

2.0 PLANNING GUIDANCE

2.1 Urban Form

Urban form requirements direct the overall cityscape of the OTC to help create a cohesive community identity with landmarks and other focal points that give visitors a sense of orientation and organization.

A. Vistas and Views

1. General Intent

In locations where expansive views of Odenton's skyline occur, particular attention must be given to the quality of those views. Building rooflines, placement, orientation, character, and massing all contribute to how the view down a road, or from a hill, will combine all the elements into a visual whole. It is important to consider how a development will relate to its neighbors and to the overall skyline of the area as it is designed.

2. REQUIREMENTS

Core – The Core will make-up Odenton’s primary skyline since this area will contain the highest density development and the tallest buildings. This area’s architecture, rooflines, and massing shall be carefully coordinated so that the Core is visually cohesive both from within its internal streets and from the surrounding area.

Village – Due to the historic character of the Village, scale, massing, and rooflines of new development must be consistent with the existing character, so that vistas throughout the area are consistent with the village character.

Transition & Industrial – View and vistas into and throughout the Transition and Industrial shall not detract from the neighboring Core. Buildings must be designed either to be lower scale complements to the Core skyline features or unobtrusive and visually screened with natural buffers.

East Odenton & North Odenton – Both of these corridors are primarily commercial strips surrounded by residential development. In these areas, it is important to consider both the views down the corridor from Route 175 and the views into the corridor from the surrounding residences. Looking down the corridor, development shall visually blend rather than compete for attention. Scale, setbacks, and signage shall relate and work together. Pedestrian facilities and streetscaping shall provide consistency along the length of the corridor. From the surrounding residential areas, views into the rear of buildings along the corridor shall be carefully screened with landscaped and natural buffers.

Fort Meade Development Area – The Fort Meade Development area shall establish a complementary visual relationship with both the military base and the North Odenton area across MD 175. Development in the area shall treat MD 175 as its front door with a strong relationship to the roadway and the development across the street. Building designs shall work together to create visual harmony within the development and a relationship with its surroundings.

B. Landmarks

1. General Intent

Within the unity of the overall Odenton cityscape, it is important to have landmarks that serve as orientation and reference points. Landmarks are often located at intersections, at termination points of corridors, on high points, or in association with focal areas. Landmark buildings and spaces should be strategically located at important intersections, at the terminus of an important view or vista, or in the center of a high activity area.

2. REQUIREMENTS

Potential landmark locations are designated in Figure 42, Special Features Functional Plan. Buildings in these locations shall incorporate special architectural features such as:

- a. Distinctive rooflines such as decorative pitched roofs, penthouses, cupolas, towers, spires, or art work at the cornice line that are designed to enhance the Odenton skyline.*
- b. Over-scaled ornamental entrances and building corner features facing diagonally into major intersections and designed reinforce the pedestrian activity at the corner.*
- c. Decorative facades with arcades, balconies, and roof terraces designed to encourage building occupants to interact with adjoining public spaces.*
- d. An activity space or a series of activity spaces along the street or at the corner that includes a significant public amenity.*

C. Gateways

1. General Intent

Gateways are landmarks at the physical entry points into the OTC, typically located at an intersection or along a roadway corridor, which people must pass through to enter into Odenton.

2. REQUIREMENTS

Consistent monumental gateway signage shall be developed and installed at the gateway locations.

Gateway locations are designated in Figure 42, Special Features Functional Plan. Developments at these intersections or other noted gateway points shall incorporate sweeping ornamental plantings along the roadway or in medians both along the public roadways and private accessways, where possible.

Developments at gateway designations shall incorporate special landmark architectural features such as described above in the landmark section.

D. Focal Areas

1. General Intent

Focal Areas are designated locations for major gathering spaces within the OTC found at important intersections, transit centers, and other important nodes where people come together. See Figure 42, Special Features Functional Plan for Focal Area locations.

2. REQUIREMENTS

Core – The Core shall establish a significant Focal Area as development plans are drafted and finalized. This Focal Area shall be a driving element behind the design and placement of the Core buildings. For instance, a town square configuration would traditionally have a major open, activity space surrounded by prominent buildings along the square edge, helping to create and reinforce the space.

Village - The Focal Area of the Village is already established around the transit station because of its high level of activity. This area shall be reinforced as a Focal Area with businesses and open spaces conducive to gathering, strolling, and visiting.