



Montgomery Planning Area 3

January 29, 2020

Ashton Village Center Sector Plan

Community Meeting





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










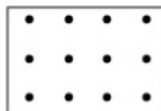


What we heard

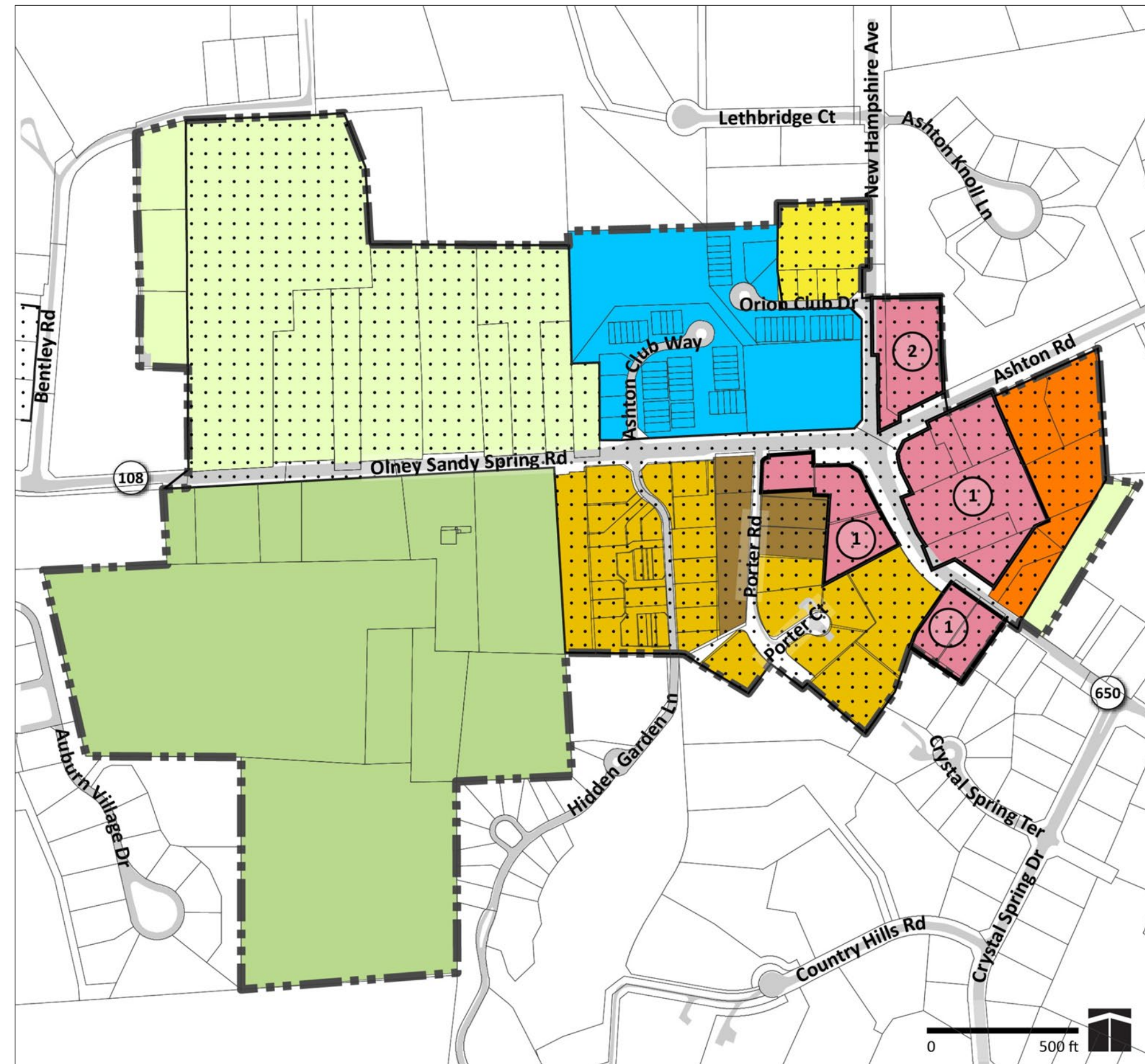
- Attendees at prior meetings have expressed a desire for the following:
 - Streets that are safer and more attractive for walkers and cyclists.
 - The modest scale and village character are maintained and enhanced, and this character is reflected in future developments.
 - Strict control on height, 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		PD-5	Planned Development
	RNC	Rural Neighborhood Cluster		CRT	Commercial Residential Town
	R-200	Residential-200		1	CRT 0.75, C 0.75, R 0.25, H 35
	R-90	Residential-90		2	CRT 1.25, C 0.75, R 0.50, H 35
	R-60	Residential-60			Sandy Spring/Ashton Rural Village Overlay
	TF-10	Townhouse-Floating			Ashton Village Center Boundary

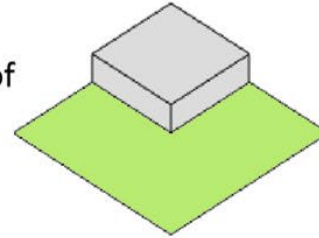


Floor Area Ratio (FAR)

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

0.25 FAR

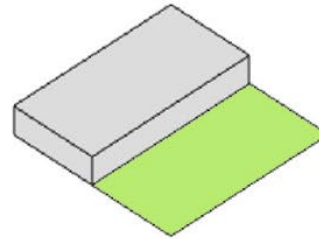
1-Story
Use Quarter of
the Property
Area



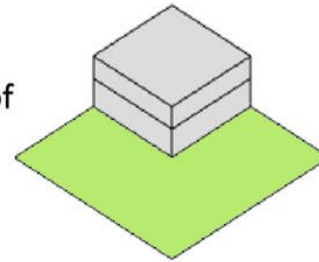
2,500 sf building

0.50 FAR

1-Story
Use Half of
the Property
Area



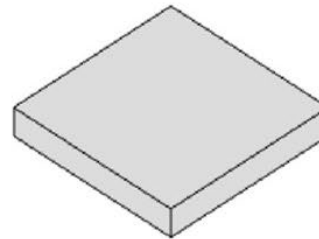
2-Stories
Use Quarter of
the Property
Area



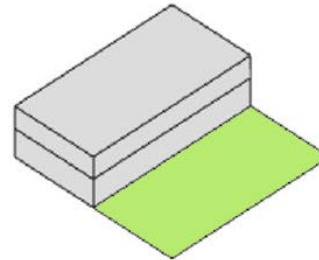
5,000 sf building

1.0 FAR

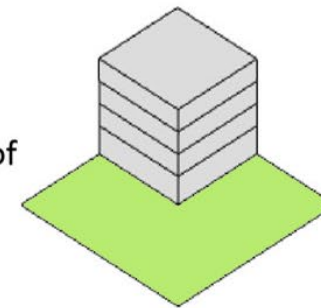
1-Story
Use the Full
Property
Area



2-Stories
Use Half of
Property
Area



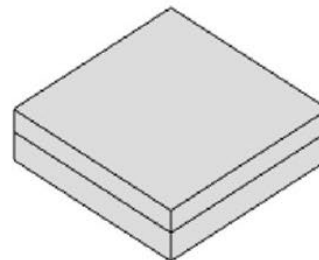
4-Stories
Use Quarter of
Property
Area



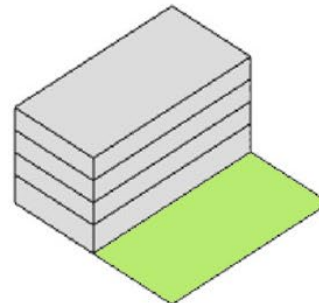
10,000 sf building

2.0 FAR

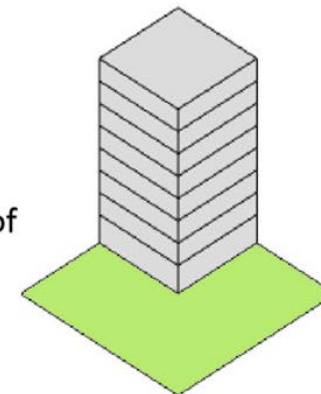
2-Stories
Use Double
the Property
Area



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

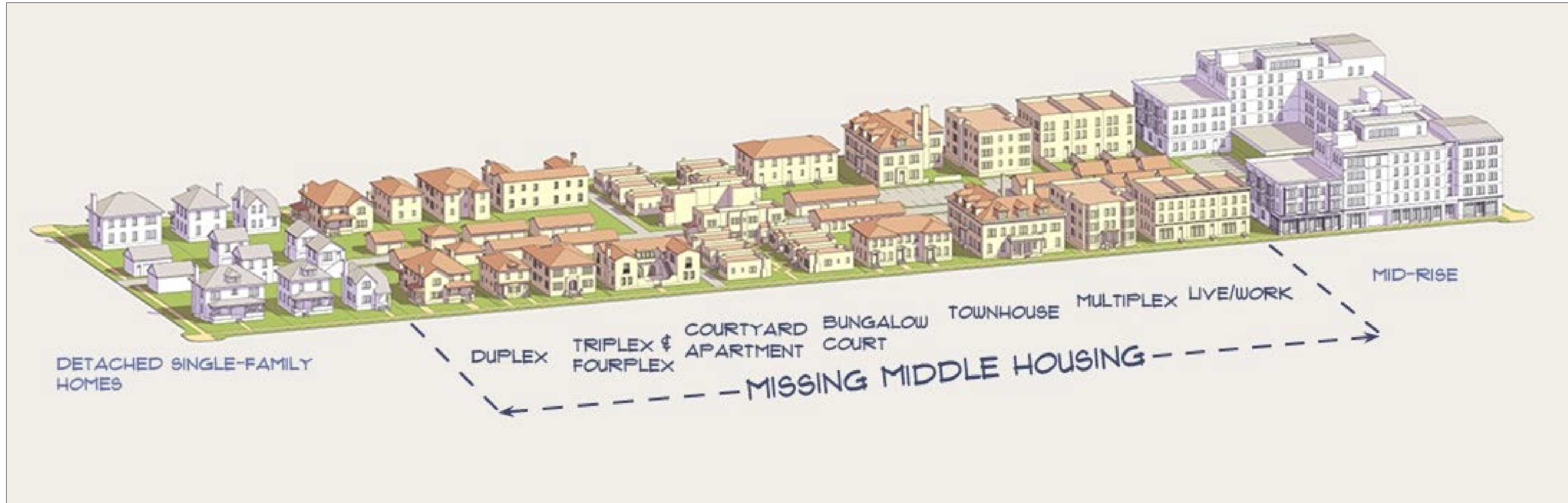
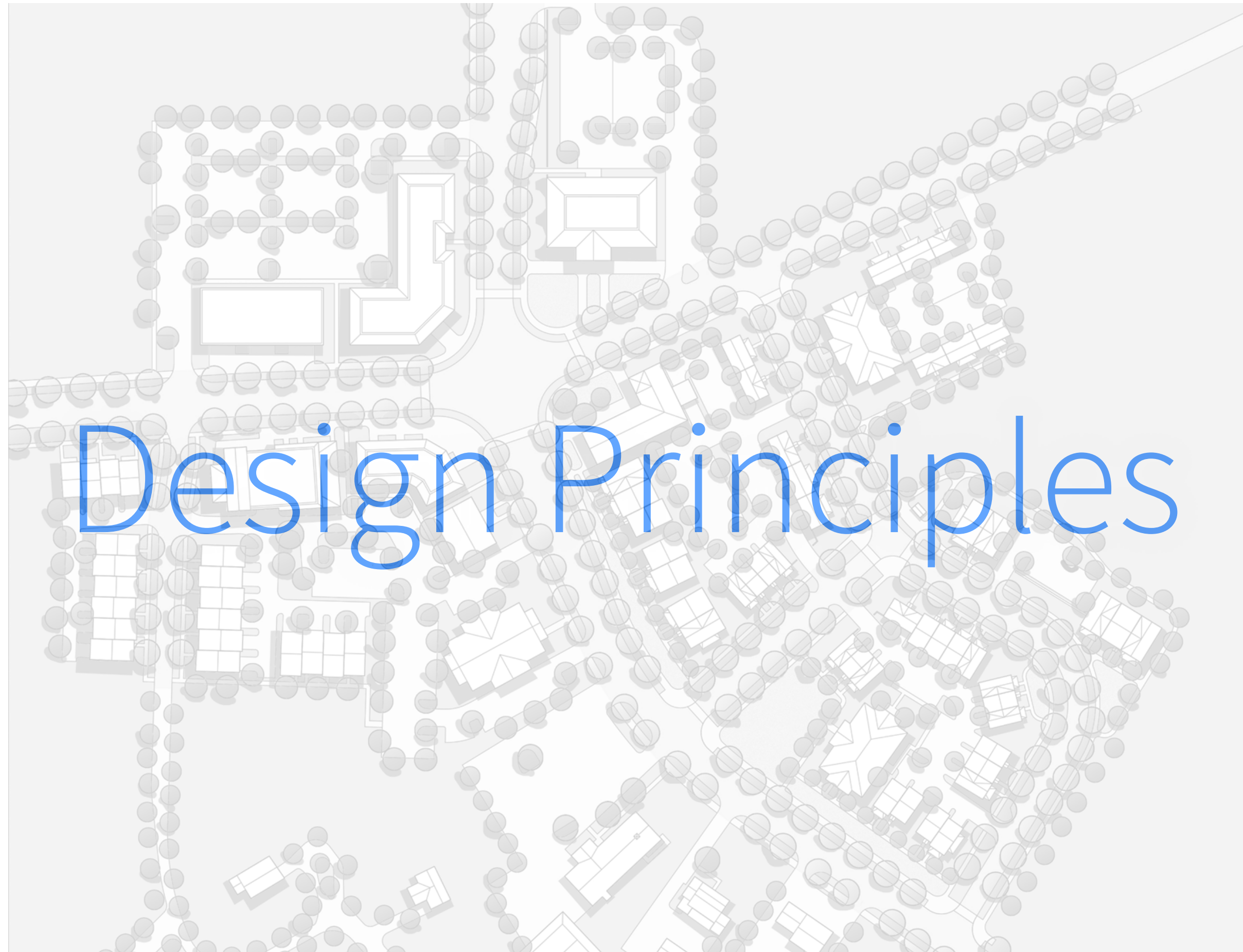


Diagram by Opticos Design

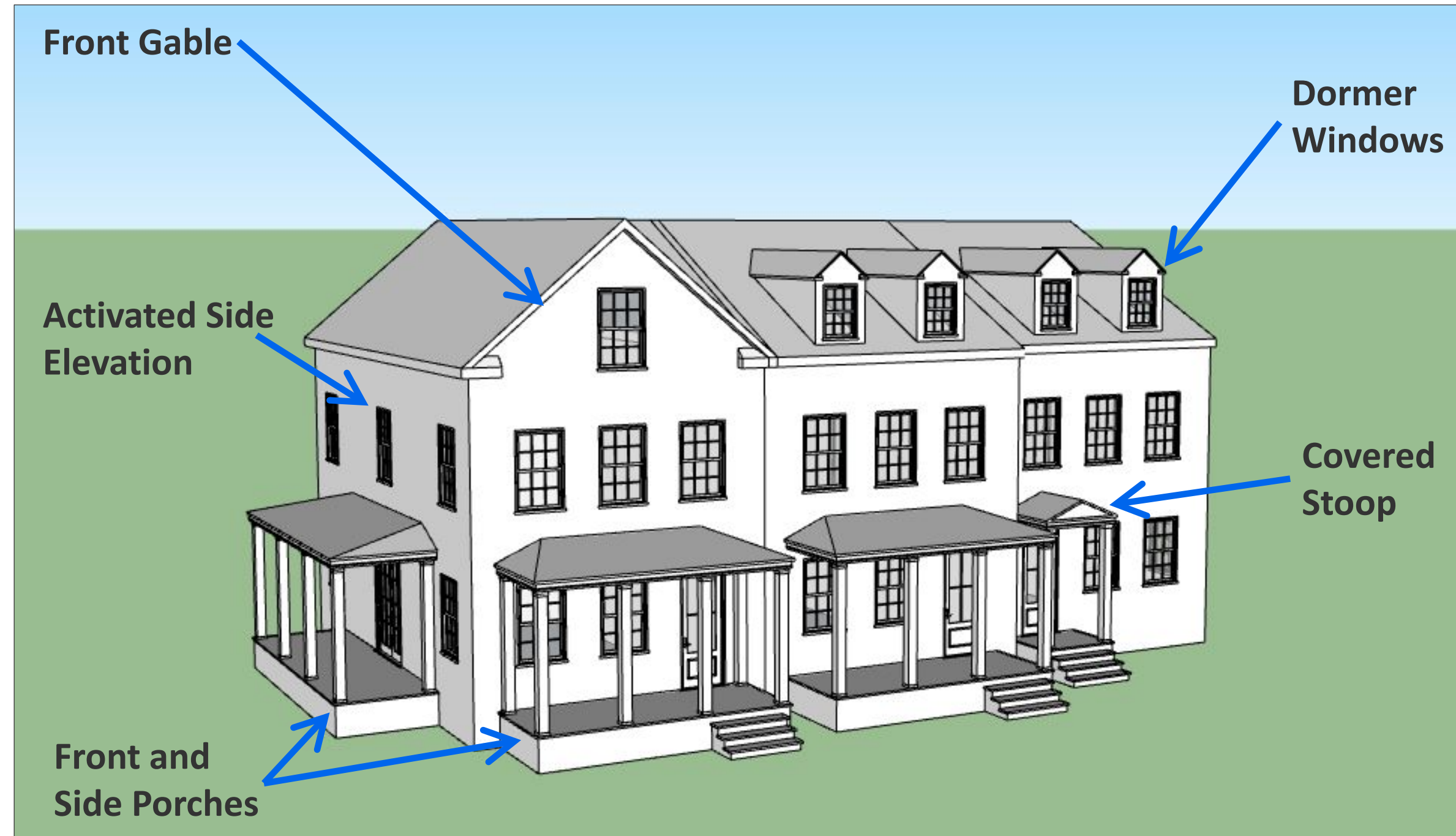


Broad Design Principles

- 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



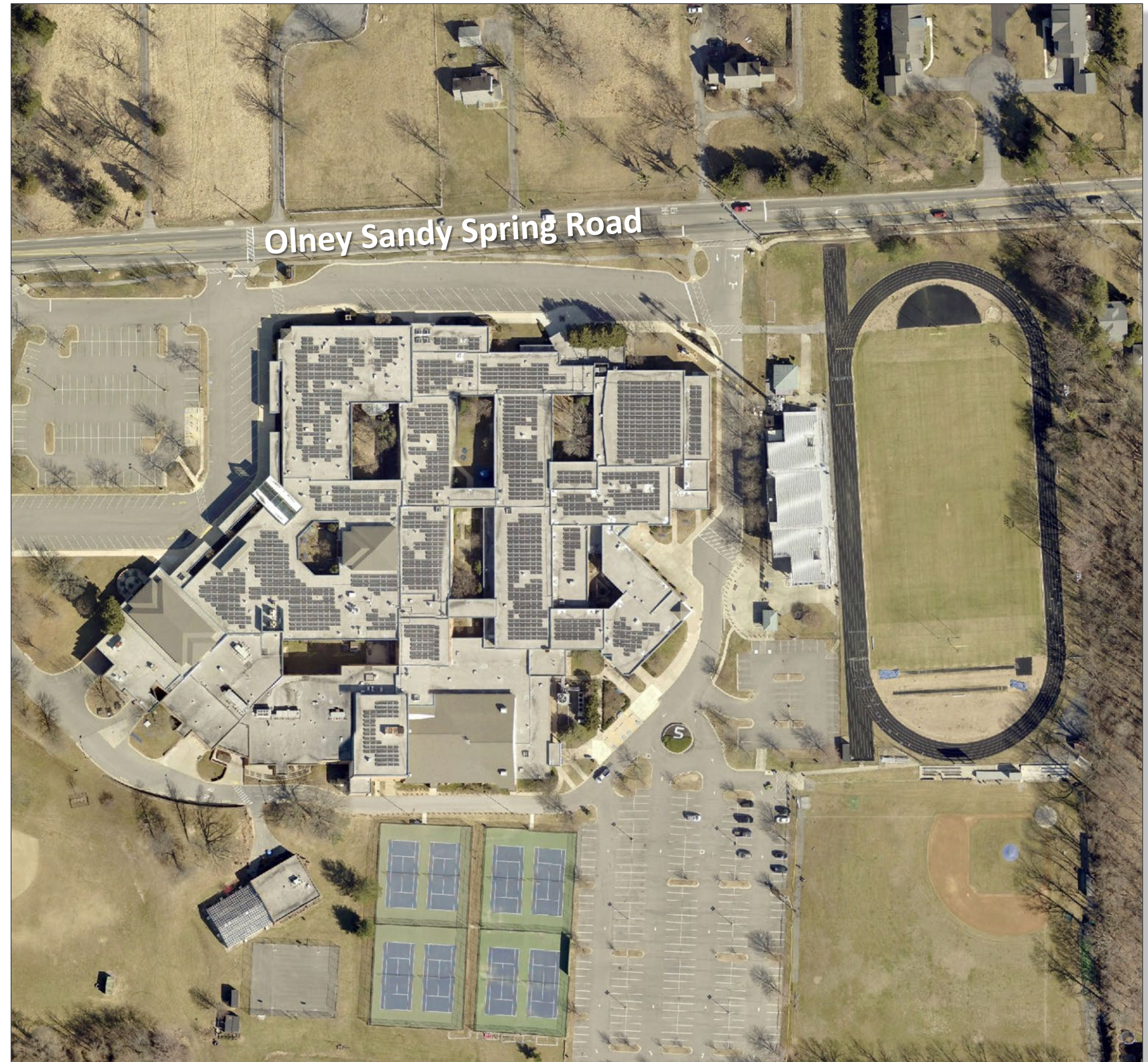


Area-Wide Recommendations

- 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

Existing Aerial Photograph



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.

Modified Aerial Photograph



Short-Term NE Corner

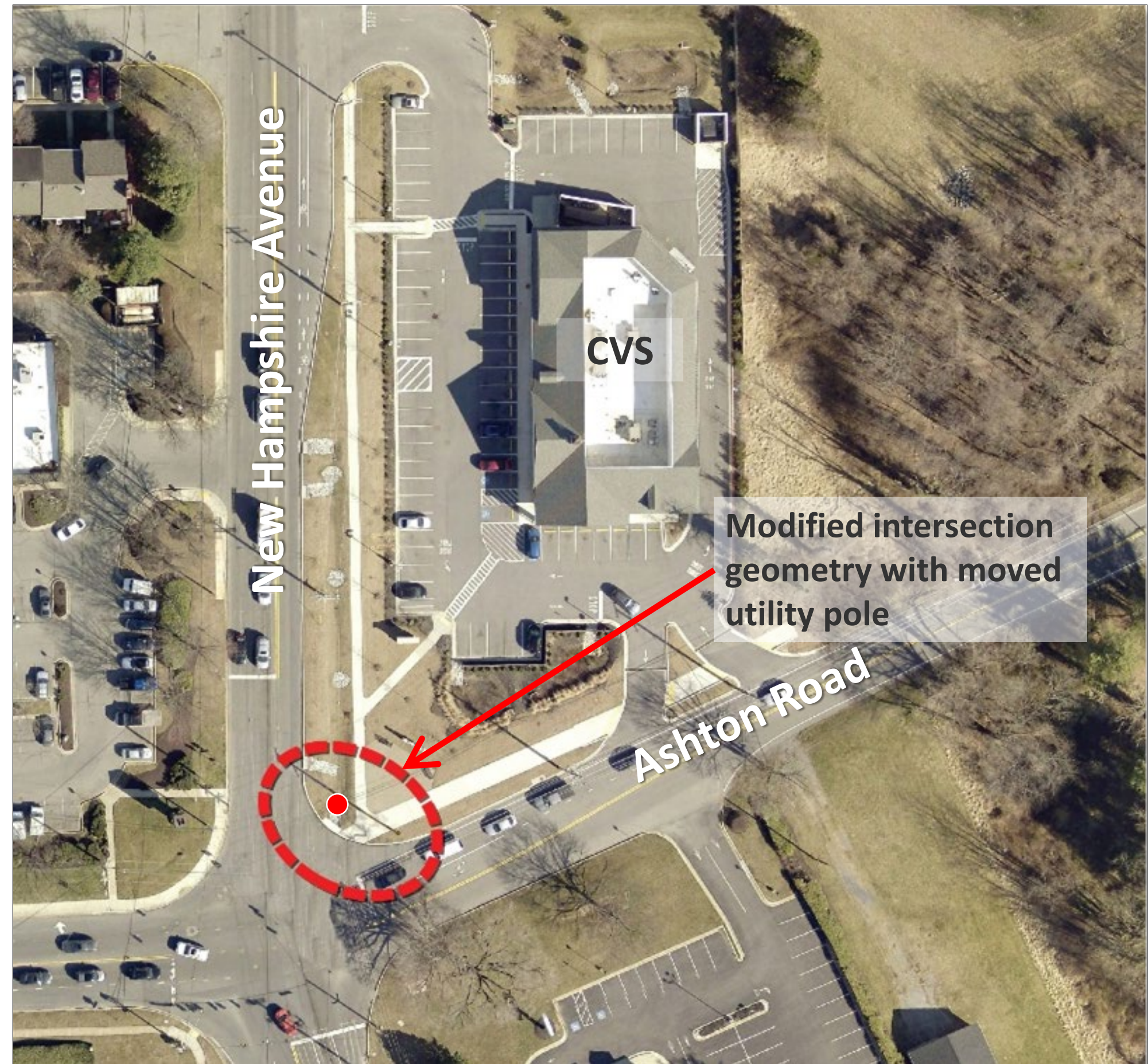
Existing Aerial Photograph



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

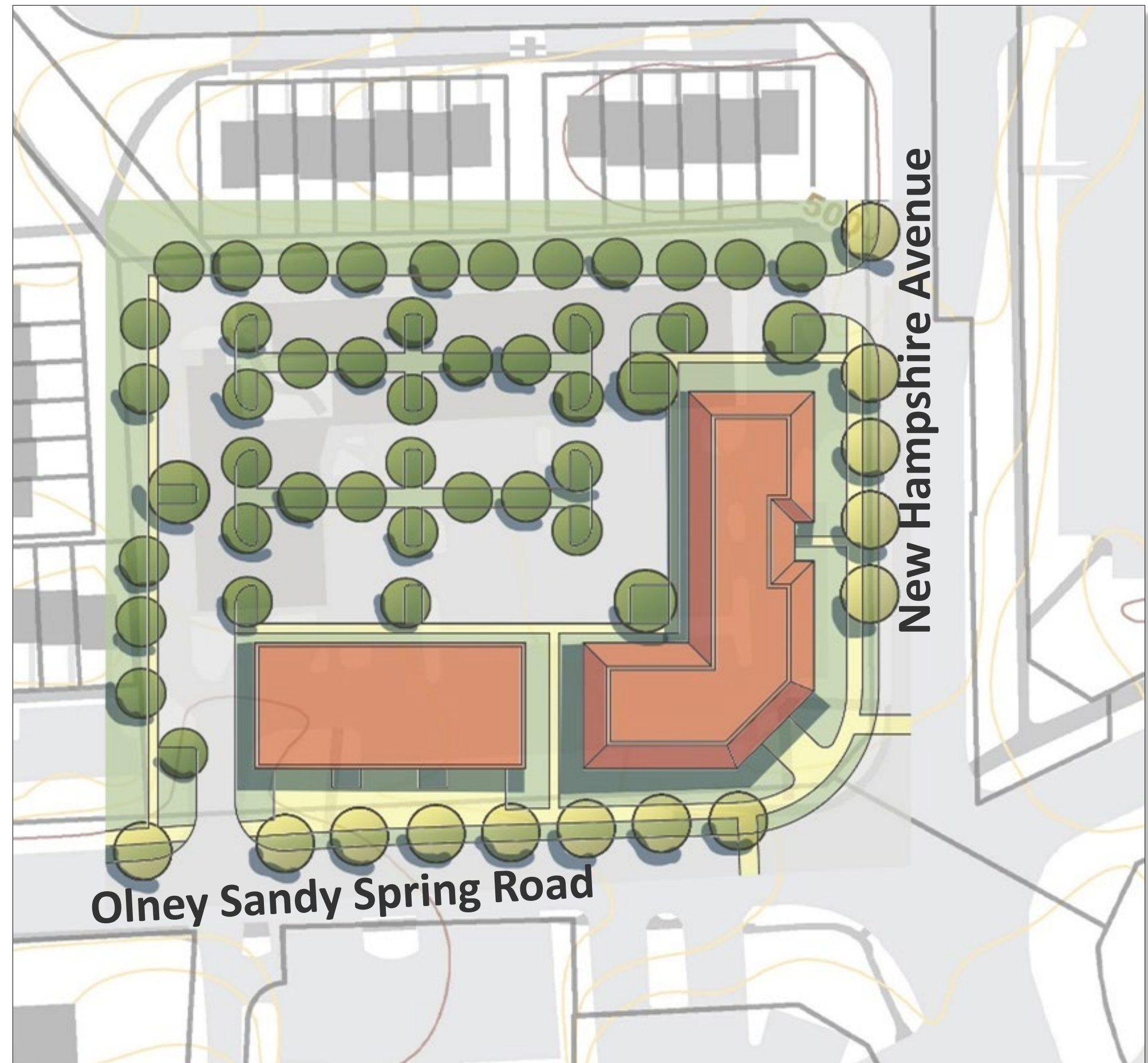
- Add a sidepath along north side of MD 108 and sidewalk on the west side of New Hampshire Avenue.
- Improve the bus stop area with bus shelter and/or seating.
- Utilize landscaping or hardscape to create a street edge
- Replace PD5 zone with CRT or CRN zone for the commercial space, and TMD zone for the residential.

Modified Aerial Photograph



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

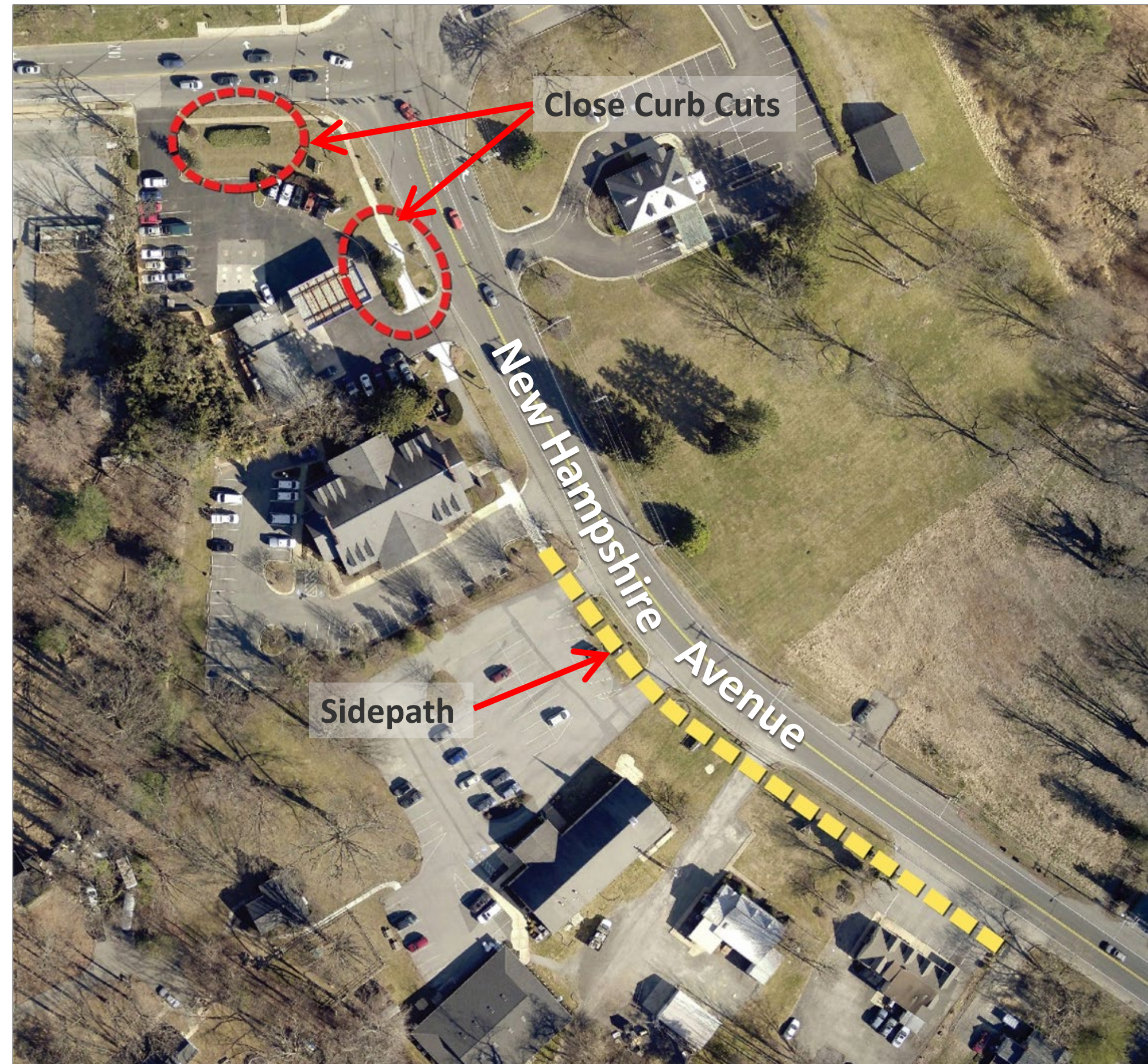
Existing Aerial Photograph



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).

Modified Aerial Photograph



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.



SE Corner

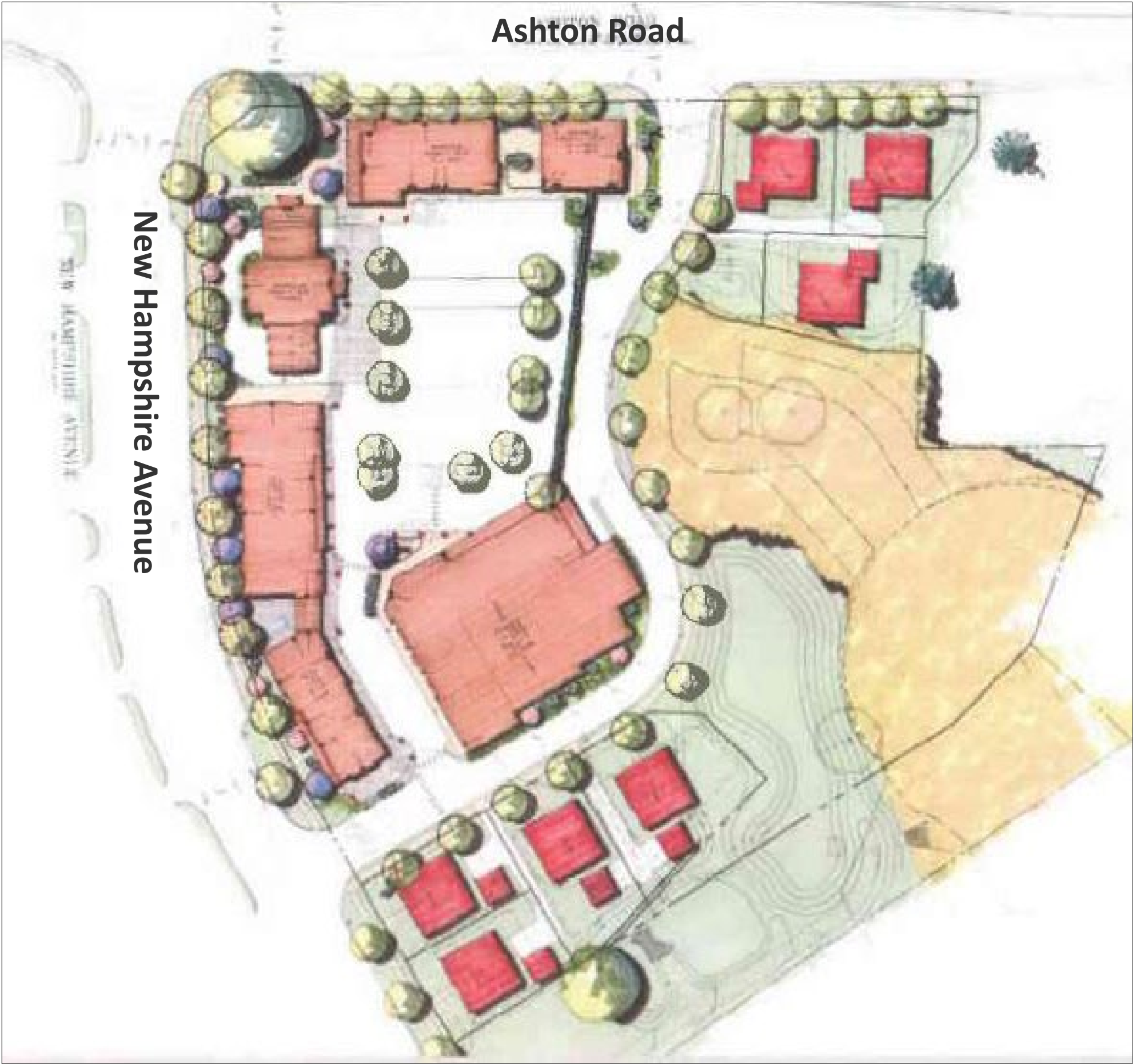
Existing Aerial Photograph



SE Corner

Previously Approved Site Plan (Ashton Meeting Place)

Single-Family Detached (SFD)	7 DU
Grocery Store	18,000 sf
Other Retail	13,690 sf
Restaurant	9,800 sf
Office	32,150 sf
<hr/>	
Total	73,640 sf
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

SE Corner

Staff Conceptual Scheme 1

	21-foot wide SFA	35 DU
	24-foot SFA (Liner Townhouse)	14 DU
	Apartments	18 DU
	Commercial	9,750 sf
	FAR	0.44

Notes:
Apartment units are assumed to be 1,250 sf/DU.
Single-Family Attached are assumed to be 2,650 sf/DU.










SE Corner



Staff Conceptual Scheme 2

SE Corner

Staff Conceptual Scheme 2

	Duplexes	4 DU
	18-foot wide SFA	10 DU
	21-foot wide SFA	7 DU
	24-foot SFA (Liner Townhouse)	12 DU
	Stacked Flats	36 DU
	Apartments	32 DU
	Commercial	12,000 sf
FAR		0.50

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



Duplexes



SE Corner



*18-foot wide
Townhouses*



SE Corner



*21-foot wide
Townhouses*



SE Corner



Liner Townhouses



SE Corner



Stacked Flats



SE Corner



Apartments



SE Corner



Commercial



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