Ashton Village Center Sector Plan
Community Meeting

January 29, 2020
Meeting Overview

• Recap of previous outreach
• Presentation of overall design principals
• Specific recommendations
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.
Previous Plan Milestones

Community Kickoff Meeting
- May 16, 2019

Approval of the Scope of Work
- May 23, 2019

Ongoing Community Consultations
- Summer/Fall 2019
  - Office Hours
  - Bus Tour with Community

Design Workshop
- October 15-16, 2019
  - Walk Audit with the Community

Design Workshop Summary
- October 24, 2019
What we heard

• Attendees at prior meetings have expressed a desire for the following:
  • Streets that are safer and more attractive for walkers and cyclists.
  • The modest scale and village character are maintained and enhanced, and this character is reflected in future developments.
  • Strict control on height, density, and design.
  • Infrastructure that can support more development if more development is going to be built (traffic is already a nightmare).
  • A great gathering space.
Planning Context

• This Plan strives to maintain the existing small town character of Ashton with appropriate design and density recommendations.

• The County has committed to 41,000 new units over the next 10 years.

• The County expects 200,000 new residents over the next 30 years.

• New growth needs to be in areas with existing infrastructure.
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
  - **CRT 0.75, C 0.75, R 0.25, H 35**
  - **CRT 1.25, C 0.75, R 0.50, H 35**
- **Sandy Spring/Ashton Rural Village Overlay**
- **Ashton Village Center Boundary**
Floor Area Ratio (FAR)

What size building can you build with a 10,000 square-foot (sf) property?

- **0.25 FAR**
  - 1-Story: Use Quarter of the Property Area
  - 2,500 sf building

- **0.50 FAR**
  - 1-Story: Use Half of the Property Area
  - 2-Stories: Use Quarter of the Property Area
  - 5,000 sf building

- **1.0 FAR**
  - 1-Story: Use the Full Property Area
  - 2-Stories: Use Half of Property Area
  - 4-Stories: Use Quarter of Property Area
  - 10,000 sf building

- **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
  - 20,000 sf building
The Missing Middle

The Missing Middle Housing types provide diverse housing options, such as duplexes, fourplexes, and bungalow courts, that fit seamlessly into low-rise walkable neighborhoods and support walkability, locally-serving retail, and public transportation options.

From the website missingmiddlehousing.com

Missing Middle Housing:

• Is attainable to a broad spectrum of residents.
• Addresses the mismatch between the available U.S. housing stock and shifting demographics.
• Helps meet a growing demand for walkability.
The Missing Middle

Diagram by Opticos Design
Design Principles
Broad Design Principles

• Establish a defined street edge.
  • Orient primary buildings and building entrances along the street.
  • Place parking and services behind or to the side of buildings.

• Provide a safe, continuous and inviting pedestrian realm.
  • Shade
  • Lighting

• Provide meaningful open spaces.
Building Massing and Elements

• Architectural elements on public facing facades.
  • Porches
  • Covered stoops
  • Bay windows
  • Dormers
  • Gables
• Limits to building mass.
  • Height
  • Width and depth
Preliminary Recommendations
Area-Wide Recommendations

• Maintain and enhance the existing small town character.
  • Density and design recommendations

• Provide safe sidewalks and sidepaths where they are missing.
  • Both sides of all streets
  • Pedestrian scale lighting

• Supplement the tree canopy on public and private properties.
Short-Term Sherwood HS
Short-Term Sherwood HS Recommendations

• Extend sidepath along north side of MD 108 from existing terminus in Sandy Spring east to the intersection of New Hampshire Avenue.

• Provide a new crosswalk at the eastern entrance/exit from Sherwood High School onto MD 108.
Short-Term NE Corner

Existing Aerial Photograph
Short-Term NE Corner Recommendations

- Move utility pole.
- Modify intersection geometry
- Enhance to green space.

Modified Aerial Photograph
Long-Term NE Corner Recommendations

• Place new building close to the existing ROW.

• Create a more engaging green space adjacent to the building.

• Design a landscaped parking lot to the side and rear of the building.
Short-Term NW Corner

Existing Aerial Photograph
Short-Term NW Corner Recommendations

- Add a sidepath along north side of MD 108 and sidewalk on the west side of New Hampshire Avenue.

- Improve the bus stop area with bus shelter and/or seating.

- Utilize landscaping or hardscape to create a street edge

- Replace PD5 zone with CRT or CRN zone for the commercial space, and TMD zone for the residential.

*Modified Aerial Photograph*
Ashton Village Center

Long-Term NE Corner Recommendations

• Locate buildings closer to the street to establish a building edge.

• Design a landscaped parking lot to the side and rear of the building.

• Provide a pedestrian pass through from the public sidewalk to the parking area.

• Provide opportunity for limited residential over retail.
Short-Term SW Corner

Existing Aerial Photograph
Short-Term SW Corner Recommendations

• Extend sidepath on west side of New Hampshire Avenue to and beyond the edge of the planning area.

• Encourage the elimination of two curb cuts closest to the intersection.

• Work with private property owners to improve landscaping and access.

• Consider a CRT zone for the Church property (currently R-90).
Long-Term SW Corner Recommendations

- New building placement should activate the corner.
- Design landscaped parking lots to the side and rear of the buildings.  
  - Consider shared parking to help with parking constraints.
- Additional consolidation of curb cuts.

Note: Existing and approved buildings are in grey.
**SE Corner**

### Previously Approved Site Plan
(Ashton Meeting Place)

<table>
<thead>
<tr>
<th>Category</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached (SFD)</td>
<td>7 DU</td>
</tr>
<tr>
<td>Grocery Store</td>
<td>18,000 sf</td>
</tr>
<tr>
<td>Other Retail</td>
<td>13,690 sf</td>
</tr>
<tr>
<td>Restaurant</td>
<td>9,800 sf</td>
</tr>
<tr>
<td>Office</td>
<td>32,150 sf</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>73,640 sf</strong></td>
</tr>
</tbody>
</table>

FAR 0.28
SE Corner

Community Conceptual Scheme
(October 24, 2019)

SFD 26 DU
Single-Family Attached (SFA) 10 DU
Commercial 19,050 sf
Restaurant 9,800 sf
FAR 0.23
SE Corner

Staff Conceptual Scheme 1
Notes:
Apartment units are assumed to be 1,250 sf/DU.
Single-Family Attached are assumed to be 2,650 sf/DU.
Notes:
Apartment units are assumed to be 1,250 sf/DU.
Single-Family Attached are assumed to range from 1,700 sf to 2,650 sf/DU.
Stacked Flats are assumed to be 1,000 sf/DU.
SE Corner

18-foot wide Townhouses
SE Corner

21-foot wide Townhouses
SE Corner

Liner Townhouses

Ashton Village Center
SE Corner

Stacked Flats

Ashton Village Center
Ashton Village Center

SE Corner

Apartments
SE Corner
Intersection of MD 108 and New Hampshire Avenue Recommendations

• Full crosswalks on all sides.
• Pedestrian crossing signals.
• Pedestrian scale lighting.
• Better lane markings and signage
Ultimate Vision for Ashton

- Buildings frame the streets and intersection.
- Continuous sidewalks and sidepaths provide safer and more complete connectivity.
- Defined crosswalk at the intersection.
- Proper design and architecture creates a center to Ashton.
Next Steps

- Reestablish Office Hours: Winter/Spring 2020
- Working Draft Preparations: Winter/Spring 2020
- Release of Working Draft: Late Spring 2020
- Planning Board Public Hearing: Summer 2020
- Planning Board Worksessions: Summer 2020
- Transmit to Council: Fall 2020