



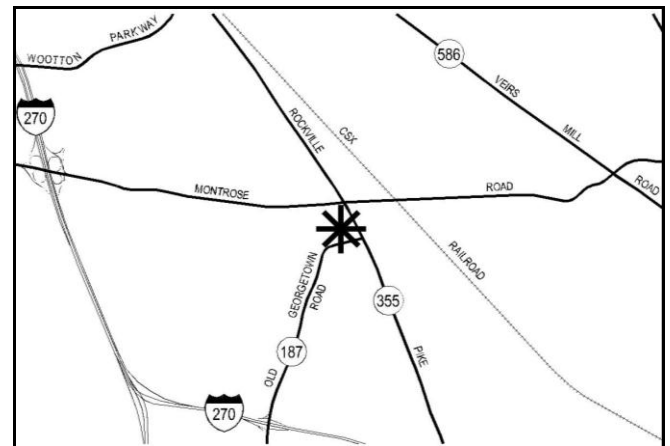
Preliminary Plan No. 12012002A and Site Plan No. 820130120, Pike & Rose (Mid Pike Plaza) Phase 2

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Completed: 9/27/13

Description

- Limited Preliminary Plan Amendment: Resubdivide and reconfigure 5 lots into 14 lots and three private road parcels to be platted in phases;
- Site Plan: Allows for construction of 1,648,936 square feet of mixed-use development including up to 462 residential units and up to 1,122,960 square feet of non-residential development plus public use space, amenities, and public benefits as required by the zone; this site plan also requests modification of the phasing element of the binding elements;
- Located in the northwest quadrant of the intersection of Rockville Pike (MD 355) and Old Georgetown Road (MD 187);
- Preliminary Plan covers 24.38 acres, 13.21 of which comprise the Site Plan for Phase 2, on a split-zoned property in the CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300 zones within the White Flint Sector Plan area;
- Filing Date: 2/8/13;
- Applicant: Federal Realty Investment Trust



Summary

- Staff recommends approval of the Preliminary Plan Amendment, Site Plan, and Forest Conservation plans with conditions.
- The Planning Board previously approved Sketch Plan 320110010 by corrected resolution on July 19, 2012.
- Staff has received no correspondence from notified parties.
- The Preliminary Plan Amendment will 1) establish the resubdivision of previously approved lots to accommodate the development proposed for Phase 2 on the Subject Property, 2) reconfigure the private road and public plaza envisioned on the north end of the Site, 3) revise the dedication provided for Montrose Parkway on the northern property boundary, and 4) provide the two internal private streets in their own separate parcels with public access easements.
- The Site Plan will allow construction of 1,648,936sf of retail, restaurant, office, entertainment, and residential uses. This density is approximately 48% of the ultimate build-out of the property and will provide public benefits, including the first structured parking facilities, the continuation of the through-block pedestrian connections, tree canopy, adaptable buildings, and a dwelling unit mix, that have been analyzed according to the objectives of the master plan and the previously approved sketch plan.

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SECTION 1: LIMITED PRELIMINARY PLAN AMENDMENT AND SITE PLAN RECOMMENDATIONS AND CONDITIONS OF APPROVAL

Limited Preliminary Plan Amendment Recommendations and Conditions

Staff recommends approval of Preliminary Plan 12012002A subject to the following amended conditions from the previous approval of Preliminary Plan 120120020:

1. Approval is limited to ~~fourteen (14) five (5)~~ lots for a maximum density of 3,442,888 square feet of total development including a maximum of 1,716,246 square feet of ~~non-residential commercial~~ uses. A minimum of 12.5% of any residential units must be moderately priced dwelling units (MPDUs).
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 ~~Towne Road Hoya Street~~ 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 (~~Grand Park Avenue 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 (~~Rose Avenue Public Street 1~~) as shown on the Preliminary Plan.
- ~~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. The Applicant must obtain and record a certificate of compliance for all required off-site forest conservation areas as required by the development sequencing program.~~
- ~~17. Proof of conveyance of the portion of the property owned by SHA must be provided to staff prior to recordation of proposed Lot 1C.~~
25. No ~~clearing, grading, or~~ recording of plats ~~or issuance of any above grade building permits~~ prior to certified site plan approval.
29. Prior to the issuance of any residential ~~core and shell~~ 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 \$819.59 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.
32. The Applicant must prepare and submit traffic signal warrant studies for the Rockville Pike/~~Rose Avenue Street 1~~ and Old Georgetown Road/~~Grand Park Avenue Street A~~ intersections ~~prior to the issuance of Use and Occupancy Certificates.~~
33. Business district street B-3 (Trade Street) may be implemented as a private street subject to the following conditions:
 - a. The Applicant must determine the final extent, delineation, and alignment of the private streets when subsequent site plans are filed.
 - b. Private streets must be located within their own parcel, separate from the proposed development.
 - c. Public access easements must be granted for the streets and adjacent parallel sidewalks, and must be reviewed and approved by MCDOT and the Maryland-National Capital Park and Planning Commission (M-NCPPC).

- d. The design of the roads must follow or improve on the corresponding Montgomery County Road Code standard for a similar public road, unless approved by MCDOT and the Planning Board at the time of future site plan.
 - e. Installation of any public utilities must be permitted within such easements.
 - f. The streets may not be closed for any reason unless approved by MCDOT.
 - g. The public access easements must accommodate uses above or below the designated easement areas.
 - h. Montgomery County may require the Applicant to install appropriate traffic control devices within the public easement and the easement must grant the right to the County to construct and install such devices.
 - i. Maintenance and Liability Agreements will be required for each Easement Area by MCDOT at the time of record plat. These agreements must identify the respective Applicant's responsibility to maintain all of the improvements within their easement areas in good fashion and in accordance with applicable laws and regulations.
 - j. Montgomery County will inspect these streets and ensure that each has been constructed in accordance with the corresponding Road Code standard for a similar public road.
 - k. The Applicant is obligated to remove snow and provide repairs to keep the roads in working order and open and if, for any reason, the Applicant does not, the County must have the right, but not the obligation, to remove snow and/or provide repairs.
 - l. The boundary of the easements must be shown on the record plat.
34. Prose Street, Meeting Street, and Street 2 must be located within their own parcels, separate from the proposed development, and the record plat must reflect a public use and access easement over the private streets and adjacent parallel sidewalks.
35. The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated August 30, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
36. The Planning Board has accepted the recommendations of the Maryland State Highway Administration (SHA) in its letter dated September 17, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by SHA provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
37. The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Services (MCDPS) in its letter dated August 22, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
38. The following development sequencing program shall apply:
- a. Demolition of existing buildings may commence upon preliminary plan approval and prior to certified site plan approval and recordation of plats.
 - b. Additional 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 certified site plan approval and recordation of plats for each phase.
 - c. No recordation of plats prior to certified site plan approval.
 - d. No core and shell building permits shall be issued prior to recordation of plats.
39. All other previous conditions of approval from Resolution 12-26 dated March 14, 2012 – corrected on July 19, 2012 remain in full force and effect.

Site Plan Recommendations and Conditions

Staff recommends approval of 1,648,936 square feet of mixed-use development including up to 1,122,960 square feet of non-residential development and up to 462 residential units on approximately 13.21 gross acres in the CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300 zones. All site development elements as shown on the site, landscape, and lighting plans stamped by the M-NCPPC on September 13, 2013, are required except as modified by the following conditions:

1. Sketch Plan Conformance

The proposed 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, except as modified herein.

2. Preliminary Plan Conformance

The proposed 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

Core and shell 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 2 Amenity Plan for Pike & Rose" (Placemaking Plan). Further, the Applicant must:

- 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.

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 one. Each public benefit must be verified by M-NCPPC 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 #4, above.
 - i. BLTs
Purchase or pay for 2.72 Building Lot Terminations prior to issuance of any core and shell 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
The Applicant must provide a minimum of 412 bicycle parking spaces, including the following:
- a. 18 publicly accessible bike spaces and nine private, secure bike spaces for Building 1A;
 - b. 13 publicly accessible bike spaces and 72 private, secure bike spaces for Building 2;
 - c. 20 publicly accessible bike spaces and 22 private, secure bike spaces for Building 3;
 - d. seven publicly accessible bike spaces and four private, secure bike spaces for Building 4;
 - e. 21 publicly accessible bike spaces and 99 private, secure bike spaces for Building 6;
 - f. 20 publicly accessible bike spaces and 33 private, secure bike spaces for Building 7;
 - g. 13 publicly accessible bike spaces and 7 private, secure bike spaces for Building 8;
 - h. 20 publicly accessible bike spaces and 34 private, secure bike spaces for Building; and
 - i. Final location and facility details to be determined by Certified Site Plan and under the Placemaking Plan.
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 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. This should be submitted for review prior to issuance of building permits.
8. Moderately Priced Dwelling Units (MPDUs)
- a. The proposed 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 core and shell 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 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

Maintenance of all on-site Public Use Space is the responsibility of the Applicant and subsequent owner(s). This includes maintenance of paving, plantings, lighting, benches, fountains, and artwork. Maintenance may be taken over by a governmental agency by agreement with the owner and applicable agency.

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 Planning Staff.

12. Performance Bond and Agreement

Prior to issuance of the first Core and Shell building permit for each relevant phase of development, Applicant must provide a performance bond(s) or other form of financial 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, street 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 proposed 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. 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 no later than 18 months 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 prior to the release of use and occupancy permits the abutting building. 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 and installs them, 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 building, must be installed prior to the release of that building's use and occupancy permit. Street tree planting may be performed in the next planting season after each segment of streetscape improvements is installed.
- 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.
- 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 approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

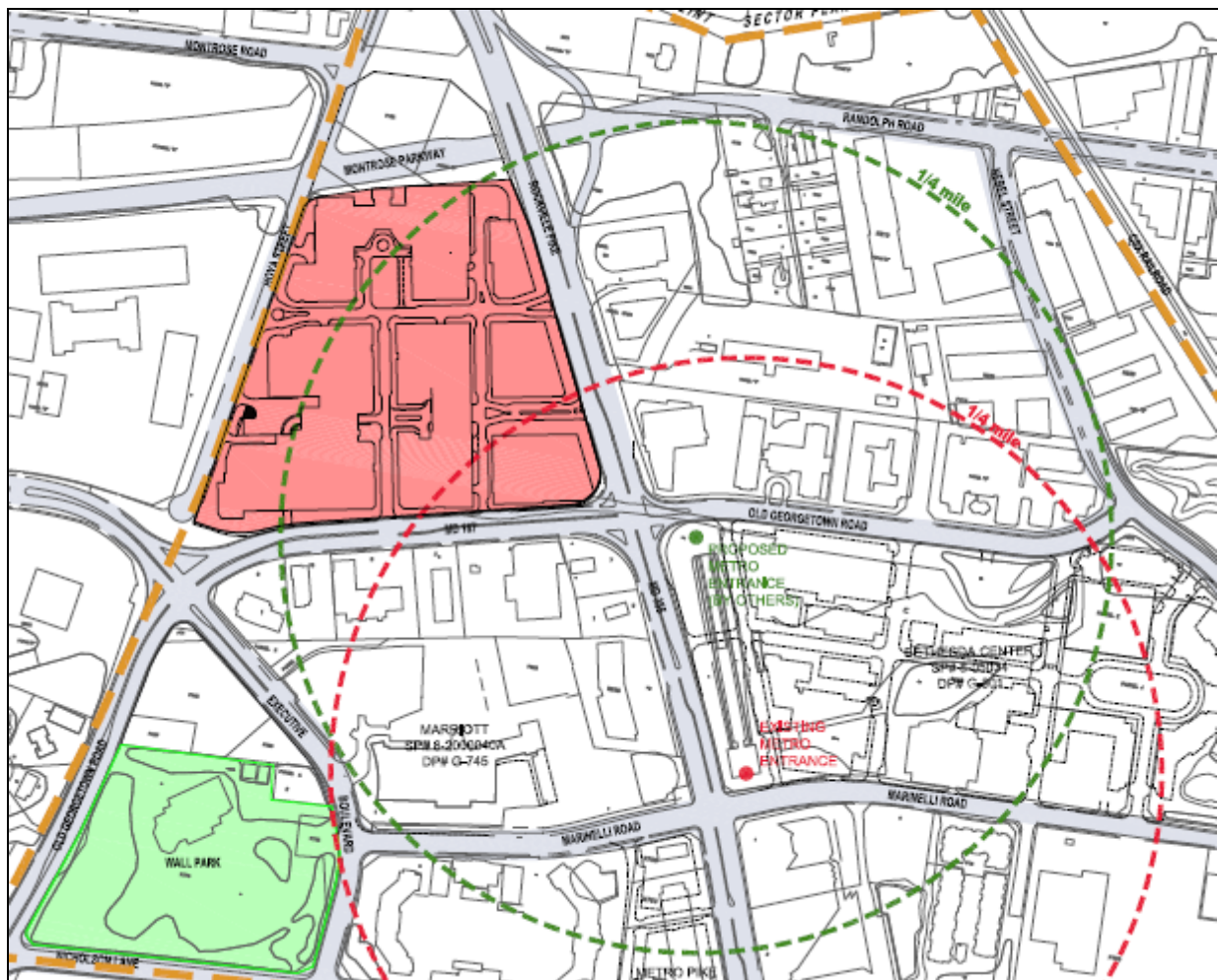
- a. Garages that are naturally ventilated as shown in illustrative building elevations will provide appropriate screening to minimize visual impact at street level from parked and moving vehicles.
- b. Provide adequate spot elevations in Rose Park, Grand Park, Rose Avenue, Prose Street, Meeting Street 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.

SECTION 2: CONTEXT AND PROPOSAL

SITE DESCRIPTION

Site Vicinity

The approved Mid-Pike Plaza Sketch Plan and Preliminary Plan cover approximately 24.4 acres in the northwest section of the White Flint Sector Plan area. Rockville Pike (MD 355) borders the property to the east, with Old Georgetown Road (MD 187) to the south, Hoya Street to the west, and the recently realigned Montrose Parkway to the north. The site is adjacent to primarily commercial uses, including a car dealership, bank, retail stores, and offices, with a residential high-rise building to the east. The majority of the property sits between $\frac{1}{4}$ and $\frac{1}{2}$ mile of the existing White Flint Metro Station, the southern end of the property within $\frac{1}{4}$ mile of the station.

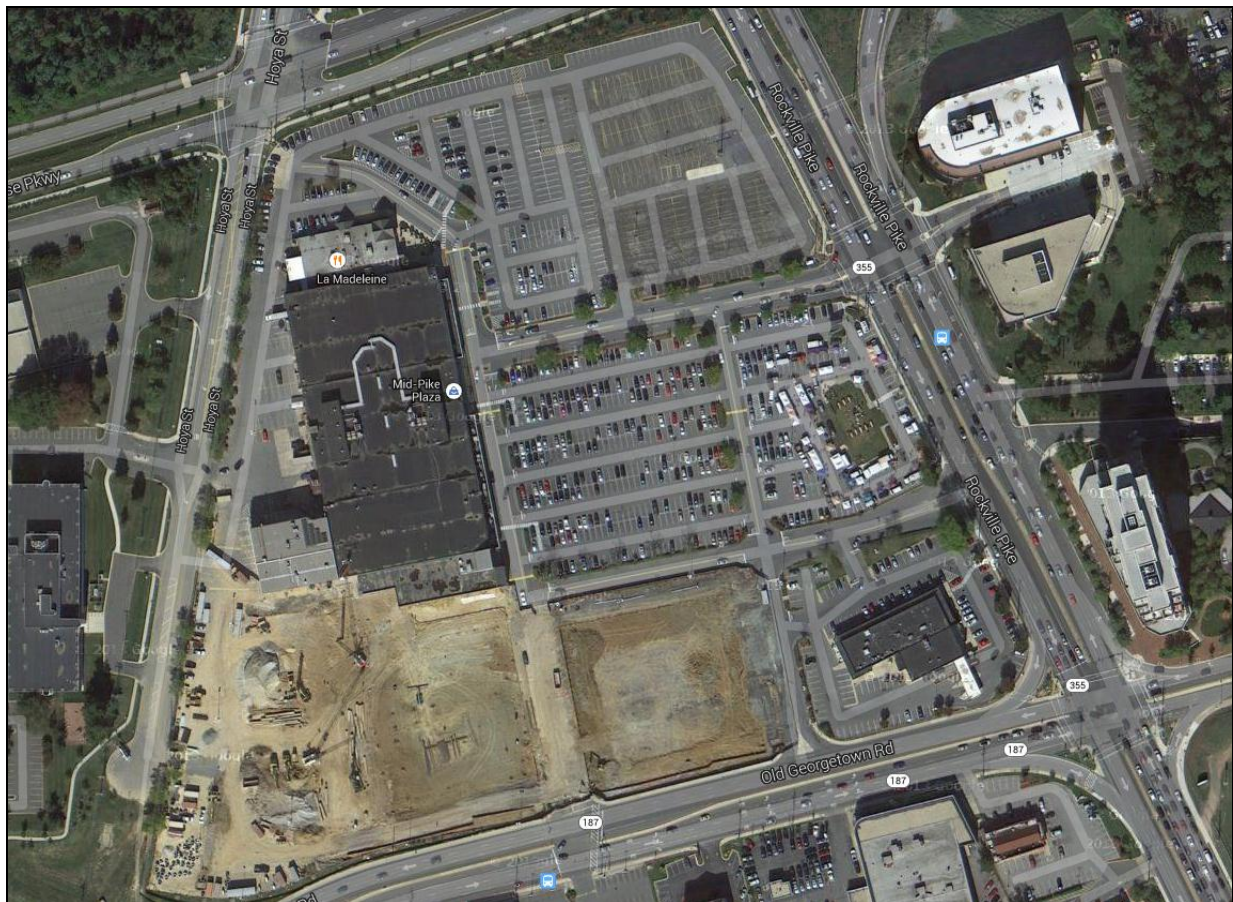


Vicinity Map

Site Analysis

The overall site is split-zoned CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300. Most of Phase 2 development is in the CR 3 zone, while a smaller segment is in the CR 4 zone. Previously, the site developed under the C-2 zone and Phase 1, which was previously approved on the southwest portion of the Subject Property, is currently under construction. Otherwise, large expanses of surface parking remain.

There are no known historic resources, wetlands, floodplains, endangered or threatened species or habitats, steep slopes, or other environmental or cultural features on site. There were no stormwater management facilities onsite until Phase 1 was approved, and the site was largely void of trees. On-site soils are classified as urban land, and the site is within the Cabin John Creek watershed, a class I/I-P stream.



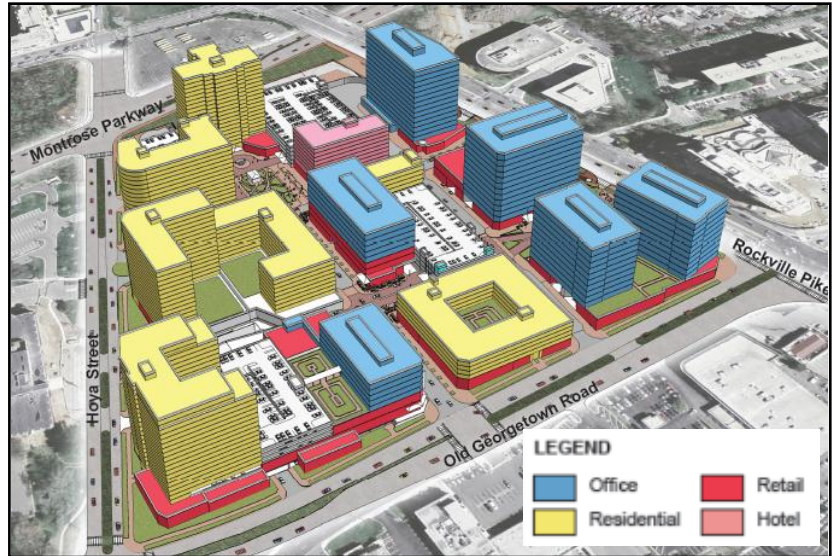
Site Aerial View

PROJECT DESCRIPTION

Previous Approvals

Sketch Plan 320110010, Preliminary Plan 120120020, and Site Plan 820120020 (Phase 1) were approved by the Planning Board by Corrected Resolution on July 19, 2012 (Attachment A). The approval established several binding elements on the entire 24.4 acre site:

1. Maximum total density of 3,442,888 square feet, including a maximum of 1,716,246sf of non-residential development;
2. Maximum Height of 200 feet in the CR3 C1.5 R2.5 H200 zone and 300 feet in the CR4 C3.5 R3.5 H300 zone;



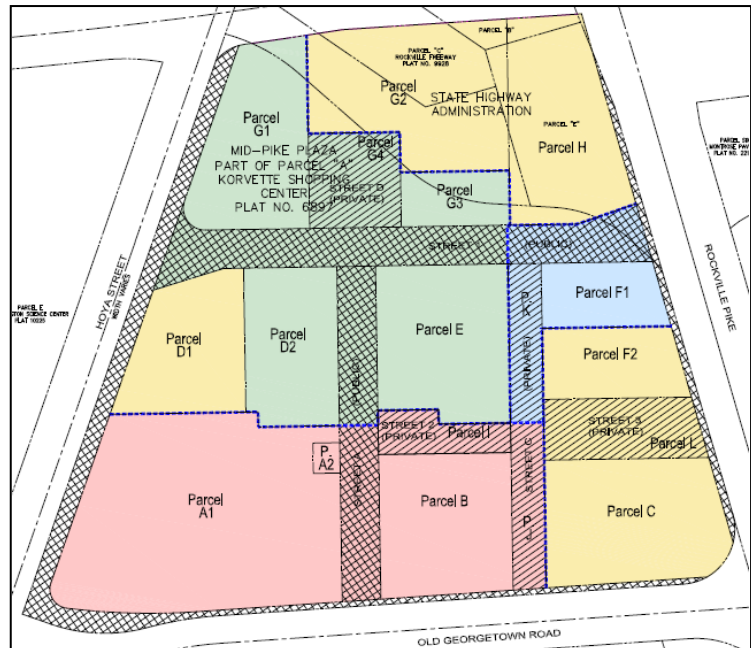
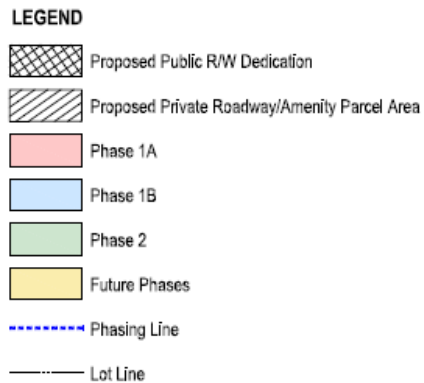
3. The general location and extent of public use space (green areas shown below);



4. The categories of public benefits:

Public Benefits Table Approved with the Sketch Plan			
Category	Public Benefit	% Requested	Notes
Transit Proximity		33.09	Calculated as a weighted average per the ordinance.
Connectivity	Neighborhood Services	10.00	Project provides or is within ¼ mile of 10 different retail services.
	Minimum Parking	6.32	Project provides less than maximum allowed parking.
	Through-Block Connection	10.00	Pedestrian access within a block between streets.
	Public Parking	7.62	Project provides publicly accessible parking spaces.
Diversity	Adaptive Buildings	4.37	Project provides buildings with minimum specified floor-to-floor ratios and open floor plans.
	Care Center	15.00	Adult or child care center per the ordinance.
	Dwelling Unit Mix	2.19	Project provides units with a range of bedroom counts.
Design	Structured Parking	14.32	Project provides parking in below- and above-grade structures.
	Tower Setback [Step-Back]	1.53	Building towers for some buildings are stepped back from the street-level façade.
	Public Art	5.00	Project provides public art program.
	Exceptional Design	6.70	Project provides buildings and open spaces per the ordinance and guidelines.
Environment	BLTs	5.00	Purchase of 7.28 BLTs.
	Tree Canopy	10.00	Canopy coverage of at least 25% of the open space.
	Vegetated Roof	4.48	Project provides a vegetated roof on some buildings.
Advance Dedication		3.72	Advance dedication of 39,504sf of right-of-way.
Total		139.34	

5. The phasing program.



These binding elements, as shown on the sketch plan, are subject to conditions and modification at site plan per Section 59-C-15.43(d).

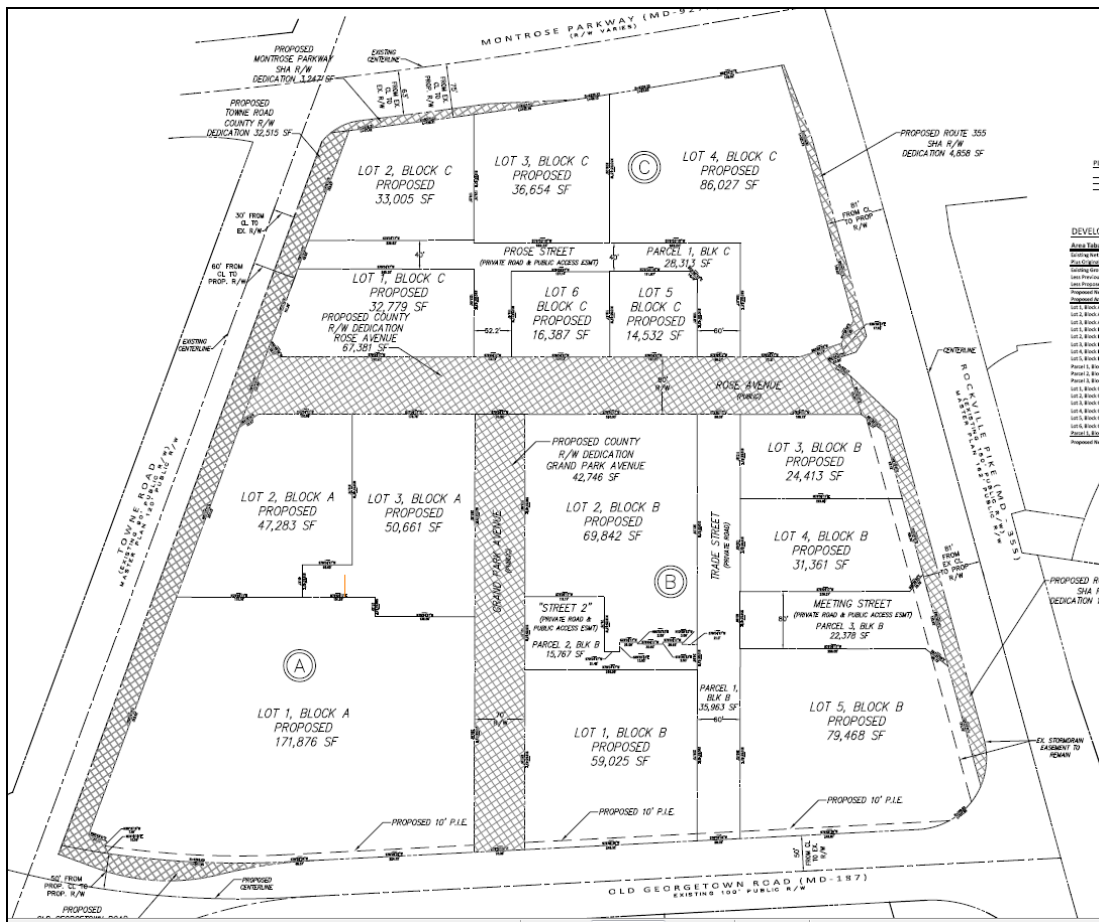
Preliminary Plan 120120020 was approved by the Planning Board by Corrected Resolution on July 19, 2012 for 5 lots and a maximum of 3,442,888 square feet of development with a maximum of 1,716,246 square feet of non-residential uses on approximately 24.38 acres, consistent with the Sketch Plan binding elements and density.

Site Plan 820120020 was approved by the Planning Board by Corrected Resolution on July 19, 2012 for 951,000 square feet of mixed-use development including up to 341,800 square feet of non-residential uses and up to 493 residential units on approximately 6.77 gross acres.

Proposal

Limited Preliminary Plan Amendment

The preliminary plan amendment (Attachment B) will further subdivide the 5 previously approved lots into 14 lots and two separate parcels for private roads. The amendment also proposes to slightly reconfigure the lot layout and block design to help facilitate financing for the Pike & Rose Project as it has become more defined. The proposed changes to the lot and block design north of Rose Avenue are intended to further refine and improve the form and function of the required public use space proposed on Lot 5, Block C and part of Prose Street. The proposed amendment also provides additional dedication along Montrose Parkway and Rockville Pike as requested by SHA. The proposed amendment includes two additional conditions which will require the Applicant to provide for necessary public access easements on the internal private streets. The proposed amendment does not alter the previously approved density on the Subject Property, the public benefits approved under the Sketch Plan, or change any previously approved access points as shown on the previous plan. Finally, the application has been reviewed by other applicable County agencies, all of whom have recommended approval of the Preliminary Plan (Attachment C).



Preliminary Plan Lotting Plan

Site Plan Phasing and Buildings

Pike and Rose Phase 2 Site Plan consist of three sub-phases: Phase 2A, Phase 2B, and Phase 2C. Phase 1 was approved for Buildings 10, 11 and 12 under Site Plan No. 820120020.

Phase 2A

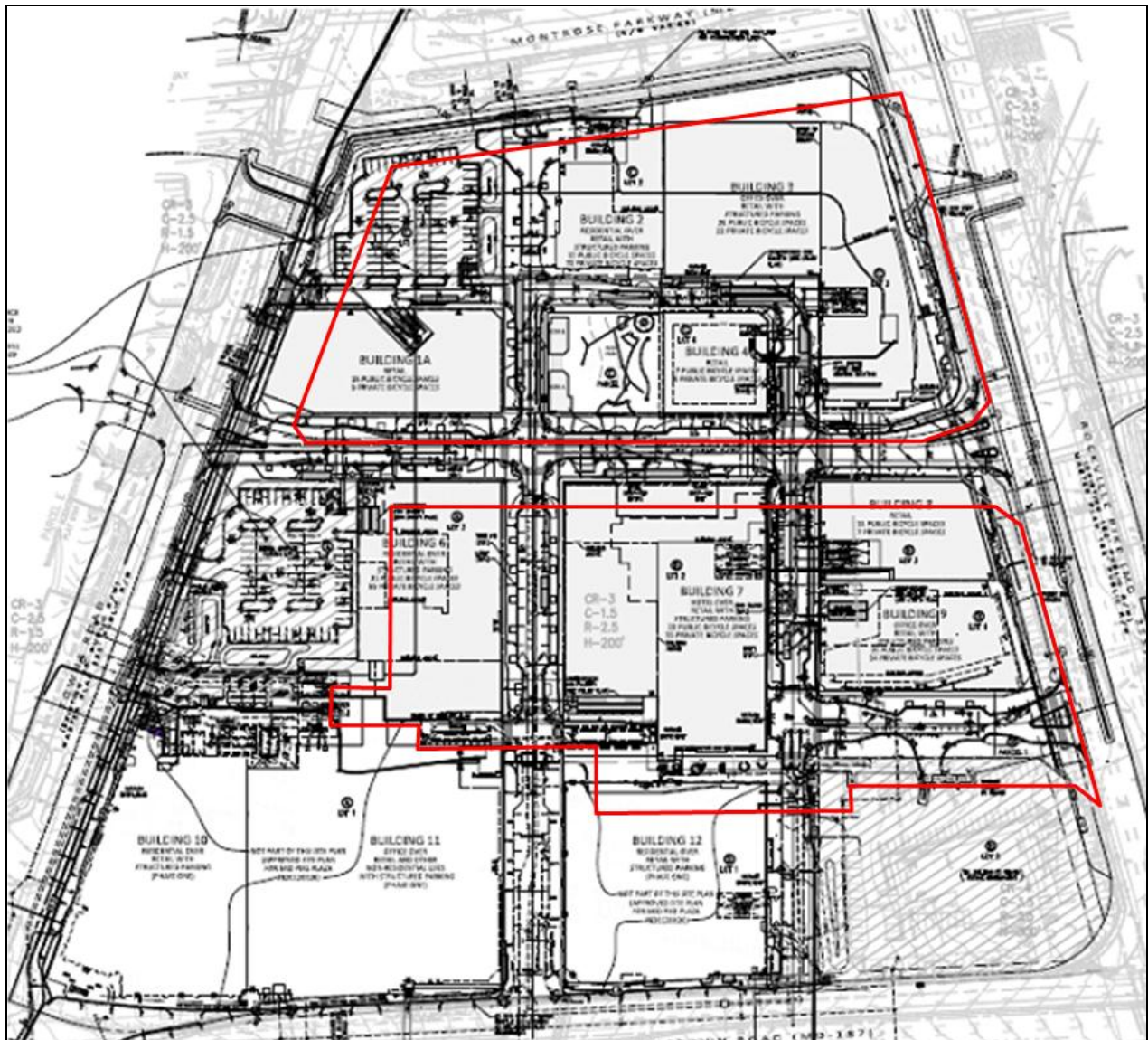
- Building 3 is located at the intersection of Rose Avenue and Rockville Pike and is proposed for a total of 214,750 square feet of commercial/non-residential uses, but will include only 56,600 square feet of retail use for this phase.
- Building 8, approximately 61,000 square feet of retail, is located at the northwestern intersection of Rockville Pike (MD 355) and Rose Avenue and it is adjacent to Block 9.
 - The minimum amount of non-residential for this building is 40,000 square feet and the maximum amount is 61,000 square feet.
 - The Applicant is requesting flexibility for this building since second level retail may not be built, depending on individual tenant requirements and leasing needs.

Phase 2B

- Building 1A is located at the northeastern intersection of Towne Road and Rose Avenue for 90,000 square feet of non-residential development.
- Building 4 is south of Building 3 and is associated with the Rose Park. It is located at the intersection of Rose Avenue and Grand Park Avenue. The building will contain 34,605 square feet of retail, including two kiosks. This building is immediately east of the urban park and fronts onto Rose Avenue.
- Building 6, located at the southwestern intersection of Rose Avenue and Grand Park Avenue, will contain a maximum of 290,476 square feet of residential uses, and a maximum of 50,355 square feet of non-residential uses.
 - The Applicant is requesting flexibility for this building. If pre-leasing does not result in a retail or commercial tenant for the second floor, the Applicant will replace the space with residential units.
- Building 7 is a 290-room hotel proposed at the southeastern intersection of Rose Avenue and Grand Park Avenue. Approximately, 285,500 square feet is for the hotel and 41,250 square feet of retail development.

Phase 2C

- Building 2 is located in the center of the property, south of Montrose Parkway and north of Rose Park. This building will provide approximately 198 residential dwelling units and 12,000 square feet of retail.
- Building 3 will include 158,150 square feet of office development.
- Building 9, located south of Building 8, is proposed to contain 333,500 square feet of non-residential uses. This building is south of Building 8 and straddles the CR-3 and CR-4 zoning lines.



Overall Site Plan (Phase 2 – Red)

Open Space

Public use space is provided along Grand Park Avenue, Rose Avenue, and all private streets. Streetscape amenities include street trees, benches, specialty paving and other features that will create a unique place. Rose Park, located at the intersection of Rose Avenue and Grand Park Avenue, is the main open space in the development, approximately 23,000 square feet in size, and features a sloped lawn area and a hard surface area as well as two retail kiosk buildings. The features of the park and other public use spaces in Phase 2 are illustrated in the “Placemaking & Phase 2 Amenity Plan – Pike & Rose” (Attachment D), which is described below. As with density in the CR zones, public use space must be provided on the subject site encompassed by an approved sketch plan, not on any particular portion of the site.



Overall Phase 2 Public Use Space Plan

Circulation

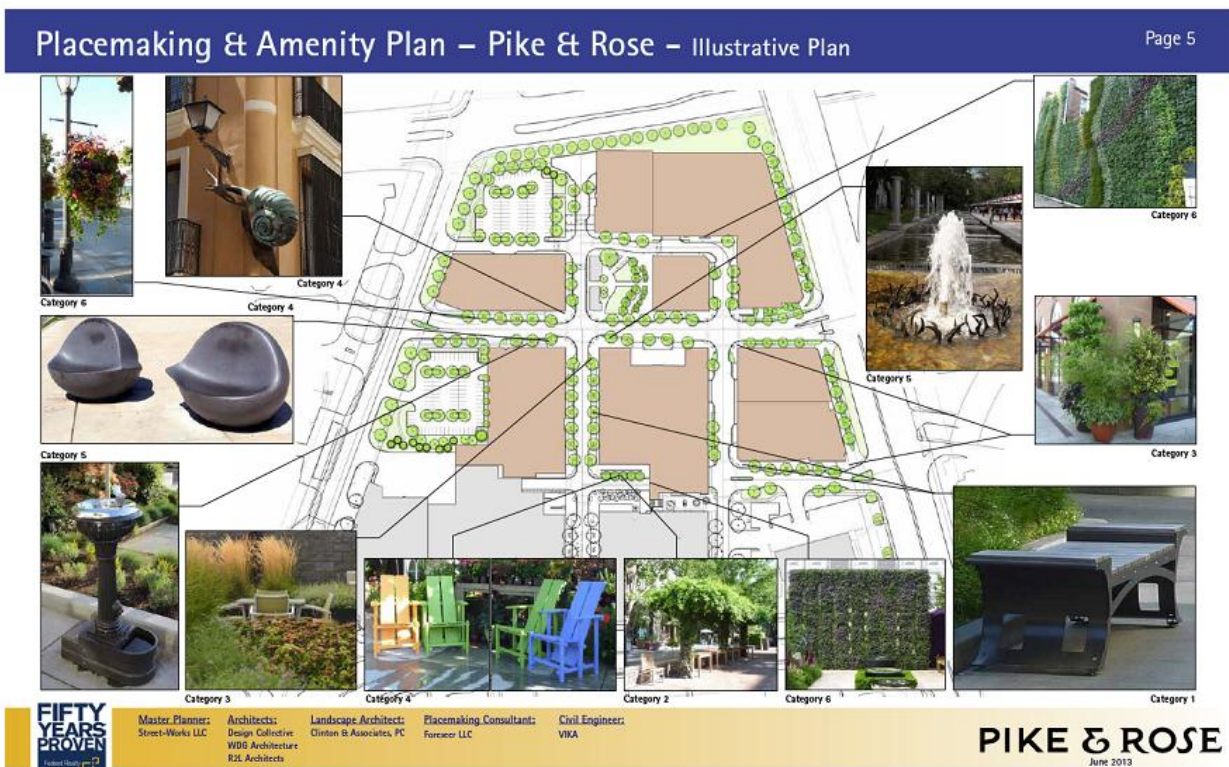
Vehicular circulation will remain similar to the existing pattern:

- Grand Park Avenue will continue from its current terminus at Buildings 11 and 12 and will continue north to the intersection of the future Rose Avenue, a public street;
- Meeting Street will provide access to Buildings 9 and 7;
- Trade Street will serve as loading and service street for Buildings 7,8 and 9;

- Prose Street will provide access to several buildings north of Rose Avenue, Buildings 1A, 4, 2 and 3;
- Old Georgetown Road, Town Road, and Rockville Pike will remain generally unchanged until the Special Taxing District improvements begin; and
- Parking for each building will be constructed in structured or below grade parking. Pedestrian circulation is provided along sidewalks in front of all of the buildings.

Public Amenity Plan

The Applicant has prepared a “Placemaking & Phase 2 Amenity Plan – Pike & Rose” (Placemaking Plan) that shows individual site amenities, such as art, fixed and movable furniture, and fountains and landscaping on the site plan. A Placemaking Plan was approved for Phase 1 Site Plan. Each category provides an enforceable set of performance measures and zones on the site plan where they will be implemented. Further, periodic review by Staff and the Public Arts Trust Steering Committee will ensure compliance.



Placemaking Plan Amenity Locations

Public Benefits

The Sketch Plan for this site was approved with various public benefits requiring at least a proportional implementation of those benefits with each phase. The proposed development will provide the following public benefits:

- Transit Proximity
- Neighborhood Services
- Minimum Parking
- Through Block Connection
- Public Parking
- Adaptive Buildings

- Dwelling Unit Mix
- Structured Parking
- Public Art
- BLTs
- Tree Canopy
- Vegetated Roof
- Advanced Dedication

Pike and Rose Phase 2 will provide for all of the approved public benefits, except advanced dedication and dwelling unit mix. Further, Phase 2 will provide approximately 50% of the public benefit points, while Phase 1 provided 35% of the approved public benefit points. The future phase of development will provide the remaining public benefit points.

The sketch plan was originally proposed under the previous public benefit system that was calculated according to percentages rather than points. The conversion, however, is a one-to-one conversion where each percentage equals one point. Further, the neighborhood services benefit was modified, but the subject application may take points under the original method due to a “grandfathering” provision for this particular benefit.

COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements. Staff has not received any correspondence regarding the Application.

SECTION 3: PRELIMINARY PLAN REVIEW

As discussed above, this amendment primarily modifies lots and parcel boundaries, not the resulting development layout. All previous findings for preliminary plan 120120020 as approved by the Planning Board remain valid. All approved validity periods also remain unchanged.

1. *The Preliminary Plan substantially conforms to the master plan.*

Staff finds that the revision does not materially change the existing approvals for uses and square footage, and that the previous and proposed Preliminary Plans are in substantial conformance with the Master Plan. The Property is currently limited to a maximum 3,442,888 square feet of total development including a maximum of 1,716,246 square feet of non-residential commercial uses. A minimum of 12.5% of any residential units must be moderately priced dwelling units (MPDUs). This amendment makes no changes to these limitations.

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

The development of this site continues to be bound to the density and uses approved with the original approval. The finding of Adequate Public Facilities, including schools, fire and rescue access, roads, water and sewer remains valid for the square footages approved.

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

The lots are of the appropriate dimensions with respect to size, shape, width and orientation to accommodate the multiple uses expected to occur on the Subject Property. The location and uses are appropriate in that this area was designated as an urban area in the Master Plan, and this subdivision establishes an urban grid as envisioned by the Master Plan. The proposal remains in conformance with all applicable sections of the Subdivision Regulations.

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

The original approval by the Planning Board included provisions to satisfy the requirement of Chapter 22A as shown on the approved preliminary forest conservation plan. The Property continues to be bound by the conditions of the approved forest conservation plan, as amended by the Phase 2 Site Plan which is under review concurrently with this Preliminary Plan.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site.*

This finding is based on the fact that the Montgomery County Department of Permitting Services approved a preliminary stormwater management concept for the entire site at the time of the original preliminary plan approval. The revised stormwater management concept has been reviewed and approved by DPS, and the proposed amendment meets all applicable stormwater management requirements as outlined in more detail in the Site Plan Section of this report.

CONCLUSION

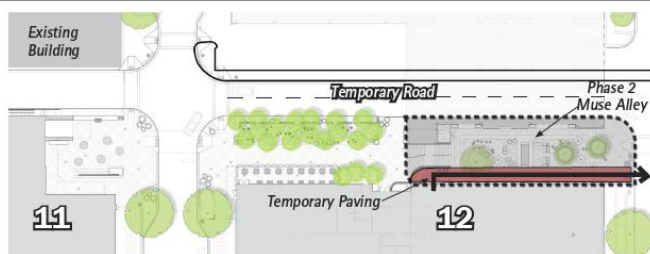
Based on the findings discussed above, Staff recommends approval of this limited Preliminary Plan amendment.

SECTION 4: SITE PLAN REVIEW

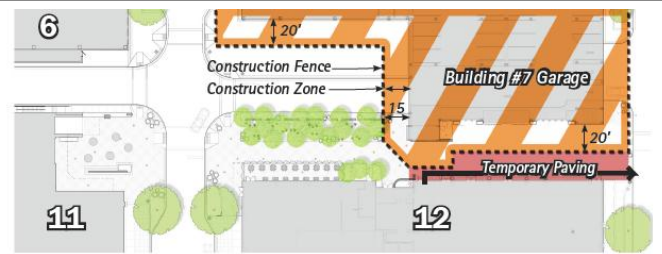
DEVELOPMENT ISSUES

Muse Alley

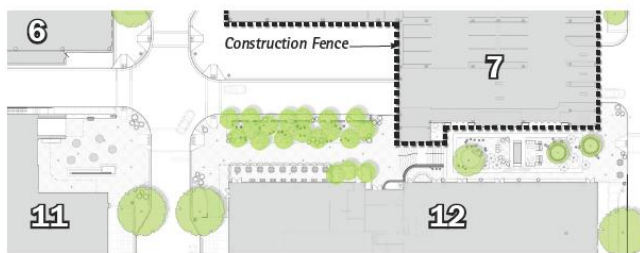
Muse Alley, a linear public use space that separates Building 7 from Building 12, is included in Phase 1 Site Plan No. 820120020. The construction of Building 7 requires construction within the area for Muse Alley. If Muse Alley is built and opened together with the construction of Building 12, portions would be disturbed during the construction of Building 7. In order to allow for more efficient development, the Applicant proposes to complete Muse Alley with Building 7 and it will be open for public use no later than 12 months from the issuance of a certificate of occupancy for Building 12. Staff supports this approach since it allows for the complete construction of Muse Alley rather than the intermittent opening and closing of this important public use space connection.



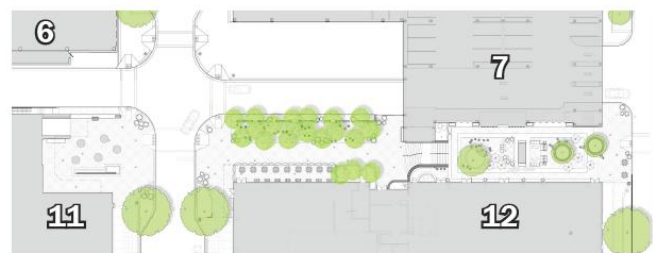
MUSE ALLEY -
PHASE 1 PER APPROVED SITE PLAN



MUSE ALLEY -
PROPOSED INTERMEDIATE PHASE DURING
CONSTRUCTION OF BLOCK 7 GARAGE



MUSE ALLEY -
BLOCK 7 STILL UNDER CONSTRUCTION...



MUSE ALLEY -
END OF PHASE 2

Illustration of construction issues with Muse Alley

ENVIRONMENT

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 2 has been submitted for Planning Board approval (Attachment E). The total net tract area for the FFCP is 25.26 acres. This net tract area includes Phase I, Phase 2, 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.

The Applicant met the planting requirements of the Phase I FFCP (#820120020) with the purchase of 1.41 acres in the MDR Property forest conservation bank.

The Phase 2 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

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 or disturbance within the tree’s critical root zone (CRZ) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that: measure 30 inches or greater, diameter at breast height (DBH); are part of a historic site or designated with a historic structure; are designated as a national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

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.

Noise

An evaluation of noise impacts from the development was not completed during the first phase of Pike and Rose redevelopment. The Montgomery County *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development* (June 1983) stipulate a 65 dBA Ldn maximum noise level for outdoor recreation areas and 45 dBA Ldn for indoor areas within the White Flint area. In order to apply the Staff noise guidelines, Staff requested on multiple occasions that the Applicant provide a baseline noise analysis to show that the noise associated with highway traffic will be within acceptable limits within residential and open recreational areas proposed on the site. This baseline analysis would measurement the existing conditions and projected 20-year future conditions on-site.

The Applicant has responded with the following:

Applicant is not required to submit this by law or regulation, and does not intend to do so. This study is an added cost to the project that is better spent on placemaking and site amenities. The project is in an urban area surrounded by Montrose Parkway, Rockville Pike, and Old Georgetown Road. All of these roads are high traffic streets that will produce noise as does every major street in the County including Wisconsin Avenue & Arlington Road in Bethesda, and Georgia Avenue & Colesville Road in Silver Spring. This specific section of Montrose Parkway behind block two sits between two traffic lights which, by their nature, slow traffic down in this area, and thus, there is reduced auto noise. The parkway is also not a through-street for trucks, removing the types of vehicles that are known to make the most damaging noises. Finally, the Parkway speed is 35MPH, which is less than the current posted speed on Rockville Pike. The presence of the road is not an issue that renters or purchasers in block two will be unaware of, as the road is already constructed and carrying traffic today. Applicant is open to discussing this issue at the Planning Board hearing but does not intend to perform such study for numerous reasons.

As stipulated in the Staff Guidelines, areas within the following approximate distances from major noise sources may have high noise levels requiring attenuation:

- (1) Areas within 1,000 feet of freeways
- (2) Areas within 3,000 feet of railroad tracks
- (3) Areas within 600 feet of major highways or arterial roads carrying more than 20,000 vehicles, average daily traffic (ADT)
- (4) Areas within 300 feet of arterial roads with ADT of 5,000 to 20,000
- (5) Areas within 5 miles of a general aviation airport or within 15 miles of a commercial or military airport. Areas under the paths of airport flight patterns are more highly impacted by aircraft noise than areas outside the flight paths.

Using the Staff Guidelines listed above, the Subject Site meets the criteria to warrant a review of a baseline noise analysis at site plan. Dwelling units that are impacted by traffic noise levels over 65 dBA Ldn should have interior noise no greater than 45 dBA Ldn. Most residential units meet the interior noise level through current construction methods, but, on occasion, additional acoustical noise mitigation is necessary. The additional mitigation typically includes special materials and additional construction measures of the building shell to attenuate exterior noise levels to acceptable levels inside the dwelling units.

Without a baseline noise analysis, Staff cannot confirm or deny the presence of adverse noise impacts; therefore, Staff is requesting that the Applicant provide certification to M-NCPPC Staff from an engineer that specializes in acoustical treatment that the building shell for residential dwelling units will attenuate 20-year projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. This recommendation is not unusual for new development in White Flint. For example, White Flint View, Preliminary Plan No. 120070380, located at the intersection of Nicholson Lane and Citadel Avenue required a noise analysis as a condition of approval, as well as North Bethesda Market, Site Plan No. 820060170. Staff recommends that the Applicant submit its noise analysis with the Staging Allocation Request for Phase 2.

MASTER PLAN

Sector Plan Recommendations

Mid-Pike Plaza property is in the Mid-Pike Plaza District within the Approved and Adopted (2010) *White Flint Sector Plan*. The Sector Plan rezoned the property to the Commercial Residential (CR) zone, 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. Most of the Phase 2 development is in the CR 3 zone.

The Sector Plan 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” (p.32). 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” (p.33).

Transportation

Street Network

The proposed public and private streets on the preliminary plan are consistent with the Sector Plan recommendations. The Plan established a new network of public and private streets on the Mid-Pike Plaza property, including Rose Avenue and Grand Park Avenue at 70 and 80 feet, respectively.

Rockville Pike and Old Georgetown Road

Rockville Pike (MD 355) is classified as a major highway with a minimum right-of-way at 150-162 feet. Old Georgetown Road (MD 187), between Executive Boulevard and Rockville Pike, is also classified as a major highway with a 120-foot right-of-way. The larger right-of-way for Rockville Pike is associated with the proposed median 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” (p.17). Old Georgetown Road, in the future, will have four lanes rather than the existing six lanes of travel. The applicant, MCDOT, SHA and planning staff have had discussion on how to implement this recommendation in the future. No buildings in Phase 2 are adjacent to Old Georgetown Road, while Buildings 3, 8 and 9 are adjacent to Rockville Pike.

Bikeway Network

The approved preliminary and site plans will begin to implement the bikeway recommendations for Old Georgetown Road and Towne Road. A shared use path (LB-1) is recommended for the entire length of Towne Road. A dual bikeway (a shared use path and bike lane) (LB-2) is recommended for Old Georgetown Road, between Towne Road/Executive Boulevard and Rockville Pike. No bikeways are recommended for Grand Park Avenue and Rose Avenue.

Recreation Loop Extensions

Grand Park Avenue 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 (now Grand Park Avenue) sidewalk (either side) indicate connections to the Loop in the south, and the various public use spaces within the district”. The Applicant has prepared a Loop Extension proposal for Grand Park that will be included in the Amenity Plan for Phase 2.

FUNCTIONAL TRANSIT CORRIDORS MASTER PLAN

The Planning Board Draft (July 2013) of the Functional Transit Corridors Master Plan recommends a Countywide Bus Rapid Transit (BRT) system along 10 corridors, including Rockville Pike and Old Georgetown Road. Along Rockville Pike, the Functional Plan recommends a two-way median BRT treatment within 162 foot right-of-way and mixed traffic treatment, within 120 foot right-of-way for Old Georgetown Road. The approved preliminary plan dedicated the rights-of-way for the future BRT system.

URBAN DESIGN GUIDELINES

The White Flint Urban Design Guidelines (2010), approved by the Planning Board, establishes design objectives and guidelines for open space, streets, buildings and parking for the White Flint Sector Plan area. Specifically for Mid-Pike Plaza District, including the Pike and Rose property, some of the open space guidelines are:

- Public use spaces should be located to reduce extended periods of shadow coverage from surrounding buildings.
- Provide signage along Mid-Pike spine street’s sidewalk (either side) to indicate connections to the Loop to the south, and the various public use spaces within the district (p.33).

And, the guidelines recommend that buildings are to:

- Prioritize the establishment of consistent street walls along public streets. Character along adjacent streets should be compatible.
- Consider signature structure or significant building features at prominent locations, such as the corner of Rockville Pike and Old Georgetown Road, the corner of Old Georgetown Road and “Old” Old Georgetown Road (Hoya Street), or the northern terminus of Mid-Pike spine street.
- Locate and size taller building components to reduce the impact of their shadows on streets and public use spaces (p.33).

Urban Design Guidelines Compliance

The submitted site plan and preliminary plan amendment achieve many of the recommendations in the Urban Design Guidelines. Rose Park, the major public use space at the intersection of Rose Avenue and Grand Park Avenue, will have sufficient sunlight since the surrounding buildings vary in height, including 42 feet for Building 4 and 48 feet for Building 1A. The guidelines state that buildings should “be sited and designed with sensitivity for their effect on light, shadow, and air circulation for the occupants of those and neighboring buildings” (p. 16). The Placemaking and Amenity Plan include the signage for the recreation loop extension.

Buildings 6 and 7, along Grand Park Avenue, continue the street wall established with Buildings 11 and 12, which are under construction. Buildings 1A, 4, 3, and 8 will create a consistent street wall along the northern portion of Rose Avenue.

Architecturally, the proposed buildings achieve the Urban Design Guidelines recommendation with buildings that vary in height and provide unique architectural elements. For instance, Buildings 6 and 7 have distinctive podiums and tower segments. The design of Building 4 is similar to historic markets, such as Eastern Market in Washington, D.C., with an arcade of large vertical and arched windows and open floor plan.

Green walls are proposed (to partially screen above-grade parking garages) in Buildings 6, 7, and 9, which is consistent with the Urban Design recommendations.

DEVELOPMENT STANDARDS

The proposed development is in the CR-3 C1.5 R2.5 H 200 and CR-4 C3.5 R3.5 H300. Lots 3 and 4 are in the CR-4 zone, while the remainder of site is in the CR-3 zone. Sketch Plan No. 320110010 established the ultimate development with maximum density and minimum public use space. Each phase of development draws down or builds towards these requirements. The following tables show the application's conformance to the development standards of the zone and the approved Sketch Plan; minimum setbacks are not applicable on this site.

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 1 Site Plan	951,000	341,800	609,200
Maximum Proposed with Phase 2 Site Plan	1,648,936	1,122,960	525,976
Maximum remaining phases	842,952	251,486	1,776,706

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 2A		
Building 3	150	
Building 8		62
Proposed with Phase 2B		
Building 1A	65	
Building 4	60	
Building 6	165	
Building 7	200	
Proposed with Phase 2C		
Building 2	200	
Building 3	150	
Building 9		288
3. Public Use Space (% net lot)		

Minimum Required by Zones	10%
Minimum Approved with Sketch Plan	10% (Total Site)
Minimum Approved with Phase 1 Site Plan	9.64% (Of the area comprising the site plan)
Minimum Proposed with Phase 2 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 unit¹)		
	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.

¹ Amenity space is not required for Moderately Price Dwelling Units (MDPUs) on a site within a Metro Station Policy Area.

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 office)	20	22	20	22
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

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

FINDINGS

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 Sketch Plan 320110010, which may be modified at the time of site plan review under Section 59-C-15.43(d):

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 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.

³ Building 6 and Building 8 non-residential parking is provided in Building 7 garage.

- (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 is proposing minor modifications to the binding elements of the approved Sketch Plan 320110010. Buildings 1A and future 1B at the northwest corner in the Sketch Plan is indicated as Phase 2. The Applicant is requesting that these buildings will be built in future site plan phases. Further, Buildings 2, 3 and 9, which was shown in the Sketch Plan as future phases, will be built in Phase 2 of this site plan. Staff recommends the approval of these modifications since they are consistent with the overall approved sketch plan.

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, hotel and office – are permitted uses in the CR zone. No limited or special exception uses are proposed.

B. General Requirements

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

- Pike and Rose-Phase 2 is within the Mid-Pike Plaza District in the Approved and Adopted (2010) White Flint Sector Plan. In accordance with the recommendations of the Sector Plan, the proposed redevelopment will “function as a regional retail magnet with a substantial residential component and public services” (p.32).
- Building heights, which vary between 60 feet and 200 feet, will frame most of Rose Avenue and Grand Park Avenue. The two lowest buildings, 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 will also vary in height, 62 feet and 288 feet, respectively.
- The continuation of Grand Park Avenue, north of Phase 1, 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.

- Energy efficient buildings, site design techniques to maximize natural light, vegetated roofs, and increase tree canopy are some of Sector Plan's environmental recommendations to create a sustainable district. Pike and Rose Phase 2 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

The proposed development will comply with all development standards as shown in the data tables and discussion above.

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

Pike and Rose Phase 2 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 1 site plan.

The public benefits for Phase 2 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 1, proposed Phase 2, and future phases are appropriate regarding height, uses and density; 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.

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.

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 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

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

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 Avenue, and Prose Street. Most of the loading areas are located along Trade Street, 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 Building 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 2 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.

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.*

As indicated in the Environment section of this report, the Applicant will implement the Phase 2 Final Forest Conservation Plan requirements by purchasing 2.19 acres plus the 0.18 acres of future phase requirements in an approved off-site forest conservation bank.

Stormwater Management

A stormwater management concept plan was approved by the Montgomery County Department of Permitting Services (DPS) on August 22, 2013. The plan proposed to meet stormwater management requirements via Environmental Site Design (ESD) techniques to the maximum extent possible with the use of green roofs and micro-bioretenment. This will be supplemented with the use of underground volume based proprietary filters.

ATTACHMENTS

- A. Corrected Sketch Plan Resolution, Corrected Preliminary Plan Resolution, Corrected Site Plan Resolution
- B. Proposed Preliminary Plan Amendment
- C. Agency Approval Letters
- D. Placemaking Plan-Phase 2
- E. Final Forest Conservation Plan (FFCP) for Phase 2



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

OCT 10 2011



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:

A handwritten signature in black ink, likely belonging to an official of the M-NCPPC Legal Department.

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

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

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

- 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		

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

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

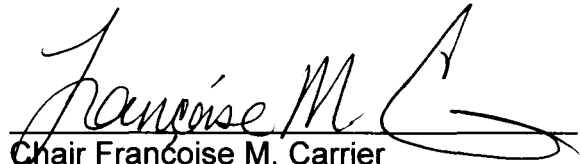
BE IT FURTHER RESOLVED that the date of this Resolution is _____
(which is the date that this Resolution is mailed to all parties of record); and

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

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100% recycled paper

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

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.

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

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

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.

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-bioretenment, 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.

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

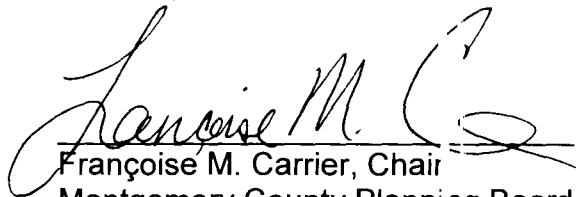
BE IT FURTHER RESOLVED, that this Resolution is the written opinion of the Planning Board, and the date of this Resolution is MAR 14 2012 (which is the date that this Resolution is mailed to all parties of record); and

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

MAR 14 2012



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:

 2/29/12

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)

	(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.

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

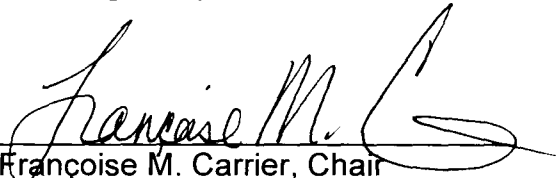
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

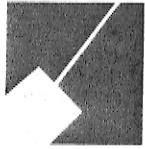
Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

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

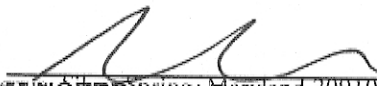
WHEREAS, following review and analysis of the SAR by Planning Board staff ("Staff"), Staff issued a memorandum to the Planning Board, dated March 15, 2012, setting forth its analysis, and recommendation for approval of the SAR; and

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


www.MCParkandPlanning.org

Chairman's Office: 301.495.4605 Fax: 301.495.1320

E-Mail: mcp-chairman@mncppc.org

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

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.

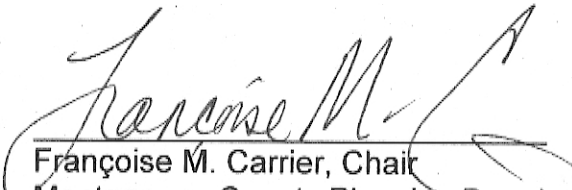
BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is MAR 23 2012 (which is the date that this Resolution is mailed to all parties of record); and

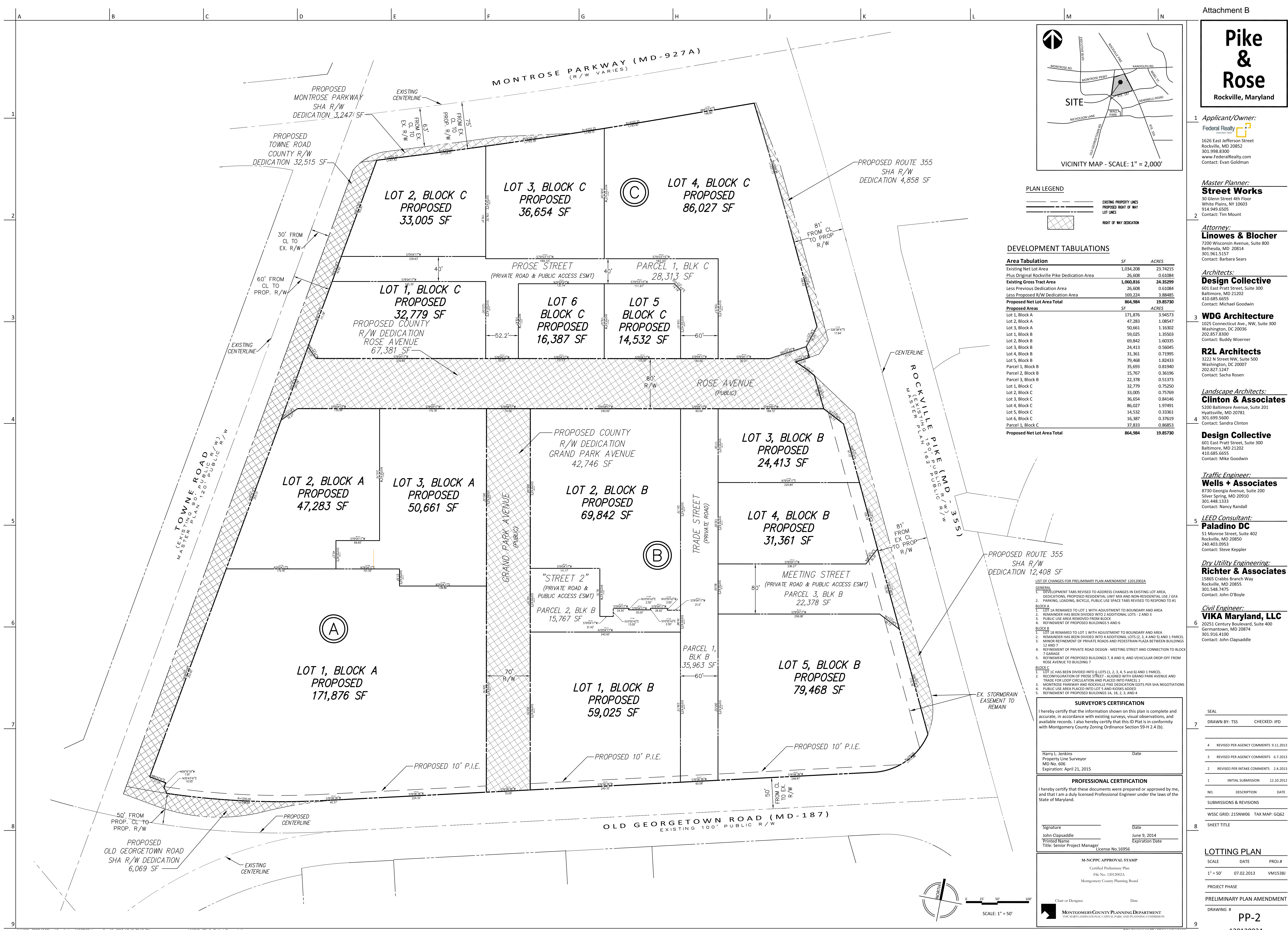
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland 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



Pike & Rose
Rockville, Maryland

Applicant/Owner:
Federal Realty
1626 East Jefferson Street
Rockville, MD 20852
301.998.8300
www.FederalRealty.com
Contact: Evan Goldman

Master Planner:
Street Works
30 Glenn Street 4th Floor
White Plains, NY 10603
914.949.6505
Contact: Tim Mount

Attorney:
Linowes & Blocher
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814
301.961.5157
Contact: Barbara Sears

Architects:
Design Collective
601 East Pratt Street, Suite 300
Baltimore, MD 21202
410.685.6655
Contact: Michael Goodwin

WDG Architecture
1025 Connecticut Ave., NW, Suite 300
Washington, DC 20036
202.857.8300
Contact: Buddy Woerner

R2L Architects
3222 N Street NW, Suite 500
Washington, DC 20007
202.827.1247
Contact: Sacha Rosen

Landscape Architects:
Clinton & Associates
5200 Baltimore Avenue, Suite 201
Hyattsville, MD 20781
301.699.5600
Contact: Sandra Clinton

Design Collective
601 East Pratt Street, Suite 300
Baltimore, MD 21202
410.685.6655
Contact: Mike Goodwin

Traffic Engineer:
Wells + Associates
8730 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301.448.1333
Contact: Nancy Randall

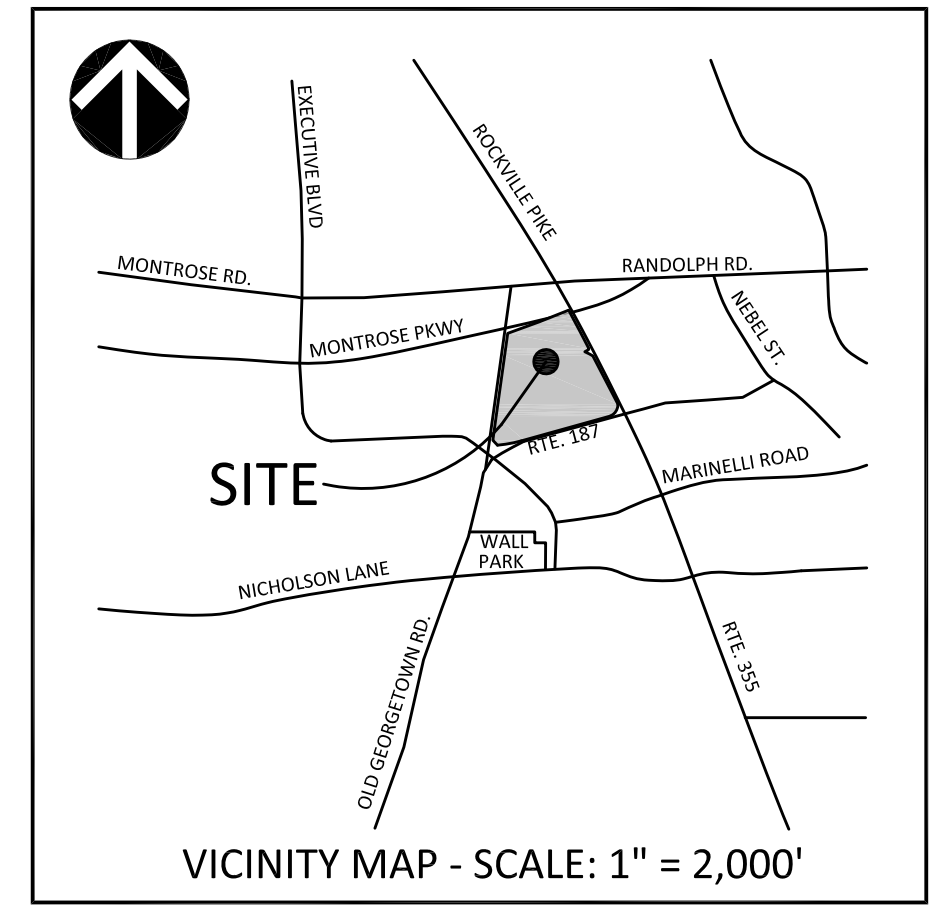
LEED Consultant:
Paladino DC
51 Monroe Street, Suite 402
Rockville, MD 20850
240.403.0953
Contact: Steve Keppler

Dry Utility Engineering:
Richter & Associates
15865 Crabbs Branch Way
Rockville, MD 20855
301.548.7475
Contact: John O'Boyle

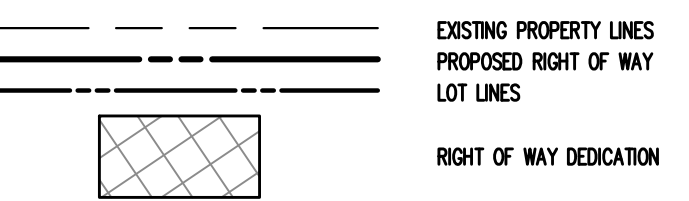
Civil Engineer:
VIKA Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, MD 20874
301.916.4100
Contact: John Clapsaddle

SEAL	
DRAWN BY: TSS	CHECKED: IPD
4	REVISED PER AGENCY COMMENTS 9.11.2013
3	REVISED PER AGENCY COMMENTS 6.7.2013
2	REVISED PER INTAKE COMMENTS 2.4.2013
1	INITIAL SUBMISSION 12.10.2012
NO.	DESCRIPTION DATE
SUBMISSIONS & REVISIONS	
WSSC GRID: 215NW06 TAX MAP: GQ62	
SHEET TITLE	

LOTING PLAN		
SCALE	DATE	PROJ.#
1" = 50'	07.02.2013	VM15381
PROJECT PHASE		
PRELIMINARY PLAN AMENDMENT		
DRAWING #		
PP-2		
12012002A		



PLAN LEGEND



DEVELOPMENT TABULATIONS

Area Tabulation	SF	ACRES
Existing Net Lot Area	1,034,208	23.74215
Plus Original Rockville Pike Dedication Area	26,608	0.61084
Existing Gross Tract Area	1,060,816	24.35299
Less Previous Dedication Area	26,608	0.61084
Less Proposed R/W Dedication Area	169,224	3.88485
Proposed Net Lot Area Total	864,984	19.85730
Proposed Areas		
Lot 1, Block A	171,876	3.94573
Lot 2, Block A	47,283	1.08547
Lot 3, Block A	50,661	1.16302
Lot 1, Block B	59,025	1.35503
Lot 2, Block B	69,842	1.60335
Lot 3, Block B	24,413	0.56045
Lot 4, Block B	31,361	0.71995
Lot 5, Block B	79,468	1.82433
Parcel 1, Block B	35,993	0.81940
Parcel 2, Block B	15,767	0.36196
Parcel 3, Block B	22,378	0.51373
Lot 1, Block C	32,779	0.75250
Lot 2, Block C	33,005	0.75769
Lot 3, Block C	36,654	0.84146
Lot 4, Block C	86,027	1.97491
Lot 5, Block C	14,532	0.33361
Lot 6, Block C	16,387	0.37619
Parcel 1, Block C	37,833	0.86853
Proposed Net Lot Area Total	864,984	19.85730

LIST OF CHANGES FOR PRELIMINARY PLAN AMENDMENT 12012002A

- GENERAL
1. DEVELOPMENT TABS REVISED TO ADDRESS CHANGES IN EXISTING LOT AREA, DEDICATIONS, PROPOSED RESIDENTIAL UNIT MIX AND NON-RESIDENTIAL USE / GFA
 2. PARKING, LOADING, BICYCLE, PUBLIC USE SPACE TABS REVISED TO RESPOND TO #1 BLOCK A
 3. LOT 1A RENAMED TO LOT 1 WITH ADJUSTMENT TO BOUNDARY AND AREA
 4. REMAINDER HAS BEEN DIVIDED INTO 2 ADDITIONAL LOTS - 2 AND 3
 5. PUBLIC USE AREA REMOVED FROM BLOCK
 6. REFINEMENT OF PROPOSED BUILDINGS 5 AND 6
- BLOCK B
1. LOT 1B RENAMED TO LOT 1 WITH ADJUSTMENT TO BOUNDARY AND AREA
 2. REMAINDER HAS BEEN DIVIDED INTO 4 ADDITIONAL LOTS (2, 3, 4 AND 5) AND 1 PARCEL
 3. MINOR REFINEMENT OF PRIVATE ROADS AND PEDESTRIAN PLAZA BETWEEN BUILDINGS 12 AND 7
 4. REFINEMENT OF PRIVATE ROAD DESIGN - MEETING STREET AND CONNECTION TO BLOCK 7 GARAGE
 5. REFINEMENT OF PROPOSED BUILDINGS 7, 8 AND 9; AND VEHICULAR DROP-OFF FROM ROSE AVENUE TO BUILDING 7
- BLOCK C
1. LOT 1C HAS BEEN DIVIDED INTO 6 LOTS (1, 2, 3, 4, 5 AND 6) AND 1 PARCEL
 2. RECONFIGURATION OF PROSE STREET - ADJUSTED WITH GRAND PARK AVENUE AND TRADE FOR LOOP CIRCULATION AND PLACED INTO PARCEL 1
 3. MONROE PARKWAY AND ROCKVILLE PIKE DEDICATION EDITS PER SHA NEGOTIATIONS
 4. PUBLIC USE AREA PLACED INTO LOT 5 AND KIDDIS ADDED
 5. REFINEMENT OF PROPOSED BUILDINGS 1A, 1B, 2, 3, AND 4

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plan is complete and accurate, in accordance with existing surveys, visual observations, and available records. I also hereby certify that this ID Plat is in conformity with Montgomery County Zoning Ordinance Section 59-H 2.4 (b).

Harry L. Jenkins
Property Line Surveyor
MD No. 606
Expiration: April 21, 2015

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

Signature: John Clapsaddle
Printed Name: John Clapsaddle
Title: Senior Project Manager
License No. 16956

M-NCPPC APPROVAL STAMP

Certified Preliminary Plan
File No. 13012002A
Montgomery County Planning Board

Chair or Designer: Date: June 9, 2014
Expiration Date: June 9, 2014

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MOUNTAINVIEW CENTER, SUITE 100, ROCKVILLE, MD 20850

Chair or Designer: Date: June 9, 2014
Expiration Date: June 9, 2014

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MOUNTAINVIEW CENTER, SUITE 100, ROCKVILLE, MD 20850



Attachment C

DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

August 30, 2013

Mr. Patrick Butler, Senior Planner
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 12012002A
Pike and Rose - Phase 2

Polich
Dear Mr. Butler:

We have completed our review of the updated and expanded preliminary plan that was signed and sealed on June 28, 2013. This amended plan was reviewed by the Development Review Committee at its meeting on March 18, 2013. Previously, we had recommended conditional approval of the Phase 1 plans and Design Exception requests in our letter of January 25, 2012. This plan proposes changes to the site layout between Rose Avenue as well as new Design Exceptions along Grand Park and Rose Avenues. We recommend approval of the Phase 2 plans and the July 23, 2013 notebook of amended Design Exception requests subject to the following comments:

We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

Previous comments in our January 25, 2012 letter for the original preliminary plan remain applicable unless modified below.

Stormwater Management Concept Plan

The Justification Statement for this Preliminary Plan Amendment indicates the Application does not require any modifications to the approved stormwater management or forest conservation plans. However, Phase II Design Exception requests B-3 and D-6 (discussed below) do propose modifications to the Phase I concept approval. Our conditional approval of those Design Exception requests is discussed on pages 4 and 8 of this letter.

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov

Design Exception Requests

The applicant's consultant submitted an updated Design Exception package last month, in response to previous MCDOT review comments on the original submission. **The following Design Exception responses are limited to the County rights-of-way within and adjacent to the project.**

Subsequent to approval of the original preliminary plan, the applicant coordinated with County staff to finalize and execute a "Declaration of Covenants for Maintenance and Liability" (for the full-width right-of-way coverage of an approximately 325 foot long section of Grand Park Avenue and an approximately 388 foot long section along the Towne Road site frontage); that document was recorded in the Land Records of Montgomery County in liber 45494 at folio 366 in conjunction with the approval of record plat no. 24253. **Since the Phase 2 Design Exception requests include other areas of Grand Park Avenue as well as Rose Avenue, a new Declaration of Covenants for Maintenance and Liability document will need to be drafted, reviewed, executed, and recorded for the non-standard elements of those roadways, prior to approval of the applicable remaining plats.** As noted under the original approval, Montgomery County DOT will retain responsibility approval authority for all traffic controls, on-street parking, and related enforcement. Maintenance of underground electrical facilities and streetlights will be shared by Montgomery County and the Potomac Electric Power Company as appropriate. The record plat will need to reflect the liber and folio information for this Declaration.

We offer the following comments on the requested Design Exceptions:

- o Design Exception A-1; Reverse Grading of Parking Lanes and Varying Sidewalk Slope from 0.5% to 2.0%:

This Design Exception request applies to Grand Park Avenue (between Old Georgetown Road/MD 187 and Rose Avenue) and Rose Avenue (between Towne Road and Rockville Pike/MD 355).

RESPONSE: We support conditional approval of this Design Exception subject to the terms and conditions of the aforementioned additional modified Declaration of Covenants for Maintenance and Liability. This M&L agreement will need to specifically include maintenance of the on-street parking spaces.

The plan proposes a superelevated cross-slope on Rose Avenue roadway pavement between Towne Road and the low point (approximately centerline station 1+60); we do not favor such a pavement slope on such a roadway and recommend a crowned section be provided on the roadway section down to the intersection with Towne Road. Provide appropriate pavement cross-slope transitions to meet existing conditions at frontage road intersections.

The Maryland State Highway Administration will need to approve these Design Exceptions – if they are proposed to extend into the rights-of-way for Rockville Pike/MD355.

o Design Exception A-2; Retaining Walls in the Public Right-of-Way:

This Design Exception request applies to proposed retaining walls along Rose Avenue.

RESPONSE: We supported the original Design Exception request (for retaining walls and stairs in the right-of-way at the intersections of Grand Park Avenue with Old Georgetown Road/MD 187 and Old Georgetown Road with Towne Road) in large part to meet the existing elevations at those locations along Old Georgetown Road.

We note the roadway typical sections depicted on the single sheet "Applicant-District Improvements Road Sections" drawing do not delineate nor dimension the retaining walls proposed in the rights-of-way; the details and impacts of these walls on the streetscaped area are uncertain.

The retaining walls being proposed under the pending Design Exception are not predicated on meeting existing roadway elevations; they are proposed to facilitate development of the proposed adjacent park space and buildings. We do not favor compromising the pedestrian area to facilitate new development. Also, retaining walls #2 (at proposed Building 8) and #3 (at proposed Building 3) may also be in conflict with the underground utilities proposed behind the curb in Design Exception C-2. As a result, **we do not support approval of this Design Exception.** We recommend the retaining walls #s1, 4, and 6 (at Rose Park), #2, and #3 be moved back to the right-of-way line.

We are willing to revisit this comment upon submission of additional information (two-dimensional cross-sections of Rose Avenue at those locations, demonstration of sufficient space for Americans with Disabilities Act-compatible pedestrian passage between the sidewalk/retaining wall/street trees, plans depicting the alternative(s) considered and rejected during the design phase, etc.) **at the permit stage.**

We recommend any reconsideration plans be submitted prior to preparation of building construction drawings – as their approved layout may impact the building design. These plans need to confirm suitability of the proposed longitudinal and cross-slopes of the sidewalk area between the handicap ramps and the proposed terrace; the dimensions for the area between the proposed retaining wall, sidewalk, street trees, street lights, and any necessary traffic signal system facilities; etc. Applicant will need to work with our Transportation Systems Engineering Team (TSET) to address concerns about locations for relocated traffic signal components, stairs and steps, as well as providing sufficient room for handicap accessibility. Please contact Mr. Bruce Mangum, Manager of TSET, at 240-777-2190 for this effort.

The Maryland State Highway Administration will need to approve the Design Exception for retaining wall #5 within the right-of-way for Rockville Pike/MD 355.

o Design Exception B-1; Right-of-Way Truncation to 0 Feet:

This Design Exception request applies to the intersections of Rose Avenue with Grand Park Avenue and Trade Street (private street).

RESPONSE: The Rationale for Request discussion indicates the space in the right-of-way will be sufficient to provide the “. . . required sidewalk ramps, traffic signal poles, and traffic equipment . . .” We are not aware of any MCDOT requirement or approvals to-date to install traffic signal(s) at either of these intersections.

We support approval of this Design Exception request conditioned on the applicant installing traffic signal conduit and handboxes on Grand Park Avenue (between Old Georgetown Road/MD 187 and Rose Avenue) and Rose Avenue (between Towne Road and Rockville Pike/MD 355).

o Design Exception B-3; Silva Cells and Trench Drains in the Public Right-of-Way:

RESPONSE: Silva Cells were conditionally approved in our January 25, 2012 review comments letter. We continue to support approval of this option, subject to our previous comments.

o Design Exception C-1; Reduced Pavement Width of Grand Park Avenue and Rose Avenue

This Design Exception and/or accompanying amended Design Exception drawing proposes:

- reducing the pavement width on Grand Park Avenue and Rose Avenue from 38 feet (per Context Sensitive Design Standard 2005.02) to a minimum of 25 feet in areas where no parking is proposed
- increasing the pavement width on Rose Avenue to 40 feet immediately west of Trade Street (to accommodate two eastbound travel lanes and to facilitate truck movements to/from Trade Street.

RESPONSE: Our January 25, 2012 letter approved the 25 foot minimum pavement width on Grand Park Avenue. We also addressed the original Design Exception C-1 (Reduced Pavement Width of Street “A” and Street “I”) provided the following recommendations for Street “I” (now Rose Avenue):

- Street “1” will likely experience more truck movements, so we support the 29 foot pavement width (2-14.5 foot travel lanes, as dimensioned on Context Sensitive Design Standard 2006.01) on that street (in areas without on-street parking).
- In those areas on Street “1” where on-street parking is proposed, the pavement width(s) should allow for 13 foot travel lanes and 8 foot parking lanes (= 42 feet). The pavement on Street “1” at Hoya Street will need to accommodate 14.5 foot travel lanes on each side of the proposed monumental entrance.

The Design Exception plan for Rose Avenue does not comply with those earlier comments. The pavement width immediately west of the intersection with Grand Park Avenue is proposed to be only 25 feet wide; immediately east of that intersection, it is proposed to be widened to 27 feet – although neither dimension meets the 29 foot width specified in the prior approval. That plan also proposes a 13 foot westbound curbline; it should be 14.5 feet wide per the earlier review.

Where on-street parking will be allowed, the proposed 12.5 foot travel lane and adjacent 6.5 parking lane dimensions should be amended (on the Sign & Marking Plan) to provide an 11 foot travel lane and adjacent 8 parking lane.

Please note that the plan will need to be amended in the vicinity of the proposed hotel: per response on February 7, 2013, MCDOT does not support allowing a private layby area in the public right-of-way for the hotel (we do not object to the drop-off area being located on private property). As a result, the plan should remove the proposed on-street pocket parking on the south side of Rose Avenue between Grand Park Avenue and Trade Street.

Based on the information provided in the current submission, **we do not support approval of this Design Exception.** The pavement dimensions should be consistent with the original approval.

We also question why the inside westbound lane on Rose Avenue (approaching its intersection with Towne Road) is 14.5 feet wide; it can be reduced to 12.5' from face of curb per the Context Sensitive Road Design Standards.

o Design Exception C-2; Dry Utilities within the Right-of-Way:

RESPONSE: The November 15, 2011 updated version of the Color Utility Concept Plan has reduced the number of dry utilities in those rights-of-way (from those shown on the original plan); in our previous review letter, we supported approval of amended utility concept plan.

The updated plan that was submitted with this package was not color-coded, nor did it depict the deviations from the November 15, 2011 utility concept plan. As a result, **we are not ready to the proposed Design Exception; resolution of this issue can be deferred to the permit stage. The utility concept plan that we received from the consultant on August 21st helped answer some of our questions – but we remain concerned about the utilities proposed in the Rose Avenue and Towne Road rights-of-way. We still support resolution of this issue at permits.**

o Design Exception C-4; Reduction to the Number of Loading Spaces:

Under the original Design Exception, the applicant requested in the number of off-street truck loading spaces required under the Executive Branch's "Off-Street Loading Space Policy." Under that original review, the number of off-street loading spaces was reduced from 50 to 35. The current Design Exception plan proposes to reduce the number of spaces from 26 (13 SU-30 docks and 13 WB-50 docks) to 16 (11 SU-30 docks and 5 WB-50 docks) for Buildings 1A, and 2 through 9, using overlapping spaces handled by loading space management program. By our calculations, 11 SU-30 and 13 WB-50 docks are required for those buildings.

Based on their experience with four other large mixed use projects, the applicant proposes to "manage the negative impacts from loading . . . through coordinated on-site management of the docks and scheduling of deliveries." Implementing the required loading docks is expected to have "major implications on the success of the retail environment and pedestrian/bicycle safety." They would also increase the number of curb cuts and affect vehicular travel.

RESPONSE: The current Design Exception package did not provide analyses of the truck loading spaces for Building 1B. By our calculations, Building 1B needs 1 WB-50 and 3 SU-30 spaces.

We support approval of the applicant's proposed off-street loading spaces for Buildings 2, 4, 7, and 8 subject to execution and recordation of a County-approved Restricted Access Easement which establishes the applicability, maintenance, and operations of the coordinated on-site management for the jointly used loading docks. This document should be recorded prior to the issuance of any applicable building permits, with a copy sent to the County for their records.

We do **not** support approval* of the currently proposed off-street loading spaces for Buildings:

- # 1A (revise plan to add 1 SU-30 space in the area of the proposed trash compactor)
- # 1B (revise plan to add 1 SU-30 space in the area of the proposed trash compactor)
- # 3 (need to add 1 more WB-50 space)
- # 6 (need at least 2 SU-30 spaces; suggest lengthening the second WB-50 to accommodate same)
- # 9 (the plan proposes 1 SU-30 space but 4 WB-50 and 0 SU-30 are needed, therefore delete the single SU-30 and add at least 2 WB-50 spaces)

*** We will support approval for Buildings 1A, 1B, 3, 6, and 9 upon addition of the additional off-street loading spaces and execution of the above referenced County-approved loading space management agreement. These plan changes should be reflected on the certified preliminary plan.**

o Design Exception D-1; Increased Pavement Widths in Public Right of Way:

This Design Exception proposes to increase Rose Avenue's curb lanes (centerline to curb) from 12.5 feet to 14.5 feet to accommodate large truck turning movements on Rose Avenue.

RESPONSE: We support approval of this request conditioned on providing more detailed plans at the right-of-way permit stage. We recommend these plans be submitted prior to preparation of building construction drawings – as their approved layout may impact the building design.

o Design Exception D-2; Intersection Radii Reduction to 15 Feet:

This Design Exception proposes to decrease curb return radii at two locations along Rose Avenue from 30 feet to 15 feet.

RESPONSE: We support approval of this request as the requested locations are access point to underground parking garages for Buildings 6 and 7. The proposed 15 foot radii will be adequate for passenger car movements to and from these driveways.

Our approval is conditioned on providing more detailed plans at the right-of-way permit stage. We recommend these plans be submitted prior to preparation of building construction drawings – as their approved layout may impact the building design.

o Design Exception D-3; Special Paving Materials for Sidewalks at Featured Building Entrances:

This Design Exception proposes special paving materials at the main entrances to Buildings 3, 6 and 7. Special driveway pavements are proposed for the hotel entrance and exit driveways on Rose Avenue. The applicant also requests permission to install special (sidewalk) paving material for the private park on the north side of Rose Avenue, for the residential entrance on Grand Park Avenue and for the entrance to offices in Building 30 on the north side of Rose Avenue. Benches are proposed at several locations in the public right of way.

RESPONSE: We support approval of this request subject to inclusion in the aforementioned modified Declaration of Covenants for Maintenance and Liability. NOTE: Special pavement materials must be designed, constructed, and maintained in accordance with Montgomery County Resolution No. 16-931 ("Policy Regarding the Use of Brick and Other Pavements in the Public Right-of-Way").

We defer to the Maryland State Highway Administration for their comment(s) along the Rockville Pike/MD355 frontage, as this location falls under this jurisdiction.

o Design Exception D-4; Reduced (smaller) Loading Space Size for Block 4:

First, this Design Exception proposes a narrower Small Loading Space for Building 4. The applicant claims that 1 Small Loading Space is adequate for this building and that the required Large Loading Space is not needed. Second, the applicant requests an exception for a 10-foot wide space so that an 8-foot wide sidewalk can be provided between the loading space and Building 4 along Prose Street (private) north of Rose Avenue.

RESPONSE: As Prose Street is intended to be a privately owned street, we defer to the Planning Board and their staff for the recommendation on this Design Exception request. Please see General Plan review comment no. 4 for more details.

o Design Exception D-5; Driveway Spacing Reduction for Temporary Parking Lot

The applicant is proposing a temporary surface parking lot on the Building 5 footprint area with a driveway onto Towne Road.

Response: We support approval of the applicant's request as a temporary measure and recognize that it is not possible to achieve adequate spacing from existing and proposed driveways. The plan should be revised to remove: (a) existing perpendicular parking on Towne Road shown south of proposed driveway on D-5 Drawings (1 & 2) and (b) the existing driveway shown north of proposed temporary driveway.

A signed and certified Sight Distance Evaluation form must be submitted for the proposed, temporary driveway prior to issuance of the temporary access permit. We reserve the right to revoke the driveway permit if necessary and before Towne Street intersects with Executive Boulevard and Old Georgetown Road/MD 187.

- o Design Exception D-6; Installation of Stormwater Vaults, Pre-Treatment Devices and StormFilters in the Public Right of Way:

Response: MCDOT comments of the Stormwater Management Concept Plan – with respect to the proposed drainage facilities within County rights-of-way – were provided to the Department of Permitting Services in a January 19, 2012 message and reiterated in our January 25, 2012 letter. They are also addressed in Design Exception B-3 (page 4) of this letter. Those comments did not address any proposed Stormwater Vaults in the public rights-of-way. The Design Exception exhibit proposes the installation of stormwater vaults outside the travel way on Grand Park and Rose Avenues.

RESPONSE: We recommend conditional approval of this Design Exception request subject to inclusion in the aforementioned modified Declaration of Covenants for Maintenance and Liability and the following comments:

- a. We support approval of the applicant's proposed Stormwater Vaults, Pre-Treatment Devices and StormFilters structures within the County rights-of-way on a trial basis, as a SITE-SPECIFIC APPROVAL.
- b. **The proposed Stormwater Vaults, Pre-Treatment Devices and StormFilters must not be located that creates traffic operational and/or safety problems.** The SWM concept Plan may need to be modified to accommodate other improvements with the right-of-way at the permit stage.
- c. The location of the proposed Stormwater Vaults, Pre-Treatment Devices and StormFilters may need to be modified if they conflict with streetlight and/or traffic controls signage locations. The positions of Stormwater Vaults, Pre-Treatment Devices and StormFilters should be located a far enough behind the curb (2' – 3' minimum) to permit compaction necessary to support the roadway subbase as well as the curb and gutter.
- d. At the permit stage, provide a design for Stormwater Vaults, Pre-Treatment Devices and StormFilters roof/top surface that preclude settlement of the sidewalk above the Stormwater Vaults, Pre-Treatment Devices and StormFilters.
- e. We support the applicants request to install trench drains directly behind curbs to direct the sidewalks runoff to the proposed Stormwater Vaults, Pre-Treatment Devices and StormFilters.

General Site Layout and Right-of-Way Review Comments

1. **All proposed on-street parking markings should be deleted from this plan.** On-street parking spaces (for non-pocket parking spaces within the rights-of-way of Grand Park Avenue and Rose Avenue) will be determined during the review of the Signs and Markings Plan at the permit stage. **The plan and roadway geometries must comply with the Parking Regulations in Article III of Chapter 31 of the Montgomery County Code** (including but not limited to subsections 17, 19, and 20). Accordingly, on-street parking will not be allowed in those spaces proposed immediately adjacent to the proposed driveways and entrances – such as on the south side of Rose Avenue (between the entrances for Building 7). In addition, mid-block and intersection chokers are to be designed in accordance with the details on the DPS website.

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Preliminary Plan No. 12012002A
August 30, 2013
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2. Prior to approval of the record plat(s) by the Department of Permitting Services, submit completed, executed and sealed MCDOT Sight Distances Evaluation certification forms, for the existing and proposed driveways on Towne Road (Hoya Street), for our review and approval.
3. Continued coordination with the County's Capital Improvements Program Project for White Flint District West roads (CIP Project No. 501116) with respect to the proposed improvements along Towne Road (Hoya Street), Old Georgetown Road/MD187, and the extension of Executive Boulevard to Old Georgetown Road. **Final approval of the proposed typical sections for Towne Road (Hoya Street) and Old Georgetown Road/MD, within the limits of the CIP project, lies with the MCDOT Division of Transportation Engineering.** Please continue to coordinate plan review with our Division of Transportation Engineering's new Manager for that project, Mr. Dan Sheridan, at 240-777-7220.
4. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan. Montgomery County will not participate in traffic control or parking enforcement on the private streets.

The proposed private streets (Trade, Prose, Meeting Streets and Grand Park Avenue north of Rose Avenue), must be sufficiently wide to accommodate two-way vehicular traffic. These private streets are to be designed to allow an SU-30 truck to circulate without encroaching upon the centerline or the curbline.

5. Access and improvements along Rockville Pike/MD 355, Montrose Parkway/MD 927A, and Old Georgetown Road/MD 187 as required by the Maryland State Highway Administration.

Thank you for the opportunity to review this amended preliminary plan and Design Exception package. If you have any questions regarding these comments, please contact either David Adams or me at 240-777-2197 at your earliest convenience.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

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cc: Evan Goldman; Federal Realty Investment Trust
Mark Morelock; VIK A
Jeff Amateau; VIK A
John Clapsaddle; VIK A
Barbara Sears; Linowes & Blocher, LLP
Nancy Randall; Wells & Associates
John O'Boyle; Richter & Associates
Glenn Kreger; M-NCPPC Area 2

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Josh Sloan; M-NCPPC Area 2
Ed Axler; M-NCPPC Area 2
Nkosi Yearwood; M-NCPPC Area 2
Catherine Conlon; M-NCPPC DARC
Scott Newill; MSHA AMD
Vaughn Lewis; MSHA AMD
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Dee Metz; MCOCE
Terri Jones; MCOCA
Diane Schwartz Jones; MCDPS DO
Atiq Panjshiri; MCDPS RWPR
Sam Farhadi; MCDPS RWPR
Henry Emery; MCDPS RWPR
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Dan Sheridan; MCDOT DTE
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Deanna Archey; MCDOT DTS
Emil Wolanin; MCDOT DTEO
Fred Lees; MCDOT DTEO
Bruce Mangum; MCDOT DTEO
Kyle Liang; MCDOT DTEO
David Adams; MCDOT DTEO

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Maryland Department of Transportation

September 17, 2013

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Ms. Cathy Conlon
Montgomery County Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Montgomery County
MD 355
Pike and Rose (fka Mid Pike Plaza)
SHA Tracking No: 13APMO013xx
M-NCPPC File No:
820130120/12012002A
Mile Post: 6.5

Dear Ms. Conlon:

Thank you for the opportunity to review the preliminary plan amendment and site plan, dated July 15, 2013, for the proposed Pike and Rose (formerly Mid Pike Plaza) Phase 2 in Montgomery County. State Highway Administration (SHA) offers the following comments:

District 3 Utility Comments:

1. The applicant will be required to apply for a District 3 Utility Permit for all utility related work within SHA's right of way. A separate cost estimate and bond will be required. Please refer to our website www.roads.maryland.gov under Business Center, Permits, Access Permits for more information about District Office Permits.

For further clarification on the above comments, please contact our District 3 Utility Engineer, Mr. Victor Grafton at 301-513-7350 or via email at vgrafton@sha.state.md.us.

Regional Intermodal Planning Division (RIPD) Comments:

1. The Pike and Rose – Phase 2 development is included in the Maryland-National Capital Park and Planning Commission (M-NCPPC) March 2010 White Flint Sector Plan. All development program / phasing / sequencing plans referenced on Plan Sheet SP-1 in the current Pike and Rose – Phase 2 submittal should be consistent with implementation and staging recommendations included in the adopted White Flint Sector Plan which can be found at the following web sit:
http://www.montgomeryplanning.org/community/whiteflint/documents/WhiteFlintSectorPlanApprovedandAdopted_web.pdf

For further clarification on the above comments, please contact our Regional Planer, Mr. John Thomas at 410-545-5671 or via email at jthomas10@sha.state.md.us.

Highway Hydraulics Comments:

1. We have received and reviewed the submission, which included plans and storm drain study. In order for the Technical Review Team to complete a detailed review of the project, please submit the associated stormwater management report, stormwater management plans, utility drawings, storm drain profiles, and erosion/sediment control plans.

My telephone number/toll-free number is 410-545-5600
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

2. Once obtained, please provide documentation of the local agency's approval of both the stormwater management and erosion/sediment control plans. *[Please verify whether the project will be meeting 'Environmental Site Design' (ESD) to the 'Maximum Extent Practicable' (MEP). We note that numerous on-site underground stormwater management facilities are proposed. Based upon the drainage area map (DA-1) included within the submitted storm drain study, it appears that SHA runoff (from small portions of MD 355) will drain to (and therefore be treated by) two (2) on-site BMP's – one along Rose Avenue and the other along Grand Park Avenue (SWM-12B, designed as part of Phase I. See comments #4 and #5.]*
3. Regarding the proposed inlet (structure D-804) and associated storm drain pipe within the MD 355 right-of-way, we have the following comments:
 - a. Please label the proposed inlet (D-803) and associated manhole (D-804) on the Site Plan (SP-4) or appropriate drawing.
 - b. Please provide the storm drain profile – labeling Q_{10} and V_{10} , along with plotting the 25-year hydraulic gradient (see comment #3e). Label inverts, pipe slope, and pipe wall strength (minimum class IV for reinforced concrete pipes). According to the Site Plan (SD-4), the proposed 15-inch pipe will cross an existing water main. A test pit should be provided at this time – rather than just prior to construction by the Contractor. The existing water main (reflecting results of the test pit) must appear on the storm drain profile.
 - c. On the appropriate drawing, please provide a drainage structure schedule (for D-803 and D-804). At a minimum, the schedule should include columns for horizontal location (either station/offset or coordinates), top elevation, invert(s), trough length, and SHA standard detail reference.
 - d. Please provide supporting inlet spacing computations (gutter spread and inlet efficiency) for proposed structure D-803. *[We recommend that the design engineer utilize Federal Highway Administration's 'Hydraulic Toolbox' program, which can be downloaded (for free) from the FHWA website.]* As per SHA drainage design criteria, the gutter spread cannot exceed 8 feet; and on-grade inlets must intercept at least 85% of the flow – based upon the 2-year frequency storm.
 - e. Although the submitted storm drain study included 10-year frequency storm flow tabulations, no supporting 25-year hydraulic gradient computations were provided for the proposed storm drain within the MD 355 right-of-way. As per SHA drainage design criteria, the 25-year hydraulic gradient cannot surcharge any drainage structures within the SHA right-of-way. Please provide.
4. As per SHA Highway Hydraulics Division policy, all proposed private stormwater management facilities providing treatment for SHA impervious area must receive a BMP tracking number. Once obtained, the BMP number must be **boldly labeled** on all appropriate drawings.
5. As part of SHA's initiative to track water quality treatment of SHA impervious area within adjacent private stormwater management facilities, the design engineer must provide the following information:
 - a. Type(s) of BMP(s).
 - b. Total area (acres) to be treated by the BMP(s).
 - c. Land Uses for total area to be treated by the BMP(s).
 - d. Amount of SHA impervious area (acres) to be treated by the BMP(s).
 - e. Center location (coordinates) of the BMP(s).
 - f. Owner and party responsible for maintenance of the BMP(s).

For further clarification on the above comments, please contact our hydraulic reviewer Ms. Shandale Forbes at 410-545-8413 or via email at SForbes@sha.state.md.us.

Cultural Resources Comments:

1. The Environmental Planning Division has compiled a cultural resources inventory (standing structures and archeological sites) in the vicinity of the proposed MD 355 improvements, related to the Pike and Rose – phase II project. Based on this assessment, the proposed roadway improvements to MD 355 associated with the Pike and Rose – phase II project do not have the potential to impact historic properties. Formal consultation with the Maryland Historical Trust is not recommended.

Office of Environmental Design (OED) Comments:

1. **Guidance Documents.** The applicant shall refer to the ‘Environmental Guide for Access Permit Applicants’ (Environmental Guide) as well as the ‘SHA Landscape Design Guide’ (LDG) and ‘SHA Preferred Plant List’ (PPL).
2. **Landscape Plan Preparation.** The applicant shall refer to Chapter 6.1 of the Environmental Guide regarding plan preparation, and to Chapter 6.2 regarding required landscape plan elements, including the plant schedule, the delineation of right of way lines, overhead and underground utilities, poles, structures and any other features which may be necessary to evaluate the landscape plan.
3. **Required Plan Notes.** The applicant shall insert SHA Landscape Notes per 7.0 and 7.1 of the Environmental Guide. Several SHA Landscape Notes are required. The applicant is advised that while the comments of this review provide guidance for certain required SHA Landscape Notes, other notes may be appropriate or required for the final design.
4. **Standard Specifications, E & S Control.** This project appears to involve soil disturbance in the right of way, which requires reference to SHA Specifications and Erosion and Sediment Control Manager. The applicant shall insert notes per 7.2 and 7.3 of the Environmental Guide.
5. **Pavement Removal and Soil Restoration.** A note for this work appears to be required. The applicant shall insert the note per 7.6 of the Environmental Guide, as well as the note per 7.7, modified to indicate “... topsoil at least 4 inch depth...”.
6. **Roadside Tree Permit (RTP).** The applicant shall refer to 7.12 of the Environmental Guide.
 - a. Two street trees on MD 187 just west of Grand Park Ave appear to fall outside the LOD of the approved FCP. All other street trees to be removed fall within the LOD of the approved FCP, and will not require a RTP.
 - b. Roadside Tree Permit is required for tree removal, tree impacts, and tree installation in the right of way that are not part of an approved FCP. The applicant is responsible for obtaining the required permit with concurrence of SHA.
 - c. The applicant shall submit a copy of the permit to the Office of Environmental Design when a permit is received, and insert the note per 7.12 of the Environmental Guide.
 - d. Because the applicant is increasing the quantity of street trees within the project area, the Office of Environmental Design recommends that no mitigation be required for trees removed outside the approved FCP of this project.
 - e. Tree Installation.
 - I. The applicant shall select species and cultivars from the PPL for installation in the SHA right of way, and identify the species and cultivars to be installed in the locations shown on the plan sheets, and include those trees in the plant schedule.
 - II. The applicant shall insert the notes per 7.4 and 7.13 of the Environmental Guide for trees installed in the SHA right of way.
 - III. The applicant is advised that SHA no longer allows the installation of Sawtooth Oak due to concerns regarding the tendency of this species to invade natural areas. The SHA Preferred

Plant List shows this species as 'XX Prohibited for All Uses'. The applicant is encouraged to consider other species.

7. **Offset Distance.** The applicant shall verify that offset distance of proposed trees and other plant materials conform to requirements of the SHA Landscape Design Guide (LDG) for overhead and underground utilities, and for offset distance from travel lane. The proposed shade trees along MD 355 appear to be 20 ft. from overhead wires. Per the LDG and Preferred Plant List, Small Trees are appropriate under wires and at least 20 feet from poles, but Medium Trees and Large Trees are not. The applicant shall relocate the proposed trees, or select other plant materials.
8. **Finished Materials.** The applicant shall review Chapter 9.9 of the LDG. Coordination with the Landscape Architecture Division is encouraged to ensure that all hardscape and street furniture are adequately specified.
 - a. The applicant is requested to contact Mr. Rob Pearce directly at 410-545-8618 to verify these materials, or to make arrangements for the examination of samples.
 - b. The applicant shall refer to 7.21 of the Environmental Guide, and shall insert SHA Landscape Notes to ensure that such materials installed in the SHA right of way are appropriately specified.
9. **Assistance.** The applicant is encouraged to confer with Mr. Rob Pearce and to submit plans for comment before the next formal submission to Access Management Division. Although such assistance cannot guarantee acceptance, this coordination may be reduce potential conflicts and delays.
10. **Future Maintenance.** The applicant is advised that future maintenance such as plant replacement, watering, weeding, pruning, etc. will not be performed by SHA, but may be performed by others under a right of entry agreement with SHA District 3 Office.

For further clarification on the above comments or would like a copy of the Environmental Guide for Access Permit Applicants, or copies of the SHA Landscape Design Guide, the SHA Preferred Plant List, or other documents referenced in those documents, please contact Mr. Ken Oldham at 410-545-8590 or via email at koldham@sha.state.md.us

Access Management Division (AMD) Comments:

1. SHA does not have any objection to the site plan and preliminary plan amendment for the Pike and Rose Phase II development. Once available, please submit detailed roadway plans to our office for review. The plan submittal should include detailed traffic control and signing and marking plans as well.
2. Please be sure that the roadway plans are dimensioned at 22"x34" and are scaled at 50 scale or lower.
3. The State Highway Administration requires that any right-of-way or easement donation (dedication) be platted to SHA standards. These standards may be found at <http://www.roads.maryland.gov>; - Business Center; - Surveyors Center; then follow the link to Developer Donation Plat Standards. Please contact Ms. Jane Heming, Chief, Records & Research Section, Office of Real Estate at 410-545-2829 or jheming@sha.state.md.us for existing right-of-way information. Note that any plats produced for the SHA shall be on NAD83/91 datum. Please contact Mr. Bill Carroll, Geodetic Control and Mapping Section Manager, Plats and Surveys Division at 410-545-8958 or bcarroll2@sha.state.md.us for SHA-GPS control location and information. All plats must be submitted in hard copy format for review, checking and final issuance. All subdivision plats that will be showing donated area must be approved by PSD prior to recordation at the County level. The first plat submission shall come through the Access Management Division directly to Mr. Steven Foster, attention of Mr. Erich Florence. Subsequent plat submissions may be made directly to the Plats and Surveys Division. Please contact Ms. Pattianne Smith, Assistant Division Chief, Plats and Surveys Division at 410-545-8860 or psmith11@sha.state.md.us for additional information about the Donation Plat review process. Additionally, contact Mr. Paul Lednak, Chief, District 3 Right-of-Way at 301-513-7466 or via email

Ms. Cathy Conlon
SHA Tracking No: 13APMO013xx
Page 5
September 17, 2013

address at plednak@sha.state.md.us for information about the Donation Deed requirements and procedures.

Further plan submittals should reflect the above comments. Please submit six (6) sets of revised plans, a CD containing the plans and supporting documentation in PDF format and 2 copies of the revised study, as well as a point by point response, to reflect the comments noted above directly to Mr. Steven Foster attention of Mr. Erich Florence. Please reference the SHA tracking number on future submission. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Erich Florence at 410-545-0447, by using our toll free number in Maryland only at 1-800-876-4742 (x0447) or via email at eflorence@sha.state.md.us.

Sincerely,



for Steven D. Foster, Chief/Development Manager
Access Management Division

SDF/JWR/EMF

cc: Mr. Jeff Amateau, VIKA – 20251 Century Boulevard, Suite 400/ Germantown, MD 20874/
Amateau@vika.com
Mr. Richard Brush, Montgomery County Department of Permitting Services/
Rick.brush@montgomerycountymd.gov
Mr. Bill Carroll, SHA – Plats and Surveys Division
Mr. John Clapsaddle, VIKA – 20251 Century Boulevard, Suite 400/ Germantown, MD 20874/
clapsaddle@vika.com
Ms. Shandale Forbes, SHA- AMD
Mr. Evan Goldman, applicant/owner – Federal Realty – 1626 East Jefferson Street/
Rockville, MD 20852/ egoldman@federalrealty.com
Mr. Victor Grafton, SHA – District 3 Utility Engineer
Ms. Jane Heming, SHA – Office of Real Estate
Mr. Paul Lednak, SHA – District 3 Right of Way
Mr. Mark McKenzie, SHA – AMD Assistant Regional Engineer
Ms. Christie Minami, SHA – Highway Hydraulics Division
Mr. Scott Newill, SHA – AMD Regional Engineer
Mr. Ken Oldham, SHA- OED
Mr. Rob Pearce, SHA - OED
Ms. Deborah Pitts, SHA – Highway Hydraulics Division
Ms. Erica Rigby, SHA – AMD
Dr. Julie Schablitsky, SHA – Environmental Planning Division
Ms. Pattianne Smith, SHA – Plats and Surveys Division
Mr. John Thomas, SHA - RIPD
Catherine.Conlon@montgomeryplanning.org.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

August 22, 2013

Sherry Mitchell
Vika Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request
for Pike & Rose 2nd Revision (Formerly Mid-Pike
Plaza)
Preliminary Plan #: 12012002A
SM File #: 239509
Tract Size/Zone: 23.38 Ac./CR
Total Concept Area: 23.38 Ac.
Parcel(s): Part of Parcel A
Watershed: Cabin John Creek

Dear Ms. Mitchell:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD to the MEP with the use of green roofs and micro-bioretenment. This will be supplemented with the use of underground volume based proprietary filters.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. This approval is for the entire site for the Revised Preliminary plan and for Phase I (Building 10, 11, & 12), and Phase 2 (Building 1A, 2, 3B, 4, 6, 7, 8, 9, and Garages 3 and 7A) of the Site Plan. **As additional Phases are submitted for Site Plan approval, this concept must be either reconfirmed or revised.**
2. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
3. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
4. An engineered sediment control plan must be submitted for this development.
5. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
6. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

7. All covered parking areas are to drain to a WSSC system.
8. Provide a copy of the mechanical plans showing the schematic profiles of the drains to verify all roof areas drain to stormwater structures and that the covered parking drains to a WSSC system.
9. For garage decks that do not drain to a WSSC system, a valve is required in order to close the drainage system while the deck is being cleaned (either dry or wet). The resultant material must be vacuumed or pumped so that it does not enter the storm drain. A floor cleaning plan must be detailed on the approved erosion and sediment control/stormwater plan.
10. Provide adequate access to all structures for inspection and maintenance. Underground structures inside garages must have 12 foot height clearance. Show the access path for underground structures on design plans. Also provide a narrative on the plan that details how to access the green roofs.
11. Easements and covenants will be required for all stormwater structures, including green roofs, on private property and on private roads.
12. Concrete vaults used with proprietary filters that are placed in the right-of-way must be located under the parking section of the road next to the curb. At the design stage, the placement of vaults will need to be coordinated with MCDOT Division of Traffic Engineering & Operations and MCDPS Right-of Way Section so that maintenance of the structures will not interfere with traffic control and public safety.
13. The green roofs are to be designed by a professional with green roof experience.
14. The green roofs are to be 6 and 8 inches in thickness, depending on location. The entire site will have 203,490 square feet of green roof (6" & 8"). In Phase I there should be 56,192 square feet of green roof (6"-1,545s.f. & 8"-54,647s.f.). In Phase 2 there will be 99,144 square feet of 6" green roof. Future phases will have 48,154 square feet of 6" green roof. During design stage, try to maximize the green roof area. This will allow you to reduce the size of structural stormwater that this area drains to.
15. There is an existing stormwater structure on the site that will need to be removed. Work with DPS on the termination of the applicable easement and covenant. Also, coordinate with DEP on the removal of the structure.
16. The micro-bioretenention is provided by use of Silvia Cells and four temporary surface micro-bioretenention.
17. Underground volume based structures receiving only roof water do not need pretreatment. Those structures receiving non rooftop area will need to have pretreatment.
18. There are three temporary parking lots proposed on Block A Lot 2, Block B Lot 4, and Block C Lot 1. Block A and Block C will have temporary stormwater structures until Buildings 1 (on C/1) & 5 (on A/2) are proposed under a future site plan. The temporary parking on Block B Lot 4 will use the proposed permanent structure for building 9.

19. Use MCDPS latest design standards at time of plan submittal.
20. Provide a signed copy of the maintenance and liability agreement with MCDOT.

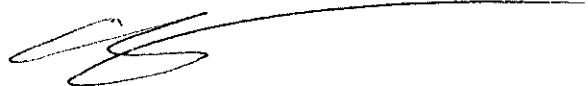
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: jb CN239509 Pike and Rose 2nd Revision.DWK

cc: C. Conlon
SM File # 239509

ESD Acres:	7.09
STRUCTURAL Acres:	19.23
WAIVED Acres:	0.00



FIRE MARSHAL COMMENTS

DATE: 04-Sep-13
TO: Jason Evans
VIKA, Inc
FROM: Marie LaBaw
RE: Pike & Rose - Mid-Pike Plaza (see 120120020 & 820130120)
12012002A

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **04-Sep-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.

Placemaking & Phase 2 Amenity Plan – Pike & Rose – Category Descriptions 1-3

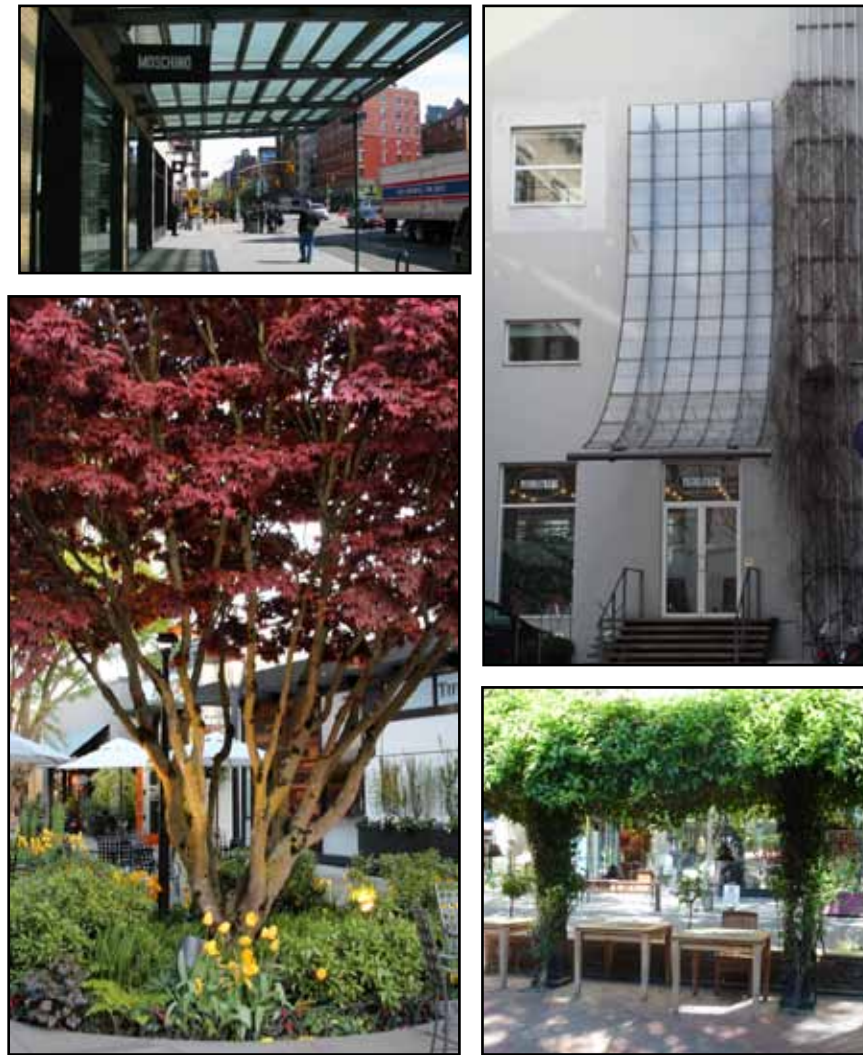
Category 1: Seating options

- **Fixed street furniture & benches:** The Applicant shall provide a minimum of 6 benches and 6 trash receptacles fronting Grand Park Avenue, and 6 benches and 6 trash receptacles fronting Rose Avenue, and 2 benches and 2 trash receptacles fronting Meeting Street, and 2 benches and 4 trash receptacles fronting Trade Street and 2 benches and 3 trash receptacles fronting Prose Street. Along Rockville Pike, Applicant will provide a minimum of 6 benches and 4 trash receptacles. The benches shall be consistent with the sample photos shown but can be modified with Staff approval. The benches may be moved from time to time within the public space but at no time will there be less than the total number of benches stated above accessible to the public. Seating will be a collection of various designs of found art pieces.
- **Movable & seasonal street furniture:** The Applicant shall provide movable and seasonal street furniture generally in the locations shown on the Placemaking & Amenity Plan and consistent with the photos shown below.
- **Umbrellas:** The Applicant shall provide seasonal movable umbrellas generally in the locations labeled.



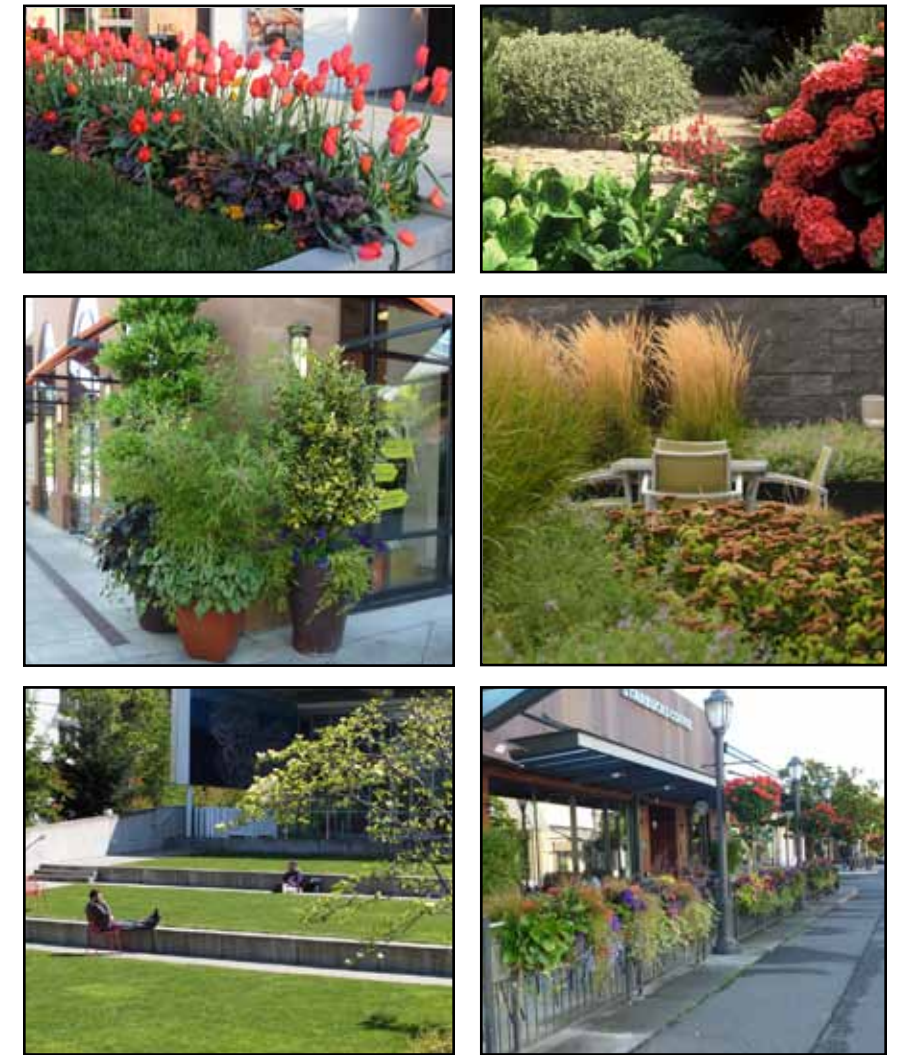
Category 2: Shade

- **Trees:** Shade trees shall be provided in accordance with the Landscape Plan.
- **Trellis:** The Applicant may provide trellis structures within the public use spaces along Meeting Street, Rose Park and/or fastened to the building facades to promote vertical landscape growth and provide shade. The locations of the trellises have not been determined but will be generally consistent with the photo shown.
- **Canopies:** The Applicant will provide canopies at the entrances to the office and residential buildings generally consistent with the photos shown. The Applicant's tenants may provide canopies along their retail frontage. These canopies may be generally consistent with the photo shown below but may also reflect the individual identity of the retail tenant and thus have a unique design to be approved by DPS.



Category 3: Landscaping

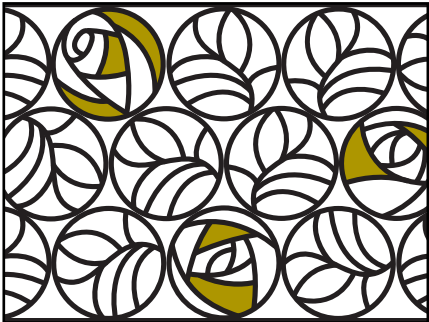
- **Seasonal planting beds:** The Applicant shall maintain a minimum of 10 seasonal planting beds in the locations shown on the Landscape Plan. The planting shall vary throughout the season and annually, and be generally consistent with the photos shown.
- **Pots and movable planters:** The Applicant shall provide a minimum of 50 pots and/or planters on site consistent with the photos shown, spread throughout the public realm. These pots and planters are movable and may be changed out seasonally or moved around the site periodically.



Category 4: Artwork

The Applicant has agreed to provide Art as a public benefit. All of the categories below may contribute to this public benefit category. The Applicant shall meet with the County Arts Council to review the overall art concept for the site.

- **Art/sculpture/found objects:** The Applicant shall provide a minimum of 4 sculptures and/or found objects generally consistent with the photos shown below. The Illustrative Plan shows general locations for the pieces represented by a green circle. Final locations shall be determined once the actual pieces have been commissioned or purchased.
- **Graphics on loading docks and building facades:** Applicant may provide graphic art on loading dock doors and/or building facades throughout the project.
- **Bas relief:** The Applicant may opt to provide bas relief art on the building façades as a contribution to the required art public benefit described above.
- **Decorative railings and gates:** The Applicant may opt to provide decorative railings and gates on the building façades or within the public spaces as a contribution to the required public art benefit described above.



Category 5: Fountains

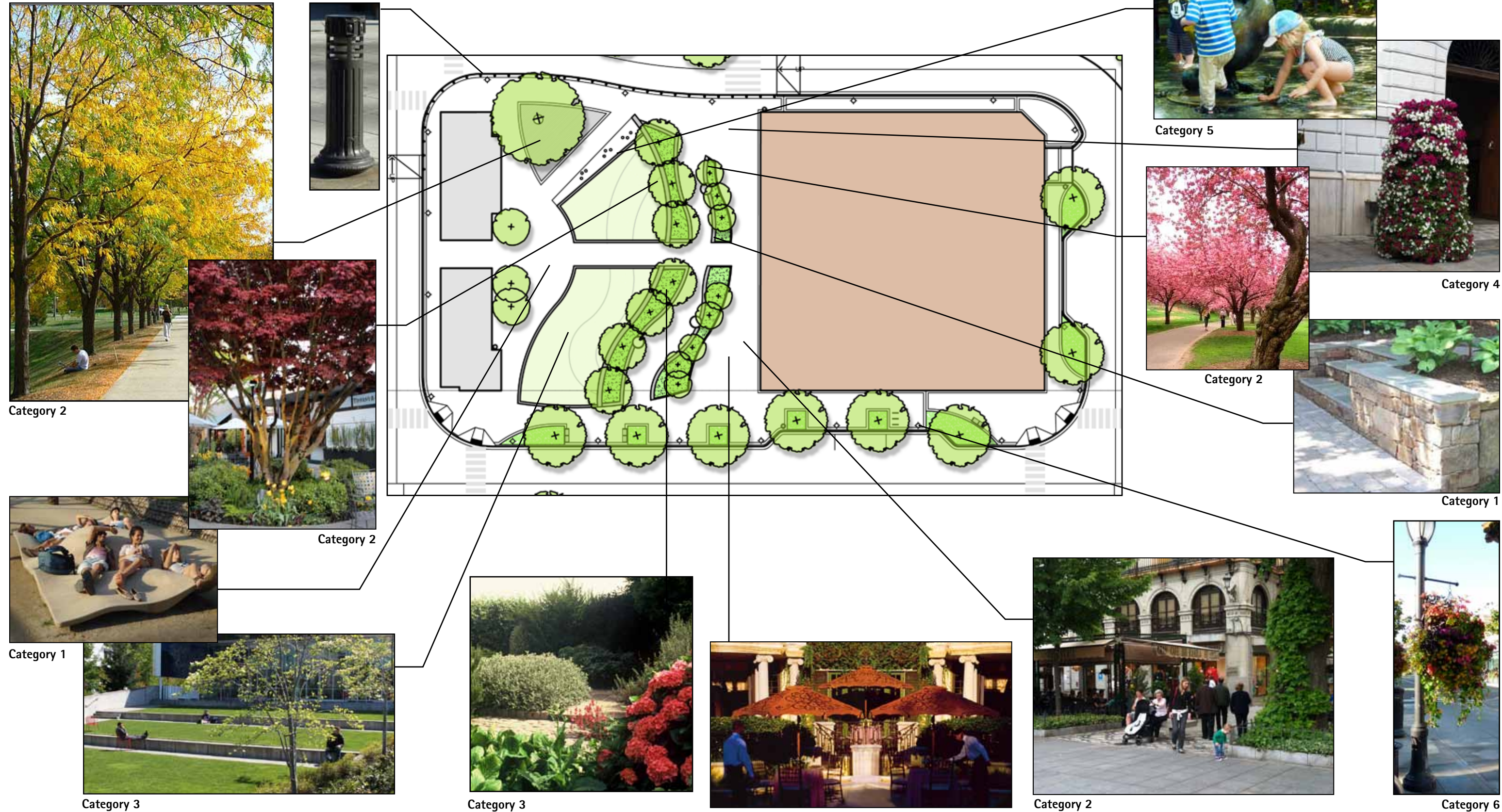
- **Fountain(s):** The Applicant shall provide a minimum of one water feature/fountain generally consistent with the photos shown below. The water feature shall be located out of the public ROW within public use space so that it is accessible to the public.



Category 6: Other Similar Public Benefits

- **Pavilion buildings:** The Applicant may provide one or more pavilion buildings out of the public ROW but within the public use space if the Applicant is able to attract an appropriate retail tenant to the space.
- **Specialty Lighting:** The applicant may provide various types of accent/specialty lighting throughout the public use areas. We have identified 4 types of specialty lighting such as: light portals, overhead, entry and tree lighting.
- **The primary lighting** element for the streetscape of Pike & Rose uses the standard Montgomery County street lantern with a MH lamp throughout. The roadway/sidewalk illumination criteria will be achieved though a careful study of spacing, source wattage and pole height articulation to meet safety and aesthetic needs.
- **Additional layers of light** may be incorporated into the a variety of areas of the buildings and landscape to create a lively atmosphere, useful wayfinding and highlight art or landscape features. Some of the additional lighting elements may be incorporated into handrails, ramps, steps, building canopies, parking entry and storefront canopies. The combined elements will provide a balanced luminosity that will be inviting yet respectful of the people who live in the community.
- Special paving may be used as focal feature within terraces, stairs and sidewalks.



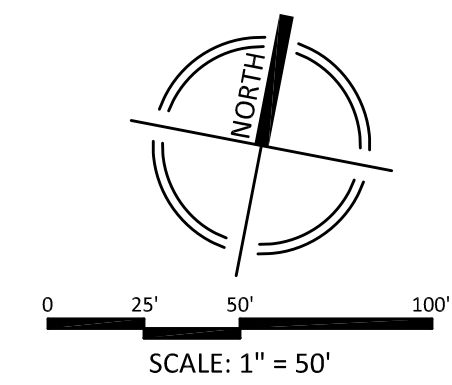


The central image is a site plan for the Pike & Rose development, showing building footprints, parking lots, and landscaped areas. Lines radiate from specific areas on the plan to reference images of various amenities, categorized as follows:

- Category 4:** Two images at the top left show a hanging flower basket and a decorative snail sculpture on a building facade.
- Category 6:** An image at the top right shows a vertical garden wall.
- Category 5:** An image on the middle right shows a public fountain.
- Category 3:** An image on the middle right shows potted plants on a sidewalk.
- Category 5:** An image on the middle left shows two modern, dark-colored planters.
- Category 5:** An image on the bottom left shows a public drinking fountain.
- Category 3:** An image on the bottom left shows outdoor seating with lounge chairs and tall grasses.
- Category 1:** An image on the bottom left shows a modern, dark-colored outdoor table and bench.
- Category 2:** An image on the bottom center shows a shaded outdoor seating area with tables and chairs.
- Category 4:** Two images on the bottom center show colorful Adirondack chairs (orange/green and green/blue).
- Category 6:** An image on the bottom right shows a large, rectangular planter box with a fountain.

SURVEY LEGEND

CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE
SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS
CURB INLET
CONC.
CURE AND GUTTER
BLDG.
STORY
ELECTRICAL TRANSFORMER
TRV.
ASPH.
EASEMENT
ESMT.
REINFORCED CONCRETE PIPE
RCP.
CORROGATED METAL PIPE
CMP.
BUILDING RESTRICTION LINE
BRL.
RIGHT-OF-WAY
R/W
FINISHED FLOOR ELEVATION
FF.



LEGEND

550
548
8" W
8" S
15" RCP
400
100

PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED WATER LINE
PROPOSED SANITARY SEWER WITH STRUCTURE
STORM DRAIN PIPE WITH MANHOLE & INLET
SOILS
PHASE II PROPOSED LIMITS OF DISTURBANCE
PHASE II PROPOSED LIMITS OF DISTURBANCE

EXISTING TREE LESS THAN 24" DBH
EXISTING TREE LESS THAN 24" REMOVED IN PHASE I
EXISTING TREE LESS THAN 24" TO BE REMOVED IN PHASE II
EXISTING TREE 24-29" DBH TO BE REMOVED IN PHASE II
EXISTING TREE 30" DBH OR GREATER FOR WHICH A VARIANCE TO REMOVE THE TREE WAS APPROVED WITH THE PRELIMINARY FOREST CONSERVATION PLAN

PHASE I BUILDINGS TO REMAIN
PROPOSED PHASE II BUILDINGS
FUTURE PHASE BUILDINGS FOR WHICH FOREST MITIGATION IS PROVIDED IN THIS PHASE SEE FOREST CONSERVATION NOTES 11 AND 12 THIS SHEET

#2
#V-1

FCP TREE TABLE:

COMMON NAME	SCIENTIFIC NAME	DBH"	VIGOR**	COMMENTS
1	WILLOW OAK	QUERCUS PHELLOS	41"	FAIR TO GOOD *** PRUNED FOR OVERHEAD WIRES
2	WILLOW OAK	QUERCUS PHELLOS	29"	GOOD PRUNED FOR OVERHEAD WIRES
*** Specimen Tree DBH				

SOILS LEGEND

SYMBOL	SOIL	CHARACTERISTICS
400	URBAN LAND	PRIME AGRICULTURE ERODIBLE SERPENTINITE HYDRIC
		NO NO NO NO

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE
CYNTHIA A. TODD, RLA
PRINTED NAME
TITLE: ASSOCIATE

DATE
SEPT. 23, 2013
EXPIRATION DATE

LICENSE NO. 3025

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 820130120, INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: FEDERAL REALTY INVESTMENT TRUST
PRINTED COMPANY NAME
CONTACT PERSON OR OWNER: DAWN BECKER
PRINTED NAME
ADDRESS: 1626 EAST JEFFERSON STREET, ROCKVILLE, MARYLAND 20852
PHONE AND EMAIL: (301)998-8300
SIGNATURE: DAWN BECKER

PHASE II FINAL FOREST CONSERVATION PLAN
(PIKE & ROSE (MID-PIKE PLAZA))
M-1-NOPPC PRELIMINARY FCP # 120120020
PHASE I FINAL FCP # 820120020
PHASE II FINAL FCP # 820130120

If this drawing is not 30" x 42" it is a reduced print.

SHEET INDEX

FCP-1: COMPOSITE PHASE II FINAL FOREST CONSERVATION PLAN
FCP-2: DETAILED PHASE II FINAL FOREST CONSERVATION PLAN
FCP-3: DETAILED PHASE II FINAL FOREST CONSERVATION PLAN
FCP-4: DETAILED PHASE II FINAL FOREST CONSERVATION PLAN NOTES, SCHEDULES & WORKSHEET

GENERAL NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. C062 AND IS ZONED CR-3 & CR-4 AS PER PARK AND PLANNING ZONING MAP. THE SUBJECT PROPERTY IS COMPRISED OF THE FOLLOWING PARCELS WITH CORRESPONDING TAX ACCOUNT NUMBERS AND LIBER AND FOLIO AS SHOWN.

PARCEL	TAX ACCOUNT #	LIBER & FOLIO
Pt of Parcel "A" Korvette Shopping Center	00055165	L.35028 F.457
Pt of Parcel "B" Rockville Freeway	02044618	L.4121 F.748
Pt of Parcel "C" Rockville Freeway	02044607	L.4268 F.850
Pt of Parcel "D" Rockville Freeway	02044595	L.4434 F.789
Parcel "E" Rockville Freeway	02044584	L.4576 F.295

2.) THE HORIZONTAL DATUM IS BASED ON NAD83(CORS)(EPOCH 2002.0000) / MARYLAND COORDINATE SYSTEM (MD1900) USING THE FOLLOWING NGS CORS STATIONS:
LOOK LOVELLA LOOK CORS ARP, PID NO. DL346
GAIT GAITHERBURG CORS ARP, PID NO. AF9522
GOODE GODDARD SPACE CTR CORS ARP, PID NO. AF9646

3.) THE VERTICAL DATUM IS BASED ON NGVD29 USING THE FOLLOWING WSSC BENCHMARKS:
-BM 5917 - TRAV 19928 ELEVATION = 407.44'
LOCATION: IN A CONCRETE ISLAND CENTER LINE RTE. 355 (ROCKVILLE PIKE), 400 FEET NORTH OF INTERSECTION PARKLAWN AND NICHOLSON LANES.
STATION MTD BY: STANDARD WSSC BRASS DISK, STAMPED 19928/5917.
-BM 5690 ELEVATION = 412.39'
LOCATION: IN A GRASS MEDIAN, C/L RTE. 28 (NORBECK ROAD) 250 FEET SOUTHWEST OF VEIRS MILL ROAD (RTE.586).
STATION MTD BY: STANDARD WSSC BRASS DISK, STAMPED 5690.

4.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031 C 0361 D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 26, 2009.

5.) TOPOGRAPHIC INFORMATION BASED ON AERIAL MAPPING PROVIDED BY NOR EAST MAPPING, INC. DATED DECEMBER 17, 2009 AND MET UTILITIES FIELD VERIFIED BY VMA, INC. JANUARY 2010 IN SO FAR AS POSSIBLE. 1' CONTOUR INTERVALS SHOWN.

6.) EXISTING UTILITIES SHOWN HEREON ARE A COMPILED OF FIELD/DESIGN PLANS & NOTES.

FOREST CONSERVATION NOTES:

1.) THE OVERALL PROJECT AREA IS 24.38 ACRES. THE PHASE II FCP AREA IS THE LOD FOR PHASE II OF 16.27 ACRES, MINUS 1.03 ACRES OF OVERLAP WITH THE PHASE I LOD OR 15.24 ACRES, MINUS THE PRIOR ROAD DEDICATION OF 0.61 ACRES FOR A TOTAL OF 14.63 ACRES. THE BUILDING 13 FUTURE PHASE FCP AREA IS THE FUTURE PHASE LOD OF 1.38 ACRES MINUS 0.15 ACRES OF OVERLAP WITH THE PHASE I LOD OR 1.22 ACRES.

2.) THERE ARE NO FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION. THERE IS ONE SPECIMEN AND ONE SIGNIFICANT TREE ON SITE AS DESCRIBED IN THE TREE TABLE ON THIS SHEET. BOTH TREES ARE TO BE REMOVED IN PHASE II. A TREE VARIANCE WAS APPROVED WITH THE PRELIMINARY FOREST CONSERVATION PLAN FOR THE REMOVAL OF TREE # V-1. FOUR REPLACEMENT TREES (NATIVE SHADE TREES AT MINIMUM 3" CALIPER) TO MITIGATE FOR THE REMOVAL TREE V-1 ARE AS SHOWN ON THE PLAN.

3.) THIS SITE IS SUBJECT TO NRI #20102140 APPROVED JUNE 23, 2010.

4.) THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY LOCAL ATLAS AND INDEX OF HISTORIC SITES.

5.) THERE ARE NO WATERS OF THE UNITED STATES, WETLANDS OR 100 YEAR FLOOD PLANS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY. THIS SITE IS NOT WITHIN AN SPA OR PMA.

6.) THE SUBJECT PROPERTY IS LOCATED IN THE CABIN JOHN CREEK WATERSHED, A CLASS I/I-P STREAM.

7.) IN A LETTER DATED, APRIL 5, 2010, THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR STATED THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR ANY RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE PROJECT SITE.

8.) THERE IS ONE SOIL TYPE ON THE SUBJECT PROPERTY, 400 URBAN LAND.

9.) THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 215NW06.

10.) THERE ARE NO FOREST CONSERVATION EASEMENTS, CATEGORY I OR II ASSOCIATED WITH THE SITE OR ON ADJACENT OR CONTIGUOUS PROPERTIES.

11.) IN PHASE II, A PARKING LOT IS PROPOSED ON THE SITE OF FUTURE BUILDING 1 AND FOREST CONSERVATION WITH AN AFFORESTATION REQUIREMENT OF 0.18 ACRES. THIS PLAN PROPOSES THAT THE 0.18 ACRE REQUIREMENT FOR BUILDING 13 BE MET THROUGH OFF-SITE BANKING AND BE INCLUDED WITH THIS PHASE II FOREST CONSERVATION PLAN. THEREFORE, THE FUTURE CONSTRUCTION OF BUILDING 13 WILL NOT REQUIRE ANY ADDITIONAL FOREST CONSERVATION MITIGATION AND WILL NOT REQUIRE AN AMENDMENT TO THE FOREST CONSERVATION PLAN.

12.) BUILDING 13 IS PROPOSED FOR A FUTURE PHASE AND REQUIRES AN ADDITIONAL LOD OF 1.22 ACRES, WITH AN AFFORESTATION REQUIREMENT OF 0.18 ACRES. THIS PLAN PROPOSES THAT THE 0.18 ACRE REQUIREMENT FOR BUILDING 13 BE MET THROUGH OFF-SITE BANKING AND BE INCLUDED WITH THIS PHASE II FOREST CONSERVATION PLAN. THEREFORE, THE FUTURE CONSTRUCTION OF BUILDING 13 WILL NOT REQUIRE ANY ADDITIONAL FOREST CONSERVATION MITIGATION AND WILL NOT REQUIRE AN AMENDMENT TO THE FOREST CONSERVATION PLAN.

AFFORESTATION/REFORESTATION TABLE:

AFFORESTATION/REFORESTATION REQUIRED	AC
PHASE I FCP 820120020 CREDITS	3.79
PHASE I OFF-SITE BANKING	1.41
REMAINING REQUIREMENT	2.38
PHASE II OFF-SITE BANKING	2.20
FUTURE PHASE OFF-SITE BANKING *	0.18
TOTAL PHASE II & FUTURE PHASE OFF-SITE BANKING PROVIDED IN PHASE	2.38
REMAINING REQUIREMENT	0.00

* SEE FOREST CONSERVATION NOTE 12 THIS SHEET.

Pike & Rose
Rockville, Maryland

1. Applicant/Owner:

Federal Realty
1626 East Jefferson Street
Rockville, MD 20852
301.998.8300
www.FederalRealty.com
Contact: Evan Goldman

Master Planner:

Street Works

30 Glenn Street 4th Floor
White Plains, NY 10603
914.949.6505
Contact: Tim Mount

2. Attorney:

Linowes & Blocher

7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814
301.961.5157
Contact: Barbara Sears

Architects:

Design Collective

601 East Pratt Street, Suite 300
Baltimore, MD 21202
410.685.6655
Contact: Michael Goodwin

WDG Architecture

1025 Connecticut Ave., NW, Suite 300
Washington, DC 20036
202.857.8300
Contact: Buddy Woerner

R2L Architects

3222 N Street NW, Suite 500
Washington, DC 20007
202.600.7232
Contact: Sacha Rosen

Landscape Architects:

Clinton & Associates

5200 Baltimore Avenue, Suite 201
Hyattsville, MD 20781
301.699.5600
Contact: Sandra Clinton

Design Collective

601 East Pratt Street, Suite 300
Baltimore, MD 21202
410.685.6655
Contact: Mike Goodwin

Traffic Engineer:

Wells & Associates

8730 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301.448.1333
Contact: Nancy Randall

LEED Consultant:

Paladino DC

51 Monroe Street, Suite 402
Rockville, MD 20850
240.403.0953
Contact: Steve Keppler

Dry Utility Engineering:

Richter & Associates

15865 Crabbs Branch Way
Rockville, MD 20855
301.548.7475
Contact: John O'Boyle

Civil Engineer:

VIKA Maryland, LLC

20251 Century Boulevard, Suite 400
Germantown, MD 20874
301.316.4100
Contact: John Clapsaddle

SEAL

DRAWN BY: CHECKED: IPD

4 REV. PER AGENCY COMMENTS 8.16.2013

3 REV. PER AGENCY COMMENTS 6.7.2013

2 REVISED PER INTAKE COMMENTS 2.4.2013

1 INITIAL SUBMISSION 12.10.2012

NO. DESCRIPTION DATE

SUBMISSIONS & REVISIONS

WSSC GRID: 215NW06 TAX MAP: GQ62

SHEET TITLE

COMPOSITE

PHASE II FINAL FOREST CONSERVATION PLAN (MID-PIKE PLAZA)

SCALE DATE PROJ.#

1" = 50' 06.27.2013 VM1583I

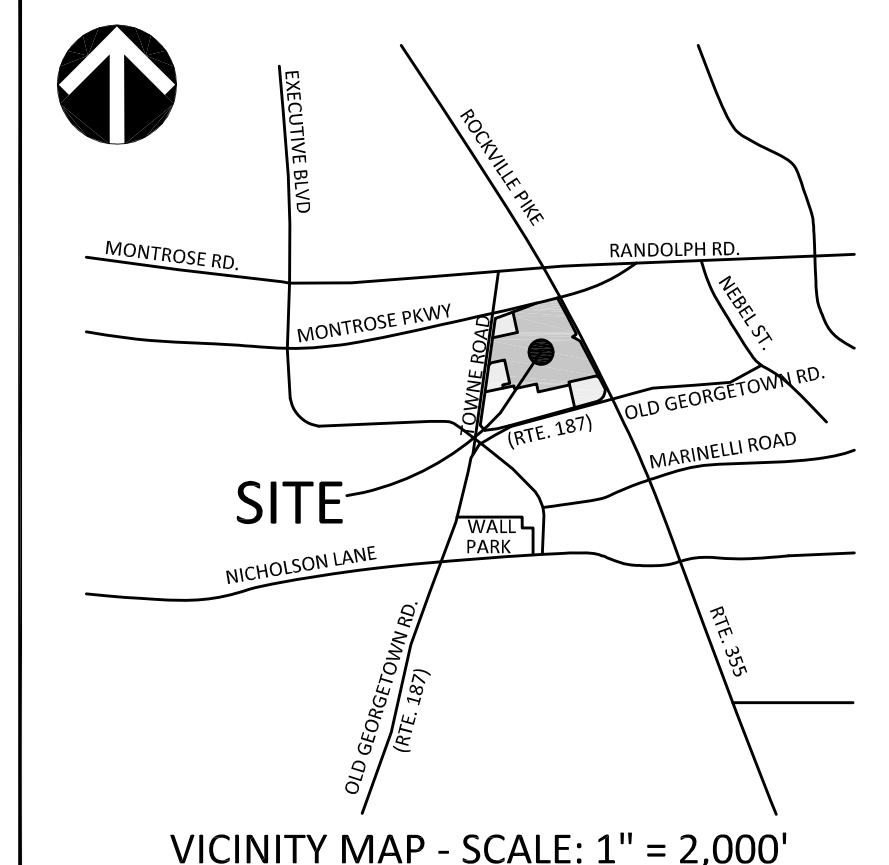
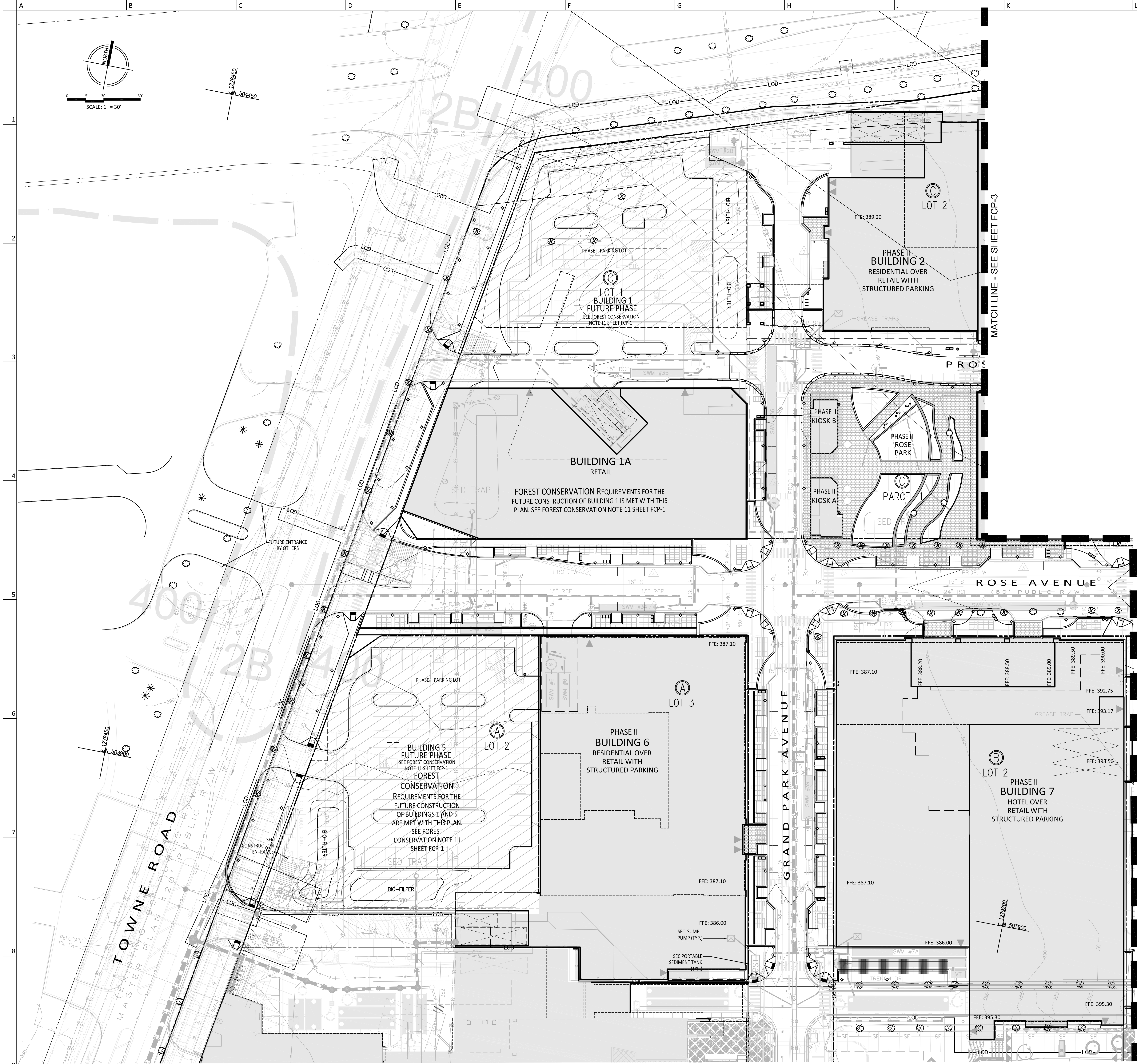
PROJECT PHASE

SITE PLAN - PHASE 2

DRAWING #

FCP-1

820130120



FCP LEGEND	
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER WITH STRUCTURE
	STORM DRAIN PIPE WITH MANHOLE & INLET
	SOILS
	PHASE II LIMITS OF DISTURBANCE
	FUTURE LIMITS OF DISTURBANCE
	SEC SILT FENCE
	EXISTING TREE LESS THAN 24" DBH
	EXISTING TREE LESS THAN 24" DBH TO BE REMOVED IN PHASE I
	EXISTING TREE LESS THAN 24" DBH TO BE REMOVED IN PHASE II
	EXISTING TREE 24-29" DBH TO BE REMOVED IN PHASE II
	EXISTING TREE 30" DBH OR GREATER FOR WHICH A VARIANCE TO REMOVE THE TREE WAS APPROVED WITH THE PRELIMINARY FOREST CONSERVATION PLAN
	PHASE I BUILDINGS TO REMAIN
	PROPOSED PHASE II BUILDINGS
	FUTURE PHASE BUILDINGS FOR WHICH FOREST MITIGATION IS PROVIDED IN THIS PHASE
	SEE FOREST CONSERVATION NOTES 11 AND 12 SHEET FCP-1
	SILVA CELLS
	SEC STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK
	SEC PIPE SLOPE DRAIN (PSD)
	SEC PORTABLE SEDIMENT TANK
	SEC SUMP PIT
	SEC SEDIMENT TRAP

SURVEY LEGEND	
	CABLE TELEVISION CONDUIT
	ELECTRICAL CONDUIT
	EDGE OF PAVEMENT
	FENCE LINE
	NATURAL GAS CONDUIT
	OVERHEAD WIRES
	TELEPHONE/COMMUNICATIONS CONDUIT
	PROPERTY LINES
	PUBLIC UTILITIES EASEMENTS
	SANITARY SEWER CONDUIT
	STORM DRAIN CONDUIT
	WATER CONDUIT
	SANITARY CLEANOUT
	STORM DRAIN MANHOLE
	ELECTRICAL JUNCTION BOX
	ELECTRICAL MANHOLE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS MANHOLE
	GUY POLE
	LIGHT POLE
	PHONE PEDESTAL
	PHONE MANHOLE
	UTILITY POLE
	SANITARY MANHOLE
	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
	TREE
	CABLE TELEVISION PEDESTAL
	UNKNOWN UTILITY MANHOLE
	WATER METER
	WATER MANHOLE
	WATER VALVE
	BOLLARD
	SIGN POST
	WOOD POST
	INLETS
	CURB INLET

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 820130120, INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: **FEDERAL REALTY INVESTMENT TRUST**

PRINTED COMPANY NAME: _____

CONTACT PERSON OR OWNER: **DAWN BECKER**

PRINTED NAME: _____

ADDRESS: **1626 EAST JEFFERSON STREET, ROCKVILLE, MARYLAND 20852**

PHONE AND EMAIL: **(301)998-8300**

SIGNATURE: **DAWN BECKER**

PHASE II FINAL FOREST CONSERVATION PLAN
PIKE & ROSE (MID-PIKE PLAZA)
M-NOVPPC PRELIMINARY FCP # 120120020
PHASE I FINAL FCP # 820120020
PHASE II FINAL FCP # 820130120

Pike & Rose

Rockville, Maryland

1. **Applicant/Owner:**
Federal Realty
1626 East Jefferson Street
Rockville, MD 20852
301.998.8300
www.FederalRealty.com
Contact: Evan Goldman

Master Planner:
Street Works
30 Glenn Street 4th Floor
White Plains, NY 10603
914.949.6505
Contact: Tim Mount

2. **Attorney:**
Linowes & Blocher
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814
301.961.5157
Contact: Barbara Sears

Architects:
Design Collective
601 East Pratt Street, Suite 300
Baltimore, MD 21202
410.685.6655
Contact: Michael Goodwin

3. **WDG Architecture**
1025 Connecticut Ave., NW, Suite 300
Washington, DC 20036
202.857.8300
Contact: Buddy Woerner

R2L Architects
3222 N Street NW, Suite 500
Washington, DC 20007
202.600.7232
Contact: Sacha Rosen

Landscape Architects:
Clinton & Associates
5200 Baltimore Avenue, Suite 201
Hyattsville, MD 20781
301.699.5600
Contact: Sandra Clinton

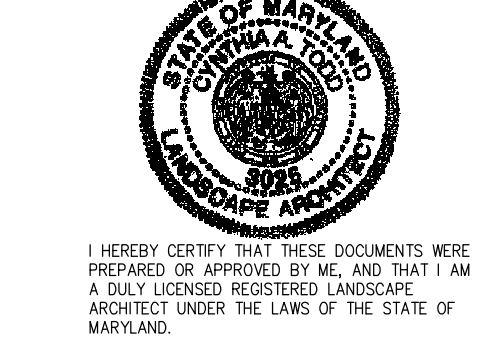
4. **Design Collective**
601 East Pratt Street, Suite 300
Baltimore, MD 21202
410.685.6655
Contact: Mike Goodwin

Trail Engineer:
Wells + Associates
8730 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301.448.1333
Contact: Nancy Randall

5. **LEED Consultant:**
Paladino DC
51 Monroe Street, Suite 402
Rockville, MD 20850
240.403.0953
Contact: Steve Keppeler

Dry Utility Engineering:
Richter & Associates
15865 Crabbs Branch Way
Rockville, MD 20855
301.548.7475
Contact: John O'Boyle

Civil Engineer:
VIKA Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, MD 20874
301.316.4100
Contact: John Clapsaddle



7. DRAWN BY: _____ CHECKED: IPD

4	REV. PER AGENCY COMMENTS	8.16.2013
3	REV. PER AGENCY COMMENTS	6.7.2013
2	REVISED PER INTAKE COMMENTS	2.4.2013
1	INITIAL SUBMISSION	12.10.2012

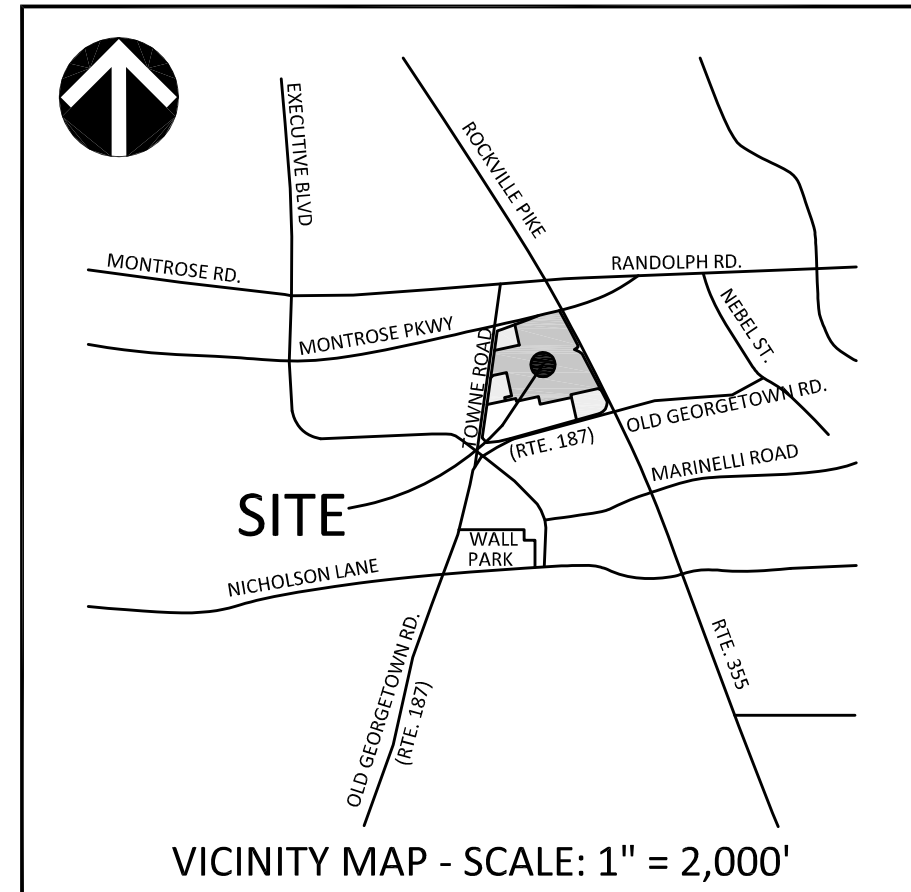
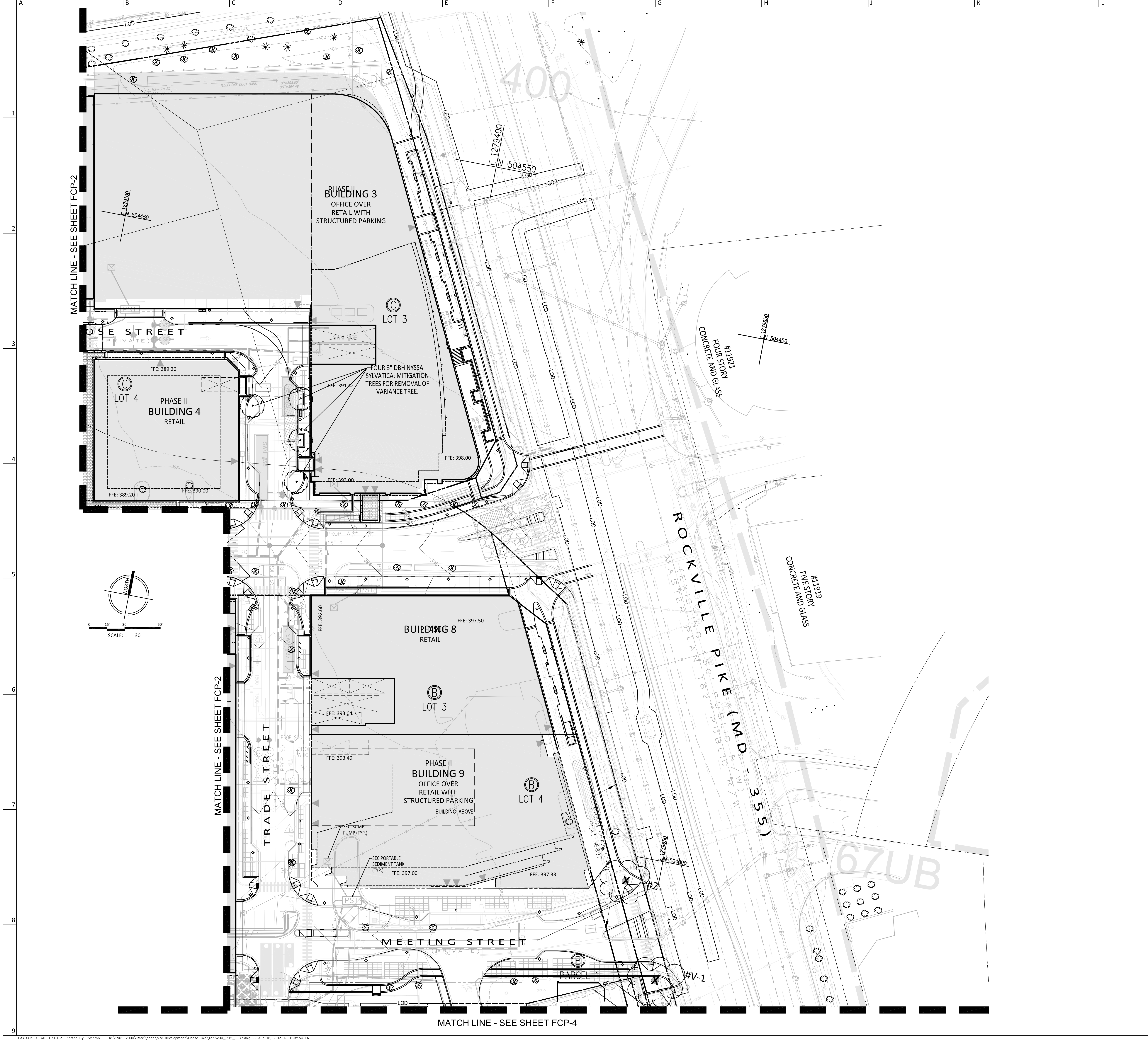
NO.	DESCRIPTION	DATE
SUBMISSIONS & REVISIONS		
	WSSC GRID: 215NW06	TAX MAP: GQ62
SHEET TITLE		

SCALE	DATE	PROJ.#
1" = 30'	06.27.2013	VM1538J

PROJECT PHASE
SITE PLAN - PHASE 2

DRAWING #
FCP-2

820130120



FCP LEGEND	
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER WITH STRUCTURE
	STORM DRAIN PIPE WITH MANHOLE & INLET
	SOILS
	PHASE II LIMITS OF DISTURBANCE
	FUTURE LIMITS OF DISTURBANCE
	SEC SILT FENCE
	EXISTING TREE LESS THAN 24" DBH
	EXISTING TREE LESS THAN 24" REMOVED IN PHASE I
	EXISTING TREE LESS THAN 24" TO BE REMOVED IN PHASE II
	EXISTING TREE 24-29" DBH TO BE REMOVED IN PHASE II
	EXISTING TREE 30" DBH OR GREATER FOR WHICH A VARIANCE TO REMOVE THE TREE WAS APPROVED WITH THE PRELIMINARY FOREST CONSERVATION PLAN
	PHASE I BUILDINGS TO REMAIN
	PROPOSED PHASE II BUILDINGS
	FUTURE PHASE II BUILDINGS FOR WHICH FOREST MITIGATION IS PROVIDED IN THIS PHASE
	FOREST CONSERVATION NOTES 11 AND 12 SHEET FCP-1
	SILVA CELLS
	SEC STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK
	SEC PIPE SLOPE DRAIN (PSD)
	SEC PORTABLE SEDIMENT TANK
	SEC SUMP PIT
	SEC SEDIMENT TRAP

SURVEY LEGEND	
	CABLE TELEVISION CONDUIT
	ELECTRICAL CONDUIT
	EDGE OF PAVEMENT
	FENCE LINE
	NATURAL GAS CONDUIT
	OVERHEAD WIRES
	TELEPHONE/COMMUNICATIONS CONDUIT
	PROPERTY LINES
	PUBLIC UTILITIES EASEMENTS
	SANITARY SEWER CONDUIT
	STORM DRAIN CONDUIT
	WATER CONDUIT
	SANITARY CLEANOUT
	STORM DRAIN MANHOLE
	ELECTRICAL JUNCTION BOX
	ELECTRICAL MANHOLE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS MANHOLE
	GUY POLE
	GAS VALVE
	LIGHT POLE
	PHONE PEDESTAL
	PHONE MANHOLE
	UTILITY POLE
	SANITARY MANHOLE
	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
	TREE
	CABLE TELEVISION PEDESTAL
	UNKNOWN UTILITY MANHOLE
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	WATER VALVE
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DEVELOPER'S CERTIFICATE	
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CONTACT PERSON OR OWNER:	DAWN BECKER
PRINTED NAME:	
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SIGNATURE:	DAWN BECKER
PHASE II FINAL FOREST CONSERVATION PLAN PIKE & ROSE (MID-PIKE PLAZA) M-NCPPC PRELIMINARY FCP # 120120020 PHASE I FINAL FCP # 820120020 PHASE II FINAL FCP # 820130120	



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Contact: John O'Boyle

Civil Engineer:
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20251 Century Boulevard, Suite 400
Germantown, MD 20874
301.916.4100
Contact: John Clapsaddle



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

SEAL CYNTHIA A. TODD LICENSE NO. 2025 EXPIRATION DATE OCTOBER 3, 2025

DRAWN BY: CHECKED: IPD

4	REV. PER AGENCY COMMENTS	8.16.2013
3	REV. PER AGENCY COMMENTS	6.7.2013
2	REVISED PER INTAKE COMMENTS	2.4.2013
1	INITIAL SUBMISSION	12.10.2012

NO.	DESCRIPTION	DATE
SUBMISSIONS & REVISIONS		
WSSC GRID: 215NW06 TAX MAP: GQ62		

SHEET TITLE		
DETAILED PHASE II FINAL FOREST CONSERVATION PLAN (MID-PIKE PLAZA)		

SCALE	DATE	PROJ.#
1" = 30'	06.27.2013	VM1538J

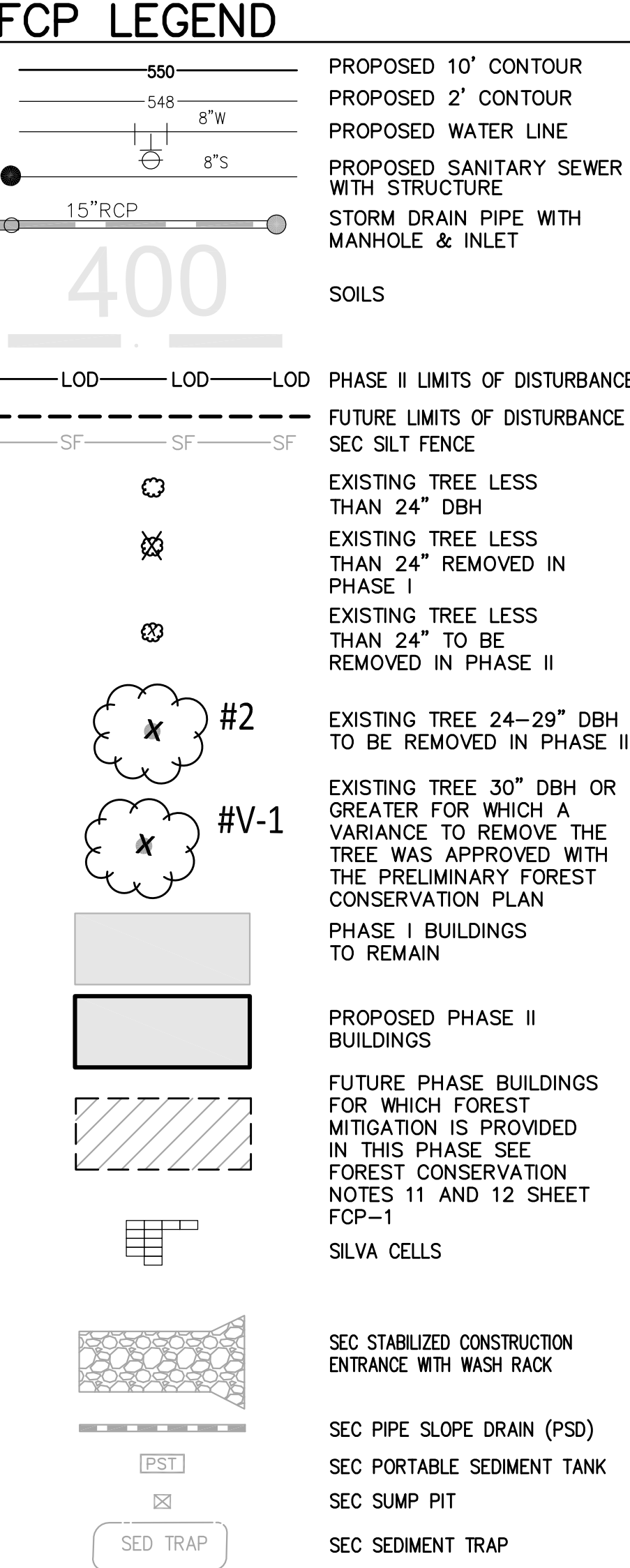
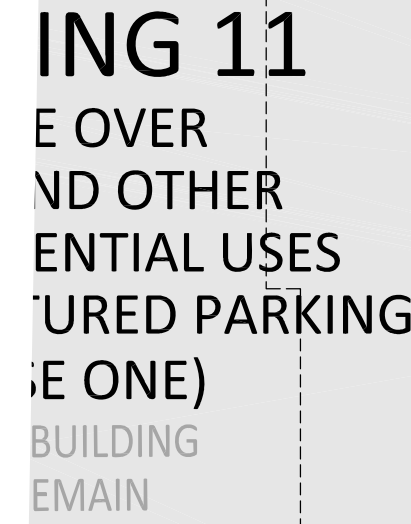
PROJECT PHASE

SITE PLAN - PHASE 2

DRAWING #

FCP-3

820130120



A. AN ON-SITE PRE-CONSTRUCTION MEETING SHALL BE REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. THE OWNER SHALL COMPLY WITH THE MARYLAND ANNUAL CAPITAL PARK AND PLANNING COMMISSION INSPECTION STAFF PRIOR TO COMMENCING CONSTRUCTION TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS TREE PROTECTION AND TREE CARE MEASURES. THE ATTENDANTS AT THIS MEETING SHOULD INCLUDE: DEVELOPER'S REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, ISA CERTIFIED ARBORIST OR MD LICENSE TREE EXPERT THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, M-NOPCC INSPECTOR, AND DPS SEEDING CONTROL INSPECTOR.

B. NO CLEARING OR GRADING SHALL BEGIN BEFORE STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED. APPROPRIATE MAY INCLUDE, BUT ARE LIMITED TO:

- i. ROOT PRUNING
- ii. CROWN REDUCTION OR PRUNING
- iii. WATERING
- iv. FERTILIZING
- v. VERTICAL MULCHING
- vi. ROOT AERATION MATTING

MEASURES NOT SPECIFIED ON THE FOREST CONSERVATION PLAN MAY BE REQUIRED AS DETERMINED BY THE M-NOPCC INSPERATOR IN COORDINATION WITH THE ARBORIST.

C. A STATE OF MARYLAND LICENSED TREE EXPERT, OR AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST MUST PERFORM ALL STRESS REDUCTION MEASURES. DOCUMENTATION OF STRESS REDUCTION MEASURES MUST BE EITHER OBSERVED BY THE M-NOPCC INSPECTOR OR SENT TO THE M-NOPCC INSPERATOR, 4000 AVENUE, SILVER SPRING, MD 20910. THE M-NOPCC INSPECTOR WILL DETERMINE THE EXACT METHOD TO CONVEY THE STRESS REDUCTION MEASURES DURING THE PRE-CONSTRUCTION MEETING.

FOREST CONSERVATION WORKSHEET FOR MID PIKE PLAZA										FUTURE PHASE (BUILDING 13)*			
NET TRACT AREA:													
A. Phase II Total tract area: 16.27AC LOD minus 1.03 LOD overlap = 15.24 AC										OVERALL	PHASE ONE	PHASE TWO	1.22
B. Land dedication acres (parks, county facility, etc.)										25.87	9.41	15.24	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)										0.00	0.00	0.00	0.00
D. Area to remain in commercial agricultural production/use										0.61	0.00	0.61	0.00
E. Other deductions (specify)										0.00	0.00	0.00	0.00
F. Net Tract Area =										25.26	9.41	14.63	1.22
LAND USE CATEGORY: (from <i>Trees Technical Manual</i>)													
Input the number "1" under the appropriate land use, limit to only one													
ARA	MDR	IDA	HDR	MPD	CLA								
0	0	0	0	0	1								
G. Afforestation Threshold										3.79	1.41	2.19	0.18
H. Conservation Threshold										3.79	1.41	2.19	0.18
EXISTING FOREST COVER:													
I. Existing forest cover =										0.00	0.00	0.00	0.00
J. Area of forest above afforestation threshold =										0.00	0.00	0.00	0.00
K. Area of forest above conservation threshold =										0.00	0.00	0.00	0.00
BREAK EVEN POINT:													
L. Forest retention above threshold with no mitigation =										0.00	0.00	0.00	0.00
M. Clearing permitted without mitigation =										0.00	0.00	0.00	0.00
PROPOSED FOREST CLEARING:													
N. Total area of forest to be cleared =										0.00	0.00	0.00	0.00
O. Total area of forest to be retained =										0.00	0.00	0.00	0.00
PLANTING REQUIREMENTS:													
P. Reforestation for clearing above conservation threshold =										0.00	0.00	0.00	0.00
Q. Reforestation for clearing below conservation threshold =										0.00	0.00	0.00	0.00
R. Credit for retention above conservation threshold =										0.00	0.00	0.00	0.00
S. Total reforestation required =										0.00	0.00	0.00	0.00
T. Total afforestation required =										3.79	1.41	2.19	0.18
U. Credit for landscaping (may not exceed 20% of "S") =										0.00	0.00	0.00	0.00
V. Total reforestation and afforestation required =										3.79	1.41	2.19	0.18

	OVERALL	PHASE I	PHASE II	FUTURE BLDG 13 PHASE
ACREAGE OF TRACT	25.87	9.41	15.24	1.22
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00	0.00	0.00	0.00
ACREAGE OF ROAD & UTILITY ROW'S WHICH WILL NOT BE IMPROVED AS PART OF DEVELOPMENT APPLICATION	0.61	0.00	0.61	0.00
ACREAGE OF STREAM VALLEY BUFFER	0.00	0.00	0.00	0.00
ACREAGE OF TOTAL EXISTING FOREST	0.00	0.00	0.00	0.00
ACREAGE OF TOTAL FOREST RETENTION	0.00	0.00	0.00	0.00
ACREAGE OF TOTAL FOREST CLEARED	0.00	0.00	0.00	0.00
LAND USE CATEGORY & CONSERVATION & AFFORESTATION THRESHOLDS				
SEC. 22A-12(a) FOREST CONS. LAW	CIA: 15% / 15%	CIA: 15% / 15%	CIA: 15% / 15%	CIA: 15% / 15%
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN WETLANDS	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED W/IN 100-YR FLOODPLAINS	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN STREAM BUFFERS	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00
ACREAGE OF FOREST RETAINED, CLEARED, & PLANTED WITHIN PRIORITY AREAS	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00	Retained: 0.00 Cleared: 0.00 Planted: 0.00
LINEAR FEET AND AVERAGE WIDTH STREAM BUFFER PROVIDED	Linear Feet: 0.00 Average Width: 0.00	Linear Feet: 0.00 Average Width: 0.00	Linear Feet: 0.00 Average Width: 0.00	Linear Feet: 0.00 Average Width: 0.00

MITIGATION TREE PLANT SCHEDULE*					
SHADE TREES					
KEY	NO.	BOTANICAL NAME	COMMON NAME	CALIPER	REMARKS
NS	4	NYSSA SYLVATICA	BLACK GUM	3- 3.5"	

CABLE TELEVISION CONDUIT	
ELECTRICAL CONDUIT	
EDGE OF PAVEMENT	
FENCE LINE	
NATURAL GAS CONDUIT	
OVERHEAD WIRES	
TELEPHONE/COMMUNICATIONS CONDUIT	
PROPERTY LINES	
PUBLIC UTILITIES EASEMENTS	
SANITARY SEWER CONDUIT	
STORM DRAIN CONDUIT	
WATER CONDUIT	
SANITARY CLEANOUT	
STORM DRAIN MANHOLE	
ELECTRICAL JUNCTION BOX	
ELECTRICAL MANHOLE	
FIRE DEPARTMENT CONNECTION	
FIRE HYDRANT	
GAS MANHOLE	
BUY POLE	
GAS VALVE	
LIGHT POLE	
PHONE PEDESTAL	
PHONE MANHOLE	
UTILITY POLE	
SANITARY MANHOLE	
TRAFFIC CONTROL BOX	
TRAFFIC SIGNAL POLE	
REE	
CABLE TELEVISION PEDESTAL	
UNKNOWN UTILITY MANHOLE	
WATER METER	
WATER MANHOLE	
WATER VALVE	
WOLLARD	
DESIGN POST	
WOOD POST	
INLETS	
STURB INLET	

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE
APPROVED FINAL FOREST CONSERVATION PLAN NO. 820130102
INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE,
AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: FEDERAL REALTY INVESTMENT TRUST
PRINTED COMPANY NAME _____

CONTACT PERSON OR OWNER: _____
DAWN BECKER
PRINTED NAME _____

ADDRESS: 1626 EAST JEFFERSON STREET , ROCKVILLE, MARYLAND 20850

PHONE AND EMAIL: (301)998-8300

SIGNATURE: _____
DAWN BECKER

PHASE II FINAL FOREST CONSERVATION PLAN
PIKE & ROSE (MID-PIKE PLAZA)
M-NOPPIC PRELIMINARY FCP # 120120020
PHASE I FINAL FCP # 820120020
PHASE II FINAL FCP # 820130102

Applicant/Owner:
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MARYLAND.

DRAWN BY: _____ CHECKED: IPD

4 REV. PER AGENCY COMMENTS 8.16.2013

3 REV. PER AGENCY COMMENTS 6.7.2013

NO.	DESCRIPTION	DATE
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SUBMISSIONS & REVISIONS

WSSC GRID: 215NW06 TAX MAP: GQ62

DETAILED FCP,
NOTES & WORKSHEET

PHASE II FINAL FOREST
CONSERVATION PLAN

SCALE	DATE	PROJ.#
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1" = 30' 06.27.2013 VM1538J

PROJECT PHASE

SITE PLAN - PHASE 2

FCP-4

820130120