



Sandy Spring Rural Village Plan

Presentation of the Staff Draft

July 17, 2014

SSRVP Team, Area 3



Presentation Overview

sandy spring rural village

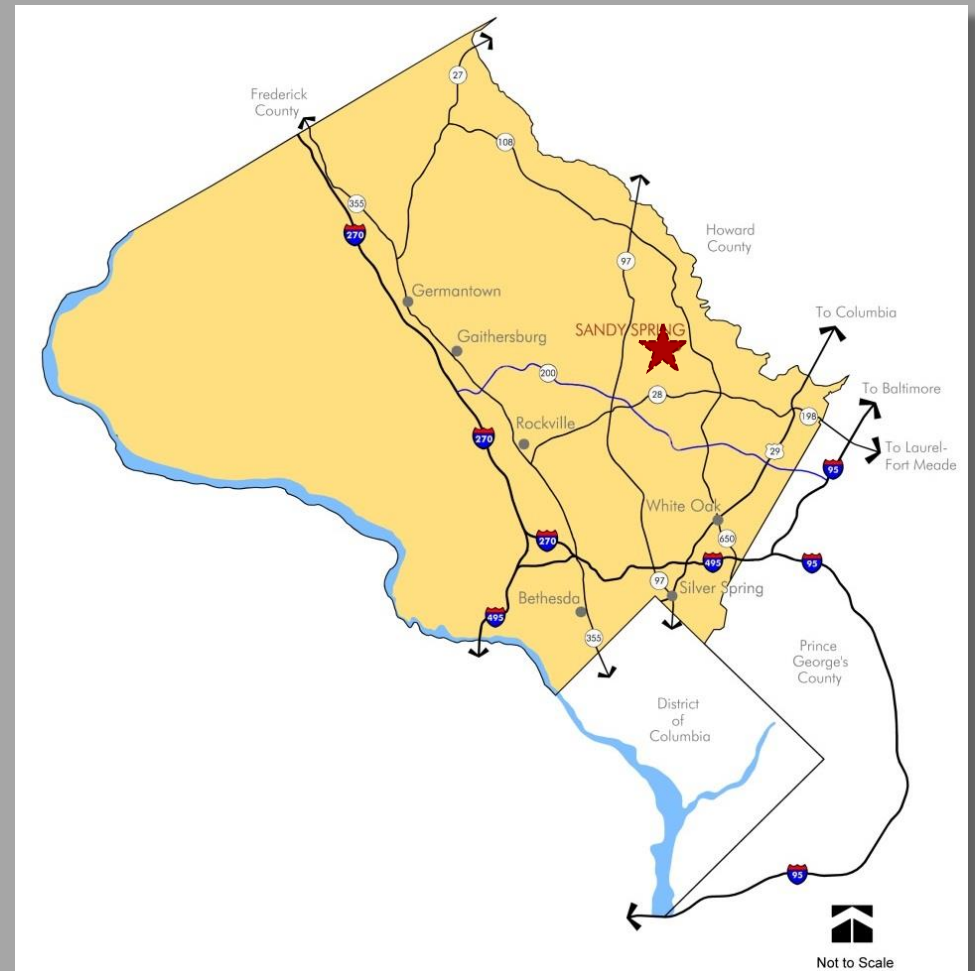
Introduction

Plan Framework

Plan Recommendations

Implementation

Next Steps and Request for
Public Hearing on September 4,
2014

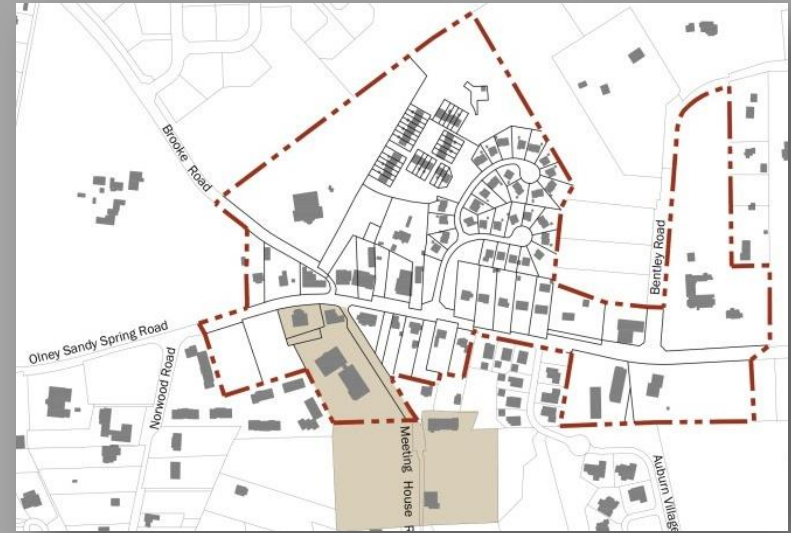


Introduction: Purpose

sandy spring rural village

Create a village center that addresses the following:

- Protects rural village character
- Provides for a mix of land uses
- Improves connections and street character
- Provides opportunities for open spaces
- Protects the Patuxent River Watershed



Plan Framework: Precedents

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Rural Village Examples



Introduction: Outreach

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Kick Off Meeting at the Sandy Spring Volunteer Fire Station, Oak Room Ballroom, Fall 2013



4-Day Workshop at the Sandy Spring Museum, February 2014



Community Meeting at the Sandy Spring Friends Meeting House, March 19, 2014



Planning Board Briefing, April 3, 2014



Preliminary Recommendations Meeting at the Sandy Spring Friends School, May 14, 2014



Plan Framework: Vision

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“An historic rural village that serves as a focal point of community life.”



Sandy Spring village, Insurance office, Toll gate etc -

Plan Recommendations

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Sandy Spring Rural Village Concept

Plan Recommendations

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Village Core: Planning and Land Use

- A mix of uses, including residential, in an slightly expanded Village Core
- Densities and heights consistent with rural village character
- Connecting the Core to the existing surrounding neighborhoods
- Village green and open spaces

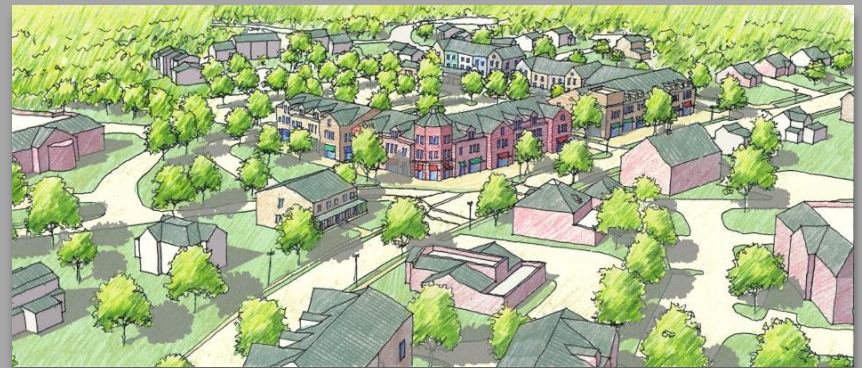


Plan Recommendations

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Village Core: Buildings

- 1- to 3-stories compatible with the Sandy Spring Historic District
- Buildings with active store fronts that face the streets
- Opportunity for focal point at Brooke Road and MD 108
- Well-landscaped parking areas to the rear or side of buildings



Plan Recommendations

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Village Core: Connections

- Sidewalks, landscape and street trees on MD 108 and Brooke Road
- Bikeway and sidewalk along MD 108 and Brooke Road
- Crosswalks
- Pedestrian-scaled lighting and signage



Plan Recommendations

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Village Core: Open Space

- Village green on the north side of MD 108 with the following :
 - Combination of landscape and hardscape
 - Ample space for large shade trees
 - Areas for seating
- Open space as a transition and gateway



Plan Recommendations

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Village Core Development Opportunities



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Residential Neighborhood: Planning and Land Use

- Infill housing opportunities of single-family detached and townhomes
- Important to protect the existing single-family edge along MD 108



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Residential Neighborhood: Buildings

- Match new residential buildings to the existing residential front setbacks
- 1- to 3-stories residential to match the existing residential heights



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Residential Neighborhood: Connections

- Sidewalks and bike paths connect to the Village Core
- Street trees along both sides of MD 108

Residential Neighborhood: Open Space

- Maintain front yard setbacks along MD 108 to continue existing street character
- Protect northern forested edge



Plan Recommendations

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Cultural: Planning and Land Use

- Maintain eastern rural character
- Support residential, retail, office, cultural, and institutional uses
- Support museum activities
- Improve pedestrian connections



Plan Recommendations

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Cultural: Buildings

- Buildings at 1- to 3-stories
- Variety of building setbacks



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Cultural: Connections

- Extend the existing sidewalk and bikeway at the Museum
- Provide planting of trees between sidewalk and MD 108 to buffer pedestrians and cyclists

Cultural: Open Space

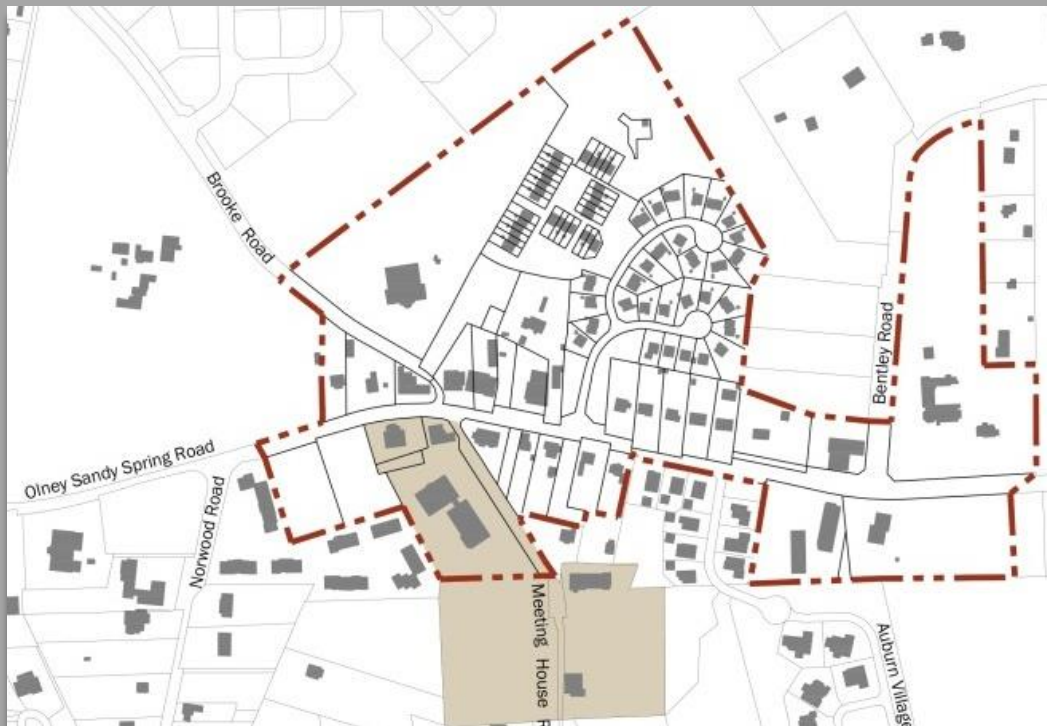
- Support open space activities on the green in front of the Sandy Spring Museum



Plan Recommendations: Area Wide sandy spring rural village

Historic Preservation

- Retain the Historic District
- Provide interpretive and way finding signage to highlight places of historical interest



Plan Recommendations: Area Wide sandy spring rural village

Environment

- Protect and enhance the water quality of the Patuxent River Watershed with low density edges and limit imperviousness
- Protect and expand the forested edges
- Plant trees along within parking lots and designate the Plan area as part of the Shades of Green program



Plan Recommendations: Area Wide sandy spring rural village

Transportation



- MD 108 as a two-lane road (80' ROW) with continuous sidewalks and bikeway
- Brooke Road will have continuous sidewalk and bikeway
- A portion of Skymeadow Way as Business District Street
- Bentley Road as a Rustic Road
- Meeting House Road as an Exceptional Rustic Road

Plan Recommendations: Area Wide sandy spring rural village

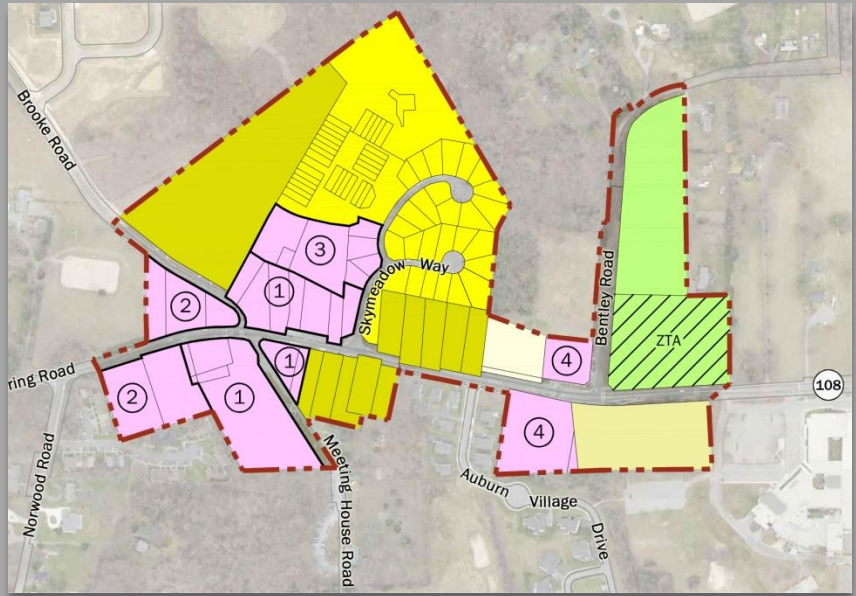
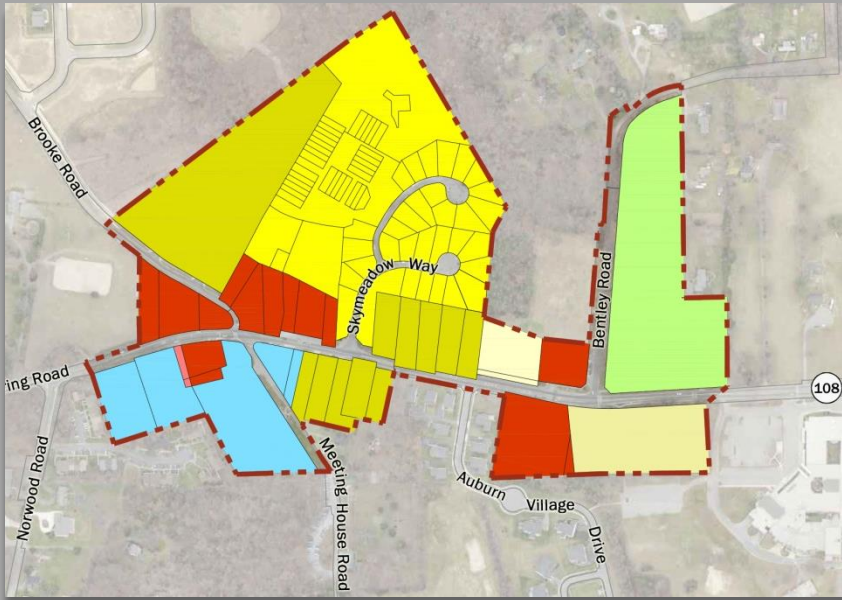
Parks & Open Space

- Village green in the Core ($\frac{1}{4}$ acre minimum for gathering)
- Meeting House and museum open spaces
- Open space as a transition and gateway
- Connect all open spaces



Implementation: Zoning

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Existing

	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

Proposed

	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
	CRN 0.75, C 0.75, R 0.5, H .45'
	CRN 0.75, C 0.25, R 0.75, H .45'
	CRN 0.5, C 0.25, R 0.5, H .40'
	CRN 0.5, C 0.5, R 0.5, H .40'

Implementation: Museum/RC Zone sandy spring rural village

- Zoning text amendment to permit artisan and other living demonstrations as a limited use at the Sandy Spring Museum and associated buildings (barn and house).



Next Steps

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**Staff Draft Presentation
and Hearing Request for 9/4/14**

Planning Board Public Hearing

Planning Board Worksessions

County Executive and County Council

County Council Public Hearing

County Council Worksessions

Plan Adoption

July 17, 2014

September 4, 2014

September - October 2014

November 2014

January 2015

February - March 2015

April 2015

Discussion

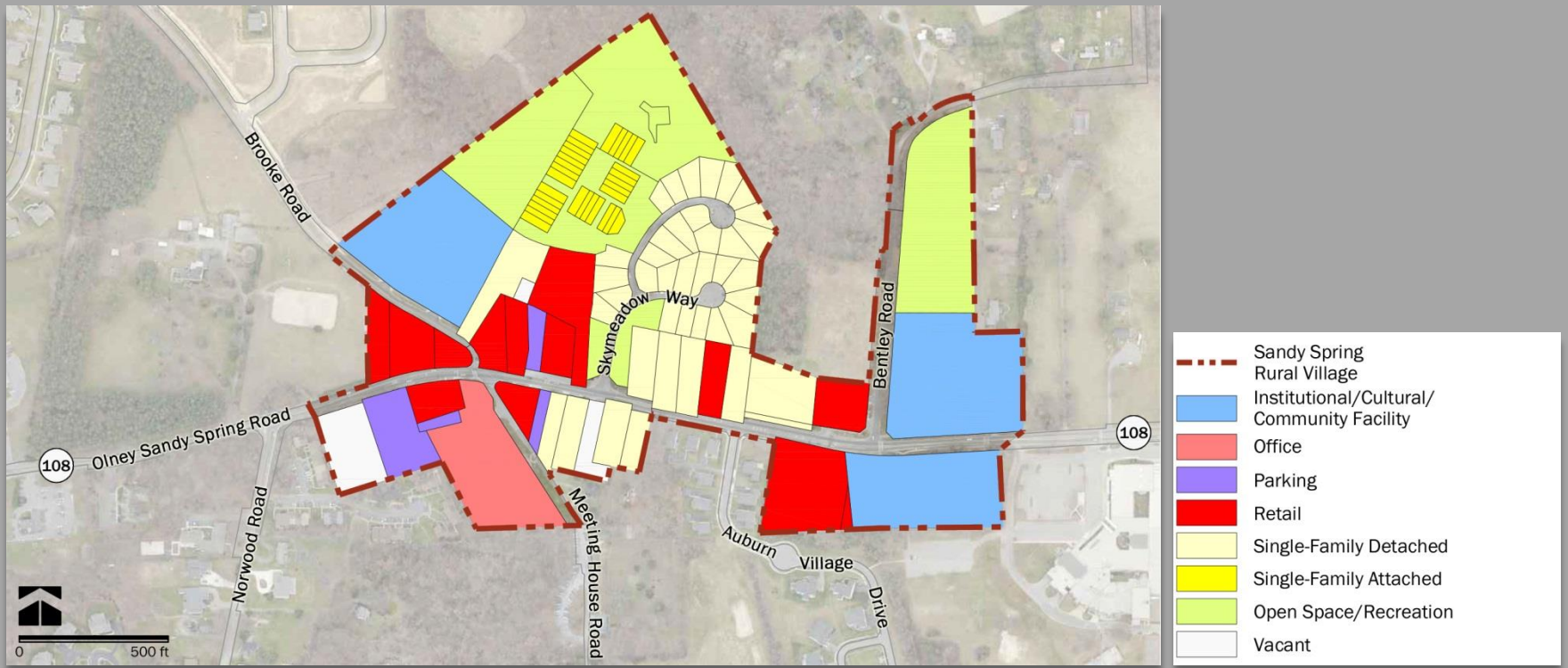
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Sandy Spring Rural Village Concept Plan

Plan Framework: Boundary

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Existing Land Use

Plan Recommendations

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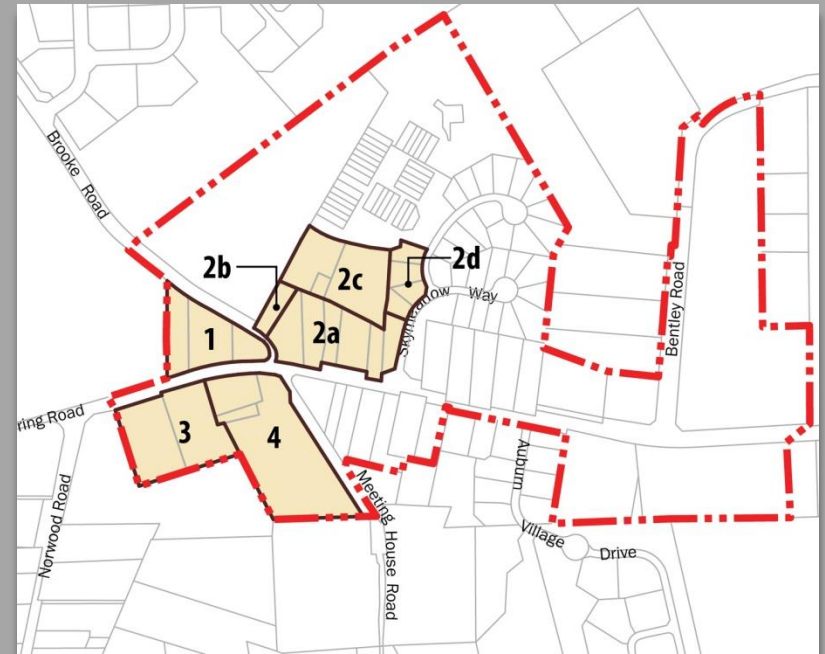
Village Core: Specific Property Recommendations

Area 1: Adaptive reuse or new buildings, shared use path, tree plantings

Area 2: Street activating uses along MD 108, 1- to 3-story mixed-use buildings with a civic green; a sidewalks/shared use paths and shared parking in the side and rear of buildings. Access from MD 108, Brooke Road and Skymeadow Way.

Area 3: Single-family townhomes with a civic space setback along MD 108

Area 4: Adaptive reuse of the buildings and shared parking



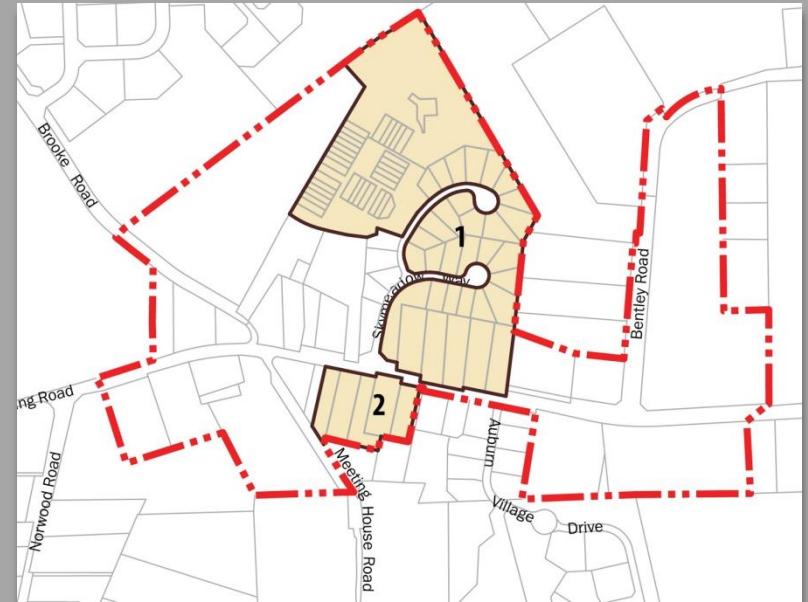
Plan Recommendations

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Residential Neighborhood: Specific Property Recommendations

Area 1: Maintain single-family edge along MD 108 and allow for infill housing at R-60 and R-200 densities, and maintain northern forested edge.

Area 2: Protect single-family residential edge along MD 108 and provide additional street trees.

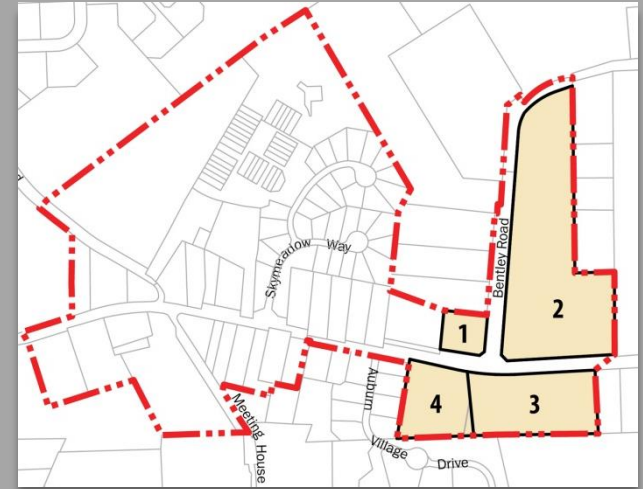


Plan Recommendations

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Cultural Neighborhood: Specific Property Recommendations

- Area 1:** Support residential, retail, and office uses; one- to three- story buildings with front yard and street trees
- Area 2:** Support cultural institution and its protected forested areas, and allow artisans to manufacture and sell goods at the museum as a limited use
- Area 3:** Support religious institution with its protected forest
- Area 4:** Support residential, retail, and office at this location; any new buildings are one- to three-stories in height; any new buildings should have screened parking to the side or rear and street trees along MD 108



Plan Recommendations Area Wide sandy spring rural village

Bikeway Connections

- Links to other community destinations, open spaces, and parks

