



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

Agenda Date: July 26, 2018  
Agenda Item No: Consent C

**MEMORANDUM**

TO: Montgomery County Planning Board

VIA: *CS* Carrie Sanders, Chief, Area 2 Division

FROM: *PB* Patrick Butler, Supervisor, Area 2 Division

SUBJECT: Revised Staff Report:  
Pike & Rose, Staging Allocation Request No. SAR26800 for Building 12 (Phase I Site Plan No. 82012002D) and Building 3b (Phase II Site Plan No. 82013012D)

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Please find the attached redlined staff report for Pike & Rose, Staging Allocation Request (SAR) No. 26800 for Building 12 (Phase I Site Plan No. 82012002D) and Building 3b (Phase II Site Plan No. 82013012D). The corrections were necessary to:

1. address the increased number of residential units and non-residential square footage allowed in Phase I by the White Flint 2 Sector Plan; and
2. add clarification of built and expired square footage under SAR No. 26200.

The draft resolution associated with this staff report will be modified to reflect the correct capacity available at the time of this SAR to 2,362,414 square feet of non-residential floor area and 3,939 residential units.



**Pike & Rose, Staging Allocation Request No. SAR26800 for Building 12 (Phase I Site Plan No. 82012002D) and Building 3b (Phase II Site Plan No. 82013012D)**



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Revised: 7/25/2018

### Description

Staging allocation request for one additional residential unit in Building 12, Phase I Site Plan No. 82012002D and 234,000 square feet of non-residential for a new building, Building 3b, Phase II Site Plan No. 82013012D.

Location: Northwest quadrant of the intersection of Old Georgetown Road and Rockville Pike (MD 355).

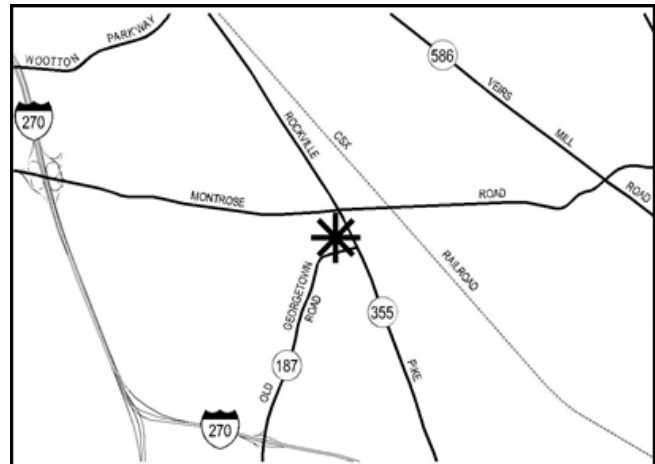
Master Plan: 2010 *White Flint Sector Plan*.

Zone: CR-4.0, C-3.5, R-3.5, H-300 and CR-3.0, C-1.5, R-2.5, H-200.

Property Size: Approximately 13.21 acres.

Application Accepted: July 19, 2018.

Applicant: Federal Realty Investment Trust (FRIT).



### Summary

- Staff recommends approval of the Staging Allocation Request (SAR) No. 26800 for Building 12, Site Plan No. 82012002D and Building 3b, Site Plan No. 82013012D.

## BACKGROUND

To ensure compliance with the phasing limits in the Approved and Adopted 2010 *White Flint Sector Plan*, the Planning Board has approved the White Flint Sector Plan Implementation Guidelines specifying how development capacity is allocated (Council Resolution No. 17-213, Approval of Planning Board Regulation 11-01, White Flint Allocation). With the recently approved 2018 White Flint 2 Sector Plan, Phase I of the White Flint Sector Plan was modified to allow up to 4,8003,000 residential dwelling units and up to 2.759 million square feet of non-residential development.

The prior Pike & Rose Staging Allocation Requests (SARs) are as follows:

- On March 23, 2012, the Planning Board approved SAR No. 25400 (MCPB No. 12-36) for 493 residential dwelling units and 262,800 square feet of non-residential development associated with Site Plan No. 820120020, Mid-Pike Plaza (Pike & Rose). The applicant, Federal Realty Investment Trust, later submitted updated building permit information, which showed that only 211,958 square feet of non-residential development was actually utilized for SAR No. 25400.
- On January 17, 2014, the Planning Board approved SAR No. 25800 (MCPB No. 14-03) for 1,000 square feet of non-residential development for Site Plan No. 82012002A, Pike and Rose, Phase I amendment.
- On August 5, 2014, the Planning Board approved SAR No. 26000 (MCPB No. 14-65) for 368 residential dwelling units and no non-residential development for Site Plan No. 820130120, Pike & Rose-Phase II (Buildings 6 and 7).
- On April 16, 2015, the Planning Board approved SAR No. 26200 (MCPB No. 15-46) for 160,705 square feet of non-residential development for Buildings 1A, 3A, 4 and 8. However, the Applicant received approval from the Department of Permitting Services for 99,628 square feet of non-residential development for Buildings 1A and 8 only. Therefore, per the Planning Board White Flint Implementation Guidelines, COMCOR 50.35.02 (B)(4), the Staging Allocation approval for the remaining 61,077 square feet has expired.
- On February 17, 2016, the Planning Board approved SAR No. 26400 (MCPB No. 16-016) for 75,000 square feet of non-residential development for Buildings 3A, 4 and a Park Kiosk as approved in Site Plan No. 820130120.

## STAGING ALLOCATION REQUEST

On July 19, 2018, Federal Realty Investment Trust (FRIT), filed SAR No. 26800 for one residential unit for Building 12, and 216,944 square feet of non-residential development for Building 3b. The Applicant is proposing to apply all remaining 17,056 square feet of demolition credits to Building 3b. The demolition credits are available from the previously demolished buildings that had occupied the Property; thus, the demolition credits are not counted toward staging. This SAR request is associated with Buildings 12 and 3b, which are part of the approved Site Plan Nos. 82012002D, Pike & Rose Phase I, and 82013012D, Pike & Rose Phase II, respectively.

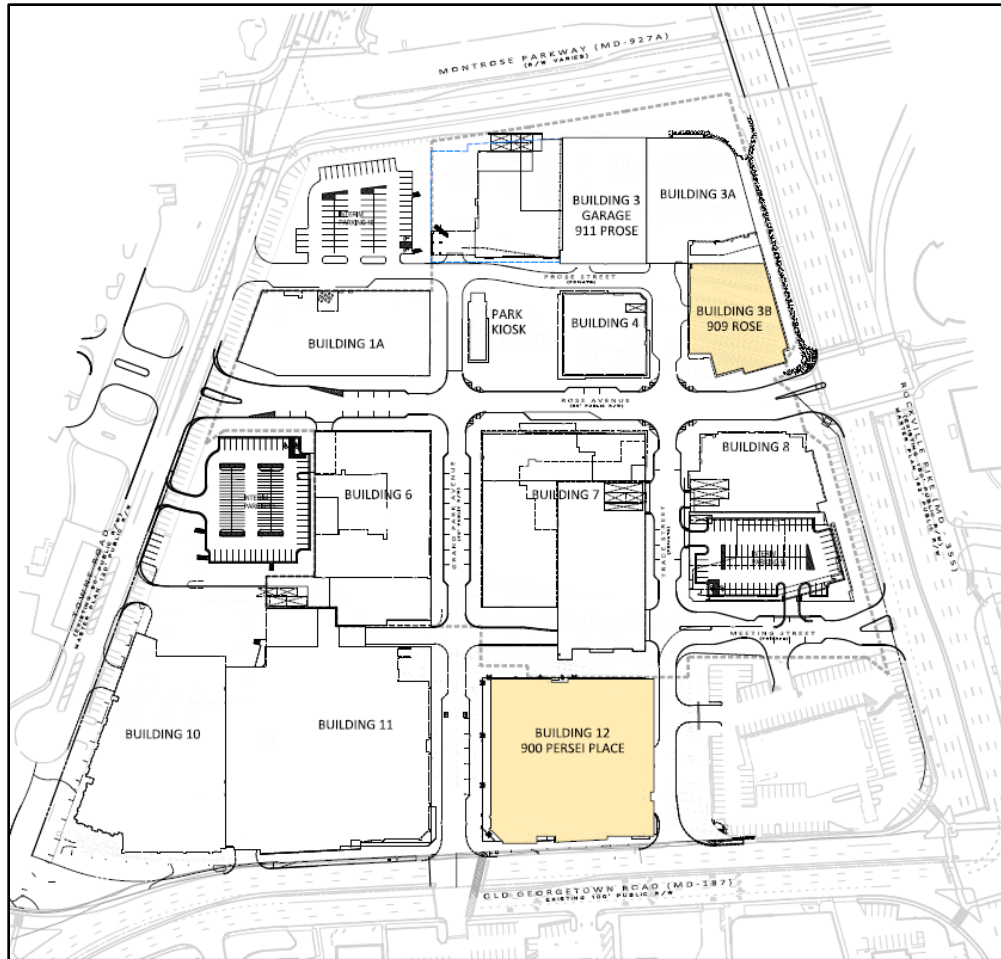


Figure 1: Buildings 12 and 3b

The table below shows the Sector Plan limits, approved SARs, the proposed Staging Allocation Request, and the remaining residential and non-residential development.

Staging Capacity	Residential	Non-Residential
Maximum approved by Sector Plan-Phase I	<del>4,800</del> 3,000 units	2.750 million square feet
SAR No. 25400 issued for Site Plan No. 820120020	493 units	211,958 square feet
SAR No. 25800 issued for Site Plan No. 82012002A	NA	1,000 square feet
SAR No. 26000 approved for Site Plan No. 820130120 (Buildings 6 and 7)	368 units	NA

SAR No. 26200 approved for Site Plan No. 820130120 (Buildings 1A, 3A, 4 and 8)	NA	160,705 square feet <sup>1</sup> ( <u>99,628 square feet constructed, 61,077 square feet expired</u> )
SAR No. 26400 approved for Site Plan No. 820130120 (Buildings 3A, 4 and a Park Kiosk)	NA	75,000 square feet
SAR No. 26800 proposed for Site Plan No. 82012002D and No. 82013012D	1 unit	216,994 square feet (+ 17,056 square feet of demolition credits not counted toward staging for a total of 234,000 square feet for Building 3b)
Remaining Sector Plan Phase I staging capacity	<u>3,9382,138</u> units	<u>2,145,4201,334,343</u> square feet

## RECOMMENDATION

The proposed Staging Allocation Request is consistent with the previous approvals for the site, and the White Flint Sector Plan Implementation Guidelines, and the recently adopted White Flint 2 Sector Plan. Staff recommends approval of the Staging Allocation Request No. 26800.

## ATTACHMENTS

1. Site Plan No. 820120020 Resolution No. 12-27
2. Staging Allocation Resolution No. 12-36
3. Site Plan No. 82012002A Resolution No. 13-175
4. Staging Allocation Resolution No. 14-03
5. Site Plan No. 820130120 Resolution No. 13-134
6. Staging Allocation Resolution No. 14-65
7. Staging Allocation Resolution No. 16-016
8. Site Plan No. 82012002D Resolution No. 18-039
9. Site Plan No. 82013012D Resolution No. 18-040

<sup>1</sup> The Applicant received approval of 160,705 square feet of non-residential development per SAR No. 26200, but only utilized 99,628 square feet. Thus, 61,077 square feet has expired. re is a discrepancy in Resolution No. 15-46 stating approval of 160,705 square feet of non-residential development and the corrected SAR request letter dated February 23, 2015 requesting a total of 215,605 square feet of staging allocation. It appears that the actual application for SAR 26200 was not revised by the Applicant to show the increased square footage and 160,705 square feet was approved. Amount that expired in the staging allocation actually used is 99,982 square feet.