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# PIKE DISTRICT

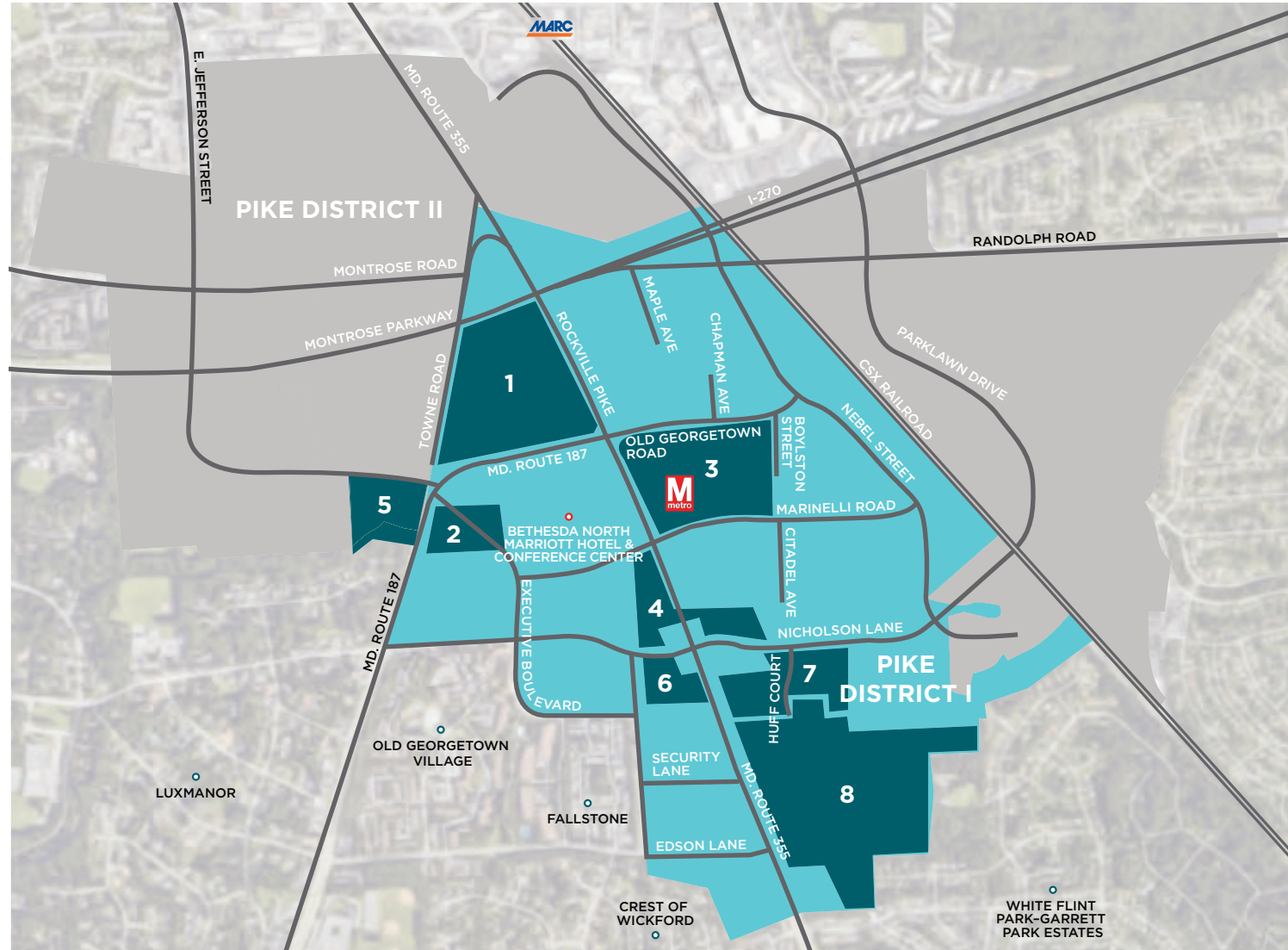


# PIKE DISTRICT REDEVELOPMENT PROJECTS

Pike District is an exciting, walkable community that is transforming into a vibrant mix of business, retail and great living options. Sustainable development and the latest environmental goals make Pike District a community dedicated to innovation, healthy lifestyles and helping business thrive.

**Find flexible build-to-suit office space options** that will promote productivity and inspire creativity. Right in the heart of Pike District is Pike & Rose, a premiere destination for entertainment, shopping, dining and living. The North Bethesda Market is a mixed-use development with retail, dining and amenity-filled condos, drawing many new residents for a great live-work environment. The Bethesda North Marriott Hotel & Conference Center, with almost 50,000 SF of event space for large scale conferences or smaller breakout rooms for convenient meetings, is also in the heart of this vibrant community.

**Enjoy great access and connectivity** when living and working in the Pike District area, with a Metro station right at White Flint and two other Metro stops within one mile. In Montgomery County, find convenient access to 3 international airports, 18 federal government headquarters County and world-class environment in your backyard—the award-winning Strathmore Music Center and AMP, an intimate cabaret style club are in the neighborhood.



## REDEVELOPMENT PROJECTS AS OF JULY 2018

### 1. Pike & Rose, Fed. Realty Invest. Trust

Currently Pike & Rose is home to:

- 1,600 residential units
- 1,716,246 sq. ft. non-residential
- 20+ restaurants and entertainment venues
- 25+ shops
- 177 hotel rooms with state of the art conference facilities
- 7 health & wellness venues
- 864 living spaces/residences

In addition to the 80,000 sq. ft. office building occupied in 2014, construction has begun on a state of the art 200,000 sq. ft. office building to compliment this exciting shopping and entertainment destination.

### 2. Gables White Flint

- 476 apartments, 31,000 sq. ft. of retail
- Mixed-use development consisting of multi-family residential uses, retail establishments and a parking garage
- Site Plan Approved April, 2015

### 3. North Bethesda Center, LCOR

- 1,350 residential units, 1,148,000 sq. ft. of office space, a 320-room full-service hotel, and 202,000 sq. ft. of retail space

### Phases 1 & 2

Complete. Includes the Aurora, an 18-story residential building with 341 apartments (2014); the Wentworth, a 312-unit high-rise building atop a 63,000 sq. ft. Harris Teeter grocery store; and a 14-story, 362,000 sq. ft. office building, home to the Nuclear Regulatory Commission (2012)

Additional Phases: TBA

### 4. Saul Centers White Flint

- 1.4 million sq. ft. of residential
- 205,218 sq. ft. office and retail
- Mixed-use development with five high-rise buildings. Site Plan approved for Phase 1 residential tower of up to 330 units, 15,500 sq. commercial, and promenade on Pike

### 5. 6000 Executive Blvd.-Lang

- 927,420 sq. ft. of additional space
- 1st Phase: 1 active adult building
- 2 & 3rd Phase: additional active adult building and new office building
- Sketch Plan approved July, 2018

### 6. North Bethesda Market II, JBG SMITH

- 470 residential units
- 268,000 sq. ft. non-residential
- Site Plan Approved March, 2012; Amended Jan., 2015

### Phase 1

Two-story retail bldg. along Rockville Pike, 80-unit residential building & outdoor gathering space

### Phase 2

300-foot residential tower

### Phase 3

Renovation or redevelopment of existing office building at 11333 Woodglen



North Bethesda Market II concept rendering

### 7. North Bethesda Gateway, Fitzgerald/Eisinger/Woldrup

- 666,110 sq. ft. of residential
- 1,716,246 sq. ft. non-residential
- Sketch Plan Approved June, 2011

### Phase 1: East Village at North Bethesda Gateway, Foulger Pratt/Promark

Collection of mid-rise, multi-material buildings with 34,000 sq. ft. of ground floor retail, 614 residential units, and outdoor gathering spaces to be built in 2 phases. Preliminary & Site Plan approved in Sept., 2016.

### Phase 2: TBD

### 8. White Flint Mall Redevelopment, Lerner

- 3.0 million sq. ft. of residential
- 2.5 million sq. ft. of non-residential (office, hotel and retail)
- Sketch Plan Approved Oct., 2012

### Sector Plan Phasing

Certain infrastructure and transportation conditions must be met in order to advance to additional phases.

### Phase 1

- 4,800 dwelling units
- 2.7 million sq. ft. non-residential

### Phase 2

- 3,700 dwelling units
- 2.1 million sq. ft. non-residential

### Phase 3

- 3,800 dwelling units
- 1.7 million sq. ft. non-residential

Private development plans subject to future phasing and approvals.



Gables White Flint concept rendering



Saul Centers rendering along Rockville Pike



East Village concept rendering