



Montgomery Planning Area 3

April 16, 2020
Agenda item #9

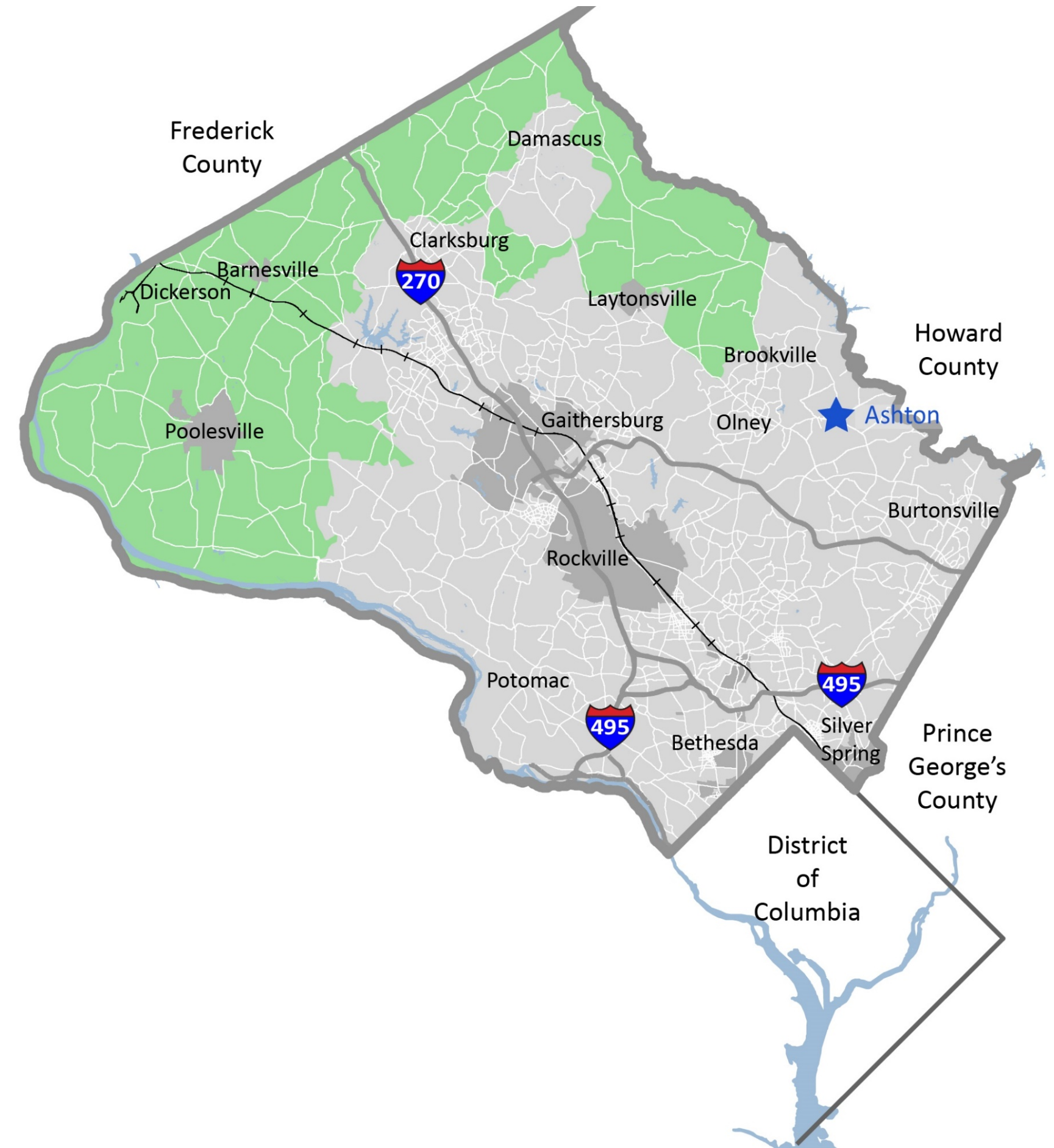
Ashton Village Center Sector Plan

Planning Board Briefing and Recommendations



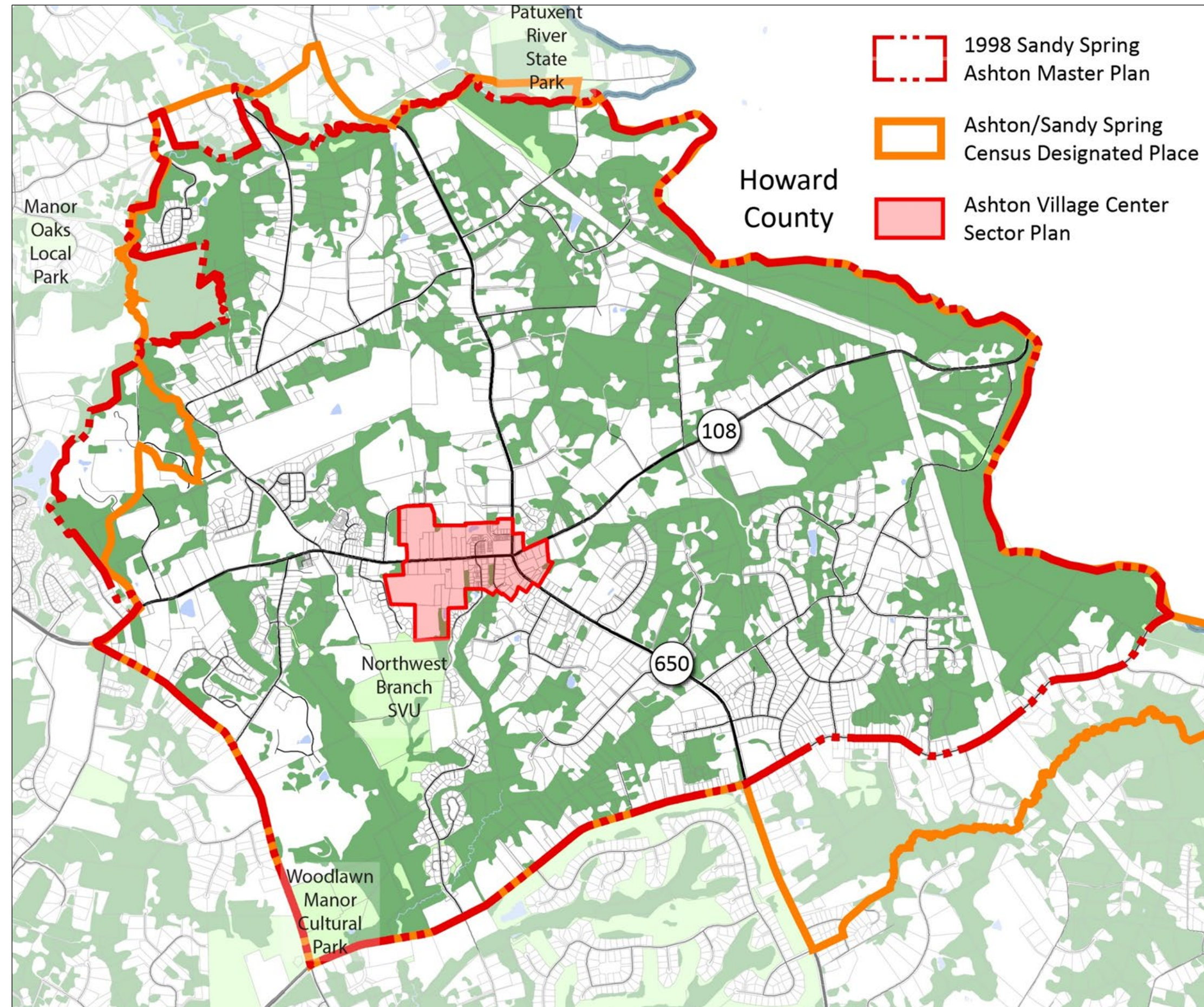
Briefing Overview

- Background Information
- Preliminary Recommendations
- Outreach and Engagement
- Conclusion



Sandy Spring/Ashton

- The sector plan only covers a small part of the overall Ashton-Sandy Spring Census Designated Place (CDP) and the 1998 Sandy Spring/Ashton Master Plan



Plan Purpose

- Make land use, zoning, design, transportation and environmental recommendations.
- Increase bikeability and walkability and meet Vision Zero objectives.
- Raise awareness of the County's rich array of cultural and historic resources.

What We Know

Ashton-Sandy Spring Census Designated Place (CDP) (2018)	Montgomery County (2018)
Higher percent of school-aged kids (5-19), adults (45-64), and seniors (75+)	Higher percent of pre-school-aged kids (0-4) and young adults (20-44)
Median income \$135,375 <ul style="list-style-type: none">• 32% over \$200,000	Median Income \$106,827 <ul style="list-style-type: none">• 21% over \$200,000
66% homes valued over \$500,000 <ul style="list-style-type: none">• Largest percent valued \$500,000 - \$999,999	46% of homes valued over \$500,000 <ul style="list-style-type: none">• Largest percent valued \$300,000 – \$499,000
59% white non-Hispanic	45% white non-Hispanic
Only 33 new dwelling units built in past 6 years	

What We've Heard

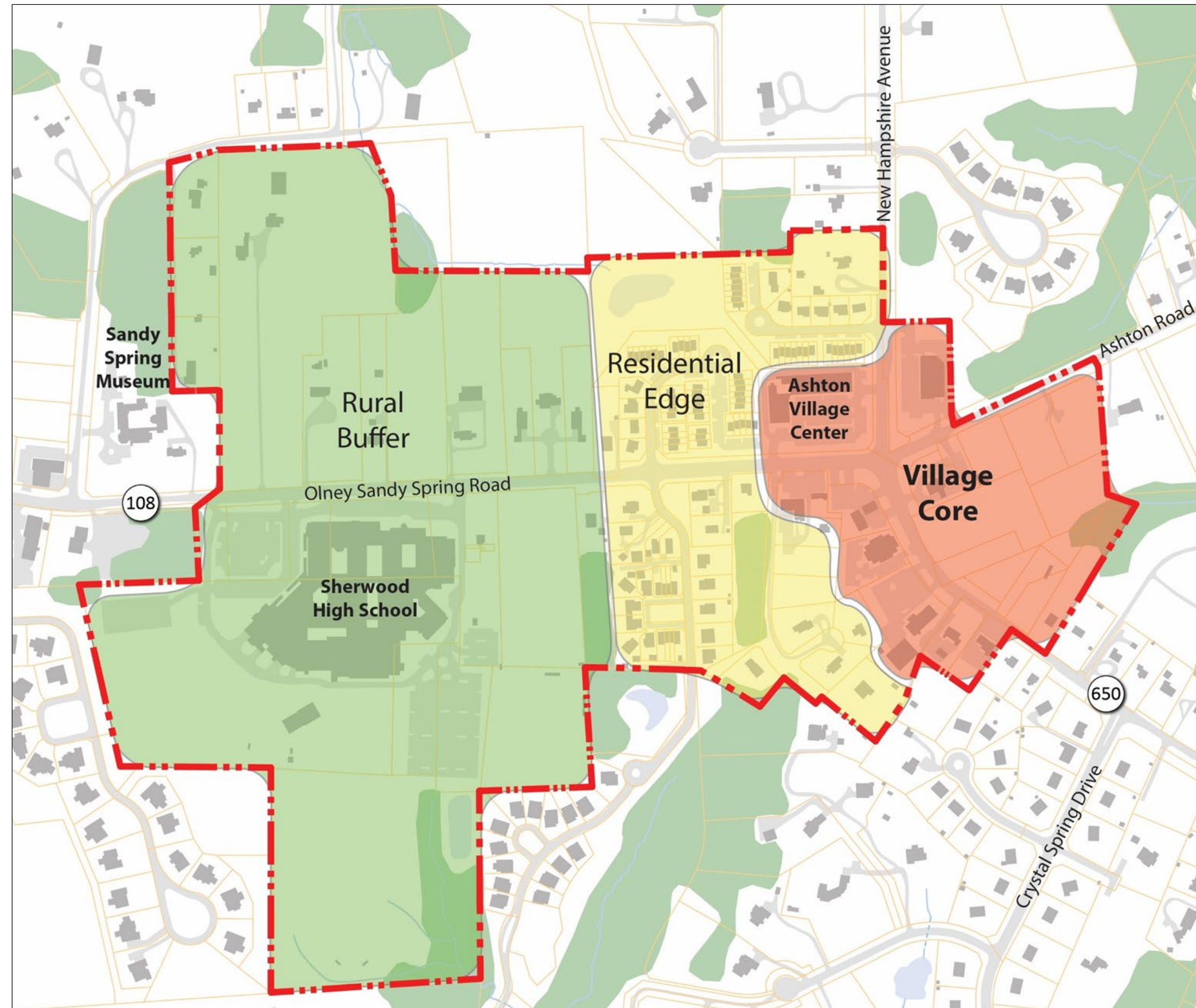
- A walkable/bikeable rural village with shops and restaurants
- A meaningful community gathering space
- Too much traffic at the MD 650 / 108 intersection
- Staff's scenarios are too dense / height and massing are out of scale with rural village character
- Design guidelines in the master plan can't control what gets built
- Missing Middle housing is inappropriate

Plan Vision

The Ashton Village Center is a compact, walkable and bikeable rural village with varied housing opportunities, safe and complete streets, and inviting gathering places that foster a sense of community.

Guiding Framework

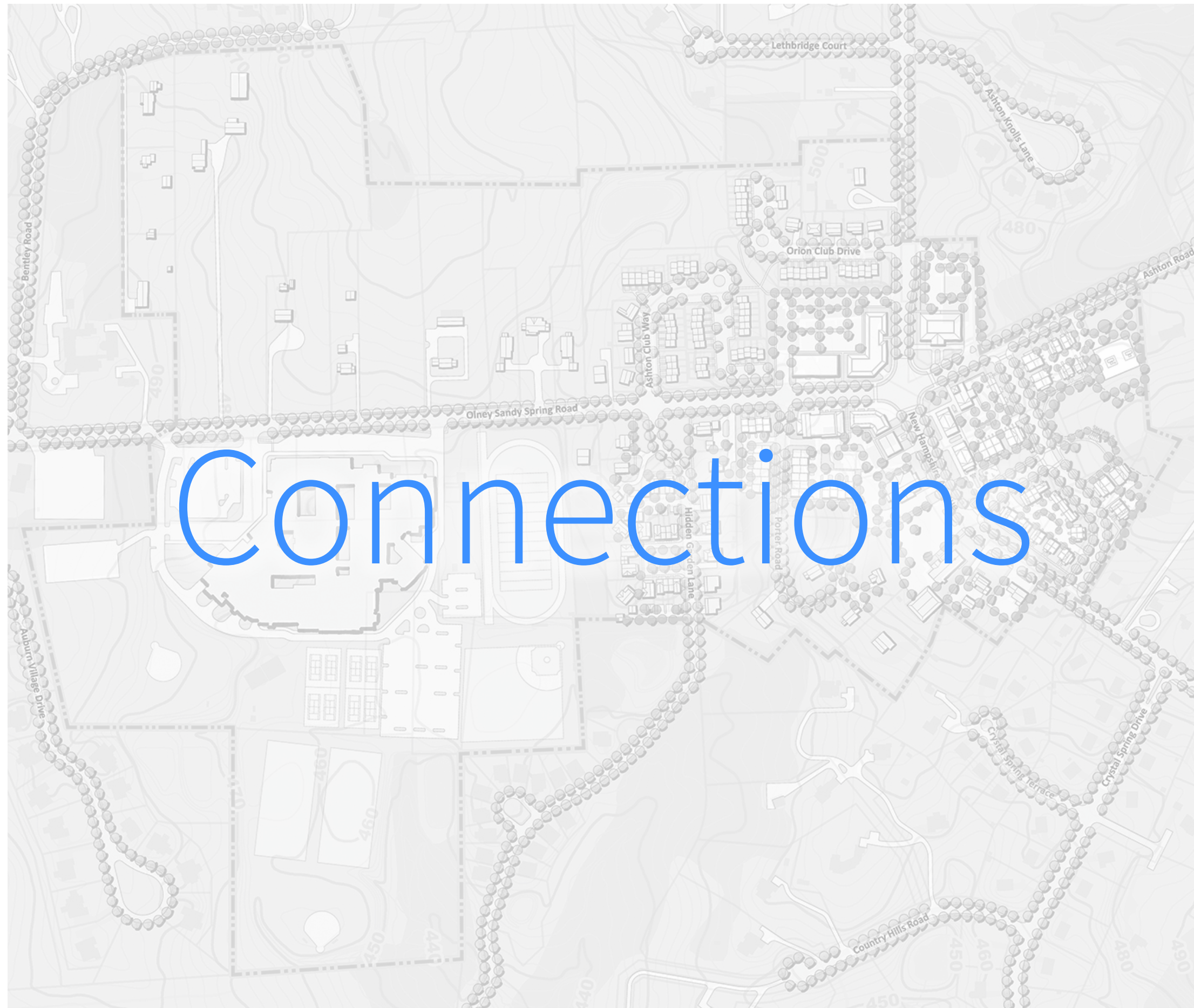
- **Village Core:** located at the intersection of two crossroads
- **Residential Edge:** provides a transition between the Village Core and the Rural Buffer
- **Rural Buffer:** provides a distinct separation between the village cores of Ashton and Sandy Spring (immediately west on MD 108)



Preliminary Recommendations

Creating a great sense of place through:

- Better bicycle and pedestrian mobility ([Connections](#))
- A small increase in residential density to allow for attainable housing ([Zoning](#))
- Design elements compatible with a rural village ([Design](#))
- A system of neighborhood greens and inviting streetscapes ([Open Space](#))



Village Transportation

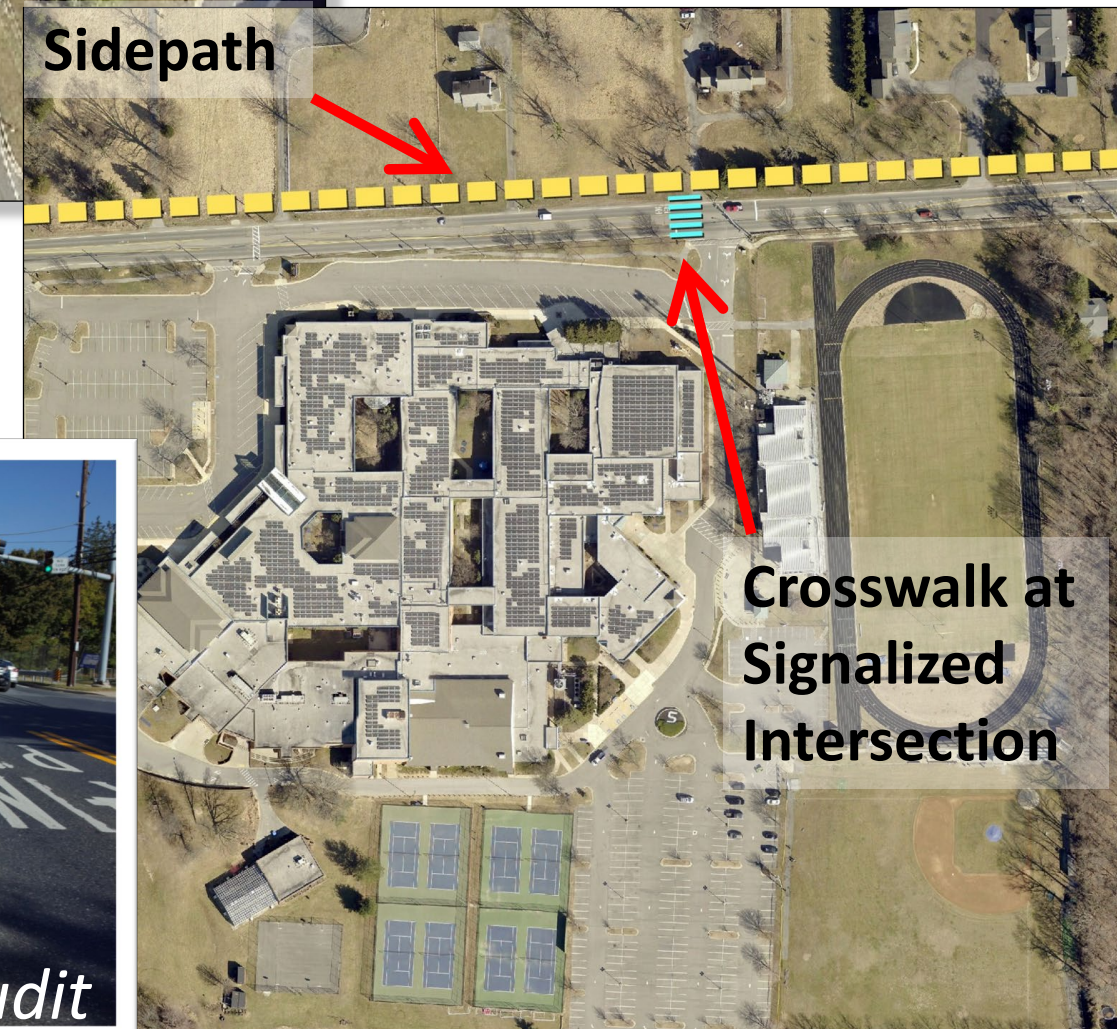
In order to maintain the rural character of the Ashton Rural Village and meet the goals of Vision Zero, the transportation infrastructure must:

- Not sacrifice rural character for intersection throughput
 - Continue the two-lane road policies from the 1998 plan.
 - Not allow for the creation of additional turn lanes at MD 108 and MD 650.
 - Improve the intersection operations and geometry at MD 108 and MD 650, and MD 108 at Sherwood High School.
- Complete all missing and substandard sidewalks and sidepaths.

Intersection and Crosswalk Improvements

MD 108 and New Hampshire Avenue

- Full crosswalks on all sides
- Pedestrian crossing signals
- Pedestrian-scaled lighting
- Better lane markings and signage



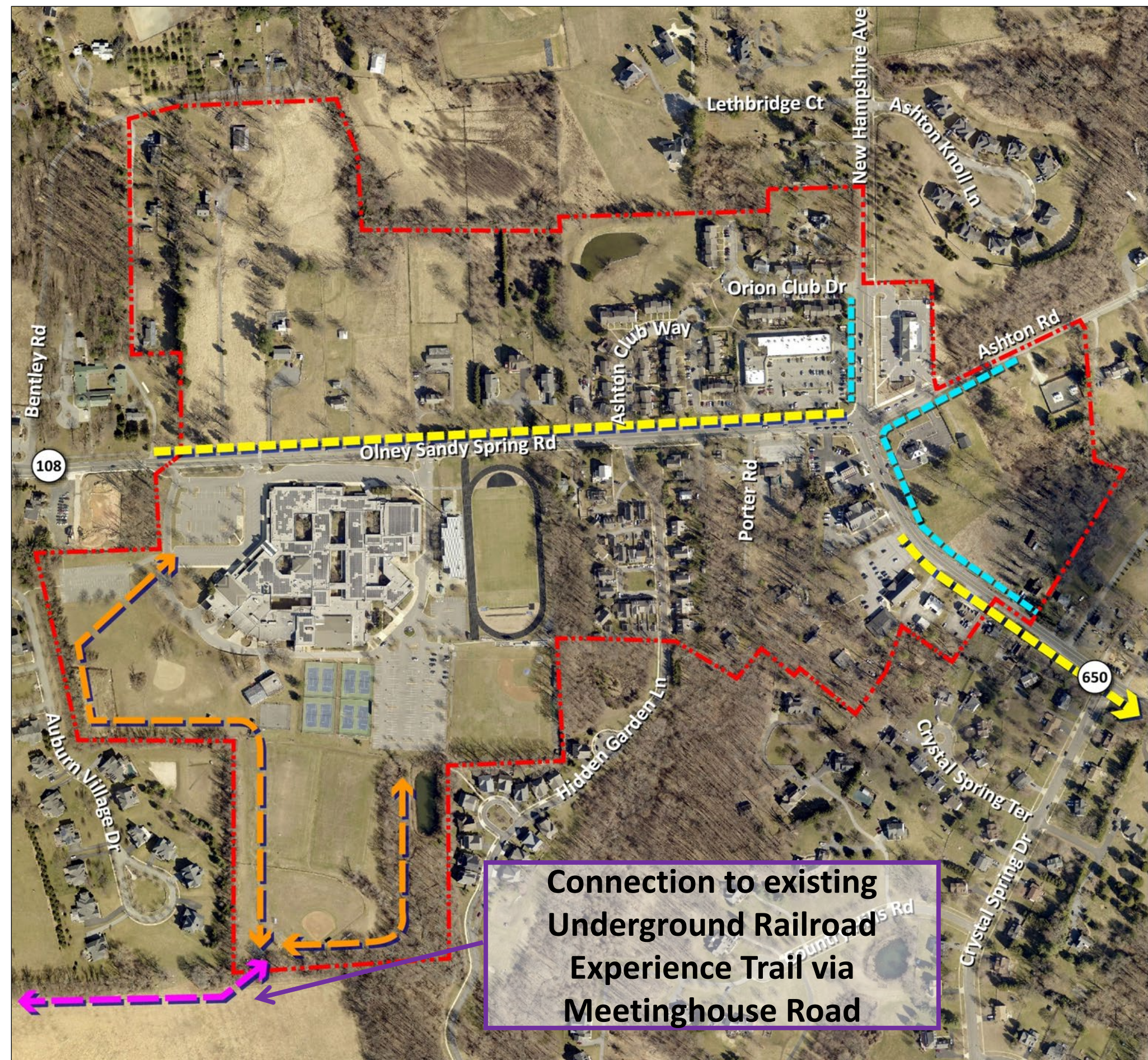
Sherwood High School Area

- Safe crossing at signal



Pedestrian and Bicycle Mobility

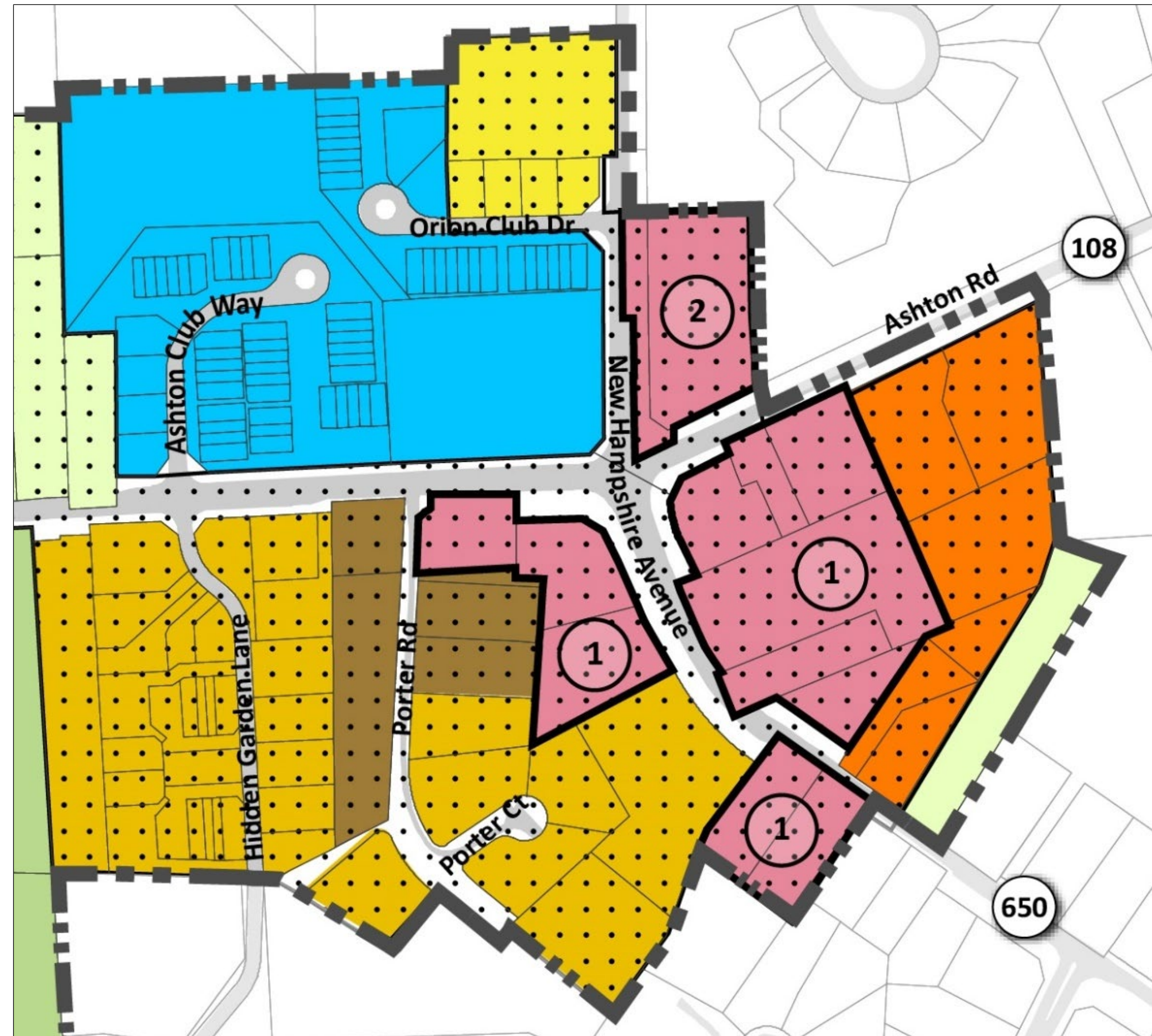
- Sidepaths
- Sidewalks
- Trails





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
1	CRT 0.75, C 0.75, R 0.25, H 35
2	CRT 1.25, C 0.75, R 0.50, H 35
	Sandy Spring/Ashton Rural Village Overlay
	Ashton Village Center Boundary



Proposed Zoning

Four scenarios

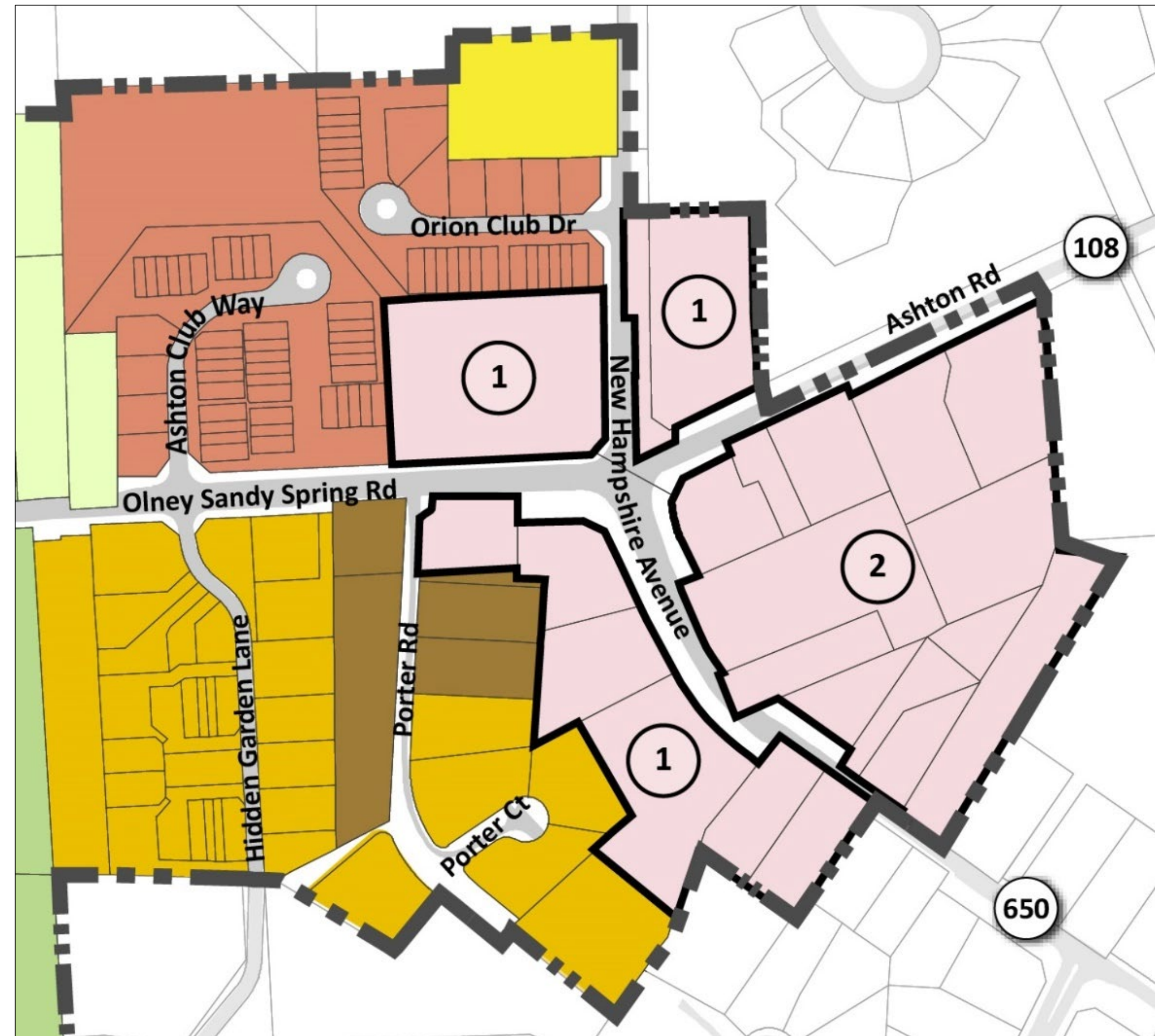
- **Existing Zoning** – Mix of zones: CRT 0.75 and 1.25, PD-5, R-60, R-90, RC, and the Sandy Spring/Ashton Rural Village Overlay.
- **0.25 FAR** – Density is not conforming with all existing development today.
- **0.50 FAR** - Right-sized for a rural village, provides modest increase in development over what exists today.
- **0.75 FAR** – Too dense for a ‘rural village’, may require structured parking.

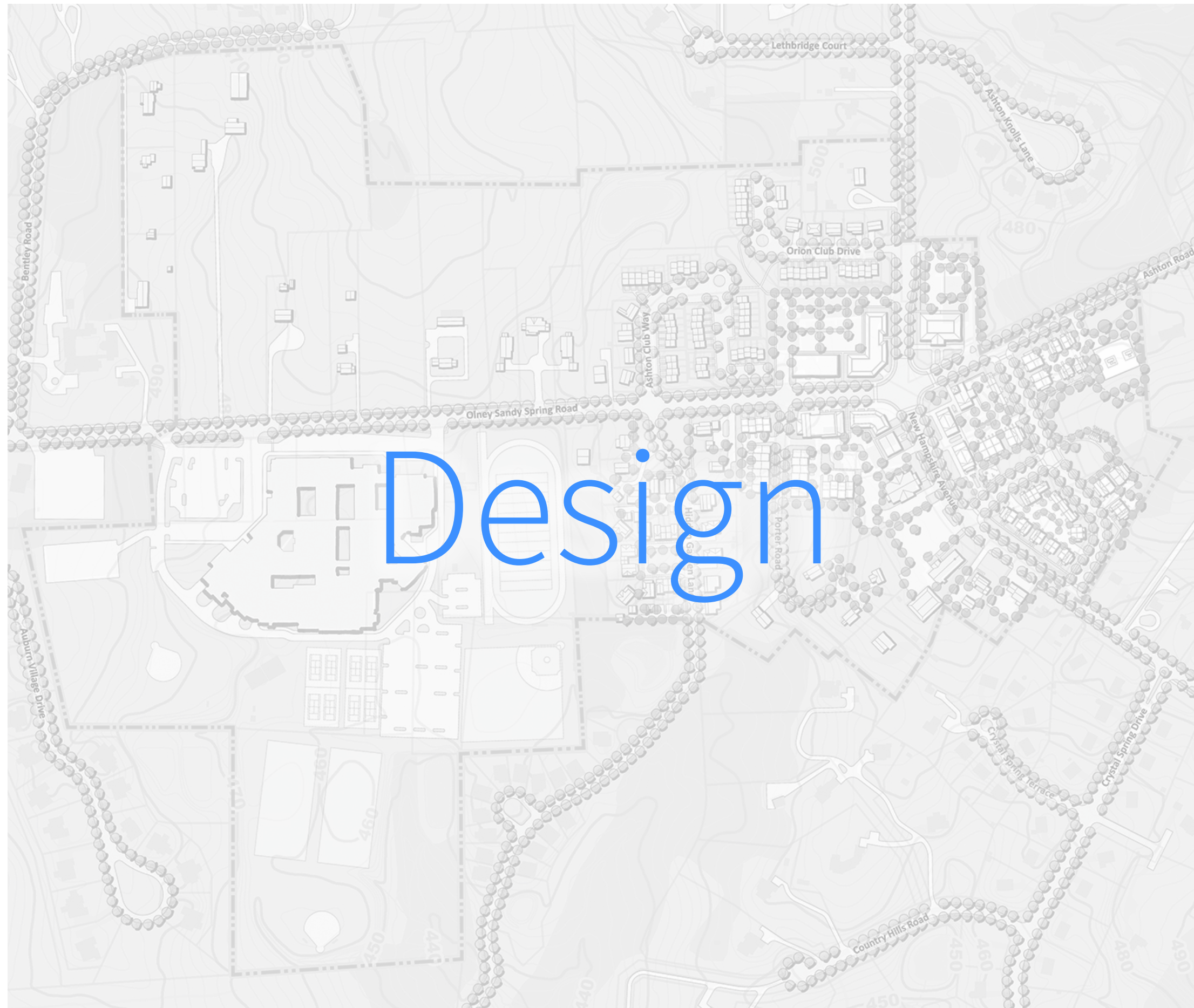
CRN vs CRT

- Current CRT zoning was applied during 2014 Zoning Ordinance rewrite
- CRN uses closely align with the Sandy Spring/Ashton Rural Village Overlay Zone

Proposed Zoning

- RC Rural Cluster
- RNC Rural Neighborhood Cluster
- R-200 Residential-200
- R-90 Residential-90
- TLD Townhouse Low Density
- TF-10 Townhouse-Floating
- CRN Commercial Residential Neighborhood
- 1 CRN 0.50, C 0.50, R 0.50, H 35
- 2 CRN 0.50, C 0.50, R 0.50, H 40
- Ashton Village Center Boundary





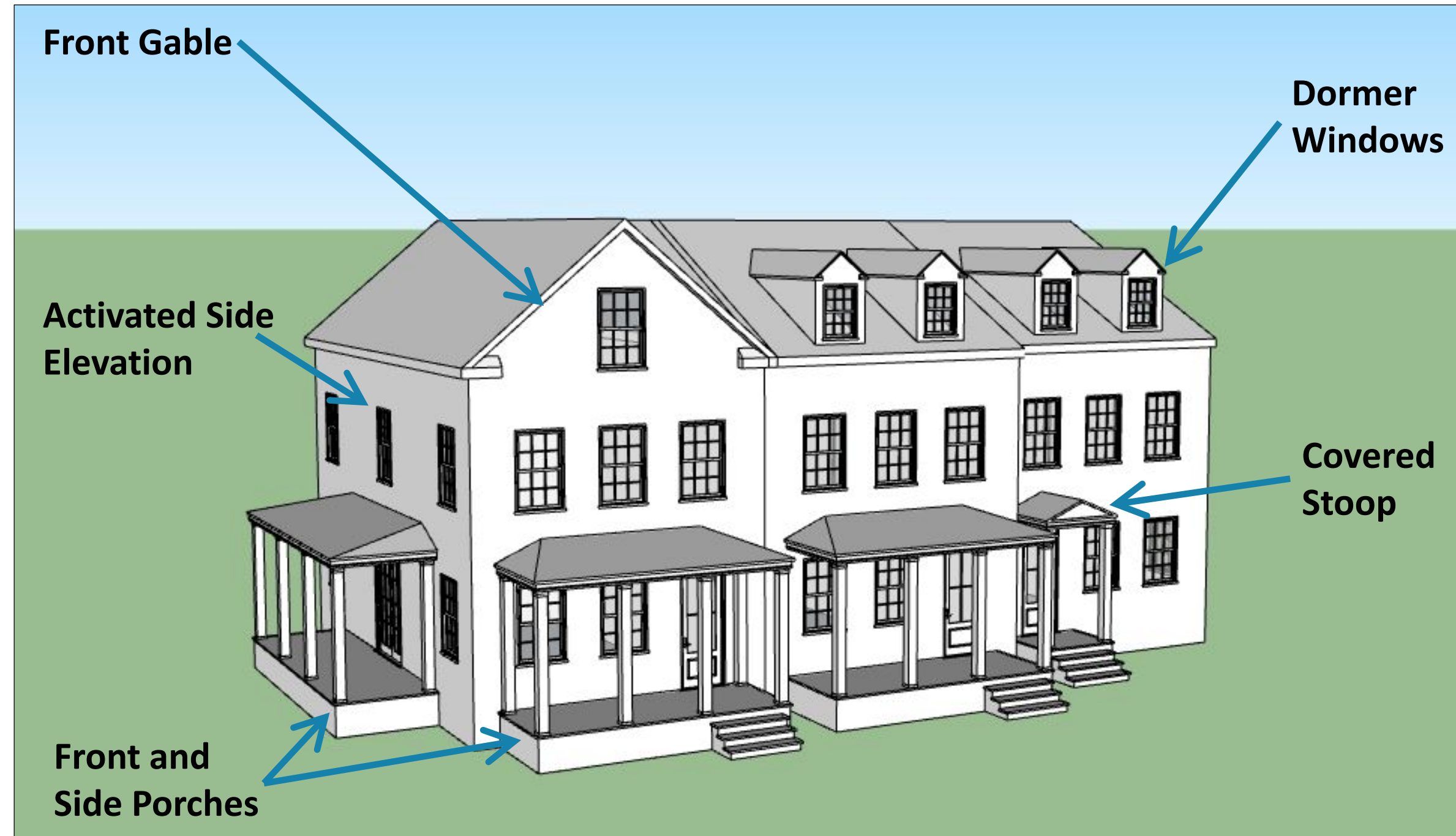
Broad Design Principles

- Create a “true village center” for Ashton centered on the intersection of MD 650 and MD 108.
- Define street edges with buildings, lighting, landscaping.
- Use architecture, building massing, and uses to keep the village center in scale with a rural village.

Architectural Elements

Architectural elements on public facing facades:

- Porches
- Covered stoops
- Bay windows
- Dormers
- Gables



Site Design

The Plan will provide detailed design guidelines on the following for new developments:

- Siting
- Massing
- Open Space Location
- Parking

Rural Village Building Types

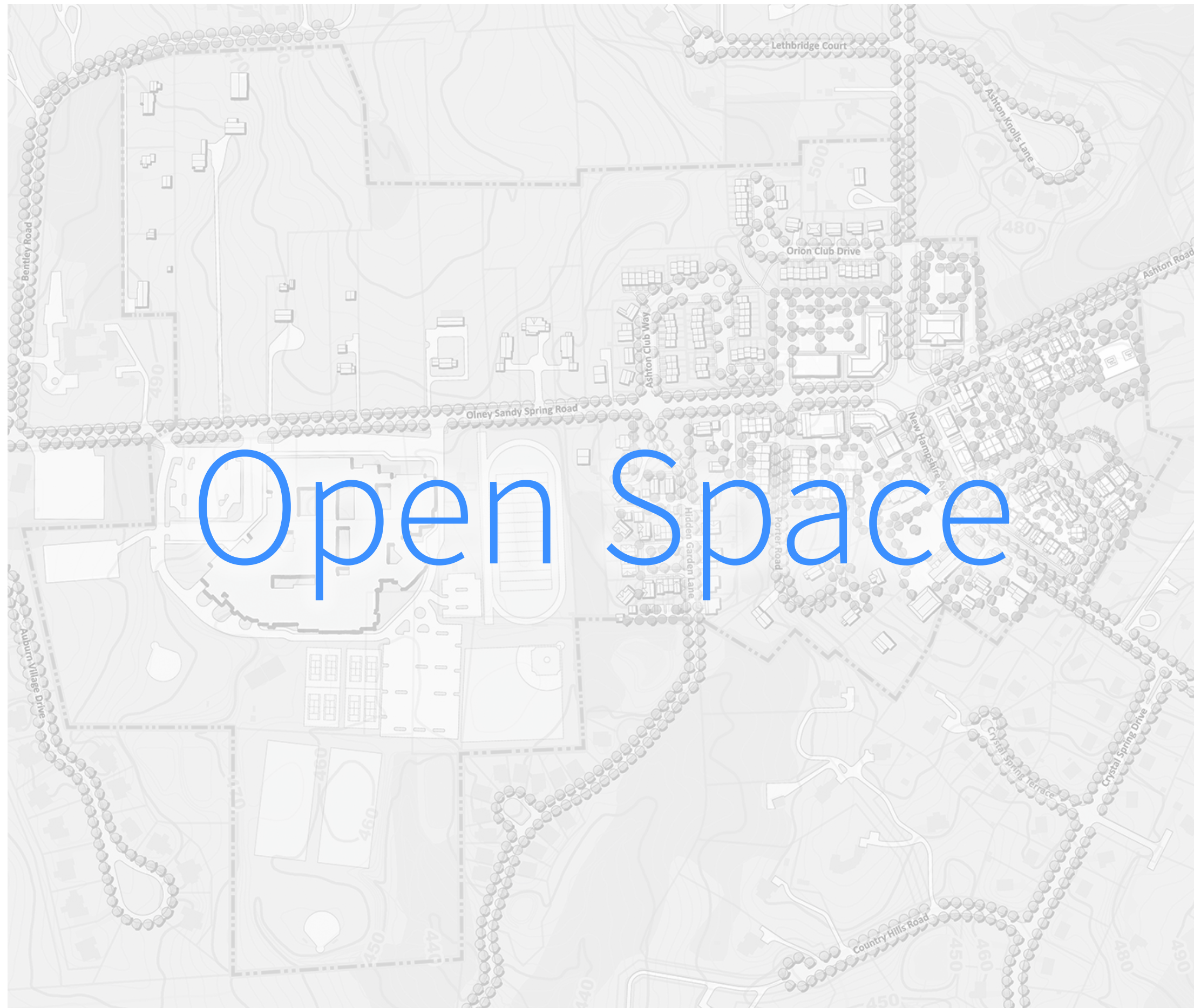


Duplexes

Townhouses

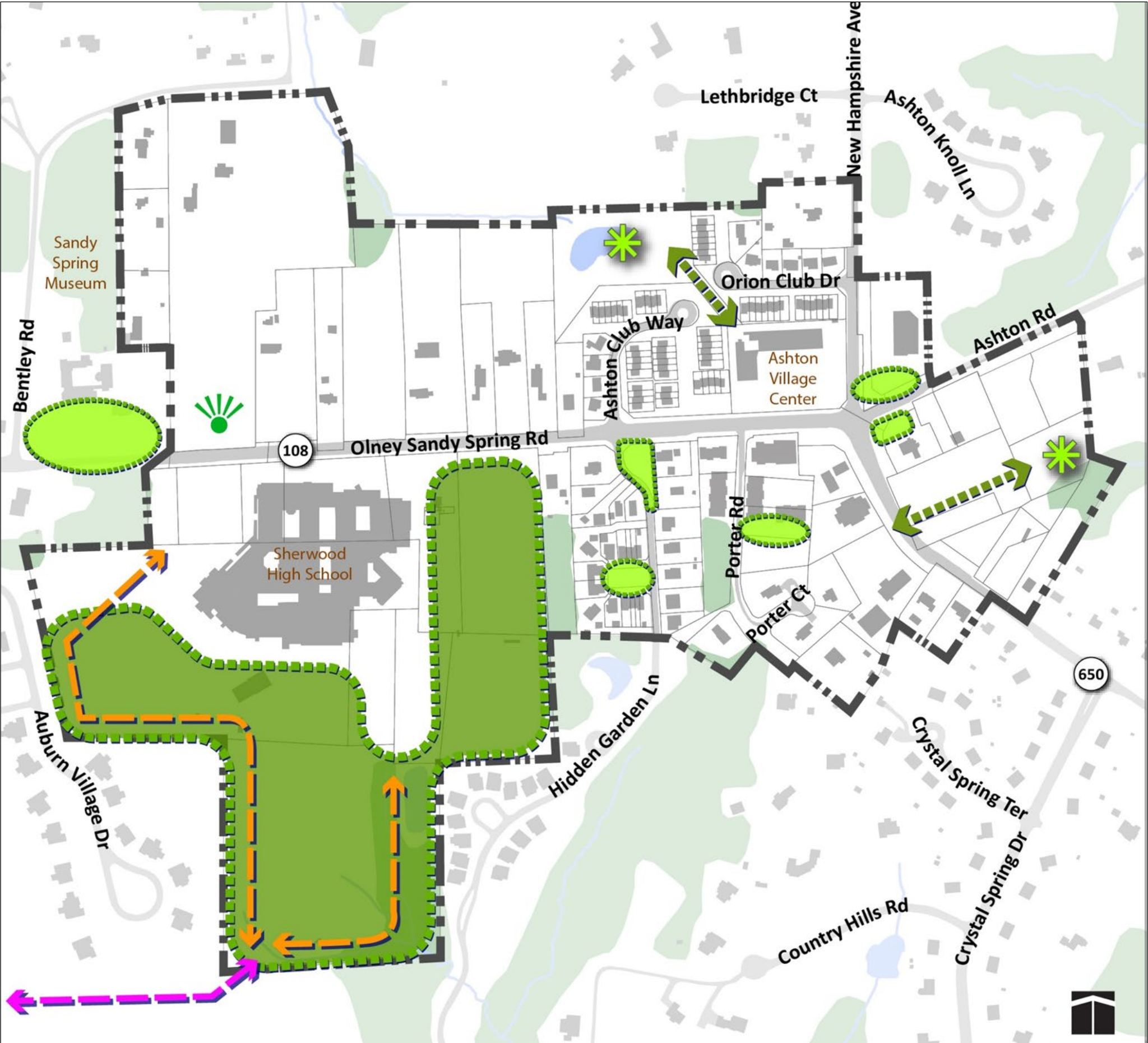
Stacked Flats

Mixed-Use



Green Spaces

-  Recreational Open Space
-  Existing Open Space
-  Potential Neighborhood Green
-  Environmental Setting View Shed
-  Green Linear Connection
-  New Trails
-  Extension of Existing Trail
-  Ashton Village Center Sector Plan Boundary





Environment

Enhance the built and natural environment by:

- Targeted shading and cooling
 - Trees, awnings and building orientation
- Carbon Footprint Analysis
 - Major changes are unlikely
 - Pedestrian and bicycle activity is anticipated to increase
- Environmental Site Design stormwater management on any new development



Historic Preservation

Historic Character of the Community

- Many local historic resources within the greater Sandy Spring/Ashton area
 - Cloverly is the only designated historic resource in the Plan Boundary.
- Expand wayfinding signage and opportunities for connections to nearby historic sites, especially for pedestrians and bicyclists
 - Sandy Spring Historic District and individual historic sites
 - Connections to the Underground Railroad Experience Trail and Woodlawn Manor
- Support the 2002 Montgomery County Heritage Area Management Plan

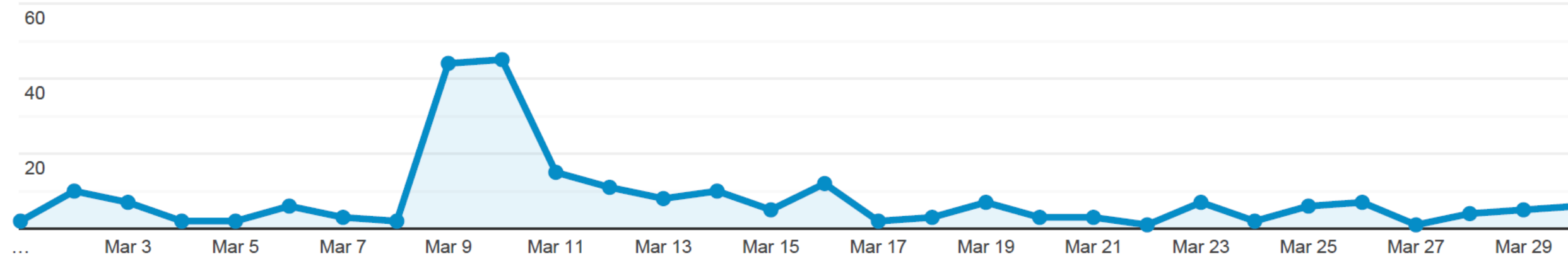


Sector Plan Meetings

May 16, 2019	Community Kickoff Meeting
May 23, 2019	Approval of the Scope of Work
October 15-16, 2019	Design Workshop
October 24, 2019	Design Workshop Summary
January 29, 2020	Community Briefing

Community Outreach

May 10, 2019	Informal Walk with Community
June 1-2, 2019	Strawberry Festival Table
Summer / Fall 2019	Office Hours
October 1, 2019	Bus Tour with Community
October 15, 2019	Walk Audit with Community
1 st week of March 2020	Postcard Mailings





Next Steps

Spring / Summer 2020	Working Draft Preparations
July 2020	Present Working Draft to Board
September 2020	Planning Board Public Hearing
Fall 2020	Planning Board Worksessions
December 2020	Transmit to Council

Discussion Items

- **Transportation**—Using measures other than widening the pavement at the MD 650/MD 108 intersection if traffic mitigation is necessary
- **Zoning** – Appropriate zone and density for properties around the intersection of MD 650/MD 108
- **Design** – Format and location (i.e. Pattern Book / Design Guidelines / Design Recommendations within or separate from the Sector Plan)
- **Open Space** – Types and locations
- **Equity** – Adequate outreach and plan recommendations
- **Schedule** – Are we on track for a July Working Draft and September Hearing?