



## Project Description

Pike & Rose is a 20-story mixed-use building that includes nine hotel floors with 100 luxury residencies above, and retail on the ground floor. This urban building has the appearance of an adaptive reuse property.

Kline was hired to provide formwork and re-shoring design for the concrete frame. A significant design challenge was to provide an efficient solution for forming and shoring the balconies with steel beams. Our team prepared shoring drawings for elevated slabs at the following levels: Lobby, all floors, main roof, and penthouse roof. The new mixed-use high-rise building at 930 Rose Avenue was completed in the Fall of 2017.

In 2021, Kline performed a throughout inspection and provided Repair consulting services for balcony railing grout failure regarding cracking at the interface between the railing posts and anchoring compound at the balconies. The balconies are constructed of reinforced and post-tensioned concrete and are cantilevered from the primary structure.



North Bethesda, MD

## CAPABILITIES

- Construction Services
- Formwork
- Evaluation & Restoration

Developer/Owner:

**Federal Realty Investment Trust (FRIT)**

Architect

**WDG Architecture**

Repair Contractor

**Clark**

Project completion:

**2017 / 2022**

Industry:

**Residential & Mixed-Use**

Project type:

**NEW CONSTRUCTION  
REPAIR CONSULTING**