

**FEDERAL PLAZA WEST
SKETCH PLAN NO. 320220100
PRELIMINARY PLAN NO. 120220140
EXTENSION REQUEST NO. 5**



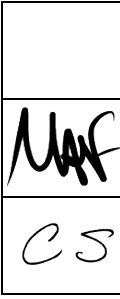
Description

Request to extend review period for the Sketch Plan and Preliminary Plan from June 22, 2023 to June 29, 2023. This is the fifth 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*.

Nos. 320220100 & 120220140
Completed: 5-26-2023

MCPB
Item No. 3
6-8-2023

Montgomery County
Planning Board
2425 Reedie Drive
Floor 14
Wheaton, MD 20902



Amy Lindsey, Planner III, Midcounty Planning, Amy.Lindsey@montgomeryplanning.org, 301-495-2189

Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539

Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION:

1776 East Jefferson Street, 200 feet south of Rollins Avenue

MASTER PLAN/ZONE:

2018 *White Flint 2 Sector Plan*
CRT-2.25 C-0.75 R-1.5 H-150

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.
- On December 15, 2022, the Planning Board approved Extension Request #2, extending the review period for the Sketch and Preliminary Plans from December 15, 2022 to March 9, 2023.
- On March 9, 2023, the Planning Board approved Extension Request #3, extending the review period for the Sketch and Preliminary Plans from March 9, 2023 to April 27, 2023.
- On May 4, 2023, the Planning Board approved Extension Request #4, extending the review period for the Sketch and Preliminary Plans from April 27, 2023 to June 22, 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 on the staging of pedestrian and bicycle transportation improvements.

ATTACHMENT A



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

Effective: January 29, 2021

2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request # 5

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: 06/22/2023

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>			
Bethesda	MD	20814	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(301) 841-3832	paharris@lerchearly.com		
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 1 ~~months~~ ^{week} until 06/29/2023

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

To provide adequate time to reach a determination on the off-site transportation improvements.

Signature of Person Requesting the Extension



Signature

05/16/2023

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 _____.