

LAND USE PETITION IN THE BOWIE PLANNING AREA

Md.-National Capital Park and Planning Commission ID: Citibank

Revision to Specific Design Plan #SDP-0313

Bowie Advisory Planning Board # 07-03

Date: February 28, 2007

INTRODUCTORY NOTE: The proposed application is a request for approval:

- (a) of a zoning type case involving the specific use of land;
- (b) of a conceptual site plan;
- (c) to subdivide property into building lots and obtain adequate public facilities approval;
- (d) of a site plan for building and parking design, landscaping, architecture, etc.

under the development regulations of Prince George's County. The application has been referred to the City for our review and recommendation. The position of the Bowie Advisory Planning Board in this matter is advisory to the City Council. The City Council will also conduct a public hearing on this application and their vote will become the final City recommendation. Persons wishing to participate in these hearings must submit written testimony or sign up to speak at each public hearing. Each person wishing to speak at the City's hearings will be given up to three (3) minutes. To participate in the County's hearings, you must make a separate, written request to become a person of record.

GENERAL DATA:

1. **Nature of Petition:** Revision to Specific Design Plan
2. **Petitioner:** Citibank
3. **Represented by:** Bill Shipp, O'Malley, Miles, Nylan and Gilmore, P.A.
4. **Location of Petitioned Property:** North side of MD Route 197 (between Northview Drive and Holiday Lane), Bowie Town Center
5. **Proposed Use of Petitioned Property:** 4,020 sq. ft. Bank
6. **Size/Zone of Petitioned Property:** 0.70 Acre/Zoned: M-A-C (Major Activity Center)
7. **Date of Hearing before BAPB:** Tuesday, February 27, 2007 at 7:00 P.M.
8. **Date of Hearing before City Council:** Monday, March 5, 2007 at 8:00 P.M.
9. **Date of Hearing before M-NCPPC:** TBD
10. **Date of Hearing before Hearing Examiner:** N/A
11. **Date of Hearing before District Council:** N/A

NOTICES/LEGALS

	Date	Number of Mailing/Signs
Notice sent to Adj. Properties:	02/12/07	50
Notice sent to Parties of Record	N/A	
Date Signs Posted:	02/12/07	2
Date Legal Sent:	N/A	
Date Legal Appeared:	N/A	

RECOMMENDATIONS:

12. **Department of Planning & Economic Development Recommendation:**
The Department of Planning & Economic Development staff recommends **APPROVAL** with the conditions stated in the attached report.
13. **Bowie Advisory Planning Board Recommendation:**
At its meeting on February 27, 2007, the Bowie Advisory Planning Board recommended **APPROVAL** with the conditions stated in the attached staff report.



City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

MEMORANDUM

TO: City Council

**FROM: Ron Skotz, Chairman
Bowie Advisory Planning Board**

**SUBJECT: Revision to Specific Design Plan #SDP-0313
Citibank at Bowie Corporate Center
MD Route 197
Bowie Town Center**

DATE: February 28, 2007

The Bowie Advisory Planning Board (BAPB) met on Tuesday, February 27, 2007 to review an application for a Revision to a Specific Design Plan, which proposes the construction of a 1-story/4,020 sq. ft. bank (Citibank) on a 0.07± acre pad site that is part of the 8.2-acre parcel comprising the Bowie Corporate Center development. The subject property, located on the north side of MD Route 197 opposite the entrance to the Bowie Town Center retail development, is zoned M-A-C (Major Activity Center in a Comprehensive Design Zone {CDZ}), where the proposed bank/office use is permitted by right under the Prince George's County Zoning Ordinance.

Presentations

Mr. Frank Stevens, of the City Planning staff, addressed the Board, reviewed the staff report, and directed the Board's attention to a Power Point presentation regarding the application. He continued by noting the criteria cited in the staff report that need to be satisfied in order for a Specific Design Plan to be approved. Mr. Stevens noted that he and the applicant's attorney (Mr. Bill Shipp), as well as other representatives of the applicant, have discussed the staff report, which recommends approval, and the conditions therein, and that Mr. Shipp has agreed with all of the conditions contained in the report.

Mr. Bill Shipp, an attorney with the firm of O'Malley, Miles, Nylen and Gilmore, P.A., was in attendance representing the applicant. Mr. Shipp stated that the applicant was in complete agreement with the recommendation and conditions in the staff report.

Mr. Shipp continued his presentation by showing the Board color rendered plans of the site layout and proposed landscaping, and a board of building materials proposed for the new bank. Mr. Shipp noted that the brick proposed on the Citibank building is identical to that used on the existing 5-story office building and the Wachovia Bank building, and the glass proposed on the Citibank building matches that used on the Wachovia Bank structure. The area of the proposed Citibank building (4,020 sq. ft.) is comparable to that of the Wachovia Bank building

MAYOR G. Frederick Robinson MAYOR PRO TEM Dennis Brady

COUNCIL Kevin W. Conroy ♦ Jack D. Jenkins ♦ James L. Marcos ♦ D. Michael Lyles ♦ Todd M. Turner CITY MANAGER David J. Deutsch
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City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

MEMORANDUM

To: City Council

From: David J. Deutsch
City Manager *DJD*

Subject: Revision to Specific Design Plan #SDP-0313
Citibank at Bowie Corporate Center

Date: February 28, 2007

I. General Information

Applicant: Citibank

Status of Ownership: Future Tenant

Subject: Revision to Specific Design Plan #SDP-0313

Project Name: Citibank at Bowie Corporate Center

Location: MD Route 197 (north side, directly opposite entrance to Bowie Town Center retail development) (Attachment 1)

Acreage: 0.70± acre (bank pad and parking area)
8.2 acres (entire site, Parcel BB {formerly Parcels J and K} Bowie Town Center subdivision) (Attachment 2)

Existing Zoning: M-A-C (Major Activity Center)

Existing Land Use: Vacant Pad Site

Surrounding Land Uses and Zoning:
North: Residential (Ensleigh), Zoned R-S (Residential Suburban); Residential (Vistas & Essington), Zoned M-A-C
South: Retail Commercial (Bowie Town Center), Zoned M-A-C
East: City-owned park under development (Parcel I), Zoned M-A-C
West: Bank and Office, Zoned M-A-C

Master Plan Land Use Category: Commercial

Sectional Map Amendment: M-A-C (retained in 2006 Sectional Map Amendment)

(4,070 sq. ft.). Mr. Shipp concluded his presentation by stating that the input from the Bowie Town Center Architectural Review Committee (BTC-ARC) and City staff had been very helpful in fine-tuning the site and building design.

Questions by BAPB Members

Questions by BAPB members centered on the following:

- **Does the proposal meet the required number of on-site parking spaces?** (Mr. Stevens responded by noting that 14 parking spaces are required; 25 spaces, including two (2) handicap spaces, are proposed.)
- **How does the total signage area proposed for Citibank compare with that on the Wachovia Bank?** (Mr. Stevens referred the Board to page 8 of the staff report; approximately 126 sq. ft. of signage are proposed for the subject application, while 132 sq. ft. were approved for the Wachovia Bank development.)
- **What is the area of the Wachovia Bank?** (Mr. Stevens replied that the gross floor area of the Wachovia Bank is 4,070 sq. ft., while 4,020 sq. ft. are proposed for the Citibank building.)
- **Is this Citibank's initial penetration into this market area?** (Mr. Peter Kozloski, project architect, stated that Citibank is looking to expand in the Bowie area. His client finds the visibility and prominence of the site very attractive.)
- **Does the applicant agree with the staff recommendation and conditions?** (Mr. Shipp confirmed that the applicant is in agreement with the recommendation and conditions in the staff report.)

Public Hearing

Since no member of the public signed up to speak during the public hearing portion of the meeting, Chairman Skotz declared that the public hearing had been held and closed that portion of the meeting.

BAPB Discussion

There was no further discussion by the BAPB.

BAPB Motion

Mr. Terry Rogers moved for approval of the Revision to Specific Design Plan #SDP-0313, in accordance with the conditions noted in the staff report. The motion, seconded by Mr. George Nash, passed unanimously, 7-0.

Water and Sewer Categories: W-3 and S-3 (Public service available to the site)

Police: District II (Bowie Substation) – **Service is adequate.**

Fire Engine Service: Pointer Ridge Fire Station (Company #43)– **Minimum required response time of 3.25 minutes is inadequate, given a provided response time of 4.55 minutes.**

Fire Truck Ladder Service: Annapolis Road Fire Station (Company #39) – **Minimum required response time of 4.25 minutes is inadequate, given a provided response time of 5.25 minutes.**

Medic Service: Pointer Ridge Fire Station (Company #43) – **Minimum response time of 7.25 minutes is adequate, with a provided response time of 4.55 minutes.**

Ambulance Service: Pointer Ridge Fire Station (Company #43) – **Minimum required response time of 4.25 minutes is inadequate, given a provided response time of 4.55 minutes.**

The Bowie Town Center Station, which is programmed for construction in FY08, according to the current County CIP, and will be housed with a pumper and ambulance, will improve the above response times.

II. Background Information

The Citibank at the Bowie Corporate Center (within the Bowie Town Center) is proposed on approximately 0.70± acre portion of the 8.2-acre project site (Attachment 2). The City Council approved a Departure from Parking Design Standards (#BD-05-03) for the use of universal-sized parking spaces on this site and recommended approval of the SDP for the entire Bowie Corporate Center property in November 2003, which includes a 5-story/132,250 sq. ft. office building and (2) two bank pad sites. (The 5-story office building is completed and is now in the leasing process. Wachovia Bank occupies the other bank pad site and has been open approximately 13 months.) The bank pad and parking area, which are the subject of this SDP revision, were shown on the approved SDP. A condition of that approval was for each bank site to be the subject of a separate SDP for the review and approval of signage, landscaping, lighting and building architecture. The City Council reviewed and recommended approval of an SDP revision for the Wachovia Bank site in February 2005.

Including the existing buildings on the subject property, to date, 286,350 sq. ft. of office space have been constructed in the entire Town Center development and approximately 1,406 dwelling units have been completed. Approximately 936,662 sq. ft. of retail/commercial space has been completed, as well as a 4-story/56,400 sq. ft. hotel.

The City Council recommended approval of other Specific Design Plans (SDPs) in the Bowie Town Center, including those for: a non-fast food restaurant (Chipotle's) in July 2003; a free-standing bank (Bank of America) in June 2003; a 4-story extended stay hotel (Marriott TownePlace Suites) in September 2002; a non-fast food restaurant (DuClaw) in August 2002; a retail/commercial development (The Shoppes at Bowie Town Center) in

January 2002; a non-fast food restaurant (Longhorn Steakhouse) in August 2001; a retail/commercial electronics store (Best Buy) in June 2001; and, two non-fast food restaurants (Pizzeria Uno, The Olive Garden) in February 2001.

The City Council recommended approval of a revision to the Town Center Comprehensive Design Plan (CDP) and a SDP for the main retail core area on Parcel 9 (Simon's retail core area) in November 1999. One month later, the County Planning Board approved these applications. The City approved a Departure from Design Standards (#BD-4-99) for smaller parking spaces and a lower parking ratio for the entire retail core area.

The development under review is proposed on an 8.2-acre site that is the last undeveloped property in the Bowie Town Center (BTC) on the north side of MD Route 197 designated by the Town Center Comprehensive Design Plan (CDP) for an office use. Since the proposed use conforms to the BTC CDP, and since an SDP has been approved for this entire 8.2-acre site, the proposal is only subject to review and approval of a Limited SDP.

III. Stakeholders Meeting

No Stakeholders Meeting for this Specific Design Plan revision was held, since two (2) such meetings were conducted in Fall, 2003 for the entire project and the footprint of a building and parking area in the subject location were shown on the SDP submitted and reviewed at that time, and the public was made aware that a total of three (3) buildings were proposed for the entire site. Staff did, however, contact a former member of the Bowie Responsible Growth Coalition to advise him of the submission of an SDP for this development and sent more than 50 notices to area residents, businesses and organizations, advising them of the City's public hearing dates.

IV. Bowie New Town Center Architectural Review Committee

The Bowie New Town Center Architectural Review Committee (ARC) was established in June, 1986. The purpose of the ARC is "to review, approve, disapprove, or approve with modification all development of and upon the property . . . known as the 'Bowie New Town Center', which is being developed by Mark R. Vogel Companies." At this time, the ARC is composed of representatives of MLS Properties (successors to the New Town Center original master developer), City staff, and a resident of the Heather Hills community.

The ARC met on January 11, 2007 to review the subject proposal. After review and discussion of the Specific Design Plan package, it was the consensus of the ARC to recommend approval of the SDP for this proposal, with the following revisions:

1. The brick used on the Citibank building should be the same as that used on the multi-story office building and Wachovia Bank, to the extent possible.
2. The screen wall should be designed to conceal the HVAC units from ground level view.

3. A uniform method should be used in the mounting of ground signs. (Done; on revised plan.)
4. Directional signs should be placed on pedestals. (Done; on revised plan.)
5. The "Customer Parking" signs in the parking lot should be deleted. (Done; deleted from revised plan.)

The ARC recommendations have been incorporated in the appropriate sections of this report.

V. Requirements for Approval

According to Section 27-528 of the Prince George's County Zoning Ordinance, the Planning Board must make the following findings prior to approving an SDP:

1. The plan conforms to the approved CDP and applicable standards of the Landscape Manual;
2. The development will be adequately served within a reasonable time period by existing or programmed public facilities;
3. Adequate provisions have been made for draining surface water so there are no adverse effects on the subject property or adjacent properties; and,
4. The SDP is in conformance with an approved Tree Conservation Plan (TCP).

VI. Analysis of Specific Design Plan (Attachment 2)

The approved SDP for the entire site includes approximately 140,000 sq. ft. of office space. This is broken down in the following manner: 132,250 sq. ft. (existing) of Class A office space; 4,070 sq. ft. for one freestanding bank (the Wachovia Bank); and, 3,000 sq. ft. for a second freestanding bank (this SDP). (However, the gross floor area of the proposed Citibank building is 4,020 sq. ft.).

A. Site and Building Data

Site and building data for this project are as follows:

Area of Site:	0.70± acre (bank pad and parking area)
	8.2 acres (entire site)
Building Area (gross floor area):	4,020 sq. ft.
Building Height:	19.5 ft.

Building Setbacks:

- Required: Set via the final SDP review and approval process
- Proposed: 72 ft. (to MD Route 197 R/W);
57 ft. (to western side property line of Lot 2);
34 ft. (to northern property line of Lot 2);
15 ft. (to eastern side property line of Lot 2/entire parcel)

COMMENT: The proposed location of the building conforms to the building setbacks shown on the approved SDP for the entire site.

Although the originally approved SDP for the entire property indicated an office/bank building of 3,000 sq. ft. in area on the subject pad site, the total building square footage for the entire property (140,340 sq. ft.) is less than what was approved under the Bowie Town Center CDP and Preliminary Subdivision Plan for these 8.2 acres (214,500 sq. ft.).

B. Parking and Loading Spaces

1. Parking

- Required: 14 spaces (with a minimum of 1 handicap stall)
- Provided: 25 spaces (including 23 universal size stalls, 0 compact stalls, and 2 handicap stalls)

COMMENT: All of the non-handicap spaces are universal size spaces, as permitted by City Departure #BD-05-03.

The setback of the proposed parking lot from the MD Route 197 right-of-way varies from 20 ft. to 28 ft., where a strip at least 10 ft. in width is required by the County Landscape Manual. This SDP exceeds the 10-foot width requirement.

In addition to the 25 parking spaces on the subject lot, a parking cross-over agreement exists (Reciprocal Easement, recorded at Liber 21436, Folio 659), allowing the shared use of drive aisles and parking spaces across property lines.

In accordance with adopted City policy, in addition to the standard pavement-painted symbol and signage at the heads of the stalls, all handicap parking spaces should be painted blue in their entirety. Note #35 has been placed on the SDP acknowledging this policy.

2. Loading Spaces

COMMENT: The Zoning Ordinance does not require a loading space for banks with less than 10,000 sq. ft. (The gross floor area of the bank proposed is 4,020 sq. ft.) Furthermore, traditionally, banks do not have loading spaces; deliveries are made via

armored car, parcel truck, regular mail or express mail. Therefore, there is no need for a separate delivery/loading space on the site under review.

C. Circulation (Attachment 3)

Circulation to the bank site is from within the entire Bowie Corporate Center development, which is accessed via one (1) signalized access point from MD Route 197. Direct access from MD Route 197 into the bank site is prohibited. Vehicular access to the bank building and parking areas are via the site's internal main driveway. Parking is provided on the northern, southern and western sides of the bank. The travel aisles in these areas are two-way. On the eastern side of the building, where the drive-through lanes are located, one-way traffic circulation (in a south to north direction) is proposed. "Do Not Enter" signs are proposed to be installed in the northeastern area of the parking lot, advising motorists of the traffic exiting from the drive-through lanes.

An internal sidewalk system connects this bank pad to the other two (2) buildings on the property. The entire property is connected to the City's trail system via a pedestrian connection in the northeastern portion of the property.

COMMENT: The vehicular and pedestrian access and circulation systems shown under the bank SDP are consistent with those approved on the SDP for the entire project.

Two (2) "Stop" signs are proposed in different locations for traffic exiting the bank site. To enhance the identification of these signs, it is recommended that a pavement-painted "Stop" bar be placed at each "Stop" sign location.

D. Landscape Plan (Attachment 4)

A Landscape Plan for this parcel has been submitted in conjunction with the SDP and proposes more than 14 varieties of deciduous and ornamental trees, shrubs perennials, grasses, groundcovers, bulbs and annuals to be planted throughout the subject site.

COMMENT: The Landscape Plan for the site under review was designed and approved as part of the Landscape Plan for the overall site. It includes native and non-invasive materials, consistent with City policy, and plants used elsewhere throughout the entire property. As proposed, the planting scheme is in accordance with the County Landscape Manual.

E. Lighting

Information regarding parking lot lighting details, such as light poles, fixtures and their ultimate height, have been provided on the plans under review.

COMMENT: To be consistent with adopted City policy, a note has been placed on the SDP indicating that all parking lot lighting shall consist of cut-

off fixtures so as to minimize off-site glare, shall include timing devices to turn off unneeded lighting during times the parking lots are not in use and shall be down lit so as to not cast glare off-site.

If building-mounted accent lighting is proposed as part of the lighting package, the architectural elevations must be revised to show the locations and styles of the light fixtures. Additionally, to be in compliance with the City's adopted Development Review Guidelines, all building-mounted ornamental lighting should be down lit and of a low wattage to reduce the potential for light dispersion and off-site glare.

F. Signage (Attachments 5A through 5E)

According to Section 27-618 (e) of the County Zoning Ordinance, "the Design Standards for advertising, directional, and permanent real estate signs shall be determined by the Planning Board for each individual development at the time of Specific Design Plan review." Also: "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 these signs are regulated in the Residential, Commercial, and Industrial Zones."

COMMENT: According to the architectural elevations and plans for signage submitted, Citibank proposes two (2) types of signs: building-mounted signs and directional signs. Two (2) of the building-mounted signs are primary identification signs and include the bank's name. One building-mounted identification sign (37.5 sq. ft. in area) is proposed on the front (southern) elevation (Attachment 5A), while the second building-mounted identification sign (62.5 sq. ft. in area) is proposed on the side (western) elevation (Attachment 5B). A third building-mounted sign (20.6 sq. ft. in area) is proposed above the customer entrance, is incidental in nature, does not advertise the bank and indicates the use as a "Financial Center" (Attachment 5A). The total area of these three (3) building-mounted signs is 120.6 sq. ft.

Three (3) signs are proposed on the drive-through canopy and they, too, are incidental in nature, do not advertise the bank, and provide information to bank customers. These three (3) signs include: two (2) signs proposed on the southern side of the drive-through canopy, indicating canopy clearance and the ATM lane (Attachment 5A), each with an area of 1.7 sq. ft. and one (1) sign ("Do Not Enter") on the northern end of the drive-through canopy, also 1.7 sq. ft. in area (Attachment 5C). The total area of these three (3) building-mounted signs is 5.1 sq. ft.

Since the Signage section of the County Zoning Ordinance permits flexibility in terms of signage design, type and size for projects in a Comprehensive Design Zone (CDZ), which the subject development is in, the total area of all building-mounted signage combined may exceed what would be permitted if the project is in a non-CDZ (Euclidean zone). In this case, based on the length of the wall where the building entrance is proposed, building-

mounted signage totaling 106 sq. ft. would be permitted; the area of all building-mounted signage on the subject bank is 125.7 sq. ft. (For comparison purposes, the total area of approved building-mounted signage on the Wachovia Bank was 132 sq. ft.) Therefore, the total area of the six (6) building-mounted signs proposed on the Citibank building is comparable to the existing other bank and is acceptable.

Four (4) directional signs are proposed by Citibank. Each directional sign is 2.5 ft. high on a solid base (Attachment 5D). The area of each directional sign is 5 sq. ft. Due to the potential of the directional sign proposed in the southwestern area of the parking lot (Sign #8, Attachment 5E) to be blocked by parked vehicles, it is recommended that this sign be deleted. To offset the elimination of this sign, the directional arrow on Sign #7, informing customers of the location of the drive-through area, should be revised. Likewise, directional Sign #9, proposed in the southeastern portion of the parking lot, also has the potential to be obscured by parked vehicles. Therefore, to eliminate this potential, it is recommended that Sign #9 be relocated to the southeastern area of the drive-through aisles, along the southeastern property line of the site. These recommended changes result in a maximum of three (3) directional signs, each with a height of 2.5 ft. and an area of 5 sq. ft.

In keeping with the City's Development Review Guidelines relating to commercial developments, no flags or banners should 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 are not permitted to be displayed.

All signs must receive a City permit prior to their installation.

G. Architecture and Building Materials (Attachments 6A through 6D)

The architecture, materials and colors proposed for the subject building match those previously approved for the multi-story office building and Wachovia Bank on this site. Building materials proposed for the Citibank include: brick; clear glass in a stain aluminum finish frame; and, aluminum wall panels with a satin finish.

COMMENT: To ensure compatibility between the proposed building and the approved office and Wachovia bank buildings and to address the concerns of the ARC, the following features should be used on the Citibank building, and the plans should be revised accordingly:

1. The brick used on the Citibank building should be the same as that used on the multi-story office and Wachovia Bank buildings.
2. A screen wall should be provided and designed to conceal the HVAC units from ground level view.

3. The material and color of the HVAC screen wall should include the use of aluminum panels with a satin finish.

H. Trash Area

COMMENT: No separate trash area (dumpster) is proposed; trash is removed from the building and site by the cleaning service that serves the facility.

I. Conformance with Bowie Town Center CDP and Bowie Corporate Center SDP

1. Bowie Town Center CDP

Parcel BB (formerly Parcels J and K) conforms to the Bowie Town Center CDP in the following respects:

- The proposed use is a professional office use.
- Pedestrian connections have been provided into and within the site, to Parcel I to the east and to the Town Center retail area on the south side of MD Route 197.
- The total gross floor area of all buildings on the site (approximately 140,340 sq. ft.) is within the maximum permitted by the CDP for former Parcels J and K (214,500 sq. ft.). (The area of the proposed bank is 4,020 sq. ft.)
- The number of stories of the tallest building (5-stories) is under the maximum allowed by the CDP (9-stories). (The proposed height of the bank is 19.5 ft., i.e., 1-story.)

2. Bowie Corporate Center SDP

The proposed SDP for the bank is compatible with the approved SDP for the entire site of the Bowie Corporate Center.

J. Public Facility Availability

COMMENT: The subject lot is in Water Category 3 and Sewer Category 3, meaning that public water and sewer are available to the site via MD Route 197.

With respect to the availability of public safety-related facilities, the site will be served by the planned Bowie Town Center Fire/Emergency Medical Station, which is in FY08 of the County Capital Improvement Program (CIP) for construction. This facility, proposed at the Northview Drive/Health Center Drive intersection, across from the City gymnasium,

will house fire and emergency equipment which will bring response times into the required range.

With respect to police facilities, according to Park and Planning's Countywide Planning Division, the existing County police facilities for District II will be adequate to serve the proposed development.

Staff concludes that the development will be adequately served within a reasonable time period by existing or programmed public facilities.

K. Stormwater Management

Stormwater from the site is collected via an on-site series of pipes and inlets and conveyed to two (2) existing pipes under MD Route 197. These two (2) pipes will transport the stormwater through the existing pipes that traverse through the retail portion of the Town Center and eventually connect to the pre-treatment basin and Town Center regional stormwater management pond. An underground on-site stormwater facility exists in the southwestern portion of the property to provide water quality control.

COMMENT: A Stormwater Management Plan (Concept and Final) for the entire project, including the subject parcel, was reviewed and approved with conditions at the time of SDP review for the overall development. The stormwater management system, described above, has been installed in accordance with the previously approved Stormwater Management Plans. This criterion is met.

L. Woodland Conservation Plan

COMMENT: TCP-II/56/99 for the entire project was approved as part of the SDP approval. Therefore, this criterion has been satisfied.

VII. Recommendation

Based on our review, staff finds that the proposed plan meets the requirements for approval of a Specific Design Plan. Therefore, it is recommended that **Revision to Specific Design Plan #SDP-0313** for the Citibank at Bowie Corporate Center be **APPROVED** with the following conditions, which are intended to: maintain the consistency of features for this plan with other existing and approved projects in the City; comply with the Zoning Ordinance and Bowie Town Center Comprehensive Design Plan and the previously-approved Specific Design Plan for the subject property; improve building aesthetics; and, to conform with adopted City policy:

1. A pavement-painted "Stop" bar shall be placed at each "Stop" sign location.
2. 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

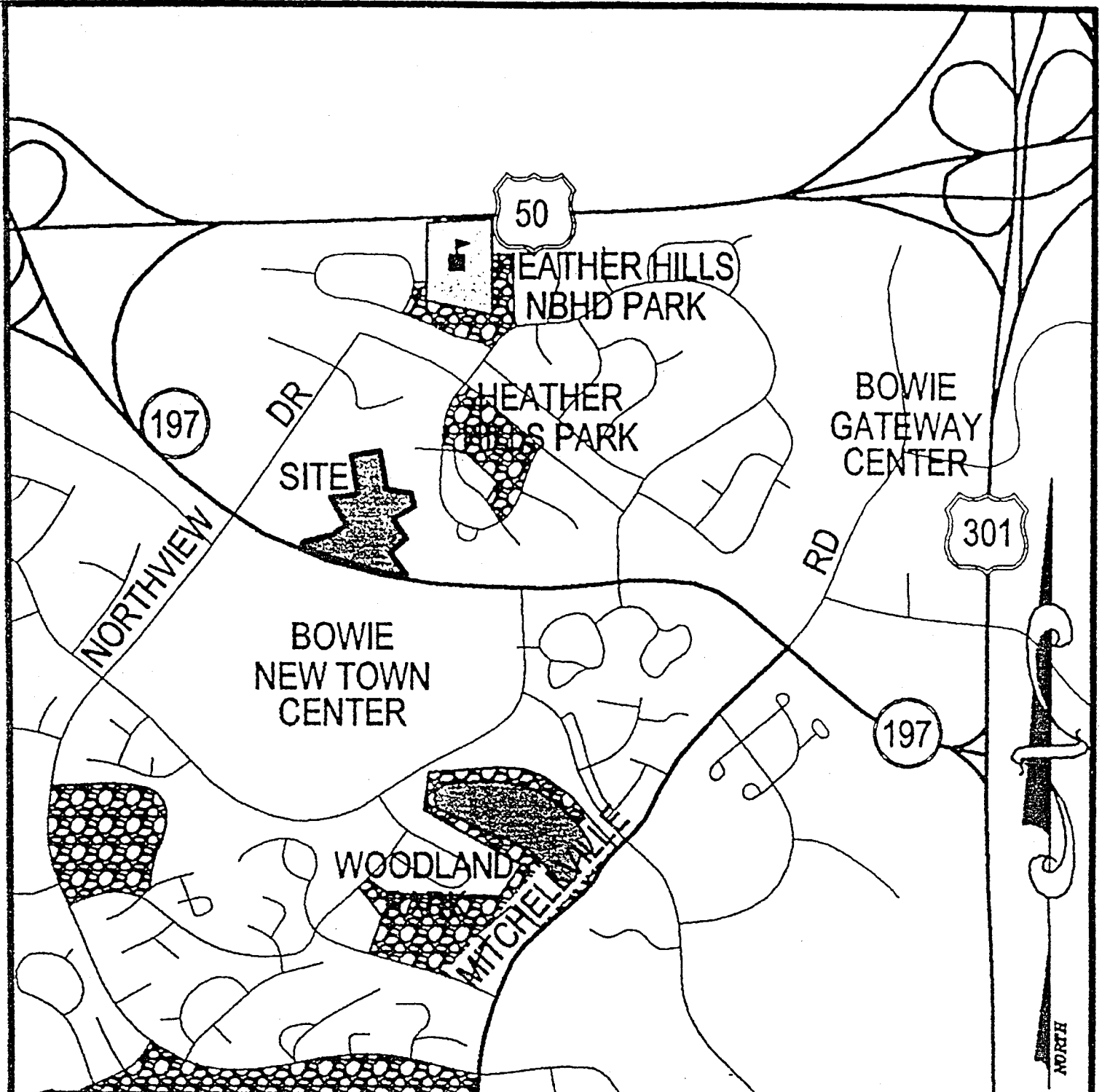
ornamental lighting shall be down lit and of a low wattage to reduce the potential for light dispersion and off-site glare.

3. Signage

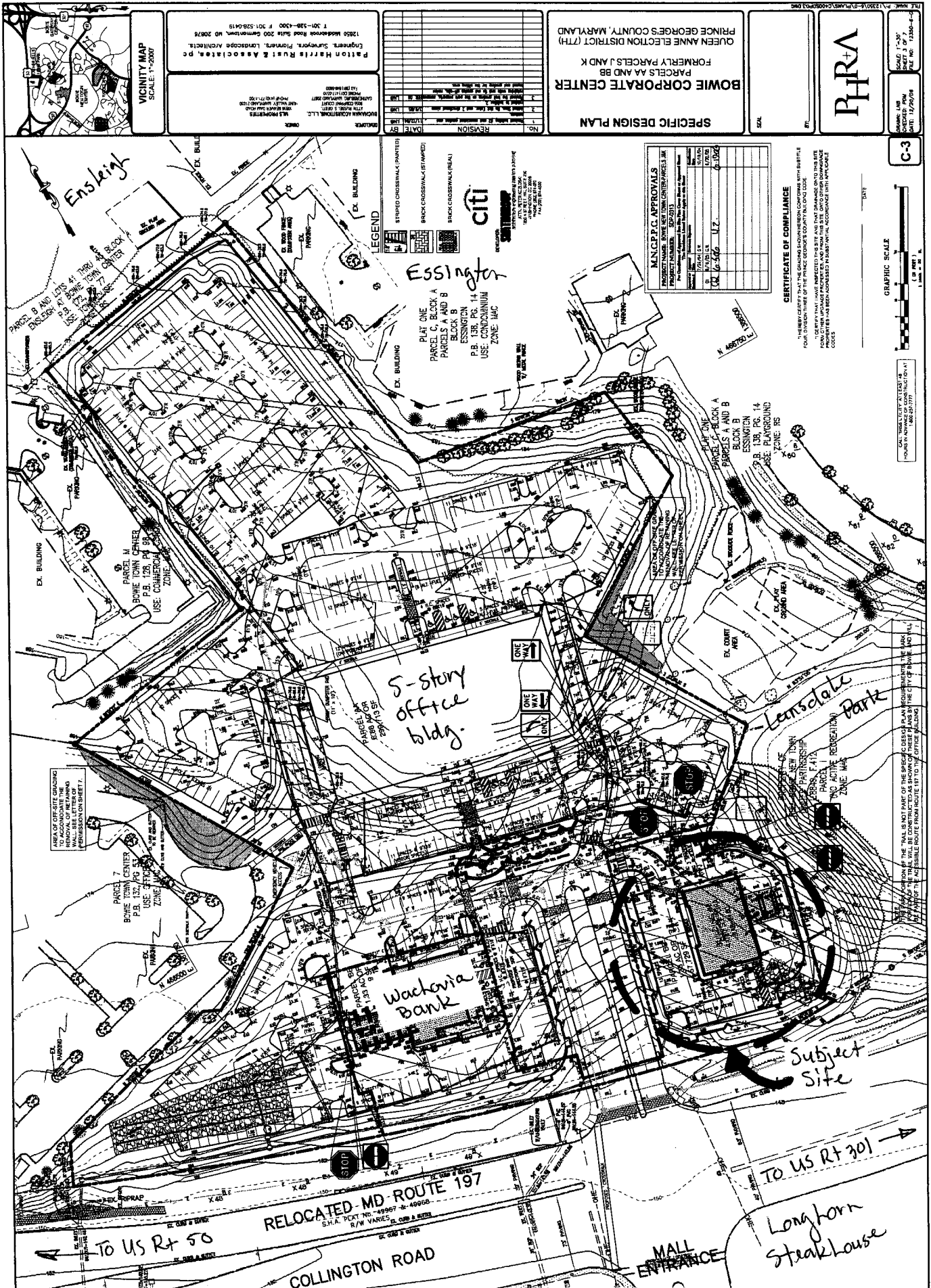
- A. A maximum of two (2) primary identification, building-mounted signs shall be permitted. One (1) building-mounted identification shall be located on the front (southern) elevation and shall not exceed 37.5 sq. ft. in area. The second building-mounted identification sign shall be located on the side (western) elevation and shall not exceed 62.5 sq. ft. in area. A third building-mounted sign, located above the customer entrance to the bank, reading "Financial Center", shall be permitted and shall not exceed 20.6 sq. ft. in area.
- B. A maximum of three (3) other building-mounted signs, incidental in nature and providing information to bank customers, shall not advertise the bank. These signs include: a maximum of two (2) signs proposed on the southern side of the drive-through canopy with each sign having a maximum area of 1.7 sq. ft. and a maximum of one (1) sign on the northern side of the drive-through canopy, with an area not exceeding 1.7 sq. ft.
- C. A maximum of three (3) directional signs shall be permitted for this use/building. The total height of each directional sign and base shall be reduced to not more than 2.5 feet. The area of each directional sign shall not exceed 5 sq. ft. The arrow on directional Sign #7 shall be revised to indicate the location of the drive-through area to bank customers. Sign #8 shall be eliminated from the project. Sign #9 shall be relocated to the southeastern area of the drive-through aisles, along the southeastern property line of the site.
- D. No flags or banners shall be mounted, suspended or otherwise displayed from any 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.

4. Building Architecture and Materials

- A. The brick used on the Citibank building shall be the same as that used on the multi-story office and Wachovia Bank buildings.
- B. A screen wall shall be provided and designed to conceal the HVAC units from ground level view.
- C. The material and color of the HVAC screen wall shall include the use of aluminum panels with a satin finish.



VICINITY MAP



VICINITY MAP
SCALE: 1"=500'

Palton Harris Ruess & Associates, P.C.
Engineers, Surveyors, Planners, Landscape Architects
12855 Middlebrook Road, Suite 200, Germantown, MD 20876
T 301-528-4300 F 301-528-0418

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	12/29/04
2	REVISED TO REFLECT COMMENTS FROM THE CITY OF BOWIE	1/13/05
3	REVISED TO REFLECT COMMENTS FROM THE CITY OF BOWIE	1/20/05
4	REVISED TO REFLECT COMMENTS FROM THE CITY OF BOWIE	2/10/05
5	REVISED TO REFLECT COMMENTS FROM THE CITY OF BOWIE	2/10/05
6	REVISED TO REFLECT COMMENTS FROM THE CITY OF BOWIE	2/10/05
7	REVISED TO REFLECT COMMENTS FROM THE CITY OF BOWIE	2/10/05
8	REVISED TO REFLECT COMMENTS FROM THE CITY OF BOWIE	2/10/05
9	REVISED TO REFLECT COMMENTS FROM THE CITY OF BOWIE	2/10/05
10	REVISED TO REFLECT COMMENTS FROM THE CITY OF BOWIE	2/10/05

SPECIFIC DESIGN PLAN
BOWIE CORPORATE CENTER
FORMERLY PARCELS J AND K
QUEEN ANNE ELECTION DISTRICT (7H)
PRINCE GEORGES COUNTY, MARYLAND

P+R+A

DATE: 12/29/04
SCALE: 1"=500'
SHEET NO. 1 OF 2
PROJECT NO. 04-0003

LEGEND

- STIPPLED CROSSHATCH (HATCHED)
- BRICK CROSSHATCH (STAMPED)
- BRICK CROSSHATCH (REAL)

MAN/CE/P/C APPROVALS

PROJECT NAME	DATE	APPROVAL
BOWIE CORPORATE CENTER	12/29/04	MAN/CE/P/C
BOWIE CORPORATE CENTER	12/29/04	MAN/CE/P/C
BOWIE CORPORATE CENTER	12/29/04	MAN/CE/P/C
BOWIE CORPORATE CENTER	12/29/04	MAN/CE/P/C
BOWIE CORPORATE CENTER	12/29/04	MAN/CE/P/C
BOWIE CORPORATE CENTER	12/29/04	MAN/CE/P/C
BOWIE CORPORATE CENTER	12/29/04	MAN/CE/P/C
BOWIE CORPORATE CENTER	12/29/04	MAN/CE/P/C
BOWIE CORPORATE CENTER	12/29/04	MAN/CE/P/C
BOWIE CORPORATE CENTER	12/29/04	MAN/CE/P/C

CERTIFICATE OF COMPLIANCE

I, the undersigned, hereby certify that the above described site plan complies with the provisions of the Prince Georges County Ordinance 10-100, as amended, and that the same has been approved by the Board of Public Works of the County of Prince Georges, Maryland.

GRAPHIC SCALE

1" = 500'

PLAT ONE
PARCEL C, BLOCK A
PARCELS A AND B
BLOCK B
ESSINGTON
P.B. 130, PG. 14
USE: COMMERICAL
ZONE: IAC

PARCEL 7
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 8
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 9
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 10
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 11
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 12
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 13
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 14
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 15
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 16
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 17
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 18
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 19
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 20
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 21
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 22
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 23
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 24
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 25
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 26
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 27
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 28
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 29
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 30
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 31
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 32
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 33
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 34
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 35
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 36
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 37
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 38
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 39
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 40
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 41
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 42
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 43
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 44
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 45
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 46
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 47
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 48
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 49
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 50
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 51
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 52
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 53
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 54
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 55
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 56
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 57
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 58
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 59
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 60
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 61
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 62
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 63
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 64
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 65
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 66
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 67
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 68
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 69
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 70
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 71
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 72
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 73
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 74
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 75
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 76
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 77
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 78
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 79
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 80
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 81
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 82
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 83
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 84
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 85
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 86
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 87
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 88
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 89
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 90
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 91
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 92
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 93
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 94
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 95
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 96
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

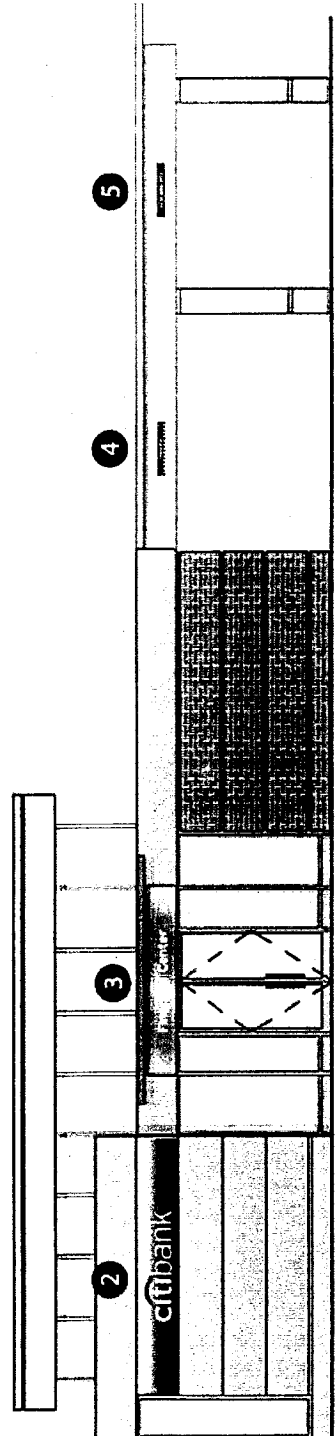
PARCEL 97
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 98
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 99
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

PARCEL 100
BOWIE TOWN CENTER
P.B. 132, PG. 57
USE: OFFICE
ZONE: IAC

SOUTH ELEVATION
 (Facing MD Rt 197)



2
 Citibank
 Curved Fascia Box Sign 30" x 15'-0"

3
 Citibank Center
 Door Transom Sign 22" x 11'-3"

4
 Clearance Sign 6" x 40 3/8"

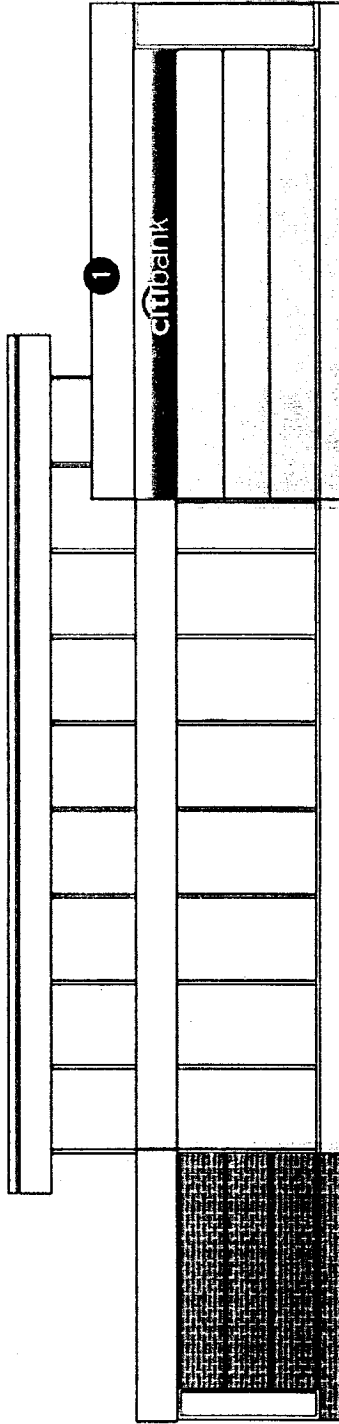
5
 ATM lane only
 Drive-up Canopy Sign 6" x 40 3/8"



Citibank		SCALE	NA
LOCATION:	4319 Collington Road, Bowie, MD 20716		
DRAWN BY:	Adam DeLeo	REVISED BY:	
DATE	1-9-07	REVISION DATE:	
FILE:	5:/Draw/Adam/citibank/bowie/southelevation.ai		
		SALES PERSON	Page 4

WEST ELEVATION

(Facing Wachovia Bank)



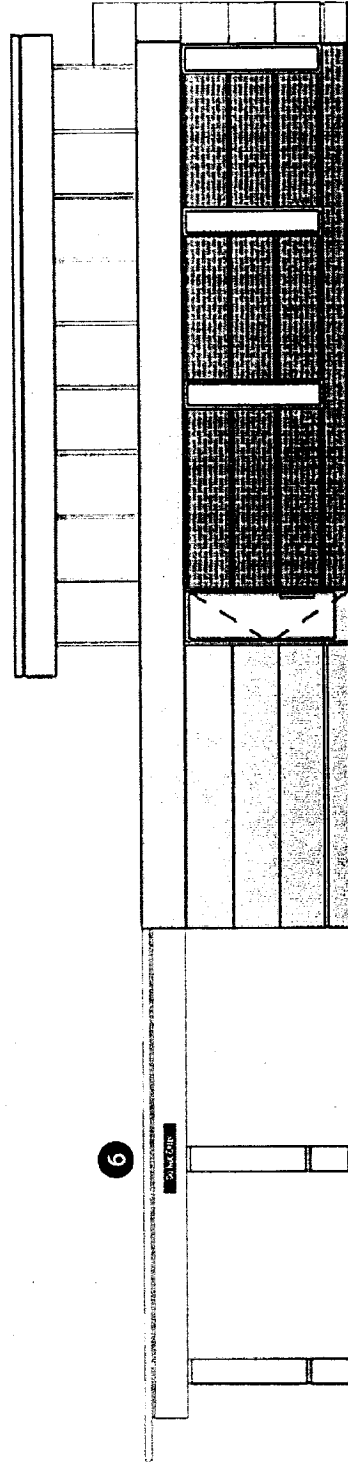
Curved Fascia Box Sign 30" x 25'-0"



1591 FIFTH AVENUE - BAYSHORE, NY 11706
Phone (631) 968-6800 Fax (631) 968-9083

Citibank		SCALE	NA
LOCATION: 4319 Collington Road, Bowie, MD 20716	REVISED BY:	DRAWING	Page 5
DRAWN BY: Adam DeLeo	REVISION DATE:	SALES PERSON:	
DATE: 1-9-07			
FILE: 5:/Draw/Adam/citibank/bowie/westelevation.ai			

NORTH ELEVATION
(Facing 5-story office bldg.)



6

Do Not Enter

6

Do Not Enter
Drive-up Canopy Sign 6" x 40 3/8"

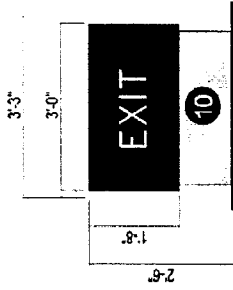
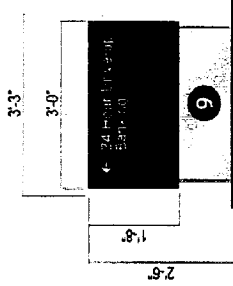
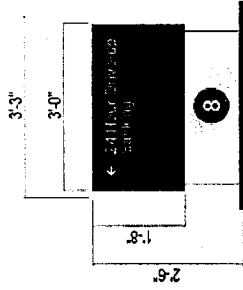
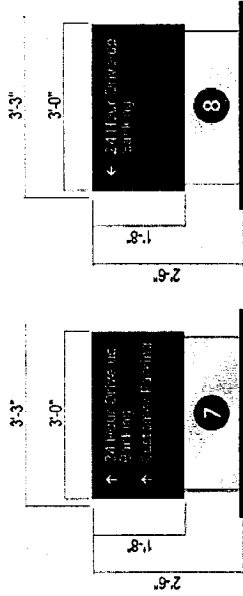
American SIGNCRAFTERS
 1591 FIFTH AVENUE - BAYSHORE, NY 11706
 Phone (631) 968-6800 Fax (631) 968-9083

Citibank		SCALE	NA
LOCATION	4319 Collington Road, Bowie, MD 20716		
DRAWN BY:	Adam DeLeo	REVISED BY	
DATE	1-9-07	REVISION DATE	
		DRAWING	Page 6
		SALES PERSON	
FILE:	5:/Draw/Adam/citibank/bowie/northelevation.ai		

SIGN INVENTORY

DESCRIPTION

- 7 Directional Sign-
"24 Hour Drive Up Banking"
"Customer Parking"
- 8 Directional Sign-
"24 Hour Drive Up Banking"
- 9 Directional Sign-
"24 Hour Drive Up Banking"
- 10 Directional Sign-
"Exit"



Citibank

LOCATION: 4319 Collington Road, Bowie, MD 20716

SCALE NA

DRAWN BY: Adam DeLeo

REVISED BY:

DRAWING Page 3

DATE 1-9-07

REVISION DATE

SALES PERSON

FILE 5:/Draw/Adam/citibank/bowie/description2.ai

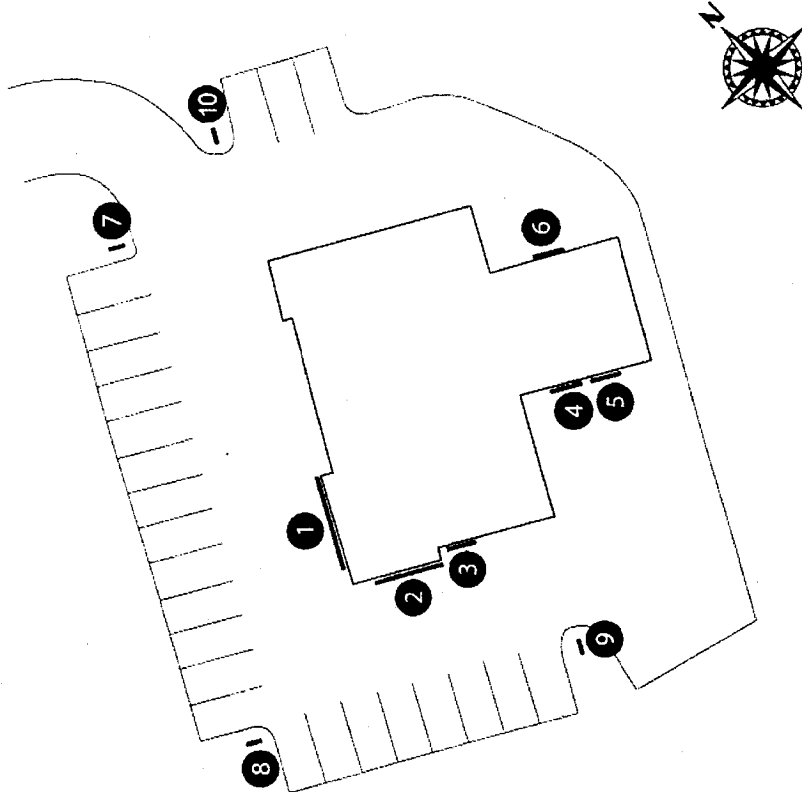


1591 FIFTH AVENUE - BAYSHORE, NY 11706
Phone (631) 968-6800 Fax (631) 968-9083

SIGN INVENTORY

- 1 Curved Fascia Box Sign 30" x 25'-0"
- 2 Curved Fascia Box Sign 30" x 15'-0"
- 3 Door Transom Sign
- 4 Clearance Sign
- 5 Drive-up Canopy Sign-
"ATM Lane Only"
- 6 Drive-up Canopy Sign-
"Do Not Enter"
- 7 Directional Sign-
"24 Hour Drive Up Banking"
"Customer Parking"
- 8 Directional Sign-
"24 Hour Drive Up Banking"
- 9 Directional Sign-
"24 Hour Drive Up Banking"
- 10 Directional Sign-
"Exit"

SITEPLAN



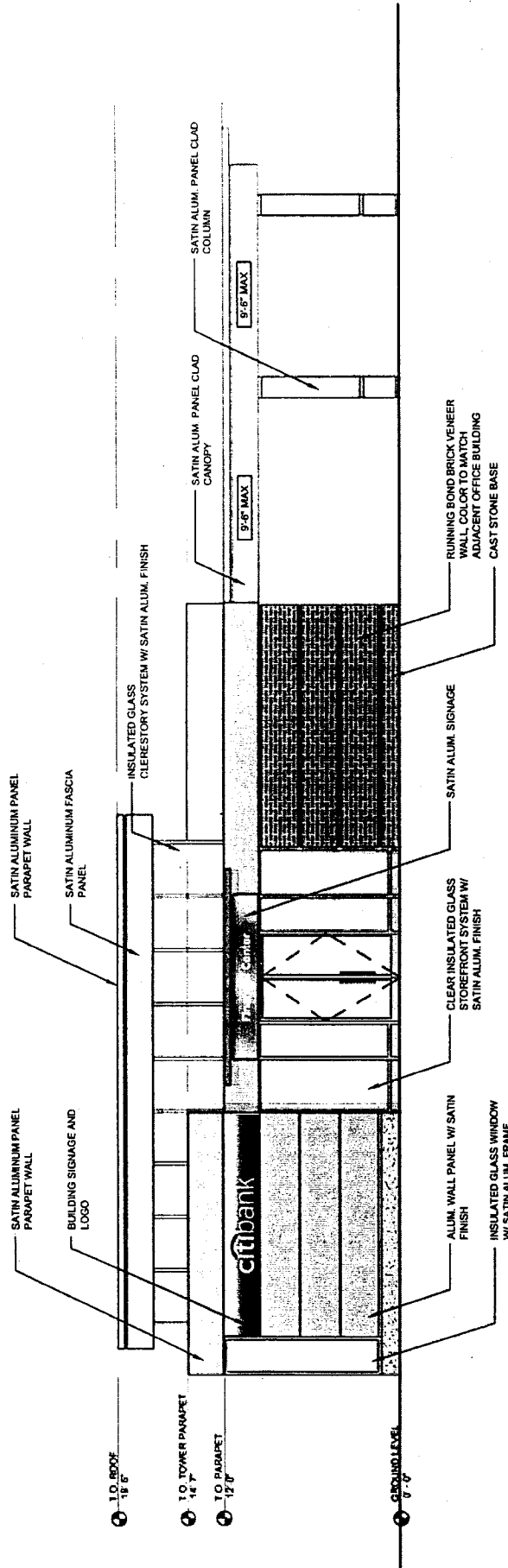
Citibank

LOCATION:	4319 Collington Road, Bowie, MD 20716	SCALE:	NA
DRAWN BY:	Adam DeLeo	REVISION DATE:	1-9-07
DATE:	1-9-07	REVISION DATE:	1-9-07
FILE:	5:/Draw/Adam/citibank/bowie/siteplan.ai		

1591 FIFTH AVENUE - BAYSHORE, NY 11706
Phone (631) 968-6800 Fax (631) 968-9083



BOWIE, MD
18 JANUARY 07



SOUTH ELEVATION

(Facing MD Rt 197)

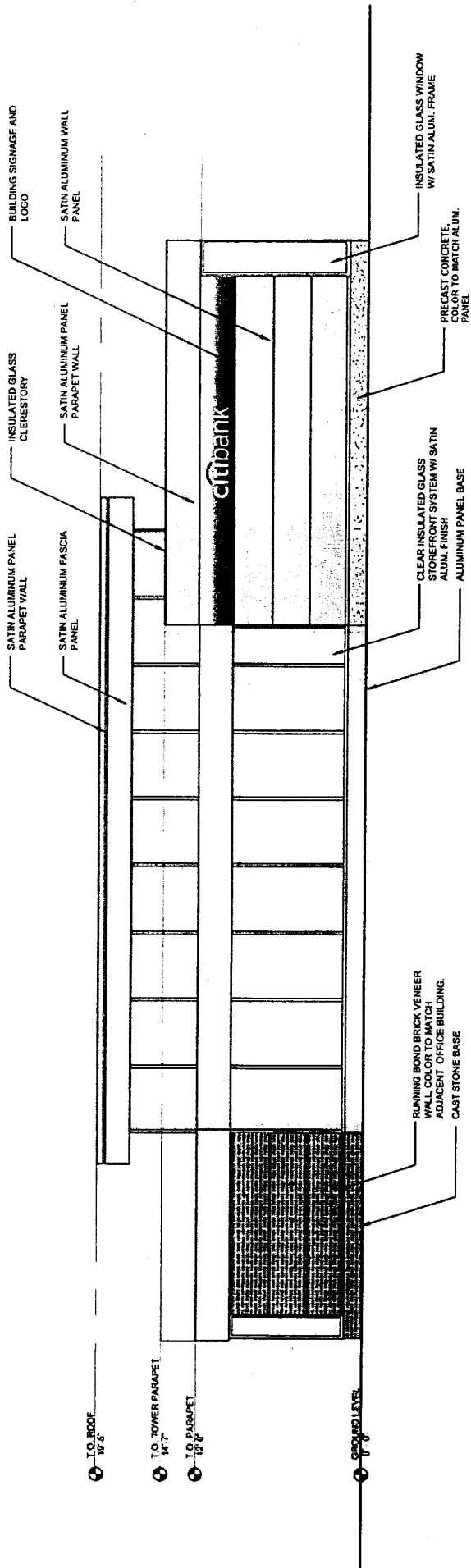
EXTERIOR ELEVATIONS

Scale: NTS

CITIBANK BOWIE

Drawn By: MF

SMITHGROUP
architecture engineering interiors planning



WEST ELEVATION
(Facing Woodovia Park)



BOWIE, MD
 18 JANUARY 07

EXTERIOR ELEVATIONS

Scale: NTS

CITIBANK BOWIE

Drawn By: MF

SMITHGROUP
 architecture engineering interiors planning



BOWIE, MD

18 JANUARY 07

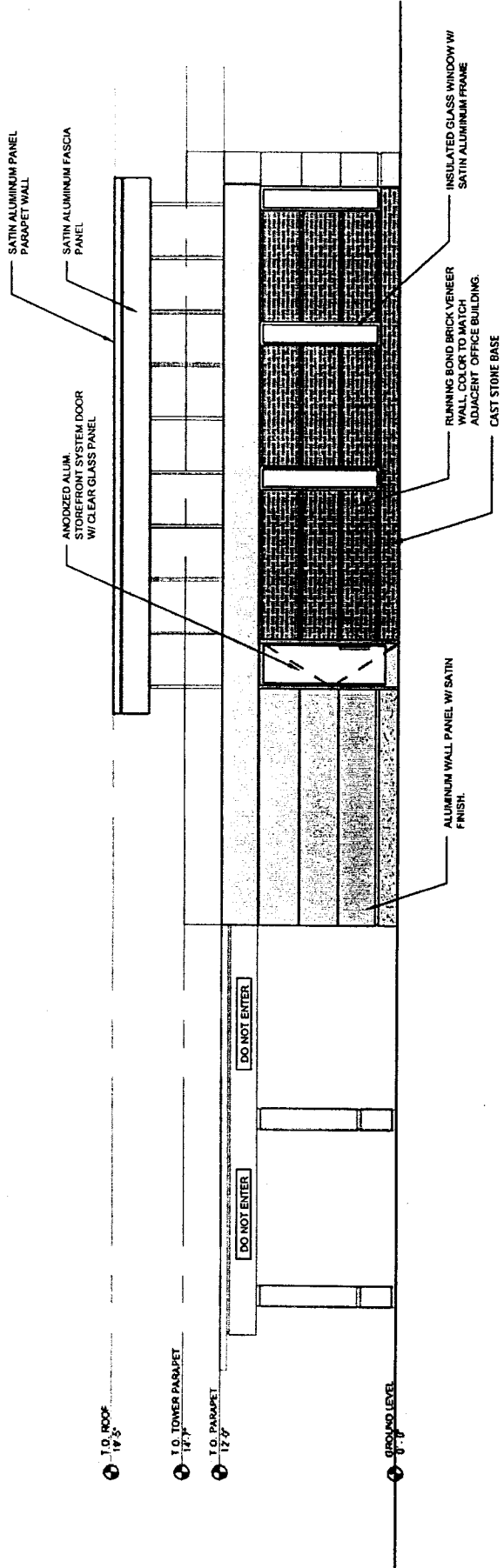
EXTERIOR ELEVATIONS

Scale: NTS

CITIBANK BOWIE

Drawn By: MF

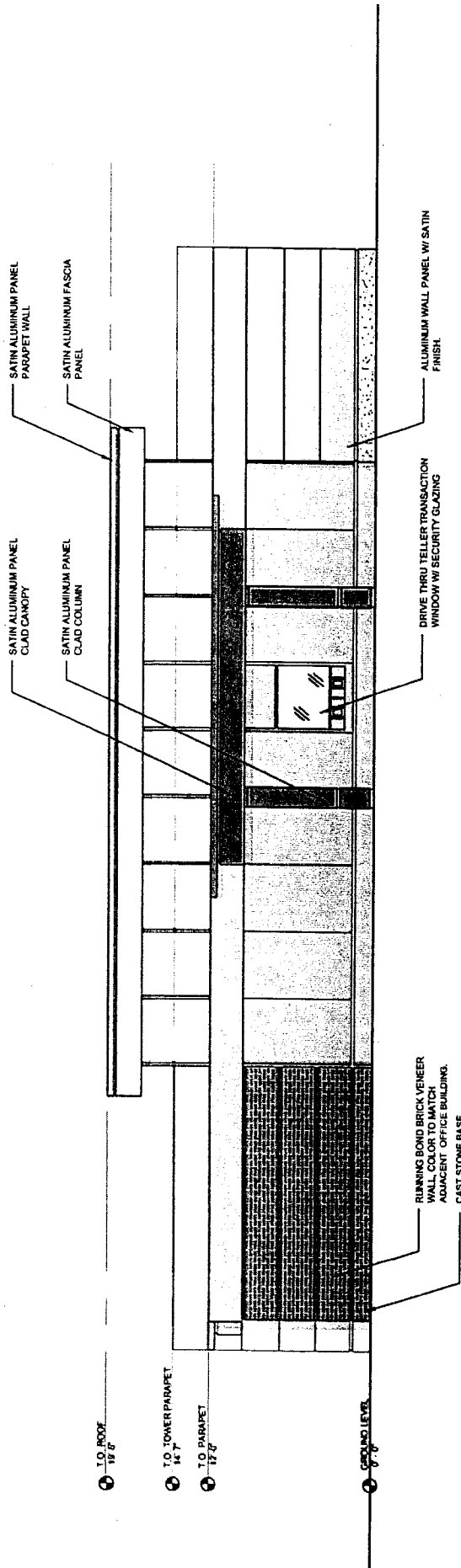
SMITHGROUP
architecture engineering interiors planning



NORTH ELEVATION
(Facing 5-story office bldg.)



BOWIE, MD
18 JANUARY 07



EAST ELEVATION
(Facing Lansdale Park)

SMITHGROUP
architecture engineering interiors planning

CITIBANK BOWIE

Drawn By: MF

EXTERIOR ELEVATIONS

Scale: NTS

CITIBANK BOWIE

Drawn By: MF

EXTERIOR ELEVATIONS

Scale: NTS

BOWIE, MD

18 JANUARY 07

