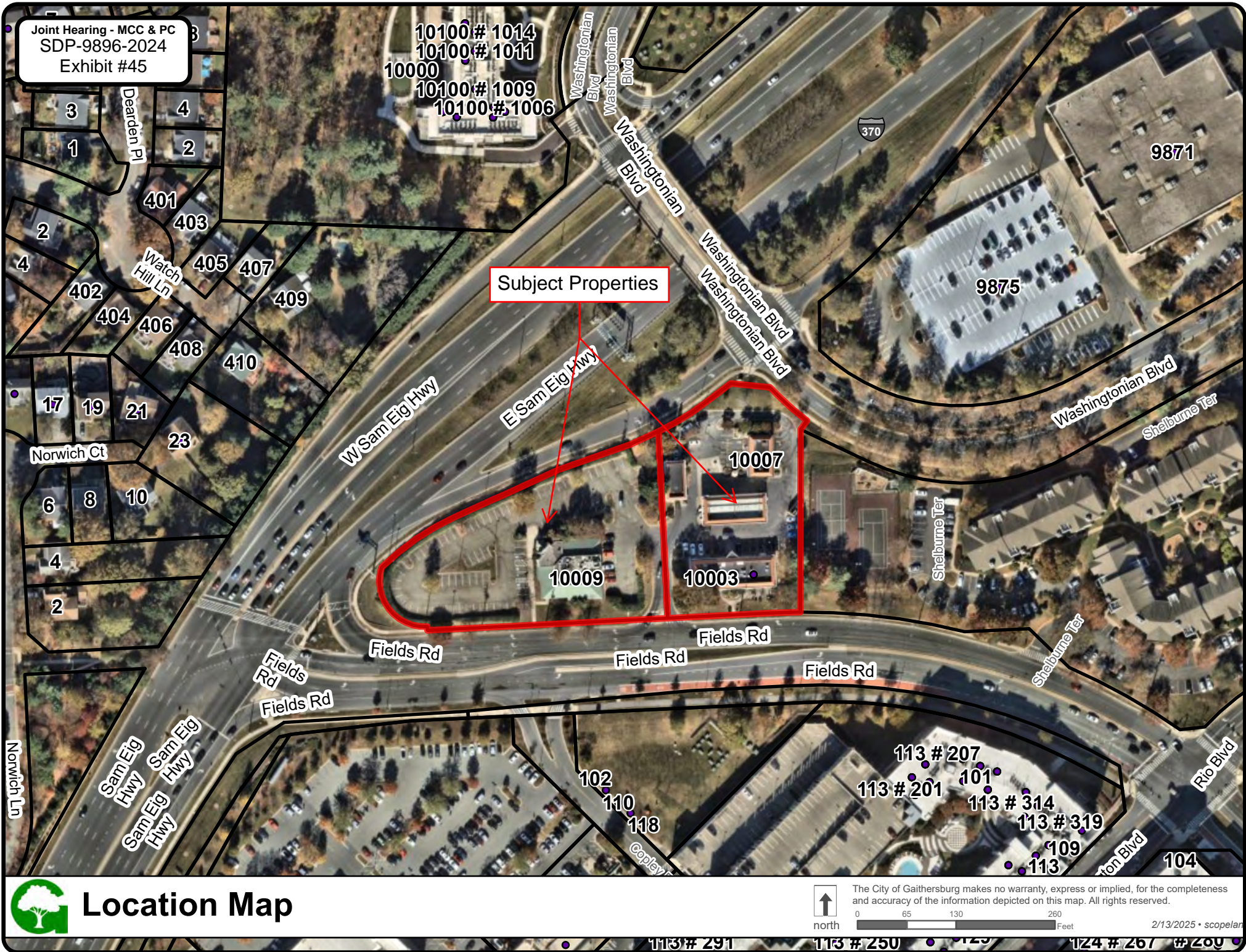


Joint Hearing - MCC & PC
SDP-9896-2024
Exhibit #45



Subject Properties



Location Map



The City of Gaithersburg makes no warranty, express or implied, for the completeness and accuracy of the information depicted on this map. All rights reserved.



2/13/2025 • scopelar



Schematic Development Plan SDP-9896-2024 10009 Fields Road

**Planning Commission and Mayor and Council Joint Public Hearing
March 17, 2025**

WLR **Automotive** Group inc.



Lerch Early Brewer

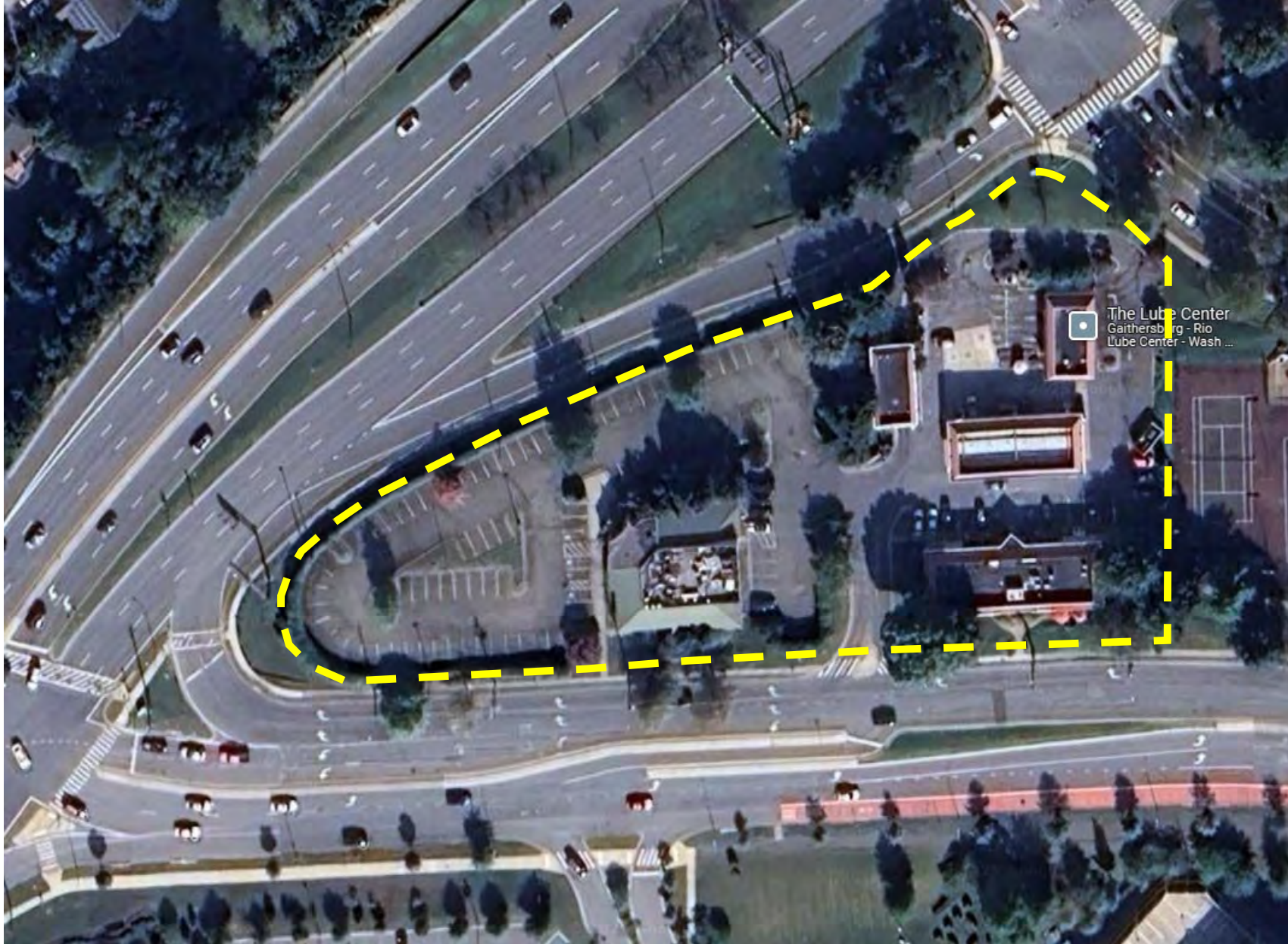
BOHLER //



Development Team



Location and Vicinity Map



Site Aerial

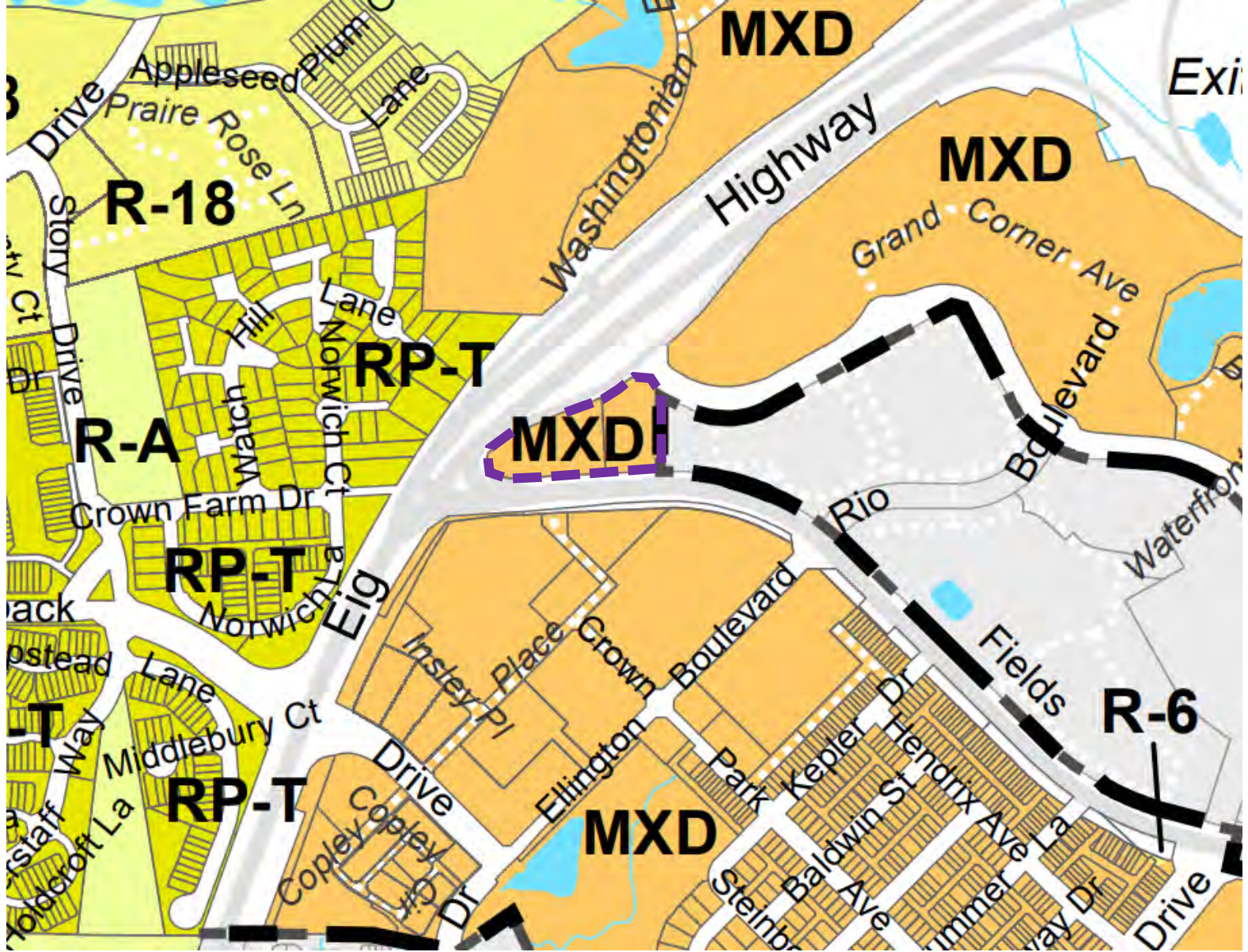


Existing Conditions

- Restaurant use vacated in 2020
- Despite active leasing efforts, no restaurant or retail interest
- Stiff neighboring competition



Re-Leasing Efforts



Zoning Map



Zoning History: Annexation X-159

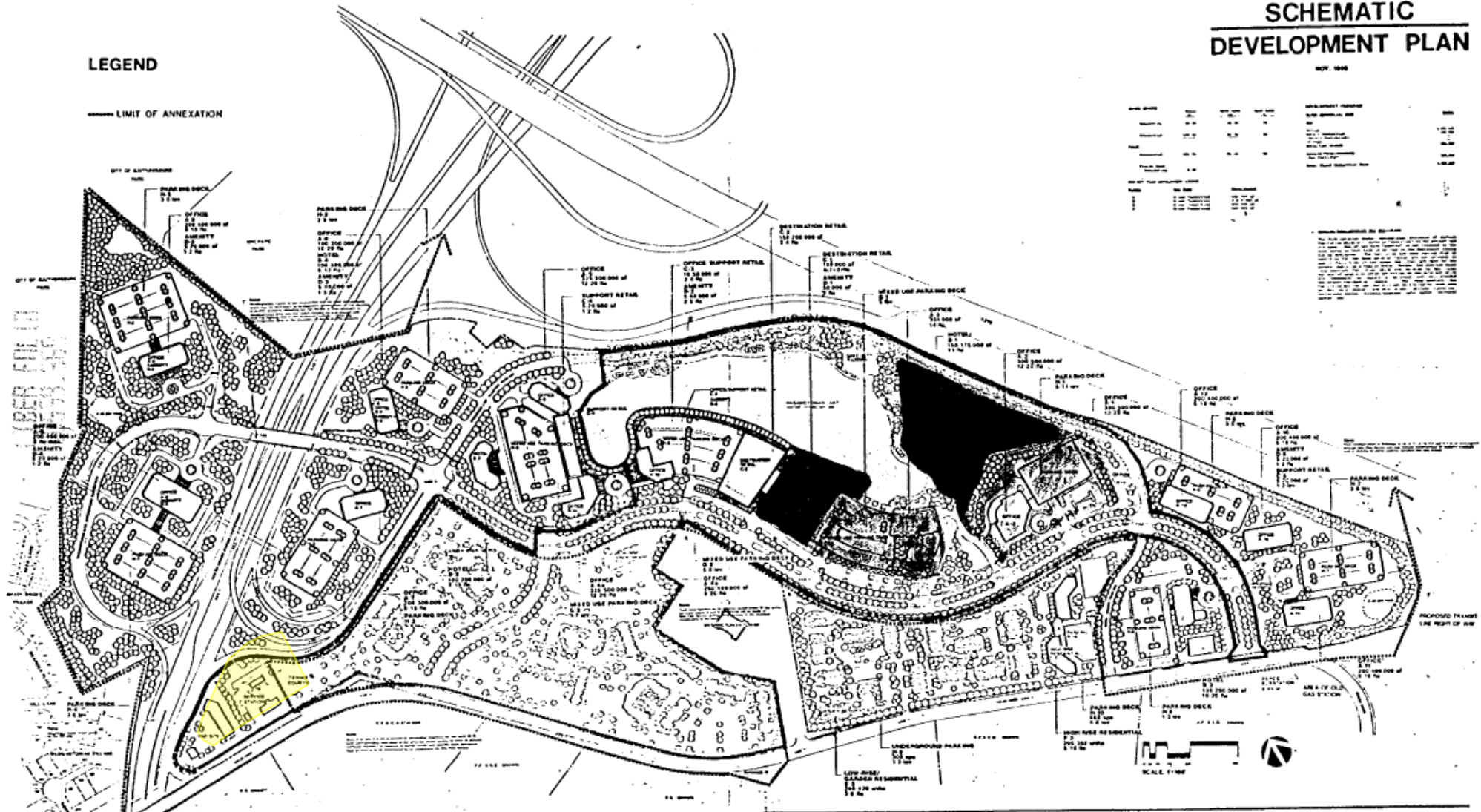
SCHEMATIC DEVELOPMENT PLAN

NOV. 1988

LEGEND

----- LIMIT OF ANNEXATION

NO. OF UNITS	TOTAL AREA (SQ. FT.)	AVG. UNIT AREA (SQ. FT.)	NO. OF UNITS	TOTAL AREA (SQ. FT.)	AVG. UNIT AREA (SQ. FT.)
10	100,000	10,000	10	100,000	10,000
20	200,000	10,000	20	200,000	10,000
30	300,000	10,000	30	300,000	10,000
40	400,000	10,000	40	400,000	10,000
50	500,000	10,000	50	500,000	10,000
60	600,000	10,000	60	600,000	10,000
70	700,000	10,000	70	700,000	10,000
80	800,000	10,000	80	800,000	10,000
90	900,000	10,000	90	900,000	10,000
100	1,000,000	10,000	100	1,000,000	10,000



WASHINGTONIAN CENTER

Developed by Aronman and Co., Gaithersburg, Maryland
PARKING PROVIDED
COMMERCIAL STRUCTURED SURFACE

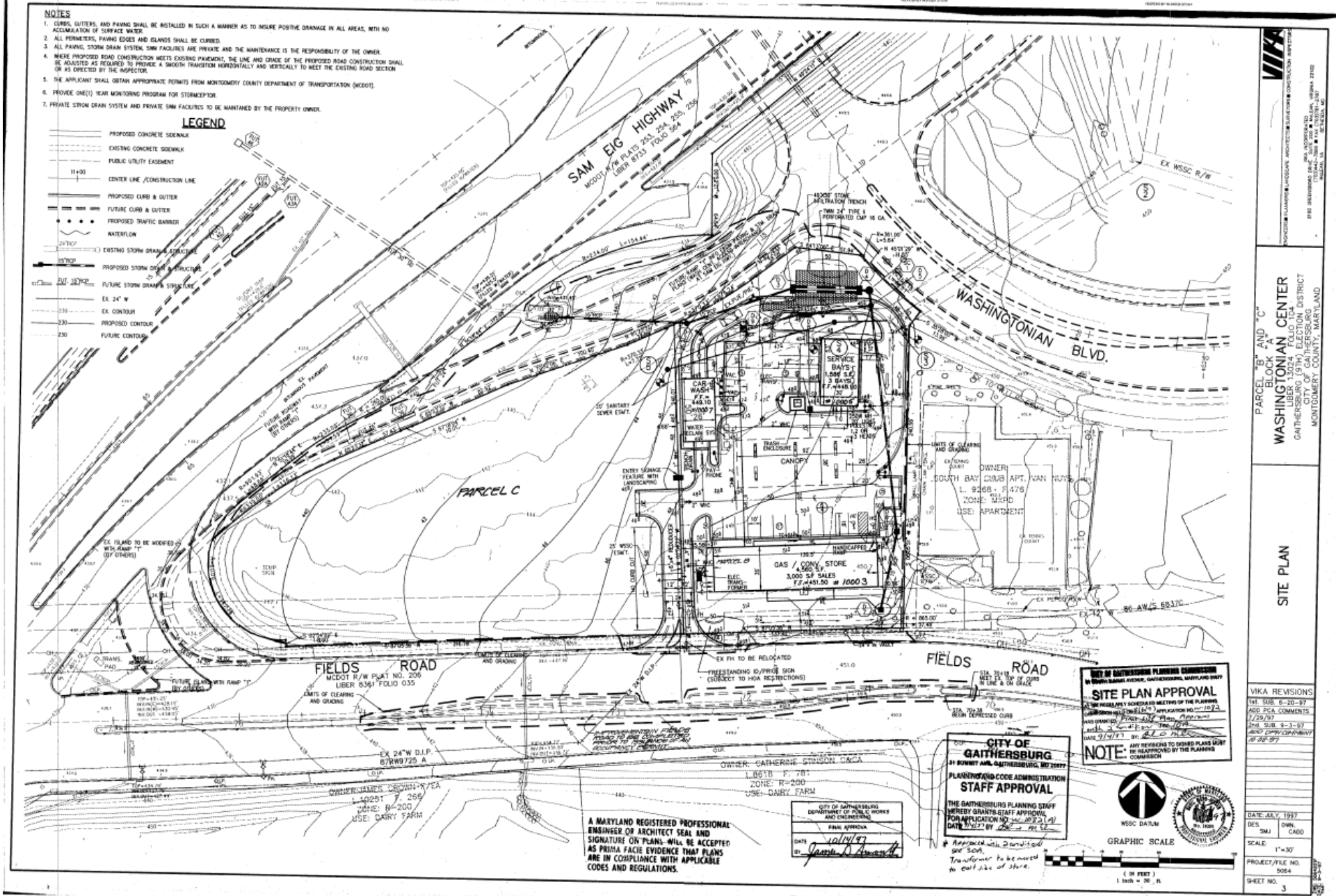
TOTAL
10,832
677

- WCD/WASHINGTONIAN CENTER DEVELOPMENT LIMITED PARTNERSHIP
- WILP/WASHINGTONIAN INVESTORS LIMITED PARTNERSHIP
- GALP/GAITHERSBURG ASSOCIATES LIMITED PARTNERSHIP (BECHTEL)
- AIRLINE FOODS, INC. (MARRIOTT)
- GDA/GAITHERSBURG DEVELOPMENT ASSOCIATES LIMITED PARTNERSHIP (BECHTEL)

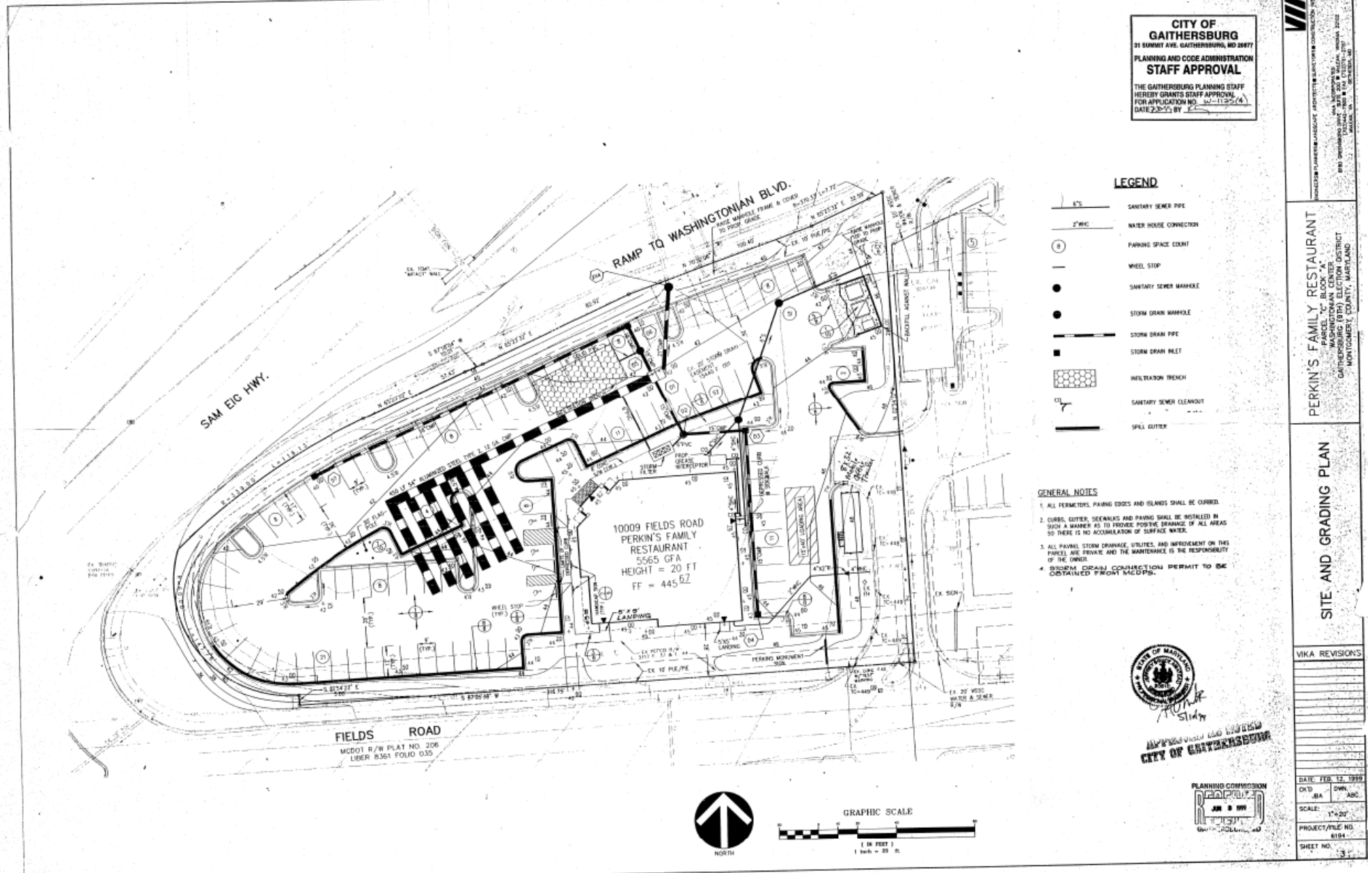
Hicklin, Clark & Kinnick, P.C.
 Project Planner
 Claverty & Clark
 Civil Engineer
 Sargent & Lundy, Associates, Inc.
 Transportation Planner

R-133

Zoning History: Original SDP ("Sketch Plan")

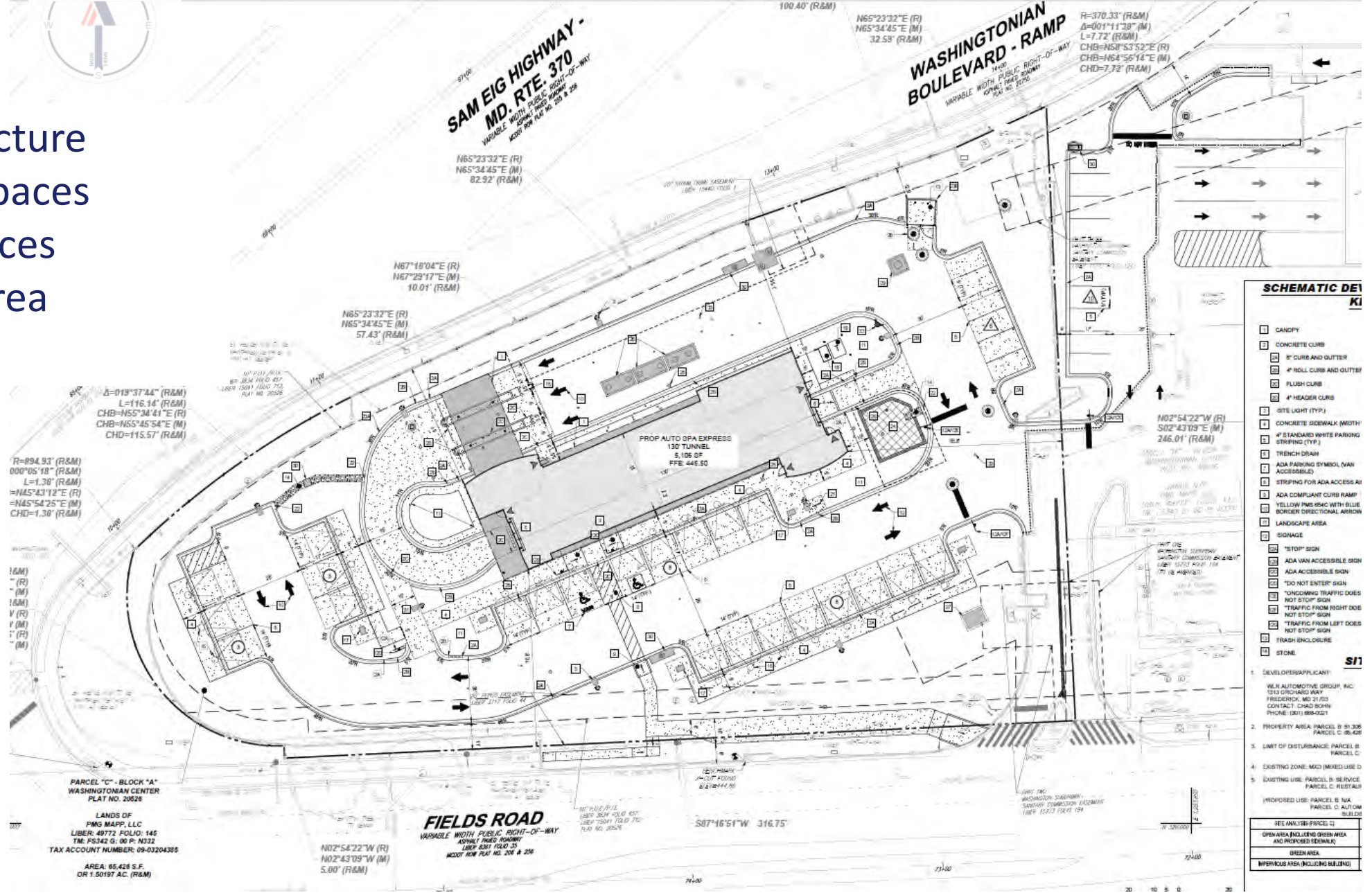


Zoning History: 10005 Fields Road (adjacent lot)

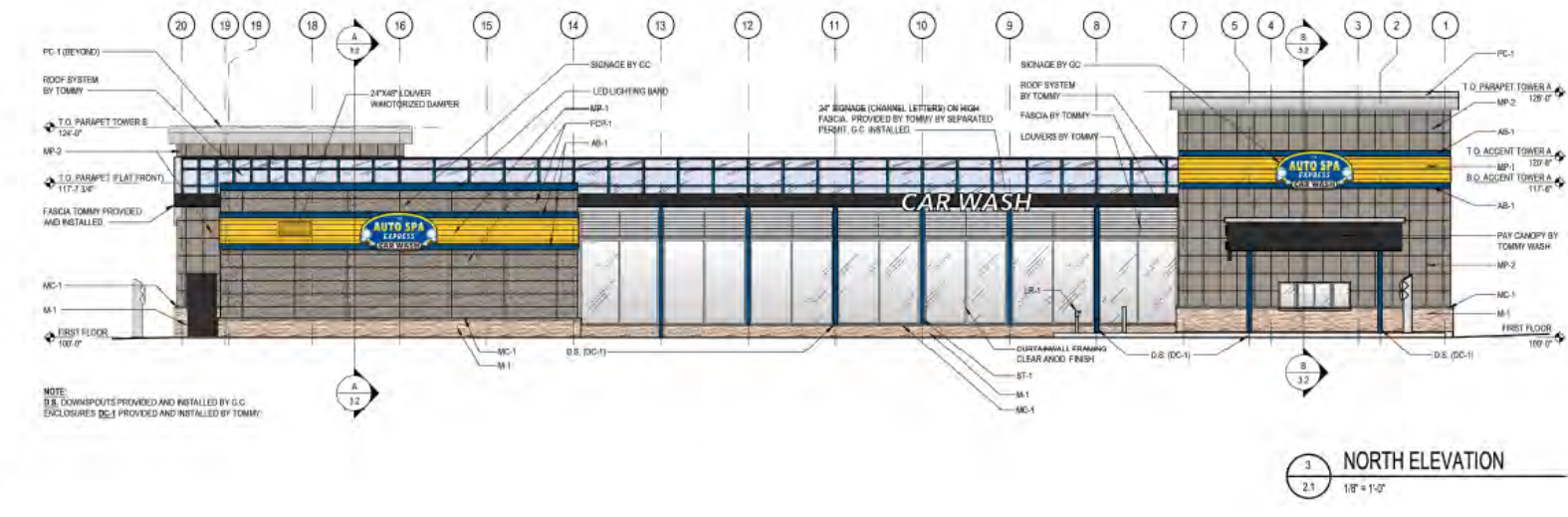
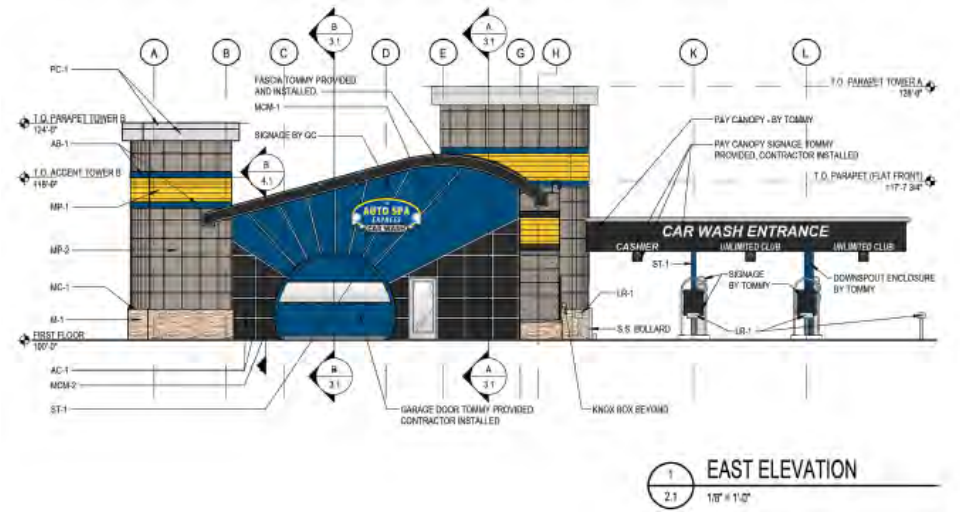
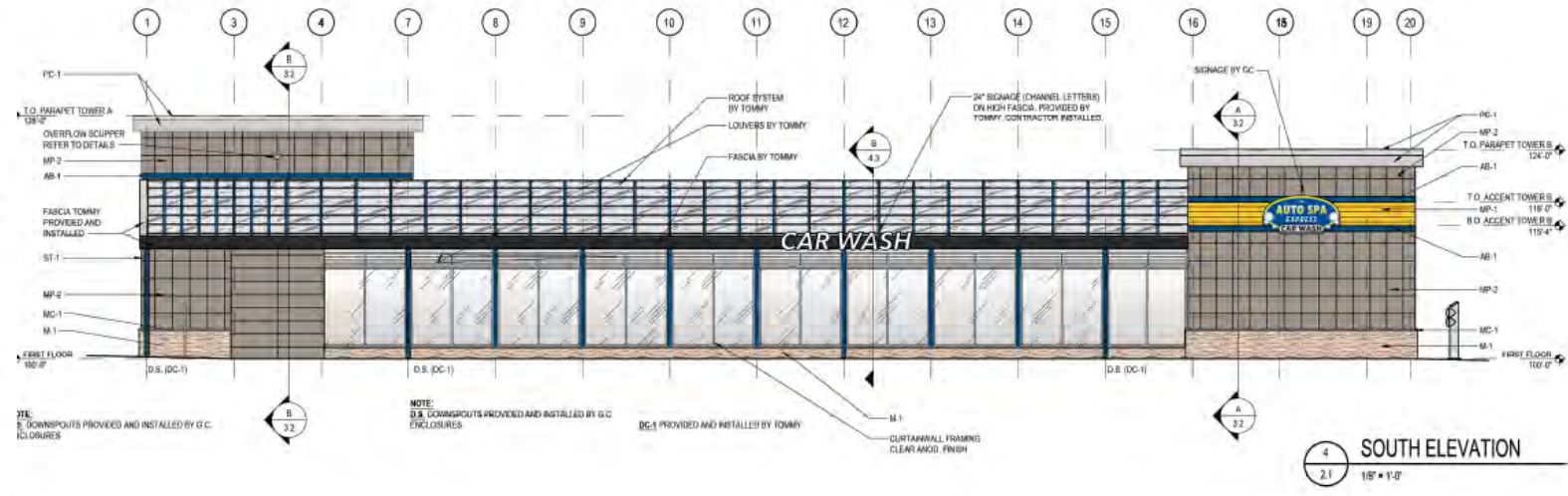
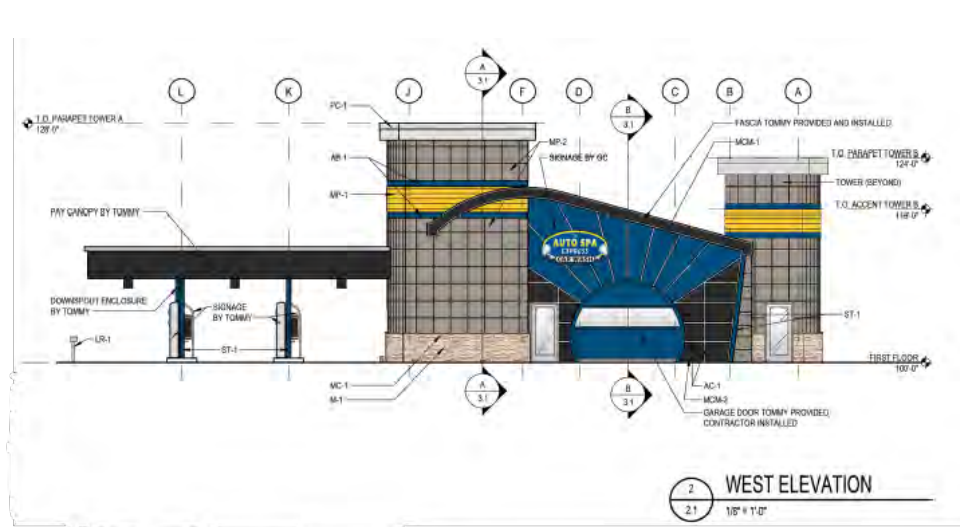


Zoning History: W-1125 Staff Approval of restaurant

- 5,106 SF Structure
- 22 Vacuum Spaces
- 6 Parking Spaces
- 42% Green Area
- Landscaping



Proposed Development of 10009 Fields Road

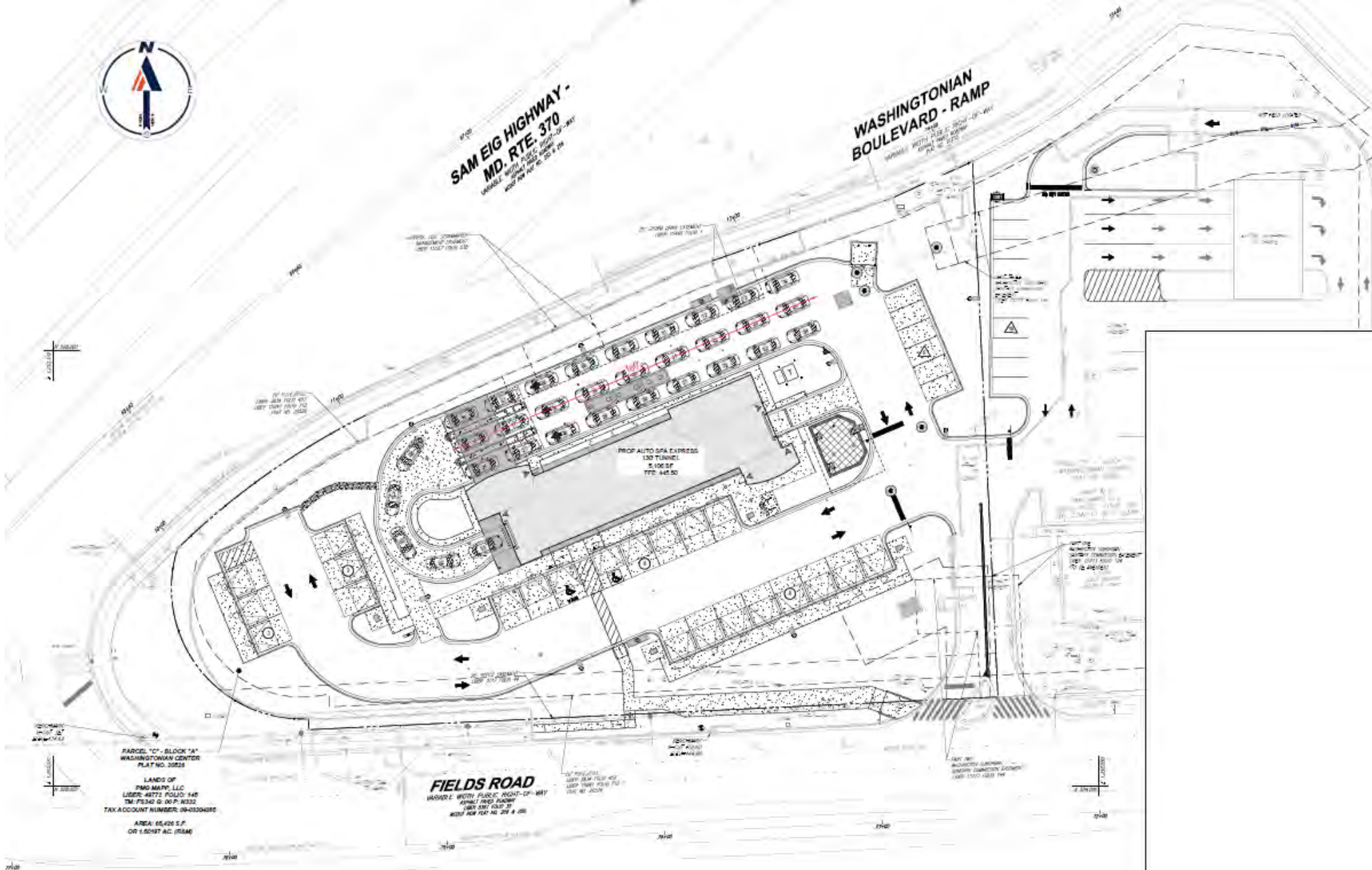


Preliminary Architecture



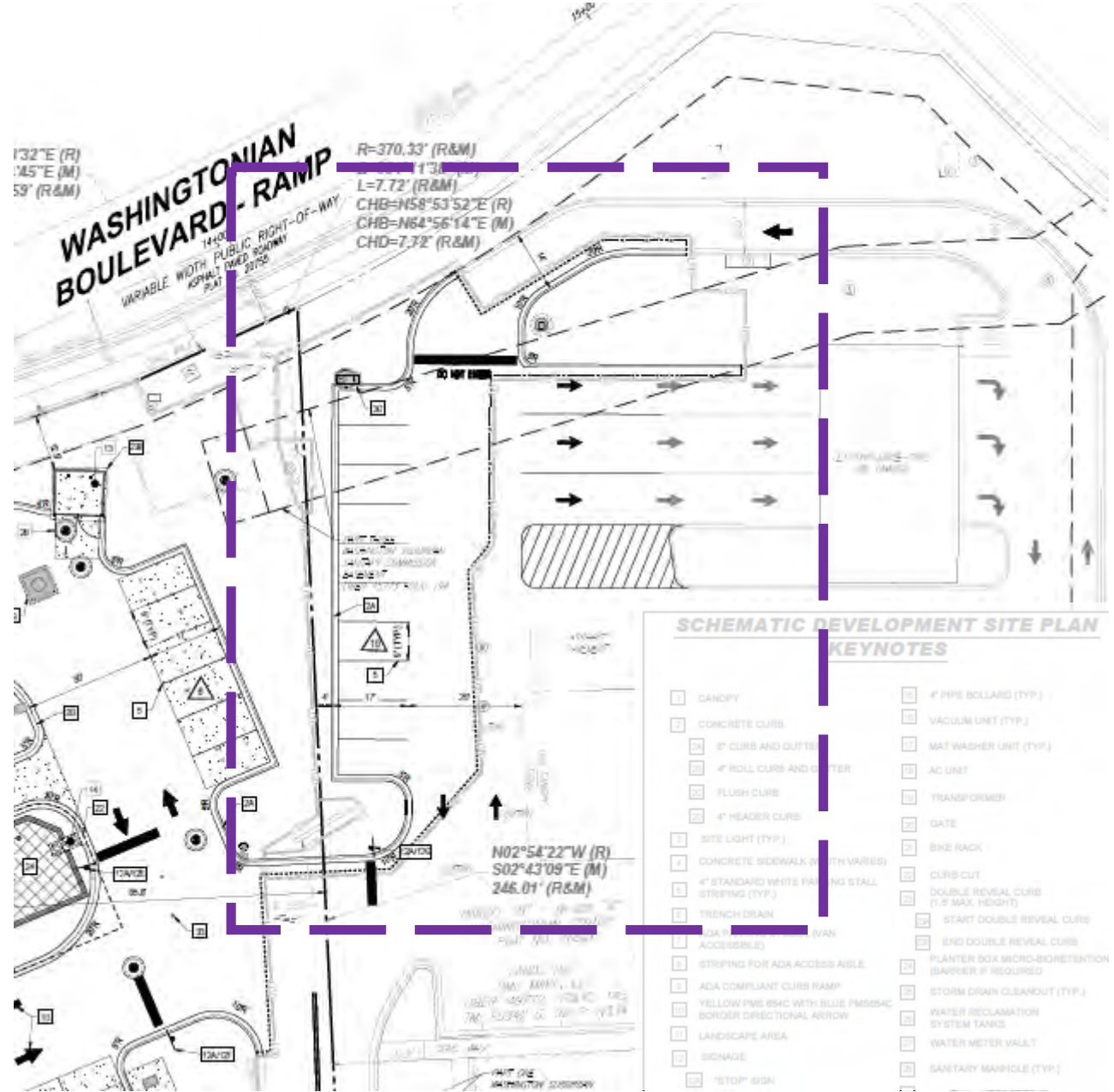
Landscape Plan

Landscape Images are Illustrative Only



Vehicle Queuing

- Elimination of car wash
- Parking revisions - increase of 4 spaces
- Shift drive aisle to facilitate circulation



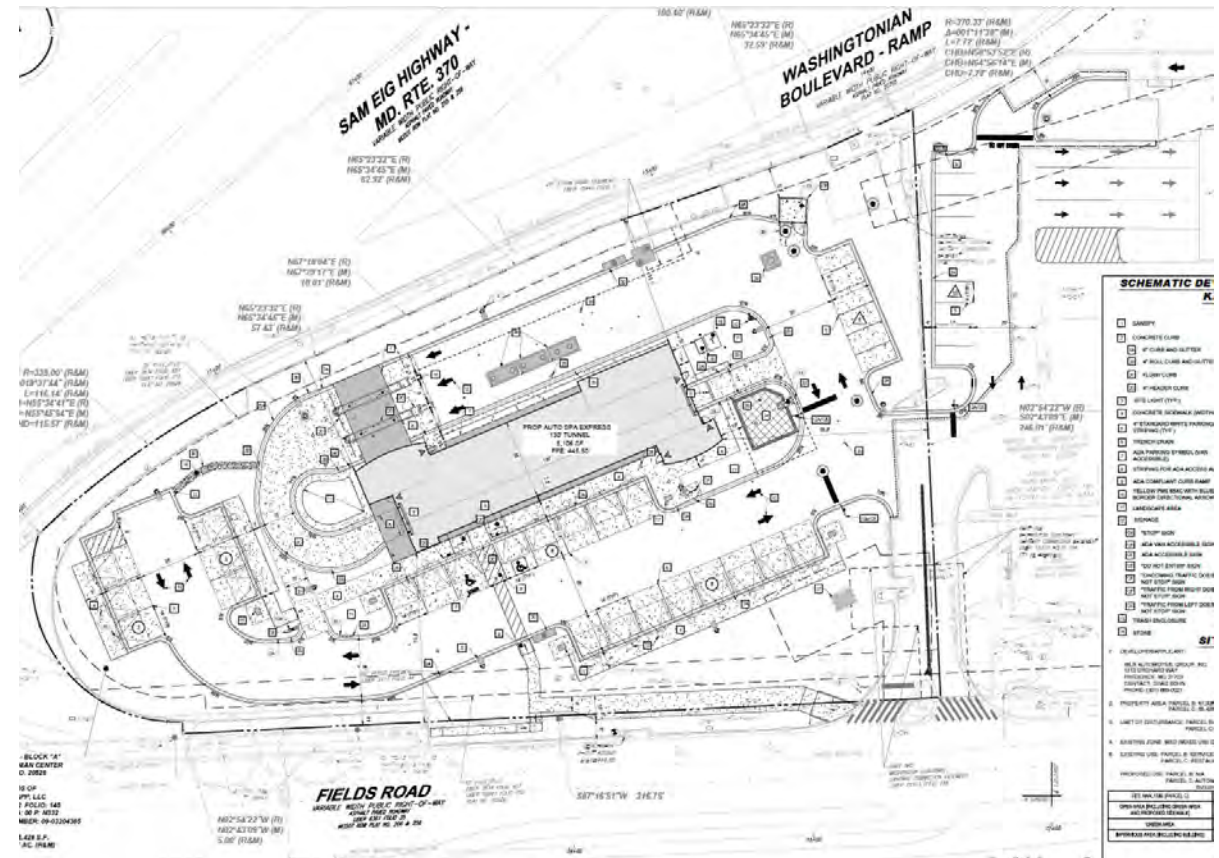
Revisions to 10005 Fields Road

Compliance with Zoning Code Section 24–160.D.10

1. Plan is substantially in accordance with the approved Sketch Plan
2. Plan meets purposes, objectives, and standards of zone
3. Plan is in accord with 1997 Master Plan and/or Master Plan no longer relevant
4. Plan will be compatible with existing and planned land uses in MXD and adjacent areas
5. Existing or planned public facilities are adequate to serve use
6. Plan is in public interest
7. Required parking waivers

Plan is substantially in accordance with the approved Sketch Plan

- Commercial use
- Comparable structure size –
5,885 square feet existing versus
5,106 square feet proposed
- Structure and surface parking



Plan meets Purposes, Objectives, and Standards of Zone

- Permitted use in MXD zone
- Zone provides flexible approach to multi use projects
- Orderly staged development
 - Auto center uses
 - Unique location
 - Overall area maintains mix of uses
- Setback, height, and buffer areas to be established by SDP
 - Height 28'
 - Setbacks
 - Fields Road - 70.81'
 - Washington Boulevard Ramp – 49.32'
 - Sam Eig Highway – 85.84'
 - Structure must be 60 feet from residential zoned area; closest residential zone located 250 feet to west
 - Green Area 25% required; 42% provided
 - Parking lot landscaping 10% required; 12.8% provided
 - Parking – 4 spaces required; six provided +22 vacuum stalls

Plan is in accord with Master Plan

- 1997 Master Plan

The 1997 City of Gaithersburg Neighborhood Three Land Use Plan (page 22) designates the Property as Area 15 and the specific recommendation for Area 15 (page 25) is as follows:

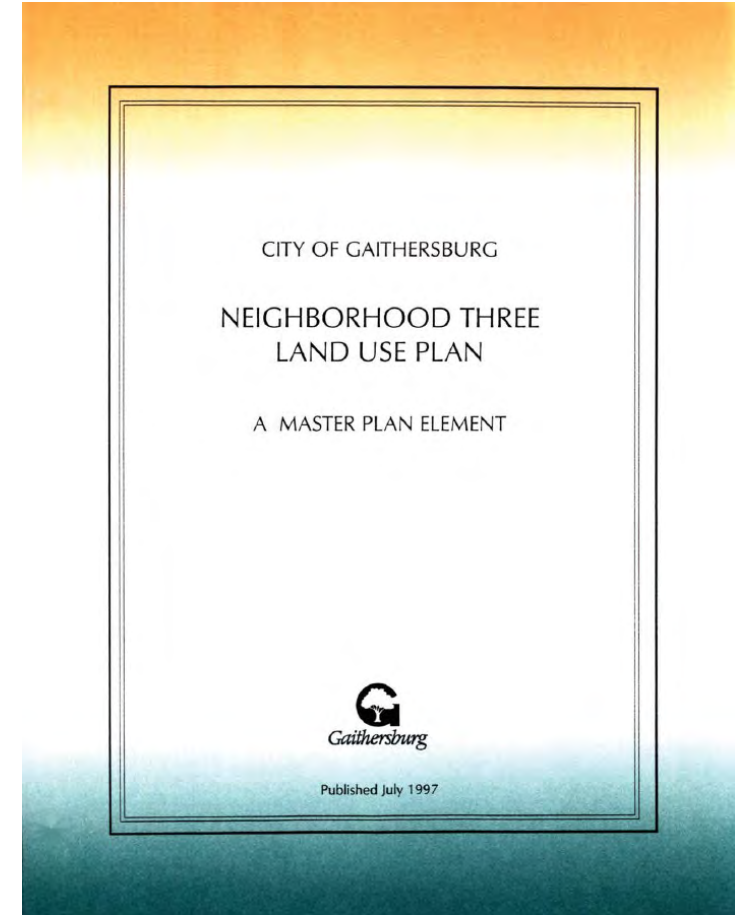
Designate Parcels B&C, Block A as **commercial-industrial-research-office** (Map Designation 15). This designation will allow a use that is consistent with the mixed use commercial development such as office, restaurants and highway convenience services. This map designation has high visibility and easy access to surrounding roads which would be a benefit to future office development. Uses that are encouraged on this site would be high-rise office buildings with ancillary commercial/retail business within the office building structure. A landscape buffer shall be included in any site development plan between the tennis courts of the Oakwood Apartments and Map Designation 15.

- Will allow a use that is consistent with mixed use commercial development such as office, restaurants, and highway related services
- Highway related services
- Timing of development of gas station and car wash on adjacent site
- Area maintains mixed use nature

Master Plan no longer relevant

Section 20–18(a). Use “shall conform to the Comprehensive Master Plan unless the Planning Commission finds that events have occurred to render the Master Plan recommendation no longer relevant”

- no high-rise office development market
- physical restrictions
- restaurant and retail market is challenged
- physical components of site restrict use



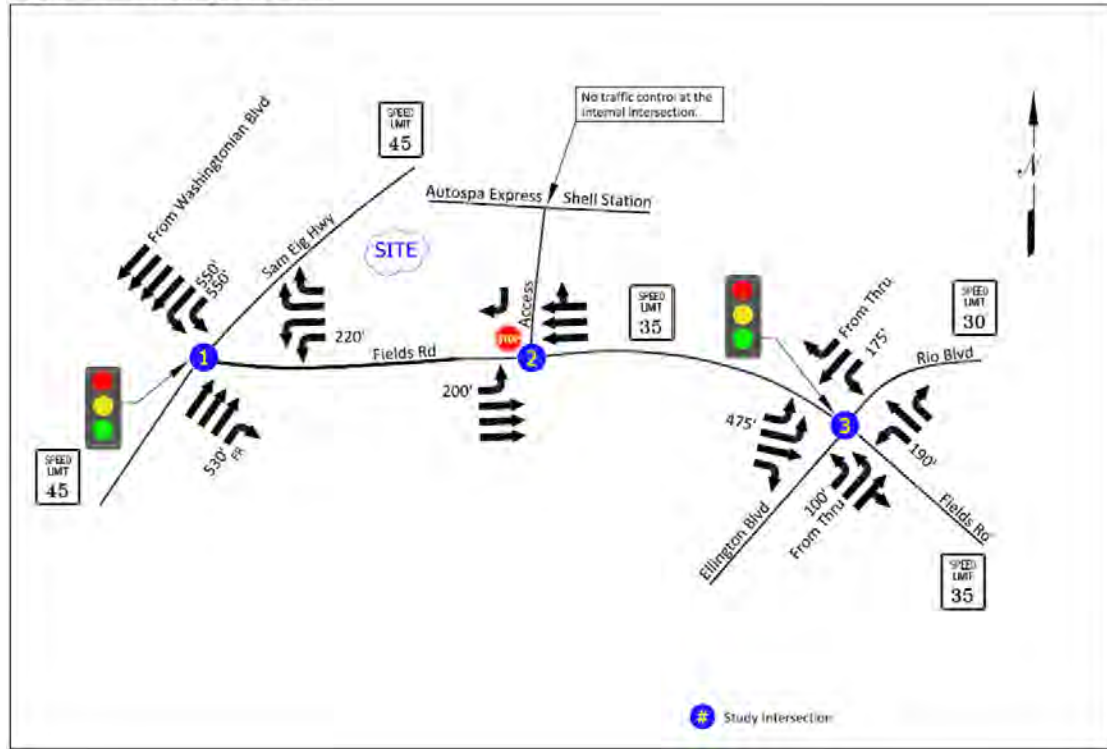
Plan will be compatible with existing and planned land uses in MXD



Existing or Planned Public facilities are adequate to serve use

- 40 AM, 62 PM, 97 Saturday peak hour trips
 - AM: One new vehicle every 3 minutes
 - PM: One new vehicle every 2 minutes
 - Saturday: One new vehicle every 75 seconds
- All studied intersections below 1425 CLV
- Queuing analysis
- Gap analysis
- Adequately served by water, sewer, police and fire

Figure 3 - Existing Lane Use



Intersection	CLV								
	Existing Traffic			Back'd Traffic			Total Traffic		
	AM	PM	SAT	AM	PM	SAT	AM	PM	SAT
1. Sam Eigh Hwy at Fields Rd	925	1256	1091	1063	1372	1195	1069	1382	1208
2. Fields Rd at Site Access	247	435	392	340	515	455	366	555	518
3. Fields Rd at Ellington Blvd/Rio Blvd	434	868	692	660	1078	855	668	1090	874
4. Auto Spa Express/Shell Station at Site Access							185	343	376

Note: Critical Lane Volume Congestion Standard for Policy Area 13 - Gaithersburg City is 1,425.

Intersection	Traffic Control	Available Storage (ft)	Total Traffic					
			HCM - LOS/Delay			95th Queue (ft)		
			AM	PM	SAT	AM	PM	SAT
2. Fields Rd at Site Access	Stop Sign	200'	B/13.1	C/19.2	C/17.9	<25'	28'	30'
EB/LTL - Fields Rd								
SB/R - Site Access			B/14.0	C/20.4	C/20.2	<25'	56'	64'

Location	AM	PM	Sat
Fredericktowne	18	25	64
Germantown	19	20	40
Bel Air/Hagerstown (SAT)	26	55	29
Gambrills	17	24	61
Average	20.0	31.0	48.5
Double for Trips	40	62	97

Trip Generation

Land Use	Size	AM Peak Hour			PM Peak Hour			SAT Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Proposed Land Use										
Auto Spa Express ^{1/}		20	20	40	31	31	62	48	49	97

Note:

1. Auto Spa Express trip data obtained from existing Auto Spa Express facilities located in Frederick, Germantown, Bel Air and Gambrills. AM/PM trips data is based on March 13, 14, 15 (Tue, Wed, Thu) data.
2. To be conserved and SHA comments about weather conditions during the data collection period for other similar projects, rainy days, low volume days and high volumes days have been taken out from the average.



F:\2023\2023-0426_Auto Spa Express - Gaithersburg\ENG\REV2\Trips.xlsx

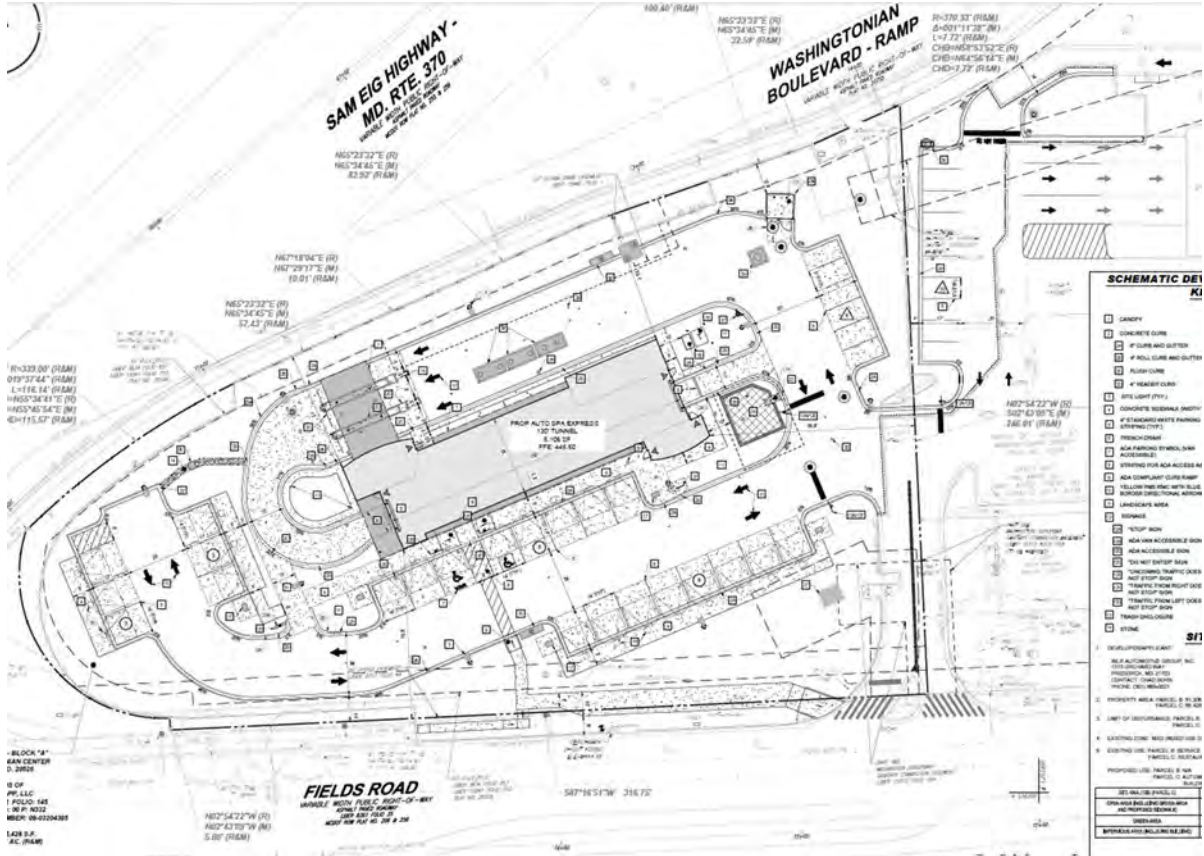
TABLE 2
TRIP GENERATION FOR
AUTO SPA CARWASH

Table 4. Gap Study

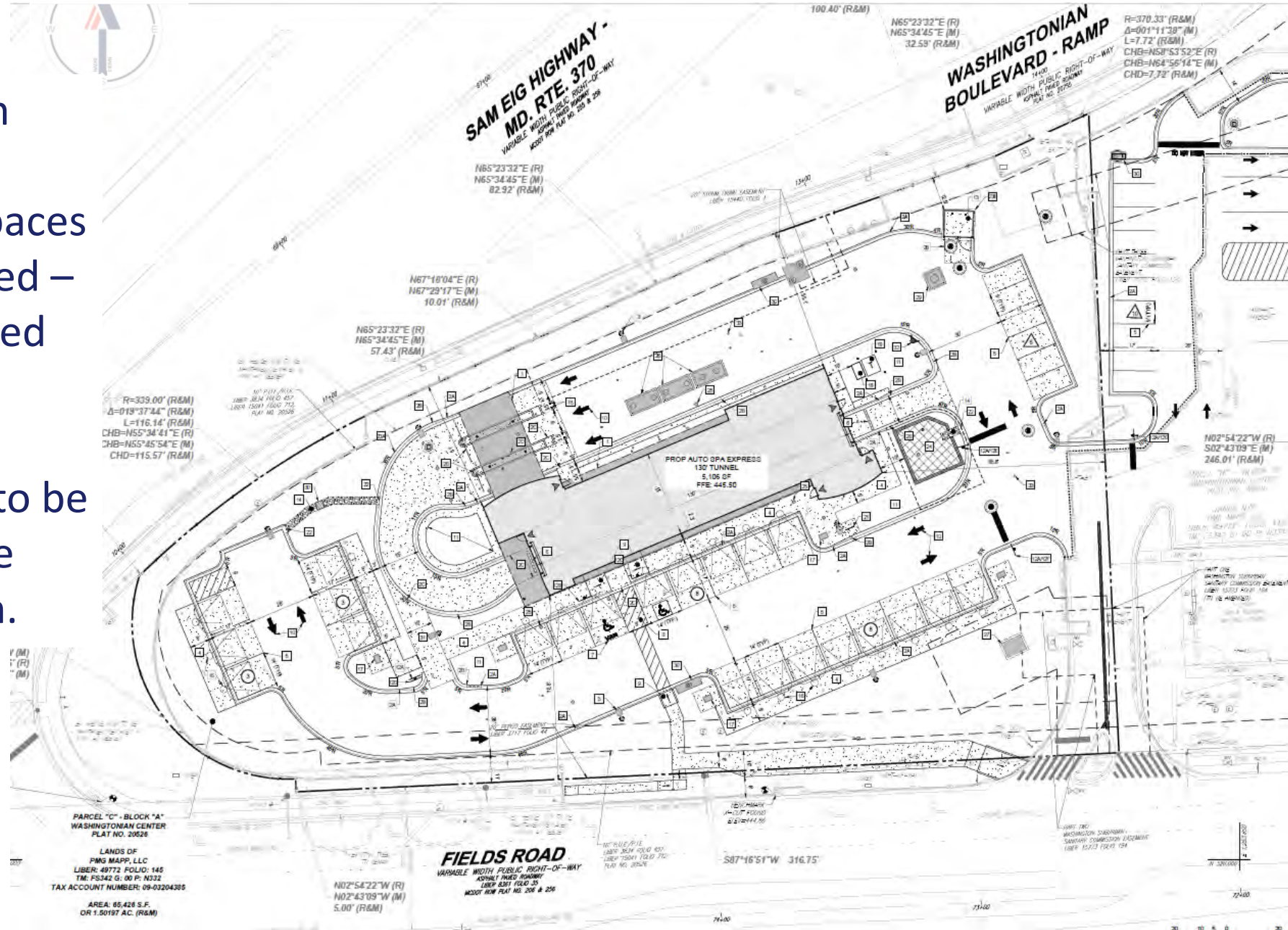
Gap Time (sec)	7 - 7.9	8 - 8.9	9 - 9.9	10 - 10.9	11 - 14.9	≥ 15
Peak Hour	Number of Gaps Observed					
8:15 - 9:15 AM	16	13	12	11	16	71
5:30 - 6:30 PM	14	15	7	14	30	62

Plan is in Public Interest

- Converts vacant site to viable use
- Provides conveniently needed service to surrounding population
- Improves vehicular circulation at 10005 Fields Road
- Improves frontages



- Increase width of vacuum stalls from 9 to 14 feet
- Provide excess parking spaces
- 4 Standard Spaces required – 6 Standard Spaces provided
- Plus 22 vacuum stalls
- Parking Waiver and final parking spaces provided to be determined at time of the Final Site Plan application.



Future Parking Waiver

Thank You



**Schematic Development Plan SDP-9896-2024
10009 Fields Road**