Works will take place in spring 2003.

Adjoining the "core" of the Town Center, development of a multi-screen movie theater and adjacent restaurants have brought new cuisine and choice to Germantown. A Park and Ride facility in the location of a future transit stop brings more convenient bus service to Germantown. Specially designed bus shelters improve the conditions for bus patrons; wrought iron artwork will be installed on these shelters later in 2003.

Across MD 118, construction is underway for a medical office complex. Shady Grove Adventist Health Care has applied for state authorization to build a freestanding emergency care facility within this complex. On the north side of MD 118 at Crystal Rock Drive, a 58,000 sf office building with a "green roof" is proposed.

### The EuroMotors Site and Conformance with the 1989 Germantown Master Plan

The proposed automobile sales and service use and a two-story office/retail building with underground parking was found to be compatible with the 1989 Germantown Master Plan as part of the review for DPA 02-3.

The property is located within the TC-1 analysis area of the Germantown Master Plan and the 1992 Germantown Town Center Design Study. These plans recommend this area to be developed as a mixed-use center that is the downtown of Germantown. The "Main Street" (Century Boulevard) should be pedestrian in scale and offer a mix of specialty retail and entertainment, offices, and residential uses.

Elements that constitute the overall Town Center design character include:

- An urban character
- Buildings facing on streets
- Parking lots behind buildings (in courtyards, not between the buildings and the street)
- Parallel parking on secondary streets
- A pedestrian-oriented Main Street of a consistent character (from Middlebrook Road to Crystal Rock Drive)
- Sidewalks and street trees on both sides of all streets

The retail and office portion of the project along Century Boulevard reflects the key design and use elements of the Germantown Town Center vision. The buildings are set with direct relationship to "Main Street", are pedestrian in scale, provide parking behind the building face by means of parking structures and under-building spaces, and continue the strong and consistent pattern of building line, use, and streetscape already in place in the Town Center.

The proposed auto sales and service use was not explicitly addressed in the Master Plan or Design Study. The Master Plan encourages a mix of uses, which "extend the activity of the area beyond office hours on weekdays and on weekends. Comparative shopping for luxury automobiles may take place on evenings and weekends thereby generating desirable pedestrian activity and possible retail and entertainment expenditures.

The Master Plan and Design Study place emphasis on "Main Street" as the focal point of TC-1 and as the defining element of the Town Center vision. MD 118 is given very little attention. The Master Plan contains the objective of "orienting multi-level office buildings along MD 118 and providing a sufficient building setback for landscaping (page 40)". The applicant proposes to extend the existing streetscape elements existing along MD 118 and maintain a setback of vehicle storage areas along MD 118 that is consistent with the building line established for the existing retail in TC-1 along MD 118.

The auto sales and service use by this applicant has some precedent in the existing EuroMotorcar facility in downtown Bethesda. The Bethesda facility has been developed to encompass all of the service, delivery, and auto storage functions interior to the site and, in most cases, within buildings so as to be completely screened from street visibility. Unloading of new vehicles and service deliveries will take place in the interior of the site.

The mix of uses proposed in this Development Plan Amendment is consistent with the Germantown Master Plan vision. The proposed use will be compatible, and desirable, within the community and will not adversely affect the intent of the Germantown Master Plan.

## CONFORMANCE TO DEVELOPMENT STANDARDS

EuroMotors Germantown Development Standard	Site Plan 8-03014 Total Areas	DPA 02-3 Approval Permitted/Reqd	TS Zone Proposed
Gross Site Area	5.3431 acres		
Lot 1 Gross Area	3.6926 acres		
Lot 2 Gross Area	1.6505 acres		
Net Tract Area Total	5.2372 acres		
Net Tract Area Lot 1	3.5867 acres (151,603 sf)		
Net Tract Area Lot 2	1.6505 acres (71,970 sf)		
Dedication [Lot 1]	0.1059 acres		
<b>Density</b>			
<u>Lot 1</u>			
General Retail		0.317 FAR	0.169 FAR
General Office		14,000 sf	9,300 sf
Automobile Service		27,000 sf	11,300 sf
Total Gross SF (FAR)		10,000 sf	6,650 sf
Non-FAR Auto Service Area		51,000 sf	27,250 sf
Total Gross SF		37,000 sf	20,967 sf
		88000 sf	48,217 sf
<u>Lot 2</u>			
General Retail (incl 10,550 sf rest)		0.848 FAR	0.848 FAR
General Office		25,000 sf	25,000 sf
Total Gross SF (FAR)		36,000 sf	36,000 sf
		61,000 sf	61,000 sf
<b>Open Space</b>			
Lot 1 (net lot area)		10% (15,160 sf)	22.2% (33,750 sf)
Lot 2 (net lot area)		10% 7.197 sf)	17.98 % (12,927 sf)
<b>Building Heights</b>			
Building #1 at Century Blvd			33 feet
Building #2 at Pinnacle Drive			24 feet
Buidling #3			37 feet
<b>Parking</b>			
<u>Lot 1</u>			
General Retail (9,300 sf)	5 spaces/1000 gsf	47 spaces	47 spaces
General Office (11,300 sf)	3 spaces/100 gsf	34 spaces	34 spaces
Automobile Service (6,650 sf)	3.3 spaces/1000 gsf	32 spaces	32 spaces
Non-Far Automobile Service	1 space/employee	<u>25 spaces</u>	<u>25 spaces</u>
<b>Total Lot 1 Parking</b>		<b>138 spaces</b>	<b>138 spaces</b>
<u>Lot 2</u>			
General Retail	5 spaces/1000 gsf	72 spaces	72 spaces
Restaurant (patron use area)	25 spaces/1000 gsf	176 spaces	176 spaces
General Office	3 spaces/100 gsf	<u>108 spaces</u>	<u>108 spaces</u>
<b>Total Lot 2 Parking</b>		<b>258 spaces</b>	<b>258 spaces *</b>
<b>Parking Distribution **</b>			
On-Street Parking	Retail		11 spaces
Surface Parking Lot 1	Retail		120 spaces
Surface Parking Lot 2	Retail		97 spaces
Garage Parking Lot 1	Employee		41 spaces
Garage Parking Lot 2	Employee and Visitor		151 spaces
* Peak parking based on mixed-use parking provision 59-E-3.1			
** Does not include vehicle display areas			

## **FINDINGS: For Site Plan Review**

1. *The Site Plan is consistent with the approved Development Plan Amendment 02-3 and the Amended Supplementary Plan for the Churchill Town Sector.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. **Buildings**

The buildings locations are adequate, safe and maximally efficient. [See **Proposal Description, Site Organization**, pages 7-8.]

b. **Open Spaces**

The open spaces are adequate, safe and efficient. The street frontage along Germantown Road is generously landscaped, with attractive and appropriate shade trees and ornamental trees. The streetscaping area on Pinnacle Drive will extend the visual effects of the Town Center theme for the full extent of the drive to the Germantown Road frontage. The internal site open spaces are treated with attractive and functional plantings at a consistent spacing throughout the surface automobile display areas. The parking deck for the office and retail is planting with 9 trees in planters, providing a view of the trees from the offices.

c. **Landscaping and Lighting**

Landscaping for the project includes a comprehensive, varied streetscape design including sidewalks, street trees and lighting that effectively integrates the site and the external public streets. Landscaping within the open spaces includes shade trees, flowering trees for accents; and detailed shrub beds within the green spaces. Zelkova trees are provided for the automobile display area fronting on Germantown Road and for the parking deck serving the retail and restaurant patrons. Foundation plantings are provided that will increase the attractiveness of the view from the street as for employees and customers on site.

The lighting is adequate, safe, and efficient. The levels provided by the freestanding fixtures, signage, and sconces are attractive, and non-intrusive. The lighting and the signage meet the requirements of binding elements of the Supplementary Plan. [See page 11, Supplementary Plan requirements.]

d. **Recreation**

The proposal is exempt from Recreation Requirements.

e. **Vehicular and Pedestrian Circulation**

The street and driveway layout is adequate and safe. The vehicular traffic plan achieves maximum efficiency. The carefully considered layout achieves the separation of conflicting uses (pedestrian/vehicular) which combining complementary functions such as service and deliveries. The site entrances from Pinnacle Drive that serve the truck and trailer loads provide adequate turning radius and through movement while maintaining a pedestrian scale with plantings at the sidewalk edges. [See also Project Description *Circulation*, page 9.]

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The proposed design for the EuroMotors development achieves maximum compatibility for the uses proposed and for the existing and proposed adjacent development. The form and placement of the automobile showroom allows extremely efficient use of all the buildings, which in turn, reduces the number, frequency, and visibility of the less attractive functions of the typical auto dealership. The masterful handling of these building relationships and massing, in the context of the architectural programming, frees the perimeter area of extraneous functional requirements, and allows this development to achieve, handsomely, the goals of the Master Plan: urban character, buildings facing on streets, parking lots behind buildings, parallel parking on secondary streets, and pedestrian-oriented Main Street on Century Boulevard.

The activity associated with the proposed residential uses will not cause any negative effect on the surrounding residential and commercial uses.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The site is exempt from Forest Conservation, per Exemption #4-02303, approved April 22, 2002.

#### **APPENDIX**

- a. Transportation Planning Memo dated January 16, 2003
- b. Community-Based Planning Memo dated January 16, 2003
- c. Resolution of the District Council, dated October 15, 2002
- d. Adjacent Property Owner Correspondence
- e. Staff Correspondence





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 15, 2003

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Mary Beth O'Quinn, Planner  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning *RW*

FROM: Ki H. Kim, Planner  
Transportation Planning *KHK*

SUBJECT: Preliminary Plan No. 1-03028  
Site Plan No. 8-02014  
Euro Motorcars  
Germantown

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This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the preliminary plan and site plan for Euro Motorcars, which is located west of MD 118 between Crystal Rock Drive and Middlebrook Road in Germantown Town Center. The proposed development includes 88,000 square feet of automotive showroom/service on Lot 1 and 36,000 square feet of general office and 25,000 square feet of retail on Lot 2.

**RECOMMENDATIONS**

Based on our review of the submitted traffic study, Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the subject preliminary plan and site plan.

1. Total development under this application is limited to the following uses and density:  
  
88,000 square feet of automobile showroom/service on Lot 1  
25,000 square feet of retail space on Lot 2

36,000 square feet of general office space on Lot 2

2. To satisfy Local Area Transportation Review:

- a. The applicant shall participate in constructing a second left-turn lane from eastbound Wisteria Drive to northbound MD 118 and restriping the separate westbound right-turn lane on Wisteria Drive as a shared through and right-turn lane at the MD 118/Wisteria Drive intersection.
- b. The applicant shall construct a second westbound left-turn lane and modify the traffic signal to eliminate eastbound-westbound split phasing at the MD 118/Middlebrook Road intersection. Also, the applicant shall design and construct the removal of the channelized (free flow) island located in the northeast quadrant of the intersection, using monies required to be escrowed pursuant to Site Plan No. 9-84011A(Northlake Commerce Center - Condition 2), Site Plan No. 8-98042 (Germantown Town Center Phase 1 - Condition 10), Preliminary Plan No. 1-99042 (North Germantown - Condition 1) and Preliminary Plan No. 1-02068 (Fairfield at Germantown).
- c. The applicant shall participate in constructing an acceleration lane on Father Hurley Boulevard (FHB) to accommodate the movement from northbound Crystal Rock Drive to eastbound Father Hurley Boulevard.
- d. The applicant shall participate in constructing an acceleration lane on Crystal Rock Drive to accommodate the movement from westbound Father Hurley Boulevard to northbound Crystal Rock Drive including reconstruction/reconfiguration of the median and travel lanes on the northern leg of the intersection.
- e. The applicant shall participate in the County's CIP project to construct the four-lane divided highway portion of Century Boulevard from its current terminus south of Father Hurley Boulevard to its intersection with Dorsey Mill Road by allocating a portion of its impact taxes when paid to this project.

## **DISCUSSION**

### Summary of Local Area Transportation Review

Seven intersections were defined as critical intersections to be affected by the development of the subject site and were examined in the traffic study to determine whether all intersections meet the applicable congestion standard of 1,500 Critical Lane Volume (CLV) for the Germantown Town Center Policy Area. The CLV impacts of the proposed development on critical intersections in the vicinity of the site were analyzed and are summarized in Table I.

**Table I**

Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour								
	Existing		Background		Total*		Total**	
	AM	PM	AM	PM	AM	PM	AM	PM
MD 118/Wisteria Dr.	877	1221	1168	1877	1171	1889	1171	1658
MD 118/Middlebrook Rd.	1154	1187	1436	1703	1454	1745	1367	1568
MD 118/Crystal Rock Dr.	950	829	1147	1249	1290	1320	1290	1320
MD 118/Aircraft Dr.	1032	808	1316	1275	1265	1294	1265	1294
MD 119/Middlebrook Rd.	987	1128	1081	1311	1090	1352	1090	1352
FHB/Crystal Rock Dr	1025	947	2045	1865	1384	1590	1384	1500
FHB/Middlebrook Rd.	871	943	1123	1196	1130	1203	1130	1203

\* Total development conditions reflect reassignment of the traffic using Century Boulevard but without proposed intersection improvements

\*\* Total development conditions with proposed intersection improvements

As shown in the above table, all existing intersections analyzed are currently operating at acceptable CLVs (CLV standard is 1,500). Under the background development (developments approved but not built) condition, two of the MD 118 intersections and the Father Hurley Boulevard (FHB)/Crystal Rock Drive intersection exceed the acceptable congestion standard. Under the total development conditions, the unacceptable conditions at the intersections identified under the background development conditions further deteriorate without the roadway improvements. However, these intersections will operate either within the acceptable congestion standard or better than the background conditions for the total development conditions with the roadway improvements conditioned upon approval of this preliminary plan and site plan application.

Policy Area Transportation Review

Based on the FY 03 AGP staging ceiling capacity, there is sufficient capacity available for both the housing and employment developments (599 housing units and 4,361 jobs as of December 31, 2002) in the Germantown Town Center Policy Area to accommodate the proposed development.

### Site Access and Circulation

Access to the site is provided from Pinnacle Drive and the right-in/right-out driveway, which serves the adjacent Germantown Town Center shopping center. Staff finds these access points provide safe and adequate access for vehicles and pedestrians. The internal vehicular circulation and sidewalk system shown on the site plan are also safe and adequate to provide safe access for vehicles and pedestrians.

### **CONCLUSION**

Staff concludes that the subject preliminary plan and site plan satisfy the APFO requirements since all nearby intersections are anticipated to operate either within the acceptable congestion standard or better than the background conditions with the identified improvements.

KHK:cmd

Euro Motors PP 1-03028 and SP 8-02014.doc



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 16, 2003

TO: Mary Beth O'Quinn, Development Review Division  
FROM: Sue Edwards, Community Based Planning Division *Sue*  
SUBJECT: Euro Motocars Germantown LLC (Site Plan # 8-03014)

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As we agreed, I am supplying language related to the Germantown Town Center setting and conformance with the 1989 Germantown Master Plan for this site plan. The Planning Board is scheduled to review the site plan on January 23, 2003.

#### Town Center Setting

The long-awaited Germantown Town Center has moved toward completion starting in 1998 with construction of the first phase of retail development which includes a new grocery anchor, associated retail, fast food and table service restaurants. This first phase established the character and pedestrian environment for Century Boulevard as the Town Center's "Main Street".

The second and third phases of development brought forward a mix of residential units, both townhouses and garden apartments (totaling approximately 550 units) and also the Black Rock Center for the Arts and the adjoining publicly-owned Town Commons. In less than a year of operation, the Black Rock Center has invigorated community use of the Town Center. Outdoor events during summer evenings have filled the Town Commons lawn seats.

A future Library approximately 40,000 square feet in size will be constructed on the remaining parcel adjoining a 2.5 acre urban park with stormwater pond designed as an amenity. The completion of the remaining 400 feet of Century Boulevard by the County's Department of Transportation and Public Works will take place in spring 2003.

Adjoining the "core" of the Town Center, development of a multi-screen movie theater and adjacent restaurants have brought new cuisine and choice to

Germantown. A Park and Ride facility in the location of a future transit stop brings more convenient bus service to Germantown. Specially designed bus shelters improve the conditions for bus patrons; wrought iron artwork will be installed on these shelters later in 2003.

Across MD 118, construction is underway for a medical office complex. Shady Grove Adventist Health Care has applied for state authorization to build a free-standing emergency care facility within this complex. On the north side of MD 118 at Crystal Rock Drive, a 58,000 sf office building with a "green roof" is proposed.

### Conformance with the 1989 Germantown Master Plan

The proposed automobile sales and service use and a two-story office/retail building with underground parking was found to be compatible with the 1989 Germantown Master Plan in DPA 02-3.

The property is located within the TC-1 analysis area of the Germantown Master Plan and the 1992 Germantown Town Center Design Study. These plans recommend this area to be developed as a mixed use center that is the downtown of Germantown. The "Main Street" (Century Boulevard) should be pedestrian in scale and offer a mix of specialty retail and entertainment, offices, and residential uses.

Elements that constitute the overall Town Center design character include:

- An urban character
- Buildings facing on streets
- Parking lots behind buildings (in courtyards, not between the buildings and the street)
- Parallel parking on secondary streets
- A pedestrian-oriented Main Street of a consistent character (from Middlebrook Road to Crystal Rock Drive)
- Sidewalks and street trees on both sides of all streets

The retail and office portion of the project along Century Boulevard reflects the key design and use elements of the Germantown Town Center vision. The buildings are set with direct relationship to "Main Street", are pedestrian in scale, provide parking behind the building face by means of parking structures and under-building spaces, and continue the strong and consistent pattern of building line, use, and streetscape already in place in the Town Center.

The proposed auto sales and service use was not explicitly addressed in the Master Plan or Design Study. The Master Plan encourages a mix of uses which "extend the activity of the area beyond office hours on weekdays and on weekends. Comparative shopping for luxury automobiles may take place on

Resolution No: 14-1469  
Introduced: October 15, 2002  
Adopted: October 15, 2002

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND

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By: District Council

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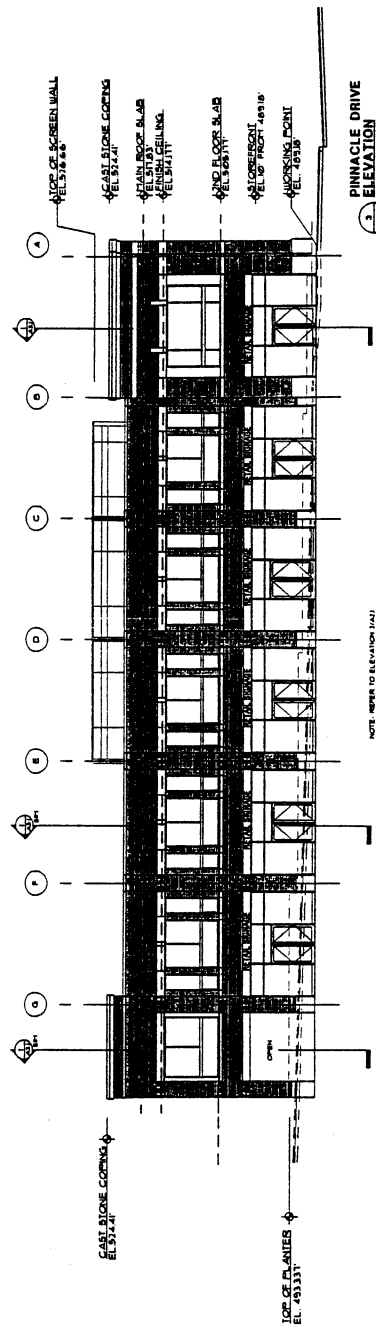
Subject: Approval of Development Plan Amendment (DPA) 02-3

**BACKGROUND**

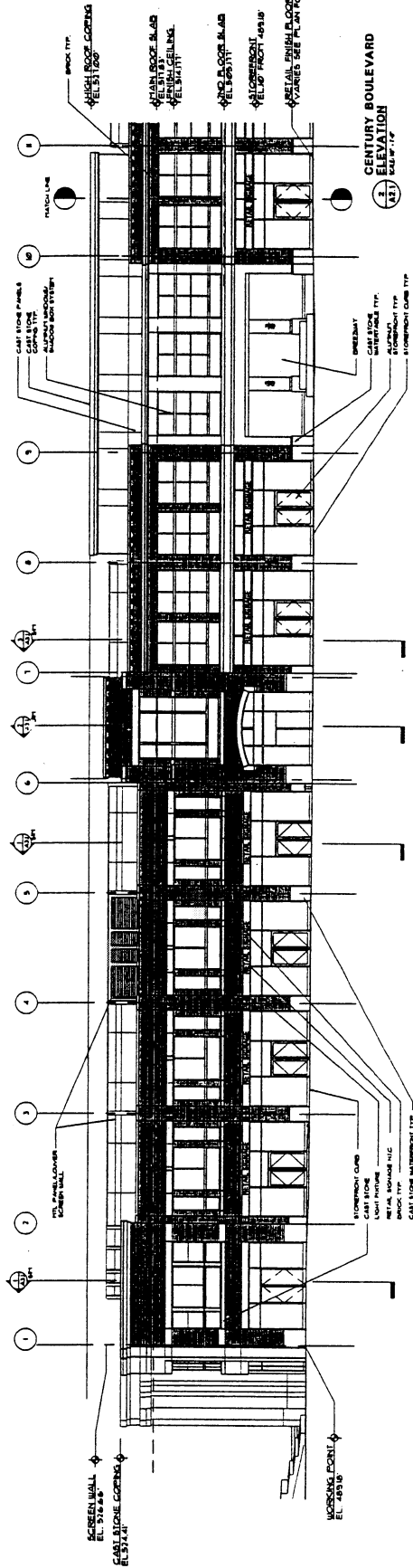
1. Development Plan Amendment ("DPA") application No. 02-3 was filed on April 22, 2002. The Applicant, Euro Motocars Germantown, LLC, seeks to amend the approved Development Plan applicable to 5.34 acres of land located at 19730 Germantown Road (MD Route 118) in the Germantown Town Center. The subject property was classified under the Town Sector Zone in 1974 via Local Map Amendment ("LMA") No. F-923, which adding the property to the surrounding 1,500-acre Town Sector Zone. The Development Plan for the Germantown Town Center has been amended several times since then, the most recent being DPA 97-1 and LMA G-742 (1997).
2. On the Development Plan approved in LMA F-923, the subject property is designated as part of the Central Business District. On the most recent Development Plan, approved in conjunction with LMA G-742, the subject property bears no land use designation.
3. DPA 02-3 would permit the development of the subject property in two lots. Lot 1, comprised of 3.69 acres fronting on MD 118, would be developed with approximately 88,000 square feet of automobile showroom and service space. Lot 2, comprised of 1.65 acres, would be developed with a two-story office and retail building, oriented towards Century Boulevard, containing approximately 25,000 square feet of retail space and 36,000 square feet of office space.
4. Technical Staff of the Maryland-National Capital Park and Planning Commission, by memorandum dated June 21, 2002, recommended approval of DPA 02-3, concluding that each of the findings required under Code § 59-D-1.61 can be made based on the evidence of record.

DATE	BY	FOR
10/18/11	ACG	PERMIT
10/18/11	ACG	REVISION
10/18/11	ACG	REVISION

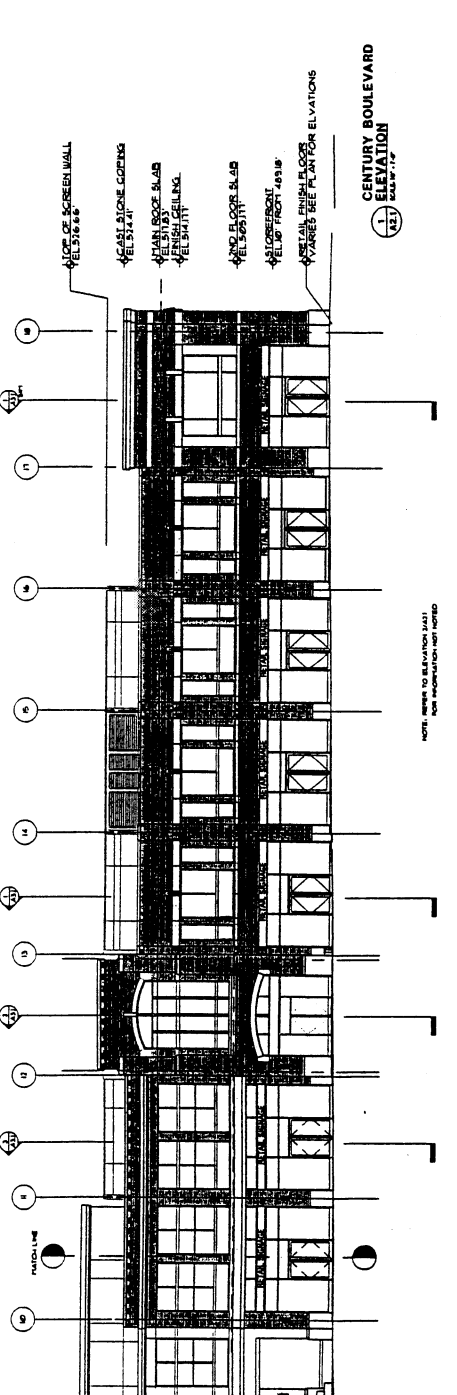
BUILDING ELEVATIONS	
NO.	DATE
1	10/18/11
2	10/18/11
3	10/18/11



NOTE: REFER TO ELEVATION (A2) FOR INFORMATION NOT NOTED



NOTE: REFER TO ELEVATION (A2) FOR INFORMATION NOT NOTED



NOTE: REFER TO ELEVATION (A2) FOR INFORMATION NOT NOTED



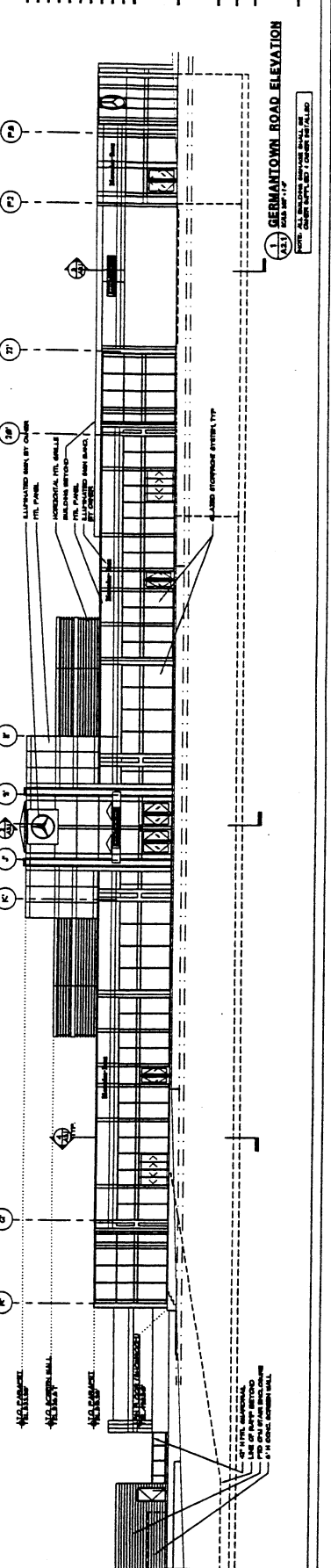
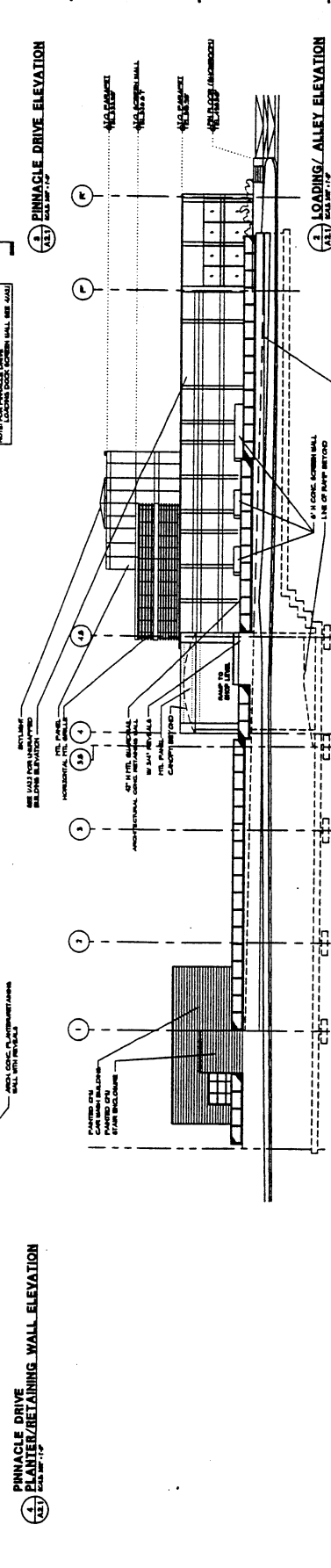
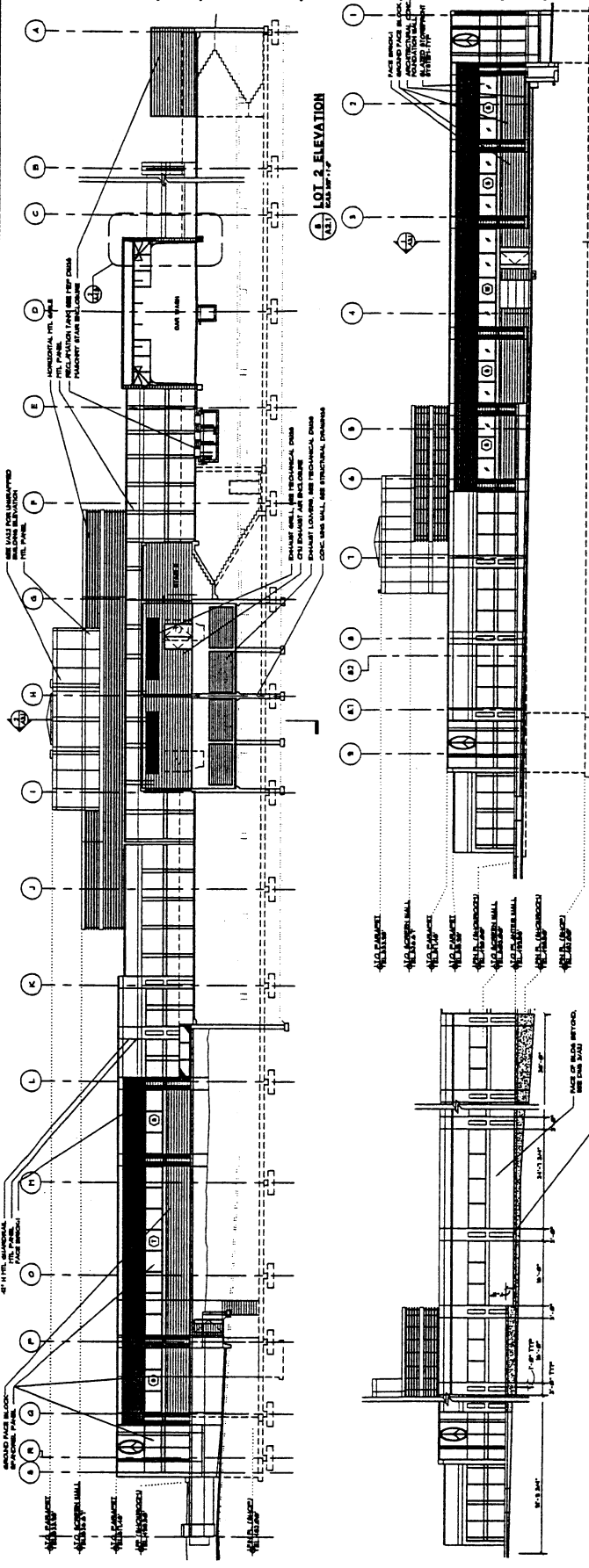
NO.	DATE	DESCRIPTION

DATE OF THE DRAWING ELEVATIONS

NO.	DATE	BY	CHKD.

A2.1

FOR PERMIT ONLY



A PROFESSIONAL CORPORATION  
 1450 WASHINGTON BLVD. SUITE 100  
 FORT WASHINGTON, VIRGINIA 22031  
 TEL: 703.441.8818 FAX: 703.441.8816

Owner: For Bear Properties, LLC  
**Bear Properties**  
 1450 WASHINGTON BLVD. SUITE 100  
 FORT WASHINGTON, VIRGINIA 22031

Owner: For Metropolitan Center, LLC  
**TRIUMPH REAL ESTATE**  
 1450 WASHINGTON BLVD. SUITE 100  
 FORT WASHINGTON, VIRGINIA 22031

Owner: Mercedes-Benz Facility  
**Puro Motors**  
 1450 WASHINGTON BLVD. SUITE 100  
 FORT WASHINGTON, VIRGINIA 22031

CENTURY BOULEVARD  
**GERMANTOWN CENTER**

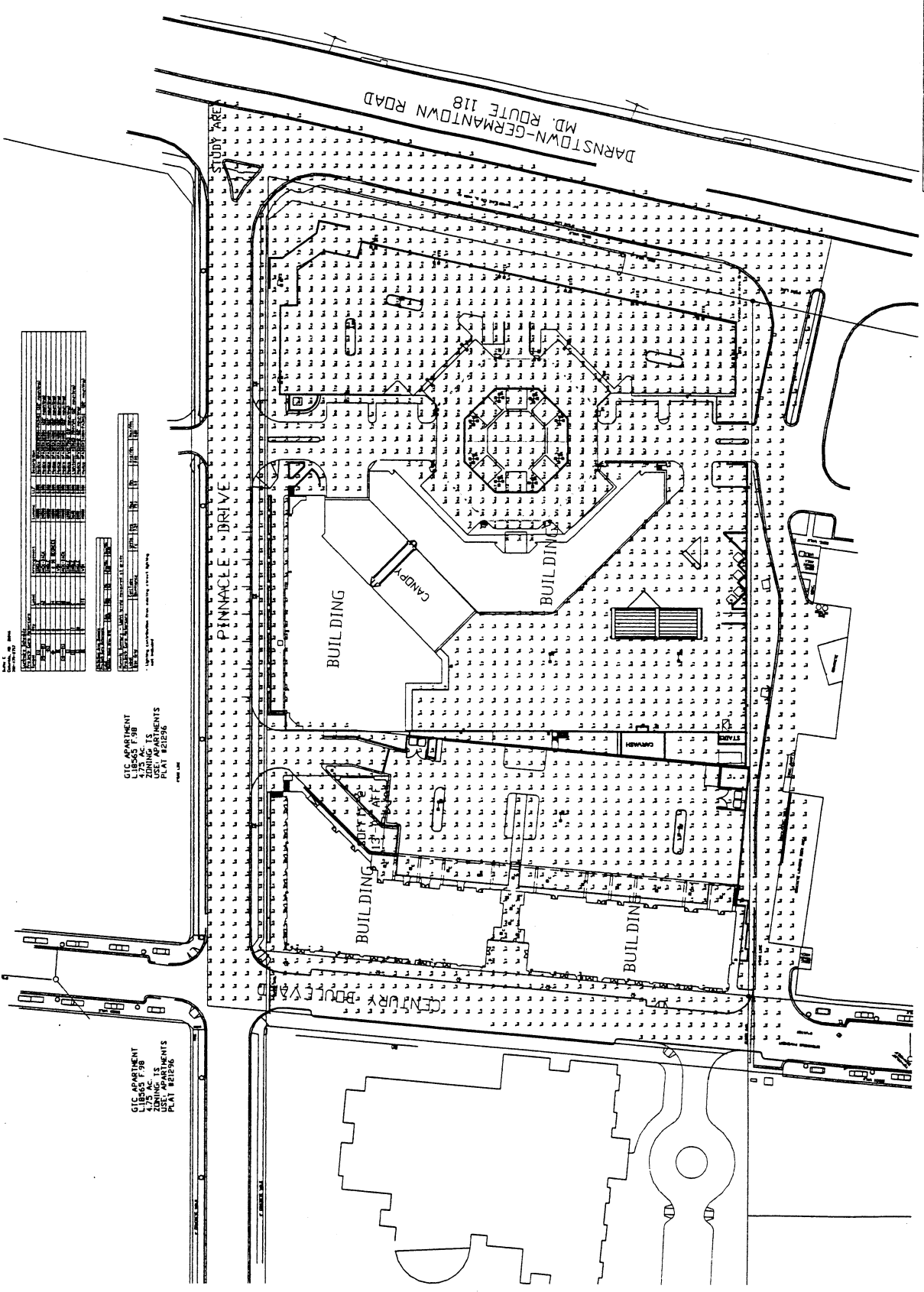
DATE: \_\_\_\_\_  
 DRAWING NO.: \_\_\_\_\_

PROJECT: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

**SITE LIGHT CALCULATIONS**  
 BUSINESS HOURS  
 DATE: \_\_\_\_\_

LG-1

DESIGNER'S NOTE: THIS SITE PLAN IS ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE AND THE UNZONED DISTRICT PLANNING BOARD AND THE UNZONED DISTRICT.



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	10/15/2024	ACG
2	REVISIONS		
3			
4			
5			
6			
7			
8			
9			
10			

DATE: 10/15/2024  
 DRAWING NO.: LG-1  
 PROJECT: GERMANTOWN CENTER  
 SHEET: 1 OF 1

GIC APARTMENT  
 1.35 AC ±  
 ZONING IS  
 PLAT #21296

GIC APARTMENT  
 1.35 AC ±  
 ZONING IS  
 PLAT #21296

