



# Sandy Spring Rural Village Plan

## **Continuation of the 4-day workshop**

### **Staff recommendations**

Sandy Spring Meeting House  
March 19, 2014



## Presentation Overview

# sandy spring rural village

### Vision, Concepts, and Characteristics

### Challenges

### Specific Plan Recommendations (3 Focus Areas)

- ❖ Land Use
- ❖ Design (Connections, Open Spaces, and Buildings)

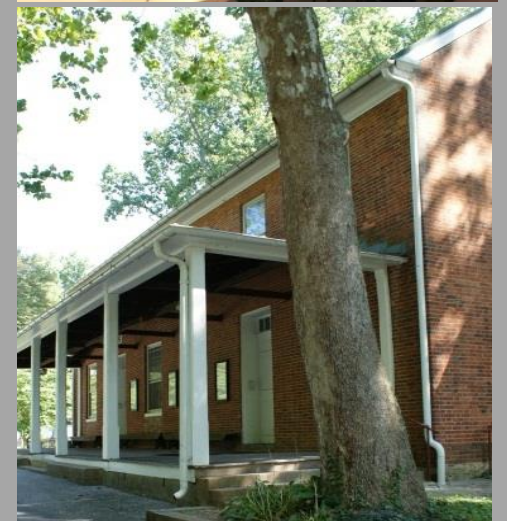
### Overall Plan Recommendations

- ❖ Transportation, Historic Preservation, Environment, and Parks and Open Space

### Implementation

- ❖ Zoning, County and State Projects

### Next Steps/Discussion





# Vision

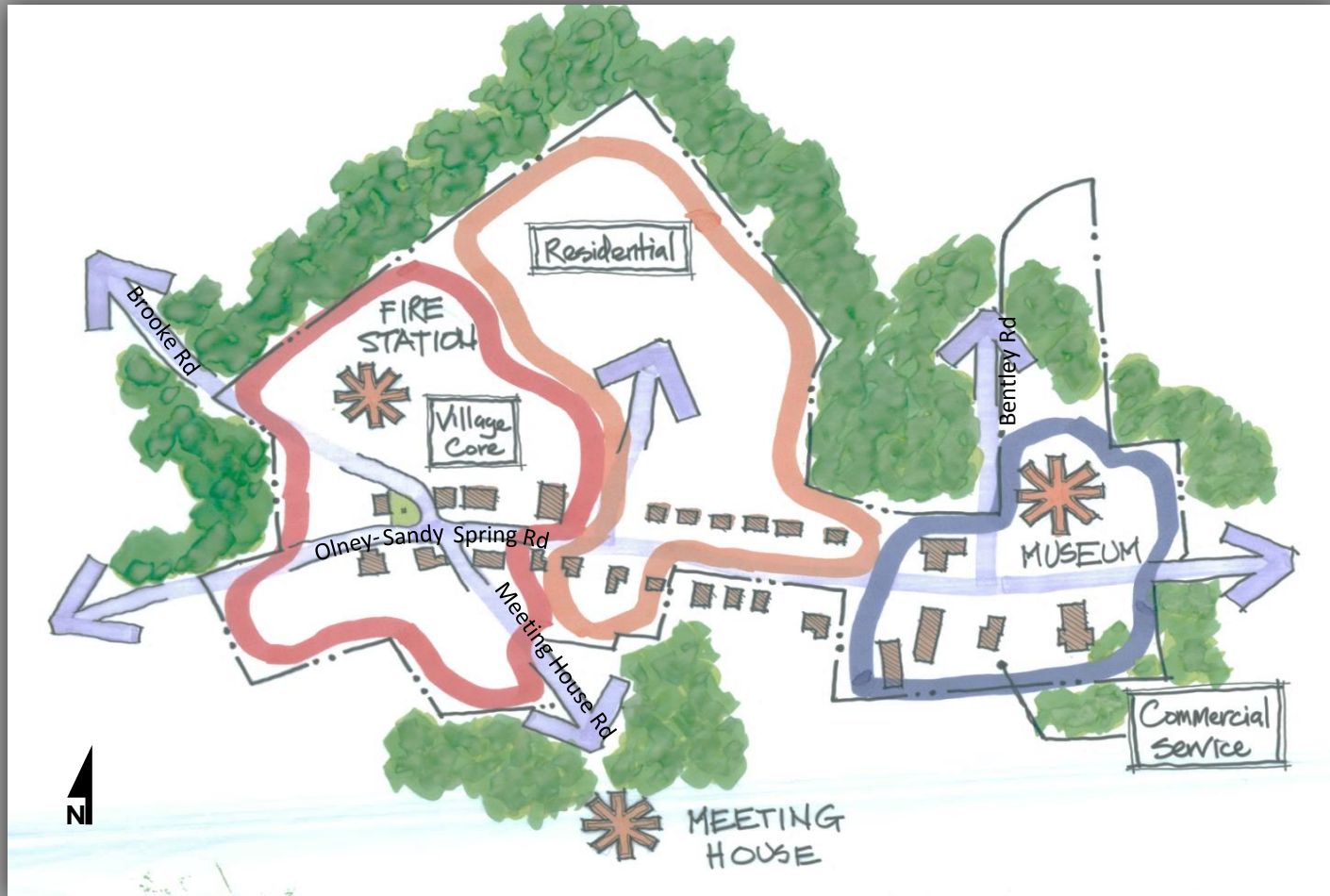
# sandy spring rural village

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



# Concept

# sandy spring rural village





# Characteristics

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❖ rural walkable village





## Characteristics

- ❖ rural walkable village
- ❖ streets, open space, and buildings reflect historic character

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## Characteristics

- ❖ rural walkable village
- ❖ streets, open space, and buildings reflect historic character
- ❖ connections to schools, museums, fire station, stores, post office, and places of worship

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## Characteristics

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- ❖ street with appropriate lighting, signage, landscaping, and streetscape elements





## Characteristics

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- ❖ street with appropriate lighting, signage, landscaping, and streetscape elements
- ❖ spaces for gathering and eating





## Characteristics

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- ❖ street with appropriate lighting, signage, landscaping, and streetscape elements
- ❖ spaces for gathering and eating
- ❖ authentic building types (1-3 stories) that actively define the streetscape





## Characteristics

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- ❖ retail, service restaurants (coffee shops, sit down, specialty stores, tea room)



## Characteristics

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- ❖ retail, service restaurants (coffee shops, sit down, specialty stores, tea room)
- ❖ a variety of housing types of all ages and incomes in the village center





## Challenges: Retail and Business

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- ❖ single-use zoning
- ❖ regional competition with Olney
- ❖ Site limitations and physical constraints to the properties (i.e. parking and outdated building footprints)
- ❖ retail and artisan uses not permitted at the Sandy Spring Museum



Vision

Challenges

Plan Recommendations

Implementation

Next Steps

## Challenges: Connectivity

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- ❖ inadequate pedestrian and bicycle infrastructure
- ❖ limited connections between properties





## Challenges: Housing

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- ❖ limited housing in the village core
- ❖ Limited housing for all ages and income levels



## Challenges: Environmental

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- ❖ Contain development within the plan area to protect the water quality of the Patuxent River Watershed
- ❖ impervious surfaces without tree canopy





## Challenges: Design

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- ❖ older buildings with inadequate retail footprints
- ❖ front-end parking in the right-of-way
- ❖ inadequate streetscape





# Plan Illustrative

# sandy spring rural village





## Recommendations: Land Use

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### Cultural and 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

### Cultural and Commercial Services

- ❖ connections
- ❖ open spaces
- ❖ buildings

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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 Rd



## Recommendations: Design

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## Residential

- ❖ connections
- ❖ open space
- ❖ buildings



Vision

Challenges

Plan Recommendations

Implementation

Next Steps



## 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
- ❖ Open space
- ❖ Buildings





## Recommendations: Design

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Streetscape/Connections

# Recommendations: Design

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Civic Gathering Space



Residential Green



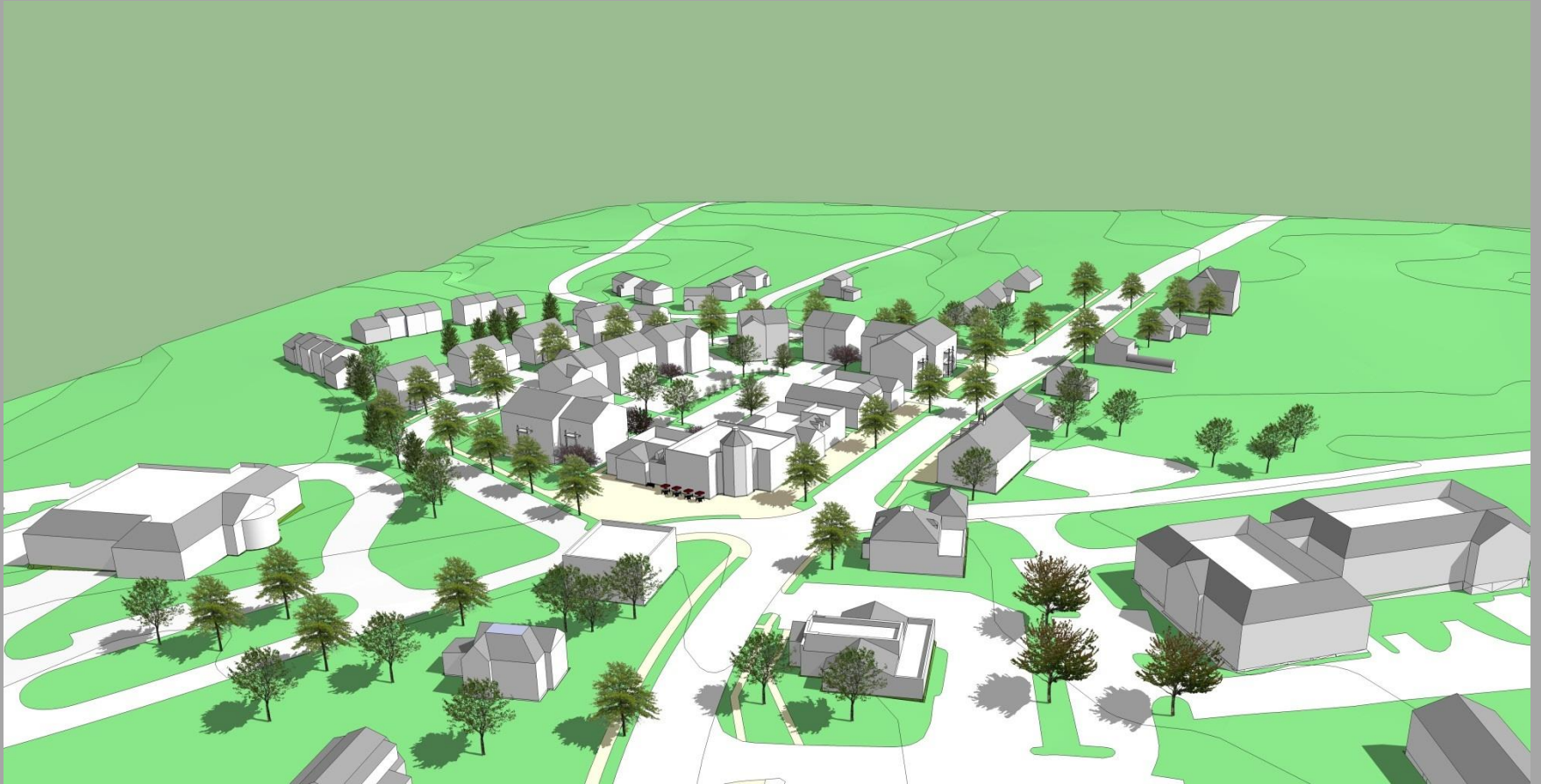




Building Massing

## Recommendations: Design

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Sandy Spring Village Core Looking East



## Recommendations: Transportation

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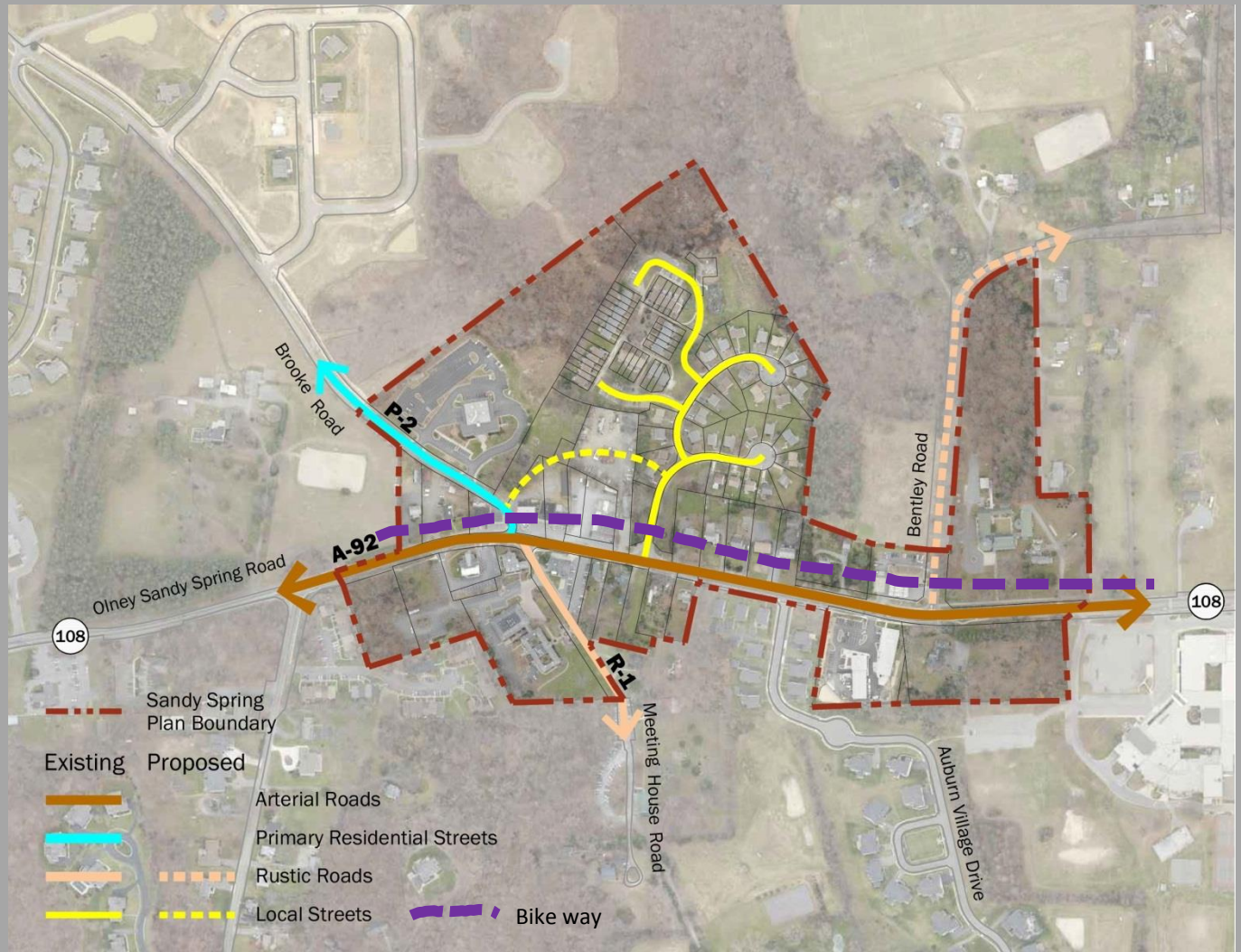
### MD 108 Street Connections



- ❖ 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
- ❖ endorse Meeting House Road as a rustic road
- ❖ Provide shared roadway on Brooke Road (vehicles and bicycles)

# Recommendations: Transportation

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## Roadway Classifications

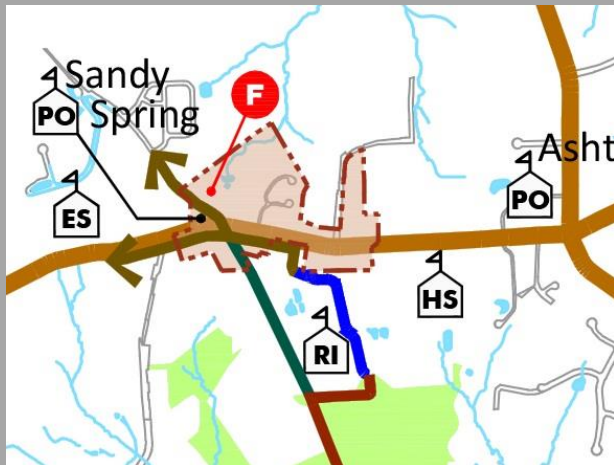
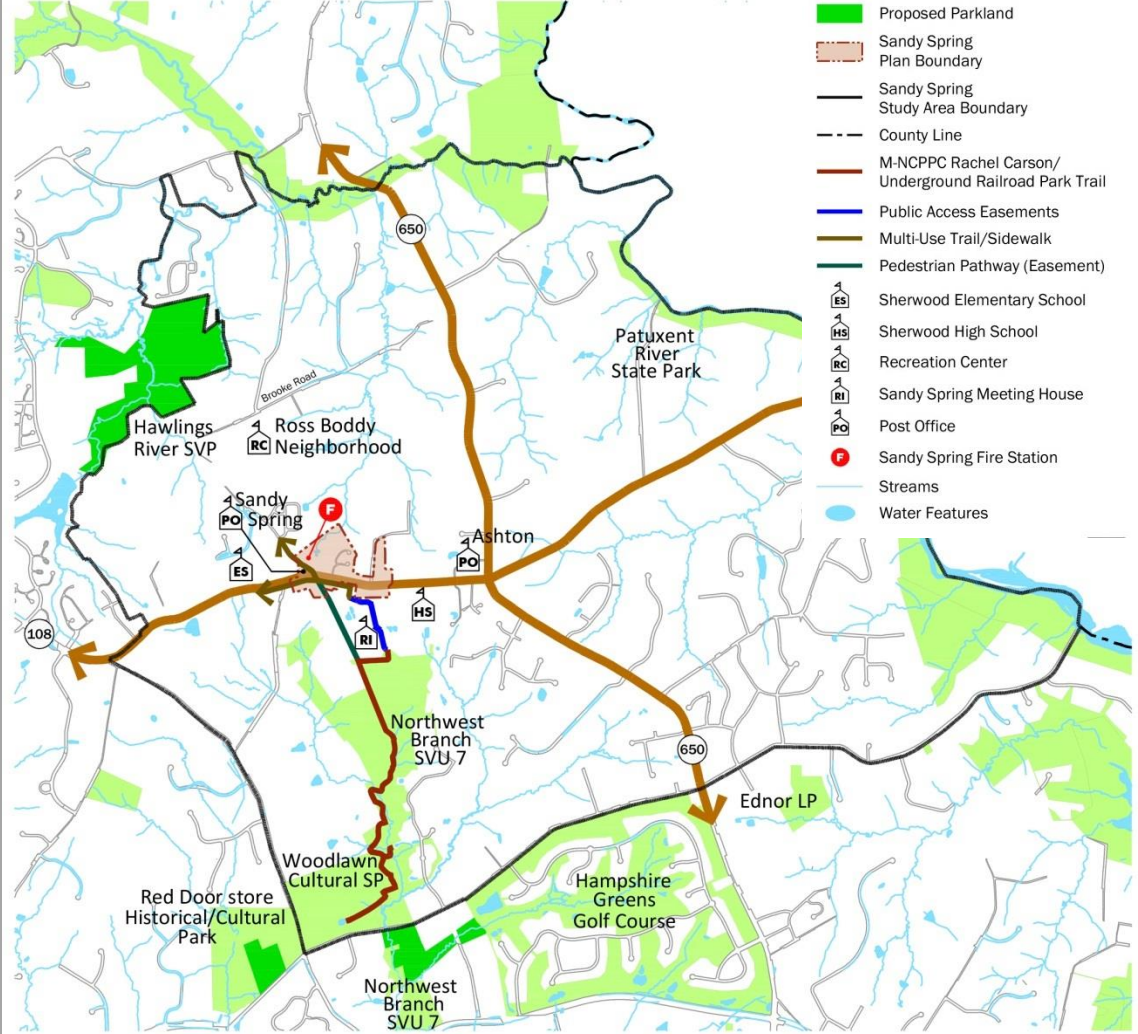


## Recommendations: Trails

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- ❖ provide trail extension on Meeting House Rd connecting to Brooke Rd to eventually connect to the Ross Boddy Recreation Center, the Slave Museum, and Rachel Carson Park

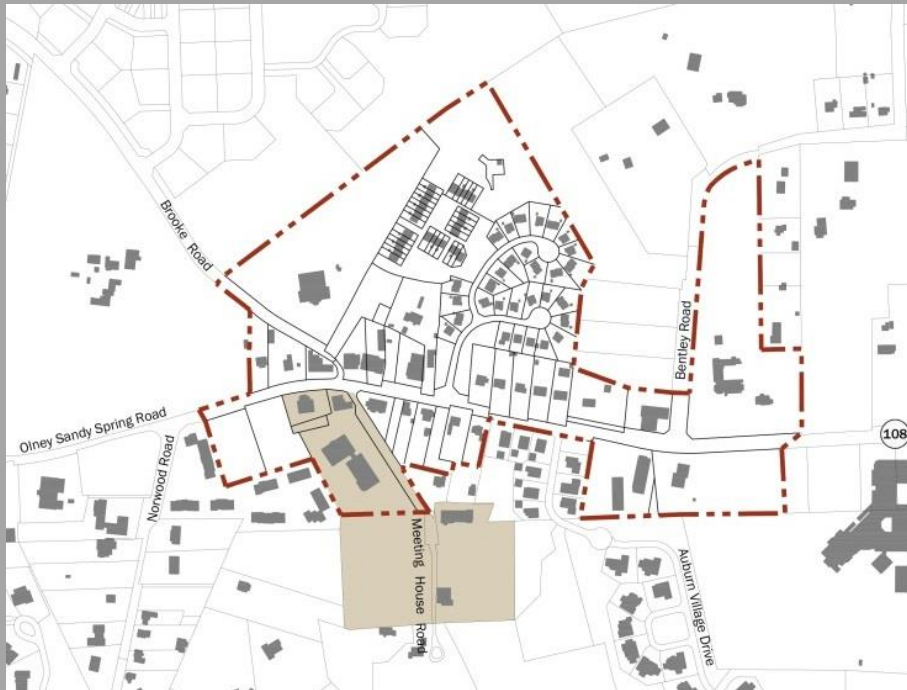
### Park, Regional Connections, and Public Facilities



## Recommendation: Historic Preservation

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- ❖ retain the historic district
- ❖ provide interpretive and way finding signage to highlight places of historical interest





## Recommendations: Environment

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- ❖ 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





## Recommendations: Parks & Open Space

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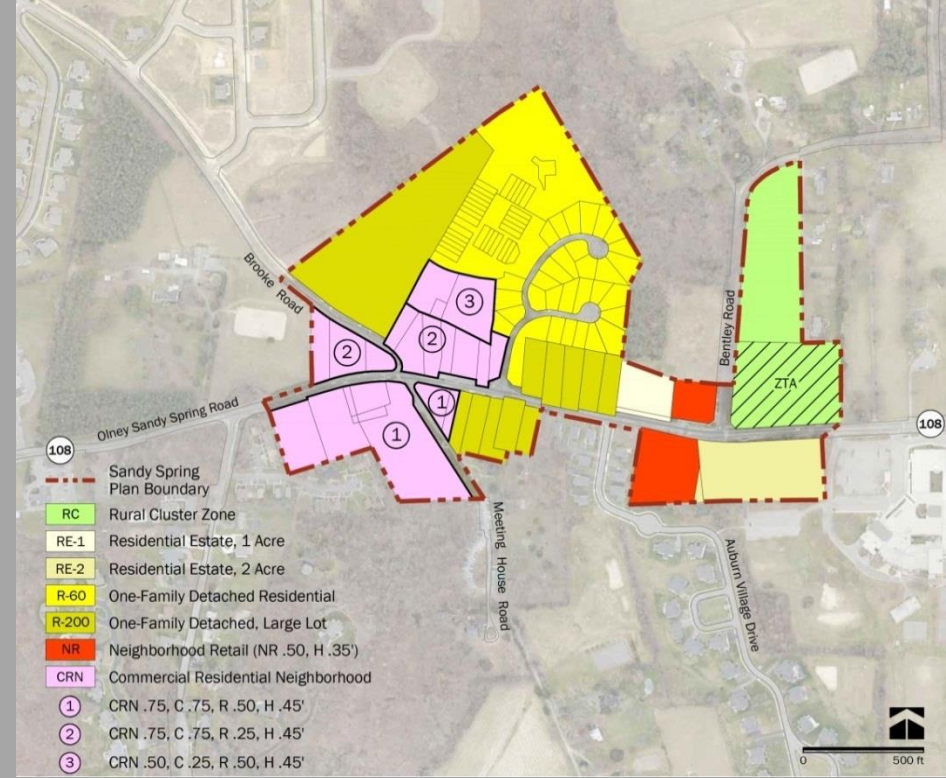
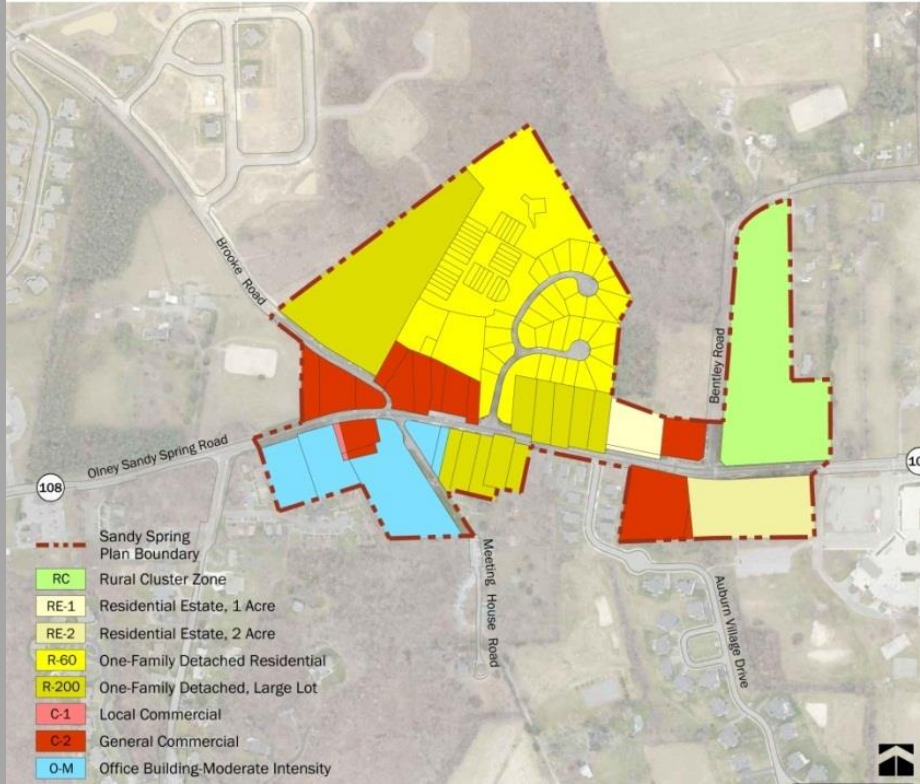
- ❖ create open space in the Village Core
- ❖ Utilize the existing open space areas: Meeting House, fire station, and museum
- ❖ connect open spaces





# Implementation: Zoning

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Existing

Proposed

## Implementation: Zoning

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- ❖ RC, RE-1, and RE-2 Zones will remain to protect the agricultural environs and forest conservation areas
- ❖ CRN Zoning in the village core
  - 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
  - a new local street
- ❖ Neighborhood Retail (NR) or CRN in the Cultural and Commercial Service Area
- ❖ Remove Overlay Zone in the Plan area





## Implementation: Museum/RC Zone

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The RC zone provides for a compatible mixture of agricultural uses and low-density residential development. Provide for the following uses:

- ❖ community garden
- ❖ nursery (retail); seasonal outdoor sales
- ❖ accessory apartment/home occupation
- charitable, philanthropic institution
- ❖ cultural institution
- ❖ guest house
- ❖ educational institution (private)
- ❖ animal boarding and care
- ❖ bed and breakfast
- ❖ antique shop; rural country market;  
artisan manufacturing and production



## Implementation: CIP

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### ❖ Street and Intersection Improvements:

- MD 108 (SHA, MCDOT)
- Brooke Road (MCDOT)

### ❖ Open Spaces

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

### ❖ Utilities:

- lighting and utility relocation (Pepco)

### ❖ Housing:

- new market rate housing in the village (property owners, HOC)

### ❖ Sidewalks and signage improvements:

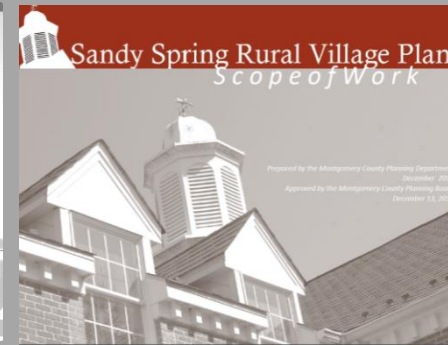
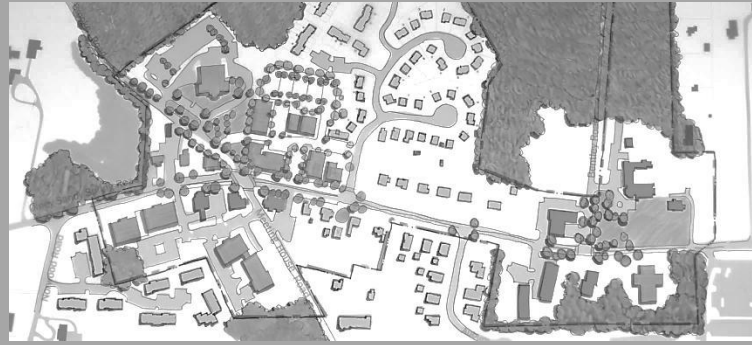
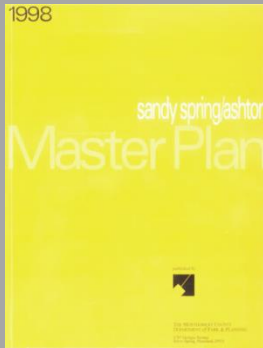
- MCDOT/State Safe connections to schools program, SHA Community Safety and Enhancement Program (CSEP)
- designate as a Maryland Sustainable Community
- extend Priority Funding Area
- wayfinding and interpretive signage (Heritage Montgomery)





## Next Steps

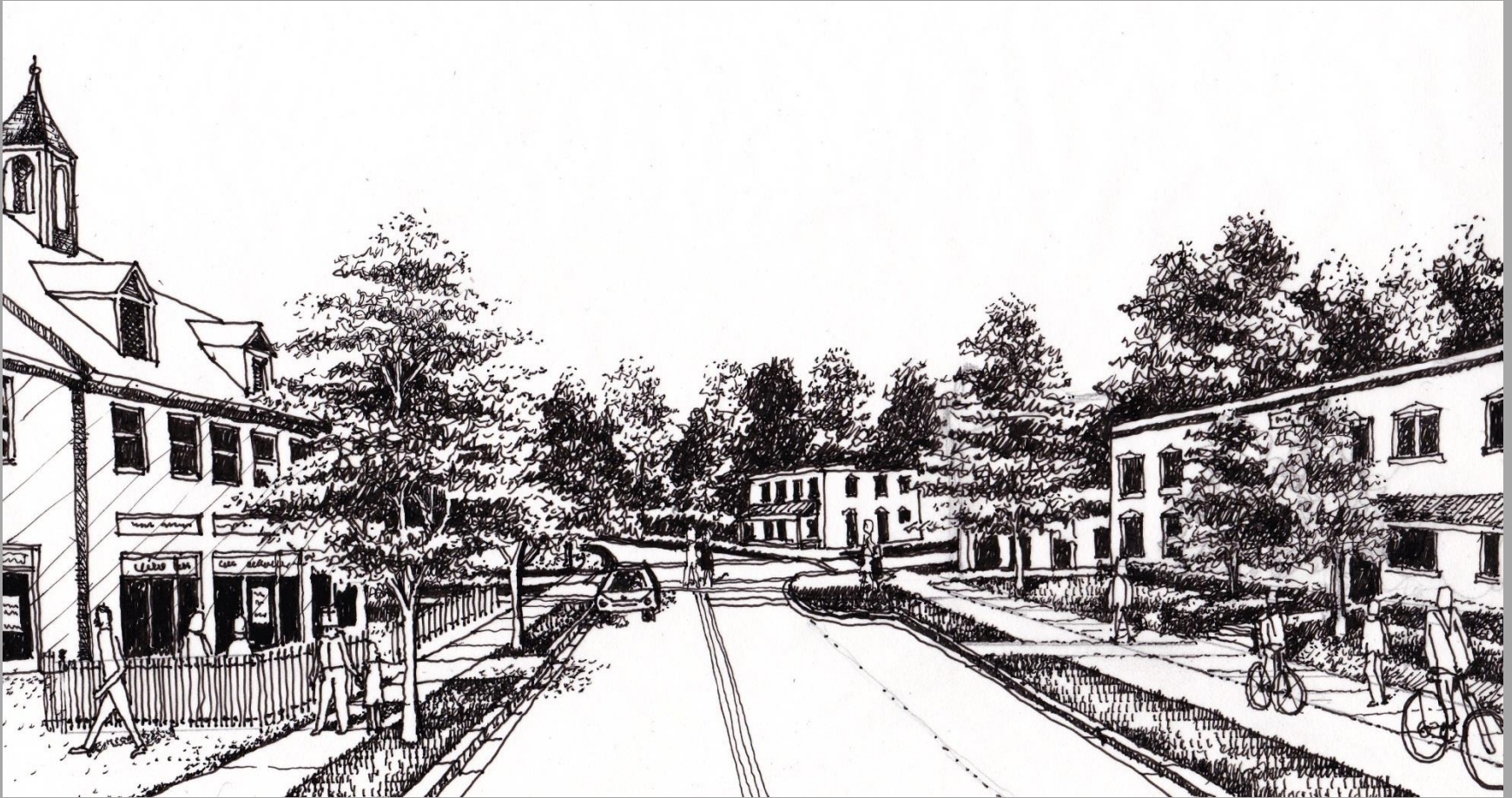
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**staff draft presentation to community**  
staff briefing to the planning board  
staff draft final presentation to community  
staff draft presentation to planning board  
planning board public hearing  
planning board worksessions  
county executive and county council  
county council public hearing  
county council worksessions  
plan adoption

**march 19, 2014**  
april 3, 2014  
early-may 2014  
may 29, 2014  
june 2014  
july-oct 2014  
nov 2014  
january 2015  
feb-mar 2015  
april 2015

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# Plan Illustrative

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