LONG REACH VILLAGE CENTER

DESIGN GUIDELINES

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Orchard Development Corporation

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1.0 INTRODUCTION

1.1 BACKGROUND
1.2 PURPOSE
1.3 VISION

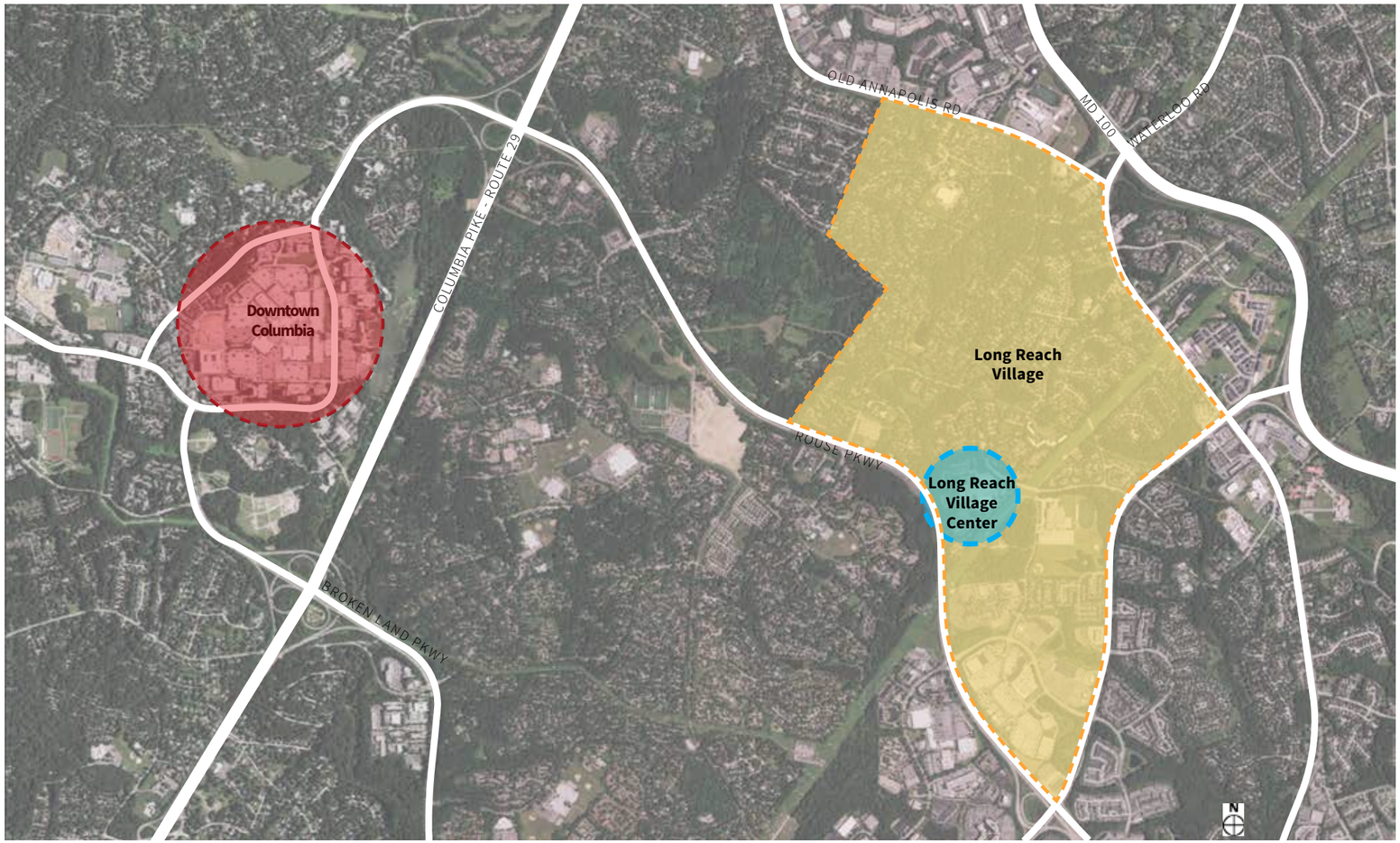
1.1 BACKGROUND

The Long Reach Village Center is located in the heart of Columbia, Maryland, approximately 15 miles southwest of Baltimore City and 30 miles northeast of Washington, D.C.. Consisting of approximately 10 acres, the proposed development site is conveniently located adjacent to Route 175, a major arterial roadway that connects to U.S. Route 29 and MD Route 100. It is also situated a short drive from MD Route 32 and I-95, providing convenient access to Baltimore, Washington D.C., and nearby towns and communities.

Developed in the late 1970s, the Long Reach Village Center was once a hub for local residents, offering a grocer, shops, restaurants, and a variety of other neighborhood-serving tenants. Various civic spaces were developed to support the commercial center and provide additional conveniences for nearby residents. The Stonehouse, a neighborhood center integrated into the shopping center, is an example of one of the community resources that provides a diversity of banquet and conference spaces. The Columbia Art Center is a separate facility that offers a variety of visual arts classes for a wide-range of ages and interests. Nearby, off-site amenities include Long Reach Park, Long Reach Garden, Long Reach High School, and access to an extensive open space and trail network as well as public transportation.

With the growth of newer commercial centers nearby, a majority of the Long Reach Village Center experienced disinvestment and high vacancy rates. The Village Center became underutilized, incentivizing the opportunity for Howard County to designate 19+ acres as an Urban Renewal Area (identified with a red dashed boundary line on the facing page). As a result, the County purchased several properties within the Village Center that amounted to approximately 7.7 acres (indicated as parcel #3 on the facing page).

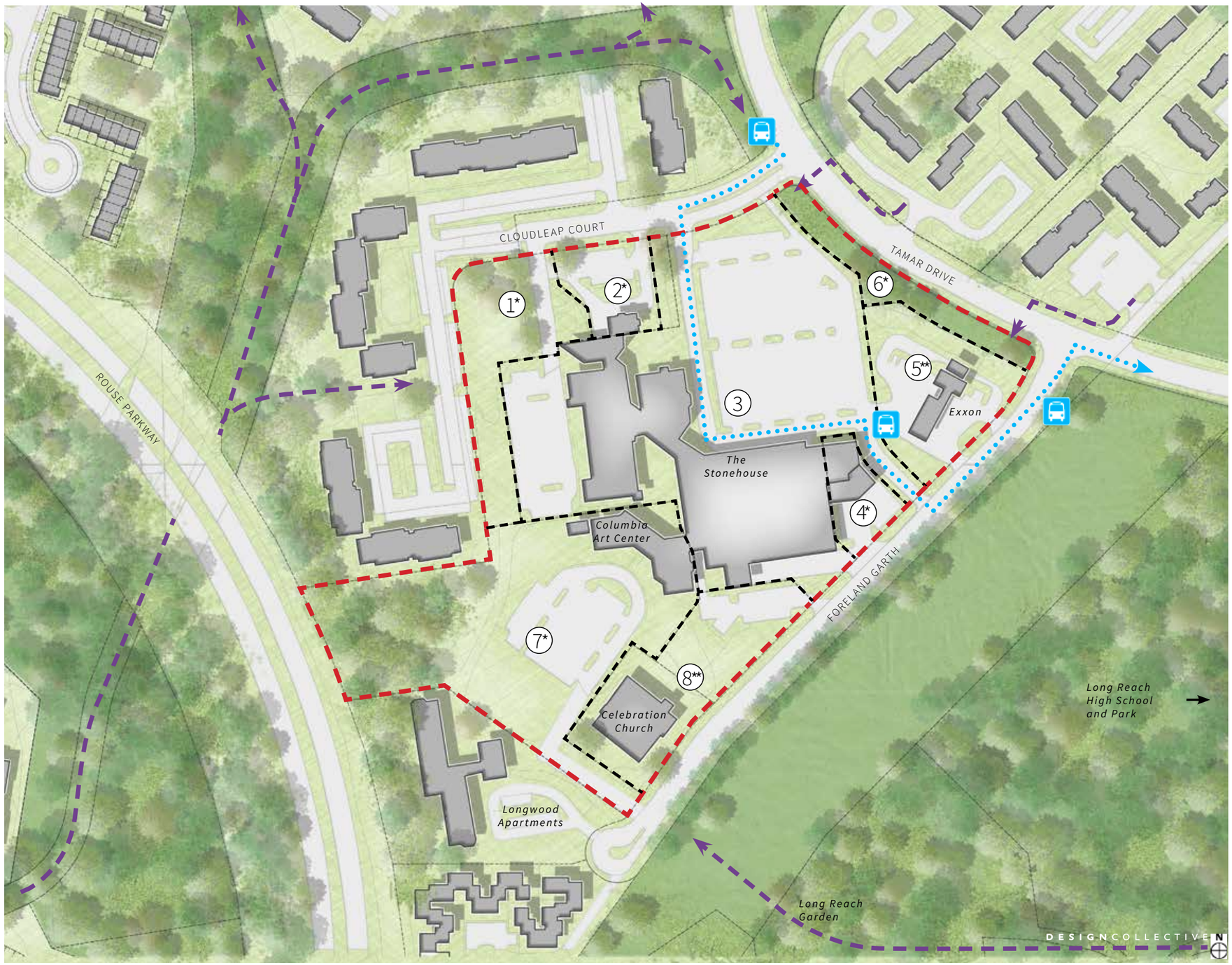
The proposed development plan will capitalize on the area's location and access to surrounding amenities, address previous planning studies and assessments, incorporate community input, and offer a mixed-use center that is vibrant, active, and innovative. The proposed development will be a catalyst for future investment and spur redevelopment opportunities for the entire Urban Renewal Area.



Locator Map (Above)



Existing Site Photos (Above)



PARCELS NAMES/ PROPERTY OWNERS - PROPOSED REDEVELOPMENT SITE		
#	NAME	ACREAGE
1*	LRVC Business Trustation (Howard Hughes Corp.)	1.39
2*	Deli Town (Nam Joon H)	0.69
3	Howard County, MD	7.70
4*	Richburn Liquor (Ko Sang Ki)	0.47
5**	Exxon Station (Gulzar LLC)	1.40
6*	Frontage Land (Columbia Association, Inc.)	0.69
7*	Stonehouse Long Reach Community Center (Columbia Association, Inc.)	5.16
8**	Celebration Church (Celebration Church, Inc.)	1.77
Total		**19.27**

PROPOSED VILLAGE CENTER BOUNDARY

* SUBJECT TO AGREEMENT

** NOT INTENDED TO BE INCLUDED IN PDP AMDT

This plan includes parcels that are not owned by Howard County. However, redevelopment does not depend on the integration of these parcels, and, the objectives of the Urban Renewal Project can be achieved if redevelopment is limited to County-owned land.

1.2 PURPOSE

The *Long Reach Village Center Design Guidelines* are comprehensive and serve as the guide for the urban, street, architecture, landscape, and signage design at Long Reach Village Center (LRVC). Accordingly, the design of all such development improvements within LRVC shall be informed by these Design Guidelines. Initially, these Guidelines are intended to apply to the specific properties included in the petition for the Major Village Center Redevelopment (VCR-Major) only. Other properties within the VCR boundary may also utilize these Guidelines or propose amendments.

The intent of the Design Guidelines is to provide the developer, builders, contractors, and designers with criteria for urban, street, architecture, landscape, and signage design, to ensure redevelopment meets the intent of the vision. All sections must be adhered to in order to ensure a consistent high-quality development that 1) respects the goals established in the *Relmagine Long Reach Village Center* vision document and 2) sustains developer and builder expectations.

Moreover, this document provides a basis from which Howard County Planning will evaluate development and improvements proposals for compliance.

Throughout the Design Guidelines, the use of the word “shall” identifies mandated criteria. “Must,” “required,” and “mandated” are additional words with the same meaning. The use of the word “encouraged,” “should,” or “recommended” identify criteria which are desired. In some instances, words such as “prohibited” and “not permitted” identify practices, materials, or systems which are not allowed .

At the discretion of the master developer and Howard County Planning, exceptions to the criteria within the Design Guidelines may be granted. Any such changes shall be consistent with the intent of the Design Guidelines to create the best community possible. Exceptions to the criteria within the Design Guidelines may be granted on the basis of unusual programmatic requirements, particular site constraints, or architectural/site design merit as determined by the County.

It is anticipated that the mix of building types and distribution of program may be refined as development progresses. All such modifications shall follow the intent of the Design Guidelines.

1.3 VISION

At the heart of Orchard Development Corporation’s proposed development plan is the vision of a mixed-use center that can be both a focal point and anchor for the Long Reach neighborhood. The revitalized Village Center will offer live-work-play opportunities for existing residents as well as newcomers, and, it will have features that will make it a destination for greater Columbia and Howard County.

The revitalized Village Center will also include multi-generational housing, with both for-sale and rental options. The center will feature attractive and well-landscaped recreational and community gathering spaces for neighborhood use that will be accessible by foot, bicycle, transit, and car. Also included in the development plan is a Village Green, a Plaza, and pedestrian/ bicycle trail connections to the surrounding Long Reach neighborhood. Attractive and easily discernible wayfinding signage will also be integral to the overall redevelopment.

The proposed redevelopment will conform with the existing New Town Zoning requirements, although an amendment to the Preliminary Development Plan will be required to include the proposed residential uses. The Major Village Center Redevelopment (VCR-Major) process will be required to implement the proposed plan.

The vision for the revitalized Long Reach Village Center begins with the demolition of the existing retail and office buildings. The newly constructed buildings are planned to have a mix of uses, including civic, retail, office, for-sale townhomes, senior rental apartments, market-rate general occupancy rental apartments, as well as new on-street and structured parking, in keeping with the vision established in the *Relmagine Long Reach Village Center* vision document.

Proposed Village Green - Illustrative Rendering

2.0 URBAN DESIGN

2.1 OVERVIEW
2.2 BLOCK STANDARDS
2.5 LOT STANDARDS

2.1 OVERVIEW

PURPOSE

The Urban Design Criteria describe how buildings and the street interface to create the physical character of the public realm, including such bulk regulations as building orientation and setbacks. The Design Guidelines include general provisions for all new buildings as well as specific criteria for the single-family attached (townhouse) lots.

Long Reach Village Center (LRVC) is envisioned as a compact, pedestrian-friendly, mixed-use neighborhood center where offices, shops, restaurants, residences, and recreation are integrated in a well-planned development. These Urban Design Criteria include guidelines to ensure this vision.

The following design principles inform these criteria:

1. Blocks are short and walkable;
2. A network of streets enables an efficient dispersion of traffic;
3. Streets are designed for pedestrians, bicycles, and vehicles;
4. Buildings are continuously aligned along all streets with a mix of uses; and
5. A network of open spaces link and enrich the community. The variety of types, amenities, and design, as well as the frequency of open spaces shown in the Illustrative Plan are important to the plan (although may be adjusted as the plan evolves through the SDP process).

COMPONENTS

The Urban Design Criteria comprise the following sections: Block Standards, Block Length, Build-To Line, Setback, and Frontage Requirements, as well as Lot Standards, and Prominent and Semi-Prominent Lot Requirements for the single-family attached residential.

- Lot Standards provide setbacks and other dimensional requirements for the single-family attached lot types.
- Prominent and Semi-Prominent Lot requirements indicate additional provisions for the single-family lots located on street corners, along open spaces, on alley ends, and adjacent to pedestrian passages.

MASTER PLAN

The envisioned Long Reach Village Center master plan has been designed as a mixed-use community that boasts a range of civic and office uses, retail services, and residential types that will serve and benefit the surrounding neighborhood and Columbia. The proposed site design will exemplify the character found in traditional village and town centers with walkable streets, sidewalks, open spaces, interconnected blocks, and high-quality architecture that will create an easily-accessible and desirable community.

At the heart of the Village Center will be a large community space that is anchored by an open lawn at the corner of Tamar Drive and Cloudleap Court. Surrounding the Village Green will be an ample selection of retail uses.

To the west of the Village Green will be a two- or three-story, mixed-use building that may include retail space on the ground floor with general or medical office and/or civic space above.. The ground-floor retail will promote opportunities for the community to gather and enjoy the adjoining Village Green.

To the south of the Village Green is a five-story, mixed-use building that is envisioned to include neighborhood-serving retail, a day care, a residential lobby, and kitchen incubator space on the ground floor. Above the retail podium will be market-rate apartments that offer amenity space, outdoor terraces, structured parking, and proximity to a proposed dog park. At the southern end of the building, attached to the structured parking, a three-story, vertical garden is targeted that is tied to the kitchen incubator use planned for the ground floor. Although the market will ultimately determine the specific mix of uses, including the incubator and vertical garden would help establish feature elements within the community, offering local entrepreneurs resources and the space to slowly scale their business. The vertical garden would not only provide opportunities to grow food that would serve the local community year-round, but would offer a functional space to highlight the importance of sustainable farming, local food sources, and providing fresh, nutritious produce.

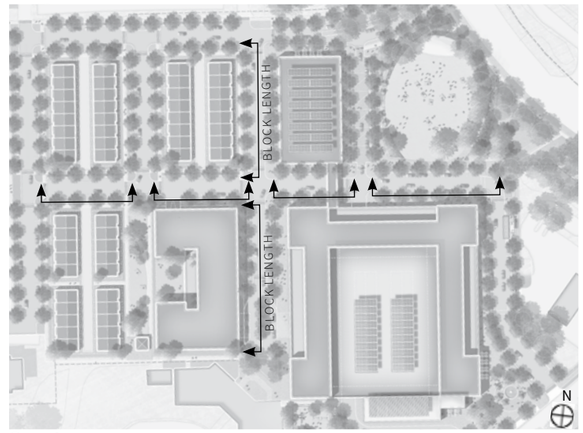
Further to the west and southwest of the Village Green will be a residential area that is characterized by an architecture and scale of development that is sensitive to the existing context. To provide a diversity of housing options, this area is envisioned to include a mix of townhouses and senior housing, in addition to the market-rate apartments that exist near the Village Green. These smaller, residential blocks will create a stronger street network, reinforcing existing connections, and create a pedestrian framework that links to broader community amenities that exist beyond the development site.

As the planning progresses, additional or other uses may also be incorporated as specified on a Site Development Plan (SDP) and approved by the Howard County Planning Board

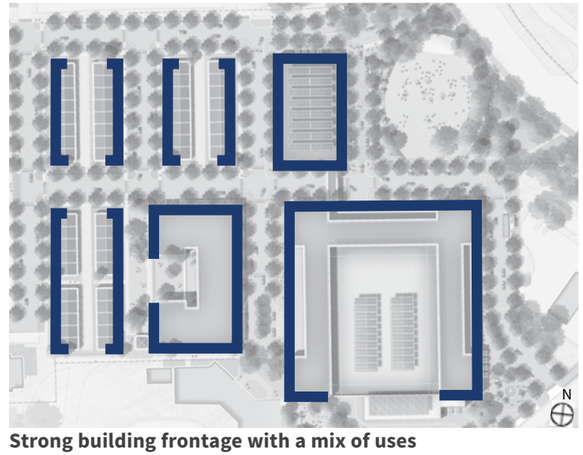
The mixed-use architecture will become a vital extension of the streetscape and landscape with a largely transparent ground floor that unites retail, amenity, and lobby spaces with the outdoor spaces they address.

The proposed master plan promotes a dynamic environment that aims to inspire innovation and bring together neighbors in a vibrant Village Center. In addition to providing a stronger street network, reinforcing the area's defining character, and providing high-quality development, sustainable design practices will play an integral role in making Long Reach Village Center a unique and innovate place to live, work, and visit.

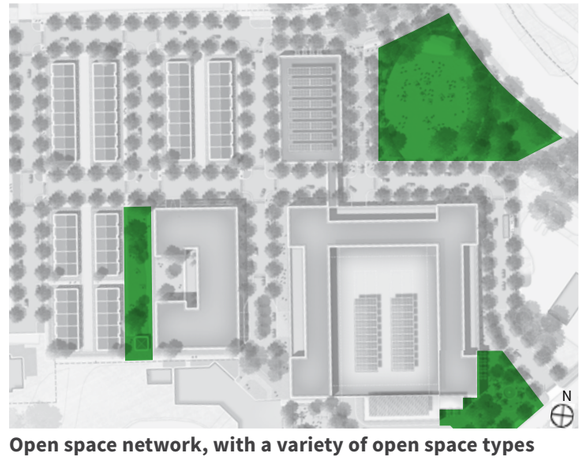
The plan shown on the facing page is conceptual. Final uses, building footprints, street alignments, and design details will be determined through the Village Center Re-development Process.



Short, walkable blocks



Strong building frontage with a mix of uses



Open space network, with a variety of open space types

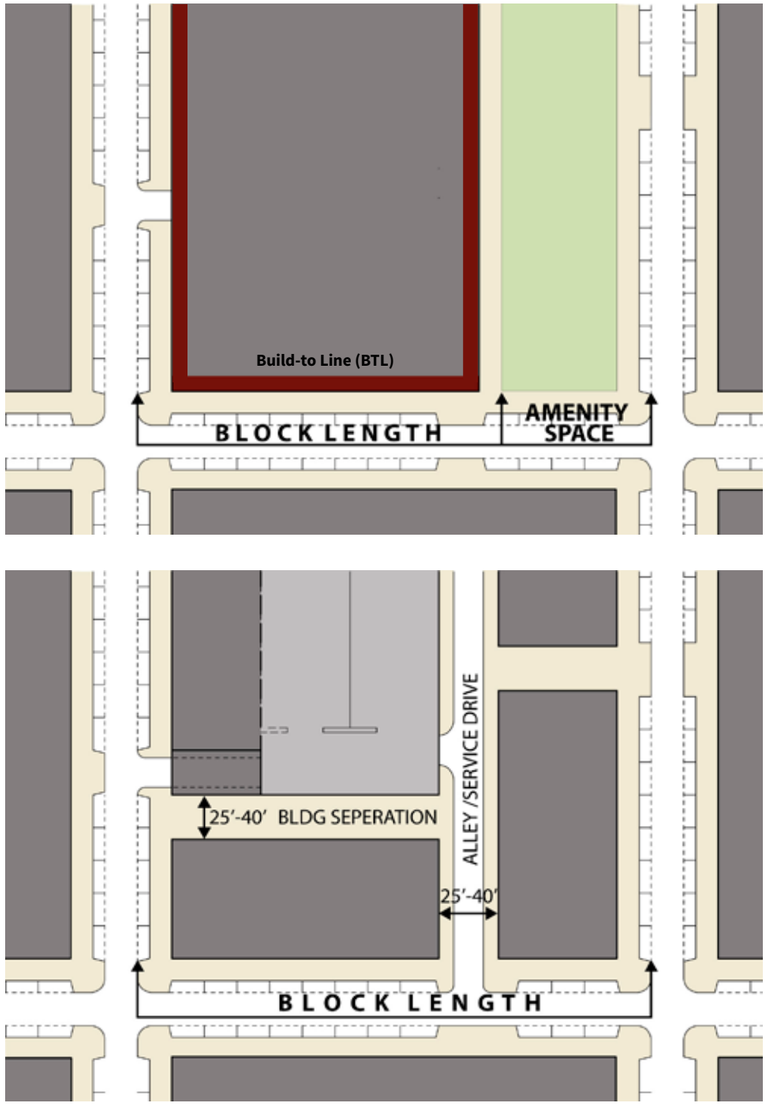
2.2 BLOCK STANDARDS

BLOCK LENGTH

Long Reach Village Center (LRVC) is envisioned as a compact, pedestrian-oriented, mixed-use place where residential units, offices, shops, restaurants, entertainment, and civic buildings are integrated.

Smaller blocks help create a walkable, engaging environment for pedestrians and provide better access for cyclists, drivers, and emergency vehicles through a connected street grid. Blocks should also be sized to allow for successful, functional development and building configurations that accommodate parking mid-block

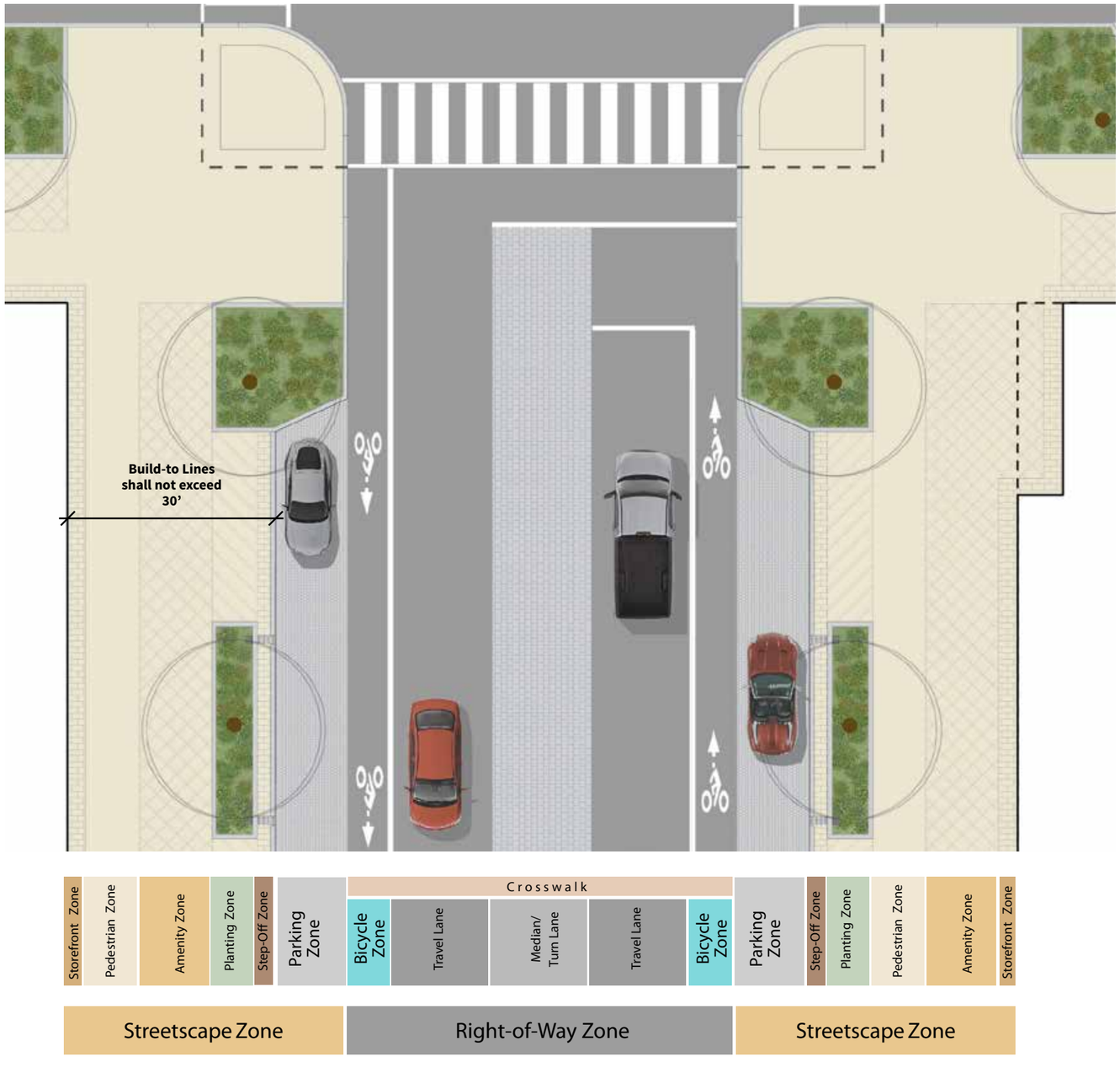
- Block length is measured from Build-to Line (BTL) to BTL, including alleys and service drives. Amenity spaces (open spaces) may be subtracted from the block length. Streets, Common Access Easements (CAE), and pedestrian passages over 40’ in width divide blocks (see diagrams to the right).
- Blocks should be designed to be a maximum of 400’ in length; blocks along property boundaries or natural areas are excluded from this requirement.



BUILD-TO LINE

In Long Reach Village Center (LRVC), the front Build-to Line (BTL) governs the placement of buildings along streets or open spaces.

- Build-to Lines (BTL) shall not be set more than 30’ from the curb face of the Parking Zone (or Right-of-Way Zone curb face if there is no Parking Zone). In the event a BTL falls within an existing or proposed right-of-way (ROW) and/or public or private easement (PE), a new BTL for the LRVC redevelopment block shall be established within one foot of the outermost boundary of whichever ROW or PE is furthest from the centerline of the street ROW or easement. For the purposes of this criteria, parking areas and drive aisles are not considered to be part of the ROW.
- Setback criteria specific to Single-Family Attached (Townhouse) lots are listed in the Lot Standards section on the following pages and should not conflict with the Build-to Line criteria (if a conflict arises the setback criteria should govern).
- A true arcade (i.e., an arcade that is open (not enclosed), placed within 4’ of the curb face, and minimally 12’ clear width) is exempt from the BTL criteria and be may be incorporated along Active Frontage areas (see the following page for more information) where Retail is the primary use along the block length. Upper Floors may extend out over arcades.
- BTL shall be set at the Site Development (SDP) phase.
- For additional information on the Right-of-Way Zone, Sidewalk Zone, and their components, please see the Street Design section.



Plan View of Build-to Line Placements

FRONTAGE

Maintaining street walls is important for the creation of vibrant streetscapes with good urban form. Frontage*defines the way a building engages the public realm. Frontage refers to any building elevation or element, yard area, fence or wall, and similar that faces a street or open space. A corner building located at the intersection of two streets has two front elevations. The frontage criteria address both the percent of building frontage (what percent of the block is occupied by building at the BTL) and the frontage type (what use occupies the ground-level floor along the BTL). *To note, the term “frontage” here does not imply whether a street is a public or private right-of way.

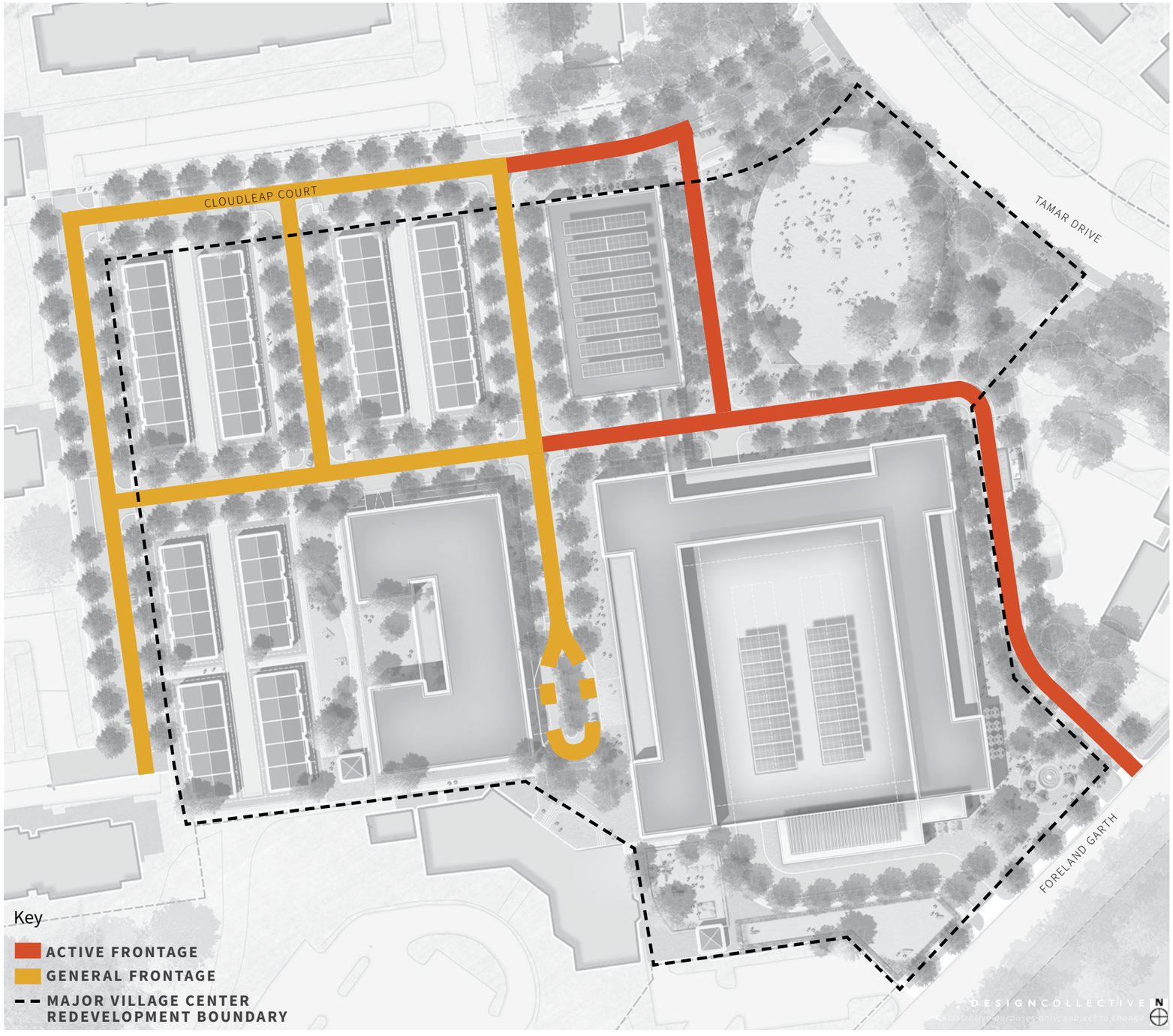
The adjacent diagram depicts the frontage types at Long Reach Village Center. Active Frontage is shown along portions of Cloudleap Court, Tamar Drive, and the west and south sides of the Village Green. Active Frontage indicates where retail shops, restaurants, and interior amenity uses are required on the ground floor. Office, institutional, and residential lobbies may be placed within the Active Frontage on the ground floor but should not dominate the façade. Upper stories may contain any use permitted.

The remaining portions of the plan area are designated as General Frontage. General Frontage does not require a specific use on the ground floor or upper floors; any use permitted may be included.

Civic buildings are exempt from all setback and frontage criteria.

The criteria for building frontage are as follows:

- The percent of building frontage shall be 80–100 percent of block length or individual lot length at the BTL.
- Building recesses, up to 24 feet back from the BTL are permitted for no more than 25 percent of the required building frontage.
- Corner towers or bays may project up to 10 feet forward of the BTL, and other building elements may project up to 4 feet forward of the BTL within the Semi-Private Zone for no more than 25 percent of the required building frontage.
- A true arcade (i.e., an arcade that is open (not enclosed), placed within 4’ of the curb face, and minimally 12’ clear width) may be incorporated along Active Frontage areas where Retail is the primary use along the block length. Upper Floors may extend out over arcades.



OTHER SETBACKS

While BTL determine building front setbacks, other parking, side, and rear setbacks apply as follows:

- Multi-family or mixed-use buildings will generally fill out the block and be built to the block perimeter. Side building setbacks are not required.
- For Single-Family Attached (Townhouse) lots, see the Lot Standards section on the following pages for setback requirements.
- Parking garages shall be setback a minimum of 3 feet off alley rights-of-way, or alley/service drive lanes.
- All buildings shall be set back a minimum of 10 feet from the property line.

BUILDING HEIGHTS

Building height is measured in stories, with an ultimate limit in feet measured relative to the main entrance grade elevation. Attic stories do not count against the maximum story limit, however, mezzanines (greater than one-third of the associated story's floor area) do count against the maximum story limit. Story height is measured between one floor level and the next floor level above or, if there is no floor above, the ceiling or roof surface above.

- Buildings shall be at least 2 stories, or 30 feet in height, except pavilions (open-air or enclosed) up to 8,000 square feet.
- Buildings shall be a maximum of 6 stories.
- All building heights should appropriately transition between and respect the existing, neighboring properties.

Story and Clear Height Requirements

- For commercial uses, the ground level should have an interior clear height (floor to ceiling) of at least 12 feet contiguous to the BTL frontage, for a minimum depth of 20 feet. The maximum ground-level story height for commercial uses is 22 feet.
- For residential uses, the ground level should have an interior clear height (floor to ceiling) of at least 9 feet. The maximum ground-level story height for residential uses is 22 feet.
- For all upper stories, the maximum story height should be 18 feet, excepting for civic uses.

2.3 LOT STANDARDS

The Lot Standards section addresses criteria for Single-Family Attached (Townhouse) lots in Long Reach Village Center (LRVC). The Lot Standards criteria provides guidelines for building setbacks for each lot type and lot condition, such as corner lot versus mid-block. Every lot, however, may not be in strict compliance with these criteria. It is anticipated that the non-compliant lots will be few. Additional criteria are included for Prominent and Semi-Prominent Lots.

SINGLE-FAMILY ATTACHED TOWNHOUSES

Single-Family Attached (Townhouse) units are residential units that share at least one adjoining side wall with an adjacent unit. As planned, all Single-Family Attached lots within LRVC are targeted to include a rear-loaded integral garage and, therefore, these lot types are shown in the diagrams; if detached garage townhouses are proposed, the same principles should apply.

For Single-Family Attached lots, each unit type includes criteria for three lot conditions: mid-block lots, mid-block end lots, and corner lots, with required setbacks, minimum unit widths, garage placement and access, porch and stoop placement, and similar.

General provisions for all lot types include:

- All setbacks listed in the Lot Standards shall be measured from lot lines.
- The minimum distance between principal structures (building to building) shall not be less than 10 feet; detached garages, links, and other secondary accessory structures are exempt from this criteria.
- The following building elements may extend into the lot front and side setbacks up to 1 foot from the lot line: stoops, steps, bays, porte-cocheres, and similar elements; porches may extend into the lot front and side setbacks up to 2 feet from the lot line. Masonry veneers may encroach a maximum of six inches into any required setback.
- The distance between garage doors facing each other across an alley shall be 32 feet minimum.
- Where alleys are provided, garages shall be accessed from the alley, unless approved otherwise by Howard County Planning.
- Garages shall be placed to help block views down the alley.
- On lots where the garage is accessed from the front of the lot, the garage door shall not constitute more than 45% of the façade for single-family detached units and 70% of the façade for single-family attached units. Further, the front-load garage for a single-family detached unit shall be set back a minimum of 6 feet from the front façade.

Single-Family Attached (Townhouse) Building Precedent Image *This image is for illustrative purposes only.*

TOWNHOUSE WITH REAR-LOAD INTEGRAL GARAGE

A Single-Family Attached (SFA) Townhouse is a residential unit that shares at least one adjoining side wall with an adjacent unit and is typically at least two stories. The unit type shown in the diagrams has an integral rear-loaded two-car garage.

Unit Width	20’ wide min.
Typical Lot Depth	45’ - 65’
Front Setback	6’ min.[1]
Rear Setback	5’ min. typ.
Side Setback	as shown on lot diagrams[1]
Principal Bldg. Height	4 story max.
Accessory Bldg. Height	2 story max.

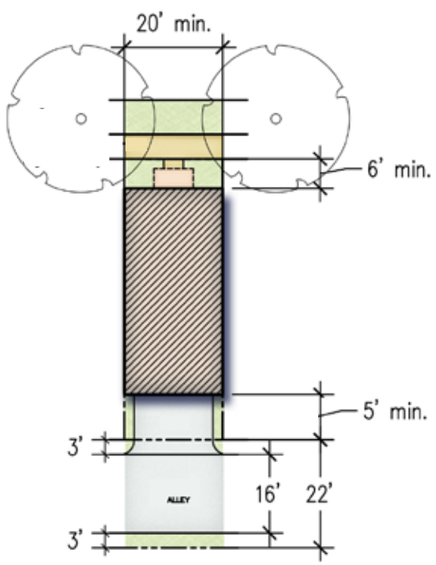
[1]A 10’ min. building (principal structure) front setback is required where a porch is included; inset porches are excluded from this criteria.

Mid-Block lots: For SFA lots, these units are adjoined on either side by other townhouses.

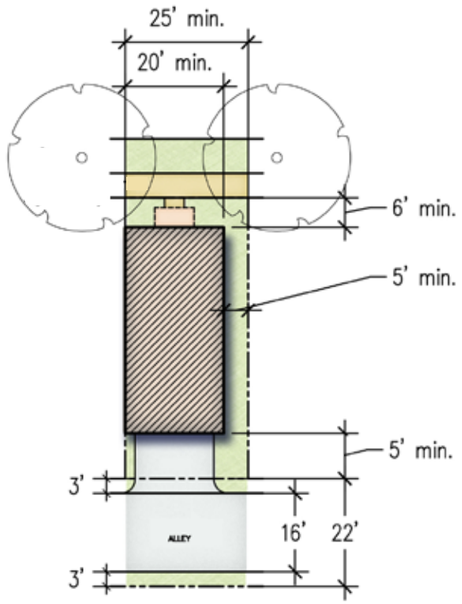
Mid-Block End lots: These lots occur mid-block at a break between buildings, at an alley entrance, or mid-block adjacent to a pedestrian passage. Mid-Block End lots adjoining a pedestrian passage or alley entrance are considered Semi-Prominent Lots.

Corner Lots: These lots have two frontages (i.e., two of the lot lines front either a street, an open space, or a combination of both). These lots are considered Prominent Lots and require special attention (see additional requirements on the following pages).

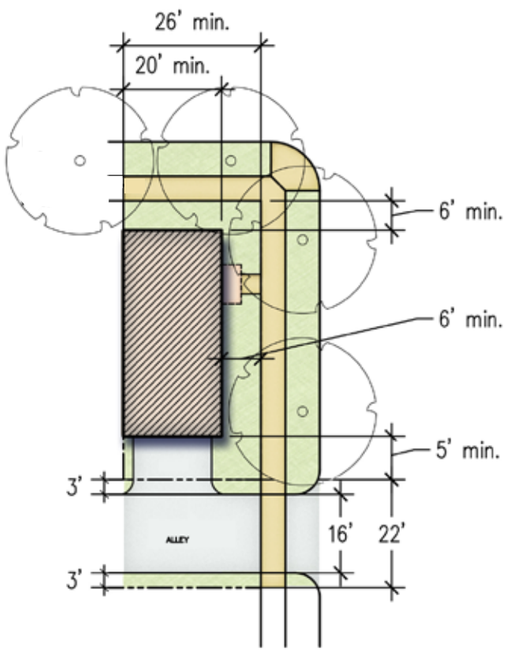
Mid-Block Lot



Mid-Block End Lot



Corner Lot



PROMINENT AND SEMI-PROMINENT LOTS

Given the importance of the public realm of streets and central open spaces at Long Reach Village Center (LRVC), certain Single-Family Attached (Townhouse) lots require particular attention due to their locations, such as a corner lot at a street intersection. The diagram on the following page is an illustrative example of these important lot locations.

Lots that face or front two streets and/or central open spaces (excluding mid-block pedestrian passages), are known as Prominent Lots and have two "frontages"* for the application of the Design Guidelines criteria. *To note, the term "frontage" here does not imply whether a street is a public or private right-of way.

Lots located at alley entrances or adjacent to mid-block pedestrian passages are known as Semi-Prominent Lots. Specific, unique criteria apply to these Prominent and Semi-Prominent Lots.

All other lots are known as Typical Lots; no unique criteria apply to these lots, however, all other relevant design criteria apply.

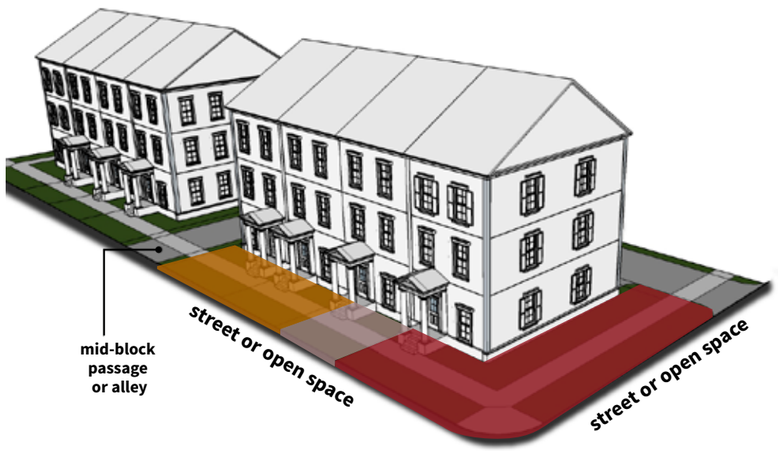
Further, any building elevation, regardless of lot hierarchy, that fronts a street and/or central open space (excluding a mid-block pedestrian passage) is known as a frontage elevation and requires particular design attention; specific criteria apply to these elevations. For non-frontage side elevations and rear elevations, no unique criteria apply, however, all other relevant design criteria apply.

SPECIFIC LOT AND ELEVATION REQUIREMENTS

- Where masonry is the primary facade material: Where and as used on the frontage entry elevation, masonry (brick or stone to 8" below grade) is required on the frontage non-entry elevation. Further, the masonry shall return a minimum of 12" on the non-frontage side elevations or at an inside corner of a protruding element on the frontage entry facade. Garages, links, and other secondary structures may have a masonry watertable in lieu of full brick or stone on the frontage elevation(s).
- Where siding is the primary façade material: A masonry watertable (brick or stone to 8" below grade) is required on both the frontage entry and frontage non-entry elevations. Garages, links, and other secondary structures fronting streets or central open spaces shall also have a masonry watertable on the frontage elevation, unless approved otherwise by Howard County Planning.
- **Windows:** For Single-Family Attached Townhouses, at least 3 windows are required on the frontage entry elevation. At least 4 windows are required on the frontage non-entry elevation for all Single-Family Attached Townhouses. Further, all units require a minimum of 2 windows on non-frontage side elevations, located within the front third of the elevation (closest to the street); a minimum of 4 windows are required on non-frontage side elevations on Semi-Prominent Lots.
- **Head features:** Trim or masonry head features are required on all windows on all frontage elevations. Trim or masonry head features are required on all doors on all frontage elevations, unless otherwise approved by Howard County Planning.
- **Window grilles and shutters:** Where and as used on the frontage entry elevation, window grilles and shutters are required on the frontage non-entry elevation.
- **Trim:** Eave, window, door, base, and other trim shall be consistent, in dimension and detail, on both the frontage entry and the frontage non-entry elevations. Trim may transition appropriately to the minimum criteria requirements on the non-frontage side and rear elevations.
- **Porch:** On a Prominent Lot, if a porch is installed on the frontage entry elevation (excluding inset porches), the porch shall wrap two structural bays on the frontage non-entry elevation, unless otherwise approved by Howard County Planning.
- **Fencing:** When front fencing is desired, it shall be installed along all frontage lot lines. For Semi-Prominent Lots, fences are required along a mid-block passage and shall be coordinated in type and placement on facing lots.
- **Landscaping:** Landscaping shall be required along all frontage elevations (i.e., along elevations fronting streets or central open spaces). For Prominent and Semi-Prominent Lots, a lot-specific landscape plan shall be submitted to the master developer for review. On these lots, particular attention shall be paid to the placement of landscape to help screen mechanical equipment, views down alleys, and similar. Additional lot-specific landscaping may be required by the master developer on Prominent and Semi-Prominent Lots. See the Landscape Design section for additional criteria.

In addition to the unique criteria listed above and to the right, all other relevant Design Guidelines criteria apply.

LOT HIERARCHY AND ELEVATION TYPE OVERVIEW



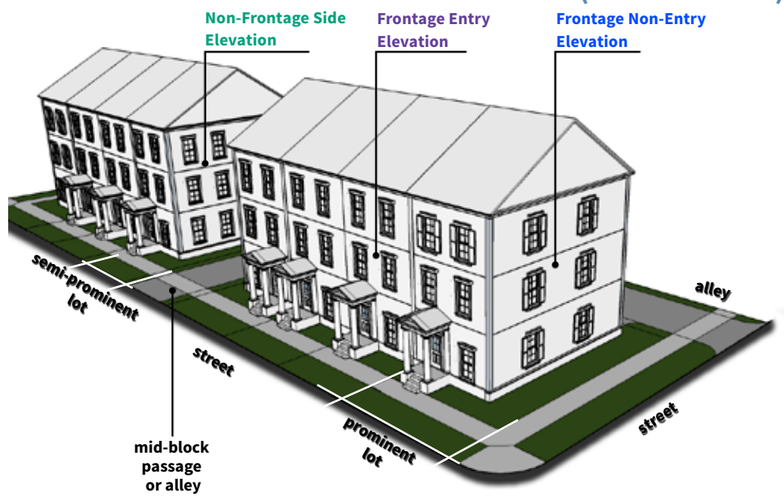
LOT HIERARCHY:

- **Prominent Lots**
- **Semi-Prominent Lots**
- **Typical Lots**

ELEVATION TYPES:

- **Frontage Entry Elevations**
- **Frontage Non-Entry Elevations**
- **Non-Frontage Side Elevations**

SINGLE-FAMILY ATTACHED - TOWNHOUSE (REAR-LOADED)



REQUIRED ELEMENTS:

Frontage Entry Elevations:

- Masonry: full or watertable masonry required; consistently used on both frontage elevations
- Windows: 3 minimum; trim or masonry head features are required; grills and shutters shall be consistently used on both frontage elevations
- Trim: eave, window, base, and all other trim shall be consistently used on both frontage elevations
- Fencing: if desired, front fencing shall be installed along all frontages
- Landscaping: required along all frontage elevations

Frontage Non-Entry Elevations:

- Masonry: full or watertable masonry required; consistently used on both frontage elevations
- Windows: 4 minimum; trim or masonry head features required; grills and shutters shall be consistently used on both frontage elevations
- Trim: eave, window, base, and all other trim shall be consistently used on both frontage elevations
- Porch: if installed on the frontage entry elevation, the porch shall wrap 2 structural bays on the frontage non-entry elevation
- Fencing: if desired, front fencing shall be installed along all frontages
- Landscaping: required along all frontage elevations

Non-Frontage Side Elevations:

- Masonry: full or watertable masonry shall return a minimum of 12”
- Windows: 2 minimum, located within the front third of the elevation (closest to the street); 4 minimum for Semi-Prominent lots
- Fencing: On Semi-Prominent Lots, fencing is required along a mid-block passage and shall coordinate on facing lots

In addition to the above requirements, all other relevant design criteria apply.

3.0 STREET DESIGN

3.1 OVERVIEW
3.2 COMPLETE STREETS
3.3 STREET TYPES
3.4 STREET DESIGN
MATERIAL AND ELEMENT STANDARDS

3.1 OVERVIEW

Long Reach Village Center (LRVC) is envisioned as a safe, walkable mixed-use community that requires an approach to street design that anticipates small, walkable blocks. Moreover, the streets within LRVC are an important part of the open space system. While not as green or planted as the amenity spaces, the streets provide visual openness and spatial definition and are vital to the vibrancy of the village center.

With this vision in mind, the design of streets within LRVC must consider the mobility and safety of pedestrians and bicycles, ensuring that maximizing traffic capacity and speed is not the dominant consideration in street design. The streets and sidewalks should include design elements that provide appropriate visual and physical clues for drivers to indicate that pedestrians and bicyclists are integral users of the circulation system in the village center. It is also essential that streets consider the range of users' mobility and provide appropriate access along and across streets for those with limited mobility.

PURPOSE

The purpose of the Street Design Criteria is to guide the design and character of all street types. The streets within Long Reach Village Center act as a network and support the vision established for the community. The criteria include both text and diagrams that specify: 1) street locations* and connections; 2) street type standards; 3) streetscape standards; and 4) acceptable material and element standards.

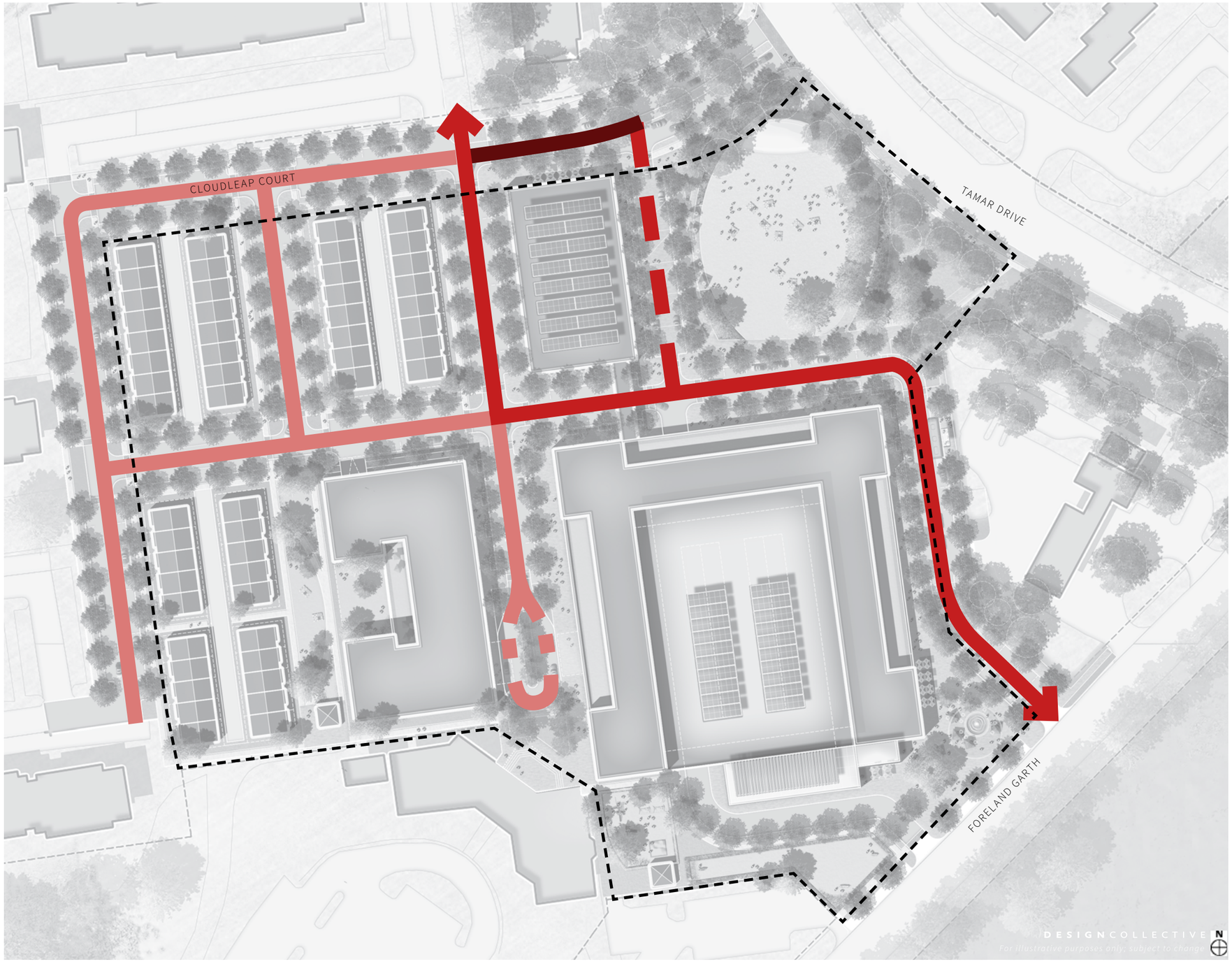
**The street locations shown in the plan are conceptual and may be altered as the plan progresses through the SDP phase.*

GENERAL PROVISIONS

1. The following typical street curb radii standard applies throughout Long Reach Village Center (larger curb radii may be used to accommodate truck turning movements):
   - Neighborhood Street Curb Radii: 15' min.

1. - Neighborhood Alley Curb Radii: 10' min.

2. The following standard applies to residential alleys within Long Reach Village Center:
   - Alley Paving Width: 16'
3. Transitions from one street type to another shall be designed to ensure smooth changes between paving, parking, sidewalks, planting strips, and similar.
4. Where site plan conditions warrant variations to the Street Type Plans and Sections, the lane widths and sidewalk widths should remain the same while the number of lanes, tree zone width, parking, and similar may vary. At an intersection where two different street types meet (with the exception of alleys) or where an existing street meets a new street, the larger curb radius should be used.
5. Streets should have sidewalk on both sides of the street unless otherwise approved by Howard County Planning and there are site constraints. Sidewalks shall be designed consistently along the entire length of a block. Generally, street trees should be planted at regular intervals to provide shading on the sidewalks.
6. Curb "bulb-outs" shall be included at intersections along Long Reach Village Center Entry.
7. Crosswalks are required on streets where sidewalks meet vehicular travel lanes.
8. Street Trees:
   a. A single species of tree shall be consistent along an entire street (for the length of the street), but variety is encouraged from one street to the next. For example, one street may have Red Maples, while the next street over may have Lindens.
   b. Trees shall be planted at regular intervals along streets appropriate to the particular character and function of the street and the tree species. In general, trees should be planted 25 to 35 feet on center, but no more than 45 feet on center. Variation in tree spacing may be appropriate in some circumstances, depending on location and adjacent uses, street lighting, underground utilities, and above ground structures.
   c. Street trees shall be centered within the Tree Zone.
   d. The placement of street trees shall be coordinated with the placement of street lights, such that street trees are located to ensure adequate light levels.
   e. Street trees shall be placed a minimum of 15 feet from all regulatory signs and all intersections (excepting alleys) when planted between the curb and sidewalk and located with consideration to underground utilities and structures. Street trees may not be planted within 5 feet of a street drain inlet structure, within 5 feet of the edge of crosswalks and handicap curb cuts/ramps, or within 10 feet of an alley entrance or driveway.
   f. Other streetscape plantings (not including street trees) shall be set back a minimum of 3 feet from the edge of crosswalks and handicap curb cuts/ramps.
   g. Street trees shall be placed to align where possible with lot lines and/or demising walls of buildings so as to avoid blocking leadwalks to stoops and front porches, doors of buildings, address numbers, and pedestrian passage connections.
   h. In order to create a comfortable pedestrian environment, street trees shall have their limbs pruned over sidewalks to approximately 8 feet above grade.
   i. When a driveway or private roadway intersects a public right-of-way or when a lot abuts the intersection of two or more public right-of-ways, plant material must not obstruct visibility. No plant material taller than 2 feet above the curb shall be allowed in any sight triangle area except single stem trees whose lower branches are pruned to a minimum height of 8 feet.
9. Along streets throughout Long Reach Village Center, street lighting and street furniture should be consistent. See Material and Elements Standards on the following pages for additional criteria.



Street Network Plan Diagram - Proposed* (left)

Key

- **STREET TYPE A**
- **STREET TYPE B**
- **STREET TYPE C**
- **STREET TYPE D**
- **STREET TYPE E**
- **MAJOR VILLAGE CENTER REDEVELOPMENT BOUNDARY**

Street Types do not imply designation as either private or public right-of-ways

Street Network Plan Diagram - Potential/Future* (below)

**The street locations shown in the plans are conceptual and may be altered as the plan progresses through the SDP phase.*

3.2 COMPLETE STREETS

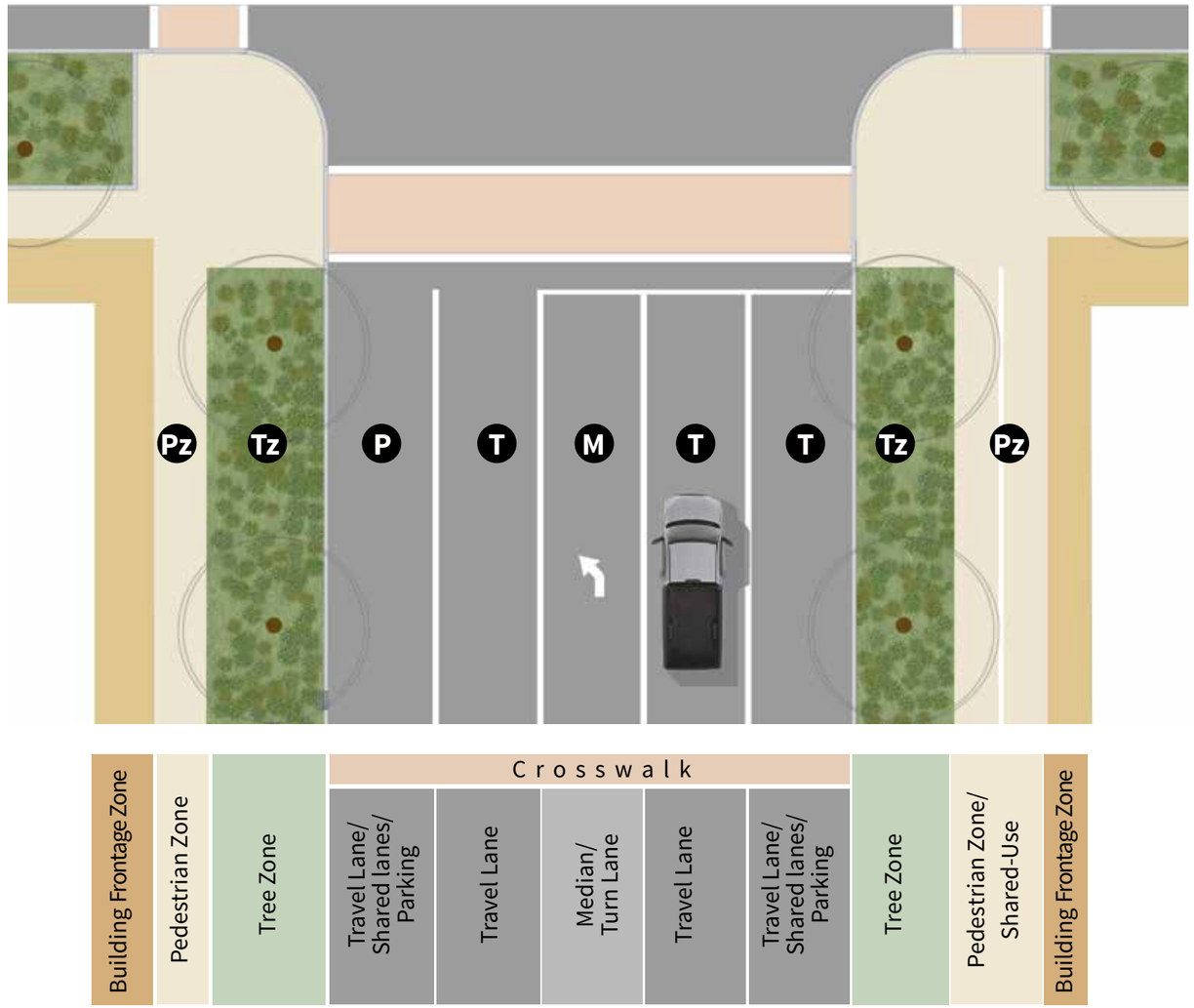
Complete Streets are streets that provide safe and convenient accommodation to all potential users, including pedestrians, cyclists, and motorists alike. Complete Streets recognize that crossing the street, walking to visit neighbors and businesses, and cycling to work are equally important to driving. Since streets will play an important role in the livability of Long Reach Village Center (LRVC), they must accommodate all users in an appropriate manner, whether young or old, motorist or cyclist, walker or wheelchair user, patron or business owner. A network of Complete Streets, together with necessary physical, design, and visual elements, will enable LRVC to be safer, more livable, and welcoming to everyone. Effective Complete Streets are designed to be compatible with their context. For example, sidewalks should be wider where heavy foot traffic is anticipated, such as adjacent to a large community gathering space or amenity, compared to a standard 6-foot wide sidewalk. Bicycle facilities also should vary per context. Shared-use lanes accommodating both vehicles and bicycles may be appropriate on low-speed residential streets; whereas an off-street shared-use path may be appropriate on wider or commercial streets.

Additionally, as a component of Complete Streets, sustainable design elements including native plantings, street trees to provide shade, sustainable materials, and efficient lighting contribute to the overall comfort, safety, and natural resource benefits that are part of complete street design.

The Street Design criteria, therefore, address all of the necessary components of Complete Streets, generally from face of building to face of building, across a street. These criteria include:

1. General provisions for all streets, including criteria as appropriate for medians, parallel parking, streetscape plantings, vehicle travel lanes, and pedestrian sidewalks;
2. Street Types identifying specific design and dimensional criteria for each of the street types envisioned within Long Reach Village Center; and
3. Material and Element Standards.

To note, dimensions may be modified to address regulatory requirements for utilities, stormwater management, and similar.



Complete Streets Diagram

This diagram is for illustrative purposes only.

M MEDIANS

The median width at the entry of Cloudleap Court is 8 feet wide. Medians are encouraged to be planted, but may also be paved where site conditions or constraints warrant. In such instances, decorative paving shall be used. Medians shall accommodate crosswalk breaks where required.

T TRAVEL LANES

The following travel lane dimensions apply throughout Long Reach Village Center:

- Through Travel Lane Width adjacent to curb: 12’
- Through Travel Lane Width adjacent to parking lane: 12’
- Through Travel Lane Width adjacent to bike lane: 11’
- Left Turning Lane Width: 11’
- Right Turning Lane Width: 12’
- On-Street parallel parking space dimensions: 8’
- On-Street bike lane width: 5’

Generally, the travel lanes of all streets in Long Reach Village Center shall be viewed as shared-use facilities where bicycles and motorized vehicles use the same travelway.

P PARKING (PARALLEL)

Parallel parking along the curb shall be 8 feet wide. Parallel parking offers an additional buffer between traffic and pedestrians, as well as helps to lower vehicle speeds. Throughout Long Reach Village Center, parallel parking should typically be provided on at least one side of all residential streets to provide additional, visitor parking.

Tz TREE ZONE

The Tree Zone or streetscape planting zone is typically 7 feet wide and accommodates permanent features such as tree pits or planting strips, light poles, street signage, benches, and bike racks. This zone may also incorporate non-permanent elements, including waste/recycling receptacles, potted plants, and additional seating. At intersections, this zone may be partially or fully paved to provide access to pedestrian street crossings.

Pz PEDESTRIAN ZONE

The Pedestrian Zone is a minimum of 6 feet wide and shall remain clear of all street furniture, signs, and similar. This zone is reserved for pedestrian circulation and shall be clearly differentiated from other zones by paving materials or other visual cues.

Pz SHARED-USE PATH

A shared-use path is proposed to be incorporated along the southwest side of Tamar Drive, adjacent to the Village Green.

The shared-use path shall be a minimum of 10 feet wide to accommodate pedestrians and cyclists traveling both east and west. The pathway shall remain clear of all street furniture, signs, and similar and is reserved for the use of pedestrian and bicycle circulation.

3.3 STREET TYPES

STREET NETWORK

Long Reach Village Center has a range of street types within the community with varying street section designs. The Street Type criteria address the roadway and streetscape characteristics and materials, including vehicular lane widths, number of lanes, medians, sidewalks, and crosswalks.

The following Street Types are planned in Long Reach Village Center:

- Street Type A
- Street Type B
- Street Type C
- Street Type D
- Street Type E

The following street section dimensions are recommendations. Final designs will be determined based on traffic studies and during the development of construction documents.

STREET SECTION KEY

M Medians (planted medians and turning lanes)

T Vehicular Travel Lanes

P Parking (parallel; optional)

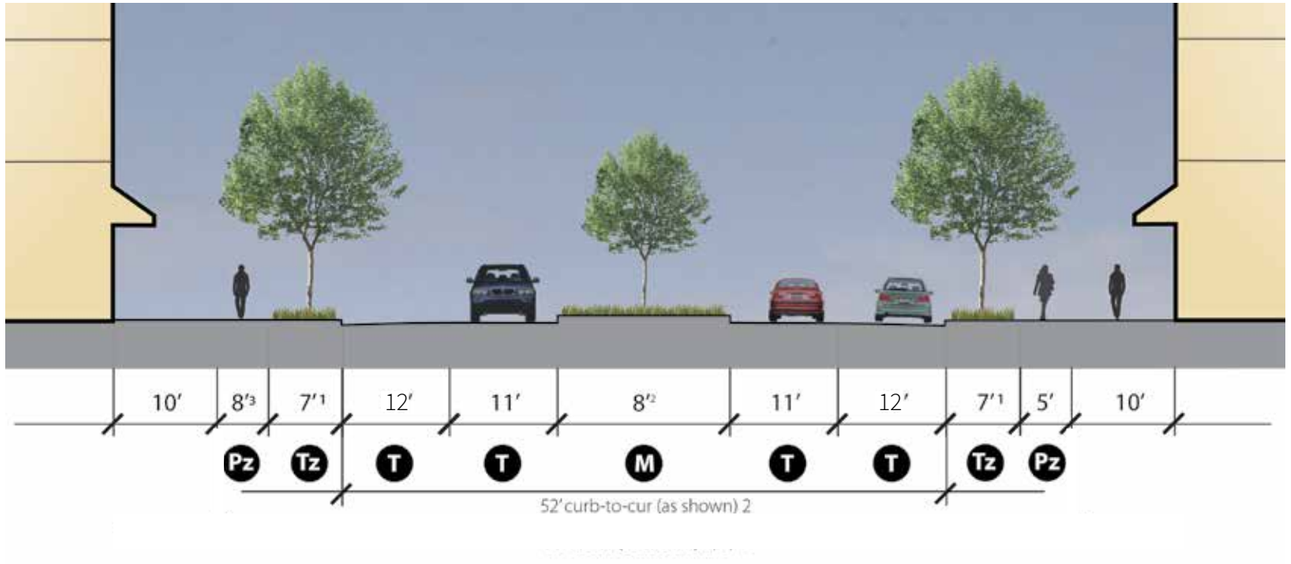
Tz Tree Zone [1]

Pz Pedestrian Zone

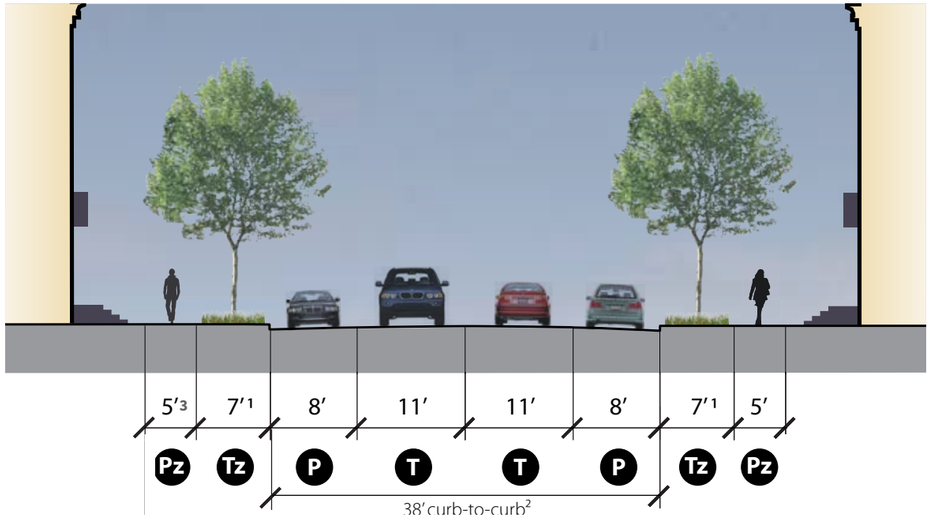
[1] The Tree Zone shall be a minimum of 7’ wide and may increase to accommodate site conditions.

[2] Medians are optional. If included, medians may range in width from 4’ to 16’. Turn lane(s) may carve into or replace medians at intersections. Further, additional lanes may be added at intersections if required by traffic studies.

[3] The Pedestrian Zone along the south side of Long Reach Village Center Entry shall be a minimum of 5’ wide and shall increase to 8’ to accommodate a shared-use path.

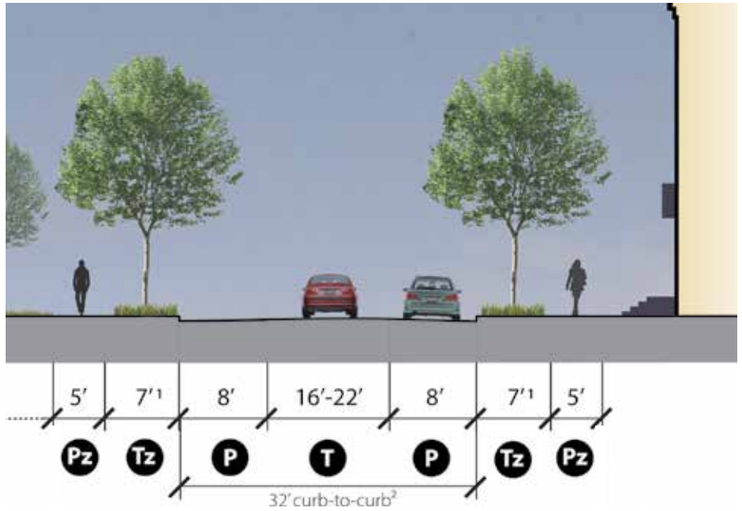


Street Type A



Street Type B

Street Type D



■■■ Street Type C

■■■ Street Type E

(Note: A 22’ cartway will be required if street is converted to allow for two-way traffic)

2-way Commercial Street

2-way Residential Street

1-way Residential Street

3.4 STREET DESIGN MATERIAL AND ELEMENT STANDARDS

The purpose of the Street Design Material and Element Standards is to ensure and maintain a consistent, high-quality streetscape environment within Long Reach Village Center (LRVC).

The Material and Element Standards include a suggested Streetscape Palette as well as criteria for the following streetscape elements:

- Hardscape
- Landscape
- Furnishings
- Lighting

Throughout the Design Guidelines, the use of the word “shall” identifies mandated criteria. “Must,” “required,” and “mandated” are additional words with the same meaning. The use of the word “encouraged,” “should,” or “recommended” identify criteria which are desired. In some instances, words such as “prohibited” and “not permitted” identify practices, materials, or systems which are not allowed in the Long Reach Village Center.

Model rendering of materials and elements selected for a streetscape

STREETSCAPE PALETTE

It is important that all streetscapes within Long Reach Village Center (LRVC) represent a consistent built environment that is reflective of the intended character of the community. While each open space may express an individual, unique palette of furnishings appropriate to the type and location, street furnishings shall be consistent throughout LRVC. The following is a suggested palette of streetscape furnishings for LRVC, appropriate to the envisioned character and quality. Actual selections may vary from those depicted and will be determined at the SDP phase, however, the selected street furnishings shall meet the following Material and Element Standards, unless otherwise approved by Howard County Planning.

COLOR PALETTE

All metal streetscape furnishings are to be finished in a silver/ gray color to provide a uniform palette throughout the community.

CUSTOM DESIGN

Laser cuts design may be included in the streetscape furnishings with Long Reach Village Center text, logo, or other imagery. The following images are examples of the custom designs that can be incorporated as part of various streetscape elements.

BENCH

Landscape Forms - Neoliviano
Color: Metal and wood

POTS AND PLANTERS

Ore - High Rectangle
Color: Gray

WASTE/RECYCLING STATIONS

Forms + Surfaces - Dispatch
Color: Gray

BOLLARDS

Forms + Surfaces - Tangent -
Color: Gray

LIGHTING

Forms + Surfaces - Trio
Color: Gray

BIKE RACKS

Victor Stanley - Perenne Collection
Color: Green or Black

HARDSCAPE

SIDEWALKS

A primary streetscape sidewalk material, pattern, and color should be consistent throughout Long Reach Village Center (LRVC) with the restrained use of different paving options to denote the different zones and uses of sidewalk areas by varying material, pattern, color, and/or texture. For example, where a sidewalk adjoins a plaza seating area, a change in paving type helps to differentiate a movement zone from an area of rest. In contrast, unlike the more uniform streetscape, hardscape areas within open spaces are encouraged to be distinguished from the typical sidewalk paving by banding, material, color, or finish. Details for public right-of-ways may vary per Howard County requirements.

Materials: Streetscape sidewalks shall be constructed of concrete or brick pavers, stone, or brushed concrete. A natural, brushed concrete is anticipated as the primary streetscape Pedestrian Zone material throughout LRVC; other streetscape zones may vary in material.

Details: Streetscape sidewalk materials shall meet all mobility and accessibility requirements. Changes to paving material, pattern, color, and/or texture may occur between different zones and uses of the sidewalk, and where an open space abuts the sidewalk.

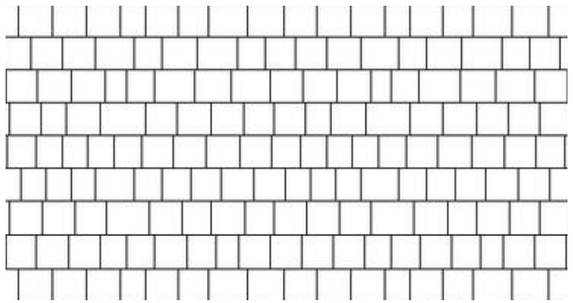
CROSSWALKS

All street intersections shall include crosswalks connecting to sidewalks, except in limited situations, where there is no traffic control device.

Materials: Crosswalks should be of a different paving material, texture, or color from the street paving material where permitted by Howard County Planning.

Crosswalk paving materials and textures should be chosen for ease of pedestrian movement, safety, and maintenance. Crosswalks should be typically 10 feet wide, including 1-foot wide white reflective bands on either side.

A thermoplastic coating system is contemplated for the crosswalks at Long Reach Village Center as Ennis-Flint Traffic Pattern XD with the British Cobble pattern in khaki color (as seen to the right) at 8 feet wide, bordered by 1-foot wide white reflective bands.



British Cobble Pattern

Khaki

SHARED-USE PATH

Along the south side of Tamar Drive, a shared-use path is planned, providing connections and access to the Village Green and the development at Long Reach Village Center. This two-way, shared-use path shall be physically separated from vehicular travel lanes by a planting strip or landscape barrier adjacent to the curb. This shared-use path may be used by pedestrians, bicyclists, and other non-motorized users and shall be handicap accessible.

Materials: Along its length, the shared-use path shall be constructed with a uniform material of brushed concrete or similar durable paving material. Edge banding of a different color and/or material is permitted.

If pavers are used, they shall be detailed and installed to meet all mobility and accessibility requirements.

Details: The width of a two-way, shared-use path shall be 10’ minimum.

VEHICLE TRAVEL LANES

Travel lanes within streets that are intended to be dedicated as public right-of-ways, either at the time of construction or at a future date, shall conform to the Howard County Design Manual requirements for paving materials. Where streets are to remain private (rather than dedicated public right-of-ways), alternative sustainable paving systems may be investigated, but shall be chosen for durability and ease of maintenance. All street travel lanes should be designed to accommodate private vehicles, as well as emergency equipment.

PARALLEL PARKING

Parallel parking within streets that are intended to be dedicated as public right-of-ways, either at the time of construction or at a future date, shall conform to the Howard County Design Manual requirements for paving materials. Where parallel parking occurs along streets that are to remain private (rather than dedicated public right-of-ways), alternative sustainable paving systems may be investigated, but shall be chosen for durability and ease of maintenance.

Materials: Parallel parking paving along streets shall be either consistent in material with the travel lane paving or differentiated through a change in material.

STREET TREES:

Street trees should be planted at regular intervals along streets appropriate to the particular character and function of the street and should be placed to accommodate street lights, vehicular sight lines, pedestrian access, and similar. Additional criteria apply on street tree placement.

For each block of each street in Long Reach Village Center, street trees of the same genus and species should be planted continuously and along both sides of an entire street except for the conditions noted below and in the Open Space plant list section. On secondary streets, the genus and species should differ to add variety and interest.

In some instances, where a natural change in species seems logical due to an adjoining open space, community building/amenity, or other important feature, a change in species may be appropriate along a street. Additionally, regularly spaced street trees are not required along the side of the street adjacent to natural areas or stormwater management areas if an adequate tree planting zone is unable to be accommodated due to site constraints.

Street trees within Long Reach Village Center shall be chosen from the Street Tree Palette to the right (also see page 41 for additional information). To note; the tree species listed in the palette have been approved for use by Howard County.

Cloudleap Court is the primary entrance within the community and, therefore, should be distinguished by its street trees. If planned for replanting or augmentation, four different species are recommended for possible use, with each providing a strong, arching shape, a uniform crown, a distinctive fall color, and its ability to survive in urban conditions.

Details: Street trees with unbalanced crowns, a poor branching habit, and excessively bent or curved trunks shall be rejected. Plantings within street medians should be selected from the Plant Palette list on page 41 and should be appropriate for the site conditions.

STREET TREE PALETTE

GENUS SPECIES	COMMON NAME
Acer rubrum ‘October Glory’	October Glory Red Maple
Acer rubrum ‘Autumn Flame’	Autumn Flame Red Maple
Acer rubrum ‘Armstrong’ or ‘Bowhall’	Upright Red Maple
Gleditsia triacanthos inermis ‘Shademaster’	Thornless Honeylocust
Liquidambar styraciflua ‘Rotundiloba’	Seedless Sweetgum
Platanus x acerifolia ‘Bloodgood’	Bloodgood London Plane
Quercus coccinea	Scarlet Oak
Tilia americana ‘Redmond’	American Linden
Tilia cordata ‘Chancellor’	Chancellor Littleleaf Linden

ENTRY TREE PALETTE

GENUS SPECIES	COMMON NAME
Acer rubrum ‘Franksred’	Red Sunset Maple
Quercus phellos	Willow Oak
Ulmus americana ‘Princeton’	Princeton American Elm
Zelkova serrata ‘Green Vase’	Green Vase Japanese Zelkova
Cercis canadensis	Redbud
Cladrastis kentukea	Yellowwood
Cornus mas	Corneliancherry Dogwood
Prunus x incamp ‘Okame’	Okame Cherry
Prunus serrulata ‘Kwanzan’	Kwanzan Cherry

BENCHES, TABLES, AND CHAIRS

Outdoor seating is an important element in a vibrant, urban neighborhood, providing places for social interaction and recreation. When outdoor seating is comfortable, clean, and convenient, visitors will be encouraged to stay and enjoy Long Reach Village Center. Benches along the street edge that are part of the street furnishings shall be uniform and consistent throughout the community. In contrast, furnishings within open spaces and placed away from the street edge are encouraged to be unique, differentiated from the street furnishings, to express the character of the open space.

Materials: Benches along the street edge that are part of the street furnishings shall be metal (aluminum, steel, or cast iron), with or without wood, and consistent in style and color with the other street furnishings, including street lights, transit shelters, bollards, and trash/recycling receptacles.

Details: Benches should be surface-mountable or able to be embedded in paving. Tables and chairs may be either permanently placed/mounted or moveable.

POTS AND PLANTERS

Pots and planters should add interest, color, and pedestrian scale to the streetscape. Low-maintenance planters with perennial and annual plantings are encouraged in Long Reach Village Center where appropriate. Moveable pots and planters shall be used where permanent planters may limit the versatility and use of a paved area.

Materials: Pots and planters shall be of a durable, low maintenance material. Materials with a high percentage (75% or more) of recycled content are encouraged. Pots and planters shall not impede pedestrian circulation or block visibility.

BOLLARDS

Bollards may be used along streets primarily to protect pedestrians from vehicles or limit vehicular access, but may also be used to add visual interest and provide ground-level lighting.

Materials: Bollards along the street edge that are part of the street furnishings shall be metal (aluminum, steel, or cast iron) and consistent in material, style, and color with the other street furnishings, including street lights, benches, and trash/recycling receptacles.

Details: Bollards may be permanent or removable, depending on the desired limits of access. Removable bollards are recommended where possible in order to provide maximum flexibility.

TREE GRATES

Tree grates are appropriate along streets where high pedestrian traffic is anticipated. In Long Reach Village Center, tree grates may be used near plazas, outdoor dining areas, community building entries, and other appropriate locations.

Materials: As part of the streetscape, tree grates shall be consistent throughout Long Reach Village Center and compatible in material, style, and color with the other street furnishings, including street lights, bollards, and trash/recycling receptacles. Tree grates shall be metal (steel or cast iron). Materials with a high percentage (75% or more) of recycled content are encouraged.

Details: Tree grates shall be properly maintained and cleaned for the safety of visitors and for the welfare of the trees they protect.

WASTE/RECYCLING STATIONS

Waste and recycling receptacles should be coupled together and shall be conveniently located along streets.

Materials: Trash/recycling receptacles along the street edge that are part of the street furnishings shall be metal (aluminum, steel, or cast iron) and consistent in material, style, and color with the other street furnishings, including street lights, benches, and bollards. Materials with a high percentage (75% or more) of recycled content are encouraged.

Details: For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container.

SMOKING RECEPTACLES

A non-smoking environment should be a goal of Long Reach Village Center; however, proper disposal of tobacco products is necessary to avoid littering and fire hazards. Use of smoking receptacles may be limited, but necessary near community building entries.

Materials: Smoking receptacles shall be metal.

Details: Any exterior designated smoking areas shall be located at least 25 feet away from building entries, outdoor air intakes, and operable windows.

BICYCLE RACKS

Bike racks shall be installed along streets near open spaces or amenity areas to promote bicycling as a means of travel. Locations of bike racks are contingent on site conditions. In all cases, bike racks should be located without interfering with pedestrian movement and building entry.

Materials: Bike racks along the street edge that are part of the street furnishings shall be metal (aluminum or steel) and consistent in material, style, and color with the other street furnishings, including street lights, benches, and trash/recycling receptacles.

Details: Bike racks shall be permanently installed. Bike racks should enable both the front wheel and frame to be locked securely and the bicycle to remain upright. Single racks should be mounted at 30 inches minimum on center to allow room for two bicycles to be secured to one rack (on either side).

Source: Cycle Safe

LIGHTING

Street lights shall be selected and placed to create an even rhythm and consistent, safe light levels along streets. Street lights shall be selected with the consideration of being used as the standard fixture throughout Long Reach Village Center. As such, street light types shall be selected with the developer, the County, and BGE participation. Pedestrian-scaled street lights of approximately 14 feet in height are encouraged along streets with residential frontage. Higher poles up to 30 feet in height may be required to adequately light wider streets or intersections, such as along the commercial portions of Long Reach Village Center, to provide additional illumination at crosswalks for safety. Light levels and quality of light should be appropriate for the street type, character, and use. Lighting should be selected from a family of the same design-related fixtures; recommended fixtures can be seen in the Street Furnishings Palette.

Materials: All light poles should be fiberglass. If metal poles are desired by the developer, breakaway bases shall be required. All lighting fixtures shall be LED and are encouraged to be Dark Sky compliant, as defined by the International Dark Sky Association (IDA). LED fixtures are recommended with a target wattage in the range of 70 to 100 watts for the pedestrian-scaled light pole locations. Higher wattage fixtures may be used on the 30’ pole locations. LED fixtures are encouraged with a lamp color near 4000 K.

Details: Banners can be integrated, where appropriate, but are recommended mainly on the 30’ pole locations.

In order to ensure adequate light levels are maintained, street lights shall be located first, followed by street trees (with mature height, canopy, and foliage density taken into consideration), and finally street furnishings.

4.0 LANDSCAPE DESIGN

4.1 OVERVIEW
4.2 OPEN SPACE TYPES
4.3 OPEN SPACE PLAN AND PALETTE
4.4 OPEN SPACE MATERIAL AND ELEMENT STANDARDS
4.5 LOT LANDSCAPE PLANS AND PALETTE

4.1 OVERVIEW

The landscape within open spaces and on lots within Long Reach Village Center (LRVC) is integral to the overall plan. Open spaces include plazas, greens, pedestrian passages, and playgrounds, as well as trails/Shared-Use Paths (SUP).

The LRVC plan employs a strong pedestrian framework that links buildings with inviting public spaces, promotes a walkable and accessible community, and improves connectivity to adjacent parks, trails, schools, and neighborhoods. At the heart of the community will be a central Village Green to support retail users and provide opportunities to foster a sense of neighborhood identity and cohesiveness. A series of smaller, public spaces will be developed to include a community dog park, a public plaza, and a neighborhood mews, offering a wide-range of amenities and outdoor spaces for residents and visitors to gather and enjoy.

The new open spaces in LRVC should be designed as a system of places that link to one another. Variations in open space type, size, use, and design should occur throughout LRVC to allow for a variety of both passive and active recreation.

PURPOSE

The primary purpose of the Landscape Design Criteria for LRVC is to guide the design and character of open spaces that will be used by the community and visitors as well as set criteria for the landscape of Single-Family Attached (Townhouse) lots.

COMPONENTS

The Landscape Design Criteria include General Provisions that provide guidance for all of the open space types and lots within LRVC. The Open Space Network Diagram on the facing page shows general locations for the open spaces in LRVC. Following this pln diagram on the following pages, the Open Space Types are defined and design criteria as well as illustrative examples specific to each type are provided. The Material and Element Standards include criteria for the following components of open spaces: hardscape, landscape, site furnishings, and lighting. The typical Lot Landscape Plans illustrate examples of the appropriate placement and palette of landscape plantings on individual townhouse lots.

GENERAL PROVISIONS

1. Open spaces should be open and visible, designed to invite people of various ages and mobility.
2. Sustainability should be a primary criteria in the design and maintenance of all open spaces.
3. Open spaces and Lot Landscape Plans should be designed with consideration for adjacent building heights and sun angles during different seasons of the year; plant species should be selected based on site-specific sun exposure.
4. Open spaces should be designed for their intended function, i.e., plazas should be designed with adequate amounts of hardscape to accommodate large groups of people, and, greens should not include excessive amounts of hardscape areas that will generally appear unoccupied and uninviting.
5. Open spaces should provide for an appropriate variety of seating locations, orientations, and arrangements, including secondary seating in the form of steps, planters, and walls.
6. Seating should be placed where sitters can watch passersby and/or activities within the open space.
7. Seating walls should be approximately 16-18 inches in height.
8. Paving materials and installation methods should take accessibility needs into consideration.
9. Views from open spaces should be framed, where appropriate, to visually link to other areas of the community.
10. Open spaces shall be maintained by the Commercial Owners Association (COA) or the Columbia Association (CA), per agreements established during/ following the SDP phase.
11. Lot Landscape plantings shall be maintained by either the Homeowners Association (HOA) or the individual homeowners, per agreements established during/ following the SDP phase.

Open Space Network Plan Diagram - Proposed* (below)

Key

- PRIMARY OPEN SPACES
- TRAIL
- SHARED-USE PATH (SUP)
- MAJOR VILLAGE CENTER REDEVELOPMENT BOUNDARY

Open Space Network Plan Diagram - Potential/Future*

**The open space locations shown in the plan are conceptual and may be altered as the plan progresses through the SDP phase.*

4.2 OPEN SPACE TYPES

Within Long Reach Village Center (LRVC), a network of open space has been envisioned. This network creates a hierarchy of spaces that, along with the street network, completes the structure of LRVC and enhances the character.

The open space types that make up the open space network in LRVC include:

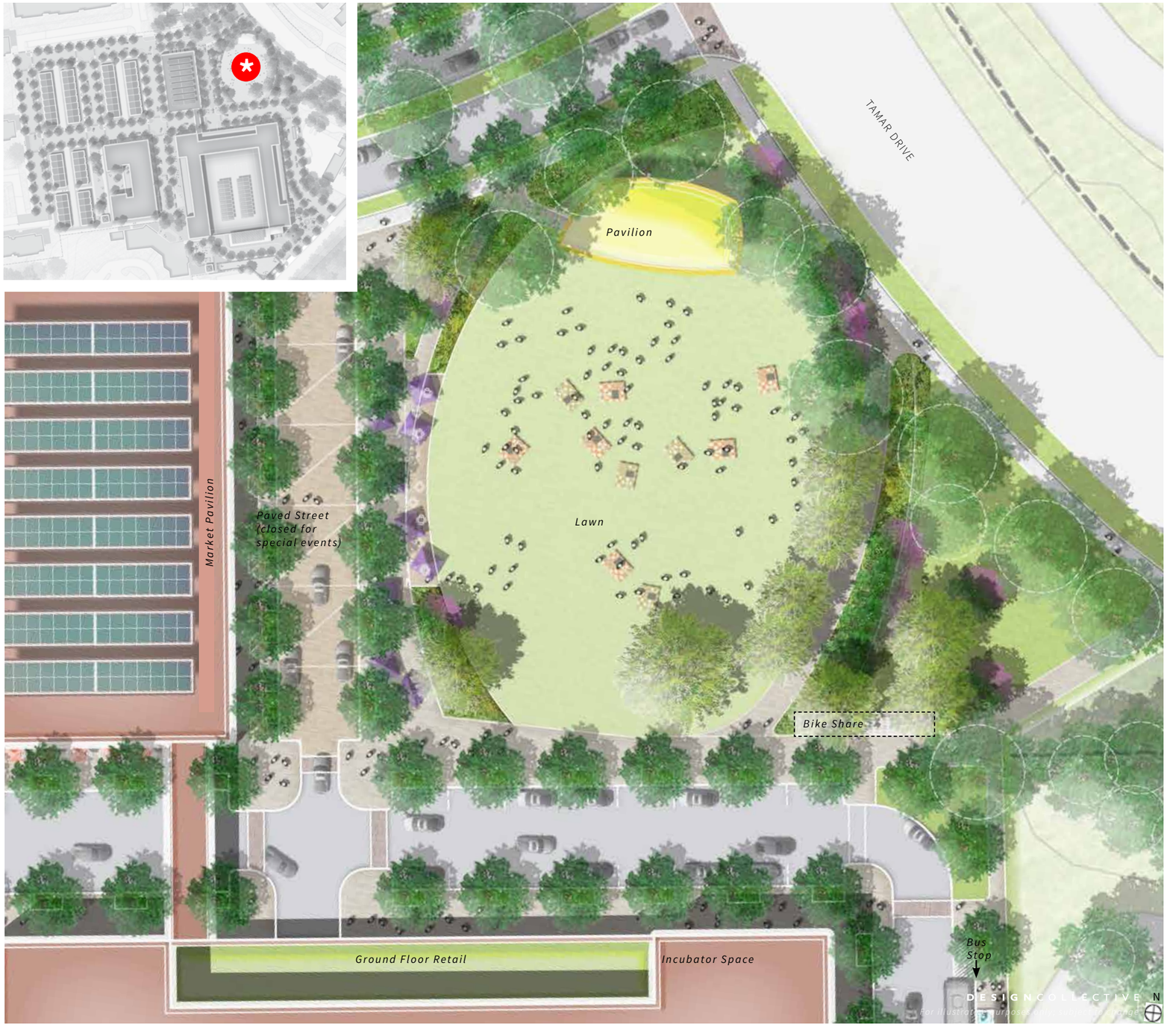
- Village Green
- Plaza
- Dog Park
- Mews

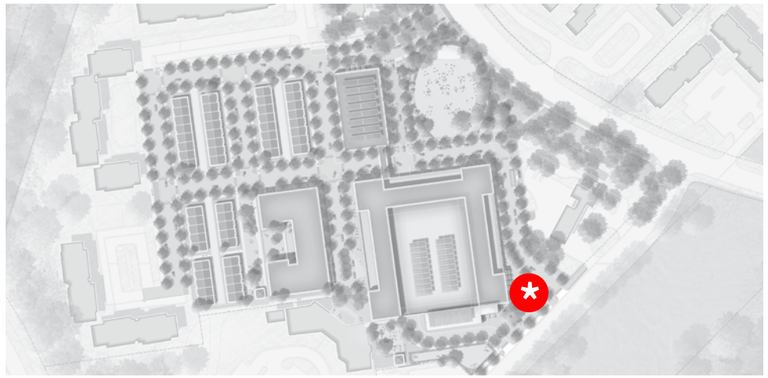
Final location, size, and design of the open spaces will be determined at the SDP phase, but should follow the design intent and criteria listed below.

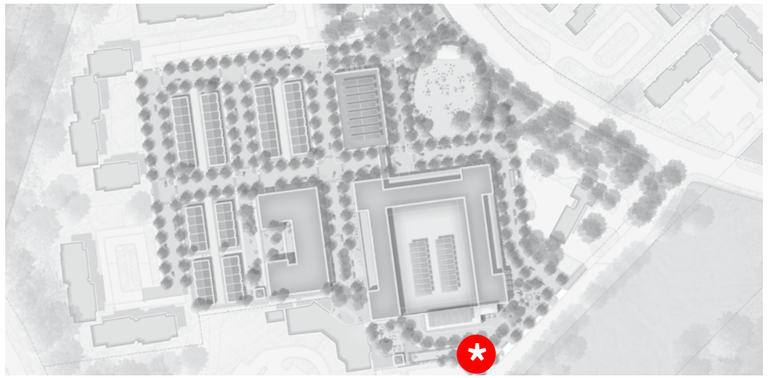
VILLAGE GREEN

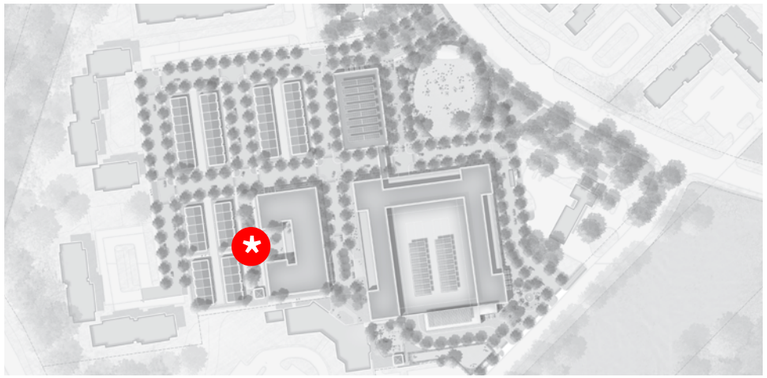
The Village Green will be a defining element and experience. It will serve as a primary amenity space, featuring an open lawn, seating, shade trees, and flexible space that can facilitate a range of passive and active recreation. The manicured green is highlighted by landscaped shoulders with native plantings, flowering trees, integrated stormwater management, and seating to establish a more conducive environment for those who live, work, and visit the center. The proposed pavilion at the corner of Tamar Drive and Cloudleap Court anchors the village center, creates a strong, formal gateway, and may serve as a performance venue. To provide a transition and buffer between the heavily-traveled Tamar Drive, a setback with existing trees and new plantings has been incorporated along the east side with a shared-use path. Along the west side of the Green, a small hardscaped plaza with vehicular access provides services and opportunities for events.

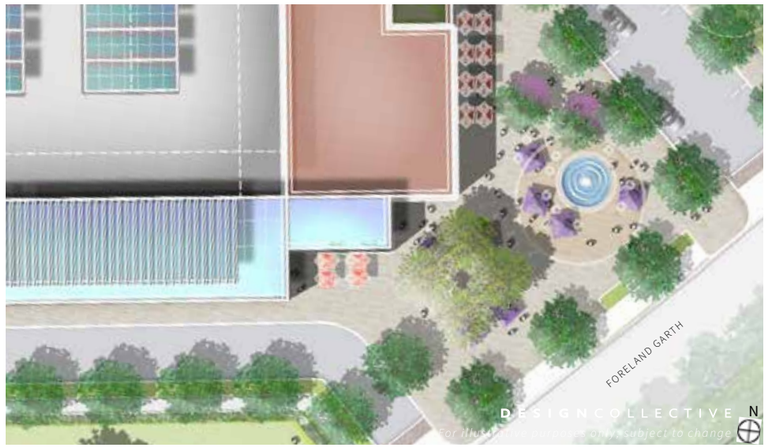
Along all sides of the Green, street trees, walkways, and crosswalks have been proposed to promote pedestrian safety, walkability, and connections to the larger trail network. A bike share location adjacent to the Village's bus stop has been shown to further promote the use of alternative modes of











PLAZA

Long Reach Plaza is a contemporary plaza, serving as a visible entry point and front door to LRVC from Foreland Garth. Positioned adjacent to the potential kitchen incubator and vertical garden, the Plaza will serve as a secondary hub for residential and village community life, promoting opportunities for gathering and social interaction. The Plaza may incorporate sculpture, a water feature, a grove of shade trees, stormwater management, and intimate spaces with a variety of seating options. The Plaza should be designed to provide flexibility for a wide-range of activities, including outdoor dining, seasonal festivals, and opportunities for academic engagement associated with the vertical garden and incubator space.

DOG PARK

The Long Reach Dog Park offers an off-leash play area for Long Reach residents' dogs. The design illustrates an optimal layout with amenities. Specific design elements should include: a safe and accessible site location with close proximity to parking, shade, a 4-foot high fence partially concealed by a dense hedge and equipped with a double-gated entry; durable, long-wearing surface material; a potable water source; seating; and informational signage.

MEWS

Long Reach Mews is a linear public green that provides a long axis, visually connecting the residential area of LRVC to the existing Cultural Art Center. This tranquil greenway creates visual interest through an informal landscape, incorporating native plantings, regularly spaced ornamental trees and shrubs that define frontage adjacent to residential, and a paved walkway. The design of this space should integrate and complement the neighborhood context, ehancing the community's pedestrian network.

4.3 OPEN SPACE PLAN AND PALETTE

The landscape plant palette for Long Reach Village Center (LRVC) reinforces the goals and design aesthetics as described in the previous sections. The proposed palette, shown in plant lists on the following pages, incorporates plants that provide many benefits, including native or non-native/non-invasive species, seasonal interest, diverse colors and textures, pollinator habitat, and ability to adapt to the appropriate environmental conditions. For areas shown that are outside of the proposed Major Village Center Redevelopment boundary, coordination and consent will be required with property owners.

TREE CANOPY TYPOLOGIES

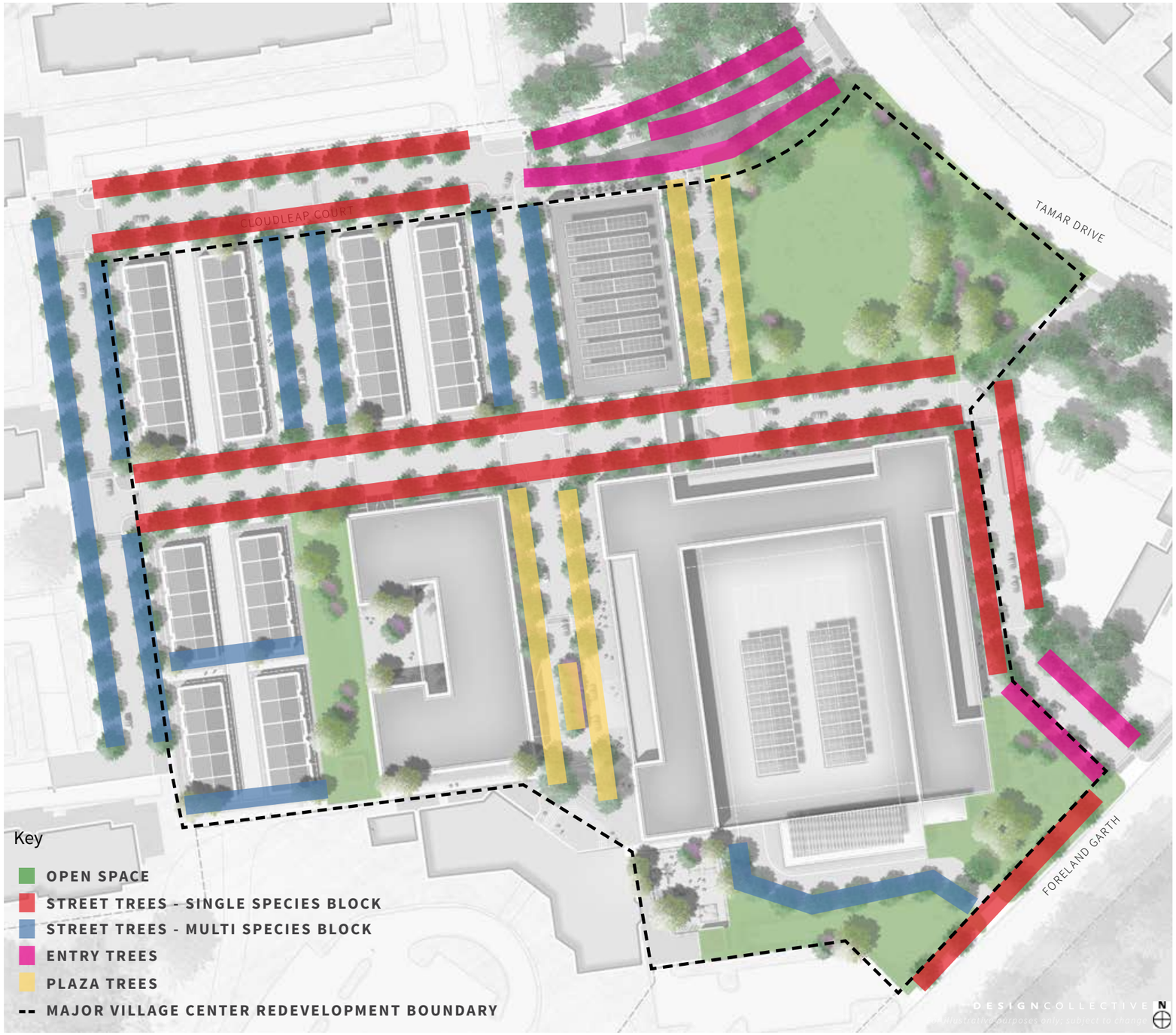
There are several categories of trees that will help create distinction and an identifying character for each space and will reinforce the heirarchy of the streets. There are two lists for Street Trees: blocks with one single species (shown in red) and blocks where several species should be used (shown in blue). This varied pattern emphasizes the planned visual connections and helps decrease the opportunity for monocultures to dominate the site. Entry Trees have been selected for their arching canopy form to create gateways into the site. The selected Plaza trees have either a uniform profile, a light and airy canopy, or striking fall color. The Open Space Tree species shown would not be recommended for streetscape as they are either too large or have small fruits but are desirable in open spaces. The variety of species will increase the tree diversity on site while adding seasonal interest.

UNDERSTORY PLANTING

A wide variety of understory species have been included in the shrub, perennial, fern, and ornamental grass lists. Species included can adapt to a variety of conditions and will provide seasonal interest. These plants are widely available in the landscape industry and will create an enticing horticultural experience at the village center.

STORMWATER PLANTING

In addition to open space plantings, stormwater plantings will be incorporated into the site design. The recommended plant list provides species that are adapted to this specific ecological condition - able to survive brief water inundation and mild drought. These species also support the aesthetic goals of the site and support the local ecology.



The following lists are the approved tree and understory lists for the spaces identified on the previous page. Species are listed using their Latin name and common name. If a general species is listed, cultivars of that species are included unless a specific cultivar is listed. The minimum size of installed species shall comply with the minimum requirements from Howard County Landscape Manual.

STREET TREES

DECIDUOUS

Acer rubrum 'October Glory' or 'Autumn Flame' | October Glory Red Maple
Acer rubrum 'Armstrong' or 'Bowhall' | Upright Red Maple
Gleditsia triacanthos inermis 'Shademaster' | Thornless Honeylocust
Liquidambar styraciflua 'Rotundiloba' | Seedless Sweetgum
Platanus x acerifolia 'Bloodgood' | Bloodgood London Plane
Quercus coccinea | Scarlet Oak
Tilia americana 'Redmond' | American Linden
Tilia cordata 'Chancellor' | Chancellor Littleleaf Linden

ENTRY TREES

DECIDUOUS

Acer rubrum 'Franksred' | Red Sunset Maple
Quercus phellos | Willow Oak
Ulmus americana 'Princeton' | Princeton American Elm
Zelkova serrata 'Green Vase' | Green Vase Japanese Zelkova

ORNAMENTAL

Cercis canadensis | Redbud
Cladrastis kentukea | Yellowwood
Cornus mas | Corneliancherry Dogwood
Prunus x incamp 'Okame' | Okame Cherry
Prunus serrulata 'Kwanzan' | Kwanzan Cherry

PLAZA TREES

DECIDUOUS

Acer rubrum 'Franksred' | Red Sunset Maple
Gleditsia triacanthos 'Skyline' | Skyline Thornless Honeylocust
Tilia cordata 'Greenspire' | Greenspire Linden
Zelkova serrata 'Green Vase' | Green Vase Japanese Zelkova

OPEN SPACE TREES

DECIDUOUS

Betula nigra ' Heritage' | Heritage River Birch
Catalpa speciosa | Northern Catalpa
Fagus grandifolia | American Beech
Ginkgo biloba 'Autumn Gold' | Autumn Gold Gingko
Platanus x acerifolia 'Exclamation' | Exclamation London Plane
Quercus rubra | Red Oak
Quercus phellos | Willow Oak
Nyssa sylvatica | Black Gum
Ulmus americana 'Princeton' or 'Valley Forge' | American Elm

EVERGREEN

Cedrus deodara | Deodar Cedar
Ilex opaca | American Holly
Magnolia grandiflora | Southern Magnolia
Magnolia virginiana | Sweetbay Magnolia

ORNAMENTAL

Acer griseum | Paperbark Maple
Amerlanchier canadensis | Serviceberry
Cercis canadensis | Redbud
Cladrastis kentukea | Yellowwood
Cornus florida ' Cherokee Brave' | Cherokee Brave Flowering Dogwood
Cornus mas | Corneliancherry Dogwood
Crataegus vidris 'Winter King' | Winter King Hawthorn
Lagerstroemia x 'Natchez' | Natchez Crape Myrtle
Magnolia x soulangeana | Saucer Magnolia
Magnolia stellata | Star Magnolia
Oxydendron arboreum | Sourwood
Prunus x incamp 'Okame' | Okame Cherry
Prunus serrulata 'Kwanzan' | Kwanzan Cherry
Styrax japonica | Japanese Snowbell

UNDERSTORY SHRUBS

EVERGREEN/SEMI EVERGREEN

Abelia x grandiflora | Glossy Abelia
Azalea ssp | Azalea
Buxus microphylla cultivars | Boxwood
Ilex cornuta | Burford Holly
Ilex x crenata | Japanese Holly
Ilex glabra | Inkberry
Juniperus ssp | Ground Creeping Juniper
Kalmia latifolia | Mountain Laurel
Prunus laurocerasus 'Otto Luyken' | Otto Luyken Cherry Laurel
Prunus laurocerasus 'Schipkaensis' | Schip Laurel
Rhododendron ssp. | Rhododendron
Skimmia japonica | Japanese Skimmia
Thuja occidentalis | Dwarf Arborvitae
Viburnum x 'Conoy' | Conoy Viburnum
Viburnum rhytidophyllum | Leatherleaf Viburnum

DECIDUOUS

Clethra alnifolia | Summersweet
Cornus sericea | Redtwigged Dogwood
Cotoneaster ssp. | Cotoneaster
Deutzia gracilis 'Nikko' | Slender Deutzia
Fothergilla major | Dwarf Fothergills
Forsythia intermedia | Border Forsythia
Hydrangea ssp | Hydrangea
Ilex verticillata | Winterberry
Itea virginica | Virginia Sweetspire
Rhus aromatica 'Gro-Low' | Fragrant Sumac
Rosa x 'Knockout' | Knockout Rose
Spiraea ssp. | Bridal Wreath
Syringa x Tinkerbelle | Dwarf Lilac
Viburnum ssp. | Viburnum

UNDERSTORY PLANTING

PERENNIALS/GROUNDCOVERS

Achillea cultivars | Yarrow
Agastache x 'Blue Fortune' | Mexican Hyssop
Ajuga cultivars | Bugleweed
Alchemilla mollis | Lady's Mantle
Anemone cultivars | Windflower
Aquilegia canadensis | Columbine
Aster divertaritcus and dumosus | Aster
Ceratostigma plumbaginoides | Lead Wort
Coreopsis cerricillata 'Moonbeam' | Tickseed
Echinacea cultivars | Coneflower
Epimedium cultivars | Barrenwort
Euphorbia amygdaloides var robbiae | Wood Spurge
Geranium cultivars | Bigroot Geranium
Helleborus cultivars | Lenten Rose
Hemerocallis cultivars | Daylily
Heuchera cultivars | Coral Bells
Hypericum cultivars | St. John's Wort
Monarda cultivars | Beebalm
Nepeta x faassenii 'Walker's Low | Catmint
Pachysandra procumbens | Allegheny Spurge
Pycnanthemum muticum | Mountainmint
Rubeckia cultivars | Black Eyed Susan
Salvia cultivars | Sage
Tiarella cultivars | Foam Flower

FERNS

Athyrium felix-femina | Lady Fern
Dennstaedtia punctilobula | Hayscented Fern
Dryopteris erythrosora 'Brilliance' | Autumn Fern
Matteuccia struthopteris | Ostrich Fern
Polystichum acrostichoides | Christmas Fern

GRASSES

Bouteloua 'Blonde Ambition' | Blue Grama
Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass
Carex x morrowii 'Ice Dance' | Ice Dance Sedge
Eragrostis spectabilis | Purple Lovegrass
Liriope muscari cultivars | Lilyturf
Liriope spicata | Creeping Lilyturf
Hakonechloa macra | Japanese Forest Grass
Nasella tenuissima | Mexican Feathergrass
Panicum virgatum cultivars | Switchgrass
Pennisetum alopecuroides cultivars | Fountain grass
Pennisetum orientale cultivars | Fountaingrass
Schizachryium scoparium | Little Bluestem
Sesleria autumnalis | Autumn Moor Grass
Sporobolus heterolepsis | Prairie Dropseed

STORMWATER PLANTING

TREES

Acer rubrum | Red Maple
Platanus x acerifolia 'Bloodgood' | Bloodgood London Plane
Betula nigra | Riverbirch
Magnolia virginiana | Sweetbay Magnolia

SHRUBS

Clethra alnifolia | Summersweet
Cornus sericea | Redtwigged Dogwood
Itea virginica | Virginia Sweetspire
Ilex glabra | Inkberry
Ilex verticillata | Winterberry
Myrica pensylvanica | Bayberry
Viburnum dentatum | Arrowwood Viburnum

GRASSES

Carex amphibola | Eastern Narrowleaf Sedge
Carex stricta | Uprright Sedge
Chasmanthium latifolium | Northern Seaoats
Panicum virgatum | Switchgrass
Juncus effusus | Common Rush

PERENNIALS

Asclepias incarnata | Swamp Milkweed
Asclepias tuberosa | Butterfly Milkweed
Baptisia australis | False Indigo
Chelone glabra | Turtlehead
Hibiscus cultivars | Hibiscus
Iris versicolor | Blueflag Iris
Liatris spicata | Gayfeather
Lobelia cardinalis | Cardinal Flower
Packera aurea | Groundsel
Physostegia virginiana 'Pink Manners' | Obedient Plant

4.4 OPEN SPACE MATERIAL AND ELEMENT STANDARDS

The purpose of the Open Space Material and Element Standards is to ensure and maintain a consistent, high-quality built environment in Long Reach Village Center (LRVC) as a revitalized development that exemplifies the character and experiences of the best town and village centers.

The Material and Element Standards include criteria for the following components of open spaces:

- Hardscape
- Landscape
- Furnishings
- Lighting

Developers and/or builders shall have landscape plans prepared by a registered landscape architect certifying that the landscape plans meet the design intent specified in these guidelines, including plant species selections.

Throughout the Design Guidelines, the use of the word “shall” identifies mandated criteria. “Must,” “required,” and “mandated” are additional words with the same meaning. The use of the word “encouraged,” “should,” or “recommended” identify criteria which are desired. In some instances, words such as “discouraged,” “avoid,” and “not permitted” identify practices, materials, or systems which are not allowed in the Long Reach Village Center.

HARDSCAPE

Throughout Long Reach Village Center (LRVC), various paving types may be employed to denote the different zones and uses of hardscape areas. For example, where a sidewalk adjoins a plaza seating area, a change in paving type differentiates a movement zone from an area of rest. The hierarchy of spaces is encouraged to be reinforced through the creative, yet restrained, use of different paving options by varying material, pattern, color, and/or texture.

Unlike the more uniform streetscape, hardscape areas within open spaces are encouraged to differ from and contrast with the typical street sidewalk paving (however, concrete is anticipated as the primary material for both streetscape sidewalks and open space paths). Hardscape areas within open spaces shall contribute to the overall design intent and character of the space and compliment the adjacent architecture.

Materials: Hardscape shall be constructed of concrete or brick pavers, stone, or brushed concrete. Shared-Use Paths (SUP) may also be asphalt.

Details: Hardscape paving materials shall meet all mobility and accessibility requirements. Changes to paving material, pattern, color, and/or texture may occur between different zones and uses of the open space areas.

LANDSCAPE

Throughout Long Reach Village Center (LRVC), various tree and plant types shall be employed to denote the different zones and uses of landscape areas. For example, shade trees shall be used to shelter seating areas, long swathes of perennials or grasses may edge movement zones, and grass lawn areas may occur in quiet, informal gathering areas. The hierarchy and character of each open space is encouraged to be expressed through the creative use of different plant materials. Tree species used for street trees shall not be employed randomly (out of alignment along the street edge) in adjacent open spaces.

With a focus on native and adaptive plantings, the criteria below shall guide the plant material palette for the open spaces. Vegetation on the list of Maryland Species of Concern shall not be used. Generally, plants and trees should be selected from the palette shown on pages 48-49. Alternative plant species may be used, with approval from the master developer and Howard County Planning.

SHADE TREES

Tree Crown: Density of tree crowns should be considered when choosing tree species and used appropriately. Crown density and spacing of trees can negatively affect street lighting, cleanliness, shade density, sight lines to buildings, and safety, when used inappropriately. Shade trees used in plazas, greens, and mews should reflect the intended use of the space and balance between ecological function and aesthetic value. Shade trees in open spaces should consider the desire for adequate filtered sunlight reaching the ground plane and understory plantings. A variety of species is generally desired to contrast with the uniformity of the street trees.

Soil Compaction: Preventing soil compaction should be considered in tree species selection and placement. Avoidance of excessive movement over tree root zones and the use of root protection materials (such as Silva Cells or other MDE approved systems) should be considered, to allow stormwater infiltration and promote tree longevity.

Color and Texture: Color variation and textural qualities should be noted and considered when selecting certain shade trees. A variety of seasonal color and/or differentiation among open spaces should be considered.

Species: Certain species have been cultivated to be thornless, fruitless, disease and insect resistant, and are preferred in high-use and stressed environments. Shade trees known for excessive plant litter and weak limbs should be avoided in high-use pedestrian and vehicular areas, in order to prevent injury and utility damage.

Zone Hardiness: Appropriate hardiness of shade tree species should reflect the climate zone of the intended planting area. Although the site's climate zone may be consistent, microclimates within the site may exist and will inform specific plant selection based on sun exposure, slope, and soil condition.

Growth Habit: Trees known for root upheaval, water sprouts, or knees should be planted in areas away from pedestrian movement, to prevent personal injury or circulation disruption (unless alternative root protection, root barrier, or root growth methods are implemented). Invasive trees should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list). The scale of the shade trees' eventual growth (both eventual height and root mass) should be taken into consideration when deciding tree species, spacing, and proximity to buildings, parking, and utilities.

Biodiversity: A variety of trees should be used to promote local biodiversity and healthy resiliency against insects and diseases. The same tree genus should not be used for more than approximately ten percent of the entire planting design.

The criteria for Street Trees (i.e., trees along a street curb line) differ from Open Space trees; for

Street Tree requirements, see the Street Design section.

SPECIMEN/ORNAMENTAL TREES

Tree Crown: The crown and density of specimen/ornamental trees will vary greatly. Selection and placement/spacing of trees should support the desired design aesthetic, whether in small clumps for accent, in rows to reinforce linear references, or in random/organic patterns to strengthen a natural aesthetic. Specimen trees may be used to denote a place of significance, frame views, accentuate a façade or sculptural piece, or add visual and seasonal variation to a planting area. Specimen/ornamental trees should not be overused. The scale of specimen/ornamental trees; eventual growth (both eventual height and root mass) should be taken into consideration when deciding tree species, spacing, and proximity to buildings, parking, and utilities.

Soil Compaction: Same as noted for Shade Trees.

Color and Texture: "Specimen/ornamental tree" refers to any tree specially noted for its high visual quality of bloom color, foliage color, texture, visibility, or placement in the landscape. Typically, specimen/ornamental trees are lower growing trees, single or multi-stemmed, which can be planted in massings, small clusters, individually, or in large planters. Specimen/ornamental trees are noted for flowers, color, and/or texture. Avoid overuse of specimen/ornamental trees that bloom at the same time of year and consider a staggering of species and bloom times that last for different durations and begin and end at different times.

Zone Hardiness: Same as noted for Shade Trees.

Growth Habit: Invasive trees should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list). Trees known for root upheaval, water sprouts, or knees, should be planted in areas away from pedestrian movement, to prevent personal injury or circulation disruption (unless alternative root protection, root barrier, or root growth methods are implemented). Those with fragrant flowers may attract stinging insects and should be located an appropriate distance out of reach from pedestrians. Maintenance costs and considerations should be weighed when choosing ornamental tree species that require constant attention.

Biodiversity: Same as noted for Shade Trees.

SHRUBS

Design Objectives: Planting areas, massings, and large planters are typically the best locations for shrubs. They may be used to control circulation by guiding the movement of pedestrians and cyclists. Shrubs may be used for screening against views, wind, sun, and similar. Shrubs should grow to (or be maintained at) a height that will not obstruct views, block visibility, or create unsafe areas. Shrubs should be spaced for eventual growth and expansion, depending on size of the plant upon installation. Evergreen and deciduous shrubs should be used to create a year-round range of colors, textures, and interest in the landscape. Shrubs used in masses or as hedges should be of the same genus and species and not intermixed. However, intentionally naturalized areas or designs that intend to mimic a more organic or natural environment may be mixed.

Color and Texture: A variety of evergreen and deciduous shrubs are recommended. Leaf color, texture, and flowers, as well as growth habit, should be varied and selected to support a particular design aesthetic. A shrub's fragrance, whether pleasant or odious, should be considered; unpleasant fragrant shrubs should be avoided.

Zone Hardiness: Same as noted for Shade Trees.

Growth Habit: Shrubs with poisonous berries or shrubs that attract stinging insects should be located an appropriate distance out of reach from pedestrians and especially children. Importantly, shrub plantings around playgrounds and playscapes shall avoid thorns, bright berries, and insect-attracting flowers. Invasive plants should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

Biodiversity: Same as noted for Shade Trees. Native and drought tolerant shrubs are desired.

GRASSES AND PERENNIALS

In this section, "grasses" refers to a blend of native and ornamental grasses other than sod. Grasses and perennials may be planted in massings, clusters, grids, or borders, but should not be planted alone unless in planters or pots. A blend of non-invasive, native, and exotic grasses should be used to exhibit regional character while adding exotic interest and variety. Grasses that grow above 48" should be avoided for security and wildlife issues.

Growth Habit: Invasive plants should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

FURNISHINGS

BENCHES, TABLES, AND CHAIRS

Outdoor seating is an important element in a vibrant neighborhood, providing places for social interaction and recreation. When outdoor seating is comfortable, clean, and convenient, visitors will be encouraged to stay and residents will be able to enjoy Long Reach Village Center. Benches, tables, and chairs within the open spaces, away from the street edge, shall be differentiated from the typical street furnishings. Whereas the street furnishings shall be uniform and consistent throughout Long Reach Village Center, furnishings within the open spaces may be unique and expressive of the overall composition and character of the space. A variety of styles, materials, and colors are strongly encouraged.

Materials: Benches shall be metal (aluminum, steel, or cast iron), a combination of wood and metal, stone, or other durable material. Materials with a high percentage (75% or more) of recycled content are encouraged. Other materials may be used for benches that serve as public art if approved by Howard County Planning.

Details: Benches should be surface-mountable or able to be embedded in paving. Tables and chairs may be either permanently placed/ mounted or moveable.

POTS AND PLANTERS

Pots and planters should add interest, color, and pedestrian scale to the open space. Low-maintenance planters with perennial and annual plantings are highly encouraged throughout Long Reach Village Center, but shall be appropriate to the overall design of the open spaces in which they occur. Moveable pots and planters shall be used where permanent planters may limit the versatility and use of an open space.

Details: Pots and planters shall be of a durable, low maintenance material. Materials with a high percentage (75% or more) of recycled content are encouraged. Pots and planters shall not impede pedestrian circulation or block visibility.

BOLLARDS

Bollards may be used in open spaces to protect pedestrians from vehicles or to add visual interest and provide ground-level lighting.

Details: Bollards shall be of a durable, low maintenance material. Bollards may be permanent or removable, depending on the desired limits of access. Removable bollards are recommended where possible in order to provide maximum flexibility.

TREE GRATES

Tree grates are appropriate in open spaces with high pedestrian traffic. In Long Reach Village Center, tree grates should be used primarily within plazas. As part of the streetscape, tree grates shall be consistent throughout Long Reach Village Center, however, when used in open spaces away from the street edge, tree grates may be of a different design coordinated with the open space character.

Materials: Tree grates shall be metal (steel or cast iron). Materials with a high percentage (75% or more) of recycled content are encouraged.

Details: Tree grates shall be properly maintained and cleaned for the safety of visitors and for the welfare of the trees they protect.

WASTE/RECYCLING RECEPTACLES

Materials: Waste and recycling receptacles shall be metal or a combination of wood and metal.

Details: Waste and recycling receptacles should be coupled together and shall be conveniently located in central open spaces and at Shared-Use Path trail heads. For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container.

SMOKING RECEPTACLES

A non-smoking environment should be a goal of Long Reach Village Center; however, proper disposal of tobacco products is necessary to avoid littering and fire hazards.

Materials: Smoking receptacles shall be metal.

Details: Any exterior designated smoking areas shall be located at least 25 feet away from building entries, outdoor air intakes, operable windows, and playgrounds.

LIGHTING

Lighting in open spaces should change in scale and type according to the adjacent use and the scale and character of the space. Light fixtures used as standard types for streets should not be employed randomly (out of alignment, away from the street edge) in adjacent open spaces. A variety of lighting types are encouraged in open spaces and may include pole-mounted, bollard, sconce, step, and similar types.

Materials: All light poles and fixture housings shall be metal.

Details: All lighting fixtures are encouraged to be Dark Sky compliant, as defined by the International Dark Sky Association (IDA). Lamp color and quality should be Ceramic Metal Halide, 80+ CRI, and 3000 to 3500 K. For these pedestrian-scale area lights, lamping of 70-100 watts shall be used. Alternatively, LED fixtures are encouraged with a lamp color near 4000 K.

4.5 LOT LANDSCAPE PLANS AND PALETTE

The Lot Landscape section addresses criteria for the landscape design of the Single-Family Attached (Townhouse) lots within Long Reach Village Center (LRVC). The General Provisions include criteria for all residential lot types. The Plant Palette provides a list of proposed plant species for the LRVC lots. The Lot Landscape Plans provide examples of typical landscape plans along with a list of plant types, quantities, and sizes. The Lot Landscape Plans are illustrative only; final plans meeting the criteria below shall be submitted by the builders to the master developer.

The Lot Landscape Plans shall comply with the Howard County requirements and the criteria outlined in these Design Guidelines. Where these Criteria differ from the Landscape Manual, the Design Guidelines shall prevail. Where these Criteria are silent, the Landscape Manual shall prevail.

GENERAL PROVISIONS

- Native and adaptive species are preferred. Vegetation on the list of Maryland Species of Concern shall not be used.
- Plant material selection shall be adjusted based on sun exposure.
- Plant material locations shall be adjusted based on house, garage, or porch/stoop configuration.
- Fence and landscape plans shall be coordinated, if fences are proposed.
- Grass strips should be a minimum of 18” wide.
- Additional planting may be required by the master developer for Prominent and Semi-Prominent lots.

PLANT PALETTE

The plant palette provides a list of proposed plant species for the LRVC lots and complies with Howard County requirements. The plant palette chart is broken up into the following nine categories:

- Evergreen Shrubs
- Low Growing Evergreen Shrubs
- Pyramidal/Upright Evergreen
- Shade Trees
- Understory/Flowering Trees
- Flowering Shrubs
- Accent Shrubs
- Dwarf & Large Grass
- Perennials/Groundcover

Each category provides the plant’s Latin name, height, spread, and requirement for full sun, partial shade, or full shade.

Alternative plant species may be used, with approval from the master developer and Howard County Planning.

EVERGREEN SHRUBS					
Latin Name	**Height**	**Spread**	**FS**	**PS**	**SH**
Abelia x grandiflora 'Edward Goucher'	3'-4'	3'-4'	X	X	X
Buxus ssp.	2'-6'	2'-6'	X	X	X
Ilex crenata 'Helleri'	2'-4'	3'-5'	X	X	
Ilex crenata 'Hoogendorn'	2'-3'	2'-3'	X	X	
Ilex crenata 'Green Lustre'	4'-5'	4'-5'	X	X	
Ilex cornuta 'Burfordii Nana'	6'-8'	8'-10'	X	X	
Ilex cornuta 'Carissa'	3'-4'	3'-4'	X	X	
Ilex glabra 'Compacta'	3'-5'	3'-5'	X	X	
Prunus laurocerasus 'Otto Luyken'	4'	6'-8'	X	X	
Prunus laurocerasus 'Schipkaensis'	6'-10'	6'-10'	X	X	
Taxus baccata 'Repandens'	4'-8'	10'-15'	X	X	X
Taxus x media 'Densiformis'	3'-4'	4'-6'	X	X	X
Viburnum x burkwoodii 'Conoy'	4'-5	7'-8'	X	X	X

LOW GROWING EVERGREEN SHRUBS					
Latin Name	**Height**	**Spread**	**FS**	**PS**	**SH**
Buxus sempervirens 'Vadar Valley'	1.5'-2'	3'-4'	X	X	X
Buxus sempervirens 'Jensen'	2'-3'	2'-3'	X	X	X
Cotoneaster dammeri 'Coral Beauty'	1'-2'	5'-6'	X	X	
Juniperus 'Blue Star'	1'-3'	1'-4'	X		
Juniperus 'Blue Pacific'	.5'-1'	4'-6'	X		
Juniperus 'Pancake'	0'-.25'	.5'-2'	X		
Juniperus 'Youngstown'	.5'-1'	4'-6'	X		
Sarcoccoca hookeriana var. humilis	1'-2'	2'-4'		X	X

PYRAMIDAL/UPRIGHT EVERGREEN SHRUBS					
Latin Name	**Height**	**Spread**	**FS**	**PS**	**SH**
Buxus sempervirens 'Dee Runk'	8'-10'	2.5'-3'	X	X	X
Buxus sempervirens 'Fastigiata'	8'-10'	3'-4'	X	X	X
Ilex x aquipernyi 'Meschick'	10'-20'	4'-6'	X	X	
Ilex x 'Centennial Girl'	12'-15'	5'-8'	X	X	
Ilex x 'Mesog'	7'-10'	5'-8'	X	X	
Ilex x attenuata 'Fosteri'	20'-30'	10'-20'	X	X	
Ilex x 'Nellie R. Stevens'	15'-25'	8'-12'	X	X	
Ilex opaca 'Miss Helen'	15'-25'	10'-18'	X	X	
Thuja occidentalis 'Smaragd'	12'-14'	3'-4'	X	X	

SHADE TREES					
Latin Name	**Height**	**Spread**	**FS**	**PS**	**SH**
Acer rubrum 'Franksred'	40'-50'	30'-40'	X	X	
Acer rubrum 'October Glory'	40'-50'	30'-40'	X	X	
Acer rubrum 'Scarsen'	40'-50'	20'-25'	X	X	
Aesculus x carnea 'Briotii'	30'-35'	30'35'	X	X	
Betula nigra 'Duraheat'	30'-40'	25'-35'	X	X	
Cladrastis kentukea	25'-30'	30'-40'	X	X	
Fagus sylvatica 'Asplenifolia'	45'-55'	35'-40'	X	X	X
Quercus bicolor	45'-50'	45'-50'	X	X	
Quercus phellos	40'-75'	35'-45'	X		
Quercus rubra	50'-75'	50'-75'	X		
Tilia cordata	50'-70'	35'-50'	X	X	
Nyssa sylvatica 'David Odom'	35'-40'	20-25'	X		
Ulmus parvifolia	40'-50'	25'-40'	X	X	

UNDERSTORY/FLOWERING TREES					
Latin Name	**Height**	**Spread**	**FS**	**PS**	**SH**
Acer griseum	20'-30'	15'-25'	X	X	
Amelanchier canadensis	15'-30'	15'-20'		X	X
Cercis canadensis	20'-30'	20'-25'	X	X	
Cornus florida 'Cherokee Brave'	15'-30'	15'-30'		X	X
Lagerstroemia indica cultivars	15'-30'	12'-25'	X	X	
Magnolia x soulangeana	20'-30'	20'-30'	X	X	
Magnolia stellata	15'-20'	10'-20'	X	X	
Malus 'Indian Summer'	15'-18'	15'-18'	X	X	
Prunus x incamp 'Okame'	15'-25'	15'-20'	X	X	X
Styrax japonica	20'-30'	20'-30'	X	X	

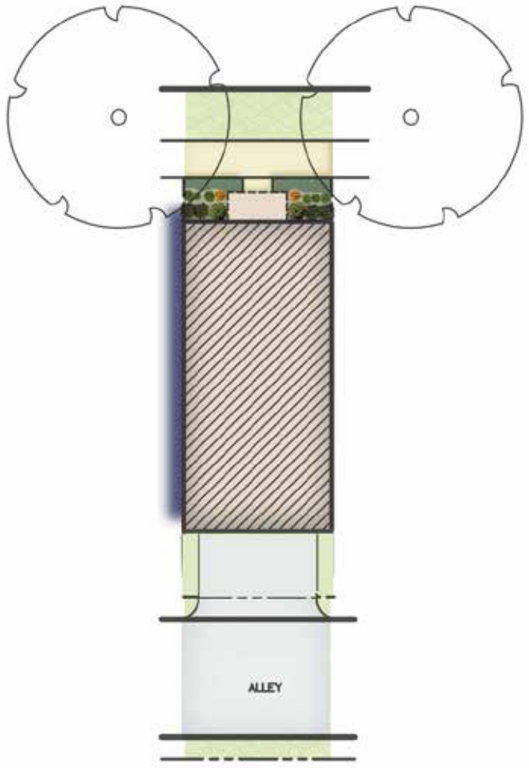
FLOWERING SHRUBS					
Latin Name	**Height**	**Spread**	**FS**	**PS**	**SH**
Azalea 'Delware Valley White'	3'-4'	3'-4'		X	X
Azalea 'My Mary'	4'-6'	3'-5'		X	X
Deutzia gracilia 'Nikko'	1'-2'	3'-4'		X	X
Hydrangea arborescens	3'-5'	4'-6'		X	
Hydrangea macrophylla	3'-6'	3'-6'		X	
Hydrangea quercifolia	6'-8'	6'-8'	X	X	X
Rosa x 'Knockout'	4'-6'	4'-6'	X	X	
Spiraea japonica	4'-6'	5'-7'	X		
Spiraea 'Little Princess'	1.5'-2.5'	2'-3'	X		
Viburnum carlesii	5'-7'	4'-7'	X	X	
Viburnum dentatum 'Blue Muffin'	6'-8'	4'-6'	X	X	

ACCENT SHRUBS					
Latin Name	**Height**	**Spread**	**FS**	**PS**	**SH**
Abelia x grandiflora 'Rose Creek'	2'-3'	3'-4'	X	X	
Callicarpa dichotoma 'Early Amethyst'	3'-4'	4'-5'	X	X	
Cornus sericea 'Arctic Fire'	3'-4'	3'-4'	X	X	
Fothergilla gardenii	1.5'-3'	3'-4'	X	X	
Itea virginica 'Little Henry'	1.2'-2'	2'-2.5'	X	X	
Ilex verticillata 'Red Sprite'	2.5'-3'	2.5'-3'	X	X	
Syringa x 'Tinkerbelle'	4'-5'	4'-5'	X	X	

PERENNIALS AND GROUNDCOVERS					
Latin Name	**Height**	**Spread**	**FS**	**PS**	**SH**
Achillea 'Moonshine'	1'-2'	.75'-1'	X		
Anemone x hybrida 'Honorine Jobert'	3'-4'	1.5'-2'	X	X	X
Aster diverstaricus	1'-1.5'	1'-1.5'	X	X	
Coreopsis lanceolata	1'-2'	1'-1.5'	X		
Echinacea purpurea 'Magnus'	2'-2.5'	1.5'-2'	X	X	
Epimedium x versicolor 'Sulphureum'	.75'-1'	.75'-1.5'		X	X
Helleborus x 'Brandywine'	.25'-.5'	.5'-1'		X	X
Hemerocallis ssp.	.75'-1'	.75'-1'	X	X	
Heuchera ssp.	.5'-1'	1'-2'	X	X	
Leucanthemum x superbum 'Becky'	3'-4'	2'-3'	X		
Liriope muscari	1'-1.5'	.75'-1'	X	X	X
Nepeta faassenii 'Walker's Low'	1'-1.5'	2'-2.5'	X	X	
Pachysandra procumbens	.75'-1'	1'-2'		X	X
Rudbeckia fulgida var fulgida	2'-3'	2'-2.5'	X		
Salvia nemorosa 'Blue Hill	1'-1.5'	1'-1.5'	X	X	

ORNAMENTAL GRASSES					
Latin Name	**Height**	**Spread**	**FS**	**PS**	**SH**
Calamagrostis 'Karl Foerster'	3'-5'	1.5'-2.5'	X		
Carex morrowi 'Ice Dance'	.75'-1.0'	1'-2'		X	X
Liriope muscari	1'-1.5'	.75'-1.0'	X	X	X
Hakonechloa macra	1'-1.5'	1'-1.5'		X	X
Nasella tenuissima	1'-2'	1'-2'	X	X	
Panicum virgatum 'Cape Breeze'	2.5'-3.5'	2'-3'	X	X	
Pennisetum alopecuroides 'Hameln'	1.5'-2.5'	1.5'-2.5'	X		
Pennisetum orientale 'Karley Rose'	2'-3'	2'-3'	X		
Sesleria autumnalis	.75'-1.0'	.75'-1.0'	X	X	
Sporobolis heterolepsis	2'-3'	2'-3'	X		

SFA Mid-Block Lot



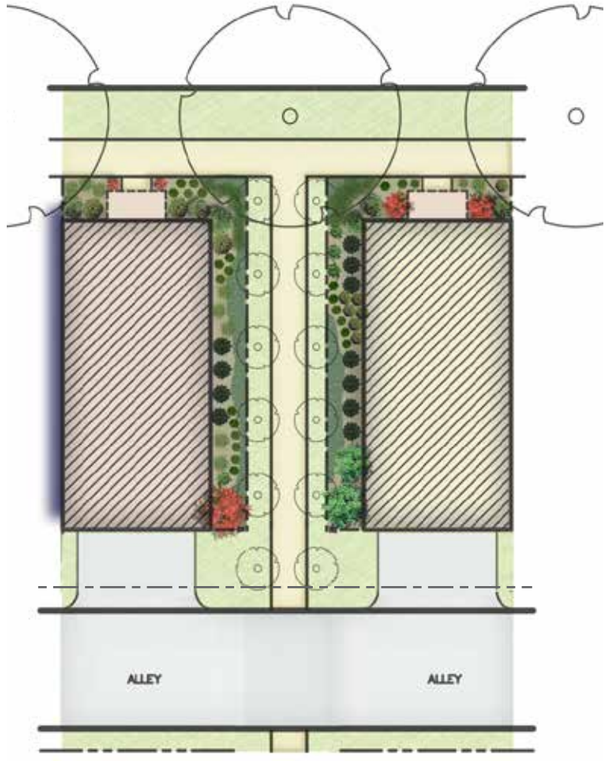
SFA Mid-Block Lot

Size	Qty	Description	Possible Options
6-10’	2	Upright Evergreen	Thuja occidentalis ‘Smaragd’, Ilex x aquipernyi ‘Meschick’
24-48”	4	Medium Evergreen Shrub	Ilex crenata, Buxus ssp.
18-30”	2	Accent Shrub	Abelia x grandiflora, Azalea, Itea virginica ‘Little Henry’
18-30”	3	Low Evergreen	Juniperus ‘Blue Pacific’, Buxus ‘Jensen’
18-24”	3	Flowering Shrub	Azalea ‘Delaware Vally White’, Hydrangea ssp., Forthergilla gardenii
1 Gallon	20	Groundcover/Perennials	Hemerocallis ssp., Salvia ‘Blue Hill’, Carex ‘Ice Dance’, Nasella tenuissima

SFA Mid-Block End Lot

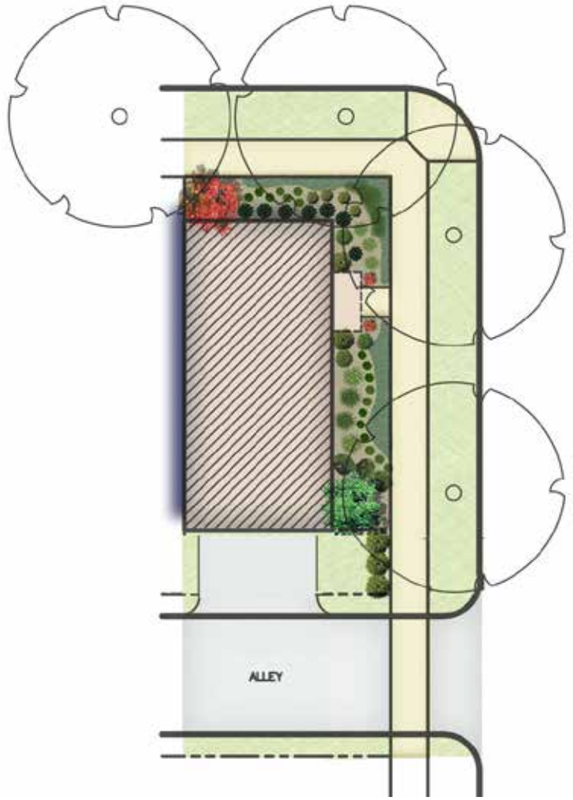
Size	Qty	Description	Possible Options
6-10’	1	Understory/Flowering Tree	Cercis canadensis, Magnolia virginiana, Prunus ‘Kwanzan’
5-8’	2	Upright Evergreen	Ilex x attenuata ‘Fosteri’, Ilex x ‘Nellie Stevens’
30-48”	3	Pyramidal Evergreen	Buxus ‘Fastigiata’, Ilex ‘Centennial Girl’
24-36”	6	Medium Evergreen Shrub	Ilex crenata, Ilex glabra ‘Compacta’ Abelia x grandiflora
18-24”	6	Flowering Shrub	Rosa x ‘Knockout’, Viburnum carlesii, Spiraea japonica
18-24”	5	Accent Shrub	Callicarpa dichotoma ‘Early Amethyst’, Itea virginica ‘Little Henry’
18-24”	10	Low Evergreen	Juniperus ‘Blue Pacific’, Cotoneaster
18-24”	20	Dwarf & Large Grass	Liriope muscari, Panicum virgatum ‘Cape Breeze’
1 Gallon	30	Groundcover	Achillea ‘Moonshine’, Leucanthemum ‘Becky’, Nepeta ‘Walker’s Low’

SFA Mid-Block End Lot



The Lot Landscape Plans shown here are conceptual only and subject to change. Final Lot Landscape Plans will be developed by the selected builder at the SDP phase.

SFA Corner Lot



SFA Corner Lot

Size	Qty	Description	Possible Options
6-10’	2	Understory/Flowering Tree	Cercis canadensis, Acer griseum, Magnolia stellata
5-8’	3	Upright Evergreen	Thuja occidentalis ‘Smaragd’, Ilex aquipernyi ‘Meschick’, Ilex x ‘Mesog’
24-36”	10	Medium Evergreen Shrub	Prunus laurocerasus ‘Otto Luyken’, Ilex cirnuta ‘Carissa’, Ilex glabra ‘Compacta’
18-24”	8	Flowering Shrub	Hydrangea arborescens, Azalea ‘Delaware Valley White’, Hydrangea
18-24”	6	Accent Shrub	Ilex verticillata ‘Red Sprite’ and ‘Jim Dandy’, Syringa ‘Tinkerbelle’
18-24”	15	Low Evergreen	Buxus sempervirens ‘Vadar Valley, Junperus ‘Blue Star’
18-24”	20	Dwarf & Large Grass	Pennisetum alopecuroides ‘Hameln’, Calamagrostis ‘Karl Foerster’
1 Gallon	40	Groundcover	Coreopsis lanceolata, Aster divertaricus, Echinacea purpurea ‘Magnus’

The Lot Landscape Plans shown here are conceptual only and subject to change. Final Lot Landscape Plans will be developed by the selected builder at the SDP phase.

5.0 ARCHITECTURAL DESIGN

5.1 OVERVIEW
5.2 ARCHITECTURAL ELEVATIONS
5.3 ARCHITECTURAL MATERIAL AND ELEMENT STANDARDS

5.1 OVERVIEW

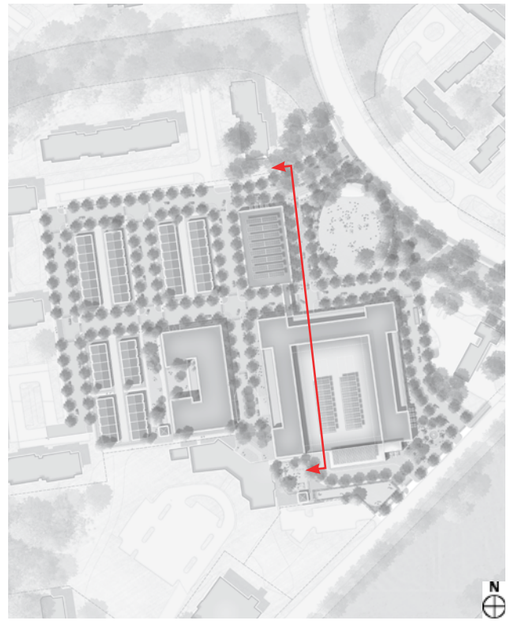
PURPOSE

The primary purpose of the Architectural Criteria in this document is to guide the design and character of the Long Reach Village Center (LRVC) architecture in material, configuration, and technique (i.e., what materials are permitted for each component of a building, how materials shall be used, and what finishes or details are acceptable).

The Elevations shown on the following pages are conceptual only and will evolve as the development program and design evolves thought the Site Development Plan (SDP) phase. The final design of the LRVC buildings may vary from the current elevations shown, however, they shall comply with the Architectural Criteria below. Importantly, the design and character of the architecture should support the vision established for the community.

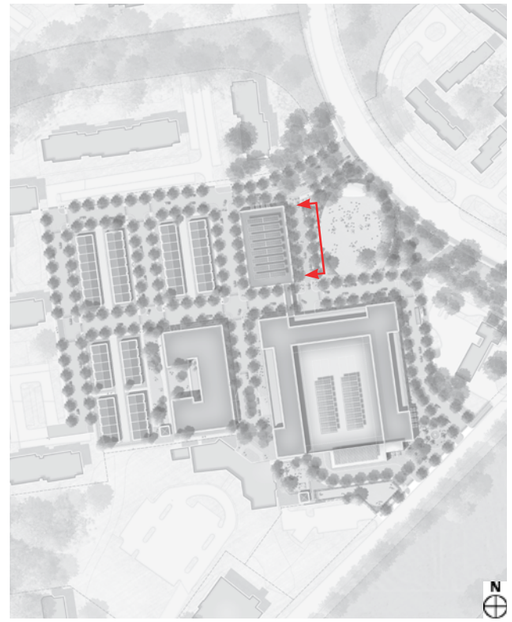
COMPONENTS

The Architectural Criteria include General Provisions that provide guidance for all structures in LRVC as well as criteria that apply to specific building components. These specific components include: Exterior Walls, Building Elements (such as porches, stoops, bays, and decks), Roofs, and Doors and Windows, as well as criteria specific to Frontage and Yard components. Illustrative diagrams are included to support the criteria.

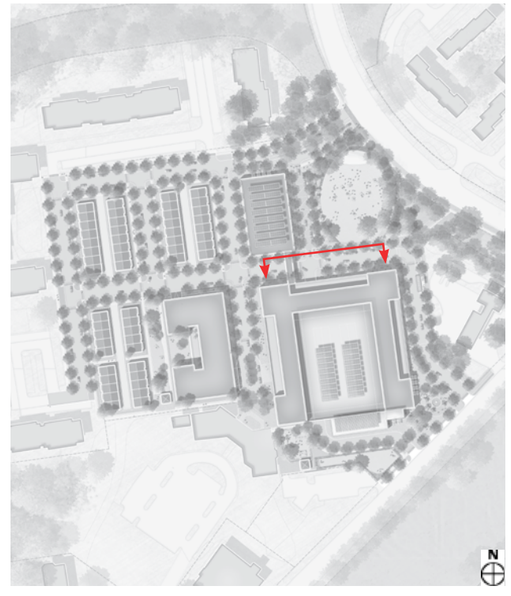


Site Section - Looking West

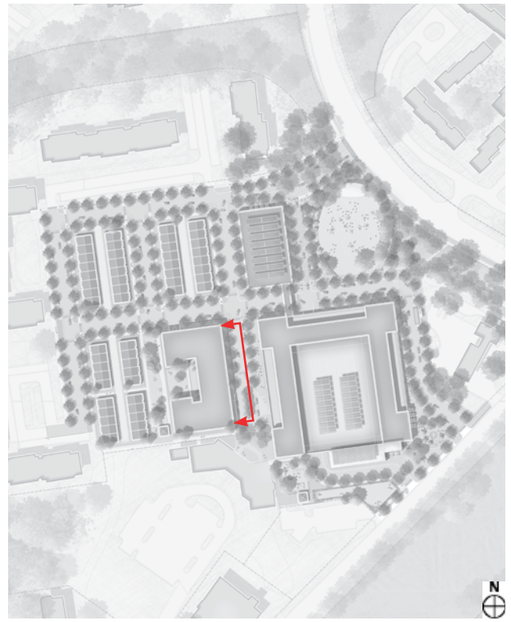
5.2 ARCHITECTURAL ELEVATIONS



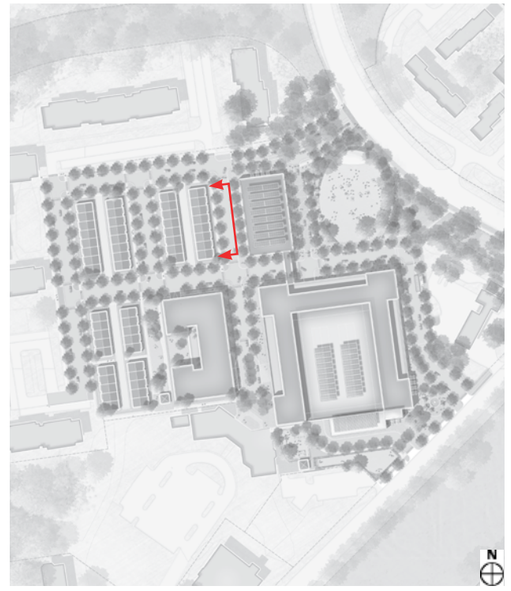
Mixed-Use Retail/Office/Civic Building - East Elevation



Mixed-Use Multi-family Residential/Retail Building - North Elevation



Senior Living Residential Building - East Elevation



Single-Family Attached (Townhouse) Buildings - Typical Front Elevation

5.3 ARCHITECTURAL MATERIAL AND ELEMENT STANDARDS

GENERAL PROVISIONS

Single-Family Attached Buildings:

- For Single-Family Attached (Townhouse) units, corner lots (i.e., lots fronting two streets and/or open spaces) are known as Prominent Lots. Corner lots have two frontages, including two front façades, roofscapes and yards for the purposes of these criteria. Lots located at alley entrances or adjacent to mid-block pedestrian passages are known as Semi-Prominent Lots. All other lots are Typical Lots. The design of buildings and elements on all Single-Family Attached (Townhouse) lots shall follow the appropriate criteria in the Urban Design section. *See also Figure 1.*
- Where and as used on the main/entry façade, masonry (brick or stone to 8" below grade) is required on the prominent side/ non-entry façade. Further, full front masonry shall return a minimum of 12" on the non-frontage side elevations or at an inside corner of a protruding element on the main/entry facade. Garages, links, and other secondary structures may have a masonry watertable in lieu of full brick on the frontage elevation(s). *See Figure 2.*
- Buildings should align at the front façade along a block. For Single-Family Attached (SFA) units, where building setback variations occur, the setbacks shall be grouped. Alternating or staggering each individual building setback is not permitted. *See Figure 3.*
- For Single-Family Attached units, all address numbers shall be mounted to the right side of the main entry door (when facing the building from the street). Alternatively, address numbers may be mounted above the entry door. Address numbers may be direct mounted or applied on a plaque, but, in all cases, they shall be placed appropriately, in concert with the building's architecture.
- Outdoor lighting fixtures are required on the front building façade of each Single-Family Attached unit and on the alley-side of each rear-load garage. The lighting fixtures shall be unswitched and hardwired to a photocell or timer.
- Flood lights shall not be permitted on residential lots.
- Solar path/garden lights, antennae, statuary, garden benches, play equipment, barbecues, and similar shall be relegated to rear yards/ decks only.
- Satellite dishes and accompanying mounting hardware and cables shall be placed on rear roof surfaces or elevations only. In instances where signal reception is inadequate in these locations and a satellite dish is still desired, satellite dishes may be mounted to a front roof or façade. In such cases, a letter from the installer stating the necessity of the particular location shall be submitted to the master developer.
- For Single-Family Attached (SFA) units, solar panels shall be placed on rear or side roof surfaces out of view from the street or in rear yards. In such cases where solar orientation requires panels to be mounted to front roof surfaces, panels shall be align, grouped, and centered on the roof. In such cases, a letter from the installer stating the necessity of the particular location shall be submitted to the master developer, along with a roof plan showing proposed placement.

Mixed-Use Buildings:

- Buildings shall front onto the more primary street or open space (as suggested by the proposed master plan, these include building frontages along the Village Green and between the Senior Living Building and the Mixed-Use Multi-family Residential/Retail Building). These building elevations, known as frontage elevations, facing a primary street or open space, should have Active Frontage (with retail, building amenity, or lobby space) at the ground level for fifty percent (50%) or more of the facade length, where feasible. See additional criteria in the Urban Design Section.
- Mixed-Use Buildings exceeding 120 feet in any horizontal dimension shall set up an implicit or explicit system of bays. Implicit systems use window groupings in the base, intervening floors, and the cornice area to denote bays. Explicit systems use columns or pilasters on the principal facade (frontage elevation) to accentuate smaller increments and individual storefronts. Implicit systems use material changes horizontally and within the base of the building or storefront to accentuate smaller increments.
- The frontage elevations of all buildings should be divided into architecturally distinct sections in which the height is equal to or greater than the width, using material changes, window groupings, columns, or pilasters to create vertically proportioned bays, as appropriate to the architectural character.
- Entrances should be visually identifiable within the facade and articulated within the base or bays in which they occur.
- Corners of buildings at important intersections are encouraged to have special articulation, such as a change in fenestration, a change in the height of the base or top, a change in material, or similar.
- No less than 15% nor more than 60% of the upper level facades shall be glazed openings in residential. No less than 40% nor more than 90% of the upper level facade shall be glazed openings in office. Retail storefront shall be a maximum of 90% glazed openings. Vertical Gardens may be glazed according to design requirements.
- Solar pales are encouraged on flat roofs and/or above structured parking garage spaces.

All buildings shall have a base, middle, top/cap, as follows:

- All buildings should have a clearly defined base that should have a visual appearance of greater height than other floors;
- Buildings 2 to 3 stories in height should have a clearly defined base and an articulated cornice or parapet; these buildings should not have a distinguished middle and top.
- Buildings 4 to 6 stories in height should have a 1-story base, a distinguished middle, and a 1/2 or 1-story top.
- An expression line (such as a horizontal band, projecting material, or regulating line) should delineate the division between base, middle, and top.
- The top should be distinguished from the middle by changing the window rhythm, material, setback, floor height, or similar.
- Setbacks (horizontal) in the building elevation should occur at and have a horizontal expression line.
- In addition to the base, middle, and top criteria noted above, all buildings should have a distinctive cap, such as a cornice or parapet, trellis or shade device, sloped roof, or articulated (occupiable) penthouse.

Single-Family Attached (Townhouse) Buildings

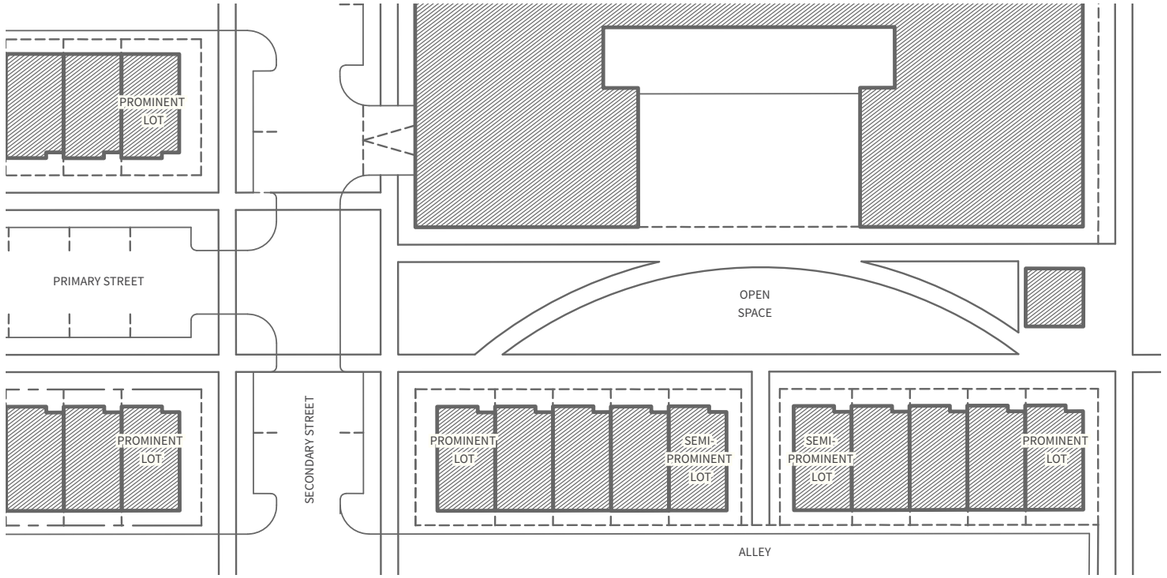


Figure 1

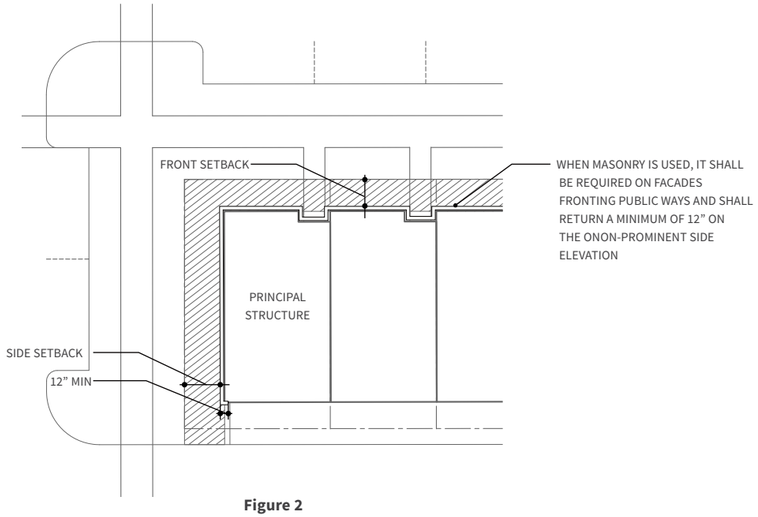


Figure 2

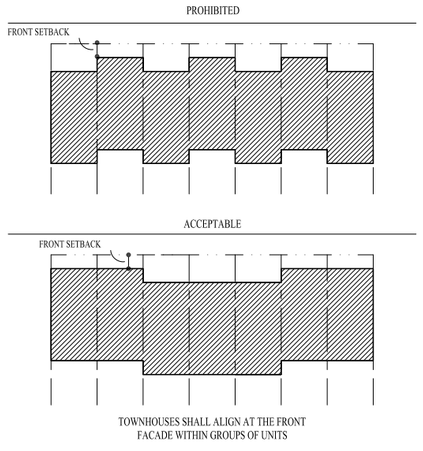
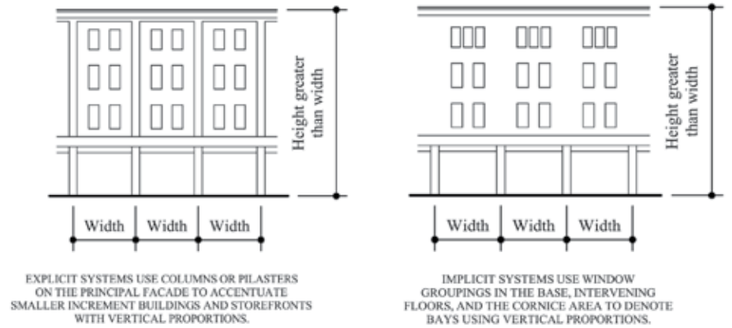
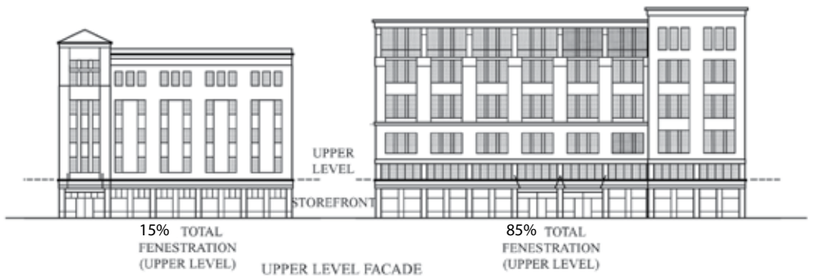


Figure 3

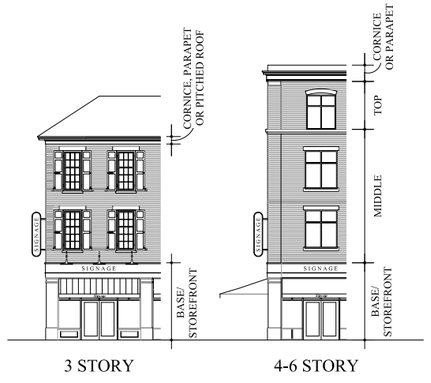
Mixed-Use Buildings



Examples of implicit and explicit bay systems



Examples of building fenestration percentages



Base, middle, and top diagram

EXTERIOR WALLS

Materials & Configurations for Single-Family Attached Buildings:

- Foundation walls shall be brick (brick veneer), stone (natural quarry stone veneer), or poured concrete with a brick pattern and painted to match or be one shade darker than the main façade material.
- Walls shall be brick, stone, or cementitious siding in a smooth finish (no vinyl or aluminum siding is permitted).
- Trim shall be cementitious, solid cellular PVC, or other simulated wood or aluminum (>10' above grade) as approved by the master developer.
- All keystones and voussoirs (masonry units that compose an arch) shall be masonry and shall have sides radial to the arch. Keystones are not permitted in non-masonry head features.
- Lintels and sills shall be made of brick, stone, or precast.
- All Single-Family Attached (Townhouse) units shall have a masonry watertable on the front façade. A masonry watertable or full masonry façade shall also be required on sides designated as Prominent.
- An expression of the base or watertable through a change in plane, brick shape, color, and/or pattern is required on frontage façades. *See Figure 7.*
- Full masonry shall return a minimum of 12" on non-frontage side elevations or at an inside corner of a protruding element on the main/entry facade. Masonry returns are encouraged, but not required on rear elevations. *See Figure 4a*.
- Building walls between the foundation and the eave shall be no more than three primary materials. Material changes shall occur along a horizontal line. Additionally, the lighter (or lighter appearing) material shall be used above the heavier (or heavier appearing) material. *See Figure 7*.
- Wall materials shall be oriented horizontally, unless appropriate to the architectural character.
- Walls of siding shall have all openings trimmed in vertical/jamb boards with a 4" minimum nominal width unless otherwise noted. Windows with installed shutters may omit the 4" jamb boards. Trim boards on rear windows may be a minimum of 2" wide. On frontage elevations, head trim shall be 8" minimum nominal in height and may incorporate a special head feature. On non-frontage side elevations, head trim shall be 4" minimum nominal in height. Sill trim shall project and be differentiated from apron trim.
- A minimum 10" nominal skirt/band trim board is required where siding meets a foundation wall or a watertable.
- Corners of siding elevations shall be trimmed in boards of 6" minimum nominal width.
- Doors in siding elevations shall be trimmed in boards of 4" minimum nominal width; wider trim is encouraged.
- Cornices are required with a minimum 10" nominal base trim. Decorative trim may be applied within the frieze of the cornice. *See Figure 5*.
- Cornice returns at gable ends shall be a minimum of 2'. *See Figure 4b*.

Materials & Configurations for Mixed-Use Buildings:

- Exterior walls with street or open space frontage shall be brick (brick veneer), cast stone, pre-cast, glass, and/or metal components. Additionally, cementitious siding or panels in a smooth or stucco finish or metal panels may be used at the second floor level and above where residential is the primary use. For frontage elevations of buildings of three stories or less, glass, masonry, or metal shall be the predominant building material.
- Exterior walls, as they turn the corner from a street or open space frontage condition to a service or courtyard condition, shall be consistent in material and detail with the street or open space frontage façade to a minimum depth equal to the width of the alley, access, or service way (measured building to building).
- Building walls facing interior courtyards, service lanes, or parking structures (excepting as noted in the criteria above) shall be brick, architectural concrete block (excluding split-face), pre-cast, or cast stone on the ground level; upper levels shall be masonry (brick, pre-cast, or cast stone), glass, metal components, stucco, and/or cementitious siding or panels in a smooth or stucco finish. Exposed foundation walls may additionally be parged concrete or other approved finish.
- Vinyl and aluminum siding products are not permitted (trim may aluminum as noted below).
- While not encouraged, the use of EIFS on an exterior wall above 22 feet (measured vertically from grade) is allowed; the use EIFS on an exterior wall within 22 feet of grade is not permitted. The EIFS color(s) shall be complimentary, but not identical, to adjacent materials.
- Arcades, piers, columns, and pilasters shall be stone, cast stone, pre-cast, brick, or composite material (e.g., Permacast or equivalent).
- Arches shall have a distinctive thickness (on both the inside and outside surfaces) and width.
- All keystones and voussoirs (masonry segments of an arch) shall be masonry and shall have sides radial to the arch. Keystones are not permitted in non-masonry head features.
- Lintels and sills shall be made of brick, stone, or precast.
- Trim shall be metal, wood, cementitious fiber board, fiberglass composite, polymer composite, or solid cellular PVC (e.g., Azek, Versatex, or similar). The use of aluminum trim on an exterior wall within 10 feet of grade is not permitted.
- Building walls, between the foundation and the eave, shall be no more than three primary materials.

Construction Techniques for All Buildings:

- Cementitious siding shall be smooth and pre-finished or painted.
- Butt joints in siding may be caulked or covered and shall be painted to match the siding color.
- A variety of neutral brick colors are encouraged; glazed, faced, and painted brick are permitted as appropriate to the architectural character.
- For all masonry, mortar shall compliment the masonry color and/or be a light earthly color such as beige, sand, light warm grey, or similar color. Cool gray mortar is not permitted.
- Brick shall be coursed in common, Flemish, herringbone, basket weave, or horizontal running bond. However, patterned brick detailing and special brick shapes may be used as accents.
- Precast concrete and cast stone masonry units shall have a smooth, ground, or molded finish resembling natural stone. Additionally, rustication may occur on the ground floor or building base.
- Precast concrete and cast stone masonry units shall be in a running bond pattern.
- Masonry mortar joints shall be weathered, concave, V-shaped, or grapevine and shall not be greater than 5/8" in dimension.
- Masonry units shall have butt joints at outside corners with a minimum three inch overlap (i.e., no mortar joints within three inches of an outside corner).
- Stone shall be set in a regularly coursed or roughly coursed pattern. *See Figure 6*.
- Materials shall terminate or transition only in the following ways:
  - Along horizontal lines consistent with the base, middle, and top of the building;
  - At changes in building plane; or
  - At pilasters, engaged columns, or other similar architectural elements.

  Additionally, the lighter appearing material (lighter in color, texture, and/or weight) shall be used above the heavier appearing materials.
- Trim is required where there is a change in material or a change in

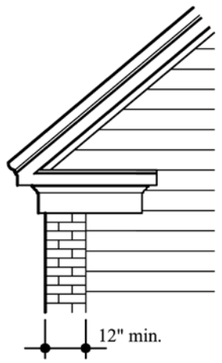


Figure 4a

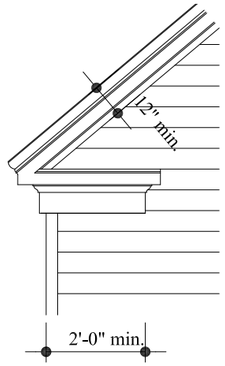


Figure 4b

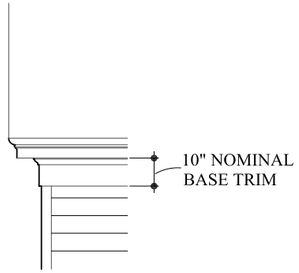
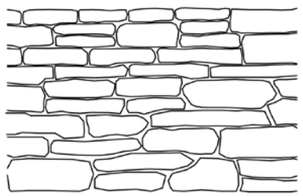
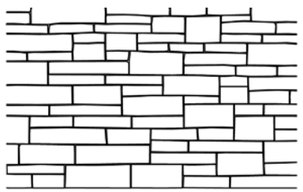


Figure 5



ROUGHLY COURSED FIELD STONE



COURSED SQUARE-CUT STONE

Figure 6

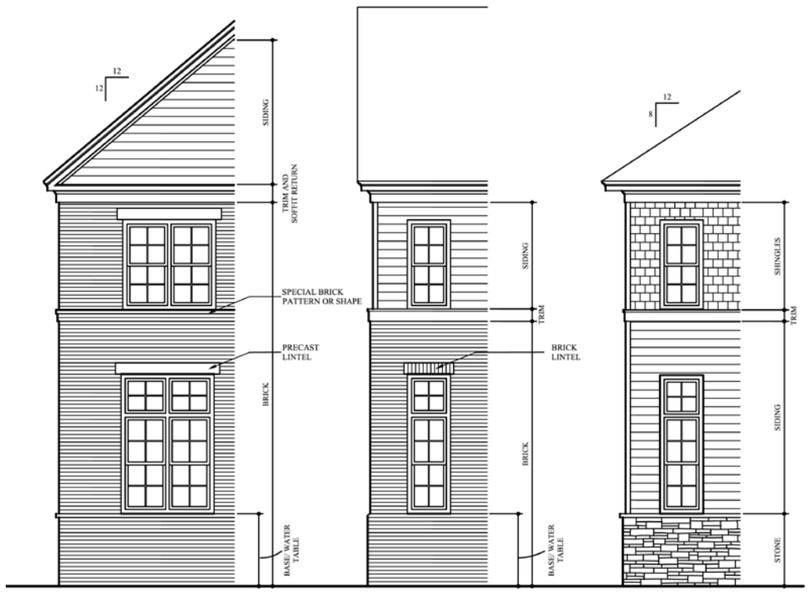


Figure 7

Construction Materials:

- Porches shall have simulated wood (i.e., Trex, Azek, or similar) walking surfaces. Brick or flagstone on the porch walking surface may also be approved by the master developer. Concrete may be approved by the master developer if it is not directly visible from the street and has been detailed appropriately. Concrete must not be exposed on vertical surfaces.
- Stoops shall be brick or flagstone on walking surfaces, risers, and sides. Concrete or simulated wood may be used at secondary entrances on non-frontage elevations.
- Rear decks shall have simulated wood products such as Trex, Azek, or similar decking on walking surfaces.
- Lattice on porches or rear decks shall be solid cellular PVC or vinyl.
- Columns and pilasters shall be stone, cast stone, pre-cast, brick, or composite material (e.g., Permacast or equivalent).
- Railings on porches, stoops, and/or decks shall be made of steel, wrought iron, electro-static painted (ESP) aluminum or PVC railing systems where appropriate to architectural character.
- Piers and arches shall be brick or stone. Rusticated architectural block may be approved by the master developer where consistent with the architectural character.
- No “doghouses” for direct vent fireplaces are permitted on the frontage elevations. If fireplaces are installed and require venting on the frontage façades, brick or stone masonry chimneys are required and vents shall run vertically, up the chimney (i.e., no direct venting on frontage elevations). Further, additional chimney detail may be required by the master developer on frontage elevations. Direct vents and “dog houses” are permitted only on non-prominent, side and rear elevations.
- Flues shall be tile, terracotta, or metal.
- Outbuildings shall match or coordinate with the architecture of the main/principal building.

Configurations:

- Decks are only permitted in rear yards and may not extend beyond the side foundation walls of the principal structure.
- Deck posts shall be wrapped in solid cellular PVC, fiberglass composite, or polymer composite trim with appropriate base and cap trim.
- The undercroft of porches shall be skirted with lattice having openings of 1-1/2” square maximum. Alternatively, louvers of solid cellular PVC may be used. Lattice or louvers shall be placed a minimum of 3/4” behind the surface of the pier and shall be framed with trim. *See Figure 9*.
- Porches and stoops shall have a maximum height of 7 risers and a minimum height of 2 risers.
- Porches on frontage elevations shall be a minimum of 8’ in depth. Stoops shall be a minimum of 4’ in depth.
- Porch openings between columns and piers should be vertical in proportion.
- Posts shall be no less than 6” nominal in width or depth. *See Figure 9*.
- Openings in masonry elevations shall have brick arches, jack arches, or stone/precast lintels.
- Open arches made of masonry shall not be less than 8” in thickness.
- Keystones and voussoirs (masonry units that compose an arch) shall have sides radial to the arch.
- Piers made of masonry shall be no less than 12” in width and 8” in depth and integral when used with a column or post.
- Columns and pilasters should be of the Tuscan or Doric orders as prescribed by The American Vignola.
- On porches or stoops, full or half-round columns or pilasters are required against the building wall corresponding to the outside, freestanding column or pier. *See Figure 9*.
- Lintels made of stone or pre-case concrete shall extend horizontally beyond the opening a dimension equal to the height of the lintel, not to exceed 8”. Precast lintels shall be flush with the wall surface.
- Brick soldier lintels (i.e., jack arches) shall extend a minimum of one brick beyond the opening and may project between 1/2” and 3/4” beyond the wall surface. *See Figure 8*.

Construction Techniques:

- Railings of steel or wrought iron shall be pre-finished or painted black.

See General Provisions for additional criteria.

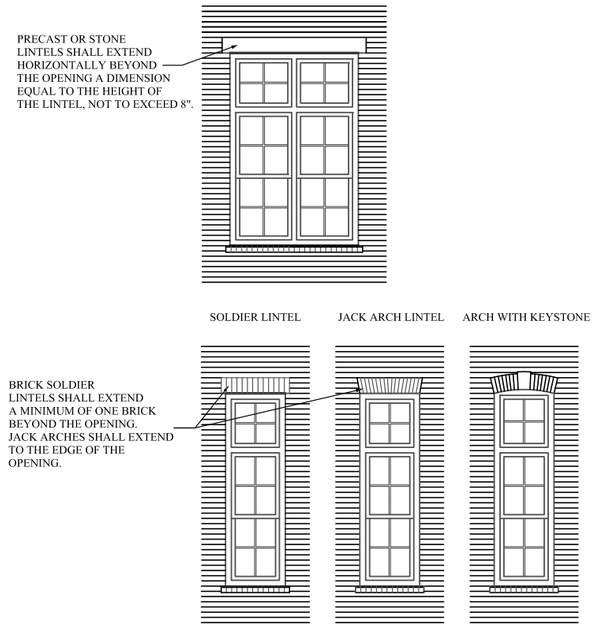


Figure 8

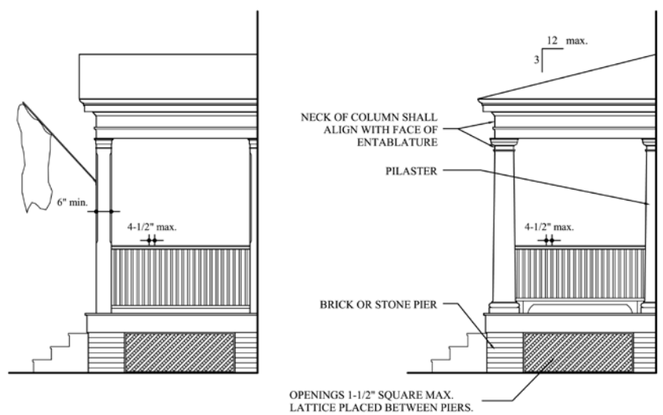


Figure 9

ROOFS

Construction Materials:

- Roofs may be pre-finished standing metal seam, copper, slate, artificial slate, or architectural grade asphalt shingles.
- Gutters and downspouts shall be aluminum, pre-finished metal or copper. (Copper anodized aluminum is not permitted).
- Splash blocks shall be stone, brick, concrete, fiberglass, or vinyl. Gravel may be approved by the master developer.
- Glazing in windows, skylights, and stained-glass shall be glass.

Configurations:

- Roofs shall be flat or simple and symmetrically pitched, and only in the configuration of gables, hips, and mansards. Shed roofs may be used on secondary massing elements and dormers.
- On the primary structure, if pitched, the pitch of the main roof shall be between 8:12 and 14:12. Secondary roofs on the principal structure, may have shallower pitches but shall relate to the main roof (hips with hips and gables with gables). *See Figure 10.*
- Eaves shall have no more than six outside corners. *See Figure 11.*
- Shed roofs of building elements shall have the ridge attached to an exterior building wall or primary roof ridge and have a maximum pitch of 4:12.
- Balustrades are permitted only when the flat roof is occupiable and accessible. *See Figure 10.*
- Roofs (with the exception of interior lot townhouses) shall overhang a gable end a minimum of 12” measured from the face of the fascia board to the face of building wall.
- Rake returns (with the exception of interior lot townhouses) are required at gable ends and shall have 2’ minimum return of cornice trim *(see also Exterior Walls). See Figure 5b.*
- Gable ends shall have profile trim.
- Skylights shall be flat in profile and not directly visible from a street or open space.
- Solar Panels: *See General Provisions on page 58.*
- Rooftop mechanical equipment (including elevator equipment, HVAC equipment, and similar) should be concealed in roof wells designed as an integral part of the building or screened with a parapet.
- Vents, flues, turbines, and other roof penetrations shall be collected or grouped when possible and relegated to the rear roof surface on pitches roofs or on flat roofs.
- Gutters on Single-Family Attached (Townhouse) units, shall be half-round or ogee (“K”) profile.
- Exterior downspouts shall not be attached to free-standing columns or posts, rather shall run down and attach to the building wall.

Construction Techniques:

- Roofs built of standing seam metal shall be pre-finished.
- Shingle color may be dark gray, charcoal, black, or a black blend.
- Vents, attic ventilators, turbines, flues and another roof penetrations shall be pre-finished or painted to match the color of the roof, when directly visible from the public realm (i.e., from streets and open spaces).
- Gutters and downspouts made of pre-finished metal shall coordinate with the color of the adjacent material finish (i.e., gutters and downspouts mounted on light trim material shall be white or off-white; gutters and downspouts on dark brick or stone shall be a dark neutral color). Copper downspouts shall be permitted to age naturally.

See General Provisions for additional criteria.

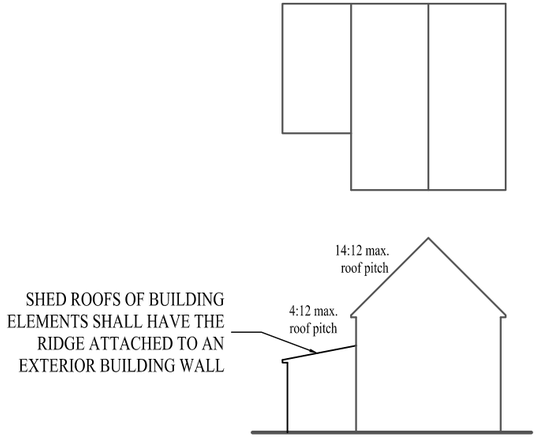


Figure 10

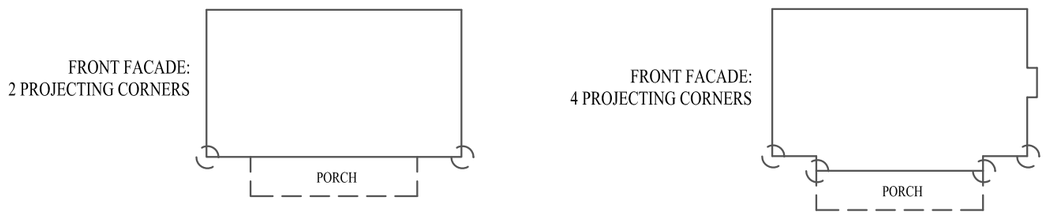


Figure 11

DOORS AND WINDOWS

Construction Materials:

- Windows shall be aluminum clad, fiberglass, or vinyl clad or, on Mixed-Use Buildings, may be Storefront.
- Glass shall be clear and free of color. False windows may have a dark film or paint applied to the interior or be spandrel glass.
- Shutters shall be solid cellular PVC or vinyl.
- Doors shall be built of embossed steel or fiberglass or, on Mixed-Use Buildings, may be Storefront.
- Garage doors on Single-Family Attached (Townhouse) units shall be built of embossed steel or fiberglass. Glass transoms appropriate to the garage door style may be included (i.e., square-top transoms with square-top doors; arch-top transoms with arch-top doors).

Configurations:

- Windows should align vertically within any given façade. *See Figure 12*.
- For Single-Family Attached (Townhouse) units, one window on each frontage façade may be circular, semi-circular, hexagonal, or octagonal in shape. Windows may be quarter-circular in shape when paired in a gable end. *See Figure 12*.
- Windows and window lites shall be square or vertical in proportion. Windows shall be configured with 9/9, 9/6, 6/6, 6/1, 4/4, 4/1, 2/1, or 1/1 lites. Muntins shall be true divided light or simulated divided light (grills mounted to the exterior of the window) are preferred. *See Figure 13.*
- Bay windows on frontage façades shall extend to the ground or visually appear to be structurally supported by brackets. *See Figure 14*.
- Two windows paired in the same rough opening shall be separated by a minimum 4" nominal post (mullion). *See Figure 15*.
- Windows should be no closer than 2' to building corners, except where windows are paired, one on each wall at a corner.
- Storm windows shall be the same material and color matching the windows they serve.
- Screens shall be a dark neutral color.
- Shutters shall be applied to all or none of the windows on any given façade or both frontage façades and shall be shaped, sized, and proportioned to the windows they serve, both in height and width. *See Figure 16.* The master developer may approve the elimination of shutters on paired or unique windows.
- Shutters shall be operable or provided with adequate hardware (i.e., shutter dogs, stays, or similar) to make them appear operable and shall be mounted as if hinged to the window frame. *See Figures 16 and 18*.
- A minimum of 18" shelter shall be provided at main entry doors.
- Storm doors and screen doors shall be full view, free of decorative trim, and match the color of the exterior trim of the house. *See Figure 17*.
- Doors shall be attached by hinges. Double doors on Single-Family Attached (Townhouse) units are not permitted on frontage elevations.
- For Single-Family Attached (Townhouse) units, exterior doors shall be a minimum of 3'-0" x 6'-8" with raised or recessed panels. Doors may be set within door surrounds with sidelight panels. *See Figure 17a.*

Techniques:

- Windows shall be single-hung, double-hung, triple-hung, casement, hopper, or fixed.
- Shutters shall be painted a dark neutral color.
- Doors, including garage doors, on Single-Family Attached (Townhouse) units, shall have glass, raised or recessed panels, or both.

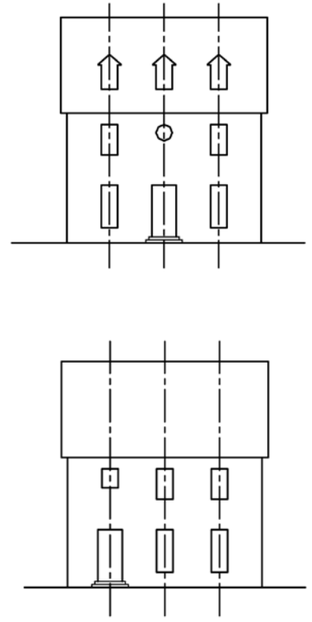


Figure 12

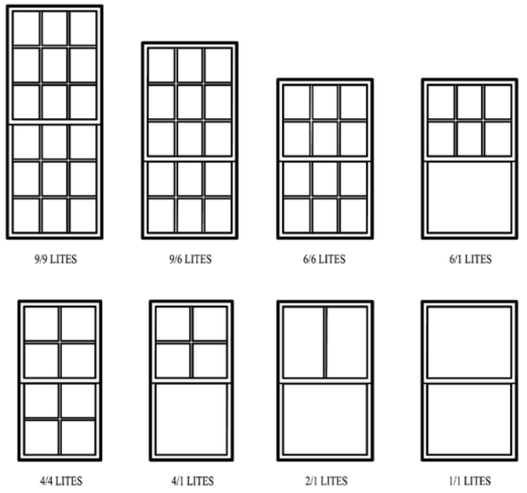


Figure 13

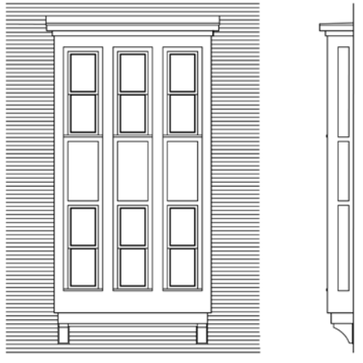


Figure 14

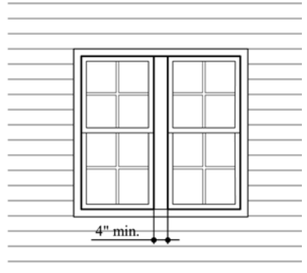


Figure 15

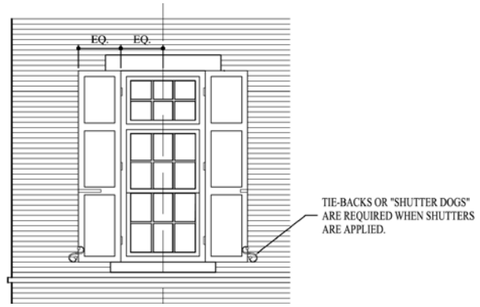


Figure 16

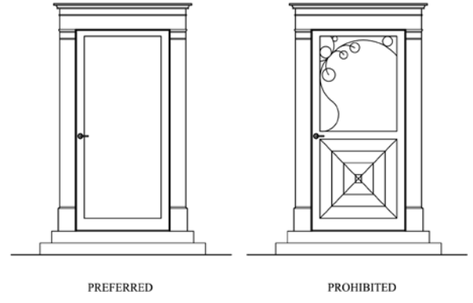


Figure 17

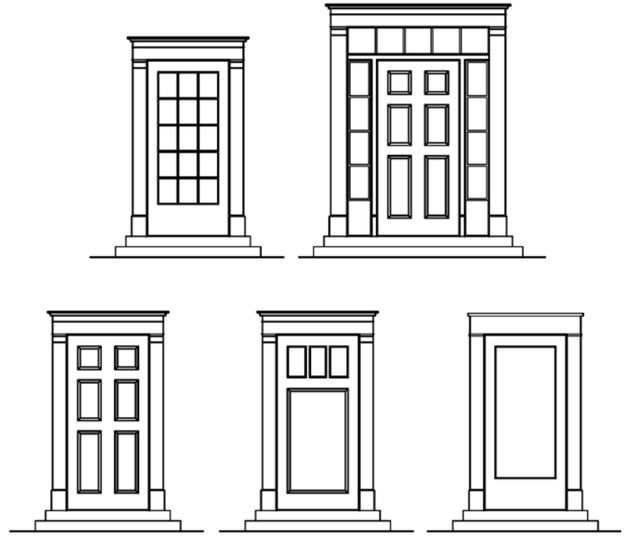


Figure 17a

FRONTAGE AND YARD

Construction Materials:

- For Single-Family Attached (SFA) units, frontage (front-yard) fences adjacent to a street or central open space are not required at Long Reach Village Center; however, if used, fences shall be steel, wrought iron, or ESP (electrostatically painted) aluminum.
- Privacy (rear-yard) fences/walls shall be almond/beige vinyl, brick, or stone.
- Frontage dooryard walls and garden walls shall be brick or stone.
- Retaining walls shall be brick, stone, or architectural grade, straight-face block.
- Hedges, when installed along a frontage, shall be planted and maintained to be a continuous mass. *See additional Landscape Criteria in Section 4.0 Landscape Design.*
- Leadwalks may be brick, stone (flagstone or slate), concrete pavers, or concrete.
- Steps attached to stoops or porches shall be brick or flagstone on walking surfaces, risers, and sides. Concrete or simulated wood may be used at secondary entrances on non-frontage elevations.
- Rear-load driveways may be asphalt, concrete, brick pavers, or concrete pavers. Aprons shall be concrete.

Configurations:

- Terminal posts in fences (at corners, openings, ends, and similar) shall be wider and taller in proportion than other posts (maximum heights per type follow below). Fence posts shall be spaced evenly along a run with 8' maximum spacing.
- Frontage fences shall be between 32" and 38" in height, with posts up to 42" in height.
- Privacy fences in rear yards shall be a maximum of 6' in height, including any top lattice or spaced picket portion. *See Figure 21.*
- Along non-frontage lot lines, privacy fences shall not extend forward of the primary structure.
- Brick or stone piers or metal picket gates may mark the pedestrian entrance to a private yard.
- Frontage dooryard, garden, or retaining walls shall be between 18" and 42" in height, with piers up to 48" in height.
- Leadwalks shall connect with street sidewalks.
- Posts of fences and garden walls shall be set 12" minimum and 24" maximum off street or open space sidewalks. *See Figures 18 and 19.*

Techniques:

- Fences of steel or aluminium shall be pre-finished in black.
- Brick walls shall be capped with coping stone or shaped brick. The cap shall overhang the wall between 1/2" and 1-1/2" to provide an appropriate drip edge.
- Dooryard, garden, or retaining walls of brick or stone shall be no less than 8" wide and capped in a rowlock course of brick, cut brick, or dressed coping stone 1-1/2" to 3" thick. *See Figure 20.* Dooryard or garden walls are encouraged where sidewalk grade is 4' or more lower than the stoop or porch walking surface.
- Poured concrete shall have a smooth finish.
- Vinyl fences shall have a smooth finish (i.e., no wood grain).

See General Provisions for additional criteria.

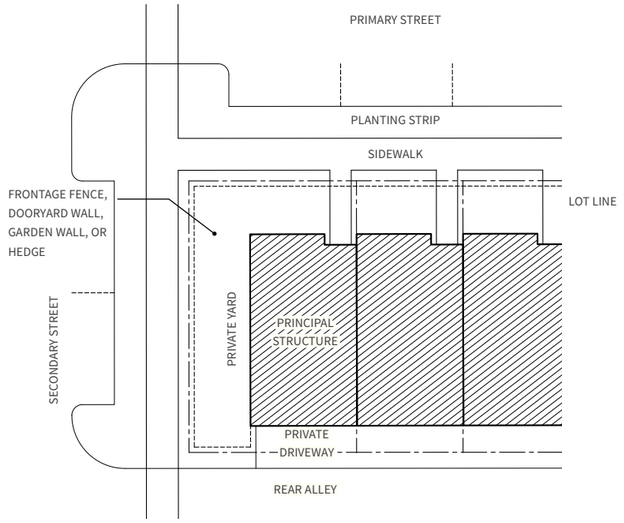


Figure 18

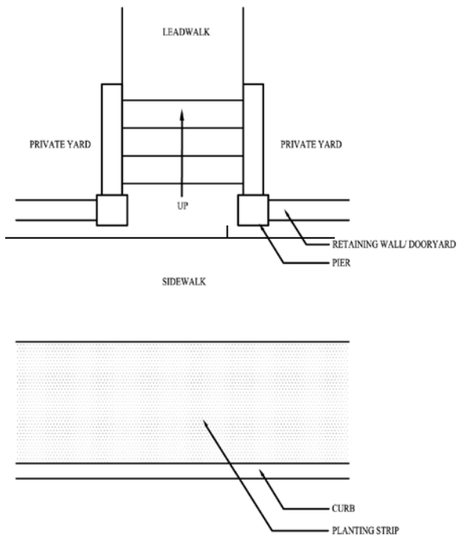


Figure 19

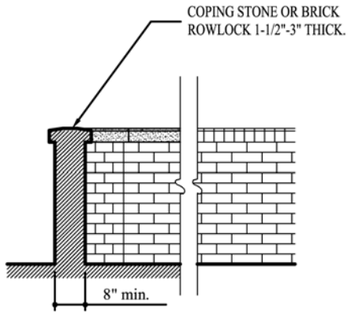


Figure 20

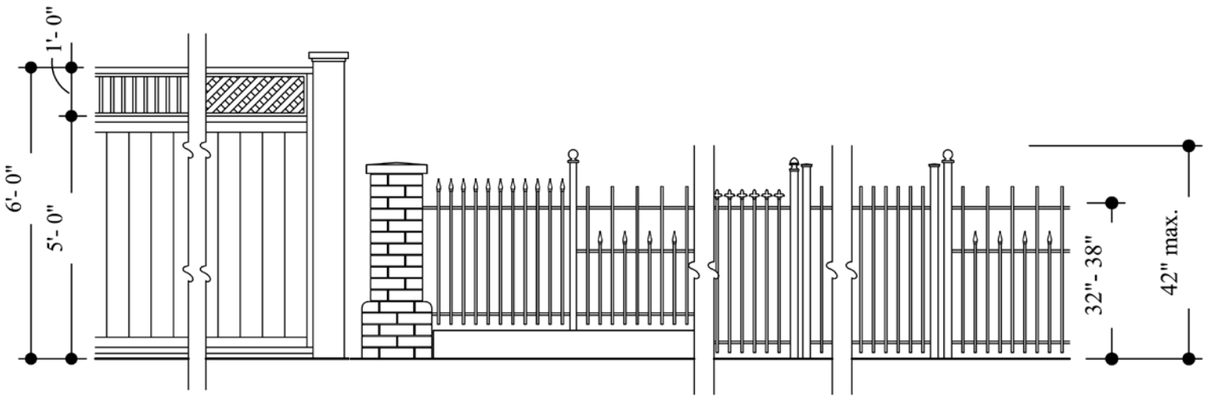


Figure 21

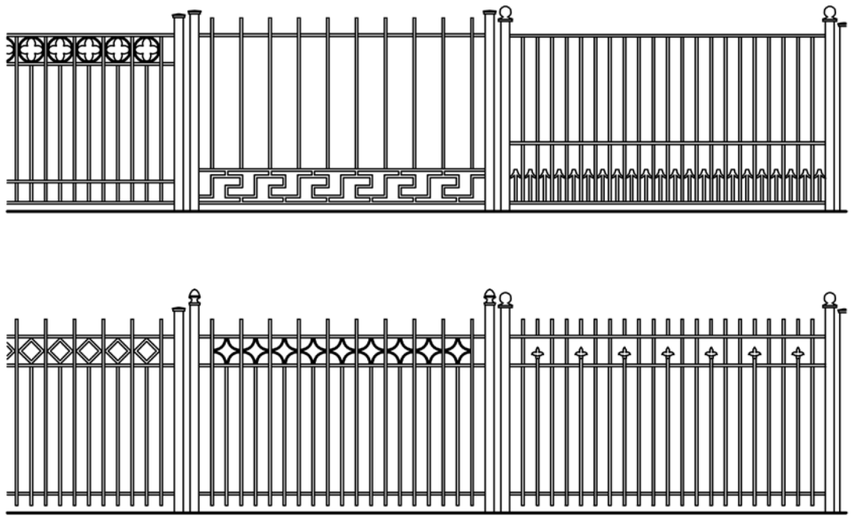


Figure 26

6.0 SIGNAGE

6.1 OVERVIEW
6.2 SIGN TYPES AND STANDARDS

6.1 OVERVIEW

This section is comprised of guidelines to ensure that signs are an integral part of Long Reach Village Center (LRVC), welcoming visitors to the village and promoting clear wayfinding. The criteria in the Design Guidelines are aimed at achieving well-designed, coordinated signage.

While these guidelines govern the quality and charater of the signs within LRVC, the current Howard County Sign Code shall serve as the overriding regulating document for all square footage requirements, sign setbacks, and height limitations.

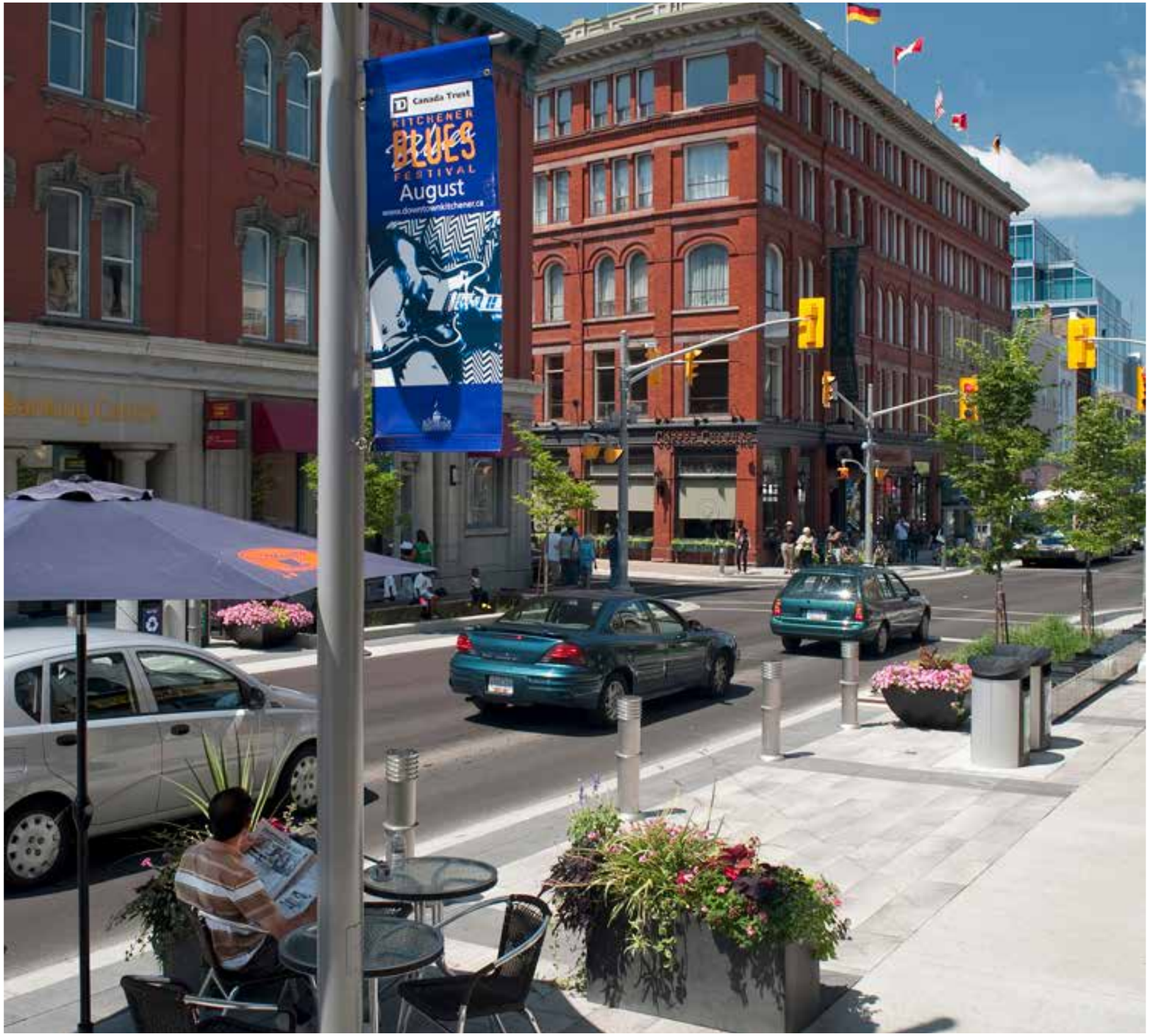
PURPOSE

The intent of the Signage criteria is to facilitate the overall vision for LRVC by creating a coordinated and aesthetically pleasing sign program for the center that is consistent with the envisioned character. These criteria encourage the use of artistic imagery, lighting, color, texture, graphics, and materials to inspire creative design for the signage. Signage should inform, direct, and orient the public in a thoughtful and meaningful way. It should also improve and complement the aesthetic qualities of a building, a streetscape, or landscape while having a positive visual impact on the entire village center.

These criteria are intended to convey required standards and to provide visual and textual examples of a variety of signs that represent the expectation for quality signage.

COMPONENTS

The Signage Criteria include General Provisions that provide guidance for all sign types within LRVC. The Sign Type and Standards include signage style and color guidance for each sign type as well as illustrative examples.



GENERAL PROVISIONS

The following items listed below are general provisions that apply to all sign types within Long Reach Village Center (LRVC). Further provisions specific to each sign type follow the General Provisions.

- LRVC should contain an eclectic mix of signage that provides a layer of authenticity to the village center.
- Signs should be designed with the purpose of promoting LRVC to all users while enhancing the pedestrian and cyclist experience.
- Building signs should relate to their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the building but also to the streetscape. Building signs should be located in logical “signable areas” which relate to the architectural pattern of the façade. Signage areas are often, but not always, continuous wall surfaces uninterrupted by doors, windows, or architectural detail. Building signs should enhance and relate to, not obscure, the architectural features of buildings.
- Building signs on Single-Family Attached (Townhouse) building are not permitted, excepting address numbers.
- Signs are to be kept in good repair such that they are always in clean, working condition and the copy text and graphics is not obscured or damaged.

Content & Illumination

- Signs, copy, and graphic elements should fit comfortably into sign area, leaving sufficient margins and negative space. Thickness, height, and color of sign lettering should be visually balanced and in proportion to other signs located on the same building façade.
- Lighted signs help create the night streetscape while assisting with identification and wayfinding. It is important to illuminate signage carefully and appropriately to ensure safety.
- Internally illuminated, acrylic or flexible-vinyl faced box signs are not encouraged, unless incorporated as a secondary or supportive feature.
- Backlit, halo-lit illumination, or reverse channel letters with halo illumination are encouraged for lighting purposes. Such signs convey a subtle and attractive appearance and are very legible under moderate ambient lighting conditions.
- Projecting light fixtures used for externally-illuminated signs should be simple and unobtrusive in appearance. They should not obscure the graphics of the sign and should be designed as part of the architecture of the sign.
- Sign lighting should be designed and installed to achieve appropriate illumination of the particular sign type and condition. Effort should be made to only illuminate the graphic surfaces, background, and letterforms of the sign, while limiting light spill over to other adjacent uses, buildings, pedestrians, and vehicles and to keep night sky light pollution to a minimum.
- All electrical connections, including junction boxes, transformers, conduit, raceways, and tubing required for any sign items, should not be exposed; they should be concealed and out of public view.
- A sign should not have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light operated to create an appearance or illusion of writing or printing.
- Sign illumination should promote energy conservation by utilizing energy efficient illumination methods such as LED lighting components.

Sign Design & Materials

- Quality materials and creative design should be used as a means to add visual interest and direct attention rather than bright colors or over-scaled letters.
- Dimensional signs, letterforms, and decorative brackets are encouraged.
- Where sign letters are pin-mounted, they should have dimensional returns to give the appearance of solid dimensional material.
- Internally lit plastic letters or plastic box signs are not encouraged.
- Signage for LRVC is anticipated to employ a variety of materials and illumination techniques including:
  - Painted aluminum/metals
  - Natural finish metals, including bronze, aluminum, steel, and stainless steel
  - Etched and polished metals
  - Cast metals/plaques
  - Natural, opaque, hard surface materials, such as brick and stone
  - Glass, including frosted, colored, patterned, and clear
  - Exterior grade vinyl materials
  - Acrylic, poly-resin materials
  - High Density Urethane
  - LED illumination
  - Concealed fluorescent illumination

6.2 SIGN TYPES AND STANDARDS

While the General Provisions apply to all signs in Long Reach Village Center (LRVC), the following sign types require particular attention as the identification and directional signage for the community. In this important role of building the community character, further provisions specific to each of the following sign types apply.

PERMANENT IDENTIFICATION SIGNS

Located at key perimeter locations, these signs announce the primary entry points (or gateways) to LRVC. This sign type should be part of a coordinated family of signs and should be integrated within an overall wayfinding plan.

DIRECTIONAL SIGNS

These signs promote convenient wayfinding within LRVC and include the following types: Vehicular Directional Signs and Pedestrian Directional Signs.

STREET SIGNS

These signs, attached to poles, offer an opportunity for customization. Including the Long Reach Village Center logo and/or typeface along with the street name can add to the sense of place and distinguish LRVC.

BANNERS

Banner signs are permanent or temporary signs that add visual interest and color to the streetscape. They are vertically oriented and should be compatible with the overall character and color of the community's graphic identity. Banner signs along the streetscape may be attached to light poles to provide a simple means of displaying the community's identity and/or promoting special community events, holidays, or seasons.

PERMANENT IDENTIFICATION SIGNS

Permanent Identification Signs announce Long Reach Village Center, highlighting the entry points and/or major gateways to the community. These signs play an important role in establishing an identity for LRVC that welcomes visitors to the village center.

Materials and Standards:

- Shall be designed as an integral part of the center's hardscaping and landscaping.
- Shall be compatible with the architecture of LRVC.
- Sign materials may include fabricated aluminum, natural metals, stone, masonry, and/or glass.
- Messages on LRVC Identification Signs should be limited to the name, "Long Reach Village Center", but may also include "Welcome to" or similar supporting text.
- Signs may contain internal and/or remote illumination.

DIRECTIONAL SIGNS

These signs facilitate wayfinding within Long Reach Village Center. Directional signs promote convenient navigation within the center, helping to create an environment that is easy to navigate, whether by car, by bicycle, or on foot.

Designed and constructed as a family of signs, the Directional Signs for LRVC should welcome the visitor arriving by car and easily navigate all visitors to key areas. Pedestrian Directional Signs further help direct movement by providing wayfinding to destinations throughout LRVC.

Specific criteria for each directional sign type are listed on the following pages.

Directional Sign Types:

- Vehicular Directional Signs
- Pedestrian Directional Signs

VEHICULAR DIRECTIONAL SIGNS

Directional Signs for vehicles will play an active role in providing the primary form of communication for visitors driving within Long Reach Village Center. These signs will identify paths of travel and directions to amenities for residents and visitors.

Materials and Standards:

- Shall be designed with an emphasis on clarity and legibility for vehicular occupants, taking into account vehicular speeds and sightlines (see below).
- Vehicular directional signage shall be designed to be consistent and uniform within LRVC and signs shall contain a coordinated logotype.
- Directional text shall contain generic uses (such as “Parking”, “Community Center”, “Plaza”, ”Shops”, “Restaurants”, and similar and wording of a directional nature.
- Signage panels shall be fabricated of aluminum and be ground and/or post-mounted.
- Any projecting overhead sign item located within the streetscape shall be mounted no less than 8’ above the ground level.
- Signs should not contain internal illumination, rather they should be illuminated by ambient or remote sources.
- Text for signage shall be fabricated and/or cast painted aluminum letters and applied vinyl.
- All text shall take vehicular speed and sightline visibility into consideration when determining the appropriate font sizes to be used. A minimum text height of three inches is recommended. This has a readable distance for maximum impact of thirty feet and a maximum readable distance of one hundred feet.

PEDESTRIAN DIRECTIONAL SIGNS

These signs provide directional wayfinding for pedestrian use. Pedestrian Directional Signs may also be used for cyclists, particularly along the Shared-Use Path or trail connections within Long Reach Village Center.

Materials and Standards:

- Signs shall be designed and constructed as a family of signs that enhances the pedestrian experience.
- Shall be pedestrian in scale and height (see below).
- Shall be used to direct and inform pedestrians throughout LRVC.
- Pedestrian directional signage should be designed to be consistent and uniform throughout LRVC and shall contain a coordinated logotype.
- Directional text shall contain generic uses (such as “Parking”, “Community Center”, “Plaza”, ”Shops”, “Hotel”, “Restaurants”, “Grocery”, and similar) and wording of a directional nature.
- Signage panels shall be fabricated of aluminum and be ground and/or post-mounted.
- Any projecting overhead sign item located within the streetscape shall be mounted no less than 8’ above the ground level.
- Signs should not contain internal illumination, rather they should be illuminated by ambient or remote sources.
- Text for signage shall be fabricated and/or cast painted aluminum letters and applied vinyl.
- All text shall take sightline visibility into consideration when determining the appropriate font sizes to be used. A minimum text height of one inch and maximum cap text height of three inches is recommended.

STREET NAME SIGNS

These signs, attached to poles, offer an opportunity for customization. Including the Long Reach Village Center logo and/or typeface along with the street name can add to the sense of place and distinguish LRVC.

Materials and Standards:

- Shall be designed with an emphasis on clarity and readability for vehicular occupants, taking into account vehicular speeds and sightlines.
- Street signs shall be designed to be consistent and uniform throughout LRVC.
- Signage panels shall be fabricated of aluminum, post-mounted, and contain white reflective vinyl text.
- An alternative background color other than the normal guide sign color of green may be used for Street Name Signs, subject to approval by Howard County Planning.
- Recommended Minimum Letter Heights for post-mounted street signs:

  Multi-lane Street (40 mph or less):
  Initial Upper-Case Min. Height 6 inches
  Lower-Case Min. Height 4.5 inches

  Two-lane Street (25 mph or less):
  Initial Upper-Case Min. Height 4 inches
  Lower-Case Min. Height 3 inches

- Any projecting overhead sign item located within the streetscape shall be mounted no less than 8’ above the ground level or 18’ above any roadway, driveway, or alley.

BANNER SIGNS

Banners can add color and visual interest to the streetscape environment. Permanent and temporary banners may be mounted on, street light poles, and similar pole-like structures.

Banners added to the streetscape environment with Long Reach Village Center will help enliven, add color, and promote a sense of community. This can be achieved by using banners to help identify the corridor, celebrate holidays, and/or advertise community events.

Materials and Standards:

- Banners shall be scaled for both pedestrians and vehicular occupants.
- Materials may include:
  - » Durable, heavy weight exterior grade canvas fabric
  - » Exterior grade, digitally printed vinyl and vinyl mesh materials
- Size: Banners shall be appropriately scaled to the street light pole to which they will attach, taking wind load into consideration. Banners shall not exceed sixteen square feet per side.
- Pole-Mounted Banners located within the streetscape shall be mounted no less than 8’ above the ground level or 14’ above any roadway, driveway, or alley.
- The horizontal clearance between a banner and the curb line shall not be less than 3’.
- Banners shall be coordinated along the streetscape as to size, style, frequency, and placement.
- Pole-Mounted Banners for community events or holidays may be displayed up to ninety days.

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