



Sandy Spring Rural Village Plan

**Sandy Spring Rural
Village Plan Presentation**

Workshop Wrap-up
February 6, 2014



sandy spring rural village

Workshop Re-cap

(Kristin O'Connor)

- Day 1: vision, characteristics and concept; precedents
- Day 2: final concepts; visioning exercise students
- Day 3: street design and illustrative
- Day 4: plan recommendations



Plan Recommendations

- Planning: land use, environment, housing, historic preservation *(Kristin O'Connor)*
- Design: connections, buildings, and open spaces *(Roberto Duke)*
- Plan Implementation: zoning, County and state projects



Workshop Wrap-up

(John Carter)

Next Steps

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Day One: Monday, February 3, 2014

M-NCPPC Staff

- introduced the planning efforts to date
- presented staff vision/characteristics/concept map
- identified precedents
- outlined the 4-day workshop
- opened up a discussion session

Community Participants

- discussed concerns (traffic on MD 108, need for better retail, historic preservation, lack of sidewalks, parking)

Product

- received 25+ comment cards with written vision statements and community characteristics



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Day Two: Tuesday, February 4, 2014

M-NCPPC Staff

- revisited the Plan's vision; discussed future characteristics and concept map

Community Participants

- highlighted the history of the area
- drafted their vision
- revised the characteristics/concept map

Students

- provided staff with elements they would like to see in Sandy Spring

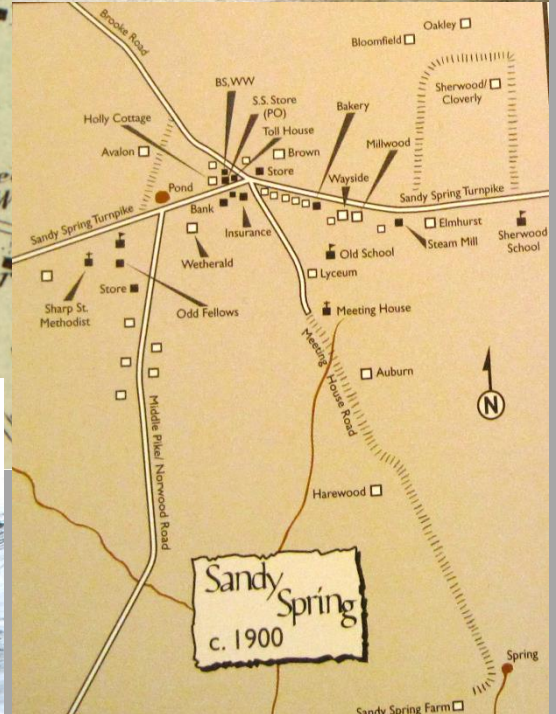
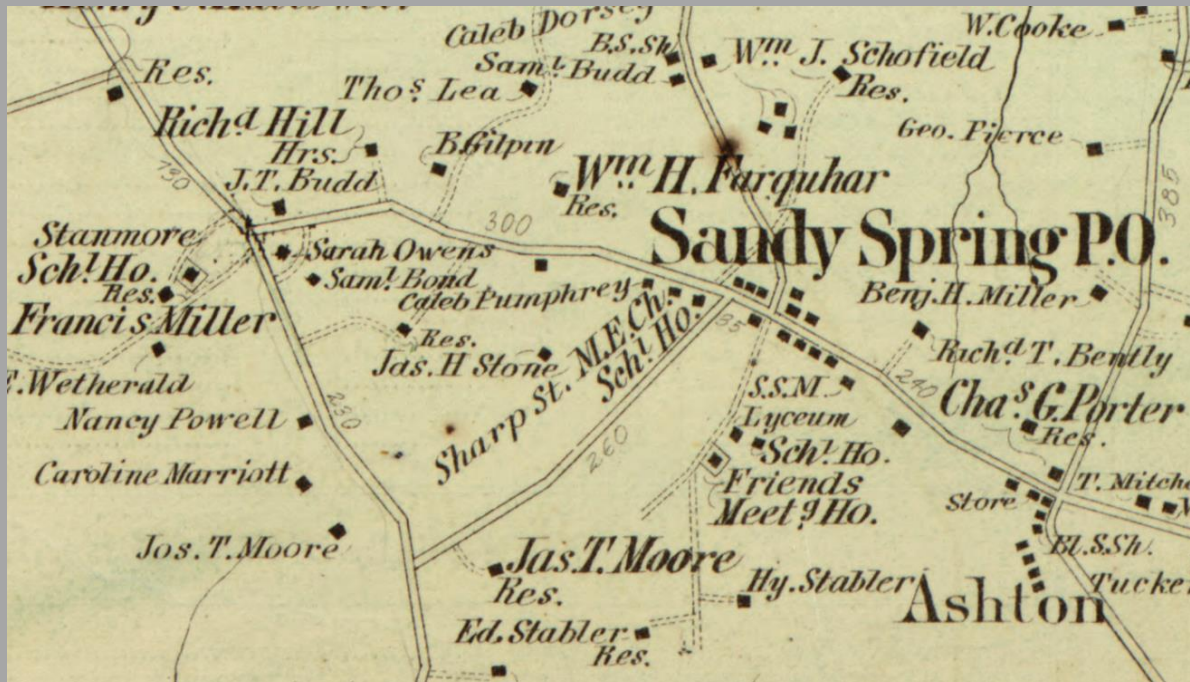
Products

- revised vision
- revised characteristics
- revised concept map with:
 - historical sites
 - local destinations



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Historic Preservation



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Day Two: Tuesday, February 4, 2014

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



Workshop Re-cap

Plan Recommendations

Workshop Wrap-up

Next Steps

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Day Two: Tuesday, February 4, 2014

Characteristics

- rural walkable village
- connects schools, museums, fire station, store and post office, churches, Meeting House
- rustic roads
- uniformed historic street lighting and pedestrian scale
- buildings, streets, and open space reflects historic character
- Quaker character appropriate signage
- authentic rural building types with variable materials and heights
- environmentally friendly new construction
- green space for concerts and eating



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Day Two: Tuesday, February 4, 2014
Characteristics (cont.)

- variable sidewalks and paving materials
- underground utilities to reduce visual clutter
- sidewalks on the north-side of MD108 with small open spaces
- 1-3 story building heights that define the street edge with active store fronts
- retail, service restaurants (coffee shops, sit down, specialty stores, tea room)
- randomly spaced street trees; rural landscaping
- a variety of housing types of all ages and incomes in the village center
- on-street parking and side and/or rear parking



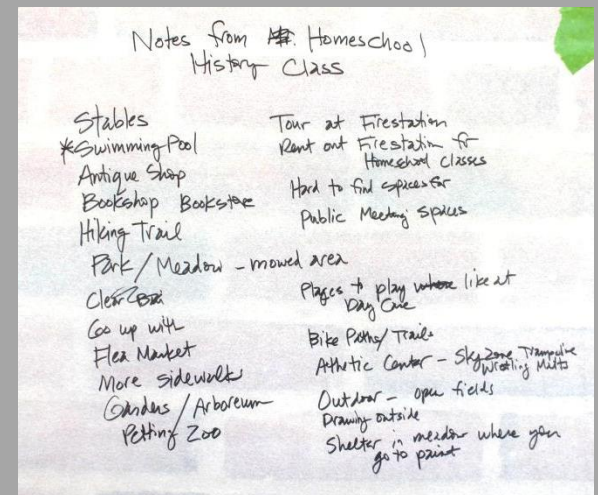
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Day Two: Tuesday, February 4, 2014 (cont.)

Students' Workshop

Provided staff with elements or qualities of a good community:

- nice forest to see wildlife – no formal trails
- street lights
- sidewalks
- community gathering space – next to a wooded area
- exercise stations along the path
- a pool with a baby pool; splash play pools
- easy access to food/small restaurants/groceries
- inside/outside restaurants with a deck
- furniture place
- seafood place with crabs for sale!



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Day Three: Wednesday, February 5, 2014

M-NCPPC Staff

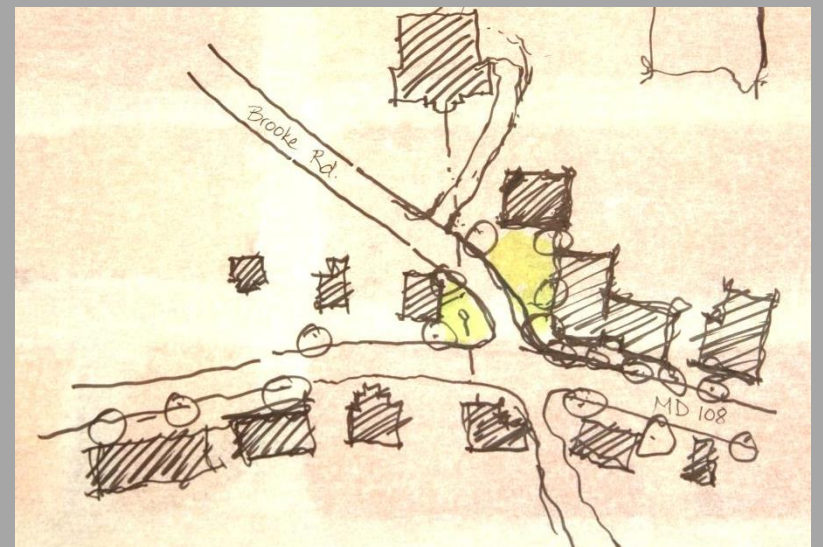
- discussed future street designs; State Highway discussion on ROW widths, future on-street parking in the village core area; dedications, streetscape and lighting, operational changes (i.e., signalized crosswalk at Museum/future church site)

Community Participants

- identified street design ideas
- created a final illustrative

Products

- MD 108 illustrative
- street section for MD 108



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Day Four: Thursday, February 6, 2014

M-NCPPC Staff

- discussed final thoughts
- refined the plan recommendations

Community Participants

- provided additional insight
- provide guidance to staff on recommendations

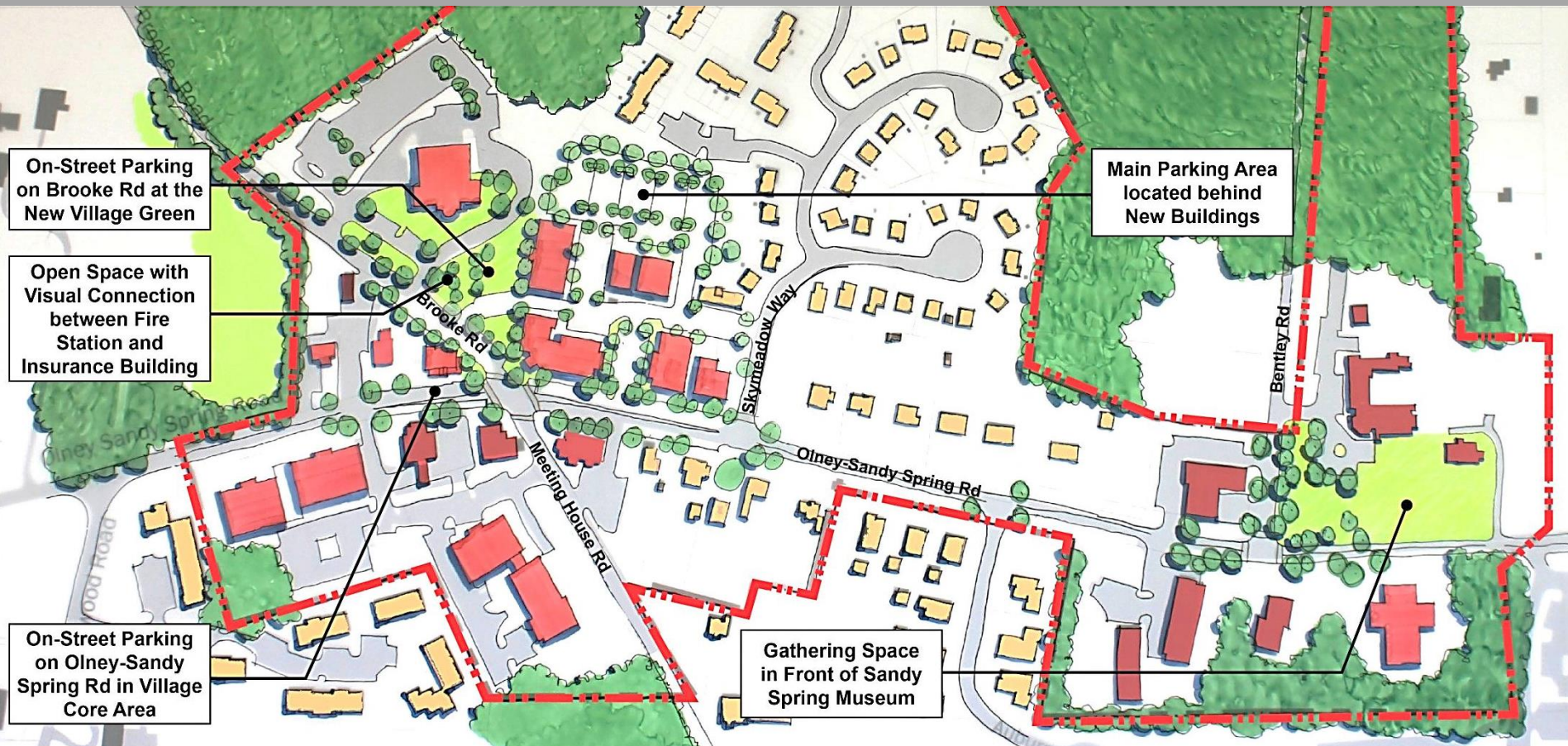
Products

Plan recommendations



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MD 108 illustrative



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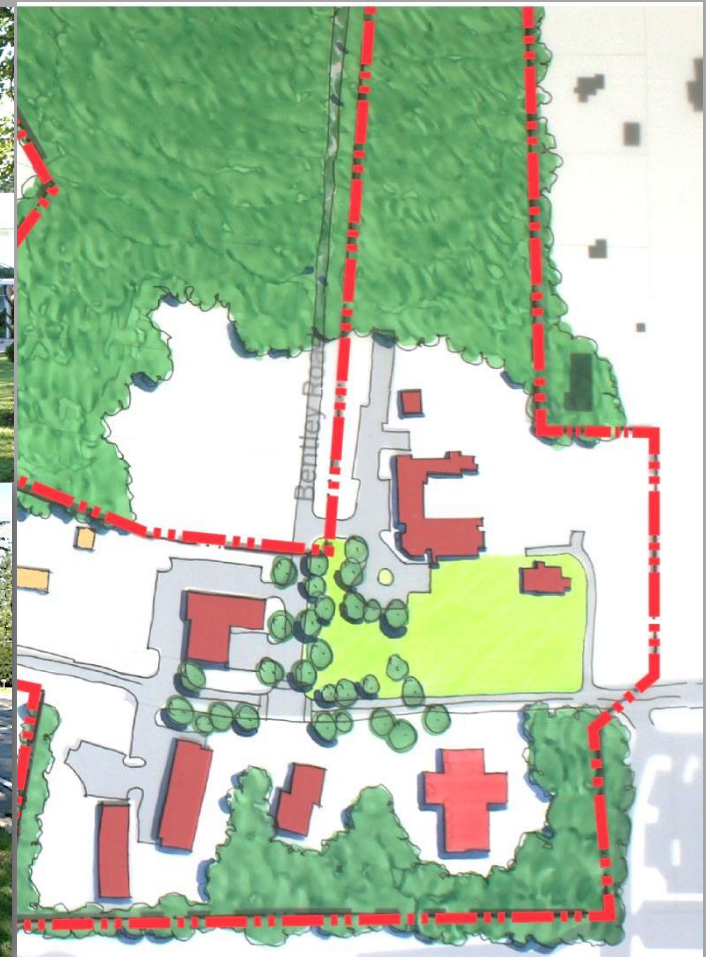
Planning recommendations:

- environment
- housing
- historic preservation
- land use

Design recommendations

- connections
- buildings
- open spaces

Commercial Services Area



Workshop Re-cap

Plan Recommendations

Workshop Wrap-up

Next Steps

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Residential Area

Planning recommendations:

- environment
- housing
- historic preservation
- land use

Design recommendations

- connections
- buildings
- open spaces



Workshop Re-cap

Plan Recommendations

Workshop Wrap-up

Next Steps

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Village Core Area

Planning recommendations:

- environment
- housing
- historic preservation
- land use

Design recommendations

- connections
- buildings
- open spaces



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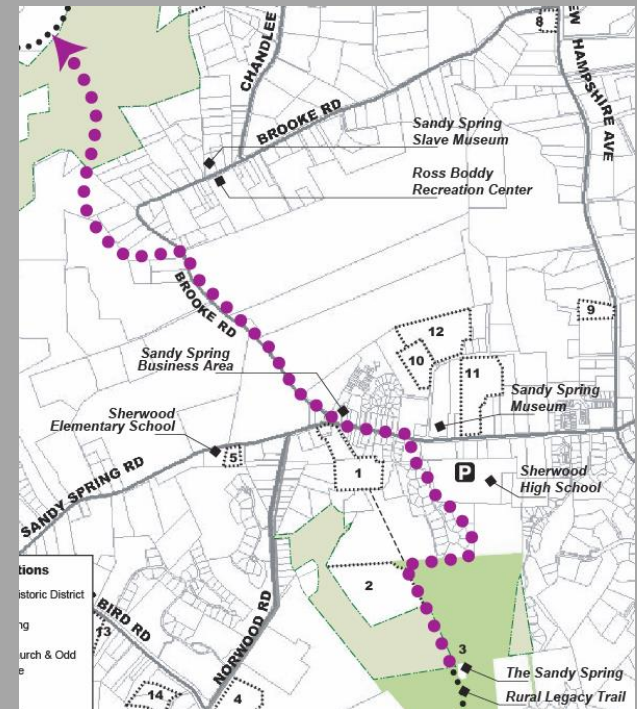
MD 108 Street Connections



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Connections: schools, museums, fire station, store and post office, churches, Meeting House

- sidewalks, both sides
- trails
- bikeways
- two lane streets, parking both side
- rustic roads



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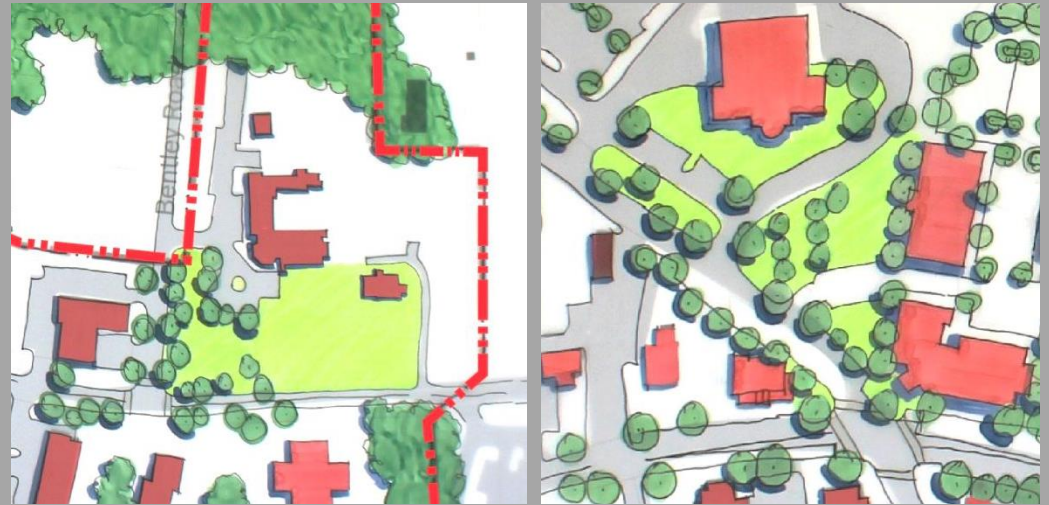
Open Spaces

Existing Spaces

- Sandy Spring Museum
- Sandy Spring Meeting House

Potential Spaces

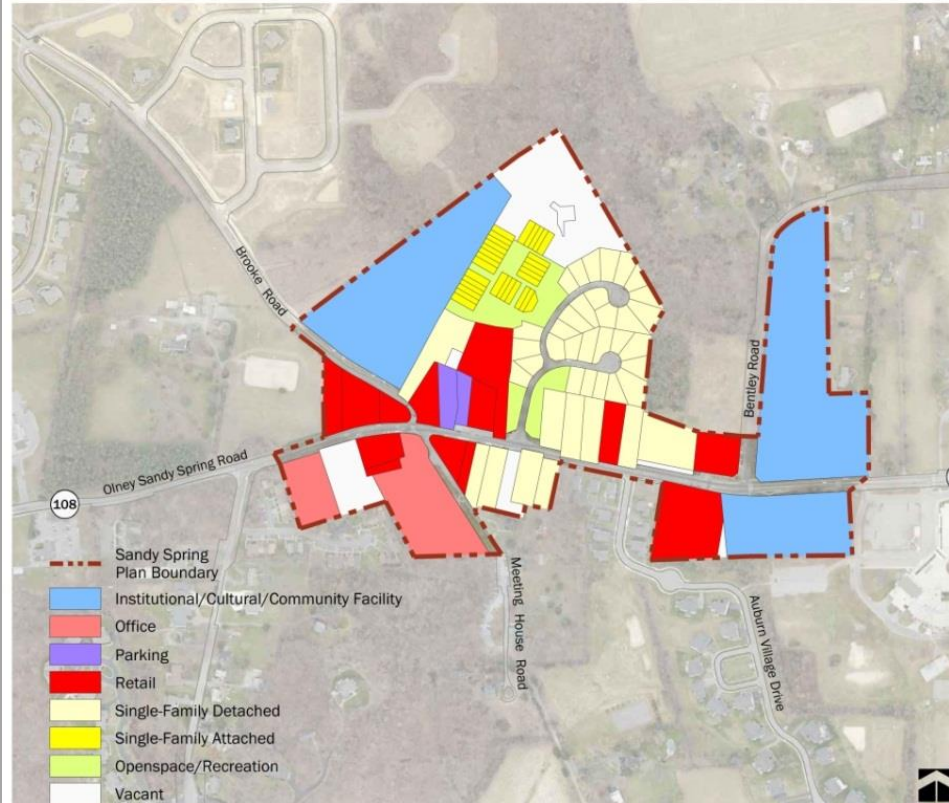
- New Village Green
- New sidewalk areas
- Trail extension
- Parks
 - Old Post Office Site
 - Property west of Sandy Spring Bank
 - Meeting House Property



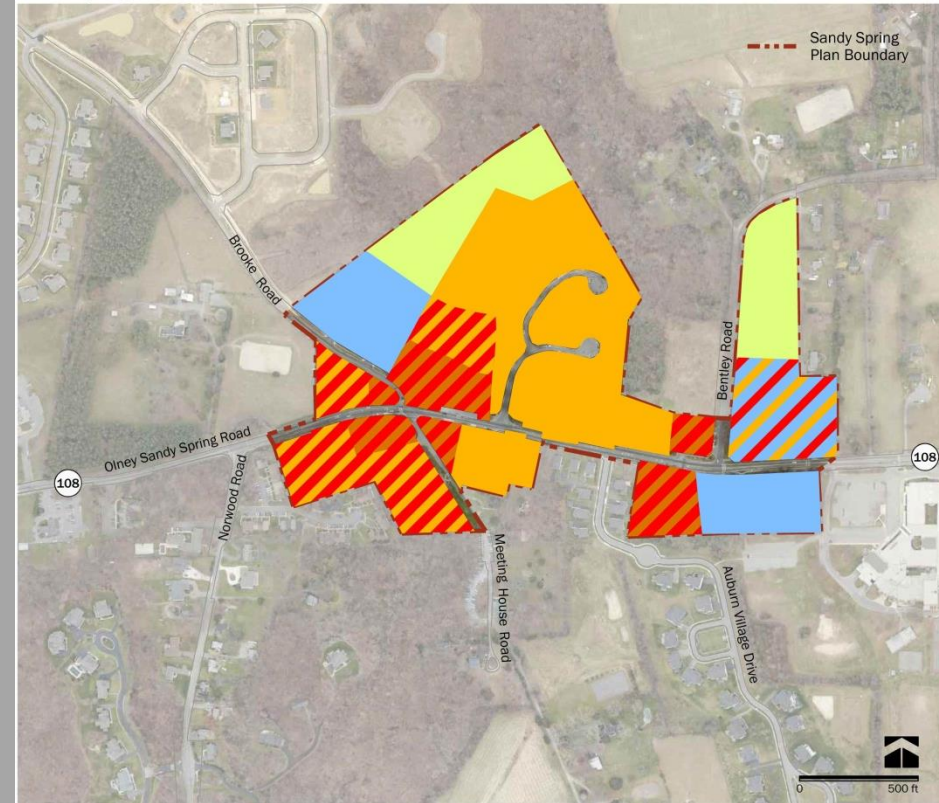
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Plan Recommendations: Land Use

Existing Land Use



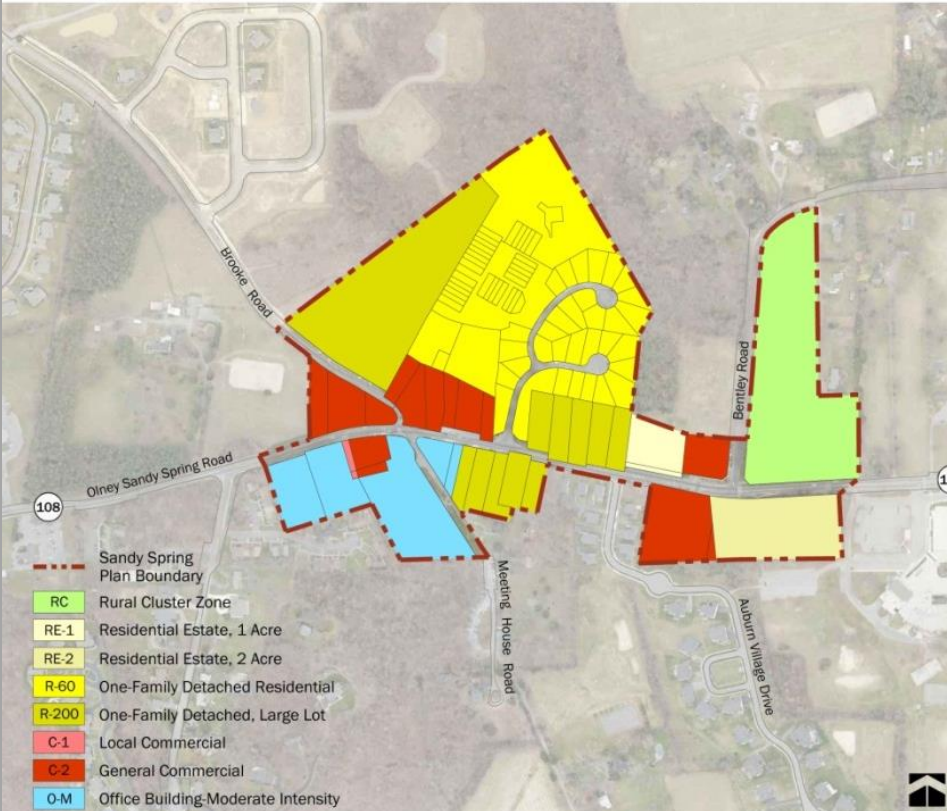
Sandy Spring Planning Area



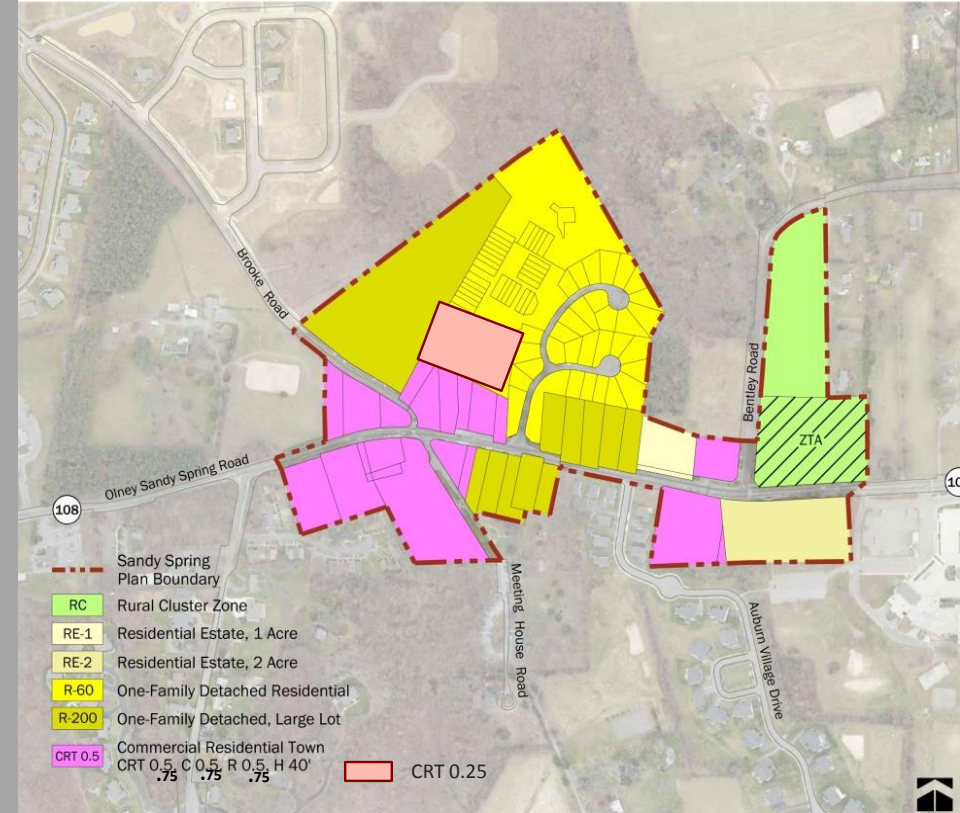
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Plan Recommendations: Zoning

Existing Zoning



Proposed Zoning



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Plan Recommendations: Capital Improvement Programs (CIP)

Utilities:

- Lighting and Utility Relocation (Pepco, SHA Community Safety and Enhancement Program (CSEP))

Housing

- New market rate housing in the village (HOC)

Sidewalks and Façade Improvements:

- Sidewalks - Montgomery County CIP (MCDOT)
- Façade Improvements (DHCA)

Street and Intersection Improvements

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

Open Spaces

- Open spaces (M-NCPPC Parks, property owners)

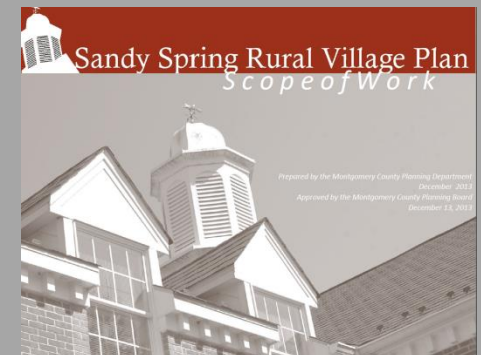


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Plan Recommendations: Summary

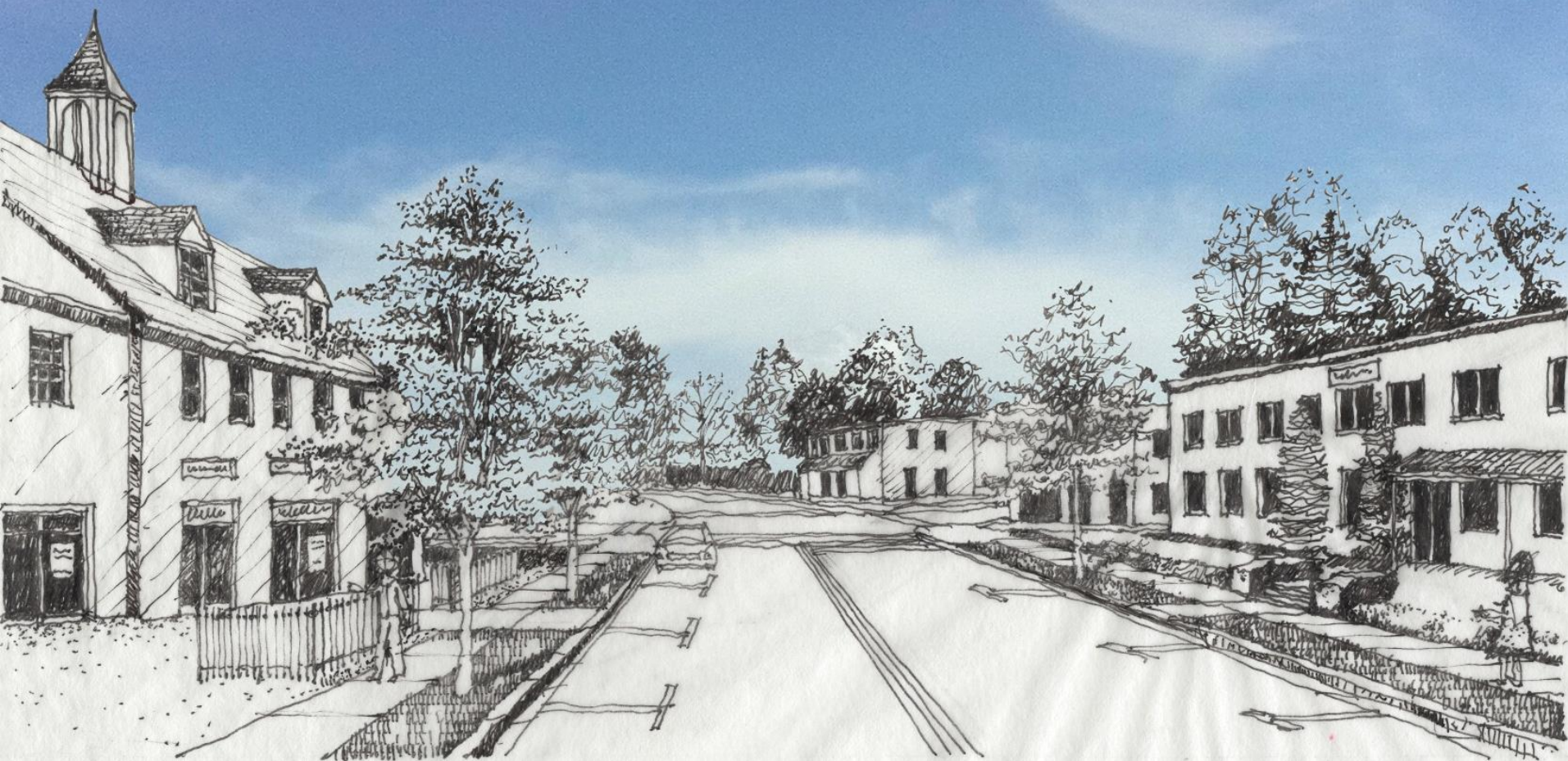
The 2014-15 Plan provides an opportunity to do the following:

- *preserve* the rich cultural history of the area
- identifies *connections* and mobility gaps
- *designs* civic spaces for the community to gather



Wrap-up

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Next Steps

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Workshop Re-cap

Plan Recommendations

Workshop Wrap-up

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