

BOWIE MARKETPLACE

Detailed Site Plan

ACL-2022-004

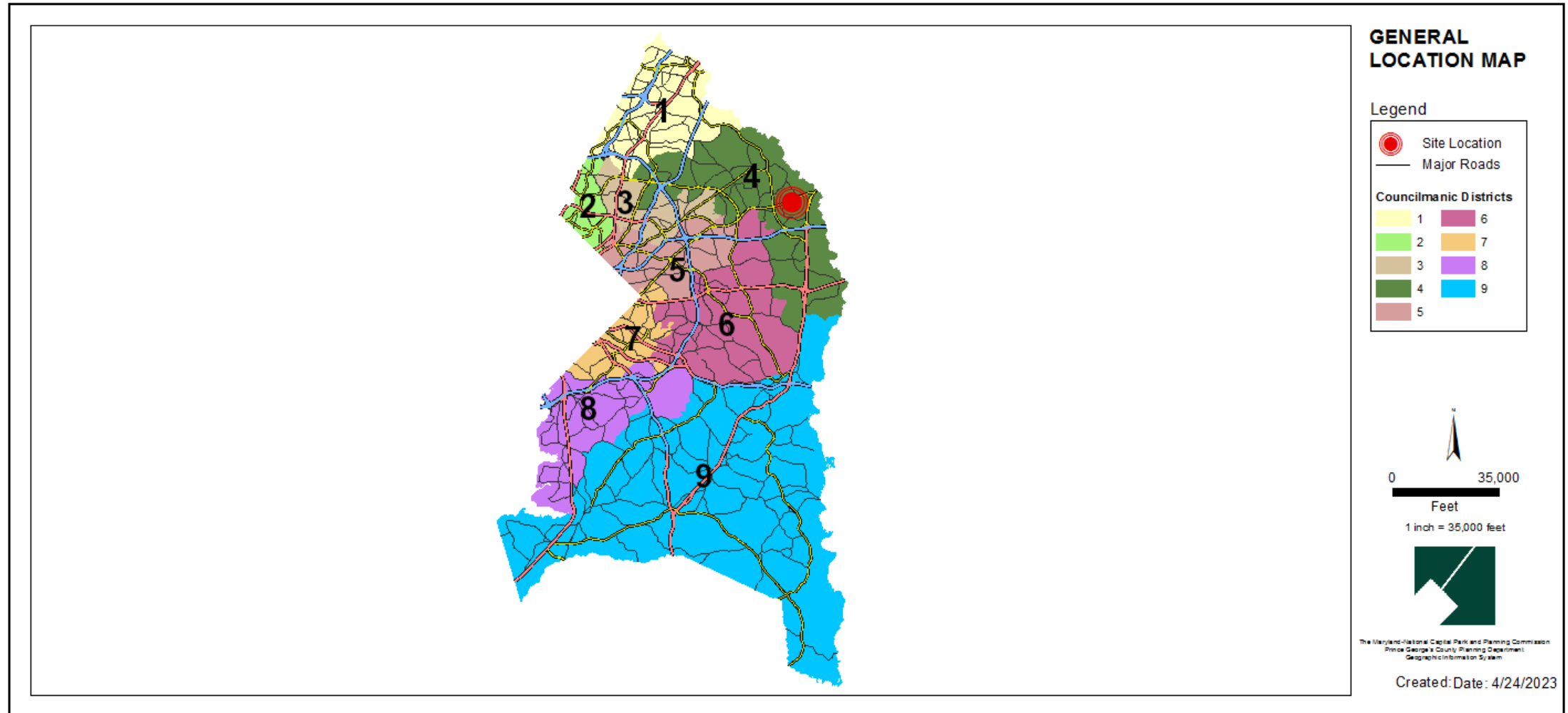
Staff Recommendation: Approval with Conditions



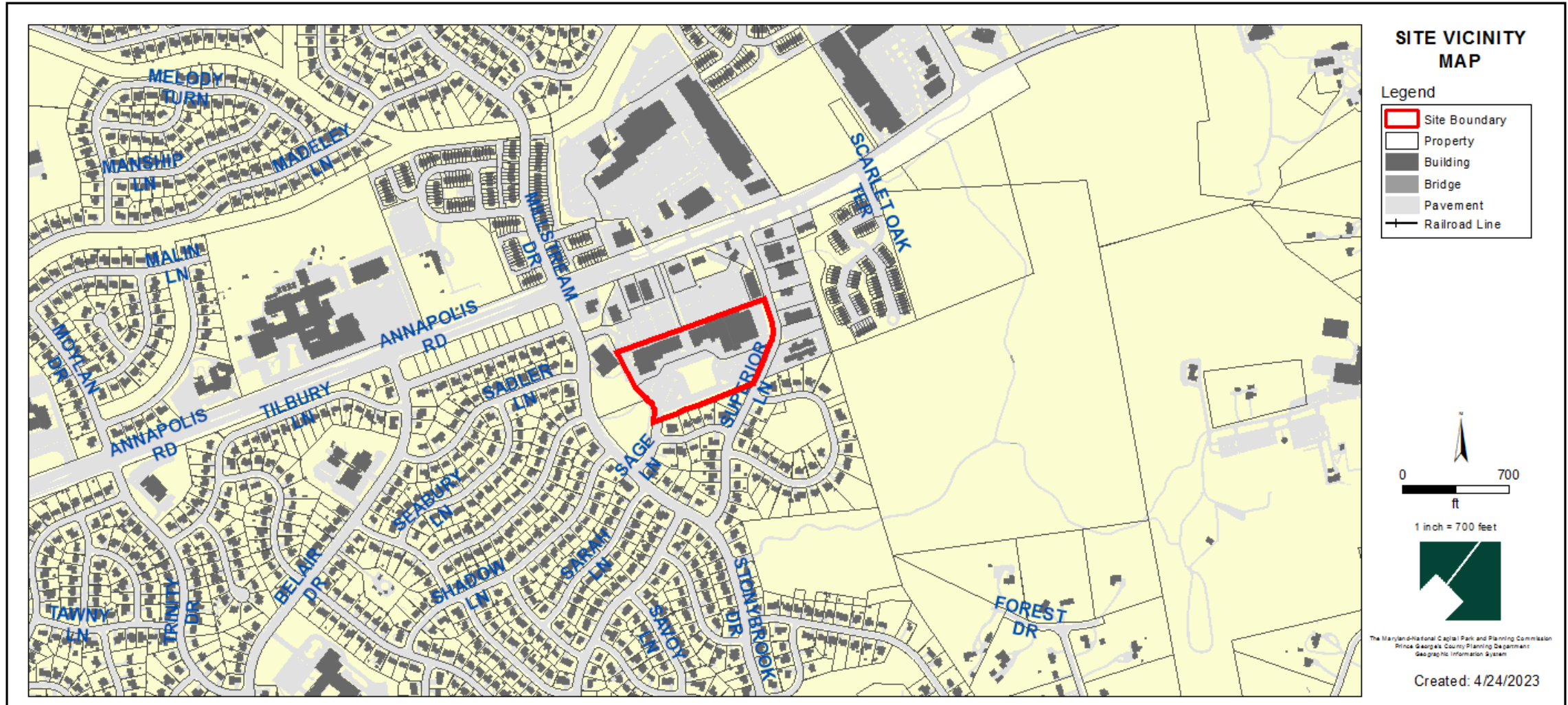
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B



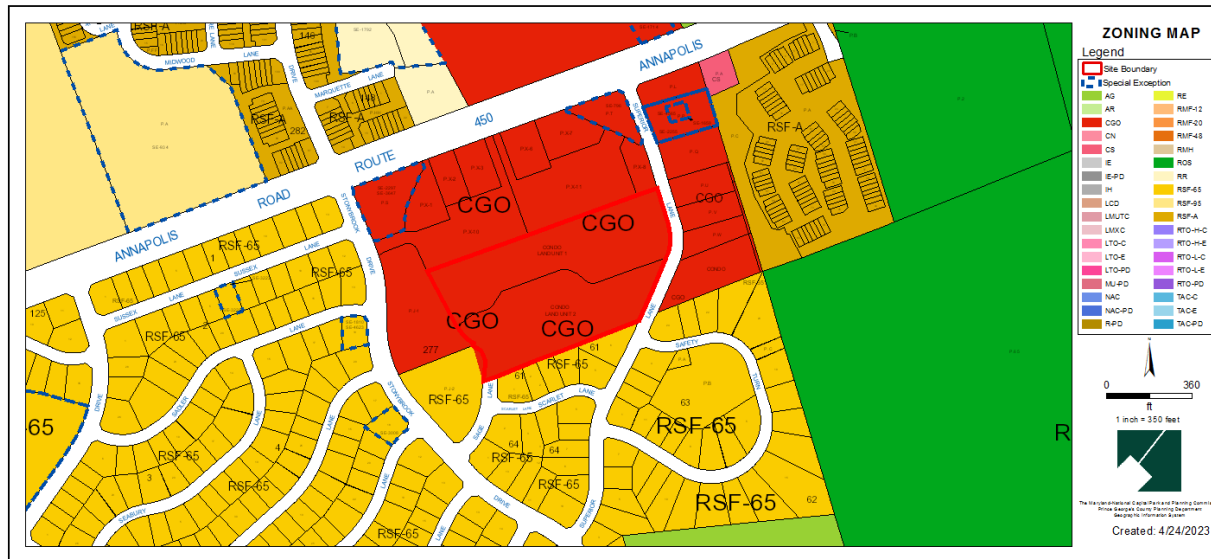
SITE VICINITY MAP



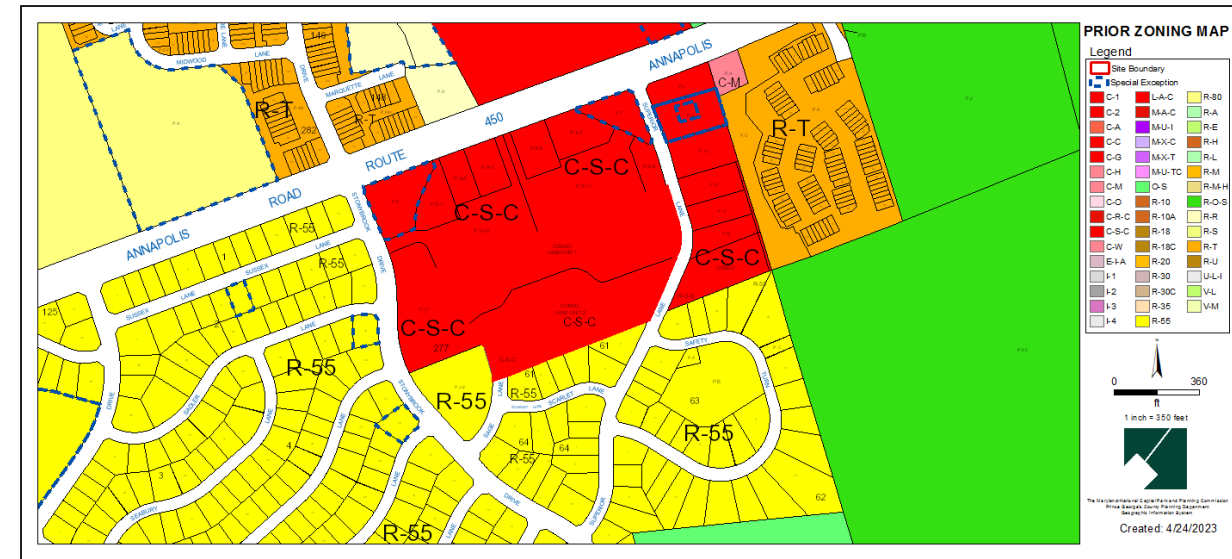
ZONING MAP (CURRENT & PRIOR)

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

CURRENT ZONING MAP



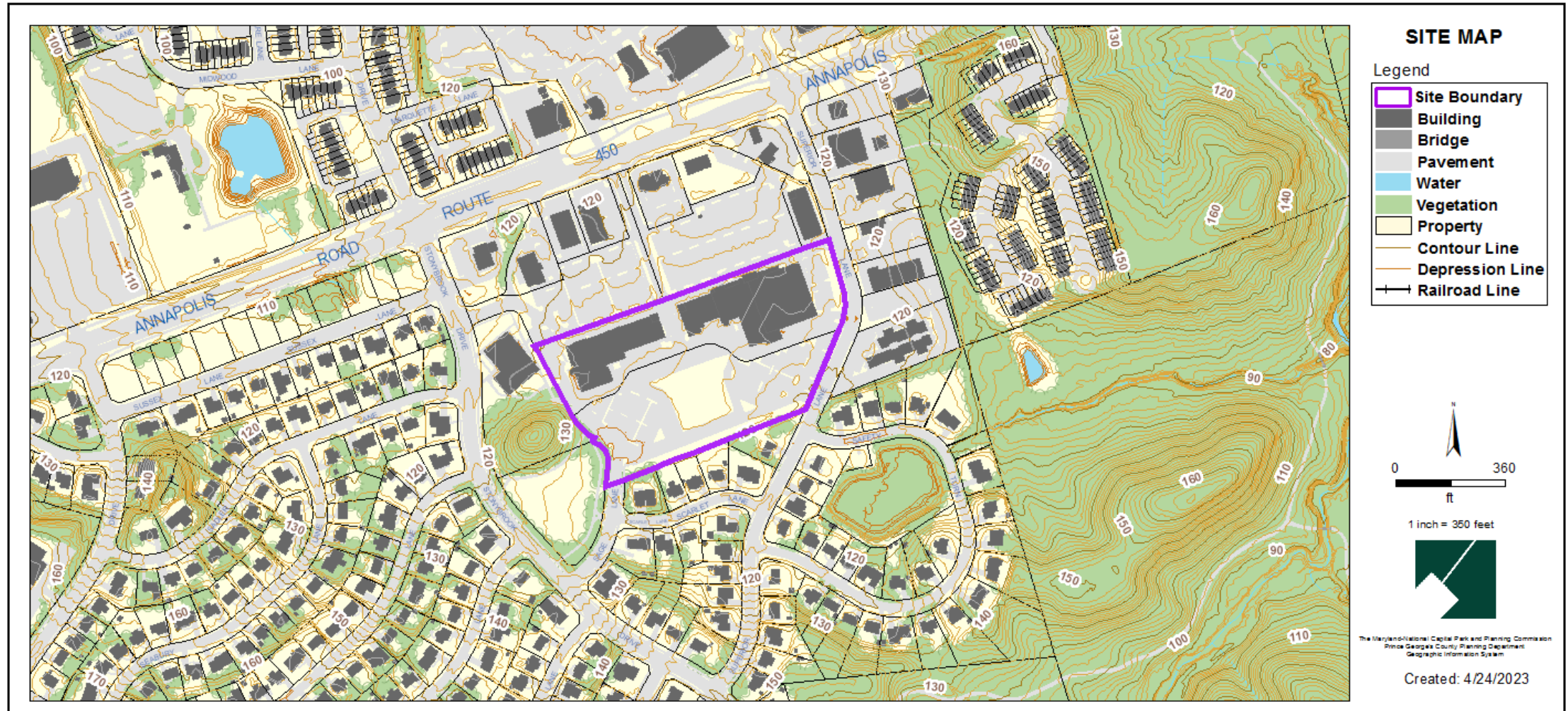
PRIOR ZONING MAP



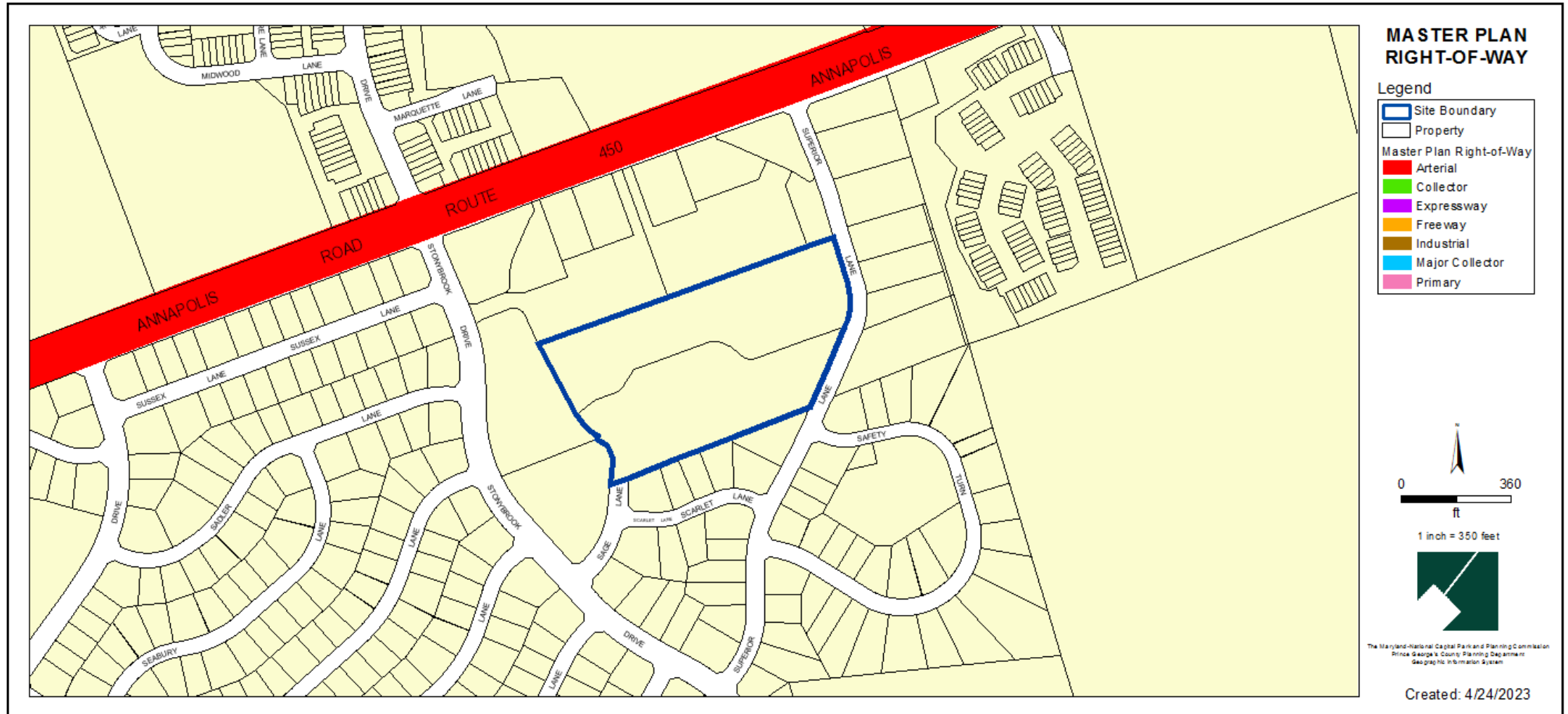
AERIAL MAP



SITE MAP



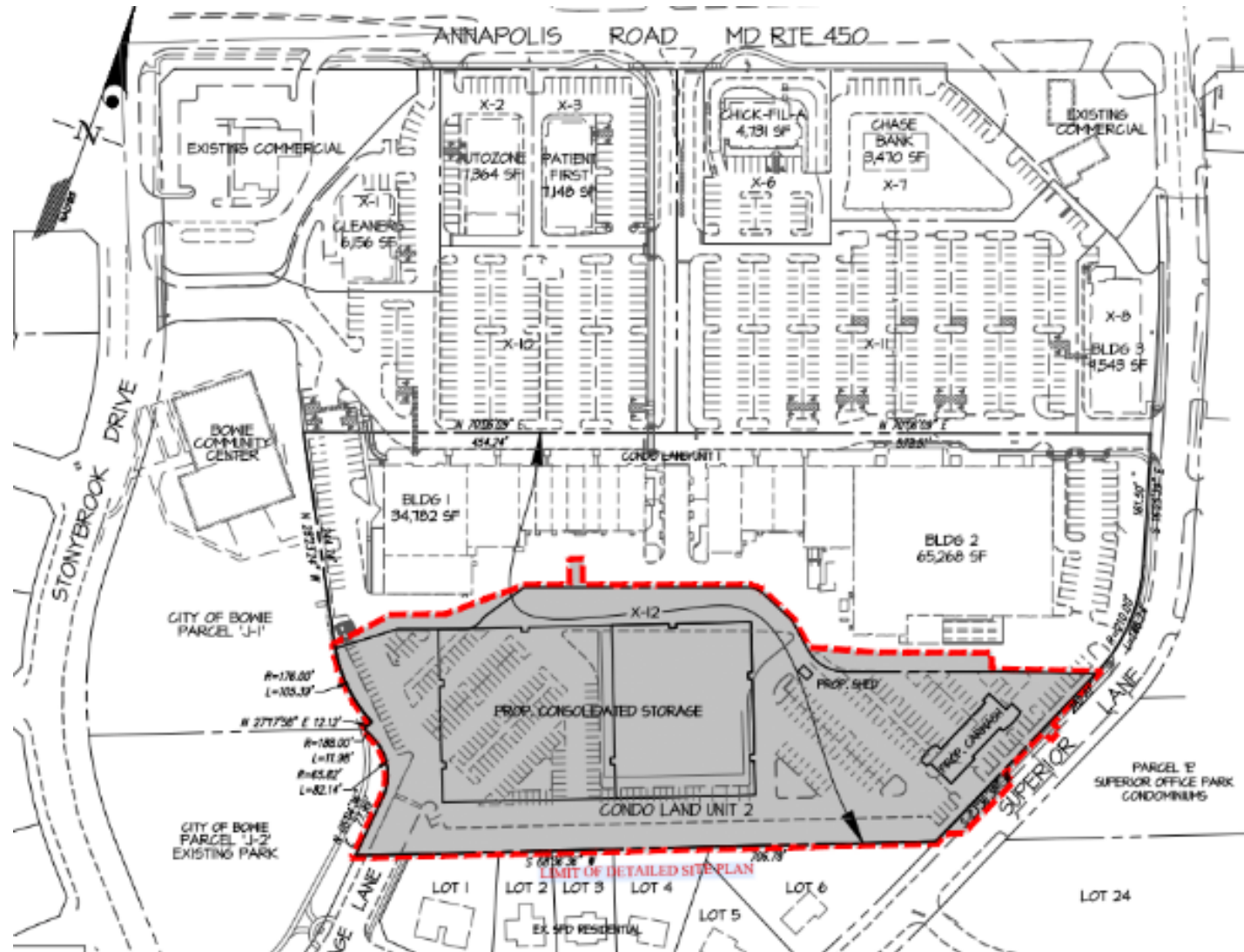
MASTER PLAN RIGHT-OF-WAY MAP



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



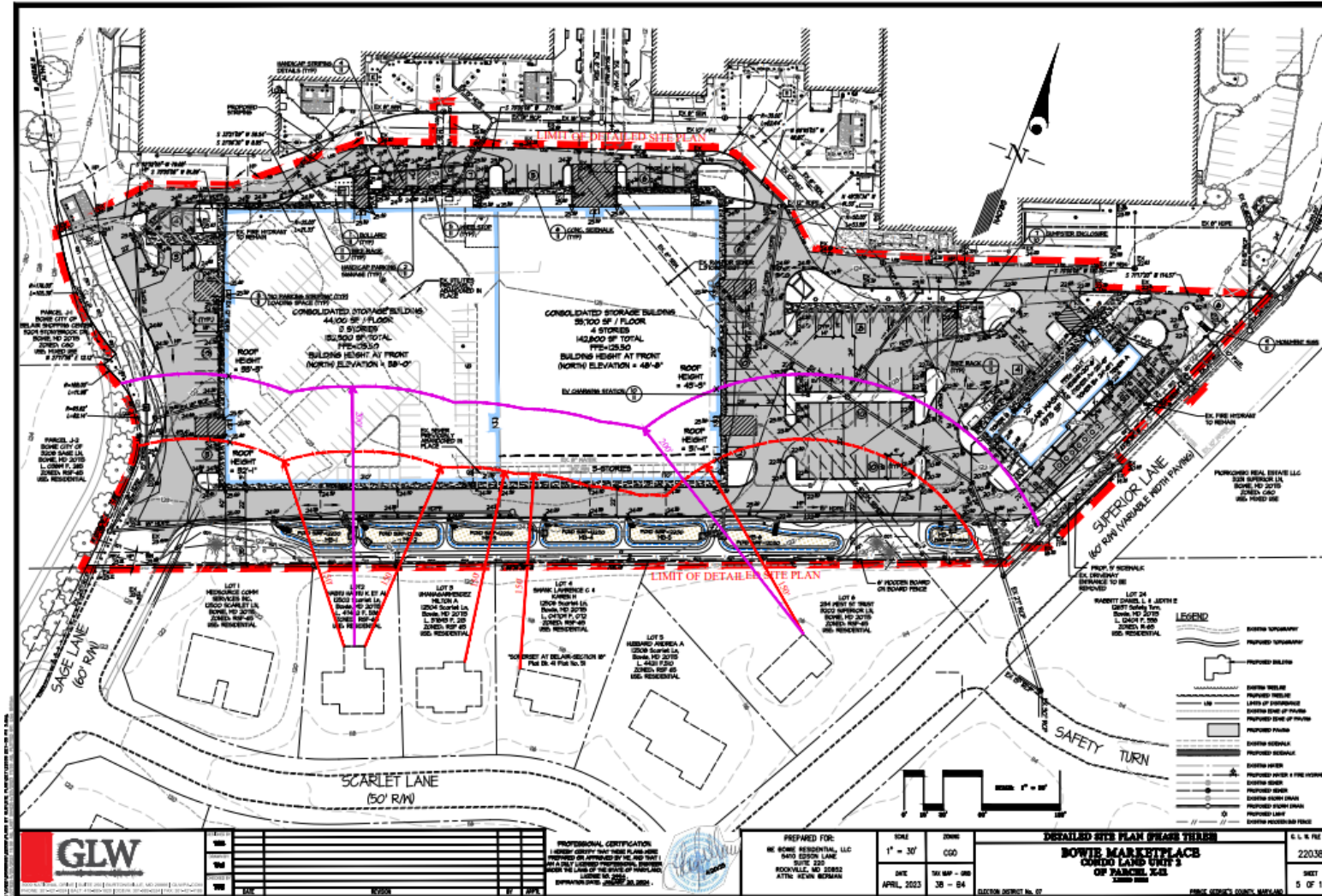
DETAILED SITE PLAN (PHASE TWO)



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)

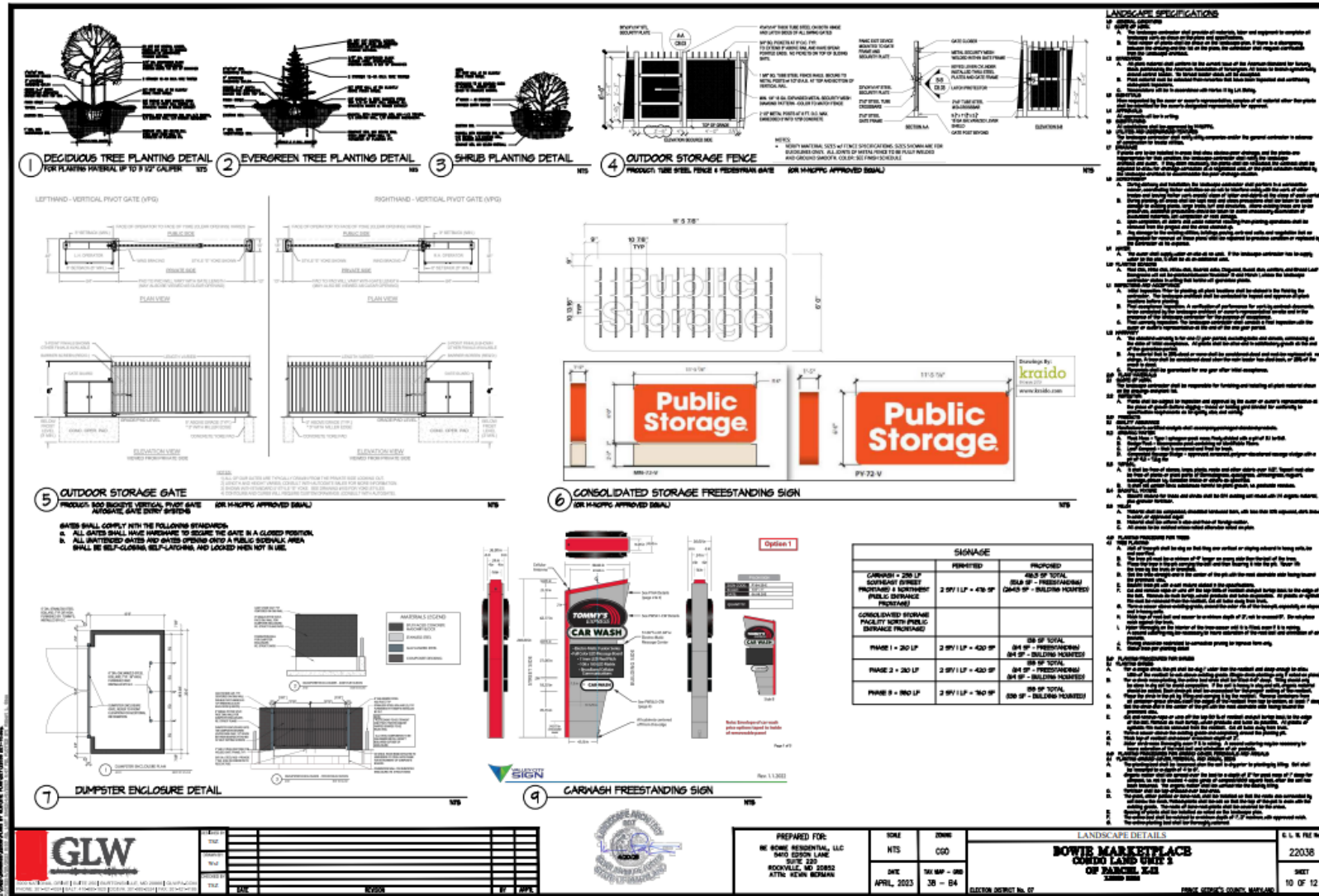
Building Frontage Length	210 feet
Shade Trees (1 per 40 linear feet)	3
Ornamental Trees	5

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

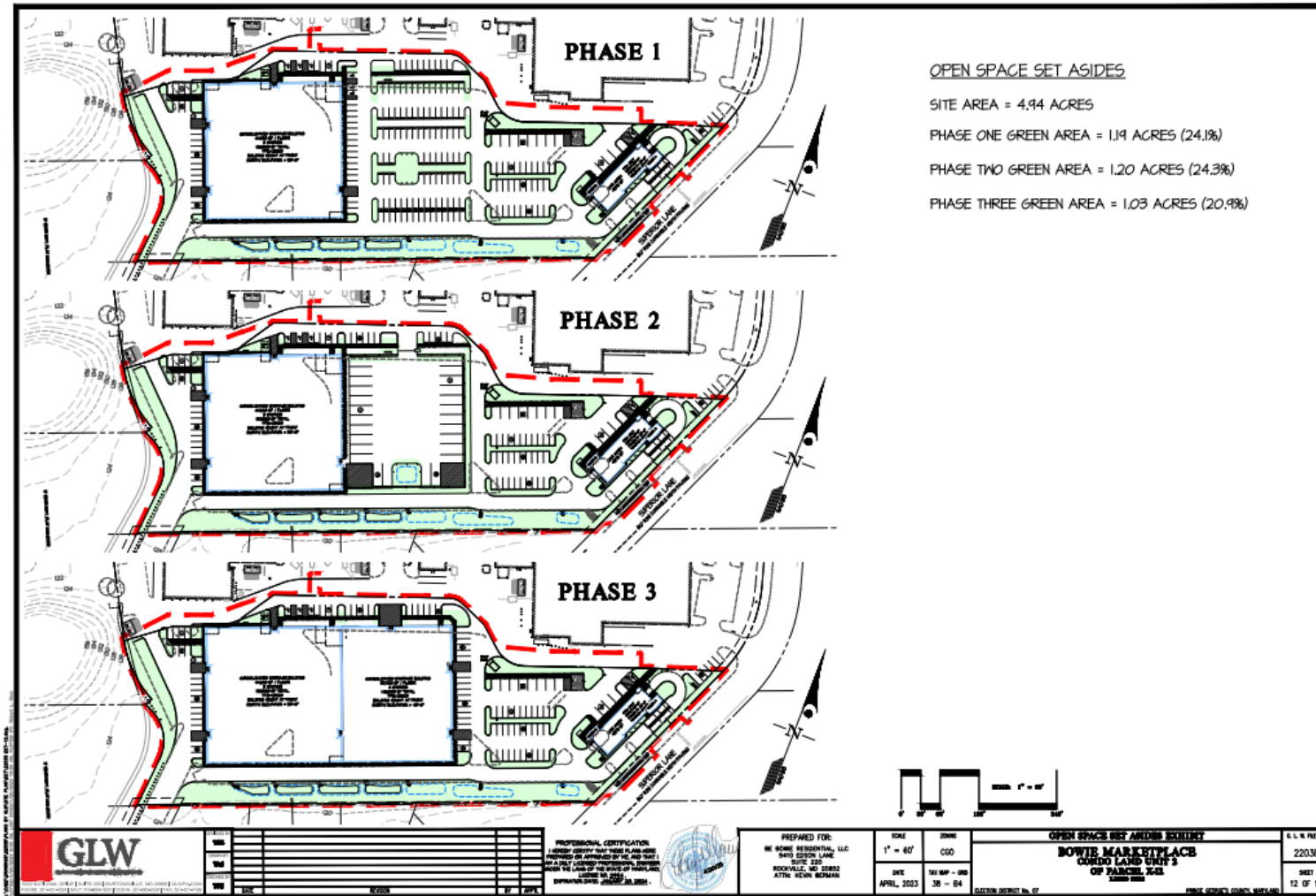
Building Frontage Length	380 feet
Shade Trees (1 per 40 linear feet)	10

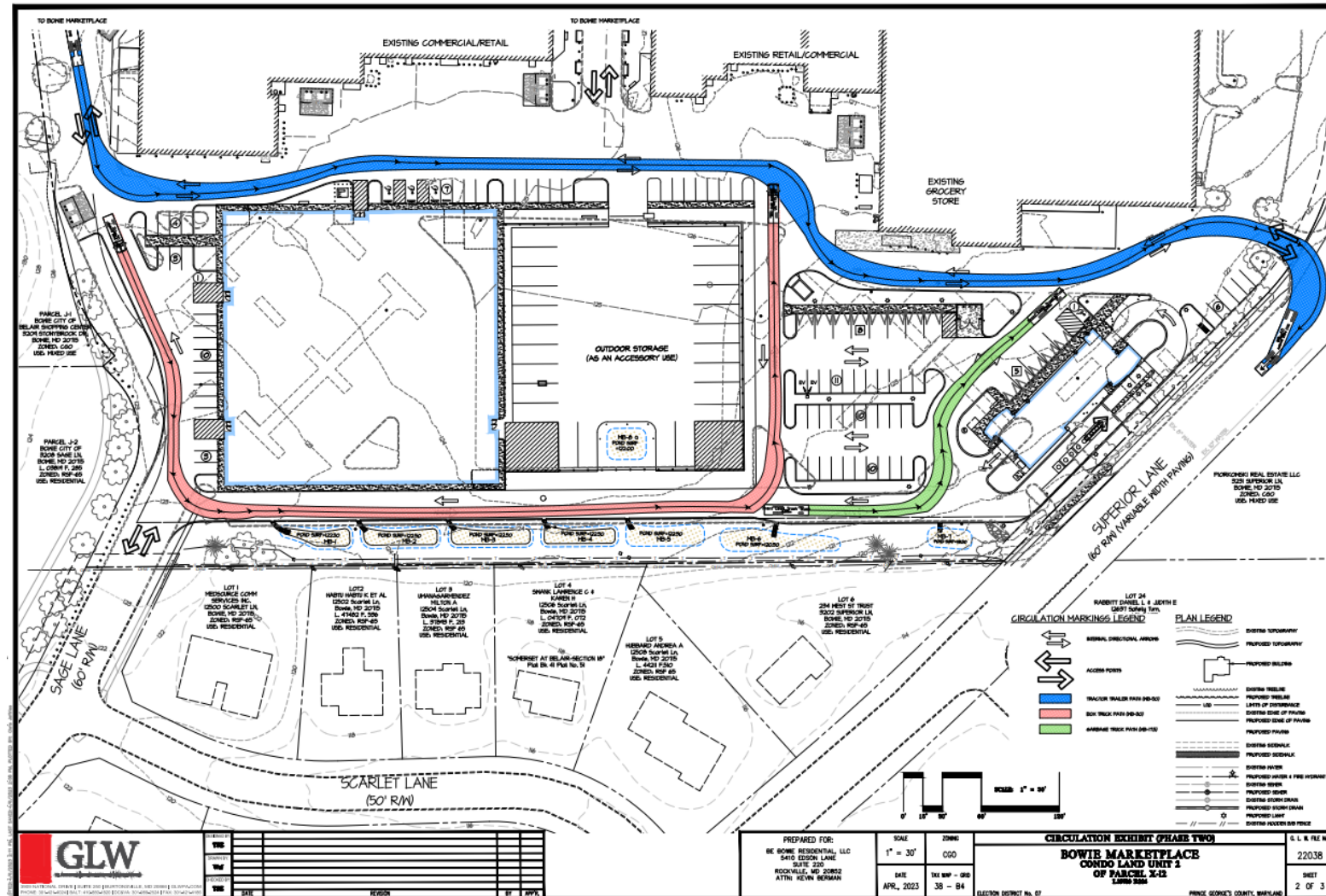
PROVIDED: Section 4.8, Building Frontage Landscape Requirements (PHASE Three)

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

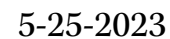


OPEN SPACE SET ASIDE EXHIBIT

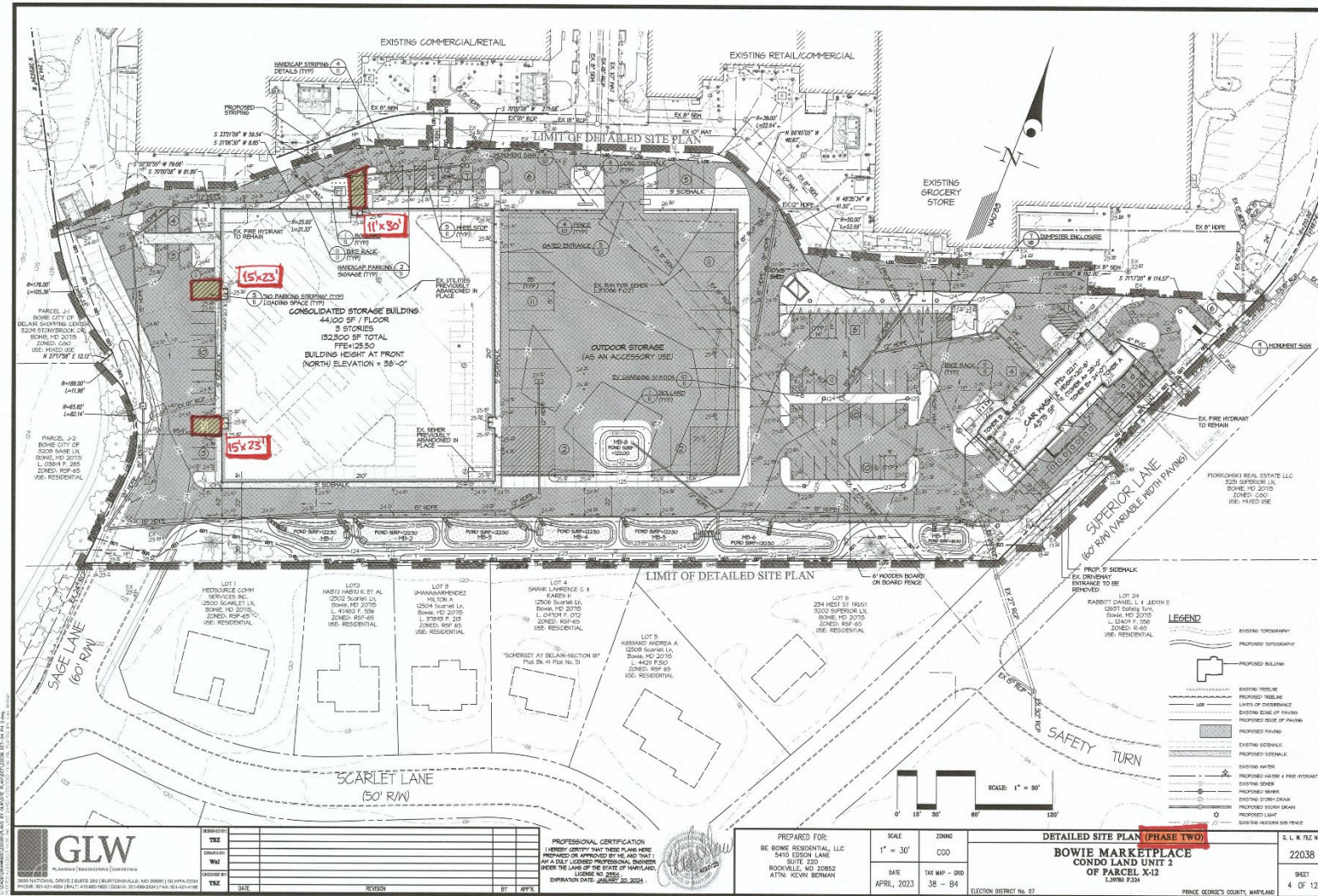




Item: # 7



PROPOSED LOADING SPACES – PHASE ONE



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



EXTERIOR ELEVATIONS OF CONSOLIDATED STORAGE— PROJECT 011

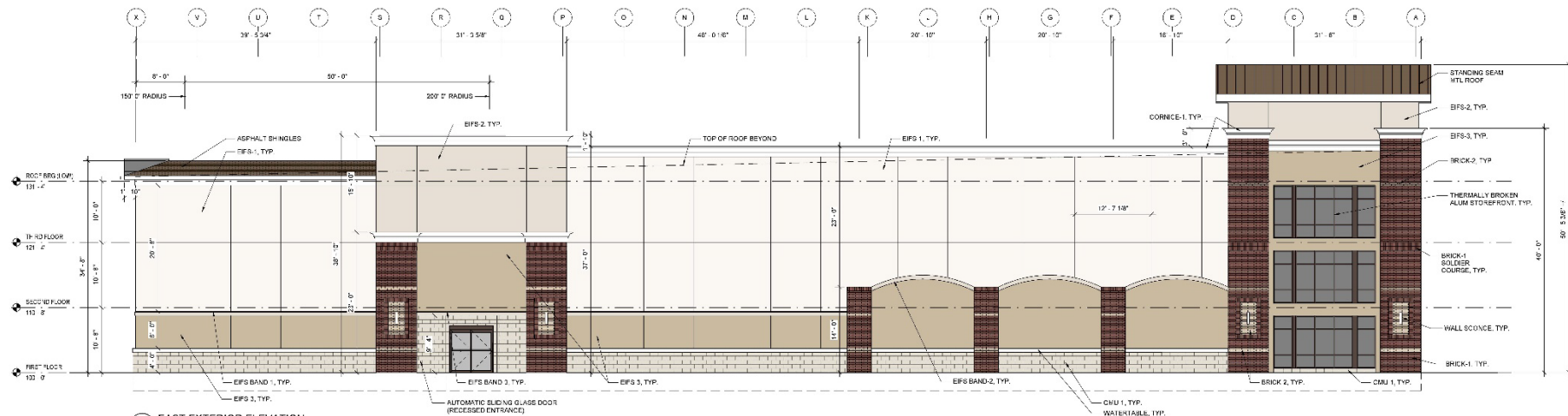


3 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

TRANSPARENCY STANDARDS AT SOUTH ELEVATION

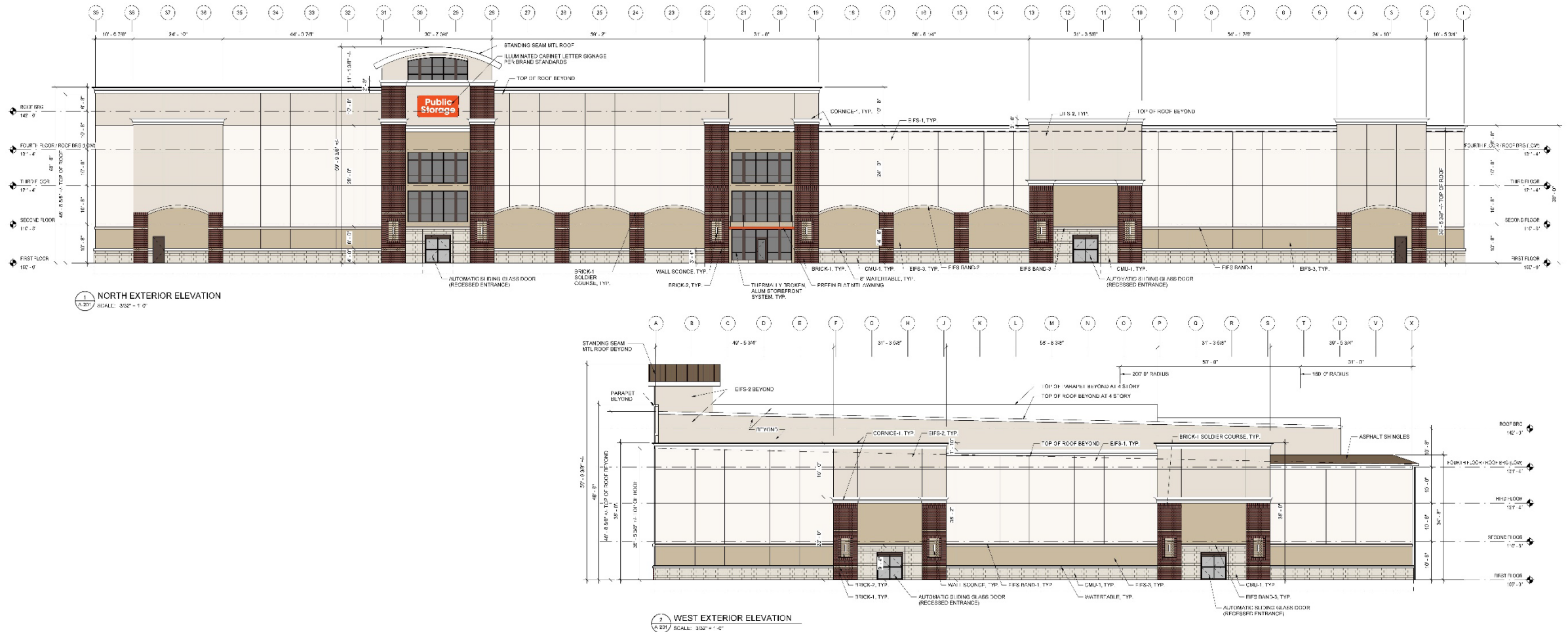
BUILDING STORY	FACADE AREA PER FLOOR*	MIN FACADE AREA % TO BE TRANSPARENT	FACADE AREA % SHOWN
1ST FLOOR	1822 SF	528 SF (29%)	706 SF
2ND FLOOR	2245 SF	449 SF (20%)	555 SF
3RD FLOOR	2245 SF	449 SF (20%)	478 SF

*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: 1/8" = 1'-0"

EXTERIOR ELEVATIONS OF CONSOLIDATED STORAGE— PHASE TWO



EXTERIOR ELEVATIONS OF CONSOLIDATED STORAGE— PHASE TWO



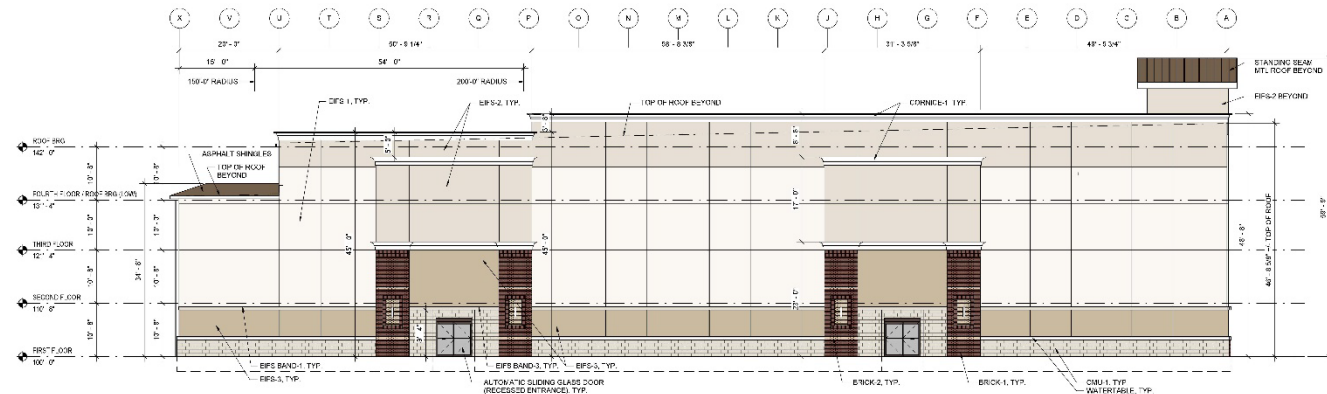
3 SOUTH EXTERIOR ELEVATION

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.

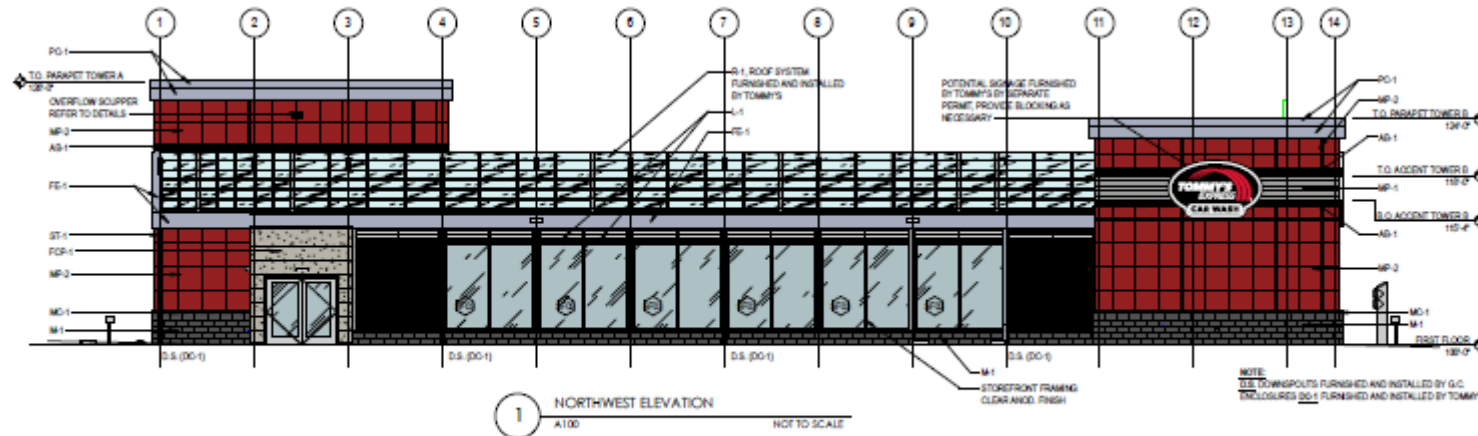


4 EAST EXTERIOR ELEVATION

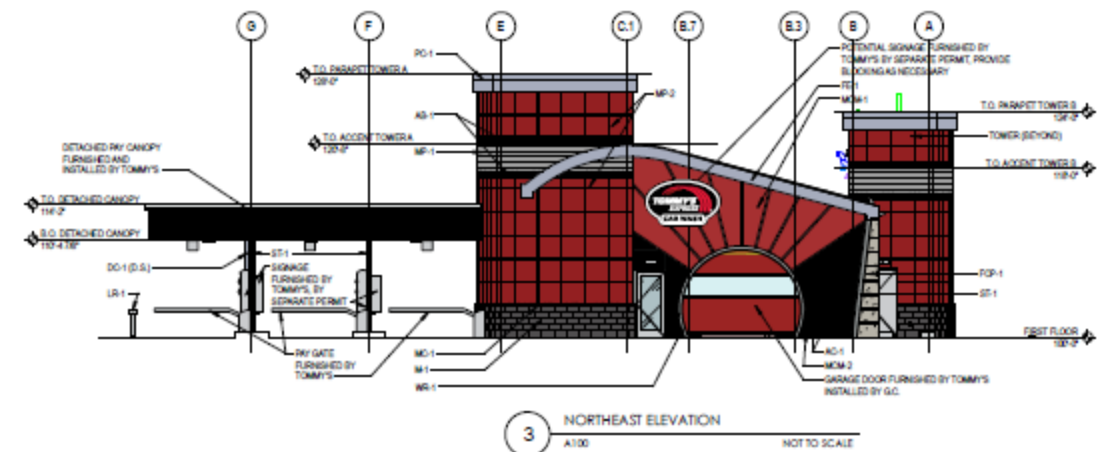
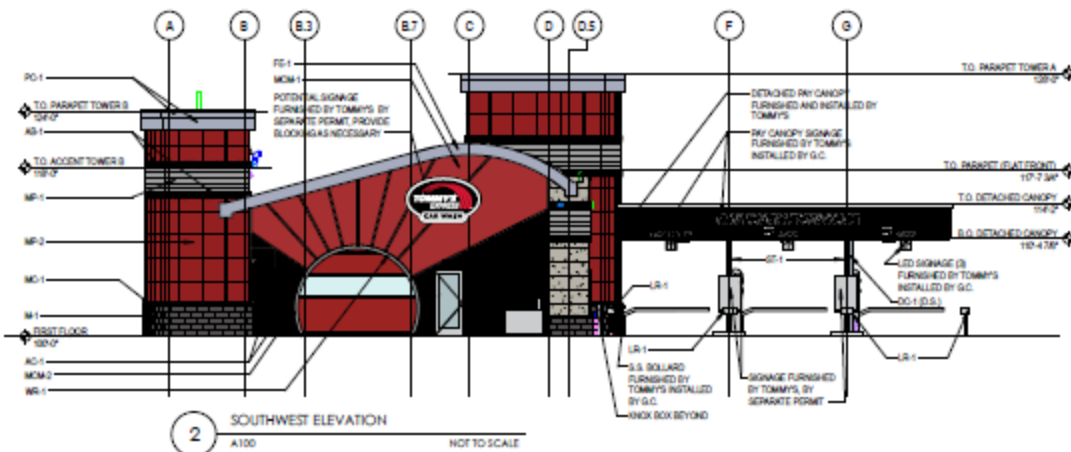
SCALE: 3/32" = 1'-0"

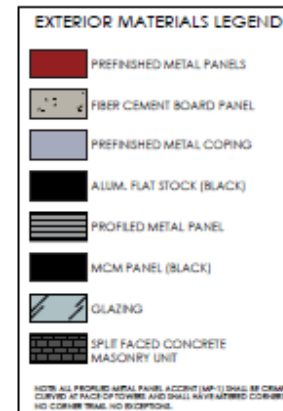


EXTERIOR ELEVATIONS OF CARWASH



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" VERTICAL SPLIT FACE	ASH	G.C.	G.C.
MC-1	PREFRUIT STONE		WAGONRY CAP	WATCHDOG COLOR	G.C.	G.C.
FCP-1	FIBER CEMENT PANELS	NEOMA	ARCHITECTURAL BLOCK SERIES 18" H x 72" 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 ANNOOZED	TOMMYS	G.C.
SFE1, SFE2, SFE3	PRETIN ALUM. STORFRONT WITH INSULATED GLASS	KANNEER	7" INSULATED GLASS LOW E	CLAR ANNOOZED	G.C.	G.C.
SFE4, SFE5	PRETIN ALUM. STORFRONT WITH METAL PANEL INFILL	KANNEER	OTACEL	CLAR ANNOOZED FENWEEB ROCKY INFILL PANELS	G.C.	G.C.
DO-1	PRETENSIONED ALUMINUM	ALPOLIO	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 ANNOOZED	TOMMYS	G.C.
FE-1	FACIA / GAVE	ALPOLIO	RAM MEM PANELS AT DRIVE AND FACIA	METALLIC SILVER	TOMMYS	TOMMYS
L-1	PRETIN ALUM. COVER	RUSON	DRAINABLE COVER	CLAR ANNOOZED	TOMMYS	TOMMYS
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE	TOMMYS	TOMMYS





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