




**MCPB**  
Item No.  
Date: 10/28/21

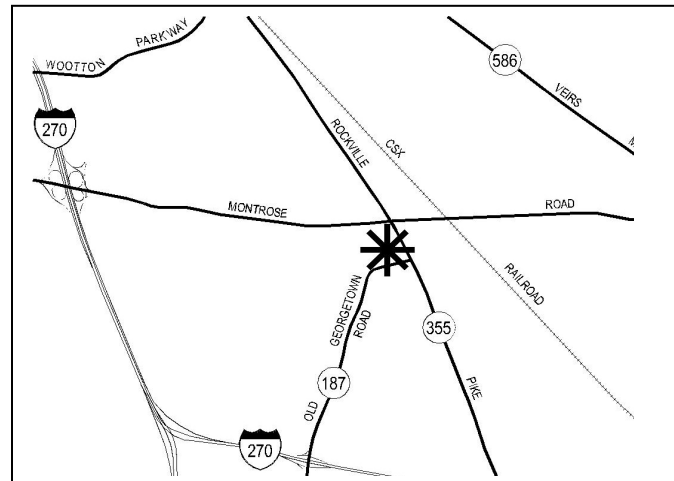
## **Pike and Rose Phase II Site Plan Amendment 82013012G**

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**Completed: 10/14/21**

### **Description**

- Request to change architectural design and massing of Building 9, decreasing square footage by 36,000 and height by 48 feet; revise the surrounding hardscape and plantings; change edge conditions to Block 13 to eliminate an entrance to Meeting Street; and increase Building 2 square footage from 260,000 square feet to 275,000 square feet;
- Located on the north side of Old Georgetown Road (MD-187), between Rockville Pike (MD-355) and Towne Road, within the *2010 White Flint Sector Plan*;
- 24.4 acres in the CR-3 C-1.5 R-2.5 H-200 and CR-4 C-3.5 R-3.5 H-300 zones;
- Applicant: Federal Realty Investment Trust;
- Acceptance date: 7/8/2021.



### **Summary**

- Staff recommends APPROVAL with conditions.
- The Applicant's requested changes to Building 9 are necessary to accommodate a new commercial tenant and revised building and site design.
- The Applicant's requested changes to Building 2 are necessary to correct the building density requested by the Applicant under Site Plan Amendment No. 82013012F. There are no physical changes to Building 2 under the Subject Amendment except to provide the square footage necessary to construct the previously approved building height and footprint.
- Staff reviewed this Amendment under the Zoning Ordinance in effect on October 29, 2014, pursuant to the provisions of Section 59.7.7.1.B.3 of the current Zoning Ordinance.

## SECTION 1: RECOMMENDATION AND CONDITIONS

### Site Plan Amendment No. 82013012G

Staff recommends approval of Site Plan Amendment No. 82013012G, Pike & Rose - Phase II, for modifications to the architectural design and massing of Building 9, including decreasing the Building 9 height and density, revising the surrounding hardscape and landscape elements, and updating the edge condition of Block 13 to eliminate an entrance to Meeting Street. The Subject Amendment also increases the previously approved density of Building 2, from 260,000 square feet to 275,000 square feet. All site development elements shown on the latest electronic version submitted via ePlans as of the date of this Staff Report are binding. The Subject Amendment adds or amends the following conditions, and all other conditions of previous approvals remain valid and binding. In the event of a conflict between the following conditions and those of previous approvals, the conditions as amended shall control.

#### Revised Conditions

##### 1A. Density

Approval is limited to a maximum Phase II density of 1,620,831 square feet of total development including a maximum of ~~1,199,683~~ 1,193,831 square feet of non-residential uses and 427,000 square feet of residential uses.

#### New Conditions

14. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") Fire Department Access and Water Supply Section in its letter dated September 17, 2021 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of this Site Plan Amendment approval.
15. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") Water Resources Section in its stormwater management concept letter dated June 4, 2021. These conditions may be amended by MCDPS, provided the amendments do not conflict with other conditions of this Site Plan Amendment approval.
16. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") Right-of-Way Permitting Section in its memorandum dated August 24, 2021 and incorporates them as conditions of the Site Plan Amendment 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 this Site Plan Amendment approval.
17. Prior to the issuance of the first Use and Occupancy Permit, the Applicant must provide details for Staff approval and install all "Enhanced Screening and Artistic Treatments" to activate building frontages as identified in the drawings submitted with the Application.

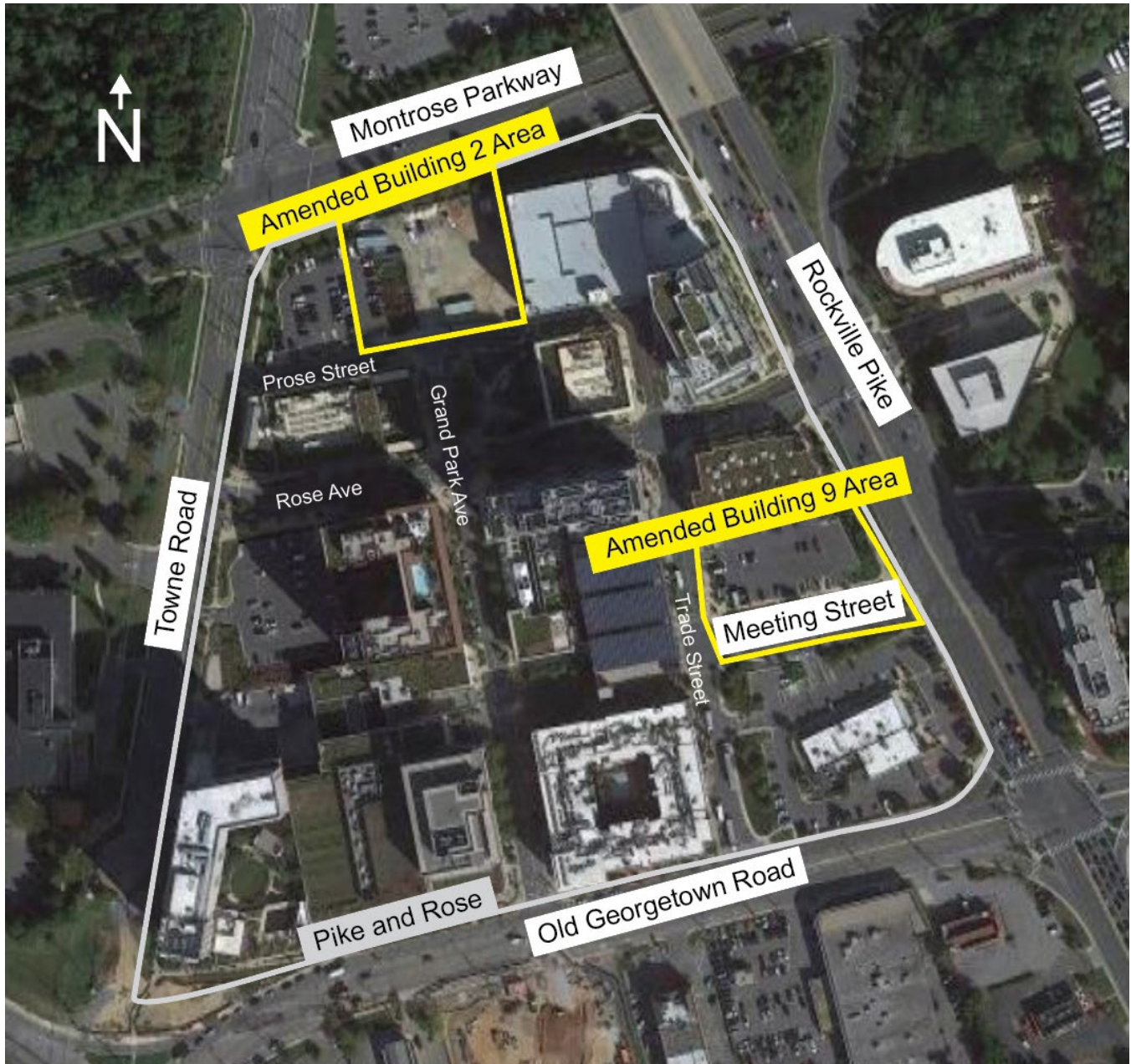
18. Certified Site Plan

- a. Prior to the Issuance of the Certified Site Plan, the Applicant must provide elevation drawings identifying all areas for “Enhanced Screening and Artistic Treatments” with examples of strategies, materials and landscaping for inclusion in the Certified Site Plan Set with Staff approval.
- b. Applicant must update all Public Benefit tables prior to Certified Site Plan.
- c. Modify data table to reflect development standards approved by the Planning Board.
- d. Include the development program and all current and previous Planning Board approval resolutions.
- e. Prior to Certified Site Plan, update the Final Forest Conservation Plan (FFCP) to be consistent with the Site Plan Amendment.

## **SECTION 2: PROJECT DESCRIPTION**

### **Site and Vicinity**

The Subject Property is part of the 24.4-acre Pike & Rose mixed-use development located north of Old Georgetown Road and south of Montrose Parkway, between Towne Road to the west and Rockville Pike to the east. The majority of the Property is zoned CR-3.0 C-1.5 R-2.5 H-200 but the southeast corner, which is unaffected by this Application, is zoned CR-4.0 C-3.5 R-3.5 H-300. The Subject Property is within a half-mile walk of the White Flint Metro Station on the east side of Rockville Pike. The overall Pike & Rose development has already constructed approximately 1,500,000 square feet of commercial space and 865 residential dwelling units. The subject Site Plan Amendment is limited to Buildings 2 and 9. Building 2 is located at the northwest of the Pike & Rose development and is bounded by Montrose Parkway to the north and Prose Street to the south. Building 9 is in the eastern portion of the Pike & Rose development, at the northwest corner of Meeting Street and Rockville Pike.



*Figure 1: Project Vicinity*

### **Previous Approvals**

On October 10, 2011, the Planning Board approved Sketch Plan No. 320110010, through MCPB Resolution 11-05, to allow up to 3,442,888 square feet of total density, including a maximum of 1,716,246 square feet of non-residential development for the entire Pike & Rose development.

On March 14, 2012, the Planning Board approved Preliminary Plan No. 120120020, through MCPB Resolution 12-26, for 5 lots and a maximum total of 3,442,888 square feet of development including a maximum of 1,716,246 square feet of non-residential uses for the entire Pike & Rose development.

On March 23, 2012, the Planning Board approved Staging Allocation Request No. 25400, through MCPB 12-36, for 493 residential units and 262,800 square feet of non-residential uses.

On November 14, 2013, the Planning Board approved Site Plan No. 820130120, through MCPB Resolution 13-134, 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 November 15, 2013, the Planning Board approved Preliminary Plan Amendment No. 12012002A, through MCPB Resolution 13-133, to re-subdivide and reconfigure 5 lots into 14 lots and three private road parcels to be platted in phases.

On August 5, 2014, the Planning Board approved Staging Allocation Request No. 26000, through MCPB Resolution 14-65, 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, through MCPB Resolution 15-46, 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, 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, through MCPB Resolution 16-016, for 75,000 square feet of non-residential development for Buildings 3A, 4 and a Park Kiosk as approved in Site Plan No. 820130120.

On March 15, 2016, the Planning Board approved Site Plan Amendment No. 82013012B, through MCPB Resolution 16-022, 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 Amendment No. 82013012C, through MCPB Resolution 16-102, for a reduction of 38 units including 5 MPDUs from Building 2, updated unit types for Buildings 6 and 7, modification of Towne Road streetscape to include a protected bike lane, increase park pavilion building by 255 square feet, increase 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.

On August 1, 2018, the Planning Board approved Site Plan Amendment No. 82013012D, through MCPB Resolution 18-079, to revise the design of Building 3B and associated parking garage within Block 3, update the Public Benefit Points to reflect the additions of solar panels and bikeshare stations, removal of a daycare center, modify the bicycle parking provided, and minor modifications to reflect as-built conditions.

On October 1, 2020, the Planning Director approved Administrative Site Plan Amendment No. 82013012E, for minor adjustments to internal garage space, landscape, and hardscape to reflect as-built conditions, and minor adjustments to architecture to address permit review and tenant fit-out.

On July 22, 2021, the Planning Board approved Preliminary Plan Amendment No. 12012002B and Site Plan Amendment No. 82013012F, for a change in use of Building 2 from residential to R&D laboratory, increase the Phase II commercial density by 76,723 square feet (for a maximum Building 2 density of 260,000 square feet), shift

lot lines to accommodate the reconfigured Building 2, update development standards, public benefit points, and site access, and make adjustments to Building 2 utilities, grading, hardscaping, and landscaping.

## Proposal

This Application proposes to change the architectural design of Building 9, which was previously approved as a part of Site Plan Amendment No. 82013012F and will continue to be an office building. The building height, massing, design, and other building-specific details are changing as part of the building's new configuration. These changes result in a slight decrease in the gross floor area and height from current approvals. This Application also proposes modifications to the edge condition on the north side of Block 13 to eliminate an entrance to Meeting Street, which is necessary to accommodate the design of Building 9. Outside of changes associated with Building 9, this Application proposes to increase the total amount of commercial density in Building 2 by 15,000 square feet, from 260,000 square feet to 275,000 square feet. This change is necessary to correct the building density requested by the Applicant under Site Plan Amendment No. 82013012F<sup>1</sup>. There are no physical changes to Building 2 proposed under the Subject Amendment except to provide the square footage necessary to construct the previously approved building height and footprint.

The Preliminary Plan for Pike & Rose development (Phases 1 and 2) is approved for a maximum density of 3,422,888 square feet of total development, including a maximum of 1,716,246 square feet of non-residential uses and 1,706,642 square feet of residential uses. The previously approved Phase II Site Plan limits Phase II total density to 1,620,831 square feet and Phase II commercial density to 1,199,683 square feet. As proposed through the Subject Amendment, Phase II commercial development will be increased by 15,000 to a maximum of 1,214,683 square feet.

Table 1: Pike & Rose Density Table

	Entire Site	Phase II	
		Previously Approved (F Amendment)	Proposed (G Amendment)
Total Density	3,422,888 sf	1,620,831 sf	1,620,831 sf
Residential Density	1,706,642 sf	421,148 sf <sup>2</sup>	427,000 sf
Non-residential Density	1,716,246 sf	1,199,683 sf <sup>2</sup>	1,193,831 sf

## Site Plan Amendment No. 82013012G – Building 9

The Subject Site Plan Amendment proposes to change the architectural design and massing of Building 9, a previously approved office building. The change to building design and massing results in a decrease in gross floor area and height from the previously approved building design. Building 9 was originally approved for up to 333,500 square feet of commercial development and a height of 288 feet. The newly designed Building 9 contains approximately 297,500 square feet of commercial development, with 287,500 square feet dedicated to office space and 10,000 square feet of street-level retail. This Amendment also includes changes to the parking for Building 9. Previously, Building 9 was approved to have 372 above-grade parking spaces. The newly designed

<sup>1</sup> The Applicant inadvertently requested 260,000 square feet of commercial development for Building 2 under Site Plan Amendment No. 82013012F when the actual density necessary to construct Building 2, as approved, is 275,000 square feet. This discrepancy is hereby addressed through the Subject Amendment.

<sup>2</sup> This table hereby corrects the Phase II Density Table found on page 7 of the 82013012F Staff Report, which inadvertently allocated 5,852 square feet of non-residential density to the maximum density allowed for Phase II. The project, as approved under 82013012F and proposed under 82013012G remain within the maximum densities set by the Planning Board.



Building 9 will have structured parking, containing 282 below-grade parking spaces in three floors of underground parking, and 243 above-grade spaces in four floors above-grade.

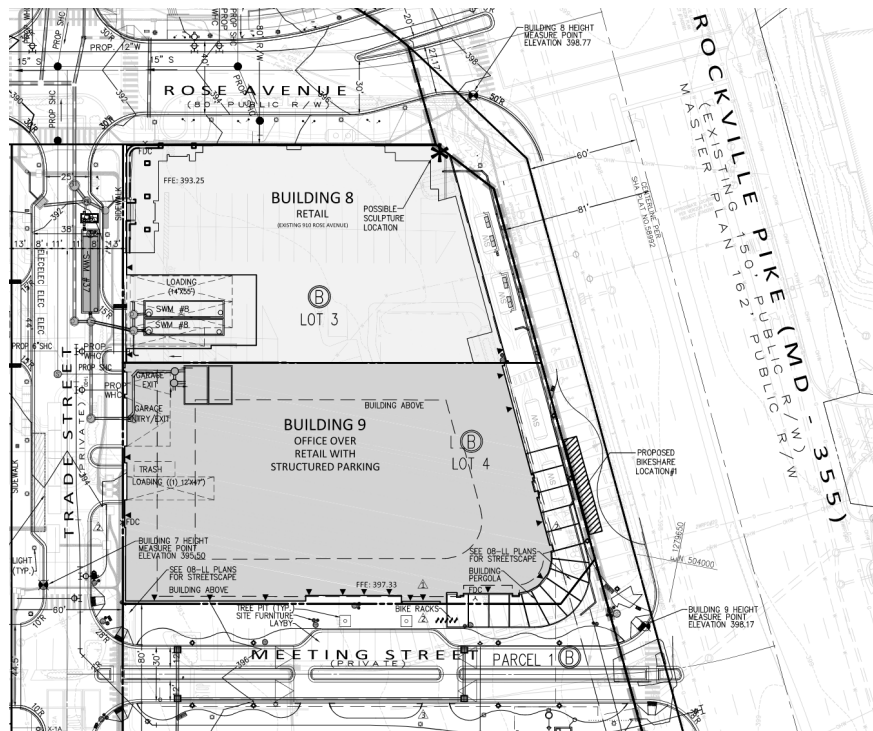


Figure 2: Building 9 Site Plan

The Amendment also proposes to make modifications to the edge condition on the north side of Block 13 to eliminate an entrance to Meeting Street. Previously, Meeting Street, a private road, was to have an access point onto Block 13. The new configuration eliminates this access point and straightens out the curb along the south side of Meeting Street. The north side of Meeting Street will also be straightened out and will include a layby area at the middle of the block.

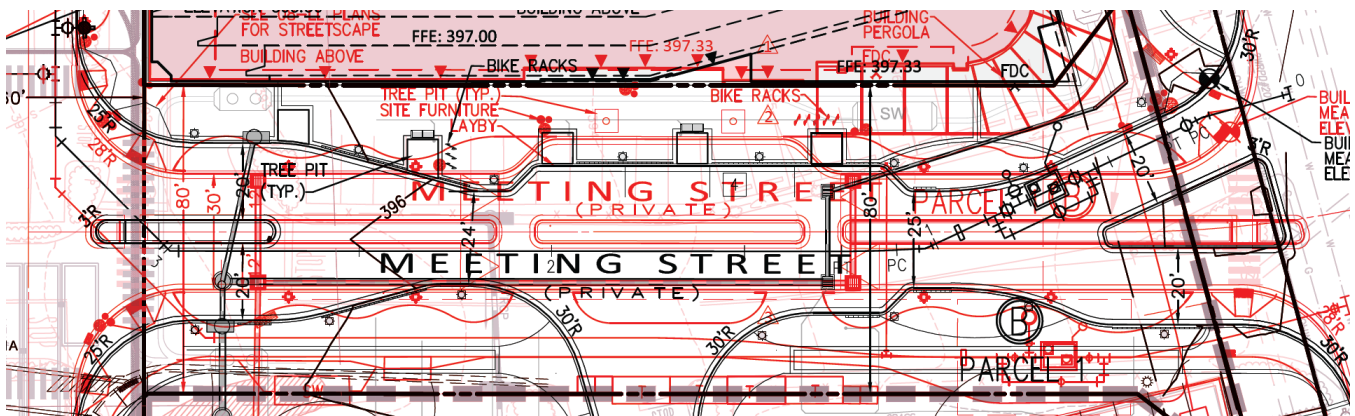


Figure 3: Meeting Street Configuration Changes, with Previously Approved in Black and New Proposal in Red



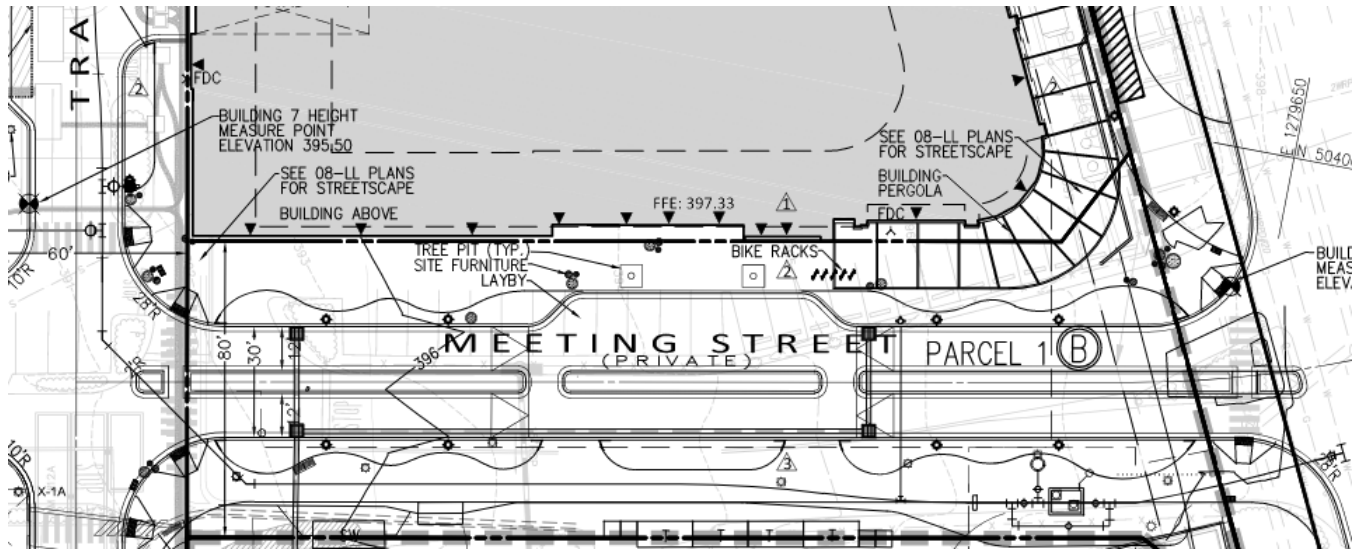


Figure 4: Proposed Meeting Street Configuration

#### Building Architecture – Building 9

Building 9 in Phase II is located on the eastern side of the Pike and Rose development between Trade Street to the west, Meeting Street to the south and Rockville Pike to the east. Pursuant to the Preliminary Plan and the Site Plan, Building 9 was approved for an office building comprised of up to 333,500 square feet in floor area and up to 288 feet in height.

The Applicant seeks to create a signature office building for companies that desire a transit-oriented location for their employees. The addition of an employment use at this location will support existing amenities like retail, restaurant, and entertainment venues. Accordingly, the Applicant is proposing to change the previously approved architecture and massing for this building to address the design and spatial needs of prospective tenants.



*Figure 5: Building 9 Looking Northwest from above Rockville Pike*

The proposed building will be approximately 240 feet in height and include ten floors of office space above four levels of above-grade parking and street level commercial space. The three levels of underground parking for the proposed building will extend into the area of a recorded parcel, designated as Parcel 3, that is improved with Meeting Street, a private street within Pike and Rose, which is allowed by a Declaration of Easement that was signed on September 28, 2021 (Attachment C). This building will have 297,500 square feet of floor area, including approximately 287,500 square feet of office space and 10,000 square feet of street-level retail/ restaurant space.

The exterior of the building will feature contemporary materials and design elements that create visual interest, particularly on the south elevation facing Meeting Street and the east elevation facing Rockville Pike.



*Figure 6: Building 9 Looking Northwest from Rockville Pike*

The overall massing of the proposed office building steps-back above the fourth level, along Trade Street, which creates terraces at the fifth level of the building. The Site Plan Amendment proposes minor shifts in the building's upper level massing, which also create terraces on the southeast and northeast corners of the building. These volumetric gestures within the building massing helps to reduce the perceived bulk of the building's mass and create interesting interior and exterior experiences.

The proposed office building features a human-scaled podium that frames the public realm and responds to the structures in its immediate context, including the existing REI Co-op building to the north. The podium facade along Market Street and Rockville Pike is designed to enliven the pedestrian experience with distinct storefronts, canopies and a dynamic rhythm of shading elements that screen the above-grade parking and provide visual continuity between the podium and the tower above.





*Figure 7: Building 9 Looking North from Meeting Street*

A four-story tall entry portal element, along Market Street, highlights the main entrance into the office building and interweaves the building's base with the office levels above. This entry portal has been strategically located mid-block along Market Street with an enhanced tabletop crossing on that street to connect pedestrians to Block 13, to the south.

The streetscape along Rockville Pike consists of a double row of street trees with wide sidewalks, extending the treatment previously implemented in front of the "909 Rose" office building to the north. Outdoor seating and landscaping elements along the storefronts of Building 9 will help further enliven and activate the streetscape along this major corridor and further the White Flint Sector Plan's vision for a multimodal boulevard along Rockville Pike.

The bike storage on ground level with direct access on to Rockville Pike as well as a shared bicycle station will provide facilities for cyclists commuting to work or patrons of local retail establishments, replacing some short trips currently being taken by car.

#### **Site Plan Amendment No. 82013012G – Building 2**

This Application proposes to increase the total amount of commercial space in Building 2 from 260,000 square feet to 275,000 square feet. There will be no changes to the design, massing, or use of Building 2.

Building 2 is unchanged from what was approved as part of Site Plan No. 82013012F. The building will continue to be an asset to the Pike & Rose project and will continue to be compatible with the dense and mixed-use nature of the surrounding area.



*Figure 8: Building 2 Perspective Looking North from Grand Park Avenue*



*Figure 9: Building 2 Perspective Looking Northeast from Prose Street*

## Transportation

### Vehicular Access and Circulation

Pedestrian access to the Site will be from the established sidewalk network along Rockville Pike, Trade Street, and Meeting Street, which will each be enhanced by streetscape improvements along the Property frontages. Upgraded sidewalks and landscape buffers will be installed, consistent with recommended streetscape standards within the 2010 *White Flint Urban Design Guidelines*.

Two vehicular access points are proposed to the Site from Trade Street, one of which will provide access to structured parking, while the second will provide access to a separate loading dock that will be used exclusively for loading and service. An existing vehicular access point from Meeting Street is proposed to be removed as part of the Subject Amendment to accommodate a redesigned alignment of Meeting Street, a private street, the upgraded streetscape, and a new proposed layby for temporary loading and unloading of passengers into the new structure.

### Master Planned Roads and Transitways

**Rockville Pike (MD 355):** The segment of Rockville Pike between Montrose Parkway and Meeting Street is classified in the *White Flint Sector Plan* and *Master Plan of Highways and Transitways* as M-6, a major highway with planned Bus Rapid Transit service. The segment is currently 150 feet wide and planned to be 162 feet wide with six (6) divided travel lanes and two (2) bus-only lanes. Public right-of-way dedication was provided in support of this requirement through previously approved Preliminary Plan Amendment No. 12012002A and Plat 24860. The MD 355 South Bus Rapid Transit Corridor is planned to travel in dedicated transit lanes along this portion of its overall route. As indicated in Figure 8, the Rockville Pike property frontage will be enhanced with a 16-foot amenity frontage area, 7-foot sidewalk, and 16-foot street buffer in accordance with the streetscape requirements in the *White Flint Urban Design Guidelines*. Implementation of the bi-directional bikeway along the entirety of the Rockville Pike frontage will occur as part of the future Transit service capital project (MD 355 South BRT project), and the placement of the proposed structure will not preclude its construction.

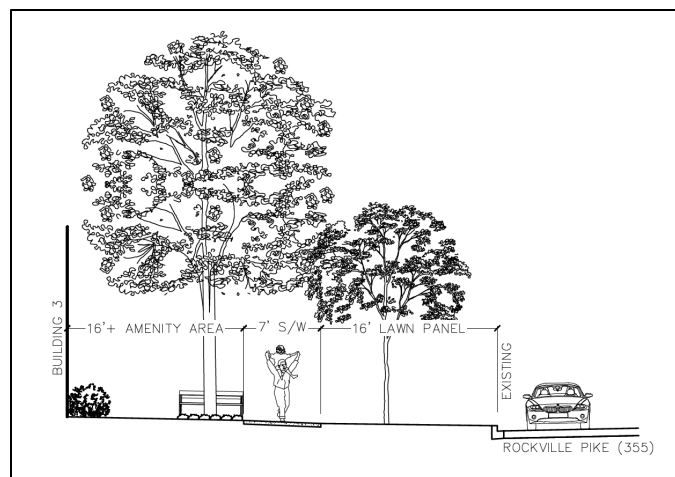


Figure 10: Rockville Pike Sidewalk Cross Section

**Trade Street:** Trade Street is a Business District Street, B-3, with a planned right-of-way of 70 feet. It has been constructed as a 60-foot wide private street, pursuant to Preliminary Plan Amendment No. 12012002A. The Applicant proposes to further enhance the existing streetscape design carried-over from the adjacent property to the immediate north by constructing a 13-foot sidewalk and 8-foot street buffer.



Additionally, Meeting Street is proposed to continue to operate as a private street, with an 80-foot right-of-way. The curb-to-curb pavement width will be reduced from a maximum of 40 feet to 30 feet, with 12-foot travel lanes and a 6-foot median. Existing on-street parking and vehicular ingress/egress points are proposed to be removed. Staff supports the Applicant's proposal to construct a layby area near the entrance to the building, as well as the Applicant's proposal to remove an existing access point along the Block 13 frontage. The existing driveway along Trade Street for Block 13 will be expanded to accommodate egress and ingress.

#### Pedestrian and Bicycle Facilities

Pursuant to the 2018 *Bicycle Master Plan*, a two-way separated bikeway is planned along the Rockville Pike Property frontage. Construction of the bikeway will occur during implementation of the MD 355 South Bus Rapid Transit service, as a means of crafting a consistent streetscape along the entire Rockville Pike frontage from Montrose Parkway to Old Georgetown Road (MD 187).

The Applicant is providing short-term bike parking spaces near the main entrance along Meeting Street, along with 30 long-term bicycle parking spaces in a bike room on the first floor of the parking garage. A previously approved Capital Bikeshare station located along the Rockville Pike Property frontage is proposed to be shifted to the north, in the middle of the block face between Buildings 8 and 9.

#### Parking

The Applicant is proposing three floors of underground parking and four floors of above-ground structured parking, for a total of 525 vehicle parking spaces. Ultimately, this brings to a total of 3,563 vehicular parking spaces across both phases of the Pike and Rose development.

#### Public Transit Service

The site is located approximately one half-mile from the Washington Metropolitan Area Transit Authority's (WMATA) White Flint Metrorail Station on the Red Line, which provides services between Shady Grove and Glenmont via downtown Washington, D.C. Several Ride On bus stops are located within one-quarter mile of the Site, providing service to Routes 5, 26, 81, 42, and 46. Ride On Route 5 provides service between Twinbrook and Silver Spring with approximately 20-minute weekday peak hour headways; Ride On Route 26 provides service between Glenmont Station and Montgomery Mall with approximately 15 to 20 minute weekday peak hour headways; Ride On Route 42 provides service between White Flint Station and Montgomery Mall with approximately 20 minute weekday peak hour headways; Ride On Route 81 provides service between Rockville Station and White Flint via Wootton Parkway and Montrose Road with approximately 30 minute weekday peak hour headways; and Ride On Route 46 provides service between Montgomery College and Medical Center via Rockville Pike with approximately 15 to 20 minute weekday peak hour headways.

The 2013 *Countywide Transit Corridors Functional Master Plan* proposes three bus rapid transit routes in White Flint:

- **MD-355 South (Corridor 4):** Will provide service between Bethesda and Clarksburg on MD-355, including a station at the White Flint Metrorail Station.
- **North Bethesda Transitway (Corridor 6):** Will provide service to Rock Spring and will either terminate at the Grosvenor-Strathmore Metrorail Station or the White Flint Metrorail Station.
- **Randolph Road (Corridor 7):** Will provide service between White Oak and the White Flint Metrorail Station, via Glenmont.

### SECTION 3: SITE PLAN AMENDMENT NO. 82013012G ANALYSIS AND FINDINGS

#### Site Plan Findings

Pursuant to the grandfathering provisions of Section 59.7.7.1.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.

Site Plan Amendment No. 82013012F, as amended, was consistent with both Sketch Plan No. 320110010 and Preliminary Plan No. 120120020, met the requirements of the CR Zone, satisfied Forest Conservation and water quality requirements and complied with other applicable regulatory requirements. The Project is also compatible with other uses and other site plans when considering existing and proposed adjacent development.

The Subject Amendment complies with the general requirements and development standards of the Zoning Ordinance, Subdivision Regulations and substantially conforms with the goals and recommendations of the 2010 *White Flint Sector Plan*. The elements of the proposed Site Plan Amendment No. 82013012G remain consistent with the original findings, as modified to accommodate the revised architectural design and massing of Building 9, including decreasing the Building 9 height and density, revising the surrounding hardscape and landscape elements, and updating the edge condition of Block 13 to eliminate an entrance to Meeting Street. The Subject Amendment also increases the previously approved density of Building 2, from 260,000 square feet to 275,000 square feet.

Section 59-D-3.4. (c) of the Zoning Ordinance in effect on October 29, 2014 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. It is subject to the binding elements of Sketch Plan No. 320110010 and Site Plan No. 820130120, as modified through subsequent site plan amendments.

As part of this Amendment, the Applicant will be revising their calculation of Public Benefit points to reflect the changes to their type and volume of parking provided as part of Building 9. The Public Benefit categories affected by the Amendment changes are Public Parking, Minimum Parking, and Structured Parking. The Applicant will make up for any loss of Public Benefits occurring in this Amendment as part of future development to fulfill the Public Benefit requirements set out in previous approvals.

Public Benefit points for Pike & Rose Phase II were last included as part of Site Plan No. 82013012F. All changes occurring with the Subject Amendment are limited to Phase II, and therefore only Phase II Public Benefit points are being adjusted. The changes to Building 2's parking result in a negligible increase in public benefit points being provided by the parking categories of 1.26 points, as shown in the table below.

Table 2: Public Benefits – Parking Categories

Category	Approved Phase II Public Benefit Points	Proposed Phase II Public Benefit Points	Difference
Public Parking	6.46	6.36	-0.10
Minimum Parking	3.49	3.27	-0.22
Structured Parking	5.58	7.16	+1.58
Sum of Parking Categories	15.53	16.79	+1.26

(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 are allowed in the CR zone. As part of this Amendment, Phase II commercial development is increased to a maximum of 1,214,683 square feet, but the total development maximum for Phase II is unchanged at 1,620,831. The changes made by the Site Plan Amendment meet all the requirements of the zones as shown by the data table below. The Site is not located in an Urban Renewal area.

Table 3: Development Standards

Site Plan Data Table - Pike & Rose Phase II		
Zone - CR-3.0 C-1.5 R-2.5 H-200		
	Required/Permitted	Proposed
Gross Tract Area		13.27 acres
Dedications		2.95 acres
Net Lot Area		10.32 acres
	Previously Approved	Proposed
Total	1,620,831 sf	1,620,831 sf
Commercial	1,199,683 sf <sup>1</sup>	1,193,831 sf
Residential	421,148 sf <sup>1</sup>	427,000 sf
	Required/Permitted	
Transparency		
Ground Story, Front	60% (min)	80.40%
Ground Story, Side/Rear	30% (min)	80.5% (east elevation) / 33.1% (west elevation)
Upper Story	20% (min)	>20%
Blank Wall, Front	25 feet (max)	<25 feet
Blank Wall, Side/Rear	35 feet (max)	<35 feet
Open Space	60,000 sf	60,000 sf

<sup>1</sup>This table hereby corrects the Phase II Density Table found on page 7 of the 82013012F Staff Report, which inadvertently allocated 5,852 square feet of non-residential density to the maximum density allowed for Phase II. The project, as approved under 82013012F and proposed under 82013012G remain within the maximum densities set by the Planning Board.

	Required/Permitted	Proposed
Vehicle Parking	322 spaces (min)/803 spaces (max)	525 spaces
ADA	10 spaces (min)	10 spaces
ADA Van	3 spaces (min)	4 spaces
Motorcycle	9 spaces (min)	10 spaces
Bicycle Parking	20 public/30 private	20 public/30 private

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

The Subject Amendment will only alter the architectural design and massing of Building 9, including decreasing the Building 9 height and density, revising the surrounding hardscape and landscape elements, and updating the edge condition of Block 13 to eliminate an entrance to Meeting Street. The Subject Amendment also increases the previously approved density of Building 2, from 260,000 square feet to 275,000 square feet. The size and configuration of Building 9 will be reconfigured to accommodate a tenant. Building 9 was originally approved for up to 333,500 square feet of commercial development and a height of 288 feet. The revised Building 9 contains approximately 297,500 square feet of commercial development, with 287,500 square feet dedicated to office space and 10,000 square feet of street-level retail. The increased Building 2 density, of up to a maximum of 275,000 square feet, does not result in any changes to the massing, configuration, or design of the building<sup>1</sup>. The changes to the size and configuration of Building 9 will not adversely affect the design or functionality of the building. As discussed in the transportation section of this report, the pedestrian and vehicular circulation on the Property will remain 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 building is slightly smaller than the previously approved Building 9, as its height will be reduced by 48 feet, from 288 feet to 240 feet. The Planning Board found that Building 2 would be compatible with other uses and other site plans, and with existing and proposed adjacent development through Site Plan Amendment No. 82013012F. As a result, both Building 2 and Building 9 will be compatible with the surrounding high density residential and commercial development in the area.

- (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 Amendment does not impact the requirements of either approval. The change to the Meeting Street configuration is all within the existing LOD, and the certified site plan will be updated to show the new street design.

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<sup>1</sup> The Applicant inadvertently requested 260,000 square feet of commercial development for Building 2 under Site Plan Amendment No. 82013012F when the actual density necessary to construct Building 2, as approved, is 275,000 square feet. This discrepancy is hereby addressed through the Subject Amendment.

## **Community Concerns**

As of the posting date of this staff report, Staff has not received any communications from the community on this Amendment.

## **SECTION 4: CONCLUSION**

The changes proposed through the Subject Amendment are adequate, safe, and efficient. The proposed development, with the conditions of approval stated in the beginning of this report, will be compatible with the neighboring residential and commercial uses in the area. As discussed earlier, the original site plan's Forest Conservation Plan approval and water resources protection will not be impacted by this Amendment. Staff recommends approval of Site Plan Amendment No. 82013012G with conditions.

## **ATTACHMENTS:**

- A. Prior Approvals
- B. Agency Approval Letters
- C. Meeting Street Declaration of Easement