



# Sandy Spring Rural Village Plan

## Planning Board Update

April 3, 2014



# Presentation Overview

# sandy spring rural village

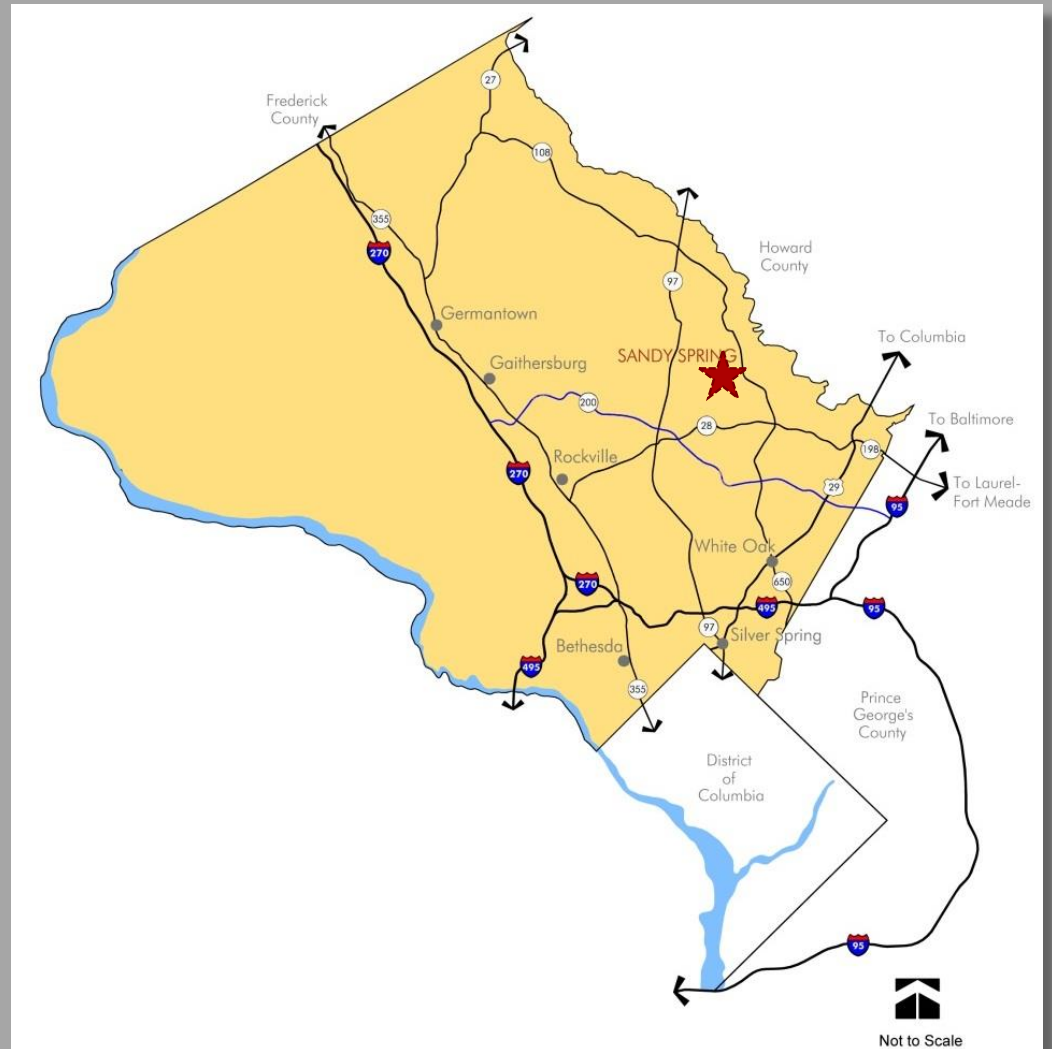
Introduction

Outreach

Recommendations

Implementation

Next Steps



# Introduction

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## Vicinity Map





## Introduction

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1. Community requested a Master Plan follow-up
2. Single use zoning and development standards
3. Lack of gathering spaces
4. Poor connections
5. Street character and parking in the public ROW
6. Preserve the rural character



## Outreach

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**Kick Off Meeting** at the  
Sandy Spring Volunteer  
Fire Station Ballroom



**Workshop** at the Sandy  
Spring Museum



**Community Meeting** at  
the Sandy Spring  
Friends Meeting House



# Outreach: Workshop

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## Day 1: Monday

(7:00 pm - 9:30 pm)

Introduction and Schedule



## Day 2: Tuesday

(9:00 am - 5:00 pm)

Preliminary Vision, Outreach to Businesses, Students, and Community Members



## Day 3: Wednesday

(9:00 am - 5:00 pm)

SHA and Alternative Concepts



## Day 4: Thursday

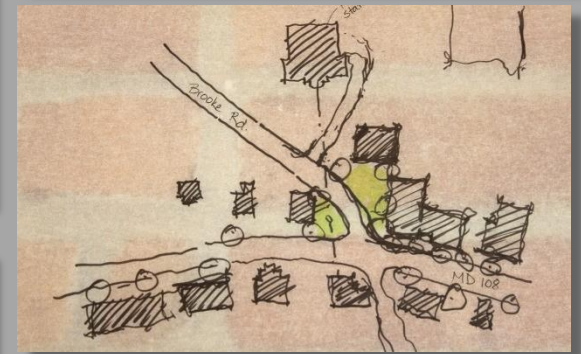
(9:00 am - 9:30 pm)

Production and Open House



# Outreach: Workshop Products

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## Outreach: Workshop Exhibit

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## Outreach: Vision

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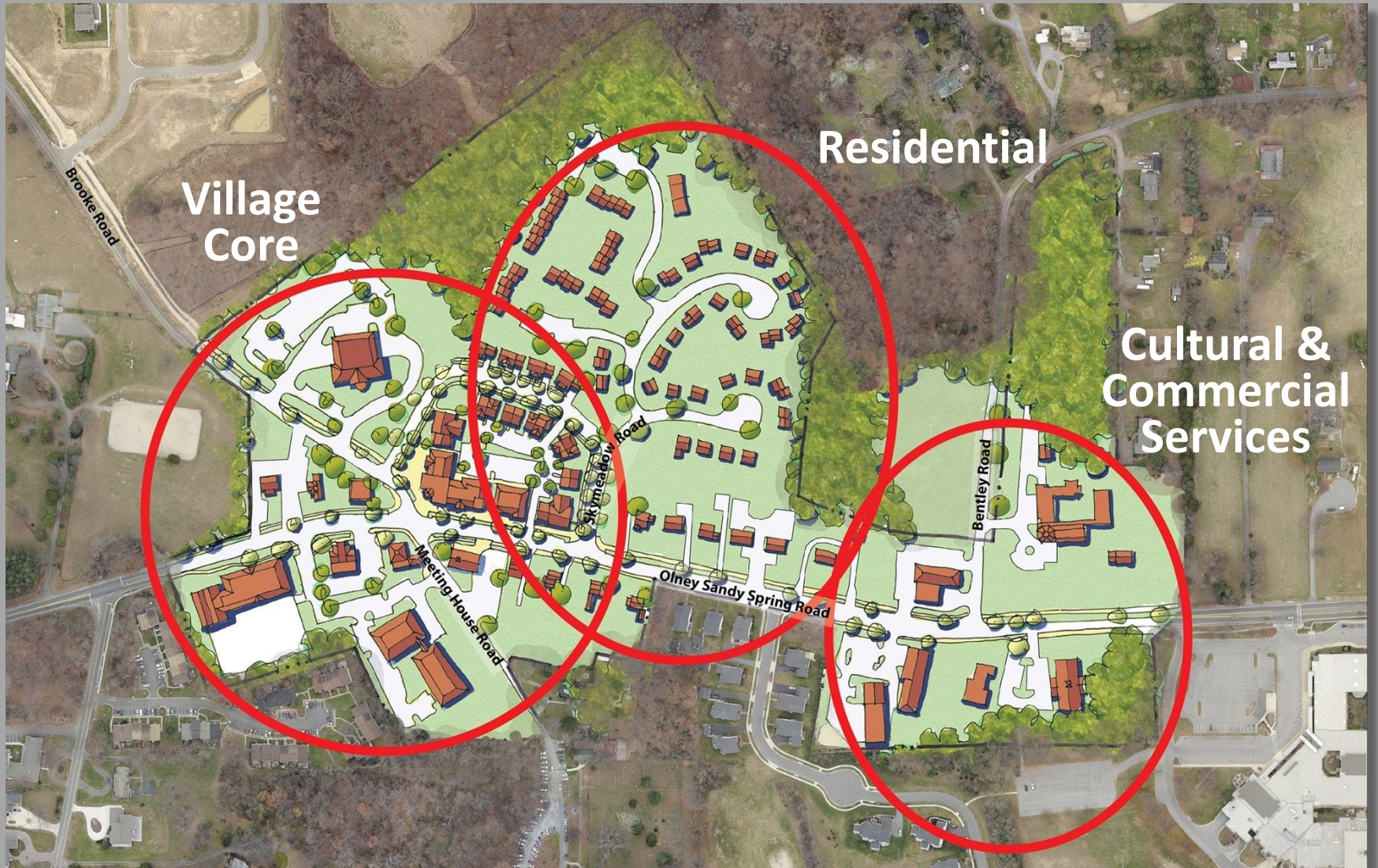
Historic rural village that serves as a focal point of community life.





# Preliminary Recommendations

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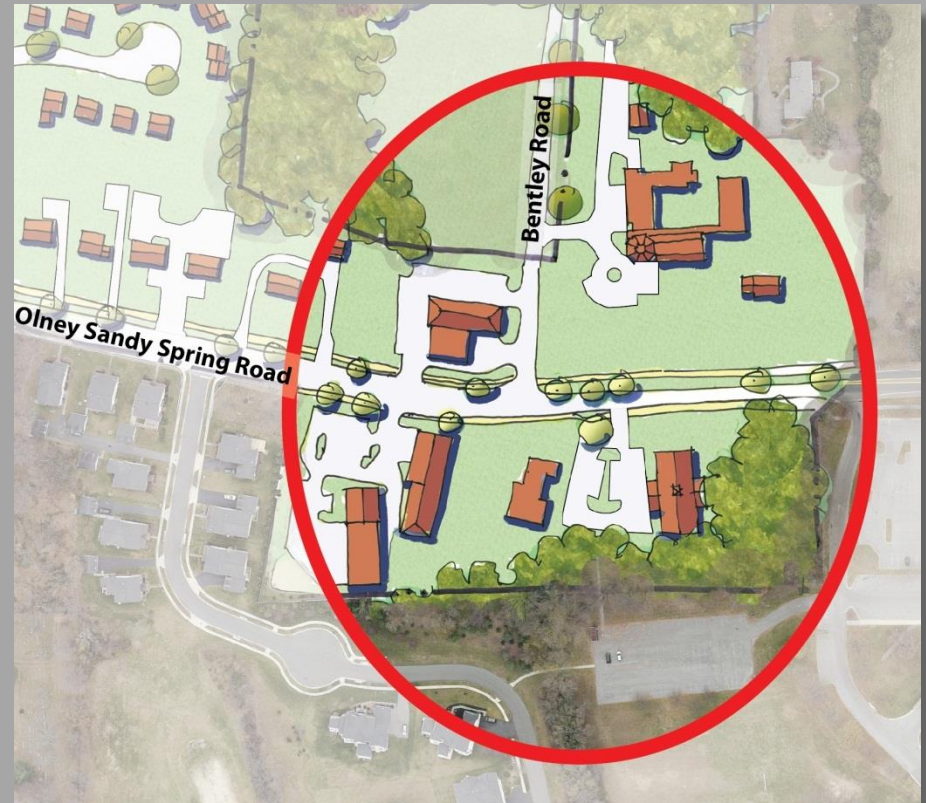


## Recommendations: Land Use

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### Cultural & Commercial Services

- ❖ Support retail, office, cultural, and religious institutions
- ❖ Encourage quality open spaces
- ❖ Provide pedestrian connections to institutions
- ❖ Allow for artisans to exhibit and sell crafts at the museum
- ❖ FAR of .50
- ❖ Maximum height of 45 feet



# Recommendations: Design

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## Cultural & Commercial Services

- ❖ Connections
- ❖ Open Spaces
- ❖ Buildings



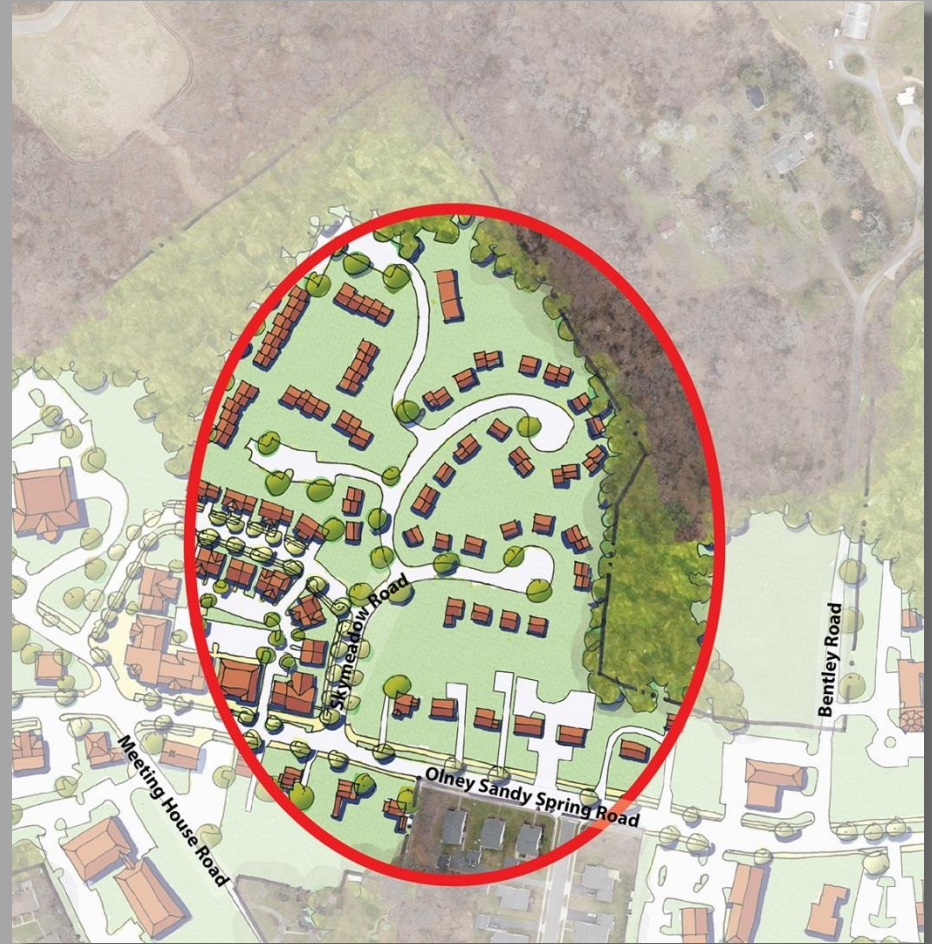


## Recommendations: Land Use

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### Residential

- ❖ Support single-family residential
- ❖ Encourage infill opportunities
- ❖ Provide for housing for all ages and income levels
- ❖ Extend the residential land uses of the Village Core to Skymeadow Way



# Recommendations: Design

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## Residential

- ❖ Connections
- ❖ Open Spaces
- ❖ Buildings





## Recommendations: Land Use

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### Village Core

- ❖ Support a mix of residential and commercial uses
- ❖ Extend the mix of uses north and east of the existing commercial area
- ❖ Provide housing infill
- ❖ Emphasize local small business
- ❖ Provide open spaces for gathering and eating at the intersection of Brooke Rd and MD108
- ❖ FAR of .50 - .75
- ❖ Maximum heights of 45 feet





# Recommendations: Design

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## Village Core

### ❖ Connections





# Recommendations: Design

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## Village Core

- ❖ Connections
- ❖ Open Spaces





# Recommendations: Design

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## Village Core

- ❖ Connections
- ❖ Open Spaces
- ❖ Buildings





## Area Wide Recommendations

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### Connections



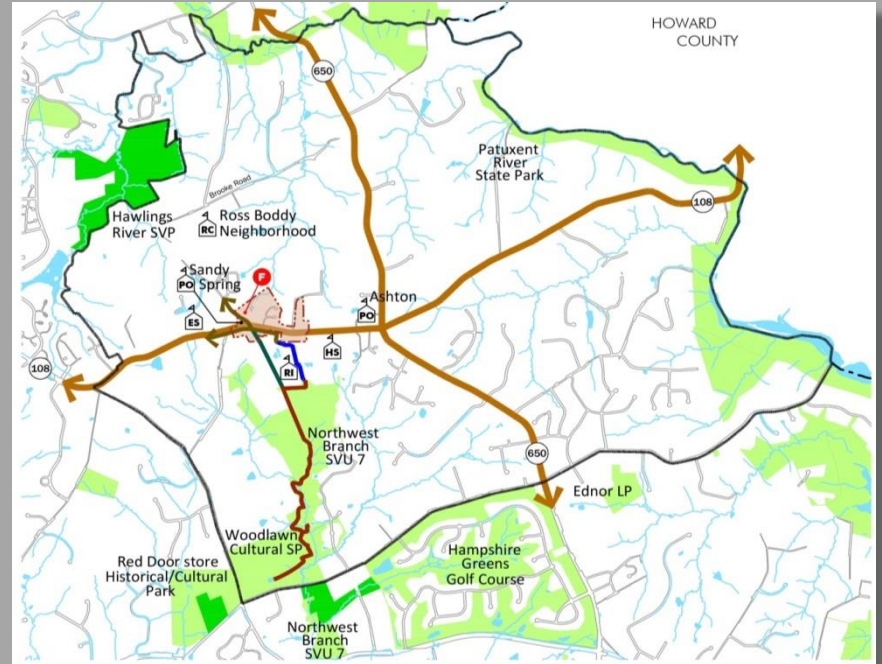
- ❖ Provide shared use path and parking on the north side of MD108
- ❖ Provide continuous sidewalk on Brooke Road
- ❖ Designate Bentley Road as a Rustic Road
- ❖ Preserve Meeting House Road as a rustic road
- ❖ Provide shared roadway on Brooke Road (vehicles and bicycles)

# Area Wide Recommendations

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## Parks, Open Space, and Trails

- ❖ Create open space in Village Core
- ❖ Utilize existing open space areas
- ❖ Connect open spaces
- ❖ Provide trail extension on Meeting House Rd



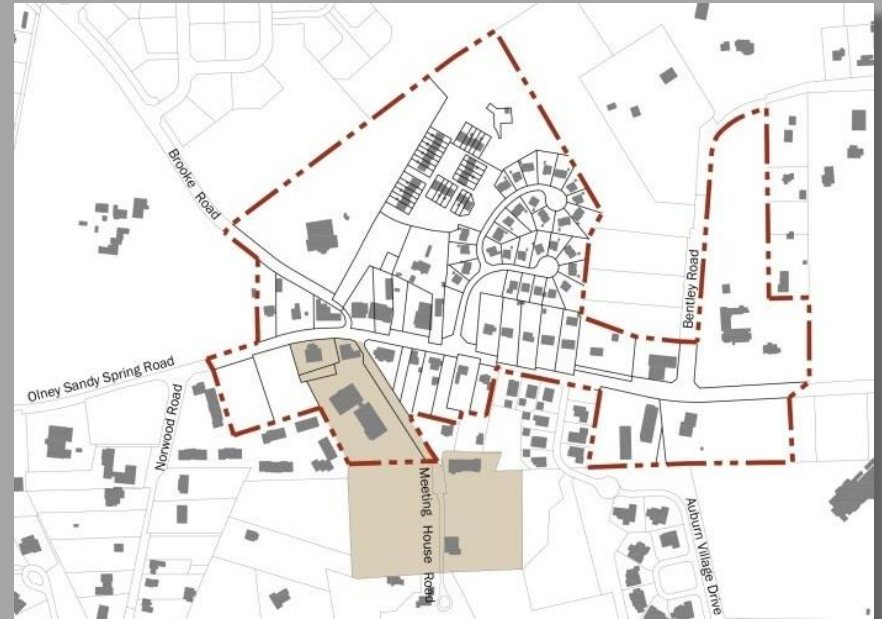


## Area Wide Recommendations

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### Historic Preservation

- ❖ Retain the historic district
- ❖ Provide interpretive and “wayfinding” signage to highlight places of historical interest



## Area Wide Recommendations

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### Environmental

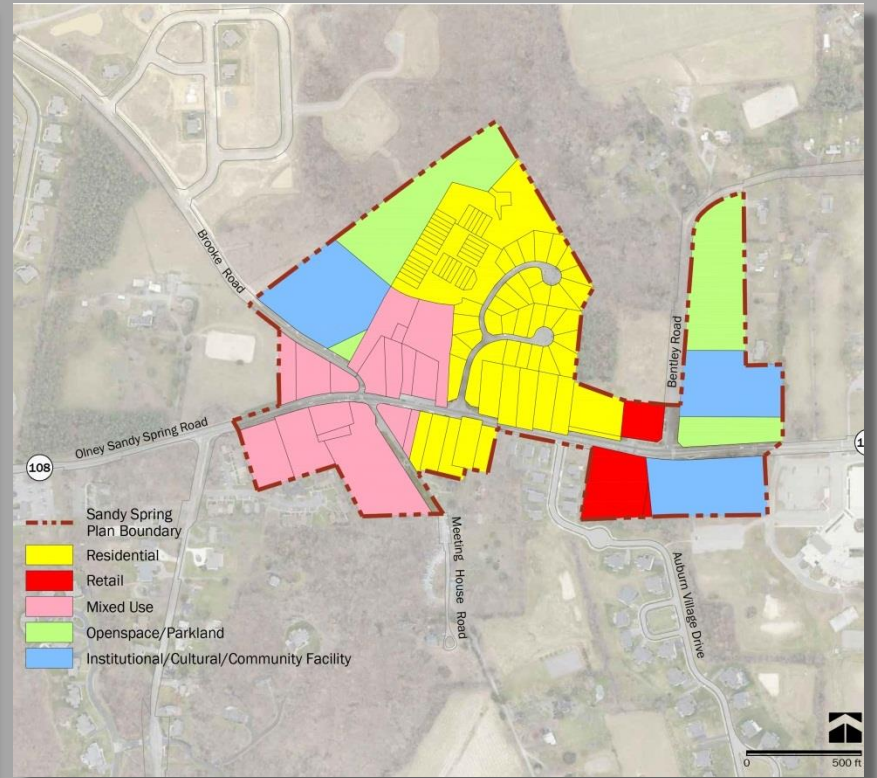
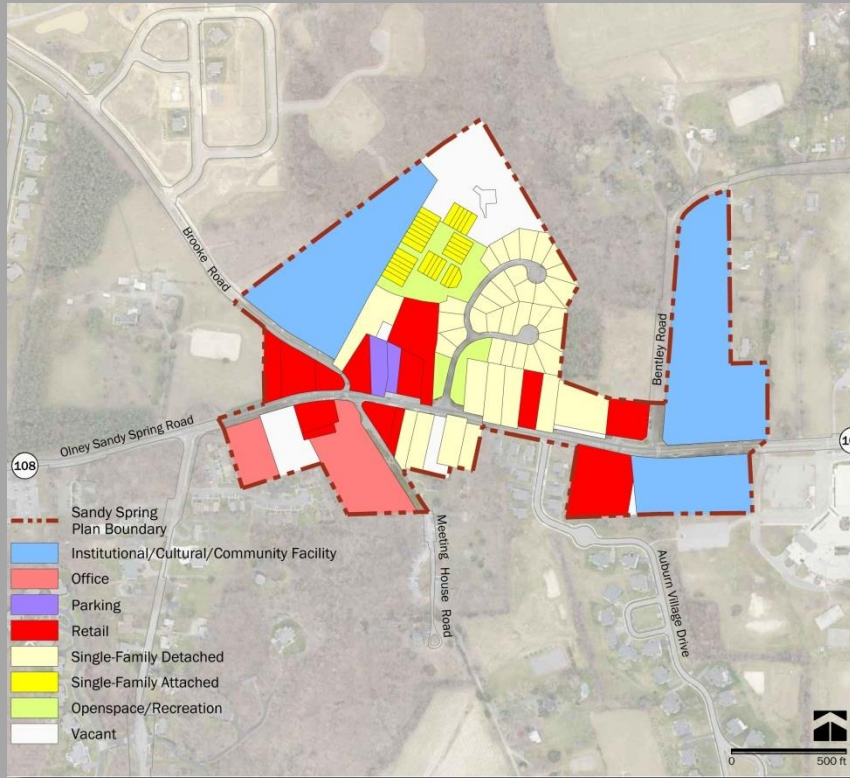
- ❖ Protect and enhance the water quality of the Patuxent River Watershed
- ❖ Protect the forested edges
- ❖ Provide tree canopy in parking and other impervious areas
- ❖ Designate the area as part of the Shades of Green program





# Implementation: Land Use

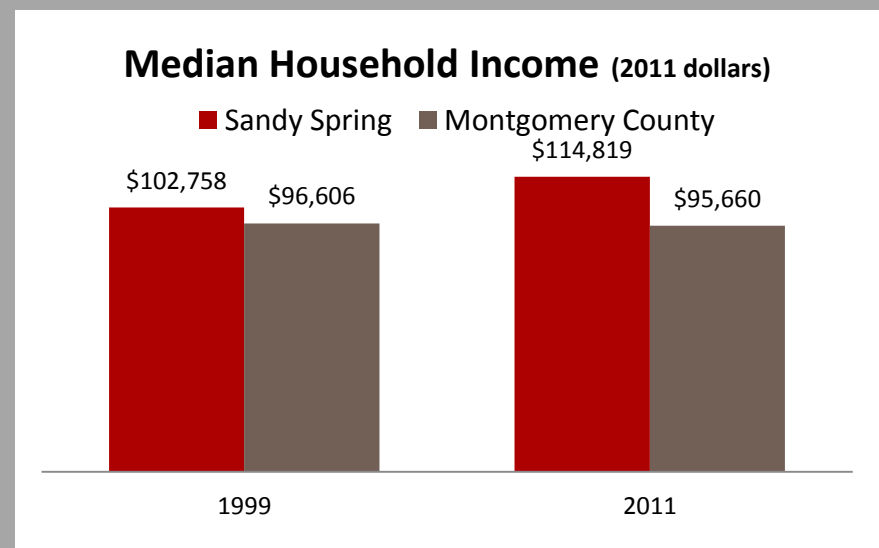
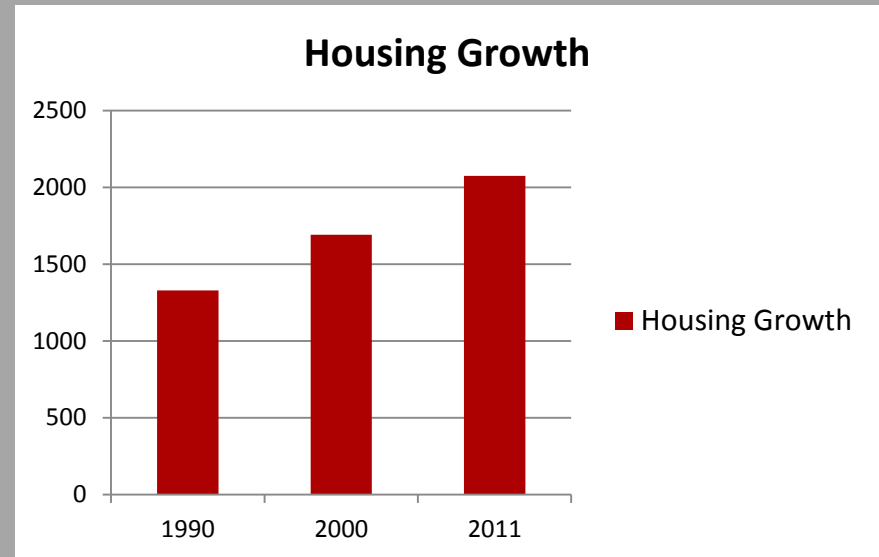
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## Implementation: Market Study

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- ❖ High rate of home ownership
- ❖ Growth in neighborhoods
- ❖ Healthy range of incomes
- ❖ One quarter of the households have incomes over \$200,000
- ❖ Analysis indicates there is a market for both convenience goods and specialty retail
- ❖ Strong market potential for upscale businesses, specialty shops, and restaurants





## Implementation: Zoning

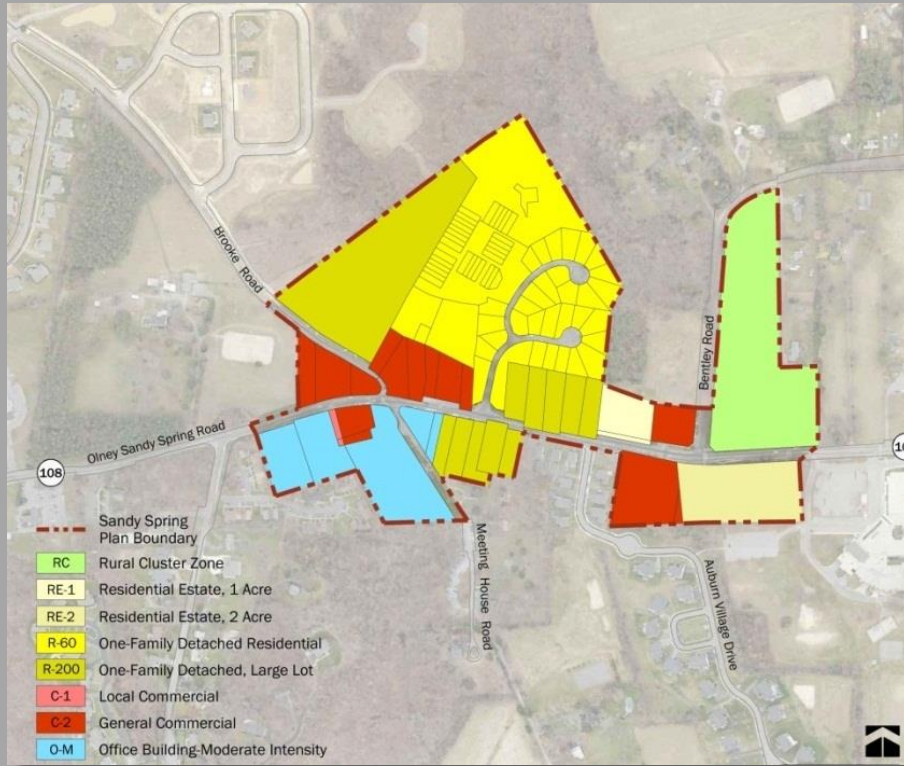
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- ❖ Retain residential zoning (RC, RE-1, & RE-2) to protect the rural character and forest conservation areas
- ❖ Propose Mixed Use Zoning (CRN or CRT):
  - Redevelopment of commercial properties on the north side of MD 108
  - Housing for all ages and incomes
  - Street-oriented retail
  - Public gathering spaces
  - Variety of building heights along MD 108
- ❖ Evaluate the Overlay Zone

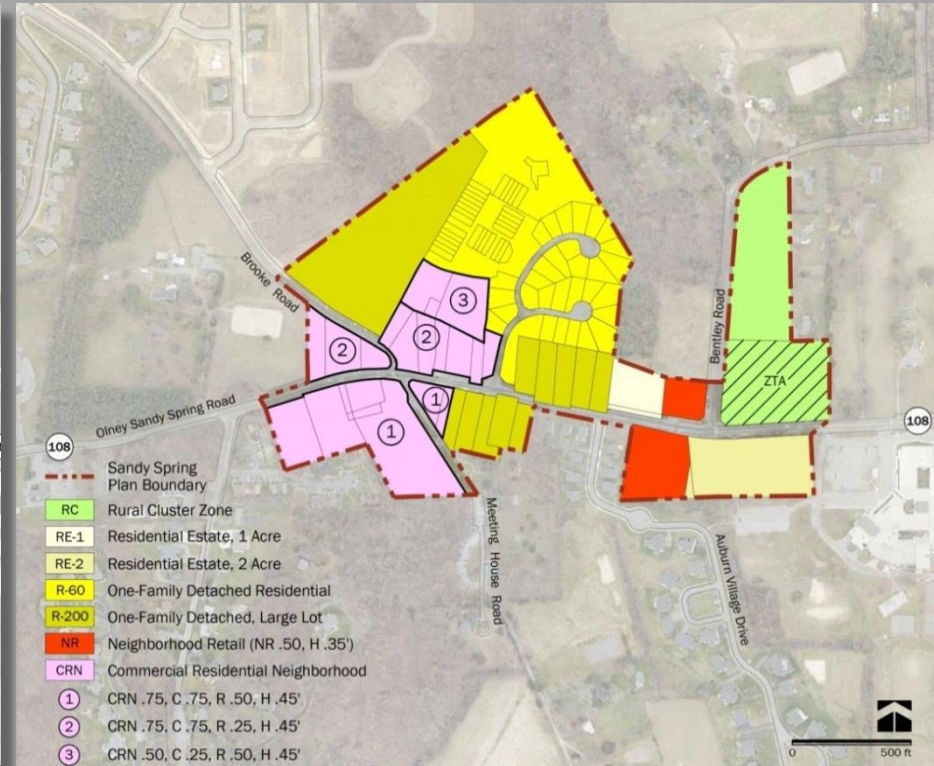


# Implementation: Zoning

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Existing



Proposed



## Next Steps

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- ❖ Meet with Community
- ❖ Finalize Recommendations
- ❖ Prepare Staff Draft
- ❖ Design Guidelines



## **Next Steps**

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<b>Staff briefing to the planning board</b>	<b>April 3, 2014</b>
Staff draft final presentation to community	Early May 2014
Planning Board Public Hearing	June 2014
Planning Board Worksessions	July - October 2014
Plan Adoption	Spring 2015



# Discussion

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