

BOWIE MARKETPLACE

Detailed Site Plan

ACL-2022-004

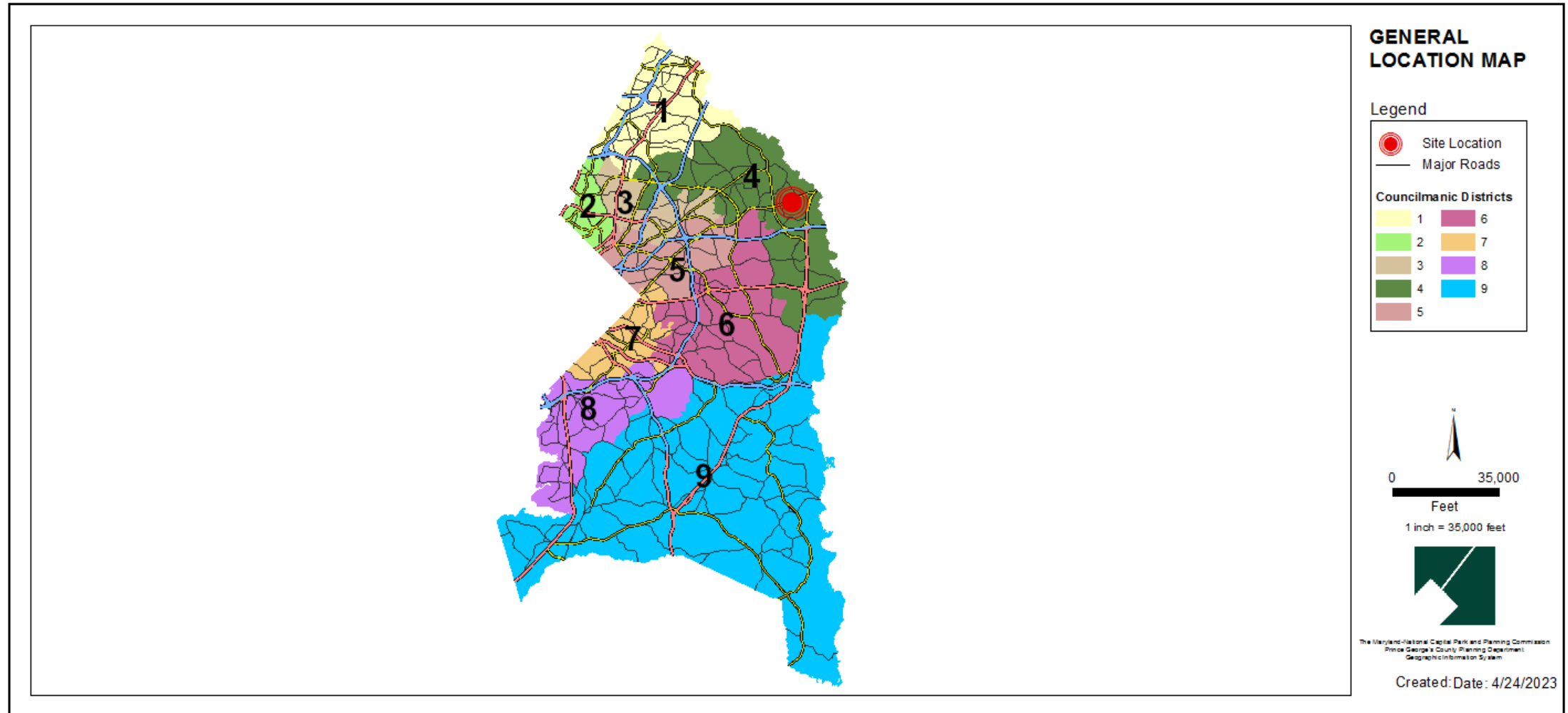
Staff Recommendation: Approval with Conditions



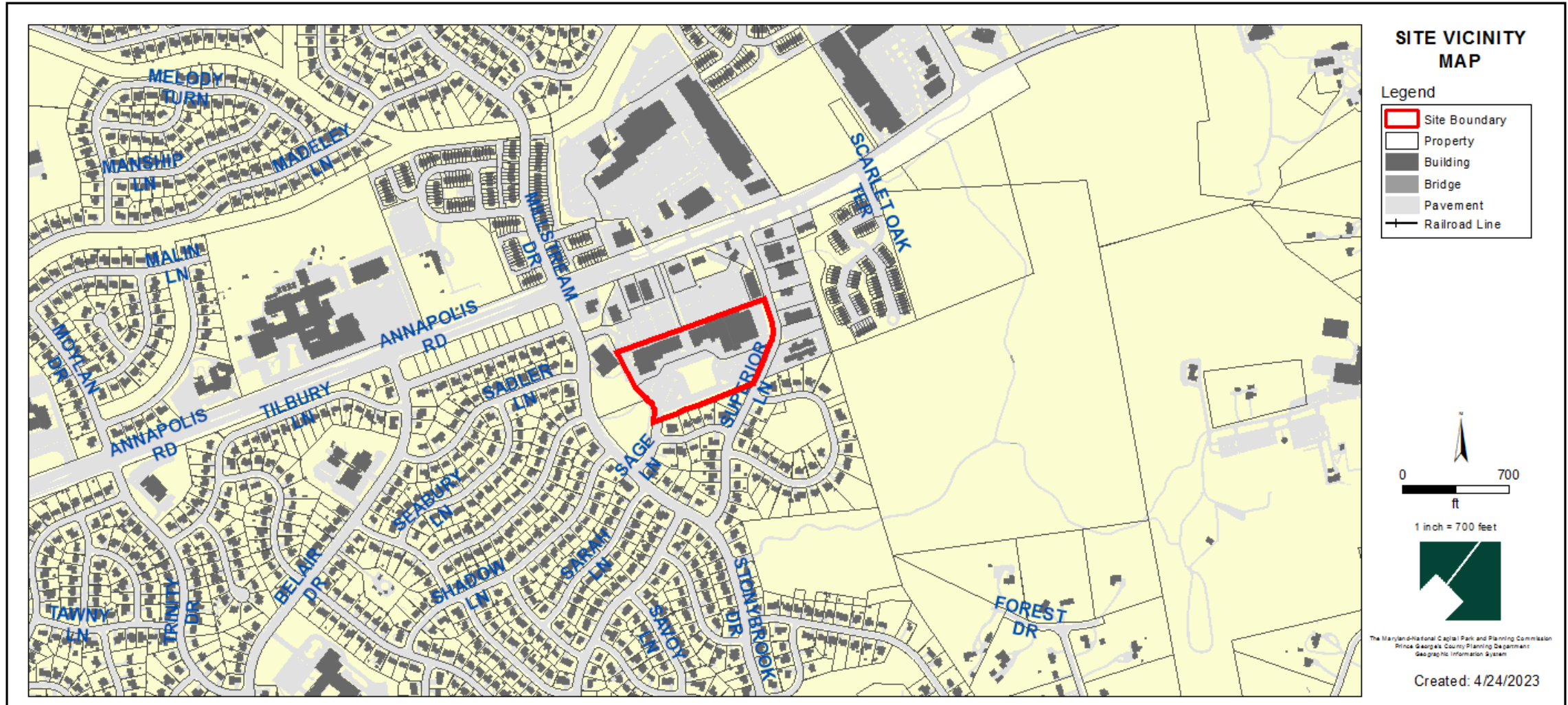
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B



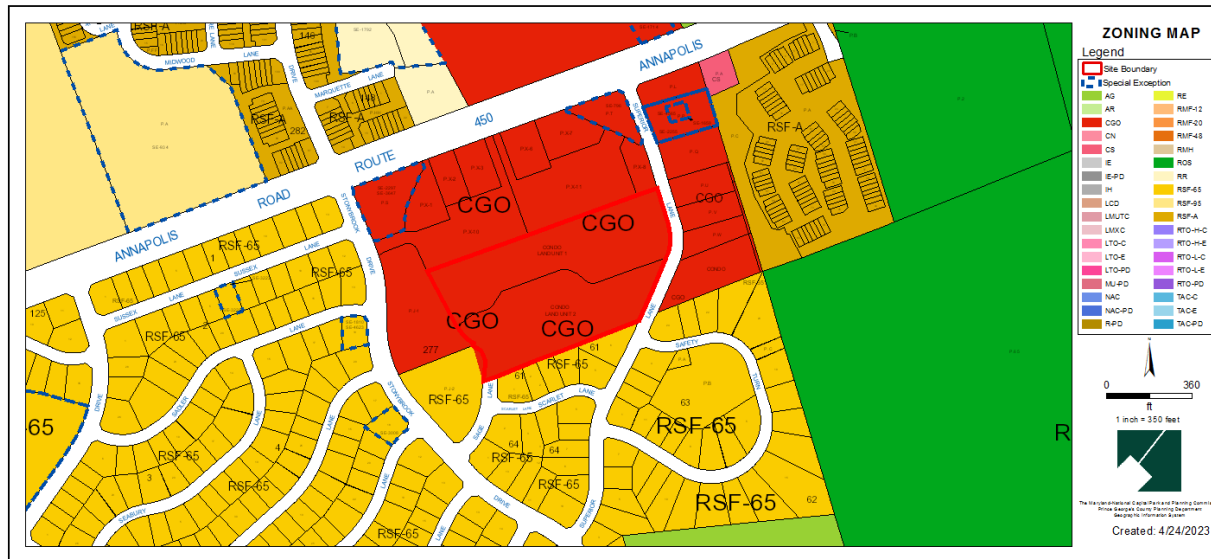
SITE VICINITY MAP



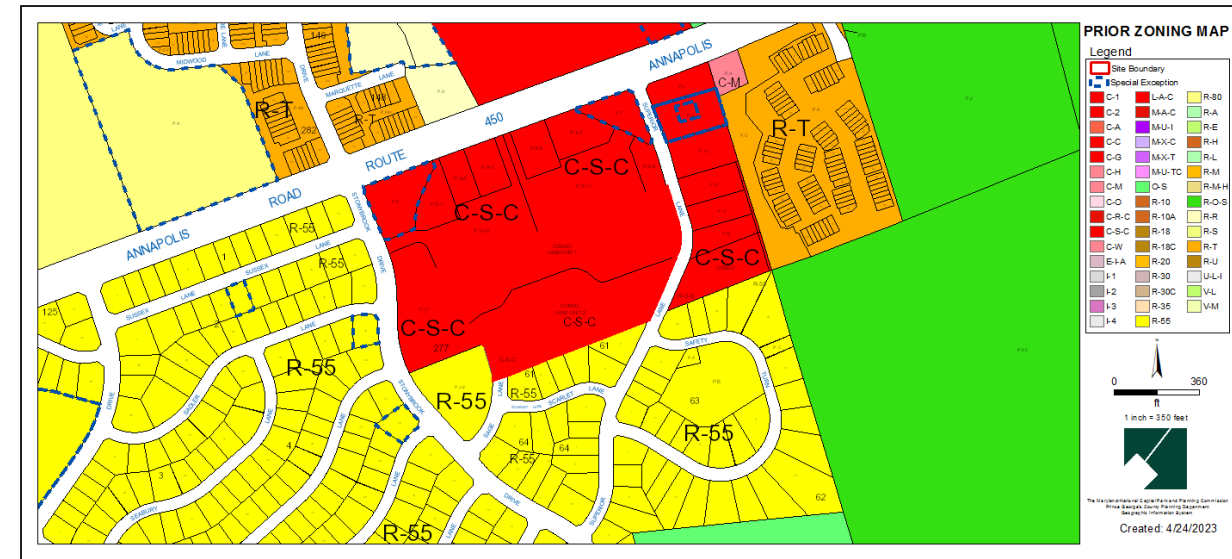
ZONING MAP (CURRENT & PRIOR)

Property Zone: CGO (Prior C-S-C)

CURRENT ZONING MAP



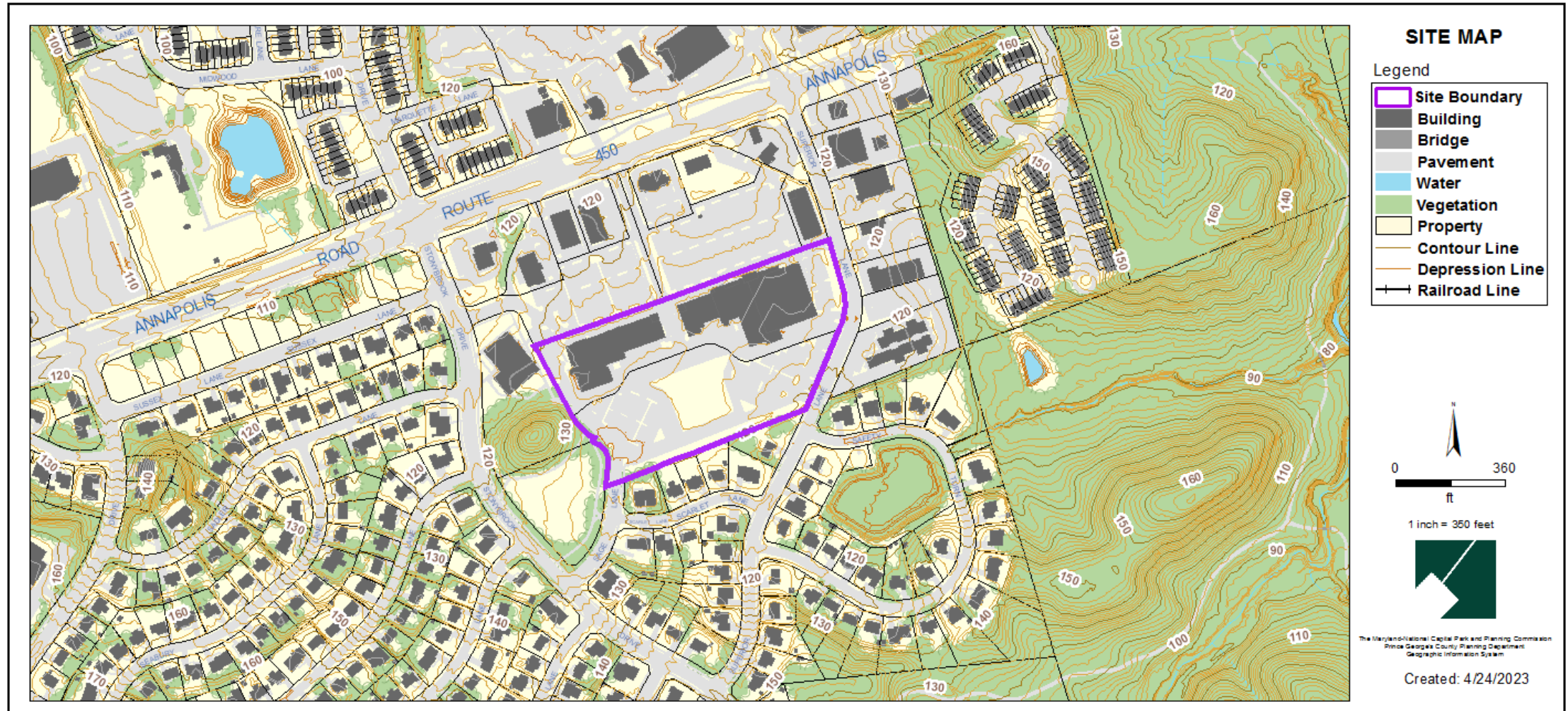
PRIOR ZONING MAP



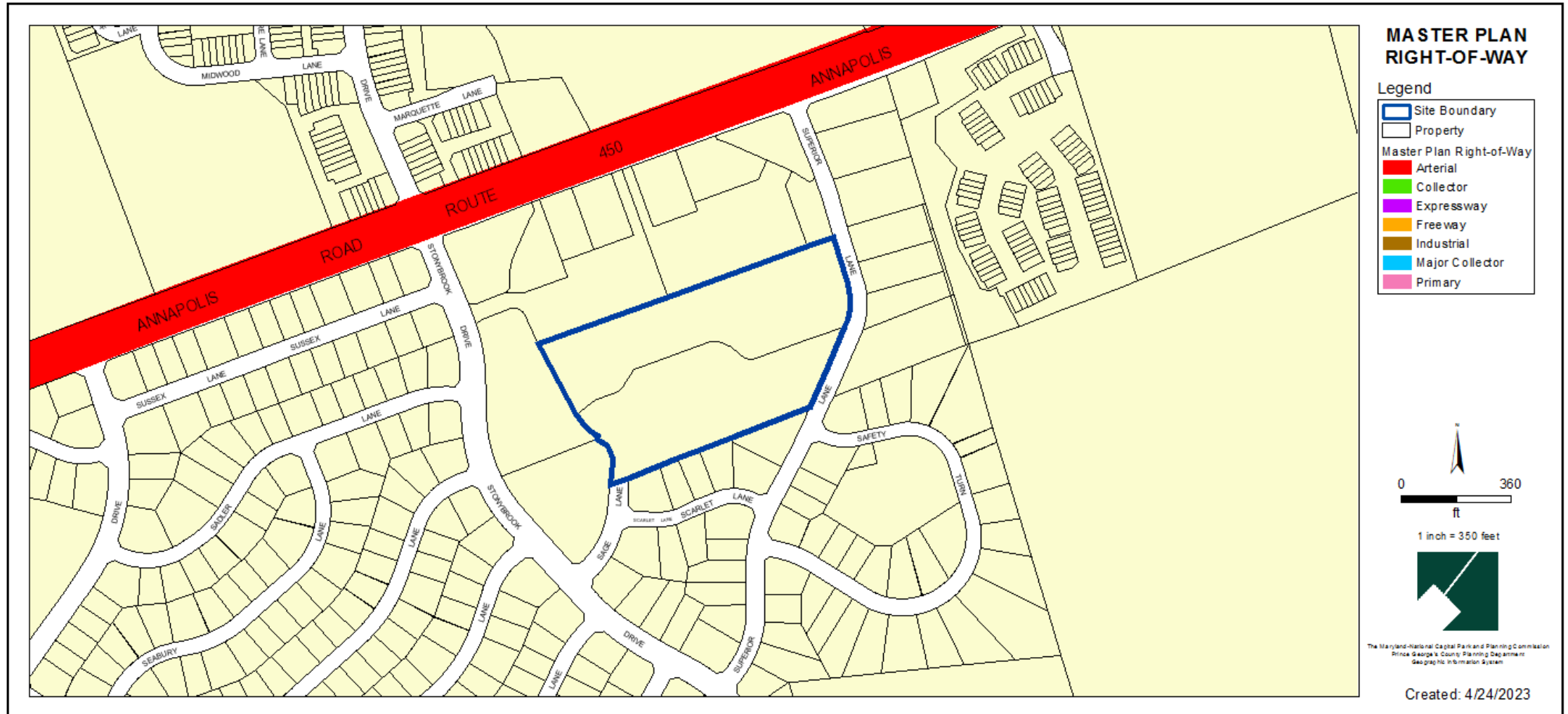
AERIAL MAP



SITE MAP



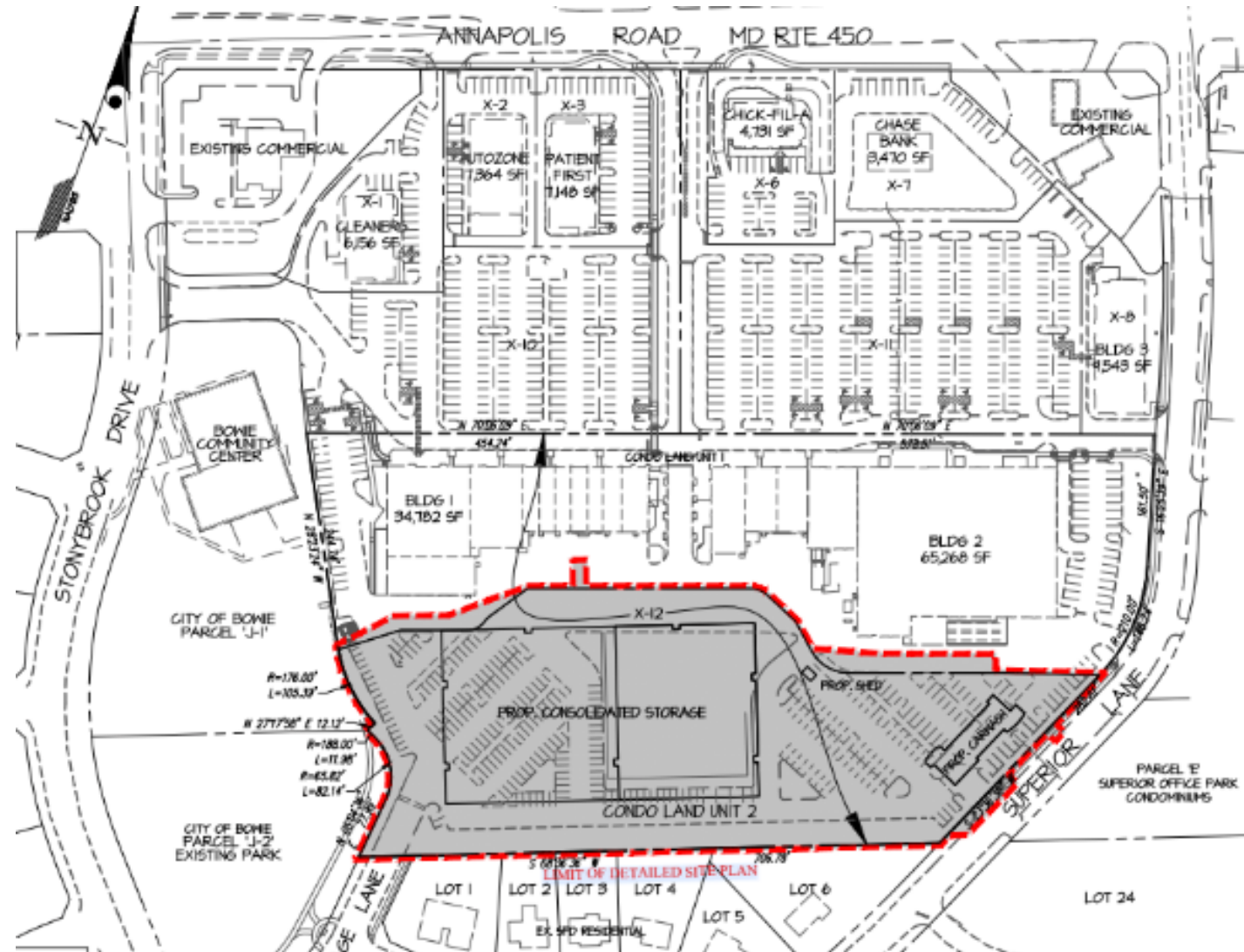
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



DETAILED SITE PLAN (PHASE ONE)



PHASE TWO
BOWIE MARKETPLACE
CONDO LAND UNIT 2 OF PARCEL X-12



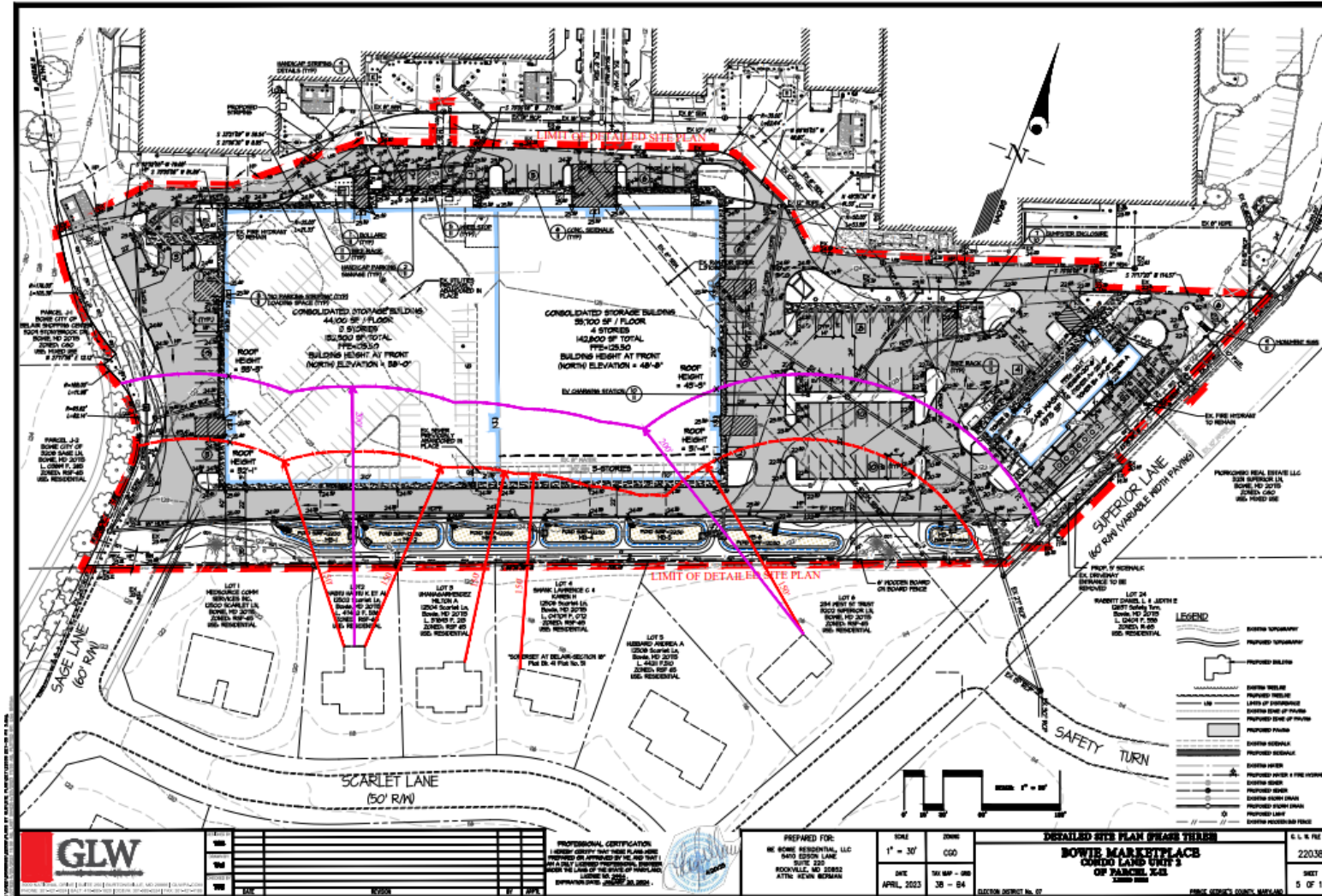
DETAILED SITE PLAN (PHASE TWO)



PHASE THREE
BOWIE MARKETPLACE
CONDO LAND UNIT 1 OF PARCEL X-12



NEIGHBORHOOD COMPATIBILITY EXHIBIT



ALTERNATIVE COMPLIANCE – SECTION 4.7 & 4.8

REQUIRED: Section 4.7, Buffering Incompatible Uses, Bufferyard 1, adjacent to a civic/public use

Length of bufferyard	252 feet
Minimum building setback	40 feet
Minimum landscape yard	30 feet
Plant units (120 per 100 linear feet)	303

PROVIDED: Section 4.7, Buffering Incompatible Uses, Bufferyard 1, adjacent to a civic/public use

Length of bufferyard	252 feet
Minimum building setback	65 feet
Minimum landscape yard	12-31 feet
Plant units	317

REQUIRED: Section 4.8, Building Frontage Landscape Requirements (PHASE One/Two)

Building Frontage Length	210 feet
Shade Trees (1 per 40 linear feet)	6

PROVIDED: Section 4.8, Building Frontage Landscape Requirements (PHASE One/Two)

Building Frontage Length	210 feet
Shade Trees (1 per 40 linear feet)	3
Ornamental Trees	5

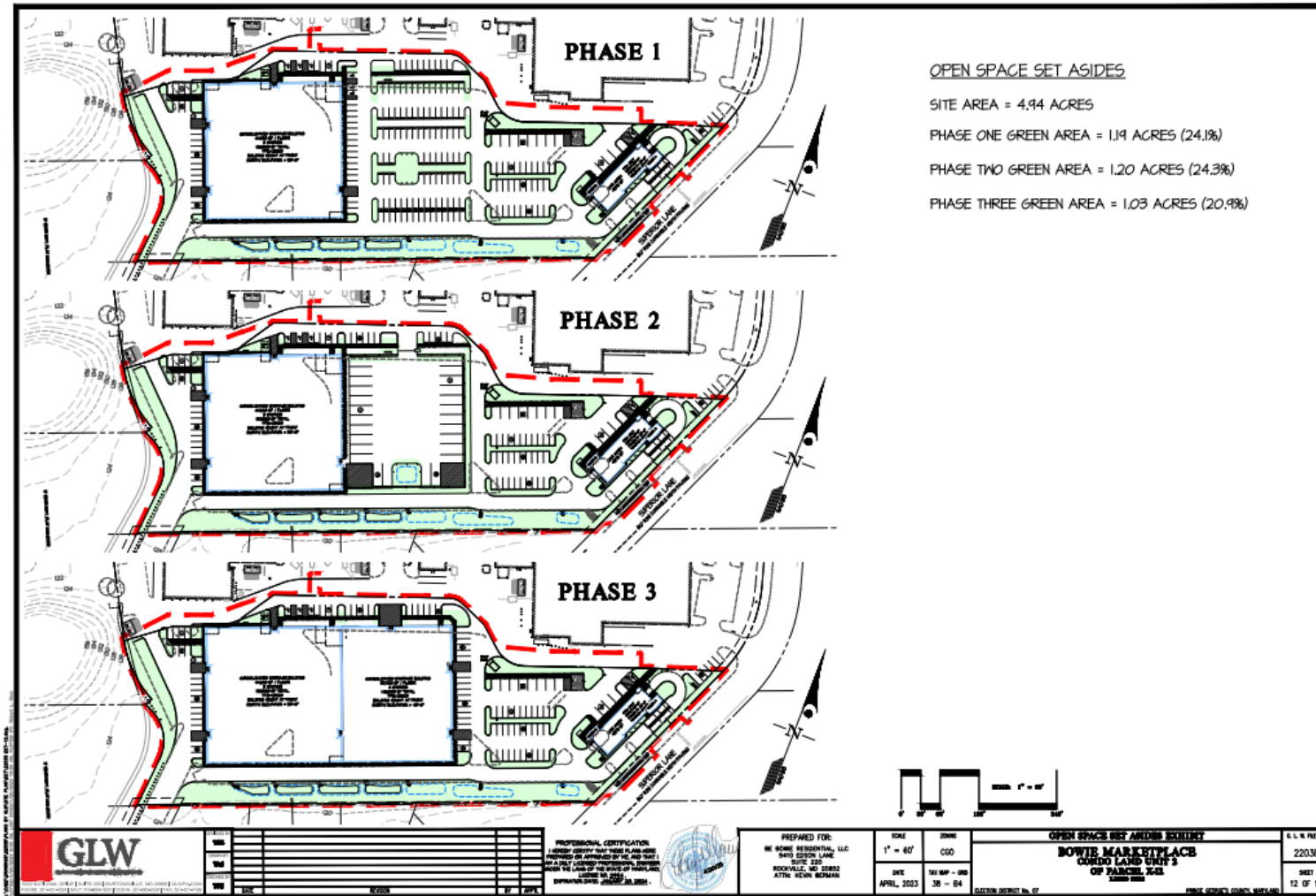
REQUIRED: Section 4.8, Building Frontage Landscape Requirements (PHASE Three)

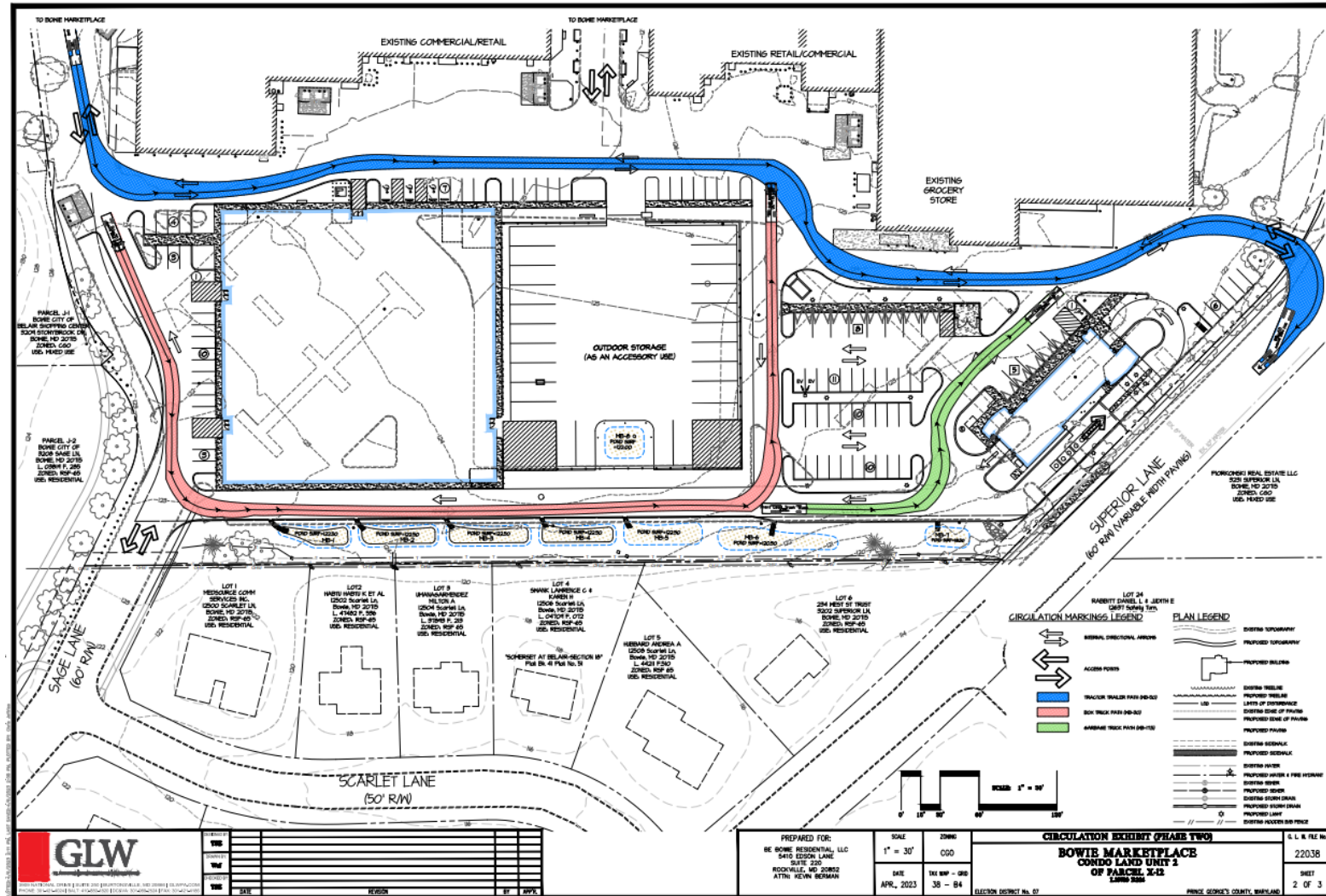
Building Frontage Length	380 feet
Shade Trees (1 per 40 linear feet)	10

PROVIDED: Section 4.8, Building Frontage Landscape Requirements (PHASE Three)

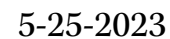
Building Frontage Length	380 feet
Shade Trees (1 per 40 linear feet)	6
Ornamental Trees	9

OPEN SPACE SET ASIDE EXHIBIT

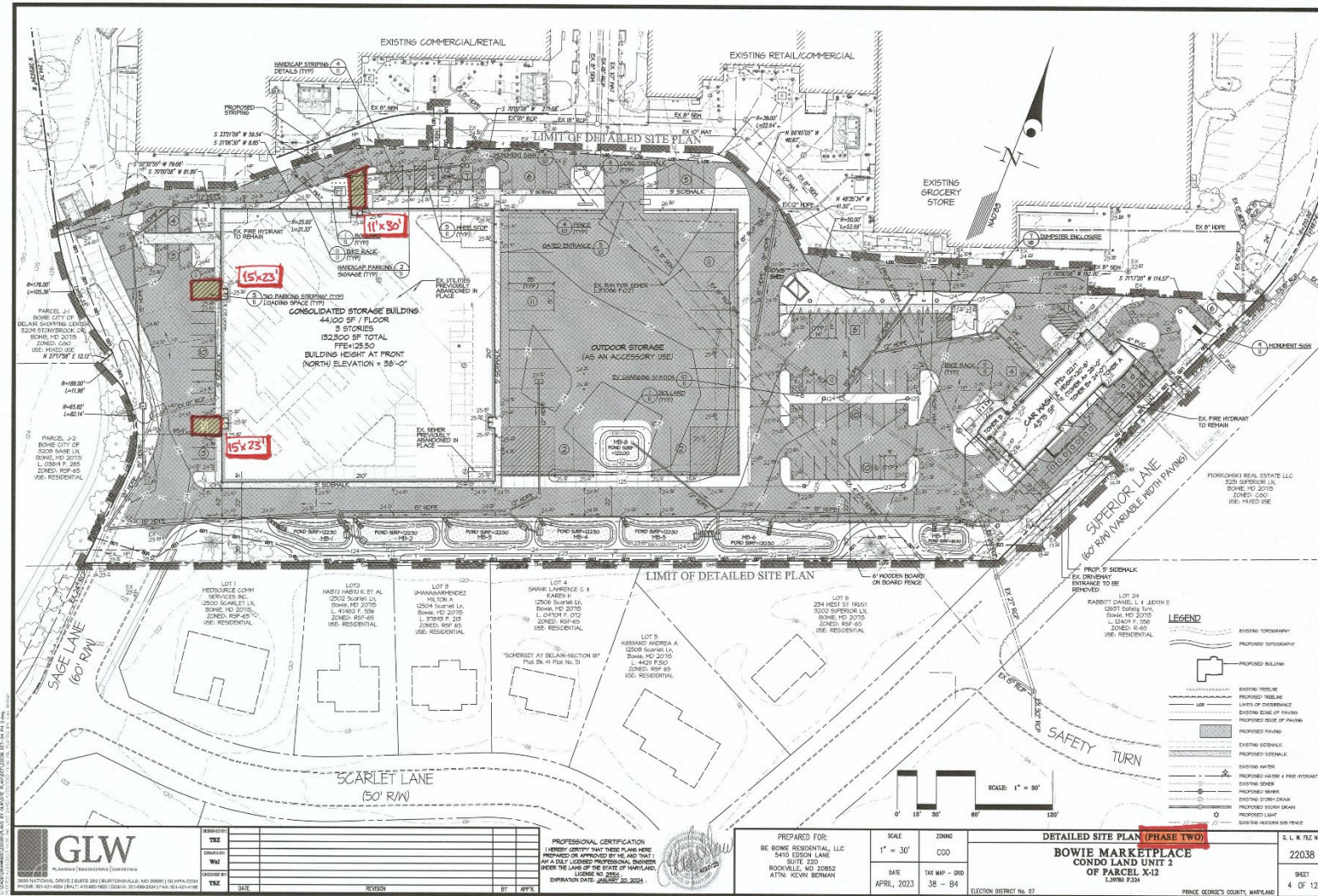




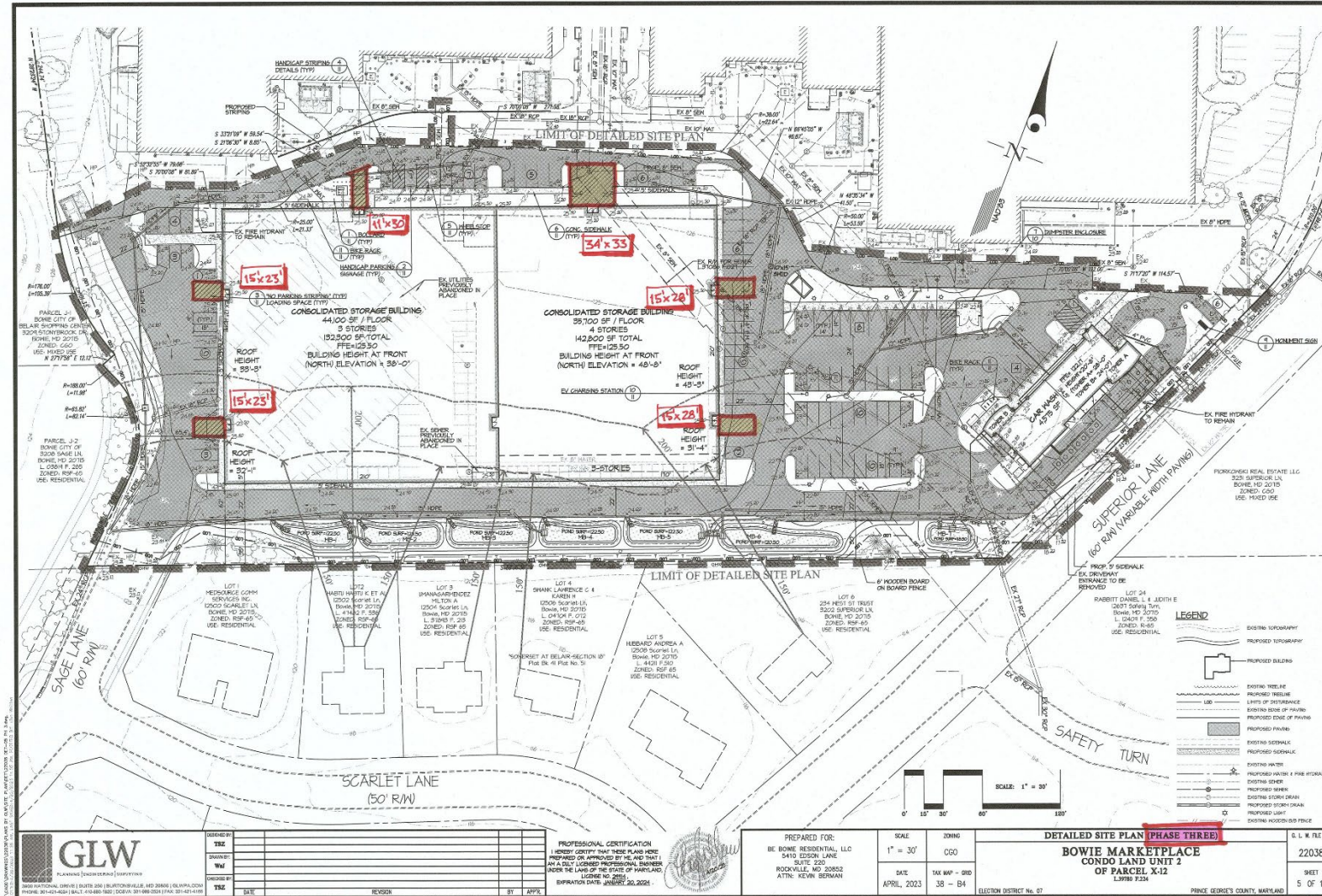
Item: # 7



PROPOSED LOADING SPACES – PHASE ONE



PROPOSED LOADING SPACES – PHASE TWO



A-201 SCALE: 1/8" = 1'-0"



Architectural elevation drawing of a three-story townhome building. The drawing shows a long facade with multiple units, each featuring a ground-floor storefront, two upper floors with windows, and a flat roof with a parapet. Key features include asphalt shingles, pre-finished aluminum gutters, and various EIFS and stone veneer applications. Dimensions for horizontal and vertical measurements are provided, along with callouts for materials and construction details.

Horizontal Dimensions (from left to right):

- 26'-5 1/2"
- 18'-6 1/2"
- 19'-7 1/2"
- 17'-10 3/4"
- 18'-0"
- 27'-2 1/2"
- 18'-0"
- 13'-10 3/4"
- 18'-7 1/2"
- 18'-6 1/2"
- 28'-5 1/2"

Vertical Dimensions (from bottom to top):

- 4'-0"
- 6'-0"
- 2'-0"
- 10'-0"
- 12'-0"
- 11'-0"
- 10'-0"

Callouts and Details:

- ASPHALT SHINGLES
- PRE-FIN ALUM GUTTER AND DOWNSPOUT, TYP.
- EIFS-1, TYP.
- TOP OF PARAPET BEYOND, TYP.
- TOP OF ROOF BEYOND, TYP.
- TOP OF ROOF BEYOND, TYP.
- WATERBILT, TYP.
- CHU-1, TYP.
- EIFS-3, TYP.
- STOREFRONT, TYP.
- EIFS BAND-1, TYP.
- EIFS-2, TYP.
- ROOF BRG. LDRY 13'-4"
- THRD FLOOR 12'-4"
- SECOND FLOOR 11'-0"
- FIRST FLOOR 10'-0"

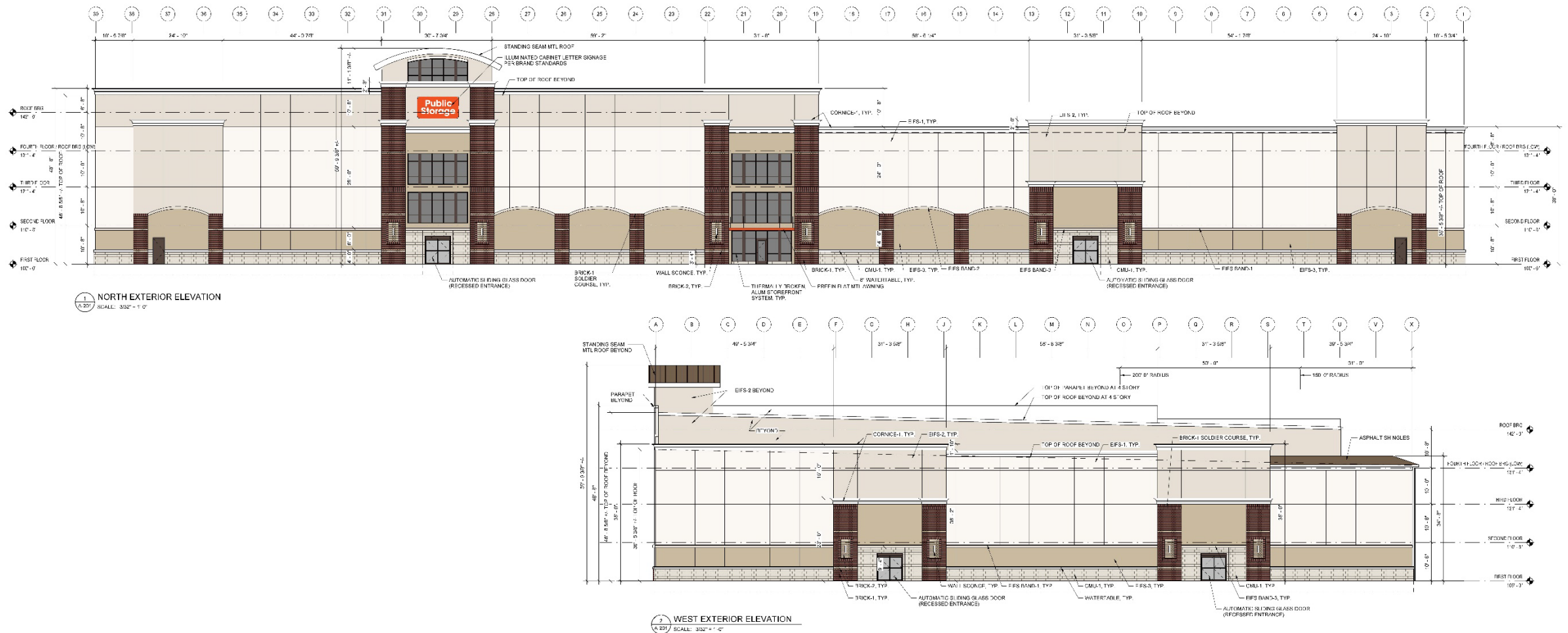
TRANSCAP

BUILDING STORY	FACADE AREA PER FLOOR*	MIN FACADE AREA % TO BE TRANSPARENT	FACADE AREA % SHOWN
1ST FLOOR	1823 SF	528 SF (29%)	706 SF
2ND FLOOR	2243 SF	449 SF (20%)	553 SF
3RD FLOOR	2243 SF	449 SF (20%)	478 SF

A-202 SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATIONS OF CONSOLIDATED STORAGE— PHASE TWO



EXTERIOR ELEVATIONS OF CONSOLIDATED STORAGE— PHASE TWO



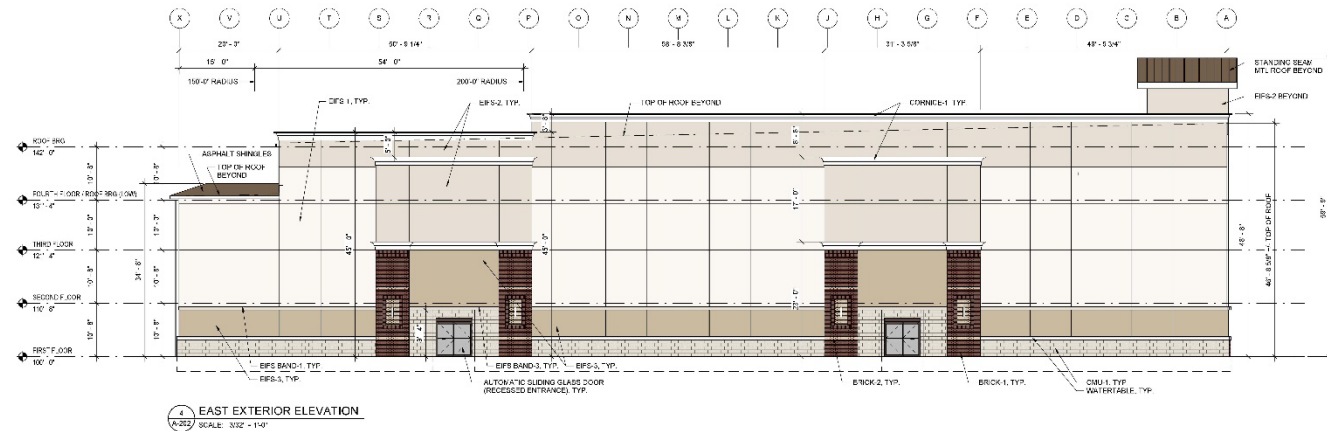
3 SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

TRANSPARENCY STANDARDS AT SOUTH ELEVATION

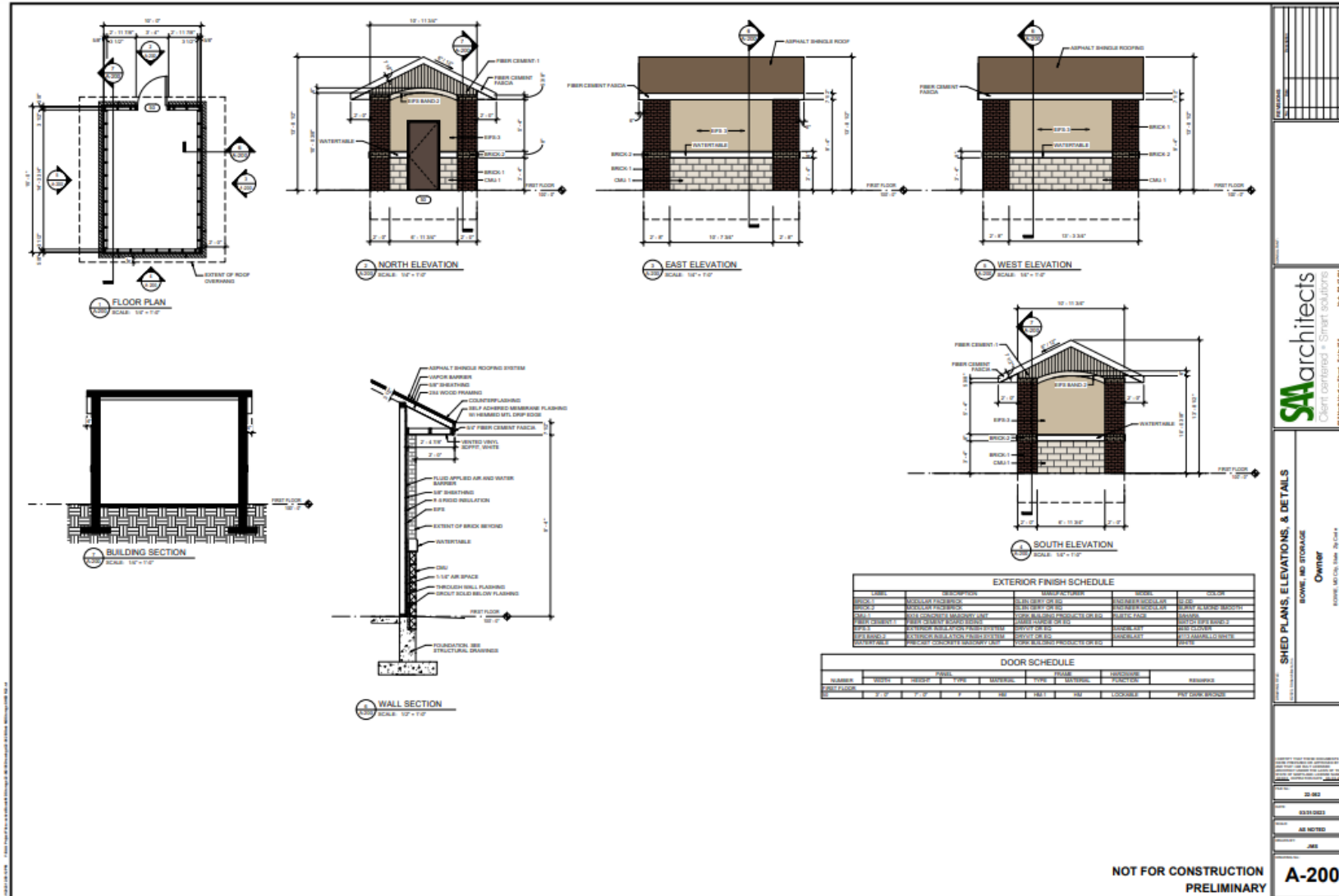
BUILDING STORY	FACADE AREA PER FLOOR*	MIN FACADE AREA % TO BE TRANSPARENT	FACADE AREA % SHOWN
1ST FLOOR	5293 SF	1152 SF (35%)	1233 SF
2ND FLOOR	4253 SF	816 SF (20%)	908 SF
3RD FLOOR	4253 SF	816 SF (20%)	819 SF

*THE FIRST 2'-0" OF FACADE AREA CLOSEST TO GRADE ARE NOT REQUIRED TO BE GLAZED AND SHALL BE EXCLUDED FROM THE FACADE AREA CALCULATION.

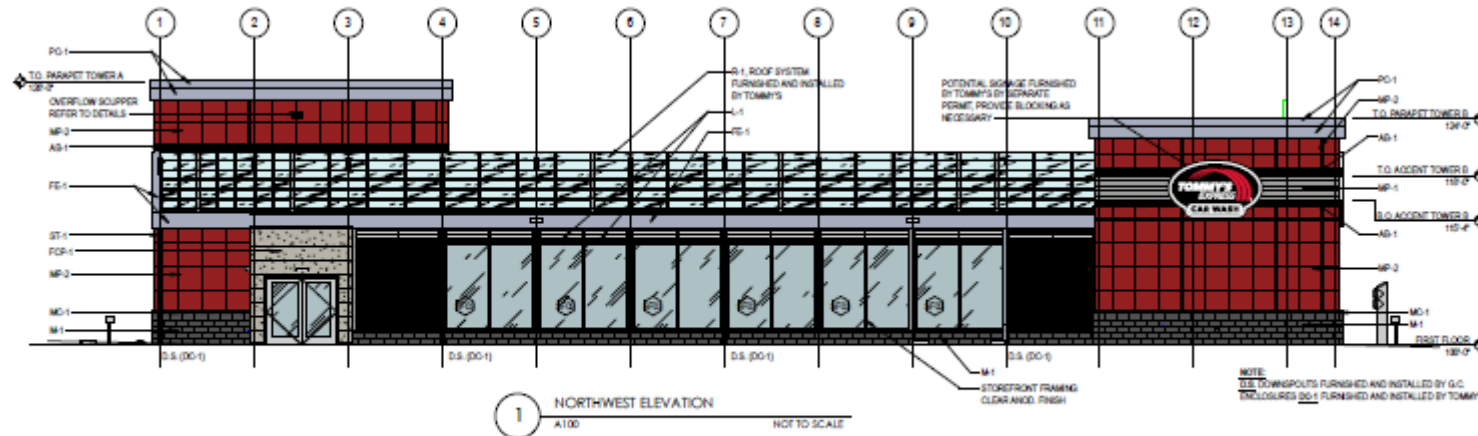


4 EAST EXTERIOR ELEVATION

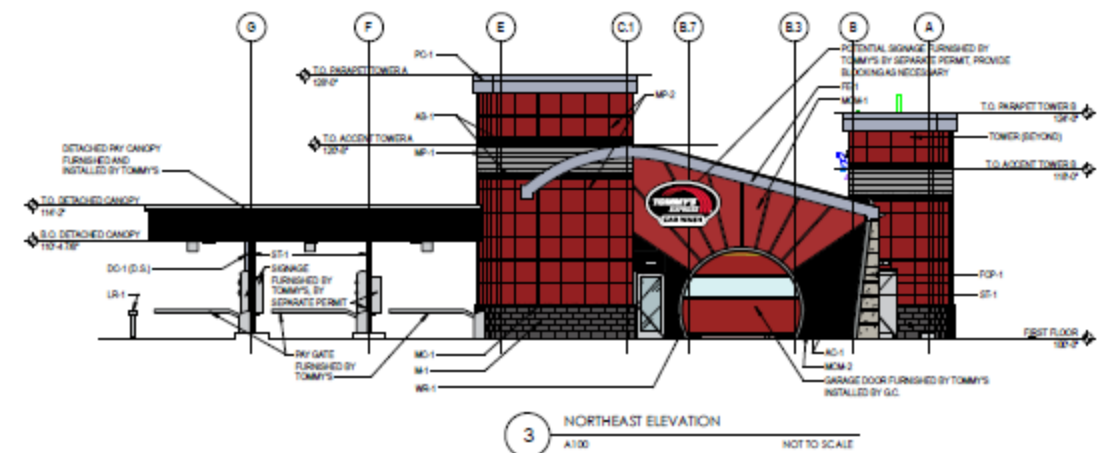
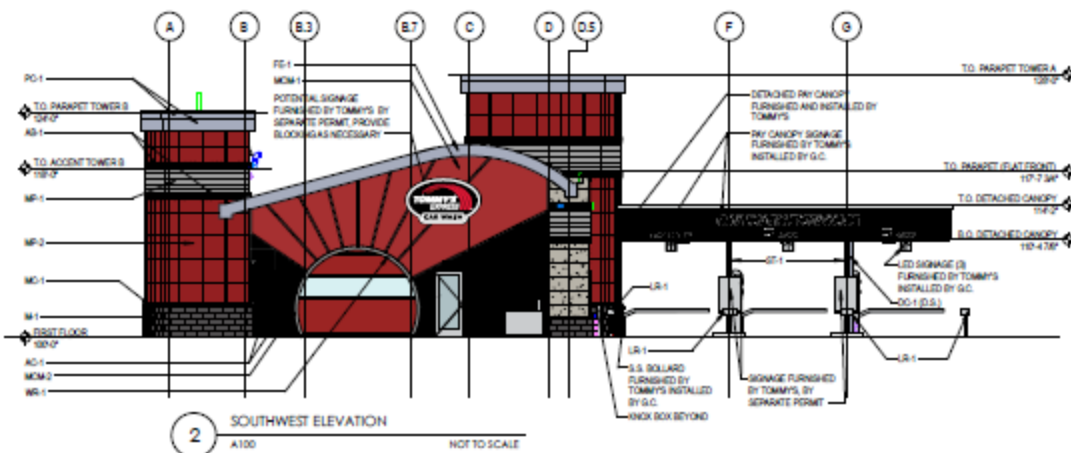
SCALE: 3/32" = 1'-0"



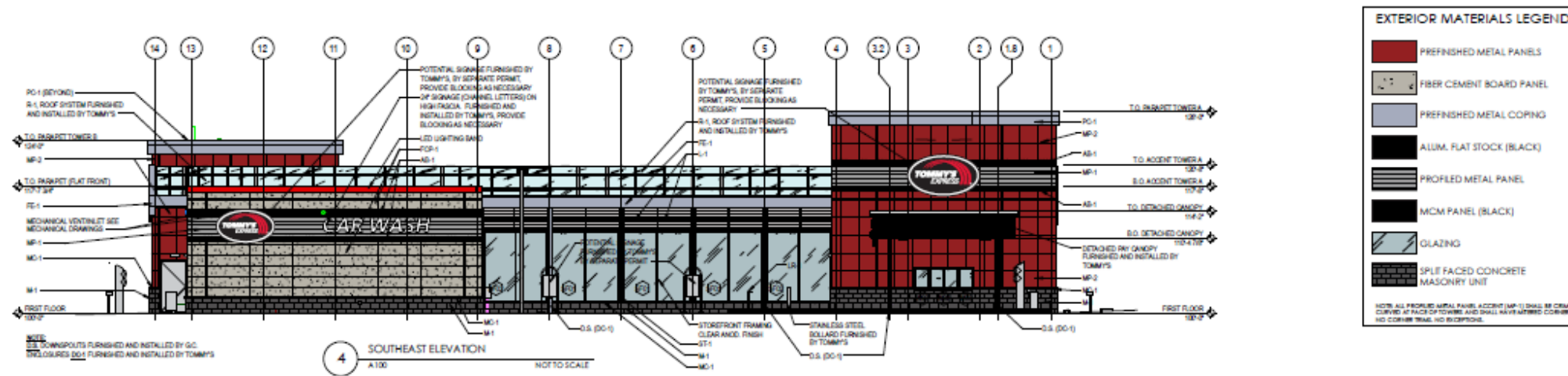
EXTERIOR ELEVATIONS OF CARWASH



TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	RSI	POWDER COATED STRUCTURAL STEEL	RAL 3001	TOMMYS	TOMMYS
MP-1	PROFILLED ALUMINUM METAL PANELS	AKAS	AKAS T-3 ENCLOSED SILVERSTEEL	SILVERSMITH	TOMMYS	G.C.
MP-2	PRETENSIONED METAL PANEL	DAI DESIGN	SPURF PANEL SIZE	CARNIVAL RED / RAL 3001	TOMMYS	G.C.
M-1	SPLIT FACE CMU	CONSUMERS	4" VENTED SPLIT FACE	ASH	G.C.	G.C.
MC-1	PREFRUIT STONE		WAGONRY CAP	WATCH DOW COLOR	G.C.	G.C.
FCP-1	FIBER CEMENT PANELS	NEOMA	ARCHITECTURAL BLOCK SERIES 18" H x 22" W	GRAY	TOMMYS	G.C.
AS-1	PRETIN ALUM. PARAPET SANDING	AKAS	AKAS FLAT SHEET	BLACK	TOMMYS	G.C.
PO-1	PRETIN ALUM. PARAPET CORNICE	ARCONIC	REINFORCED COMPOSITE PANELS	BRIGHT SILVER METALLIC	TOMMYS	G.C.
MM-1	PRETIN ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS COMPOSITE PANELS	BRIGHT RED	TOMMYS	G.C.
MM-2	PRETIN ALUM. COMPOSITE PANELS	OTACEL	SHROOPE	BRONZE	TOMMYS	G.C.
AO-1	PRETIN ALUM. CLOSURE CAPS	TUBULITE	TUBULITE 300 SERIES STORFRONT	CLAR ANHCOATED	TOMMYS	G.C.
SFE1, SFE2, SFE3	PRETIN ALUM. STORFRONT WITH INSULATED GLASS	KANNEER	7" INSULATED GLASS LOW E	CLAR ANHCOATED	G.C.	G.C.
SFE4, SFE5	PRETIN ALUM. STORFRONT WITH METAL PANEL INFILL	KANNEER	OTACEL	CLAR ANHCOATED FRAMEWORK ROCKY INFILL PANELS	G.C.	G.C.
DO-1	PRETENSIONED ALUMINUM	ALPOLID	RAM MEM PANELS DOWNPOUT COVER	METALLIC SILVER	TOMMYS	TOMMYS
LR-1	LICENSE PLATE READER	TOMMYS	ROLLARD	STAINLESS STEEL	TOMMYS	G.C.
WR-1	PRETIN ALUM. COMPOSITE PANELS	ARCONIC	MEM WRAP COVER FOR STEEL RING	CLAR ANHCOATED	TOMMYS	G.C.
FE-1	FACIA / GAVE	ALPOLID	RAM MEM PANELS AT DRIVE AND FACIA	METALLIC SILVER	TOMMYS	TOMMYS
L-1	PRETIN ALUM. COVER	RUSON	DRAINABLE COVER	CLAR ANHCOATED	TOMMYS	TOMMYS
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE	TOMMYS	TOMMYS



EXTERIOR ELEVATIONS OF CARWASH



STAFF RECOMMENDATION

APPROVAL of DET-2022-018 with Conditions

APPROVAL of ACL-2022-004 with Conditions

Major Issues:

- Neighborhood Compatibility
Conformance

Applicant Required Mailings:

- Informational Mailing – 09/30/2022
- Acceptance Mailing – 02/21/2023