



MCPB
Consent Item No.
Date: February 11, 2016

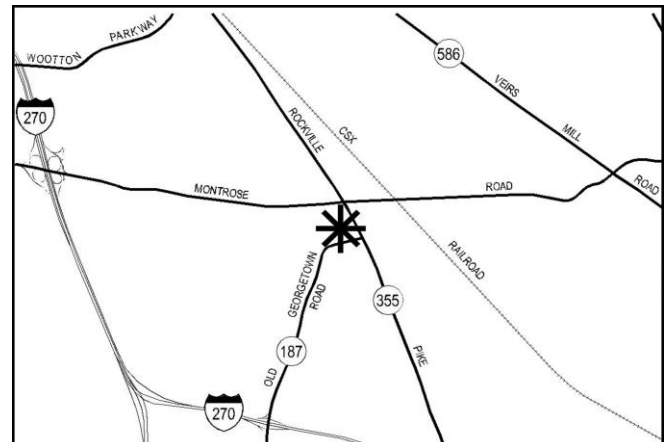
Staging Allocation Request No. 26400 for Pike and Rose-2A

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Completed: 1/29/2016

Description

- Staging allocation for 75,000 square feet of non-residential development for Buildings 3A, 4 and a Park Kiosk that are part of the approved Pike and Rose-Phase II, Site Plan No. 820130120;
- Located along Rose Avenue, north of Old Georgetown Road (MD 187) and west of Rockville Pike (MD 355);
- 13.21 gross acres in the CR3 C1.5 R2.5 H200 and CR4 C3.5 R3.5 H300 Zones in the *White Flint Sector Plan* area;
- Applicant: Federal Realty Investment Trust filed on December 10, 2015.



Summary

- Staff recommends approval of the Staging Allocation Request (SAR) No. 26400 for Site Plan No. 820130120, Pike & Rose-Phase II.

BACKGROUND

To ensure compliance with the phasing limits in the Approved and Adopted *White Flint Sector Plan* (2010), the Planning Board has approved the White Flint Sector Plan Implementation Guidelines specifying how development capacity is allocated (Council Resolution No. 17-213, Approval of Planning Board Regulation 11-01, White Flint Allocation). Phase I of the Sector Plan allows up to 3,000 residential dwelling units and up to 2.0 million square feet of non-residential development.

The prior Pike & Rose Staging Allocation Requests (SARs) are the following:

- On March 23, 2012, the Planning Board approved SAR No. 25400 (MCPB No. 12-36) for 493 residential dwelling units and 262,800 square feet of non-residential development associated with Site Plan No. 820120020, Mid-Pike Plaza (Pike & Rose). The applicant, Federal Realty Investment Trust, later submitted updated building permit information, which showed that only 211,958 square feet of non-residential development was actually utilized for SAR No. 25400.
- On January 17, 2014, the Planning Board approved SAR No. 25800 (MCPB No.14-03) for 1,000 square feet of non-residential development for Site Plan No. 82012002A, Pike and Rose, Phase I amendment.
- On August 5, 2014, the Planning Board approved SAR No. 26000 (MCPB No. 14-65) for 368 residential dwelling units and no non-residential development for Site Plan No. 820130120, Pike & Rose-Phase II (Buildings 6 and 7).
- On April 16, 2015, the Planning Board approved SAR No. 26200 (MCPB No. 15-46) for 160,705 square feet of non-residential development for Buildings 1A, 3A, 4 and 8. However, the Applicant received approval from the Department of Permitting Services for 99,628 square feet of non-residential development for Buildings 1A and 8 only. Therefore, per the Planning Board White Flint Implementation Guidelines, COMCOR 50.35.02 (B)(4), the Staging Allocation approval for the remaining 61,077 square feet has expired.

PROPOSED STAGING ALLOCATION REQUEST

On December 9, 2015, Federal Realty Investment Trust (FRIT), filed SAR No. 26400 for 75,000 square feet of non-residential development. This SAR request is associated with Buildings 3A, 4 and a Park Kiosk (illustrated in Figure 1 below), which are part of the approved Site Plan No. 820130120, Pike & Rose-Phase II.

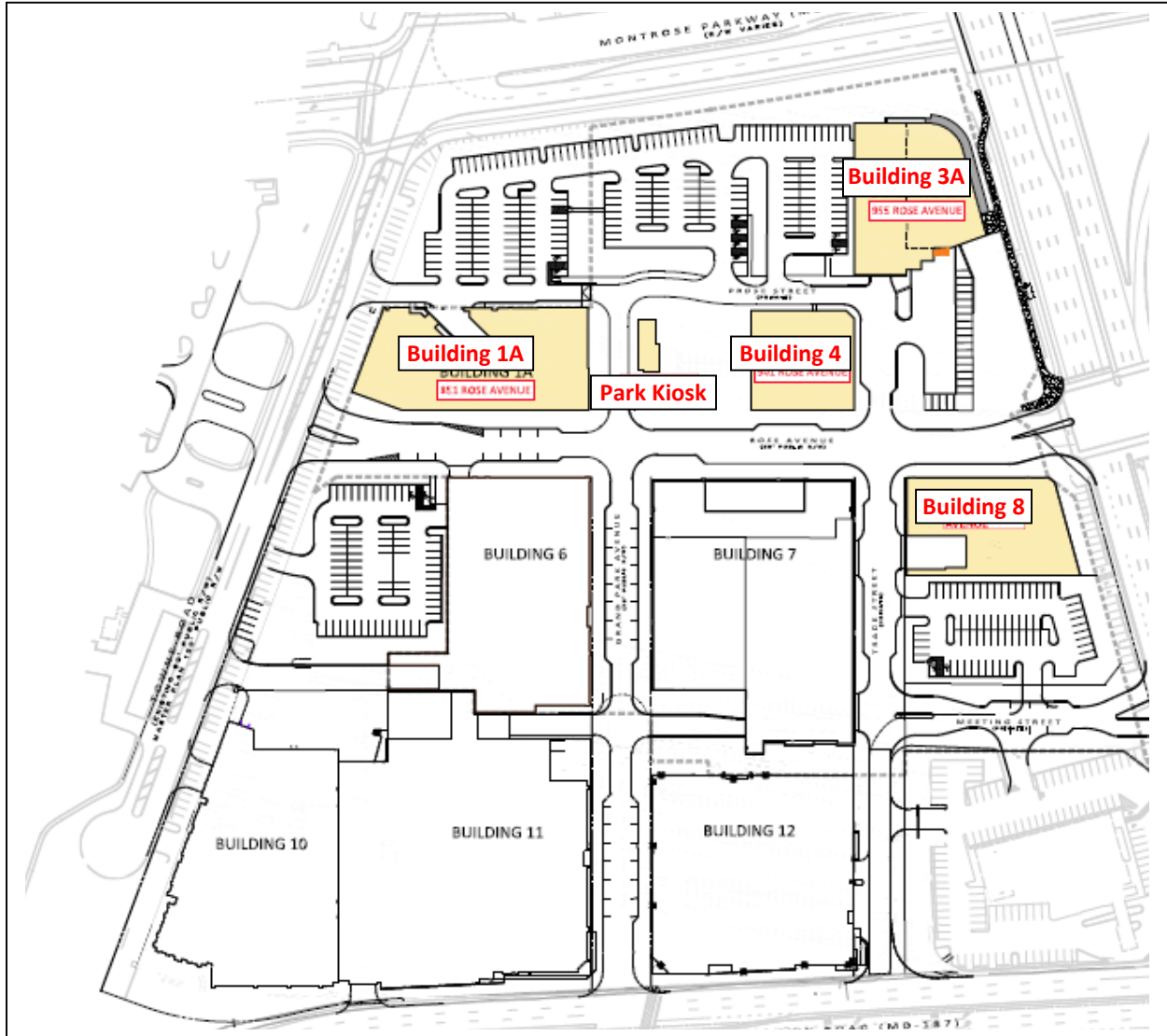


Figure 1: Proposed Buildings 3A, 4, and Park Kiosk for SAR No. 26400

No demolition credits are associated with this request. Currently, there are 17,056 square feet of demolition credits available for the property from the previously demolished buildings that had occupied the site. The table below shows the Sector Plan limits, approved SARs, the proposed Staging Allocation Request, and the remaining residential and non-residential development.

Staging Capacity	Residential	Non-Residential
Maximum approved by Sector Plan-Phase I	3,000 units	2.0 million square feet
SAR No. 25400 issued for Site Plan No. 820120020	493 units	211,958 square feet
SAR No. 25800 issued for Site Plan No. 82012002A	NA	1,000 square feet
SAR No. 26000 approved for Site Plan No. 820130120 (Buildings 6 and 7)	368 units	NA
SAR No. 26200 approved for Site Plan No. 820130120 (Buildings 1A, 3A, 4 and 8)	NA	99,682 square feet ¹
SAR No. 26400 proposed for Site Plan No. 820130120 (Buildings 3A, 4 and a Park Kiosk)	NA	75,000 square feet
Remaining Sector Plan Phase I staging capacity	2,139 units	1,612,360 square feet

▪ ¹ The Applicant received approval of 160,705 square feet of non-residential development per SAR No. 26200, but only utilized 99,682 square feet of non-residential development. Attachment No. 6 shows the amount of development approved by the Department of Permitting Services for SAR No. 26200.

RECOMMENDATION

The proposed Staging Allocation Request is consistent with the previous approvals for the site and the White Flint Sector Plan Implementation Guidelines. Staff recommends approval of the Staging Allocation Request No. 26400.

ATTACHMENTS:

1. Site Plan No. 820120020 Resolution
2. Staging Allocation Resolution No. 12-36
3. Site Plan No. 82012002A Resolution
4. Staging Allocation Resolution No. 14-03
5. Site Plan No. 820130120 Resolution
6. Staging Allocation Resolution No. 14-65
7. Montgomery County Department of Permitting Services Online Record of Permits Issued