

PROJECT NARRATIVE IN SUPPORT OF  
MINOR SITE PLAN AMENDMENT and PARKING WAIVER

Applicant/Tenant: Peake ReLeaf, LLC  
Chapman Avenue Center  
12303 Twinbrook Parkway

The Chapman Avenue Center is located at 12303 Twinbrook Parkway, also known as Lot 24, Block 7 of the Halpine subdivision, is zoned MXCD and is identified by tax account no. 04-02210778 (“Subject Property” or “Center”).

By authorization of White Flint Express Realty Group LP, the owner of the Subject Property, Peake ReLeaf, LLC hereby submits concurrently filed Minor Site Plan Amendment and Parking Waiver applications that seek approval of a recalculation of the Center’s off-street parking requirements based on the present mix of tenant uses listed in the below Detailed Parking Tabulation, also shown on the submitted Site Plan, and requests approval of a parking reduction of **22.08%** as further justified herein.

DETAILED PARKING TABULATION						
TENANT	USE	GFA	PATRON AREA	EMPLOYEES	PARKING RATE <sup>4</sup>	PARKING REQUIRED
LOS PRIMOS	RESTAURANT	2,345 SF	940 SF INDOOR 493 SF OUTDOOR	3	1 PER 50 SF OF PATRON USE AREA 1 PER 80 SF OF OUTDOOR PATRON USE AREA 1 PER 2 EMPLOYEES	26.5
PEAKE RELEAF	RETAIL	3,508 SF <sup>5</sup>	N/A	N/A	1 PER 200 SF	17.6
PEAKE RELEAF	MEDICAL OFFICE	2,707 SF <sup>5</sup>	N/A	N/A	1 PER 250 SF	10.9
VACANT	RESTAURANT	2,235 SF	438 SF INDOOR	4	1 PER 50 SF OF PATRON USE AREA 1 PER 80 SF OF OUTDOOR PATRON USE AREA 1 PER 2 EMPLOYEES	10.8
GILLY’S	RETAIL	2,125 SF	N/A	N/A	1 PER 200 SF	10.7
TOTAL REQUIRED						77
TOTAL PROVIDED						60 <sup>6,7</sup>

<sup>4</sup>25.16.03.d

<sup>5</sup>BASED UPON ARCHITECTURAL PLANS

<sup>6</sup>INCLUDES 3 ACCESSIBLE PARKING SPACES

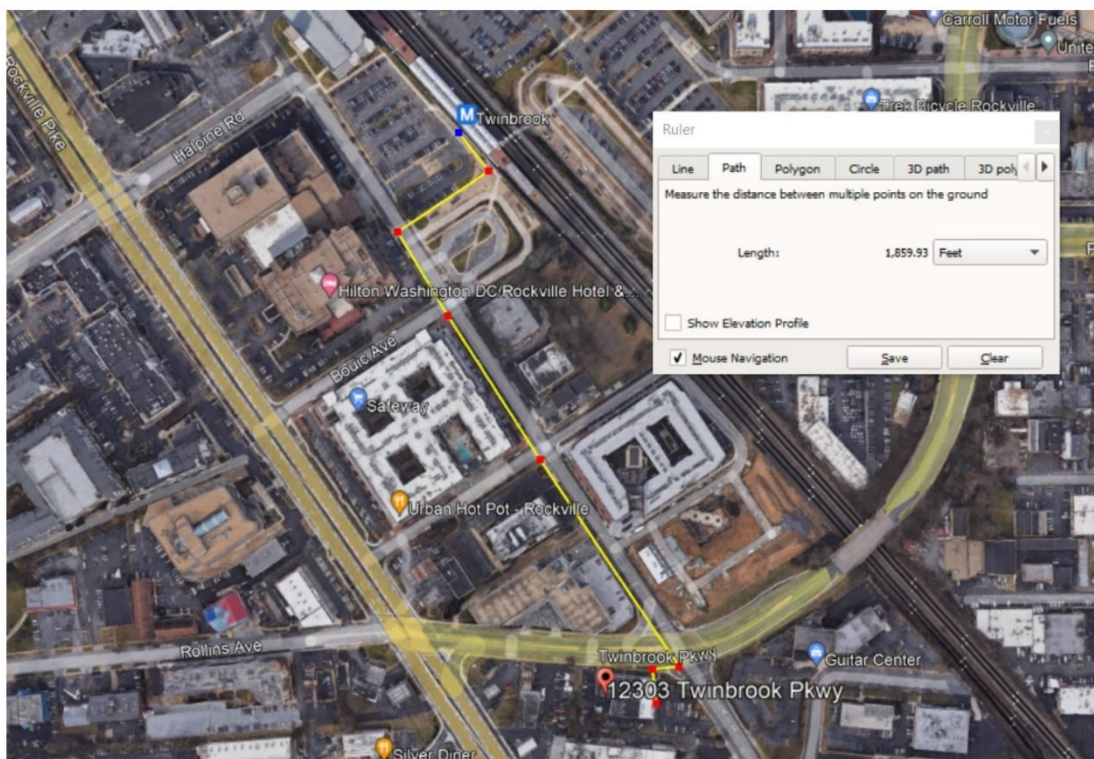
<sup>7</sup>PARKING REDUCTION REQUESTED

The previous minor site plan amendment application that was approved in conjunction with Peake ReLeaf’s initial occupancy of the site (STP2018-000329) allowed for interior operating space of 4,247 SF with about 1,968 SF of the Applicant’s leased space to remain unoccupied in order to minimize the amount of parking/vehicle demand generated by the Center. Also at the time, a valet parking plan was imposed,

requiring the incorporation of tandem parking areas in the Center's surface parking lot, as well as a mechanical parking lift required in order to fully comply with minimum parking requirements as calculated under the Zoning Ordinance's standard rates.

Not long after Peake ReLeaf's initial occupancy of the site, however, it became evident that the number of parking spaces calculated per Zoning Ordinance requirements for Applicant's use in conjunction with the other mix of retail and restaurant uses on the site, exceeded the actual number of parking spaces needed to adequately support the site. Accordingly, the valet parking requirement/condition of approval was subsequently waived by the Chief of Zoning on or about February 4, 2019 pursuant to approval of minor amendment STP2019-00374. Moreover, other nearby developments located in the City's mixed-use zones and in similar proximity to the Twinbrook Metro Station as the Center have since been approved for parking reductions as allowed by Section 25.16.03.h.1 of the Zoning Ordinance.

The Center is approximately 1,860 feet walking distance to the entrance of the Twinbrook Metro Station (see image below), far less than the maximum distance of 3,696 feet allowed for parking reduction eligibility based on transit proximity under Section 25.16.03.h.1(a).



The Applicant's hours of operations will remain 11am-9pm every day.

Based on all the above, Peake ReLeaf respectfully requests approval of the subject Minor Site Plan Amendment and Parking Waiver applications.