Overview

• Present Public Hearing Draft
• Present Historic Preservation Resources and Recommendations
### Plan Milestones

<table>
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<tr>
<td>May 16, 2019</td>
<td>Community Kickoff Meeting</td>
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<td>May 23, 2019</td>
<td>Approval of the Scope of Work</td>
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<td>October 15-24, 2019</td>
<td>Design Workshop and Summary</td>
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<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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<td>July 23, 2020</td>
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<td>September 17, 2020</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.
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: 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 & 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.
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 & Trails

Open Space Recommendations

Recommended Trail Connections
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.

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.
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.
Chapter 6: Implementation
Historic Resources
Historic Resources in the Sector Plan Area

122 Olney-Sandy Spring Road (National Register Eligible)

17920 New Hampshire Avenue (National Register Eligible)

17836-38 Hidden Garden Lane (National Register Eligible)
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).