



Montgomery Planning Area 3

October 15, 2019,

Ashton Village Center Sector Plan

Design Workshop



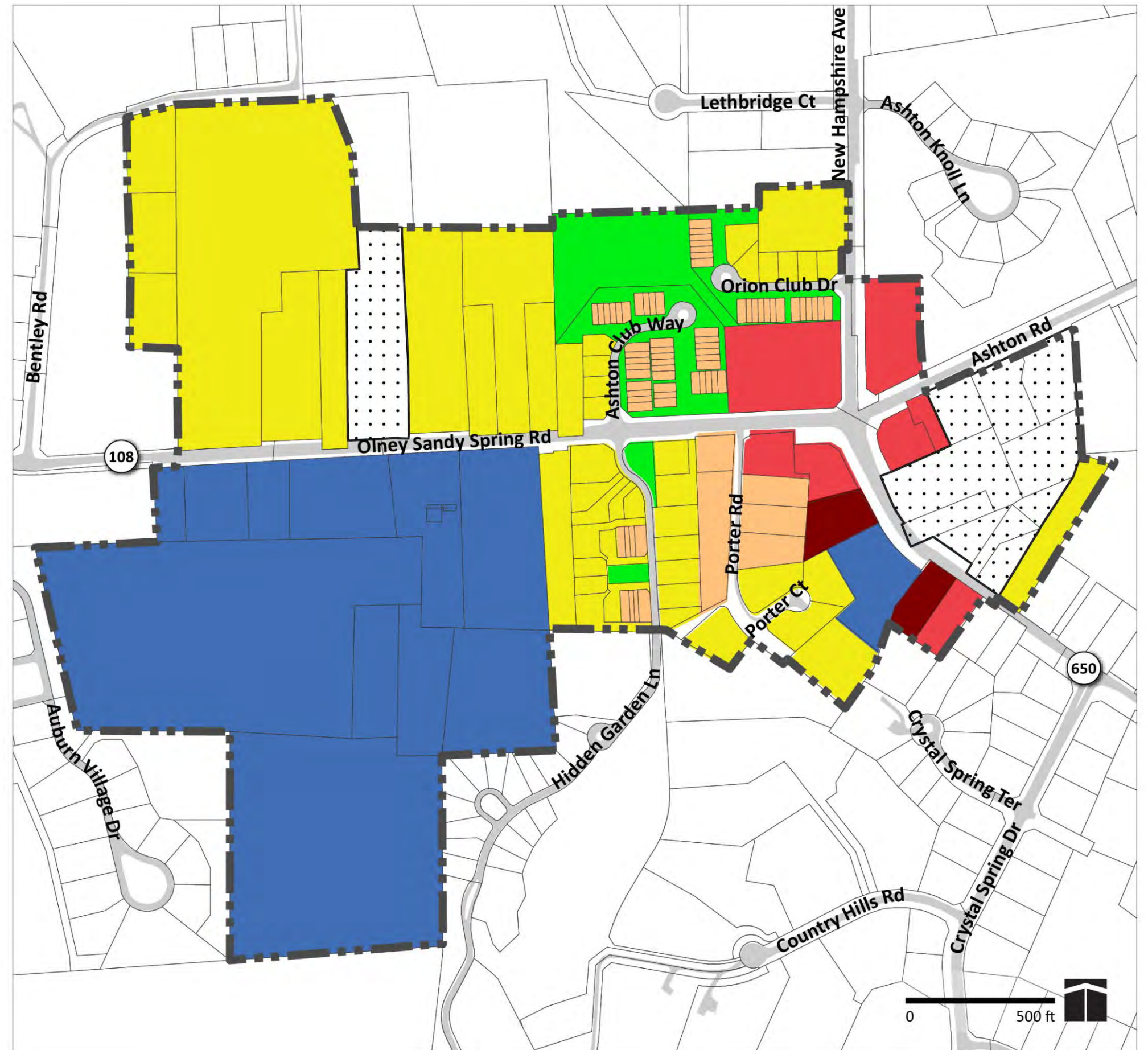
Plan Purpose

- 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.

Existing Conditions

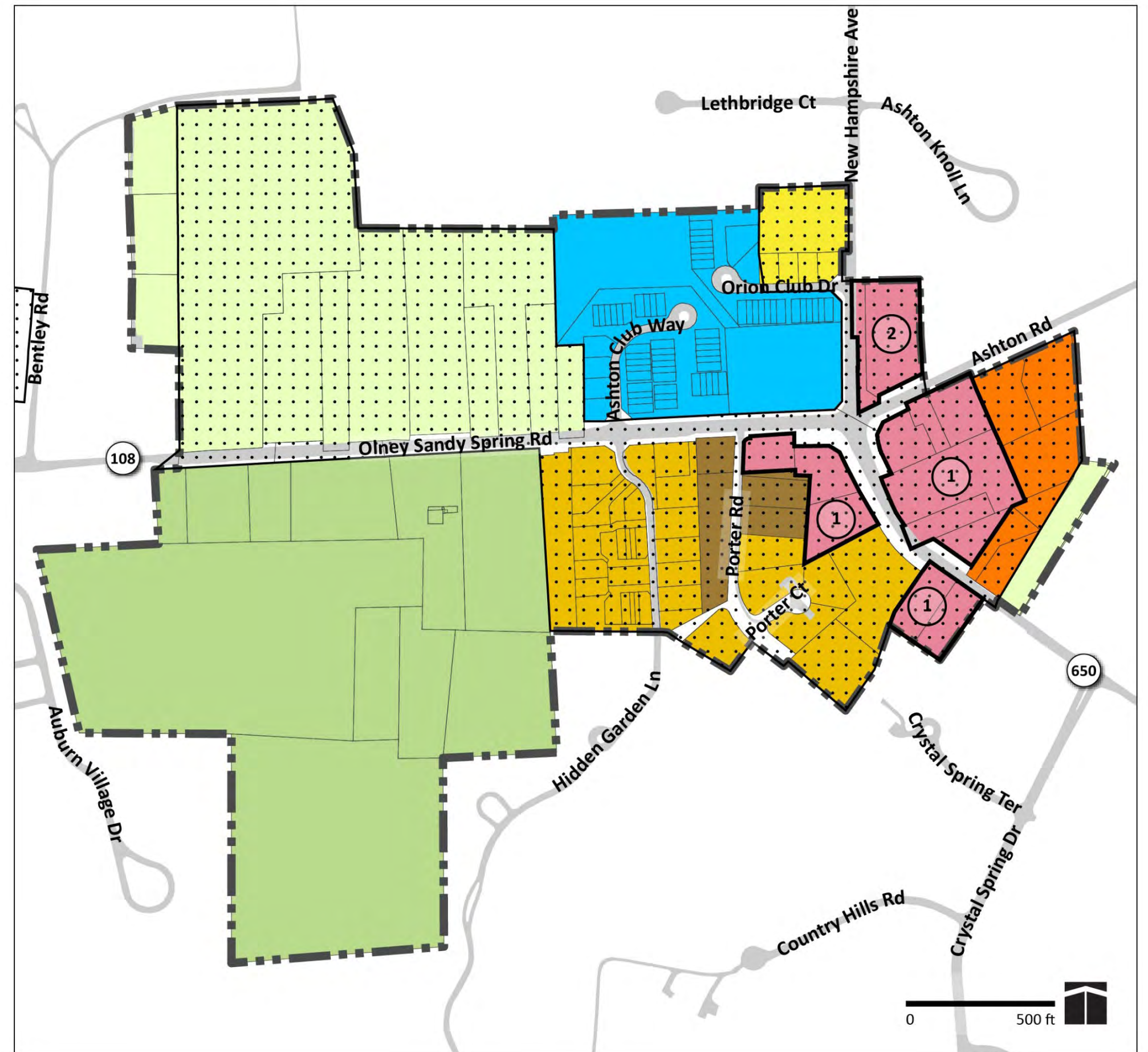
Existing Land Use

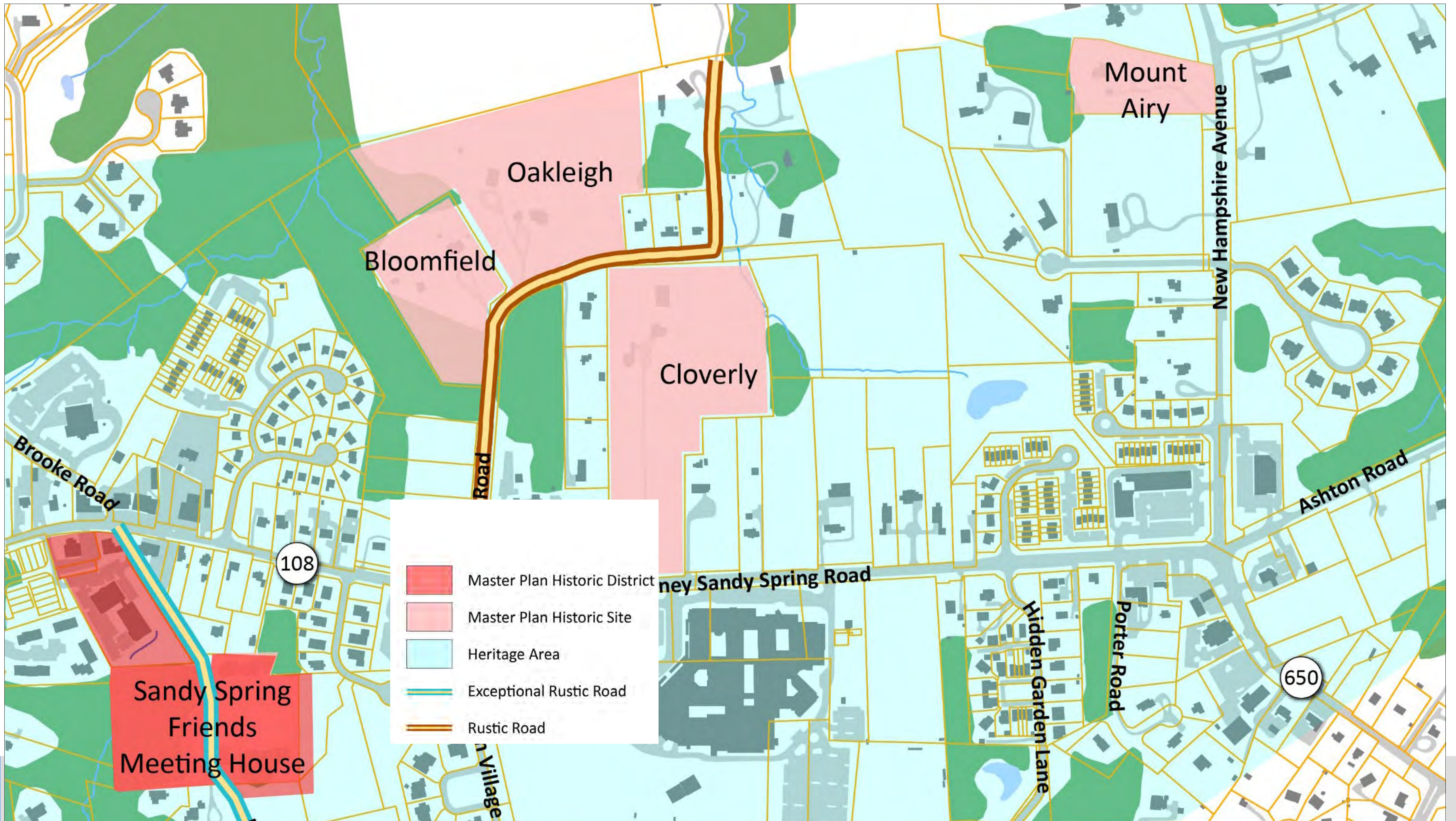
- Residential Single-Family Detached
- Residential Single-Family Attached
- Retail
- Commercial (including Office)
- Cultural, Institutional and Public Facilities
- HOA Open Space
- Vacant
- Ashton Village Center Boundary



Existing Zoning

- RC Rural Cluster
- RNC Rural Neighborhood Cluster
- R-200 Residential-200
- R-90 Residential-90
- R-60 Residential-60
- TF-10 Townhouse-Floating
- PD-5 Planned Development
- CRT Commercial Residential Town
- 1 CRT 0.75, C 0.75, R 0.25, H 35
- 2 CRT 1.25, C 0.75, R 0.50, H 35
- Sandy Spring/Ashton Rural Village Overlay
- Ashton Village Center Boundary





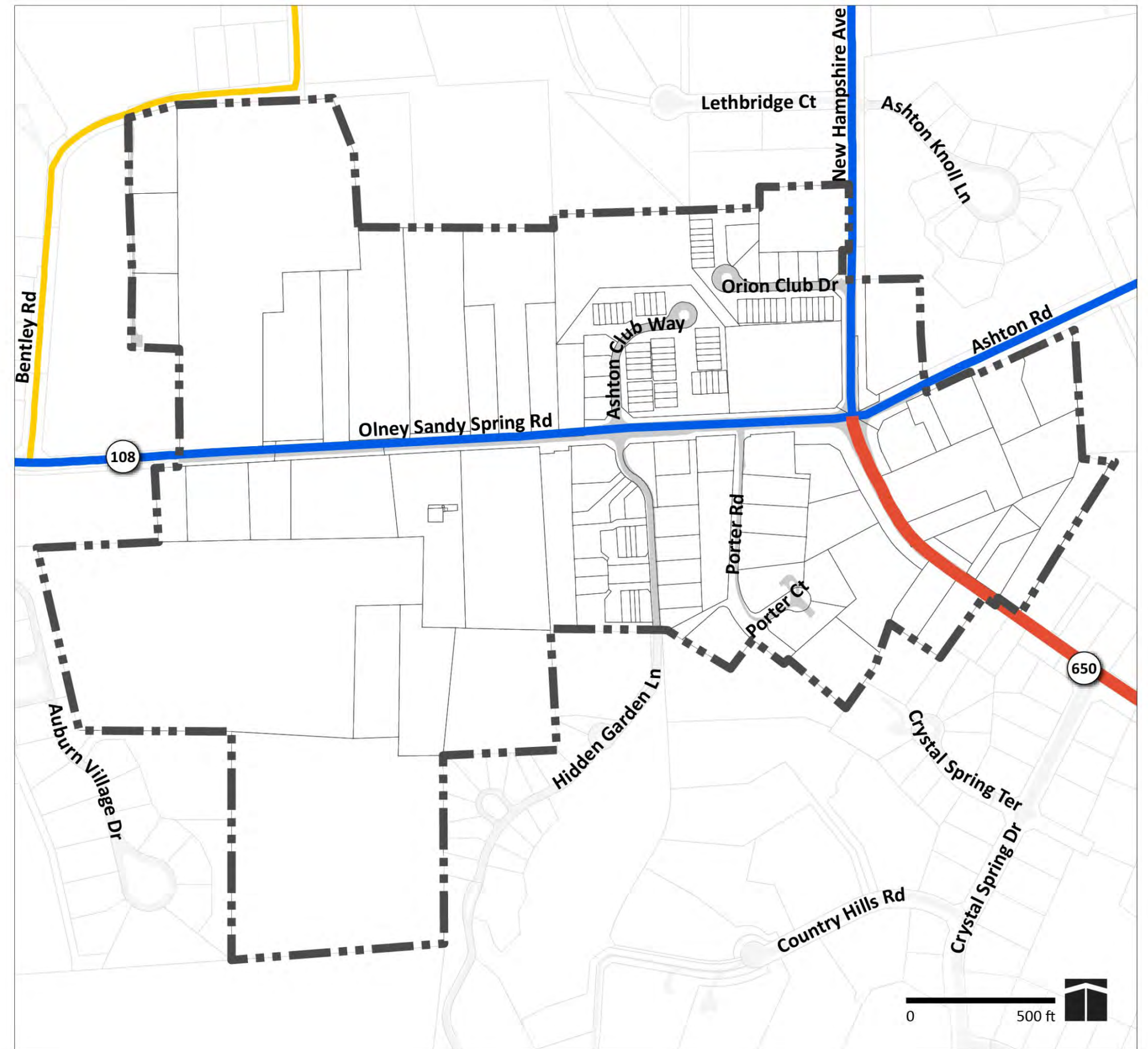
Cloverly (#28/65)

Built 1849 - 1852



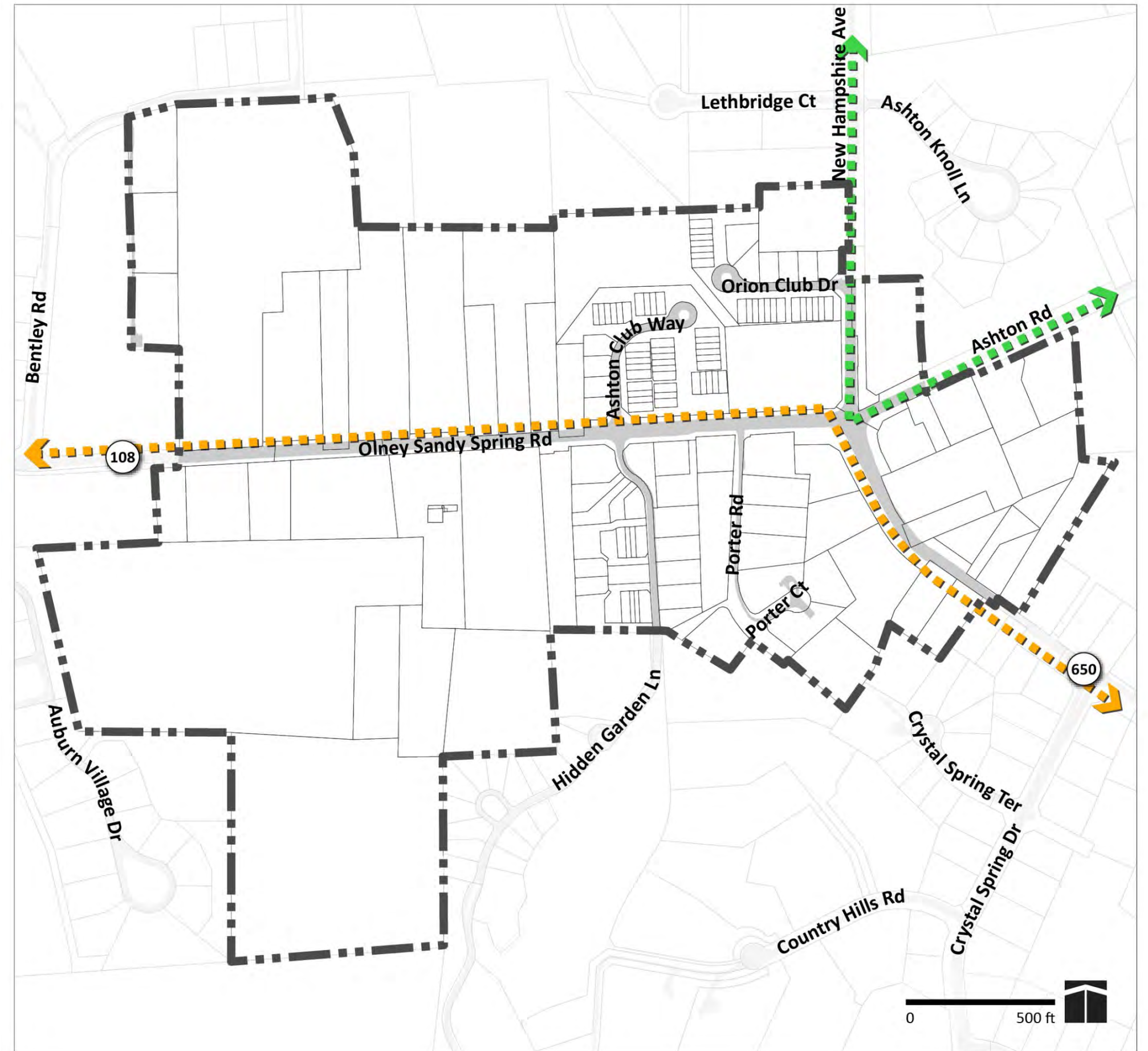
Existing Road Classifications

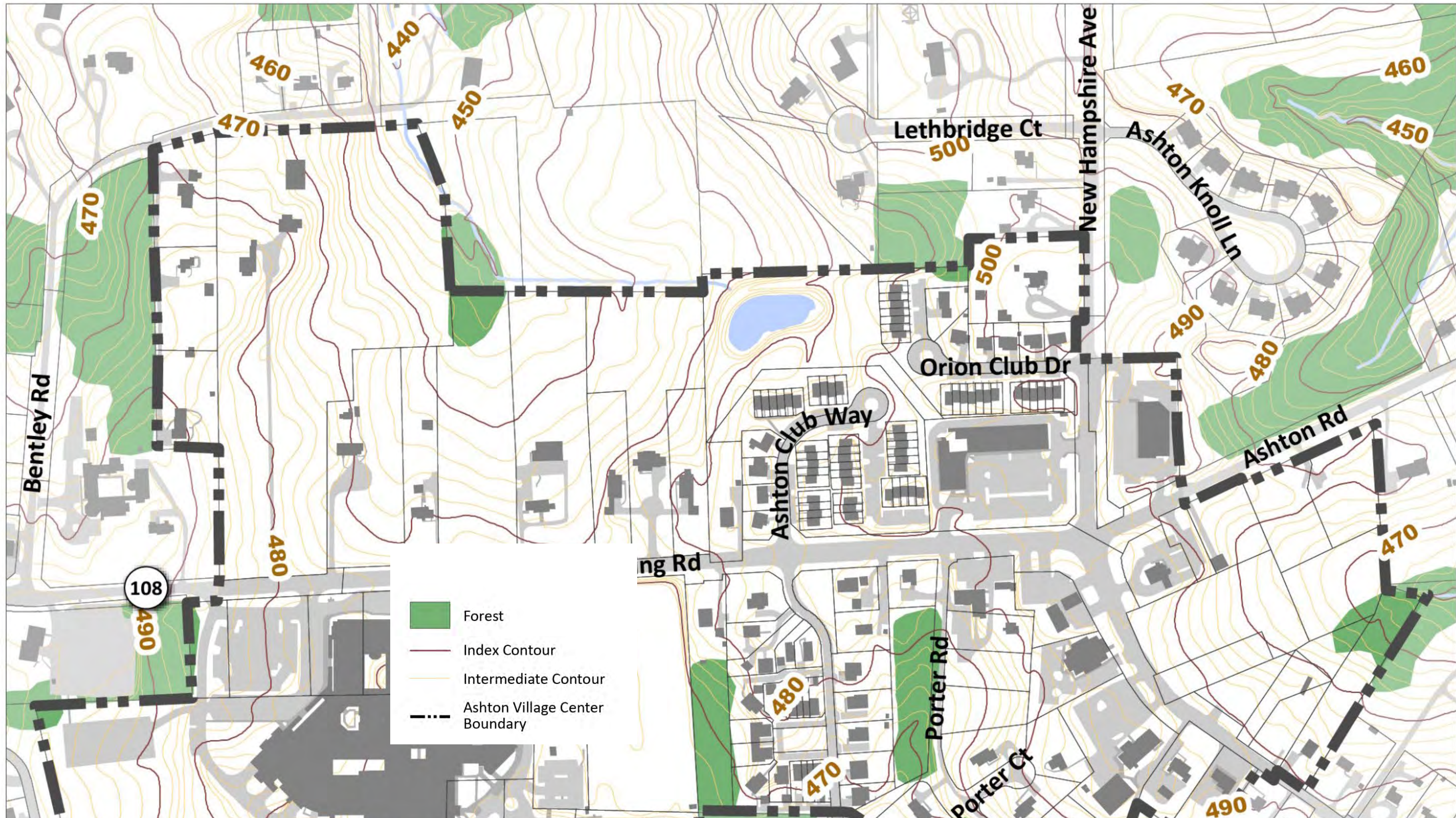
- Major Highway
- Arterial
- Rustic Road
- Ashton Village Center Boundary







Existing Bike Classifications

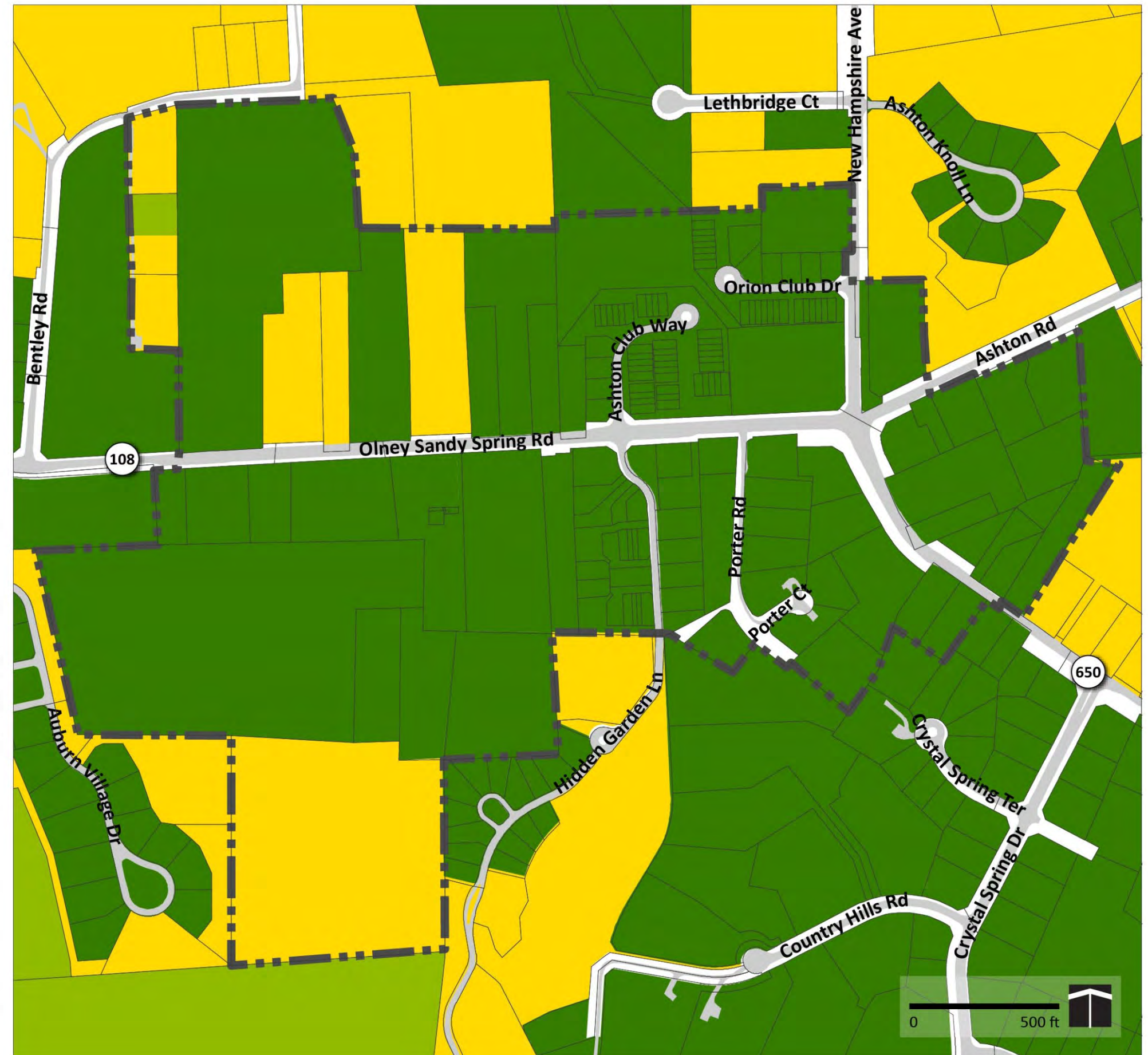
- Proposed Sidepath
- Proposed Bikeable Shoulder
- Ashton Village Center Boundary









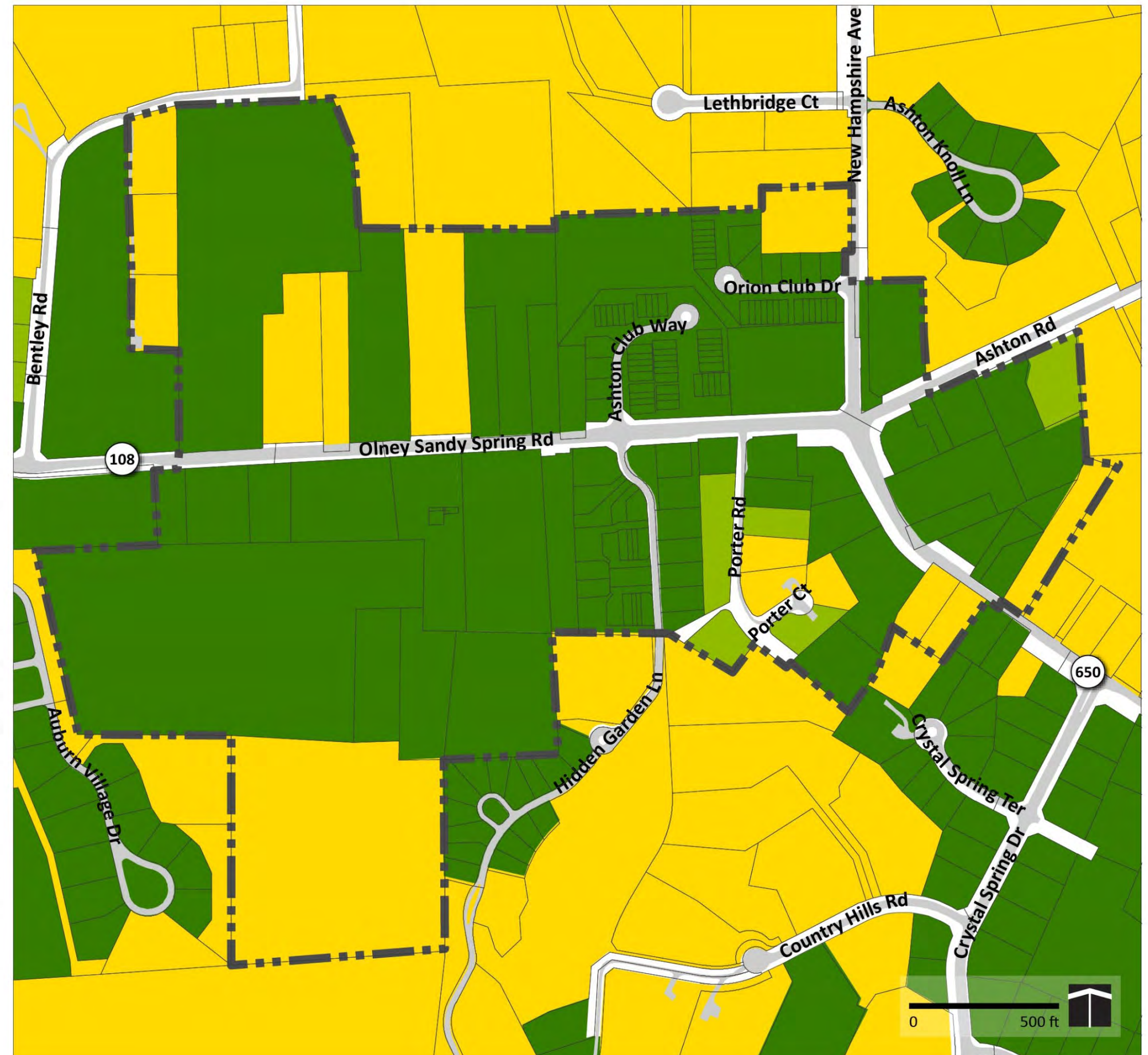
Water Envelope

-  W-1: Areas served by community (public) systems that are either existing or under construction.
-  W-3: Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled.
-  W-6: Areas where there is no planned community service either within the ten-year scope of this plan or beyond that time period.
-  Ashton Village Center Boundary



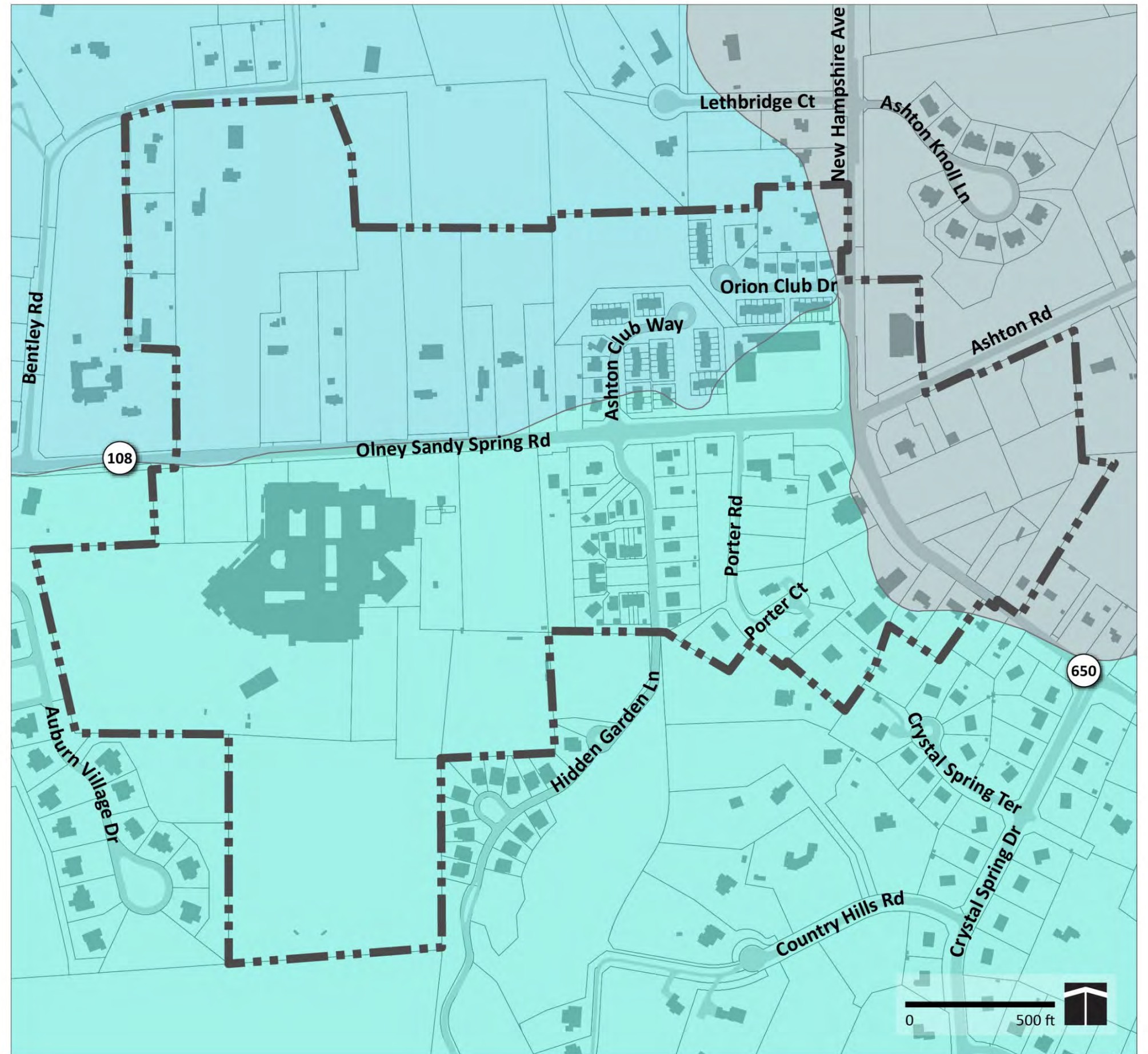
Sewer Envelope

-  S-1: Areas served by community (public) systems that are either existing or under construction.
-  S-3: Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled.
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-  Ashton Village Center Boundary



Subwatersheds

-  Lower Hawlins River
-  Ashland Tributary
-  Northwest Branch - Right Fork
-  Ashton Village Center Boundary



Stakeholder Site Visit

October 1, 2019

Alexandria, Virginia



King Farm



Precedents:

Aerials & Figure Grounds

Location of Precedent Communities

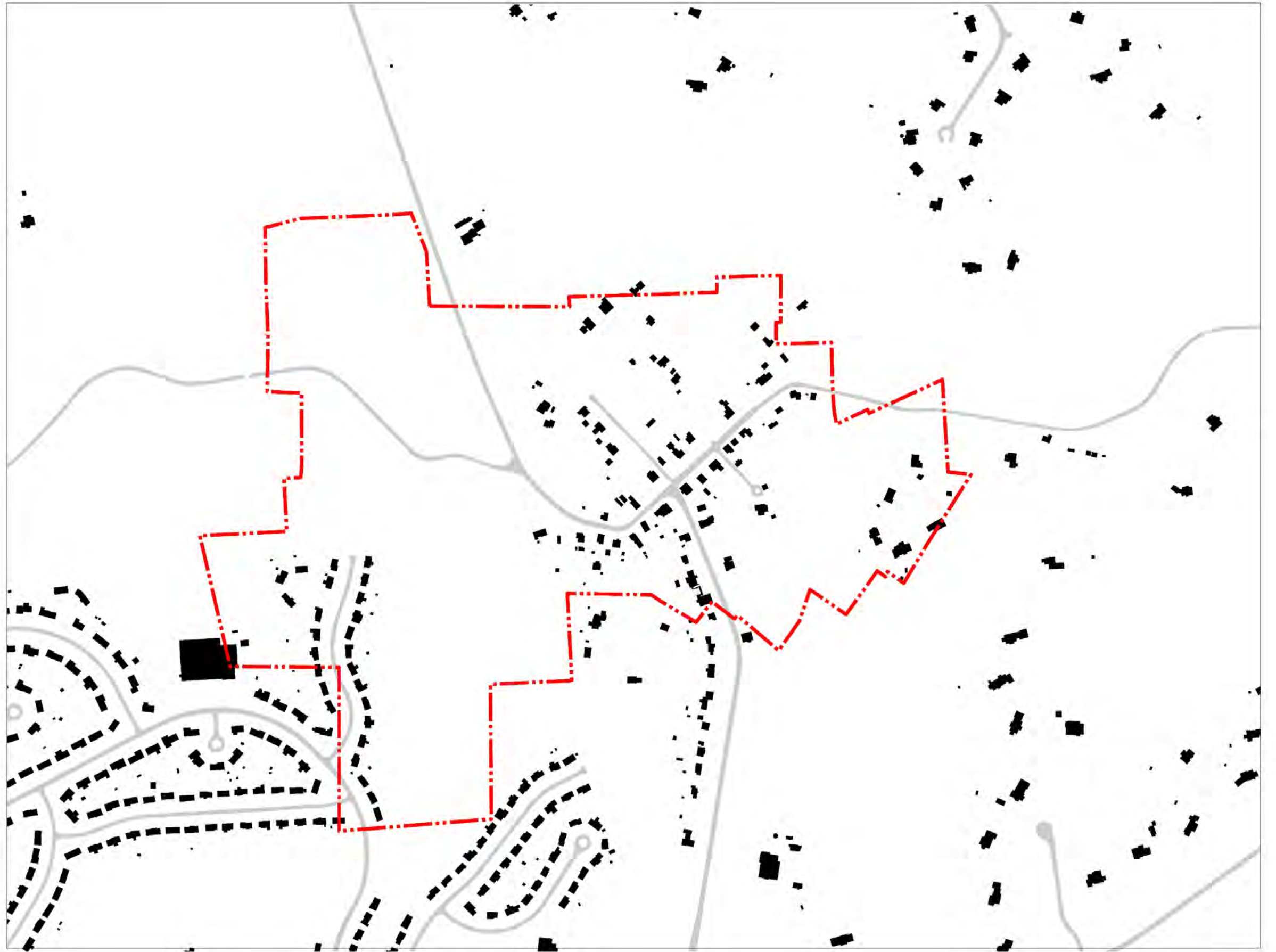


Brookeville

Brookeville, Maryland Aerial Photograph



Brookeville



Brookeville, Maryland Figure Ground with
Ashton Boundary

Brookeville

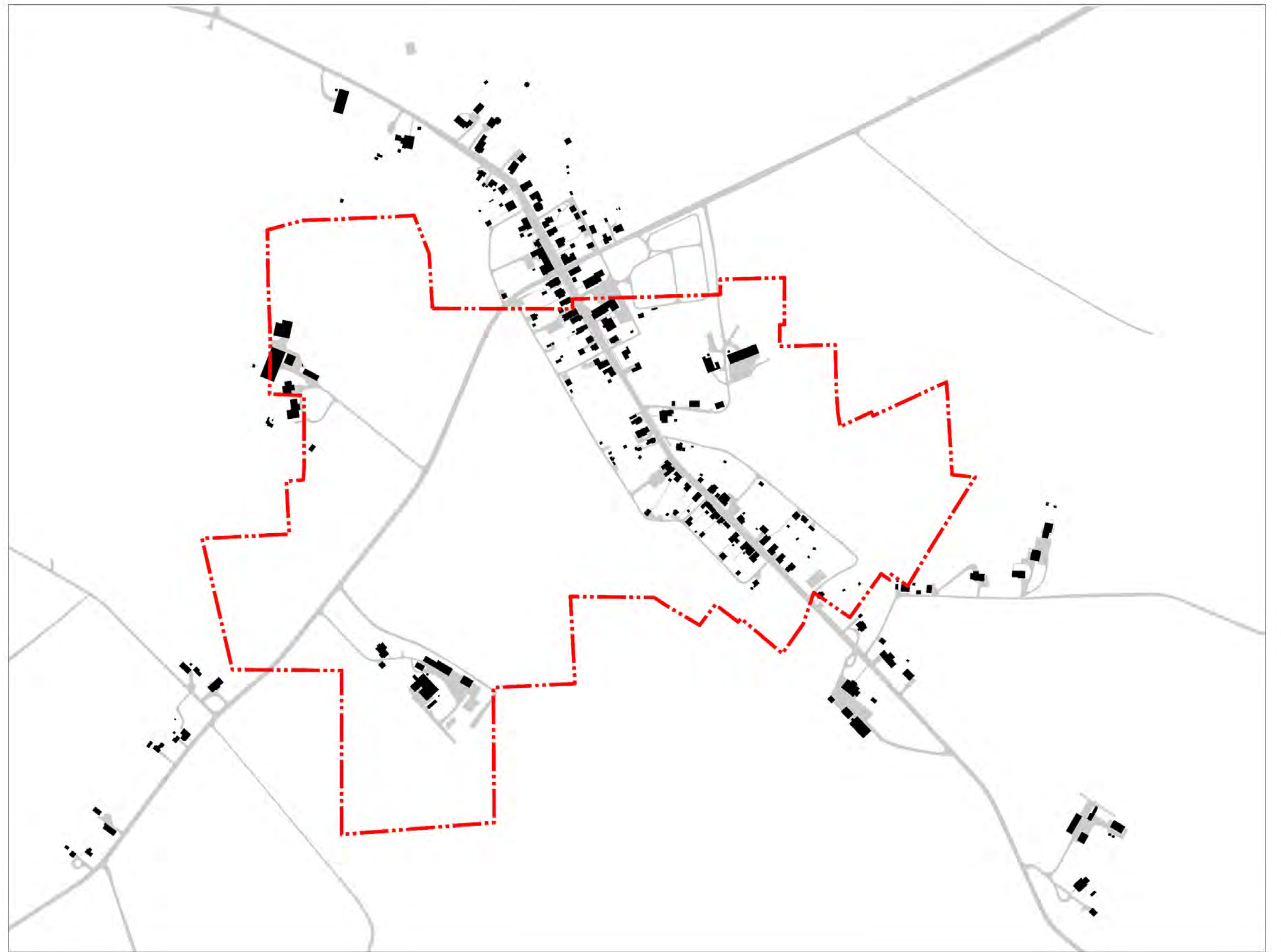


Burkittsville

Burkittsville, Maryland Aerial Photograph



Burkittsville



Burkittsville, Maryland Figure Ground with
Ashton Boundary

Burkittsville



Views Looking North on E. Main Street



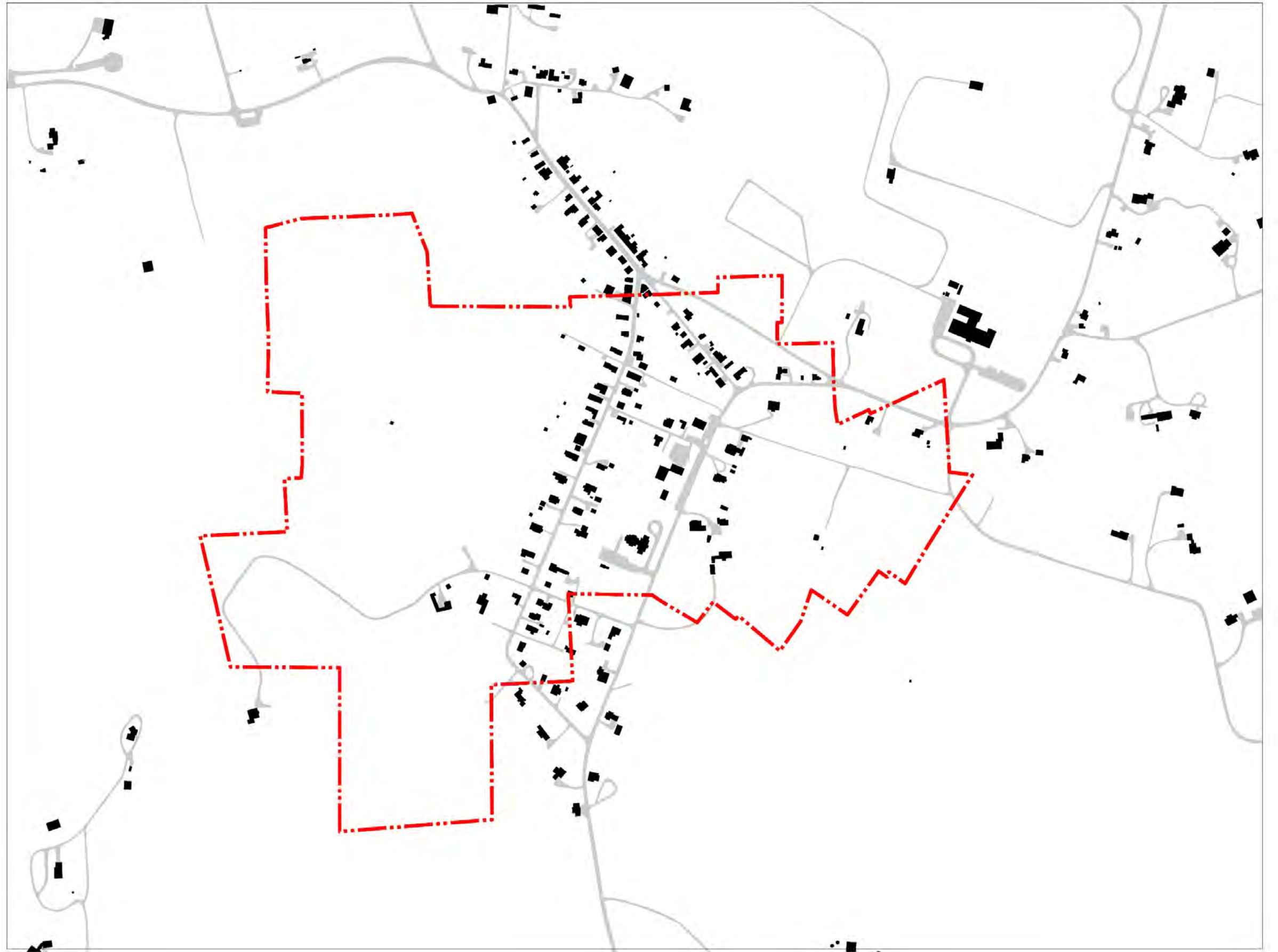
Waterford

Waterford, Virginia Aerial Photograph



Waterford

Waterford, Virginia Figure Ground with
Ashton Boundary



Waterford



Views Looking South on Main Street



Views Looking North on 2nd Street

Emmitsburg

Emmitsburg, Maryland Aerial Photograph



Emmitsburg

Emmitsburg, Maryland Figure Ground with
Ashton Boundary



Emmitsburg



Looking East on West Main Street toward the Intersection of Main Street and Seton Avenue



Looking West on West Main

New Market

New Market, Maryland Aerial Photograph



New Market

New Market, Maryland Figure Ground with
Ashton Boundary



New Market



Looking East on Old National Pike toward the Intersection of National Pike and Prospect Street



View toward New Market Elementary School

Union Bridge

Union Bridge, Maryland Aerial Photograph



Union Bridge

Union Bridge, Maryland Figure Ground with
Ashton Boundary



Union Bridge



Views Looking North on N. Main Street

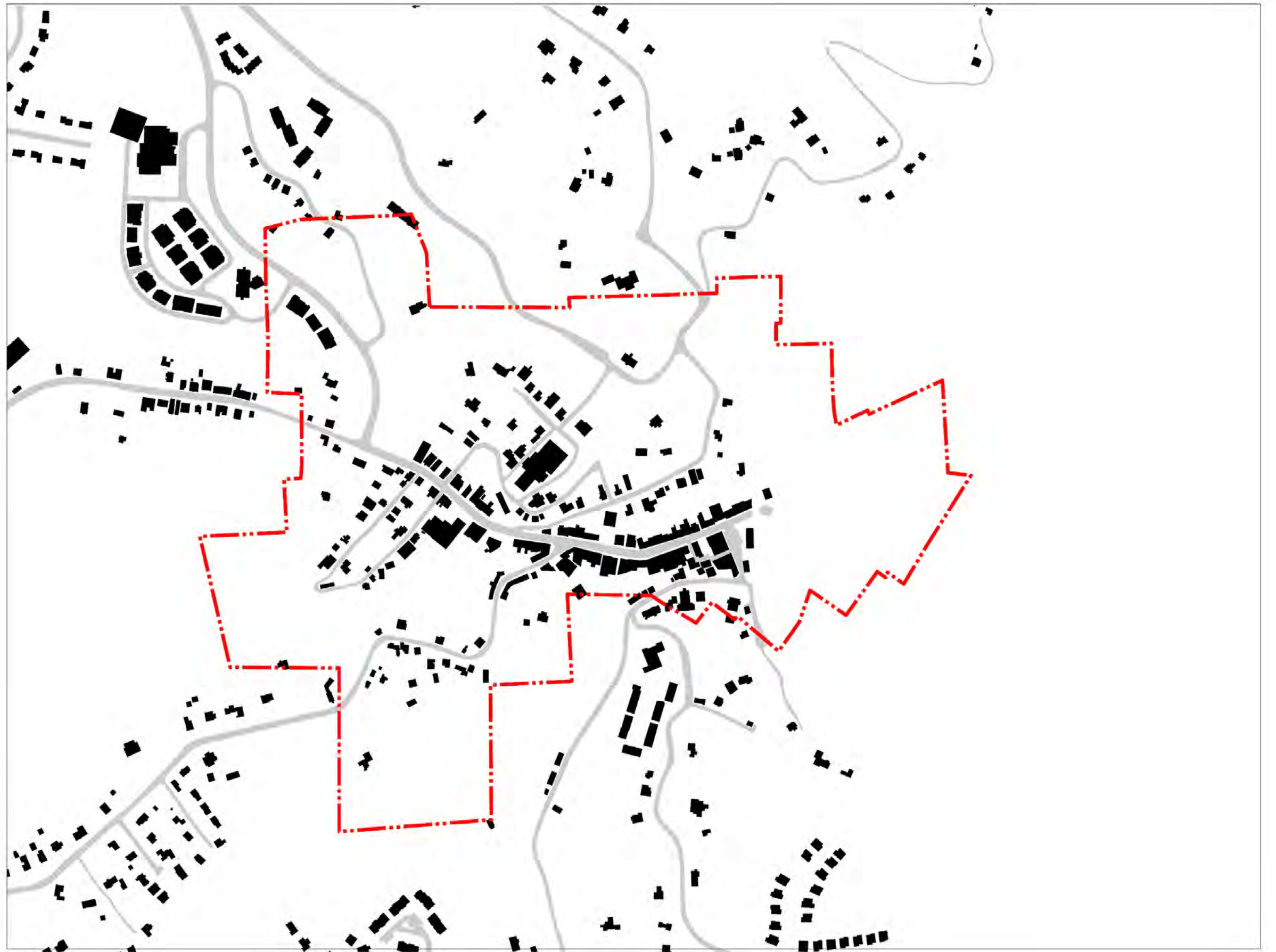


Ellicott City

Ellicott City, Maryland Aerial Photograph



Ellicott City



Ellicott City, Maryland Figure Ground with
Ashton Boundary

Ellicott City



Views Looking East on Frederick Road



Views Looking West on Church Road

Alexandria

Alexandria, Virginia Aerial Photograph



Alexandria

Alexandria, Virginia Figure Ground with
Ashton Boundary



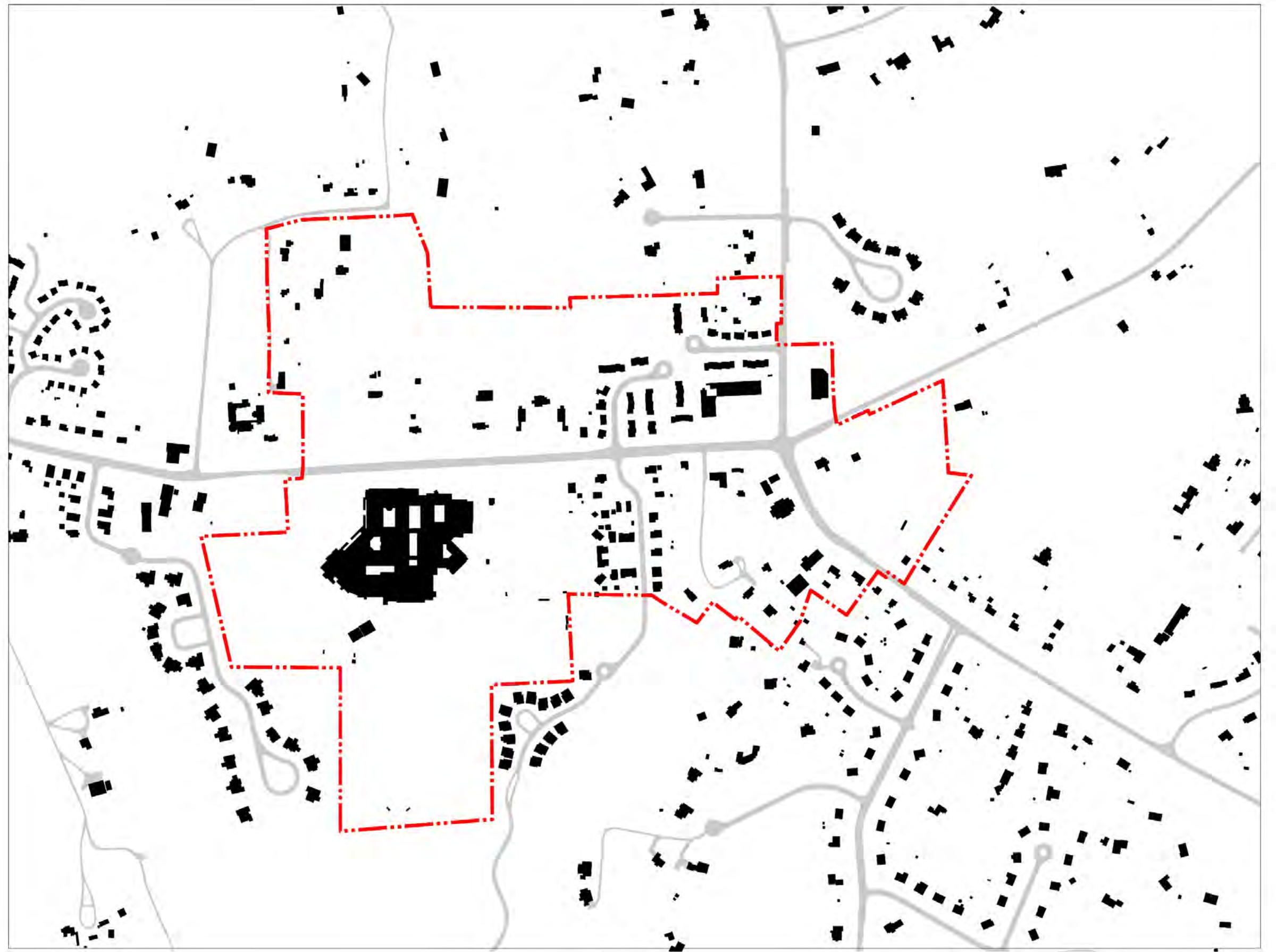
Ashton

Ashton, Maryland Aerial Photograph



Ashton

Ashton, Maryland Figure Ground



Precedents:

Uses

Precedents: Residential



Precedents: Residential



Precedents: Commercial



Precedents: Commercial



Precedents: Commercial/Mixed Use



Precedents: Open Space

Lakelands Clubhouse Park, Lakelands, Maryland. Source: M-NCPPC

Left: Large lawn area provides flexible uses central to the community. The park is fronted along a street and surrounded by townhomes and a clubhouse on three sides.

Size: 1 acre; lawn area: ~1/4 acre



FUNCTION/ SERVICE AREA:

- Neighborhood gathering place
- Local destination
- Serves neighborhood/district

MAIN PROGRAM:

- Mix of social gathering, active recreation & contemplative areas
- Flexible program
- Informal gathering
- Places for quiet contemplation
- Unstructured recreation
- Local community gatherings

KEY FEATURES

- Lawn area surrounded by complementary uses
- Shaded seating and sunny areas
- Flexible play areas
- Consider public art

SIZE

- 1/4 acre minimum

SITE PLACEMENT

- Center of high residential use
- Placement facing adjacent community-oriented uses: recreation centers, libraries, etc.
- Building entrances facing the park – visually and physically accessible

Precedents: Open Space



Precedents: Open Space



Building Spacing North Side of MD 108

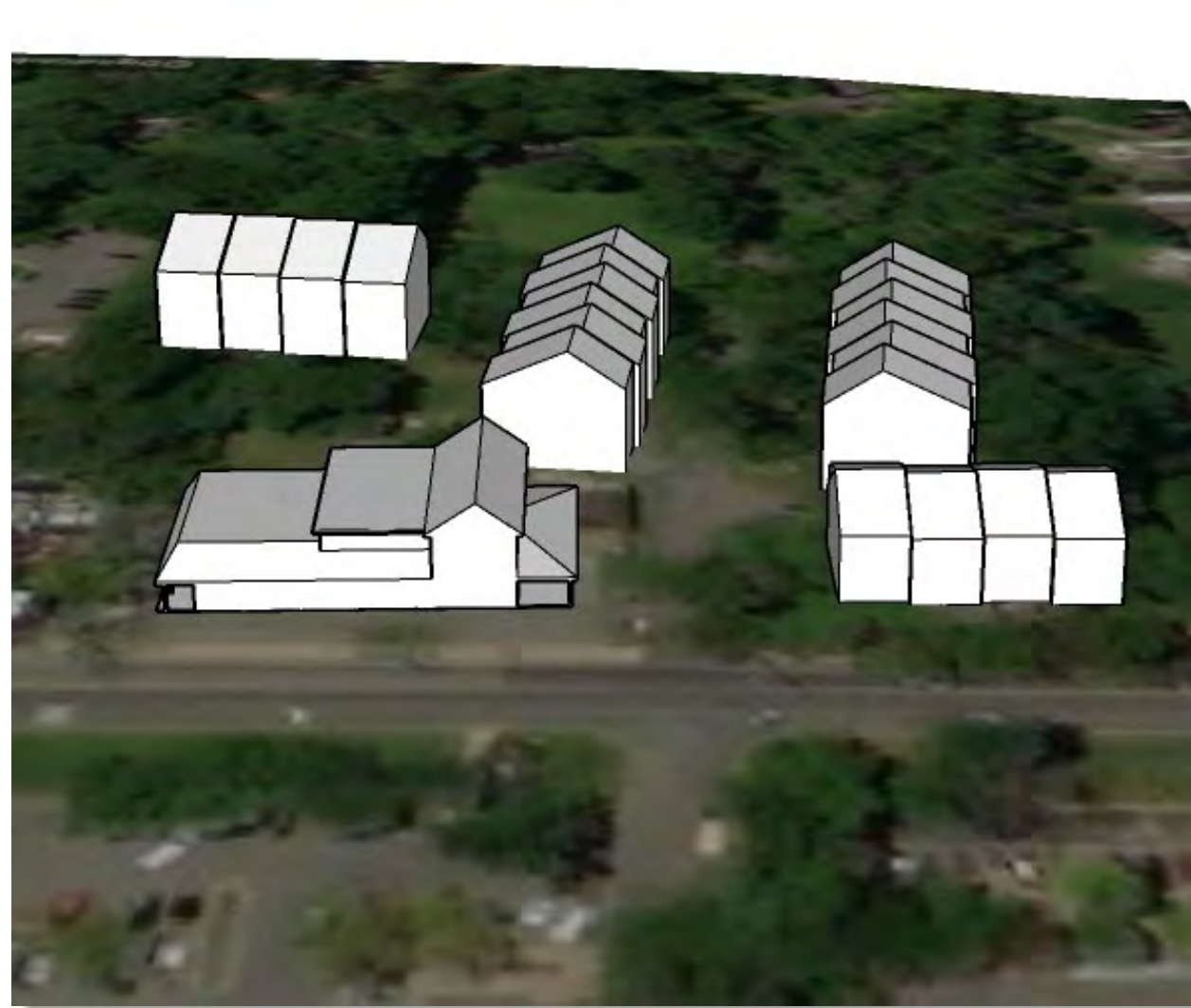


Building Spacing South Side of MD 108



Building Massing Comparison

Porter Road



Old Town, Alexandria



What Makes These Places Villages?

- Linear pattern and/or grid of streets.
- Crossroad communities of two-lane roads (except in Alexandria).
- Building Pattern:
 - Buildings close to the road.
 - Buildings spaced close together.
- Architecture, landscaping and materials.
- Mix of uses.

Precedent Images



Precedent Images





