



Sandy Spring Rural Village Plan

Sandy Spring Rural Village Plan Presentation

February 3, 2014



sandy spring rural village

Introduction *(John Carter, Chief Area 3)*

- Sandy Spring/Ashton Master Plan (1998); National Main Street (2010), Community Meeting (Oct 2013) and Scope of Work (Dec 2013)

Plan Context *(Kristin O'Connor, Planner)*

- Plan Concept: Vision, Characteristics, Diagram
- Neighborhood Overview and Analysis: Demographics, Transportation, Housing

Precedents *(Roberto Duke, Urban Designer)*

Connections

Buildings

Open Spaces

Workshop Schedule *(Kristin O'Connor, Planner)*

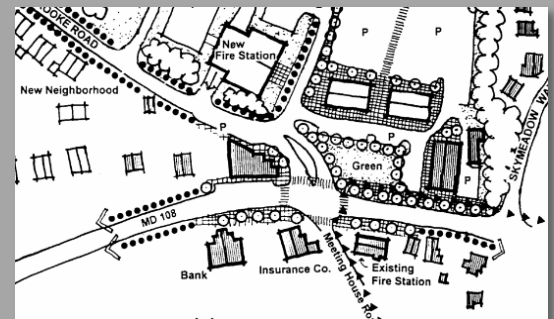
Discussion



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1998 Planning - 2014

- the 1998 *Sandy Spring/Ashton Master Plan* emphasizes “rural villages” as one of the important elements of rural character
- the rural character of the village center is of great value to the community
- a concern about the future economic and social health of the village center
- the 1998 Plan proposes the creation of a village center concept for Sandy Spring “that will help ensure that the village center serves its role as a focal point of community life.”



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1998 Sandy Spring/Ashton Master Plan cont.

- the concept developed in 1998 for the Sandy Spring village center included the following elements:
 - development of a new fire station as a community focal point
 - realignment of Brooke Rd to improve access
 - a village green/open space concept
 - resolution of parking issues (p. 12)
- this design study will provide an opportunity to further *preserve* the rich cultural history of the area, identify *connections* and mobility gaps, and *design* civic spaces for the community to gather.



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1998 – 2014 Planning



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Introduction

Planning Context

Precedents

Workshop Schedule

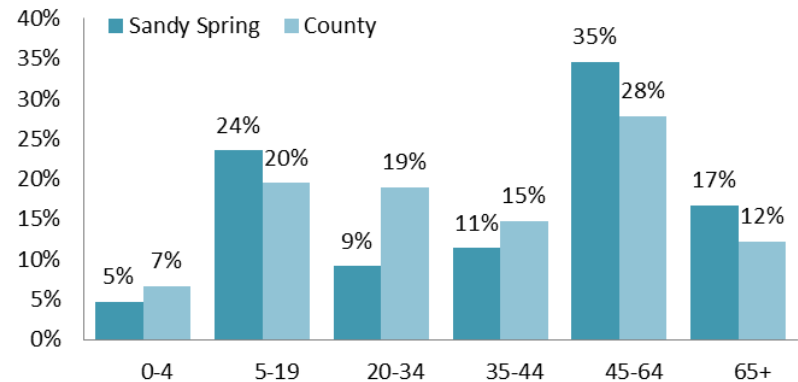
Discussion

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Demographics

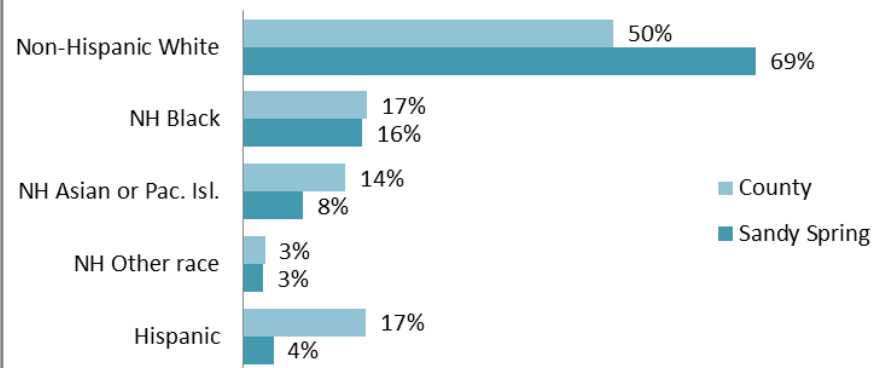
- the population of the Sandy Spring area is just over 6,300 (source: 2010 U.S. Census)
- a large percentage of families with school age kids and high share of elderly
- high rate of home ownership
- vast majority of units are single-family detached
- the median mortgage is about one-quarter more expensive, about \$612, above the County average

Age Distribution



2007-2011 American Community Survey 5-year estimate

Race & Hispanic Origin

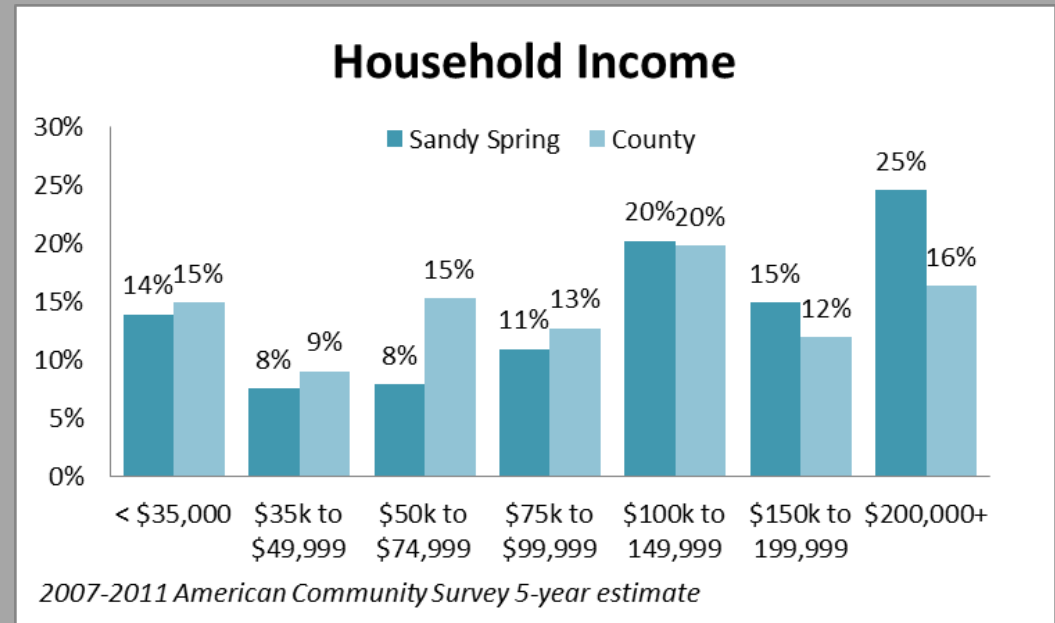


2007-2011 American Community Survey 5-year estimate

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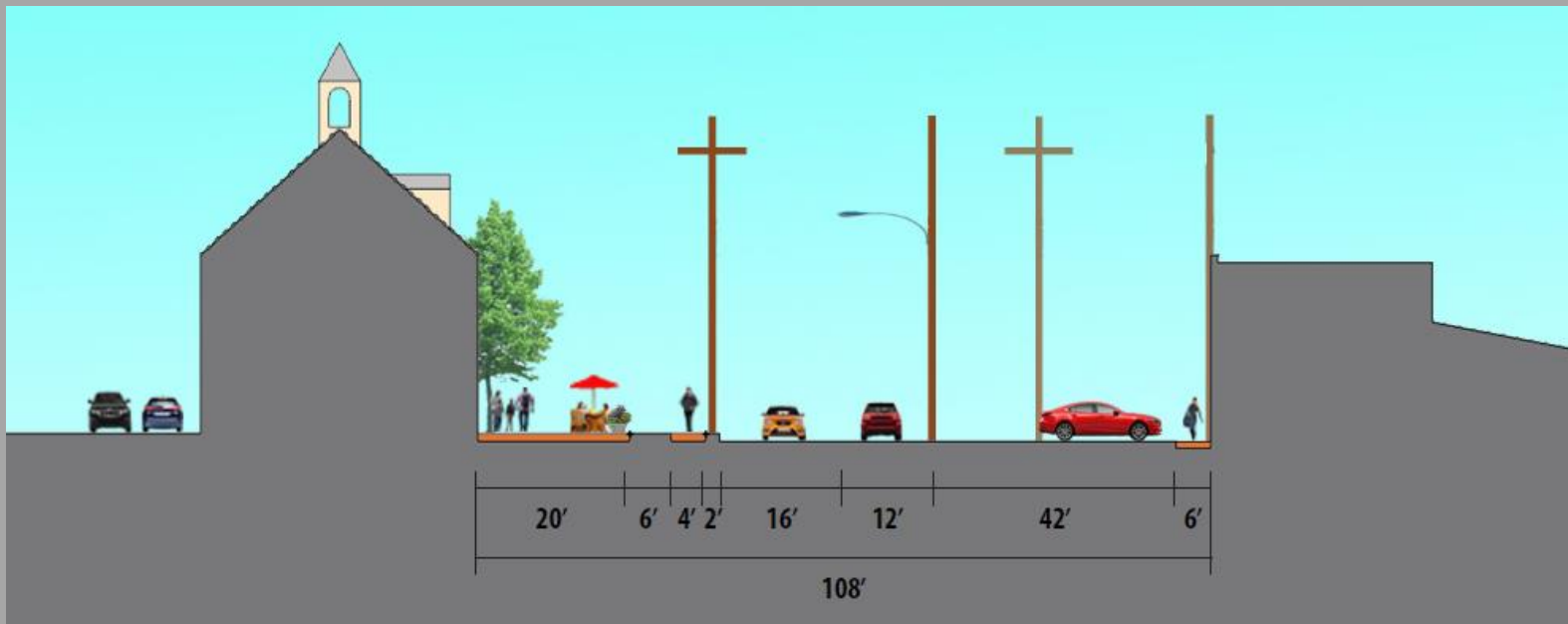
Income

- a healthy range of incomes earned by residents
- the Sandy Spring area is wealthier compared to countywide
- one quarter of the households in Sandy Spring have incomes over \$200,000
- the median household income at \$114,819 is \$19,000 is higher than the County's (20 percent higher).
- higher income may correlate with the well educated Sandy Spring residents working in managerial positions in the prime wage earner age group (45-64).



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Transportation



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Housing

- a variety of housing types
- all ages and incomes in the village center



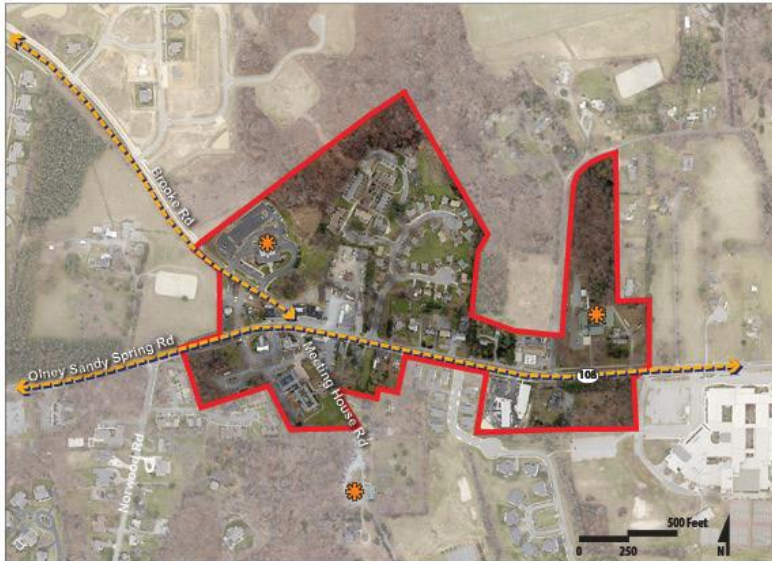
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Precedents

Sharpsburg, Maryland
St. Michael's, Maryland
Allentown, New Jersey
Little Washington, Virginia
Centerville, Delaware
The Plains, Virginia



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Connections: Sandy Spring is focused on the angled intersection of Brooke and Olney-Sandy Spring Roads. Olney-Sandy Spring Road is two-way with no on-street parking. The south side of the street has sidewalks/curb and gutter. The north side of the street has an open street section.

Buildings: The buildings in Sandy Spring are one- to two-stories. The south side of the Brooke and Olney-Sandy Spring Roads has a well defined street wall. The north side has a less defined street edge.

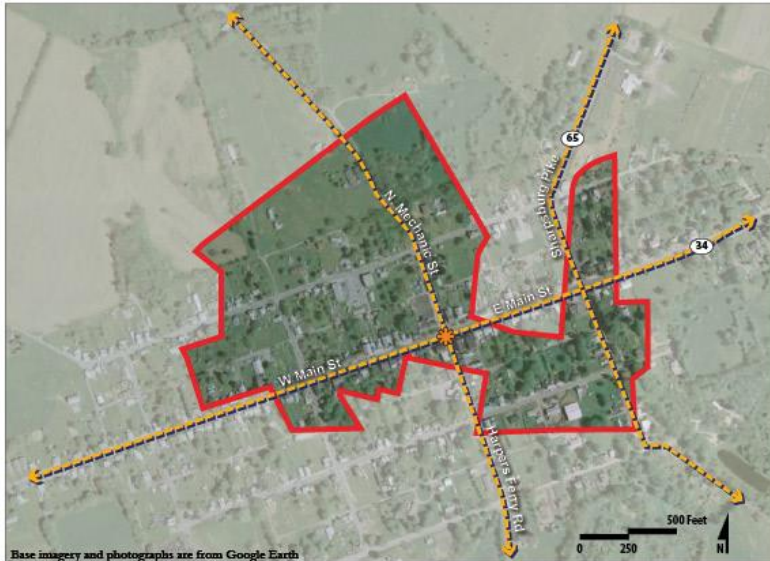
Open Space: The sidewalk on the south side of Olney-Sandy Spring Road is the primary open space. Additionally, there is open space in front of the florist/bakery.




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Sandy Spring, Maryland
Precedents

sandy spring rural village



Connections: The intersection of W. Main and N. Mechanic Streets is the focus of the town. The town has narrow sidewalks along W. Main/E. Main Streets. W. Main/E. Main Street is two-way, park on two-sides

Buildings: The street wall is defined by buildings that are two- to three-stories in height and contain elements such as porches, dormer windows, and storefront windows.

Open Space: Buildings are pulled back from the four corners of main intersecting streets in order to create small pocket parks.



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Sharpsburg, Maryland
Precedents

sandy spring rural village



Connections: St. Michaels has narrow sidewalks contiguous to N. Talbot/S. Talbot Street. The sidewalks are composed primarily of brick. N. Talbot/S. Talbot Street is two-way, park one-side.

Buildings: A good portion of the street wall of N. Talbot/S. Talbot Street is defined by buildings that have a residential character. The facades of these buildings have front porches and storefront windows.

Open Space: The narrow sidewalks are the main public space of the town. Street trees are placed randomly along the streetscape in either tree boxes at the curb or between buildings.




Sandy Spring Rural Village Plan
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St. Michaels, Maryland Precedents

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Connections: A unique angled intersection is created at the convergence of N. Main and Walker Streets. N. Main/S. Main Street has narrow sidewalks composed of various materials. N. Main/S. Main Street is two-way, park two-sides.

Buildings: The buildings along N. Main/S. Main Street are two- to three-stories in height and contain elements such as front porches, storefront windows, and awnings. The wedge-shaped building at the intersection of N. Main and Walker Streets has articulated facades on all sides.

Open Space: The narrow sidewalks are the primary open space of N. Main/S. Main Street. Street trees are randomly placed in tree boxes.



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Allentown, New Jersey
Precedents

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Connections: The Inn at Little Washington, located at the intersection of Main Street and Warren Avenue, is the focus of the town. Main Street has narrow sidewalks and is two-way, park two-sides.

Buildings: The buildings along Main Street are one- to two-stories, contain porches, and are setback at varying distances from the roadway. Main Street is two-way, park on two-sides.

Open Space: The narrow sidewalks are the primary open space in the town.



 **Sandy Spring Rural Village Plan**
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Little Washington, Virginia
Precedents

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Connections: The angled intersection of Kennett Pike, Owls Nest Road, and Twaddell Mill Road is the focus of the town. Kennett Pike has narrow brick sidewalks either contiguous to or separated from the roadway by a planting strip. Kennett Pike is two-way, park two-sides with bike lanes on each direction.

Buildings: The buildings in Centerville are two- to three-stories, have a residential character, and are setback at varying distances off of the sidewalk.

Open Space: The sidewalks are the primary open space in the town. Bulb-outs are located at intersections to reduce pedestrian crossing distances.



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Centerville, Delaware
Precedents

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Connections: The intersection of Main Street and Fauquier Avenue is the focal point of the town. Main Street is two-way, park on two-sides.

Buildings: The commercial buildings at the intersection of Main Street and Fauquier Avenue have a residential character.

Open Space: The narrow sidewalks are the primary open space of the town.



 **Sandy Spring Rural Village Plan**
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The Plains, Virginia
Precedents

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Vision

- *Preserve and enhance the historic crossroads*
- *Promote a walkable village center*



Characteristics

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- walkable rural village
- connects three civic destinations
- authentic rural building types with variable materials and heights
- variable sidewalks and paving materials
- underground utilities to reduce visual clutter
- sidewalks on the north-side of MD108 with small open spaces
- 2-3 story building heights that define the street edge with active store fronts
- retail, service restaurants (coffee shops, sit down, specialty stores)
- 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



Concept

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workshop schedule

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Times	Introduction Monday February 3	Concepts Tuesday February 4	Alternatives Wednesday February 5	Presentation Thursday February 6
9:00 - 12:00 pm		<p>Concepts</p> <ul style="list-style-type: none"> • Land Use Alternatives • Concept Map 	<p>Refine Alternatives: MD 108 and Brooke Road Alternatives</p>	<p>Plan Refinement and Staff Production Time</p>
1:00 - 5:00 pm	<p>Staff Set-up and Meeting Preparation</p>	<ul style="list-style-type: none"> ▪ Visioning Exercise with Students (1-2 Tables) ▪ Land Use Exercise (4 Tables) <p>Products: Vision, Characteristics, Land Use Alternatives</p>	<ul style="list-style-type: none"> ▪ Meeting: MD SHA, ▪ Street Section Analysis <p>Products: Roadway alternatives and illustrative maps of MD108 and Brooke Road</p>	<p>Refine Plan Recommendations</p>
7:00 - 9:00 pm	<p>Introduction:</p> <ul style="list-style-type: none"> ▪ Plan Concept ▪ Precedents ▪ Schedule ▪ Discussion 	<p>NO EVENING MEETING</p>	<p>NO EVENING MEETING</p>	<p>Final Presentation: Workshop Conclusion</p> <p>Product: Presentation of the results</p>

Discussion

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