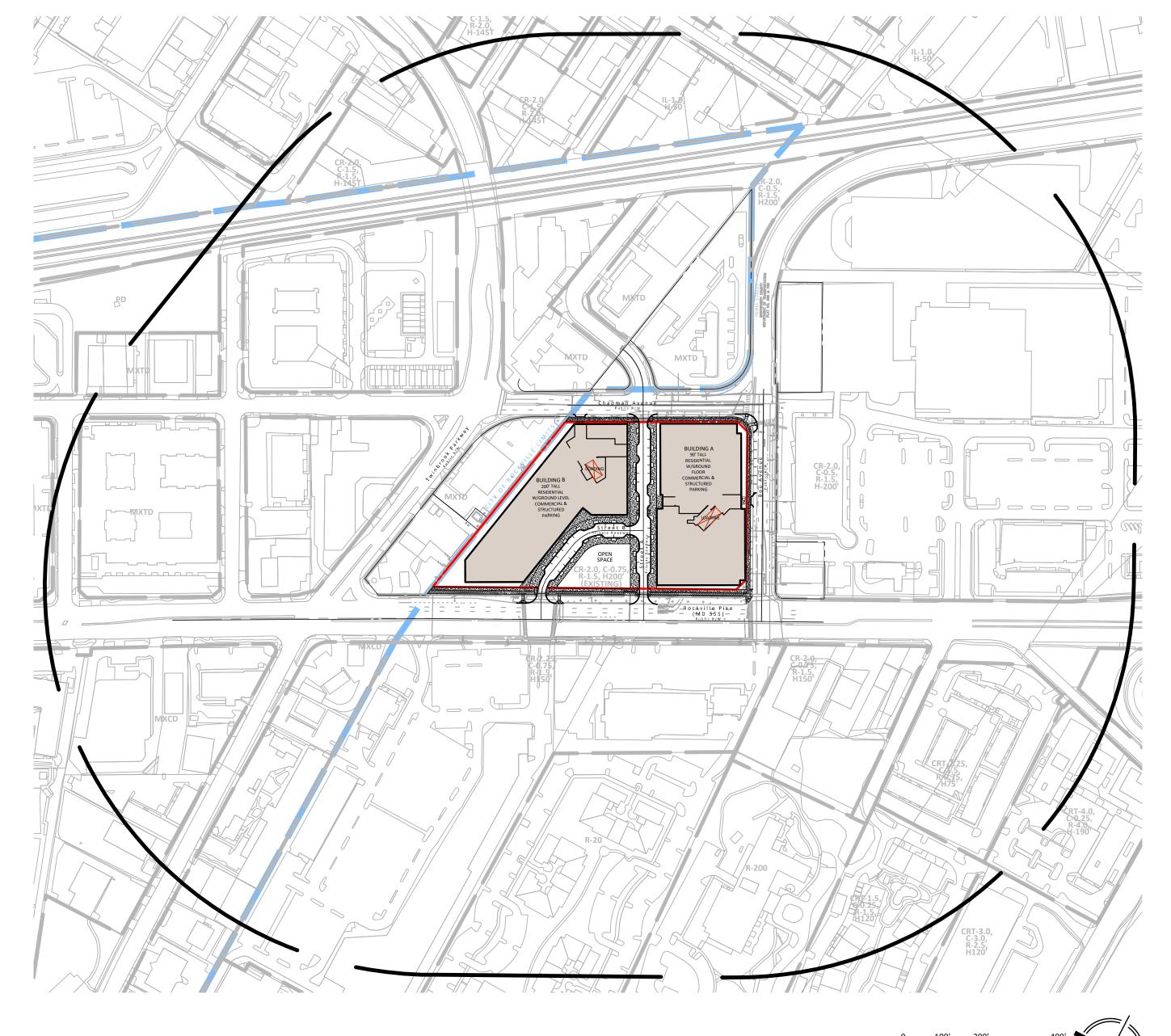
E-FILE STAMP

## PIKE CENTER LOCAL MAP AMENDMENT



Property Area Data	SF	ACRES
Total Project Tract Area	358,752	8.23581
Less Previous Chapman Avenue & Bou Avenue Dedication	(33,812)	(0.77622)
Less Previous Rockville Pike Dedication	(32,500)	(0.74610)
Proposed Right of Way Dedication along Chapman Avenue (44' from CL)	(3,972)	(0.09118)
Proposed Right of Way Dedication along Bou Avenue (40' from CL)	(2,698)	(0.06194)
Proposed Right of Way Dedication along Rockville Pike (82' from CL)	(12,415)	(0.28501)
Total Project Site Area (Net Lot Area)	273,355	6.27537

			Phase 1	Phase 2	Total
Draft Public Benefits Summary	F	Project Density %>	41%	59%	100.00
59-4.7.3.B: Transit Proximity		20	8	12	
(1a) Level 1 between 1/2 and 1 mile of an existing or planned Metrorail Stati	on 20		8	12	
59-4.7.3.C: Connectivity & Mobility		45	18	27	
(2) Minimum Parking	10		4	6	
(4) Public Parking	25		10	15	
(8) Trip Mitigation	10		4	6	
59-4.7.3.D: Diversity of Uses & Activities		46	18	27	
(4) Enhanced Accessibility for the Disabled	6		2	4	
(6) Affordable Housing	30		12.3	17.7	
(7) Small Business Opportunities	10		4	6	
59-4.7.3.E: Quality Building & Site Design		31	13	18	
(2) Exceptional Design	10		4	6	
(4) Public Open Space	4		2	2	
(6) Structured Parking	12		5	7	
(7) Tower Step-Back	5		2	3	
59-4.7.3.F: Protection & Enhancement of the Natural Environment		16	7	9	
(1) Building Lot Termination (BLT)	15		6	9	
(2) Cool Roof	1		0.5	0.5	
Number of Catego	ries:	5			
Note: Final points will be determined		Points Requested	points by phase		
at time of Site Plan approval, and building permit.		158	64	93	
	% pro	jected by phase>	41%	59%	1009

Address	12101 Rockville Pike, Rockville, MD 20852			
Barrell Brandation	Parcel B Washington-Rockville Industrial Park			
Property Description	Plat No. 6708			
Current Zone:	CR-2.0, C-0.75, R-1.5, H-200'			
Proposed Zone	CRF-2.5, C-0.75, R-2.25, H-200'			
Existing Site Area to be rezoned	358,752 SF		8.24 A	
AREA TO BE RE-ZONED TO CRF	5	SF.	Acres	
Tract Area		358,752 SF	8.24 A	
Previous R.O.W. Dedications	66,312 SF		1.52 A	
Proposed R.O.W. Dedications	19,085 SF		0.44 A	
Proposed Site Area	273,355 SF		6.28 A	
PROPOSED USES				
Multifamily - Residential				760 d
Total MPDU ***	115 du			
Commercial Area				90,000 S
DEVELOPMENT STANDARD	Permitted	/ Required	Pro	ovided
Maximum Density*				
CRF-2.5 Zone				
(CRF-2.5, C-0.75, R-2.25, H-200')	FAR	SF	FAR	SF
Commercial	0.75	269,064 SF	0.25	90,000 S
Residential	2.25	807,192 SF	2.25	806,880 S
Principal Building Setbacks				
From Site Boundary - Rockville Pike	Est. by FZP		9'	
From Site Boundary - Bou Avenue				
and Chapman Avenue	Est. by FZP		2'	
Maximum Building Height	200'		90' Bldg A/200' Bldg	
Minimum Lot Size	Est. by Site Plan		TBD	
Maximum Lot Coverage	Est. by Site Plan		TBD	
Minimum Public Open Space	27.220.00		E1	000 SE
Including 1/2 acre park	27,336 SF		51,000 SF	
PARKING**	Baseline		Provided	
	Minimum	Maximum		
	1,246 Spaces 2,137 Spaces 1,274 Space			

\*\*\*MPDUs will be provided and distributed among the units and floors, at 15% of those

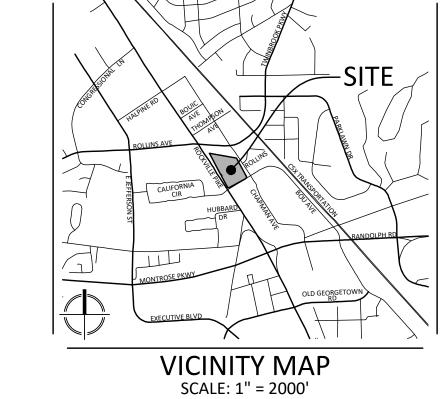
Note: Final SF of Public Use Space to be determined at Site Plan, but minimum 10%

Site Area Required Proposed 273,355 27,336 51,000

Exhibit 14

permitted and constructed.

**Open Space Calculations** 



TAX ACCOUNT REFERENCE: 04-00134890 CR-2.0, C-0.75, R-1.5, H-200' CURRENT ZONING: CRF-2.5, C-0.75, R-2.25, H-200' PROPOSED ZONING: APPROVED NRI NO: WATERSHED: CABIN JOHN & ROCK CREEK WATER SERVICE CATEGORY: SEWER SERVICE CATEGORY: SOIL DESIGNATION: FLOODPLAIN ZONE: FIRM COMMUNITY PANEL NO.:

24031C0361D, FOR MONTGOMERY COUNTY, MD DATED SEPTEMBER 29, 2006.

DECEMBER 10, 2022.

REFERENCE NOTES

#### GENERAL NOTES 1. THIS SURVEY WAS CREATED THROUGH A COMBINATION OF CONVENTIONAL SURVEYING METHODS. AERIAL

2. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION (HTTP://WWW.MONTGOMERYPLANNING.ORG /GIS/INTERACTIVE/HISTORIC.SHTM).

DRONE PHOTOGRAMMETRY, AND TERRESTRIAL LASER SCANNING PERFORMED BY VIKA MARYLAND, LLC,

3. FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF ON AUGUST 9, 2023. A 'D' TAPE WAS USED TO MEASURE TREES. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. NO SEPARATE FIELD DATA SUMMARY SHEETS WERE PREPARED WITH THIS PLAN. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN.

Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future. PREPARED FOR: KIMCO REALITY CORPORATION 2080 YORK ROAD

SUITE 285 TIMONIUM, MARYLAND 21093 ATTN: ABBEY OKLAK PHONE: (443)-257-9589 EMAIL: AOKLAK@KIMCOREALTY.COM

WIRE GILL, LLP

**DESIGN CONSULTANTS:** 

JOSHUA SLOAN

HEATHER DLHOPOLSKY

ARCHITECT & LANDSCAPE ARCHITECT HORD COPLAN MACHT

MIGUEL IRAOLA **ENVIRONMENTAL PLANNER** VIKA MARYLAND, LLC

WELLS + ASSOCIATES MICHAEL J. WORKOSKY

# REVISIONS

PIKE CENTER

4TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

WSSC GRID: 216NW06

TAX MAP:GQ63

COVER

SHEET

PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: JEFFREY AMATEAU, P.E.

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA

MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR

DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR

WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LL VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

PROFESSIONAL SEAL

### SHEET INDEX

FZP-1 COVER SHEET FZP-2 FLOATING ZONE PLAN

### SUPPORTING DRAWINGS SHEET INDEX

NRI-100 APPROVED NRI/FSD EX-100 EXISTING CONDITIONS PLAN PFCP-1 PRELIMINARY FOREST CONSERVATION PLAN VAR-100 VARIANCE TREE EXHIBIT OPEN SPACE EXHIBIT

RECREATION EXHIBIT FIRE ACCESS PLAN CIRCULATION PLAN GRADING & UTILITY EXHIBIT SWM-1 PRELIMINARY STORMWATER MANAGEMENT EXHIBIT

ARCHITECTURAL PLANS CONCEPT FLOOR PLANS CONCEPT SITE SECTIONS CONCEPT MASSING AND ARCHITECTURE PRECEDENTS

### PROPOSED BINDING ELEMENTS:

1. THE APPLICANT COMMITS THAT THE MAXIMUM BUILDING HEIGHT ON THE PROPERTY WILL BE 200 FEET, BUT THAT THE MAXIMUM BUILDING HEIGHT OF THE PROPOSED NEW BUILDING A WILL NOT EXCEED 90 FEET AND PROPOSED NEW BUILDING B WILL NOT EXCEED 200 FEET.

2. THE APPLICANT COMMITS THAT THE NUMBER OF MULTI-FAMILY RESIDENTIAL UNITS ON THE PROPERTY WILL NOT EXCEED 760. 3. THE APPLICANT COMMITS THAT THE SQUARE FOOTAGE OF NON-RESIDENTIAL USES ON THE PROPERTY WILL NOT EXCEED

90,000 SQUARE FEET. 4. THE APPLICANT COMMITS TO PROVIDING THE HALF-ACRE NEIGHBORHOOD GREEN IDENTIFIED FOR THE SITE BY THE SECTOR PLAN, WITH THIS SPACE TO BE PROVIDED AS PUBLIC OPEN SPACE. SPECIFIC LOCATION AND DESIGN FEATURES WILL BE SPECIFIED AT THE TIME OF FUTURE SITE PLAN APPLICATION(S).

NOTE: EXHIBITS ARE ILLUSTRATIVE AND MAY BE REVISED BY

#### SUBSEQUENT ENTITLEMENT REVIEWS AND APPROVALS. OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATIONS

THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER \_\_\_\_\_) APPROVED BY THE DISTRICT COUNCIL ON xxxxxx xx xxxx BY RESOLUTION NUMBER \_\_\_\_\_, IN APPLICATION NUMBER H-###.

**HEARING EXAMINER** 

HEARING EXAMINER'S NAME PRINTED

DRAWN BY: <u>IPD/NT</u> DESIGNED BY: IPD DATE ISSUED: <u>07/19/2024</u> PROJECT VM50594B FZP-1

**NOT FOR CONSTRUCTION** 

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

H-155