

Strengths



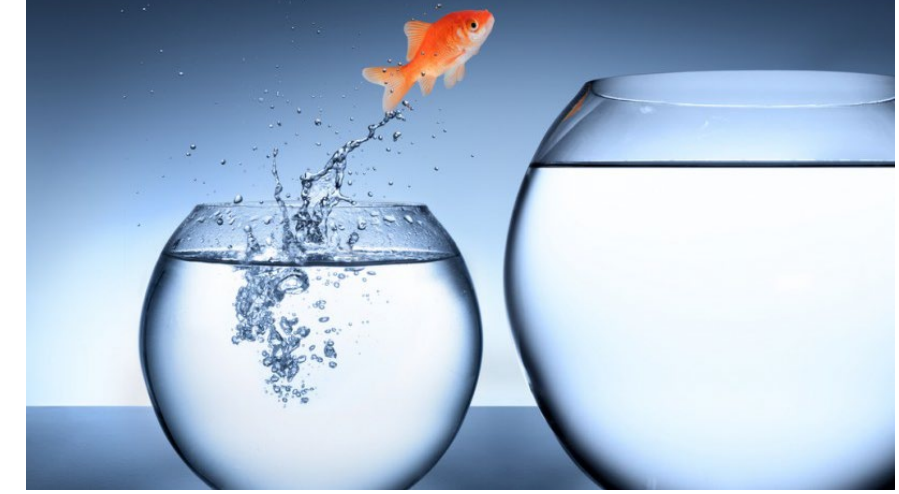
- Natural environment – trees, open space, vistas, dark skies
- Sense of community
- **Small town feel, quiet**
- Small/local retail: Cricket, Dempsey's
- Diversity of people, building types and sizes
- **Rural buffer** that provides separation from surrounding communities
- Community history
- Relationship to Sandy Spring
- High School
- Museum
- **Potential for reasonably-scaled development**

Weaknesses



- **No gathering place**
- **No pedestrian accommodation**
- No consistent bikeways
- Intersection of 108 & New Hampshire is dangerous for cars and pedestrians
- Heavy traffic (especially in rush hour and school dismissal)
- Truck and through traffic
- Speeding
- No second exit for Porter Road
- No cohesive village design plan
- **Lack of affordable housing**
- Any change requires extensive coordination between state and local agencies

Opportunities



- Increase diversity
- **Improve pedestrian realm:** connectivity, safety, aesthetics
- Promote history and culture
- Leverage talented community members
- Protect low density between Ashton and Sandy Spring
- Increase trees, landscaping, open space
- **Create a gathering place**
- Consider roundabouts
- Promote reasonably scaled and community-friendly development
- Bury powerlines

Threats

- Overdevelopment
- Disjointed development without regard for scale or **architectural quality**
- Tree loss
- Loss of open space
- **Loss of rural character** east of the planning area & across from high school
- **Traffic impacts** (speed, safety, access)
- Watershed impacts
- Infrastructure decay



What does success look like?



- That we listened
- **Specific outcomes delineated**
- Regulatory requirements are reviewed before the plan is finalized
- Collaboration between government agencies, developers, and civil society
- Plan survives 10 – 20 years without variance
- **Community design control/architectural review**
- Clear, established criteria that guide development compatible with the rural village
- Buildings & uses that contribute to **community character**

What does failure look like?

- **Meaningless images**
- Poorly defined guidelines for appropriate form
- Cookie-cutter development
- **Feels generic**
- National chains
- Homogenous/ branded architecture and graphics
- No one takes ownership



What is 'rural village' character?



- Visible green space/setbacks, and space in-between
- Sightlines/viewshed of rural areas
- “Small town feel”: safe, sidewalks, trees, fences
- Public realm and buildings promote social interaction
- Visually varied within a vocabulary
- Smaller-scale buildings and low building heights (2 story) with garages behind
- Staggered buildings, curving roads
- Can intermingle building types
- Style and scale can vary by neighborhood (e.g. duplexes)
- Density increases and setbacks decrease toward village core
- Porches large enough for table & chairs (for residential and commercial)
- Successful example: Wyndcrest/Hidden Garden Ln





Key Ideas

Reinforce sense of small town /
rural village

- Low density, low heights – max 2 story; 3rd if set back and staggered



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Reinforce sense of small town / rural village

- Low density, low heights – max 2 story; 3rd if set back and staggered
- Variations in architectural expressions and massing
- Porches
- Significant efforts to save trees



Key Ideas

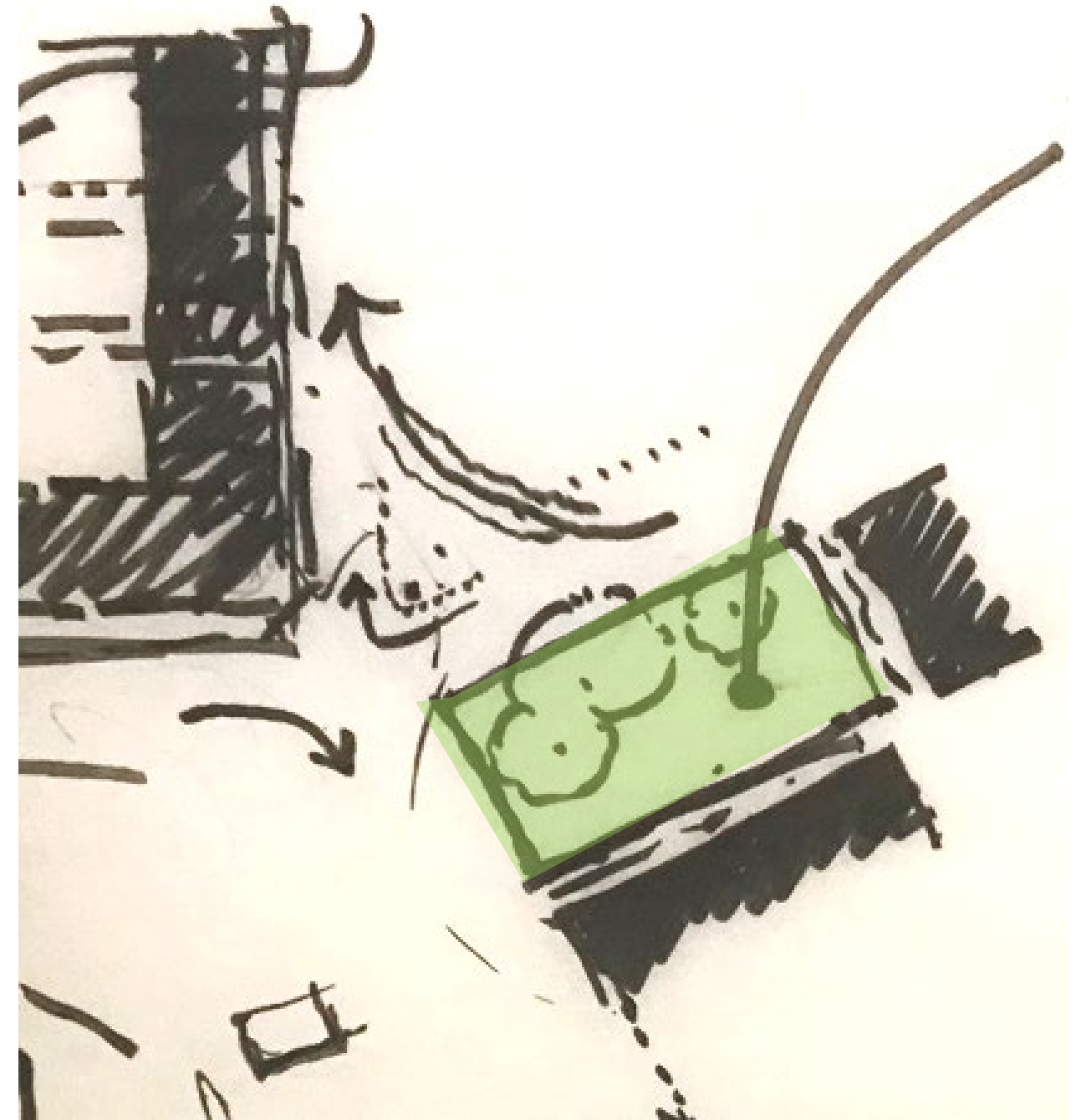
Reinforce the rural space & buffers

- Between Ashton and Sandy Spring
- Between Porter Street potential link and Crystal Springs



Key Ideas

- Create a green gathering space in village core



Key Ideas

- Density Gradient from Village Core to rural perimeter/buffer
- Setbacks and Gaps between buildings to increase as move away from village core.
 - Including transition from main intersection toward more open area to the east.



Key Ideas

Connect Porter Road to New Hampshire

Continue connection through SE site up to Rt 108



Key Ideas

Improve walkability / bikeability

- SHA to designate School Zone
- Parallel parking in village core
- Crosswalks + pedestrian refuges

Fix 108/NH Intersection for right-turning truck traffic

- Remove pole & improve right turn
- Create “free right” with median



Key Ideas

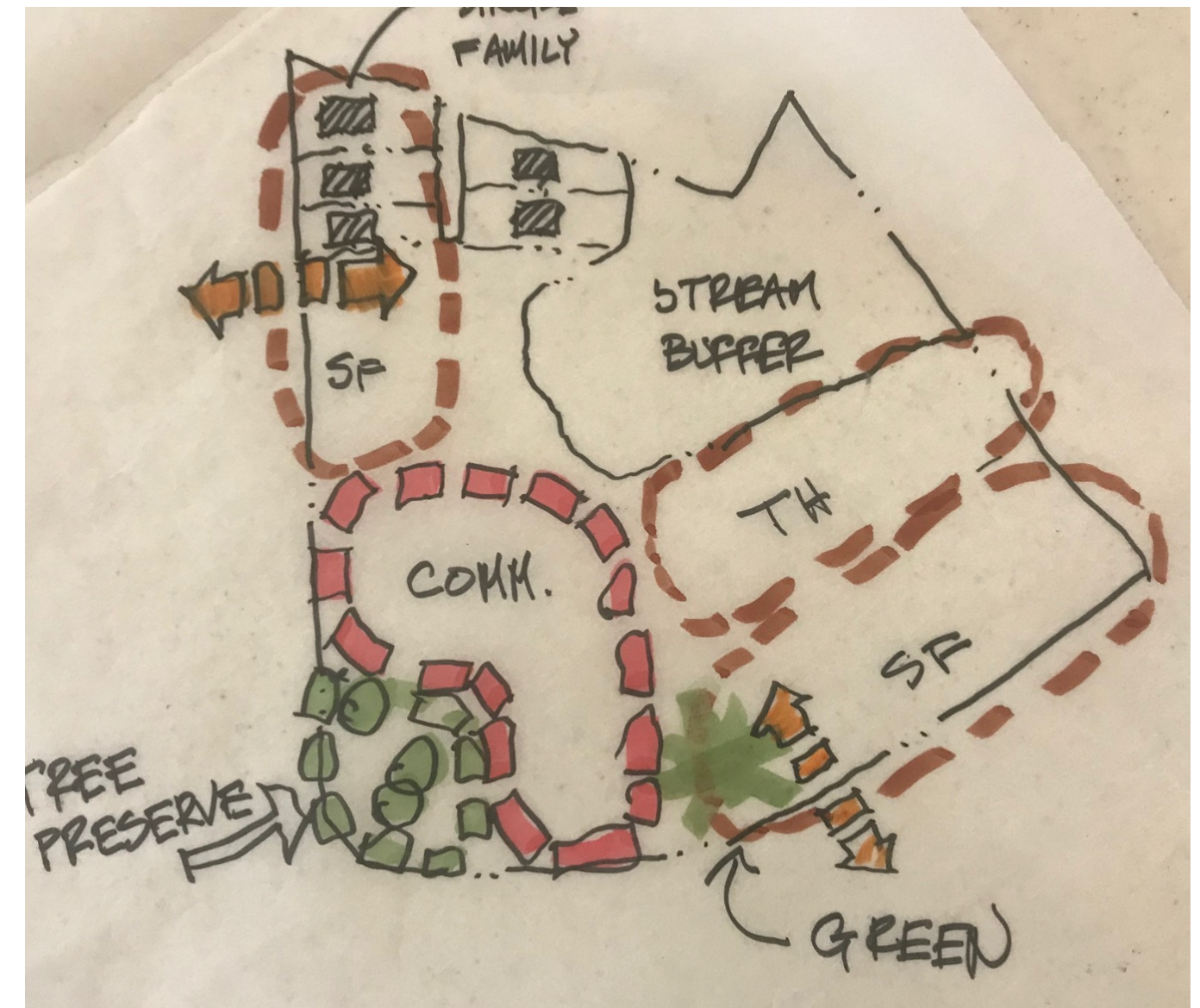
- Affordable Housing
- Inclusion of duplexes
- Residential over retail

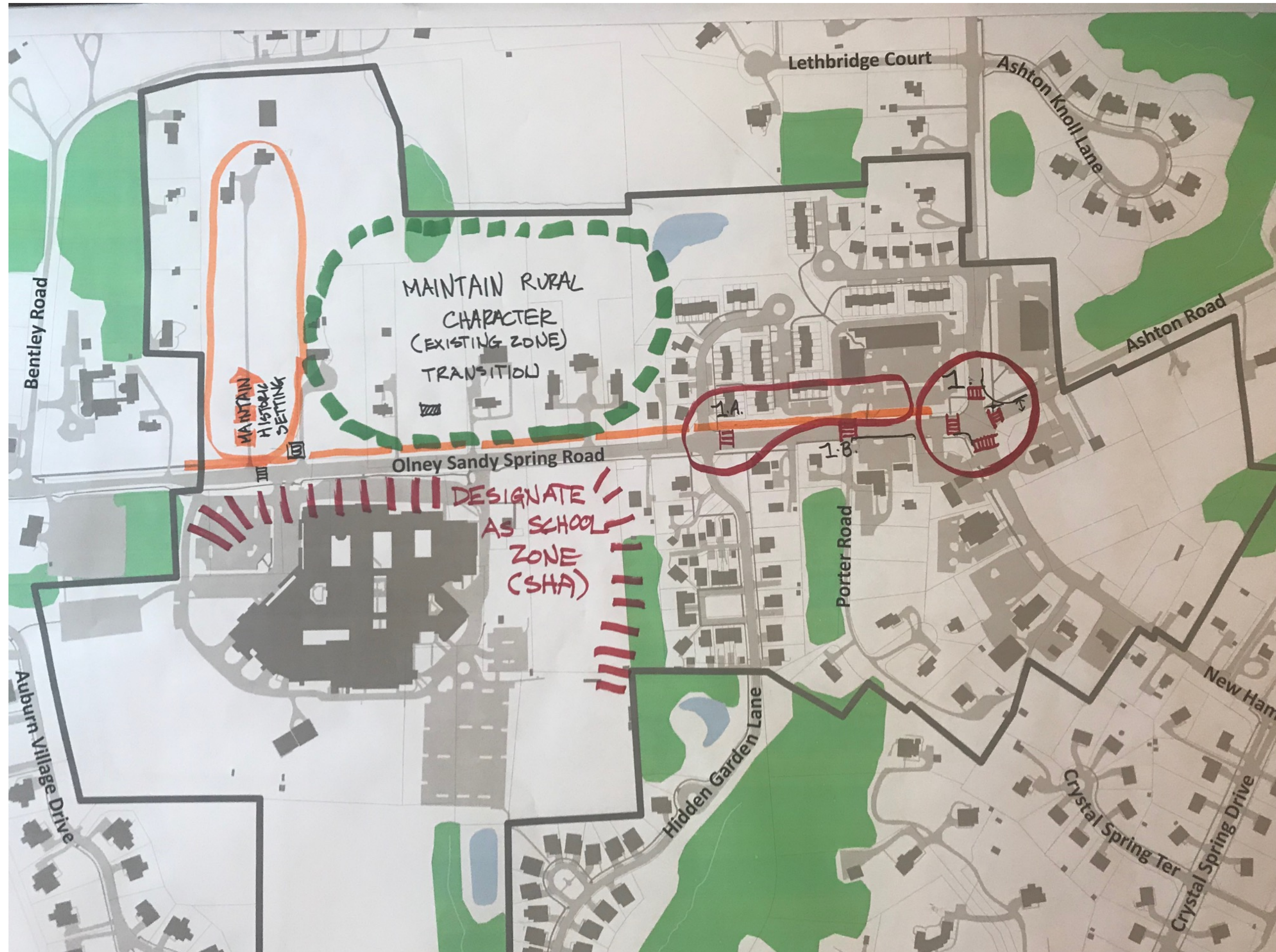
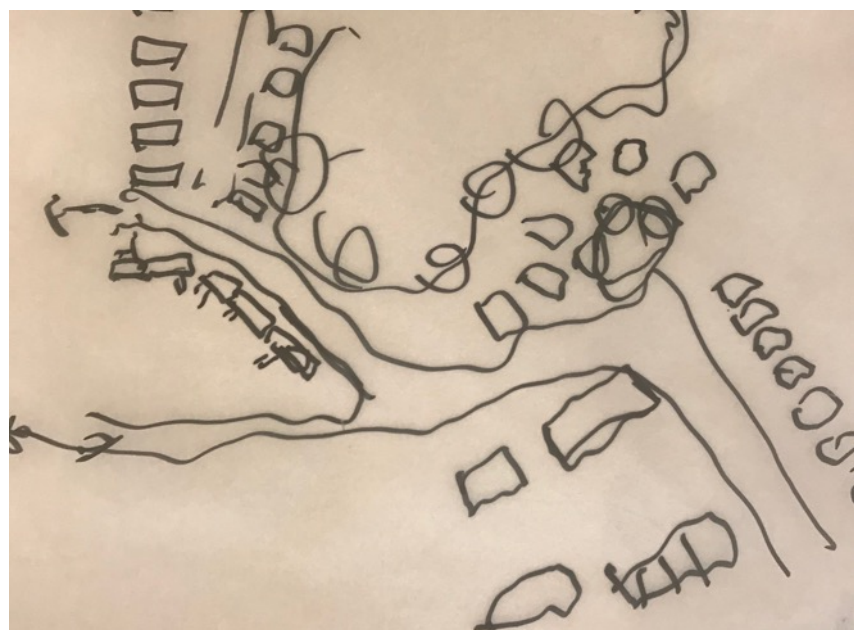
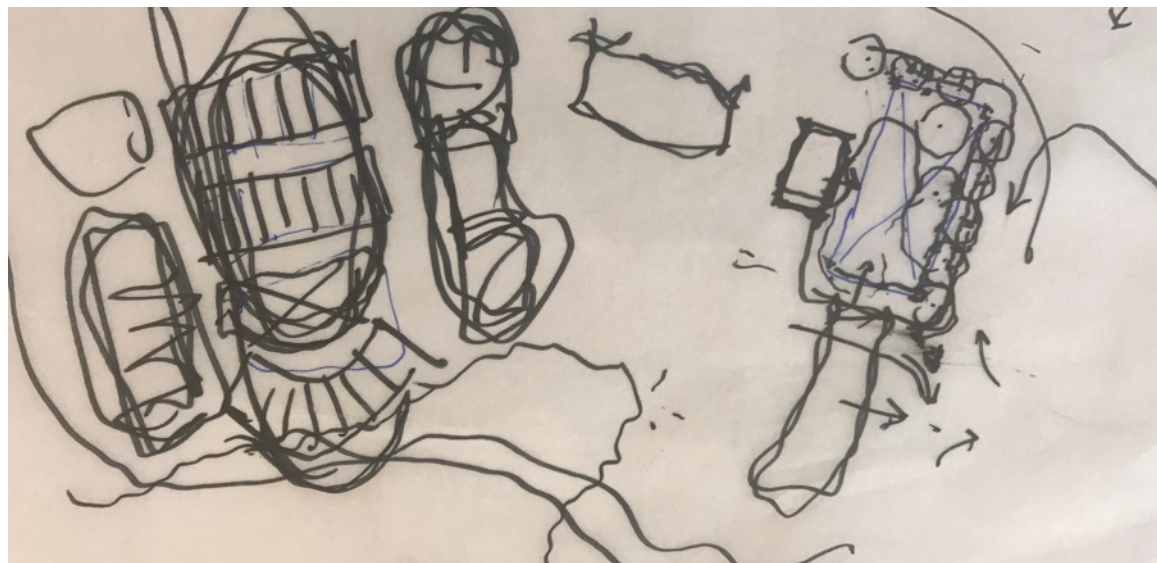


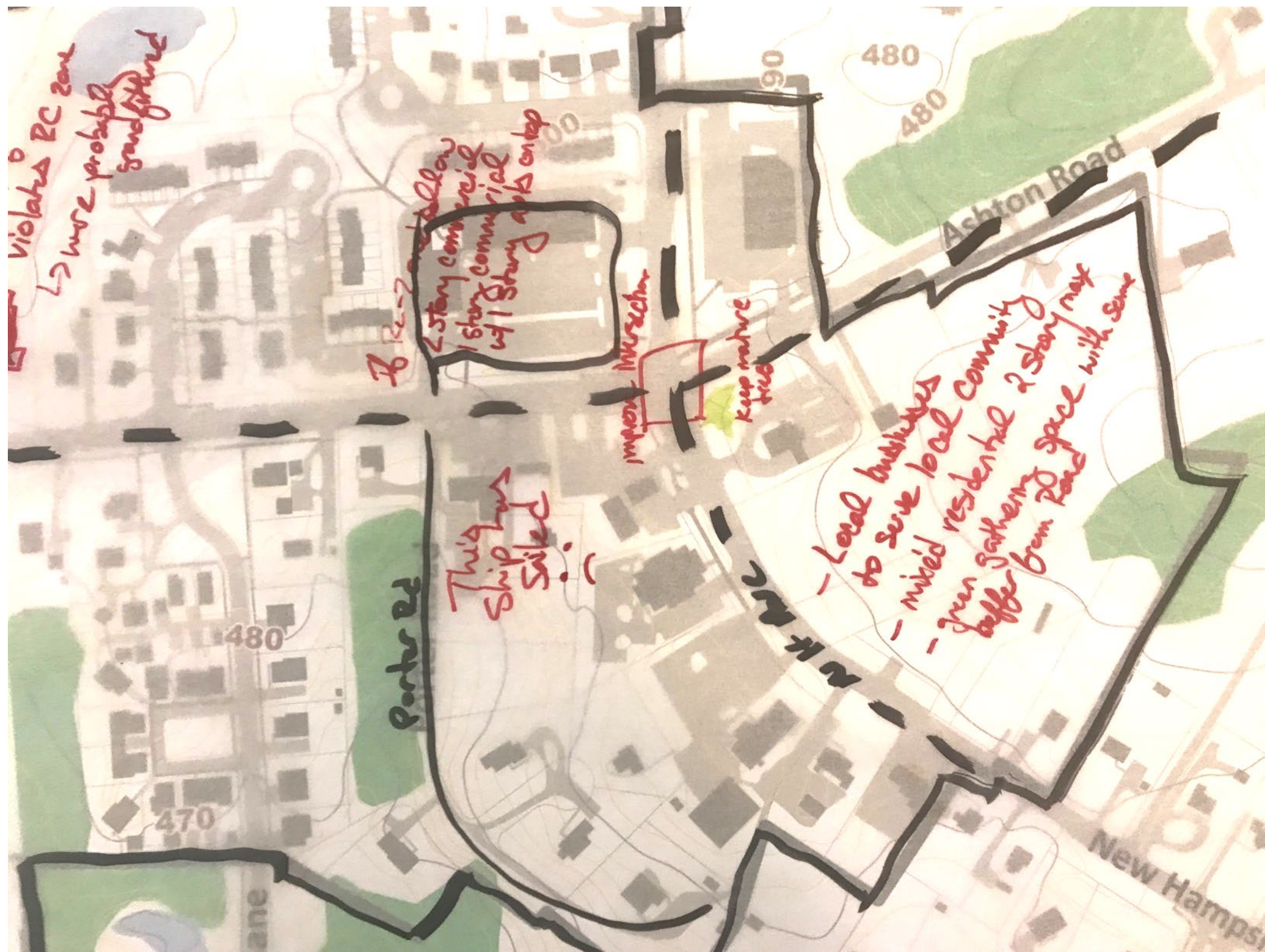
Design Review options

- Add requirements to Overlay Zone
 - Typical use is general - to prohibit selected uses or adjust zoning standards
 - Degree of specificity subject to Planning Board approval
- Advisory Committee
 - Formal role in entire regulatory process for community input
 - Provide input to Planning Board, who makes final decision
- Voluntary covenants by group of property owners









NEXT STEPS

- October 24 - Review masterplan organizational structure / outline
- Mid-winter: review initial recommendations
- Early spring: Working Draft Plan submitted to Planning Board
- Spring: Planning Board Public Hearing and series of work sessions to address any issues identified.
- Late Spring: Planning Board approve a Planning Board Draft
- Summer / Fall: County Council review Draft, hold public hearing & worksessions
- Late Fall 2020: Comprehensive Rezoning Process with public hearing to implement zoning recommendations; inform affected property owners.

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

