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Specific Design Plan

SDP-0313-05

Application	General Data	
Project Name: Bowie New Town Center (BNTC), TD Bank Location: The north side of Collington Road (MD 197), approximately 700 feet east of the intersection with Northview Drive. Applicant/Address: TD Bank 9000 Atrium Way Mount Laurel, NJ 08054	Planning Board Hearing Date:	03/03/11
	Staff Report Date:	02/24/11
	Date Accepted:	05/27/10
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.25
	Zone:	M-A-C
	Dwelling Units:	N/A
	Gross Floor Area:	2,837 sq. ft. (139,157 total GFA)
	Planning Area:	71B
	Tier:	Developing
	Council District:	04
	Election District	07
	Municipality:	Bowie
	200-Scale Base Map:	206NE14

Purpose of Application	Notice Dates	
For approval of signage, landscaping, lighting and building architecture for Building 3 within the Bowie New Town Center (BNTC), Part of Parcels AA and BB.	Informational Mailing:	02/25/10
	Acceptance Mailing:	05/27/10
	Sign Posting Deadline:	02/01/11

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0313-05
Bowie New Town Center (BNTC), TD Bank

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation Section of this report.

EVALUATION

The specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Specific Design Plan SDP-0313.
- b. The requirements of the Zoning Ordinance for approval of specific design plans.
- c. The requirements of Comprehensive Design Plan CDP-8504.
- d. The requirements of the *Prince George's County Landscape Manual*.
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance.
- f. Referrals.

FINDINGS

Based upon the evaluation and analysis of the subject limited specific design plan (SDP), the Urban Design Section recommends the following findings:

1. **Request:** The subject application is for approval of signage, landscaping, lighting and building architecture for Building 3 within Parcel BB the Bowie New Town Center (BNTC). The existing pad site is proposed to be built with a 2,837-square-foot TD Bank building and parking.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	M-A-C	M-A-C
Use(s)	Office	Office
Acreage	8.21	8.21
Lots	0	0
Parcels	2	2
Square Footage/GFA	136,320*	139,157

*The originally approved square footage for SDP-0313 is 139,916 square feet. The specific building footprint for TD Bank will represent a minor reduction in the total square footage constructed within the development.

Other Development Data:

	REQUIRED	PROPOSED
Total Parking Spaces for Building Pad #3	11	22
ADA spaces	1	3
Universal Spaces**	N/A	19
Loading	0	0
Total Parking Spaces for BNTC, Parcels AA and BB	440	457
ADA spaces	9	13
Universal Spaces**	N/A	444
Loading	2	2

**A departure has been granted for the development by the City of Bowie for a universal parking space size of 9 feet by 18 feet.

3. **Location:** The site is located on the north side of Collington Road (MD 197), approximately 700 feet east of the intersection with Northview Drive. The site's access is directly across from the Bowie Town Center Mall main access.
4. **Surroundings and Uses:** The site is bounded by existing office development to the west and northwest, multifamily and townhouse development to the north and northeast, and Historic Resource # 71B-6, the Enfield Chase Site (Parcel I), which contains the grave site of Revolutionary War Major Thomas Lancaster Lansdale to the east. The site has access to MD 197 to the south.

5. **Previous Approvals:** There are a number of previous approvals in the history of Bowie New Town Center (BNTC). The site has an approved Zoning Map Amendment, A-8589-C, which zoned the property M-A-C; an approved Comprehensive Design Plan, CDP-8504; an approved Preliminary Plan of Subdivision, 4-86049; and an approved Specific Design Plan SDP-9902, for Advance Distribution Systems that was never constructed. There is also an approved Type II Tree Conservation Plan (TCP/56/99) associated with the previous SDP-9902.

On July 26, 2004 the District Council took action on a new Specific Design Plan, SDP-0313 Bowie New Town Center, Parcels J and K, and affirmed the Prince George's County Planning Board's decision found in PGCPB Resolution No. 04-74. The approval for SDP-0313 included a five-story office building consisting of 132,250 square feet and two bank pad sites on either side of the main access drive and along the frontage of MD 197. At that time, architecture for the two bank sites was not provided. Staff and the City of Bowie recommended that both pad sites obtain approval of a limited specific design plan by the Prince George's County Planning Board or its designee for signage, landscaping, lighting and building architecture, prior to approval of a building permit for those buildings.

The first revision to the specific design plan (SDP-0313-01) was approved on June 16, 2005, by The Maryland-National Capital Park and Planning Commission (M-NCPPC) Development Review Division (DRD), as designee of the Prince George's County Planning Director to add site details and building architecture for Building 2, the Wachovia Bank. The subsequent revisions -02, -03, and -04 were also approved by the Development Review Division as designee of the Planning Board. The -03 revision, approved on July 3, 2007, was for bank architecture and site details, including signage, landscaping, and lighting, for Building 3, which at that time was proposed to be occupied by Citibank. The previously approved Citibank building was never constructed. The subject revision will replace the previously approved architecture, signage, and pad site design present in SDP-0313-03.

On April 1, 2010, the subject application for a TD Bank was accepted for review by designee of the Prince George's County Planning Board. In October 2010, it was determined that a Planning Board hearing would be necessary to resolve a few outstanding issues that arose during the limited review, in particular the applicant's proposed freestanding monument-style sign.

6. **Design Features:** The TD Bank at the Bowie Corporate Center (within the Bowie Town Center) is proposed on an approximately 0.71-acre portion of the 8.2-acre project site on Parcel BB.

Circulation to the subject pad site is from within the Bowie Corporate Center development, which is accessed via one signalized access point from Collington Road (MD 197). There is no direct access from MD 197 into the bank site. Vehicular access to the bank building and parking areas are through the site's main internal driveway.

The proposed TD Bank is a one-story, 2,837-square-foot building, that is predominately brick with storefront glass windows and exterior insulation finishing system (EIFS). The primary entrance into the bank lobby features storefront windows and an EIFS canopy. The roof along the center of axis of the building is raised six and one half feet in the area of the lobby and features clerestory windows that supply natural light to the building. The submitted building elevations indicate that the brick proposed on the TD Bank building will be compatible with that used on the adjacent multi-story office building and Wachovia Bank; however the most recent submission of building elevations is not clearly labeled with building materials. Architectural elevation drawings should be submitted with all materials labeled in plain English, prior to signature

approval of the site plan. A note should indicate that the brick proposed on the TD Bank building will be compatible with that used on the adjacent multi-story office building and Wachovia Bank.

A proposed internal sidewalk system connects this bank pad to the other two buildings on the property. The applicant additionally proposes a trail connection from the bank site to an existing City of Bowie trail system located immediately to the north of this pad site.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Specific Design Plan SDP-0313:** The subject limited specific design plan review is required pursuant to the requirements of Condition 4 of PGCPB Resolution No. 04-74, which states:

4. **The pad sites for Buildings 2&3 shall obtain approval of a limited specific design plan by the Prince George's County Planning Board or its designee for signage, landscaping, lighting and building architecture, prior to approval of a building permit for those buildings.**

Comment: The subject SDP revision is submitted in fulfillment of the above requirement.

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-A-C Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-489, Purposes; Section 27-491, Regulations; and Section 27-515, Uses; which govern development in the M-A-C Zone.
- b. The subject application proposed one freestanding and three building-mounted signs. Signs in the M-A-C Zone are regulated by Part 12 of the Zoning Ordinance. The following summarizes the revised ground-mounted and building-mounted signage proposed by the applicant:

Ground-Mounted Monument Sign =	27.5 sq. ft.
Building-Mounted Signage =	96.7 sq. ft.
Total:	124.2 sq. ft.

- (1) Section 27-613 states the following regarding building-mounted signs in Comprehensive Design Zones:

Section 27-613 (g) Comprehensive Design Zones.

- (1) **In the Comprehensive Design Zones, the design standards for all on-site signs attached to a building shall be determined by the Planning Board for each individual development at the time of Specific Design Plan review. Each Specific Design Plan shall be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign attachment, and other information the Planning Board requires. In approving these signs, the Planning Board shall find that the proposed signs are appropriate in size, type, and design, given**

the proposed location and the uses to be served, and are in keeping with the remainder of the development. As a guide, the Planning Board shall consider how on-site signs are regulated in the Commercial and Industrial Zones.

Comment: The applicant is proposing three building-mounted signs, with a combined area of 96.7 square feet. The two signs proposed on the southern (front) elevation total 67.3 square feet and include:

- **A “TD” cabinet sign proposed on the western end, with an area of 29.4 sq. ft.**
- **A combined “TD” cabinet/”Bank” letter sign on the eastern end, with an area of 37.9 sq. ft.**

The third building-mounted sign, proposed on the western (side) elevation, is a “TD” cabinet sign with an area of 29.4 square feet.

Section 27-613 of the Zoning Ordinance permits building-mounted signage for uses in the C-O Zone (Commercial Office), where banks and office buildings are permitted by right, at a ratio of one-square-foot of signage for every two feet of building length of wall where the main entrance is located. The length of the main wall of the TD Bank building, where the entrance is located, is 66 feet. As a guide, the total area of building-mounted signage would be 33 square feet, if the project were in the C-O Zone.

- (2) The applicant proposes a ground-mounted monument sign in the southeastern portion of the site. The proposed sign is 6 feet in height and has a sign area of 27.5 square feet.

Section 27-614 states the following guidelines regarding approval of freestanding signs in Comprehensive Design Zones:

Section 27-614(f) Comprehensive Design Zones.

- (1) **In the Comprehensive Design Zones, the Design Standards for all freestanding on-site signs shall be determined by the Planning Board for each individual development at the time of Specific Design Plan review. Each Specific Design Plan shall be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign support, and other information the Planning Board requires. In approving these signs, the Planning Board shall find that the proposed signs are appropriate in size, type, and design, given the proposed location and the uses to be served, and are in keeping with the remainder of the development. As a guide, the Planning Board shall consider how on-site signs are regulated in the Commercial and Industrial Zones.**

Comment: The applicant has submitted plans and renderings indicating the design, size, and methods of support for the freestanding sign. The sign, including the base, is approximately 6 feet in height and 6 feet in width. The sign's base is constructed of brick to match the proposed bank, entry wall, and main office building on the property. While the brick proposed is compatible with the remainder of development, there are no other existing signs of this type (ground mounted or freestanding signs) within the Bowie Corporate Center.

In a memorandum received from the City of Bowie dated September 16, 2010, the city recommended that the applicant delete the proposed freestanding sign from the subject proposal. David Deutsch, City Manager for the City of Bowie, justified the recommendation as follows:

“Although the monument sign proposed introduces a new signage type/style for the Bowie Corporate Center project, since no other building or use has a ground-mounted sign, there will remain an abundance of signage for this use, which is contrary to an adopted City Development Guideline that discourages the proliferation of signage within a development and corridor, while encouraging a consolidation of signage.”

The adjacent Wachovia Bank was approved with two building-mounted signs for identification of the bank with a total area of approximately fifty square feet. One was approved on the south elevation (facing Collington Road), and the other was approved on the west elevation (facing the main entry into the corporate center). Other incidental and directional signs were approved on the site. In review of the previously approved plan and application file, there is no record that Wachovia proposed any ground-mounted signs during the SDP review.

Specific Design Plan SDP-0313 does not prohibit all freestanding signs. Note 29 in the General Notes of approved Specific Design Plan SDP-0313-03, for the previous Citibank approval, states, “No pylon or freestanding signs shall be permitted anywhere on site (excludes ground mounted signs).” While freestanding signs were noted to be objectionable on the site, the text specifically makes an exception for ground mounted signs. The applicant proposes a ground-mounted sign with a brick base.

Section 27-614(f) states that as a guide for approval of signs in comprehensive design zones, the Planning Board shall consider sign regulations in commercial and industrial zones. In the least intensive Commercial Zone, the Commercial-Office (C-O) Zone, there are specific guidelines for freestanding signs in commercial centers with three or more businesses, or office building complexes. Generally, one freestanding sign is permitted along each street an office building complex fronts.

Section 27-614(d)

- (1) In the C-O Zone, only one (1) freestanding on-site sign shall generally be permitted for each office building complex or single office building. If the property has frontage on two (2) parallel (or approximately parallel) streets, one (1) freestanding sign shall be permitted on each street.**

Section 27-614(d)(2)(A) goes on to state that one sign is permitted for the first 100 to 1,100 feet of road frontage with another sign permitted for each additional 1,000 feet (or fraction) of road frontage. Parcels AA and BB have roughly 735 linear feet of frontage along Collington Road. Under the C-O regulations for office center complexes, one freestanding sign would be permitted for the site. The Bowie Corporate Center is currently improved with two freestanding signs, which is more than adequate freestanding signage from the standpoint of the Commercial Office sign design standards in the Zoning Ordinance.

Applicant's Justification: The applicant offers the following justification for the sign proposal:

“[T]he applicant believes that the proposed freestanding sign is in keeping with the remainder of the development. As noted above, the applicant has designed the sign to incorporate the material (brick) used in both the main office building, retaining wall and in the proposed bank. The sign is also of a size that will not detract from the balance of the site. The applicant understands there are not freestanding signs associated with the main office building and the existing Wachovia Bank. However, there is a building mounted sign on the office building that is highly visible from Collington Road. As for the Wachovia Bank, it is located closer to Collington Road and its building mounted signs provide adequate identification. On the other hand, the proposed TD Bank site is adjacent to a significant stand of trees located on the property to the east, and is screened from vehicles traveling on Collington Road. The applicant previously provided photos which document the impact of these trees on the site.”

The applicant has provided a photo rendering for review that indicates the proposal including the freestanding signage for TD Bank. Staff does not find that the submitted photo renderings further the applicant's assertion that the building is sited in a less than prominent location within the corporate center. The TD Bank appears to be in a very visible location at a signalized intersection on Collington Road. The building-mounted signage proposed is more than adequate for site identification.

As discussed above, previous approvals do not appear to prohibit the ground-mounted signage proposed by the applicant, and the materials proposed do not appear objectionable. However, the Zoning Ordinance permits the Prince George's County Planning Board to approve sign design standards based upon compatibility with the rest of the development. The freestanding sign proposed

by the applicant does not appear to be necessary based upon what appears to be an optimal building location, and sign standards in comparable zones.

- (3) Three on-site directional signs are proposed by TD Bank. The signs inform customers of the site entrance and the locations of the automatic teller machine (ATM) and drive-through windows. The total height of each directional sign is 2.0 feet high, including a solid base 1.0-foot-high. The area of each directional sign is 2 square feet. The design, area and height of these directional signs are consistent with those on the Wachovia Bank site.

c. Section 27-528 of the Zoning Ordinance sets forth the following criteria for the approval of a specific design plan:

(a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

Comment: The plan conforms to the requirements of approved comprehensive design plan CDP-8504 as detailed in Finding 9 of this technical staff report. Discussion related to the site's conformance with the Landscape Manual can be found in Finding 10.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

Comment: The subject project is not a regional urban community. Therefore, the requirements of this subpart are not applicable.

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;**

Comment: The proposed revisions to the SDP will not impact previous findings of adequacy that were made during the Prince George's County Planning Board's approval of Specific Design Plan SDP-0313.

- (3) **Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

Comment: Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties. The site has an approved technical stormwater plan signed by the City of Bowie that reflects the subject revision.

- (4) **The plan is in conformance with an approved Type 2 Tree Conservation Plan;**

Comment: In a memorandum dated June 24, 2010, the Environmental Planning Section stated that the proposed specific design plan revision is in conformance with Type II Tree Conservation Plan TCPH/56/99-02.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible.**

Comment: There are no regulated environmental features on the subject property.

9. **Conceptual Design Plan CDP-8504:** The plan is in conformance to the approved Comprehensive Design Plan, CDP-8504, with regard to building height, setbacks, greenspace and density. The addition of architecture, lighting, signage and landscaping through this limited specific design plan has no effect on previous findings of conformance.
10. **Prince George's County Landscape Manual:** The project is subject to the requirements of the October 1989 *Prince George's County Landscape Manual*, because the applicant's permit application (Permit 14552-2010-CGU) was filed on May 25, 2010, prior to the effective date of the December 2010 *Prince George's County Landscape Manual*. Sections 4.2, 4.3, 4.4 and 4.7 of the October 1989 *Prince George's County Landscape Manual* apply.

The application has previously demonstrated conformance to the applicable sections of the Landscape Manual; however prior to signature approval of the subject SDP revision, the applicant should revise the overall landscape plan for the site to indicate the reduced square footage for the proposed TD Bank.

11. **Prince George's County Woodland Conservation and Tree Preservation Ordinance and the Tree Canopy Coverage Ordinance:** The overall development has a gross tract area of 8.21 acres and as such, tree canopy coverage of 0.82 acres, or 35,501 square feet, is required. The approved Type II tree conservation plan (TCPH) shows the provision of 20,037.6 square feet of on-site woodland conservation and 1,306.8 square feet of existing trees, resulting in tree canopy coverage of 21,344 square feet. The proposed landscaping shows the provision of 380 shade trees, ornamental trees, and evergreen trees, resulting in an additional 65,530 square feet of tree canopy coverage. The combined tree canopy coverage of 86,874 will exceed the site's minimum requirement of 35,501.

A tree canopy schedule demonstrating how the requirement will be met must be added to the plan.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Community Planning North Division**—In a memorandum dated November 9, 2010, the Community Planning North Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for Centers in the Developed Tier. The application conforms with the land use recommendations of the February 2006 *Approved Master Plan for Bowie and Vicinity Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* for commercial land uses.
 - (1) **2002 Prince George's County Approved General Plan:**
The 2002 *Prince George's County Approved General Plan* sets the County's development policies. This application is located in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low-to-moderate density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable.
 - (2) **The February 2006 Approved Master Plan for Bowie and Vicinity Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B:**
The proposed plan is in conformance with the 2006 Approved Bowie & Vicinity Master Plan which recommends commercial development for the site. The 2006 Bowie and Vicinity Sectional Map Amendment also retained the property in the M-A-C Zone.
 - b. **The Transportation Planning Section**—In a referral dated June 2, 2010, the Transportation Planning Section stated that circulation and signage shown on the subject SDP revision are acceptable. A comparison of the subject revision and the original plan indicates conformity with that plan and with the SDP findings made at that time.
 - c. **The Environmental Planning Section**—In a memorandum dated June 24, 2010, the Environmental Planning Section stated that the proposed specific design plan revision is in conformance with Type II Tree Conservation Plan TCP11/56/99-02. In a later e-mail correspondence dated November 17, 2010, the Environmental Planning Section added that the application must demonstrate compliance with new Tree Canopy Coverage Ordinance requirements.
 - d. **The Historic Preservation Section**—In a memorandum dated February 2, 2011, the Historic Preservation Section stated that the SDP revision has no effect on Historic Sites, Resources, or Districts. The subject property (Parcel BB) is adjacent to one Historic Resource: Enfield Chase Cemetery. Since it is not a historic site, adherence to the December 2010 *Prince George's County Landscape Manual* is not required. However, the historic resource should be identified on the site plan.
 - e. **Special Projects Section**—In a memorandum dated June 29, 2010, the Special Projects Section stated that there were no comments regarding the subject request.
 - f. **The Permit Review Section**—The Permit Review Section provided detailed referral comments in a memorandum dated June 9, 2010. The applicable comments have been addressed through revisions to the plans and recommended conditions of approval.

- g. **The City of Bowie**—On May 17, 2010, the Bowie City Council conducted a public hearing on the subject SDP revision for the purpose of the construction of a 3,849-square-foot bank. The applicant later revised the proposal to pursue approval of a 2,837-square-foot bank. In a memorandum dated September 16, 2010, the City of Bowie recommended that Specific Design Plan SDP-0313-05 be approved with the following conditions:

- (1) Note 6 on Sheet 3 of the SDP plans set shall be amended to reflect the new, proposed GFA of the bank (2,837 sq. ft.).
- (2) A third handicap parking space shall be provided on this bank pad site. All handicap parking spaces shall be painted blue in their entirety, in addition to the standard pavement-painted white symbol and sign located at the head of the space.

Comment: The American Disabilities Act (ADA) parking spaces are indicated on the revised site plan.

- (3) The applicant shall construct a new pedestrian trail on its site to connect directly to the existing trail on City-owned property. This trail shall have a minimum width of five feet, and shall be completed prior to the issuance of a Use and Occupancy Permit. The applicant shall work with the City to obtain all necessary permits, easements, approvals, etc. for the design and construction of the trail connection from the subject property to the existing trail on the abutting City-owned property to the east.

Comment: The site plan indicates a trail connection that is five feet in width. The proposed trail connection links directly to an existing trail on City of Bowie-owned property.

(4) **Landscaping**

- (a) The three invasive species proposed (two *Spiraea* deciduous shrubs and the *Miscanthus* ornamental grass) shall be replaced with two other non-invasive deciduous shrubs of comparable size. Species, such as *Itea* (Henry's Garnet), shall replace the *Spiraea* shrubs, while the *Miscanthus* ornamental grass shall be replaced with an ornamental grass such as Little Blue Stem. The landscape plan shall be revised accordingly.

Comment: The landscape plan has been revised accordingly.

- (b) All existing landscaping that is removed, damaged or dies as a result of construction/development of this bank project shall be replaced in kind, with the exception of any invasive plant materials, which shall be replaced with native/non-invasive materials from the same plant category (shade tree, ornamental tree, evergreen shrub, etc.).

Comment: A note to this effect has been placed on the landscape plan.

(5) **Lighting**

- (a) The following notation shall be placed on Sheet 3 (General Notes and Legend Sheet), on Sheet 5 (Landscape and Lighting Plan) and on Sheet 7 (Lighting Details Sheet) of the SDP: “All parking lot lighting shall consist of cut-off fixtures which shall be down lit so as to minimize off-site glare, and shall include timing devices to turn off unneeded lighting during times the parking lot is not in use.”

Comment: A note to this effect should be placed on the site plan.

- (b) If building-mounted accent lighting is proposed as part of the lighting package, the architectural elevations shall be revised to show the locations and styles of the light fixtures. All building-mounted ornamental lighting shall be down lit and of a low wattage to reduce the potential for light dispersion and off-site glare.

(6) **Signage**

- (a) Sheet 4 of the SDP plans shall be amended so the sign shown on the eastern elevation is removed and is made consistent with the number of building-mounted signs approved for the bank.

Comment: No building-mounted sign is indicated on the building’s east elevation. No condition to this effect is needed.

- (b) The ground-mounted monument sign shall be deleted from the project, and the number of signs for the bank shall be reduced to not more than two building-mounted signs, which shall not exceed a combined total area of 68 square feet.

Comment: Staff agrees with the City of Bowie’s analysis that supports a reduction in building-mounted signage and removal of the freestanding sign. The addition of a ground-mounted sign would introduce a new signage type to the Bowie Corporate Center. The corporate center is currently improved with two large Bowie Corporate Center signs mounted on the retaining walls flanking either side of the entry into the office complex. Staff does not find that the additional sign type is compatible with the rest of the development, nor does it appear to be essential for a building in this location.

To give some history of previous approvals with regard to sign standards, Specific Design Plan SDP-0313-03 for Citibank (previously approved on the subject site), indicated 120.6 square feet of building-mounted signage. Two signs for building identification, totaling of one-hundred square feet were previously approved on the site, and a 20.6-square-foot sign indicating the location of the financial center, or lobby, was also approved.

Wachovia Bank, constructed west of the subject site, was approved for 50.7 square feet of building-mounted signage. Two signs composed of individual letters mounted on the building walls are provided. A sign type composed of individual letters often accounts for a fifty percent reduction in sign area calculations.

A recommended total of 68 square feet of signage is greater than that provided on the Wachovia building, while it is less than that approved for the Citibank building. The reduction in square footage for the TD Bank building does have some impact on the sign area generally permitted in standard zones.

- (c) If any type of signage will exist on the drive-through canopy, it shall be incidental in nature, provide information to bank customers, not advertise the bank nor contain its name or logo, and shown on the architectural plans.
 - (d) No flags or banners shall be mounted, suspended or otherwise displayed from the building or be permitted on the entire site, except one standard size American flag. Temporary and permanent window signs shall not be permitted to be displayed. A note to this effect shall be placed on Sheet 3 (General Notes and Legend Sheet) of the specific design plan.
- (7) The two bike racks proposed adjacent to the building shall be the inverted “U”-type racks. A detail of this type of bike rack shall be provided on the SDP set of plans.

Comment: The details of the locations of the bike racks are indicated on the site plans.

- (8) A detail of the striping of the proposed pedestrian crosswalk, connecting the sidewalk in front of the bank building to the new trail, shall be provided on the plans.

Comment: Striping is indicated on the submitted plans.

- (9) The Striped Parking Area detail, shown on Sheet 8, shall be amended to reflect the City’s adopted policy of all handicap parking spaces being painted blue in their entirety. In addition, a note shall be placed on Sheet 3 of the SDP reflecting this policy.

- h. **The Department of Public Works and Transportation (DPW&T)**—Referral comments had not been received from DPW&T at the time of the writing of this technical staff report.
- i. **Verizon**—In an e-mail correspondence dated June 21, 2010, Verizon stated that the site plan indicated a proposed retaining wall within the public utility easement (PUE).

Comment: The applicant addressed the comment through a revision to the limited specific design plan. No retaining wall is proposed in the public utility easement along Collington Road (MD 197).

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Limited Specific Design SDP-0313-05 for Bowie New Town Center (BNTC) TD Bank, subject to the following conditions:

1. Prior to certification of the specific design plan the following revisions shall be made or information provided:
 - a. The applicant shall revise the overall landscape plan for the site to indicate the reduced square footage for the proposed TD Bank.
 - b. A tree canopy schedule demonstrating how the TCC requirement will be met shall be added to the overall landscape plan for the site.
 - c. The historic resource, the Enfield Chase Cemetery, shall be identified on the site plan.
 - d. Note 6 on Sheet 3 of the SDP plans set shall be amended to reflect the new, proposed GFA of the bank “(2,837 sq. ft.).”
 - e. Provide a detailed note indicating that all handicap parking spaces shall be painted blue in their entirety, in addition to the standard pavement-painted white symbol and sign located at the head of the space.
 - f. The following notation shall be placed on Sheet 3 (General Notes and Legend Sheet), on Sheet 5 (Landscape and Lighting Plan) and on Sheet 7 (Lighting Details Sheet) of the SDP: “All parking lot lighting shall consist of cut-off fixtures which shall be down lit so as to minimize off-site glare, and shall include timing devices to turn off unneeded lighting during times the parking lot is not in use.”
 - g. If building-mounted accent lighting is proposed as part of the lighting package, the architectural elevations shall be revised to show the locations and styles of the light fixtures. All building-mounted ornamental lighting shall be down lit and of a low wattage to reduce the potential for light dispersion and off-site glare.
 - h. The ground-mounted monument sign shall be deleted from the project, and the number of signs for the bank shall be reduced to not more than two building-mounted signs, which shall not exceed a combined total area of 68 square feet.
 - i. If any type of signage will exist on the drive-through canopy, it shall be incidental in nature, provide information to bank customers, not advertise the bank nor contain its name or logo, and be shown on the architectural plans.
 - j. No flags or banners shall be mounted, suspended or otherwise displayed from the building or be permitted on the entire site, except one standard size American flag. Temporary and permanent window signs shall not be permitted to be displayed. A note to this effect shall be placed on Sheet 3 (General Notes and Legend Sheet) of the specific design plan.

- k. The Striped Parking Area detail, shown on Sheet 8, shall be amended to reflect the City of Bowie's adopted policy of all handicap parking spaces being painted blue in their entirety. In addition, a note shall be placed on Sheet 3 of the SDP reflecting this policy.
 - l. Architectural elevation drawings shall be submitted with all materials labeled in plain English.
 - m. A note shall be placed on the site plan indicating that the brick proposed on the TD Bank building will be compatible with that used on the adjacent multi-story office building and Wachovia Bank in the Bowie Corporate Center.
2. All existing landscaping that is removed, damaged or dies as a result of construction/development of this bank project shall be replaced in kind, with the exception of any invasive plant materials, which shall be replaced with native/non-invasive materials from the same plant category (shade tree, ornamental tree, evergreen shrub, etc.).
3. The applicant shall construct a new pedestrian trail on its site to connect directly to the existing trail on City of Bowie-owned property. This trail shall have a minimum width of five feet, and shall be completed prior to the issuance of a Use and Occupancy Permit. The applicant shall work with the City of Bowie to obtain all necessary permits, easements, approvals, etc. for the design and construction of the trail connection from the subject property to the existing trail on the abutting City of Bowie-owned property to the east.