



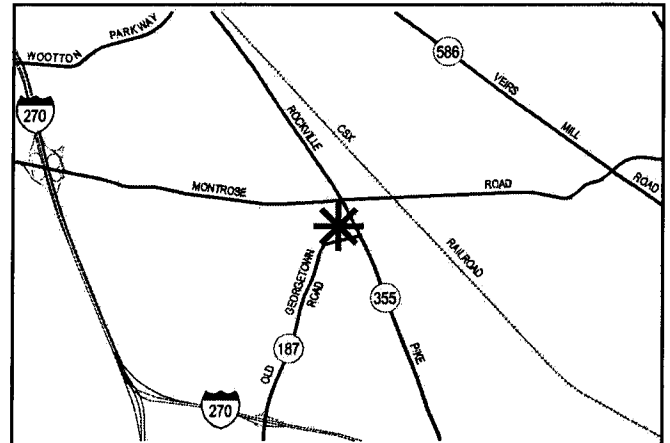
**Staging Allocation Request No.25800 for Pike and Rose Phase 1, Site Plan Amendment No.82012002A**

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- N’kosi Yearwood, Senior Planner, Area 2, [Nkosi.yearwood@montgomeryplanning.org](mailto:Nkosi.yearwood@montgomeryplanning.org), 301-495-1332
- Khalid Afzal, Supervisor, Area 2, [Khalid.afzal@montgomeryplanning.org](mailto:Khalid.afzal@montgomeryplanning.org), 301-495-4650
- Glenn Kreger, Division Chief, Area 2, [glenn.kreger@montgomeryplanning.org](mailto:glenn.kreger@montgomeryplanning.org), 301-495-4653

**Description**

- Staging allocation for an additional 1,000 square feet of non-residential development;
- Located at the north-western intersection of Old Georgetown Road (MD 187) and Rockville Pike (MD 355);
- On 8.5 gross acres of land in the CR4 C 3.5 R3.5 H 300 and CR3 C1.5 R2.5 H200 Zones in the *White Flint Sector Plan* area;
- Applicant: Federal Realty Investment Trust filed on January 6, 2014



**Summary**

- Staff recommends approval of the Staging Allocation Request (SAR) for Pike and Rose, Phase I Site Plan Amendment No. 82012002A.

## **BACKGROUND**

Implementation of the 2010 *White Flint Sector Plan* is guided by a staging plan that addresses the timing of new development and public facilities within the lifetime of the Plan. Phase 1 of the White Flint Staging Plan allows up to 3,000 residential units and up to 2.0 million square feet of non-residential development. To ensure compliance with the phasing limits of each stage, the Planning Board has approved Implementation Guidelines specifying how development capacity is allocated (Council Resolution No. 17-213, Approval of Planning Board Regulation 11-01, White Flint Allocation).

On March 23, 2012, by Resolution No. 12-36, the Planning Board approved the first Staging Allocation Request (SAR) No.25400, by Federal Realty for 493 residential dwelling units and 262,800 square feet of non-residential for Mid-Pike Plaza (Pike & Rose), for the approved Site Plan No. 820120020 (Attachment 1). This is the only SAR issued since the adoption of the *White Flint Sector Plan*.

Federal Realty has obtained building permits for 211,958 square feet of new non-residential development out of the total approved staging capacity of 262,800 square feet of new development (Attachment 2). Under the Board's SAR rules, Federal Realty had 180 days to file a building permit application for the approved SAR. "An applicant who fails to obtain timely acceptance of a building permit application loses any staging capacity allocated for which no building permit application has been accepted" (50.35.02.01 (B) (4)). The Board's Regulation 11-01 further explains that "[t]he portion of the Staging Allocation Approval that is not perfected by obtaining timely acceptance [of a building permit application] by the Department of Permitting Services is thereafter void" (50.35.02.01 (B) (4)). Therefore, the Applicant has an approved SAR of 211,958 square feet of new development (and the demolition credits for 85,795 square feet).

## **PROPOSED APPLICATION**

On December 9, 2013, the Planning Board approved Pike and Rose, Phase I Site Plan Amendment No. 82012002A for approximately 1,000 square feet of new retail development. On January 6, 2014, Federal Realty filed this SAR application for a total of 298,753 square feet, which comprises the: 211,958 square feet of new development previously approved for staging allocation; 85,795 square feet of demolition credits; and a new SAR request for 1,000 square feet of new retail. As of the date of this report, the staging allocation in Phase 1 of the White Flint Staging Plan is as follows:

<b>Staging Capacity</b>	<b>Residential Units</b>	<b>Non-Residential Square Feet</b>
Sector Plan Limit-Phase I	3,000	2.0 million
Approved Staging Allocation secured by building permits for SAR No.25400 for Site Plan No. 820120020	493	211,958
Current SAR request (for Site Plan No. 82012002A)	NA	1,000
Remaining Sector Plan Limit for Phase 1	2,507	1,787,042

If the current SAR request is approved, 2,507 residential units and 1,787,042 square feet of non-residential development remain available for future allocation.

## **RECOMMENDATION**

Under Planning Board Regulation 11-01, the Planning Board must approve the SAR if sufficient staging capacity remains available. The capacity is available; therefore, Staff recommends approval of this request.

## **Attachments**

1. Planning Board Resolution No. 13-175
2. Staging Allocation Request



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DEC 9 2013

MCPB No. 13-175  
Site Plan No. 82012002A  
Pike and Rose, Phase I  
Date of Hearing: December 5, 2013

**RESOLUTION**

WHEREAS, under Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is authorized to review site plan applications; and


WHEREAS, on October 10, 2011, the Planning Board approved Sketch Plan No. 320110010 (MCPB Resolution No. 11-05) ("Sketch Plan") establishing several binding elements, including a maximum density up to 3,422,888 square feet of total density including, a maximum of 1,716,246 square feet of non-residential development on 24.38 gross acres of land bounded by Montrose Parkway to the north, Towne Road (formerly Hoya Street) to the west, Rockville Pike (MD 355) to the east, and Old Georgetown Road to the south ("Property") split-zoned CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300, in the White Flint Sector Plan; and

WHEREAS, on September 13, 2013, Federal Realty Investment Trust ("Applicant") filed an application for approval of a Site Plan Amendment to add approximately 1,000 square feet of additional retail space; upgrade landscaping and open spaces; add outdoor seating areas; screen a loading area; and provide new sidewalks and pedestrian access on a portion of the Property; and

WHEREAS, Applicant's Site Plan application was designated Site Plan No. 82012002A, Pike & Rose-Phase I (the "Application"); and

WHEREAS, following review and analysis of the Application by the Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum, dated November 18, 2013, to the Planning Board setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, on December 5, 2013, Staff presented the Amendment to the Planning Board as a consent item for its review and action at which time the Planning

  
Approved for legal sufficiency  
M-NCPPC Office of General Counsel

Board voted to approve the Application subject to certain conditions, by the vote as certified below;

NOW, THEREFORE, BE IT RESOLVED that, the Planning Board APPROVES Site Plan No. 82012002A by modifying the following conditions of the previously approved site plans:<sup>1</sup>

1. Site Plan Conformance

The development must comply with the conditions of approval for Site Plan No. 820120020 as listed in the MCPB No. 12-27, except as amended by this Application.

2. Environment

The Applicant must revise the Final Forest Conservation Plan for Phase I to include the revised limits of disturbance prior to certified site plan.

3. Place Making Plan

The Applicant must update the "Placemaking and Phase 1 Amenity Plan for Pike & Rose" ("Placemaking Plan") to include this amendment area.

4. Certified Site Plan

Prior to approval of the certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the updated public use space calculations for Phase 1, and this Site Plan Amendment resolution on the cover sheet.

BE IT FURTHER RESOLVED, that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect;

BE IT FURTHER RESOLVED, that all site development elements as shown on Pike and Rose, Phase I submitted to M-NCPPC on November 1, 2013 are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval that this Amendment does not alter the intent, objectives, or

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<sup>1</sup> For the purpose of these conditions, the term "Applicant" also means the developer, the owner or any successor(s) in interest to the terms of this approval.

requirements in the originally approved site plan, and all findings not specifically addressed remain in effect.

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is DEC 9 2013 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Vice Chair Wells-Harley, seconded by Commissioner Dreyfuss, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson and Dreyfuss voting in favor, and Commissioner Presley absent, at its regular meeting held on Thursday, December 5, 2013, in Silver Spring, Maryland.

  
Françoise M. Carrier, Chair  
Montgomery County Planning Board



**Montgomery County Planning Department**  
 Maryland-National Capital Park and Planning Commission

RECEIVED  
 M-NCPPC  
 JAN - 6 2014  
 MONTGOMERY COUNTY  
 PLANNING DEPARTMENT

8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Effective July 13, 2011  
 Phone 301.495.4550  
 Fax 301.495.1306

**STAGING ALLOCATION REQUEST FORM**

SAR Number	SAR 25800	Lead Reviewer	NFOSI Yearwood
Date Final Application Received	1/8/2014	Planning Board Date	

*An application will not be accepted for review unless all required information is provided. If an item requires more space, attach a separate sheet.*

Plan Name (most recently approved): Pike + Rose (MID PIKE PLAZA) amendment 2014\_0103

**Approval Requested:**

- Planning Board Level  Associated with M-NCPPC Approved Plan #2012002A  SAR Exemption
- Building Permit Only\*  No-Net Draw on Capacity
- \* Provide Property Tax ID \_\_\_\_\_  Development Plan Approvals Pre-Date Sector Plan Approval

**Previous Plan Approvals: (enter information, if applicable)**

Sketch Plan: 320110010 - Mid-Pike Plaza  
 Number Name

Preliminary Plan: 12012002A - Pike + Rose  
 Number Name

Site Plan Name: 82012002A - Pike + Rose  
 Number Name

Does Site Plan cover the entire Preliminary Plan property boundary?  Yes  No

Other Plans: \_\_\_\_\_

**Applicant:**  Owner or  Owner's Designee - check applicable; written verification required if not the owner.)

Dawn M. Becker, Executive VP-COO Federal Realty Investment Trust  
 Contact Person Company Name

1626 East Jefferson Street  
 Street Address

Rockville MD 20852  
 City State Zip Code

301-998-8100 301-995-3722  
 Telephone Number Fax Number

E-mail

Use page 5 to provide additional contacts' information, if desired.

Demolition Credit Plan\* \_\_\_\_\_

Number

**Demolition Credit Accounting Worksheet – Dwelling Units**

Existing DU Approved for Demolition

none

Buildings Actually Demolished\*\*

1.	Demo Permit #	Street #	Prefix	Street Name	Street Type	Suffix	Residential Sq.Ft.	DU
2.	Demo Permit #	Street #	Prefix	Street Name	Street Type	Suffix	Residential Sq.Ft.	DU
3.	Demo Permit #	Street #	Prefix	Street Name	Street Type	Suffix	Residential Sq.Ft.	DU
4.	Demo Permit #	Street #	Prefix	Street Name	Street Type	Suffix	Residential Sq.Ft.	DU
5.	Demo Permit #	Street #	Prefix	Street Name	Street Type	Suffix	Residential Sq.Ft.	DU
6.	Demo Permit #	Street #	Prefix	Street Name	Street Type	Suffix	Residential Sq.Ft.	DU
7.	Demo Permit #	Street #	Prefix	Street Name	Street Type	Suffix	Residential Sq.Ft.	DU
	Demo Permit #	Street #	Prefix	Street Name	Street Type	Suffix	Residential Sq.Ft.	DU
							<b>Total Res Sq.Ft.</b>	<b>Total DU</b>

Previously Taken Demolition Credits

1.	SAR Number	DU
2.	SAR Number	DU
3.	SAR Number	DU
4.	SAR Number	DU
5.	SAR Number	DU
6.	SAR Number	DU
7.	SAR Number	DU
	SAR Number	DU
		<b>Total DU</b>

Remaining Balance

Proposed Demo Credits to be taken with this SAR

Remaining Balance should this SAR be Allocated

DU
DU
DU

\* If the Site Plan covers less than the Preliminary Plan boundary, use the Preliminary Plan.

\*\* Attach proof of demolition if credit taken.



**Demolition Credit Accounting Worksheet – Non-Residential Square Feet**

(1) Existing Non-Residential Sq.Ft. Approved for Demolition **350,000**  
Sq.Ft.

**Buildings Actually Demolished\*\***

	Demo Permit #	Street #	Prefix	Street Name	Street Type	Suffix	Sq.Ft.
1.	590748	11810		Rockville	Pike		48,738
2.	590747	11816		Rockville	Pike		37,057
3.							Sq.Ft.
4.							Sq.Ft.
5.							Sq.Ft.
6.							Sq.Ft.
7.							Sq.Ft.
							Sq.Ft.
							<b>264,205</b>
							Total Sq.Ft.

Previously Taken Demolition Credits

1.		Sq.Ft.
2.	SAR Number	Sq.Ft.
3.	SAR Number	Sq.Ft.
4.	SAR Number	Sq.Ft.
5.	SAR Number	Sq.Ft.
6.	SAR Number	Sq.Ft.
7.	SAR Number	Sq.Ft.
	SAR Number	Sq.Ft.
		<b>Total Sq.Ft.</b>

Remaining Balance

(2) Proposed Demo Credits to be taken with this SAR	Sq.Ft.
	85,795
Remaining Balance should this SAR be Allocated	Sq.Ft.
	Sq.Ft.

\*\* Attach proof of demolition if credit taken.

- (1) The total non-residential sf approved for demolition has been approximated. The actual total will be determined with the demolition permits associated with future SAR applications.
- (2) Demo credits of 85,795 sf are for existing non-residential buildings within the boundaries of the Phase 1 Site Plan 82012002A only. Applications for demo credits for balance of existing non-residential development covered by preliminary plan will be included in future SAR applications.

Addresses for buildings(s) associated with the SAR

Addresses below edited due to a revised addressing plan.

A.	44579	11550	bldg 10	Old Georgetown Road		
	<i>Street Number</i>		<i>Prefix</i>	<i>Street Name</i>	<i>Street Type</i>	<i>Suffix</i>
B.	44800	11810	bldg 11	Grand Park Avenue		
	<i>Street Number</i>		<i>Prefix</i>	<i>Street Name</i>	<i>Street Type</i>	<i>Suffix</i>
C.	44804	900	bldg 12	Grand Park Avenue	Persei Place	
	<i>Street Number</i>		<i>Prefix</i>	<i>Street Name</i>	<i>Street Type</i>	<i>Suffix</i>
D.	11802		ex blk 13	Rockville Pike		
	<i>Street Number</i>		<i>Prefix</i>	<i>Street Name</i>	<i>Street Type</i>	<i>Suffix</i>
E.						
	<i>Street Number</i>		<i>Prefix</i>	<i>Street Name</i>	<i>Street Type</i>	<i>Suffix</i>

Numbers below edited to reflect permit set SF and units.

Allocation Worksheet

I. Dwelling Units

	Building A.	Building B.	Building C.	Building D.	Building E.	SAR Total
a. Requested Residential Sq.Ft.	440,400	0	195,800	0		636,200
b. Requested DU	319	0	174	0		493
c. MPDU Approved	<del>28</del> 32	0	<del>94</del> 30	0		62
d. MPDU Credit	0	0	0	0		0
e. Demolition Credit Applied	0	0	0	0		0
f. Net Allocation	440,400	0	195,800	0		636,200

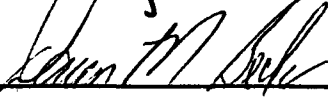
II. Non-Residential Square Feet(3)

	A	B	C	D.	E.	SAR Total
a. Requested	<del>13,300</del> 12,300	<del>251,200</del> 240,199	<del>50,300</del> 45,254	1,000		<del>298,753</del> 298,753
b. Demolition Credit Applied	0	85,795	0	0		85,795
c. Net Allocation	<del>13,300</del> 12,300	<del>165,405</del> 154,404	<del>50,300</del> 45,254	1,000		<del>220,055</del> 212,958

Applicant hereby acknowledges that he/she  is the sole owner of the subject property, or  is otherwise legally authorized to represent the owner(s) (written verification provided), that all required information for the submission of a Staging Allocation Request has been included in this application, and that to the best of his/her knowledge, information, and reasonable belief, the information and data are accurate.

Signature of Applicant(s) (Owner or Owner's Representative)

Federal Realty Investment Trust

By:   
Signature

1/3/2014  
Date

Dawn M. Becker, Executive Vice President-Chief Operating Officer

Name (Type or Print)

(3) Actual sf shown for Buildings A, B, C and sf added to existing building D now reflect permit set square footages, but previously reflected numbers which were inflated somewhat, to capture all that could be built in this phase.

**Owner** (If Applicant is a representative or contract purchaser, list owner here)

Federal Realty Investment Trust		Dawn M. Becker	
<i>Name</i>		<i>Contact Person</i>	
1626 East Jefferson Street			
<i>Street Address</i>			
Rockville		MD	20852
<i>City</i>		<i>State</i>	<i>Zip Code</i>
301-998-8100			
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

**Architect**

Design Collective (arch bldg 10 & 12)		Michael Goodwin	
<i>Name</i>		<i>Contact Person</i>	
601 East Pratt Street, Suite 300			
<i>Street Address</i>			
Baltimore		MD	21202
<i>City</i>		<i>State</i>	<i>Zip Code</i>
410-685-6655			
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

**Engineer**

VIKA Maryland, LLC		Ian P. Duke	
<i>Name</i>		<i>Contact Person</i>	
20251 Century Boulevard			
<i>Street Address</i>			
Germantown		MD	20874
<i>City</i>		<i>State</i>	<i>Zip Code</i>
301-916-4100			
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

**Attorney**

Linowes & Blocher		Barbara Sears	
<i>Name</i>		<i>Contact Person</i>	
7200 Wisconsin Avenue, Suite 800			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
301-961-6157			
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

**Other:** Arch Bldg 11

WDG Architecture		Buddy Woerner	
<i>Name</i>		<i>Contact Person</i>	
1025 Connecticut Avenue, NW, Suite 300			
<i>Street Address</i>			
Washington		DC	20036
<i>City</i>		<i>State</i>	<i>Zip Code</i>
202-857-8300			
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

## Checklist

**This application may be submitted by appointment only. Please contact the DARC Intake Section at 301-495-4611 to schedule an appointment. The following items are required to be included in the application. See Submission Requirements for more details about the items below.**

1. General Information
  - 1.1 Completed application form and checklist.
  - 1.2 Fee schedule and application fee.
2. Supporting Drawings and Documents
  - 2.1 Building Location Plan Drawing
    - a. Plan base is the most recently approved development plan
    - b. Buildings included in the SAR are highlighted
    - c. Address of each building included in the SAR is noted on the plan drawing
  - 2.2 All Demolition Permits for Demolition Credit taken
  - 2.3 Photos or other evidence to verify that all buildings for which Demolition Credit Taken have been demolished
  - 2.4 Copy of the Planning Board resolution approving any plans associated with the SAR (preliminary, site, etc.)
  - 2.5 Written verification that applicant (if not the property owner) is legally authorized to submit this application on behalf of a property owner, if applicable.

No. Copies	Applicant	M-NCPPC Staff
1	X	✓
1	x	✓
1	X	✓
	x	✓
	x	✓
	X	✓
1ea	x	✓
1ea	(3)	✓
1ea	X	✓
1	n/a	—

(3) - please [www.pikeandrose.com](http://www.pikeandrose.com) to see project progress and buildings under construction

Welcome: ANGELA BROWN Logout

Home SAR Report SAR Entry

Cancel Delete Apply Changes SAR Entry Form

SAR ID 25400

SAR Number SAR25400

Parent APNO 320110010

SAR Step Approved by Planning

Applicant Info OWNER EVAN, GOLDMAN (301)988-8300x

Demolition Credit Plan 120120020

SAR Status Active

Timely Submission Period (days) 180

Validity Period (years) 3

Intake Decision Accepted

Submission Date 09-MAR-12

Intake Decision Date 2012-03-09

Review Decision Sufficient Capacity

Intake Rejected Date

Review Decision Date

Review Sufficient Date 2012-03-22

PB Decision Approved

Review Insufficient Date

PB Resolution Date 2012-03-22

PB Denial Date

Queue Position 300

PB Insufficient Date

Queue Change Justification <td>

Queue Change Date



Home Building Permit Building Permit Entry

Cancel Delete Apply Changes Building Permit Entry Form

<b>BP ID</b> 403	<b>Building Permit No.</b> 601464
<b>SAR ID</b> 25400	<b>BP Acceptance Date</b> 08-JUN-12
<b>No. of Bldg Proposed</b> 1	<b>BP Issued Date</b>
<b>Street Name</b>	<b>BP Complete Date</b>
<b>Address</b> 11570 OLD GEORGETOWN RD	<b>Voidance Decision</b> --
	<b>Voidance Date</b>

Allocation Worksheet (Dwelling Units)

<b>Requested Residential SqFt</b> 422300	<b>Residential SqFt Final</b> 422300
<b>Requested DU</b> 319	<b>DU New Final</b> 319
<b>MPDU Approved</b> 28	<b>MPDU New Final</b> 28
<b>MPDU Credit</b> 0	<b>MPDU over 12.5% Final</b> 0
<b>DU Demolition Credit Applied</b> 0	<b>DU Demolished Final</b>
<b>DU Net Allocation</b> 319	<b>DU Allocated Final</b> 319

Allocation Worksheet (NonRes SqFt)

<b>Requested SqFt</b> 14900	<b>SF New Final</b> 14900
<b>SF Demolition Credit Applied</b> 0	<b>SF Demolished Final</b>
<b>Requested Net SQFT</b> 14900	<b>SF Allocated Final</b> 14900

<b>BP Acceptance Reporting Exp Date</b> 04-OCT-12	<b>BP Step</b> Building Permit Accepted
<b>Timely Submission Expiration Date</b> 19-SEP-12	<b>BP Status</b> Active
<b>BP Validity Period Expiration Date</b> 23-MAR-15	



Home Building Permit Building Permit Entry

Cancel Delete Apply Changes Building Permit Entry Form

<b>BP ID</b> 401	<b>Building Permit No.</b> 601463
<b>SAR ID</b> 25400	<b>BP Acceptance Date</b> 08-JUN-12
<b>No. of Bldg Proposed</b> 1	<b>BP Issued Date</b> 15-FEB-13
<b>Street Name</b>	<b>BP Complete Date</b>
<b>Address</b> 11800 GRAND PARK AVE	<b>Voidance Decision</b> --
	<b>Voidance Date</b>

Allocation Worksheet (Dwelling Units)

<b>Requested Residential SqFt</b> 0	<b>Residential SqFt Final</b> 0
<b>Requested DU</b> 0	<b>DU New Final</b> 0
<b>MPDU Approved</b> 0	<b>MPDU New Final</b> 0
<b>MPDU Credit</b> 0	<b>MPDU over 12.5% Final</b> 0
<b>DU Demolition Credit Applied</b> 0	<b>DU Demolished Final</b>
<b>DU Net Allocation</b> 0	<b>DU Allocated Final</b> 0

Allocation Worksheet (NonRes SqFt)

<b>Requested SqFt</b> 272745	<b>SF New Final</b> 193745
<b>SF Demolition Credit Applied</b> 79000	<b>SF Demolished Final</b>
<b>Requested Net SQFT</b> 193745	<b>SF Allocated Final</b> 193745

<b>BP Acceptance Reporting Exp Date</b> 04-OCT-12	<b>BP Step</b> Building Permit Issued
<b>Timely Submission Expiration Date</b> 19-SEP-12	<b>BP Status</b> Active
<b>BP Validity Period Expiration Date</b> 23-MAR-15	



Welcome: ANGELA.BROWN Logout

Home Building Permit Building Permit Entry

Cancel Delete Apply Changes Building Permit Entry Form

<b>BP ID</b> 402	<b>Building Permit No.</b> 601455
<b>SAR ID</b> 25400	<b>BP Acceptance Date</b> 08-JUN-12
<b>No. of Bldg Proposed</b> 1	<b>BP Issued Date</b> 15-FEB-13
<b>Street Name</b>	<b>BP Complete Date</b>
<b>Address</b> 11801 GRAND PARK AVE	<b>Voidance Decision</b> --
	<b>Voidance Date</b>

Allocation Worksheet (Dwelling Units)

<b>Requested Residential SqFt</b> 184923	<b>Residential SqFt Final</b> 184923
<b>Requested DU</b> 174	<b>DU New Final</b> 174
<b>MPDU Approved</b> 34	<b>MPDU New Final</b> 34
<b>MPDU Credit</b> 12	<b>MPDU over 12.5% Final</b> 12
<b>DU Demolition Credit Applied</b> 0	<b>DU Demolished Final</b>
<b>DU Net Allocation</b> 162	<b>DU Allocated Final</b> 162

Allocation Worksheet (NonRes SqFt)

<b>Requested SqFt</b> 54155	<b>SF New Final</b> 54155
<b>SF Demolition Credit Applied</b> 0	<b>SF Demolished Final</b> 0
<b>Requested Net SQFT</b> 54155	<b>SF Allocated Final</b> 54155

<b>BP Acceptance Reporting Exp Date</b> 04-OCT-12	<b>BP Step</b> Building Permit Issued
<b>Timely Submission Expiration Date</b> 19-SEP-12	<b>BP Status</b> Active
<b>BP Validity Period Expiration Date</b> 23-MAR-15	