






Pike and Rose Phase II, Site Plan Amendment 82013012D

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Staff Report Date: 4-19-18

Description

Request to revise the design of Building 3B and associated parking garage within Block 3; update Public Benefit Points to reflect addition of solar panels and bikeshare stations, and removal of daycare center; modify the bicycle parking provided; and minor modifications to reflect as-built conditions.

Location: North side of Old Georgetown Road (MD-187), between Rockville Pike (MD-355) and Towne Road;

Master Plan: 2010 *White Flint Sector Plan*;

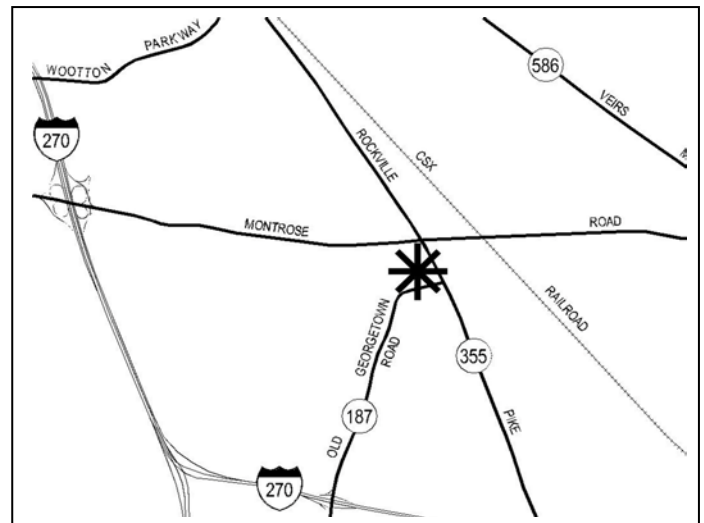
Zone: Split-zoned CR3.0, C-1.5, R-2.5, H-200 and CR4.0, C-3.5, R-3.5, H-300;

Size: 10.32 acres;

Acceptance Date: September 1, 2017;

Applicant: Federal Realty Investment Trust;

Review Basis: Chapter 59, Zoning Ordinance.



Summary

- Staff recommends approval with conditions.
- Staff reviewed this amendment under the Zoning Ordinance in effect on October 29, 2014, pursuant to the grandfather provisions of Section 7.7.1.B.3 of the current Zoning Ordinance.
- Per Section 59-C-15.43(d), the Applicant seeks to amend the binding elements and conditions of approved Sketch Plan No. 320110010 to modify the Public Benefit Points by removing the daycare center and adding bikeshare stations and solar panels.
- The proposed changes meet all development standards, and do not significantly modify the original findings of the approval.
- The construction of Building 3B will introduce a Class A office building to the mix of uses at Pike and Rose, near the White Flint Metro Station.
- Staff has received 2 letters of support from the community for this application.

SECTION 1 – RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan Amendment 82013012D for the following:

- Revise the design of Building 3B and the adjoining parking garage within Block 3 to meet the needs of potential office tenants. Increase the commercial square footage in Building 3B from 158,150 square feet to 234,000 square feet and decrease the commercial square footage in Building 3A, which is the existing Porsche dealership, from 56,600 square feet to 26,500 square feet to reflect as-built conditions.
- Revise the development tabulations for Phase II to reflect changes to the gross floor area of the buildings within Phase II to reflect as-built conditions and adjust square footage allocated to un-built structures to maintain the overall density approved for the project. The proposed changes result in a net decrease of gross floor area in Phase II, but maintain the overall approved density for the entire project.
- Revise the development tabulations for Block 6 and 7 to reflect a reduction in units in Building 7 from 104 units to 99 units and a shift in MPDUs from Building 7 to Building 6 as constructed and approved by the Montgomery County Department of Housing and Community Affairs (MCDHCA).
- Modify the Public Benefits Table to remove a daycare center that was proposed for Phase II of Pike & Rose and add points for solar panels and bikeshare stations.
- Update parking counts, recreation tabulations and landscape drawings to reflect as-built conditions in Phase II.

Staff recommends approval of Site Plan Amendment No. 82013012D, subject to conditions listed below. All site development elements shown on the latest electronic version of the Site Plan Amendment No. 82013012D submitted via ePlans as of the date of this Staff Report are required. All previously approved plans (320110010, 120120020, 12012002A, 820130120, 82013012A, 82013012B, 82013012C), findings, and conditions of approvals remain in full force and effect, except as modified herein by the following conditions:

1. Compliance with Previous Sketch Plan Approvals
All previously approved conditions in the Resolution for Sketch Plan 320110010 and subsequent corrections remain in full effect, as modified by Site Plan No. 82012002D, which includes modification of the public benefit schedule by eliminating the daycare center and adding bikeshare stations and solar panels on Block 7.
2. Compliance with Previous Preliminary Plan Approvals
All previously approved conditions in the Resolution for Preliminary Plan 120120020 and subsequent Preliminary Plan Amendments remain in full effect.
3. Compliance with Previous Site Plan Approvals
All previously approved conditions in the Opinions and Resolutions for Site Plan 820130120 and subsequent Site Plan Amendments remain in full effect except as modified by this Amendment.
4. Fire and Rescue
The Planning Board accepts the recommendations of the Montgomery County Fire and Rescue Service (MCFRS) Fire Code Enforcement Section in its letter dated September 4, 2013, further updated on March 27, 2018, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which

MCFRS may amend if the amendments do not conflict with other conditions of Site Plan approval.

5. Montgomery County Department of Permitting Services (MCDPS) Right-of-Way Section
The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) – Right-of-Way Permitting Section in its memorandum dated January 31, 2018 and incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the memorandum, which the MCDPS Right-of-Way Permitting Section may amend if the amendments do not conflict with other conditions of the Site Plan approval.
6. Maryland State Highway Administration (MDSHA)
Prior to the issuance of the first core and shell building permit for the office building, the Applicant must provide a letter of approval from MDSHA for the construction of the portion of steps and sidewalk connection at the corner of Rockville Pike (MD-355) and Rose Avenue that lies within the right-of-way of MD 355.
7. Bikeshare Stations
The Applicant must provide spaces for a total of three, 15-dock bikeshare stations for Phase II. One bikeshare station will be located within the right-of-way of Rockville Pike and two will be located within the subject property, with final approval of locations from the Montgomery County Department of Transportation (MCDOT).
8. Bike Parking
For Phase II, the Applicant must provide 138 publicly-accessible and 303 private secured bicycle parking spaces and 4 shower/changing facilities per gender for commuters, as distributed through the various buildings in the certified site plan. *(Note: This condition supersedes the bike parking requirements as described in Condition 6 of Montgomery County Planning Board Resolution 13-134 for Site Plan 8201300120 and Condition 5 of Montgomery County Planning Board Resolution 16-102 for Site Plan Amendment 82013012C.)*
9. Placemaking Elements
Prior to the issuance of the first use and occupancy permit, the Applicant must obtain Staff review and approval for the design and implementation of the Placemaking Elements for the office building and parking garage, including the lighting design for the office building's cornice.
10. Placemaking Plan
Condition number 4 of the approved Site Plan No. 820130120 is replaced by the following: Prior to the issuance of the first use and occupancy permit, the Applicant must update the Placemaking Plan with approval from Staff and the Public Arts Trust Steering Committee. For all future Site Plan Amendments, the Applicant must hold a review of the Site for compliance with the Placemaking Plan and update the Placemaking Plan as required by Staff and the Public Arts Trust Steering Committee.
11. Public Benefits
Condition number 5 of the approved Site Plan No. 820130120 is replaced by the following: The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the CR Zone Incentive Density Implementation Guideline, as amended, for each public benefit. Each public benefit must be verified by Staff to

be complete as required by the submittals listed for each prior to issuance of any use-and-occupancy permit for the associated building. Any disagreement regarding the application or interpretation of the Public Benefits may be brought to the Planning Board for resolution.

- a. Major Public Facility
 - Bikeshare Stations
- b. Transit Proximity
- c. Connectivity
 - Neighborhood Services
 - Minimum parking
 - Through-block connection
 - Public parking
 - Advance dedication
- d. Diversity
 - Adaptive buildings
 - Dwelling unit mix
- e. Design
 - Structured parking
 - Tower setbacks
 - Public art
 - Exceptional design
- f. Environment
 - Building Lot Termination (BLT's)
 - Tree canopy
 - Vegetated roof
 - Solar panels on block 7 garage

12. Certified Site Plan

The Certified Site Plan must include the following revisions and/or information subject to Staff review and approval:

- a. Include the development program and all current and previous Planning Board approval resolutions.
- b. Revise the cross section of the frontage along Rockville Pike for the proposed office building based on sketches and feedback provided by Staff, subject to Staff review and approval.
- c. Modify data table to reflect development standards approved by the Planning Board.
- d. Correct the gross square footage for Building 3A and 3B in the development program and all other tables and references.
- e. Correct the data on the Public Use Table.
- f. Correct the number of bike parking spaces provided for Phase II within the various buildings.
- g. Identify the location of the required shower and changing facilities for bicyclists.
- h. Identify the location of Placemaking Elements on the Site Plan and architecture for Building 3B and the parking garage.
- i. Coordinate all site, landscape and architectural drawings.
- j. On all tables within the Certified Site Plan, reference applicable sections of the Zoning Ordinance.

SECTION 2 – SITE DESCRIPTION AND BACKGROUND

Site Vicinity

The Pike and Rose Property, outlined in red in Figure 1 below, formerly called Mid-Pike Plaza, is approximately 24.4 acres in the northwestern section of the 2010 *White Flint Sector Plan* (Sector Plan) area. The Property for this Site Plan Amendment is approximately 8.78 acres of the overall site. The overall site is bounded by Rockville Pike (MD 355) to the east, Old Georgetown Road (MD 187) to the south, Towne Road to the west, and Montrose Parkway to the north. Primarily commercial uses, including an automotive dealership and retail stores, are south of Old Georgetown Road, while two office buildings and a residential high-rise are east of Rockville Pike. A majority of the Property is within one-half mile from the existing White Flint Metro Station entrance.



Figure 1: Vicinity Map

Site Analysis

There are no known historic resources, wetlands, floodplains, endangered or threatened species or habitats, steep slopes, or other environmental or cultural features on the site.

Previous Approvals

A history of the previous sketch plan, preliminary plan and site plan approvals for the Pike & Rose property are described below:

Sketch Plan Approval

On October 10, 2011, the Planning Board approved Sketch Plan No. 320110010 by corrected Resolution No. 11-05, which was further corrected by the Planning Board on July 19, 2012 for up to 3,442,888

square feet of total density, including a maximum of 1,716,246 square feet of non-residential development (Phase I and Phase II).

Preliminary Plan Approvals

On March 14, 2012, the Planning Board approved Preliminary Plan No. 120120020 by Resolution No. 12-26, corrected on July 19, 2015, for five lots and a maximum density of 3,442,888 square feet of total development with a maximum of 1,716,246 square feet of non-residential uses (Phase I and Phase II).

On November 15, 2013, the Planning Board approved Preliminary Plan No. 12012002A by Resolution No. 13-133 by replacing conditions 1, 4, 6, 7, 12, 25, and 32 of the previous approval, removing condition 17 of the previous approval, and added conditions 33-38 (Phase I and Phase II).

Site Plan

On November 14, 2013, the Planning Board approved Site Plan No. 820130120, Pike & Rose Phase II to allow up to 1,648,936 square feet of development, including up to 645,976 square feet of residential development and up to 1,122,960 square feet of non-residential development.

On August 5, 2015, the Planning Board approved Staging Allocation Request No. 26000 for 368 residential dwelling units for Buildings 6 and 7 as approved in Site Plan No. 820130120.

On April 21, 2015, the Planning Board approved Staging Allocation Request No. 26200 for 160,705 square feet of non-residential development for Buildings 1A, 3A, 4 and 8 as approved in Site Plan No. 820130120.

On July 2, 2015, the Planning Director approved Administrative Site Plan Amendment No. 82013012A for minor modifications to curbs, landscape and hardscape layout changes, the addition of solar panels on the Building 7 parking garage, and a shift of residential units from Building 6 and Building 2 including MPDU adjustments, within the maximum approved residential square footage and the reduction of 45,123 square feet of permitted floor area from 1,648,936 to 1,603,813 square feet.

On February 17, 2016, the Planning Board approved Staging Allocation Request No. 26400 for 75,000 square feet of non-residential development for Buildings 3A, 4 and a Park Kiosk as approved in Site Plan No. 820130120.

On March 15, 2016, the Planning Board approved Site Plan No. 82013012B for 17,018 square feet of non-residential floor area increasing the overall floor area from 1,603,813 square feet to a total of 1,620,831 square feet for Phase II, added planter and wooden trellis structures to Building 8, and made modifications to Building 1A.

On October 19, 2016, the Planning Board approved Site Plan No. 82013012C for a reduction of 38 units, including five MPDUs for Building 2, updating unit types for Buildings 6 and 7, modifying Towne Road, increasing the park pavilion building size, increasing parking by 54 spaces; modifying design for Rose Park; and updating the Certified Site Plan set to reflect as-built conditions.

SECTION 3 – PROPOSED AMENDMENT

Proposal

The Pike & Rose project continues to evolve, and as a result, the Applicant seeks the following modifications to Phase I of the approved Site Plan:

- Revise the design of Building 3B and the adjoining parking garage in Block 3 to meet the needs of potential office tenants. Increase the commercial square footage in Building 3B from 158,150 square feet to 234,000 square feet and decrease the commercial square footage in Building 3A, which is the existing Porsche dealership, from 56,600 square feet to 26,500 square feet to reflect as-built conditions.
- Revise the development tabulations for Phase II to reflect changes to the gross floor area of the buildings within Phase II to reflect as-built conditions and adjust square footage allocated to un-built structures to maintain the overall density approved for the project. The proposed changes result in a net decrease of gross floor area in Phase II, but maintain the overall approved density for the entire project.
- Revise the development tabulations for Block 6 and 7 to reflect a reduction in units in Building 7 from 104 units to 99 units and a shift in MPDUs from Building 7 to Building 6, as constructed and approved by the Montgomery County Department of Housing and Community Affairs.
- Modify the Public Benefits Table to remove a daycare center that was proposed for Phase II of Pike & Rose and add points for solar panels and bikeshare stations.
- Update parking counts, recreation tabulations and landscape drawings to reflect as-built conditions in Phase II.

Proposed Changes to Building 3B Design and Adjoining Parking Garage

Building 3B and Parking Garage Design

Block 3 consists of the following building components:

- Building 3A, a 26,500 square foot Porsche dealership that is already constructed and has a 3-story service area and parking garage on site.
- The proposed Building 3B, a 230,000 square foot office building with 4,000 square foot ground floor retail.
- An 8-level public parking garage along Prose Street and the addition of 4 levels of public parking above the exiting 3-story service and Porsche parking garage.

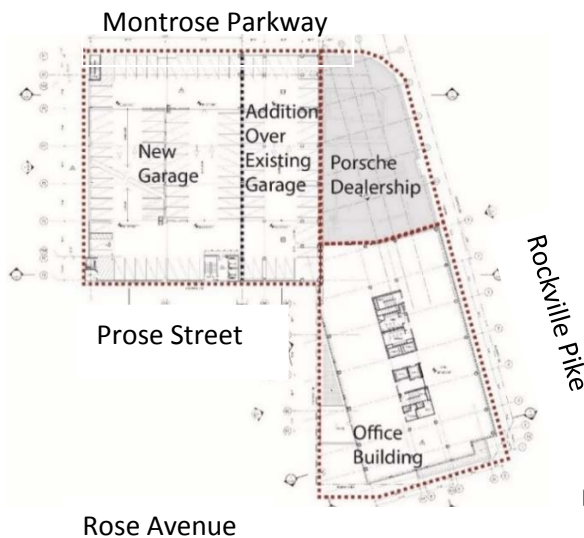


Figure 2: Block 3 layout

The Applicant has expanded the square footage of the office building to improve the efficiency and functionality of the floor plans. The office building will have retail on the ground floor at the corner of MD355 (Rockville Pike) and Rose Avenue. The main entrance to the office lobby is internal to the site off Rose Avenue via a small plaza. The façade along Rockville Pike consists of a curtain wall that has been articulated using a series of vertical piers that rise above a 3-story tall terra-cotta base, designed on a 30-foot module to break up the façade. The top of the building is expressed as a significant cornice that will also screen the mechanical equipment and be lit at night to create a signature focal point along Rockville Pike. A pedestrian connection between the office building and the Porsche dealership will provide direct pedestrian access to the parking garage from Rockville Pike.



Figure 3: Previously approved building (left) and proposed office building (right) along Rockville Pike

The façade of the office building facing Building 4 and Rose Park to the east continues the use of terra-cotta elements that asymmetrically break up the massing into smaller components. The tower is set back above the third floor and the top floor facing west is recessed with a roof top terrace overlooking the development.

The new parking garage facing Building 4 and Rose Park to the south is screened using vertical architectural fins and the stair and lobby towers are expressed as distinct massing elements. The new levels added on top of the existing Porsche garage are also screened and continue the use of the existing metal panels on the new upper floors.



Figure 4: Proposed office building from Rose Avenue



Figure 5: Proposed screening of the new garage and expansion above the existing Porsche garage

Block 3 Access and Circulation

The access to the main lobby of the office building is located off a public plaza at the corner of Rose Avenue and Prose Street. The retail on the ground floor will have direct access to the plaza and the sidewalk along Rose Avenue. A second retail tenant will have a door fronting on to the corner of Rose Avenue and MD355 (Rockville Pike). A pedestrian connection between the office building and the Porsche dealership will provide access to the parking garage from Rockville Pike.

The entrance to the Porsche garage and the public parking garage will be off Prose Street, along with access to one level of below ground parking under the footprint of the office building. Loading and servicing for the retail and office uses will also be located along Prose Street.

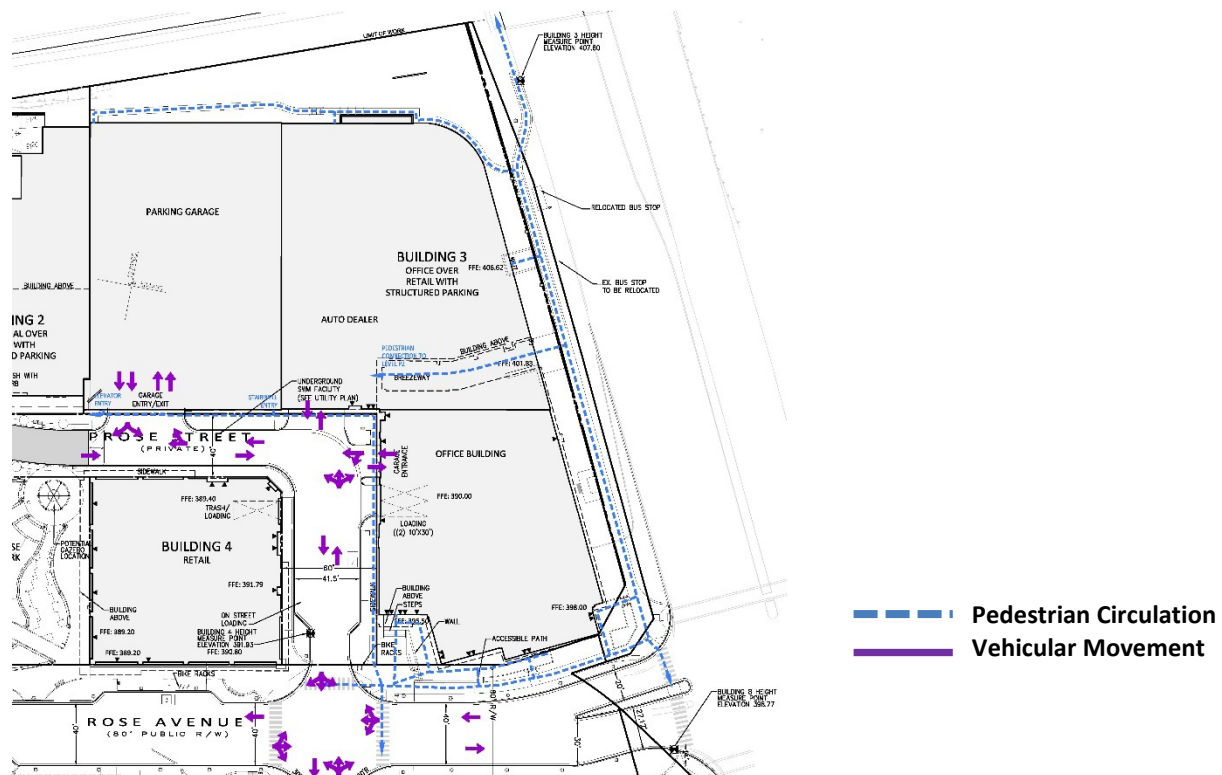


Figure 6: Proposed circulation diagram



Figure 7: Pedestrian connection between the office building and the Porsche dealership

As a part of this amendment, the Applicant is proposing to construct a 7-foot-wide sidewalk along Rockville Pike (MD-355) within the public right-of-way, as shown in Figure 8. The office building is set back 16 feet from the internal edge of the sidewalk which aligns with the edge of the right-of-way. Between the face of the building and the sidewalk, the Applicant is proposing an approximately 6-foot-wide landscape bed with shrubs next to the building, green lawn strip and street trees approximately 30 feet on center. The outer edge of the sidewalk is 16 feet from the curb along Rockville Pike (MD-355). The Applicant is proposing this to be a green strip with 3 pairs of Crepe Myrtle trees, approximately 65 feet on center.

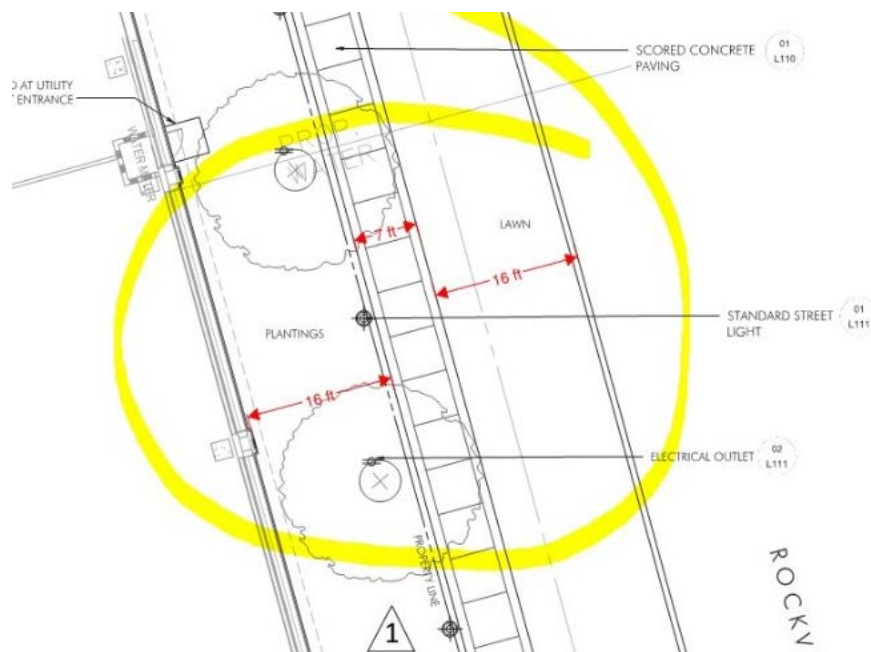


Figure 8: Streetscape along Block 3 as currently proposed by the Applicant



Figure 9: Streetscape along Block 3 as currently proposed by the Applicant

Staff had concerns about the proposed street section in Figure 8 and Figure 9 and worked with the Applicant to propose an alternate section. The Applicant has agreed to modify their section in accordance with Staff's recommended sketch in Figure 10 and submit the updated section as a part of the Certified Site Plan.

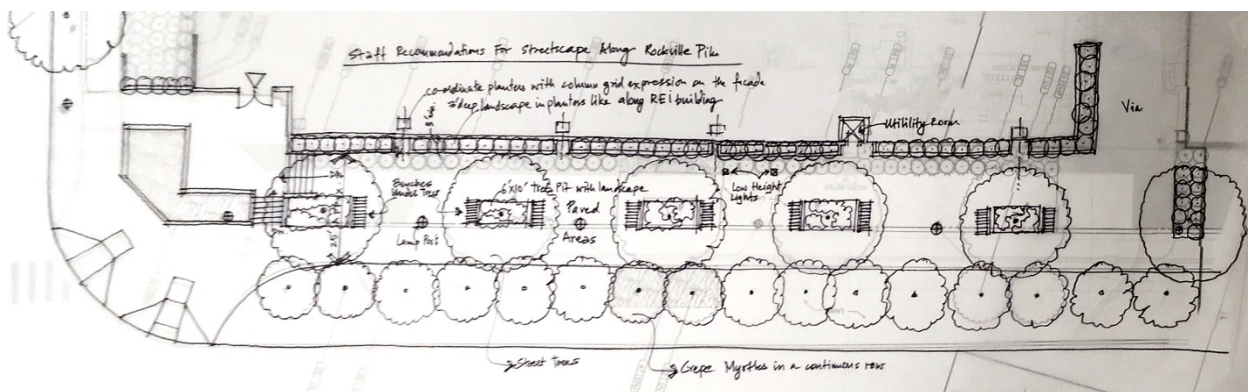


Figure 10: Improvements to the proposed streetscape along Block 3 as recommended by Staff

Overall Phase II Parking

As a part of this Amendment, the Applicant has updated the overall vehicular parking calculations per Sec. 59-E-3.1 of the old Zoning Ordinance and has calculated the parking required as an overall mixed-use project. The required parking was previously calculated on a per-building basis. Staff supports this approach since many buildings within Phase II already share parking and certain buildings do not have any integrated parking. The Applicant continues to meet the required parking under the mixed-use requirements. The Applicant will continue to highlight parking provided within each building to facilitate enforcement by MCDPS.

The Applicant has also updated the bike parking calculations for Phase II to reflect as-built conditions and the revised proposal for the office building and continues to provide the minimum number of spaces as required per Sec 59-E-2.3 of the Zoning Ordinance. For the overall Phase II, the Applicant will provide 138 publicly accessible and 303 private secured bicycle parking spaces with 4 shower and changing facilities per gender for bicyclists.

Block 3 Parking

The Block 3 garage will have a total of 691 spaces and be a multi-use garage supporting the Porsche dealership, office tenants and guests, and public retail parking seven days per week. Per the Applicant's lease agreement, Porsche has an exclusive right to approximately 54 spaces in the garage which will likely be provided on levels P2 and P3 adjacent to the Porsche building. The Porsche spaces will be reserved 24 hours/day, seven days/week and will be occupied by new vehicle inventory. Porsche guests will have the same parking access rights in the Block 3 garage as any other retail customer or visitor to the Block 3 office building.

Office building tenants will be offered monthly parking passes both reserved and non-reserved in the Block 3 garage and will have access to the garage 24/7. Reserved spaces will be signed and unavailable to retail parkers or visitors at any time. While difficult to predict how many office tenants will pay the additional price for the reserved spaces, the Applicant estimates it will be about 70 spaces. Nearly the entire garage will be utilized by office tenants Monday – Friday from 8 a.m. until 6 p.m. but a small number of visitor and retail parking spaces will remain available during these times on the P0 and P1 levels. To control access for different users, two sets of gates will be installed in the garage – one at the entry and another at the P2 level. During office hours retail and office visitors will only have access to the P0 and P1 levels and office tenants will be required to park on levels P2 and up. After 6 p.m. Monday – Friday and on weekends, the P2 gates will be up, allowing retail and office visitors access to all spaces in the garage except for the aforementioned reserved spaces.

The Applicant will provide 6 public and 3 private bike parking spaces for Building 3B, the Porsche dealership, and 20 public and 24 private bike parking spaces will be provided for Building 3A, the office building with retail. The office building will also provide 2 shower and changing facilities per gender for bicyclists.

Revisions to Public Benefit Points

The Applicant is seeking to modify the Public Benefits Table to remove a daycare center that was proposed to be in Phase II of Pike & Rose and add ten points for solar panels and five points for the bikeshare stations. With these changes, there is no net gain or loss in the total number of points provided and the Applicant continues to provide points well beyond the minimum requirement.

A daycare center had been approved as a public benefit to be built as part of proposed Block 3 office building. The Applicant engaged in lengthy discussions with a daycare operator already operating in the Pike District regarding potential expansion to Pike & Rose. However, they were not able to reach an agreement for two primary reasons. The space requirements for the daycare, particularly outdoor, ground-floor space, were not feasible within the approved framework of the overall plan. There was also a significant gap between the rent the daycare operator was able to pay and the rent that ground-floor retail space would otherwise command at Pike & Rose. The Applicant was therefore concerned that having vacant ground-floor space would not contribute to the vibrant street-level experience at the project and is requesting to remove the daycare center from the Public Benefits Table.

The Applicant has already installed solar panels on the roof of the Trade Street parking structure and is requesting points for this public benefit.

The Applicant is required to provide 2 bikeshare station sites per their Preliminary Plan approval and Amended Traffic Mitigation Agreement (TMAg). The 2014 TMAg executed with MCDOT and M-NCPPC, paragraph #16, states "Applicant must provide space in the Project for at least two (2) bikesharing

docking stations (or similar provision required by the bikesharing system) to enable this form of transportation to be used by residents, employees and visitors at the Project.”

The previously approved certified site plans showed two bikeshare station sites – one along the Pike & Rose property fronting on Rockville Pike (MD-355) and a second site along Pike & Rose property fronting on Towne Road. One more site was shown as an “optional” third station location on Pike & Rose property near the intersection of Trade Street and Rose Avenue, internal to the project.

The amended Phase II Site Plan 82013012D shows a bikeshare station east of Building 9 in the public right of way along MD 355 near Meeting Street. This site is not within the Subject Property and thus does not qualify as one of the two station sites the Applicant is required to provide. The Applicant is therefore showing two additional locations on the Subject Property. One is located west of Building 9 on Trade Street and the other is located west of Building 2 on Grand Park Avenue.

Because the original approvals pre-dated current bikeshare policies, the Applicant was not required to contribute toward capital costs of bikeshare stations at their project. However, the Applicant voluntarily committed funds to MCDOT in support of expansion of bikeshare in the White Flint area, and also committed to fund incentives for residents at their project to use bikeshare. With approval of this site plan amendment, the Applicant will fulfill these commitments on a timely basis. The Applicant is requesting points for providing this public benefit.

The Applicant is proposing to provide public benefit points as outlined in the following table.

Category	Public Benefit	% Requested by Sketch Plan	Adjusted total points	Points for Phase I 820120020	Points for Phase II 820130120	Proposed points for Phase II 82013012D	Future Phases/ Remaining Points	Project Proposed Total
Major Public Facility	Bikeshare Station	0	0	0	0	5		5
Transit Proximity		33.09	33	8.25	15.87	15.87	8.88	33
Connectivity	Neighborhood Services	10	10	2.49	4.79	4.79	2.72	10
	Minimum Parking	6.32	7.03	0.88	4.84	4.84	1.31	7.03
	Through-Block Connection	10	10	5	5	5	0	10
	Public Parking	7.62	7.05	1.85	4.09	4.09	1.11	7.05
	Advance Dedication	3.72	3.72	3.72	0	0	0	3.72
Diversity	Adaptive Buildings	4.37	4.12	0.65	1.59	1.59	1.88	4.12
	Care Center	15	15	0	15	0	0	0
	Dwelling Unit Mix	2.19	3.67	1.48	0	0	2.19	3.67
Design	Structured Parking	14.32	13.92	3.43	6.57	6.57	3.92	13.92
	Tower Setbacks	1.53	1.47	0	0.8	0.8	0.67	1.47
	Public Art	5	5	1.65	2.5	2.5	0.85	5
	Exceptional Design	6.7	6.46	0	4.35	4.35	2.11	6.46
Environment	BLTs	5	5	1.25	2.4	2.4	1.35	5
	Tree Canopy	10	10	3.33	5	5	1.67	10
	Vegetated Roof	4.48	4.23	0.65	2.54	2.54	1.04	4.23
	Solar panels on garage block 7	0	0	0	0	10	0	10
	Total	139.34 Points	139.67 Points	34.63 Points	75.34 Points	75.34 Points	29.70 Points	139.67 Points

SECTION 4 – ANALYSIS AND FINDINGS

Pursuant to the grandfather provisions of Section 7.7.1.B.3, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014, since the original site plan was approved on November 14, 2013. The proposed modifications do not alter the intent of the original site plan and the subsequent amendments.

Section 59-D-3.4. (c) of the previous Zoning Ordinance states that the Planning Board, in reaching its decision, must find that:

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan;*

The Subject Property is not subject to a development plan, diagrammatic plan, schematic development plan, or project plan. As conditioned above, the Site Plan is subject to the binding elements and conditions of the approved Sketch Plan, and all previously approved Preliminary Plans and Site Plans.

2. *The Site Plan meets all of the requirements of the zone in which it is located and where applicable conforms to an urban renewal plan approved under Chapter 56;*

The proposed commercial uses on Block 3 are allowed in the CR zone. The changes made by this Site Plan Amendment meet all the requirements of the zones and are shown in the data table below. The Site is not located in an Urban Renewal area.

Amendment D	Required	Previously Approved	Proposed (P)/ Constructed (C)
Building 1A Commercial		90,000 sq.ft.	61,083 sq.ft. (C)
Building 2 Commercial		12,000 sq.ft.	13,000 sq.ft. (P)
Building 3A Commercial		56,600 sq.ft.	26,500 sq.ft. (C)
Building 3B Commercial		158,150 sq.ft.	234,000 sq.ft. (P)
Building 4 Commercial		32,550 sq.ft.	32,773 sq.ft. (C)
Park Pavilion		2,310 sq.ft.	2,320 sq.ft. (C)
Building 6 Commercial		57,000 sq.ft.	44,850 sq.ft. (C)
Building 7 Residential		104 D.U.	99D.U. (C)
Building 7 Commercial		172,000 sq.ft.	166,058 sq.ft. (C)
Building 8 Commercial		61,000 sq.ft.	38,599 sq.ft. (C)
Total Residential for Phase II		574 D.U.	569 D.U.
Total Commercial for Phase II		975,110 sq.ft.	952,683 sq.ft.
Total Vehicle Parking Provided for Phase II	1,686 – 3,720	1,916	2,012
Public Bicycle Parking (59-C-15.62)	138	154	146
Private and Secure Bicycle Parking (59-C-15.62)	303	321	306

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

The proposed amendment slightly alters the footprint of the Office Building 3B within its original block. It creates a small plaza off Rose Avenue that leads directly to the office building's main lobby. The vehicular circulation system is largely the same with exception to a new curb cut off Prose Street to access the one level of underground parking below the office building's footprint. The sidewalks, street trees, streetscape elements and landscaped areas continue to line the office building along MD355 (Rockville Pike), Rose Avenue and Prose Street. The entry plaza will provide outdoor seating. Therefore, as conditioned, the frontage along MD355 (Rockville Pike), and the overall changes proposed in this amendment are adequate, safe and efficient.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development; and*

The new office building will be approximately the same height (Maximum 150 feet) as the previous approval and is still compatible with the surrounding high density residential and commercial developments in the area. All the other structures will continue to be compatible with other uses, other site plans, and existing and proposed adjacent developments. The proposed amendment continues to maintain conformance with the Sector Plan and its recommendations for the Property.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resources protection, and any other applicable law.*

This Amendment does not include changes to the Forest Conservation Plan. All of the Forest Conservation requirements were satisfied under the original Site Plan for Phase II (Final Forest Conservation Plan No. 820130120). This Amendment is in compliance with both Chapter 22A Forest Conservation and the *Environmental Guidelines*. The proposed changes do not alter the previous SWM approval.

Community Outreach

The Applicant has met all noticing requirements. As of the posting of this staff report, Staff has received two letters of support for the project. One letter is from Amy Ginsberg, Executive Director of the Friends of White Flint and the second one from Dee Carl Metz, the White Flint Implementation Coordinator at the Office of the County Executive (Attachment 7).

SECTION 5 - CONCLUSION

The proposed modifications to the approved Site Plan will not alter the overall character, or significantly impact the development with respect to the original findings and conditions of all previous approvals. The proposed project remains compatible with the existing and proposed development adjacent to the site and with respect to the surrounding neighborhood, in terms of efficiency, adequacy, safety, structures, uses, vehicular and pedestrian circulation, open space, landscaping, and lighting. The proposed amendment remains in conformance with environmental regulations, the development standards of the zone, and the Sector Plan. All previous conditions of approval and Planning Board findings remain in full force and effect. Staff recommends approval of Site Plan Amendment 82013012D with the conditions listed at the beginning of this report.

Attachments:

1. Sketch Plan 320110010 Resolution
2. Site Plan 820130120 Resolution
3. Site Plan 82013012A Administrative Approval Memo
4. Site Plan 82013012B Resolution
5. Site Plan 82013012C Resolution
6. Agency Approval Letters
7. Community Letters



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

Agenda Date: July 19, 2012
Agenda Item No. _____

MEMORANDUM

DATE: July 6, 2012

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Chief, Area 2 Division
Joshua Sloan, Planner Supervisor, Area 2 Division *JS*
Patrick Butler, Senior Planner, Area 2 Division *P.B.*

FROM: Rose Krasnow, Interim Planning Director *RK*

SUBJECT: Corrections to the Resolutions of Sketch Plan 320110010, Preliminary Plan 120120020, Site Plan 820120020, and Staging Allocation Request 25400, Mid-Pike Plaza (Pike & Rose)

Attached please find highlighted copies of the Resolutions for Sketch Plan 320110010, Preliminary Plan 120120020, Site Plan 820120020, and Staging Allocation Request (SAR) 25400, Mid-Pike Plaza (Pike & Rose), which corrects a persistent typographical error and clarifies the approval of the SAR for tracking purposes. The original resolutions were mailed out to all parties of record on October 10, 2011, March 14, 2012, March 14, 2012, and March 23, 2012, respectively.

Staff requests the following changes to ensure consistency and clarity regarding the approval of the subject plans.

Summary of Requested Corrections

1. In each case where the number "3,422,888" (referring to the total approved square feet of density for the project) was used, the correct number, "3,442,888" should replace it. This occurs four times in the sketch plan resolution, twice in the preliminary plan resolution, and once in the site plan resolution.
2. In each case where the number "341,800" (referring to the total approved square feet of non-residential uses in the site plan) was used, the correct number, "314,800" should replace it. This occurs twice in the site plan resolution and once in the staging allocation request resolution.

3. To clarify the SAR application and ensure proper tracking, it is requested that the third paragraph on page 2 be revised to read,
“NOW, THEREFORE, BE IT RESOLVED THAT the Planning Board APPROVES an allocation of staging capacity for 493 residential units and ~~262,800~~ 229,005 square feet of non-residential uses, which is equal to the total allowed non-residential density approved by the site plan (314,800 square feet) minus 85,795 square feet of existing non-residential density that will be demolished, on the property;”.
4. Because the application is being revised to ensure consistency between the resolution and the application, the fifth paragraph on page two is no longer necessary.

JS:ha: n:\area 2 division\sloan\ mid pike corrected resolutions memo to board

Attachments:

1. Resolution for Sketch Plan 320110010
2. Resolution for Preliminary Plan 120120020
3. Resolution for Site Plan 820120020
4. Resolution for Staging Allocation Request 25400



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

MCPB No. 11-05
Sketch Plan No. 320110010
Project Name: Mid-Pike Plaza
Date of Hearing: January 20, 2011

CORRECTED RESOLUTION

WHEREAS, under Section 59-C-15.42 of the Montgomery County Code the Montgomery County Planning Board ("Planning Board" or "Board") is authorized to review sketch plan applications; and

WHEREAS, on September 21, 2010, Federal Realty Investment Trust ("Applicant"), filed an application for approval of a sketch plan for up to ~~1,726,642 square feet of residential~~ 3,422,888 square feet of total density including a maximum and of 1,716,246 square feet of non-residential development on 24.38 gross acres of land split-zoned CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300, located in the northwest quadrant of Rockville Pike and Old Georgetown Road within the White Flint Sector Plan Area ("Property" or "Subject Property"); and

WHEREAS, the sketch plan application was designated Sketch Plan No. 320110010, Mid-Pike Plaza (the "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated January 10, 2011, setting forth its analysis and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staff of other governmental agencies, on January 20, 2011, the Planning Board held a public hearing on the Application; and

WHEREAS, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on January 20, 2011, the Planning Board voted to approve the Application, subject to certain conditions, on the motion of Commissioner Dreyfuss; seconded by Commissioner Wells-Harley; with a vote of 4-0, Commissioners Carrier, Dreyfuss, Presley, and Wells-Harley voting in favor, Commissioner Alfandre being absent.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the relevant provisions

Approved as to
Legal Sufficiency:

M-NCPPC Legal Department

8787 Georgia Avenue, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

MCPB No. 11-05
 Sketch Plan No. 320110010
 Mid-Pike Plaza
 Page 2

of Montgomery County Code Chapter 59, the Montgomery County Planning Board approves Sketch Plan No. 320110010 for up to ~~1,726,642 square feet of residential and 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 split-zoned CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300, including as binding elements under Section 59-15.42(b)(4)(B) the maximum density and heights, general location and extent of public use space, public benefits, and phasing program as shown on the sketch plans, subject to the conditions below and modification at Site Plan per the restrictions enumerated in section 59-C-15.42(d). This approval is subject to the following conditions and binding elements:

1. Density

The proposed development is limited to a maximum of ~~1,726,642 square feet of residential development~~, 1,716,246 square feet of non-residential development and a total of 3,442,888 square feet of total development.

2. Height

The proposed development is limited to a maximum height of 200 feet in the portion zoned CR3 C1.5 R2.5 H200, and 300 feet in the portion zoned CR-4 C3.5 R3.5 H300.

3. Incentive Density

The proposed development must be constructed with the public benefits listed below, except that the Applicant may request to adjust the percentage or type of public benefits shown on the Public Benefits Table of the sketch plan during site plan review as long as the total equals at least 100 percent of the incentive density required by section 59-C-15.81. The Applicant may eliminate, add, or modify individual public benefits if the Planning Board finds that any changes continue to support the findings required by the zone.

<i>Category</i>	<i>Public Benefit</i>	<i>% Requested</i>
Connectivity	Transit Proximity	33.09
	Neighborhood Services	10.00
	Minimum Parking	6.32
	Through-Block Connection	10.00
	Public Parking	7.62

Diversity	Adaptive Buildings	4.37
	Care Center	15.00
	Dwelling Unit Mix	2.19
Design	Structured Parking	14.32
	Tower Setback	1.53
	Public Art	5.00
	Exceptional Design	6.70
Environment	BLTs	5.00
	Tree Canopy	10.00
	Vegetated Roof	4.48
Advance Dedication		3.72
Total		139.34

4. Incentive Density Implementation

At site plan, the Applicant must demonstrate delivery of sketch plan incentive density elements in a timely manner commensurate with project phasing.

5. Public Use Space

The proposed "neighborhood green" must provide a minimum of 0.55 acres non-vehicular area and 0.80 acres of total area for special events.

6. Building Lot Terminations

Prior to issuance of building permits for the first 5% of incentive density square footage, the Applicant must provide proof of purchase (or payment to the Agricultural Land Preservation Fund) for a minimum of 7.28 BLTs.

7. Moderately Priced Dwelling Units (MPDUs)

The proposed development must provide MPDUs in accordance with Chapter 25A.

8. Phasing Program

MCPB No. 11-05
 Sketch Plan No. 320110010
 Mid-Pike Plaza
 Page 4

Unless a modification is approved by the Planning Board during site plan review, the Applicant must construct the proposed development in accordance with the phasing program enumerated in the Application.

9. Future Coordination for Preliminary and Site Plan

The following must be addressed as part of the process of the preliminary or site plan applications, as applicable:

- a. Request for waiver of standard truncation for all applicable intersections.
- b. Site details, recreation facility exhibits, and detailed development program and inspection schedules.
- c. Public art program reviewed by the Public Arts Trust Steering Committee.
- d. Considerations for preliminary and site plan reviews outlined in the findings of this resolution.
- e. Issues enumerated in the letter from the Montgomery County Department of Transportation, dated January 4, 2011 and obtaining necessary approvals or modifications to said letter prior to the hearing on any preliminary plan.
- f. Specifics of the public benefits proposed to achieve the incentive density.

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 and all applicable elements of § 59-C-15.42, the Montgomery County Planning Board finds that, as conditioned herein, the elements of the sketch plan specified in Section 59-C-15.42(c) of the zoning ordinance are appropriate in concept and appropriate for further review at site plan. Specifically, the Planning Board finds that as shown in the sketch plan:

1. *The plan: (a) meets the requirements and standards of this Division; (b) will further the objectives of the applicable master or sector plan; and (c) will provide more efficient and effective development of the site than the standard method of development;*

The subject site is located within the White Flint Sector Plan area and is split-zoned CR3.0 C1.5 R2.5 H200 and CR4.0 C3.5 R3.5 H300. The proposed development will be built under the optional method of development with uses permitted in the CR zones.

(a) Requirements and standards of the Division:

The objectives of the CR zones enumerated in section 59-C-15.2 are to:

- Implement the policy recommendations of applicable master and sector plans;

- Target opportunities for redevelopment of single-use areas and surface parking lots with a mix of uses;
- Reduce dependence on the automobile by encouraging development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities;
- Encourage an appropriate balance of employment and housing opportunities and compatible relationships with adjoining neighborhoods;
- Establish the maximum density and building height for each zone, while retaining appropriate development flexibility within those limits; and
- Standardize optional method developments by establishing minimum requirements for the provision of the public benefits that will support and accommodate density above the standard method of development.

The proposed development satisfies these objectives by:

- Furthering the policy recommendations of the White Flint Sector Plan, as detailed in (b) below;
- Replacing a strip-mall development and excessive surface parking with a high-density, mixed use project;
- Integrating housing, commercial services, employment uses, public facilities and amenities within less than ½ mile of metro service and numerous parks, trails, and services;
- Providing a balance of commercial and residential uses appropriate for this area of the core of White Flint;
- Meeting the density and building height limits for the zones with a flexible response to protect and enhance open spaces, pedestrian comfort, and views; and
- Providing public benefits per the ordinance and guideline criteria to create an environment sufficiently able to accommodate density above the standard method density allowed.

The general requirements of the CR zones enumerated in section 59-C-15.6 of the ordinance are met as the following list illustrates.

- The project conforms to the sector plan and design guidelines as detailed in (b) below;
- The streetscapes along each frontage will be improved per the sector plan and design guidelines as finalized by each site plan;
- Allowances for space for bicycle parking and shower facilities, which will be finalized by each site plan, are provided; and

MCPB No. 11-05
 Sketch Plan No. 320110010
 Mid-Pike Plaza
 Page 6

- As the data table below shows, parking will be provided above the minimum required and below the maximum allowed.

The development standards of the CR zones enumerated in section 59-C-15.7 are met as detailed in the data table below.

Project Data Table for the CR Zones		
Development Standard	Permitted/Required	Approved and Binding on the Applicant
Gross Tract Area (sf)		
Zone 1: CR3.0 C1.5 R2.5 H200	n/a n/a n/a	805,156 256,855 1,062,011
Zone 2: CR4.0 C3.5 R3.5 H300 Total		
Density (sf)		
<i>Total (CR)</i>		
Zone 1	2,415,468	n/a
Zone 2	1,027,420	n/a
Total	3,422,888	3,422,888
<i>Non-residential (C)</i>	1,207,734	n/a
Zone 1	898,992	n/a
Zone 2	2,106,726	1,716,246 maximum
Total		
<i>Residential (R)</i>	2,012,890	n/a
Zone 1	898,992	n/a
Zone 2	2,911,882	1,726,642 minimum
Total		

MCPB No. 11-05
 Sketch Plan No. 320110010
 Mid-Pike Plaza
 Page 7

Building Height (feet)		
Zone 1	200	Up to 200
Zone 2	300	Up to 300
Setbacks	n/a	n/a
Parking Spaces		
Minimum Required	2,396	5,234 (approximate)
Maximum Allowed	6,546	
Proposed		
Public Use Space (%)	10	10
Residential Amenity Space (sf)	Determined at site plan based on final unit count.	

(b) The objectives of the White Flint Sector Plan:

The Mid-Pike Plaza property is in the Mid-Pike Plaza District within the Approved and Adopted (2010) *White Flint Sector Plan*. The Plan notes that “redevelopment in the district should retain its regional marketplace function and include residential and civic uses. Building heights of 300 feet should frame the corner of Rockville Pike and Old Georgetown Road. Public use space, such as an urban plaza or neighborhood green or a civic or cultural attraction, will provide reasons to gather and encourage all day activity” (p.32). Specifically for public use space, the Plan states the following: “provide a minimum one-acre public use that can be divided into smaller areas, such as urban plazas or neighborhood greens, on the Mid-Pike Plaza property” (p.33). Consistent with the Sector Plan, a new public commercial business street (B-16), recommended 80 feet right-of-way, will connect Rockville Pike to Hoya Street. And, realigned Executive Boulevard (B-15), between Old Georgetown Road and B-16, is a commercial business street with a 70 right-of-way.

The proposed sketch plan is consistent with the objectives of the White Flint Sector Plan with respect to:

Density and Building Height

The proposed development is consistent with the Sector Plan’s recommendations for the Commercial Residential (CR-4 C-3.5 R-3.5 H-300 and CR-3 C-1.5 R-2.5 H-200) zones. The highest density is located at the intersection of Old Georgetown Road and Rockville Pike.

Transportation

The sketch plan street network is consistent with the Sector Plan recommendation for public and private streets. The Sector Plan classifies B-16 as a commercial business street between Rockville Pike and Hoya Street

with a right-of-way of 80 feet and B-15 with a right-of-way of 70 feet. The revised plan shows most of the street as a 70 foot cross-section with the areas near Hoya Street and MD 355 as a wider cross-section.

The Sector Plan envisions the reconstruction of Rockville Pike into an urban boulevard with improved pedestrian sidewalks, on-road bicyclist accommodation, and bus priority lanes (p.53). Rockville Pike is classified as a major highway with a 150 foot right-of-way. The right-of-way for MD 355 can be increased to 162 feet with the additional dedication placed in reservation (p.55). Montgomery County Department of Transportation has initiated a Countywide Bus Rapid Transit (BRT) Study that will inform the location of BRT along the Pike, either in the median or curb lane.

Bikeway Network

Several roads that front the property have bikeway recommendations. Old Georgetown Road, between Hoya Street and Rockville Pike, is classified as a dual bikeway: i.e., a shared use path with bike lanes (LB-2). Rockville Pike is classified as a shared use path (SP-41) and Hoya Street is also classified as a shared use path, LB-1. At site plan, these bikeways should be delineated.

Public Use Space

The submitted sketch plan illustrates several areas intended to meet the CR zone public use requirement and the Sector Plan recommendation. The sketch plan illustrates a neighborhood green and several linear promenades adjacent to Street 2 and 3.

White Flint Design Guidelines

The Approved White Flint Urban Design Guidelines provide specific recommendations for each district, including building design and public open space. The design guidelines illustrate buildings with a build-to-line instead of a setback from the property line. Regarding public use spaces, the design guidelines state that “neighborhood open spaces should be defined by surrounding building walls on at least three sides on a mid-block location” and public use spaces “should be located to reduce extended periods of shadow coverage from surrounding buildings” (p.33). Since the area south of the public street, B-16, has a southern as well as east-west sun exposure, a significant public use space in this area would receive ample sunshine throughout the year.

Environment

The Sector Plan establishes several recommendations to create an environmentally sustainable district. Minimization of carbon emissions; reduction of energy use through site design and energy-efficient buildings;

improving air and water quality; and usage of environmental site design are some of the Plan's recommendations. At site plan, the applicant must demonstrate how each recommendation in the Plan will be achieved.

The following items will require further consideration during Preliminary and Site Plan review

- Orient buildings closer to the property line for Rockville Pike and Old Georgetown Road, if SHA releases the easement along MD 355. If the easement is retained, provide a detailed concept plan for MD 355 frontage that includes a double row of trees and street furnishings.
- Provide an 80-foot right-of-way for Street 1, which is classified as a public street, or demonstrate need for modification.
- ~~Establish a primary or secondary pedestrian connection between Executive Boulevard and Hoya Street (Building 5-6 and 10-11).~~
- Ensure proper dedication of recommended street right-of-way for Rockville Pike, Old Georgetown Road and Hoya Street as well as internal public streets.
- Underground utilities within all public rights-of-way.
- Demonstrate how the proposal will achieve sustainability recommendations, including increased tree canopy; maximization of LEED standards; and environmental site design techniques as recommended in the Sector Plan.
- Complete Sector Plan bikeways for Rockville Pike, portions of Old Georgetown Road ~~and Hoya Street.~~
- Implement the recreation loop, as recommended in the Sector Plan and Design Guidelines, along Old Georgetown Road.

(c) More efficient and effective development of the site than the standard method of development:

This optional method of development is more efficient and effective than the standard method of development because it provides more public benefits, places higher density in an area that can sustain growth using existing infrastructure, provides more affordable housing options, and creates a more environmentally sustainable pattern of development.

2. *The proposed building massing and height and public use and other open spaces are located and scaled to achieve compatible relationships with each other and with existing and proposed buildings and open space adjacent to the site and with adjacent communities;*

With respect to density, building height, and public use space the proposed development meets, is under the maximum standards, and exceeds the minimum standards, respectively.

The buildings and structures of the proposed development are laid out throughout the site, with the greatest densities towards the core of the metro station area, which is appropriate for the character envisioned by the sector plan. The layout shown provides easy access to the buildings from adjoining sidewalks and internalized parking. The locations of the buildings and structures provide compatible relationships internally and to buildings on confronting properties, while meeting the aesthetic standards of the area. The groundwork for the open spaces, landscaping, and site details is provided through appropriate building massing, heights, and orientation and will provide a safe and comfortable environment.

With respect to proposed open and public use spaces, the development provides a number of different outdoor areas, including promenades, pocket parks, and a larger neighborhood green. Sidewalks and through-block connections allow for visual and physical connections between these spaces and to/from the surrounding properties. This layout of interconnected open spaces and corridors will allow for a greater public benefit and compatible relationships with each other and with existing and proposed buildings and adjacent development.

The following items will require further consideration during Preliminary and Site Plan review:

The details of the proposed building and open space layout will be reviewed in greater detail with each site plan. In particular, the following objectives from the design guidelines will be analyzed more critically.

- (a) Streets (Page 10): (1) Establish a hierarchical grid of streets to improve mobility; (2) Underground wet and dry utilities within right-of-way limits; (3) Create short blocks to expand pedestrian access and maximize building frontage; (4) Transform Rockville Pike into an Urban Boulevard; (5) Improve pedestrian safety at all street intersections.
- Consider alternatives for façade articulation along the outer facing perimeter of the development, particularly along Hoya Street and Montrose Parkway.
 - Consider alternatives to eliminate the building setbacks shown along Rockville Pike and Old Georgetown Road.
 - Consider alternatives to minimize the impact of vehicular access on designated public use spaces.

~~(b) Open Space (Page 12): (1) Consolidate the space allocated to meet zoning public use space requirements in locations central to each neighborhood to create substantial urban spaces for public use; (2) Create pedestrian priority spaces, where vehicular intrusions are kept to a minimum; (3) Provide spaces that include substantial areas for un-programmed use by residents, workers, and visitors.~~

- ~~• Consider consolidating all "fragments" of green area designated as public use space into more substantial areas for public use.~~
- ~~• Consider alternatives to provide pedestrian connections between open spaces, particularly between spaces located along street 2 and street 3.~~
- ~~• Consider making pedestrian usage central to the organization of public space on street 2.~~
- ~~• Consider consolidating fragments of public use space shown along street c in a location where they could become part of the network of open spaces envisioned by the Sector Plan.~~

~~(c)~~(b) Buildings (Page 16): (1) Build-to lines that establish minimum setbacks from the right-of-way; (2) Podium heights that define the pedestrian level space; (3) Upper setbacks that distance the taller component of the structure from the podium, reducing the impact of its scale on the pedestrian space below; (4) Reduced tower floor plate sizes to reduce the structure's perceived bulk.

- Consider providing a signature building at the corner of Old Georgetown Road and Rockville Pike.
- Consider sun orientation when adjusting the location of taller building components in close proximity to public use spaces.
- Consider alternatives to break down the scale of the structure composed of buildings 5, 6, 10 and 11.

3. *The general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading areas are adequate, safe and efficient;*

Site Location and Vehicular Access Points

The subject development is located on the north side of Old Georgetown Road between Rockville Pike (MD 355) and Hoya Street (i.e., previously known as Old Old Georgetown Road) with Montrose Parkway along the northern property line. The vehicular access points are proposed from Old Georgetown Road, Rockville Pike, and Hoya Street. Given the relatively close proximity of the proposed access points on Hoya Street to the signalized intersections of (existing) Montrose Parkway and (future) Old Georgetown Road, ~~the access may be limited to right in/right out movements pending further study of traffic queuing and volume numbers~~ the Applicant must provide further intersection, queuing, and

volume analyses to allow the Board to consider changes for access..

Available Transit Service

Ride-On routes 5, 26, 38, 46, and 81 operate along the site's adjacent roadways. The entire subject site is within ½ mile of the White Flint Metrorail Station. These transit options provide adequate and efficient transportation choices and may be safely accessed.

Transportation Demand Management

This site is within the boundary of the North Bethesda TMD. As a new development, the Applicant must enter into a traffic mitigation agreement to participate in the North Bethesda Transportation Management District (TMD). The *White Flint Sector Plan* recommends that the TMD achieve a 34% non-auto driver mode share (NADMS) goal for employees that consists of a 26% transit mode share, 5% ridesharing, and 8% non-automobile commuting modes of transportation.

Sector Plan Roadways and Bikeways

In accordance with the *White Flint Sector Plan* and *Countywide Bikeways Functional Master Plan*, the sector-planned roadways and bikeway that must be provided by this development are as follows:

- (a) Rockville Pike (MD 355) is designated as a major highway, M-6, with a recommended 150-foot right-of-way, reservation for 12 more feet (i.e., for a total of 162 feet), and a recommended shared use path, Local Bikeway, LB-5.
- (b) Old Georgetown Road (MD 187) is designated as a major highway, M-4, with a recommended 120-foot right-of-way and a recommended Dual Bikeway, LB-2, bike path on north side.
- (c) Hoya Street is designated as a major highway, M-4(a), with a recommended 120-foot right-of-way and a recommended shared use path, LB-1. MCDOT's Capital Improvements Program Project No. 501116, White Flint District West Transportation, includes construction of Hoya Street between Executive Boulevard and Montrose Parkway.
- (d) Montrose Parkway is designated as an arterial, A-270, with a recommended 300-foot right-of-way and a recommended shared use path, SP-50.
- (e) Public Street A is designated as a business street, B-15, with a recommended 70-foot right-of-way.
- (f) Public Street 1 is designated as a business street, B-16, with a recommended 80-foot right-of-way.
- (g) Public Street C, Public Streets 2, and Public Street 3 are internal streets not listed in the Sector Plan.

Dedication of the rights-of-way associated with this project will be determined during the review of the Preliminary Plan.

Transportation Adequate Public Facilities Review

In lieu of the typical Local Area Transportation Review and Policy Area Mobility Review tests, the transportation Adequate Public Facilities test is satisfied by participating in the special taxing district, which will be responsible for all improvements in the rights of way for Hoya Street, Rockville Pike, and portions of Old Georgetown Road along the subject property's frontage.

Transportation Staging

Transportation staging in the White Flint Sector Plan area replaces the LATR and PAMR requirements for Adequate Public Facilities. Specific transportation improvements are identified in the Sector Plan relative to the site and density being approved, both of which are regulated by the impact from the development on the surrounding road network. Improvements will be constructed both by the District, through taxes, and by the developer, as regulated by the phasing plan proposed by the Applicant and approved by the Planning Board. Staging for the White Flint area is tied to the amount of density approved and is regulated through site plan approvals and release of building permits.

The Staging Plan timing of new development and public facilities needs to support existing and proposed development. The objectives of the Staging Plan intend to ensure fiscal responsibility, timing and sequence, coordination with the public infrastructure and promoting a sense of place.

There are three overall phases in the White Flint Sector Plan, each of which limits the amount of non-residential and residential uses:

Staging Plan for the White Flint Sector Plan		
<i>Phase</i>	<i>Maximum residential development (units)</i>	<i>Maximum non-residential development (sf)</i>
Phase I	3,000	2 million
Phase II	3,000	2 million
Phase III	3,800	1.69 million
Total	9,800	5.69 million

Each phase within the staging plan contracts for, funds or constructs specific roadways, achieves non-auto driver mode shares and furthers housing goals for the District. The Planning Board must decide when a Phase has been completed in order to allocate density in the next phase.

The proposed development will be required to improve frontage along each of the property's existing boundaries as well as to construct the internal private streets.

The following items will require further consideration during Preliminary and Site Plan review

- (a) Submit documentation to seek approval from reviewing agencies for a right-of-way width reduction from 80 feet to 70 feet for Public Street "1", sector-planned business street B-16.
 - (b) Pay the special taxes in lieu of satisfying the transportation Adequate Public Facilities tests when the taxing district in the White Flint Sector Plan area is established.
 - (c) Provide an additional 6-foot right-of-way reservation along Rockville Pike for a sidewalk.
 - (d) Prepare and submit traffic signal warrant studies for the Rockville Pike/Street 1 and Old Georgetown Road/Street "A" intersections.
 - (e) Coordinate and gain acceptance from the Montgomery County Department of Transportation (MCDOT) regarding the adequacy of vehicular queuing along Hoya Street at the site's access point.
 - (f) Provide inverted-U bike racks in front of the main entrances to the buildings and bike lockers in the garages.
 - (g) Agree to comply with requirements of participating in the Transportation Management District.
4. *The proposed public benefits and associated requested incentive density will further the objectives of the applicable master or sector plan and the objectives of the CR zones; and*

The proposed public benefits and associated requested incentive density are appropriate for the site and the applicable CR zones, and meet the objectives of the White Flint Sector Plan.

There are a variety of benefits proposed – from 6 of the 7 categories available, and an appropriate amount of incentive density is requested for each of the benefits. As the table on page 13 of the staff report indicates, 15 public benefits are proposed with incentive density calculations that exceed the total minimum required. Further, no category sum exceeds the 30% maximum allowed except transit proximity, which is not subject to a category limit.

Final figures and adjustments are expected with each site plan, but no development may be approved if it is determined that the total minimum public benefit requirement cannot be met.

5. *The general phasing of structures, uses, public benefits, and site plans is feasible and appropriate to the scale and characteristics of the project.*

The Project's general phasing of structures, uses, public benefits, and site plans is feasible and appropriate to the scale and characteristics of the project. The proposed development consists of at least three phases as enumerated in the following table. Phasing of roads, parking, and public benefits are also proportionally appropriate to the scale and characteristics of the project as well as to ensure functional and civic accessibility and use.

Density per Phase			
<i>Phase</i>	<i>Commercial Density (sf)</i>	<i>Residential Density (sf)</i>	<i>Total Density (sf)</i>
1	268,200	523,942	792,142
2	356,900	562,500	919,400
Future	1,091,146	640,200	1,731,346

The correspondence between the White Flint transportation staging phasing and the development phasing will depend on other approvals and improvements. Site plans and building permits will be approved based on available capacity as determined by existing and/or funded approvals and improvements during the applicable review.

6. *Other issues.*

At the time of site plan, the Planning Board may approve changes to this sketch plan under certain circumstances. If the applicant proposes to change a condition of approval or binding element or agrees to a change proposed by another party, the proposed change must satisfy the requirements for approval of a sketch plan and site plan, including Section 59-C-15, Section 59-D-3.4, and the White Flint Sector Plan. If Planning Staff proposes to change a condition of approval or binding element, however, the Board may approve the change if necessary to ensure conformance with Section 59-C-15, Section 59-D-3.4, or the master plan. In other words, for the Board to approve an applicant-proposed change of a binding element it must find consistency with applicable standards; for the Board to approve a modification to a staff-proposed binding element that the applicant has not agreed to it must find that the proposed change is necessary to meet the site plan approval standards, including conformance with zoning and master plan requirements.

Alternatively, based on detailed review of a site plan, the Board may find that any element of the approved sketch plan, including a binding element, does not meet

MCPB No. 11-05
Sketch Plan No. 320110010
Mid-Pike Plaza
Page 16

the requirements of the zone, master plan, or other findings necessary to approve a site plan, and deny the site plan application.

The Board's review of sketch plans is governed by Section 59-C-15.42(c), which provides that "in approving a sketch plan" the Board must find that certain elements of the plan are "appropriate in concept and appropriate for further detailed review at site plan." Because the Board's approval of a sketch plan is in concept only and subject to further detailed review at site plan, it necessarily follows that the Board may find, based on detailed review of a site plan, that any element of a sketch plan does not meet the requirements of the zone, master plan, or other requirements of site plan approval. The Board does not have the authority at the time of sketch plan to predetermine that any element of the sketch plan will satisfy all applicable requirements for site plan approval. As a practical matter it would be unwise for it to do so, due to the limited detail contained in a sketch plan and the sketch plan's unlimited validity period. If the Board were unable to require changes to binding elements at the time of site plan to ensure compliance with all code and master plan requirements, it might have decided to approve fewer elements of this plan as binding.

Although the Board does not have the authority to provide complete certainty about the conditions of approval or binding elements of a sketch plan, this does not mean that the Board should or will require changes to an approved sketch plan without good reason. To do so would be inefficient and unfair to applicants and community members whose expectations about the future shape of development will be formed by what the Board approves in a sketch plan.

BE IT FURTHER RESOLVED that all elements of the plans for Sketch Plan No. 320110010, Mid-Pike Plaza stamped received by M-NCPPC on December 9, 2010 are required except as modified herein; and

OCT 10 2011

BE IT FURTHER RESOLVED that the date of this Resolution is _____
(which is the date that this Resolution is mailed to all parties of record); and

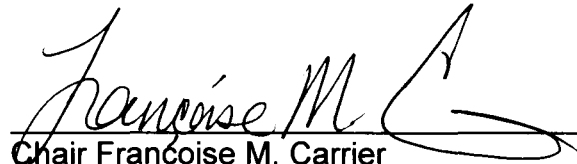
MCPB No. 11-05
Sketch Plan No. 320110010
Mid-Pike Plaza
Page 17

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).

* * * * *

RESOLUTION

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, Dreyfuss and Presley present and voting in favor of the motion, at its regular meeting held on Thursday, July 28, 2011, in Silver Spring, Maryland.


Chair Françoise M. Carrier
Montgomery County Planning Board

MAR 14 2012



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 12-26

Preliminary Plan No. 120120020

Mid-Pike Plaza (Pike & Rose)

Date of Hearing: February 23, 2012

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on October 10, 2011, the Planning Board approved Sketch Plan 320110010 establishing several binding elements, including a maximum density of 3,422,888 square feet of total development including a maximum of 1,716,246 square feet of non-residential development, on 24.38 acres of land split-zoned CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300 property bound by Montrose Parkway on the north, Hoya Street on the west, Rockville Pike on the east, and Old Georgetown Road on the south ("Property" or "Subject Property") in the White Flint Sector Plan ("Master Plan" or "Sector Plan") area; and

WHEREAS, on August 3, 2011, Federal Realty Investment Trust ("Applicant"), filed an application for approval of a preliminary plan for up to five lots on the Property, to be platted in phases¹; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120120020, Mid-Pike Plaza (Pike & Rose) ("Preliminary Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staff of other governmental agencies, Staff issued a memorandum to the Planning Board, dated February 10, 2012, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report" or "Report"); and

¹ Since the Property is to be platted in phases, unless otherwise noted, each reference to a record plat in the conditions is to the record plat that includes the specified improvement.

Approved as to
Legal Sufficiency:

8787 Georgia Avenue

Montgomery County, Maryland 20910

www.MCParkandPlanning.org

Chairman's Office: 301.495.460 • Fax: 301.495.1320

E-Mail: mcp-chairman@mncplc.org

MCPB No. 12-26
Preliminary Plan No. 120120020
Mid-Pike Plaza
Page 2

WHEREAS, on February 23, 2012, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on February 23, 2012, the Planning Board approved the Application, subject to certain conditions, on motion of Commissioner Anderson, seconded by Commissioner Presley, with a vote of 4-0; Commissioners Anderson, Carrier, Presley, and Wells-Harley voting in favor, with Commissioner Dreyfuss absent.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120120020, subject to the following conditions:

1. Approval is limited to five (5) lots for a maximum density of 3,422,888 square feet of total development including a maximum of 1,716,246 square feet of commercial uses. A minimum of 12.5% of any residential units must be moderately priced dwelling units ("MPDUs").
2. The Applicant must dedicate, and the record plat must reflect, the Sector Plan-recommended 162-foot right-of-way (81 feet from centerline) for Rockville Pike (MD 355) as shown on the Preliminary Plan, subject to State Highway Administration ("SHA") and Staff approval of the ultimate location of the centerline.
3. The Applicant must dedicate, and the record plat must reflect, a 110-foot right-of-way (50 feet from centerline) and a 10-foot Public Improvement Easement along this dedicated right-of-way for Old Georgetown Road as shown on the Preliminary Plan.
4. The Applicant must dedicate, and the record plat must reflect the Sector Plan-recommended 120-foot right-of-way (60 feet from centerline) for Hoya Street as shown on the Preliminary Plan.
5. The Applicant must dedicate, and the record plat must reflect the Sector Plan-recommended 150-foot right-of-way (75 feet from centerline) for Montrose Parkway as shown on the Preliminary Plan.
6. The Applicant must dedicate, and the record plat must reflect the Sector Plan-recommended 70-foot right-of-way for business district street B-15 (Public Street A) as shown on the Preliminary Plan.

7. The Applicant must dedicate, and the record plat must reflect, the Sector Plan-recommended 80-foot right-of-way for business district street B-16 (Public Street 1) as shown on the Preliminary Plan.
8. The Applicant must provide a centralized location within the overall site for a public bike-sharing facility approximately 8-by-40 feet in size, as determined by the applicable subsequent site plan.
9. The Applicant must provide bicycle parking spaces for each site plan phase per at least the minimum number required by the Zoning Ordinance.
10. The Applicant must enter into a Traffic Mitigation Agreement with the Montgomery County Department of Transportation ("MCDOT") and the Planning Board to participate in the North Bethesda Transportation Management District ("TMD") and assist in achieving and maintaining the non-auto driver mode share goals recommended in the Sector Plan. The Traffic Mitigation Agreement must be executed prior to release of any building permits.
11. The Applicant shall comply with the White Flint Urban District requirements when it is established by Montgomery County Council.
12. All required offsite forest conservation areas must be placed in Category I Conservation Easements. Category I Conservation Easements for each phase must be platted prior to any clearing or grading occurring on site for that phase.
13. The Applicant must submit and obtain Staff approval of a revised Final Forest Conservation Plan for each of the successive phases.
14. Mitigation for removal of the 41-inch diameter willow oak along the eastern Property boundary ("variance tree V-1") must be included in the Final Forest Conservation Plan for the phase that causes the removal of the tree. The Applicant will be required to plant at least 4 native canopy trees of at least 3" DBH in mitigation for the removal of variance tree V-1.
15. Trees proposed for tree cover credit to satisfy afforestation requirements should be in the shade tree category rather than ornamental trees. Trees used for tree cover credit must appear either in the list of approved trees in the Trees Technical Manual, or on the MCDOT approved street tree list.
16. Applicant to submit and obtain approval of the forest conservation financial security instrument prior to any clearing or grading occurring on site.
17. Proof of conveyance of the portion of the Property owned by SHA must be provided to Staff prior to recordation of the plat that includes proposed Lot 1C.
18. The Applicant must comply with the conditions of approval of the Montgomery County Fire and Rescue ("MCF&R") letter dated January 6, 2012. These conditions may be amended by MCF&R, provided the amendments do not conflict with other conditions of the Preliminary Plan approval.

19. The Applicant must comply with the conditions of approval of the MCDOT letter dated January 25, 2012 (as amended by the letter dated January 27, 2012). These conditions may be amended by MCDOT, provided the amendments do not conflict with other conditions of the Preliminary Plan approval.
20. The Applicant must comply with the conditions of approval of the SHA letter dated January 24, 2012. These conditions may be amended by SHA, provided the amendments do not conflict with other conditions of the Preliminary Plan approval.
21. The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services ("MCDPS") stormwater management concept approval letter dated January 20, 2012. These conditions may be amended by MCDPS, provided the amendments do not conflict with other conditions of the Preliminary Plan approval.
22. The Applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat(s), as applicable.
23. The Applicant must satisfy provisions for access permits as required by SHA.
24. The Applicant must provide the 10-foot-wide Public Improvement Easement ("PIE") along the north side of the right-of-way for Old Georgetown Road, as shown on the Preliminary Plan. This PIE must be recorded by deed in the Land Records of Montgomery County and referenced on the record plat. The PIE is to be conveyed to the SHA with the Liber and Folio information shown on the plat. The SHA will require Montgomery County to enter into a Memorandum of Understanding ("MOU") with the SHA under which the County will assume maintenance and liability for the non-standard improvements to be constructed within the PIE. The MOU will also indicate that the County may transfer those maintenance and liability responsibilities to a third party – such as the Applicant. The County will require a Declaration of Covenants (for maintenance and liability) for the non-standard improvements within the PIE to be executed between Montgomery County and the Applicant prior to recordation of the plat (and properly referenced on the record plat).
25. No clearing, grading, or recording of any plats prior to certified site plan approval.
26. Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
27. In the event that a subsequent site plan approval substantially modifies the approved Preliminary Plan with respect to lot configuration or right-of-way location, width, or alignment, the Applicant must obtain approval of a preliminary plan amendment prior to certification of the site plan.

28. The Certified Preliminary Plan must contain the following note: "Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan review. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for this lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval."
29. Prior to the issuance of any residential building permit covered by this Preliminary Plan, the Applicant must make a School Facilities Payment at the elementary and middle school levels MCDPS. With this Preliminary Plan, the Applicant is proposing high/low rise w/parking residential units as defined by the Annual School Test effective July 1, 2011. This amounts to \$319.59 per residential unit at the elementary school level, and \$991.03 per residential unit at the middle school level. If the type of residential units changes, the applicable school facilities payment (per the Annual School Test effective July 1, 2011) will apply.
30. Phased Validity Periods
- a. The validity period for the non-transportation elements of the Adequate Public Facilities ("APF") approval for the residential uses is subject to the following phasing schedule:
 - Phase I – Issuance of building permits for 174 residential units, including a minimum of 12.5 % MPDUs, within 36 months from the 30th day after the Resolution is mailed;
 - Phase II – Issuance of building permits for the next 319 residential units, including a cumulative minimum of 12.5% MPDUs, within 48 months from the expiration date of the Phase I validity period; and
 - Phase III – Issuance of building permits for the balance of the residential units, including a minimum of 12.5% MPDUs, to be built in the project within 60 months from the expiration date of the Phase II validity period.
 - b. The validity period of the Preliminary Plan is subject to the following phasing schedule; by which time the record plat(s) for the land area that will be needed to construct the units in each APF phase must be recorded:
 - Phase I – 36 months from the 30th day after the Resolution is mailed;
 - Phase II – 48 months from the expiration date of the Phase I validity period; and

MCPB No. 12-26
 Preliminary Plan No. 120120020
 Mid-Pike Plaza
 Page 6

Phase III – 60 months from the expiration date of the Phase II validity period.

31. All necessary easements must be shown on the record plat.
32. The Applicant must prepare and submit traffic signal warrant studies for the Rockville Pike/Street 1 and Old Georgetown Road/Street A intersections.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as presented at the Hearing and set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval that:

1. *The Preliminary Plan substantially conforms to the Master Plan.*

The Property is in the Mid-Pike Plaza District within the *Sector Plan*. The Sector Plan rezoned the property to commercial residential (“CR”) zones, specifically CR4, C3.5, R3.5, H300 and CR3, C1.5, R2.5, H200. The area at the northwest intersection of Old Georgetown Road (MD 187) and Rockville Pike (MD 355) is in the CR4 zone, while the remainder of the property is in the CR3 zone.

The Sector Plan’s general recommendations for the Property states that “redevelopment in the district should retain its regional marketplace function and include residential and civic uses. Building heights of 300 feet should frame the corner of Rockville Pike and Old Georgetown Road. Public use space, such as an urban plaza or neighborhood green or a civic or cultural attraction, will provide reasons to gather and encourage all day activity”. Regarding public use space, the Plan recommends the following: “provide a minimum one acre public use that can be divided into smaller areas, such as urban plazas or neighborhood greens, on the Mid-Pike Plaza property”.

The Preliminary Plan both enhances the regional marketplace function, and includes a wide range of uses including residential and civic uses. The public use spaces have been carefully planned to be consistent with the recommendations of the Sector Plan and dispersed throughout the development.

Street Network

The public and private streets shown on the Preliminary Plan are consistent with the Sector Plan recommendations. The Sector Plan established a new network of public and private streets on the Mid-Pike Plaza property, including a new east-west business district street, Street 1, between Rockville Pike (MD 355) and Hoya Street with a minimum right-of-way of 80 feet and 2 travel lanes. The Sector Plan referenced Montgomery County Road Code standard 2005.02 modified with regard to this street. The Plan notes that modification to the Road

Code indicates “that some modification is needed to the referenced design standard to reflect planned elements such as transit priority, bike lanes, or turn lanes”. The right-of-way for this street is larger than the north-south public street, Street A, since the forecast traffic at buildout and turning movements from Montrose Parkway is significant. Street A is also classified as a business district street with a minimum right-of-way of 70 feet. The Road Code reference standard is 2005.02 for this street. The Preliminary Plan shows the correct dedications for these streets.

Rockville Pike

Rockville Pike is classified as a major highway with a minimum right-of-way at 150-162 feet. The larger right-of-way for MD 355 is associated with the proposed Bus Rapid Transit (BRT) system. Transforming Rockville Pike into an urban boulevard is a main recommendation in the Sector Plan. The Plan recommends “reconstructing the ‘Pike’ as an urban boulevard, placing utilities underground, and adding a median wide enough to accommodate turn lanes and street trees. Street tree panels and wider sidewalks will promote walking. Bus priority lanes will be provided, located either in the median or along the curb”. The Sector Plan further states that “the design analysis for Rockville Pike should be undertaken during the first phase of the Plan as a priority study with the support of the County Executive and Council. During that time, there may be requests for development approval for projects fronting Rockville Pike. The recommended right-of-way is 150 feet, but additional right-of-way up to 162 feet should be reserved during the development process to accommodate the conclusion of the design analysis”.

The Preliminary Plan shows 81 feet of dedication from a relocated centerline of Rockville Pike. There is an existing easement indicated on Montgomery County Plat #6897 (Parcel “A” Corvette Shopping Center) and SRC Plat No. 17933 for the area along MD 355 for Mid-Pike Plaza. The Preliminary Plan shows the correct dedication for Rockville Pike.

Old Georgetown Road

Old Georgetown Road (MD 187), between Executive Boulevard and Rockville Pike, is classified as a major highway with a 120-foot right-of-way. Although Old Georgetown Road is recommended for a 120-foot right-of-way, this section of the road has several conditions limiting the ability to provide full dedication while maintaining the urban design objectives of the Sector Plan.

Sector Plan & Design Guideline Goals:

- Provide a street-wall along sidewalks;
- Provide activating uses, retail entrances, and outdoor café areas;
- Provide structure parking; and

- Provide proper sidewalk widths.

Site & Building Constraints:

- Grade drops 8 feet from Street B to Street A;
- Grade drops 14 feet from Street A to Hoya Street; and
- Parking is structured below grade requiring level slabs for each floor not allowing the floors along the road to step with grade.

The Planning Board has weighed the goals of the Sector Plan and Design Guidelines against the site and building constraints, as well as the policy to require full dedication. If full dedication was granted, and the retail entrances and activating uses remained, a number of site elements, including steps, ramps, and walls are required within the right-of-way to deal with the grade changes. These elements do not meet the typical road standards, and create maintenance and liability issues for the SHA and the County. Further, if the elements were pushed to the outside of the right-of-way, the buildings would have to be set back further from the sidewalk, ultimately to 38 feet away from the curb. This would be anathema to the urban patterns the Sector Plan envisions. Alternatively, the retail entrances, café seating, and activating uses would have to be removed from the façade to allow the building wall itself to act as a retaining wall along the street.

Thus, in this particular case, the importance of achieving the built realm that satisfies the Sector Plan goals but will implement the sidewalks, planting, paths, and travel lanes to the agreed-upon street cross-section can best be achieved by a reduced dedication along Old-Georgetown Road with the remaining 10 feet placed in a PIE recorded on the record plat, and established as public use space enforced through the certified site plan. The Applicant is required to dedicate 50 feet from centerline of Old Georgetown Road, and place the additional 10 feet of what would otherwise be required as dedication in a PIE.

Bikeway Network

The Preliminary and site plans will begin to implement the bikeway recommendations for Old Georgetown Road and Hoya Street. The Sector Plan recommends a shared use path (LB-1) for the entire length of Hoya Street, and a dual bikeway (a shared use path and bike lane) (LB-2) for Old Georgetown Road, between the Hoya Street/Executive Boulevard intersection and Rockville Pike. This Preliminary Plan will implement the shared use paths for Hoya Street and Old Georgetown Road but the on-road bike lane for Old Georgetown will occur in the future.

Recreation Loop Extensions

Street A is part of the loop extension identified in the Sector Plan. The Plan establishes a recreation loop that is envisioned as a "signed pathway that is to be

incorporated into the street right-of-way as part of the sidewalk”; loop extensions “consist of short segments that link major public use spaces in the districts to the main loop”. The White Flint Urban Design Guidelines further recommend that “signage along [Street A’s] sidewalk (either side) indicate connections to the Loop in the south, and the various public use spaces within the district”. The Placemaking and Phase I Amenity Plan will help achieve the Sector Plan recommendation to identify public use spaces and facilities in the vicinity.

Environmental

Environmental site design techniques, increasing the tree canopy of the Sector Plan area to 20 percent, and minimization of carbon emissions are some of the recommendations in the Sector Plan. The development as approved will utilize partial green roofs for Buildings 11 and 12. Further, Street A has street trees that are 30 feet-on-center, with additional streetscape on Old Georgetown Road. Street A and Street 1 will utilize Silva Cells, a stormwater management system that is designed to accommodate street trees and stormwater. These measures will further implement the Sector Plan’s environmental recommendations.

Therefore, based on the analysis above and with the conditions of approval, the Planning Board finds the Preliminary Plan substantially conforms with the Approved and Adopted 2010 White Flint Sector Plan.

2. *Public facilities will be adequate to support and service the area of the subdivision.*

Design Exceptions

MCDOT, SHA, and the Planning Board reviewed and approved the following nine design exceptions aimed at enhancing the pedestrian experience in what is envisioned as a high density, mixed-use, transit-oriented development:

1. Pavement of parking bays on Street A and Street 1 slope towards edge of travel lanes;
2. Reduction in standard intersection radii;
3. Reduction to standard right-of-way truncations at street intersections;
4. Walls and stairs in public right-of-ways per the landscape plan;
5. Stormwater management devices in the public right-of-way;
6. Trench drain at back of curb within the public right-of-way;
7. Building canopies within the public right-of-way;
8. Applicant will manage operations of the area, from building to building within public right-of-way for Street A and Street 1;
9. Reduction of loading spaces from guidelines.

MCPB No. 12-26
 Preliminary Plan No. 120120020
 Mid-Pike Plaza
 Page 10

Site Location and Vehicular Site Access Points

The Property is located on the north side of Old Georgetown Road between Rockville Pike (MD 355) and Hoya Street, with Montrose Parkway along the northern property line. The vehicular access points will be from Old Georgetown Road, Rockville Pike, and Hoya Street.

Transportation Demand Management

The Property is within the boundary of the North Bethesda Transportation Management District ("TMD"). The Applicant must enter into a traffic mitigation agreement to participate in the North Bethesda TMD. The Sector Plan recommends that the TMD achieve a 39% non-auto driver mode share (NADMS) goal for employees that consists of a 26% transit mode share, 5% ridesharing, and 8% other commuting modes of transportation.

Public Transit Service

Ride-On routes 5, 26, 38, 46, and 81 operate along the site's adjacent roadways. The Property is located between ¼ and ½ miles from the White Flint Metrorail Station.

Sector-Planned Roadway and Bikeway

In accordance with the *Sector Plan* and *Countywide Bikeways Functional Master Plan*, the Sector Planned- roadways and bikeways are as follows:

1. Montrose Parkway is designated as an arterial, A-270, with a recommended 300-foot right-of-way and a recommended shared use path, SP-5).
2. Rockville Pike (MD 355) is designated as a major highway, M-6, with a recommended 150-foot right-of-way and reservation for 12 additional feet (i.e., for a total of 162 feet) with a shared use path, Local Bikeway LB-5.
3. Old Georgetown Road (MD 187) is designated as a major highway, M-4, with a recommended 120-foot right-of-way and a recommended Dual Bikeway, LB-2, bike path on north side.
4. Hoya Street is designated as a major highway, M-4(a), with a recommended 120-foot right-of-way and a recommended shared use path, LB-1. MCDOT's Capital Improvements Program Project No. 501116, White Flint District West Transportation, includes construction of Hoya Street between Executive Boulevard and Montrose Parkway.
5. Public Street 1 is designated as a business street, B-16, with a recommended 80-foot right-of-way.
6. Public Street A is designated as a business street, B-15, with a recommended 70-foot right-of-way and an extension of the White Flint recreation loop.

Transportation Adequate Public Facilities Review

In lieu of the typical Local Area Transportation Review and Policy Area Mobility Review tests, the transportation Adequate Public Facilities test would be satisfied for new

MCPB No. 12-26
 Preliminary Plan No. 120120020
 Mid-Pike Plaza
 Page 11

developments in the *White Flint Sector Plan* area by requiring the property owners to participate and pay for infrastructure improvements as part of the White Flint Special Taxing District. The revenue generated from this project will go towards funding the MCDOT Capital Improvements Program Project No. 501116; White Flint District West Transportation, which includes construction of Hoya Street between Executive Boulevard and Montrose Parkway.

Other Public Facilities and Services

Except for schools, other public facilities and services are available and will be adequate to serve the proposed development. The site is served by public water and sewer. Gas, electric, and telecommunications services are also available to serve the property. Police stations, firehouses, and health services are currently operating within the standards set by the effective Subdivision Staging Policy. Pursuant to County Council Resolution 16-1324, adopted April 27, 2010, the Property is exempt from LATR and PAMR analysis because it is subject to payments under the White Flint Special Taxing District. The Application has been reviewed and approved by the Montgomery County Fire and Rescue Service (MCFRS), which has determined that the property has adequate access for emergency vehicles.

The Property is located in the Walter Johnson High School Cluster, which requires a School Facilities Payment at the elementary and middle school levels. This amounts to \$819.59 per residential unit at the elementary school level, and \$991.03 per residential unit at the middle school level. The School Facilities Payment must be made prior to the issuance of any residential building permit covered by this Preliminary Plan.

Therefore, based on the analysis above and with the conditions of approval, the Planning Board finds public facilities are adequate to support and service the area of the Preliminary Plan.

3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

The lots have been reviewed for compliance with 50-29(a) of the Subdivision Regulations. The Planning Board finds that the size, shape, width, and area of the lots were appropriate for their location within the subdivision.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

Environmental Guidelines

A Natural Resource Inventory/Forest Stand Delineation ("NRI/FSD") for the site was approved by Staff on June 23, 2010. The site contains no forest, streams or their buffers, wetlands or their buffers, 100-year floodplains, or rare, threatened or

MCPB No. 12-26
Preliminary Plan No. 120120020
Mid-Pike Plaza
Page 12

endangered species. There is one specimen-size willow oak tree (*Quercus phellos*) on the Property, variance tree V-1, near the southern entrance/exit along Route 355.

Forest Conservation

For purposes of Forest Conservation, the net tract area is 24.99 acres, which includes the 24.38-acre site plus 1.22 acres of off-site disturbance, less 0.61 acres of dedication for roads and improvements not being constructed as part of this development. The Preliminary Forest Conservation Plan requires a combined afforestation and reforestation of 3.75 acres. This requirement is to be satisfied with a combination of off-site reforestation (2.45 acres), payment of a fee-in-lieu (0.50 acres), and credit for landscaping (0.80 acres). The Applicant will stage the Final Forest Conservation Plan with each site plan approved for the site. The amount of afforestation/reforestation credit proposed with each site plan must be commensurate with the proportion of the net tract area being developed until the total of 3.75 acres of afforestation and reforestation is accomplished. The Final Forest Conservation Plan must be revised with each new site plan to reflect the total forest mitigation completed for all previous phases, including the current phase.

The site plan for Phase I has a limit of disturbance of 9.21 acres, which represents about 36.85% of the net tract area. The proportional afforestation/reforestation required for Phase I is 1.38 acres. The Final Forest Conservation Plan for Phase I will be 0.50 acres of fee-in-lieu payment, and 0.88 acres of off-site reforestation to fulfill the forest mitigation requirement. This leaves 2.37 acres of mitigation to be fulfilled in subsequent phases of development.

Variance

The Applicant is requesting a variance for removal of one specimen tree (variance tree V-1), a 41-inch diameter willow oak (*Quercus phellos*), which stands in a storm drain easement and is in the proposed ultimate right-of-way for Route 355. It will also be impacted by the grading for Street #3. The current phase of development does not require removal of the tree; however, it is anticipated that the tree will have to be removed for road improvements in the future. Mitigation for the variance tree V-1 must be included in the Final Forest Conservation Plan for the phase that causes the removal of the tree. The Applicant will be required to plant at least 4 native canopy trees of at least 3" dbh in mitigation for the removal of variance tree V-1.

Forest Conservation Variance

Section 22A-12(b) (3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal of the subject tree or disturbance within the tree's critical root zone ("CRZ") requires a variance. The Applicant submitted a variance request on March 17, 2011 to remove one protected tree under Section 22A-12(b) (3) of the County Forest Conservation Law.

MCPB No. 12-26
 Preliminary Plan No. 120120020
 Mid-Pike Plaza
 Page 13

Unwarranted Hardship Basis

The proposed development is in accordance with both the intent and recommendations of the Sector Plan and the CR zones approved for this site (CR3, C1.5, R2.5, H200, and CR4, C3.5, R3.5, H300), both of which are intended to create higher density uses in the vicinity of the White Flint Metro Station. In particular, the Sector Plan recommends that Rockville Pike be redesigned as an urban boulevard including elements to accommodate pedestrian, bicycle and bus travel. The Sector Plan specifies that additional right-of-way up to 162 feet should be reserved during the development process to accommodate the required elements. Variance tree V-1 stands at the edge of the Property within the required Rockville Pike right-of-way dedication. It will also be significantly impacted by the grading for Street #3, which provides a portion of the street grid in this area. Not allowing the removal of variance tree V-1 would require changing the roadway recommendations of the Sector Plan. The Planning Board finds that the Applicant has a sufficient unwarranted hardship to further consider a variance.

Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board in order for a variance to be granted. The Planning Board has made the following determinations in the review of the variance request:

Variance Findings

The Planning Board has made the following determination based on the required findings that granting of the requested variance:

1. *Will not confer on the applicant a special privilege that would be denied to other applicants.*

The Planning Board finds that removal of variance tree V-1 is consistent with the requirements and constraints of the Sector Plan, the zone, and what is intended for the Property and road networks. Granting the variance would not confer on the Applicant a special privilege that would be denied to other applicants.

2. *Is not based on conditions or circumstances which are the result of the actions by the applicant.*

The Planning Board finds that the variance is based on the constraints of the site and the proposed development density and road network as recommended in the Sector Plan, rather than on conditions or circumstances which are the result of actions by the Applicant.

3. *Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The Planning Board finds that variance tree V-1 is impacted by the grading for the proposed Street #3 and stands in the proposed right-of-way for improvements to Rockville Pike as required by the Sector Plan. There are no

conditions relating to land or building use, either permitted or nonconforming, on a neighboring property that have played a role in the need for this variance.

4. Will not violate State water quality standards or cause measurable degradation in water quality.

The Planning Board finds that granting the variance will not violate State water quality standards or cause measurable degradation in water quality. Removal of variance tree V-1 will be more than compensated for by the installation of stormwater management treatments where none currently exist, and establishment of tree cover exceeding what is currently present on the site as part of the development.

Mitigation for Trees Subject to the Variance Provisions

Mitigation will generally be required at a rate that approximates the form and function of the protected trees to be removed. Therefore, the Planning Board is requiring the replacement to occur at a ratio of approximately 1" DBH for every 4" DBH removed, using trees that are a minimum of 3" DBH. This means that for the 41 caliper inches of trees removed, the required mitigation will be 4 native canopy trees with a minimum size of 3" dbh. While these trees will not be as large as the trees lost, they will provide some immediate canopy and will help augment the canopy coverage. The Planning Board therefore requires the addition of 4 native canopy trees with a minimum size of 3" dbh to the landscape plan for the site plan phase that impacts variance tree V-1.

Therefore, based on the analysis above the Planning Board finds that Preliminary Forest Conservation Plan meets the Environmental Guidelines and Forest Conservation Law. The variance approval is incorporated into the Planning Board's approval of the Preliminary Forest Conservation Plan.

5. The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the Property. This finding is based on the determination by DPS that the Stormwater Management Concept Plan approval meets DPS' standards.

A stormwater management concept plan was approved by the MCDPS on January 20, 2012, meeting stormwater management requirements through a variety of Environmental Site Design techniques, including the use of green roofs and micro-bioretenion, to be supplemented by underground filters. There is currently no stormwater management for the site.

BE IT FURTHER RESOLVED, that for the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner, or any successors in interest to the terms of this approval.

MCPB No. 12-26
 Preliminary Plan No. 120120020
 Mid-Pike Plaza
 Page 15

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 144 months (12 years) from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

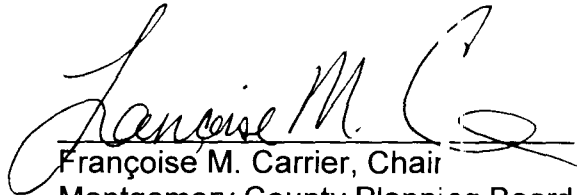
BE IT FURTHER RESOLVED, that this Resolution is the written opinion of the Planning Board, and the date of this Resolution is MAR 14 2012 (which is the date that this Resolution is mailed to all parties of record); and

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 Commissioner Presley, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion, at its regular meeting held on Thursday, March 8, 2012, in Silver Spring, Maryland.


 Françoise M. Carrier, Chair
 Montgomery County Planning Board



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

MCPB No. 12-27
Site Plan No. 820120020
Project Name: Mid-Pike Plaza (Pike & Rose)
Date of Hearing: February 23, 2012

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

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

WHEREAS, on October 10, 2011, the Planning Board approved Sketch Plan 320110010 (MCPB Resolution 11-05) ("Sketch Plan") establishing several binding elements, including a maximum density of 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 bound by Montrose Parkway on the north, Hoya Street on the west, Rockville Pike on the east, and Old Georgetown Road on the west ("Property" or "Subject Property") split-zoned CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300 in the White Flint Sector Plan ("Master Plan" or "Sector Plan"); and

WHEREAS, on August 3, 2011, Federal Realty Investment Trust ("Applicant"), filed an application for approval of a Site Plan for 951,000 square feet of mixed-use development including up to 341,800 square feet of non-residential development and up to 493 residential units ("Site Plan" or "Plan") on approximately 6.77 gross acres in the CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300 zones, on a portion of the Property; and

WHEREAS, Applicant's Site Plan application was designated Site Plan No. 820120020, Mid-Pike Plaza (Pike & Rose) (the "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staff of other governmental agencies, Staff issued a memorandum to the Planning Board, dated February 10, 2012, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, Suite 200, Springfield, Maryland 20910

MNCPPC Legal Department
www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

Chairman's Office: 301.495.4605 Fax: 301.495.1320

WHEREAS, on February 23, 2012, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on February 23, 2012, the Planning Board approved the Application subject to conditions on the motion of Commissioner Anderson, seconded by Commissioner Presley, with a vote of 4-0; Commissioners Anderson, Carrier, Presley, and Wells-Harley voting in favor, with Commissioner Dreyfuss being absent.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 820120020 for 951,000 square feet of mixed-use development including up to 341,800 square feet of non-residential development and up to 493 residential units, subject to the following conditions:

1. Sketch Plan Conformance

The development must comply with the applicable binding elements and conditions of Sketch Plan 320110010 approved by the Planning Board by a Corrected Resolution dated October 10, 2011.

2. Preliminary Plan Conformance

The development must comply with the conditions of the approved Resolution for Preliminary Plan 120120020, unless amended and approved by the Planning Board.

3. Density Allocation

Building permits may only be issued after staging allocation is granted under the Staging Allocation Request Regulations (COMCOR 50.35.02.01.A) in the White Flint Sector Plan Implementation Guidelines approved by the Planning Board.

4. Placemaking Plan

The Applicant must provide public use and open space amenities in accordance with the "Placemaking and Phase 1 Amenity Plan for Pike & Rose" ("Placemaking Plan") under the following stipulations:

- a. Expand area encompassed by Placemaking Plan to include improvements along Hoya Street.
- b. A quarterly review of the site and compliance with the Placemaking Plan must be held with Staff and the Public Arts Trust Steering Committee to ensure implementation and adherence to the Placemaking Plan.
- c. Remove all notations of specific plantings, amenities and materials that may conflict with the Placemaking Plan.

- d. All installed site amenities and materials must meet applicable building codes.
- e. The Placemaking Plan should include signage for the recreation loop extension, which may be considered a new public benefit as implemented through subsequent site plans.

5. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the CR Zone Incentive Density Implementation Guidelines, as amended, for each public benefit. Each public benefit must be verified by Staff to be complete as required by the submittals listed for each prior to issuance of any use-and-occupancy permit for the associated building. Any disagreement regarding the application or interpretation of the Public Benefits may be brought to the Planning Board for resolution.

- a. Transit Proximity
- b. Neighborhood Services
- c. Minimum Parking
 - Submit as-built drawings of parking garage for each building with tabulation of maximum parking spaces allowed, minimum parking spaces required, and parking spaces provided.
- d. Through Block Connection
- e. Public Parking
 - Submit as-built drawings of parking garage showing public parking spaces and signage and documentation of facility use and access restrictions.
- f. Adaptive Buildings
 - Submit as-built drawings of floor plans and cross-sections showing floor-to-floor heights, for each applicable building.
- g. Dwelling Unit Mix
 - Submit as-built drawings of floor plans with tabulation of bedroom unit mix, for each applicable building.
- h. Structured Parking
- i. Public Art
 - Provide review under Placemaking Plan Condition #4, above.
- j. BLTs
 - Purchase or payment for 1.82 Building Lot Terminations must be made prior to issuance of any building permit. Documentation to be provided to Staff.
- k. Tree Canopy
 - Provide as-built landscape plan showing tree locations and species with 15 year coverage and tabulation of total open space under canopy; may be completed in phases for open space around individual buildings.
- l. Vegetated Roof

- Provide as-built roof plans showing coverage of roof that is vegetated and cross-section of planting detail, for each applicable building.
- m. Advanced Dedication
 - Record dedication by plat.

6. Transportation

The Applicant must provide and show on the Certified Site Plan the following pedestrian and bicycle improvements:

- a. The Applicant must provide a minimum of 250 bicycle parking spaces, including 14 publicly accessible bike spaces and 100 private, secure bike spaces for Building 10; 20 publicly accessible bike spaces and 26 private, secure bike spaces for Building 11; and 22 publicly accessible bike spaces and 67 private, secure bike spaces for Building 12. Final location and facility details to be determined at Certified Site Plan and under the Placemaking Plan.
- b. The Applicant must revise streetscape plantings to ensure street trees are spaced a minimum of 35 feet on center for Old Georgetown Road, subject to Maryland State Highway Administration ("SHA") approval.

7. Environment

- a. Applicant must submit and obtain Staff approval of a revised Final Forest Conservation Plan for each of the successive site plan phases addressing the following comments:
 - i. Mitigation for the 41-inch diameter willow oak along the eastern Property boundary ("variance tree V-1") must be included in the Final Forest Conservation Plan for the phase that causes the removal of the tree. Applicant will be required to plant at least 4 native canopy trees of at least 3" dbh in mitigation for the removal of variance tree V-1.
 - ii. Trees proposed for tree cover credit to satisfy afforestation requirements should be in the shade tree category rather than ornamental trees. Trees used for tree cover credit must appear either in the list of approved trees in the Trees Technical Manual, or on the Montgomery County Department of Transportation's ("MCDOT") approved street tree list.
- b. Applicant to submit and obtain approval of the forest conservation financial security instrument prior to any clearing or grading occurring on site.

8. Moderately Priced Dwelling Units ("MPDUs")

- a. The development must provide 12.5 percent MPDUs in accordance with an Agreement to Build with the Department of Housing and Community Affairs ("DHCA").
- b. The MPDU Agreement to Build shall be executed prior to the release of any building permits.

9. Recreation Facilities

The Applicant must provide at least the recreation facilities, conforming to the Recreation Guidelines approved by the Planning Board in September 1992, shown on the Site Plan including:

- a. In Building 10:
 - i. Four picnic/sitting areas;
 - ii. One open play area II;
 - iii. One wading pool
 - iv. One indoor community space; and
 - v. One indoor fitness facility.
- b. In Building 12:
 - i. Four picnic/sitting areas;
 - ii. One wading pool;
 - iii. One indoor community space; and
 - iv. One indoor fitness facility.

10. Maintenance

- a. Maintenance of all on-site public use space is the responsibility of the Applicant and any successor(s) and assigns. This includes maintenance of paving, plantings, lighting, benches, fountains, and artwork. Maintenance may be taken over by a governmental agency by agreement with the Applicant or any successor(s) and assigns and applicable agency. For the purpose of this condition, the term "Applicant and any successor(s) and assigns" means the owner or any successor(s) in interest to the Public Use Space that is responsible for common area maintenance, such as a homeowners association, a condominium association, or a merchants' association.
- b. Subject to the SHA approval, the area within the 10-foot Public Improvement Easement along Old Georgetown Road must be categorized as public use space and be maintained to ensure public accessibility and meet the criteria required by the Zoning Ordinance under Section 59-C-15.73(c).

11. Architecture

The final exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the submitted architectural drawings, as determined by Staff.

12. Performance Bond and Agreement

Prior to issuance of first building permit within each relevant phase of development, Applicant must provide a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

- a. Applicant must provide a cost estimate of the materials and facilities, which, upon staff approval, will establish the initial surety amount.
- b. The amount of the bond or surety shall include plant material, on-site lighting, recreational facilities, site furniture, and entrance piers within the relevant phase of development.
- c. Prior to issuance of the first building permit, Applicant must enter into a Site Plan Surety & Maintenance Agreement with the Planning Board in a form approved by the Office of General Counsel that outlines the responsibilities of the Applicant and incorporates the cost estimate.
- d. Bond/surety shall be tied to the development program, and completion of plantings and installation of particular materials and facilities covered by the surety for each phase of development, will be followed by inspection and reduction of the surety.

13. Development Program

The Applicant must construct the development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a. Demolition of existing buildings may commence prior to approval of the certified site plan.
- b. Street lamps and sidewalks adjacent to each building must be installed prior to release of any use-and-occupancy permit for the respective building. Street tree planting may wait until the next growing season.
- c. On-site amenities including, but not limited to, recreation amenities and public use space amenities adjacent to each building, must be installed prior to release of any use-and-occupancy permit for the respective building.
- d. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all applicable environmental protection devices.
- e. The development program must provide phasing for installation of on-site landscaping and lighting.
- f. The development program must provide phasing of dedications, stormwater management, sediment and erosion control, afforestation, and other features.

14. 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 Final Forest Conservation Plan approval, stormwater management concept approval, development program, inspection schedule, and Site Plan resolution on the approval or cover sheet.

- b. Add a note to the Site Plan stating that "M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading".
- c. Make corrections and clarifications to recreation guidelines, labeling, data tables, and schedules.
- d. Ensure consistency of all details and layout between site plan and landscape plan.

BE IT FURTHER RESOLVED, that all site development elements as shown on the Mid-Pike Plaza drawings stamped by the M-NCPPC on December 8, 2011, 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 presented at the Hearing and in the Staff Report, which the Planning Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

The Site Plan is not subject to a development plan, diagrammatic plan, schematic development plan, or project plan. It is, however, subject to the binding elements and conditions of the Sketch Plan, which may be modified at the time of site plan review under Section 59-C-15.43(d) of the Zoning Ordinance:

During site plan review, the Planning Board may approve amendments to the binding elements of an approved sketch plan.

- (1) Amendments to the binding elements may be approved, if such amendments are:
 - (A) Requested by the applicant;
 - (B) Recommended by the Planning Board staff and agreed to by the applicant; or
 - (C) Made by the Planning Board, based on a staff recommendation or on its own initiative, if the Board finds that a change in the relevant facts and circumstances since sketch plan approval demonstrates that the binding element either is not consistent with the applicable master or sector plan, or does not meet the requirements of the zone.

- (2) Notice of proposed amendments to the binding elements must be identified in the site plan application if requested by the applicant, or in the final notice of the site plan hearing recommended by Planning Board staff and agreed to by the applicant.
- (3) For any amendments to the binding elements, the Planning Board must make the applicable findings under Section 59-C-15.43(c) in addition to the findings necessary to approve a site plan under Section 59-D-3.

No modifications to the binding elements or conditions of the Sketch Plan were proposed by the Applicant or recommended by Staff.

2. *The Site Plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

There are several requirements of the CR zones that must be met by this Application:

- Uses;
- General Requirements;
- Development Standards; and
- Special Regulations for the Optional Method of Development (Public Benefits).

a. Uses

The proposed uses, residential, retail, restaurant, health club, theatre, and office, are permitted uses in the zone. There are no proposed limited or special exception uses.

b. General Requirements

The development is substantially consistent with the White Flint Sector Plan and White Flint Urban Design Guidelines:

- The Mid-Pike Plaza property is in the Mid-Pike Plaza District within the Approved and Adopted (2010) *White Flint Sector Plan*. In accord with the recommendations of the Sector Plan, the proposed development will retain its regional marketplace function and include residential and civic uses.
- Building heights of 300 feet will frame the corner of Rockville Pike and Old Georgetown Road in later phases, while the development approved under this Site Plan provides a varied skyline protecting future open spaces to the north and maximum heights of 200 feet on the western edge of the site.

- The highest density will be located at the intersection of Old Georgetown Road and Rockville Pike in later phases under the approved Sketch Plan.
- The approved street network is consistent with the Sector Plan recommendation for public and private streets and with the layout approved in the Sketch Plan.
- Several roads that front the property have bikeway recommendations. Old Georgetown Road, between Hoya Street and Rockville Pike, is classified as a dual bikeway: i.e., a shared use path with bike lanes (LB-2). Rockville Pike is classified as a shared use path (SP-41) and Hoya Street is also classified as a shared use path, LB-1. The applicable bike lanes have been shown on the preliminary plan roadway cross-sections and are accommodated by the interim and final detailed layout in the Site Plan.
- The public use space provides the open spaces approved by the Sketch Plan that implement the recommendations of the Sector Plan, with open spaces along and between blocks adjacent to activating retail, restaurant, and entertainment uses. Larger public use spaces and continued connections will be built with later phases under the binding elements of the Sketch Plan.
- The Sector Plan establishes several recommendations to create an environmentally sustainable district. The proposed development will minimize carbon emissions by providing a pedestrian environment and more balanced jobs/housing ratio; it will reduce energy consumption through site design and energy-efficient buildings meeting a minimum of LEED certification; it will improve air and water quality by implementing tree canopy, vegetated roofs, landscape area, and environmental site design stormwater management facilities.
- The Approved White Flint Urban Design Guidelines provide specific recommendation for each district, including building design and public open space. The design guidelines recommend that buildings be located without significant setbacks along streets, as shown by the proposed building layouts. Regarding public use spaces, the design guidelines recommend that neighborhood open spaces be defined by surrounding building walls on at least three sides when located mid-block, as provided by the pocket park on the west side of Street A. The promenade to the north of Building 10 will have east-west access to early and late sun, but be more protected at midday in the summer when it gets the most use.

c. Development Standards

The approved development will comply with all development standards as shown in the data tables below.

Density of Development (square feet)			
	Total	Non-Residential	Residential (R)

MCPB No. 12-27
 Site Plan No 820120020
 Mid-Pike Plaza (Pike & Rose)
 Page 10

	(CR)	(C)	
Max Allowed by the Zones	3,442,888	2,106,726	2,911,882
Max Approved with Sketch Plan	3,442,888	1,716,246	2,911,882 (1,726,642 min)
Max Approved with Phase 1	951,000	314,800	636,200
Max Remaining for Later Phases	2,491,888	1,374,446	2,302,682 (1,117,442 min)

Height (feet)		
	CR3.0 C1.5 R2.5 H200	CR4.0 C3.5 R3.5 H300
Max Allowed by the Zones	200	300
Approved with Sketch Plan	200	300
Approved with Phase 1		
Building 10	200	n/a
Building 11	110	n/a
Building 12	70	70

Public Use Space (% of net lot)	
Min Required by the Zones (% of net lot)	10 (85,960sf)
Min Approved with Sketch Plan (%)	10 (85,960sf)
Min Approved with Phase 1 (%)	2.8 (24,500sf) ¹
Min Remaining for Later Phases	7.2 (61,460sf)

Residential Amenity Space (square feet per market rate unit ²)		
	Required	Approved
Minimum Indoor Amenity Space		
Building 10 (278 units)	5,000	5,000
Building 12 (152 units)	3,040	3,480
Minimum Outdoor Amenity Space³		
Building 10 (278 units)	5,000	5,000
Building 12 (152 units)	3,040	3,340

Parking (spaces, may be provided off-site)			
	Minimum Required	Maximum Allowed	Approved

¹ This is equal to approximately 10% of the net lot area comprising the site plan.

² Amenity space is not required to be calculated for MPDUs within a metro station policy area.

³ A minimum of 400sf of the outdoor amenity space must be directly accessible from an indoor amenity space.

Approved with Sketch Plan	2,396	6,546	5,234 (approximately)
Approved with Phase 1			
Building 10	312	468	313
Building 11	306	766	611
Building 12	224	406	158

Minimum Bicycle Parking Spaces & Shower/Change Facilities				
	Required		Approved ⁴	
	Minimum Publicly Accessible	Minimum Private & Secure	Public	Private
Building 10				
319 Residential Units	10	100	10	100
13,300sf Non-Residential	4	2	4	2
Building 11				
251,200sf Non-Residential	20	26	20	26
At least one shower/change facility is required for each gender for office uses ≥100,000sf.				
Building 12				
174 Residential Units	10	61	10	61
50,300sf Non-Residential	11	6	11	6

d. Public Benefits

The approved development will provide numerous public benefits with proportional incentive density points. The Planning Board has considered these public benefits according to:

- The recommendations, objectives, and priorities of the Sector Plan;
- The CR Zone Incentive Density Implementation Guidelines and the White Flint Urban Design Guidelines;
- The size and configuration of the tract;

⁴ As conditioned.

- The relationship of the site to adjacent properties;
- The presence or lack of similar public benefits nearby; and
- Enhancements beyond the elements listed in the individual public benefit descriptions or criteria that increase public access to or enjoyment of the benefit;

The Board finds that the approved public benefits fulfill the priority recommendations of the Sector Plan, meet the criteria of the Implementation and Design Guidelines; are appropriate for the size and configuration of the tract; enhance the site's relationship to adjacent properties; provide benefits that are not provided nearby; and are not appropriate for increased points for enhancements beyond the elements and criteria established by the Zoning Ordinance or the Implementation Guidelines. The Applicant will provide public benefits from 4 categories equal to 100 points for the entire tract comprising the Sketch Plan, a proportion of which will be provided by the Phase 1 Site Plan as follows:

Public Benefit	Adjusted Total Points [Original Points at Sketch Plan]⁵	Phase 1 Measurement/Criteria	Points Awarded for Site Plan 820120020
Transit Proximity Category			
Site Split within ¼ mile and ½ mile of Transit	33.00 [33.09 at sketch plan]	25% of total development in Phase 1: 0.25 x 33 total points	8.25
Connectivity & Mobility Category			
Neighborhood Services	10.00	25% of total development in Phase 1: 0.25 x 10 total points	2.49
Minimum Parking	7.03 [6.32]	25% of total development in Phase 1: 0.25 x 3.5 total points ⁶	0.88
Through-Block Connection	10.00	50% of through-block connection completed with Phase 1.	5.00
Public Parking	7.05 [7.62]	26% of publicly accessible spaces being provided with Phase 1.	1.85

⁵ The total points have been adjusted during detailed site design and review but are substantially similar and allowed under the conditions of sketch plan approval in the approved resolution.

⁶ The total points allowed under the revised CR zones is based on a formula that was revised to allow a maximum of 10 points, rather than the previous allowance up to 20 points (thus the difference between 7 points awarded at sketch plan and the 3.5 total points noted in the table under Phase 1 Measurement).

Advance Dedication	3.72	100% of dedication being provided with Phase 1.	3.72
Diversity of Uses & Activities Category			
Adaptive Buildings	4.12 [4.37]	16% of qualifying floor area provided with Phase 1.	0.65
Care Center	15	No credit requested with Phase 1.	0.00
Dwelling Unit Mix	3.67 [2.19]	40% of qualifying floor area provided with Phase 1.	1.48

Public Benefit	Adjusted Total Points [Original Points at Sketch Plan]⁷	Phase 1 Measurement/Criteria	Points Awarded for Site Plan 820120020
Quality Building & Site Design Category			
Structured Parking	13.92 [14.32]	25% of structured parking spaces provided with Phase 1.	3.43
Tower Setback	1.47 [1.53]	No credit requested with Phase 1.	0.00
Public Art	5.00	33% of public art program implemented with Phase 1.	1.65
Exceptional Design	6.46 [6.70]	No credit requested with Phase 1.	0.00
Protection & Enhancement of the Natural Environment Category			
BLTs	5.00	25% of total development in Phase 1; 1.82 BLTs must be purchased.	1.25
Tree Canopy	10.00	33% of tree canopy implemented with Phase 1.	3.33
Vegetated Roof	4.23 [4.48]	15% of qualifying floor area provided with Phase 1.	0.65
Total			34.63

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. Locations of buildings and structures

The locations of the buildings and structures are adequate, safe, and efficient for an infill development site that is envisioned by the Sector Plan and White Flint

⁷ The total points have been adjusted during detailed site design and review but are substantially similar and allowed under the conditions of sketch plan approval in the approved resolution.

Urban Design Guidelines to provide pedestrian-oriented blocks, street walls along sidewalks, and taller buildings and density near transit facilities.

b. Open Spaces

The locations of the open spaces are adequate, safe, and efficient for an infill development site that is envisioned by the Sector Plan and White Flint Urban Design Guidelines to concentrate on sidewalks relieved by strategically placed pocket parks and consolidated open spaces that will provide passive and active spaces for sitting, relaxing, dining, strolling, and social engagement. The Phase 1 pocket park is located at the terminus of the promenade that, when completed, will provide a through-block connection from Street A to Rockville Pike creating a unique place for pedestrians.

c. Landscaping and Lighting

Landscaping and lighting, as well as other site amenities, will be provided within the parameters of the "Placemaking & Phase 1 Amenity Plan – Pike & Rose". The parameters established by the Placemaking Plan ensure that landscaping, lighting, and site amenities will be safe, adequate, and efficient for year-round use and enjoyment by patrons, employees, and residents. Site furnishings, shade, color, special features such as artwork and fountains, and specialty lighting will be integrated within the site to create a unique and interesting place, while the parameters of the Placemaking Plan will ensure accessibility and comfort.

d. Recreation Facilities

The proposed development is exceeding the active and passive recreation space required by the zone as shown in the data tables above. The approved development will provide on-site recreation facilities as follows.

Building 10:

- 4 picnic/sitting areas;
- 1 open play area II;
- 1 wading pool;
- 1 indoor community space;
- 1 indoor fitness facility.

Building 12:

- 4 picnic/sitting areas;
- 1 wading pool;
- 1 indoor community space;
- 1 indoor fitness facility.

Both buildings can take advantage of the nearby recreational facilities at Wall Park, including:

- 4 picnic/sitting areas;
- 1 half multi-purpose court I;
- 2 indoor racquetball courts;
- 1 pedestrian sidewalk system;
- 1 wading pool; and
- 1 indoor swimming pool.

The approved development exceeds the required supply of recreation facilities based on the calculation methods in the M-NCPPC Recreation Guidelines. As reflected in the outline and data tables above, the approved development will provide adequate, safe, and efficient recreation facilities to allow residents to lead an active and healthy life.

e. Pedestrian and Vehicular Circulation Systems

Vehicular circulation will be mostly unchanged for the interim – until later phases are built and the public improvements to Old Georgetown Road, Hoya Street, and Rockville Pike occur. Until then cars will still enter and exit the site at existing points, although the parking lot drive-aisles will begin to resemble the streets they will eventually become. New parking garage and loading access points will be located on Hoya Street, off Street A, and from the existing parking lot. These circulation routes, access points, and loading movements have been reviewed to ensure minimal conflicts with pedestrians and that full build-out will be in line with the Sector Plan and code requirements.

Pedestrian circulation, conversely, will be greatly improved along the street frontages along the Site Plan area and within the site. The new grid network of sidewalks and open spaces envisioned for this area will begin to be realized and bicycle and pedestrian amenities, such as benches, handicapped access, bike racks, shade trees, and bike lanes will be greatly improved. This new network of sidewalks and through-block connections in and around smaller pedestrian-scaled blocks will provide adequate, safe, and efficient pedestrian and vehicular circulation systems.

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The mixed-use buildings are compatible with existing uses regarding scale, massing, and height as reflected in the urban design and zoning recommendations of the Sector Plan and White Flint Urban Design Guidelines. There are no pending site plans adjacent to the proposed development.

MCPB No. 12-27
Site Plan No 820120020
Mid-Pike Plaza (Pike & Rose)
Page 16

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

a. Forest Conservation

The Applicant will stage the Final Forest Conservation Plan with each site plan approved for the site. The amount of afforestation/reforestation credit proposed with each site plan must be commensurate with the proportion of the net tract area being developed, until the total of 3.75 acres of afforestation and reforestation is accomplished. The Final Forest Conservation Plan must be revised with each new site plan to reflect the total forest mitigation completed for all previous phases, including the current phase.

The Site Plan for Phase I has a Limit of Disturbance of 9.21 acres, which represents about 36.85% of the net tract area. The proportional afforestation/reforestation required for Phase I is 1.38 acres. The Final Forest Conservation Plan for Phase I includes 0.50 acres of fee-in-lieu payment and 0.88 acres of off-site reforestation to fulfill the forest mitigation requirement. This leaves 2.37 acres of mitigation to be fulfilled in subsequent phases of development.

b. Stormwater Management

A stormwater management concept plan will meet stormwater management requirements through a variety of Environmental Site Design techniques, including the use of green roofs and micro-bioretenment, to be supplemented by underground filters, and the concept plan was approved by the Montgomery County Department of Permitting Services on January 20, 2012. There is currently no stormwater management for the site.

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Planning Board and 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 the date of this Resolution is MAR 14 2012 (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

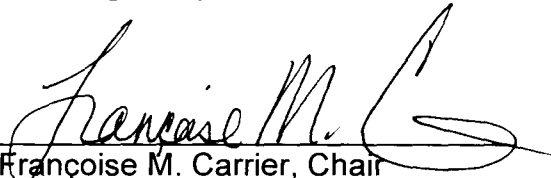
MCPB No. 12-27
Site Plan No 820120020
Mid-Pike Plaza (Pike & Rose)
Page 17

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 Commissioner Presley, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion, at its regular meeting held on Thursday, March 8, 2012, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board



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

MAR 23 2012

MCPB No. 12-36

Staging Allocation Request No. 25400 (Site Plan No. 820120020)

Mid-Pike Plaza (Pike & Rose)

Date of Hearing: March 22, 2012

RESOLUTION

WHEREAS, under the Subdivision Staging Policy's White Flint Alternative Review Procedure, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review Staging Allocation Requests in the White Flint Sector Plan area; and

WHEREAS, on March 9, 2012, Federal Realty Investment Trust ("Applicant"), filed an application for approval of a multi-building Staging Allocation Request associated with Site Plan No. 820120020, which is approved for up to 493 residential units and 341,800 square feet of non-residential uses on 6.77 acres of land located on Old Georgetown Road, approximately 300 feet west of the intersection with Rockville Pike in the White Flint Sector Plan area; and

WHEREAS, Applicant's Staging Allocation Request application was designated Staging Allocation Request No. 25400, Mid-Pike Plaza (Pike & Rose) ("SAR"); and

WHEREAS, following review and analysis of the SAR by Planning Board staff ("Staff"), Staff issued a memorandum to the Planning Board, dated March 15, 2012, setting forth its analysis, and recommendation for approval of the SAR; and

WHEREAS, on March 22, 2012, the Planning Board held a public hearing on the SAR, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the SAR; and

WHEREAS, under the Planning Board's Regulation on Implementing the Subdivision Staging Policy's White Flint Alternative Review Procedure, COMCOR 50.35.02.01, the Planning Board must approve an SAR if sufficient staging capacity is available under the White Flint Sector Plan to meet the entire SAR; and

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, Suite 200, Springfield, Maryland 20910

MNCPPO Legal Department
www.MCParkandPlanning.org

Chairman's Office: 301.495.4605 Fax: 301.495.1320

E-Mail: mcp-chairman@mncppc.org

MCPB No. 12-36

Staging Allocation Request No. 25400 (Site Plan No. 820120020)

Mid-Pike Plaza (Pike & Rose)

Page 2

WHEREAS, at the time of the hearing, the available staging capacity was 3,000 residential units and 2,000,000 non-residential square feet; and

WHEREAS, at the hearing, the Planning Board approved the Application in accordance with the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Board APPROVES an allocation of staging capacity for 493 residential units and 262,800 square feet of non-residential uses on the Property;

BE IT FURTHER RESOLVED that, having given full consideration to the recommendations of its Staff as presented at the Hearing and in the Staff Report, which the Board hereby adopts and incorporates by reference, that the Board finds there is sufficient capacity available in the White Flint Staging Plan; and

~~BE IT FURTHER RESOLVED that this allocation of staging capacity represents the number of residential units approved in the Site Plan for this project, and the total non residential square footage approved in the Site Plan minus the 79,000 square feet of commercial uses to be demolished. The staging allocation rules adopted for White Flint call for the netting of demolished square footage from staging capacity allocations. The Board further notes that the staging allocation approved in this Resolution exceeds the amount requested by the Applicant, which was 223,408 net square feet, to reflect that the site plan permits greater non residential development and the fluctuation in the precise amount of square footage that will ultimately be approved at building permit. For future allocation requests, the Board urges applicants to request the number of units and square footage approved in the Site Plan; and~~

BE IT FURTHER RESOLVED that the Applicant must have all core and shell building permit applications associated with this SAR accepted by the Department of Permitting Services ("DPS") by no later than the close of business on the 180th day after the date of the this Resolution, and that failure to meet this deadline will automatically void any staging capacity that has not been perfected by the timely acceptance by DPS of a core and shell building permit application; and

BE IT FURTHER RESOLVED that the Applicant must present evidence of DPS's acceptance of any core and shell building permit application associated with this staging allocation approval no later than 15 days after its acceptance; and

BE IT FURTHER RESOLVED that no later three years from the date of this Resolution the Applicant must obtain core and shell building permits from DPS for all buildings associated with this staging allocation approval, and that failure to meet this deadline will automatically void any staging capacity that has not been perfected by the timely issuance of a core and shell building permit; and

MCPB No. 12-36

Staging Allocation Request No. 25400 (Site Plan No. 820120020)

Mid-Pike Plaza (Pike & Rose)

Page 3

BE IT FURTHER RESOLVED, that for the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

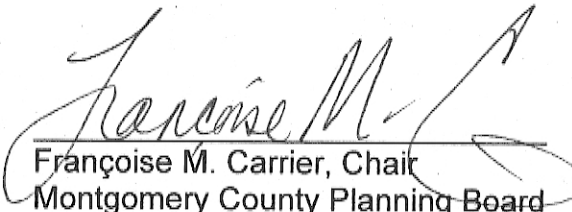
BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is MAR 23 2012 (which is the date that this Resolution is mailed to all parties of record); and

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 Commissioner Dreyfuss, seconded by Commissioner Anderson, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson and Dreyfuss voting in favor of the motion, and with Commissioner Presley absent, at its regular meeting held on Thursday, March 22, 2012, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board



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

NOV 14 2013

MCPB No. 13-134
Site Plan No. 820130120
Project Name: Pike & Rose – Phase II
Date of Hearing: October 10, 2013

RESOLUTION

WHEREAS, under Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is vested with the authority 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 3,422,888 square feet of total density including up to 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" or "Subject Property") split-zoned CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300 in the White Flint Sector Plan ("Master Plan" or "Sector Plan"); and

WHEREAS, on February 12, 2013, Federal Realty Investment Trust ("Applicant") filed an application for approval of a Site Plan for up to 462 residential units and up to 1,122,960 square feet of non-residential development on approximately 13.21 gross acres of the Property in the CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300 zones; and

WHEREAS, the Site Plan application was designated Site Plan No. 820130120, Pike & Rose-Phase II ("Application"); and

WHEREAS, on September 27, 2013, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, on October 10, 2013, the Planning Board held a public hearing on the Application ("Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

Approved as to
Legal Sufficiency:

M-NCPPC Legal Department
8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

MCPB NO.
Site Plan No. 820130120
Pike & Rose Phase II
Page 2 of 22

WHEREAS, at the Hearing, the Planning Board voted to approve the Application subject to certain conditions on the motion of Commissioner Dreyfuss, seconded by Commissioner Anderson, by a vote of 4-0, Commissioners Anderson, Carrier, Dreyfuss, and Wells-Harley voting in favor, and Commissioner Presley absent;

NOW, THEREFORE, BE IT RESOLVED that the Montgomery County Planning Board APPROVES Site Plan No. 820130120 for up to 1,648,936 square feet of development, including up to 645,976 square feet of residential development and up to 1,122,960 square feet of non-residential development, subject to the following conditions:

1. Sketch Plan Conformance

The development must comply with the applicable binding elements and conditions of Sketch Plan No. 320110010 approved by the Planning Board by Corrected Resolution dated October 10, 2011, except as modified herein.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval of Preliminary Plan No. 120120020, unless amended.

3. Density Allocation

Building permits may only be issued after a staging allocation is granted under the Staging Allocation Request Regulations (COMCOR 50.35.02.01.A) in the White Flint Sector Plan Implementation Guidelines approved by the Planning Board. The Planning Board in March 23, 2012 approved a Staging Allocation Request (No. 25400) for 493 residential dwelling units and 262,800 square feet of non-residential development for Phase I of this property.

4. Placemaking Plan

The Applicant must provide public use and open space amenities in accordance with the "Placemaking and Phase II Amenity Plan for Pike & Rose" ("Placemaking Plan") under the following stipulations:

- a. Hold a quarterly review of the site and compliance with the Placemaking Plan must be held with Staff and the Public Arts Trust Steering Committee to ensure implementation and adherence to the Placemaking Plan.
- b. Remove all plan notations of specific plantings, amenities, and materials that may conflict with the Placemaking Plan.
- c. Ensure all installed site amenities and materials must meet applicable building codes.
- d. Include the recreation loop extension in the Placemaking Plan.

MCPB NO.
Site Plan No. 820130120
Pike & Rose Phase II
Page 3 of 22

5. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the CR Zone Incentive Density Implementation Guidelines, as amended, for each public benefit. Each public benefit must be verified by Staff to be complete as required by the submittals listed for each prior to issuance of any use-and-occupancy permit for the associated building. Any disagreement regarding the application or interpretation of the Public Benefits may be brought to the Planning Board for resolution.

- a. Transit Proximity
- b. Neighborhood Services
- c. Minimum Parking
- d. Through Block Connection
- e. Public Parking
 - Submit as-built drawings of parking garage showing public parking spaces and signage and documentation of facility use and access restrictions.
- f. Adaptive Buildings
 - Submit as-built drawings of floor plans and cross-sections showing floor-to-floor heights, for each applicable building.
- g. Structured Parking
- h. Public Art
 - Provide review under Placemaking Plan Condition No. 4, above.
- i. BLTs
 - Purchase or payment for 2.72 Building Lot Terminations must be made prior to issuance of any building permit. Documentation to be provided to Staff.
- j. Tree Canopy
 - Provide as-built landscape plan showing tree locations and species with 15-year coverage and tabulation of total open space under canopy; may be completed in phases for open space around individual buildings.
- k. Vegetated Roof
- l. Advanced Dedication

6. Transportation

- a. The Applicant must provide a minimum of 412 bicycle parking spaces, including the following:
 - i. 18 publicly accessible bike spaces and nine private, secure bike spaces for Building 1A;
 - ii. 13 publicly accessible bike spaces and 72 private, secure bike spaces for Building 2;
 - iii. 20 publicly accessible bike spaces and 22 private, secure bike spaces for Building 3;

MCPB NO.
Site Plan No. 820130120
Pike & Rose Phase II
Page 4 of 22

- iv. seven publicly accessible bike spaces and four private, secure bike spaces for Building 4;
 - v. 21 publicly accessible bike spaces and 99 private, secure bike spaces for Building 6;
 - vi. 20 publicly accessible bike spaces and 33 private, secure bike spaces for Building 7;
 - vii. 13 publicly accessible bike spaces and 7 private, secure bike spaces for Building 8;
 - viii. and 20 publicly accessible bike spaces and 34 private, secure bike spaces for Building 9;
 - ix. Final location and facility details to be determined by Certified Site Plan and under the Placemaking Plan.
- b. Subject to necessary approvals of DOT, Applicant may modify Grand Park Avenue north of Rose Avenue (a private street) to eliminate parallel parking (3 spaces shown) and extend table top.
 - c. Applicant must submit a parking plan for interim parking lots on Lots 2 and 3, Block C.

7. Environment

- a. The Final Forest Conservation Plan is approved; prior to any demolition, clearing, or grading, the Applicant must obtain Staff approval of a Certificate of Compliance Agreement for use of an M-NCPPC-approved offsite forest mitigation bank to satisfy the afforestation requirement.
- b. For residential buildings in Phase II, the Applicant must provide certification to M-NCPPC Staff prior to issuance of core and shell building permit from an engineer that specializes in acoustical treatment that commercially reasonable efforts have been made to design the building to achieve interior noise levels in the units that do not exceed 45 dBA Ldn. The builder must construct the units substantially in accord with these design specifications, with any changes that may affect acoustical performance approved by the acoustical engineer in advance of installation.

8. Moderately Priced Dwelling Units ("MPDUs")

- a. The development must provide 12.5 percent MPDUs in accordance with an Agreement to Build with the Department of Housing and Community Affairs ("DHCA").
- b. The MPDU agreement to build shall be executed prior to the release of any building permits.

9. Recreation Facilities

MCPB NO.
Site Plan No. 820130120
Pike & Rose Phase II
Page 5 of 22

The Applicant must provide at least the recreation facilities, conforming to the Planning Board Recreation Guidelines (September 1992), shown on the Site Plan including:

- a. In Building 2:
 - i. Four picnic/sitting areas;
 - ii. One swimming pool;
 - iii. Indoor community space; and
 - iv. One indoor fitness facility.
- b. In Building 6:
 - i. Four picnic/sitting areas;
 - ii. One swimming pool;
 - iii. One indoor community space; and
 - iv. One indoor fitness facility.

10. Maintenance

- a. Maintenance of all on-site public use space is the responsibility of the Applicant and any successors or assigns. This includes maintenance of paving, plantings, lighting, benches, fountains, and artwork. Maintenance may be taken over by a governmental agency by agreement with Applicant or any successors or assigns and the applicable agency. For the purpose of this condition, the term "Applicant and any successors or assigns" means the owner or any successors in interest to the Public Use Space that is responsible for common area maintenance, such as a homeowners association, a condominium association, or a merchants' association.

11. Architecture

The final exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the submitted architectural drawings, as determined by Staff.

12. Performance Bond and Agreement

Prior to the issuance of the Core and Shell building permit for each relevant phase of development, the Applicant must provide a performance bond or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

- a. Applicant must provide a cost estimate of the materials and facilities, which, upon staff approval, will establish the initial surety amount.
- b. The amount of the bond or surety shall include plant material, on-site lighting, recreational facilities, site furniture, and entrance piers within the relevant phase of development.
- c. Prior to issuance of the first building permit, Applicant must enter into a Site Plan Surety & Maintenance Agreement with the Planning Board in a form

MCPB NO.
Site Plan No. 820130120
Pike & Rose Phase II
Page 6 of 22

approved by the Office of General Counsel that outlines the responsibilities of the Applicant and incorporates the cost estimate.

- d. Bond/surety shall be tied to the development program, and completion of plantings and installation of particular materials and facilities covered by the surety for each phase of development will be followed by inspection and reduction of the surety.

13. Development Program

Phasing required by this development program may require amendment of the development program approved by Site Plan 820120020.

- a. Rose Park to be open to public use no later than 18 months after the issuance of use and occupancy permits for 75% of residential units in Building 6.
- b. Muse Alley to be open to public use no later than 18 months after issuance of use and occupancy permits for 75% of residential units in Building 12. Until this time, Applicant is not subject to the provisions of (e) and (g) below as they relate to Muse Alley and Building 12.
- c. Public amenities to be open to public use after issuance of use and occupancy permits for 75% of the residential units in the building with which the amenities are associated.
- d. Private amenities to be operational no later than 18 months after issuance of use and occupancy permits for 75% of residential units in the building with which the amenities are associated.
- e. Streetscape improvements, including sidewalks, street lighting, street furniture, and tree planting for Grand Park Avenue, Rose Avenue, Meeting Street, Prose Street and Trade Street must be installed within six months of the release of any use and occupancy permits for each abutting building as illustrated in the October 2013 Streetscape Diagram. Street tree planting may be performed in the next planting season after each segment of streetscape improvements is installed.
- f. Bike share facilities will be operational after Montgomery County Department of Transportation (MCDOT) County approves their locations, but are not required to be installed prior to the streetscape improvements for the approved location.
- g. Streetscape improvements, including paving, lighting, street furniture and tree planting for Grand Park Avenue and Rose Avenue and lighting adjacent to each portion of a respective building in each phase must be installed prior to the release of that building's use and occupancy permit. Landscape planting may wait until next growing season for each respective building.
- h. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to the approval of the Final Conservation Plan, Sediment Control Plan, staff inspection and approval of all applicable environmental protection measures and devices.

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 7 of 22

- i. Dedications, stormwater management, sediment and erosion control, afforestation and other features to be implemented for addressed adjacent to each building prior to release of that portion of the building's use and occupancy permit.
- j. Demolition of existing buildings, clearing and grading for site construction, and issuance of below-grade permits may occur once all certificates of compliance for required off-site forest conservation areas are recorded and prior to approval of the certified site plan and recordation of plats.
- k. Core and shell permits may be issued upon approval of certified site plan and recordation of plats.

14. Certified Site Plan

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

- a. Parked and moving vehicles and lighting within structured garages must be effectively screened.
- b. Provide adequate spot elevations in Rose Park, Grand Park, Rose Avenue, Prose Street, Meeting Street and Trade Street to ensure ADA accessibility.
- c. Include the Final Forest Conservation Plan approval, stormwater management concept approval, development program, inspection schedule, and Site Plan resolution on the approval or cover sheet.
- d. Add a note to the Site Plan stating that "M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading".
- e. Make corrections and clarifications to recreation guidelines, labeling, data tables, and schedules.
- f. Ensure consistency of all details and layout between site plan and landscape plan.
- g. The Applicant may not obtain a building permit for a building that exceeds the maximum height or density approved for this Site Plan.

BE IT FURTHER RESOLVED that all site development elements are shown on Pike & Rose-Phase II drawings stamped by the M-NCPPC on September 13, 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 finding of its Staff as presented at the Hearing and in the Staff Report, which the Planning Board hereby adopts, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan,*

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 8 of 22

certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.

The Site Plan is not subject to a development plan, diagrammatic plan, schematic development plan, or project plan. It is, however, subject to the binding elements and conditions of the Sketch Plan.

During site plan review, the Planning Board may approve amendments to the binding elements of an approved sketch plan.

1. Amendments to the binding elements may be approved, if such amendments are:
 - A. Requested by the applicant;
 - B. Recommended by the Planning Board staff and agreed to by the applicant; or
 - C. Made by the Planning Board, based on a staff recommendation or its own initiative, if the Board finds that a change in the relevant facts and circumstances since sketch plan approval demonstrates that the binding element either is not consistent with the applicable master or sector plan, or does not meet the requirements of the zone.
2. Notice of proposed amendments to the binding elements must be identified in the site plan application if requested by the applicant, or in the final notice of the site plan hearing recommended by Planning Board staff and agreed to by the applicant.
3. For any amendments to the binding elements, the Planning Board must make the applicable findings under Section 59-C-15.43 (c) in addition to the findings necessary to approve a site plan under Section 59-D-3.

The Applicant proposes minor modifications to the binding elements of the approved Sketch Plan No. 320110010. Buildings 1A and future 1B at the northwest corner in the Sketch Plan is indicated as Phase II. The Applicant requests approval to construct these buildings in future site plan phases. Further, Buildings 2, 3 and 9, which the Sketch Plan as part of future phases, will be built in Phase II of this site plan. The Board approves these modifications, because they will facilitate the Applicant's desired build out of the site, and are otherwise consistent with the approved sketch plan.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

a. Uses

The proposed uses – residential, retail, and office – are permitted in the CR zone.

b. General Requirements

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 9 of 22

The proposed development is consistent with the White Flint Sector Plan and the White Flint Urban Design Guidelines:

- Pike and Rose-Phase II is within the Mid-Pike Plaza District in the Approved and Adopted (2010) White Flint Sector Plan. As recommended by the Sector Plan, the proposed redevelopment will “function as a regional retail magnet with a substantial residential component and public services.”
- Buildings, which will range in maximum height from 60 to 200 feet, will frame most of Rose Avenue and Grand Park Avenue. The two buildings approved for the lower maximum height, Buildings 1A and 4, are adjacent to the park, which is balanced with taller Buildings 6 and 7. Along Rockville Pike, buildings 8 and 9 also vary in maximum height – 62 and 288 feet, respectively.
- The continuation of Grand Park Avenue north of Phase I, Rose Avenue, Prose Street, Meeting Street, and Trade Street, are consistent with the Sketch Plan and the Sector Plan.
- Towne Road (LB-1) and Rockville Pike (SP-41) are roadways with recommended shared use paths as part of the Sector Plan bikeway network. The approved preliminary plan showed the cross-sections and right-of-way dedications that will accomplish the bikeway recommendations.
- Public use spaces are provided through proposed streetscapes, including Grand Park Avenue, Rose Avenue, Meeting Street, Trade Street, Prose Street, and Rockville Pike. Enhanced streetscape will define both sides of Meeting Street. Rose Park. A proposed park at the intersection of Grand Park Avenue and Rose Avenue will serve as the main public use space in the development. These public spaces are consistent with the Sector Plan, White Flint Guidelines, and the approved Sketch Plan.
- The Site Plan includes several features that the Sector Plan recommends to promote sustainability. Pike and Rose Phase II will provide energy efficient buildings that will achieve at least LEED certification or higher levels and several buildings will have vegetated roofs. Further, new environmental site design techniques will contribute to stormwater management facilities.
- Open space, streets, and building recommendations are provided in the Approved White Flint Urban Design Guidelines for each district in the Sector Plan. Specific to Pike and Rose, the Guidelines recommend that public use spaces should be located to reduce extended periods of shadow; open spaces should be defined by building walls; buildings should create a consistent street wall along public streets; and locate and size buildings to minimize shadow impacts on streets and public use spaces. Rose Park has ample light and air since Buildings 1A and 4 are short in height; all new buildings create a consistent street wall along Rose Avenue and Grand Park Avenue; and new way-finding signage is proposed for the development.

c. Development Standards

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 10 of 22

The proposed development will comply with all development standards as shown in the data tables below.

1. Density of Development (square feet)			
	Total CR	Non-Residential (C)	Residential (R)
Maximum Allowed by Zones	3,442,888	2,106,726	2,911,882
Maximum Approved by Sketch Plan	3,442,888	1,716,246	2,911,882 (1,726,642 min)
Maximum Approved by Phase I Site Plan	951,000	314,800	636,200
Maximum Approved with Phase II Site Plan	1,648,936 ¹	1,122,960	645,976
Maximum remaining phases	842,952	278,486	1,629,706

2. Building Height		
	CR-3 C1.5 R2.5 H200	CR-4 C3.5 R3.5 H300
Maximum allowed by zones	200	300
Approved by Sketch Plan	200	300
Proposed with Phase IIA		
Building 3	150	
Building 8		62
Proposed with Phase IIB		
Building 1A	65	
Building 4	60	
Building 6	165	
Building 7	200	
Proposed with Phase IIC		
Building 2	200	
Building 3	150	
Building 9		288

¹ The total amount of development for Phase II must not exceed this amount.

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 11 of 22

3. Public Use Space (% net lot)	
Minimum Required by Zones	10%
Minimum Approved with Sketch Plan	10% (Total Site)
Minimum Approved with Phase I Site Plan	9.64% (Of the area comprising the site plan)
Minimum Proposed with Phase II Site Plan	13.35% (Of the area comprising the site plan)
Minimum Remaining for later phases	0.17

4. Residential Amenity Space (square feet per market rate unit²)		
	Required	Proposed
Minimum Indoor Amenity Space		
Building 2 (173 units)	3, 460 sq.ft	3, 460 sq.ft.
Building 6 (231 units)	4,620 sq.ft	4,620 sq.ft
Minimum Outdoor Amenity Space		
Building 2 (173 units)	3, 460 sq.ft.	3, 460 sq.ft.
Building 6 (231 units)	4, 620 sq.ft.	4, 620 sq.ft.

5. Minimum Bicycle Parking Spaces				
	Required		Proposed	
	Minimum Publicly Accessible	Minimum Private and Secured	Public	Private
Building 1A				
90,000 sq.ft Non-Residential	18	9	18	9
Building 2				
198 Residential Units	10	70	10	70
12,000 sf Non-Residential	3	2	3	2
Building 3				
214, 750 sf maximum Non-Residential (158,150 sq.ft	20	22	20	22

² Amenity space is not required for Moderately Price Dwelling Units (MDPUs) on a site within a Metro Station Policy Area.

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 12 of 22

office)				
Building 4				
32,550 sf maximum Non-Residential	7	4	7	4
Building 6				
264 Residential Units	10	93	10	93
50,355 sf Non-Residential (0 sf Office)	11	6	11	6
Building 7				
326,750 sf of Non-Residential (0 sf Office)	20	33	20	33
Building 8				
61,000 sf maximum Non-Residential (0 sf Office)	13	7	13	7
Building 9				
333,500 sf of Non-Residential (317,000 sf Office)	20	34	20	34

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 13 of 22

6. Parking			
	Maximum Allowed	Minimum Required	Proposed
Approved with Sketch Plan	6,546	2, 396	5,234
Approved with Phase I	842	1640	1082
Proposed with Phase II			
Building 1A	360	144	
Building 2 ³	297	195	132
Building 3	655	263	613
Building 4	140	57	0
Building 6 ⁴	473	271	179
Building 7	562	225	713
Building 8	244	98	0
Building 9	827	332	372
Phase II Total	3,558	1, 585	2, 009

d. Public Benefits

The proposed development will continue the public benefits approved with the Sketch Plan No. 320110010 and Phase I Site Plan No. 820120020. The approved public benefits are:

- Transit proximity
- Neighborhood Services
- Minimum Parking
- Through-Block Connections
- Public Parking
- Adaptive Buildings
- Care Center
- Structure Parking
- Tower Setback
- Public Art
- Exception Design
- Building Lot Termination (BLTs)
- Advance Dedication
- Dwelling Unit Mix
- Vegetated Roof

³ Building 2 and Building 4 non-residential parking is provided in Building 3 garage. Interim condition for Building 4 will be provided in Building 7 until Building 3 garage is occupied.

⁴ Building 6 and Building 8 non-residential parking is provided in Building 7 garage.

MCPB NO.
Site Plan No. 820130120
Pike & Rose Phase II
Page 14 of 22

Pike and Rose Phase II will provide for all of the approved public benefits, except advanced dedication and dwelling unit mix. Advanced dedication and dwelling unit mix benefits were approved with the Phase I site plan.

The public benefits for Phase II are appropriate for following reasons:

- Furthers the Sector Plan's recommendations and objectives;
- Implements the White Flint Urban Design Guidelines and follows the CR Zone Incentive Density Implementation Guidelines;
- The relationship between the approved Phase I, proposed Phase II and future phases are appropriate; and
- The presence or lack of similar public benefits nearby.

These public benefits fulfill the Sector Plan recommendations; achieve the criteria of the White Flint Implementation and Design Guidelines; and are appropriate given the size of the property.

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 15 of 22

Public Benefit	Adjusted Total Points [Original Points at Sketch Plan] ⁵	Points Awarded for Phase I-Site Plan No. 820120020	Phase II Measurement/Criteria	Points Proposed For Phase II Site Plan No. 820130120
Transit Proximity				
Site Split within ¼ and ½ mile of Transit	33.00 [33.09 at sketch plan]	8.25	48 % of transit proximity points in Phase II.	15.87
Connection and Mobility				
Neighborhood Services	10.00	2.49	48% of neighborhood services being provided in Phase II.	4.79
Minimum Parking	7.03 [6.32]	0.88	69% minimum parking points provided in Phase II.	4.84
Through-Block Connection	10.00	5.00	50% of through-block connection points are associated with Phase II ⁶	5.00
Public Parking	7.05 [7.62]	1.85	58% of public parking points are assigned for Phase II.	4.09
Advance Dedication	3.72	3.72	All of advance dedication points were awarded in Phase I.	0.00
Diversity of Uses and Activities				
Adaptive Buildings	4.12 [4.37]	0.65	38% of adaptive buildings points allocated in Phase II	1.59
Care Center	15	0.00	100% of the care center points are awarded in Phase II	15.0
Dwelling Unit Mix	3.67 [2.19]	1.48	No points in Phase II.	0.00
Quality Building and Site Design				
Structure	13.92 [14.32]	3.43	47% of the structure	6.57

⁵ The total points have been adjusted during detailed site design and review but are substantially similar and allowed under the conditions of sketch plan approval in the approved resolution.

⁶ There are no remaining points associated with this public benefit for Phase 3.

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 16 of 22

Parking			parking points are provided in Phase II.	
Tower Setback	1.47 [1.53]	0.00	54% of the tower setback points are awarded in Phase II	0.80
Public Art	5.00	1.65	50% of public art points are provided in Phase II.	2.50
Exceptional Design	6.46 [6.70]	0.00	67% of exceptional design points are provided in Phase II.	4.35
Protection and Enhancement of the Natural Environment				
BLTs	5.00	1.25	48% of BLTs points are provided in Phase II.	2.40
Tree Canopy	10.00	3.33	50% of tree canopy points are allocated in Phase II.	5.00
Vegetated Roofs	4.23 [4.48]	0.65	60% of vegetated roof points are provided in Phase II	2.54
Total	139.67 [139.34]	34.63		75.34

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. Locations of buildings and structures

The proposed locations of the buildings and structures are adequate, safe, and efficient for the shopping center redevelopment as envisioned in the Sector Plan and White Flint Design Guidelines to provide street-oriented development, and taller buildings along major roads and closer to the Metro Station.

b. Open Spaces

The locations of open spaces are efficient, safe and adequate for the shopping center redevelopment as envisioned in the Sector Plan and White Flint Design Guidelines to provide unique open spaces, including an urban park, and passive and active spaces for dining, walking, and social engagement.

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 17 of 22

c. Landscaping and Lighting

Landscaping and lighting, as well as other site amenities, will ensure that landscaping, lighting, and site amenities will be adequate, safe and efficient for year-round use by employees, visitors and residents. Site furnishings, shade trees, special features, including art, and specialty lighting will be integrated into the site to create a unique place. The Placemaking and Amenity Plan illustrates special features, including specialty lighting, artwork and landscaping, will be provided.

d. Recreation Facilities

The proposed development achieves the active and passive recreation space required by the zone as shown in the tables above. The proposed residential development will provide with the following on-site recreation facilities:

Demand Calculations for Building 6

	Number of Units	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
HI-RISE	264	9.2	10.6	10.6	202.8	121.4
Total Units	264.0					
Total Demand		9.2	10.6	10.6	202.8	121.4
On-Site Supply		19.4	26.8	12.4	166.1	87.0
% Demand Met On-Site		210.3	263.8	117.3	81.9	71.6
Off-Site Supply		9.2	16.8	25.2	206.2	120.3
Total On-Site/Off-Site		28.7	43.6	37.6	372.3	207.3
% Demand Met On+ Off		310.2	412.6	356.2	183.6	170.7

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 18 of 22

Onsite Supply Calculations for Building 6

Ref#	Description	No. Provided	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
4.0	Picnic/Sitting	2	18.0	22.0	6.0	14.0	2.0
24A	Swimming Pool	1	0.5	2.2	2.2	50.7	18.2
26A	Indoor Community Space	1	0.9	1.6	3.2	60.8	48.6
27.0	Indoor Fitness Facility	1	0.0	1.1	1.1	40.6	18.2
TOTAL			19.4	26.9	12.5	166.1	87.0

Demand Calculations for Building 2

	Number of Units	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
HI-RISE	198	6.9	7.9	7.9	152.1	91.1
Total Units	198.0					
Total Demand		6.9	7.9	7.9	152.1	91.1
On-Site Supply		37.1	47.6	16.8	142.0	67.8
% Demand Met On-Site		535.0	601.1	212.0	93.4	74.4
Off-Site Supply		8.4	15.6	24.2	165.7	93.0
Total On-Site/Off-Site		45.5	63.2	41.0	307.7	160.7
% Demand Met On+ Off		656.6	797.6	517.2	202.3	176.5

MCPB NO.
 Site Plan No. 820130120
 Pike & Rose Phase II
 Page 19 of 22

Onsite Supply Calculations for Building 2

Ref#	Description	No. Provided	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
4.0	Picnic/Sitting	4	36.0	44.0	12.0	28.0	4.0
24A	Swimming Pool	1	0.4	1.6	1.6	38.0	13.7
26A	Indoor Community Space	1	0.7	1.2	2.4	45.6	36.4
27.0	Indoor Fitness Facility	1	0.0	0.8	0.8	30.4	13.7
TOTAL			37.1	47.6	16.8	142.0	67.8

These two residential buildings will take advantage of Wall Local Park/Montgomery County Aquatic Center recreational facilities, including:

- 4 picnic/sitting
- 1 half multi-purpose Court 1
- 2 Indoor racquetball
- 1 Pedestrian system
- 1 Wading pool
- 1 Indoor swimming pool

The proposed development exceeds the required supply of recreation facilities based on the calculation methods in the Planning Board's Recreation Guidelines (1992). As indicated in the data above, the proposed development will provide adequate, safe, and efficient facilities for future residents.

e. Pedestrian and Vehicular Circulation Systems

Grand Park Avenue, a new north-south public street from Old Georgetown Road (MD 187) and Rose Avenue, a new east-west public street from Rockville Pike (MD 355) to Towne Road, formerly called Hoya Road, will provide the main vehicular circulation for this phase of development. These public streets are supplemented by private streets: Trade Street, Meeting Street and Prose Street.

New parking garage entrances and exits are located on Rose Avenue, Grand Park, and Prose Street. Most of the loading areas are located along Trade Street,

MCPB NO.
Site Plan No. 820130120
Pike & Rose Phase II
Page 20 of 22

which is away from the more pedestrian routes of Rose Avenue and Grand Park Avenue.

Pedestrian circulation will be improved since all new public and private streets will provide wide sidewalks, some as wide as 20 feet, street furnishings, bike racks, landscaping and on-street parking. Intersections are designed to enhance walking and handicapped access, including curb extensions. This network of sidewalks throughout the development, and muse alley, which is a through block connection between Buildings 12 and 7, will provide adequate, safe, and efficient pedestrian and circulation systems.

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

Pike and Rose-Phase II is compatible with Phase I, which is under construction, and with existing uses regarding height, scale and massing as reflected by the Sector Plan recommendations and the Urban Design guidelines. There are no other pending site developments in the immediate vicinity.

The building square footages and heights approved under this Site Plan are maximums, and have been approved in a manner that allows the Applicant some flexibility to reassign square footages between approved uses. Specifically, the Applicant is approved to build up to 1,122,960 square feet of non-residential uses and up to 645,976 square feet of residential uses, subject to a maximum total of 1,648,936 square feet of combined uses. Under these approved maximums, the Applicant may shift up to 20,000 square feet in Building 6 and up to 100,000 square feet in Building 7 from non-residential to residential use.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other law.*

Final Forest Conservation Plan

This property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code), and a Final Forest Conservation Plan ("FFCP") for Phase II is approved. The total net tract area for the FFCP is 25.26 acres. This net tract area includes Phase I, Phase II, and a future phase for the construction of Building 13. The total net tract area of 25.26 acres requires 3.79 acres of afforestation.

MCPB NO.
Site Plan No. 820130120
Pike & Rose Phase II
Page 21 of 22

The Applicant met the planting requirements of the Phase I FFCP (No. 820120020) with the purchase of 1.41 acres in the MDR Property forest conservation bank.

The Phase II FFCP has a limit of disturbance of 14.63 acres, which represents about 58% of the net tract area. The proportional planting requirement for Phase II is 2.19 acres. The Applicant proposes to purchase 2.19 acres plus the 0.18 acres of future phase requirements in an approved off-site forest conservation bank. Therefore, the Applicant is proposing to meet the entire remaining planting requirement of 2.38 acres with the purchase of credits in an approved off-site forest conservation bank.

Forest Conservation Variance

On February 23, 2012, the Planning Board approved a variance request as part of the Phase I FFCP (#120120020) to remove a 41-inch DBH willow oak (tree #V-1) located on-site. As specified by the approval of the variance request, the Applicant must plant at least four native canopy trees of at least 3" caliper in mitigation for the removal of tree V-1. The Applicant is proposing to plant four black gum (*Nyssa sylvatica*) at least 3" caliper in size on-site as mitigation for the specimen removal.

Stormwater Management

A stormwater management concept plan was approved by DPS on August 22, 2013. The plan proposed to meet stormwater management requirements via Environmental Site Design techniques, including the use of green roofs and micro-bioretenment. This will be supplemented with the use of underground volume based proprietary filters.

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Planning Board and 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 Section 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this Resolution is NOV 14 2013 (which is the date that this Resolution is mailed to all parties of record); and

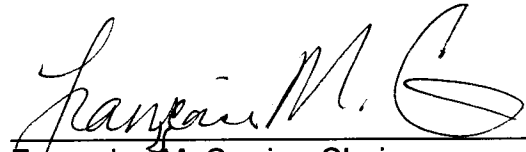
MCPB No. 13-134
Site Plan No. 820130120
Pike & Rose Phase II
Page 22 of 22

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 Anderson, with Chair Carrier, Vice Chair Wells-Harley, and Commissioner Anderson voting in favor, and Commissioners Dreyfuss and Presley absent, at its regular meeting held on Thursday, October 24, 2013, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board

MR. RICHARD BRUSH, MANAGER
MCDPS-WATER RES. PLAN REVIEW
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ROCKVILLE, MD 20850

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4TH FLOOR
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EVAN GOLDMAN
FEDERAL RELATY INVESTMENT TRUST
1626 EAST JEFFERSON STREET
ROCKVILLE, MD 20852

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

June 30, 2015

MEMORANDUM

TO: Gwen Wright, Planning Director

VIA: Glenn Kreger, Chief
Khalid Afzal, Supervisor, Regulatory Team
Area 2 Planning Division

FROM: Nkosi Yearwood
Area 2 Planning Division

SUBJECT: Pike and Rose-Phase II
Site Plan Amendment No. 82013012A

Pursuant to Montgomery County Code Division 59-D-3.7(d)¹, Amendment of a site plan, the Planning Director may approve in writing certain applications for an amendment to the Certified Site Plan. Administrative or "Director Level" Amendments are modifications to the approved Certified Site Plan that are minor in nature and do not alter the intent and objectives of the Plan.

A Pre-Application meeting with the public or parties of record is not required. A Pre-Submittal meeting with the Development and Regulatory Coordination (DARC) Division is also not required; however, submittal of the application to DARC is required. Administrative Amendments must satisfy the noticing and positing requirements as identified in Sections 4.C and 4.D (a) (ii) of the Manual of Development Review Procedures (2007) and require approval of the Planning Director.

On May 20, 2015, Federal Realty Investment Trust (Applicant) filed a Site Plan Amendment application, designated Site Plan No. 82013012A, for approval of the following items:

1. Minor revisions to curbs, landscape and hardscape layout changes to accommodate construction documents, refined building designs, and to address agency comments.
2. Shift of residential units from Building 6 to Building 2, including MPDU adjustments, within the maximum approved residential square footage.
3. Addition of solar panels on the top level of the parking garage adjacent to Building 7.

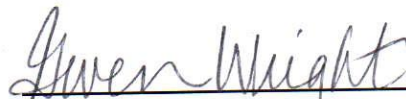
¹ The Zoning Ordinance in effect prior to October 30, 2014.

The Applicant sent a notice regarding the subject Site Plan Amendment to adjacent and confronting property owners and homeowners and civic associations on June 9, 2015. The notice gave interested parties 15 days to review and comment on the proposed amendments. Staff has not received any correspondence from the notified parties.

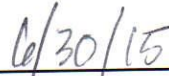
The proposed amendment is consistent with the provisions of Section 59-D-3.7(d) of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The proposed amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the original approved Site Plan No. 820130120.

This Amendment shall remain valid as provided in Montgomery County Code 59-D-3.8. The Applicant is responsible for submitting a Certified Site Plan after approval by the Director for the specific modifications.

ACCEPTED AND APPROVED BY:



Gwen Wright, Planning Director



Date Approved



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

March 31, 2016

MEMORANDUM

TO: 82013012B Resolution Mailing List
FROM: Development Applications and Regulatory Coordination
RE: Corrected Resolution

The enclosed resolution was modified to correct typos in the resolution and plan numbers at the top of pages 2 through 4, and is being re-mailed for your information.



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

MCPB No. 16-022
Limited Site Plan Amendment No. 82013012B
Pike and Rose, Phase II
Date of Hearing: March 3, 2016

MAR 15 2016

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Section 59-7.7.1.B.3, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on October 10, 2011, by Corrected Resolution MCPB No. 11-05, the Planning Board approved Sketch Plan No 320110010 establishing several binding elements, including a maximum density of up to 3,442,888 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 to the west, Rockville Pike (MD 355) to the east, and Old Georgetown Road to the south split-zoned CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300 in the White Flint Sector Plan ("Master Plan" or "Sector Plan") area; and

WHEREAS, on November 14, 2013, by Resolution MCPB No. 13-134, the Planning Board approved Site Plan No. 820130120 for up to 1,648,936 square feet of development, including up to 645,976 square feet of residential development and up to 1,122,960 square feet of non-residential development; and

WHEREAS, On August 5, 2014, by Resolution MCPB No. 14-65, the Planning Board approved Staging Allocation Request No. 26000 for 368 residential dwelling units for Buildings 6 and 7 as approved in Site Plan No. 820130120; and

WHEREAS, On April 21, 2015, by Resolution MCPB No. 15-46, the Planning Board approved Staging Allocation Request No. 26200 for 160,705 square feet of non-residential development for Buildings 1A, 3A, 4 and 8 as approved in Site Plan No. 820130120; and

WHEREAS, On July 2, 2015, the Planning Director approved Administrative Site Plan Amendment No. 82013012A for minor modification to curbs, landscape and hardscape layout changes, the addition of solar panels on the Building 7 parking garage,

APPROVED AS TO LEGAL SUFFICIENCY

[Signature] 3/29/16
M-NCPPC LEGAL DEPARTMENT

8487 Greenleaf Drive, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

MCPB No. 16-022
Limited Site Plan Amendment No. 82013012B
Pike and Rose, Phase II
Page 2

a shift of residential units from Building 6 to Building 2 including MPDU adjustments within the maximum approved residential square footage, and the reduction of permitted floor area from 1,648,936 to 1,603,813 square feet.

WHEREAS, On February 17, 2016, by Resolution MCPB No. 16-016, the Planning Board approved Staging Allocation Request No. 26400 for 75,000 square feet of non-residential development for Buildings 3A, 4 and a Park Kiosk as approved in Site Plan No. 820130120; and

WHEREAS, on October 7, 2015, Federal Realty Investment Trust ("Applicant"), filed an application for approval of an amendment to the previously approved site plan to regain 17,018 square feet of floor area (a portion of the originally approved floor area reduced in a Site Plan Amendment 82013012A) for a total floor area of 1,620,831 square feet for Phase II, add planters and wooden trellis structure in Building 8, remove a part of level 3 in Building 1A, and change loading to an on-street configuration in Building 1A on 10.32 acres located north of Old Georgetown Road (MD 187) between Rockville Pike (MD 355) and Towne Road in the CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300 Zones ("Subject Property") in the White Flint Sector Plan area; and

WHEREAS, Applicant's Site Plan application was designated Site Plan No. 82013012B, Pike & Rose-Phase II ("Application" or "Amendment"); and

WHEREAS, following review and analysis of the Application by the Planning Board staff ("Staff") and the staff of other governmental agencies, Staff issued a memorandum to the Planning Board dated February 18, 2016, setting forth its analysis and recommendation of approval of, the Application ("Staff Report"); and

WHEREAS, on March 3, 2016, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning 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 hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and approves Site Plan Amendment No. 82013012B to allow up to 1,620,831 square feet of development comprising up to 645,976 square feet of residential use and up to 974,855 square feet of non-residential use; add planters and wooden trellis structures to Building 8; and change loading to an on-street configuration in Block 1A. The Applicant must comply with the conditions of approval for Site Plan No. 820130120 and Site Plan Amendment No. 82013012A, except as modified by this Amendment¹; and

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

MCPB No. 16-022
Limited Site Plan Amendment No. 82013012B
Pike and Rose, Phase II
Page 3

BE IT FURTHER RESOLVED that, except as amended by this Application, all other conditions of approval for Site Plan No. 820130120 remain valid, unchanged and in full force and effect; and

BE IT FURTHER RESOLVED that all site development elements as shown on Pike and Rose, Phase II submitted to M-NCPPC as of February 18, 2016, shall be required; 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 that this Amendment does not alter the intent, objectives, or requirements in the originally approved Site Plan, as revised by previous amendments, and that all findings remain in effect; and

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 MAR 15 2016 (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

MCPB No. 16-022

Limited Site Plan Amendment No. 82013012B

Pike and Rose, Phase II

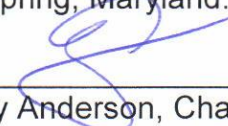
Page 4

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 Commissioner Fani-González, seconded by Commissioner Dreyfuss, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González voting in favor at its regular meeting held on Thursday, March 3, 2016, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board

MR. RICHARD BRUSH, MANAGER
MCDPS-WATER RES. PLAN REVIEW
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MS. LISA SCHWARTZ
DHCA
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MS. SUSAN SCALA-DEMBY
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MR. CHRISTOPHER ANDERSON
MPDU MANAGER, DHCA
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ROB COHEN
VIKA
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874

JASON EVANS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874

MR. GREG LECK
MCDOT
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4TH FLOOR
GAITHERSBURG, MD 20878

MR. ATIQ PANJSHIRI
MCDPS-RIGHT-OF-WAY
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MS. CHRISTINA CONTRERAS
MCDPS-LAND DEVELOPMENT
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MR. ALAN SOUKUP
MCDDEP-WATER & WASTEWATER POLICY
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VRUSHALI OAKS
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CLINTON & ASSOCIATES
5200 BALTIMORE AVENUE
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HYATTSVILLE, MD 20781

MR. RICHARD BRUSH, MANAGER
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MCDPS-SITE PLAN ENFORCEMENT
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MR. GENE VON GUNTEN
MCDPS-WELL & SEPTIC
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THOMAS MANN
FEDERAL REALTY INV TRUST
1626 E JEFFERSON STREET
ROCKVILLE, MD 20852

ANUJA MOHARE
CALLISON
1420 FIFTH AVENUE
#2400
SEATTLE, WA 98101

BARBARA SEARS
LINOWES & BLOCHER, LLP
7200 WISCONSIN AVENUE
SUITE 800
BETHESDA, MD 20814



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

MCPB No. 16-102

Limited Site Plan Amendment No. 82013012C

Pike and Rose, Phase II

Date of Hearing: September 22, 2016

OCT 19 2016

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Section 59-7.7.1.B.3, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance and zoning in effect on October 29, 2014, including the zoning then in effect and

WHEREAS, on November 14, 2013, the Planning Board, by Resolution MCPB No. 13-134, approved Site Plan No. 820130120 for up to 1,648,936 square feet of development, including up to 645,976 square feet of residential development and up to 1,122,960 square feet of non-residential development on 13.21 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" or "Subject Property") split-zoned CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300 in the White Flint Sector Plan ("Master Plan" or "Sector Plan") and

WHEREAS, On August 5, 2014, by Resolution MCPB No. 14-65, The Planning Board approved Staging Allocation Request No. 26000 for 368 residential dwelling units for Buildings 6 and 7 as approved in Site Plan No. 820130120; and

WHEREAS, On April 21, 2015, by Resolution MCPB No. 15-46, The Planning Board approved Staging Allocation Request No. 26200 for 160,705 square feet of non-residential development for Buildings 1A, 3A, 4 and 8 as approved in Site Plan No. 820130120; and

WHEREAS, On July 2, 2015, the Planning Director approved the Administrative Site Plan Amendment No. 82013012A for minor modification to curbs, landscape and hardscape layout changes, the addition of solar panels on the Building 7 parking garage, a shift of residential units from Building 6 to Building 2 including MPDU adjustments within the maximum approved residential square footage, and the reduction of permitted floor area from 1,648,936 to 1,603,813 square feet; and

APPROVED AS TO LEGAL SUFFICIENCY

[Signature]
M-NCPPC Legal Department

Date 9/28/16

8787 Georgia Avenue, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

MCPB No. 16-102
Limited Site Plan Amendment No. 82013012C
Pike and Rose, Phase II
Page 2

WHEREAS, On March 15, 2016, by Resolution MCPB No. 16-022, the Planning Board approved Site Plan No. 82013012B for 17,018 square feet of non-residential floor area increasing the overall floor area from 1,603,813 square feet to a total of 1,620,831 square feet for Phase II, added planter and wooden trellis structures to Building 8, and made modifications to Building 1A.; and

WHEREAS, on July 1, 2016, Federal Realty Investment Trust ("Applicant"), filed an application for approval of an amendment to the previously approved site plans for a reduction of 38 units, including five MPDUs for Building 2; update unit type for Buildings 6 and 7; modification of Towne Road to incorporate a protected bike lane and streetscape changes; an increase in the park pavilion building size by 255 square feet; increase in parking by 54 spaces; design modifications for Rose Park; and updates to the Certified Site Plan set to reflect as-built conditions for garage 7; and

WHEREAS, Applicant's application was designated Site Plan No. 82013012C, Pike & Rose-Phase II (the "Application"); and

WHEREAS, following review and analysis of the Application by the Planning Board staff ("Staff") and the staff of other governmental agencies, Staff issued a memorandum to the Planning Board dated September 9, 2016, setting forth its analysis and recommendation of approval of, the Application ("Staff Report"); and

WHEREAS, on September 22, 2016 the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, on motion of Commissioner Wells-Harley, seconded by Commissioner Cichy, with a vote of 4-0; Commissioners Anderson, Cichy, Fani-Gonzalez, and Wells-Harley voting in favor. Commissioner Dreyfuss was absent from the hearing.

NOW, THEREFORE, BE IT RESOLVED that, the Planning Board approves Site Plan No. 82013012C for a reduction of 38 units, including five MPDUs for Building 2; to update unit type for Buildings 6 and 7; modification of Towne Road to incorporate a protected bike lane and streetscape changes; to increase the park pavilion building size by 255 square feet; to increase parking by 54 spaces; for design modifications for Rose Park; and for updates to the Certified Site Plan set to reflect as-built conditions for garage 7, subject to the following conditions:¹

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

MCPB No. 16-102

Limited Site Plan Amendment No. 82013012C

Pike and Rose, Phase II

Page 3

1. Compliance with Previous Site Plan Approvals
All previously approved conditions in the Opinions and Resolutions for Site Plan 820130120 and subsequent Site Plan Amendments remain in full effect except as modified by this Amendment.
2. Compliance with Previous Preliminary Plan Approvals
All previously approved conditions in the Resolution for Preliminary Plan 120120020, remain in full effect.
3. Compliance with Previous Sketch Plan Approvals
All previously approved conditions in the Resolution for Sketch Plan 320110010, remain in full effect.
4. Fire and Rescue
The Planning Board accepts the recommendations of the Montgomery County Fire and Rescue Service (MCFRS) Fire Code Enforcement Section in its letter dated August 10, 2016 and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCFRS may amend if the amendments do not conflict with other conditions of Site Plan approval.
5. Provide a total of 143 public and 305 private bicycle parking spaces for Phase II. The public bicycle spaces should be inverted-U bike racks located near the main entrances to the apartment buildings and ground-floor retail space. The private bicycle spaces should be bike racks in a well-lit, secured location in the parking garages near an elevator or the vehicular access points. The final location will be approved by staff at Certified Site Plan.
6. Certified Site Plan
The Certified Site Plan must include the following revisions and/or information subject to Staff review and approval:
 - a) Include the development program and all current and previous Planning Board approval resolutions.
 - b) Include the revised cross section of Hoya Street (now Towne Road) as approved by the Montgomery County Department of Transportation.
 - c) Modify data table to reflect development standards approved by the Planning Board.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Site Plan No. 82013012C, Pike and Rose Phase II submitted

MCPB No. 16-102
 Limited Site Plan Amendment No. 82013012C
 Pike and Rose, Phase II
 Page 4

via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the 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:

- (1) *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan;*

The Subject Property is not subject to a development plan, diagrammatic plan, schematic development plan, or project plan. It is subject to the binding elements of Sketch Plan 320110010, which were modified in Site Plan 820130120.

- (2) *The Site Plan meets all of the requirements of the zone in which it is located and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The approved commercial uses are allowed in the CR zone. The changes made by this Application meet all the requirements of the zones as shown by the data table below. The Subject Property is not located in an Urban Renewal area.

Amendment	Required	Previously Approved	Approved
Building 2 units		236 (30 MPDUs)	198 (25 MPDUS)
Park Pavilion/Kiosk		2,055 sq.ft	2,310 sq. ft.
Residential indoor amenity space	3,460	4,120	3,460
Residential outdoor amenity space	3,460	4,120	3,460
Building 2 Parking (59-C-15.631)	175-249	132*	176

Building 6 Parking (59-C-15.631)	182-260	179	189
Building 7 Parking (59-C-15.631)	513-1,180	566	566
Total Vehicle Parking	1,686-3,720	1,862	1,916
Private and Secure Bicycle Parking (59-C-15.62)	305	318	305
Public Bicycle Parking (59-C-15.62)	143	143	143

*Building 2 was mistakenly approved for less parking than required by the Zoning Ordinance.

(3) The locations of building and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;

The Amendment will only alter the size and configuration of the park pavilion building. The pavilion building will be increased by 255 square feet for a restroom addition and its height will be reduced from two to one story. There will be landscaping and design changes in the park, including the addition of sculpture benches. These changes will make the park more attractive and comfortable for users. Towne Road will now include a two-way separated bike lane and new streetscaping. These improvements will make the road more attractive to both bicyclists and pedestrians. These modifications to the pavilion area and to Town Road do not change the Board's previous finding that the location of buildings and structures, open space, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.

(4) Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development;

The new pavilion building is slightly larger than the previously approved pavilion/kiosk design but its height will be reduced to one story. The new pavilion is still compatible with the surrounding high density residential and commercial developments in the area. All the other structures will continue to be compatible with other uses, other site plans, and existing and proposed adjacent developments.

MCPB No. 16-102
 Limited Site Plan Amendment No. 82013012C
 Pike and Rose, Phase II
 Page 6

(5) *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resources protection, and any other applicable law.*

The Site Plan's previous forest conservation and water resources approvals remain in full effect, and the Board's previous finding stands.

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

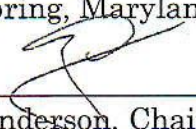
BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is OCT 19 2016 (which is the date that this resolution is mailed to all parties of record); and

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 Fani-González, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Fani-González and Cichy voting in favor, and Commissioner Dreyfuss absent at its regular meeting held on Thursday, October 6, 2016, in Silver Spring, Maryland.


 Casey Anderson, Chair
 Montgomery County Planning Board

Attachment 5

MR. RICHARD BRUSH, MANAGER
MCDPS-WATER RES. PLAN REVIEW
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850
By email rick.brush@montgomerycountymd.gov

MS. LISA SCHWARTZ
DHCA
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By email lisa.schwartz@montgomerycountymd.gov

MR. MARK BEALL
MCDPS-ZONING
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By email mark.beall@montgomerycountymd.gov

MR. CHRISTOPHER ANDERSON
MPDU MANAGER, DHCA
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By email
Christopher.anderson@montgomerycountymd.gov

Jay Corbalis
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1626 East Jefferson Street
Rockville, MD 20852

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Barbara Sears
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Bethesda, MD 20814

MR. MARK ETHERIDGE, MANAGER
MCDPS-SEDIMENT/STORMWATER
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Jason Evans
VIKA
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Ian Duke
VIKA 20251 Century Blvd, Suite 400
Germantown, MD 20874



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 04-Sep-13
TO: Jason Evans
VIKA, Inc
FROM: Marie LaBaw
RE: Pike & Rose Phase 2 Site Plan- Mid-Pike Plaza (see 12012002A)
820130120

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **08-Aug-13**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** 8/10/16 Amendment 82013012C Approval *****

***** 3/27/2018 Amendment 82013012D Approval *****

DPS-ROW CONDITIONS OF APPROVAL

Attachment 6
January 31, 2018

***Revision: The conditions hereon supersede previous conditions of approval dated November 7, 2017.

82013012D Pike & Rose – Phase 2

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan files:

“07-BSITE-82013012D-SP3.pdf V5” uploaded on/ dated **“1/25/2018”** and
“07-BSITE-82013012D-SP4.pdf V4” uploaded on/ dated **“1/25/2018”** and

We have no further comments at this point.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

February 9, 2018

Mr. Atul Sharma
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Pike and Rose Phase 2
Site Plan Amendment No. 82013012D

Dear Mr. Sharma:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced site plan amendment and recommends Approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa S. Schwartz", with a long horizontal flourish extending to the right.

Lisa S. Schwartz
Senior Planning Specialist

cc: Ian P. Duke, VIKA Maryland LLC

S:\Files\recurring\Housing\MPDU\Developments\Pike & Rose Phase 2\Pike & Rose Phase 2 DHCA Letter_2-9-2018.docx

Division of Housing

Affordable Housing Common Ownership Communities Landlord-Tenant Affairs Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca



OFFICE OF THE COUNTY EXECUTIVE

Isiah Leggett
County Executive

Timothy L. Firestine
Chief Administrative Officer

January 3, 2018

Casey Anderson, Chair
Montgomery County Planning Board
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Pike & Rose Site Plan Amendment

Dear Mr. Anderson:

As the White Flint Implementation Coordinator, I work in the Office of the County Executive to monitor and assist in the redevelopment of the White Flint Sector Plan area, and I am familiar with the various development plans. The County Executive has asked me to write on his behalf to express his support of Federal Realty Investment Trust's site plan amendment to include new office space at Pike & Rose.

As you know, the office market has been depressed in the area and any new, energy efficient and attractive office space would give a great boost to White Flint. The additional office development would assist in balancing the jobs-to-housing ratio, which is crucial to realizing the vision of the White Flint Sector Plan. It would also increase the tax base, assisting the County and the White Flint Special Taxing District in these times of reduced revenue.

Pike & Rose has created a superlative mixed-use environment epitomizing the vision of the White Flint Sector Plan, including abundant public art in an extremely lively urban oasis. The addition of a signature office building at the Rose Avenue entrance to Pike and Rose would further enliven the streetscape along Rockville Pike and add much needed daytime pedestrian activity to the area, which offers so many new retail and restaurant options.

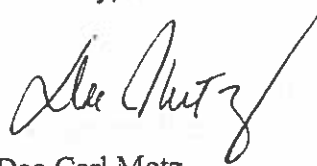
Since Federal Realty Investment Trust intends to move their own corporate headquarters into the office building, there is a much greater probability of attracting additional first-class office tenants. The County Executive appreciates Federal Realty's commitment to White Flint, and their intention to be a major presence in their own project as the area matures. Federal Realty has established a national reputation for building extremely attractive and environmentally sustainable buildings, which has proven to be the case in Pike & Rose.

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240-777-2550 • 240-777-2518 FAX
www.montgomerycountymd.gov

Casey Anderson, Chair
January 3, 2018
Page 2

For these reasons, the County Executive strongly supports the efforts of Federal Realty Investment Trust to develop new office space at Pike & Rose through the site plan amendment under review.

Sincerely,

A handwritten signature in black ink, appearing to read "Dee Carl Metz", with a stylized flourish at the end.

Dee Carl Metz
White Flint Implementation Coordinator
Office of the County Executive
(240) 777-2510

cc: Gwen Wright, M-NCPPC
Carrie Sanders, M-NCPPC
Nkosi Yearwood, M-NCPPC



January 8, 2018

Mr. Casey Anderson
Chair, Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Anderson:

Friends of White Flint wholeheartedly supports Federal Realty's plans for a new office building in Pike and Rose. Pike and Rose is currently the jewel of the Pike District, and this new project will help fulfill the vision of the White Flint sector plan.

If the White Flint area is to become a smart growth area in which to work, live, and play, office space must be part of the mix. An appropriate job to housing balance is a key priority of Friends of White Flint. With so much of the current Pike District development concentrated in residential buildings, adding new office is crucial to realizing the vision of the sector plan.

Companies, employees, and residents all want walkable communities. Adding an office building to Pike and Rose will greatly enhance the walkability and attractiveness of the Pike District. With a moribund office marketplace, creating new office leasing demand is critical, and we are great supporters of this office project so that it can help reinvigorate the demand for first class, walkable office space in Montgomery County.

This new office building will not only be functional but also eye-catching. It is projects like this that embody the spirit and vision of the White Flint sector plan, so Friends of White Flint urges you to approve the required amendments and this exciting new building.

Thank you very much.

A handwritten signature in blue ink, appearing to read "Amy Ginsburg".

Amy Ginsburg
Executive Director