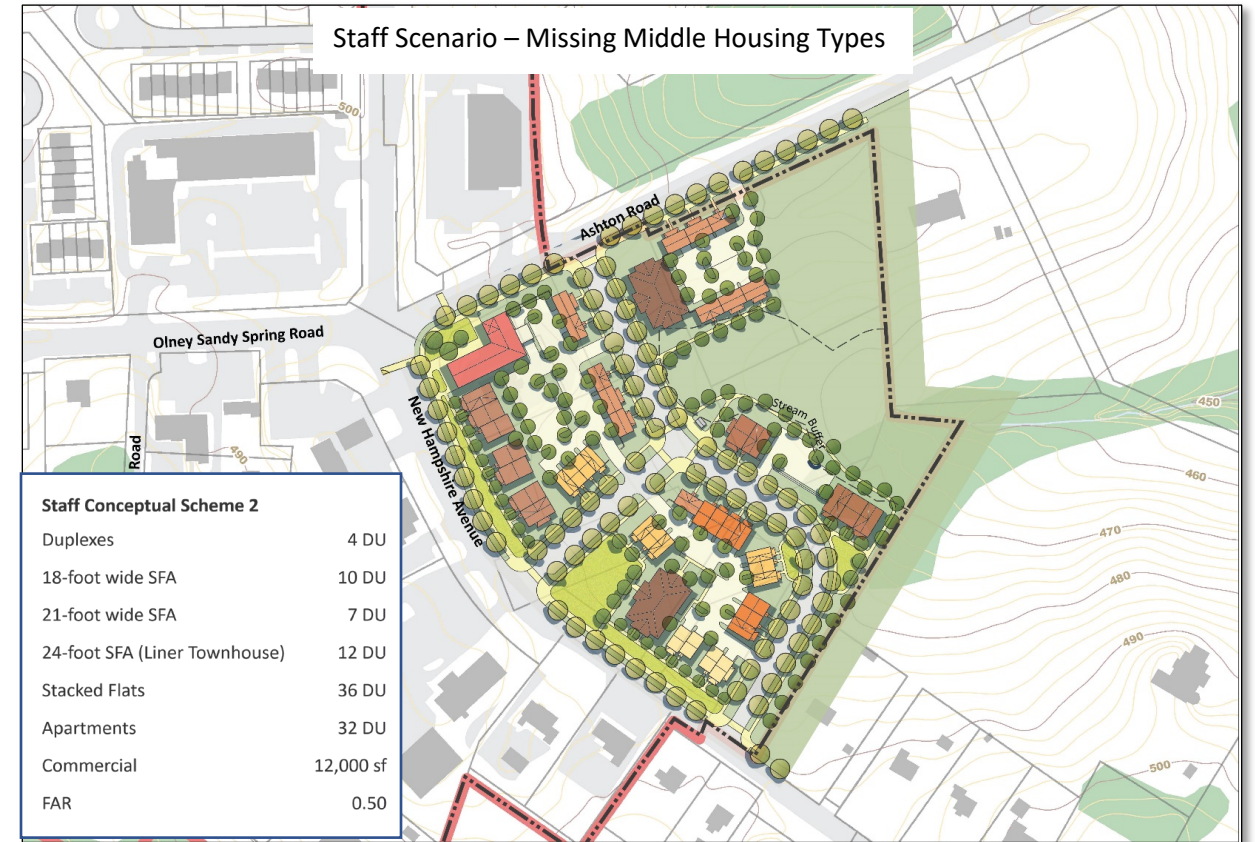


Development Scenarios on the Sandy Spring Bank Site



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
Total	73,640 sf
FAR	0.28



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

Legend for Staff Scenarios

- Duplexes
- 18-foot wide SFA
- 21-foot wide SFA
- 24-foot SFA (Liner Townhouse)
- Stacked Flats
- Apartments
- Commercial

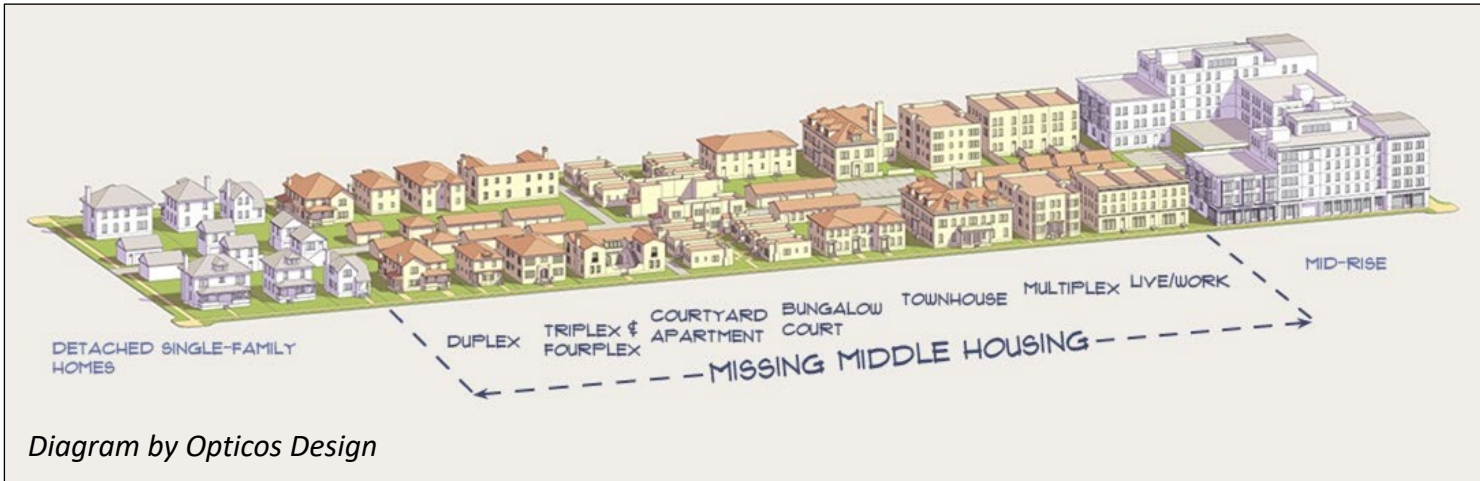


Community Conceptual Scheme (October 24, 2019)	
SFD	26 DU
Single-Family Attached (SFA)	10 DU
Commercial	19,050 sf
Restaurant	9,800 sf
FAR	0.23



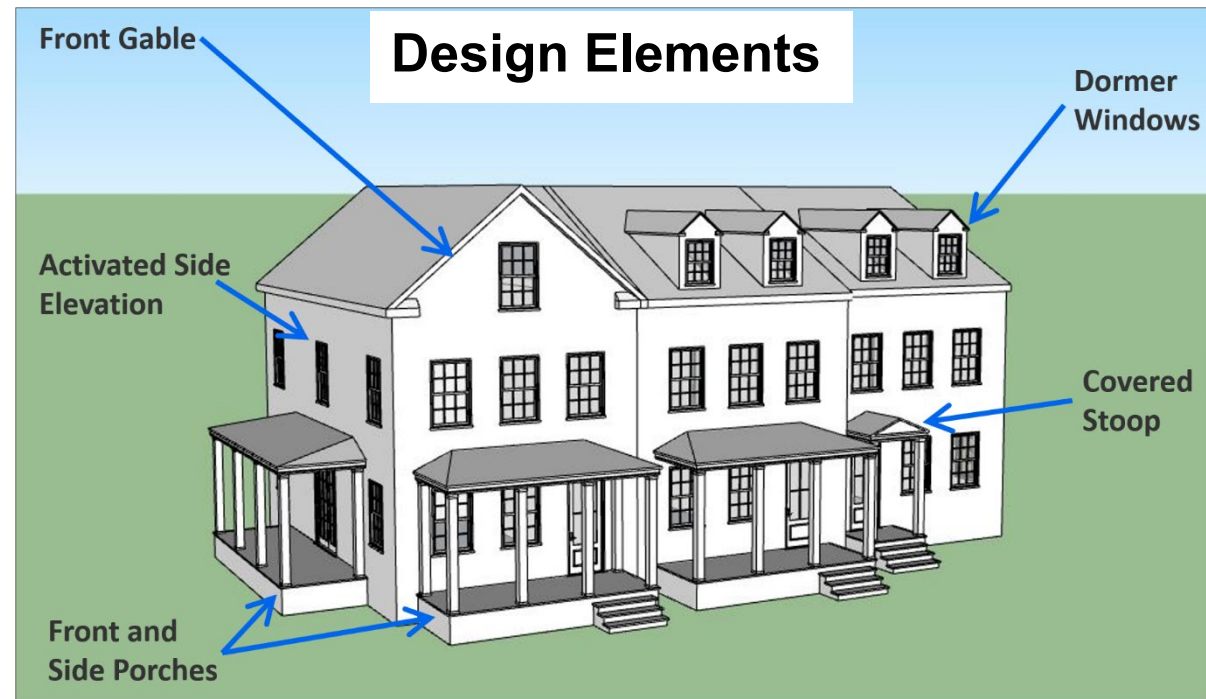
Staff Conceptual Scheme 1	
21-foot wide SFA	35 DU
24-foot SFA (Liner Townhouse)	14 DU
Apartments	18 DU
Commercial	9,750 sf
FAR	0.44

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



Ashton Village Center Sector Plan

Community Meeting, Wednesday January 29, 2020

The Ashton Village Center Sector Plan will evaluate land use, zoning, transportation, environment, design and other relevant issues in Ashton, a historic crossroads community east of Olney. The Ashton Village Center Sector Plan will, among other things:

- Assess existing land use conditions.
- Evaluate the Rural Village Overlay Zone in the context of the new 2014 zoning code.
- Make recommendations for revising the overlay zone in response to community and landowner concerns.
- Maintain Ashton's rural character.
- Involve residents and other stakeholders in the plan development and review processes.
- Develop recommendations to improve compliance with Vision Zero goals providing safe connections for all modes of transportation.
- Enhance opportunities to provide walkable, neighborhood-serving development.

Next Steps:

Reestablish Office Hours
 Working Draft Preparations
 Release of Working Draft
 Planning Board Public Hearing
 Planning Board Worksessions
 Transmit to Council

Winter/Spring 2020
 Winter/Spring 2020
 Late Spring 2020
 Summer 2020
 Summer 2020
 Fall 2020

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