



Montgomery Planning Area 3

July 23, 2020
Agenda item #4

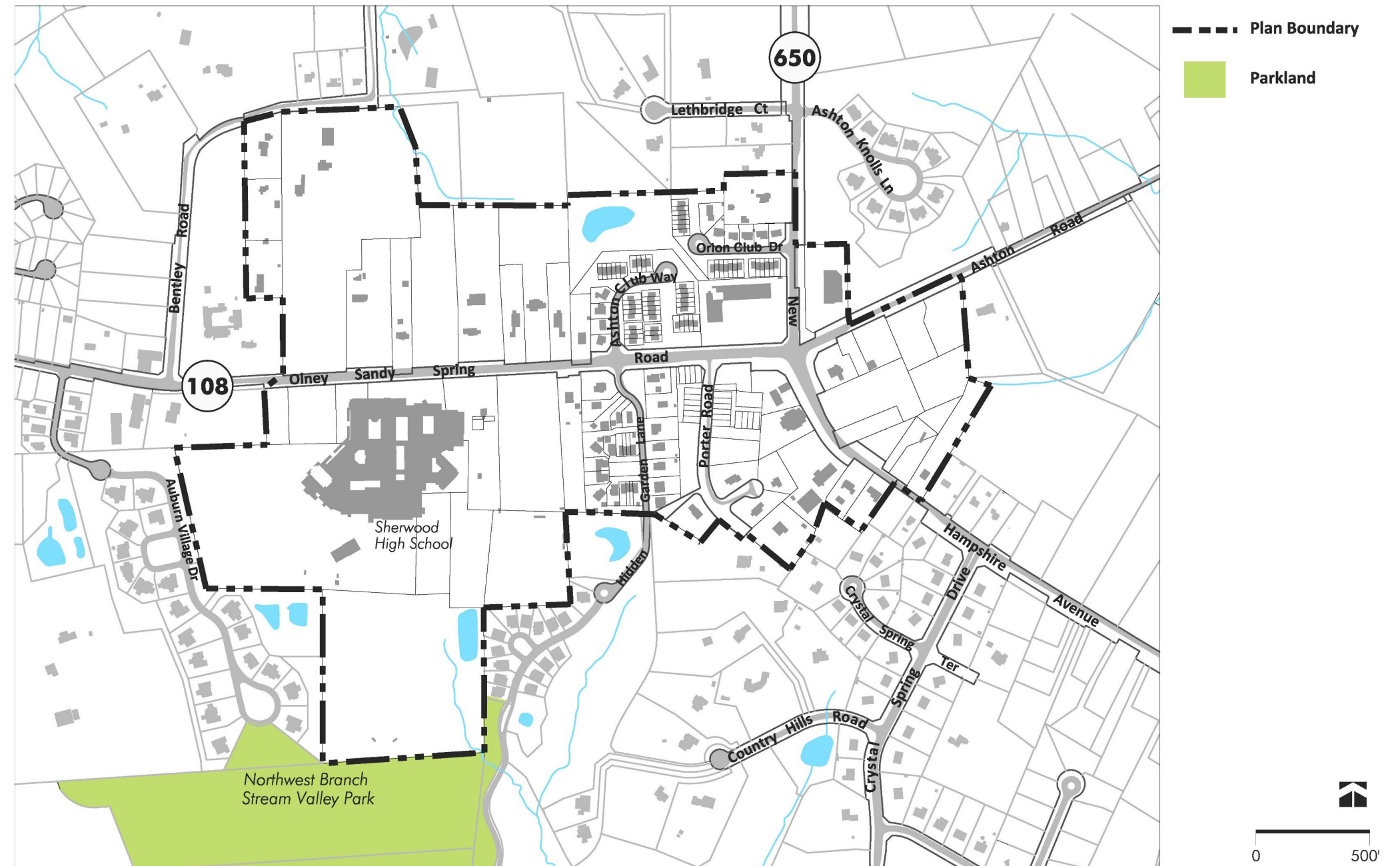
Ashton Village Center Sector Plan

Working Draft Presentation



Overview

- Present Working Draft
- Adopt Draft as Public Hearing Draft
- Set Public Hearing Date

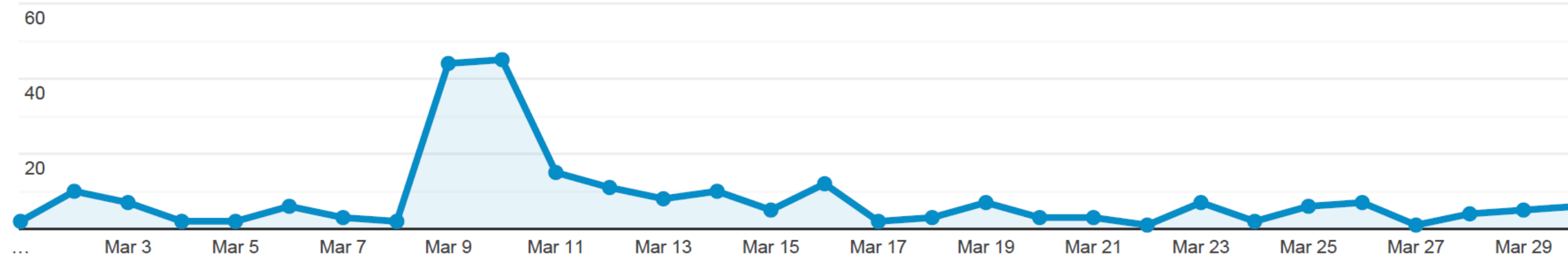


Plan Milestones

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
April 16, 2020	Planning Board Briefing / Preliminary Recommendations

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



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

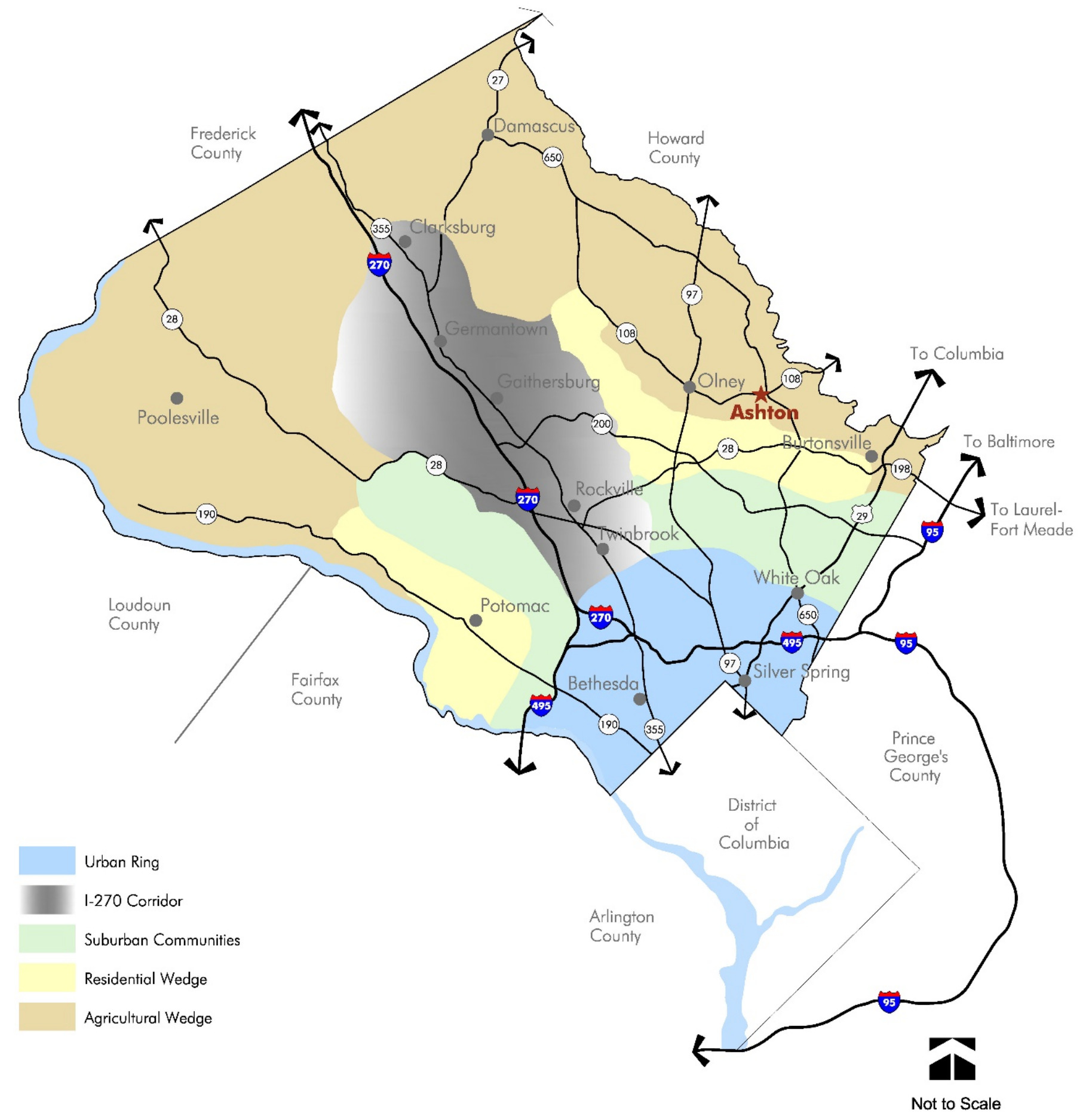
Chapter 1	Introduction and Vision
Chapter 2	Framework
Chapter 3	Area-Wide Recommendations
Chapter 4	Neighborhoods
Chapter 5	Design Guidelines
Chapter 6	Implementation

A grayscale topographic map of the Ashton Village Center area. The map shows contour lines, roads, and building footprints. Several roads are labeled: Bentley Road, Auburn Village Drive, Ashton Club Way, Orion Club Drive, Ashton Knolls Lane, Ashton Road, New Hampshire Avenue, Porter Lane, Garden Lane, Crystal Spring Terrace, Crystal Spring Drive, and Country Hills Road. The text 'Chapter 1: Introduction and Vision' is overlaid in a large, blue, sans-serif font in the center of the map.

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

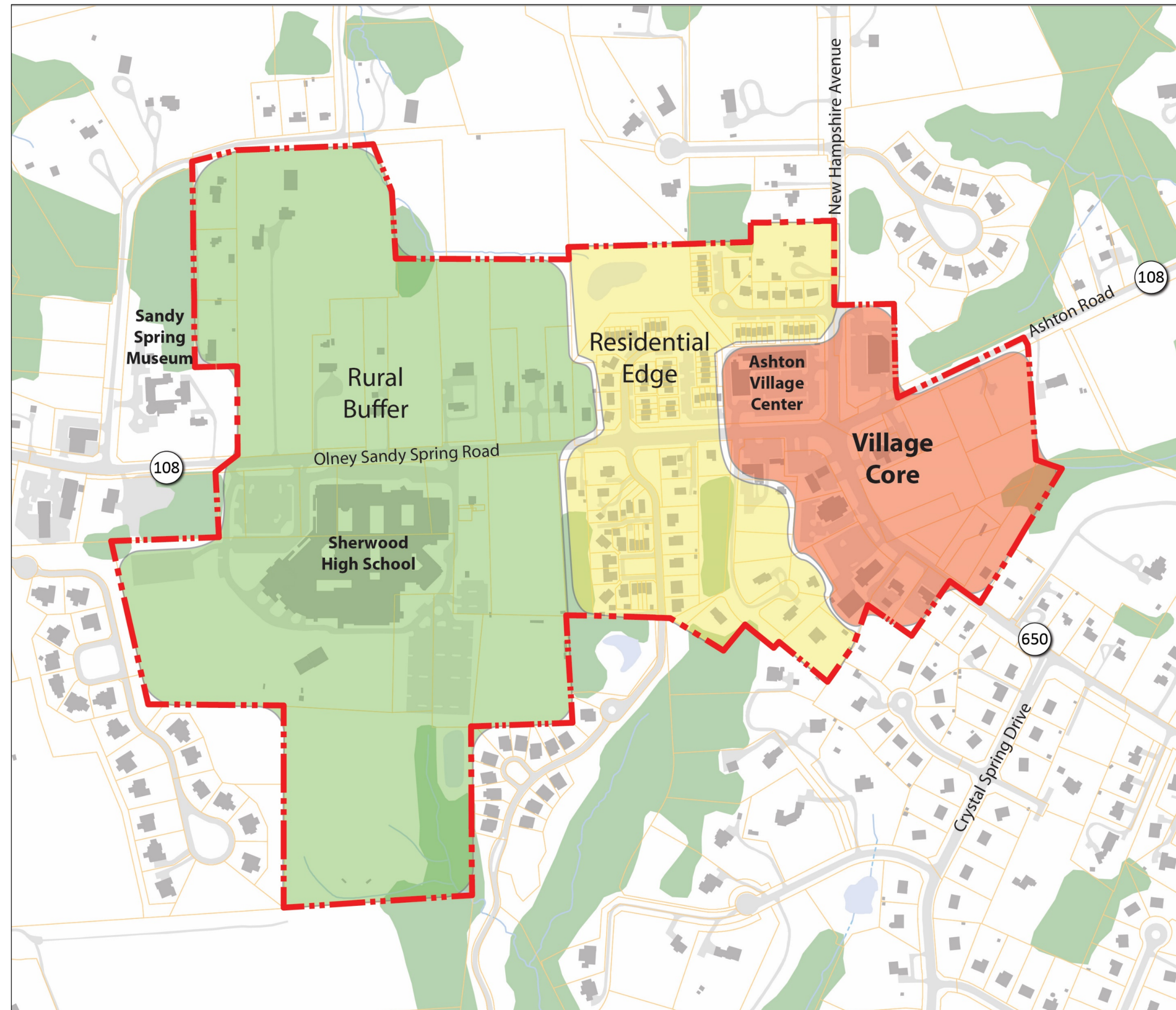
- Identified five elements that defined Rural Character in order to better preserve the community: Rural Open Space, Rural Traditions, Rural Neighborhoods, Rural Roads and Rural Villages.

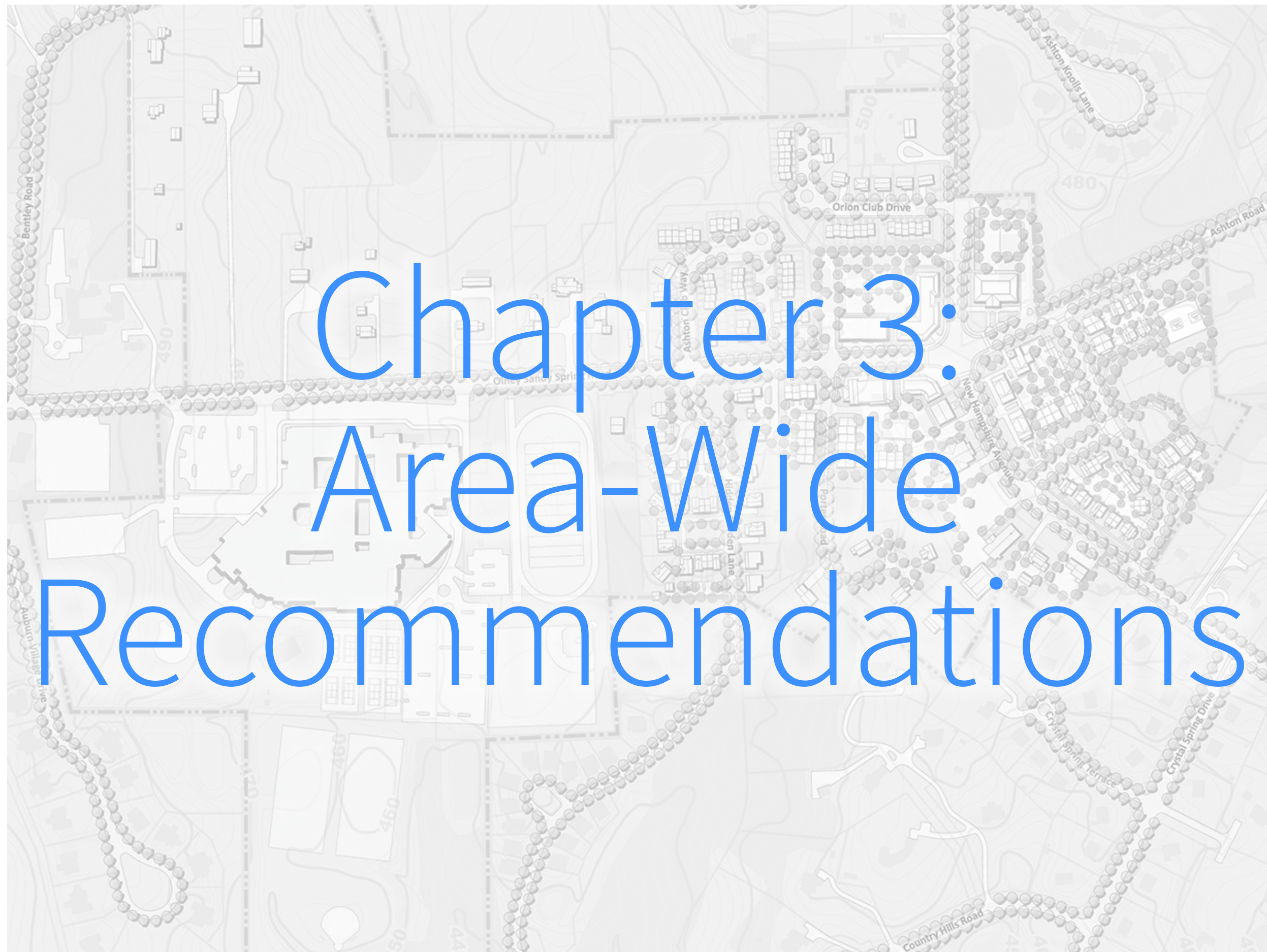
2015 Sandy Spring Rural Village Plan

- 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)





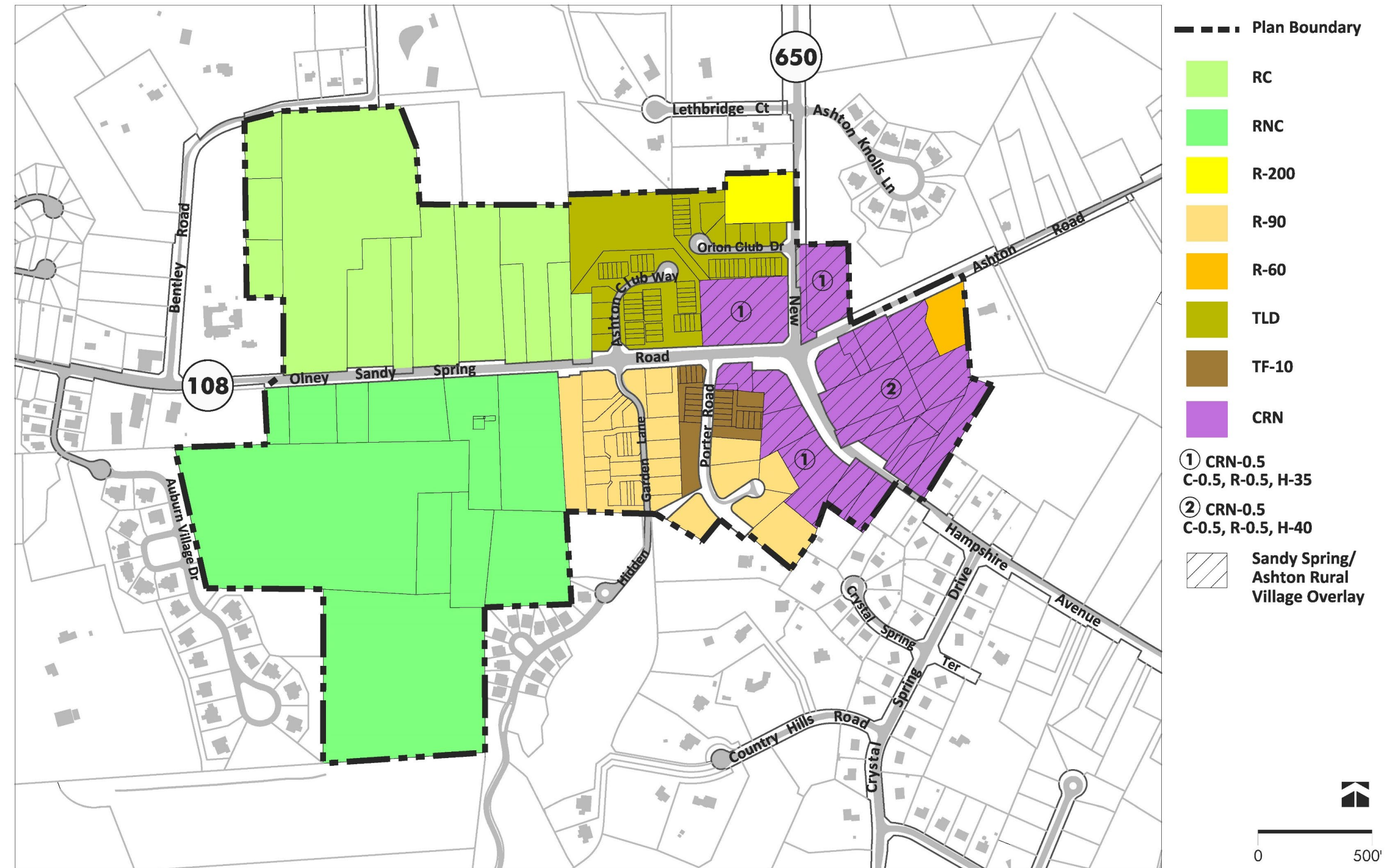
Area-Wide Recommendations

- Land Use and Zoning
- Community Design
- Connectivity
- Community Facilities and Open Space
- Environment
- Historic Preservation

Area-Wide Recommendations: Land Use & Zoning

Overall Zoning

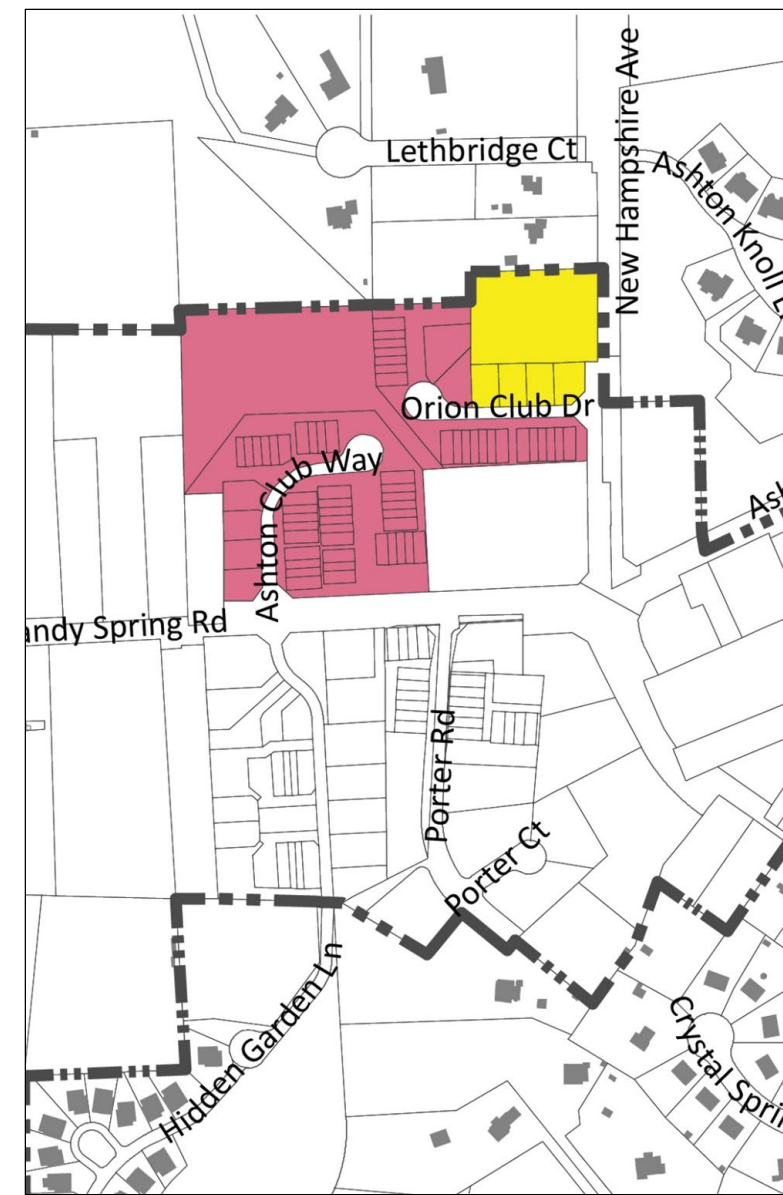
- Maintain zoning in Rural Buffer and most of Residential Edge neighborhoods.



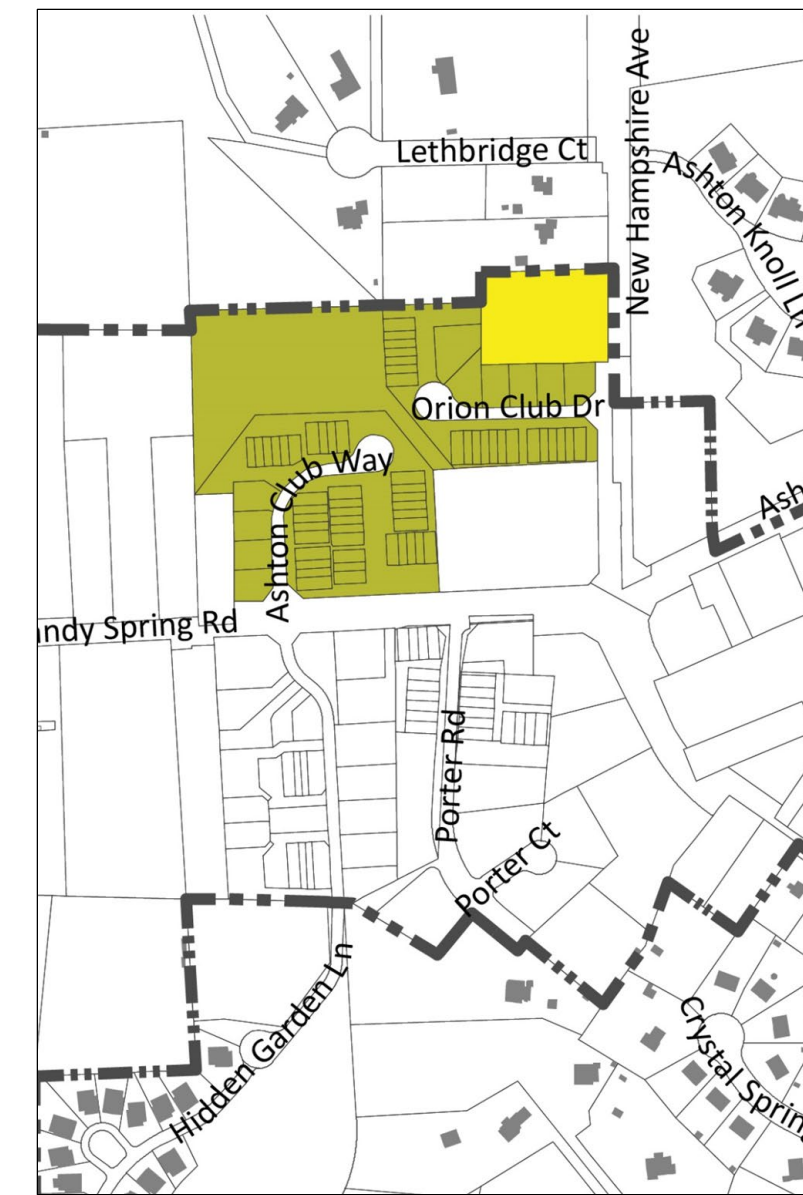
Area-Wide Recommendations: Land Use & Zoning

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.



Existing Zoning



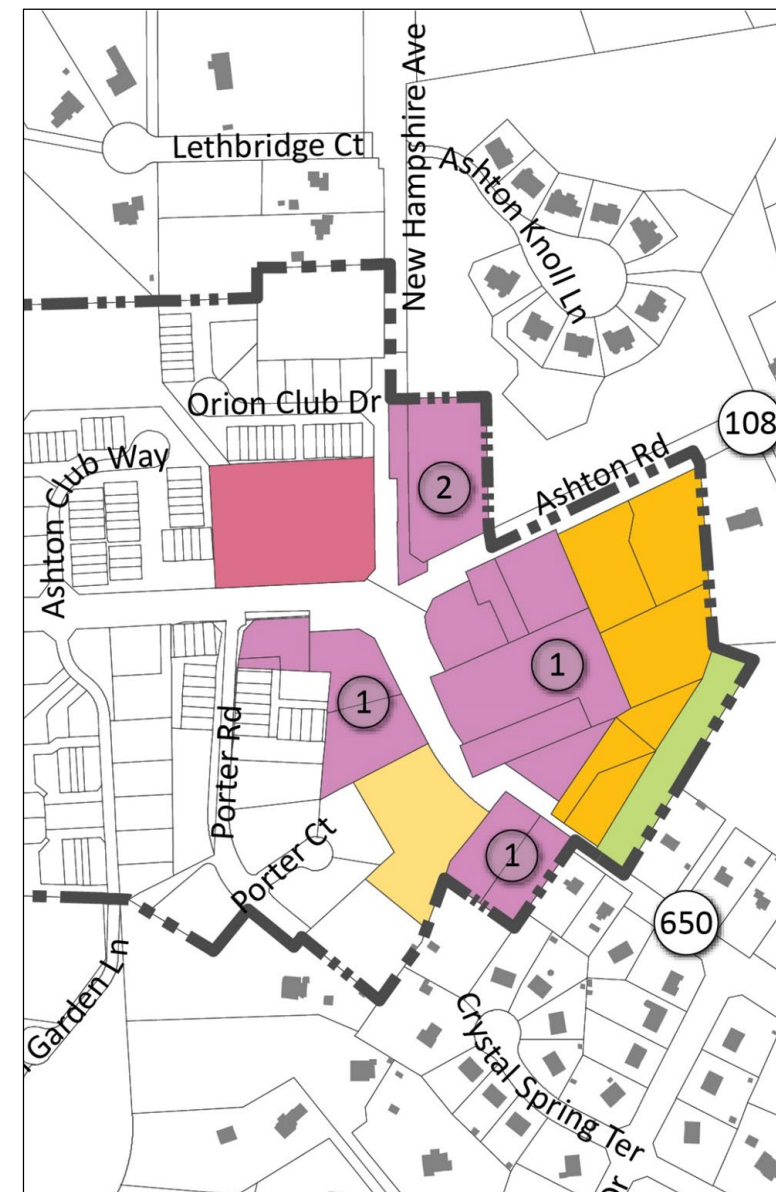
Proposed Zoning



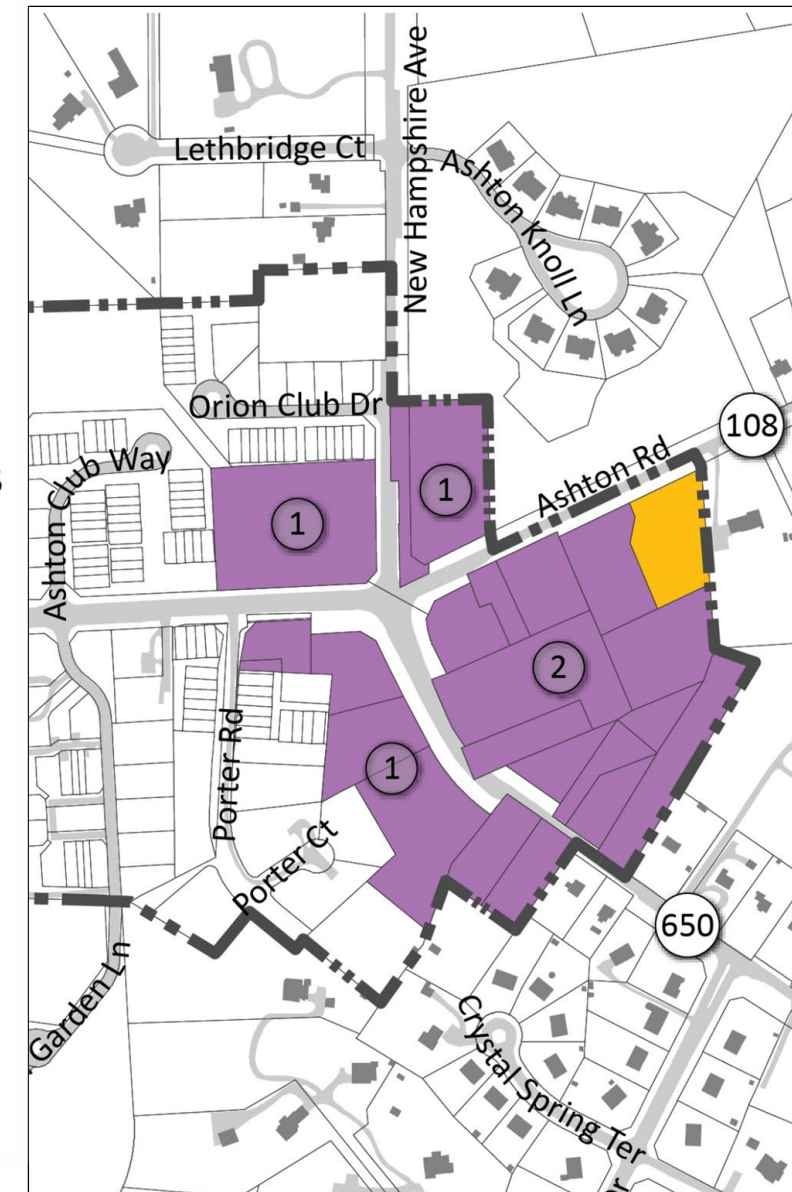
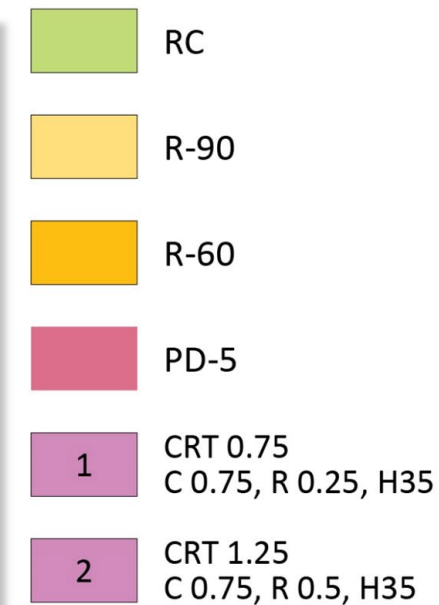
Area-Wide Recommendations: Land Use & Zoning

Village Core

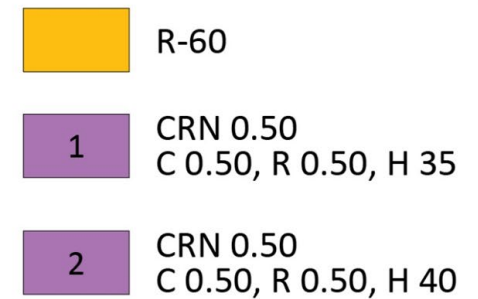
- Simplify and “right-size” the zoning within the Village Core to better accommodate a mix of uses that allows for a vibrant rural village.



Existing Zoning



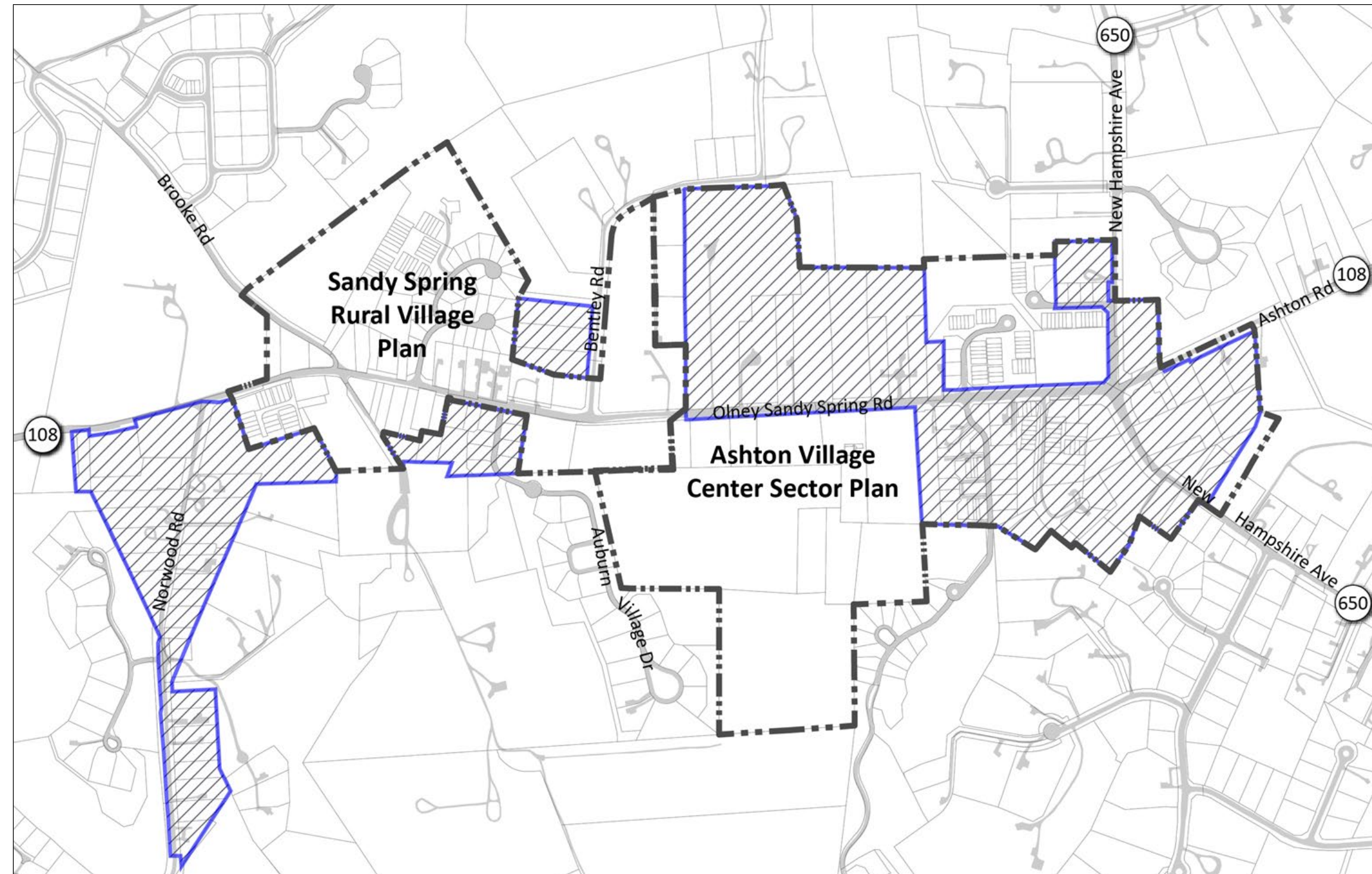
Proposed Zoning



Area-Wide Recommendations: Land Use & Zoning

Sandy Spring/Ashton Rural Village Overlay Zone

- Removed from Sandy Spring in 2015

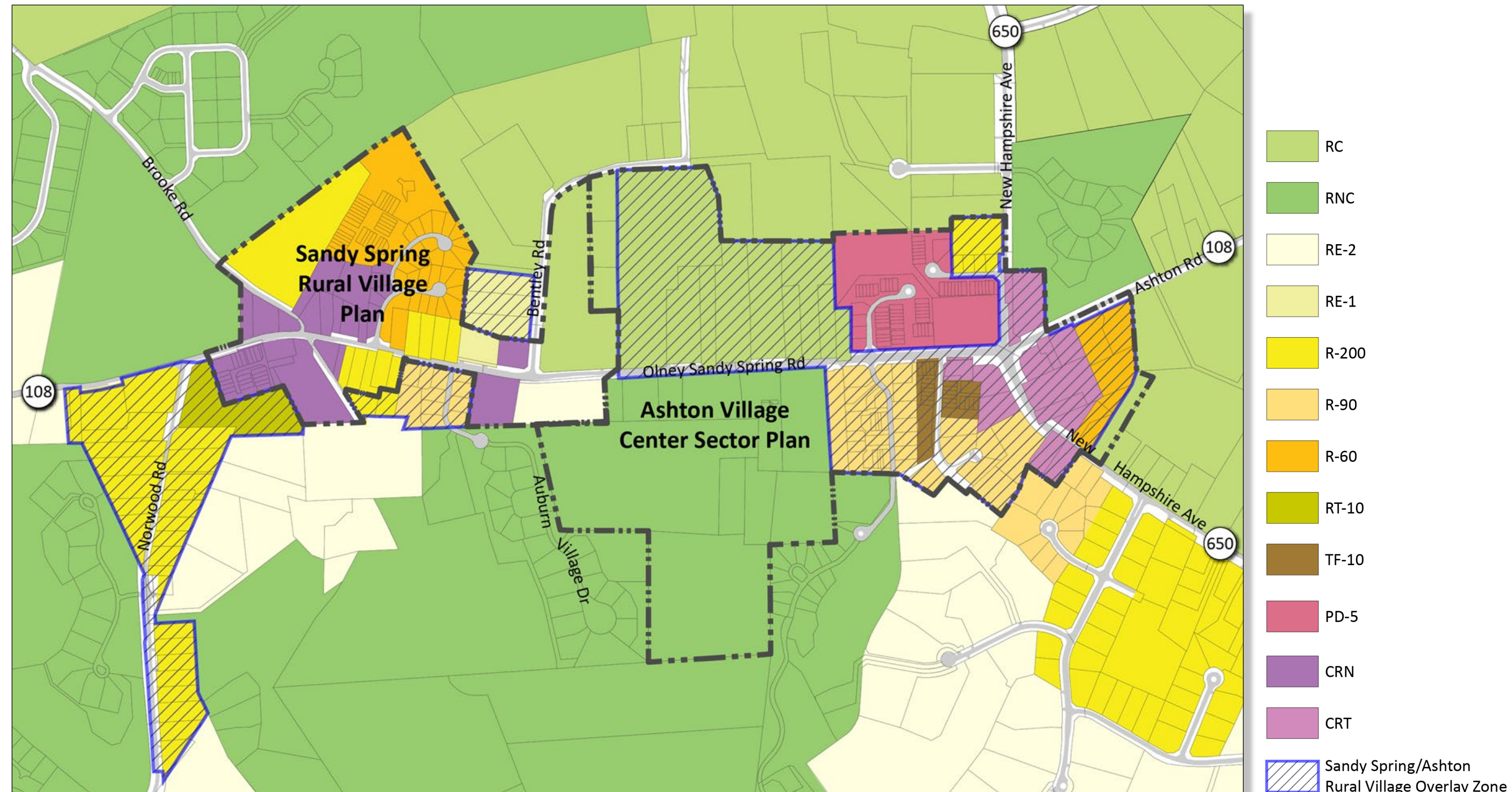


 Sandy Spring/Ashton Rural Village Overlay Zone

Area-Wide Recommendations: Land Use & Zoning

Sandy Spring/Ashton Rural Village Overlay Zone

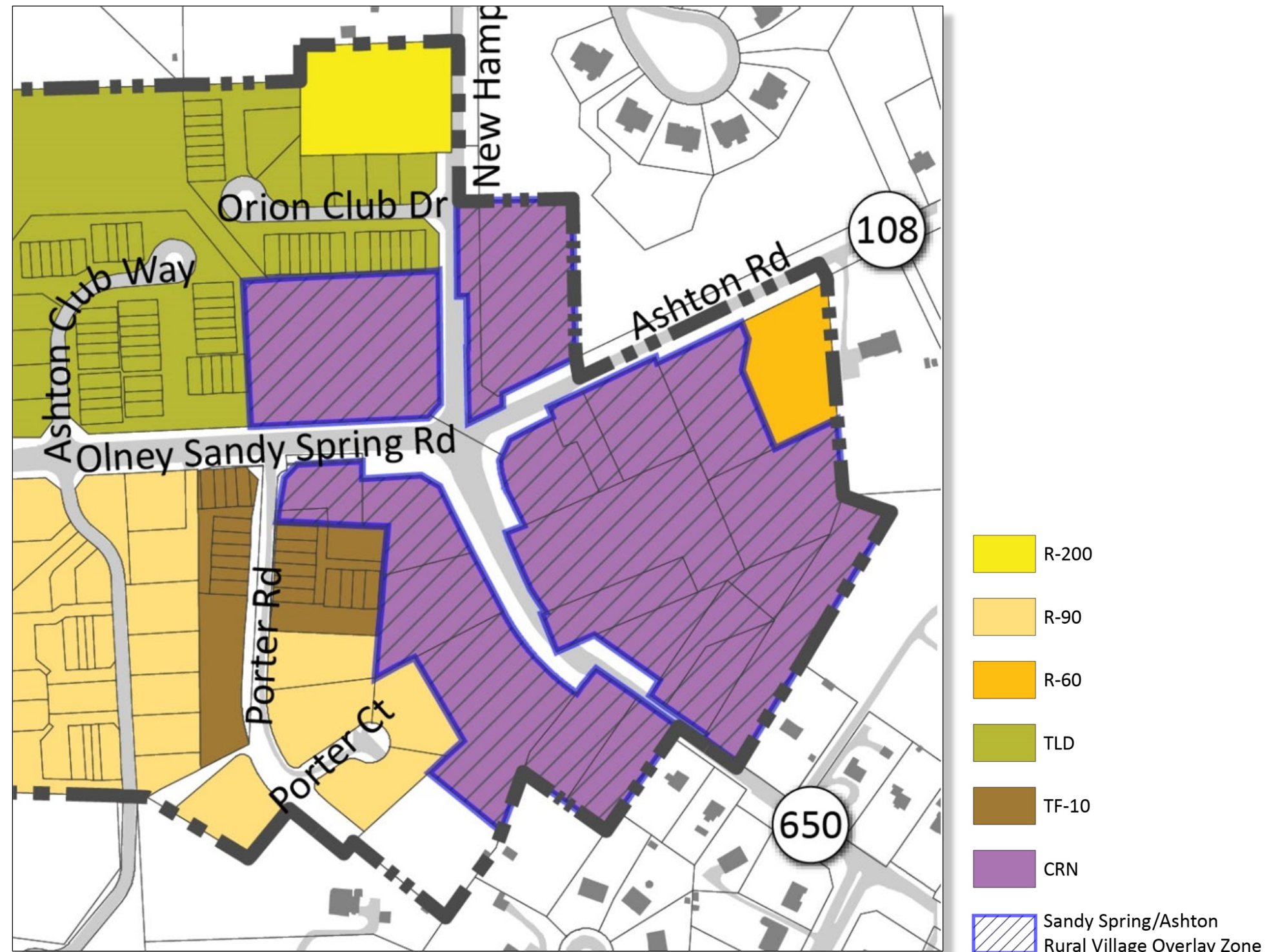
- With Existing Zoning



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.



Architectural Embellishments

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.



Existing MD 108 and MD 650 Intersection

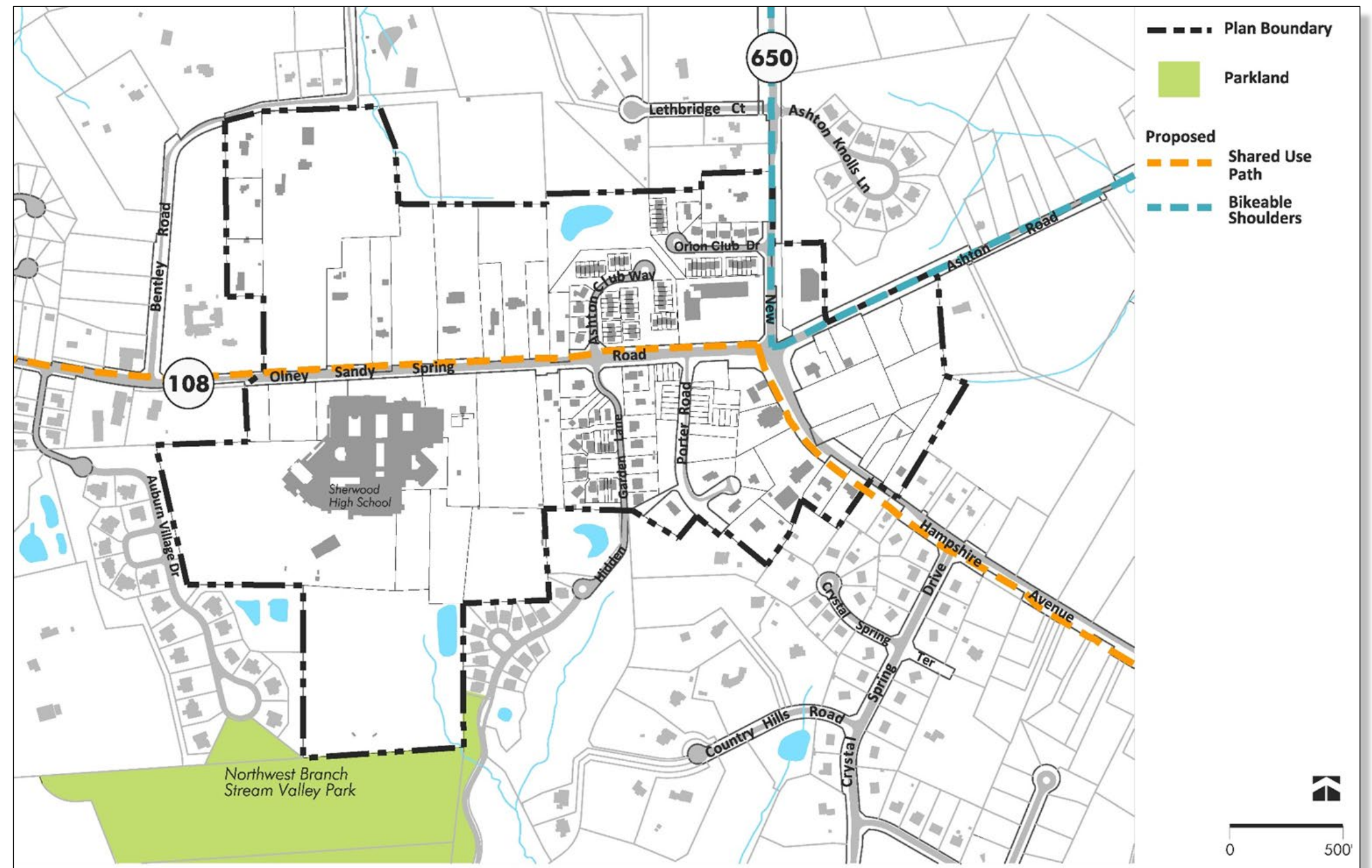


Proposed MD 108 and MD 650 Intersection

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.



Bike Classifications

Area-Wide Recommendations: Open Space

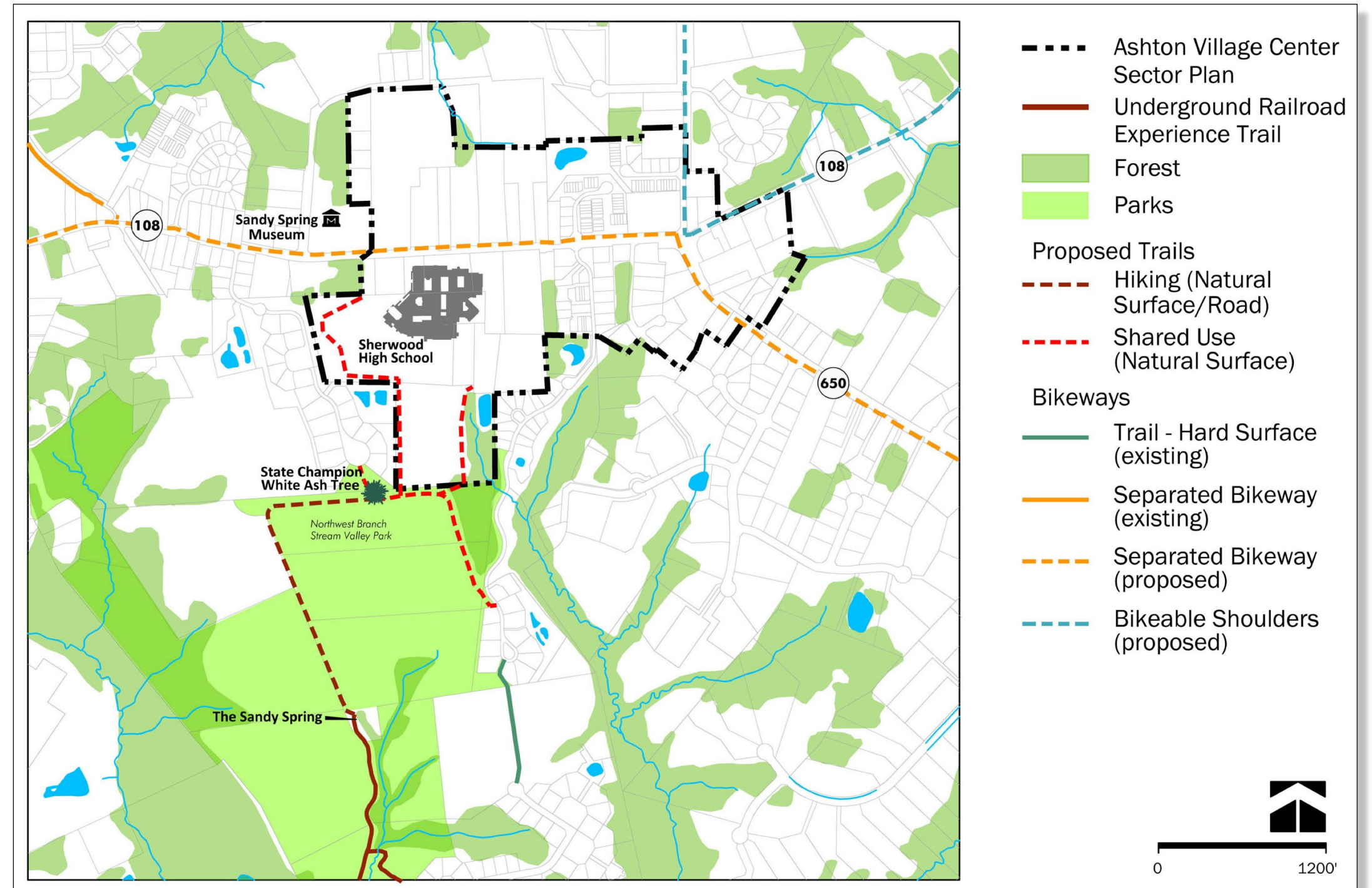
- Active recreational opportunities for all ages.
- Strengthened connections to nearby public spaces.
- Frame open spaces with building façades and uses that activate those spaces.
- Ensure that open spaces remain publicly accessible.



Recommended Open Spaces

Area-Wide Recommendations: Trails

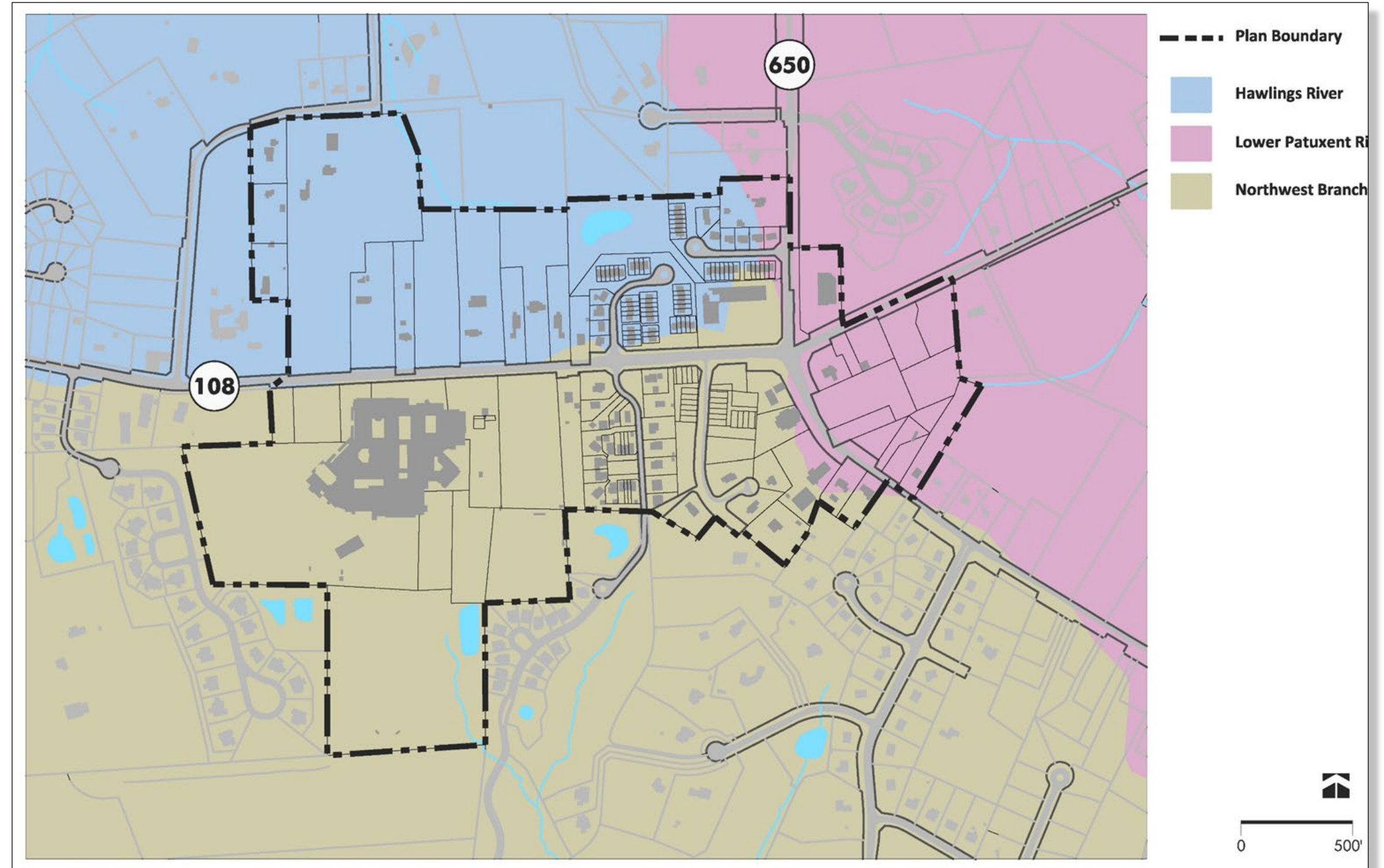
- Shared-use trail across high school property



Recommended Trail Connections

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.



Watersheds

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.

17920 New Hampshire Avenue



17838 Hidden Garden Lane



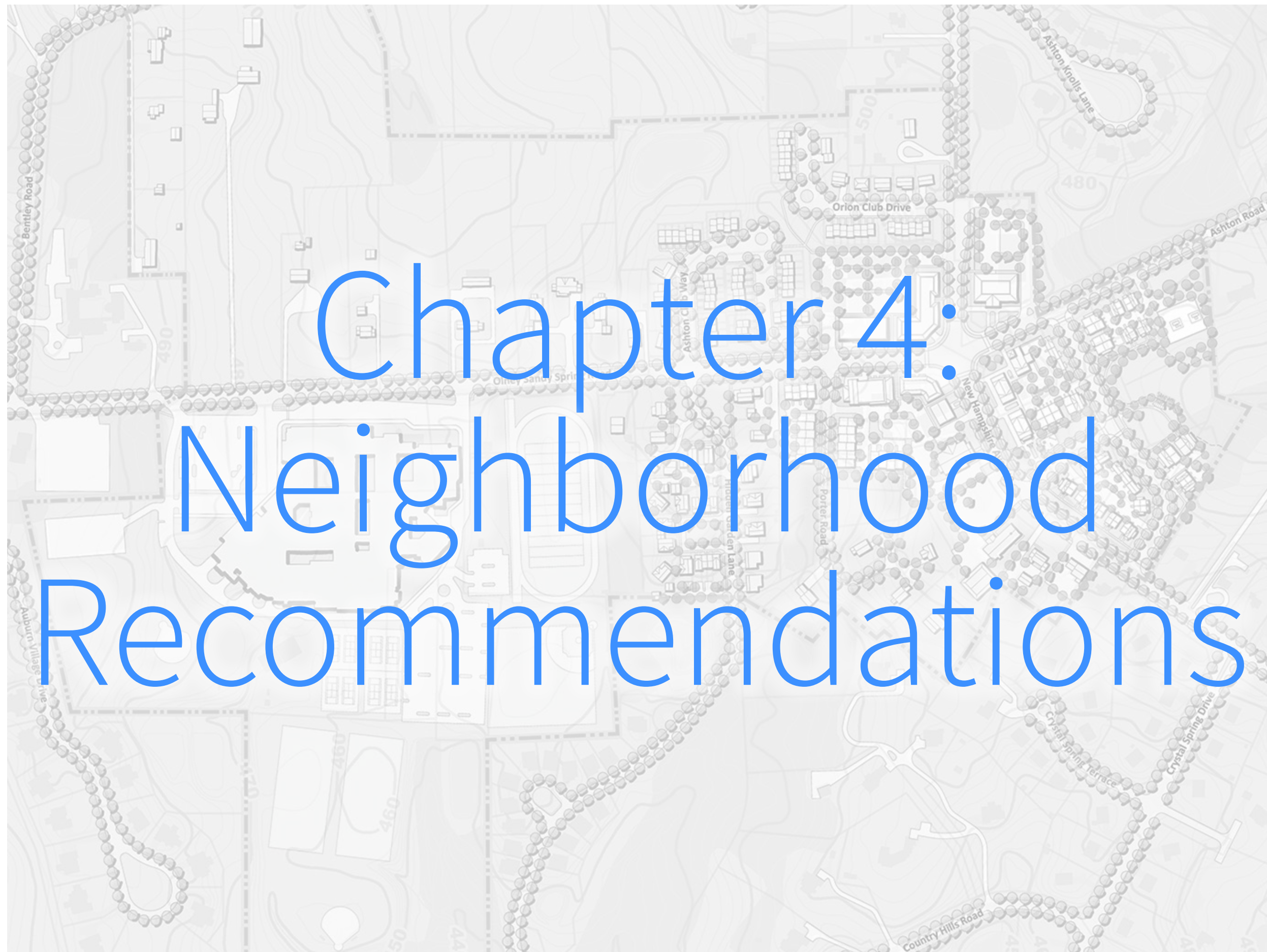
17836 Hidden Garden Lane



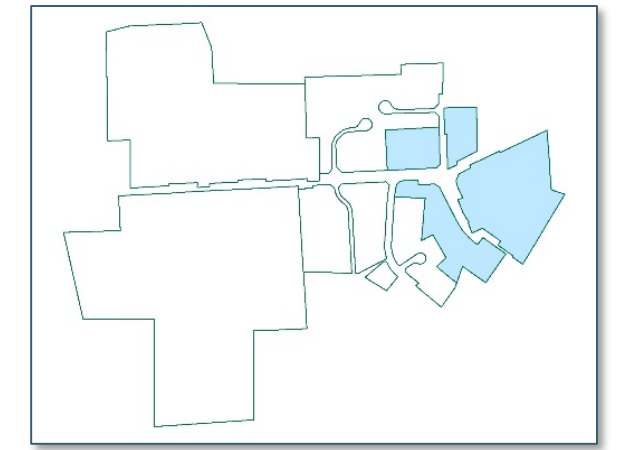
Rhode Island Avenue trolley sign and map



Example of pedestrian scaled wayfinding signage in Riverdale Park, MD

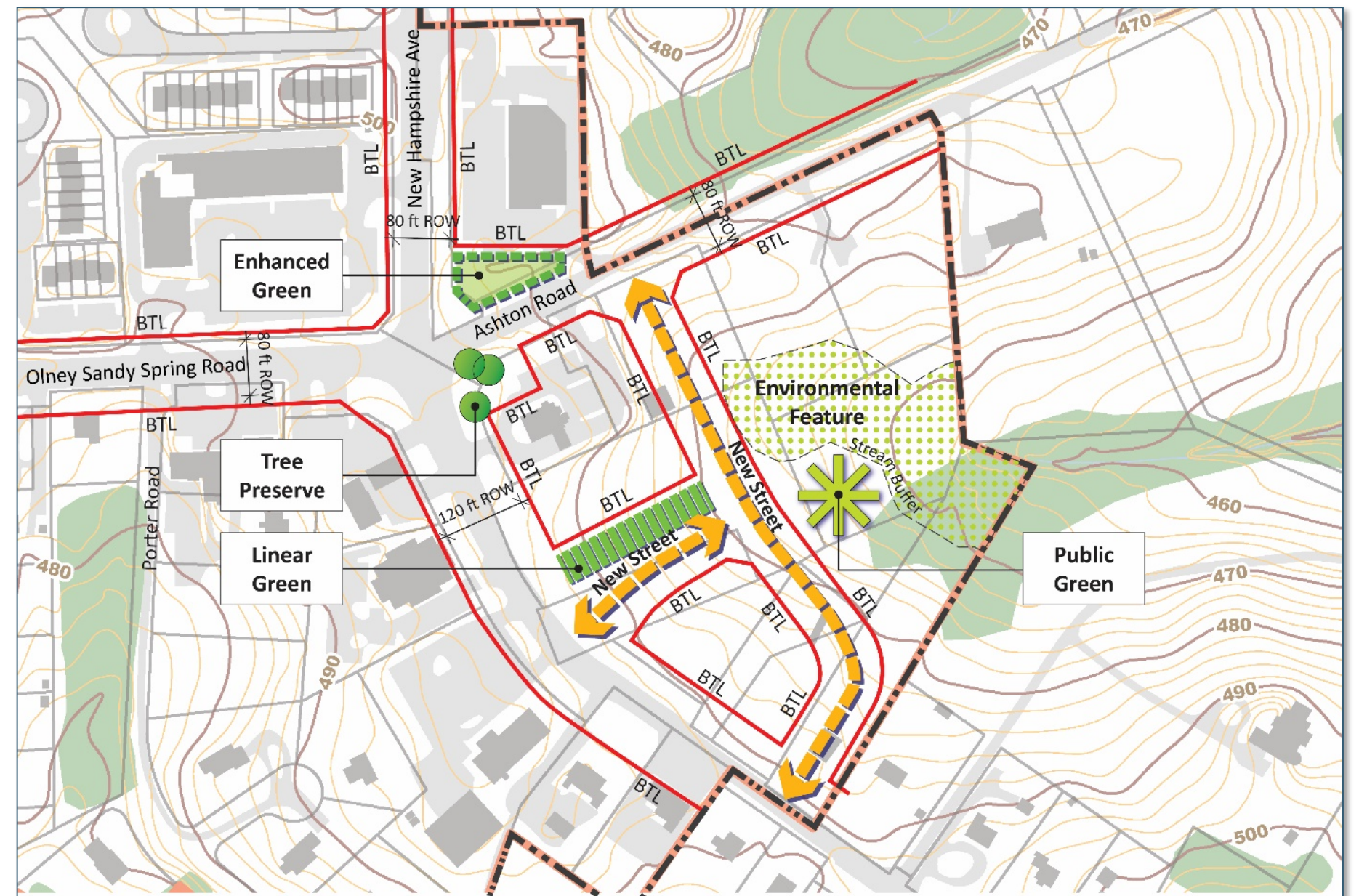


Neighborhood Recommendations



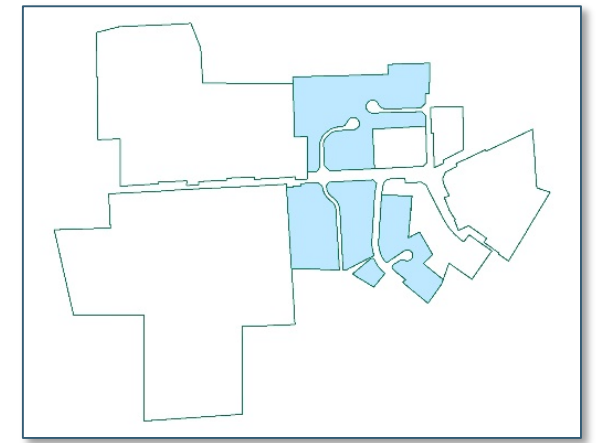
Specifies recommendations for land use, zoning, design and other potential impacts for the three neighborhoods.

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



The Village Core Framework

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.

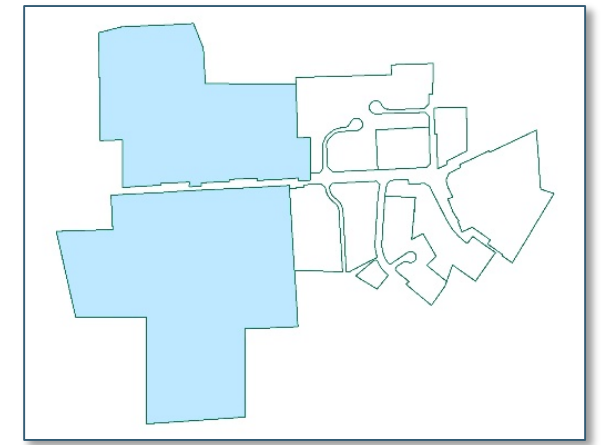


The stormwater management facility on the Ashton Village HOA property showing part of the large flat area on the Ashton Village HOA property.



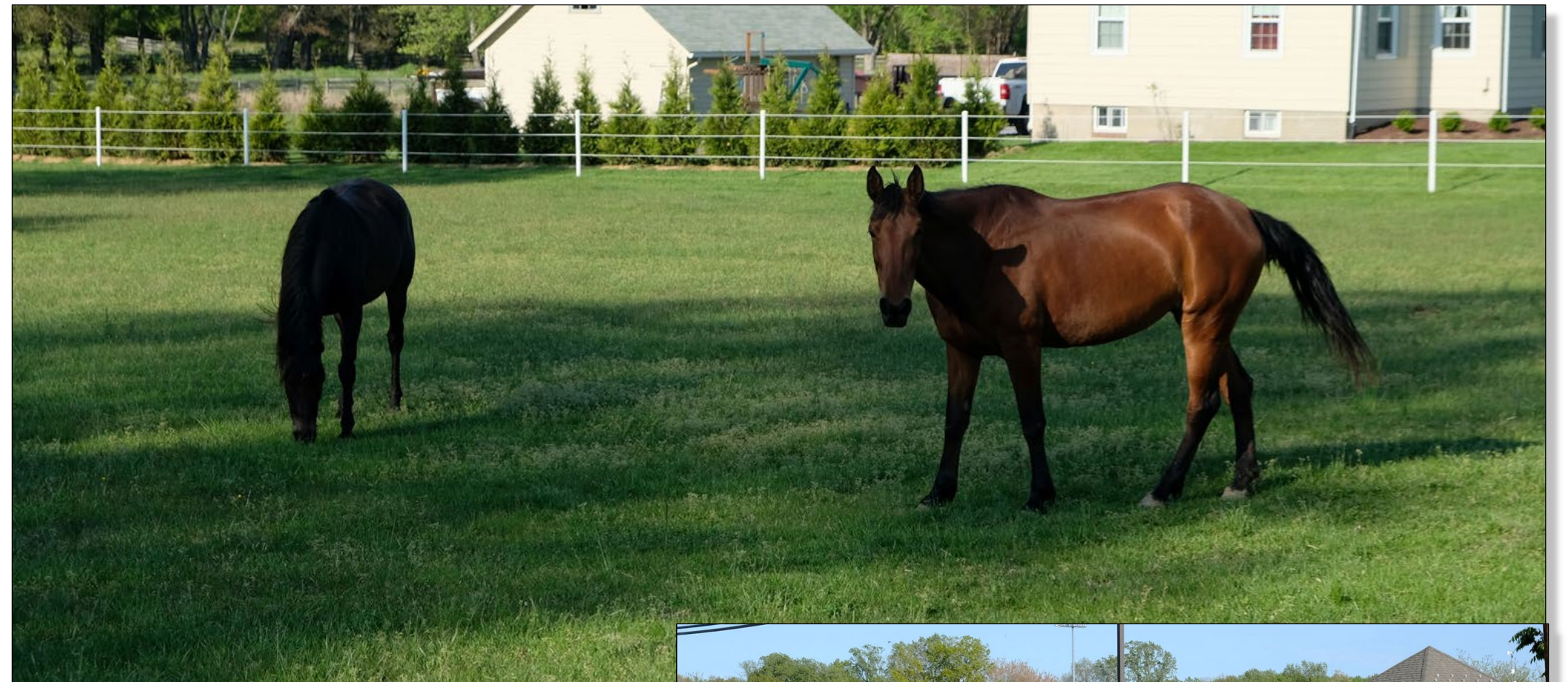
The opening in the middle of the Ashton Village Center shopping center that directly connects the open space and the village center.

Neighborhood Recommendations



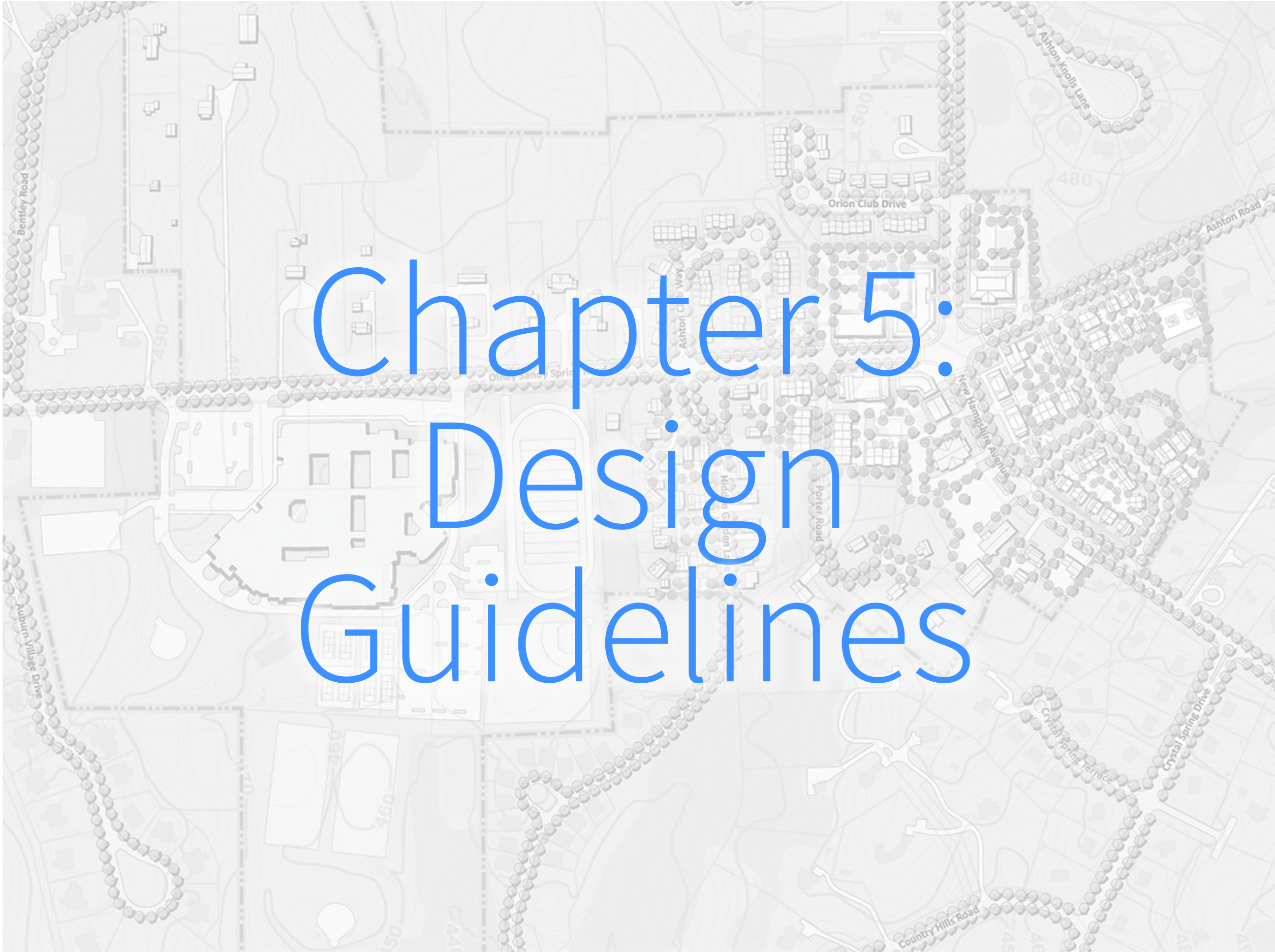
Specifies recommendations for land use, zoning, design and other potential impacts for the three neighborhoods.

- **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.



North and south sides of MD108
in the Rural Buffer

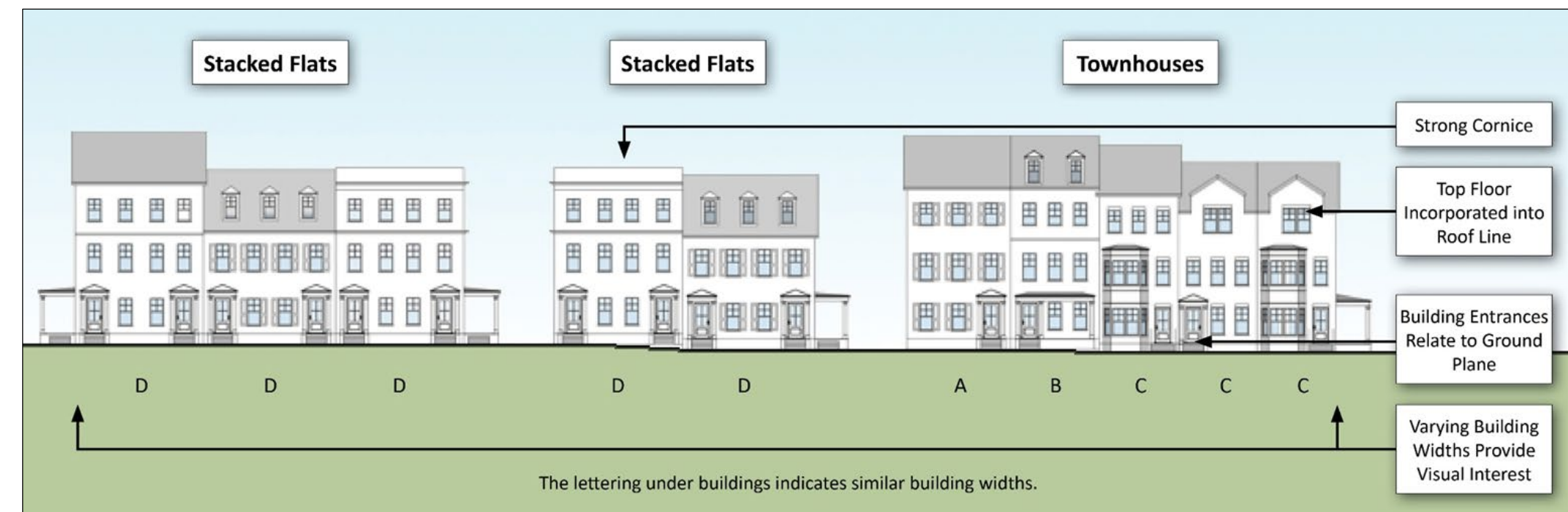
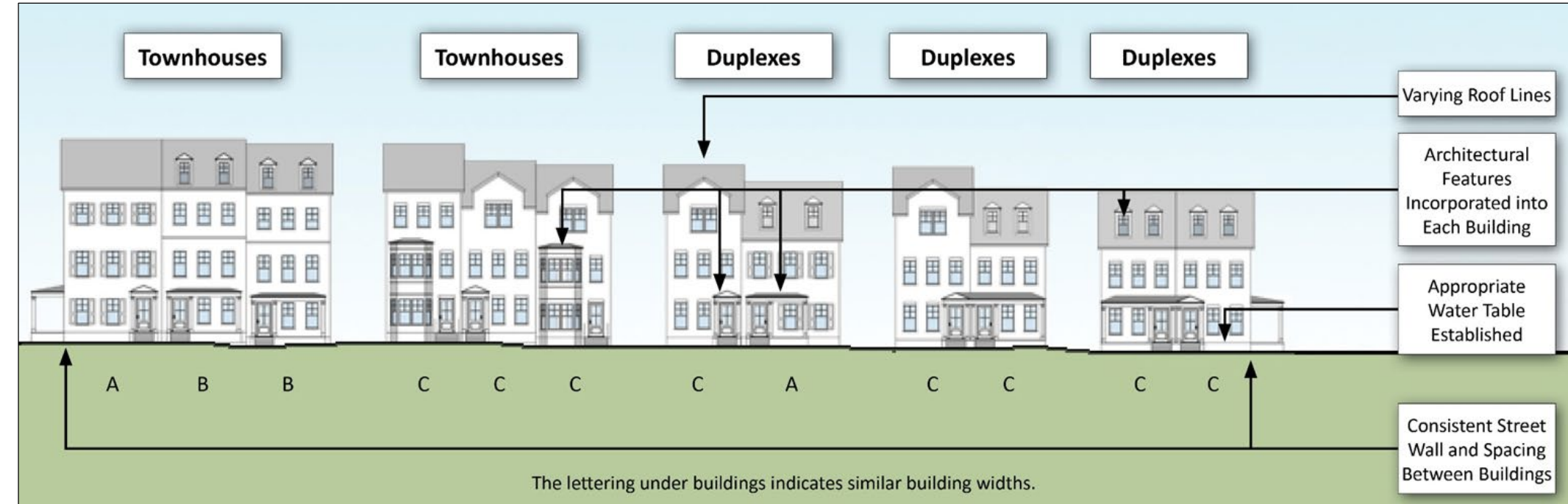


A topographic map of the Ashton Village Center Sector Plan area. The map shows various roads, including Bentley Road, Orion Club Drive, Ashton Road, New Hampshire Avenue, Porter Road, Country Hills Road, Crystal Spring Drive, and Crystal Spring Terrace. It also features contour lines indicating elevation, with labels such as 480, 490, 460, and 450. The map is overlaid with a grid of dashed lines. The title "Chapter 5: Design Guidelines" is centered over the map in a large, blue, sans-serif font.

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.



Linear green providing hardscape and cafe space in Charlottesville, VA



Linear green providing small recreational open space opportunity in Maple Lawn



Viewshed of the Cloverly property



Neighborhood green in the Kentlands

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.



Street with appropriate street elements



Parking behind buildings



A well landscaped alley helps to soften its utilitarian purposes



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

