



Montgomery Planning Area 3

October 24, 2019,

# Ashton Village Center Sector Plan

Community Meeting



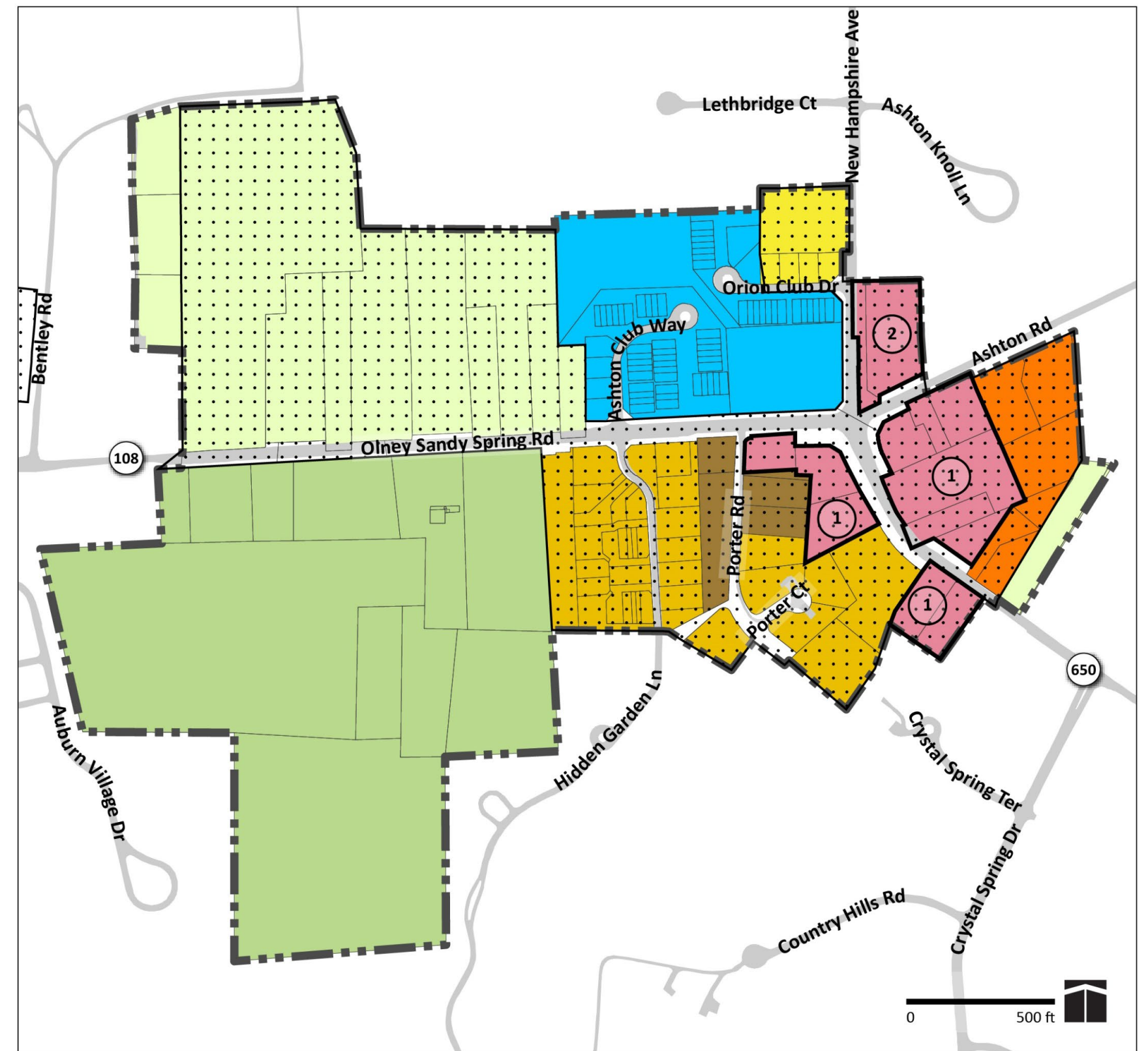
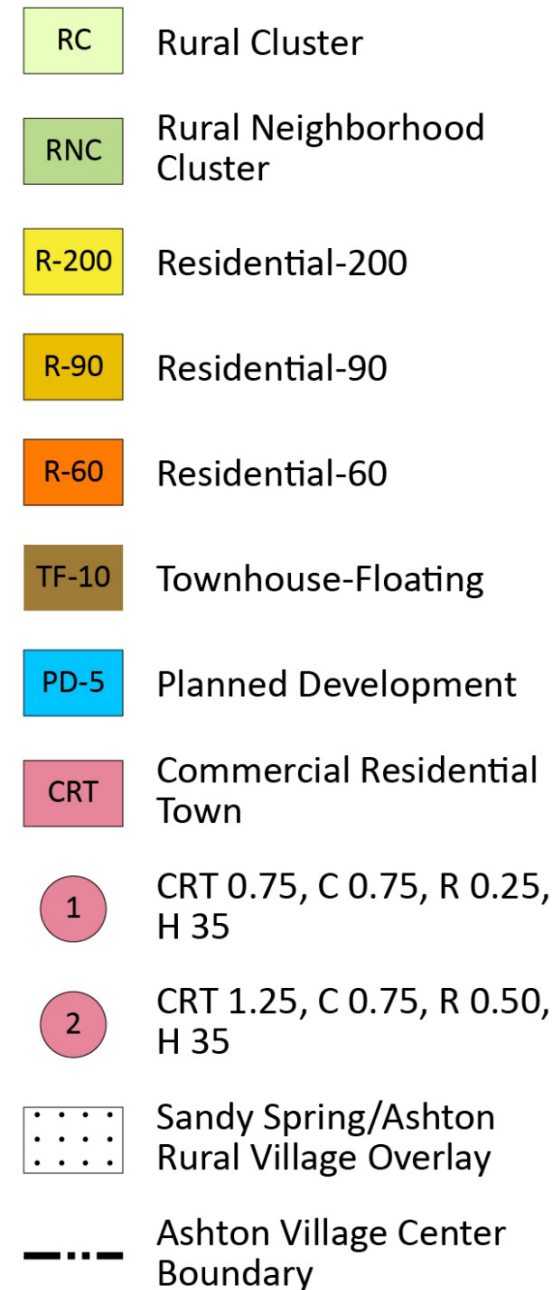
# Recap of Workshop

# 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.

# Presented the Following

- Existing conditions.



Existing Zoning



# Presented the Following

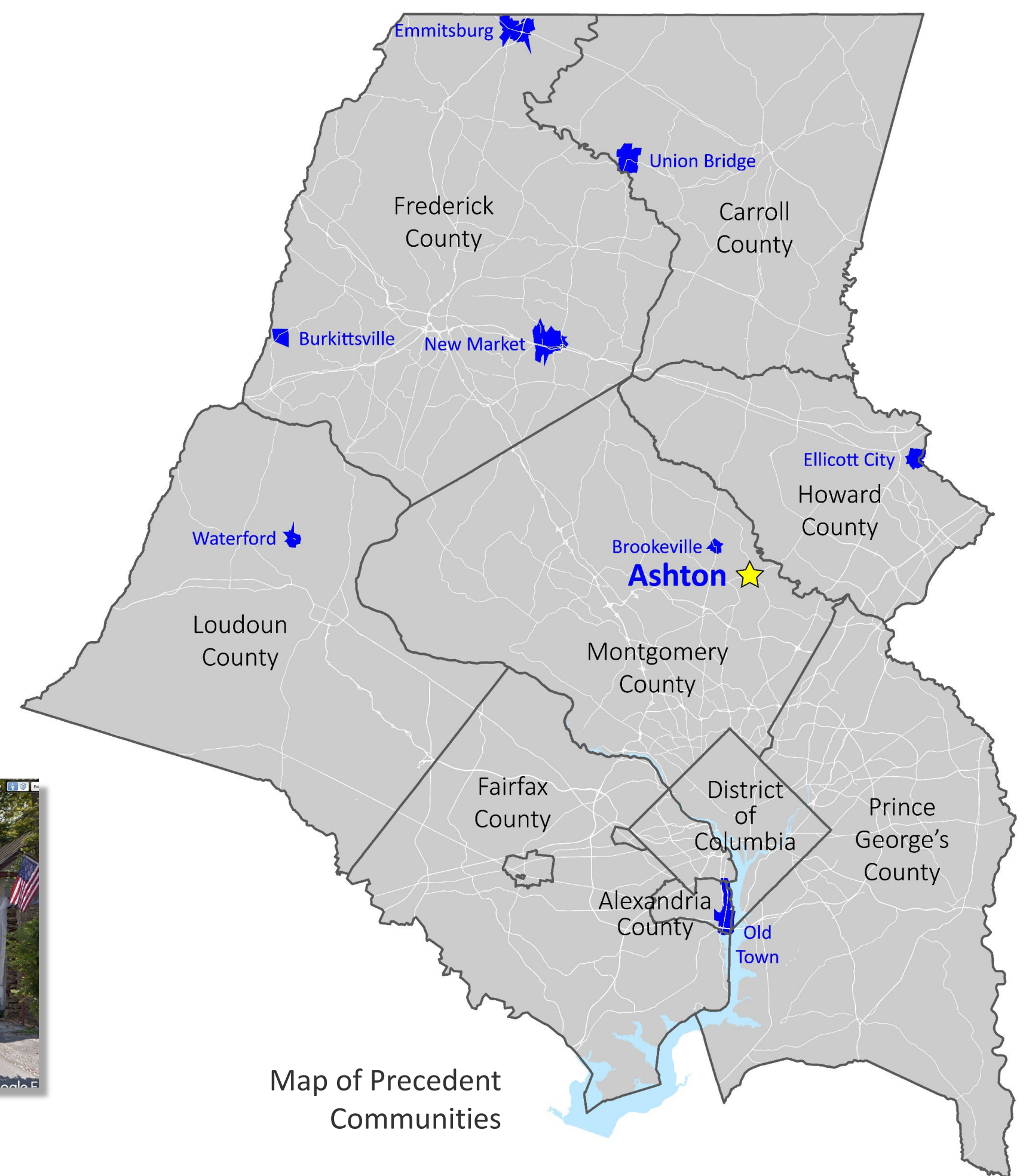
- Existing conditions.
- Precedent communities figure ground and streetscape views.



Brookeville, MD



Waterford, VA





# Presented the Following

- Existing conditions.
- Precedent communities figure ground and streetscape views.
- Precedent for building types.



Residential Examples



Commercial Examples



# SWOT Analysis

- Strengths

- Small town feel
- Rural buffer
- Potential for reasonably-scaled development

- Weaknesses

- No gathering place
- No pedestrian accommodations
- Lack of affordable housing

- Opportunities

- Improve pedestrian realm
- Create a gathering space

- Threats

- Architectural quality
- Lack of rural character
- Traffic impacts

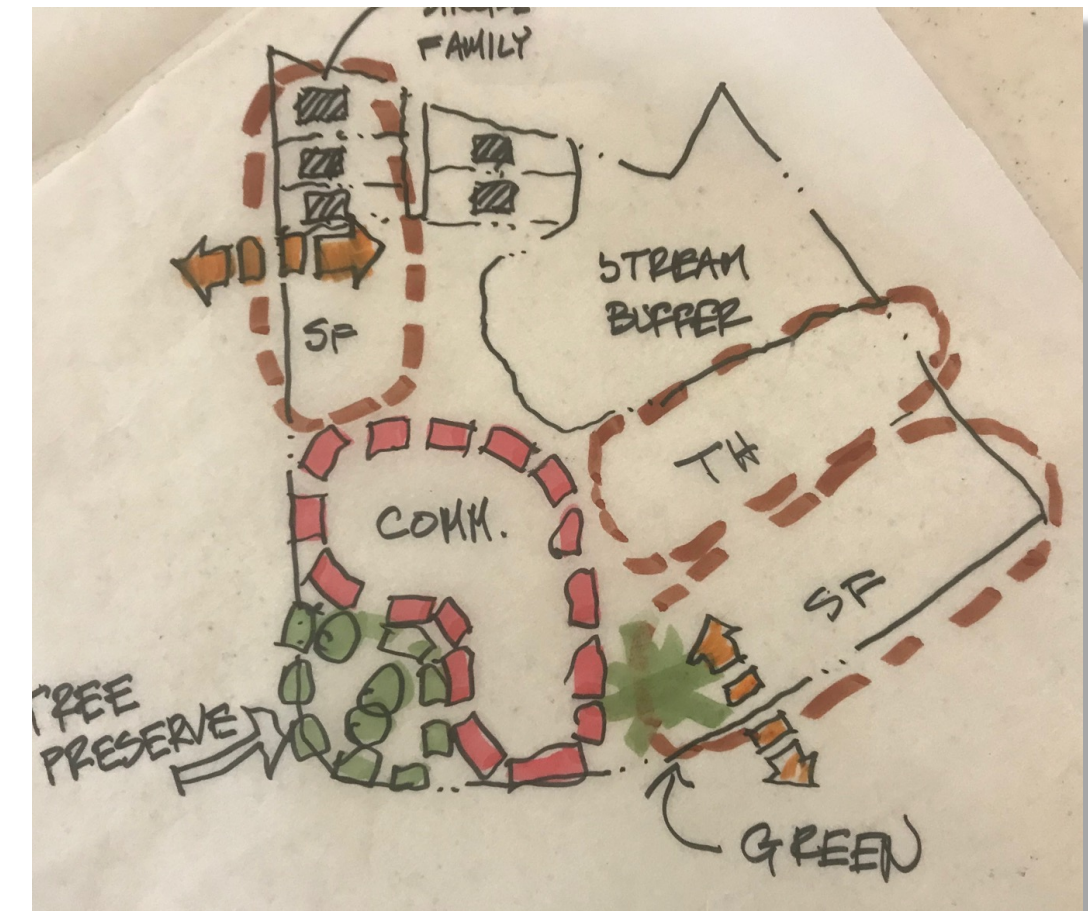


# Walk Audit





# Developed Ideas

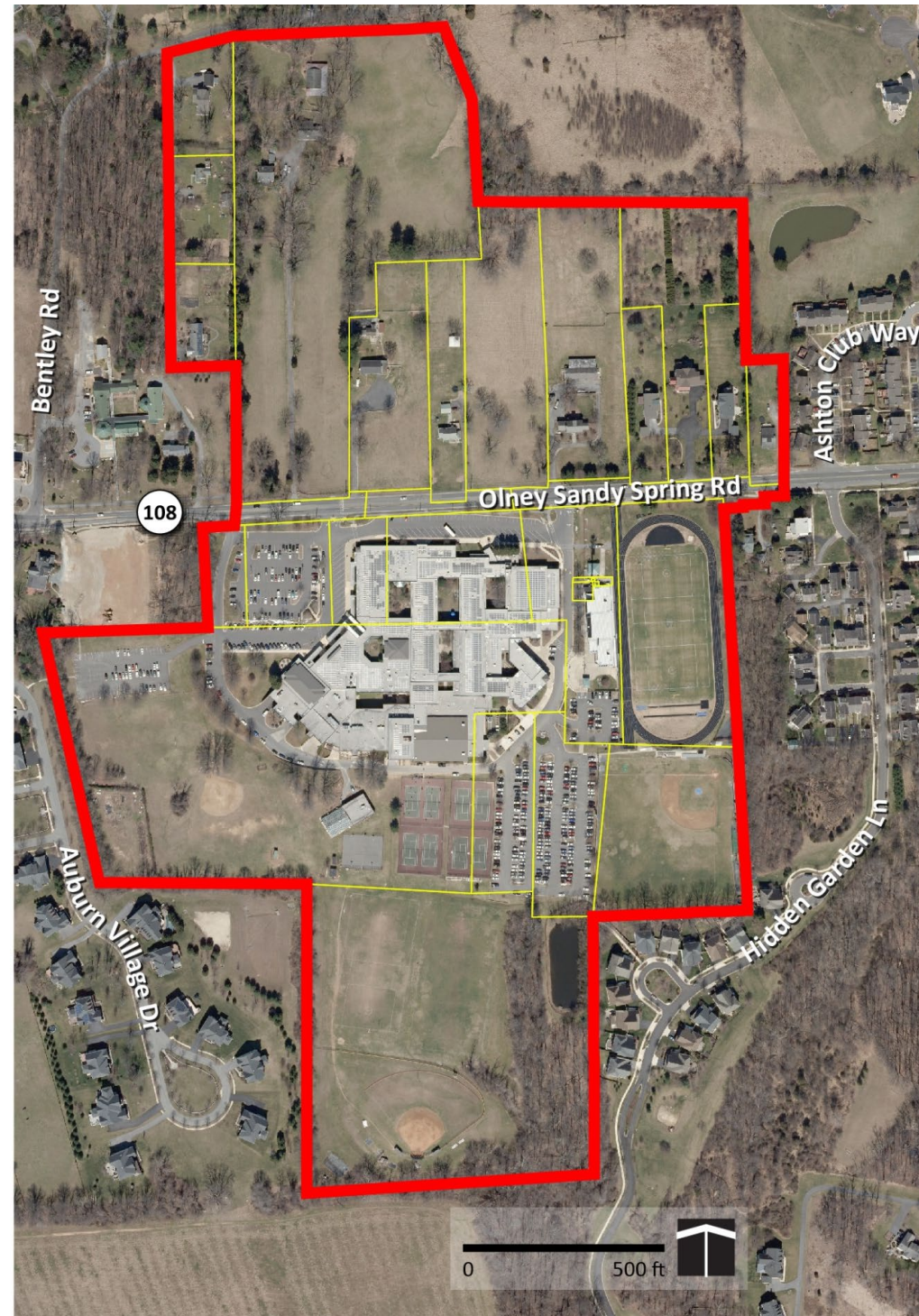




# Possible Outline for Ashton Sector Plan



# Dividing Plan into Two Areas



Rural Buffer  
Analysis Area



Village Core  
Analysis Area



# Modified Typical Outline for Plan

## Introduction

- Plan Purpose
- Boundary
- Existing Conditions
- Outreach
  - Community Meetings
  - Design Workshop
  - Office Hours
- Vision
  - Overall Vision Statement
  - Overall Concept

## Plan Recommendations

- Introduction of Two Analysis Areas
  - Rural Buffer Analysis Area
  - Village Core Analysis Area
- Rural Buffer Analysis Area
  - Future Land Uses
  - Concept
  - Environment
  - Open Space
  - Mobility
  - Recommended Zoning



# Modified Typical Outline for Plan

## Plan Recommendations (cont.)

- Village Core Analysis Area
  - Future Land Uses
  - Concept
  - Environment
  - Open Space
  - Mobility
  - Recommended Zoning

- Vision Zero

- Opportunities for application in Ashton
  - Pedestrian-oriented streetscape design
  - Through connections
  - Sidewalks and crosswalks

## Implementation

- Recommended Capital Projects
- Regulatory Review Issues



# Additional Concept Sketch





# Possible Building Types





# Possible Building Types



LOWER FLOOR



UPPER FLOOR





EAST BEACH  
A Simple Life on the Chesapeake Bay  
1186 Square Feet  
2 Bedroom/ 2 Bath



The Mews Townhouses  
at East Beach

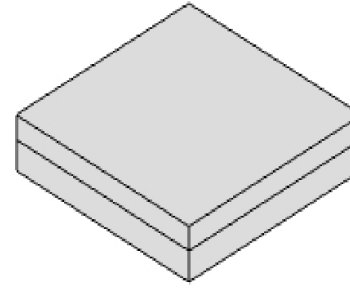
SOMMER  
DESIGN  
STUDIOS  
ARCHITECTURE &  
PLACE MAKING



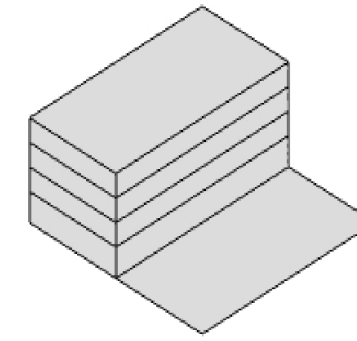
# Explanation of FAR

## 2.0 FAR

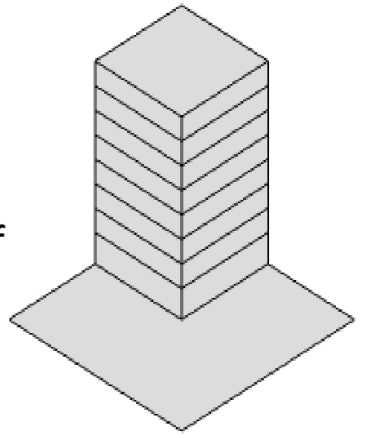
**2-Stories**  
Use Double  
the Property  
Area



**4-Stories**  
Use Half of  
the Property  
Area

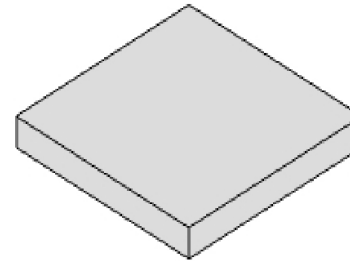


**8-Stories**  
Use Quarter of  
the Property  
Area

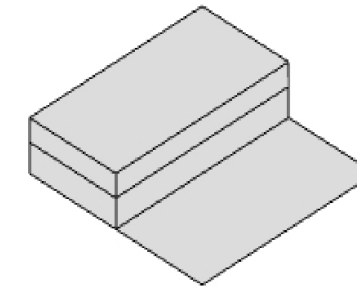


## 1.0 FAR

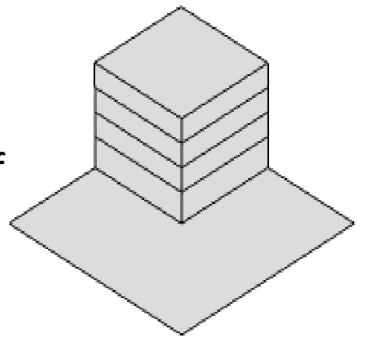
**1-Story**  
Use the Full  
Property  
Area



**2-Stories**  
Use Half of  
Property  
Area

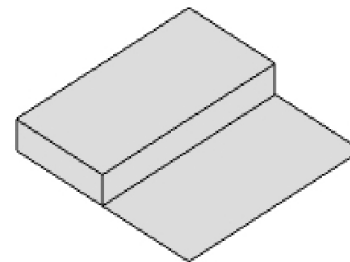


**4-Stories**  
Use Quarter of  
Property  
Area

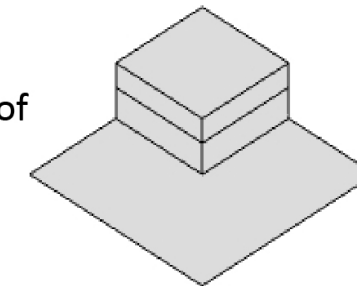


## 0.50 FAR

**1-Story**  
Use Half of  
the Property  
Area



**2-Stories**  
Use Quarter of  
the Property  
Area



## 0.25 FAR

**1-Story**  
Use Quarter of  
the Property  
Area

