

FEDERAL PLAZA WEST  
SKETCH PLAN NO. 320220100 & PRELIMINARY PLAN NO. 120220140  
EXTENSION REQUEST NO. 2



### Description

Request to extend review period for the Sketch Plan and Preliminary Plan from December 15, 2022 to March 9, 2023. This is the second extension request. The Sketch and Preliminary Plans propose to redevelop a surface parking lot and vacant commercial development into a mixed-use development with up to 500 residential units and 108,965 square feet of commercial development. The project is located at 1776 East Jefferson Street, zoned CRT-2.25 C-0.75 R-1.5 H-150 on 6.52 acres within the 2018 *White Flint 2 Sector Plan*.

NO. 320220100, 120220140

COMPLETED: 12/5/2022

MCPB

12/15/2022

2425 Reedie Drive  
Floor 14  
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**LOCATION:**

1776 East Jefferson Street, 200 feet south of Rollins Avenue

**MASTER PLAN ZONE:**

2018 *White Flint 2 Sector Plan*

**PROPERTY SIZE:**

6.52 acres

**APPLICANT:**

Federal Realty c/o Federal Realty Investment Trust

**ACCEPTANCE DATE:**

May 18, 2022

**REVIEW BASIS:**

Section 50.4.1.E  
Section 59.7.3.3.C



**Summary**

- Section 59.7.3.3.C provides a 120-day review period for Sketch Plan hearings. The Planning Board may extend this period.
- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may extend this period.
- On September 8, 2022, the Planning Board approved Extension Request #1, extending the review period for the Sketch and Preliminary Plans from September 15, 2022 to December 15, 2022.
- The Applicant has requested a second extension, in a letter dated November 17, 2022, extending the review period for the Sketch and Preliminary Plans from December 15, 2022 to March 9, 2023.
- The Applicant requests an extension for both Applications to be heard concurrently to ensure the most efficient use of the Planning Department and Planning Board’s resources and to address all agency comments.
- The Applicant has been coordinating with staff from MCDOT, City of Rockville, and M-NCPPC pedestrian and bicycle transportation improvements and the transition to City of Rockville facilities.

**ATTACHMENT**

*Attachment A: Applicant’s Extension Request*



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

Effective: January 29, 2021

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**REGULATORY REVIEW EXTENSION REQUEST**

Request #1  Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Federal Plaza West Plan No. 320220100 and 120220140

This is a request for extension of:  Project Plan  Sketch Plan  
 Preliminary Plan  Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 12/15/2022

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

**Person requesting the extension:**

Owner,  Owner's Representative,  Staff (check applicable.)

Patricia A. Harris		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
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We are requesting an extension for 3 months until 03/09/2023

Describe the nature of the extension request. Provide a separate sheet if necessary.

The Applicant needs addition time to resolve the issues raised by MNCPPC Staff and DOT at the DRC. In addition, a considerable amount of time has been devoted to revising the road diet, including meetings with the City of Rockville to coordinate East Jefferson Street's transition from the County to Rockville.

**Signature of Person Requesting the Extension**

Signature

11/17/2022

Date

**Extension Review**

*Planning Director Review for Extensions 30 days or less*

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

*Planning Board Review for Extensions greater than 30 days*

The Montgomery County Planning Board reviewed the extension request on \_\_\_\_\_ and approved an extension for more than 30 days of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_.