



# Sandy Spring Rural Village Plan



## Exhibit Planning and Design Workshop February 3-6, 2014

Commissioned by the Maryland-National Capital  
Park and Planning Commission (M-NCPPC)



# Planning and Design Workshop      sandy spring rural village

The Montgomery County Planning Department hosted a planning and design workshop with residents and business owners to capture ideas for transforming the heart of Sandy Spring.

The four-day visioning workshop, held at the Sandy Spring Museum, began the evening of Monday, Feb. 3 and continued through Thursday, Feb. 6, 2014.

The ideas generated from the workshop will provide guidance for the preparation of the Sandy Spring Rural Village Plan.



Day One: Monday, February 3, 2014

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### 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



Day Two: Tuesday, February 4, 2014

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## 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

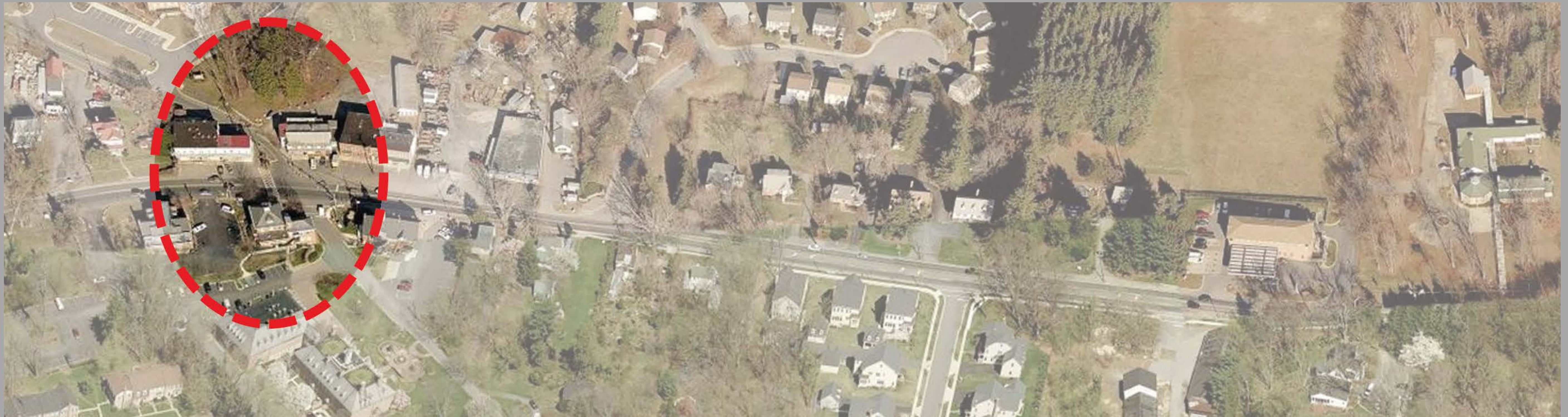
## Products

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



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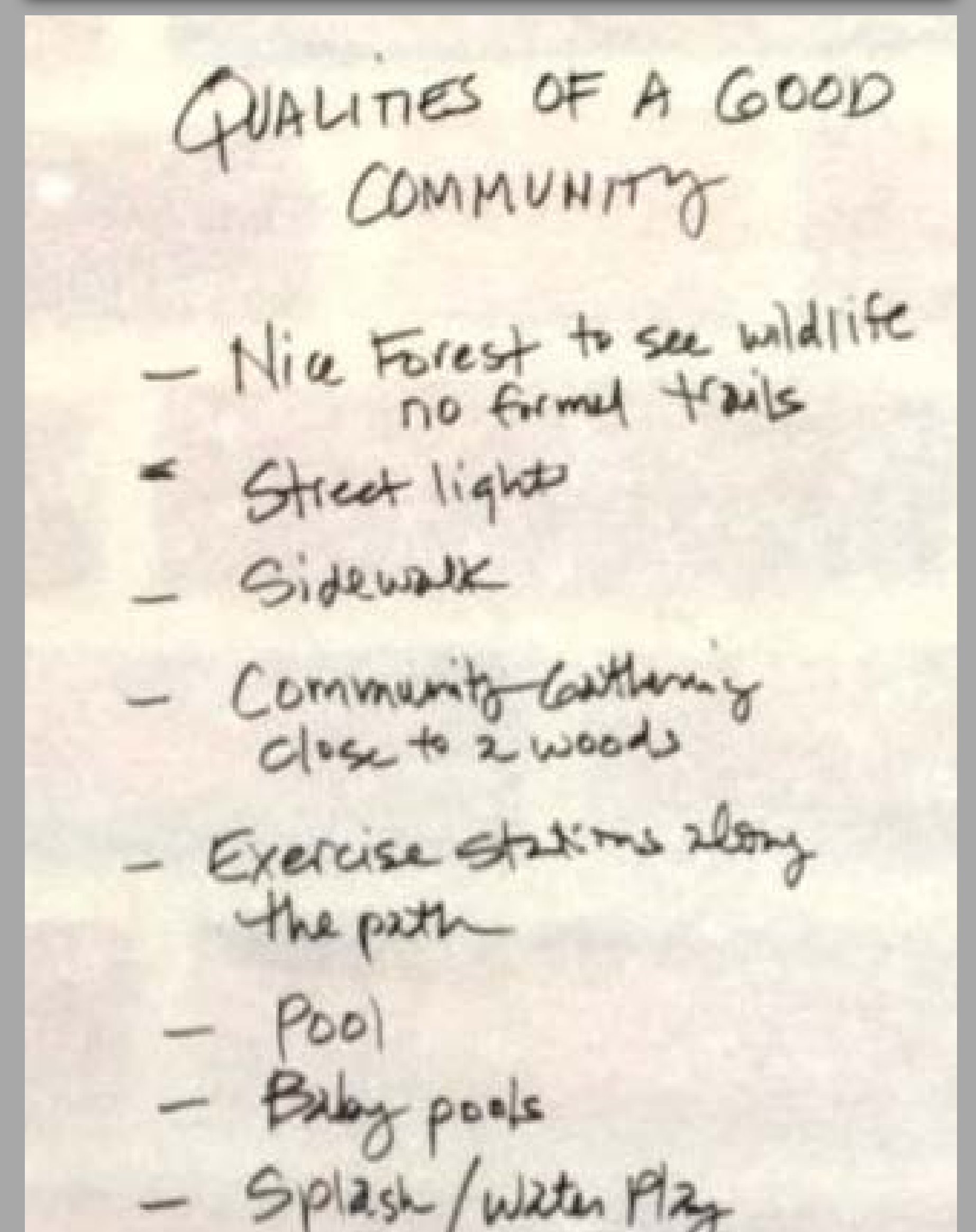
Vision: Historic rural village that serves as a focal point of community life.



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## Community Characteristics

- rural walkable village
- buildings, streets, and open space reflects historic character
- connections to schools, museums, fire station, store and post office, churches, Meeting House
- uniformed historic street lighting with rural landscaping and streetscape
- green space for gathering and eating
- Quaker character appropriate signage
- authentic rural building types (1-3 stories) that define the street edge with active store fronts
- 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

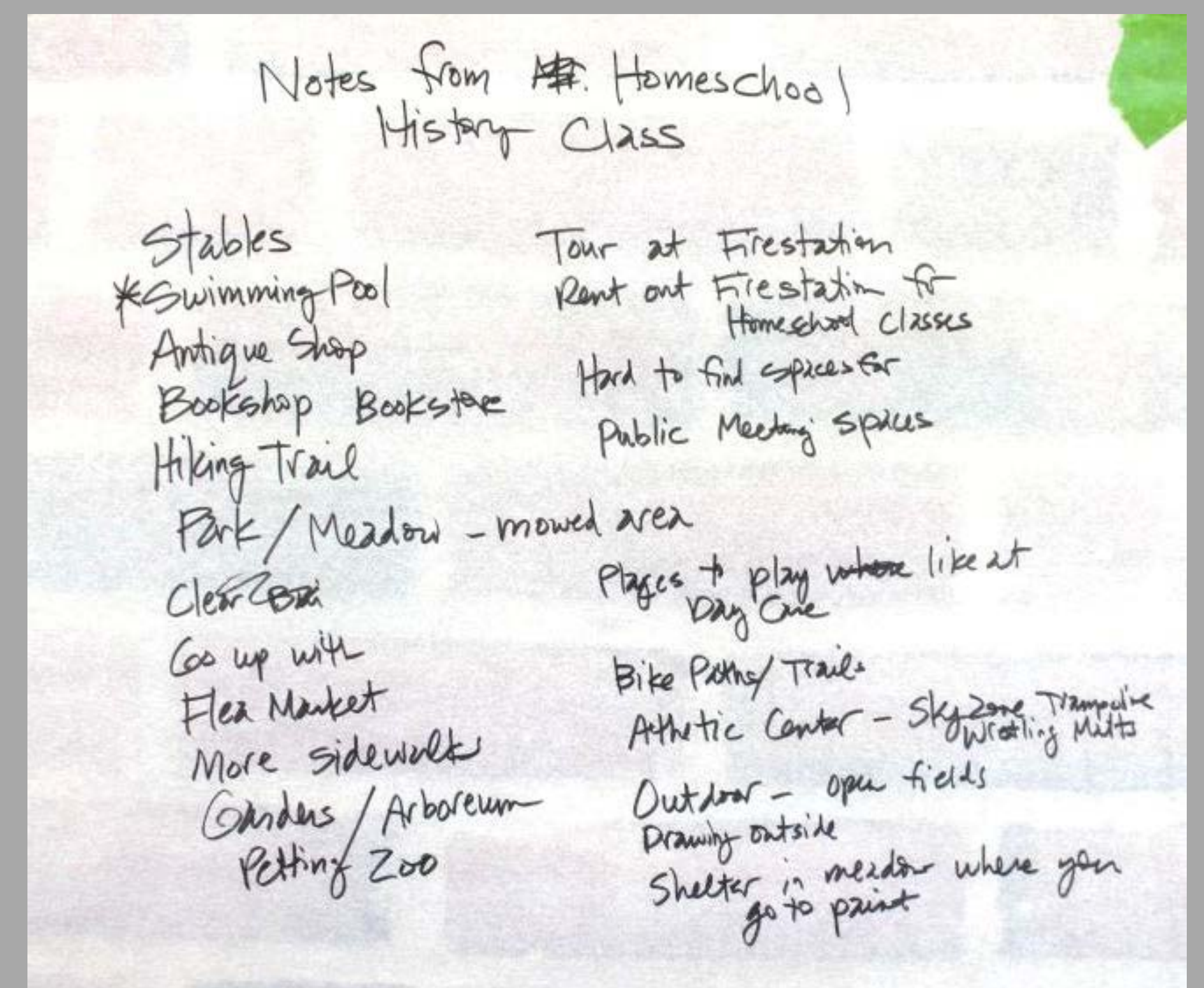
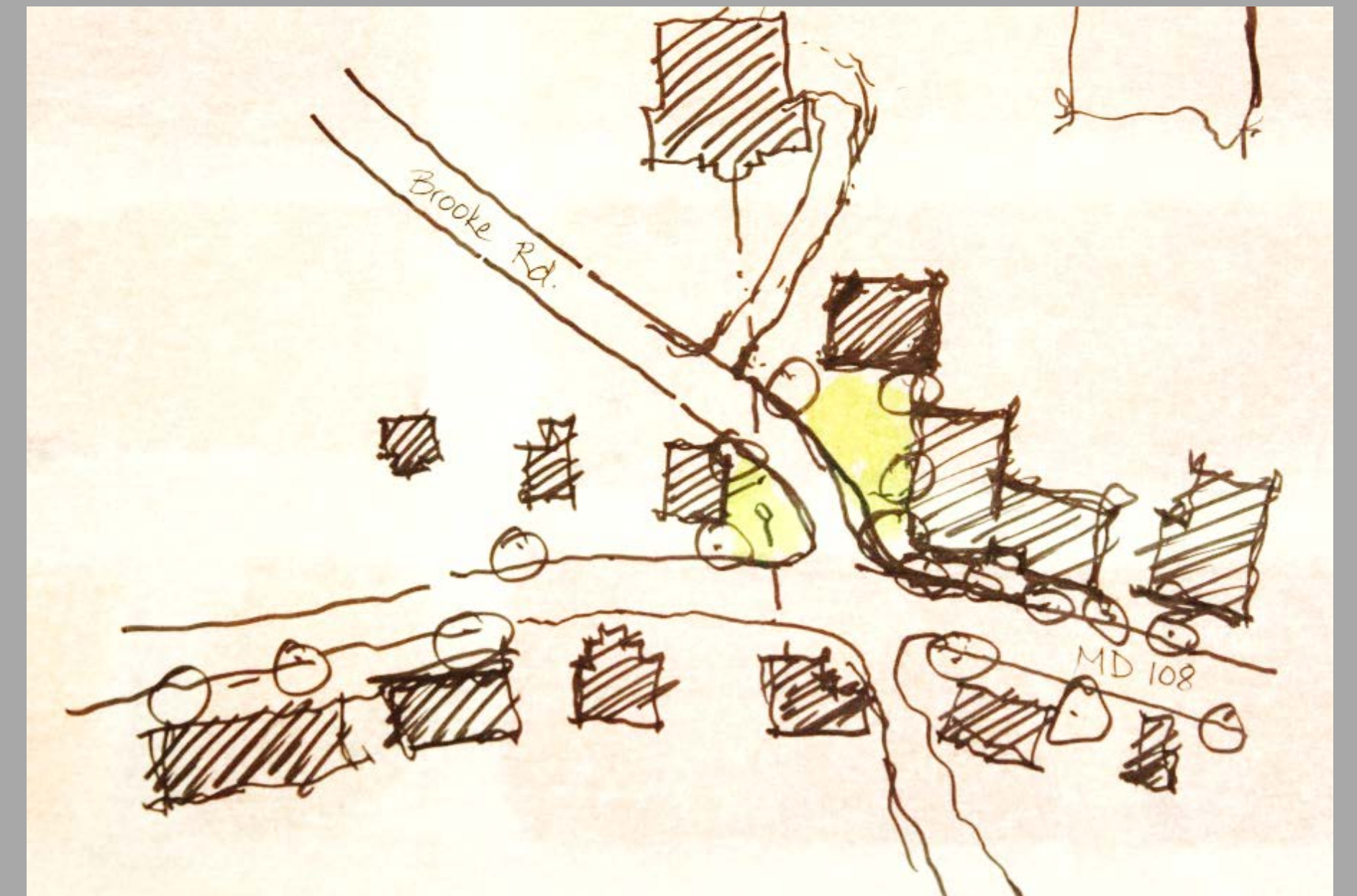


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## Student Workshop

Provided staff with elements or qualities of a good community:

- 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; splash play pools
- easy access to food/small restaurants/groceries
- inside/outside restaurants with a deck
- furniture place
- seafood place with crabs for sale!



Day Three: Wednesday, February 5, 2014

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### M-NCPPC Staff

- discussed future street designs; State Highway Administration (SHA) 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





Day Four: Thursday, February 6, 2014

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## M-NCPPC Staff

- discussed final ideas
- refined the plan recommendations

## Community Participants

- provided additional insight
- provided guidance to staff on recommendations



## Products

Plan objectives including:

- Mix of uses & density
- Design of MD 108
- Building height & character
- Zoning
- Implementation



## Commercial Services Area

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### Planning

#### recommendations:

- environment
- housing
- historic preservation
- land use

### Design recommendations

- connections
- buildings
- open spaces



Emphasize green space at Museum for events and local gatherings.



The architecture of the future church blends into the area.



Allow artisans, such as blacksmiths, to display and sell goods at the Sandy Spring Museum.



Sidewalks to connect retail area to high school/Museum and to village core.

## Residential Area

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### Planning

#### recommendations:

- environment
- housing
- historic preservation
- land use

### Design recommendations

- connections
- buildings
- open spaces



Residential zoning along MD 108 and in the existing neighborhoods.



Improve streetscape and include tree canopy.



Promote stable communities with pedestrian connections.



Provide for a variety of housing types for all ages and incomes. Including market rate infill in the HOC community.

## Village Core Area

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### Planning

#### recommendations:

- environment
- housing
- historic preservation
- land use

### Design recommendations

- connections
- buildings
- open spaces



Provide redevelopment opportunity with open spaces, sidewalks, and parking



Provide retail opportunities.



Continue to emphasize local businesses and small format retail.



Provide on street parking, ground floor retail and infill housing with authentic architecture.