



Montgomery Planning Upcounty Planning

September 9, 2020

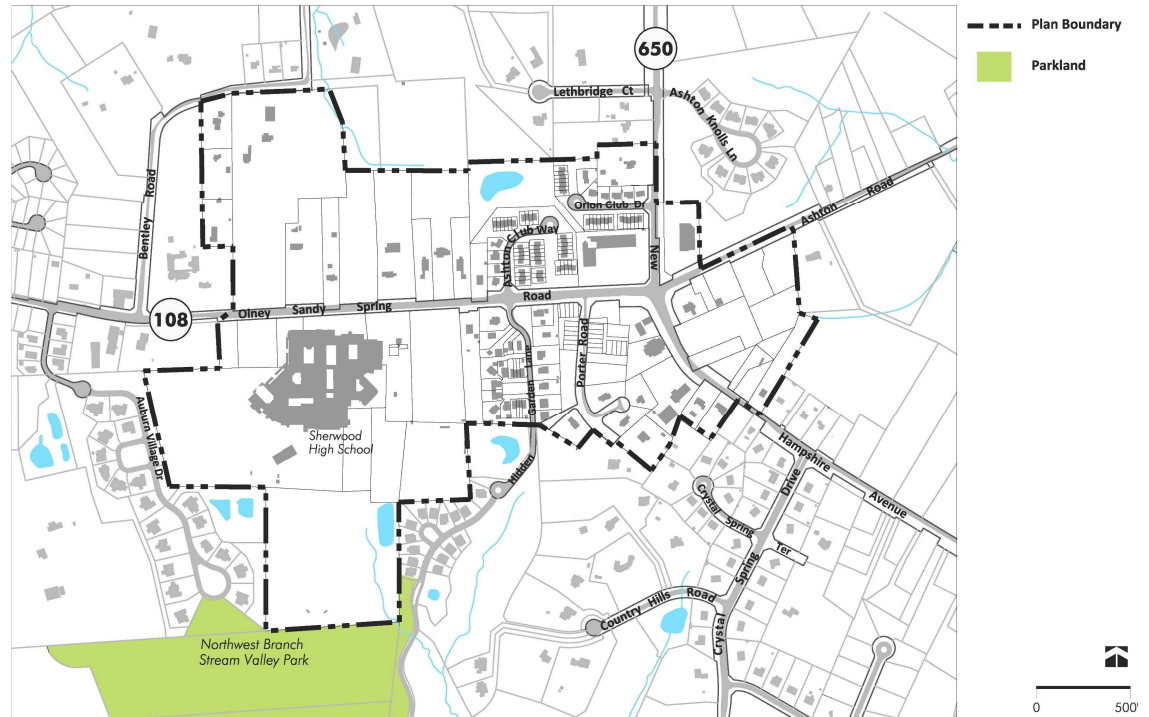
Ashton Village Center Sector Plan

Public Hearing Draft Presentation to HPC



Overview

- Present Public Hearing Draft
- Present Historic Preservation Resources and Recommendations

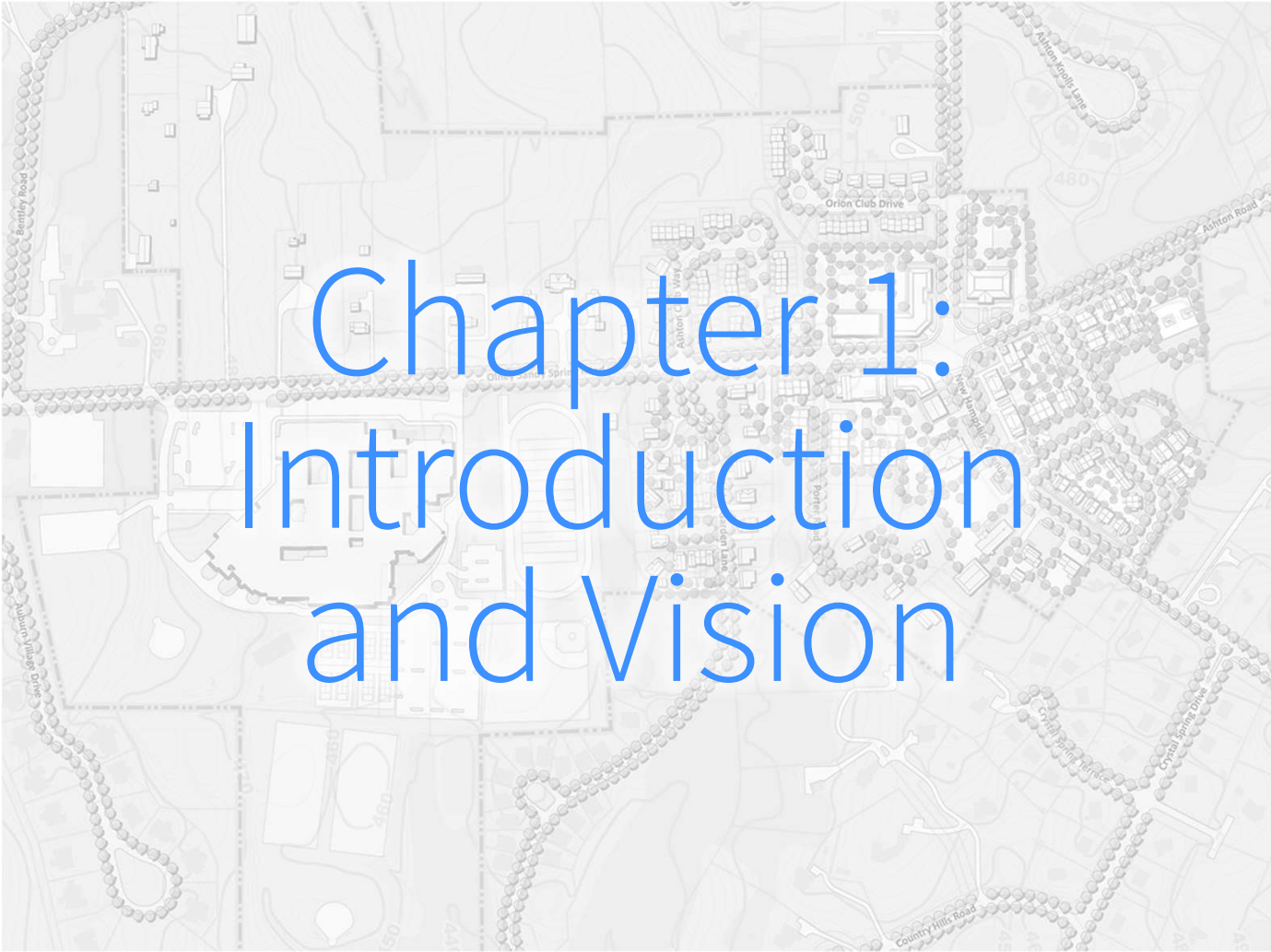


Plan Milestones

May 16, 2019	Community Kickoff Meeting
May 23, 2019	Approval of the Scope of Work
October 15-24, 2019	Design Workshop and Summary
January 29, 2020	Community Briefing
April 16, 2020	Planning Board Briefing / Preliminary Recommendations
July 23, 2020	Presentation of Working Draft
September 17, 2020	Public Hearing

Plan Purpose

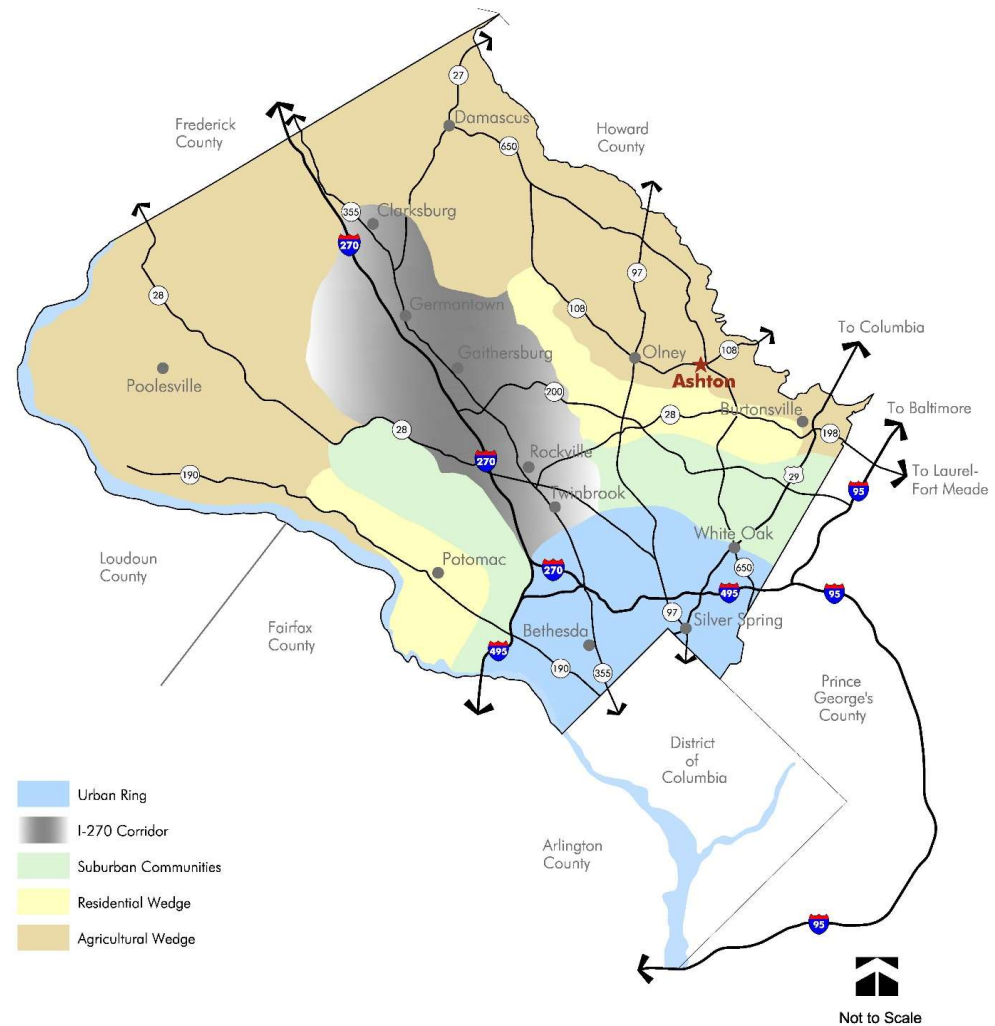
- Make land use, zoning, design, transportation and environmental recommendations appropriate for a rural village.
- Increase bikeability and walkability and meet Vision Zero objectives.
- Raise awareness of the County's rich array of cultural and historic resources.

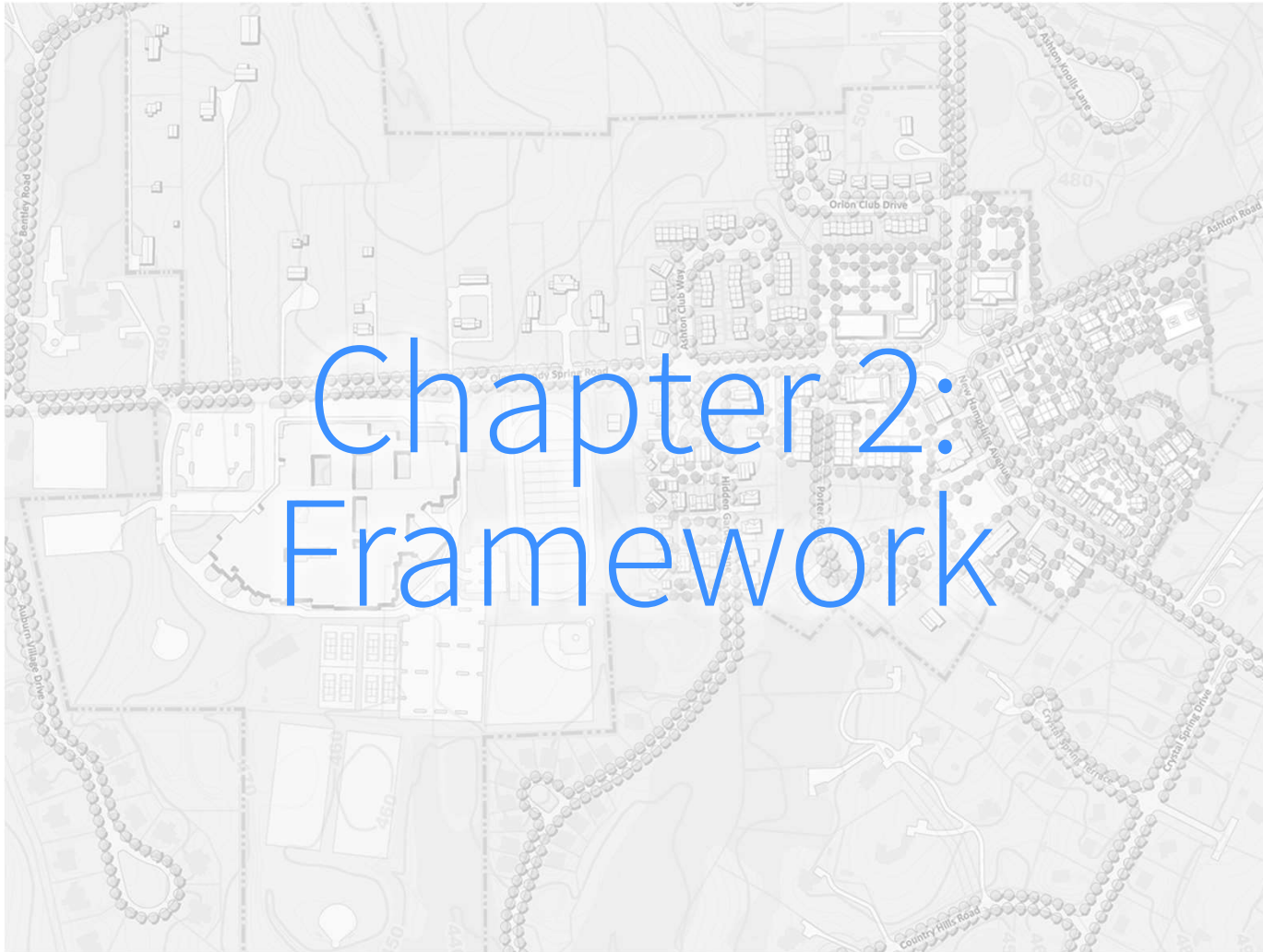
A grayscale topographic map of the Ashton Village Center area. The map shows various roads, including Bentley Road, Ashton Club Drive, Orion Club Drive, Ashton Road, Country Hills Road, and Crystal Spring Drive. It also depicts a golf course, a large building complex, and surrounding terrain with contour lines. The title 'Chapter 1: Introduction and Vision' is overlaid in large blue text.

Chapter 1: Introduction and Vision

Location and Vision

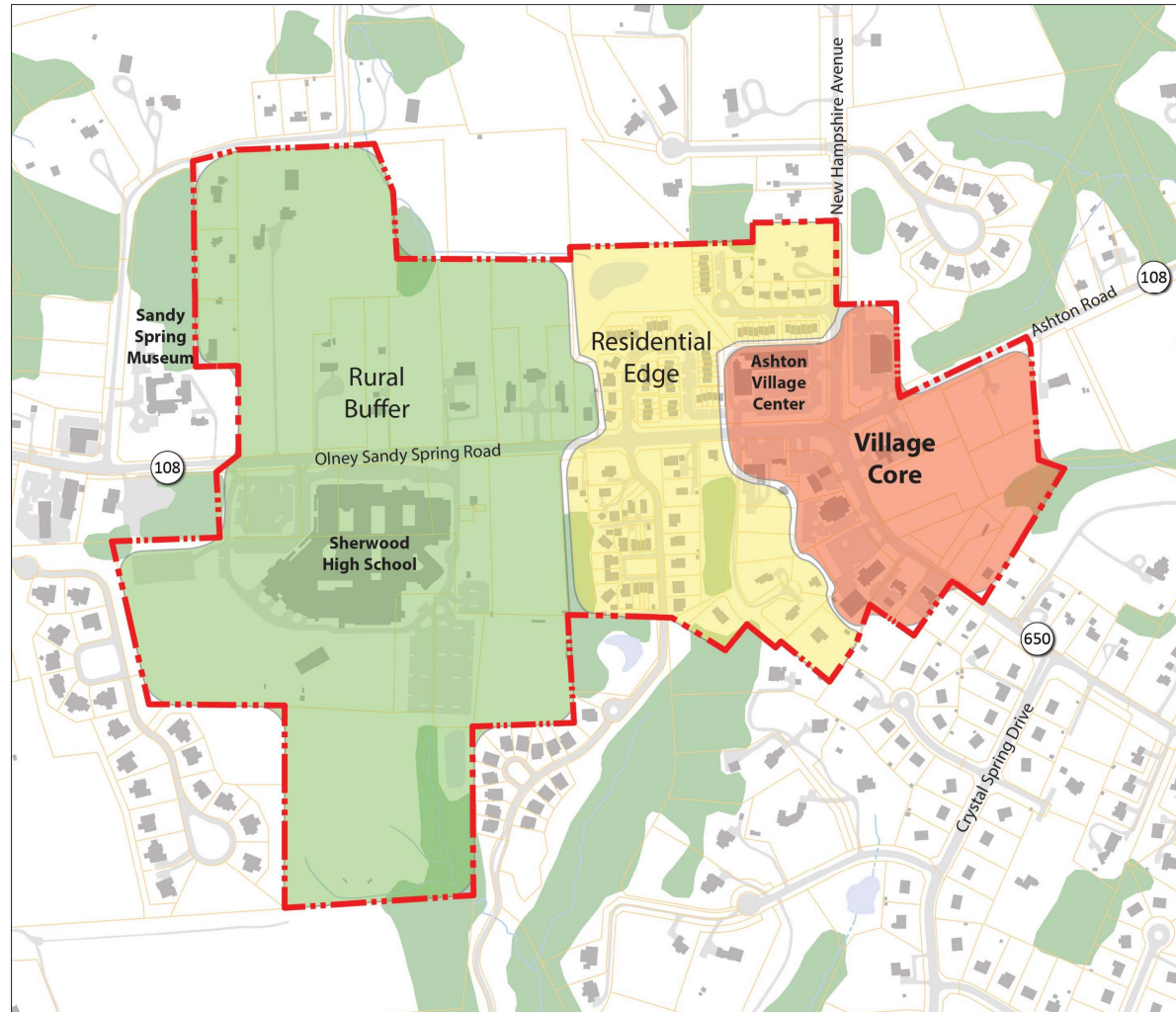
The Ashton Village Center is a compact, walkable and bikeable rural village with varied housing opportunities, safe and complete streets, and inviting gathering places that foster a sense of community.

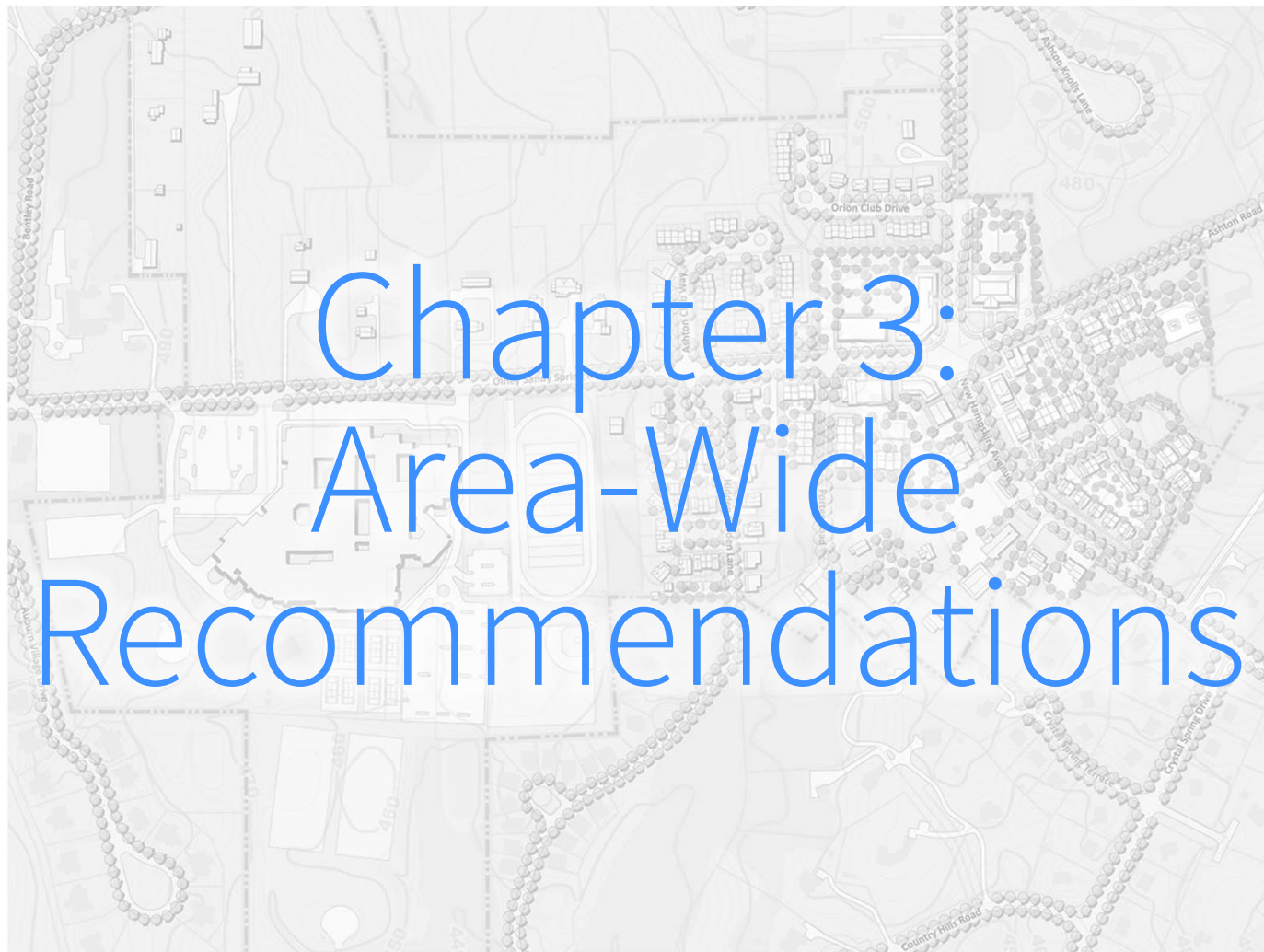




Framework: Concept

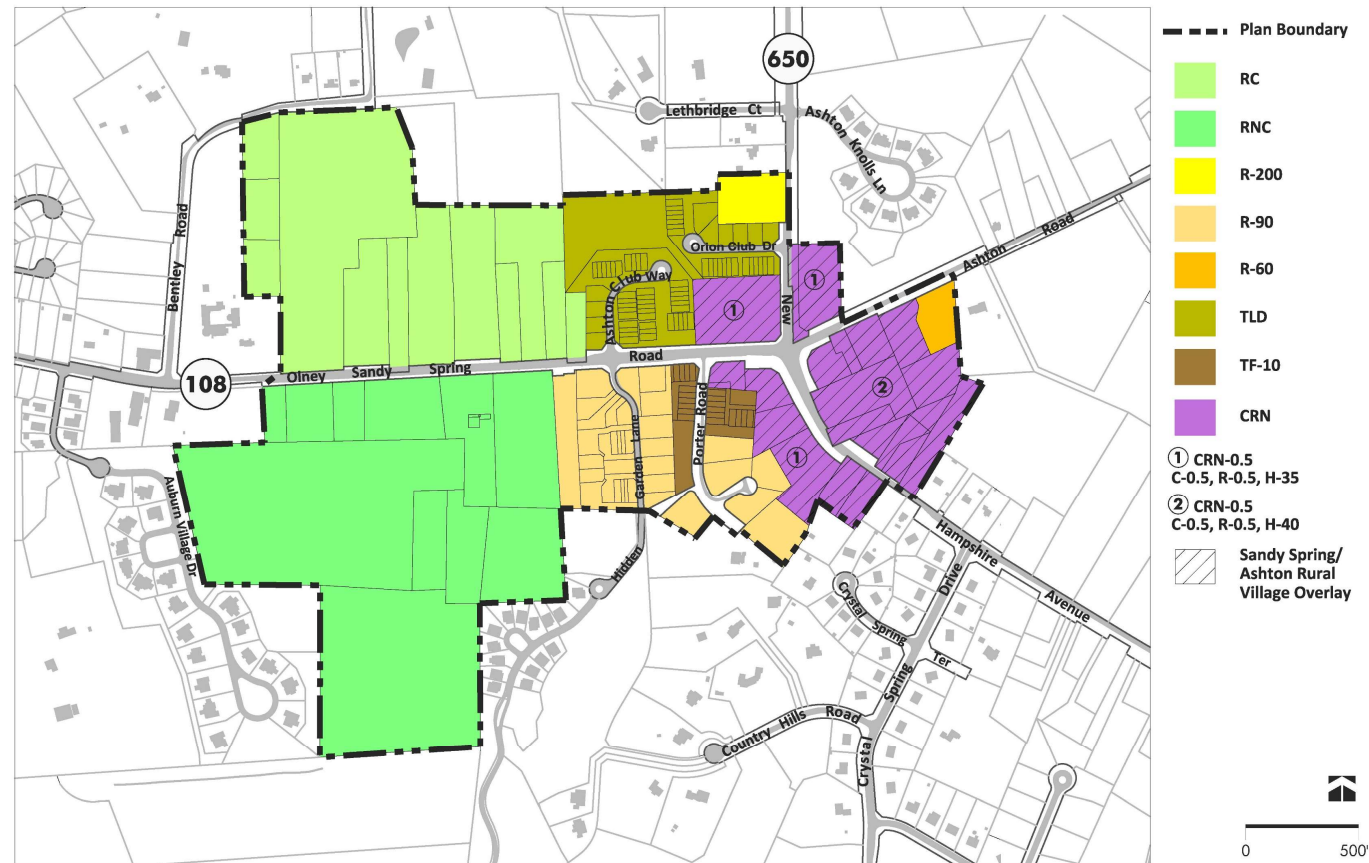
- **Village Core:** located at the intersection of two crossroads
- **Residential Edge:** provides a transition between the Village Core and the Rural Buffer
- **Rural Buffer:** provides a distinct separation between the village cores of Ashton and Sandy Spring (immediately west on MD 108)





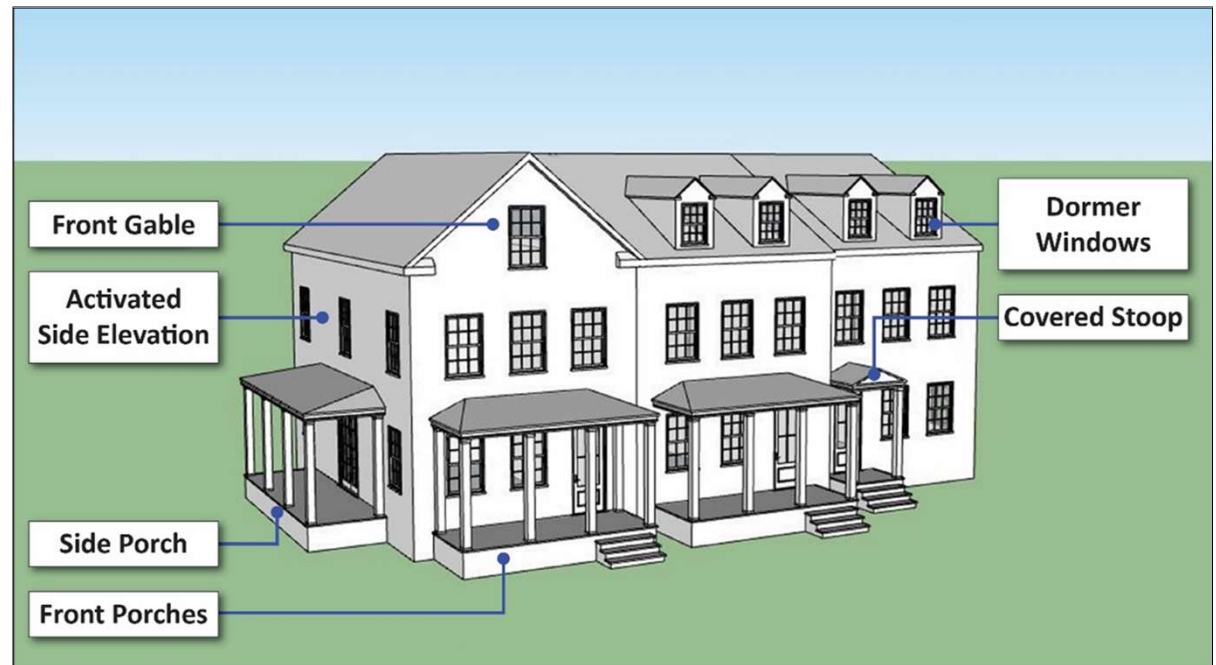
Area-Wide Recommendations: Land Use & Zoning

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

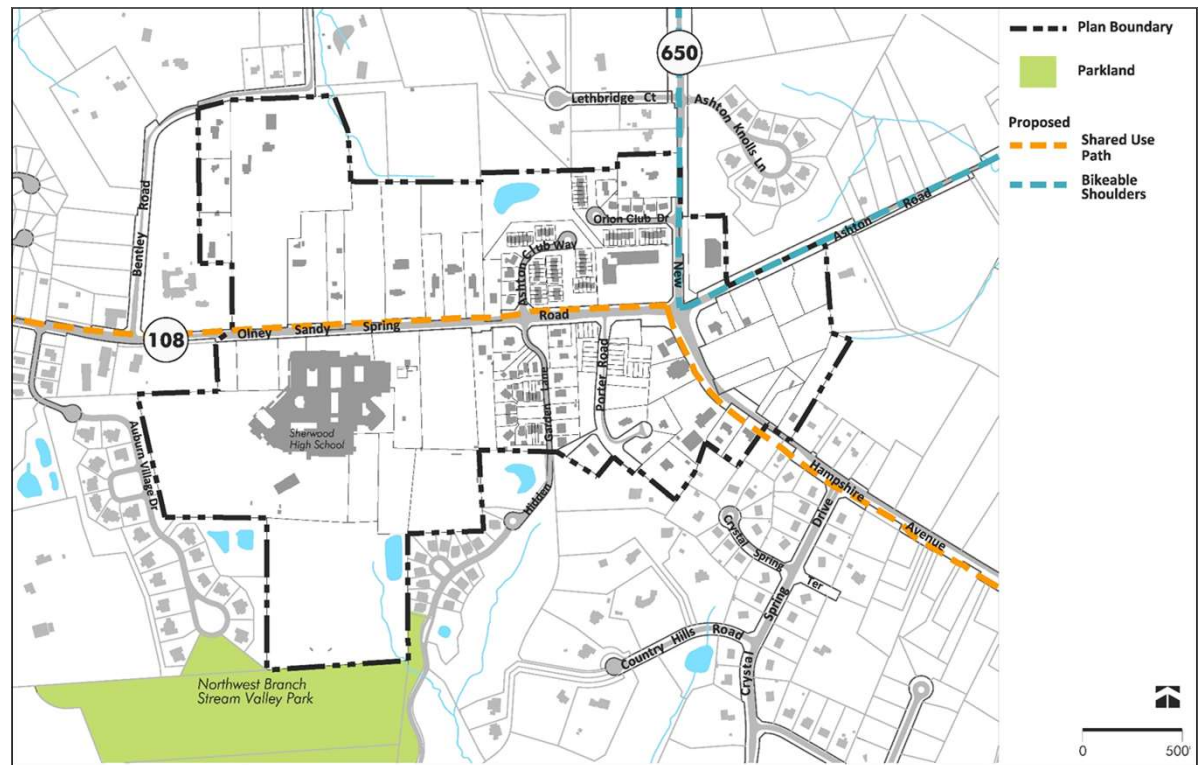


Architectural Embellishments

Area-Wide Recommendations: Connectivity

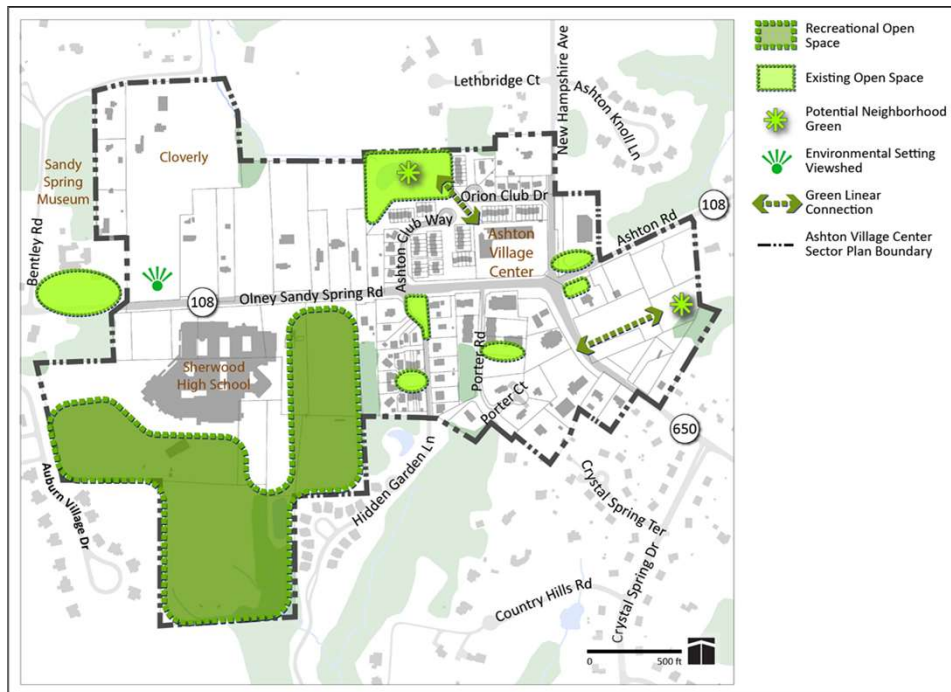
Pedestrian and Bike Improvements

- Continue to support improvements to the signalized entrance to Sherwood High School.
- Support existing Bicycle Master Plan recommendations.
- Construct missing sidewalk linkages.

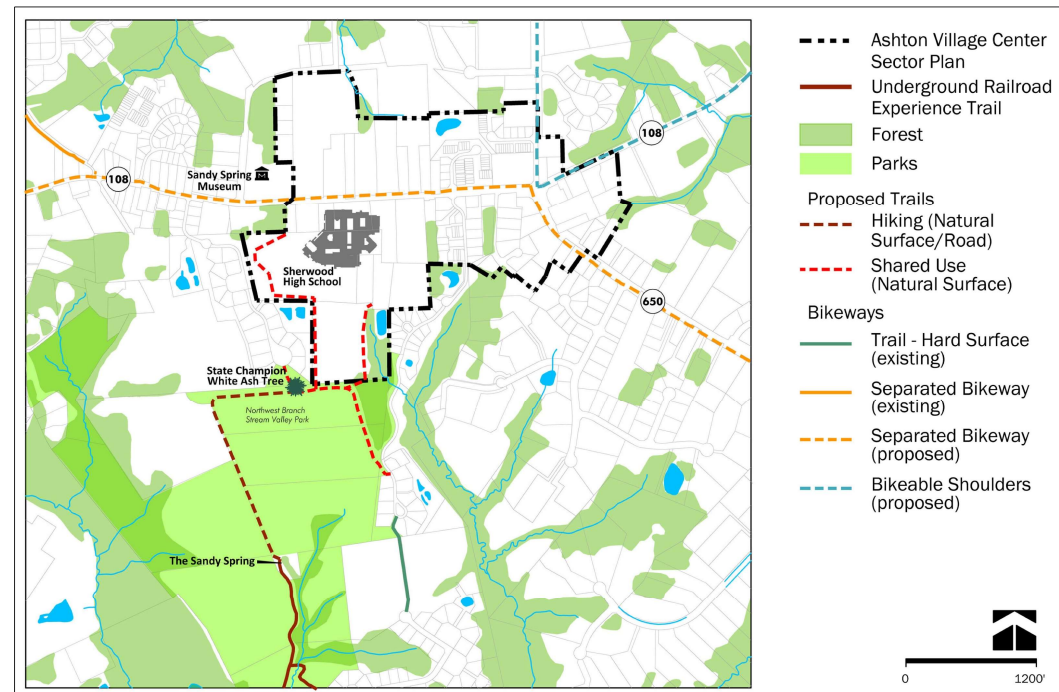


Bike Classifications

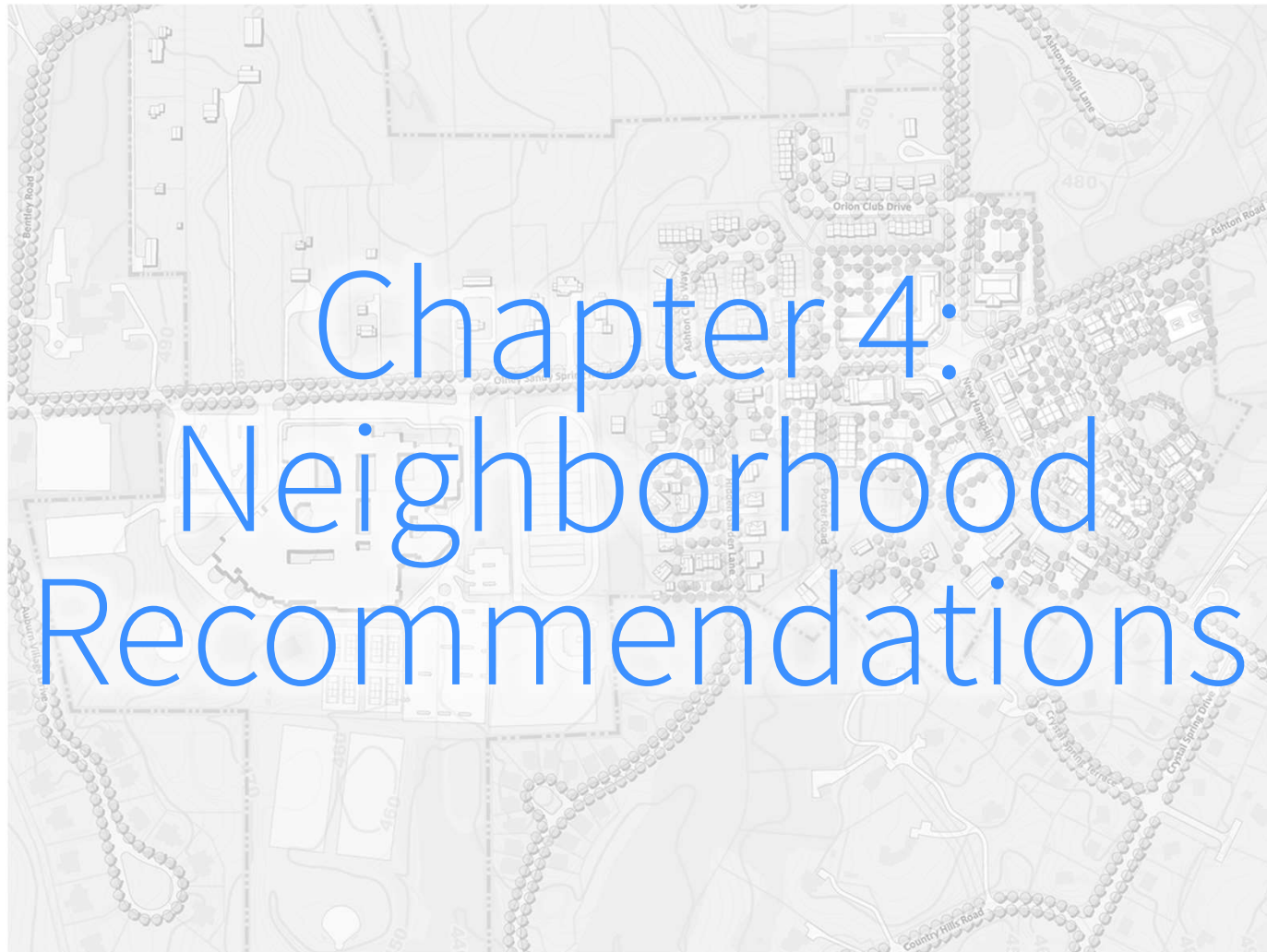
Area-Wide Recommendations: Open Space & Trails



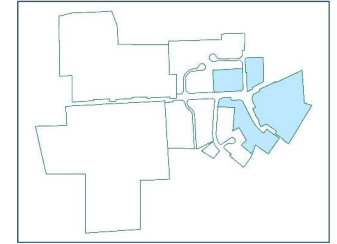
Open Space Recommendations



Recommended Trail Connections

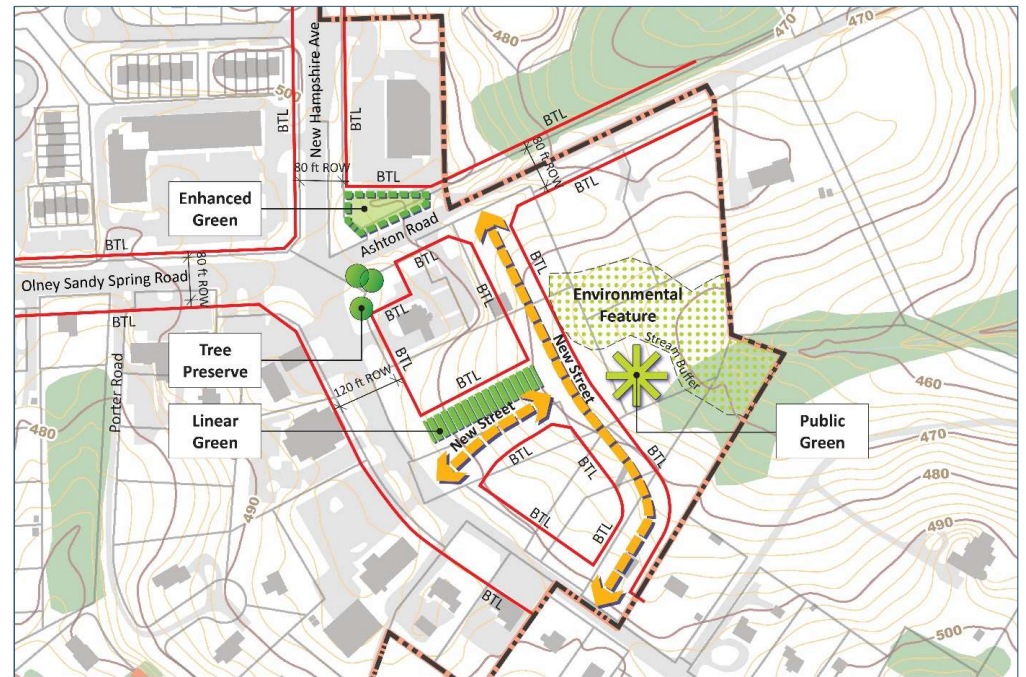


Neighborhood Recommendations



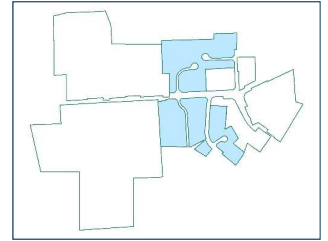
Specifies recommendations for land use, zoning, design and other potential impacts for the three neighborhoods.

- **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.

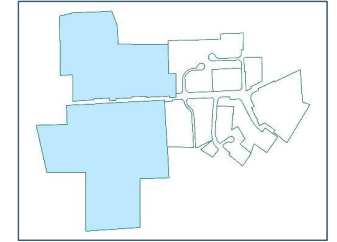


The stormwater management facility on the Ashton Village HOA property showing part of the large flat area on the Ashton Village HOA property.



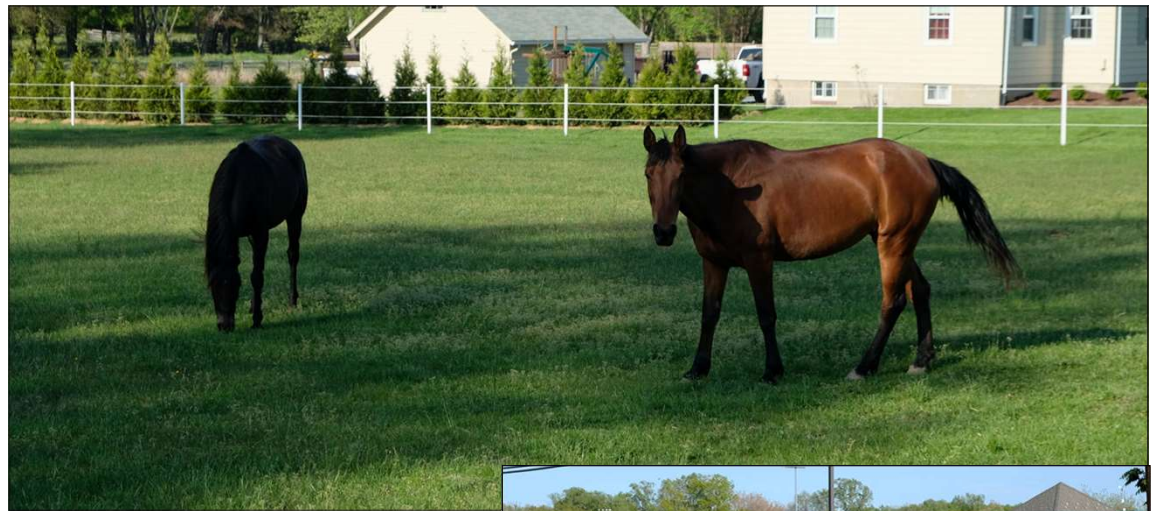
The opening in the middle of the Ashton Village Center shopping center that directly connects the open space and the village center.

Neighborhood Recommendations



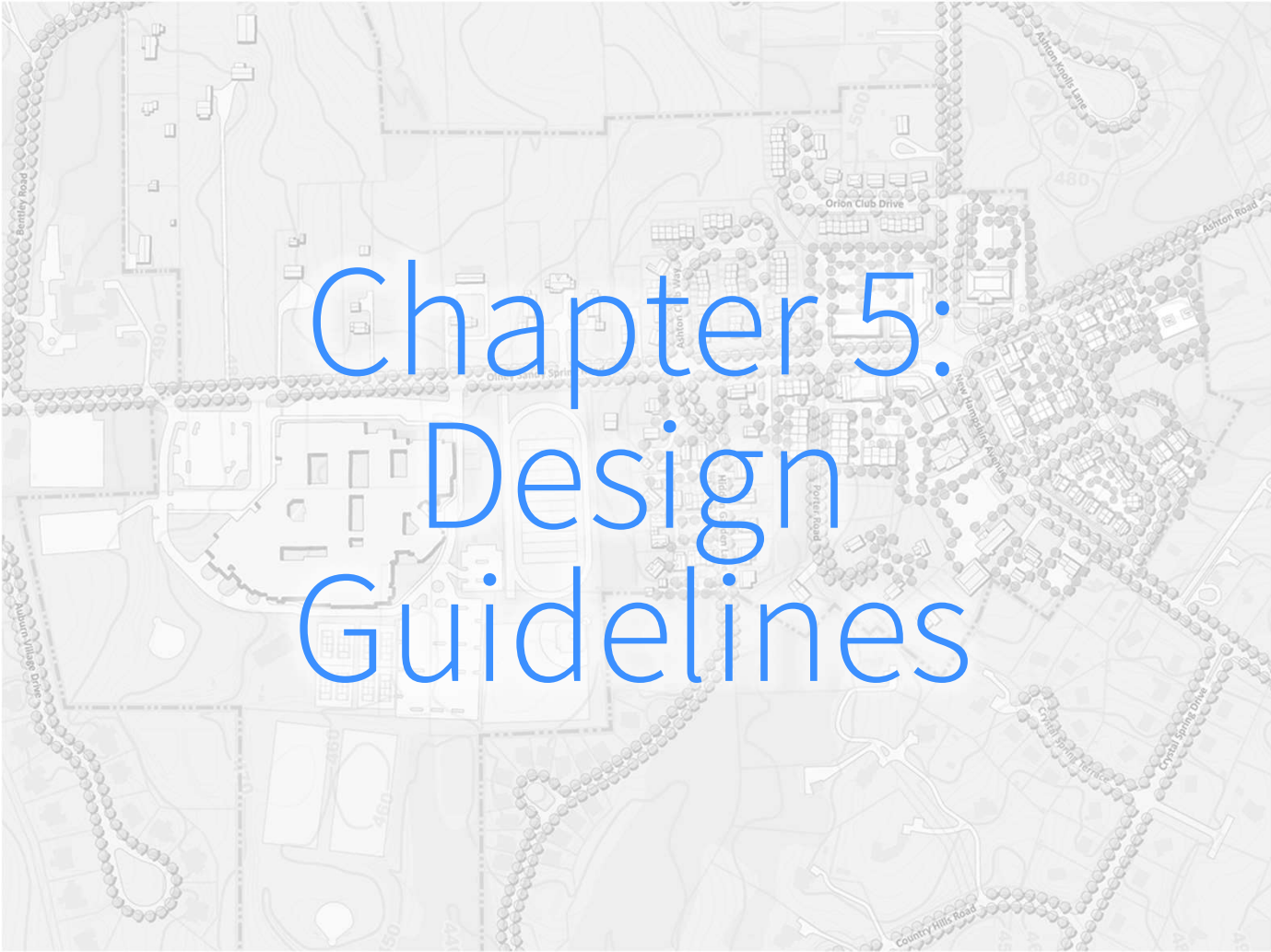
Specifies recommendations for land use, zoning, design and other potential impacts for the three neighborhoods.

- **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 grayscale topographic map of the Ashton Village Center Sector Plan area. The map shows various roads, including Bentley Road, Ashton Club Drive, Orion Club Drive, Ashton Road, Country Hills Road, and Crystal Spring Drive. It also features contour lines, building footprints, and a golf course. The text "Chapter 5: Design Guidelines" is overlaid 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: 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

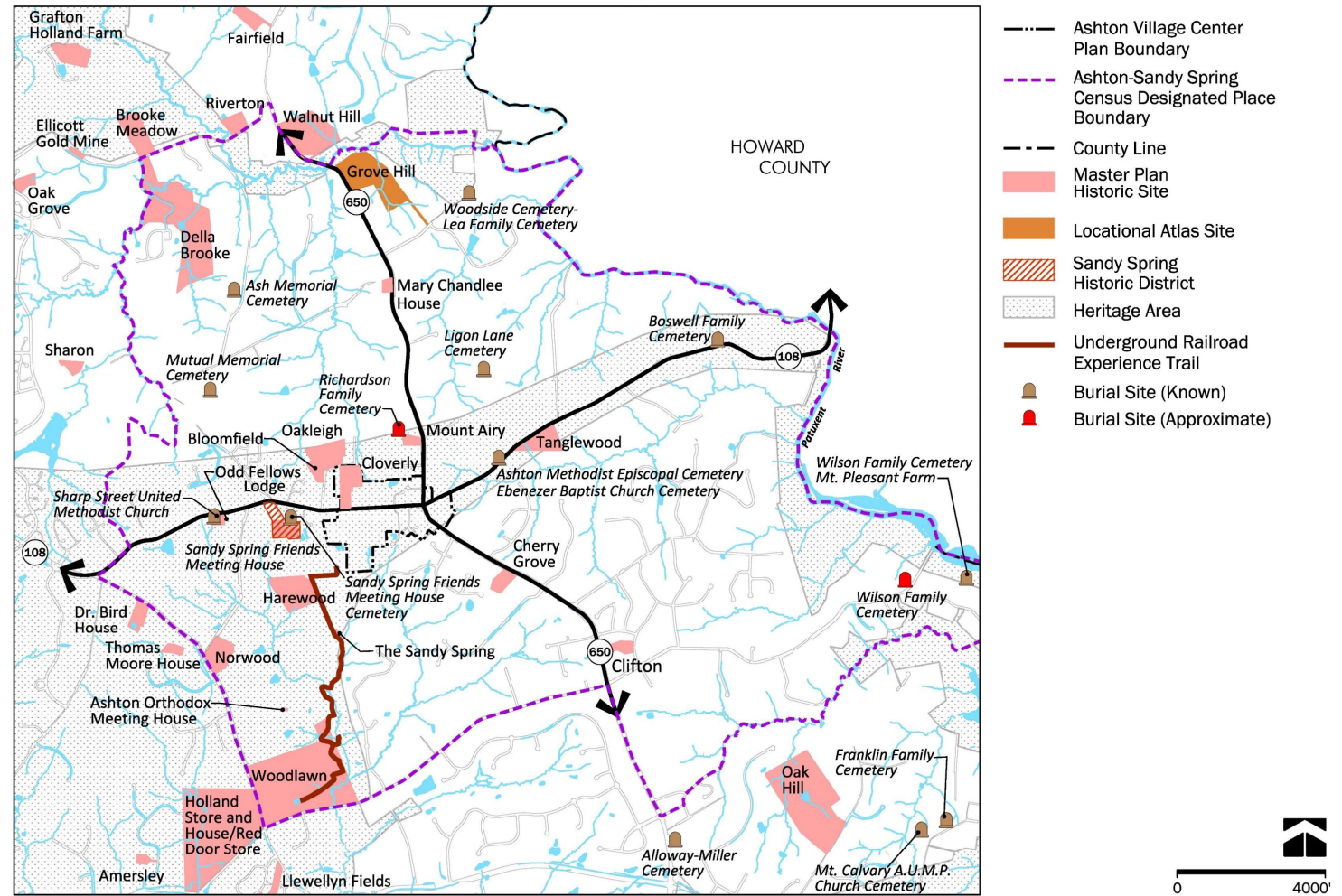


A well landscaped alley helps to soften its utilitarian purposes

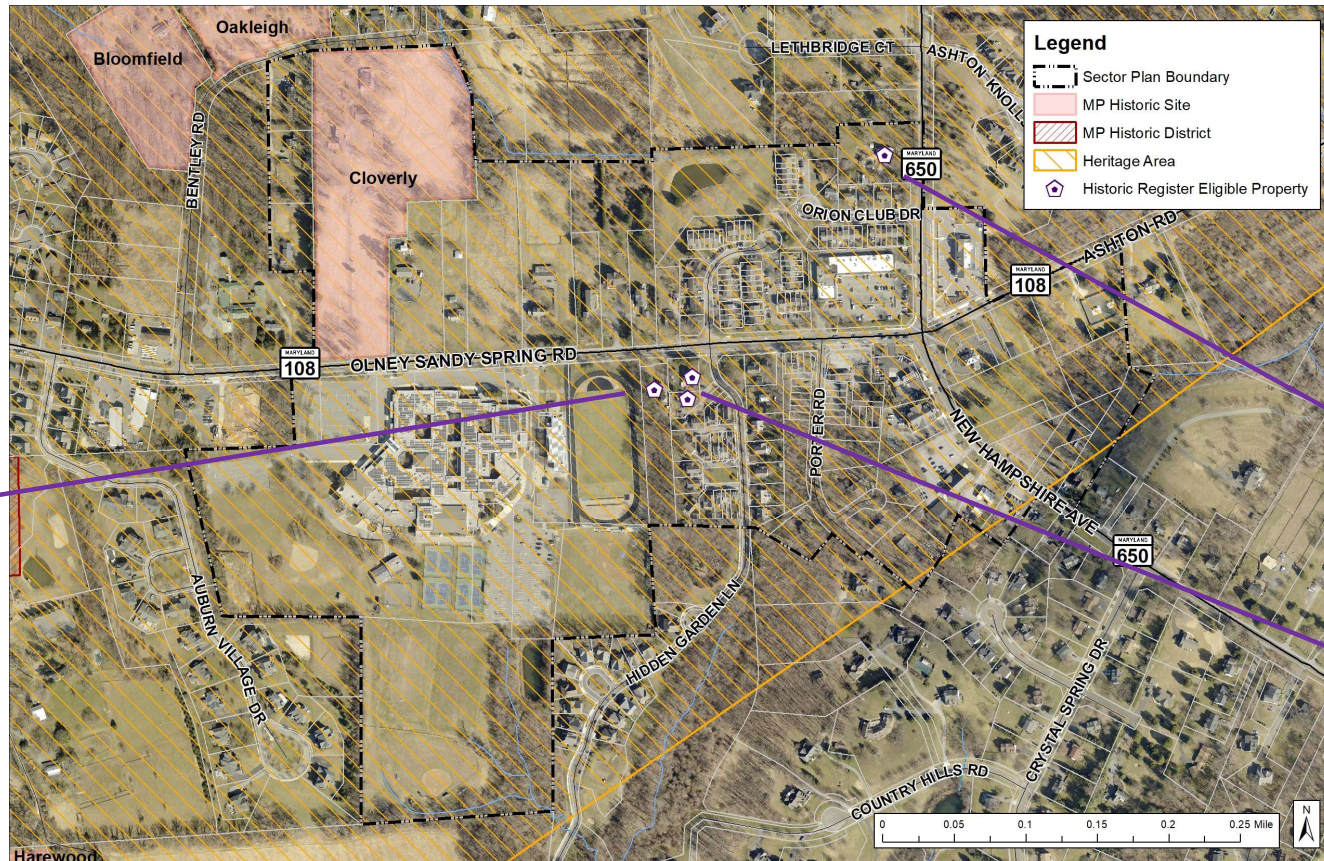
A grayscale topographic map of the Ashton Village Center area. The map shows various roads, including Bentley Road, Ashton Club Way, Orion Club Drive, Ashton Road, Country Hills Road, and Crystal Spring Drive. It also depicts several ponds, such as Ashton Knoll Lake and Crystal Spring Lake. The terrain is marked with contour lines and elevation points like 480, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995. The text "Chapter 6: Implementation" is overlaid in a large, blue, sans-serif font.

Chapter 6: Implementation

Historic Resources



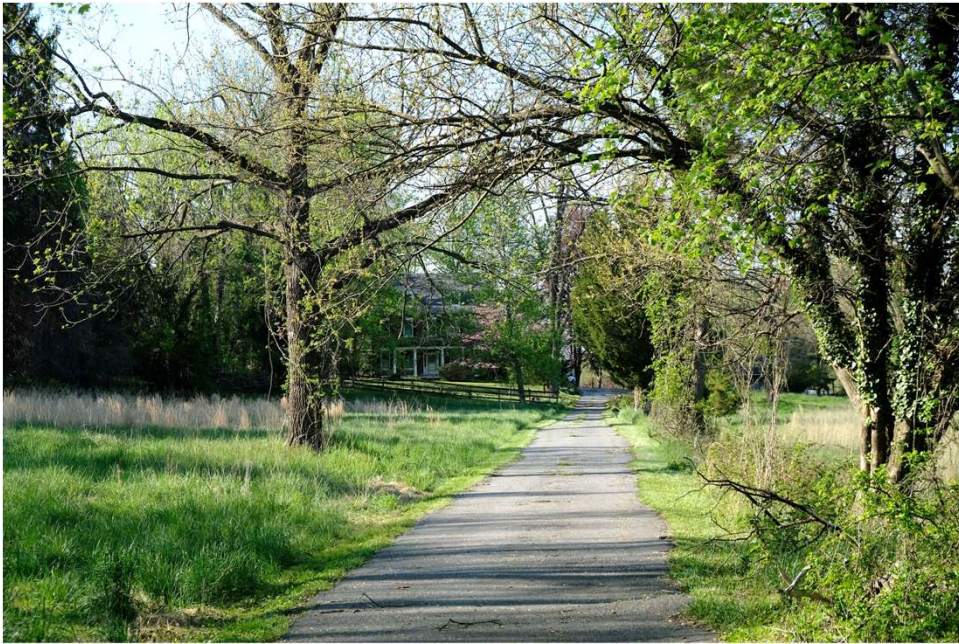
Historic Resources in the Sector Plan Area



Cloverly (MP Historic Site 28/65)



Cloverly (MP Historic Site 28/65)



NR Eligible: 17836-38 Hidden Garden Lane



NR Eligible: 122 Olney-Sandy Spring Road



NR Eligible: 17920 New Hampshire Avenue



Area-Wide Recommendations: Historic Preservation

- Continue implementation of the Montgomery County Heritage Area Management Plan (2002).
- Provide pedestrian and bicycle scale wayfinding signage that connects the village center to abundant nearby historic and cultural resources.
- 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.



Heritage Montgomery is the county's Certified Heritage Area.



Nearby Woodlawn Manor Cultural Park (MP #18/14)



Rhode Island Avenue Trolley Trail sign and map



Example of pedestrian scaled wayfinding signage in Riverdale Park, MD

Staff Request

- Provide feedback on the [Public Hearing Draft](#) of the Ashton Village Center Sector Plan before September 17, 2020 (or sign up to testify).

