

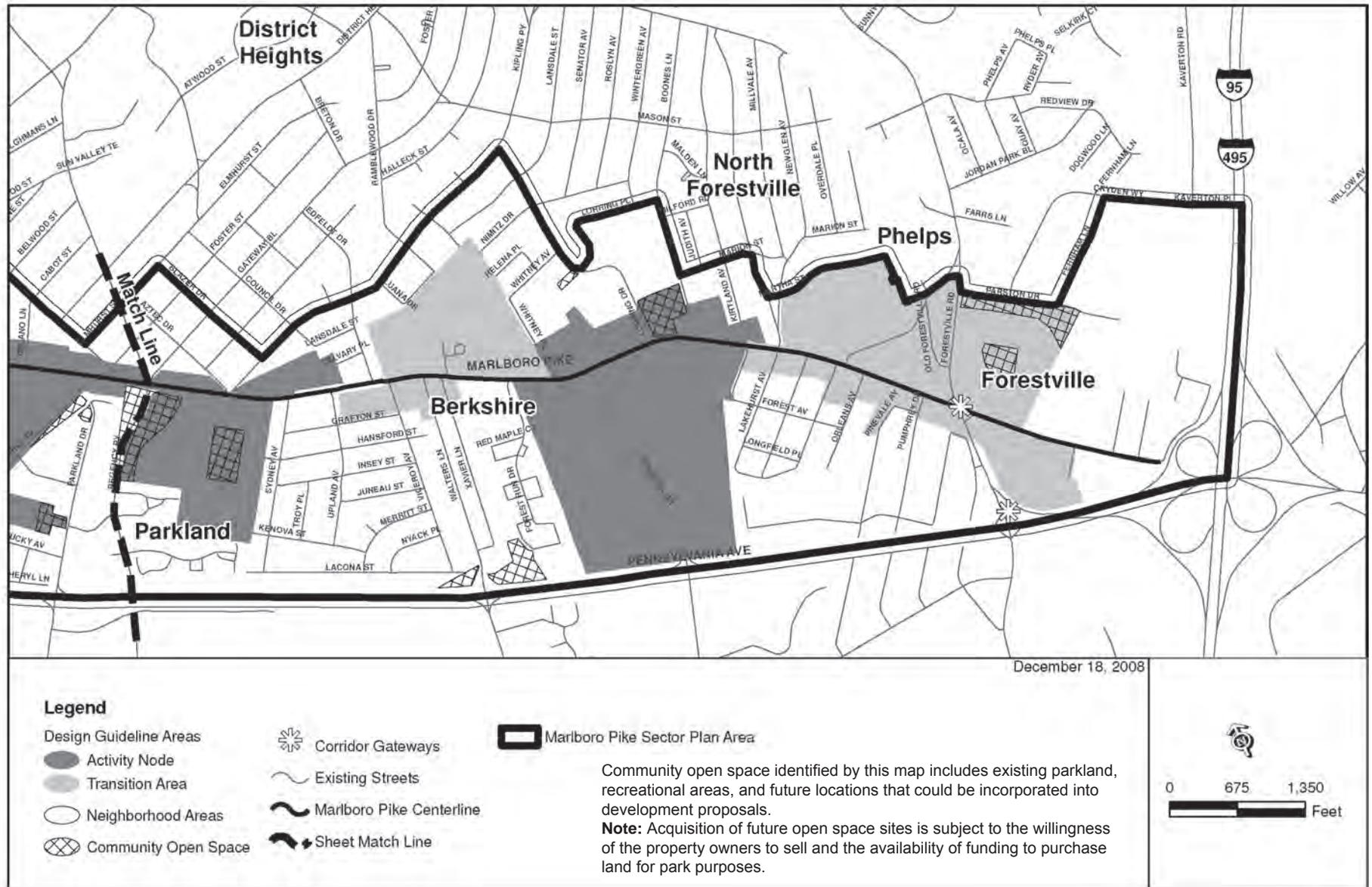
IX. DESIGN GUIDELINES

The character of areas within the sector plan boundary will have complementary features that cohesively tie the corridor together and provide a unified visual theme. The main character areas include the activity nodes, transition areas, and neighborhood areas. The activity nodes are the centers in which major investments and redevelopment will occur to create corridor focal points. Activity nodes should be lively, populated areas with high quality design. The transition areas lie between activity nodes where investments will occur to either redevelop or improve upon properties lining Marlboro Pike. Transition areas should be attractive and cohesive with the surrounding communities. The neighborhood areas include communities behind the properties that front Marlboro Pike and lie along the corridor. Neighborhood areas should focus on design elements that are comfortable and enhance the community atmosphere.

The mapping in Figures IX-1a and IX-1b on pages 106–107 depicts the location of the various types of areas that pertain to these design guidelines, including the corridor’s activity nodes, transition areas, and neighborhood areas. The map also shows the location of community open space, which would be areas for formal or informal gatherings. Community open space includes parkland, recreational areas, plazas, and other publicly accessible open areas, such as active streetscape areas and landscaped setbacks in front of public buildings. This map also shows the location of the gateway areas at the corridor’s eastern and western entry points and at the main intersections of roads traversing north and south through the corridor.

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Figure IX-1b: Design Guidelines



These design standards are developed to provide exemplary features that are suitable for each area. As efforts are underway to implement changes along the Marlboro Pike Corridor, the following standards should be referenced to ensure that projects match the quality needed to support the plan's vision:

Buildings

ACTIVITY NODES

- Encourage new buildings to be built up to the sidewalk without setbacks, with entrances and windows along the street frontage.
- Building height should range from two to four stories. Building facades should provide pedestrian-scale architectural features. Facades should provide a regular and frequent pattern of architectural variety through modulation of wall plane, detailing, color, texture, and material. Encourage builders to construct buildings using LEED principles, which include green building technologies to reduce environmental impacts and improve energy efficiency.
- Encourage signature architectural styles that complement the surroundings and are also unique and attractive.
- Encourage vertical mixed use of residential and commercial uses at Priority Areas 1 (Western Gateway) and 5 (Great Eastern Plaza).



High density residential units along the street front.



Green-roof use on a building.



A grocery store oriented to a main street environment.



Architectural features are added to solid walls to give the appearance of windows.

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TRANSITION AREAS

- Encourage the use of traditional architectural styles that offer pedestrian-friendly and compact development patterns using building form and materials that are complementary to the surrounding neighborhoods—such as the use of front porches, consistent setbacks, and building to the property line.
- New buildings should be built with an orientation facing Marlboro Pike and with limited setbacks.
- Building heights should range from two to four stories with pedestrian-scale architectural features.
- Encourage builders to construct buildings using LEED principles, which include green building technologies to reduce environment impacts and improve energy efficiency.
- Avoid blank, solid façades on elevations facing Marlboro Pike.



Family-size units in a higher-density setting.



Inviting store fronts.



Neighborhood-oriented retail and commercial space.



Inviting multifamily units.



NEIGHBORHOOD AREAS

- Encourage the use of architectural styles using building form and materials that complement existing neighborhoods, especially with infill development.
- Building height should range from one to three stories. Encourage builders to construct buildings using LEED principles, which include green building technologies to make residences comfortable, healthy, safe and energy efficient.
- Maintain existing setbacks to complement the existing neighborhood.



A pedestrian-oriented single family home.



Inviting atmosphere for a multifamily development.

Open Space

ACTIVITY NODES

- Where possible, incorporate formal and informal gathering spaces in the design of streetscapes in designated activity nodes. Identify focal points to provide flexible space for large events, such as festivals or farmers markets.
- Include decorative features such as landscaping, specialty lighting, street furniture, fountains, and artwork.
- Provide street trees, trellises, or canopies for shade.
- Incorporate outdoor café seating in the design of gathering places.



An attractively landscaped gathering space.



Open space at a farmers market.



Open space incorporated in a streetscape.



Outdoor café seating.

TRANSITION AREAS

- Provide programmed recreational space in Oakcrest Community Park.
- Incorporate formal and informal gathering spaces along the streetscape environment.
- Provide usable community open space including playgrounds, community gardens, dog runs, and informal lawn areas.



Walkways and landscaping.



Pedestrian gathering spaces.



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NEIGHBORHOOD AREAS

- Preserve and protect riparian buffers and natural areas.
- Provide usable community open space, including playgrounds, community gardens, dog runs, and informal lawn areas.
- Provide greenway trails in stream valleys for recreational opportunities where environmentally appropriate.



Residences in a park-like setting.



Open space as a community focal point.



Greenway trail along a stream valley.



Recreational uses in open space.

Gateways

ACTIVITY NODES, TRANSITION AREAS, AND NEIGHBORHOOD AREAS

- Demarcate gateway areas with decorative and thematic welcome signs.
- Incorporate a signature gateway feature at the county and District of Columbia line along Southern Avenue, where the existing gateway signage for Capitol Heights is currently situated.
- Install gateway features on Marlboro Pike at Silver Hill Road and Forestville Road.



Community gateway example.

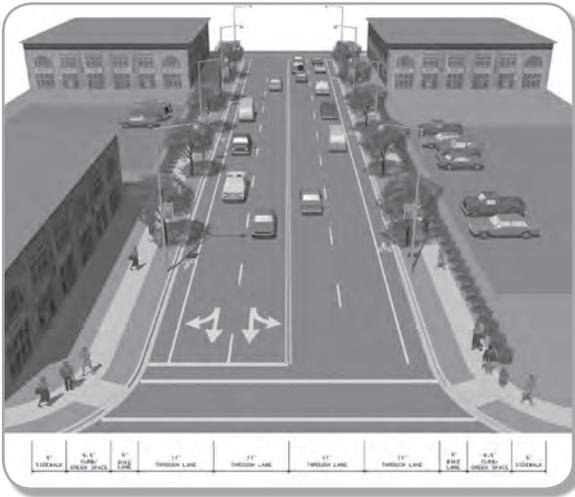


Community gateway example.

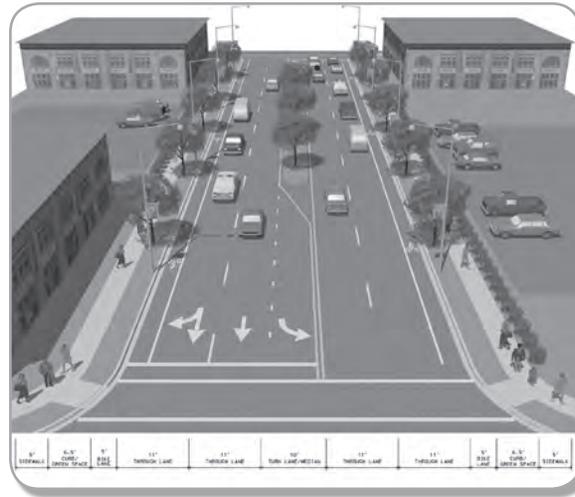


Existing community gateway sign on Marlboro Pike at Southern Avenue.

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Boulevard typical section without median.



Boulevard typical section with median.



Main street typical section without median.



Main street typical section with median.

Roadway

ACTIVITY NODES AND TRANSITION AREAS ALONG MARLBORO PIKE

- Include two through lanes in each direction.
- Include bike lanes.
- Include a landscaped median where right-of-way width is available.
- Incorporate traffic improvements to facilitate safety and accessibility.
- Follow designations of main street areas and boulevard areas as described in Chapter IV, Transportation.

NEIGHBORHOOD AREAS

- Maintain and improve existing community roadway networks.
- Provide pedestrian linkages to new development sites.
- Incorporate traffic improvements to facilitate safety and accessibility for pedestrian and vehicular traffic.

Parking

ACTIVITY NODES

- Explore on-street parking opportunities at designated main street areas where feasible.
- Build parking lots behind buildings that front Marlboro Pike.
- Infill expansive parking lots with pad site redevelopment to improve the streetscape and create a pedestrian-friendly environment.
- Use structured parking with high density development to efficiently utilize the site and mitigate the impact of parked cars.
- Provide landscape buffers in parking areas to lessen the visual and environmental impact of parking lots.



On-street parking.



Landscape buffer along sidewalk.



Parking structure incorporated in commercial building.

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TRANSITION AREAS

- Build parking lots behind buildings that front Marlboro Pike.
- Use structured parking as ground floor or basement levels of residential properties to efficiently utilize the site and mitigate the impact of parked cars.

NEIGHBORHOOD AREAS

- Utilize on-street parking.



Parking built above retail establishments.



Landscape buffer along parking lots.



Landscaped buffer along sidewalk.

Pedestrian Zone and Streetscape

ACTIVITY NODES

- Provide a consistent concrete sidewalk with a minimum width of 10 feet, where possible.
- Include decorative scoring patterns or brick banding in the sidewalk pavement, especially for crosswalk areas.
- Encourage businesses to utilize streetscapes for café seating, planter boxes, or street furniture. Ensure that sidewalks and ramps are compatible with the standards of the Americans with Disabilities Act.



Landscape enhancements along a wide sidewalk.



Sidewalk with street furniture, decorative pavement, and landscaping.



Comfortable pedestrian link to rear lot parking.



Street trees and decorative pavement.



Café seating along the main street.

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TRANSITION AND NEIGHBORHOOD AREAS

- Provide a consistent concrete sidewalk with a minimum width of five feet.
- Include a minimum five-foot landscaped setback between the sidewalk and curb for transition and neighborhood areas with the addition of street trees and landscaping for transition areas.
- Ensure sidewalks and ramps are compatible with the standards of the Americans with Disabilities Act.



Sidewalk with landscaped setback.



Retailers utilizing streetscape.



Streetscape with landscaping and street furniture.

Crosswalks

ACTIVITY NODES, TRANSITION AND NEIGHBORHOOD AREAS

- Demarcate pedestrian crossings with decorative pavement and reflective paint
- Utilize decorative pavement
- Extend medians to crosswalk areas to provide mid-way pedestrian refuge space, where feasible
- Provide crosswalk traffic signage
- Incorporate pedestrian signals at signalized intersections



Decorative pavement crosswalk.



Median allowing for a pedestrian refuge space in the crosswalk.



Decorative pavement in crosswalk ties into sidewalk design.

Street Trees and Landscaping

ACTIVITY NODES AND TRANSITION AREAS

- Provide street trees at regular intervals between 25 and 35 feet along the corridor.
- Use canopy trees where there are no vertical or overhead spatial restrictions.
- Group species together to form a thematic appearance.
- Provide large planting wells with a minimum size of 4 feet by 8 feet or provide elongated planting trenches to connect street-tree planting wells and enlarge rooting zones.
- Include low ground cover landscaping in planting wells.
- Utilize hardy, native, and stress-tolerant species.
- Utilize low-maintenance planting designs.



Parking lot buffers.



Boulevard landscaping.



Median landscaping.



Commercial area beautification.

NEIGHBORHOOD AREAS

- Use canopy trees where there are no vertical or overhead spatial restrictions.
- Mix various species to provide planting diversity, using no more than 20 percent of a single genus for the overall landscaping of a site.
- Utilize hardy, native, and stress-tolerant species.
- Utilize low-maintenance planting designs.



Overhead canopy from street trees.



Median landscaping.

Street Furniture

ACTIVITY NODES, TRANSITION AND NEIGHBORHOOD AREAS

- Include benches in popular gathering spaces
- Include coordinated trash receptacles
- Include bike racks at popular destinations



Bike racks.



Seating that also serves as artwork.



Decorative trash receptacle.



Bench examples.

Bus Stops

ACTIVITY NODES, TRANSITION AND NEIGHBORHOOD AREAS

- Include uniform bus stop signage
- Include benches and attractive shelters or canopies
- Include informational signage regarding schedules and routes
- Include coordinated trash receptacles



Standard bus shelter.



Decorative bus shelters.



Enhanced bus stop.

Lighting

ACTIVITY NODES, TRANSITION AND NEIGHBORHOOD AREAS

- Include decorative, pedestrian-scale lighting
- Utilize fixtures with cutoff dress paths to minimize glare and reduce light pollution

TRANSITION AREAS

- Include overhead traffic lighting
- Provide lighting on buildings and at entrances
- Utilize fixtures with cutoff dress paths to minimize glare and reduce light pollution

NEIGHBORHOOD AREAS

- Include decorative, pedestrian-scale lighting
- Provide lighting on buildings and at entrances
- Utilize fixtures with cutoff dress paths to minimize glare and reduce light pollution



Cobra head lighting with decorative banners.



Decorative pedestrian-scale lighting.



Decorative pedestrian-scale lighting.

Wayfinding

ACTIVITY NODES, TRANSITION AND NEIGHBORHOOD AREAS

- Utilize community gateway signage at the corridor's main entry points.
- Install thematic banners, mounted to street lights or utility poles, along the roadside at regular intervals.
- Use uniform street signage.
- Provide community directional signage for major destinations.
- Provide transit information kiosks at popular bus stops.
- Ensure that signs are not blocked by overgrown landscaping or other obstructions.



Transit map informational signage.



Decorative banners on pedestrian-scale street lights.



Community gateway sign example.