



Sandy Spring Rural Village Plan

Staff Recommendations

Sandy Spring Friends School
May 14, 2014



Presentation Overview

sandy spring rural village

Introduction and Purpose

Plan Framework

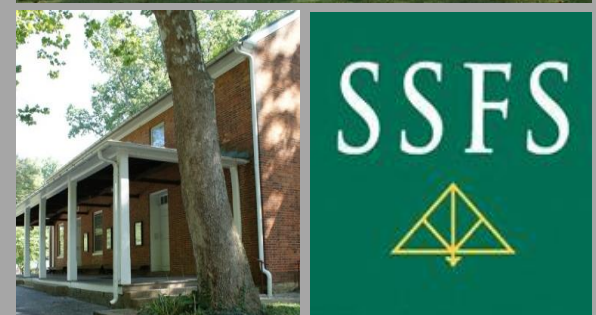
What We Heard March 19th

Neighborhood Recommendations

Area-Wide Recommendations

Implementation

Discussion



SSFS



Introduction and Purpose

sandy spring rural village

This Plan will complete the 1998 recommendation for a design study

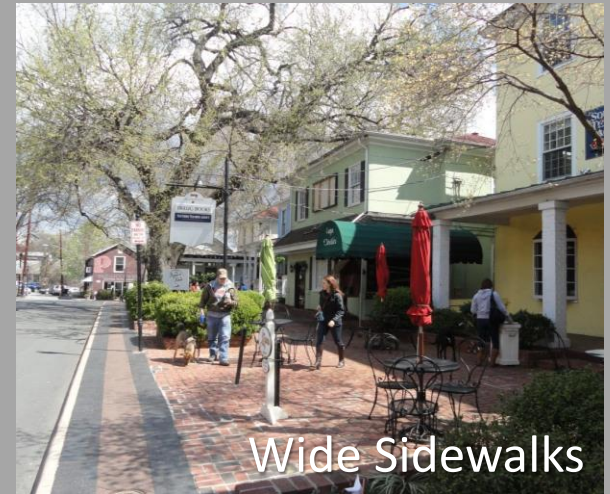
- Keep Brooke Road in its historic alignment
- Examine a village center concept in the commercial core that provides a:
 - Rural building character
 - Mix of land uses in the core
 - Connections and street character
 - Village green and gathering spaces



Introduction and Purpose

sandy spring rural village

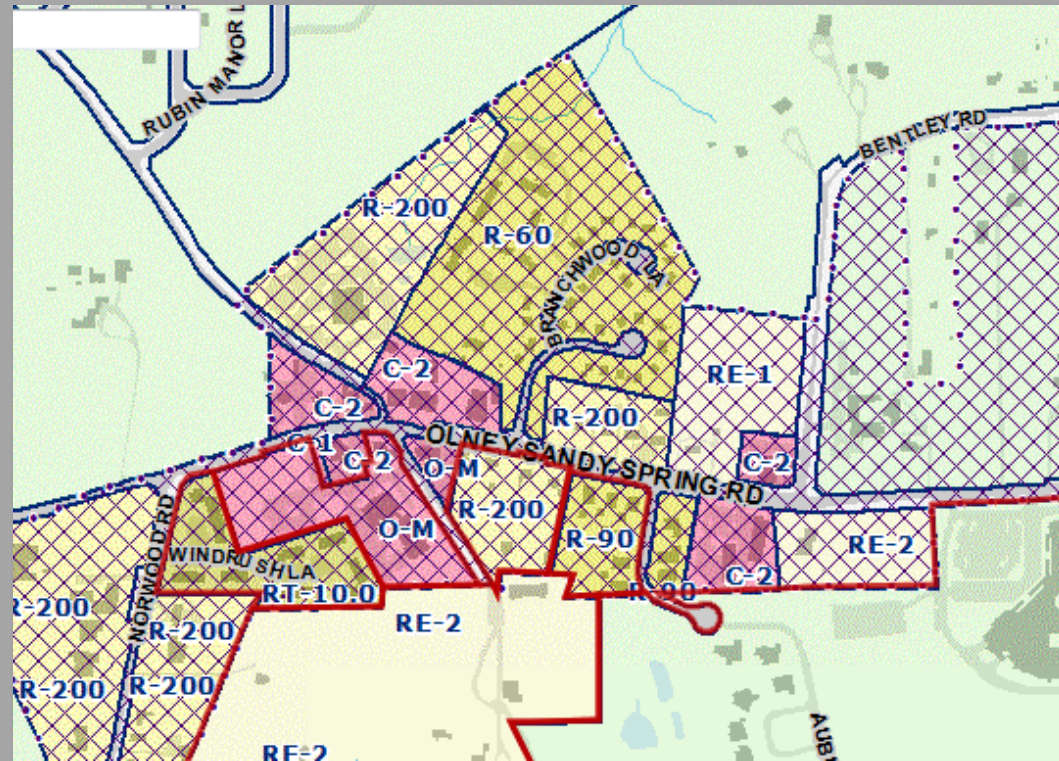
Characteristics of a Rural Village



Plan Framework: Boundary

sandy spring rural village

- Centered around the commercial properties along MD 108
- Bounded by the Sandy Spring Volunteer Fire Department on the north
- Sandy Spring Museum on east
- Historically designated properties on the south
- Part of a larger Rural Overlay Zone that includes the Ashton Village Center



Plan Framework: Vision

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



What We Heard March 19th

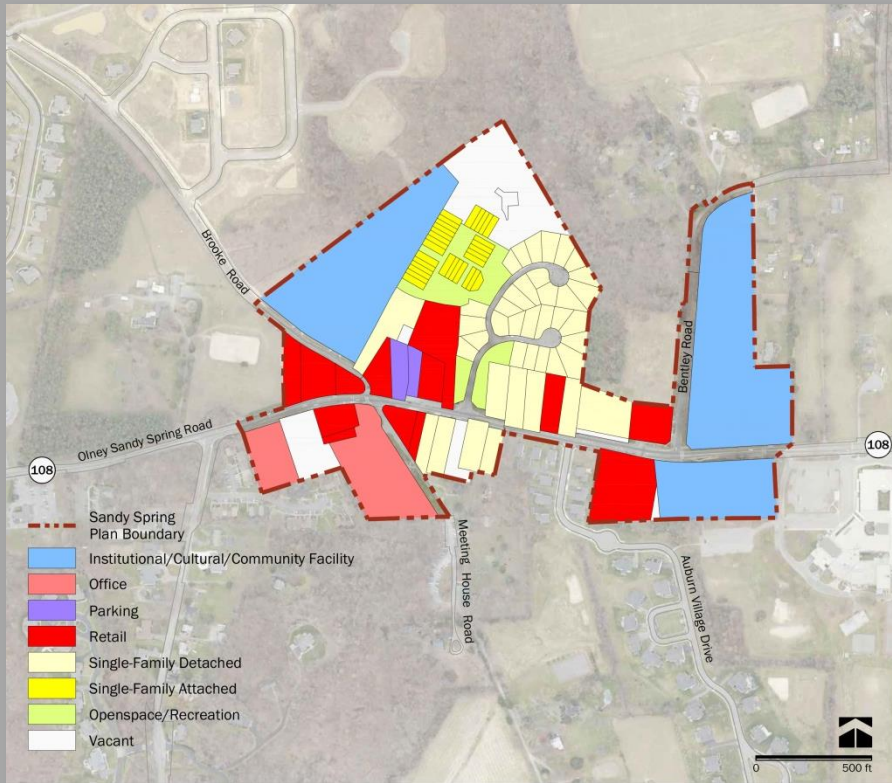
sandy spring rural village



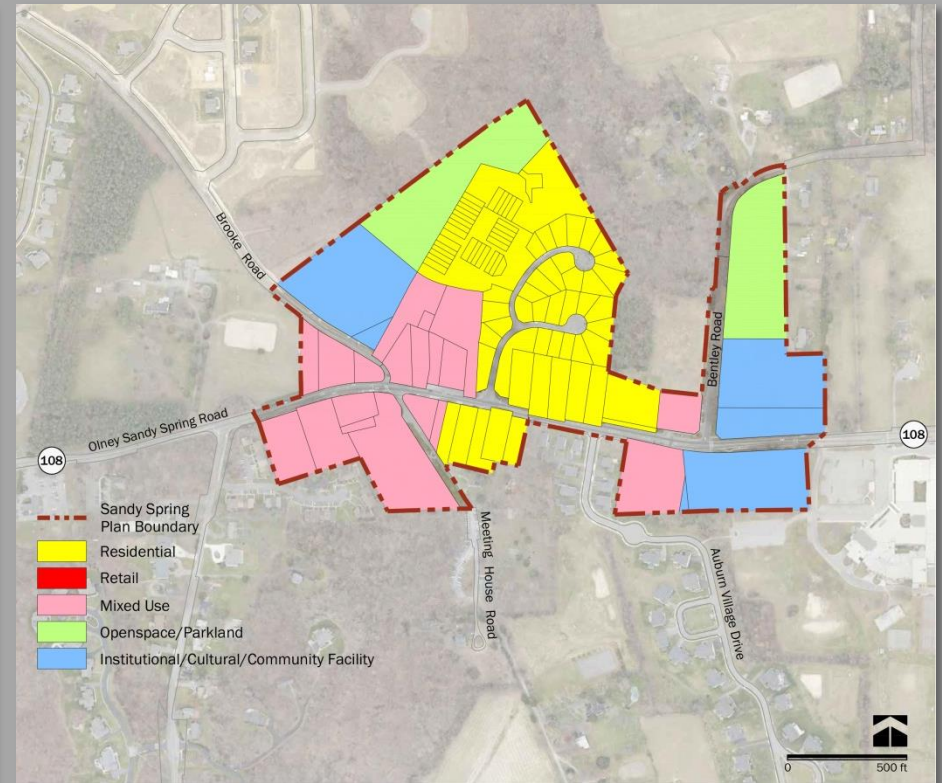
1. Remove apartment building and provide continuous ground floor retail
2. Provide more than 1 story along north side of MD 108
3. Keep Urban BBQ in its current location
4. Provide a right turn lane on Brooke Road heading west
5. Identify a gathering space at MD 108 and Brooke Road
6. Analyze parallel parking on MD 108
7. Provide mixed use zoning on hardware store site
8. Identify gaps in connections
9. Maintain rural character at village entries

Neighborhood Recommendations sandy spring rural village

Land Use



Existing



Proposed

Neighborhood & Area-Wide Recommendations

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Revised Long-Term Conceptual Plan

Neighborhood Recommendations

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Village Core: Land Use

- Support a mix of residential and commercial uses
- Extend the mix of uses north and east of the existing commercial area
- Provide housing infill
- Provide open spaces for gathering and eating at the intersection of Brooke Road and MD 108
- FAR of 0.5 - 0.75
- Maximum heights of 40 - 45 feet



Neighborhood Recommendations sandy spring rural village

Village Core: Design Near-Term (one property redevelops)



Neighborhood Recommendations sandy spring rural village

Village Core: Design Mid-Term (all properties develop separately)



Neighborhood Recommendations sandy spring rural village

Village Core: Design Long-Term (all properties redevelop together)



Neighborhood Recommendations sandy spring rural village

Village Core: Design

- Buildings

Near-Term
(one property
redevelops)



Mid-Term
(all properties
develop
separately)



Neighborhood Recommendations sandy spring rural village

Village Core: Design

- Buildings
- Connections



Permeability of Block

Long-Term (all properties redevelop)

Neighborhood Recommendations sandy spring rural village

Village Core: Design

- Buildings
- Connections



Sidewalks, Bikeway, and Crosswalks

Neighborhood Recommendations sandy spring rural village

Village Core: Design

- Buildings
- Connections
- Open Spaces



Neighborhood Recommendations

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Residential: Land Use

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



Neighborhood Recommendations sandy spring rural village

Residential: Design

- Buildings
- Connections
- Open Space



Neighborhood Recommendations

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Cultural: Land Use

- Support a mix of uses including retail, office, residential, and cultural and religious institutions
- Encourage quality open spaces
- Provide pedestrian and bicycle connections to institutions
- Allow for artisans to exhibit and sell crafts at the museum
- FAR of 0.5
- Maximum height of 40 feet



Neighborhood Recommendations

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Cultural: Design

- Buildings
- Connections
- Open Space



Area-Wide Recommendations

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Connections: Roadways



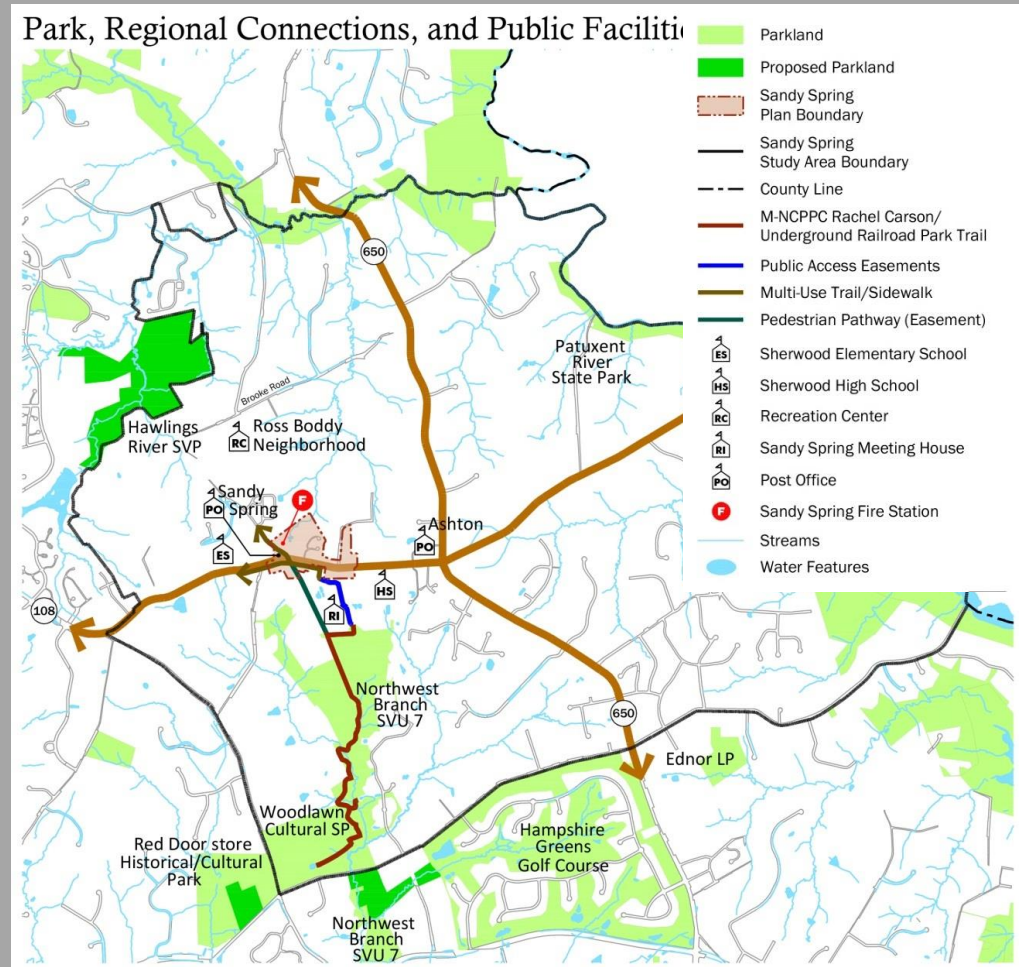
- Provide continuous shared use path and sidewalks on the north side of MD108
- Provide continuous sidewalk and shared roadway on Brooke Road
- Designate approx. 300 feet of Skymeadow Way as a Business District Street
- Designate Bentley Road as a Rustic Road
- Designate Meeting House Road as an Exceptional Rustic Road

Area-Wide Recommendations

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Connections: Trail

- Provide trail extension on Meeting House Road
 - To connect the Underground Railroad Experience Trail users to the following:
 1. Brooke Road
 2. Ross Boddy Recreation Center
 3. Slave Museum
 4. Rachel Carson Park



Area-Wide Recommendations

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Parks & Open Space

- Create village green or central lawn in the Core to support special events
 - ½ acre minimum
 - For informal gathering
 - Quiet contemplation
 - Large special event gatherings
 - Not programmed for recreational purposes
- Enhance the existing open space areas: Meeting House, fire station, and museum
- Provide opportunities for pocket parks

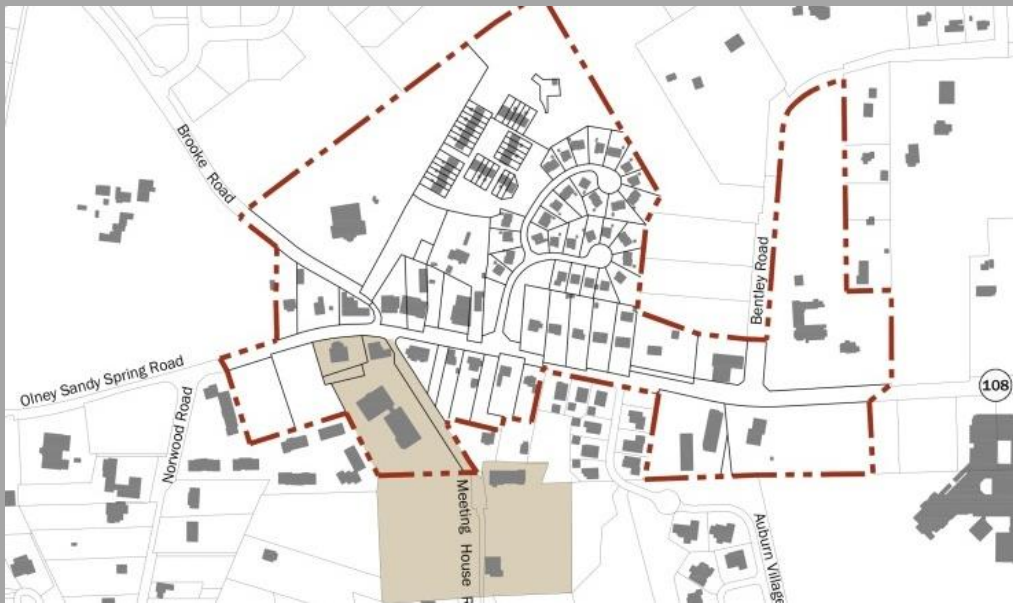


Area-Wide Recommendations

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Historic Preservation

- Retain the historic district
- Provide interpretive and way finding signage to highlight places of historical interest
- Obtain designation as a Maryland Sustainable Community for tax advantages and benefits



Area-Wide Recommendations

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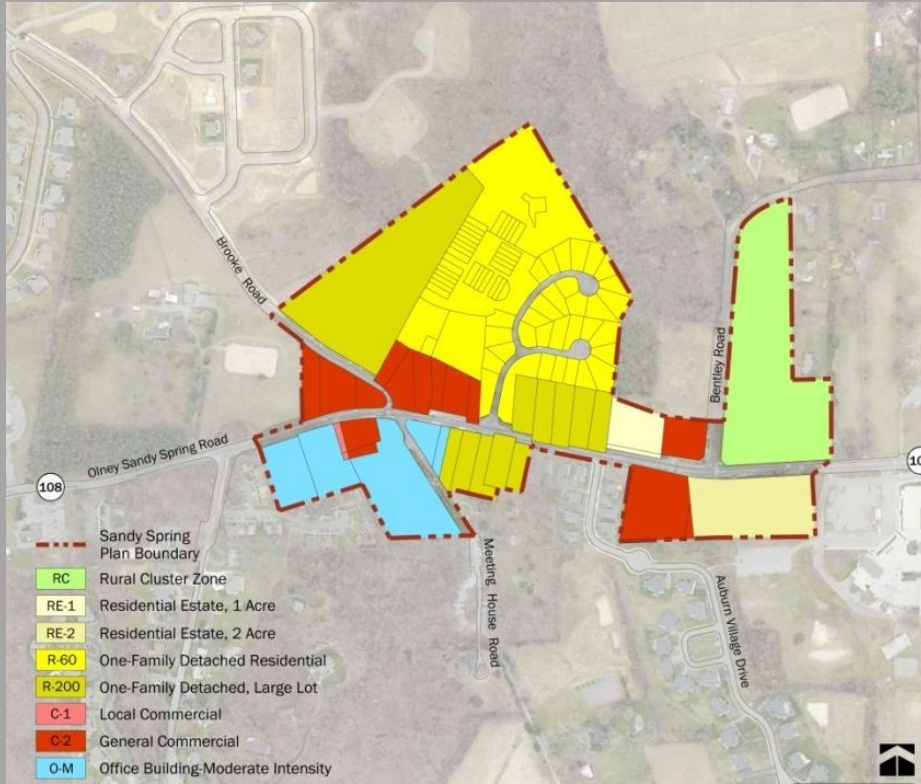
Environment

- 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

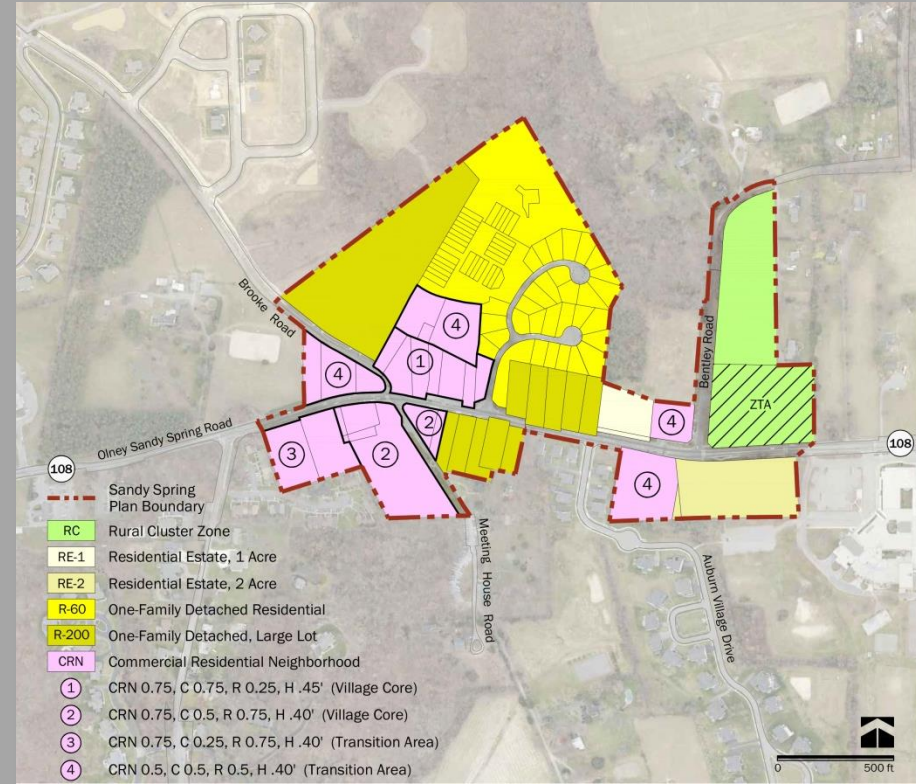


Implementation: Zoning

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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
 - Promote redevelopment of commercial properties on the north side of MD 108
 - Provide housing for all ages and incomes
 - Provide for street-oriented retail
 - Create public gathering spaces
 - Allow for a variety of building heights
 - Create a new local street
- CRN Zoning for the commercial properties outside the Village Core
- Remove Overlay Zone in the Plan area



Implementation: Zoning Comparison

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	CRN	Overlay Zone
Building heights	40'-45'	24'-30'
Setbacks and compatibility		
Flexibility in density		
Customized zoning		
Similar permitted uses		
Site plan review		
Public involvement		
Design standards		
Master plan consistency		

Implementation: Museum/RC Zone sandy spring rural village

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

- Cultural institution
- Artisan manufacturing and production
- Artisan retail
- Guest house/art studio/art sales
- Rural country market



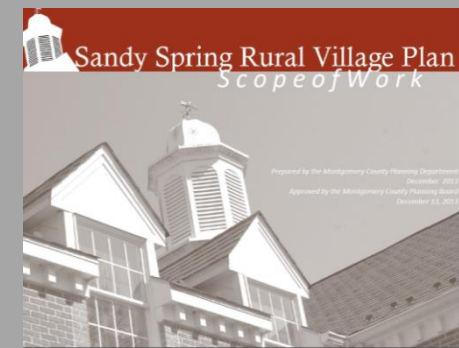
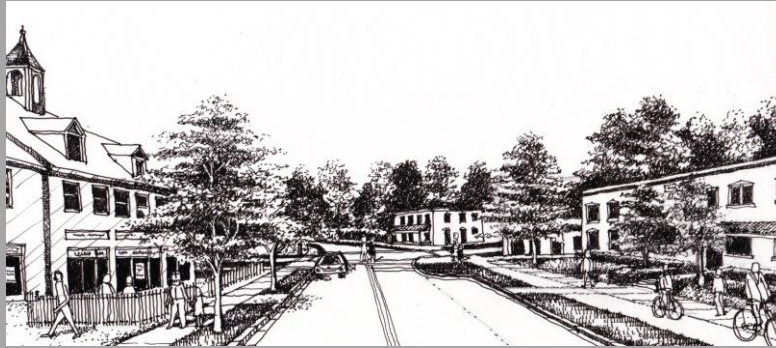
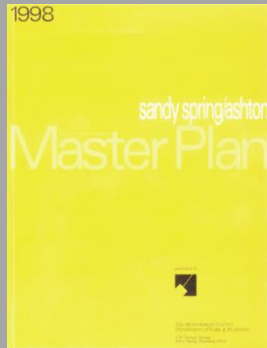
Implementation: CIP

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- Street, Sidewalk 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

March 19, 2014

Staff briefing to the planning board

April 3, 2014

Presentation to community

May 14, 2014

Staff draft

July 2014

Planning Board Public Hearing

September 2014

Planning Board Worksessions

September - October 2014

County Executive and County Council

November 2014

County Council Public Hearing

January 2015

County Council Worksessions

February - March 2015

Plan Adoption

April 2015

Discussion

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Revised Conceptual Plan

Contact Information

sandy spring rural village

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