

2.3 Streetscape

The streetscape requirements describe what needs to happen within the public right-of-ways of Odenton and how adjoining properties need to connect into the right-of-way system.

A. Streetscape Classifications

1. General Intent

Each roadway within the OTC has been identified and classified in the Transportation section of Chapter III. This section outlines a classification system for the various road corridors relative to their function and visual characteristics. Developers must be aware of the types of roadways their properties abut and adhere to the specific requirements for their applicable streetscape types.

The purpose of the classification system is not to depict an engineering level of detail, but to describe and delineate the character of a roadway as proposed via this Plan. In order to develop these roadway classifications into workable road requirements, the County must develop urban road and streetscape requirements as part of the Public Works Road Standards Manual.

2. REQUIREMENTS

- *Figure 38, Setbacks, Lot Size Streetscape Standards by Street, outlines the streetscape requirements for each road type while Figures 47 through 55 Streetscape Sections, illustrate typical roadway sections by classification.*
- *Streetscape standards are contained in the 1999 report titled “MD Route 175 Roadway and Streetscape and Odenton Town Center Master Plan” that was prepared for Anne Arundel County by Environmental Resources Management. Excerpts from this report, which are contained in Appendix B, shall be referenced in conjunction with this chapter.*

B. Pedestrian System

1. General Intent

Pedestrian accessibility reduces traffic impacts and enables the development to project a friendlier, more inviting image. Public sidewalks and internal site walkways need to work together to create a logical system of pedestrian flow. This section sets forth requirements for public sidewalks and internal pedestrian circulation systems that can provide user-friendly pedestrian access as well as pedestrian amenity, safety, shelter, and convenience within the OTC.

2. REQUIREMENTS

Note: Also reference requirements for individual Sub-Areas below.

Sidewalks shall be provided along all sides of the lot abutting a public street in accordance with the minimum widths set forth in Figure 38, Setbacks and Streetscape Standards by Street.



All minimum sidewalk widths shall be considered clearance widths from obstacles such as trees, lights, power poles, fire hydrants, street furniture, and signage.

An alternative to a street sidewalk may be approved if determined by the County or State that a surface pedestrian crossing is unfeasible or unsafe due to one (1) or more of the following constraints:



- *High volume of traffic and/or speed of traffic on an adjacent street*
- *Landform*
- *An established pattern of existing buildings that makes a pedestrian-oriented street front infeasible.*

Such an alternative to the street sidewalk must include, a hiker biker trail, a connecting walkway internal to the site or other directly connecting outdoor spaces such as plazas, courtyards, squares, or gardens. An alternative route must effectively prohibit pedestrians from crossing the street by use of barriers or other means.

Marked crosswalks and pedestrian-on demand traffic signal systems must be provided at all intersections that meet the following criteria:

- *Traffic control signal is in place or planned;*
- *Sidewalks are required along at least one of the intersecting roadways.*

Crosswalks must be provided at all intersections that meet the following criteria:

- *Across all driveway curb cuts*
- *Across any road intersection where stop signs regulate the traffic in the direction perpendicular to the stopping street.*
- *At all signalized intersections unless prohibited by SHA.*

On demand traffic signal systems may be provided at congested intersections where provision of walk time in signal cycles will cause further delay and pedestrian traffic is low at peak periods.

Marked crosswalks must be provided to connect sidewalks at all intersections where sidewalks are required along at least one of the intersecting roadways and where stop signs face the roadway perpendicular to the required sidewalks.

The pedestrian system shall take precedence over vehicular whenever conflicts or crossings arise. This means that clear pedestrian crossings shall be provided, and vehicular traffic shall be made to slow for pedestrians through signage, raised crossings, rumble strips or other means as approved by the County.

All pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Surface materials utilized shall not be slippery when wet. Pedestrian walkways must comply with the requirements of the American's with Disabilities Act.

Paving materials, colors, patterns, and design as well as detailing of such elements as handicapped ramps and tree pits, shall be coordinated throughout the district to create a unified character. Crosswalk markings shall be standardized, and shall be either painted, or constructed of decorative paving, as directed by County staff.

A pedestrian walk that coordinates through adjacent properties shall be provided between any high concentrations of uses. This includes links between areas such as housing and shopping as well as where dirt paths indicate extensive pedestrian traffic.

Sidewalks no less than eight (8) feet in width shall be provided along the full length of the commercial buildings not fronting a public street along any facade featuring a customer entrance, and along any facade abutting customer or public parking areas. Permanent planters or landscaped areas that include trees, shrubs, benches, flowerbeds, ground covers, or other such materials for no less than fifty (50) percent of their length shall be provided.

3. Core

Sidewalks shall be set directly against the curb unless a planting strip is called for in Figure 38, Setbacks and Streetscape Standards by Street.

All non-residential buildings not directly set against the right-of-way edge shall provide sidewalk pavement as needed to extend the public sidewalk edge to the building face. This area shall be paved in a similar material as the sidewalk.

All residential buildings not directly set against the right-of-way edge shall provide pedestrian walkways, of no less than five feet in width, from the public sidewalk or right-of-way to the principal resident entrance of all principal

buildings on the site, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50% of their length.

Mid-block pedestrian alleys shall be created in Core Areas as needed to connect parking and/or courtyard spaces behind buildings to front sidewalks. Generally, building façades shall be no longer than 150 feet without a connection to rear parking, or one-half the length of the block, whichever is less. Spaces between Core buildings shall be treated as pedestrian alleys. These pedestrian alleys shall be a minimum of 20 feet wide. A minimum illumination level of 0.5-foot candles shall be provided.



At a minimum, additional walkways no less than eight feet in width, shall be provided to connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, and building and store entry points and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50% of their length.

4. Village



Continuous pedestrian walkways, no less than 5 feet in width, shall be provided from the public sidewalk or right-of-way to the principal entrance of all principal non-residential and multi-family buildings on the site, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50% of their length.

5. Transition, Industrial, and Fort Meade Development Area

Sidewalks shall be set directly behind the required planting strips specified in Figure 38, Setbacks and Streetscape Standards by Street.

Continuous pedestrian walkways, no less than eight feet in width, shall be provided from the public sidewalk or right-of-way to



the principal customer entrance of all principal buildings on the site, unless the entrance leads directly into a private residential unit, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50% of their length.



At a minimum, additional walkways no less than eight feet in width, shall be provided to connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, and building and store entry points and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50% of their length. In the Industrial Sub-Area, these requirements shall apply to frontage along Route 170 only.



Use special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and/or other architectural elements to define pedestrian walkways.



6. East and North Odenton

Sidewalks shall be set directly behind the required planting strips.

Continuous pedestrian walkways, no less than 5 feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site, unless the entrance leads directly into a private residential unit. These walkways shall feature adjoining landscaped areas that include trees, shrubs, benches, flowerbeds, ground covers, or other such materials for no less than 50% of their length.

At a minimum, additional walkways no less than 5 feet in width, shall be provided to connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, and building and store entry points and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50% of their length.

A pedestrian walk that coordinates through adjacent properties shall be provided between any high concentration of uses.

All pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Use special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and/or other architectural elements to define pedestrian walkways.

C. Sidewalk Cafés

1. General Intent

Outdoor cafes are encouraged throughout the OTC. The following requirements apply to cafes that sit next to or on the public sidewalk or on required private sidewalks where the maintenance of the public right-of-ways or of pedestrians' ability to pass needs to be preserved.

2. REQUIREMENTS

There shall be a minimum of eight (8) feet clear distance or fifty (50) percent of the sidewalk width, whichever is greater, free of all obstructions, in order to allow adequate pedestrian movement along the sidewalk. This minimum distance shall be measured from the portion of the café, which is nearest either the curb line or the nearest obstruction. For the purpose of this minimum clear path, parking meters, traffic signs, and trees that have gratings flush to grade without fences or guards, shall not count as obstructions.



Moveable railings help define the sidewalk café space and allow diners to feel more protected from sidewalk traffic.

All sidewalk cafes shall maintain a clear width of at least fifteen (15) feet from bus stop shelters, newsstands, or any other objects greater than fifteen (15) square feet in area. The closed end of a kiosk may abut a sidewalk café.

Furnishings of a sidewalk café shall consist solely of moveable elements such as tables, chairs and other moveable accessories.

No structure or enclosure to accommodate the storage of garbage may be erected or placed adjacent to, or separate from, the sidewalk café on the public right-of-way.

Awnings over sidewalk cafes are encouraged. Where provided, they shall be adequately secured, retractable and made of a non-combustible frame covered with flame-proofed canvas or cloth, slow burning plastic or other equivalent material, but not including glass, as approved by County Staff.

At no point shall the awning of an enclosed sidewalk café be lower than seven (7) feet above the floor of the café.

All planters, railings and fences placed within an unenclosed sidewalk café shall be self-supporting.

In order to maximize visual access, the height of all railings or planters including the vegetation therein, shall not be higher than thirty (30) inches.

All obstructions shall be removed from the sidewalk during periods when the unenclosed sidewalk café ceases operation for the season, except for the planters that may alternatively be placed with their longest sides against the wall of the restaurant, provided that such planter does not prevent egress from the building.

The sidewalk café shall be at the same elevation as the adjoining sidewalk. Paint, grass or artificial turf, carpet, platforms, or any other surface cover or treatment of any kind, shall not be permitted to be placed upon the area designated for an unenclosed sidewalk cafe, at any time. However, in the event of a major grade change, County Staff may permit the floor level to be elevated.



Umbrellas provide shade for the diners in sidewalk cafes.

D. Merchandise Displays

1. General Intent

Merchandise displays are intended to be temporary sales displays that are setup outside of shop entrances to bring activity to the street. They are intended to allow retailers to display small racks of books, sidewalk sale items, or other teaser items intended to draw customers into adjacent stores. They are not intended to be outdoor storage areas or permanent displays.

2. REQUIREMENTS

Merchandise displays are permitted wholly, or in part, within the right-of-way only along portions of streets designated as either primary or secondary active street frontages.

Where permitted, merchandise displays may occupy a combination of sidewalk and/or on-site walkway area at a ratio of one-half (0.5) of a square foot per one (1) linear foot of primary building façade, provided that minimum sidewalk clearance widths are maintained.

All merchandise displays must be completely moveable and must be removed from the sidewalk at all times the associated establishment is closed.

All merchandise displays shall be kept tidy and attractive at all times.

E. Lighting

1. General Intent

These requirements are intended to ensure that adequate light levels are provided for pedestrians and vehicular safety in all areas of the OTC. Furthermore, they are intended to protect the residential components and the adjoining areas from both glare and inappropriate light levels, and to protect drivers from disruption to their night vision.

2. REQUIREMENTS

All light fixtures, to be placed in County right-of-ways, shall be approved by County Staff. Streetlights are encouraged along urban streets and sidewalks.

Adequate streetscape light levels shall be provided as follows:

0.5-foot candles along public walkways in non-residential areas

0.2-foot candles along public walkways in residential areas

Lighting fixtures shall be selected to coordinate with the acorn fixture styles used at the MTA station and along Route 175. See Appendix B for fixture recommendations.

Any streetlight that is installed or maintained at the expense of the County must be included in the Public Service Commission's public street light schedule.

All commercial businesses shall turn off site lighting after hours with the exception of display windows. These may remain lit after hours to provide interest along the street.

F. Furniture

1. General Intent

Outdoor furniture and amenities such as lighting fixtures, planters, benches, trash receptacles, bus stop shelters, and phone booths must be integral elements of the streetscape and shall reflect and enhance the building architecture and landscape design. Styles and colors of furniture shall be coordinated throughout the OTC.

The variety of styles shall be minimized. See Appendix B for furniture recommendations.

2. REQUIREMENTS

At least one bench per 50 feet of frontage of eating establishment and civic attractions shall be provided.

Hanging baskets and planter boxes shall be placed on light poles, utility poles, and building fronts, whenever possible.

Civic art shall be integrated into streetscape elements such as bollards, fencing, and paving. In addition, art shall be integrated into public activity spaces.

Exterior vending machines are discouraged; however they may be provided if enclosed within a special architectural feature designed to be compatible with the neighboring architecture.

All streetscape furniture and design elements shall be shown on all site plans and landscape plans.

Streetscape furniture must be maintained by the property owner unless otherwise agreed to by the County.

3. Core

Pedestrian scale streetlights shall be provided along all Core Sub-Area streets.

Waste receptacles shall be provided at a minimum of 3 per block per side of the street on streets with commercial uses or every 300 feet whichever is less.



4. Village

Pedestrian scale streetlights shall be provided along all Village Sub-Area retail streets.

Waste receptacles shall be provided at a minimum of one per block on each side of the street in retail areas. An additional receptacle shall be provided for each 200' of street frontage on each side of the street.



5. Transition and Fort Meade Development Area

Waste receptacles shall be provided at a minimum of one per block on each side of the street. An additional receptacle shall be provided for each 200' of street frontage on each side of the street.

