

Community Design Process

As part of the Small Area Planning process, The Faux Group, a community design consultant was hired to assist the Committee and the County Planning Staff. The Faux Group's tasks were the following:

- Assess community design issues within the Odenton Small Planning Area based on a review of the physical environment, trends in development, comments made by the public during the first Odenton Public Forum and other factors.
- Identify opportunities for improvement and work with the Committee to select areas for further investigation.
- Assist the Committee in developing recommendations for these selected areas that support the Committee's vision and goals.

At the Committee's request, The Faux Group investigated six design issues and opportunities. These were presented to the Committee with several alternatives and recommended proposals for their consideration. Many of these were also presented at the second public forum for public comment. The six items included:

1. Recommendations on policies and physical improvements needed to promote greater pedestrian and bike activity within the Odenton Small Planning Area.
2. Road improvements at the intersections of Gambrills Road, Old Dairy Farm Road and MD 175.
3. Techniques to preserve the rural character in and around the commercial areas of Gambrills.
4. Development of a Bungalow Business Zone Overlay with recommendations on possible locations for application of this new zone.
5. Design guidelines for the roadway and abutting development along the MD 3 Corridor Area. These were done in coordination with the parkway and boulevard concepts recommended by The Faux Group in the Crofton Small Area Plan.
6. Development of refinements to the *Odenton Town Plan* for an expanded core area.

Actions

After considerable discussions on these six items, the following actions were taken:

Individual Subcommittees refined a number of proposals and the goals, objectives and recommendations now reflected in the other sections of this report. These include:

- Recommendations on pedestrian and bike activity.
- Road improvements.

The new zone proposal was passed on to County Staff for further action.

- A concept proposal was prepared for a zone that would enable the orderly and attractive conversion of older homes that front onto busy arterial roadways while protecting the stability of adjacent neighborhoods from inappropriate development of strip retail. After reviewing the proposal titled a Bungalow Business Zone Overlay, a new zoning category called the Small Business District

(SBD) was developed and ultimately adopted by the County Council. Since it's adoption, the Small Business District Zone has been applied to two areas in the County. The Crofton Small Area has a SBD along MD 450 near the intersection with MD 424. The Severn Small Area has a SBD along MD 174 near the intersection with MD 170.

Other items were either set aside or deferred for future action:

- The MD 3 recommendations were deferred until the State Highway Administration completes its upcoming corridor design effort.
- Recommendation that a spine road or dedicated frontage road for the commercial properties within the MD 3 median be designed.
- The Gambrills Village protections were set aside after the residents in the Gambrills area expressed concerns.

The last item, refinements to the *Odenton Town Plan*, is still ongoing:

- This item is nearing completion and will be incorporated into a separate document entitled the draft *Odenton Town Plan*.