

October 15, 2014

Mr. James Wasilak, Chief of Planning  
Rockville Community Planning & Development  
111 Maryland Avenue  
Rockville, Maryland 20850

Re: PAM Application – Site Plan Amendment  
1900 Chapman Avenue Lot 14B Townhome Amendment  
Our File No. 115-798-008

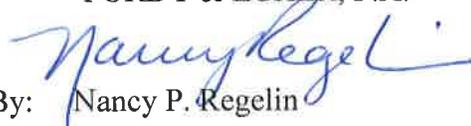
Dear Mr. Wasilak:

Enclosed please find for filing a Pre-Application Meeting application for an amendment to the approved Site Plan STP2012-00112 for the 1900 Chapman Avenue project, on behalf of the owner, 1900 Chapman Project Owner, LLC, and its development manager, Matt Hurson of Hines. The PAM reflects a modification to the second southern multifamily building which was approved for 339 du to 70 townhomes. The following are attached or noted:

1. Pre-Application Meeting application
2. Filing Fee Check for \$500 made payable to the City of Rockville
3. 12 copies of the Project Description
4. 12 sets of the Preliminary Concept Site Plan and Townhome Section
5. (1) 8.5 x 11 copy each of the Preliminary Concept Site Plan and Townhome Section
6. Copy of the Traffic Scoping Statement. The Traffic Scoping Statement was filed with DPW/Traffic & Transportation in March 2014 with the \$200 fee (to Rebecca Torma).
7. Copy of the SWM Concept Plan application. The original SWM Concept Plan application and plan has been filed with DPW with the filing fee.
8. CD with PAM application, Project Description, Preliminary Site Plan and Townhome Section, 1900 Chapman SWM Concept Plan Application, Preliminary SWM Concept Plan, and Traffic Scoping Statement

The PAM Area meeting is scheduled for Thursday October 30, 2014 at 7:00 pm in the Black-Eyed Susan Room, City Hall. Kindly provide us with the preliminary date for DRC.

Sincerely,  
SHULMAN, ROGERS, GANDAL,  
PORDY & ECKER, P.A.

By:  Nancy P. Regelin

cc : Mr. Matt Hurson, Hines  
KC Reed, Dewberry  
Margaret Hall, Rockville CPDS



Application for

# Pre-Application Meeting

# PAM

6/11

## City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: cpds@rockvillemd.gov • Website: www.rockvillemd.gov

**Please Print Clearly or Type**

Property Address information: 1900 Chapman

Subdivision Halpine

Lot(s) 14

Block 5

Zoning MXTD

Tax Account(s) 03682526

### Applicant Information:

*Please supply name, address, phone number and e-mail Address for each.*

Applicant 1900 Chapman Project Owner, LLC c/o Hines, 800 10th Street NW, Suite 600, Washington, DC 20001

Attn: Matthew Hurson, Managing Director, 202.434.0253, matthew.hurson@hines.com

Property Owner same

Architect \_\_\_\_\_

Engineer William KC Reed, Dewberry, 321 Ballenger Center Drive, Suite 101, Frederick, Md 21703, 240-397-7211,

wreed@Dewberry.com

Attorney Nancy Regelin, Esquire, Shulman Rogers Gandal Pordy & Ecker, P.A., 12505 Park Potomac Avenue #600, Potomac, Md

20854, 301-230-5224, nregelin@shulmanrogers.com

LEED AP \_\_\_\_\_

Project Name: 1900 Chapman Avenue

Project Description: Site Plan Amendment 70 Townhouse/ 319 Multi-Family Commercial Mixed Use Project

#### STAFF USE ONLY

##### Application Acceptance

Application # \_\_\_\_\_

Pre-Application: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Staff Contact: \_\_\_\_\_

##### Application Intake

Date Received: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date of Checklist Review: \_\_\_\_\_

Deemed Complete: Yes  No

OR

**Level of review and project impact**

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only. For Special Exceptions, it will be used to determine the notification area. (see table below)

Tract Size 5.29 acres, # Dwelling Units Total 70TH/319 MF Other \_\_\_\_\_

Square Footage of Non-Residential 5152 sf no change

Percentage of Single-family homes within Residential Area Impact (1/4 mile) less than 1%

Traffic Impact (net new peak hour trips) reduction

**Proposed:**

Retail: _____ Sq. Footage	Detached Unit: _____	Parking Spaces: <u>2/TH garage 140sp</u>
Office: <u>5152 previous apprvd</u> Sq. Footage	Duplex: _____	Handicapped: _____
Restaurant: _____ Sq. Footage	Townhouse: <u>70 TH in lieu of 339 MF</u>	Bicycle Parking: _____
Other: _____ Sq. Footage	Attached: _____	# of Long Term: <u>n/a TH</u>
	Multi-Family: <u>319 MF prev apprvd</u>	# of Short Term: <u>n/a TH</u>
	Live/work: _____	Estimated LEED or LEED-equivalent points. (As provided on LEED checklist.)
	MPDU: <u>15% 48 MF, 11 TH</u>	<u>previously provided for MF</u>

Existing Site Use (to include office, industrial, residential, commercial, medical etc.) \_\_\_\_\_

Approved Site Plan STP2012-00112 for 658 Multi-Family residential DU and 5152 sf office

**Estimated Points Total:**

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	4
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	1 reduction net du
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	no change
Residential Area Impact	Up to 10% residential development in a residential zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Up to 75% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area	1
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1reduction net trips

**Points Total\***

The total of the points determine the level of notification and the approving authority .

7Major Site PlanAmd

**Example:**

If your tract size is 2 acres = 2 pts

If you will have 45 dwelling units = 2 pts

If your square footage of non-residential space is 5,006 square feet = 2 pts

If your residential area impact is within a single unit detached area = 4 pts

If your traffic impact/net new peak hour trips is 32 trips = 2 pts

**Projected Impact Total = 12**

*\* Project Impact total points are non-binding until application has been filed. Where no dwelling units, no non-residential square footage or no increase in peak hour trips are proposed, and where there is no single unit residential development within 1/4 mile, no points are assigned to these categories.*

**Estimated Application Type: (please check box that applies)**

- Project Plan (16 pts or more)
- Project Plan Amendment
- Site Plan Level 1 (6 or fewer pts)
- Site Plan Level 2 (7-15 pts)
- Site Plan Amendment Major (notification radius is 750 or 1,250 feet, depending on original approving authority)
- Site Plan Amendment Minor (notification not required)
- Special Exception (Notification Radius-750, 1250, 1500 feet - circle one)
- Special Exception Modification-Major (Notification Radius-750, 1250, 1500 feet - circle one)
- Special Exception Modification-Minor (Notification Radius-750 feet)
- Other \_\_\_\_\_

**Previous Approvals: (if any)**

Application Number	Date	Action Taken
STP2012-00112	August 20, 2012	Approved
PLT2013-00528	June 21, 2013	Approved

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**  
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

1900 Chapman Project Owner, LLC  
By: Matthew Hines

Please sign and date Matthew Hines, Hines - East Coast Region, Managing Director

**PRE-APPLICATION SUBMITTAL REQUIREMENTS:** (Submit and check what is applicable to your project type).

Please complete this checklist and include it as part of the application packet submittal. Each item on the checklist must be included in the application packet. If items are missing, the application cannot be accepted and will be returned.

**Level 1 Site Plan Application Submittal Requirements**

- Completed application
- Application Filing Fee
- A preliminary site plan (Plan sheet size: maximum 24" x 36", Scale 1"=30"). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and 1 CD with PDF Version)
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check
- Pre-Application Stormwater Management Concept package with fee via separate check
- NRI/FSD per Forest and Tree Preservation Ordinance (FTPO) with fee via separate check

**Project Plan or Site Plan: (Level 2) Application Submittal Requirements**

- Completed application
- Application Filing Fee
- A preliminary site plan. Prepared by surveyor or engineer. (Plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies) and 1 CD with PDF Version
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check FILED W/ FEE 3/5/14 DPWT
- Pre-Application Stormwater Management concept package (12 copies) with fee via separate check
- NRI/FSD per FTPO as submitted to Forestry with fee via separate check

**Special Exception Pre-Application Submittal Requirements:**

- Completed application
- Application Filing Fee
- A preliminary site plan prepared (plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and one CD with PDF)
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check
- NRI/FSD per FTPO (12 copies) with fee via separate check
- Pre-Application Stormwater Management Concept package with fee via separate check\*

**Pre-Application Meeting Date:**

All meetings are held on Thursday. A date and time of the meeting will be assigned once workload and project lead times are considered, generally is three weeks after PAM has been accepted for processing.

1900 Chapman Avenue Project Site Plan Amendment Description  
Pre-Application Meeting

The Applicant, 1900 Chapman Project Owner, LLC, has filed a pre-application meeting application (“**PAM**”) for review and comment on a proposed amendment to its Site Plan. STP2012-00112 was previously approved by the Rockville Planning Commission for a two building mixed use development on 5.29 acres in the MXTD – Mixed Use Transit District zone at 1900 Chapman Avenue. The amendment proposes a replacement of the second multifamily building approved for 339 dwelling units to 70 townhomes.

The amendment to the Project proposes no change to the approved 6-story building at the corner of Chapman Avenue and Thompson Avenue approved for 319 multi-family residential units, 5,152 gsf street-level commercial, residential amenity space, and structured parking (the “**North Building**”). Parking required by City code for the North Building residential and commercial uses will be located onsite entirely within the parking structure in and below the multi-family building. The internal project drive and sidewalks connecting the end of Thompson Avenue through the site to Chapman Avenue is also unchanged. There is no change to the unit mix in the North Building.

The 70 townhomes are proposed on the southern part of the site at the corner of Chapman Avenue and Twinbrook Parkway in lieu of a second multi-family building which had been approved for 339 multi-family dwelling units, parking, and associated residential amenity space (the “**South Building**”). Code required parking at 2 spaces per townhome would be provided on-site in the 2 car tandem garages in each home.

The proposed amendment is within the scope of the approved Adequate Public Facilities reserved for the project because 70 townhomes generate fewer students and vehicular trips than the 339 unit multi-family building it would replace. At the time of site plan approval, the 339 du building was determined to generate 38.65 students K-12. The 70 townhomes are projected per MCPS student generation rates to generate 23.59 students K-12. The townhomes replacing 339 multi-family units are projected to reduce vehicular trips generated by the Project by 105 AM trips, 93 PM trips, and 91 trips Saturday.

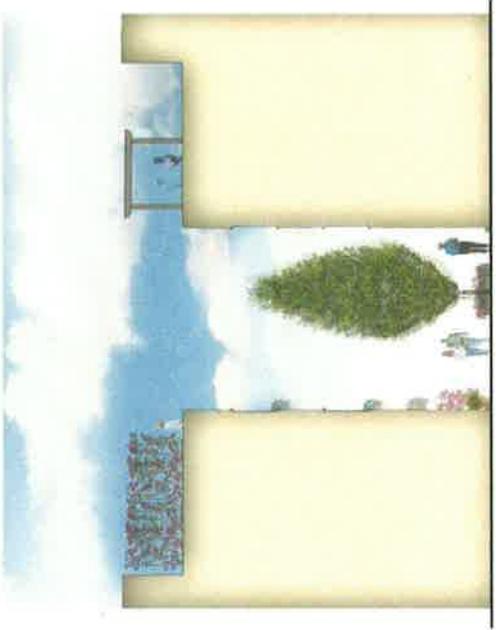
Moderately-priced dwelling units (“MPDUs”) will be included per code in the townhome development which will result in more availability of family-sized units. The townhomes will provide a diversity of housing type in the Chapman Avenue corridor.

See Site Plan enclosed. Existing approved North Building shown in gray. Proposed townhomes shown in color.



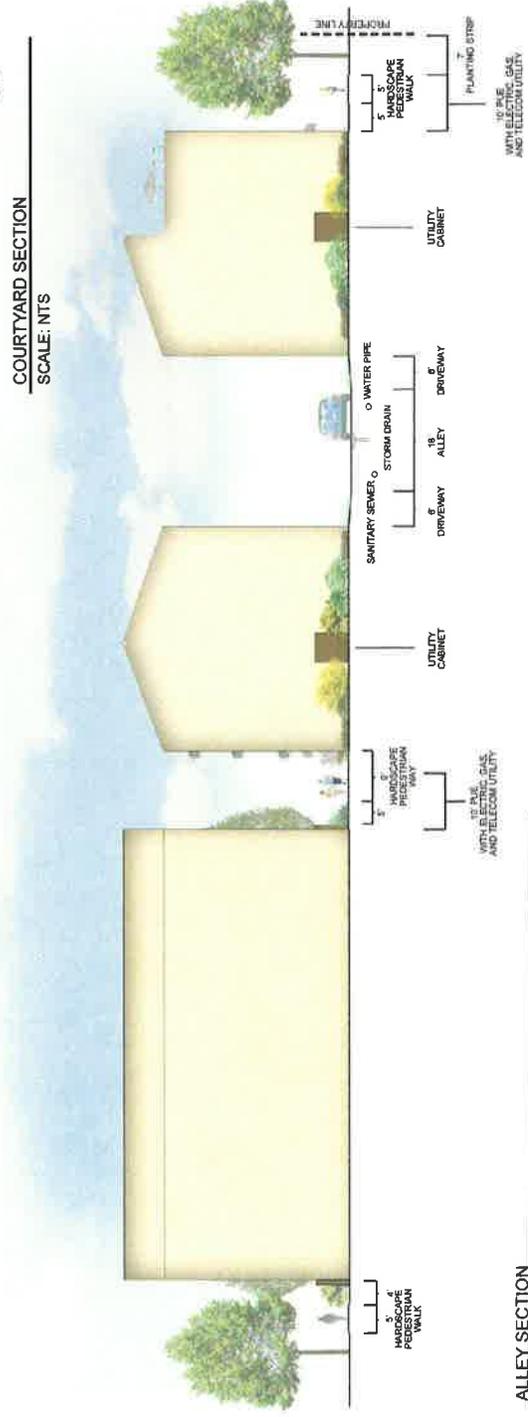


**COURTYARD PLAN**  
SCALE: 1" = 10"



HANDICAP PEDESTRIAN WALK  
TO PIPE WITH ELECTRIC, GAS AND TELECOM UTILITY  
PEDESTRIAN PATH  
PLANTING STRIP  
SCALE: NTS

**COURTYARD SECTION**  
SCALE: NTS



HANDICAP PEDESTRIAN WALK  
TO PIPE WITH ELECTRIC, GAS AND TELECOM UTILITY

SANITARY SEWER  
STORM DRAIN  
WATER PIPE  
DRIVEWAY  
ALLEY  
DRIVEWAY  
UTILITY CABINET

HANDICAP PEDESTRIAN WALK  
PLANTING STRIP  
TO PIPE WITH ELECTRIC, GAS AND TELECOM UTILITY

**ALLEY SECTION**  
SCALE: NTS



**Dewberry**  
10083 DEREK WOOD LANE, SUITE 204  
LANHAM, MD 20706  
P 301.731.5551  
F 301.731.0188

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## Street Traffic Studies, Ltd.

March 5, 2014

Ms. Rebecca Torma  
City of Rockville  
111 Maryland Avenue  
Rockville, MD 20850-2364

Re: 1900 Chapman Avenue 2  
STS Job No.: 6252

Dear Rebecca:

Attached is a Scoping Intake Form for your use for an amendment to the 1900 Chapman Avenue project located at 1900 Chapman Avenue within the City boundaries. As shown on the form the new proposal is projected to generate negative trips as compared to the previously approved project, circa August 2012. A trip generation comparison table is attached for your review (Table A).

Based on the resulting negative trip totals, we propose to prepare a memorandum to your offices documenting the reduction in trips to support the amended application and to document that a new CTR is not required.

Should you have any questions or require additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Carl".

Carl F. Starkey, P.E., PTOE  
Sr. Transportation Engineer

CFS

cc: Nancy Regelin  
Katie Twyman



STREET TRAFFIC STUDIES, LTD.

Exhibit 1  
Site Location

**TABLE A**  
**TRIP GENERATION - 1900 CHAPMAN AVENUE**

	AM PEAK HOUR		PM PEAK HOUR		SATURDAY PEAK HOUR	
	<u>IN</u>	<u>OUT</u>	<u>IN</u>	<u>OUT</u>	<u>IN</u>	<u>OUT</u>
General Office - 5,152 sf	7	1	2	10	1	2
Garden Apartments - 319 units	26	105	100	51	81	150
Townhouse - 80 units	7	31	44	22	27	48
<b>Site Total - Proposed</b>	<b>33</b>	<b>136</b>	<b>146</b>	<b>83</b>	<b>108</b>	<b>198</b>
<i>Existing Approval</i>						
General Office - 5,152 sf	7	1	2	10	1	2
Garden Apartments - 658 units	53	213	205	105	155	287
<b>Site Total - Approved</b>	<b>60</b>	<b>214</b>	<b>207</b>	<b>115</b>	<b>156</b>	<b>289</b>
New Site Trips (Proposed minus Existing)	-27	-78	-61	-32	-48	-91

Trip Generation rates taken directly from MNCPPC Appendix A and B - Local Area Review and Policy Area Mobility Guidelines, Copies attached, supplemented with ITE - Trip Generation Manual for Saturday Volumes, Land Use Code 820, Retail, Land Use Code 710 for Office, and Land Use Code 220 for Apartments



City of Rockville

**Comprehensive Transportation Review  
SCOPING INTAKE FORM**

Project Name:	1900 Chapman Avenue			
Permit No. (if available):				
Subject Property Address:	1900 Chapma Avenue			
Contact Person:	Matthew Hurson			
Contact Phone Number:	201-434-0253			
Contact Email Address:	Matthew.Hurson@Hines.com			
Proposed Land Use Density:	<b>Use</b>	<b>Square Footage/ Dwelling Units</b>		
	Garden Apartments	319 units		
	Townhomes	80 units		
	Office	5,152 sf		
Trip Generation	<b>Peak Hour Site Trips</b>			
	<i>Peak Period</i>	IN	OUT	TOTAL
	AM	(27)	(78)	(105)
	PM	(61)	(32)	(93)
	SAT	(48)	(43)	(91)
Proposed Study Area (Boundaries and Intersections)	8 Intersections - MD 355 at Congressional La, MD 355 at Halpine Rd MD 355 at Twinbrook Pkwy/Rollins Ave, MD 355 at Bou Ave, Twinbrook Pkwy at Chapman Ave, Chapman Ave at Bou Ave, Chapman Ave at Thompson Ave, Twinbook Pkwy at Parklawn Dr			
Proposed Access Points:	Chapman Avenue and Thompson Avenue			
Projected Horizon (Build Out) Date:	2014 - 2018			
Statement of Operations	Mixed use development with a total of up to 399 residential units (319 garden apartments and 65 to 80 townhouse units), 5,152 square feet of professional office space, residential accessory uses such as leasing and business center, fitness center and lounge areas.			