

# **CIVIL ENGINEERING & ENVIRONMENTAL REPORT**

**Pike Center**

**Parcel B Washington-Rockville Industrial Park,**

**P.B. 71 No. 6708**

**12101 Rockville Pike, Rockville, MD 20852**

**Application for a Local Map Amendment H-155**

**Exhibit 42  
H-155**

**November 05, 2024**

**Prepared For:**

**KIMCO REALTY CORPORATION**

**Prepared By:**

**VIKA Maryland, LLC**

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## **Introduction**

The following report is a civil engineering and environmental analysis in support of KIMCO's Application for a Local Map Amendment. The intent of this report is to summarize the existing site conditions and constraints, outline the proposed improvements and evaluate compliance of this project with the civil engineering and environmental portion of requirements of Section 59-5.3.5 of the Montgomery County Zoning Ordinance (the "Zoning Ordinance") in addition to other applicable laws and regulations.

## **Subject Property**

The proposed Pike Center project is an existing site comprised of 6.713 acres of developed land. The project site is bound by Bou Avenue to the South, Chapman Avenue to the East, various properties on Twinbrook Parkway to the North, and Rockville Pike (MD-355) to the West. The project is presently developed as an approximately 81,000 gross square feet Center shopping center, in the format of a strip center, two separate buildings (M&T Bank and Diamonds Direct), a Shell station and the remainder of the site taken up by the surface parking lot.

Directly to the East across Chapman Avenue are low story retail and commercial uses including a carwash as well as a surface parking lot. To the Southeast diagonally located across the intersection of Bou Avenue and Chapman Avenue is a 19 story multi-family building. To the South across Bou Avenue are a bank and retail/commercial uses. To the west, across Rockville Pike (MD 355) is surface parking lots, 2 story retail/commercial uses and a retail shopping center (Federal Plaza). To the North, immediately adjacent to the property is an existing gas station, and one-story retail/commercial uses.

## **Proposed Development**

The proposed site with a Net Lot Area of 6.28 acres, after 0.44 acres of R.O.W. dedications, will include redevelopment of the lot with two mixed-use buildings (residential and retail) with parking garages. This project would allow development of up to approximately 760 multi-family residential units and 90,000 square feet of non-residential uses.

The proposed development would include construction of two private streets (A and B). Private Street A would divide the site into two sections, connecting Rockville Pike to Chapman Avenue. Private Street B would provide circulation around a proposed 0.50-acre public Neighborhood Green.

It is envisioned that this development would be constructed in 2 phases. The first phase being the construction of Private Street A and the south mixed-use building. During this time, a portion of the existing shopping center would continue to stay in operation, along with necessary surface parking. The second phase would demolish the remainder of the center, construct a second multi-family building, and the Neighborhood Green.

## **Topography and Soils**

The Property is generally flat, with Finish Floor elevations of the existing buildings at 399.5+/- and low points located along Chapman Avenue at 394+/- . A portion of the strip center and the areas to the east of the strip center slope/drain to Chapman Avenue and Bou Avenue. The remainder of the shopping

center and parking is relatively flat, generally sloping toward Rockville Pike. Elevations on the site range from 399 +/- to 394 +/- feet above sea level.

According to the U.S. Department of Agriculture (USDA) soil map the project site consists entirely of "400", Urban land, which is categorized as hydrologic soil group "D".

## **Natural Resources**

The project site is subject to an Simplified NRI No. 420240570, approved November 16, 2023. According to the approved NRI, there are no wetlands, highly erodible soils, or intermittent or perennial streams, wetland or environmental buffer identified. In addition, there is no existing forest cover on the site. The Property is not within a Montgomery County Special Protection Area. The project site is located entirely within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on FIRM Panel 24031C0361D, dated September 29, 2006

In a letter dated 9/18/2023, the Wildlife and Heritage Division of the MD DNR stated there are no Federal or State records of rare, threatened or endangered species or critical habitats located on the property or within the NRI study area. In addition, there were no rare, threatened or endangered species noted during the field work dated 08/09/2023.

## **Property Access**

The Property currently has existing access points from Rockville Pike (MD 355), Bou Avenue and Chapman Avenue. The Proposed Development proposes to construct a private street 'A' that will connect Rockville Pike and Chapman Avenue. Additional access points will be provided from all three roadways.

## **Storm Drainage & Stormwater Management**

There are existing stormwater underground vaults in the site currently. These connect to the on-site private storm drain systems. Specifically, the majority of runoff from the project site discharges to the north to a storm drain system that outfalls to Rock Creek watershed. The remaining site runoff discharges south to a storm drain system that outfalls to the Cabin John Creek watershed. The proposed development will have a similar drainage pattern and conveyances off-site.

The proposed development areas will provide SWM utilizing Environmental Site Design techniques to the Maximum Extent Practicable (ESD to the MEP). A combination of Micro-Bioretenention, and modular wetlands with associated storage pipe is proposed.

## **Sediment Control**

Construction of Improvements is anticipated to be performed in 2 phases. The proposed limit of disturbance for each phase totals less than 20 acres. Phase 1 construction of the proposed improvements will be carried out starting with demolition of a portion of the existing shopping center, the two outbuildings, and part of the existing surface parking lot. This will be followed by grading activities

including excavation for the structured parking, followed by installation of the building foundations and structure and utility installation; and then being finalized with installation of fine grading, hardscape, stormwater management facilities, until the site is permanently stabilized. It is anticipated that Construction access to the limits of disturbance for phase 1 will be provided with one (1) stabilized construction entrance from Rockville Pike and one (1) stabilized construction entrance from Chapman Avenue.

### **Water and Sewer Service**

The Property is classified as Water Category W-1 and Sewer Category S-1, which are areas served by community (public) systems that are either existing or under construction. Sanitary sewer and water service is provided by the Washington Suburban Sanitary Commission (WSSC). The Property is serviced by 8-inch public sewers in both Bou Avenue and Chapman Avenue. The property has 8" water on Chapman Avenue, a 12" water on Bou Avenue and a 14" waterline located on the west side of Rockville Pike.

The proposed project proposes construction of a new sewer main from Chapman Avenue along Private Street 'A'. This sewer will service both proposed buildings. In addition, a new water main will be constructed in Street A, looping the existing main from Rockville Pike to Chapman Avenue.

### **Electric, Gas, Communications**

Electric service is currently provided to the Property by Potomac Electric Power Company (PEPCO).

Natural gas service is currently provided to the Property by Washington Gas.

### **Conclusion**

Based on our findings in this report, and on the information contained in the plans submitted herewith, we believe this Application for a Local Map Amendment complies with the civil engineering and environmental portion requirements of Section 59-5.3.5 of the Zoning Ordinance.

<b>DATA TABLE</b>	
Existing Zoning	CR-2.0, C-0.75, R-1.5, H-200'
Proposed Zoning	CRF-2.5, C-0.75, R-2.25, H-200'
Ex. Water/Sewer Categories	W-1/S-1
Method of SWM	Environmental Site Design
Watershed(s)	Rock Creek and Cabin John Creek
Topographical Information from	VIKA Maryland, LLC
Contour Interval	2 Foot
Boundary Information from	VIKA Maryland, LLC
Horizontal Datum	NAD 83/2011
Vertical Datum	NGVD 29
Tax Assessment Map Reference	GQ563
WSSC Base Map	216NW06
<b>Areas</b>	
Area of Property	292,440 SF (6.71 Acres)
Gross Tract Area	358,752 SF (8.24 Acres)
Proposed R.O.W. Dedication	19,085 SF (0.44 Acre)
Net Lot Area	273,355 SF (6.28 Acres)
100 Year Floodplain	None
Stream Valley Buffer	None
Wetlands	None