



Sandy Spring Rural Village Plan



PUBLIC HEARING DRAFT

SANDY SPRING RURAL VILLAGE PLAN

Abstract

This Plan contains the text and supporting maps for a comprehensive amendment to the approved and adopted 1998 Sandy Spring/Ashton Master Plan. It also amends the General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended, the Master Plan of Highways within Montgomery County, as amended, and the Countywide Bikeways Functional Master Plan, as amended. This Plan makes recommendations for land use, zoning, design, historic preservation, transportation, trail connections, parks and open space, environment, and community facilities.

Source of Copies

The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760
Online: montgomeryplanning.org/sandyspring

Notice to Readers

Each area master plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective. Area master plans are intended to convey land use policy for defined geographic areas and should be interpreted together with relevant County-wide functional master plans.

Master plans generally look ahead about 20 years from the date of adoption. As communities evolve, the specifics of a master plan may become less relevant over time. Generally sketches or drawings in an adopted master plan are for illustrative purposes only; they are intended

to convey a general character rather than a specific commitment to a particular detailed design.

Master plans do not specify all development possibilities for a particular property or area. In order to understand the full range of development options, the reader should be aware of additional land uses and development potential available through permitted conditional uses; variances; transferrable development rights (TDRs); Moderately Priced Dwelling Units (MPDUs); rezoning by local map amendments; public projects and the mandatory referral process; and municipal annexations.

The Maryland-National Capital Park and Planning Commission

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission is charged with preparing, adopting, and amending or extending The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks.

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SANDY SPRING RURAL VILLAGE PLAN

Prepared by the Montgomery County Planning Department
August 4, 2014

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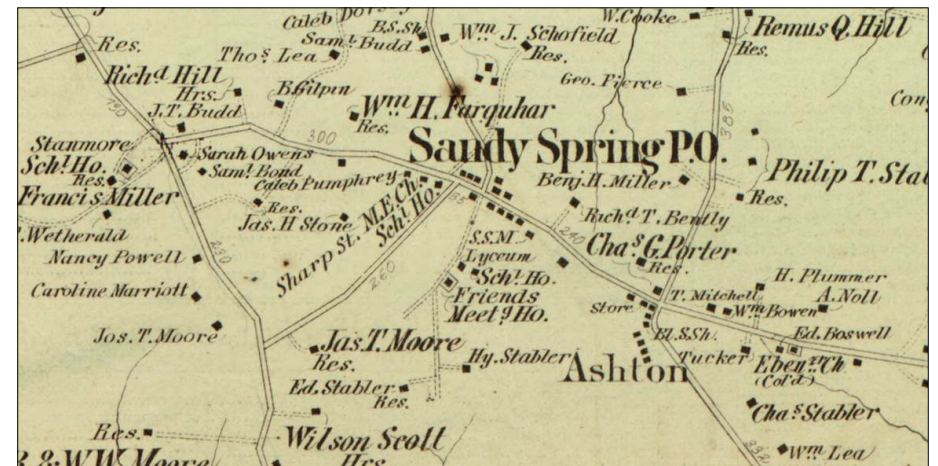
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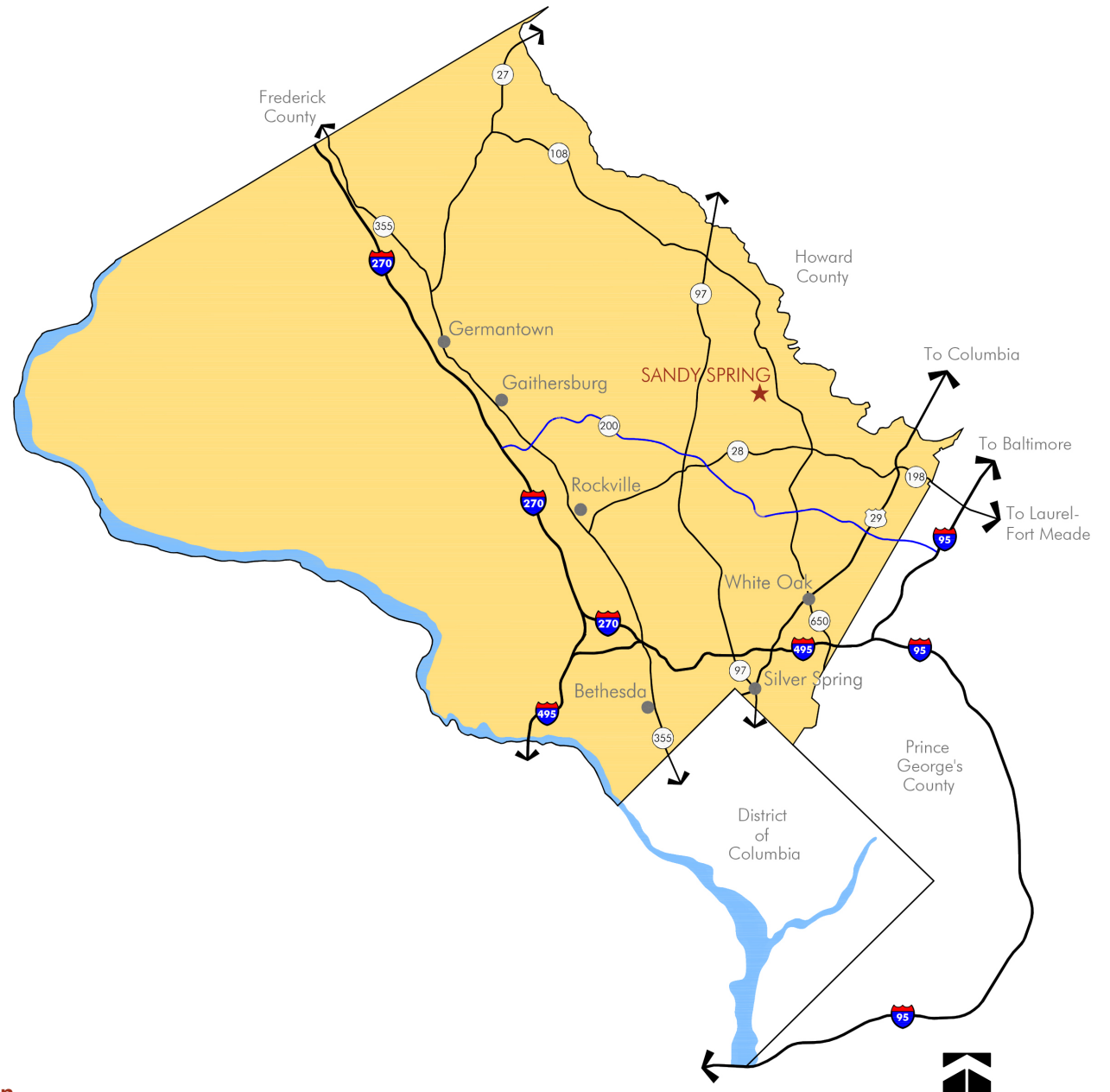
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The Village of Sandy Spring Map: 1879 G. M. Hopkins Map



**Sandy Spring within
Montgomery County Map**

INTRODUCTION

PURPOSE

In the spring of 2013, the Montgomery County Council requested that the Planning Department examine a limited amendment to update the 1998 Sandy Spring/Ashton Master Plan. The 1998 Master Plan recognized the Sandy Spring village center as the “heart of the community in terms of local commerce and community gatherings” (p. 32). The Plan also acknowledged the well-established character of the village center on the south side of Olney Sandy Spring Road (MD 108) and the need to reinforce the village center on the north side. The 1998 Plan page 34 required that a more detailed study be conducted to address the following:

- **Rural Village Character:** establish a scale that provides an appropriate transition to adjacent low density residential neighborhoods, and buildings in keeping with historic character of the area,
- **Mix of Land Uses:** consist of one- to three-story buildings with commercial uses that serve the community,
- **Connections and Street Character:** provide pedestrian and vehicular improvements and address street character, and
- **Open Space:** create a quality open space in the village center that provides opportunities for gathering.

Rural Village Character

Sandy Spring is a rural village with low scale buildings. It is clearly distinguished from the surrounding lands as one travels along MD 108. Homes of varying vintage, historic buildings, offices, and institutions line the road, set off in some cases by picket fences or hedgerows. This cluster of buildings and institutions creates the village and has a clear entrance from the west—the intersection of Norwood Road and MD 108. This Plan seeks to preserve the rural character of Sandy Spring by enhancing the existing gateway and reinforcing the distinction between the rural village and the adjacent residential neighborhoods.



Western rural entry to Sandy Spring

HISTORICAL CONTEXT

The village of Sandy Spring evolved from an early 18th century farming community settled by members of the Religious Society of Friends, or Quakers. The community grew around the meeting house, named for a nearby sandy spring. Early settlers engaged in tobacco cultivation, milling, and other ventures. The village was born in 1817, with the opening of a post office, store, and replacement brick meeting house. Area Quakers freed their slaves from the 1770s to the 1830s, and free black settlements grew along Brooke and Norwood Roads. Today's Sandy Spring is a diverse community with a long tradition of civic engagement, innovation, and cooperation. Many descendants of the early inhabitants live there still.

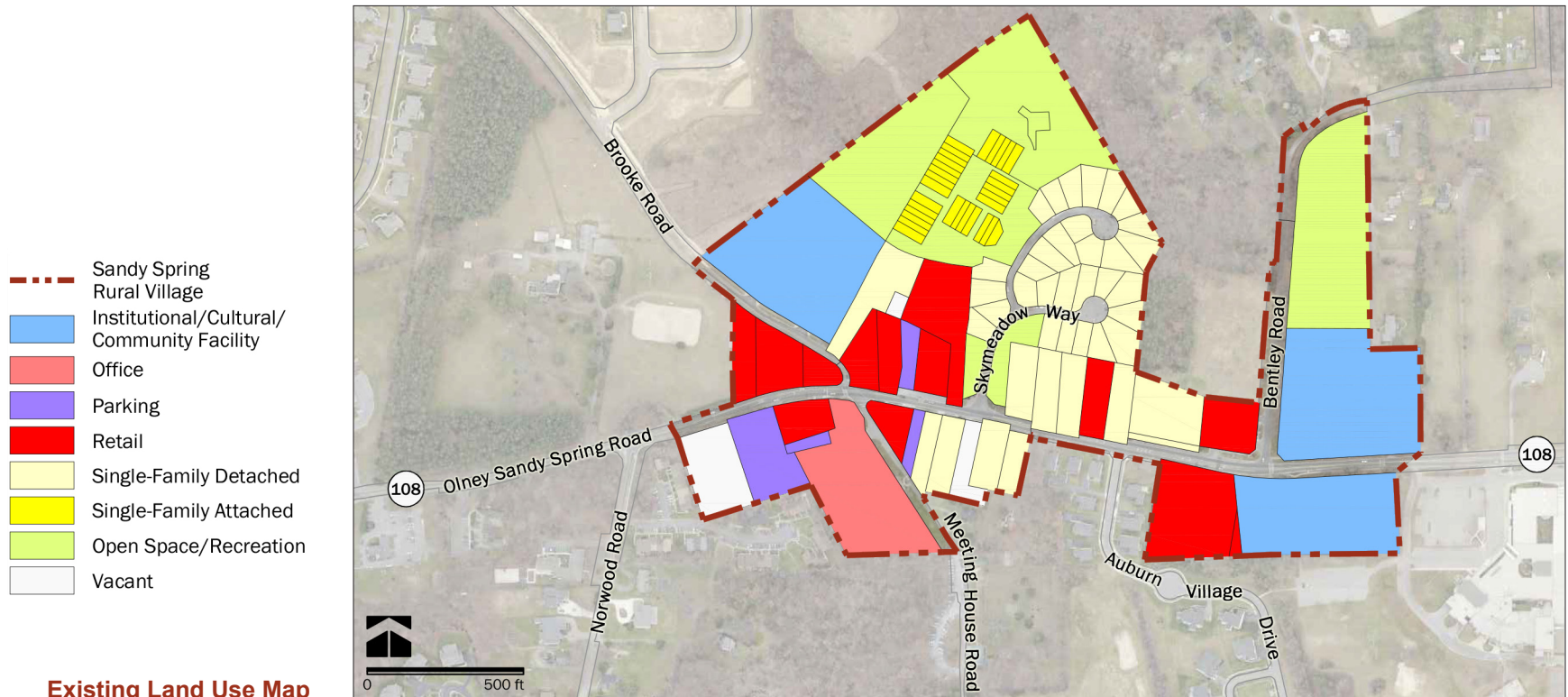
Mix of Land Uses

Single-use zoning currently dominates the village. The existing C-1, C-2, and O-M Zones do not allow a flexible response to the growing residential, retail, and office market. In addition, the allowed office and commercial zones do not provide a mix of uses or any public space, nor do they support infill development. The development standards in these existing zones create a significant limitation to the existing local businesses and future commercial development. The Sandy Spring-Ashton Rural Village (SSA) Overlay Zone provides some use

and density protections, but its height limitation constrains development potential in the village.

Market Analysis

Property owners and residents have long been concerned about the economic viability of the commercial properties at the intersection of MD 108 and Brooke Road. The existing land use and zoning have prevented redevelopment to date because of the limited range of land uses permitted, outdated development standards, and overly generous parking requirements.



Existing Zoning within the Sandy Spring Rural Village

ZONE ¹	DESCRIPTION	ACRES	LIMITATIONS	SINGLE-USE ZONING	RESIDENTIAL ALLOWED
C-1	General Commercial	6.89	High intensity uses; Limited mix	Yes	No
C-2	Convenience Commercial	0.43	Limited commercial uses	Yes	No
O-M	Office Building, Moderate Intensity	5.42	Limited retail uses	Yes	No
RC	Rural Cluster	7.24	One house per 5 acres	Yes	Yes
RE-1	Residential, One Family, 1 acre	0.04	One-family detached on 40,000 sf, no mix of uses	Yes	Yes
RE-2	Residential, One Family, 2 acre	3.06	One-family detached on 87,120 sf, no mix of uses	Yes	Yes
R-60	Residential, One Family, 6,000 sf	12.82	One-family detached on 6,000 sf, no mix of uses	Yes	Yes
R-200	Residential, One Family, 20,000 sf	9.97	One-family detached on 20,000 sf, no mix of uses	Yes	Yes

¹ All zones are subject to the densities of the SSA Overlay Zone, including the C-1, C-2, and O-M Zones, which are limited to 0.75 FAR.

Montgomery Planning’s Research Division conducted a retail market analysis to determine the amount and type of retail space that the Sandy Spring Study Area could support. (See Appendix for the full report.) The analysis reviewed retail supply and demand, competition from nearby areas, and examined the demographic trends and patterns to help identify retail opportunities. This analysis is based on existing retail conditions, including retail currently in the development pipeline.

The retail market analysis indicates there is a market for both convenience and shoppers goods in the Plan area. Convenience goods include: food and beverage stores, health and personal care stores, miscellaneous retailers, and food services

and drinking places. Shoppers Goods include the following retail categories: electronics and appliance stores, building materials, garden equipment and supply stores, clothing and clothing accessories stores, sporting goods, hobby, book and music stores, and general merchandise.

The growth in neighborhoods surrounding Sandy Spring has created a strong market for more upscale businesses, specialty shops, and restaurants. A good indicator of this need in the area is that an existing Urban Barbeque restaurant recently expanded and doubled in size.



Existing buildings within the Sandy Spring Rural Village

Household Growth

The Sandy Spring/Ashton area has seen significant growth in households since the 1990's and the approval of the 1998 Master Plan. Between 1990 and 2011, 746 new households were added in the Sandy Spring/Ashton area, a 56 percent increase. During that same time, the Sandy Spring/Ashton population grew at a faster pace than the County as a whole (see the Appendix). As compared to the County, the Sandy Spring/Ashton area has a high rate of homeownership and household incomes. One quarter of the households in Sandy Spring have incomes over \$200,000.

This Plan seeks to provide a thriving retail setting in Sandy Spring to serve the increase in residents. The Plan recommends a small expansion of the village center to reinforce the center's viability with the mix of uses including housing. The Plan will promote new commercial and retail establishments in a village center that will be closer to the street and activate the public space.

Connections and Street Character

This Plan examines a village center in the commercial core that will keep Brooke Road in its historic alignment. Today, the north side of

Household Growth 1990-2011

LOCATION	YEAR	NUMBER OF HOUSES	CHANGE IN NUMBER OF HOUSES	% GROWTH OF HOUSES
Sandy Spring/Ashton	1990	1,329	-	-
	2000	1,692	363	27%
	2011	2,075	383	23%
Total	1990-2011	-	746	56%
Montgomery County	1990	282,228	-	-
	2000	324,940	42,712	15%
	2011	355,434	30,494	9%
Total	1990-2011	-	73,206	26%

Source: 1990 & 2000 U.S. Decennial Census and 2007-2011 American Community Survey, 5-year estimates.



Looking east on Olney Sandy Spring Road, 1909: This intersection with its historic alignment serves as the heart of the community life. (Source: Sandy Spring Legacy by Thomas Y. and Elie S. Rogers, edited by CANBY, 1999)

MD 108 has limited pedestrian facilities and perpendicular parking in the public rights-of-ways that requires vehicles to back out into the road. This design is dangerous to pedestrians and cyclists, and it inhibits traffic flow.

The Plan provides for major safety improvements for pedestrian, cyclists, and vehicles. The Plan recommends contiguous shaded, tree-lined roads, bike lanes, sidewalks, relocated parking, and improved pedestrian crosswalks at intersections.

Open Spaces

The Plan encourages a village green and other quality open spaces for public gathering and community activities. Creating additional vibrant public gathering spaces will add to civic engagement, place making, and opportunities for special events and festivals.

This Plan **preserves** Sandy Spring's historical role as a village center and will include **a mix of uses, connections, and quality open spaces.**



Sandy Spring Meeting House: The front porch and grassy area provides an informal open space.

Open space at the Sandy Spring Museum: The open space in front of the museum is the site for many community functions.

PLAN FRAMEWORK

OVERVIEW

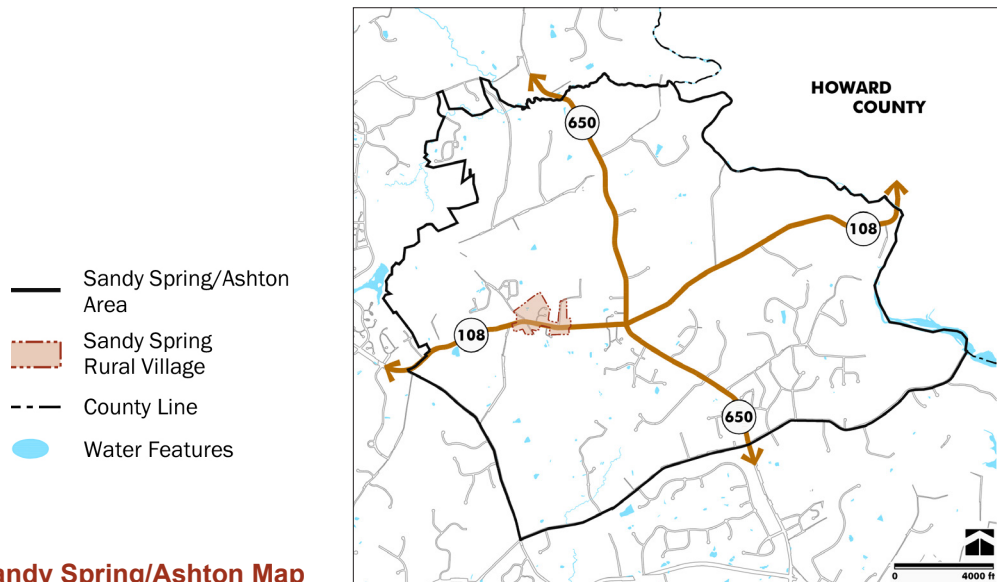
The Sandy Spring/Ashton area is a community of 5,800 in northern Montgomery County, Maryland approximately 20 miles north of Washington, D.C. and eight miles east of Rockville, Maryland. Located between two north-south routes (Georgia Avenue and New Hampshire Avenue), MD 108 is the east-west main street through the Sandy Spring Rural Village. MD 200, the Intercounty Connector (ICC), completed in 2011, is located approximately five miles south and serves as the main east and west highway in the northern and central parts of the County.

While Quaker culture and history still influences the area, many newer residents have also settled into neighborhoods surrounding the rural village over the last 10 years. These recent community members have diverse interests and viewpoints. The market study of the area indicates a wide-variety of incomes with a high level of home-ownership and new housing construction in the area. Based on this analysis, a strong potential for new businesses, specialty retail, and restaurants exists within the village.

Study Area Boundary

The Sandy Spring Rural Village area is centered around the commercial properties near the intersection of MD 108 and Brooke Road, and it is generally bounded by the Sandy Spring Volunteer Fire Department site and Sandy Spring Meadow neighborhood on the north, the Sandy Spring Museum on the east, the historically designated properties of the Sandy Spring Bank, Montgomery Mutual Insurance building and old fire station on the south, and Brooke Road on the west.

This Plan amends pages 32-35, 37, 46, 55-56, 58-61, and 65 in the 1998 Plan that specifically identifies the Sandy Spring Village Center and amends the area's road and bikeway classifications.



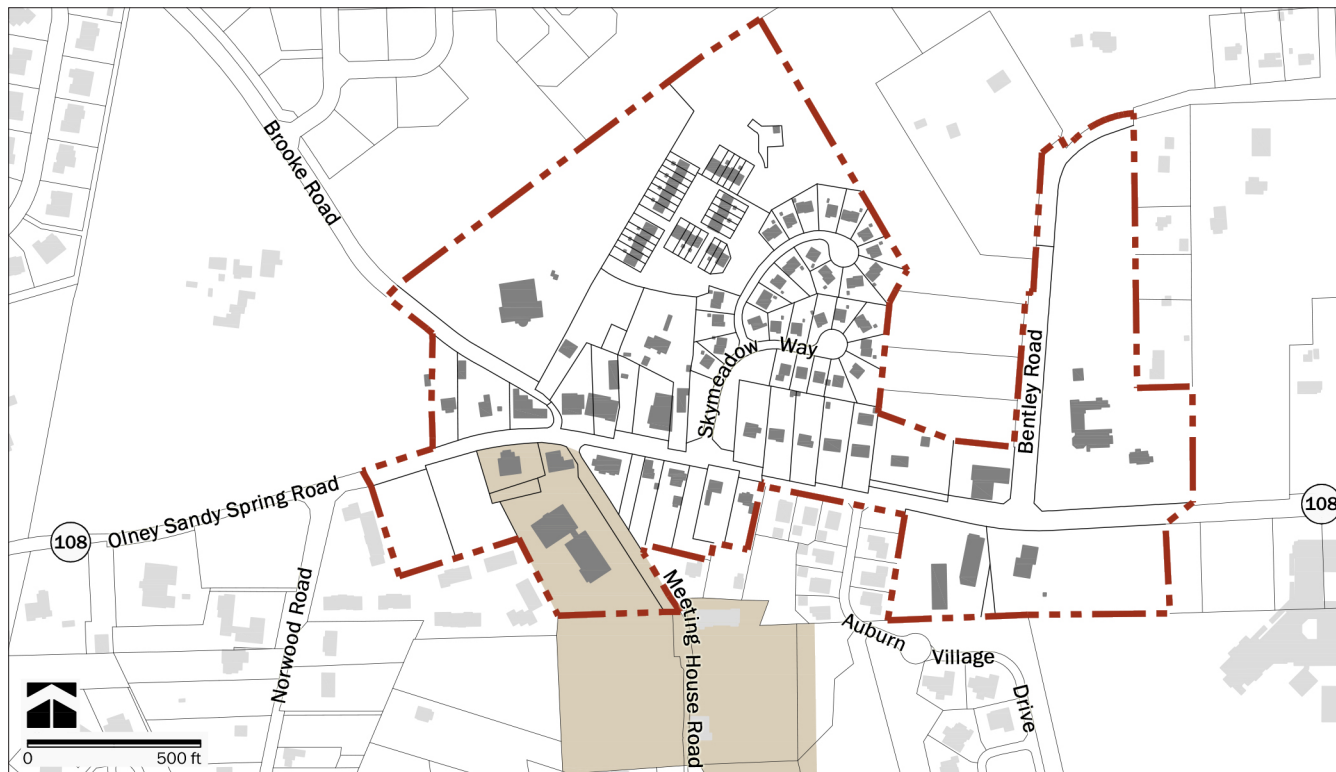
Sandy Spring/Ashton Map

Population Estimates 2010

AGE DISTRIBUTION	SANDY SPRING /ASHTON AREA 2010 ¹		MONTGOMERY COUNTY 2010	
	Estimate	Percent	Estimate	Percent
0-4 years	275	4.7%	63,809	6.7%
5-19 years	1,377	23.5%	187,117	19.5%
20-34 years	534	9.1%	182,574	19.0%
35-44 years	666	11.4%	141,623	14.8%
45-64 years	2,022	34.6%	267,203	27.8%
65 years and older	975	16.7%	117,412	12.2%
Total Population (% of County)	5,849	0.6%	959,738	-

Source: 2007-2011 American Community Survey 5-year estimate, U.S. Census Bureau; Research & Special Projects, Montgomery County Planning Department, M-NCPPC.

¹ The Sandy Spring/Ashton area is defined by the boundary of 2010 U.S. Census tract 13.16.



- - - Sandy Spring Rural Village
- Historic District

Sandy Spring Rural Village Map



OUTREACH APPROACH AND PROCESS

Sandy Spring is a unique community with a small focused planning area, and an active engaged group of residents and business owners. Maximizing their role in the Plan was a key goal of the planning process.

In February 2014, a four-day planning workshop was held in the community at the Sandy Spring Museum. The workshop was an intense collaborative process open to all interested community members, property owners, business owners, local civic associations, and government agencies. Stakeholders were able to express their views regarding the issues that affect Sandy Spring.

Through consensus, the community developed a concept for the Sandy Spring Rural Village. This draft plan is the direct result of the workshop.



VISION, CHARACTERISTICS AND IMPLEMENTATION

The four-day workshop identified the vision, the unique characteristics of the community, and an implementation strategy for enhancing Sandy Spring as a great community. The workshop established an agreed upon vision for the Plan: “An historic rural village that serves as a focal point of community life.” The characteristics identified by workshop participants included:

- A rural, walkable village
- Civic spaces for gathering, socializing, eating, and contemplation
- Safe connections to schools, museums, the fire station, stores, the post office, and places of worship
- Streets, open spaces, buildings, and wayfinding signage that reflect the area’s historic character
- Streets with appropriate pedestrian-scaled lighting, signage, landscaping, and streetscape elements
- Contextual building types of one- to three-stories
- Retail, service and restaurants in the village center
- Vibrant streetscape with areas for sidewalks and seating.
- A variety of housing types for all ages and incomes

The workshop participants discussed an implementation plan to implement the community’s vision. The Plan includes:

- Mixed-use development using the Commercial Residential Neighborhood (CRN) Zone. This zone is consistent with the uses and the vision expressed in the Sandy Spring/Ashton Rural Village (SSA) Overlay Zone.
- Capital Improvements Program for greater pedestrian and street safety, connectivity, and signage.



February 2014 Community Workshop

RURAL VILLAGE PRECEDENTS

To gain a better understanding of the components of a great rural village, several Mid-Atlantic villages and towns were analyzed and studied as precedent models for Sandy Spring. The village precedents included: Sharpsburg and St. Michael's, Maryland; Allentown, New Jersey; Little Washington and The Plains, Virginia; and Centerville, Delaware. Buildings, public spaces, and street character were analyzed in these places (see Appendix). The precedents included the following themes:

- A main street with two lanes of traffic with on-street parking
- One to three story mixed-use buildings with ground floor retail with active commercial storefronts
- Well-defined street edge with buildings placed close to the street and parking located to the side or rear
- Sidewalks with random street trees and bike lanes
- Small and large civic spaces
- Roads lined with homes, historic buildings, scattered views of fields and woodland, fences and hedgerows that create a strong rural village entry

These ideas are incorporated into the recommendations for the Sandy Spring Rural Village Plan.



St. Michael's, MD: Defined building edges with varying heights create visual interest and activates the narrow sidewalks of South Talbot Street. Randomly spaced trees provide shade, and crosswalks provide safe pedestrian connections.





The recently built Auburn Village neighborhood



Tattoo parlor on MD 108



Example of specialty retail

PLAN RECOMMENDATIONS

SANDY SPRING RURAL VILLAGE CONCEPT

The growth in neighborhoods in the Sandy Spring/Ashton area has created a market for more businesses, specialty shops, and restaurants. Based on the growth in households and income, the Sandy Spring market can be characterized as a well-educated, growing affluent community that offers increasing market potential for services and goods. Many residents go elsewhere for their service and retail needs, but they are willing to shop locally if the opportunity was available.

The strong market potential provides opportunities for new businesses, specialty shops, and restaurants in the Sandy Spring Rural Village. The existing land use and zoning have prevented redevelopment to date because of the limited range of land uses permitted, outdated development standards, and excessive parking requirements. As a result, property owners and residents have been concerned about the economic viability of the commercial properties at the intersection of MD 108 and Brooke Road.

The retail market analysis, completed by the Montgomery Planning Department's Research Division, identified the amount and type of retail space that the Sandy Spring Study Area could support. The analysis reviewed retail supply and demand, competition from nearby areas, and

examined the demographic trends and patterns to help identify retail opportunities. This analysis was based on existing retail conditions, including retail currently in the development pipeline. The retail market analysis found there is a market for both convenience goods and shopper's goods in the Plan area.

Olney Sandy Spring Road (MD 108) will become the main street through the Sandy Spring Rural Village. The village is envisioned as a pedestrian oriented place with local retail businesses, new infill housing and services, commercial redevelopment, and well-connected open spaces for gathering, socializing, and contemplation. The village will have three distinct neighborhoods. The Plan includes recommendations for the following three neighborhoods:

- Village Core Neighborhood
- Residential Neighborhood
- Cultural Neighborhood



Sandy Spring Rural Village Concept



Ground Floor Retail Uses with Commercial/Residential Above



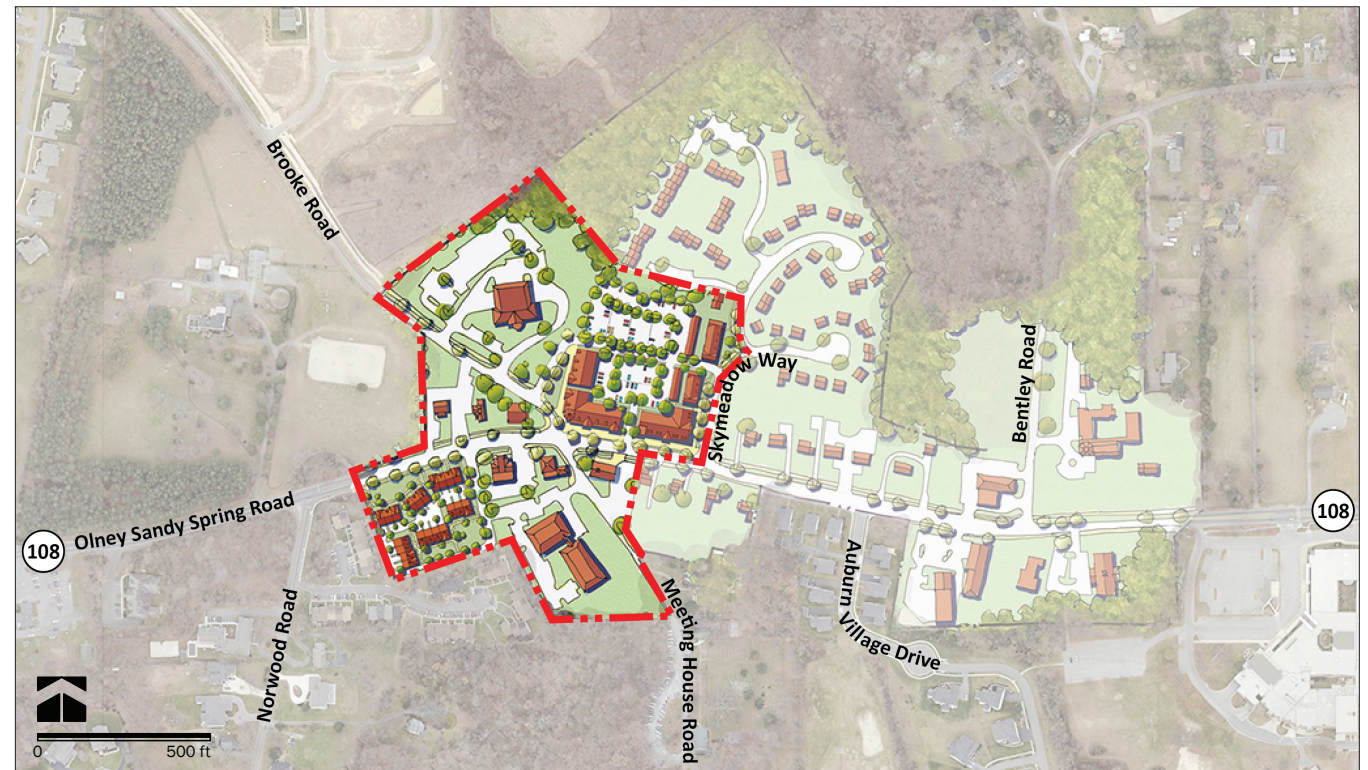
Open Space for Community Gathering

VILLAGE CORE NEIGHBORHOOD RECOMMENDATIONS

Planning and Land Use

This Plan specifically targets the intersection of Brooke Road and Olney Sandy Spring Road (MD 108) as the “heart” of the village for improvement to streetscape, open spaces, connections, traffic operations, and proposals for under-utilized buildings. The Village Core is envisioned as the vibrant, walkable center for community life in Sandy Spring, along both sides of MD 108. Planning and land use recommendations include:

- Provide for a mix of residential and commercial uses with a floor area ratio (FAR) consistent with the SSA Overlay Zone
- Provide a village green and open spaces for gathering
- Extend the Village Core to the north and east to Skymeadow Way
- Reinforce the edges of the Plan area with medium density residential uses.
- Heights increase in the Village Core and taper to the eastern and western Plan boundaries.
- Encourage various housing opportunities,



Village Core Neighborhood

including townhouses and residential over retail/office

- Provide for business expansion, infill and revitalization opportunities

Buildings

Throughout the planning process, the community expressed the importance of developing a historic main street character for the Village Core Neighborhood. This character is established, in part, by how buildings are located along the street. The south side of the Village Core along MD 108 has a well-defined street edge with buildings placed close to the street and parking located to the side or rear of buildings. The north side is significantly less

defined. Buildings are mostly situated behind a row of perpendicular parking within the right-of-way.

As evident in many older, traditional main streets found throughout the Mid-Atlantic region, building placement is critical to achieving the character of a place. A build-to-area, which is an area where building facades are located, should be established close to the MD 108 right-of-way to allow some flexibility in building location, while creating a defined building edge. The variations in the build-to-area along MD 108 will create a vibrant streetscape with areas for sidewalk café spaces and seating.



Chestnut Hill, PA: Slight variations in building placement creates visual interest along Germantown Avenue.



Conceptual Aerial View of the Village Core: New buildings in the Village Core should be placed close to the street in order to activate MD 108.



Mashpee, MA: A signature building marks an important street corner.



Lansdowne, VA: The rear facade of the building has a secondary entrance that is articulated similarly to the front facade.

Buildings should fit seamlessly in with the quality and character of the historic context, such as the Nichols building, Christopher’s Hardware Store, and the proposed Olive Branch Community Church. There should be opportunities for architectural elements, such as front porches, stoops, bay windows, dormer windows, and awnings. Roofs that have pitches are encouraged.

A signature building, with architectural embellishment, is encouraged for the northeast corner of the intersection of Brooke and Olney Sandy Spring Roads. This landmark should be identifiable to both pedestrians and motorists, and serve as the center of the Village Core.

The Plan recommends that mixed-use buildings in the core area be one-to-three stories in height with active commercial fronts at the ground level. Side and rear elevations should be articulated in a manner that does not create long blank walls. Secondary entrances are encouraged in these locations. Building recommendations include:

- Provide for buildings with one- to-three stories, compatible with the Sandy Spring Historic District and other buildings facing MD 108
- New and renovated commercial buildings should face streets with active fronts that define a street edge on the north side of MD 108
- Provide variations in the build-to-area along MD 108 to help create a vibrant streetscape with areas for sidewalk, seating, and street trees
- Provide a signature building at the northeast

corner of the intersection of Brooke Road and MD 108

- Provide active commercial fronts at the ground level
- Articulate elevations so buildings do not have long blank walls
- Create parking areas that are to the rear or side of buildings
- Create well-landscaped parking areas that have the potential to become completely shaded particularly within the Patuxent River watershed, north of MD 108
- Provide pedestrian-scaled lighting that is consistent with the area’s character

Connections

Improving pedestrian and bicycle connections and providing for multiple modes of transportation are important in making the Village Core a vibrant, safe, and functional area. Sidewalks and off-road shared-use paths along County roadways should meet the requirements stated in the Americans with Disabilities Act of 1990 (ADA) for compliance.

The connections on the south side of Olney Sandy Spring Road (MD 108) are well-defined. A sidewalk runs the full length of the Village Core. In front of the old fire station, which is now a bakery and florist, the sidewalk area provides for café space. On the north side of Brooke Road, the 8’ wide shared use path on Fire Department property has been extended north on the northeast side of Brooke Road past the Orchards Subdivision all the way up to Meadowsweet Drive (outside the Plan boundary



Conceptual Streetscape Perspective of the Village Core Looking West:

The north side of the Village Core (right side of image) will have a wide sidewalk to accommodate pedestrians and bicyclists. Additional crosswalks provide safe connections across MD 108.

area). This Plan recommends a connection to this shared use path as well as a sidewalk on the western side of Brooke Road.

This Plan recommends that the north side of MD 108 have a wide sidewalk to accommodate pedestrians/bicyclists and provide ample space for seating areas and street trees in front of revitalized properties. The proposed shared use path should turn the corner on MD 108 and connect with the existing path on Brooke Road. Parallel parking and a dedicated planting strip for landscape and trees along MD 108 should provide a needed buffer for pedestrians and bike riders. Enhanced crosswalks

should be provided at appropriate locations to promote pedestrian movement across MD 108. Coordinated pedestrian-scaled street lighting and signage should unify the area and give it a unique character and charm. Connection recommendations include:

- Enhance Olney Sandy Spring Road (MD 108) with sidewalks, landscape, street trees and on-street parking and narrow travel lanes
- Provide for multiple modes of transportation including a shared use path for bikes and pedestrians
- Enhance crosswalks to improve pedestrian



The Kentlands, Gaithersburg, MD: A small pocket park adjacent to residential provides shade and a place for passive recreation.

- movement across MD 108
- Extend the existing shared use path on Brooke Road on the northeast side between MD 108 and the Sandy Spring Volunteer Fire Department.
- Provide sidewalks on the west side of Brooke Road extending from the existing sidewalk at Meadowsweet Drive (outside the boundary area) south to MD 108
- Coordinate lighting and signage

Open Space

Open spaces in the Village Core will come in a variety of forms. New development along the south side of MD 108 should be setback to provide a transition from the rural entry to the Village Core.

Additionally, the 1998 Plan identified the area around the intersection of Brooke and Olney-Sandy Spring Roads as a potential location for a central village green adjacent to a new fire station. This village green will become a focal point of community life. The fire station was built on Brooke Road in 2001. A true civic green was never realized or built.

During numerous meetings for this planning effort, the community reaffirmed the need and importance of an open space. A civic space of ¼ to ½ acre is recommended to be incorporated into redevelopment along the north side of MD 108. Buildings should be sited along the eastern edge of the green and should have ground floor entrances



Conceptual Aerial View of MD 108 Looking East: A small green on the south side of MD 108 adjacent to future residential may serve as a transition from the rural western entry of Sandy Spring to the Village Core.

and windows that face onto and activate the public space. Open space recommendations include:

- Provide a minimum of ¼ acre village green on the north side of Olney Sandy Spring Road (MD 108) in the Village Core with a combination of landscape, hardscape, and ample space for large shade trees with areas for seating
- Provide a wide retail sidewalk along the building frontage with pedestrian-scaled lighting and street furnishings

- Provide a small green space that will serve as a transition from the western rural entry to the Village Core

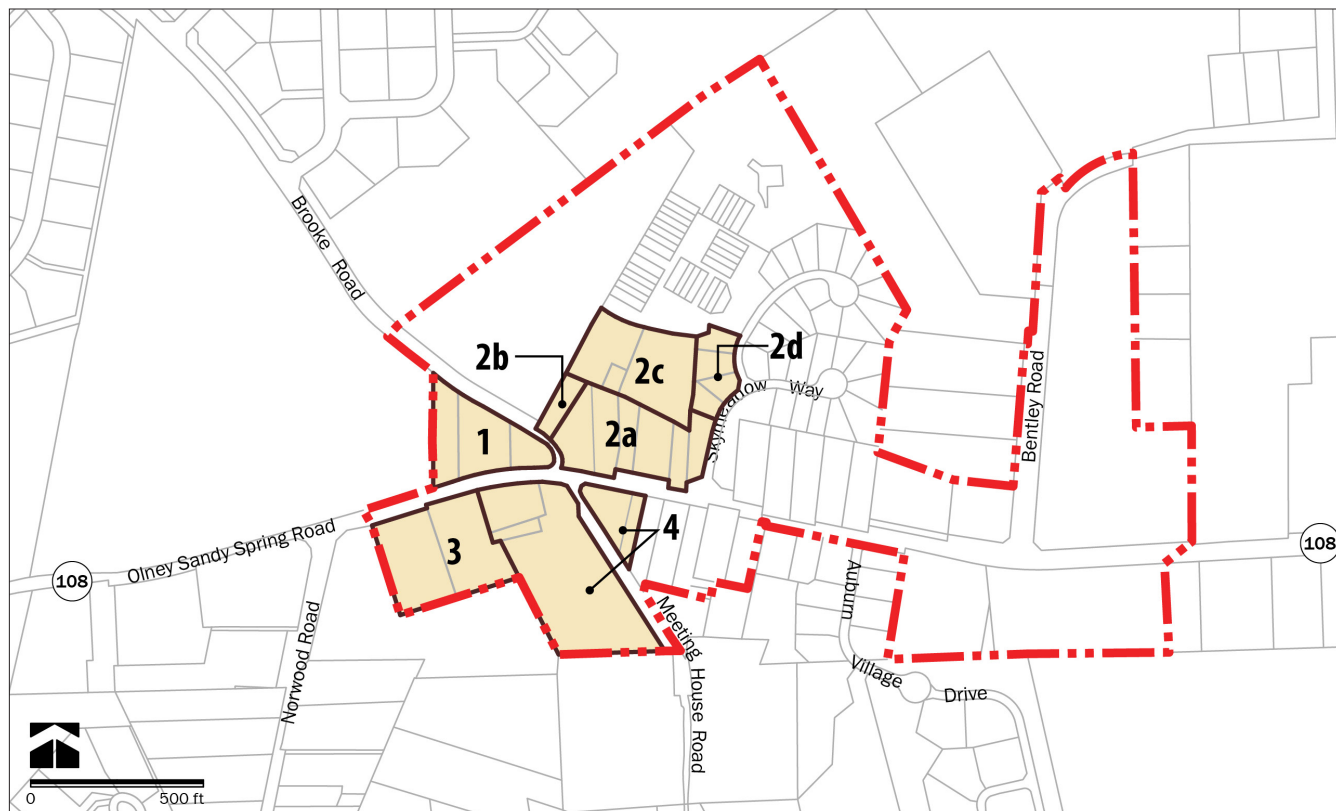
Specific Property Recommendations

1. **Parcels P318, P333, and P330 on the North Side of MD 108 (west of Brooke Road) from C-2 (CRT 1.5: C 0.75, R 0.75, H 35’/SSA Overlay Zone) to CRN 0.75: C 0.25, R 0.75, H 45’.** See adjacent sidebar.

SSA OVERLAY ZONE

The existing Sandy Spring/Ashton Rural Village (SSA) Overlay Zone limits the density on all commercial properties in the Plan area to a maximum of 0.75 FAR instead of the 1.5 FAR allowed in the existing C-2 and CRT Zones. This Plan recommends CRN 0.75 to be consistent with the densities identified in the SSA Overlay Zone.

The SSA Overlay Zone also limits building heights to 24 feet (up to 30 feet with Planning Board approval). The Sandy Spring Rural Village Plan provides for heights of 35 - 45 feet to allow one- to three-story buildings. More information on the SSA Overlay Zone can be found in the Implementation Chapter.



Village Core Neighborhood Properties Map



Adaptive reuse of the former 1903 Holly Cottage as a commercial building

The western entry into the Plan area is lined with two houses, the Kirk House circa 1924 and Holly Cottage dated 1903 (which are now commercial), and the Sandy Spring Store building with apartments above and the attached Sandy Spring Post Office. The two frame houses add vernacular architectural interest to the Village Core Neighborhood. These independently-owned commercial properties are located to the west of Brooke Road. Access to these properties is located on MD 108 with limited access from driveways on Brooke Road. The proposed CRN Zone is recommended to ensure uses with ample transitions to the adjacent residential properties. Buildings in the Brooke Road right-of-way should be removed. New buildings should face the street and be between one- and three-stories in height. The perpendicular parking area that is located in the right-of-way should be replaced with a pedestrian-oriented streetscape that includes a tree-lined planting strip, pedestrian-scaled lighting, and shared pedestrian/ bike path. The Plan recommends:

- Adaptive reuse or new buildings
- Provide an ADA compliant shared use path along the north side of MD 108
- Support redevelopment that provides safe vehicular, pedestrian and bicycle connections
- Support special tree plantings along the western edge of the plan area that has the potential to become landmark/large shade trees defining the transition from the village core to the rural farmland

2. **North Side of MD 108 east of Brooke Road**
 - a. **Commercial parcels along MD 108 from C-2 (CRT 1.5: C 0.75, R 0.75, H 35'/SSA Overlay Zone), to CRN 0.75: C 0.75, R 0.50, H 45'**
 - b. **Commerically zoned portion of split zoned Parcel P260 (with single-family detached unit facing Brooke Road from C-2 (CRT 1.5/SSA Overlay Zone) to CRN 0.75: C 0.75, R 0.50, H 45'**
 - c. **Parcel P260, Parcel P282, and Parcel P281 from R-60 to CRN 0.50: C 0.25, R 0.5, H 40'**
 - d. **Four single-family properties west of Skymeadow Way from R-60 to CRN 0.50: C 0.25, R 0.5, H 40'**

The properties on the north side of MD 108 between Brooke Road and Skymeadow Way have



infill and redevelopment potential. The Plan recommends extending the mix of uses north and east of the existing commercial area. This area should be revitalized with new local-serving, mixed-use development that has ground floor retail/office uses with residential/office above. These properties can be individually redeveloped or combined for full assemblage. Once platted, four property owners can combine and provide a mixed-use project on approximately five acres. The existing perpendicular parking area in the right-of-way should be relocated to the side and rear of the new buildings. Redevelopment should provide safe vehicular, pedestrian and bicycle connections, and extensive tree planting to provide canopy cover over roads and parking areas.

The CRN Zone is recommended to provide the uses, especially neighborhood serving retail and residential for the village. The Plan recommends:

- Design a mixed-use village center with new buildings that face MD 108
- Provide street-activating uses along MD 108
- Provide access from a driveway off of Brooke Road, MD 108 and Skymeadow Way
- Provide one- to three-story buildings with building heights up to 45 feet but taper down to the rear to 40 feet adjacent to the existing townhomes
- Provide pedestrian-oriented streetscape that includes a tree-lined planting strip, shared pedestrian/bike path, pedestrian-scaled lighting, and seating area
- Provide a tree canopy goal of 45 percent within the Plan area, and a goal of 75 percent coverage goal for parking lots
- Provide a central village green, near the intersection of Brooke Road and MD 108 with new retail uses facing onto it
- Encourage sharing driveways with adjacent uses

The examples below illustrate three concepts for potential development on the 5-acre site and are not intended to limit ideas for layout and design consistent with the principles in the Plan.

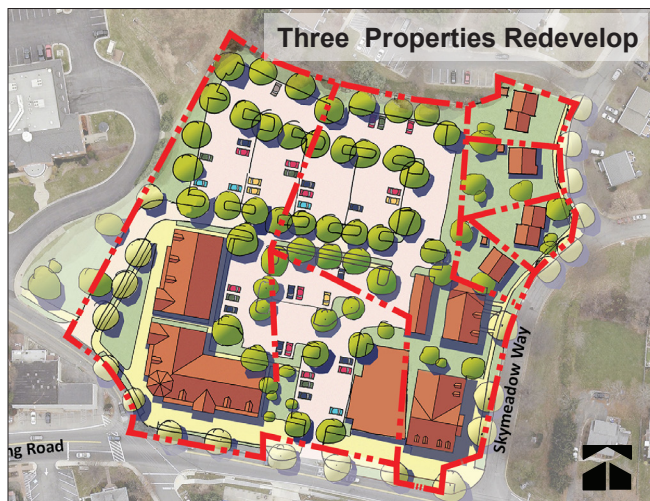
Concept for the North Side of MD 108 East of Brooke Road Properties:

Street activating retail of one- to three-stories faces MD 108 and the civic green. A civic green with a combination of landscaping and hardscape between the fire station and the new development serves as a gathering space for the community. Parking is located on the side or rear of buildings. Shared parking is encouraged between the properties. Access to the parking is from Brooke Road and MD 108.

One Property Redevelops: The western property redevelops with two mixed-use buildings that have ground floor commercial uses and office or residential uses above.

Three Properties Redevelop: The existing one-story commercial building in the middle of the site remains. A new mixed-use building is located at the northwest corner of MD 108 and Skymeadow Way. New residential development faces Skymeadow Way.

All Properties Redevelop: The entire site redevelops with mixed-use and residential development. A third access point to parking is provided from Skymeadow Way.





Single-Family Attached Homes

to maximize space available for the village green.

- Locate parking to the side and rear of buildings and encourage shared parking between parcels.
- Encourage parallel on-street parking on the north side of MD 108

3. South Side of MD 108: Stabler 1848 LLC Parcels P383 and P426 from C-2 (CRT 1.5, C 0.75, R 0.75, H 35'/SSA Overlay Zone), C-1 (CRT 1.0, C 0.75, R 0.5, H 35'/SSA Overlay Zone), and O-M (EOF 1.0, H 35'/SSA Overlay Zone) to CRN 0.75: C 0.25, R 0.75, H 45'.

This vacant site has an existing approval for a three story 40,800 square foot office/school building with 296 parking spaces. This Plan recommends the parcels be rezoned to accommodate a residential development of up to 24 townhomes. CRN zoning with sufficient residential floor area ratio (FAR) and a modest amount of commercial FAR is recommended on this property to ensure a residential project with ample transitions to adjacent residential properties west and south of the site. The Plan recommends:

- Support single-family, attached homes up to 45 feet in height
- Provide a setback on MD 108 compatible with existing townhouse setbacks to create a transition
- Provide an overall tree canopy goal of 40 percent
- Support special tree plantings at the western edge of the plan area along MD 108

4. Historic District Properties and Parcels P368 and P369 (Old Fire Station and parking lot) from C-2 (CRT 1.5, C 0.75, R 0.75, H 35'/SSA Overlay Zone), C-1 (CRT 1.0, C 0.75, R 0.5, H 35'/SSA Overlay Zone), and O-M (EOF 1.0, H 35'/SSA Overlay Zone) to CRN 0.75: C 0.75, R 0.25, H 45'.

Individually owned commercial properties are located on the south side of MD 108 in the Sandy Spring Historic District (#28/11) and adjacent to the District. The historic designations allow certain protections for 1904 fire insurance building, the 1895 Sandy Spring Bank building, and the 1977 Montgomery Mutual building while accommodating reasonable changes. The properties in the Historic District in the Plan area are recommended for CRN Zoning with limitations on commercial uses and an opportunity for residential. Adaptive reuse does not preclude new development or restrict the allowable density of development, but assures that the high standards of sensitive design be carried on in the construction of other new buildings on the site. The Plan recommends:

- Adaptive reuse of the buildings to residential and small-scaled commercial uses
- Provide street-activating uses such as retail and small office uses along MD 108
- Provide access to commercial and residential properties from a driveway off of MD 108 and Meeting House Road
- Maintain existing 40 percent canopy cover.
- Encourage shared parking

RESIDENTIAL NEIGHBORHOOD RECOMMENDATIONS

Planning and Land Use

The residential neighborhood contains a stable housing stock of single-family dwellings and townhomes. Opportunities for additional infill housing should be permitted and encouraged. The right-of-way in front of the new and existing housing should have sidewalks to increase connectivity along Olney Sandy Spring Road (MD 108). This Plan proposes a modest expansion to an additional 20 homes to preserve the attractive rural

edge adjacent to the Village Core. These new homes will provide housing for all ages and incomes. Planning and land use recommendations include:

- Support single-family detached and attached residential development
- Protect the single-family residential edge along Olney Sandy Spring Road (MD 108)
- Provide infill housing opportunities for all ages and income levels



Residential Neighborhood



Housing in the Sandy Spring Meadow's subdivision

Buildings

The residences along Olney Sandy Spring Road (MD 108) should continue to be located farther back from the right-of-way than the buildings in the Village Core Neighborhood. Along the side streets beginning at Skymeadow Way, residences are located closer to the street.

This Plan envisions that any new residential units built within the neighborhood will meet the street in the same manner as the existing buildings. The height of new residential buildings will be between one- and three-stories to match the heights of existing homes. Building recommendations include:

- Site any new residential buildings in this area to match the front setback of existing buildings
- Design new housing to be between one- and three-stories tall to match the heights of existing homes

Connections

Within the Residential Neighborhood, the south side of Olney Sandy Spring Road (MD 108) has a four- to five-foot wide sidewalk behind a planting strip. The Sandy Spring Meadow subdivision along the side streets has some sidewalks contiguous to the street. The north side of MD 108 has an open road section with no sidewalk or bike facilities.

This Plan recommends a shared use (pedestrian/ bike) path connecting to the sidewalks in the Village Core Neighborhood. The street should have a curb, and the shared use path should be buffered from

the roadway by a protected planting strip. Street trees should be clearly spaced along both sides of the roadway to provide a defined edge and shading for pedestrians. Connection recommendations include:

- Provide for a shared use path on the north side of Olney Sandy Spring Road (MD 108) to connect to the Village Core
- Provide planting strip of trees between the shared use path and the road to buffer pedestrians and cyclists
- Provide a constant spacing of street trees along both sides of the roadway to provide shading

Open Space

The public open spaces within the existing Residential Neighborhood include the front yard setbacks and the streetscape along MD 108. A tot lot and open play areas serve as the open space in the Sandy Spring Meadow neighborhood. The open space recommendation is:

- Maintain the setbacks along Olney Sandy Spring Road (MD 108)

Specific Property Recommendations

1. Residential properties: North Side of MD 108 Retain R-60 and R-200 Zones

All but five units in the the Sandy Spring Meadow's subdivision are owned and operated by the Housing Opportunities Commission. This subdivision consists of 56 residential units (25 single-family

detached and 31 attached units). Six R-200 Zoned single-family detached homes exist along MD 108.

The Plan recommends protecting the single-family residential edge along MD 108. An ADA compliant shared use path is recommended with trees along the roadway to provide shading for pedestrians. The Plan recommends:

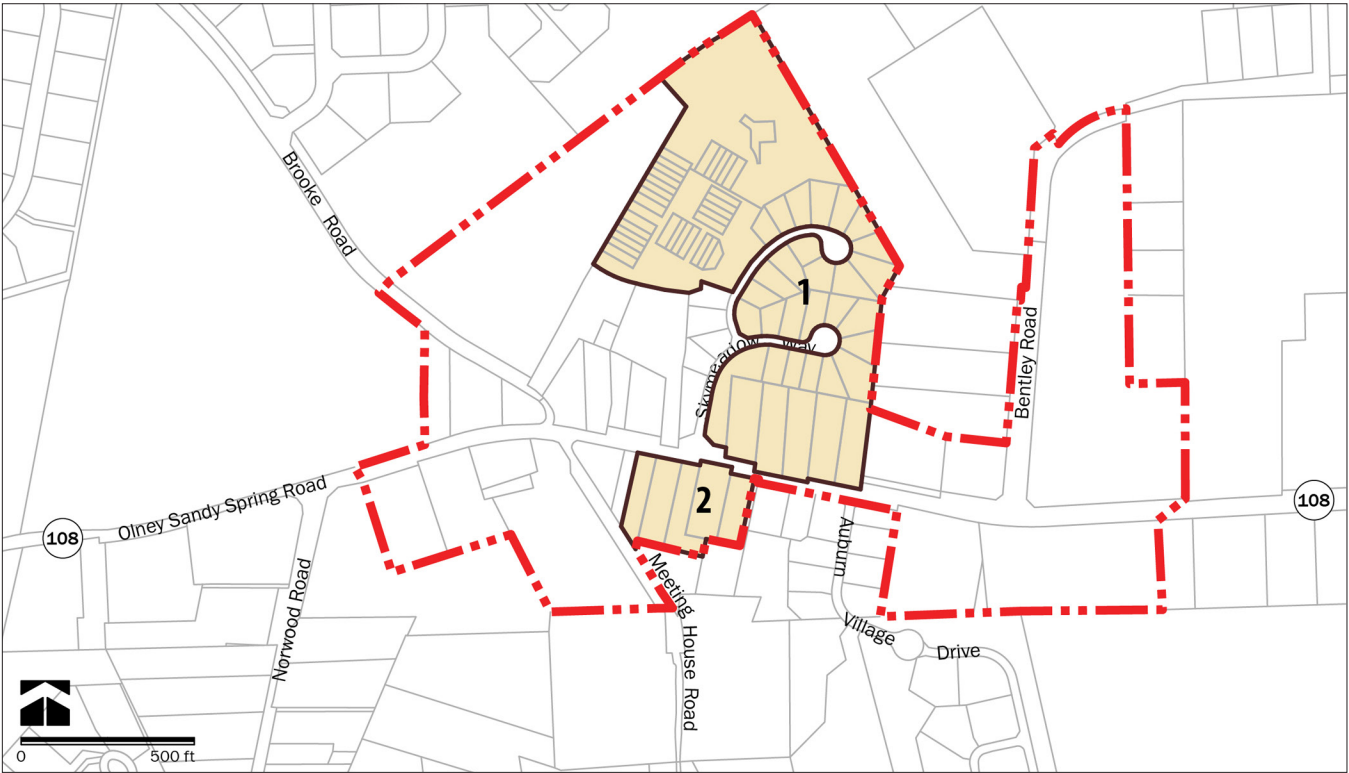
- Protect the single-family residential edge along MD 108
- Provide infill opportunities for additional

residential units through the subdivision process

- Maintain the northern forested edge of trees
- Provide housing for all ages and income levels
- Develop at R-60 and R-200 densities

2. Residential properties: South Side of MD 108 Retain R-200 Zone

Four older homes, dating from approximately mid- to late-1800s to the 1940s, line the south side of Olney Sandy Spring Road (MD 108). These homes add vernacular architectural interest to the



Residential Neighborhood Properties Map

neighborhood. The Plan recommends protecting the single-family residential edge along MD 108 at R-200 densities. The Plan recommendation is:

- Protect the single-family residential edge along MD 108
- Provide additional street trees

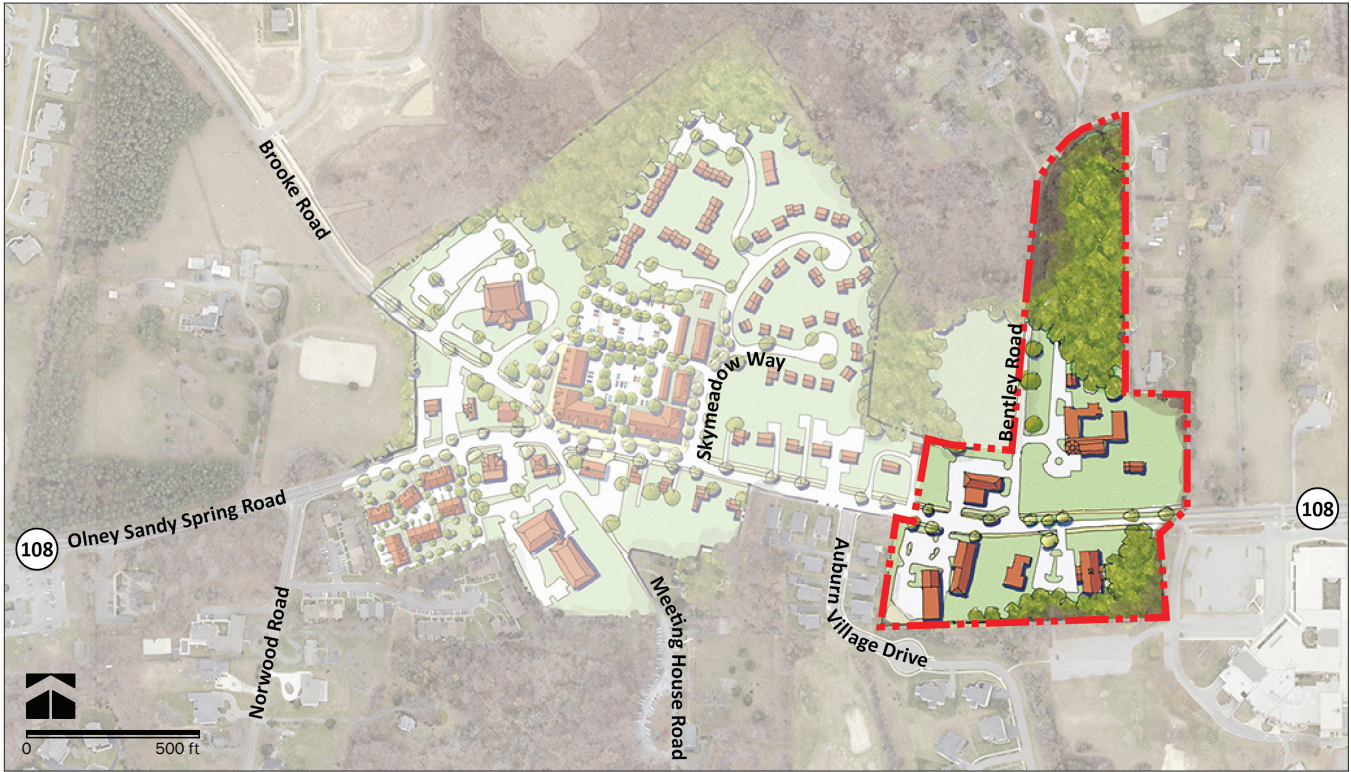
CULTURAL NEIGHBORHOOD RECOMMENDATIONS

Planning and Land Use

The Cultural Neighborhood is a part of the continuation of the rural edge described in the 1998

Plan. This neighborhood, which includes the Sandy Spring Museum, the Olive Branch Community Church Rectory, and Christopher’s Hardware Store, has cultural and institutional uses. The museum has an open space in front used on occasions for community events. Plans for the Olive Branch Community Church have been approved.

The Plan recommends that uses in this neighborhood continue and be enhanced. The Sandy Spring Museum will have demonstrations of historic trades that will bring additional visitors to the area, and the Olive Branch Church will have a



Cultural Neighborhood

new place of worship. To accommodate the influx of people and improve connectivity within this area, the Plan recommends extending the existing shared use path on the north side of MD 108.

This Plan recommends preserving the attractive rural edge of the Cultural Neighborhood. This rural entry was identified in the 1998 Plan and continues to be an important aspect of the area's character. Planning and land use recommendations for the Cultural Neighborhood include:

- Maintain the rural neighborhood concept to maintain the rural entries
- Support residential, retail, office, and cultural and religious institutions at an FAR of 0.5 and maximum heights of 40 feet
- Encourage tree planting along Bentley Road
- Encourage the use of the Museum's open space along MD 108
- Provide pedestrian connections to institutions

Buildings

The existing buildings in the Cultural Neighborhood have a less defined build-to-area than the Residential Neighborhood. Buildings are set back at varying distances from the right-of-way to further emphasize the rural edge.

New development in this area should be allowed to have varying setbacks. New buildings should be between one- and three-stories in height. The building recommendation are:

- Replicate the idea of the rural edge with varying building setbacks from the right-of-way and large front yard trees that have the potential to arch over the road, creating a tree-lined gateway
- Design new buildings at one-to-three stories in height

Connections

The north side of Olney Sandy Spring Road (MD 108) has a shared use path approximately seven to eight feet in width in front of the Sandy Spring Museum. It does not continue in front of the existing gas station. This shared use path should be extended to complete the connectivity along the north side of MD 108 within the boundary area. The connection recommendation is:

- Extend the existing shared use (pedestrian/ bike) path in front of the Museum to complete the connectivity along the north side of Olney Sandy Spring Road (MD 108)

Open Space

The primary open space in the Cultural Neighborhood is the green in front of the Sandy Spring Museum. This green is the site of a number of cultural activities, including the Strawberry Festival held annually in June. The open space recommendation is:

- Support open space activities on the green in front of the Sandy Spring Museum



Existing gas station west of Bentley Road

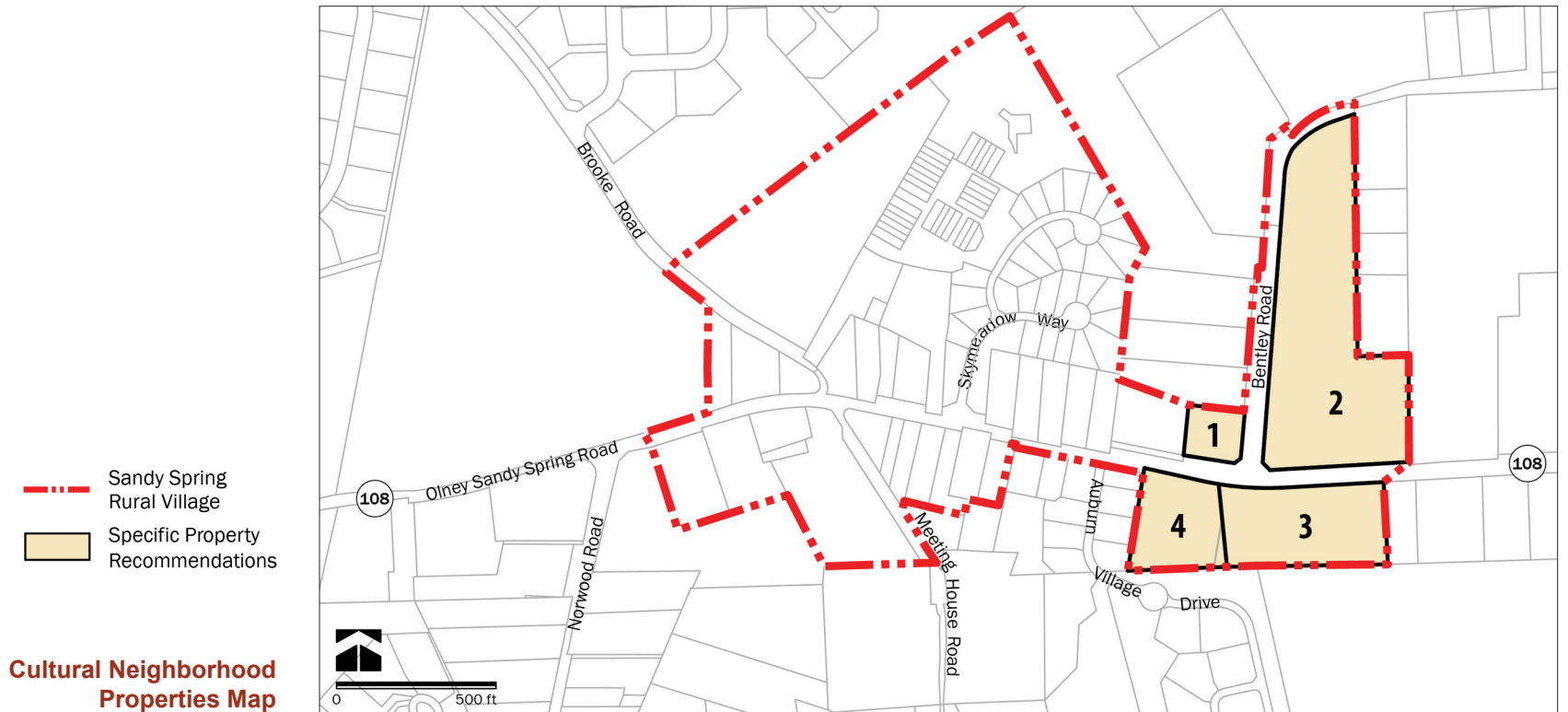
Specific Property Recommendations

1. Commercial property, west of Bentley Road: from C-2 (CRT 1.5/SSA Overlay Zone) to CRN 0.50: C 0.50, R 0.50, H 40'

This site currently serves as a gas station with a large awning, a convenience store, and a three-story building with office above and a garage in the rear. The site has access from MD 108 and Bentley Road. This Plan recommends the site to be rezoned to CRN 0.50 to accommodate a mixed use development with ample transitions to adjacent

residential and cultural properties along Bentley Road. The Plan recommends:

- Support residential, retail and office uses in this location
- Design new buildings at one- to three-stories in height with an FAR of 0.5 and a maximum height of 40 feet
- Extend the existing shared use (pedestrian/bike) path in front of the Museum to complete the connectivity along the north side of MD 108 within the boundary area



- Provide front yard shade trees
- Provide additional street trees

2. Sandy Spring Museum Property, east of Bentley Road: Retain R-C

The Sandy Spring Museum opened its doors on Bentley Road in 1997 on land donated by the Bentley Family, whose ancestors moved to Sandy Spring in the late 1700s. The museum, located on seven acres, was completed with a library and collections storage facility in 2007. The museum serves as a place where the community can develop meaningful connections to history by exploring local, cultural arts.

The Plan recommends the site remain in the R-C Zone to protect sensitive areas and surrounding agricultural uses. The property is adjacent to low density neighbors (RC, RNC, RE-1 and RE-2) with large setbacks and wooded areas. The site is defined as the eastern edge of the rural entry into the Plan area. A house is also located on the site. This house has access off of MD 108. The Plan recommends:

- Support low-density cluster development towards the front of the property to preserve environmentally sensitive areas in the north
- Support cultural institution and its large protected forested areas
- Allow artisan and living history demonstrations at the Sandy Spring Museum as a limited use (see Implementation Chapter)

3. Olive Branch Community Church property: Retain RE-1.

Originally known as the Lansdale property, this three-acre site consists of a two-story building that houses the rectory and administrative office for the Olive Branch Church. With access from MD 108, the site has an approval for an 8,074 square-foot church and associated parking lot. The church will hold a capacity of 220 people with a central surface parking lot that provides 55 on-site standard parking spaces and one motorcycle space.

The proposed church will be oriented perpendicular to MD 108 to maximize the amount of space needed for the on-site parking, to protect the existing forest along the eastern boundary, and to preserve the existing landscape buffer along the western and southern boundaries. The Plan recommends:

- Support religious institution with on-site parking
- Protect the eastern forested edge of the site and the large individual trees
- Preserve the existing landscape buffer along the western and southern boundaries
- Provide safe vehicular, pedestrian and bicycle connections



Sandy Spring Museum



Olive Branch Existing Rectory



Rendering of future Olive Branch Community Church



Christopher's Hardware



Nichol's Office Building

4. Christopher's Hardware and Nichol's Office Building property: from C-2 (CRT 1.5/SSA Overlay Zone) to CRN 0.50, C 0.50, R 0.50, H 40'.

This site currently serves as a hardware store, parking lot, and 2-story office building. The site has access to MD 108. This Plan recommends the site be rezoned to CRN 0.50 to accommodate a mixed-use development with appropriate setback transitions to adjacent residential properties along Auburn Village Drive. The Plan recommends:

- Support residential, retail and office in this location
- Design new buildings at one- to three-stories in height with traditional architectural fenestration and with an FAR of 0.5 and maximum heights of 40 feet
- Site new residential buildings to meet the street with screened parking at the side and/or rear.
- Provide tree planting along MD 108 and in parking areas
- Preserve the existing landscape buffers along the eastern and southern boundaries

AREA-WIDE RECOMMENDATIONS

Historic Preservation

The Sandy Spring Rural Village Plan area contains resources that were designated on the Montgomery County Master Plan for Historic Preservation, found eligible for listing on the National Register of Historic Places, or both. Designation on the Master

Plan of Historic Preservation confers certain benefits and protections, including tax credits for qualified exterior maintenance and repair projects.

A portion of the designated Sandy Spring Historic District (28/11) is included within the Plan area. The portion within the Plan area includes the 1895 Sandy Spring Bank building, the 1904 fire insurance building, the 1977 Montgomery Mutual Insurance building, and a part of Meeting House Road. This Plan confirms the current designation of the Sandy Spring Historic District within the Plan area. The 1904 fire insurance building was found eligible for listing as an individual site on the National Register of Historic Places, in 2011.

Two other buildings within the Plan area, the 1903 Holly Cottage at 913 Olney Sandy Spring Road and the circa 1924 Kirk House at 1001 Olney Sandy Spring Road, were found eligible for listing on the National Register of Historic Places, also in 2011.

In addition, many properties outside of the Plan area were designated on the Master Plan for Historic Preservation and/or found eligible for listing in the National Register of Historic Places.

Sandy Spring is within the Underground Railroad and Quaker Cluster of the Montgomery County Heritage Area, per the Montgomery County Heritage Area Management Plan, which recommends revitalization for Sandy Spring. As a certified Maryland Heritage Area, Sandy Spring may therefore qualify for grants for interpretive

signage and promotion through Heritage Montgomery, which administers the Montgomery County Heritage Area. This plan recommends that interpretive signage and wayfinding be installed in the Sandy Spring Rural Village Plan area to highlight Sandy Spring’s heritage. The Plan recommends:

- Retain the Sandy Spring Historic District (28/11).
- Provide interpretive and “wayfinding” signage to highlight places of historical interest.

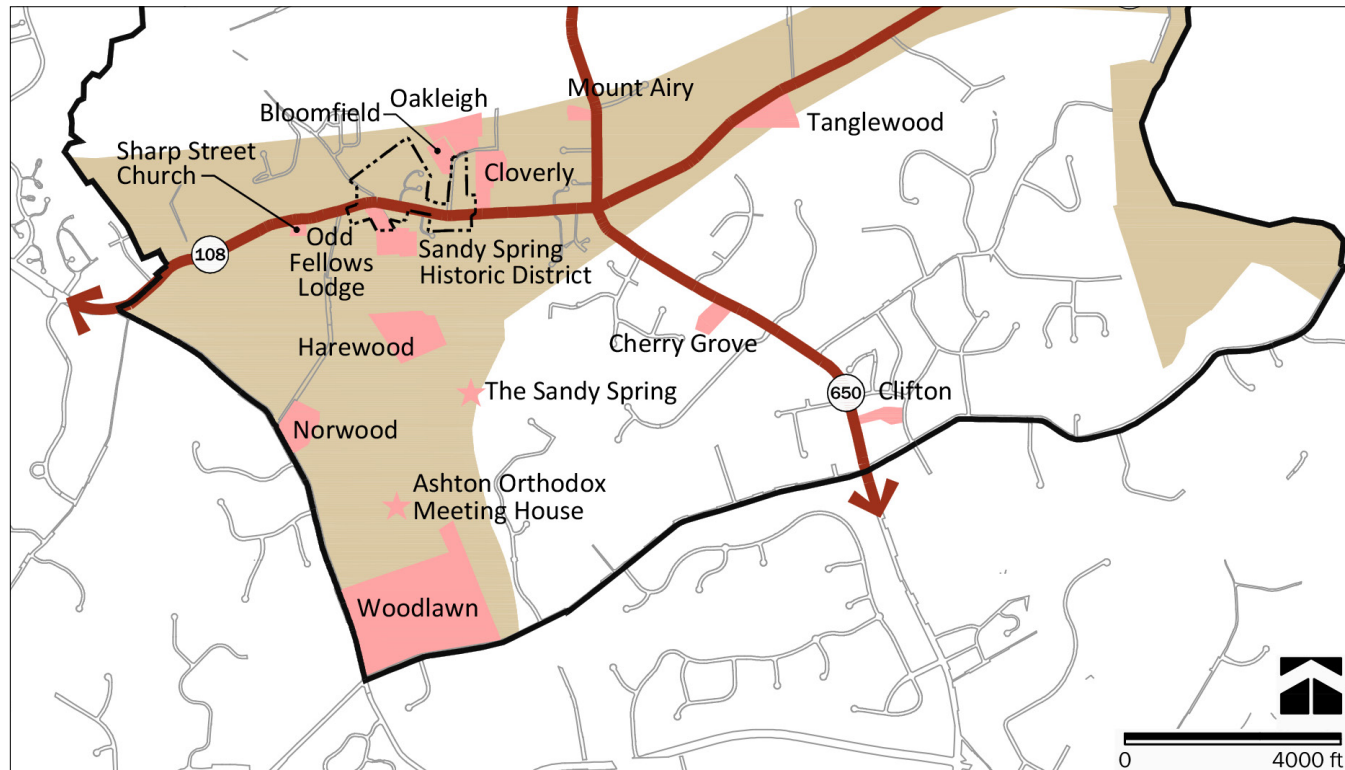
Environment

This Plan addresses water quality and forest protection issues. The Plan, as well as the 1998 Plan, pays particular attention to protecting the existing high quality of the Patuxent River Watershed. It recommends low-density residential development as the main strategy with development concentrated in the village center.

The sensitive environmental resources that surround the Sandy Spring Rural Village are critical to maintaining the quality of the Patuxent River



Historic 1904 fire insurance building with toll gate



- Sandy Spring/Ashton Area
- - - County Line
- ⋯ Sandy Spring Rural Village
- Montgomery County Heritage Area
- Previously Designated Historic Sites & Districts

Note:
National Register-Eligible Properties Not Shown

Historic Context Map



Greenville, SC: Mature trees provide shade and help to limit the amount of impervious surface in the parking lot.



Orlando, FL: Landscaped islands in a parking lot provides an area for stormwater collection.

Watershed. The Functional Master Plan for the Patuxent River Watershed recommends containing development in commercial areas in a logical and well-planned manner.

Most of the existing development in the Sandy Spring Rural Village was built before there were County requirements for stormwater management. New development should limit impervious surfaces and be subject to current stormwater management regulations, both of which are intended to provide protection for the watershed.

Approximately 16 percent of the Plan area is forested. Other areas of forest in the Sandy Spring Rural Village Plan area will be removed as part of approved development projects. In addition to forested areas, large trees in the Plan area provide a canopy cover of approximately 47 percent. Unshaded roads and parking lots make up approximately 24 percent of the Plan area. Future redevelopment should provide shade trees, limit imperiousness, expand and protect the forests, and meet the current environmental site design standards. The Plan recommends:

- Protect and enhance the water quality of the Patuxent River Watershed with low density edges outside of the village core
- Limit imperviousness as much as possible
- Protect and expand the forested edges
- Plant trees along the perimeter and interior of parking lots to provide maximum shade and

stormwater management enhancement

- Designate the Plan area as part of the Shades of Green program

Transportation

This Plan reinforces the 1998 Plan's transportation objectives that maintain the rural character of the existing roadways while providing vehicular, pedestrian and bicyclists safe, direct, and convenient means of travel for transportation and recreation, especially in the village center.

The underlying C-2, C-1 and O-M Zones allowed a floor area ratio (FAR) of 1.5. With the Sandy Spring Overlay Zone, the 1998 Plan reduced the overall FAR in these zones to 0.75. The overall commercial square footage provided in the 1998 Plan, even with the overlay zone, was not achievable over the life of the plan due to parking requirements, floor plan constraints, and market realities. This Plan retains the total 0.75 FAR and allows for commercial and residential uses.

The development potential in the Sandy Spring Rural Village will not exceed the acceptable congestion levels at the area's intersections. The recommended highway and local street system will provide sufficient capacity. The following table compares the development potential for the current Sandy Spring Rural Village Plan and the 1998 Master Plan with what exists today. The recommended land uses and the transportation infrastructure are in balance.

Capacity

The Plan proposes a small increase of housing units and a modest decrease of non-residential square feet. This minor amount of development will have a limited impact on the transportation system. The Plan does not propose adding additional through lanes or additional rights-of-way (ROW) for Olney Sandy Spring Road (MD 108). The existing ROW width allows for intersection improvements for safety and circulation purposes.

Circulation

This Plan recommends that roadway and street designs should promote pedestrian use with investment in streetscape elements including pedestrian crosswalks and signals (see Existing and Proposed MD 108 maps on pages 38-39). Fire trucks and other fire and rescue-related apparatus from VFD Station 4 must maneuver efficiently through the Plan area. Intersections in the policy areas may need to be improved to accommodate safe travel for pedestrians, vehicles, and bicycles.

The proposed local streets will provide additional circulation and off-street parking for the area. Sidewalks will connect the Village Core to the residential and cultural areas of Sandy Spring. A new shared use path will continue the connection from Sherwood High School through the planning area. This Plan will support a continued connection to Sherwood Elementary School to link the two schools together to the proposed regional trail.

Street and Highway Classifications

The local streets, the sidewalks, the bikeways, and the trails will create a connected street system that reduces automobile dependence on the state road. Rustic Roads preserve historic and scenic roadways that reflect the agricultural character and rural origins of the County.

Olney Sandy Spring Road (MD 108)

This road is primarily a two-lane arterial road with an 80-foot wide right-of-way. From the new buildings on the north, the right-of-way will contain

Development Potential

	EXISTING DEVELOPMENT	1998 MASTER PLAN MAXIMUM POTENTIAL	2014-15 PLAN MAXIMUM POTENTIAL (INCLUDING EXISTING DEVELOPMENT)
Residential Units	78 units	98 units	150 units
Nonresidential Square Feet	147,100 square feet	253,400 square feet	231,300 square feet ¹
Nonresidential Square Feet Converted to Jobs	420 jobs	725 jobs	660 jobs

¹Zoning maximum on all development may be reduced to accommodate parking requirements in the zone.

a sidewalk, a 10-foot wide shared use path with a buffer between the path, and on-street parking. There is room for bicycle lanes or shared vehicle and bicycle lanes through the planning area. Within the residential area, MD 108 expands to a three-lane arterial road for turning purposes within the right-of-way. This portion of the road will continue to be a three-lane arterial road and maintain the 80-foot wide right-of-way. The right-of-way will contain a 10-foot wide shared use path with planting panels (with adequate soil volumes to allow maximum tree maturity) between the path and the road.

Brooke Road

From MD 108 to 200 feet north of Station Drive, this section will be a two-lane primary residential, closed section road with a 70-foot right-of-way. Brooke Road is designated as a shared roadway for bicycle and vehicular use. There is an existing eight-foot wide shared use path parallel to Brooke Road on the Volunteer Fire Department property. A shared use path is recommended for the eastern side of Brooke Road from MD 108 to the existing facility on the Volunteer Fire Department site. A sidewalk is recommended on the western side.

Road Classifications

MASTER PLAN STREETS	FROM	TO	MASTER PLAN OF HIGHWAYS NUMBER	MINIMUM RIGHT-OF-WAY (FT)	THROUGH TRAVEL LANES ¹	TARGET SPEED (MPH) ²
Olney-Sandy Spring Road (MD 108) ³	100 feet east of Norwood Road	500 feet east of Bentley Road	A-92	80	2 lanes	30
Brooke Road	MD 108	200 feet north of Station Drive	P-2	70	2 lanes	35
Skymeadow Way	MD 108	Proposed Local Road	B-26	60	2 lanes	20
Bentley Road	MD 108	0.47 mile north of MD 108	R-64	70	2 lanes	20
Meeting House Road	MD 108	About 0.40 mile south of MD 108	E-14	80	2 lanes	20

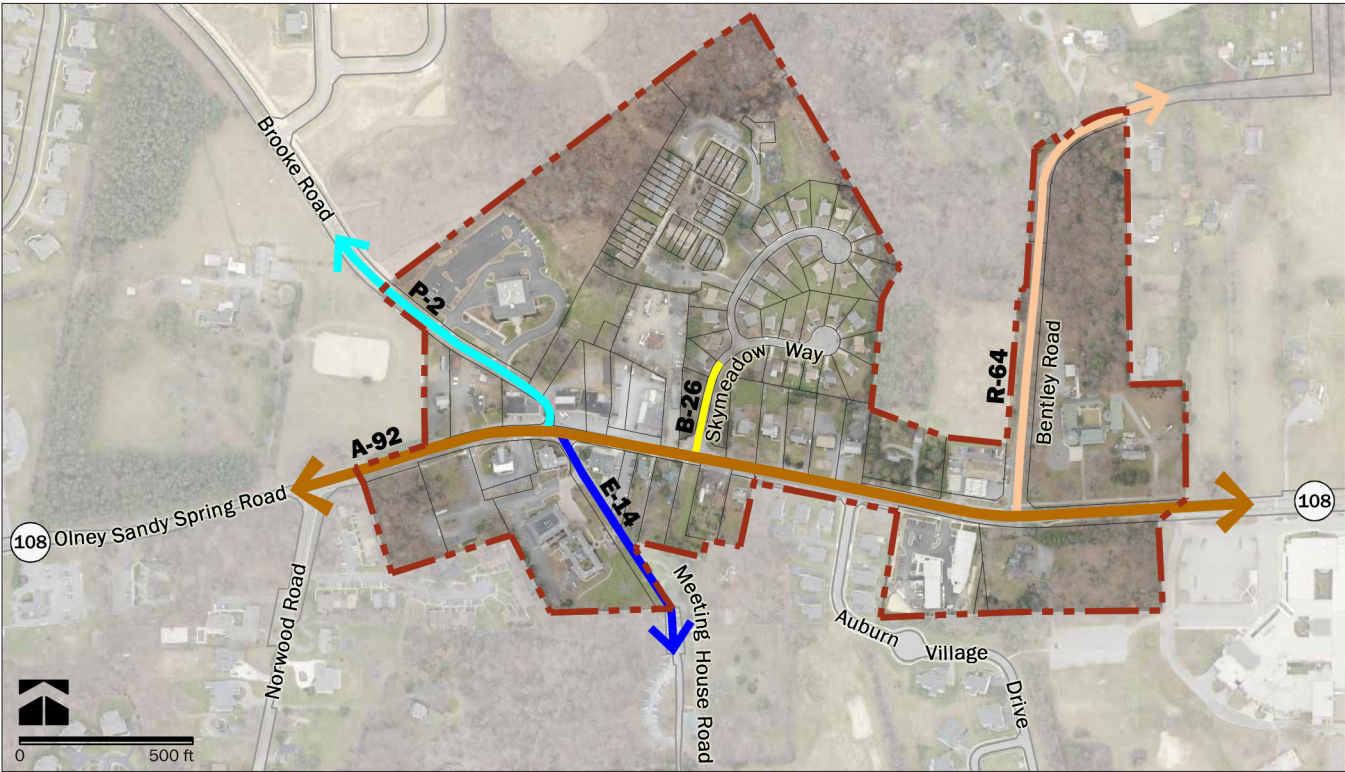
¹These are the number of planned through travel lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, and other purposes auxiliary to through travel.

²Target speed listed reflects the ultimate target speed upon build out at which people should drive.

³Per SHA requirements, a bicycle lane will be provided on both sides of the road. All off-road facilities are discussed in the bikeways section.



Proposed Street Section for MD 108



- - - Sandy Spring Rural Village
- Arterial Roads
- Primary Residential Streets
- Proposed Rustic Road
- Business District
- Proposed Exceptional Rustic Road

Roadway Classifications Map

EXISTING OLNEY SANDY SPRING ROAD (MD 108)



VILLAGE CORE NEIGHBORHOOD

- No sidewalks on the north side of MD 108
- Limited crosswalks for pedestrians
- No bicycle infrastructure.
- Conflicts with perpendicular parking along the north side of MD 108.
- Turning conflicts for emergency vehicles going east and west on MD 108
- Open section road with undefined access points
- No street character

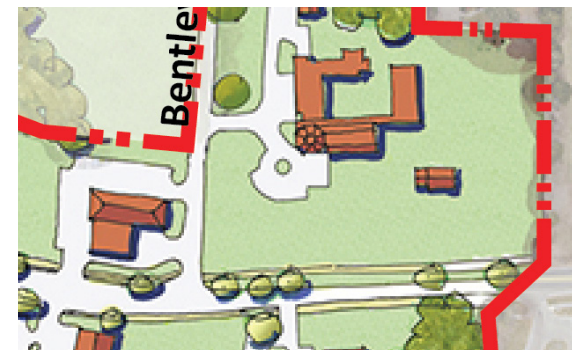
RESIDENTIAL NEIGHBORHOOD

- No sidewalks on north side of MD 108
- No bike infrastructure
- Lack of crosswalks
- No street character

CULTURAL NEIGHBORHOOD

- Incomplete shared use path on the north side of MD 108
- No street character

PROPOSED OLNEY SANDY SPRING ROAD (MD 108)



VILLAGE CORE NEIGHBORHOOD

- Remove pull-in parking on the north side of MD 108
- Add minimum 10' shared use path on north side MD 108
- Provide 4-way crosswalks at the intersection of Brooke Road, Meeting House Road and MD 108
- Identify access points along the north side of the Village Core with permanent driveways
- Provide clearly spaced street trees and appropriate pedestrian-scaled street lighting

RESIDENTIAL NEIGHBORHOOD

- Provide a minimum of 10' shared use path on the north side to connect pedestrians and bicyclists to schools, religious institutions, and the museum
- Evaluate a crosswalk at Skymead Way
- Provide clearly spaced street trees and appropriate pedestrian-scaled street lighting

CULTURAL NEIGHBORHOOD

- Continue the 10' shared use path on the north side of MD 108.
- Provide clearly spaced street trees and appropriate pedestrian-scaled street lighting.

RUSTIC ROADS CRITERIA

The criteria established for rustic roads by County Code, Chapter 49, Article 8, includes the following:

1. Is located in an area where natural, agricultural, or historic features are predominant, and where master planned land use goals and zoning are compatible with a rural/rustic character;
2. Is a narrow road intended for predominantly local use;
3. Is a low volume road with traffic volumes that do not detract significantly from the rustic character of the road;
4.
 - a. Has outstanding natural features along its borders, such as native vegetation, stands of trees, stream valleys;
 - b. Provides outstanding vistas of farm fields and rural landscape or building; or
 - c. Provides access to historic resources, follows historic alignments, or highlights historic landscapes; and
5. The history of vehicle and pedestrian accidents on the road in its current configuration does not suggest unsafe conditions.

Skymeadow Way

From MD 108 to a new local road, this section will be a two-lane business district street with a 60-foot right-of-way and on-street parking on the west side of the road. Sidewalk location can be flexible to allow the retention of mature trees. The right-of-way width is the minimum used in the business street classification and should be considered the maximum width for this road except for pedestrian or safety improvements. The remaining portion of Skymeadow Way will remain unclassified.

Rustic Roads

Rustic Roads preserve historic and scenic roadways that reflect the agricultural character and rural origins of the County. This Plan recommends two roads for the Rustic Roads Program: Meeting House Road and Bentley Road.

Bentley Road

This Plan recommends Bentley Road as a Rustic Road.

Justification: Bentley Road is a narrow road intended for local use with a traffic volume and accident history consistent with a rustic designation. The road has high historic value, outstanding natural features including mature trees, a stream beside the road, and rural views across farm fields. Bentley Road meets the criteria for a rustic road.

Significant Features:

- The historic roadway alignment

- The holly orchard
- The mature trees lining the road

Description: Bentley Road is a narrow, two-lane paved road, 18 feet wide near its beginning at MD 108, and narrowing to ten feet wide on the northern leg. The road extends north from Olney Sandy Spring Road to Bloomfield, the original house on the road. The road then sweeps east around a bend, passing the Oakleigh and Cloverly properties, then sharply turns north again, parallel to a small stream to its northern terminus. There are no shoulders, centerlines or edge markings on the road.

Evaluation

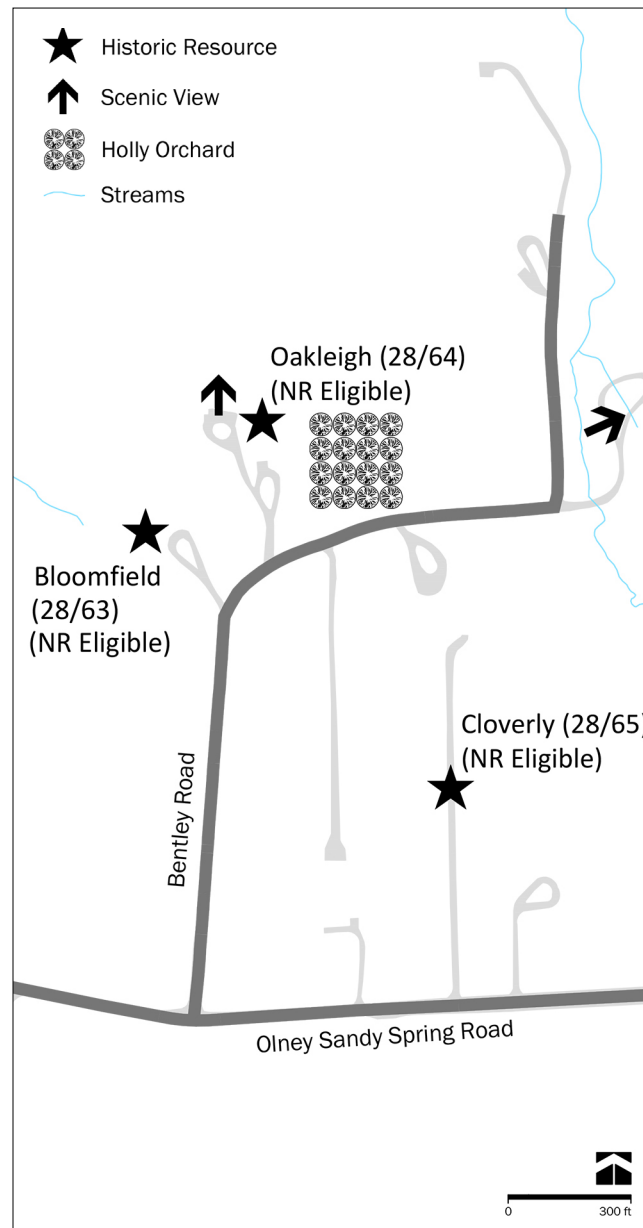
History: Bentley Road began as a late 18th century farm path leading from MD 108 to Bloomfield (28/63). The farm path was extended after the construction of nearby Oakleigh (28/64) in 1882. Three properties along the road, Bloomfield, Oakleigh, and Cloverly (28/65), a nearby farm built from 1849 – 1852, have been designated on the Montgomery County Master Plan for Historic Preservation, and eligible for the National Register of Historic Places (M: 28-11-10).

The properties and road are notable for their association with the Bentley family, prominent Quakers and citizens. Bloomfield is said to have been a stop on the Underground Railroad. The discovery of two quartz projectile points by a resident in the 1970s indicates the potential for a nearby Native American site.

Driving Experience: Bentley Road begins at MD 108. A gas station sits close to the road on the left, and the Sandy Spring Museum sits behind groups of trees on the right. Passing the museum, the road is enclosed by forest on both sides, framing a view of Bloomfield. The road makes a sweeping turn right as it passes Bloomfield, and climbs. Passing Oakleigh, located on a rise on the left, long views across fields can be glimpsed on the left side of the house, and a mature ‘holly orchard,’ planted in the 1950s, is seen on the right.

On the right side of the road, Cloverly and its barn can be glimpsed through the trees edging of the road. The road descends toward a small stream, turning abruptly left before reaching it. As the road turns, the pavement narrows as it passes into a tunnel of trees. A culvert crossed under the road as it continues north alongside the stream. The views across the wooded stream valley dominate on the right as the road ends in a private driveway.

Traffic: The 2002 Average Daily Traffic volume for Bentley Road was 940 trips. Three lots for single family dwellings were approved along the road.



Bentley Road Map



Bentley Road



Holly Orchard



Sweeping bend at Bloomfield

EXCEPTIONAL RUSTIC ROADS CRITERIA

The criteria established for exceptional rustic roads by County Code, Chapter 49, Article 8, includes the following:

1. Qualifies as a rustic road
2. Contributes significantly to the natural, agricultural, or historic characteristics of the County;
3. Has unusual features found on few other roads in the County; and
4. Would be more negatively affected by improvements or modifications to the physical characteristics of the road than would most other roads in the rustic roads program.



The Meeting House

Meeting House Road

This Plan recommends Meeting House Road as an Exceptional Rustic Road.

Justification: Meeting House Road is one of the oldest roads in the County. It is a narrow road intended for local use with a traffic volume and accident history consistent with a rustic designation. The road has outstanding historic value, natural features and farm views. The unusual features include narrow pavement, mature trees, and the Meeting House. The character of the road would be negatively affected by making improvements to it. Meeting House Road meets the criteria for an Exceptional Rustic Road.

Significant Features

- The historic roadway alignment and narrow pavement
- Relationship of the Sandy Spring Meetinghouse to the road and the views of the Meetinghouse
- The mature trees lining the road

Description: Meeting House Road intersects with MD 108 at Brooke Road. Near that intersection, the road has 20 feet of asphalt pavement, curbs and gutters. As the road passes the Montgomery Mutual Building, the curbs end and the pavement narrows to 12 feet. The road continues within easements through the Sandy Spring Meeting House property and south to the Harewood site. The road ends at the Northwest Branch Stream Valley Park. There are no shoulders, centerlines or edge markings on any part of the road. In addition to the Exceptional

Rustic Road designation, the section of Meeting House Road from MD 108 to the south Meeting property line is located within the Sandy Spring Historic District. The inclusion of this portion of the road within the district is also intended to preserve the rural character of the road including its width, design and landscaping.

Evaluation

History: Meeting House Road originated as a path to the Sandy Spring shortly after Sandy Spring was first settled in 1728. By the mid 1740s, it had become a route to Quaker meetings held near the spring. The Sandy Spring Meeting House was formally established in 1753, and in 1770, James Brooke conveyed land for a meeting house that already stood on the property. The deed specified that the Quaker congregation and others were to have free ingress and egress to the land and buildings, in order to use, build upon, and repair them for worship.

During the 18th and 19th centuries, the road became rural Sandy Spring's cultural, spiritual, and institutional artery, as schools, farms, replacement brick meeting house, early post office, lecture hall, fire insurance company, and bank were established along it. There are several historic resources along the road. The Sandy Spring Historic District (28/11), including a portion of the road, has been designated on the Montgomery County Maryland Master Plan for Historic Preservation, as have two historic sites, Harewood (28/35) and The Sandy Spring (28/36), all in 1988. Harewood, Auburn, the Lyceum, the cemetery, and the 1904 fire insurance

building were found in 2011 to be eligible as individual sites for the National Register of Historic Places (M: 28-11-8). The Sandy Spring Meeting House was listed on the National Register in 1972.

Driving Experience: The entry onto Meeting House Road at MD 108 is closely flanked by the 1904 Fire Insurance Building and the 1930 Fire Station. Passing those and the Montgomery Mutual Building, the pavement narrows and the road enters the Sandy Spring Meeting property; the historic Community House and cemetery are on the left, with a former County Champion tulip-poplar in the cemetery visible from the road. The Meeting House sits on the edge of the pavement, facing the road. A wooded parking loop is on the right.

Continuing south, the narrow pavement is bordered by mature trees as you leave the Meeting and pass through the Auburn property. In addition to the Auburn house, a notable brick barn is on the left, and a long view across a field appears on the right. Beyond a second barn, trees enclose the road, the driveway to Harewood forks to the right, and the road turns left and climbs, becoming an unpaved driveway as it enters the Northwest Branch Stream Valley Park. The driveway emerges on the edge of a field at the crest of a hill, creating panoramic views. The paved portion narrows to a rocky track as it curves right and descends down a long slope under a narrow canopy of trees leading to The Sandy Spring.

Traffic: The 2014 Average Daily Traffic volume for Meeting House Road is 800 trips.



Meeting House Road



Former County Champion Tulip Poplar



Meeting House Road Map

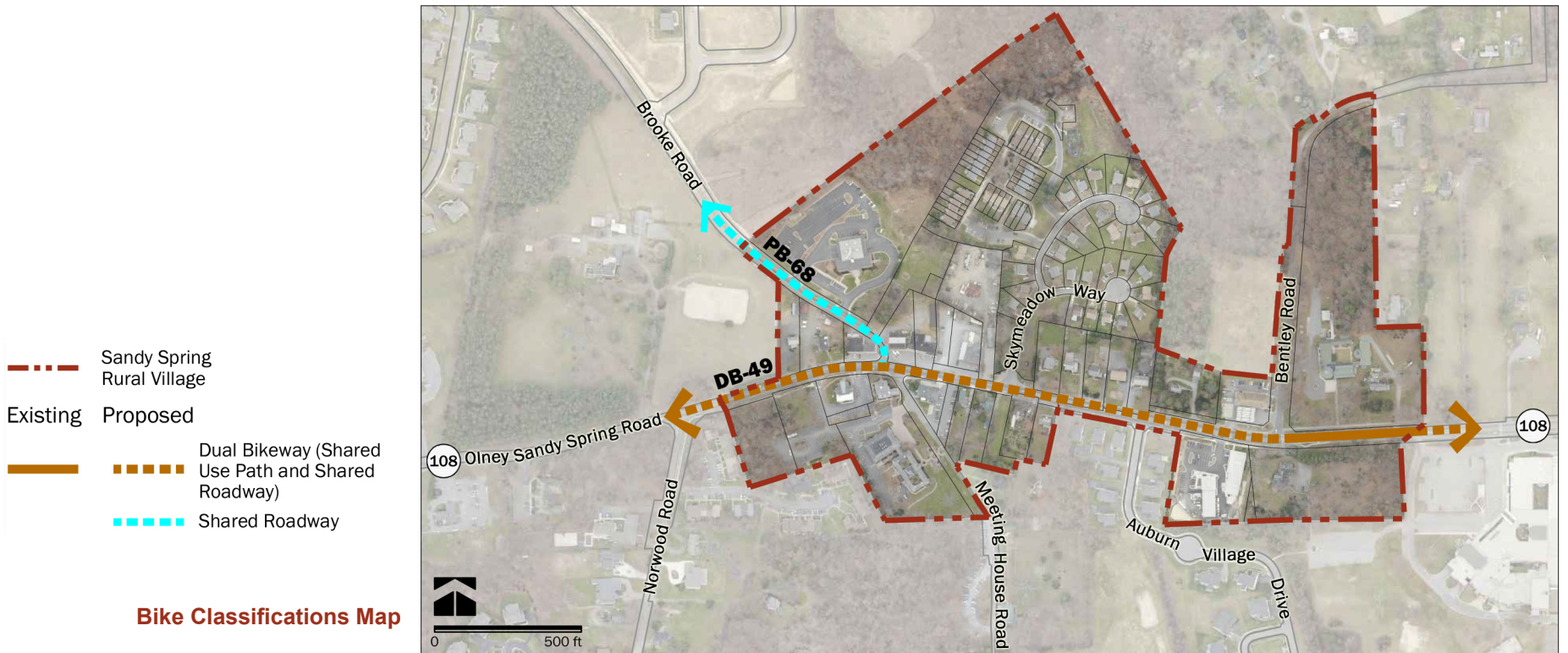
Bikeways/Sidewalks/Transit

This Plan recommends enhancing mobility for pedestrians and bicyclists by providing a network that links open spaces, parks, the village core, and other community destinations within the regional network.

The Countywide Bikeways Functional Master Plan (CBFMP) recommended a shared-use bike path along MD 108. The path exists on the Sandy Spring Museum property. This Plan supports the recommendation for a ten-foot wide shared use

path on the north side of MD 108 connecting the elementary school to the high school. The existing sidewalk on the south side of MD 108 will remain.

This Plan confirms the proposed shared road bicycle route on Brooke Road, which will allow vehicles and bicycles to use the road together without extra pavement. There is an existing eight-foot wide shared use path on the Volunteer Fire Department property which is recommended to connect to MD 108 and residences to the north. Sidewalks are recommended on the west side of Brooke Road



connecting residences outside of the planning area to Olney Sandy Spring Road (MD 108).

The planning area is served by the Z2 Metrobus. This route connects the Silver Spring Metro Station to Olney at MD 97 and MD 108. The bus travels along Colesville Road to New Hampshire Avenue continuing west on MD 108 to Norwood Road. There are several bus stops located within this Plan.

This Plan supports the continuation of Metrobus service within the planning area and any road improvements that need to be made to accommodate bus service.

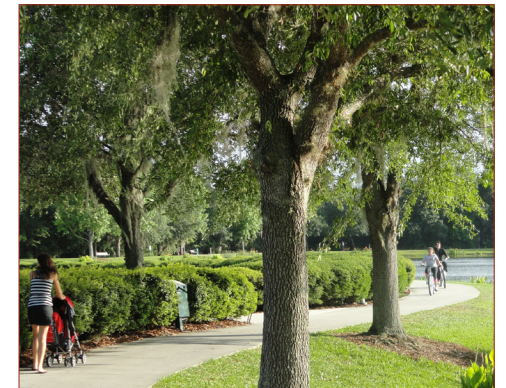
Trail Connections

This Plan strongly supports the 1998 Master Plan goal of providing land uses that offer “ample opportunities for social interaction and promote a strong sense of community” (p. 8, 1998 Plan). Parks, open spaces and the Rural Legacy/Rachel Carson/Underground Railroad Trail provide connections that build on the community’s strong sense of identity as a rural area and its heritage.

The regional trail system includes: the Northwest Branch and the Rural Legacy Trails. The Northwest Branch Trail provides a connection between the Northwest Branch stream valley park to the south and the Hawlings River stream valley park to the north. The Rural Legacy Trail connects Woodlawn Manor Park to Sherwood High School at MD 108 (through Auburn Village Neighborhood) and continues to the Sandy Spring Museum.

The Plan recommends that this Trail also extend from Meeting House Road to MD 108, on existing pavement, to Brooke Road to eventually tie in with the existing Northwest Branch Trail near the Hawlings River and Rachel Carson Park. The Plan recommends the following:

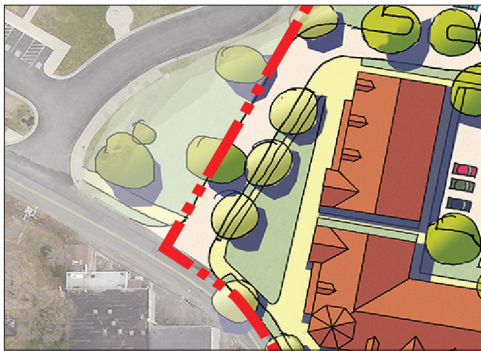
- Provide Rural Legacy/Rachel Carson/Underground Railroad Trail extension on Meeting House Road to MD 108, on existing pavement, to Brooke Road.
- Maintain Rural Legacy Trail from Woodlawn Manor Park to Sherwood High School through Auburn Village Neighborhood.



Examples of shared use paths

Bike Classification

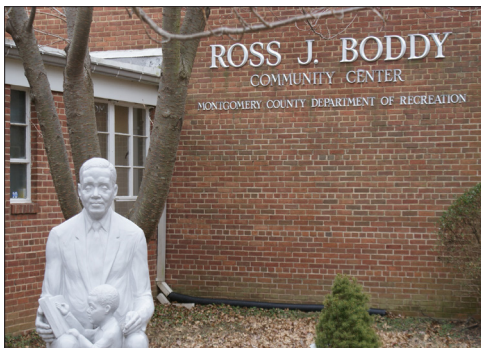
ROUTE	NAME	LOCATION	BIKEWAY LOCATION	STATUS
DB-49	Olney Sandy Spring Road (MD 108) – Ashton	Western to eastern plan boundary	Dual Bikeway	Proposed (existing only on the museum property)
PB-68	Brooke Road	Olney Sandy Spring Road (MC 108) to northern plan boundary	Shared Roadway	Proposed



Proposed Village Green: An open space located south of the fire station.



Proposed townhouse setback



Ross Boddy Neighborhood Recreation Center on Brooke Road

Parks and Open Space

The Plan recommends a mix of small and large open spaces connected by a system of sidewalks, building setbacks, shared use paths, and trails.

The Plan recommends a village green in the Village Core adjacent to the wooded southern portion of the Volunteer Fire Station site. In the Village Core, the proposed Village Green adjacent to the new fire station will provide a place for both social interaction and individual contemplation. This space will be developed as a part of revitalization along the north side of MD 108. It may have a combination of landscape, hardscape, and shade trees and provide areas for seating. Buildings may be located along the eastern edge of the green, and they will have ground floor openings that engage the public space. Large gatherings may occur here when Rural Legacy/Rachel Carson/Underground Railroad Trail users “spill out” onto the Village Green. The Meeting House grounds also serve as gathering space for events associated with the Meeting House.

Smaller, informal spaces in the Village Core are also recommended in the Plan. At the western Plan boundary, residential open space (townhouse setbacks) on both sides of MD 108 are recommended with shade trees and benches to provide similar residential setbacks that already exist on the north side of MD 108.

For the Residential Neighborhood, the Plan recommends public use space along MD 108 that includes sidewalks, bike lanes, street trees, and a landscaped panel. In the Cultural Neighborhood,

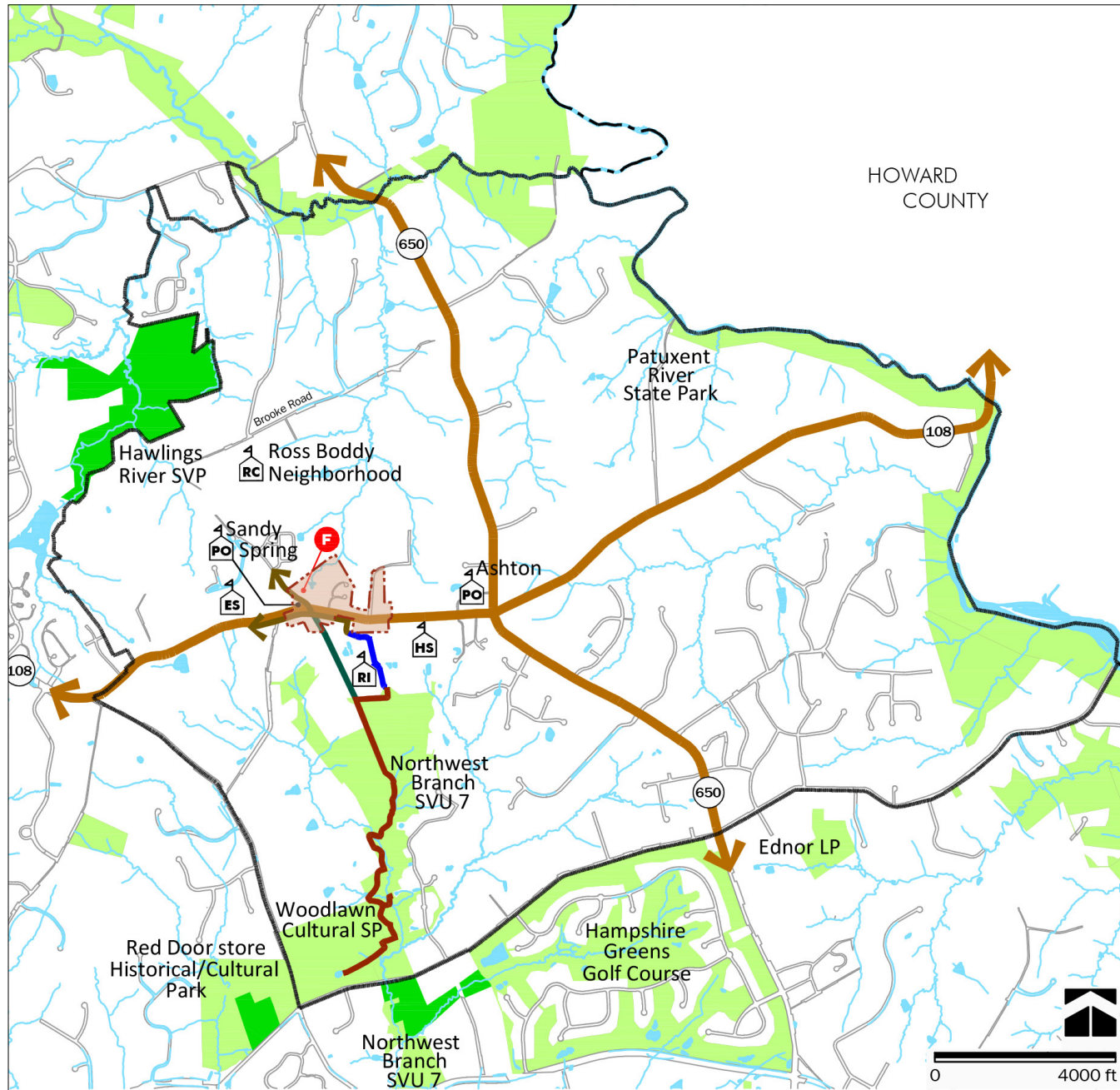
the Plan confirms the open space on the museum site to be used for community-wide events such as the Strawberry Festival and farmer’s market. The Plan recommends the following:

- Create a village green (1/4 to 1/2 acre in size) in the Village Core in conjunction with the existing fire station open space on Brooke Road to serve as a “focal point for the Rural Legacy Trail” as it reaches the village center
- Provide small gathering spaces or setbacks for new residential development on the western boundary of the Village Core along MD 108 with shade trees and benches
- Retain existing open space at the museum and Sandy Spring Meeting House
- Provide sidewalks and a shared use path to serve as open space and to connect the open spaces

Community Facilities

Recreation

The greater Sandy Spring area is served by several recreation facilities. Some are located nearby but outside the Plan area. These include: the Ross Boddy Community Recreation Center, the Olney Manor Recreation Park and Swim Center, Ednor Local Park and Manor Oak Park. Ross Boddy Neighborhood Recreation Center is located off Brooke Road. This facility also serves the Ashton, Brookeville and Olney areas. The facility offers a variety of activities, classes, and programs for people of all ages, with many activities designed especially for youth and families. Outdoor facilities include a baseball field, two sand volleyball courts, a tennis



- Parkland
- Proposed Parkland
- Sandy Spring Rural Village
- Sandy Spring/Ashton Area
- County Line
- M-NCPPC Rachel Carson/Underground Railroad Park Trail
- Public Access Easements
- Multi-Use Trail/Sidewalk
- Pedestrian Pathway (Easement)
- ES Sherwood Elementary School
- HS Sherwood High School
- RC Recreation Center
- RI Sandy Spring Meeting House
- PO Post Office
- F Sandy Spring Fire Station
- Streams
- Water Features

Regional Connections Map

HISTORY OF FIRE PROTECTION IN SANDY SPRING

The predominately agricultural community of Sandy Spring lost many structures and crops to fire, having no means to control it. Neighbors would rally to each other's aid during such emergencies, and while this demonstrated the ability of neighbors helping neighbors and pulling the community together, it also illustrated the increasing need for organized fire protection."

Excerpt from the Sandy Spring Volunteer Fire Department website



Former Fire Station 4: The old station has been adaptively reused as commercial space with cafe seating in front.

court, and full length outdoor basketball courts. The grounds can be rented for family picnics or other outdoor events. Recreation facilities are adequate to serve the area's needs.

In addition, there are outdoor recreation facilities within the greater Sandy Spring/Ashton area at Sherwood Elementary and Sherwood High schools. These facilities are available to residents after school hours. Along with the schools, there are several ballfields in the area. Other parks with recreation in the general area include Greenwood Local Park in Olney and Cloverly Local Park.

Police

The Sandy Spring area is served by the Wheaton/Glenmont District 4 police station. The facility is located at the intersection of Randolph Road and Georgia Avenue. Additional facilities are not needed or being recommended to serve the area.

Fire and Rescue

Fire prevention has long been a Sandy Spring hallmark. Chartered in 1925, the fire station covers the following areas: Sandy Spring, Olney, Ashton, Brookeville, and Ednor. Fire and Rescue services are currently provided from a new station located on the seven acres of land at 17900 Brooke Road. Opened in 2001, the building has three drive-through-bays, spacious offices, and living, dormitory, and meeting areas. Station 4 also includes the Oakroom Ballroom that can be rented for civic functions. The existing fire station

is sufficient to serve the build out of Sandy Spring based on current and future population projections.

Library Facility

Sandy Spring is served by the Olney Branch Library located on Olney Laytonsville Road (MD 108). The recently renovated and expanded library opened to the public in March 2014. Exterior features included: improved handicapped accessibility and re-paved parking area. The facility's interior features include a larger children's room, a separate teen area with seating, new group study and tutor rooms, and a program room in the children's area. Also included with the renovation is a new 100-seat meeting room for the community to use. The library has a bridge feature overlooking a landscaped bio-retention pond for stormwater management and several other pedestrian walkways and public use areas. The library is adequate to serve the area's needs.

Public Schools

The Plan area is served by Sherwood Elementary School, Farquhar Middle School, and Sherwood High School. This Plan accommodates 150 new residential units that could generate up to 24 elementary school students (grades K-5), 13 middle school students (grades 6-8), and 18 high school students (grades 9-12). A revitalized/expanded Farquhar Middle School is scheduled to open August 2016. All schools in the Sherwood cluster are currently within capacity and will adequately serve the area in the future.

IMPLEMENTATION

The Plan supports the preservation of the historic rural village character of Sandy Spring while creating a mixed-use village center that serves as a focal point for community life. In support of the goal, the following land use and zoning changes are recommended:

- Retain R-200 and the majority of the R-60 Zoning
- Retain the RE-1, RE-2, and RC Zoning
- Propose a Zoning Text Amendment for Cultural Institutions in the RC Zone
- Rezone a small amount of the R-60 and all C-2, C-1, and O-M to the CRN Zone
- Remove the SSA Overlay Zone

ZONING

Retain R-200 and the majority of the R-60 Zoning

This Plan recommends retaining these existing residential zones to keep the residential character along MD 108. These zones create a strong housing presence in the Sandy Spring Rural Village. The Plan recommends:

- Cluster development to preserve environmentally sensitive areas
- Infill housing for all ages and incomes
- Front houses onto MD 108

Retain RE-1, RE-2, and RC Zoning

This Plan recommends retaining the large lot residential and agricultural zones found along the eastern portion of the Sandy Spring Rural Village area in order to protect the rural character and forest conservation area. These zones create a strong low-density edge to the village core, limit expansion of the commercial areas, and reduce the negative environmental impacts on the Patuxent River Watershed. The Plan recommends:

- Low-density development
- Cluster development to preserve environmentally sensitive areas

Zoning Text Amendment for Cultural Institutions in the RC Zone

A primary purpose of the RC Zone is to protect sensitive areas and agricultural uses. The Sandy Spring Museum, located in the R-C Zone, preserves approximately half of its seven-acre site in forest conservation. The property is adjacent to low density neighbors (RC, RNC, RE-1 and RE-2) with large setbacks and wooded areas. The site is defined as the eastern edge of the rural entry into the Plan area.

The Sandy Spring Museum

The Sandy Spring Museum is a place where people can develop meaningful connections by exploring community history through the visual, literary and performing arts. The museum began when a group of residents noted that the community's history was being sold off with every passing of a long-time resident. The organization was incorporated in 1981 by volunteers who set up shop in the basement of the Sandy Spring Bank. For many years, they operated out of the bank, exhibiting artifacts in hand-made cases and hosting many lectures on local history.

(Source: Sandy Spring Museum website www.ssvfd.com)



Exhibit at the Sandy Spring Museum













Sandy Spring Museum: Desires to have living demonstrations onsite such as blacksmiths.

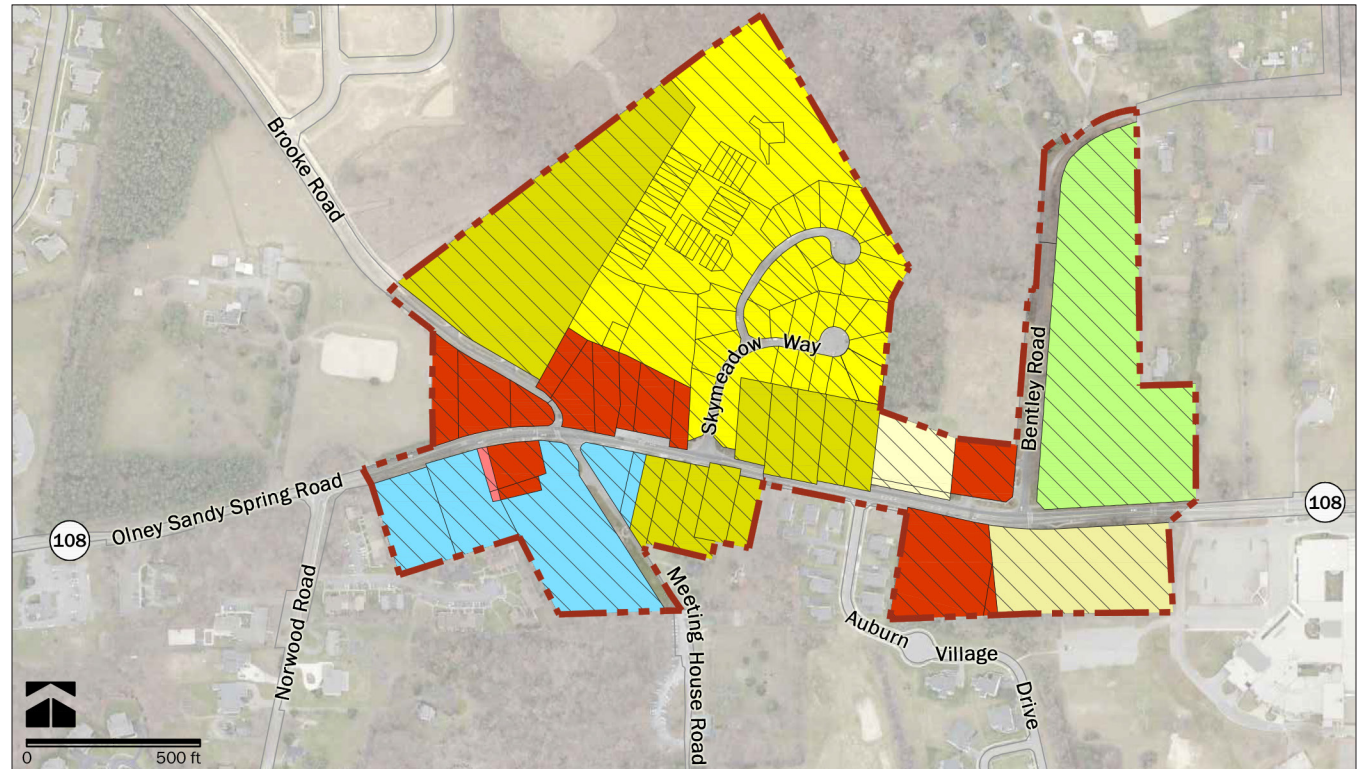
The Museum is identified as a Cultural Institution in the Zoning Ordinance. According to the Ordinance, Cultural Institutions are uses where works of art or other objects are kept and displayed, or where books, periodicals, and other reading material are offered for reading, viewing, listening, study, or reference, but not typically offered for sale.

The Sandy Spring Museum desires to allow artisan manufacturing, and production and sale of goods that are not permitted under current zoning. The

Zoning Ordinance defines artisan manufacturing and production as:

“the manufacture and production of commercial goods by a manual worker or crafts person, such as jewelry, metalwork, cabinetry, stained glass, textiles, ceramics, or handmade food products. Artisan manufacturing and production does not include any activity that causes noise, odor, or vibration to be detectable on a neighboring property.”

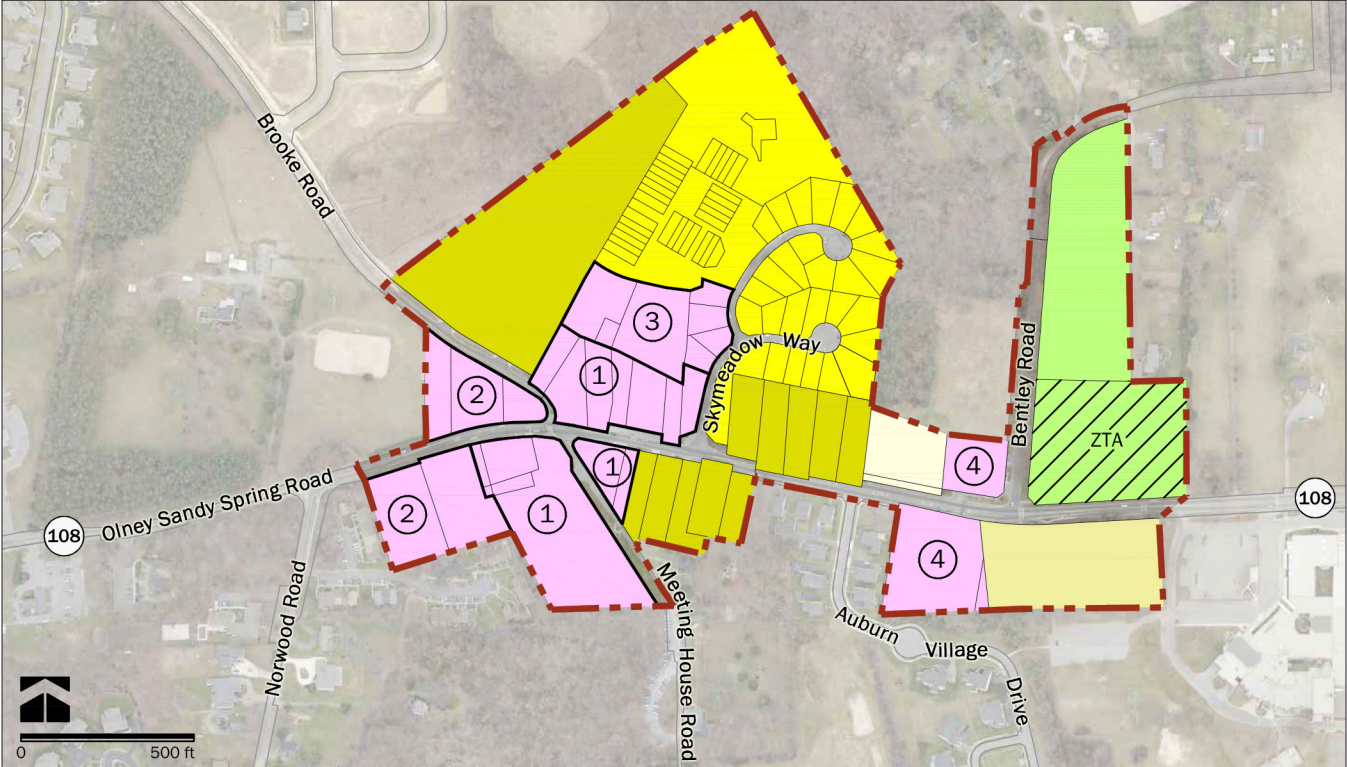
-  Sandy Spring Rural Village
-  RC Rural Cluster Zone
-  RE-1 Residential Estate, 1 Acre
-  RE-2 Residential Estate, 2 Acre
-  R-60 One-Family Detached Residential
-  R-200 One-Family Detached, Large Lot
-  C-1 Local Commercial
-  C-2 General Commercial
-  O-M Office Building-Moderate Intensity
-  SSA Overlay Zone



Existing Zoning Map

The sale of merchandise, on-site production of arts and crafts, and living history demonstrations occur in other zones in the County. Allowed in the County Inn Zone, blacksmiths can operate and sell merchandise. Ancillary buildings like barns and houses are often located in the Country Inn Zone. The museum site includes a brick house and a barn on their property. It is desired to hold the demonstrations in the barn located on the museum property. Equally desirable, would be to sell the

artists' merchandise on the property. The house can permit up to five unrelated people living onsite, an artist studio with up to five unrelated people living in the house, bed and breakfast, rural antique shop, home occupation (low impact), and guest house. The museum would like to utilize their entire site. A text amendment would clarify the sale of such demonstrations and artist manufactured items on a museum property located in the RC Zone.



- Sandy Spring Rural Village
- RC Rural Cluster Zone
- RE-1 Residential Estate, 1 Acre
- RE-2 Residential Estate, 2 Acre
- R-60 One-Family Detached Residential
- R-200 One-Family Detached, Large Lot
- CRN Commercial Residential Neighborhood
- ① CRN 0.75, C 0.75, R 0.5, H .45'
- ② CRN 0.75, C 0.25, R 0.75, H .45'
- ③ CRN 0.5, C 0.25, R 0.5, H .40'
- ④ CRN 0.5, C 0.5, R 0.5, H .40'

Proposed Zoning Map

The County boasts other museums such as Glen Echo Park, the Button Farm, and the Mooseum that sell artists' goods and other on-site crafts. Allowing artisan and other living history demonstrations at the Sandy Spring Museum as a limited use will provide insight into the agricultural past of the community.

This Plan recommends a zoning text amendment to permit Cultural Institutions and their ancillary buildings (barns and house) to allow artisan manufacturing and production in the RC Zone as a limited use.

CRN Zoning

This Plan proposes to replace the commercial zoning and a small amount of residential zoning in the Village Core with the CRN Zone along both sides of Olney Sandy Spring Road (MD 108), along the east side of Brooke Road. The CRN Zone permits a mix of residential and non-residential uses at varying densities and heights. The zone:

- Targets opportunities for redevelopment of single-use areas with a mix of uses;
- Reduces dependence on the automobile by encouraging development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities;
- Allows a mix of uses, a variety of densities, and building heights appropriate to a rural context;
- Ensures compatible relationships with adjoining

neighborhoods; and

- Allows an appropriate balance of employment and housing opportunities.

In the Village Core, the CRN Zone will allow additional uses and provide more flexible development standards. Specifically, the Plan recommends replacing the existing C-2, C-1, O-M, and the R-60 Zones in the Village Core with the CRN Zone with a FAR between .25 and .75. In addition, C-2 zoning along Bentley Road and to the east of Auburn Village Drive will be replaced with the CRN Zone.

Why the CRN Zone?

Recently developed for areas of the County, like Sandy Spring, where there are smaller properties, lower densities, and more challenging economic conditions, the Commercial/Residential Neighborhood Zone (CRN) identifies a total floor area ratio (FAR), the residential FAR, the non-residential FAR, and the maximum height for each property. The CRN Zone has consistent land uses and densities with the SSA Overlay Zone. The maximum total, non-residential and residential densities, and maximum height for any property is shown on the zoning map.

The CRN Zone is designed to:

- Provide greater flexibility to respond to current market conditions,
- Provide more certainty about density and building height,

- Provide a mix of commercial uses and housing opportunities,
- Support infill and adaptive reuse of buildings,
- Provide neighborhood protections, and
- Allow development at a scale of a village.

The CRN Zone will provide a mix of uses, including housing, in the revitalized commercial properties on the north side of MD 108. The CRN Zone will also help to establish street-oriented retail, public gathering spaces and a variety of building heights along MD 108.

Removal of the Overlay Zone

The 1998 Sandy Spring-Ashton Master Plan created the SSA Overlay Zone. The adopted Overlay Zone was tailored to the specific needs of Sandy Spring/

Ashton without affecting the other rural places in the County. The purpose of the Overlay Zone is to:

- Address zoning issues related to enhancing rural village character,
- Provide design flexibility, and
- Continue the land uses and patterns that characterize rural settlements.

This Plan recommends the removal of the SSA Overlay Zone within the Plan area as the CRN Zone provides the mix of uses needed to establish a successful village center, while achieving the purposes of the overlay zone. The following table provides a comparison of the SSA Overlay Zone to the CRN Zone. The Overlay Zone will remain on the areas outside this Plan area, including Ashton.

Comparison of the Sandy Spring/Ashton Overlay Zone with the CRN Zone

	OVERLAY ZONE	CRN ZONE
1. Flexibility to create better design with site plan review	Yes	Yes ¹
2. Flexibility in siting to allow parking in conjunction with commercial uses to float between certain adjacent properties to the most desirable locations on the site if the master plan so recommends	Yes	Yes
3. Height limit consistent with the Sandy Spring Historic District and an appropriate FAR limit for the size and scale of the village center	24-30 feet	45 feet maximum
4. Exclusion of new auto-oriented or typically large-scale uses that are inconsistent with traditional rural development patterns with flexibility to ensure the continuation of existing uses through grandfathering	Yes	Yes

¹Site plan review for buildings over 10,000 square feet and height greater than or equal to 40 feet.

SUSTAINABLE COMMUNITIES

The State of Maryland has a Maryland Sustainable Community program. Sustainable Communities are entitled to benefits that can help revitalize them and protect their historic character, including income tax credits under certain circumstances for qualifying rehabilitation expenses for historic and non-historic buildings. Most of the Sandy Spring Rural Village Plan area is within a Priority Funding area (excluding the 1895 bank building and 1904 fire insurance building), which is a threshold requirement for becoming a Sustainable Community. This plan recommends extending the Priority Funding Area to all of the Sandy Spring Rural Village Plan area and designating the Plan area as a Sustainable Community.

SEWER AND WATER

This Plan confirms the 1998 Master Plan recommendation of providing community water and sewer service for properties in the Plan area. The 1998 Plan recommended that sewer service for properties within the Patuxent Watershed be provided by extensions from the existing Northwest Branch sewerage system, which also includes the Sandy Spring Meadows and James Creek wastewater pumping stations. This Plan recommends the following:

- Provide water and sewer to commercial, mixed commercial residential uses and residential uses within the Plan area.

CAPITAL IMPROVEMENTS PROGRAM

The Capital Improvements Program (CIP) should implement the following recommendations:

Street and Intersection Improvements

- MD 108 Sidewalk and Resurfacing Project (SHA, MCDOT, property owners)
- Brooke Road Sidewalk, Shared Use Path and Safety Improvements (MCDOT, property owners)
-

Open Spaces

- Open spaces (property owners)
- Shades of Green designation (M-NCPPC)

Utilities

- Lighting and utility relocation (Pepco, SHA, MCDOT, property owners)
- Sewer and water (WSSC, property owners)

Housing

- New market rate housing (property owners, HOC)

Sidewalks and Signage Improvements

- SHA Community Safety and Enhancement Program (SHA, MCDOT)
- Transportation Alternatives Program including Safe Routes to Schools (SHA, MCDOT)
- MDOT Bikeway Program (MDOT)
- National Recreational Trails Program (SHA)
- Maryland Sustainable Community designation (M-NCPPC)
- Priority Funding Area extension (M-NCPPC)
- Wayfinding and interpretive signage (Heritage Montgomery)

