



Application for

Site Plan Application

Planning & Development Services

Received

November 22, 2021

STP

City of Rockville

Department of Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

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

Type of Application:

☐ Site Plan Level 1 ☒ Site Plan Level 2 ☐ Site Plan Amendment (major) ☐ Site Plan Amendment (minor)

Please Print Clearly or Type

Property Address information 1800 & 1818 Chapman Avenue, part of 1700 Chapman

Subdivision 0201

Lot(s) 2,3,4,5 & 6, P1

Block 4 & B

Zoning MXTD-PD TC

Tax Account(s) see attached

Applicant Information:

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

Applicant Andrew McGeorge (Managing Director for Hines) email: Andrew.McGeorge@hines.com

555 13th St NW Suite 400 W Washington, DC 20004

Property Owner NB VENTURES I, LLC

WMATA

1990 M Street NW Suite 600 Washington, DC 20036

600 Fifth Street NW Washington, DC 20001

Architect Valerie Lopez, HORD COPLAN MACH

700 E. Pratt Street, Suite 1200, Baltimore, MD 21202, PH: 443.451.2342 email: vlopez@hcm2.com

Engineer Jason Evans, Vika Maryland

20251 Century Blvd, Suite 400, Germantown, Maryland 20874 PH: 301-916-4100 email: evans@vika.com

Attorney Heather Dlhopsky, Wire Gill LLP

4800 Hampden Lane, Suite 200 Bethesda, MD 20814 PH: (301) 263-6275 email: hdlhopsky@wiregill.com

LEED AP

Project Name 1800 Chapman

Project Description Multi-family building with 437 units, underground parking and 5,075 SF of retail.

STAFF USE ONLY

Application Acceptance:

Application # STP2022-00436

Pre-Application

Date Accepted

Staff Contact

3/4/2020

Application Intake:

OR Date Received 22 November 2021

Reviewed by

Date of Checklist Review

Deemed Complete: Yes ☐No ☐

TO BE COMPLETED BY APPLICANT:

Proposed Post Submission Area Meeting Date _____

Location _____

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. Point calculations are not required for applications that qualify as major or minor site plan amendments, per sec. 25.05.07 of the zoning ordinance.

Tract Size ^{2.24} _____ acres, # Dwelling Units Total 437 Square Footage of Non-Residential 5,075

Residential Area Impact 10% %

Traffic/ Impact/trips 233

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	2
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	4
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	2
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	4
Points Total*					13
The total of the points determine the level of notification and the approving authority .					

BASED ON THE POINTS TOTAL YOUR PROJECT WILL BE:

☐ Site Plan Level 1 (6 or fewer pts) ☒ Site Plan Level 2 (7-15 pts)

Proposed Development:

Retail 5,075 Sq. Footage Detached Unit _____ MPDU 66

Office _____ Sq. Footage Duplex _____ Parking Spaces 437

Restaurant _____ Sq. Footage Townhouse _____ Handicapped 9

Other _____ Sq. Footage Attached _____ Estimated LEED or LEED-equivalent points. (As provided on LEED checklist.) 50

Multi-Family 437

Live-work _____

Bicycle Parking: # Long Term 147 # Short Term 12 Total # Provided 159

Application Checklist:**Submitted:**


- ☒ Completed Application
- ☒ Application Filing fee (to include sign fee)
- ☒ Pre-Application Area meeting number April 19th documentation (Notes From Area Meeting)
- ☒ Proposed Post Application area meeting date Dec. 2nd including location Virtual via webex
- ☒ A detailed site development plan prepared and certified by a professional engineer. (12) copies - (15) if on a state highway: Plan sheet size maximum 24" x 36" folded to 8 1/2" X 11"
- ☒ Preliminary building elevations and floor plans (3 copies), plan sheet size maximum 24" X 36" folded to 8 1/2" X 11"
- ☐ CTR (Comprehensive Transportation Review) report with fee via separate check (one copy to CPDS and one copy to DPW with fee) **submitted previously**
- ☒ Landscape plan (6 copies, Plan Sheet size maximum 24" X 36" folded to 8 1/2" X 11")
- ☒ Preliminary Forest Conservation Plan (FCP)
- ☐ Copy of approved Pre-application stormwater management concept letter **under review**
- ☒ Development Stormwater Management Concept Package with fee via separate check
- ☒ Preliminary Sediment Control Plan with Fee via Separate Check
- ☐ Water and Sewer Authorization Application **submitted previously**
- ☒ Copy of approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation) Plan. Approval is from the City Forestry Department)
- ☒ Project narrative to include a statement of justification that addresses compliance with:
 - Comprehensive Master Plan and other plan regulations
 - Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
 - Landscaping, Screening and Lighting manual (Resolution No. 14-09)
 - Adequate Public Facilities (Section 25.20)
 - Parking (Section 25.16)
 - Signs (Section 25.18)
 - Public Use Space (Section 25.17.01)
 - Green Building Regulations (Chapter 5 of the City Code: Building & Building Regulations, Article XIV)
- ☒ Fire Protection Site Plan
- ☒ HDC Review and Action (if demolition is proposed) 240-314-8220
- ☐ Additional Information as requested by Planning Staff/Project Manager
- ☐ One CD of Application Materials (PDF)
- ☐ ELEED or LEED-equivalent credit checklist and supporting documentation.

Comments on Submittal: (For Staff Use Only)

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) Existing SWM Facility, vacant industrial & auto repair buildings

Previous Approvals: (if any)		
Application Number	Date	Action Taken
PAM 2021-00130	03/07/2021	
PJT-2022-00014		in process

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.

DocuSigned by:
 11/19/2021
FE42EBC609B5464
Please sign and date



Case: _____ 20 _____ - _____

City of Rockville Inspection Services Division

FIRE PROTECTION SITE PLAN

Fire Protection Site Plan

The Fire Protection site plan shall be an accurate, to-scale, representation of all structures on the project site, including pools, retaining walls and fences. This site plan shall be separate from other submitted plans and shall include:

- ☐ Project name, address, property lines, and grade lines.
- ☐ Name(s) for all roadways on/or immediately adjacent to the project area.
- ☐ Drawn to scale with compass (North Arrow) graphic representation.
- ☐ Legend identifying all symbols.
- ☐ Fire Department Access Box Location.

Building Code Summary requirements

- ☐ **Use Group** – Use Group per International Building Code (IBC)
- ☐ **Construction Type** – Type of construction per the International Building Code (IBC)
- ☐ **Fire Protection Systems** – Provide Fire Protection Systems to be installed
- ☐ **Height Calculations** – Provide calculations for allowable height per IBC and the designed height of the proposed building(s) shall be shown on the Fire Protection Site Plan.
- ☐ **Area Calculations** – Provide allowable area calculations per IBC and the designed area of the proposed building(s) shall be shown on the Fire Protection Site Plan.
- ☐ **Frontage Perimeter** – If frontage is used for an area increase, all portions of the building(s) exterior, including width, used in the frontage increase calculation must be indicated on the fire protection site plan. Overhead obstructions to fire department operations (e.g., power lines and trees) should be minimized within the 20' open area used for frontage calculations.

Fire Department Access summary requirements

- ☐ **Fire Department Access Roads** - Fire department access roads shall consist of roadways (where speeds do not exceed 35 mph), fire lanes, parking lot lanes, or a combination thereof.
- ☐ **20' width** – Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
- ☐ **16'0" height** – For portions of the fire department access road that have overhead obstructions, provide callouts with the height of the obstruction measured from the driving surface.
- ☐ A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and provides access to the interior of the building.
- ☐ **Perimeter Access** – Any portion of the building(s) or any portion of the exterior wall of the first story of the building(s) shall be no further from a fire department access road(s) than the distances indicated below. The distances shall be measured from the fire department

access road, along a path that reasonably could be expected to be walked by fire department personnel.

- ❑ **Non-sprinkler Building** – Shall not exceed 150 feet. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.
- ❑ **Sprinkler Building** – Shall not exceed 450 feet. When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in NFPA 1, 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).
- ❑ **Surface** – Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. Materials and systems other than asphalt or concrete will require additional information subject to approval by Permit and Inspection Services Division.
- ❑ **Curb Cuts** – Fire Department Access Roads connecting to roadways shall be provided with curb cuts extending at least 2' beyond each edge of the fire department access road.
- ❑ **Multiple Access Roads** – More than one fire department access road shall be provided if access by a single access road could be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors. Permit and Inspection Services Division shall make the final determination for the necessity of additional Fire department Access Roads.
- ❑ **Turnarounds** – All Fire Department Access Roads in excess of 150' must be provided with an approved means for fire department apparatus to turn around.
- ❑ **Obstructions to Fire Department Access** – Fire Protection Site Plan shall indicate gates, bollards or other obstructions to Fire Department Access in the roads. If these obstructions are designed to permit Fire Department Access, information regarding the method of access shall be provided.
- ❑ **Marking** – Provide any proposed signage pertaining to the Fire Department Access.
- ❑ **Fire Hydrants** – Show the location of all fire hydrants on the project site.
- ❑ The location of the Fire Department Connection (FDC or Siamese connection) should be shown if location of the FDC is known or anticipated. A fire hydrant is required to be within 100' of the FDC.
- ❑ **Fire Flow Data** – Provide calculations showing the required fire flows, per NFPA 1, Section 18.4. and documentation providing the anticipated fire flow provided on-site.

Means of Egress Summary Requirements

- ❑ **Exit Termination** – Show all exit points on the building(s), providing emergency egress for building occupants.
- ❑ **Exit Discharge** – Beginning at the exterior of the building(s), provide the following information for the exit discharge
- ❑ **Width** - The width of the walking surface shall be indicated and shall not reduce to less than is required based upon the occupant load.
- ❑ **Surface** – Walking surface materials must be stable, level, slip resistant and free of tripping hazards.
- ❑ **Path to a Public Way** – Provide the path of exit discharge from the exterior of the building(s) to a public way.
- ❑ **Special Provisions** – Provide special egressing arrangements (e.g., discharging into a secured, outside enclosure, or courtyard) for consideration by the Inspection Services Division.

Reference Codes: International Building Code, NFPA 1, *Fire Code*, and NFPA 101, *Life Safety Code*, should be used in developing the Fire Protection Site Plan.

1818 and 1800 Chapman Avenue Application (PAGE 3)

<u>LOT</u>	<u>PARCEL</u>	<u>BLOCK</u>	<u>TAX ACCT NO.</u>	<u>LIBER & FOLIO</u>	<u>PLAT NO.</u>
LOT 2	-	4	04-00153095	L. 58429 F. 90	-
LOT 4	-	4	04-00143325	L. 51915 F. 375	-
LOT 5	-	4	04-00143336	L. 51915 F. 375	-
LOT 6	-	4	04-00143347	L. 51915 F. 375	-
PORTION OF					
P1	N313	B	04-03629774		-