Development Scenarios on the Sandy Spring Bank Site

**Ashton Meeting Place Site Plan**

**Community Presented Scenario**

**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 10,050 sf
- Restaurant 9,800 sf
- FAR 0.23

**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 Scenario – Missing Middle Housing Types**

**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 0.59

**Staff Scenario – Townhouse Community**

**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
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

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
  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

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