



Montgomery Planning Area 3

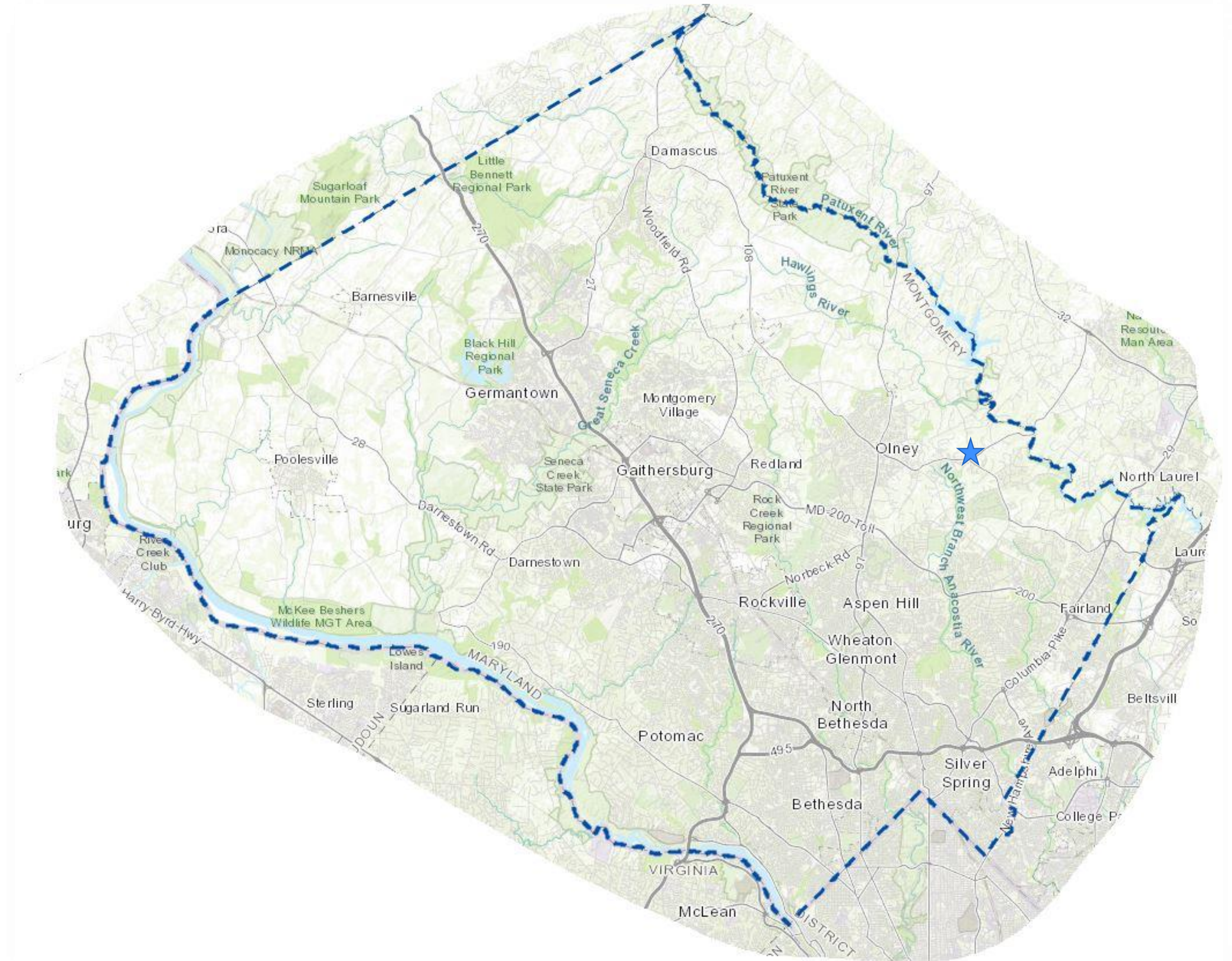
May 23, 2019

Ashton Village Center Sector Plan

Scope of Work



Regional Context



Summary

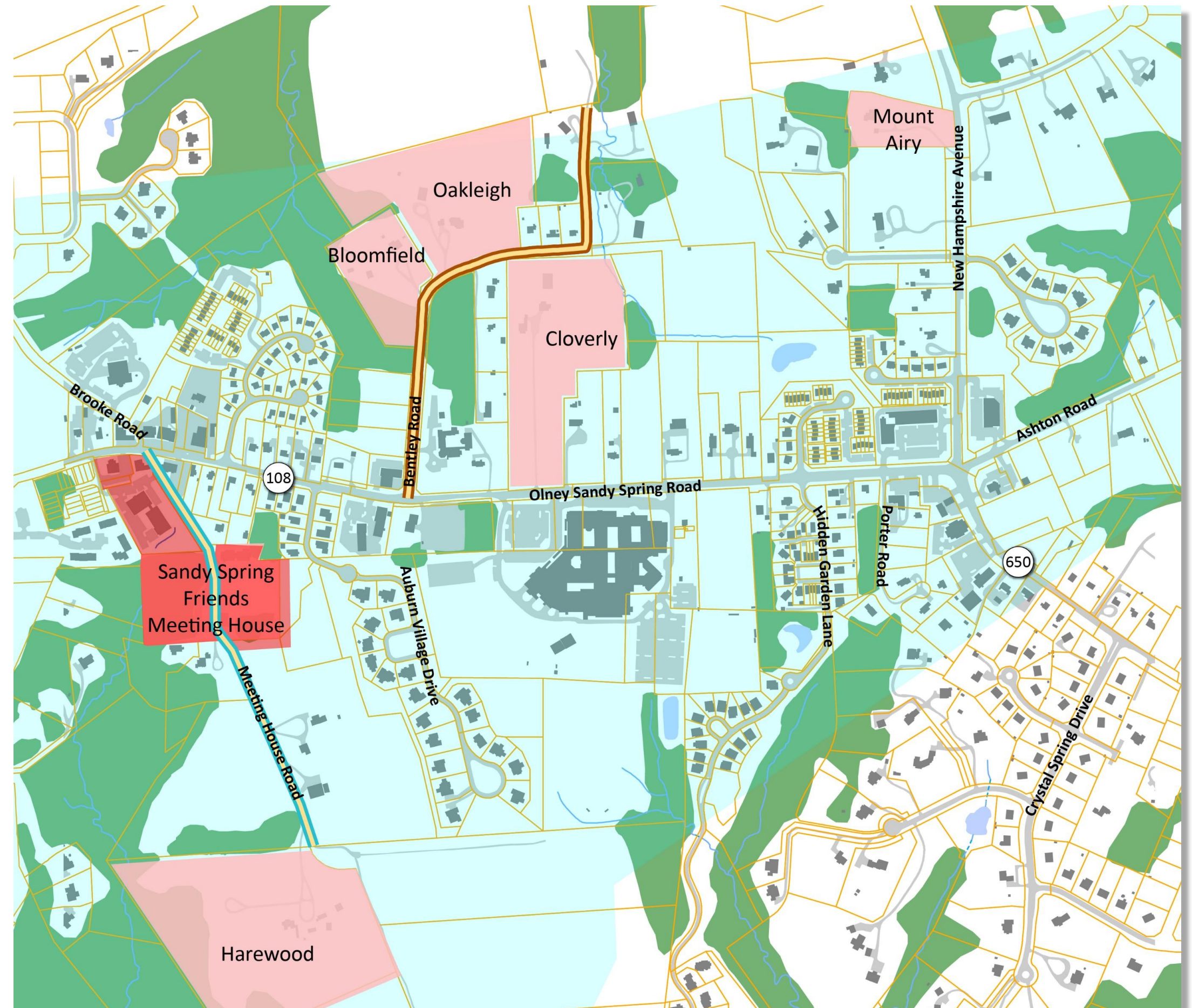
- Background
- Proposed Plan Boundary
- Previous Plans
- Development Activity
- Plan Purpose
- Outreach
- Schedule



Background

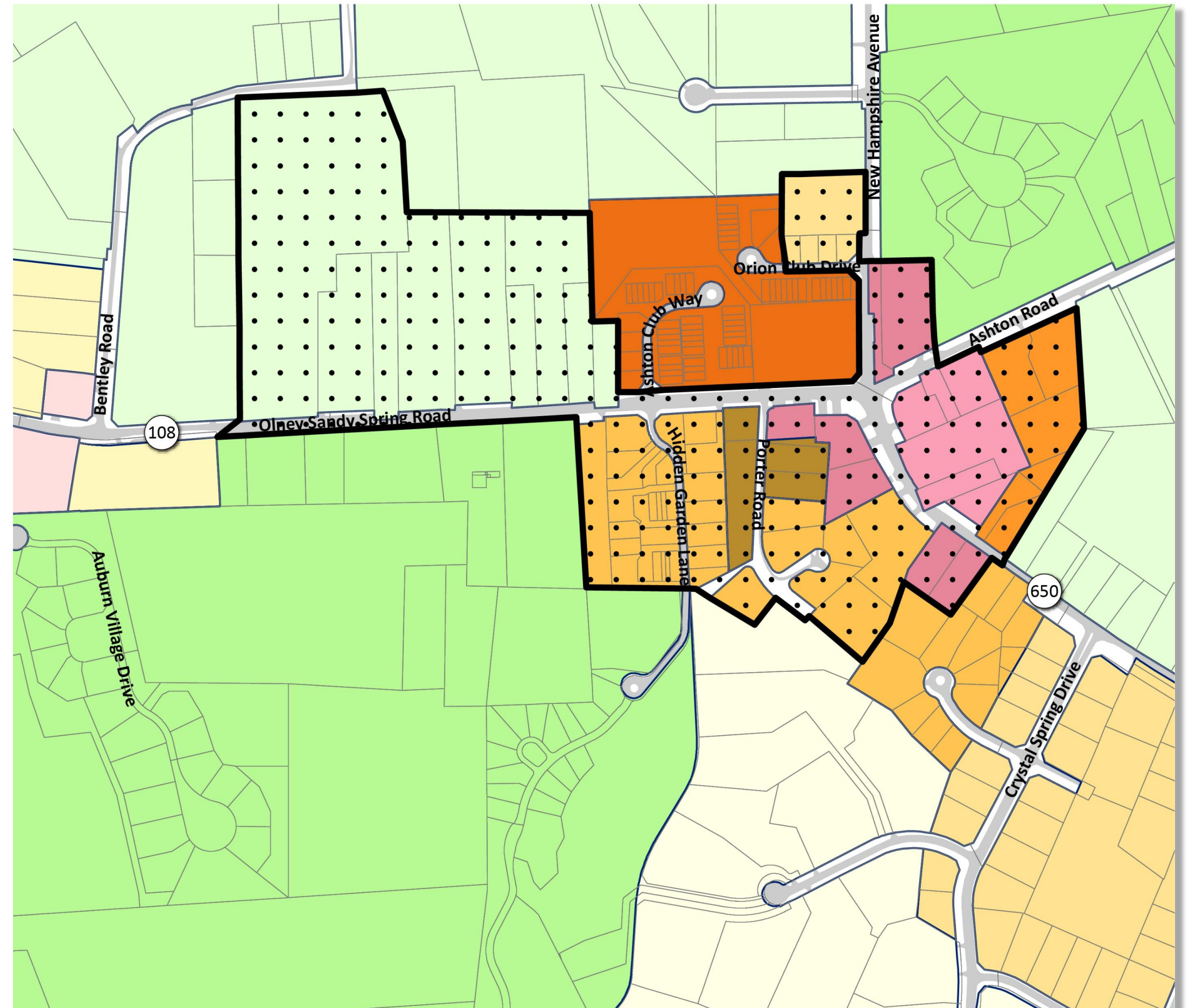
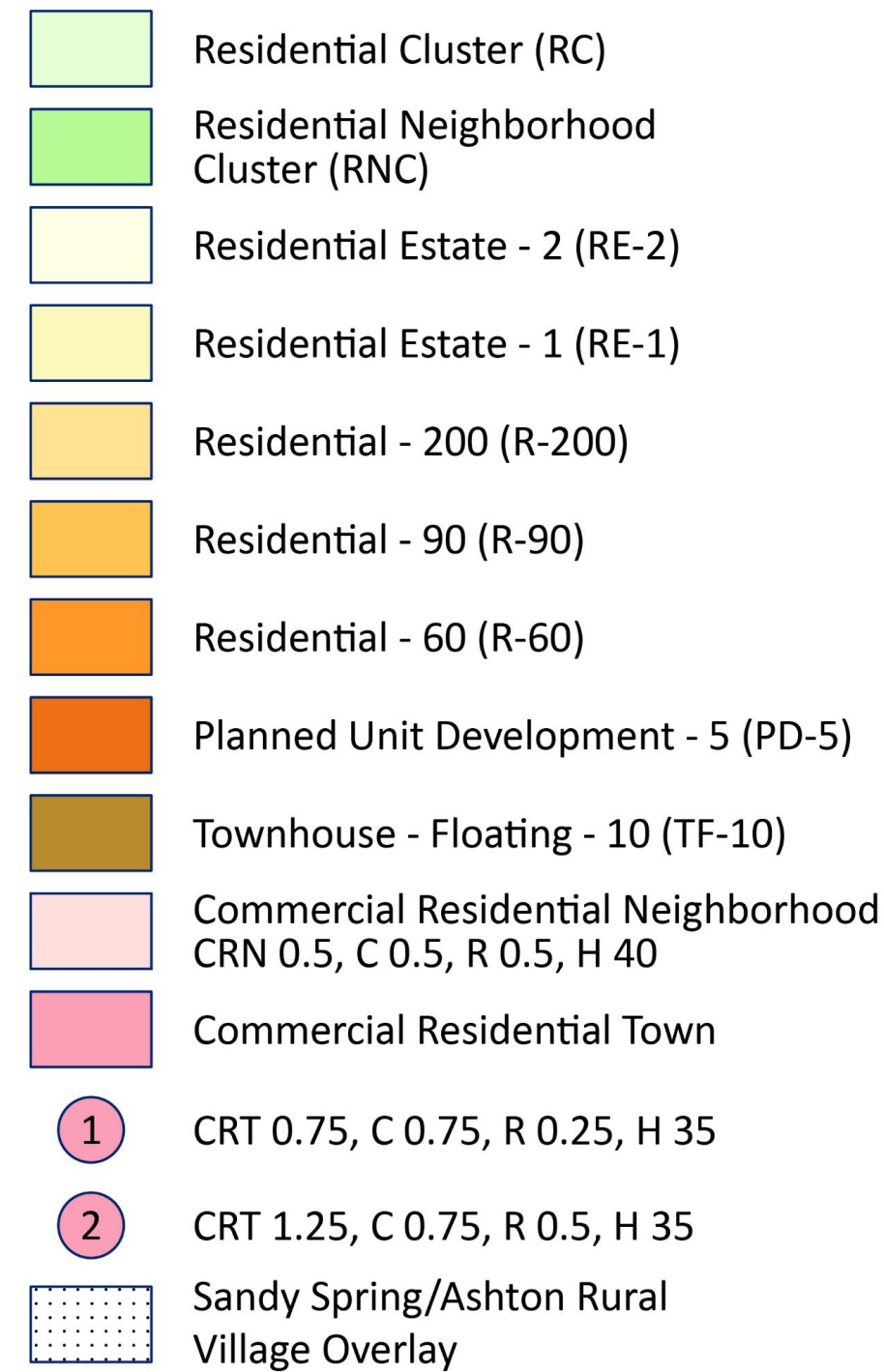
Historic Resources

-  Master Plan Historic District
-  Master Plan Historic Site
-  Heritage Area
-  Exceptional Rustic Road
-  Rustic Road



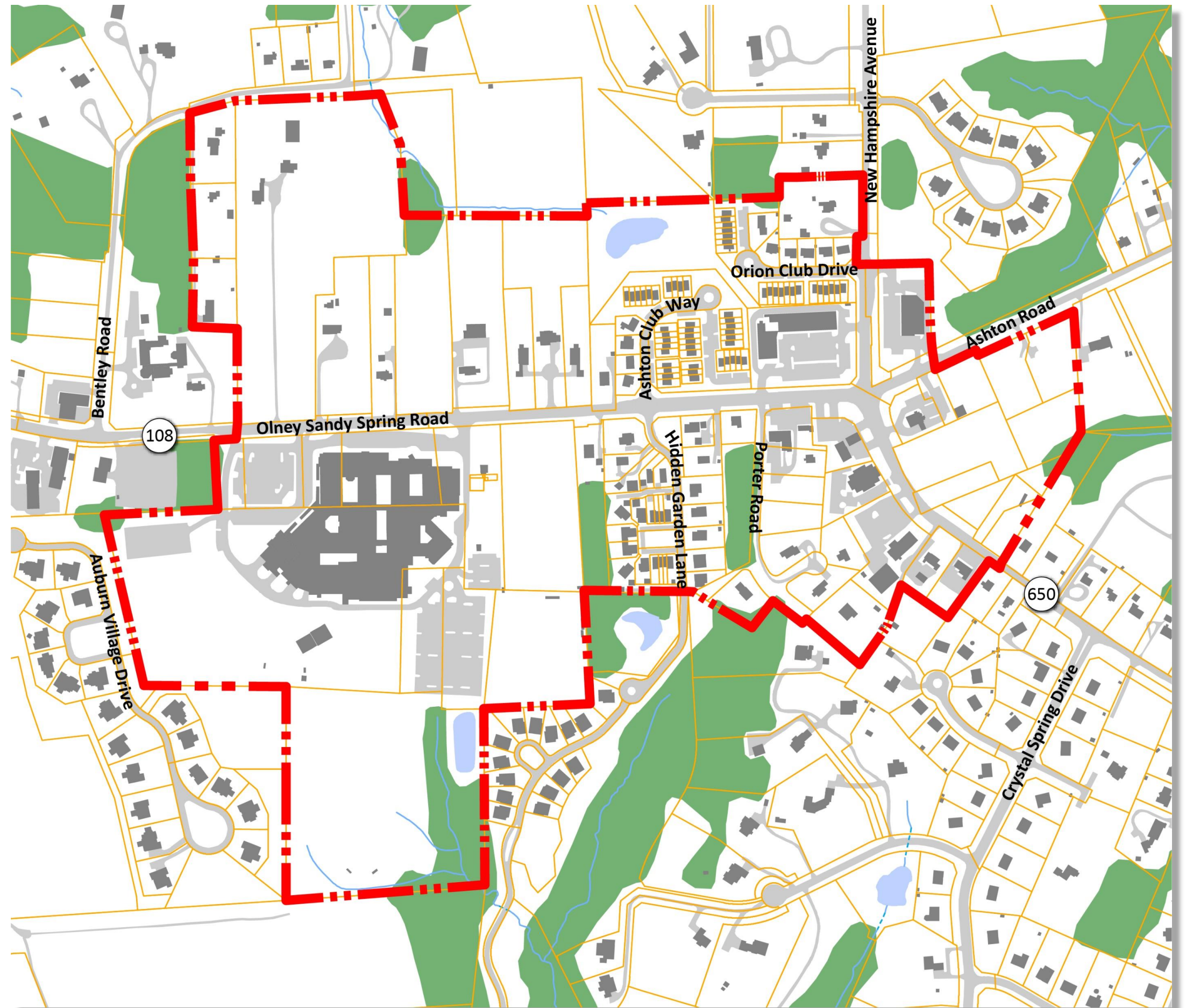
Background

Existing Zoning



Proposed Plan Area

- About 125 Acres
 - Intersection of New Hampshire Avenue/MD 108.
 - Adjoining areas to west, including Sherwood HS.
 - Includes Sandy Spring /Ashton Rural Village (SSA) Overlay Zone.
 - PD-5 zone north of MD 108.



1998 Sandy Spring /Ashton Master Plan

- Objective: “....maintain and preserve the aesthetic qualities and rural character of Sandy Spring/Ashton.”
 - Recommendations emphasize separate characters of both villages and confirmed earlier right-of-way recommendations for MD 108.
 - Design guidelines for New Hampshire Avenue north and south of Ashton to maintain the road’s rural atmosphere.
 - Modest increase in commercial zoning to create a revitalization incentive.
 - Proposed Overlay Zone for Ashton village center.

Development Activity

- Wyndcrest (1990s)
- Ashton Meeting Place (2008)
- CVS Ashton (2014)
- Ashton Market/Porter Road LMA (2018)



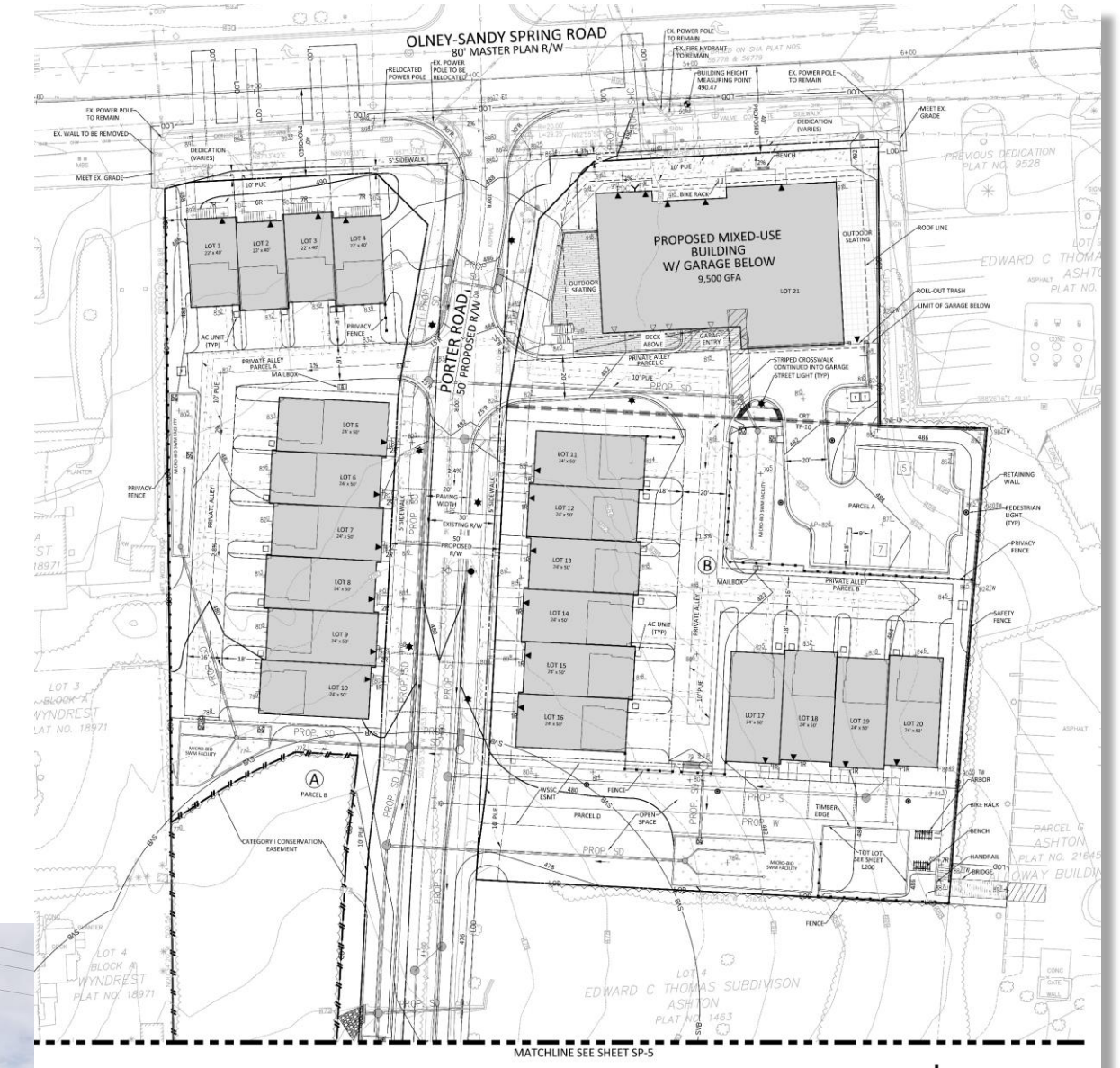
Development Activity



Wyndcrest



CVS Ashton



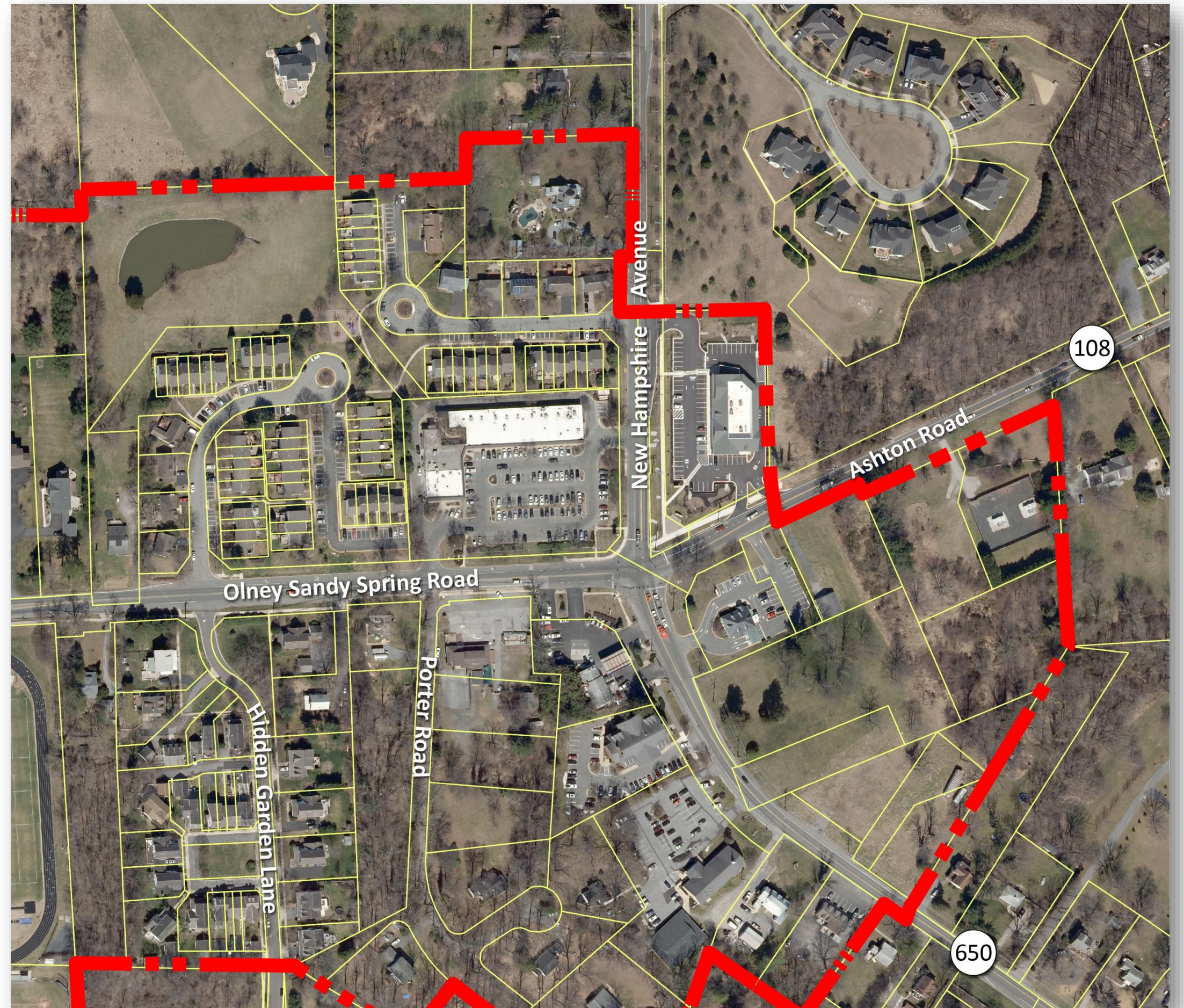
Ashton Market/Porter Road

Proposed Plan Purpose

- Evaluate land uses, zoning, design and other relevant issues in the proposed plan area.
- Evaluate design and streetscape options that increase walkability and meet Vision Zero objectives for increased pedestrian and bicyclist safety.
- Raise awareness of the County's rich array of cultural and historic resources.

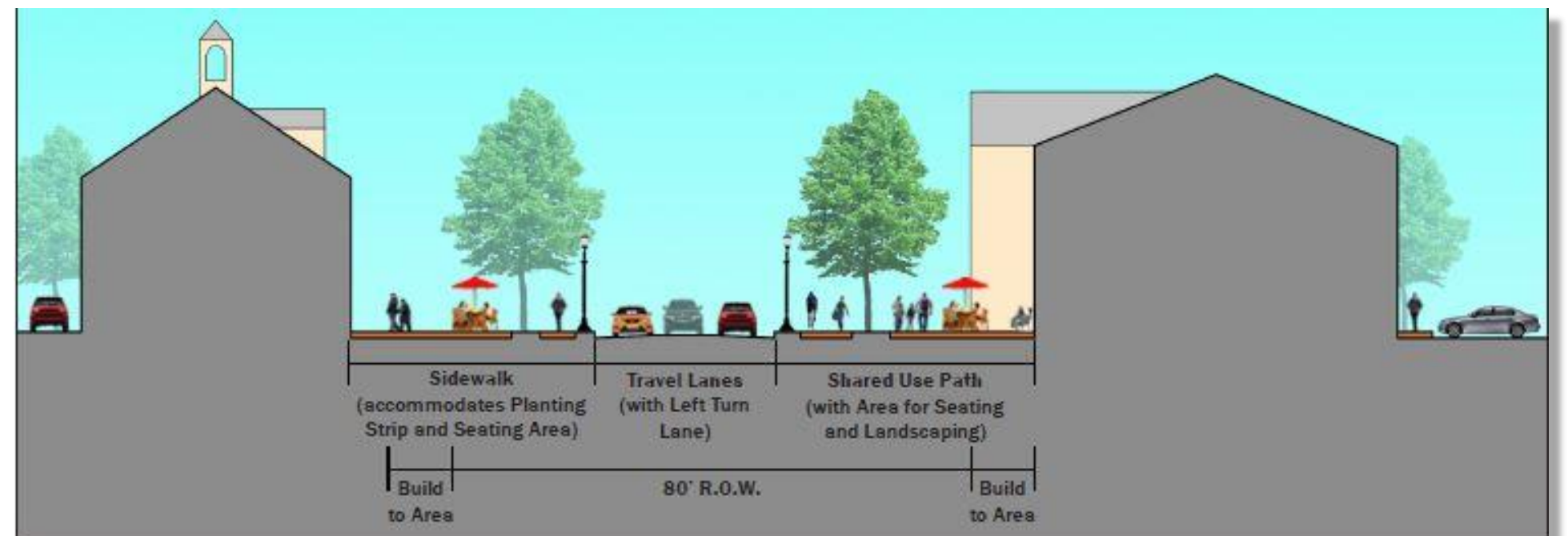
Area of Analysis

- Ashton Village is in the PD zone, retained in 2014 Ordinance with the understanding that master plans would evaluate appropriate new zones.
- Evaluate and adjust mixed-use zones in other three quadrants.



Transportation

- Objective: Improve pedestrian realm, implement Vision Zero.
- Existing section lacks crosswalks, planting panels, sidewalks.
- Section proposed for Sandy Spring portion of MD 108 can be used as a starting point for evaluation in Ashton.



Community Kickoff

- Initial community meeting held May 16 at Sandy Spring Museum.
- Issues raised:
 - Discerning a vision/maintaining rural character.
 - Pedestrian mobility/safety.
 - Influencing regulatory review.
 - Schedule and outreach.



Outreach/Proposed Plan Schedule

Scope of Work	May 23, 2019
Community Consultation	Summer 2019
Design Workshop	Fall 2019
Follow-up Community Meeting	Late Fall 2019
Planning Board Draft	April 2020

