

Grand Park Development (Phase 1)

Staging Allocation Request No. 28000

Description

A staging allocation request for 210 residential dwelling units and 16,000 square feet of non-residential development for Grand Park Development (Phase 1), as approved through Site Plan No. 820220040.

No. 28000
Completed: 12-05-22

MCPB
Item No. 6
12-15-22

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SUMMARY

Staff recommends the approval of Staging Allocation Request (SAR) No. 28000 for 210 residential units and 16,000 square feet of non-residential development associated with Site Plan No. 820220040, Grand Park Development (Phase 1).

BACKGROUND

The 2010 *White Flint Sector Plan* and the 2018 *White Flint 2 Sector Plan* include staging requirements to address the timing of new development and public facilities over the life of the Plans. The staging requirements include three phases of development which establish thresholds for residential and non-residential development, as well as prerequisites that must be achieved prior to proceeding to subsequent phases. To ensure compliance with the phasing limits in the 2010 *White Flint Sector Plan* and the 2018 *White Flint 2 Sector Plan*, the Planning Board approved the White Flint Sector Plan Implementation Guidelines specifying how development capacity is allocated for the Plan area (Council Resolution No. 17-213, Approval of Planning Board Regulation 11-01, White Flint Allocation).

The Implementation Guidelines require applicants to submit Staging Allocation Requests to the Planning Board to monitor residential and non-residential development and ensure compliance with the staging requirements. The Guidelines state that if adequate capacity remains in the phase, the Planning Board must approve the Staging Allocation Request.

The phase one development limits for both White Flint Sector Plans are up to 4,800 residential dwelling units and up to 2.75 million square feet of non-residential development. Table No. 1 shows the prior approved Staging Allocation Requests, as well as the amount of residential and non-residential development remaining in Phase 1.

Table No. 1: Prior Approved Staging Allocation Requests

Staging Capacity	Residential units	Non-Residential square feet
SAR No. 25400 issued for Site Plan No. 820120020	493	211,958
SAR No. 25800 issued for Site Plan No. 82012002A	Not applicable	1,000
SAR No. 26000 approved for Site Plan No. 820130120 (Buildings 6 and 7)	368	Not applicable
SAR No. 26200 approved for Site Plan No. 820130120 (Buildings 1A, 3A, 4 and 8)	Not applicable	99,682 ¹
SAR No. 26400 proposed for Site Plan No. 820130120 (Buildings 3A, 4 and a Park Kiosk)	Not applicable	75,000
SAR No. 26800 for Site Plan No. 82012002D and No. 82013012D	1	234,000
SAR No. 27200 for Site Plan No. 820150140	5	Not applicable
SAR No. 27600 for East Village at North Bethesda Gateway (Phase I), Site Plan No. 82014018A	335	5,000
SAR No. 27800 for Site Plan No. 82013012G, Pike & Rose-Phase II (Building No. 9)	Not applicable	297,500
Total Approved	1,202	924,140
Total Remaining Phase 1 Staging Capacity	3,598	1,825,860

¹ The Applicant received approval of 160,705 square feet of non-residential development per SAR No. 26200, but only utilized 99,682 square feet of non-residential development.

PROPOSED STAGING ALLOCATION REQUEST

Silverstone Bethesda Owner LLC on November 30, 2022, filed a Staging Allocation Request (SAR) No. 28000 for 210 residential units and 16,000 square feet of non-residential development. This SAR request is associated with Grand Park Development-Phase 1 (Figure 1), which is included in the approved Site Plan No. 820220040, Grand Park Development (Phase 1).

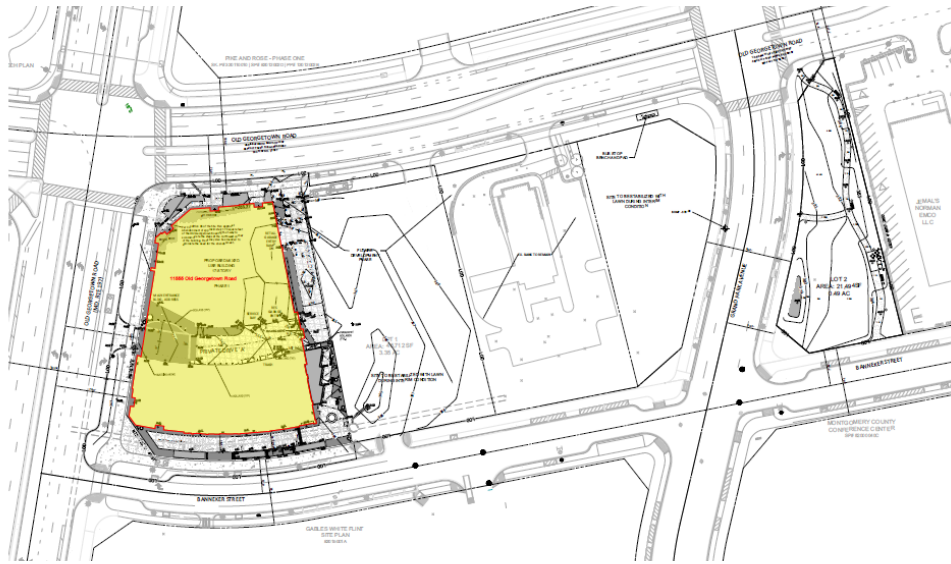


Figure 1: Location of Grand Park Development (Phase 1)

CONCLUSION

The proposed Staging Allocation Request is consistent with the previous approvals for the site and the White Flint Sector Plan Implementation Guidelines. Staff recommends approval of the Staging Allocation Request No. 28000.