



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 *[Signature]*

FROM: Ki H. Kim, Planner *[Signature]*  
 Transportation Planning

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

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.

- 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

Item # 8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

**DATE:** January 17, 2003  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for January 23, 2003.

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Attached are copies of plan drawings for Items #08 #10, #11. These subdivision items are scheduled for Planning Board consideration on January 23, 2003. The items are further identified as follows:

Agenda Item #08 - Preliminary Plan 1-03028  
Euro Motorcars Germantown

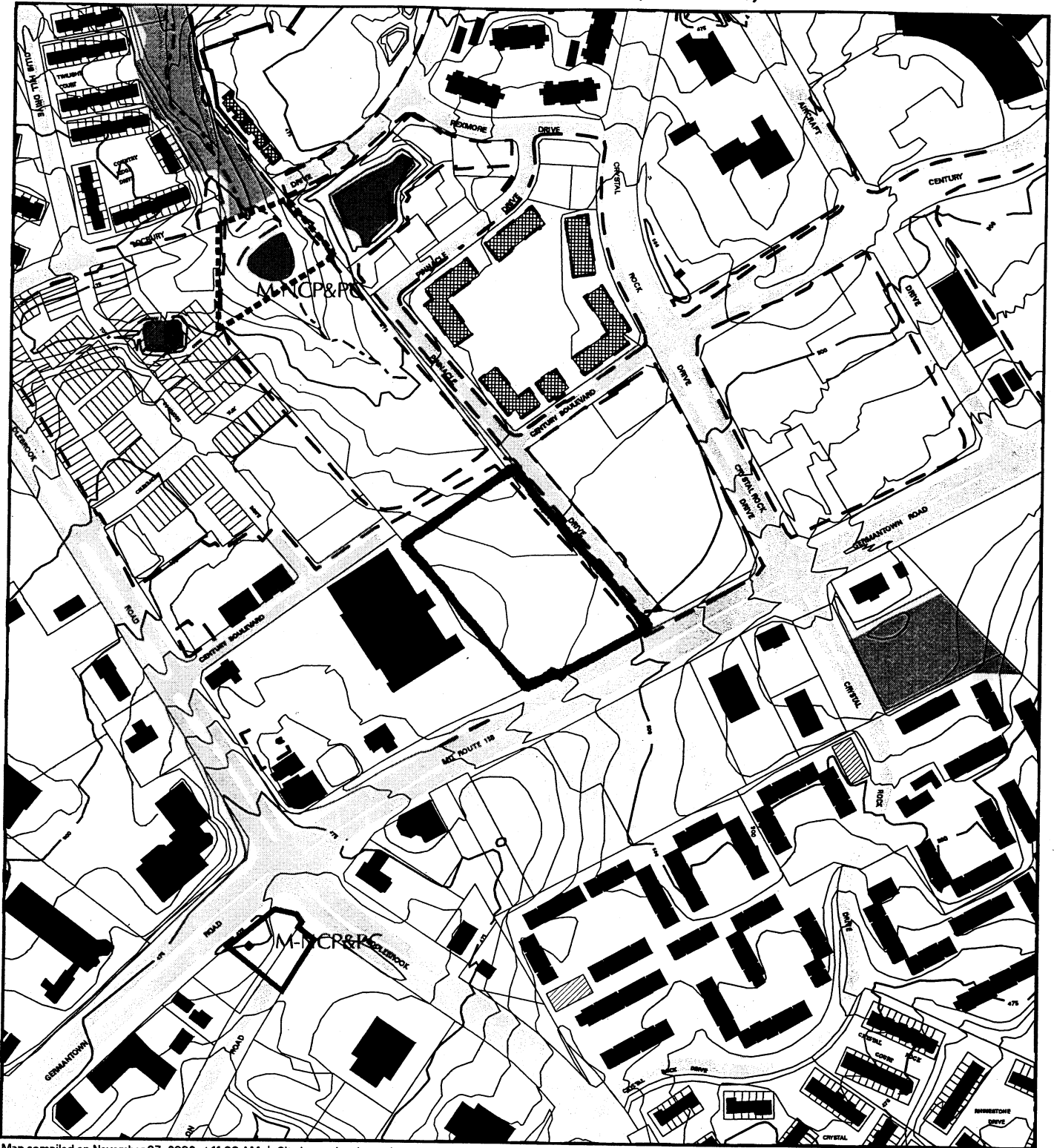
Agenda Item #10 - Preliminary Plan 1-03019  
Upper Seneca Crest

Agenda Item #11 - Preliminary Plan 1-01059  
Simmons Property

Attachment

VICINITY MAP FOR

# EURO MOTORCARS GERMANTOWN (1-03028)



Map compiled on November 07, 2002 at 11:08 AM | Site located on base sheet no - 227NW13

### NOTICE

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This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



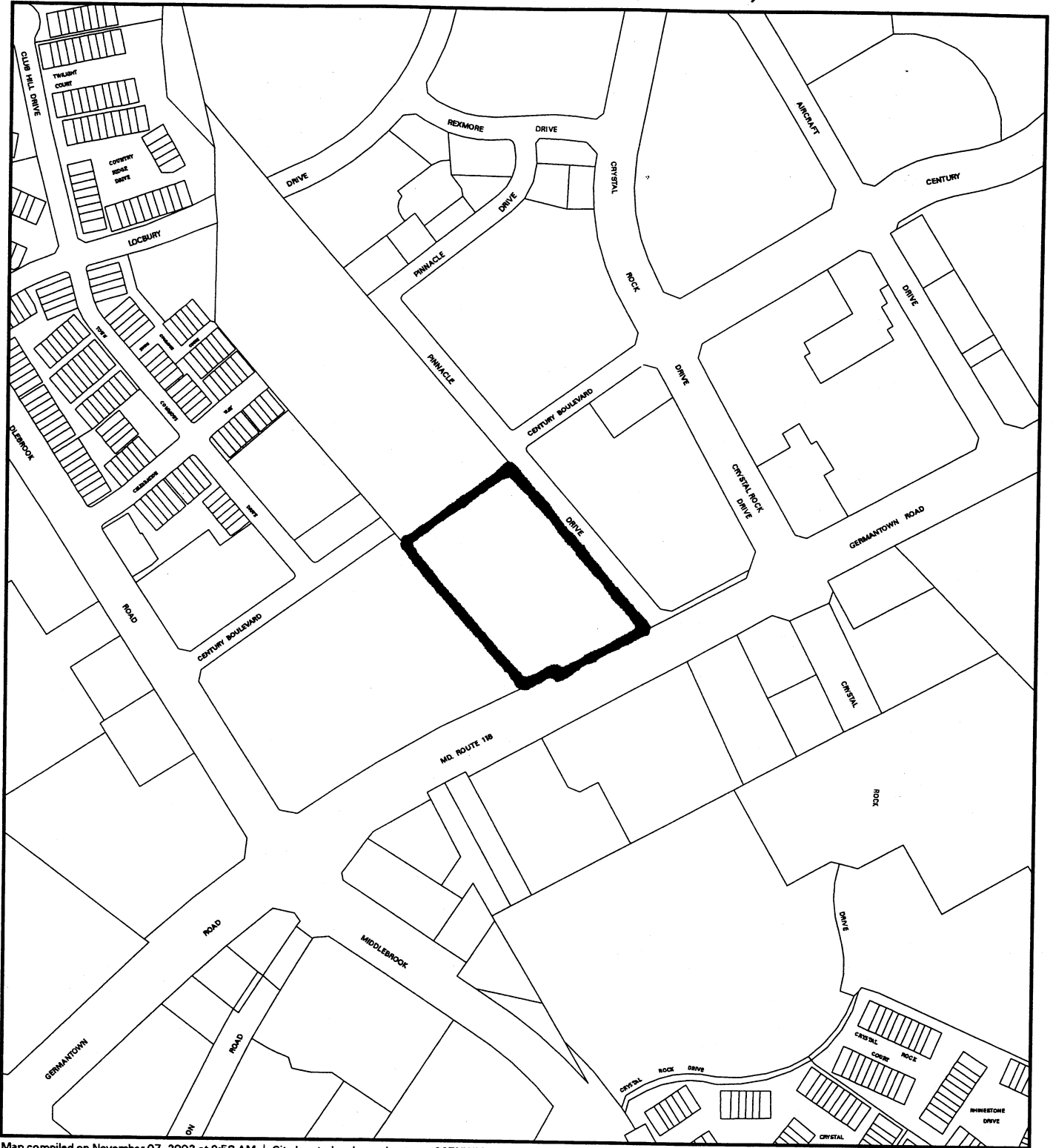
Research & Technology Center



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VICINITY MAP FOR

# EURO MOTORCARS GERMANTOWN (1-03028)



Map compiled on November 07, 2002 at 9:58 AM | Site located on base sheet no - 227NW13

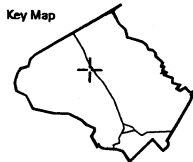
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Key Map



Research & Technology Center



1 : 4800

- NOTES:**
- 1) THE SITE IS TO BE DEVELOPED AS SHOWN ON THIS PLAN AND ALL UTILITIES TO BE LOCATED AS SHOWN ON THE ATTACHED UTILITY PLAN.
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**DEVELOPMENT PROGRAM**

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THE DEVELOPMENT PROGRAM IS AS FOLLOWS:

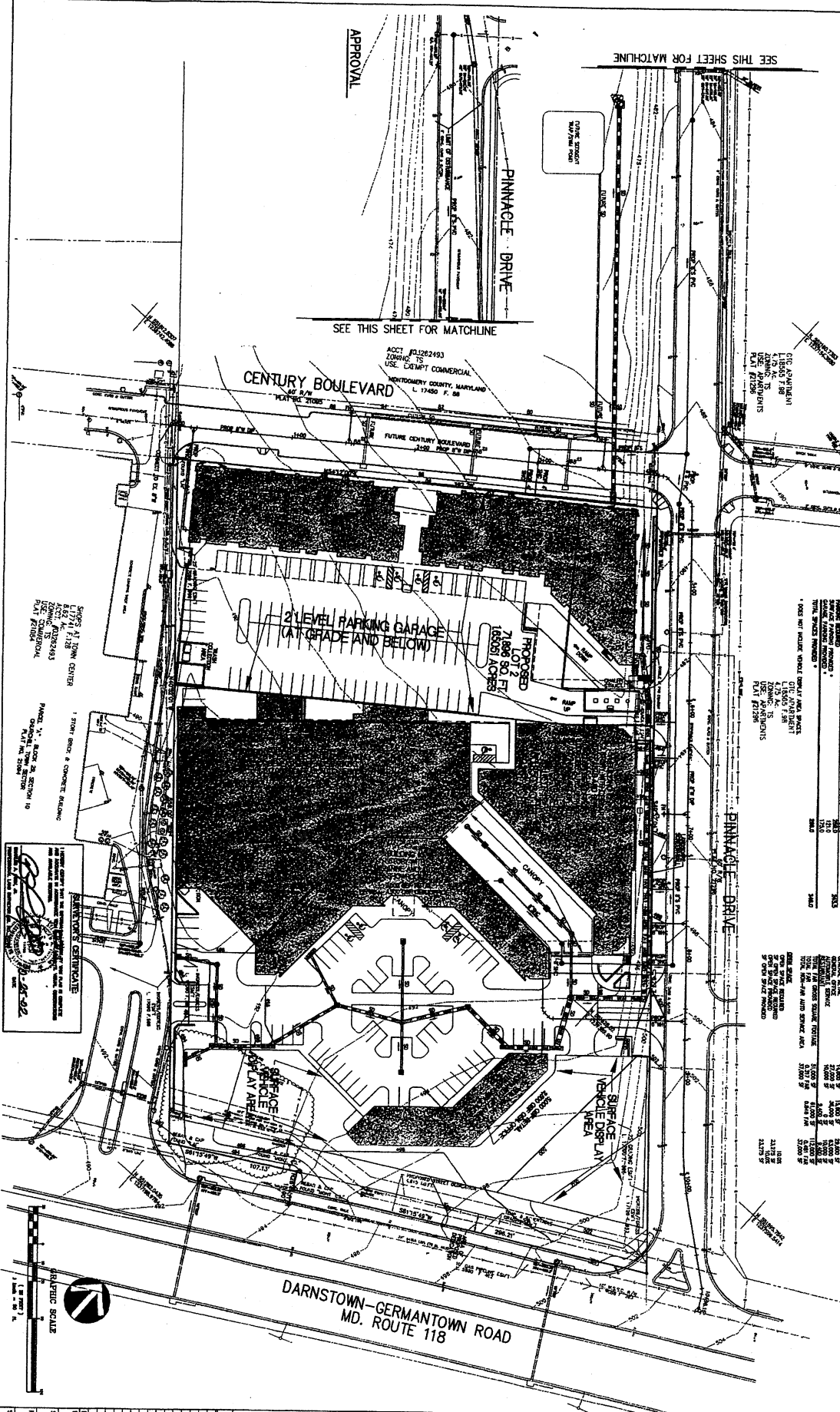
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**PARKING TABULATION**

PHASE	LOT 1	LOT 2	TOTAL
EXISTING	0	0	0
NEW	1,000	1,000	2,000
TOTAL	1,000	1,000	2,000

**SITE TABULATION & DEVELOPMENT SEQUENCE**

PHASE	LOT 1	LOT 2	TOTAL
EXISTING AREA	1,000 SF	1,000 SF	2,000 SF
LESS EXISTING IMPROVEMENTS	1,000 SF	1,000 SF	2,000 SF
NET LOT AREA	1,000 SF	1,000 SF	2,000 SF
DEVELOPMENT SEQUENCE	1,000 SF	1,000 SF	2,000 SF



<p><b>PRELIMINARY PLAN</b> M-NCP&amp;P #1-02</p> <p><b>VIA REVISIONS</b></p>	<p><b>EuroMotorcars</b> MERCEDES BENZ SHOWROOM</p> <p>Germantown, Md.</p>	<p><b>VIA</b></p> <p>ENGINEERS &amp; PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES</p> <p>VIA INCORPORATED 8180 OPENWOOD DRIVE SUITE 200 W. FALLS CHURCH, VIRGINIA 22022 (703) 442-1000 • FAX (703) 442-1100 11410 W. VA. HIGHWAY 114 FALLS CHURCH, VA</p>
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