Montgomery Planning Area 3

Ashton Village Center Sector Plan
Community Meeting

October 24, 2019,
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.
Presented the Following

- Existing conditions.
- Precedent communities figure ground and streetscape views.
Presented the Following

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

The Mews Townhouses at East Beach
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 the Property Area
- 4-Stories: Use Quarter of the 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