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
Existing Zoning
Cloverly (#28/65)
Built 1849 - 1852
Existing Road Classifications
Existing Bike Classifications
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.

S-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
Subwatersheds
Stakeholder Site Visit

October 1, 2019
King Farm
Precedents:
Aerials & Figure Grounds
Location of Precedent Communities
Brookeville, Maryland Aerial Photograph
Brookeville, Maryland Figure Ground with Ashton Boundary
Brookeville
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

Views Looking South on Main Street

Views Looking North on 2nd Street
Emmitsburg, Maryland Aerial Photograph
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, 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, 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, Virginia Figure Ground with Ashton Boundary
Ashton, Maryland Aerial Photograph
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 townhouses 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

**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

**SIZE**
- 1/4 acre minimum
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