Ashton Village Center Sector Plan
Working Draft Presentation
Overview

- Present Working Draft
- Adopt Draft as Public Hearing Draft
- Set Public Hearing Date
## Plan Milestones

<table>
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<tr>
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<td>May 16, 2019</td>
<td>Community Kickoff Meeting</td>
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<tr>
<td>May 23, 2019</td>
<td>Approval of the Scope of Work</td>
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<tr>
<td>October 15-16, 2019</td>
<td>Design Workshop</td>
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<tr>
<td>October 24, 2019</td>
<td>Design Workshop Summary</td>
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<tr>
<td>January 29, 2020</td>
<td>Community Briefing</td>
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<td>April 16, 2020</td>
<td>Planning Board Briefing / Preliminary Recommendations</td>
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## Community Outreach

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

• Make land use, zoning, design, transportation and environmental recommendations appropriate for a rural village.

• Increase bikeability and walkability and meet Vision Zero objectives.

• Raise awareness of the County’s rich array of cultural and historic resources.
## Working Draft Chapters

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Chapter 1: Introduction and Vision
Location and 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.
Chapter 2: Framework
Framework: Previous Plans

1980 Sandy Spring/Ashton Special Study Plan

• Attempted to preserve the rural character of Sandy Spring and Ashton through a combination of large-lot, low-density development and cluster development in the rural areas along with increased commercial and residential development in the village centers.

1998 Sandy Spring/Ashton Master Plan

• Identified five elements that defined Rural Character in order to better preserve the community: Rural Open Space, Rural Traditions, Rural Neighborhoods, Rural Roads and Rural Villages.

2015 Sandy Spring Rural Village Plan

• Per the recommendation in the 1998 Plan, the 2015 Plan provided a detailed study of the Sandy Spring Village Center.
Framework: Concept

- **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)
Chapter 3: Area-Wide Recommendations
Area-Wide Recommendations

• Land Use and Zoning
• Community Design
• Connectivity
• Community Facilities and Open Space
• Environment
• Historic Preservation
Area-Wide Recommendations: Land Use & Zoning

Overall Zoning

- Maintain zoning in Rural Buffer and most of Residential Edge neighborhoods.
Area-Wide Recommendations: Land Use & Zoning

Residential Edge Zoning Changes

• Rezone the PD-5 zone and portions of the R-200 zone to Townhouse Low Density (TLD).

• Maintain the existing zoning for the Rural Buffer neighborhood and the remainder of the Residential Edge neighborhood.
Area-Wide Recommendations: Land Use & Zoning

Village Core

- Simplify and “right-size” the zoning within the Village Core to better accommodate a mix of uses that allows for a vibrant rural village.
Area-Wide Recommendations: Land Use & Zoning

Sandy Spring/Ashton Rural Village Overlay Zone

• Removed from Sandy Spring in 2015
Area-Wide Recommendations: Land Use & Zoning

Sandy Spring/Ashton Rural Village Overlay Zone

• With Existing Zoning
Area-Wide Recommendations: Land Use & Zoning

Sandy Spring/Ashton Rural Village Overlay Zone

- Remove from Residential and Rural Residential properties.
- Eliminate use restrictions
- Maintain site plan review
- Provide grandfathering for filling station, auto repair and bank drive-thru.
Area-Wide Recommendations: Community Design

- Provide building transition to the Village Core neighborhood.
- Establish street walls along MD 108 and MD 650 to frame the streets.
- Vary rooflines and setbacks in the front façade plane to break down the massing for new buildings.
- Incorporate architectural elements in façades.
Area-Wide Recommendations: Connectivity

Roadways

• Reconfirm the two-lane road policy for MD 108 and MD 650.

• Maintain the pavement width at the approaches to the MD 108/650 intersection.

• Make necessary geometric improvements that serve to increase safety.
Area-Wide Recommendations: Connectivity

**Pedestrian and Bike Improvements**

• Continue to support improvements to the signalized entrance to Sherwood High School.

• Support existing Bicycle Master Plan recommendations.

• Construct missing sidewalk linkages.
Area-Wide Recommendations: Open Space

- Active recreational opportunities for all ages.
- Strengthened connections to nearby public spaces.
- Frame open spaces with building façades and uses that activate those spaces.
- Ensure that open spaces remain publicly accessible.
Area-Wide Recommendations: Trails

• Shared-use trail across high school property
Area-Wide Recommendations: Environment

• Retain the existing RC and RNC zoning in the Rural Buffer neighborhood for continued water quality protection.

• Maintain existing and plant new shade trees in strategic locations that will eventually overarch MD 108 and MD 650, including at the entry points to the Village.

• Promote existing tree programs such as Reforest Montgomery to increase shade and canopy coverage on private properties.
Area-Wide Recommendations: Historic Preservation

- Provide pedestrian and bicycle scale wayfinding signage.
- Continue implementation of the Montgomery County Heritage Area Management Plan (2002).
- During future development or major redevelopment, consider opportunities to integrate interpretative signage, markers or public art that commemorate Ashton’s origins as a rural commercial crossroads and home to free black settlers.
Chapter 4: Neighborhood Recommendations
Neighborhood Recommendations

Specifies recommendations for land use, zoning, design and other potential impacts for the three neighborhoods.

- **Village Core** – Provide a framework that encompasses all quadrants of the intersection.
Neighborhood Recommendations

Specifies recommendations for land use, zoning, design and other potential impacts for the three neighborhoods.

• **Village Core** – Provide a framework that encompasses all quadrants of the intersection.

• **Residential Edge** – Protect existing communities and pursue community gathering space.
Neighborhood Recommendations

Specifies recommendations for land use, zoning, design and other potential impacts for the three neighborhoods.

- **Village Core** – Provide a framework that encompasses all quadrants of the intersection.

- **Residential Edge** – Protect existing communities and pursue community gathering space.

- **Rural Buffer** - Coordinate with MCPS and Sherwood High School to provide a natural surface trail connection through the school property.
Chapter 5: Design Guidelines
Design Guidelines: Buildings

- **Building Types**
  - Multiple types create visual interest.

- **Building Placement**
  - Helps to visually define public realm.

- **Building Massing and Composition**
  - Building heights, setbacks and varied rooflines break up horizontal composition.

- **Architectural Embellishments**
  - Provides additional rhythm and visual interest.

- **Building Materials**
  - Should complement existing surrounding structures.
Design Guidelines: Open Space

• Linear Green
  • Tends to run the length of a full block.
  • Provides areas for seating.

• Neighborhood Green
  • Ideally 10,000 sf of contiguous space.
  • Adjacent to a public or private street.

• Viewshed
  • Allows for visual access to the rural space surrounding the village.
Design Guidelines: Connectivity

• Public/Private Streets
  • Enhance existing rights-of-way.
  • Appropriately design new streets to provide all necessary street elements.

• Alleys
  • Help maintain the streetscape fabric of the community by separating cars from pedestrians and bicyclists.

• Parking
  • Place parking behind or to the sides of buildings.
Chapter 6: Implementation
Implementation

• Sectional Map Amendment (SMA)
• Zoning Text Amendment (ZTA)
  • Modify the Sandy Spring /Ashton Rural Village Overlay Zoning.
• Further Studies
  • Trail alignments and wayfinding signage.
• Implementation Advisory Committee
• Water and Sewer
• Capital Improvements Program (CIP)
Staff Request

• Approve the Working Draft of the Ashton Village Center Sector Plan as the Public Hearing Draft.

• Set the public hearing date for September 17, 2020