Ashton Village Center Sector Plan
Scope of Work
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

Ashton Village Center Sector Plan
Background

Existing Zoning

- Residential Cluster (RC)
- Residential Neighborhood Cluster (RNC)
- Residential Estate - 2 (RE-2)
- Residential Estate - 1 (RE-1)
- Residential - 200 (R-200)
- Residential - 90 (R-90)
- Residential - 60 (R-60)
- Planned Unit Development - 5 (PD-5)
- Townhouse - Floating - 10 (TF-10)
- Commercial Residential Neighborhood
  - CRN 0.5, C 0.5, R 0.5, H 40
- Commercial Residential Town
  - 1. CRT 0.75, C 0.75, R 0.25, H 35
  - 2. CRT 1.25, C 0.75, R 0.5, H 35
- Sandy Spring/Ashton Rural Village Overlay

Ashton Village Center Sector Plan

May 23, 2019
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)
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