



Ashton Village Center

SECTOR PLAN

Montgomery Planning

Upcounty Planning

12/3/2020

Agenda item 8

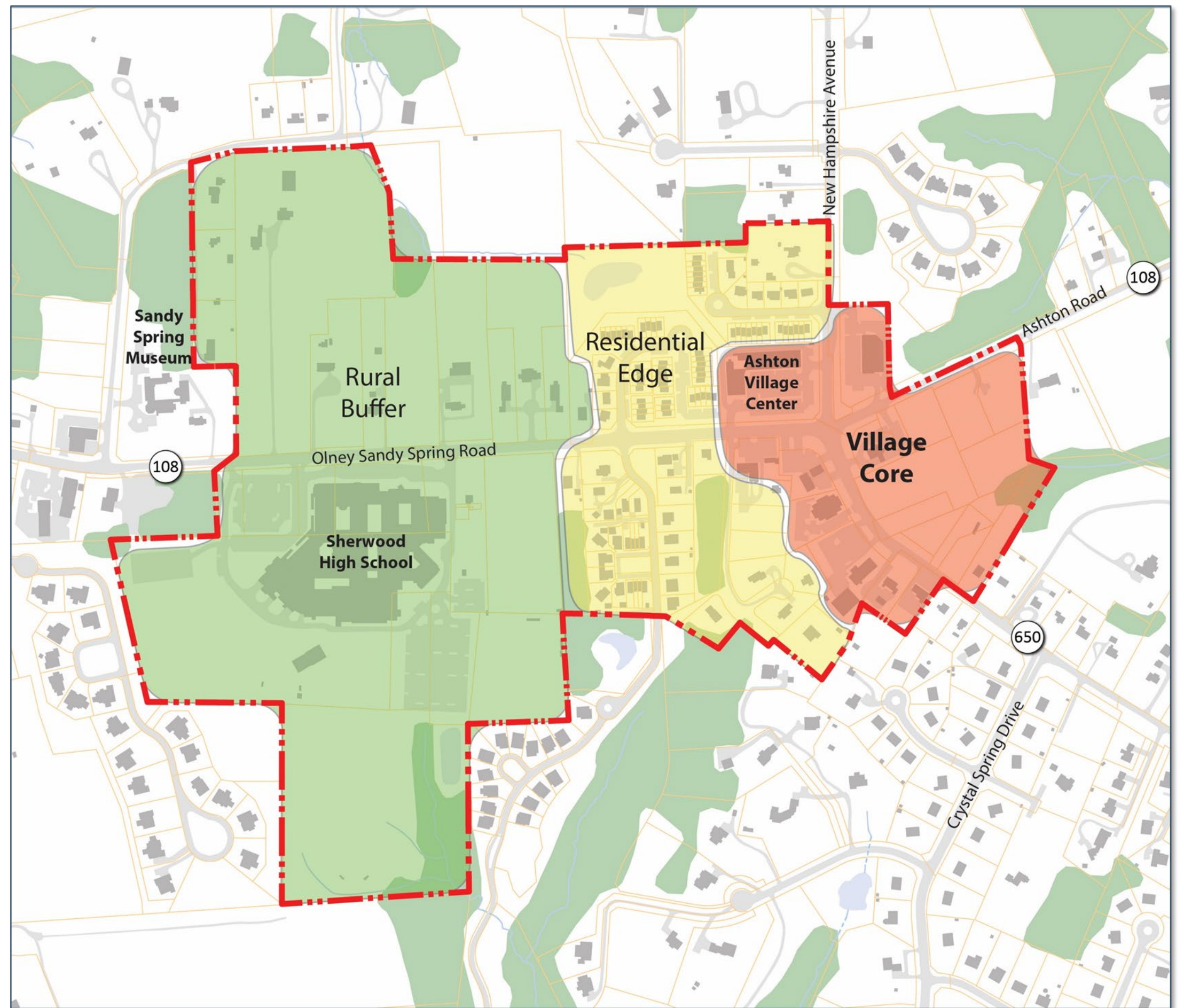
Ashton Village Center Sector Plan

Work Session #3



Previous Topics

- Work Session #1 (October 29th)
 - Community Facilities, Open Space and Trails
 - Environment
 - Historic Preservation
 - Land Use and Zoning
- Work Session #2 (November 19th)
 - Connectivity, Transportation and Circulation
 - Community Design and Design Guidelines
 - Implementation and Implementation Advisory Committee



Topics

- Work Session #3 (Today)
 - Open space ownership
 - Southeast quadrant zoning decision
 - Design guidelines
 - Adopt text changes and motion for transmittal to the County Council for review



Open Space Ownership

- Section 3.5.1.3 Open Space Opportunities:

If feasible, a publicly accessible green should be located adjacent to the environmental features to provide visual access to the natural amenities and to make the usable portion of the space feel larger and more accessible to the public.

- Property owner's requested addition:

This green may be in private or public ownership, to be determined at the time of development.

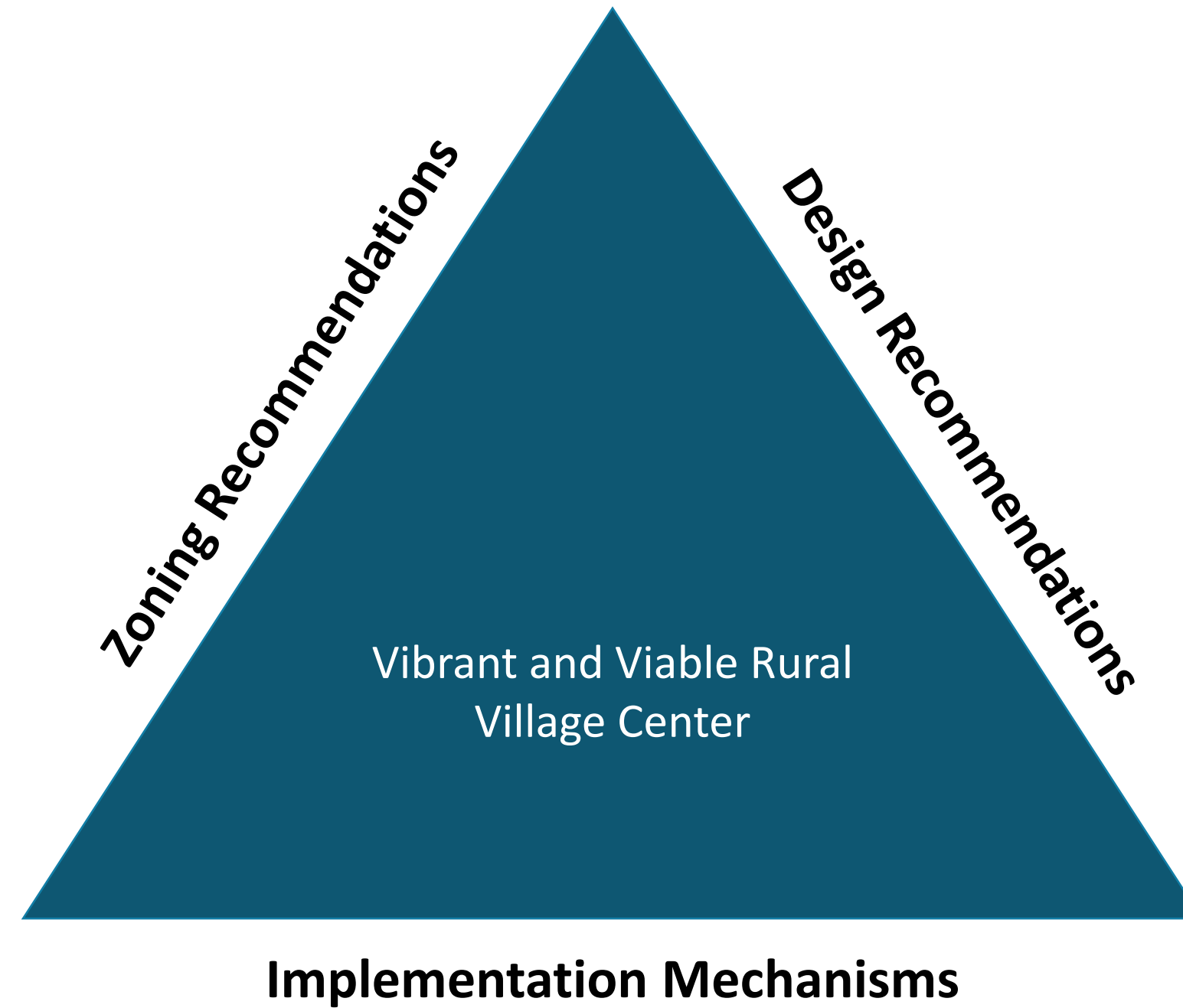
- Staff recommendation:

- Add the language as requested

Nichols Development Company's Position

“In light of the unanimous Planning Board support at the November 19 meeting for a height limit of 45 feet in the southeast quadrant, Nichols supports the recommendation for a total FAR of 0.5.”

Plan Framework



What Is Rural Character?

- Rural Open Space
- Rural Traditions
- Rural Neighborhoods
- Rural Roads
- Rural Villages



Rural Village Character

- Places where residents conduct their daily business
- Rural entries provide attractive entrances
- Height limits compatible with the Sandy Spring Historic District
- A mix of stores and homes
- Neighborhood-serving stores at a compatible scale
- Limited residential development in Ashton's southeast corner to single-family detached houses only—no townhouses



Ashton Commercial Buildings



Street View

- Ashton from the south



- Sandy Spring from the west



- New Market, MD



- Ashton from the east



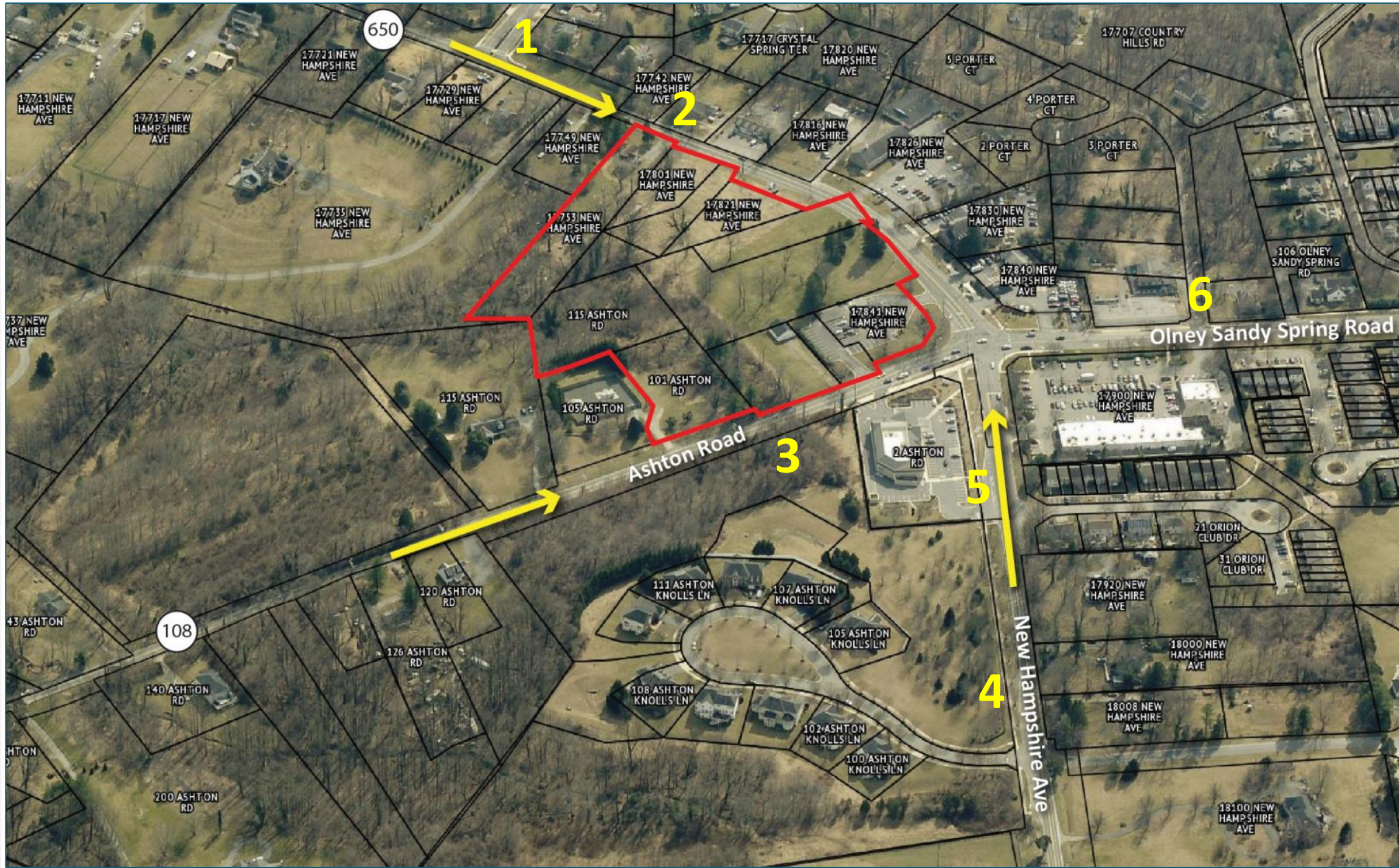
- St. Michaels, MD



- Mt. Airy, MD



Southeast Quadrant



Existing Conditions
Southeast Intersection

Alloway Building

- Currently the tallest building in Ashton
- Approved height: 30 feet
- Density: 0.37 FAR



Google Street View



Nichols Development Company Proposal



Front & Rear Elevation



Perspective View



Side Elevation



e-Volutions Designs
ARCHITECTURE AND INTERIORS
A CREATIVE SPATIAL MoVeMENT

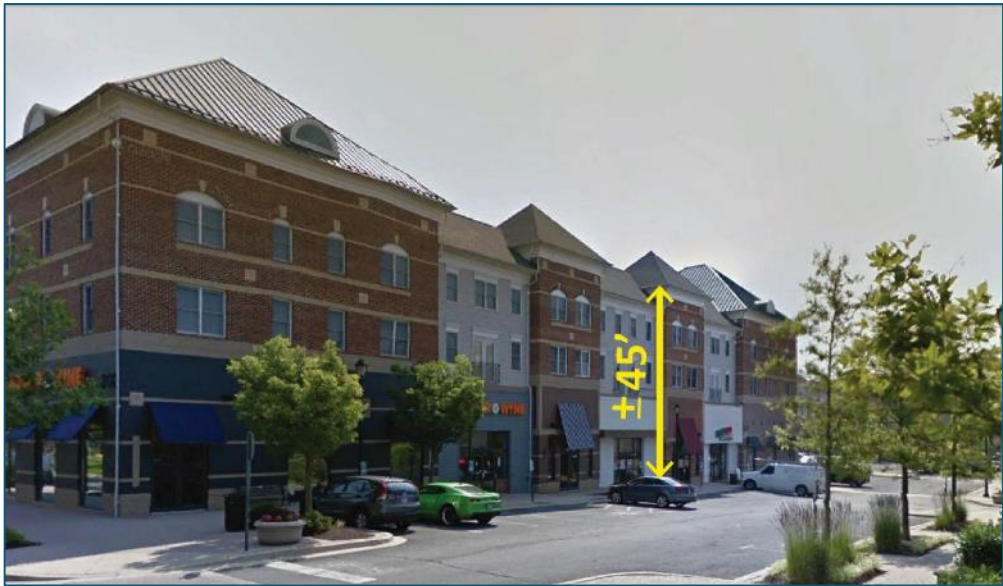
MULTI-USE BUILDING 1

ASHTON MEETING PLACE



Mixed-Use Building in Populated Areas

Image from
Nichols Development Company



235 Carroll Avenue NW Images from Google Maps



King Farm Images from Google Maps



Germantown Images from Google Maps

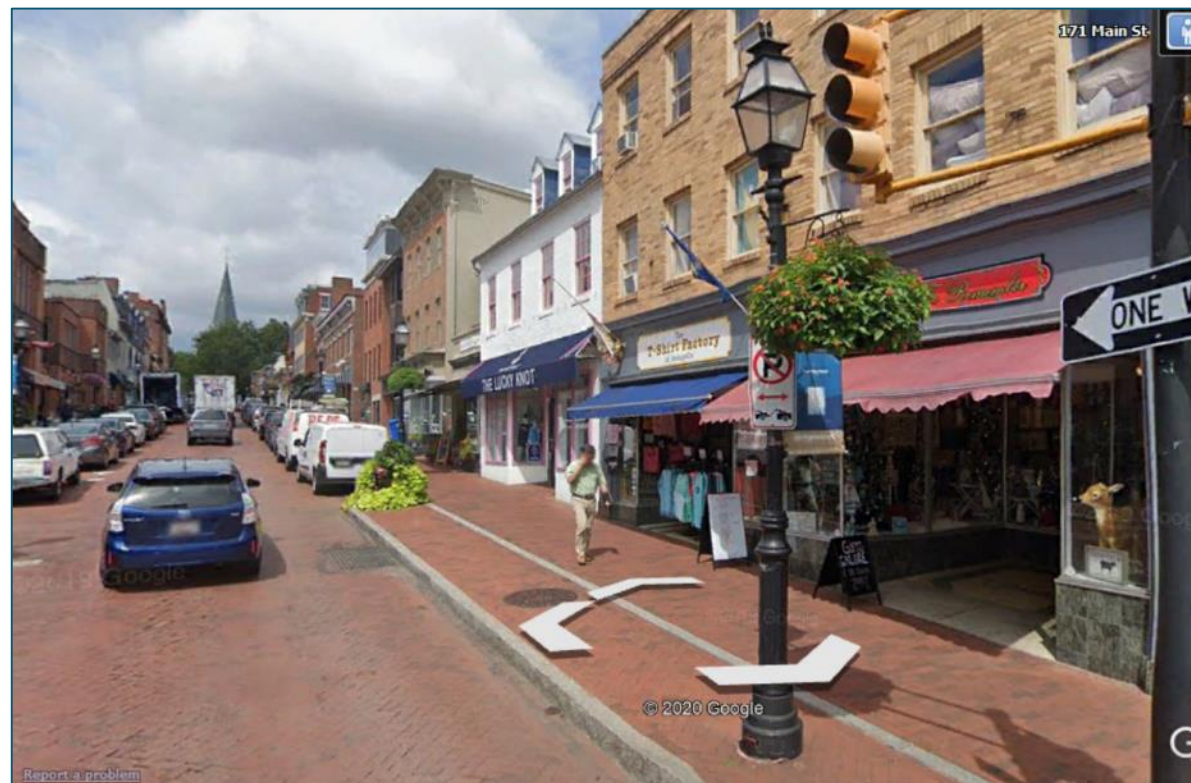
Mixed-Use Buildings



S. Main Street in
Berlin, MD



Germantown Avenue in
Philadelphia, PA



Main Street in Annapolis,
MD from Google Earth



E. Market Street in
Leesburg, VA

Missing Middle Housing



Building Height Measurement

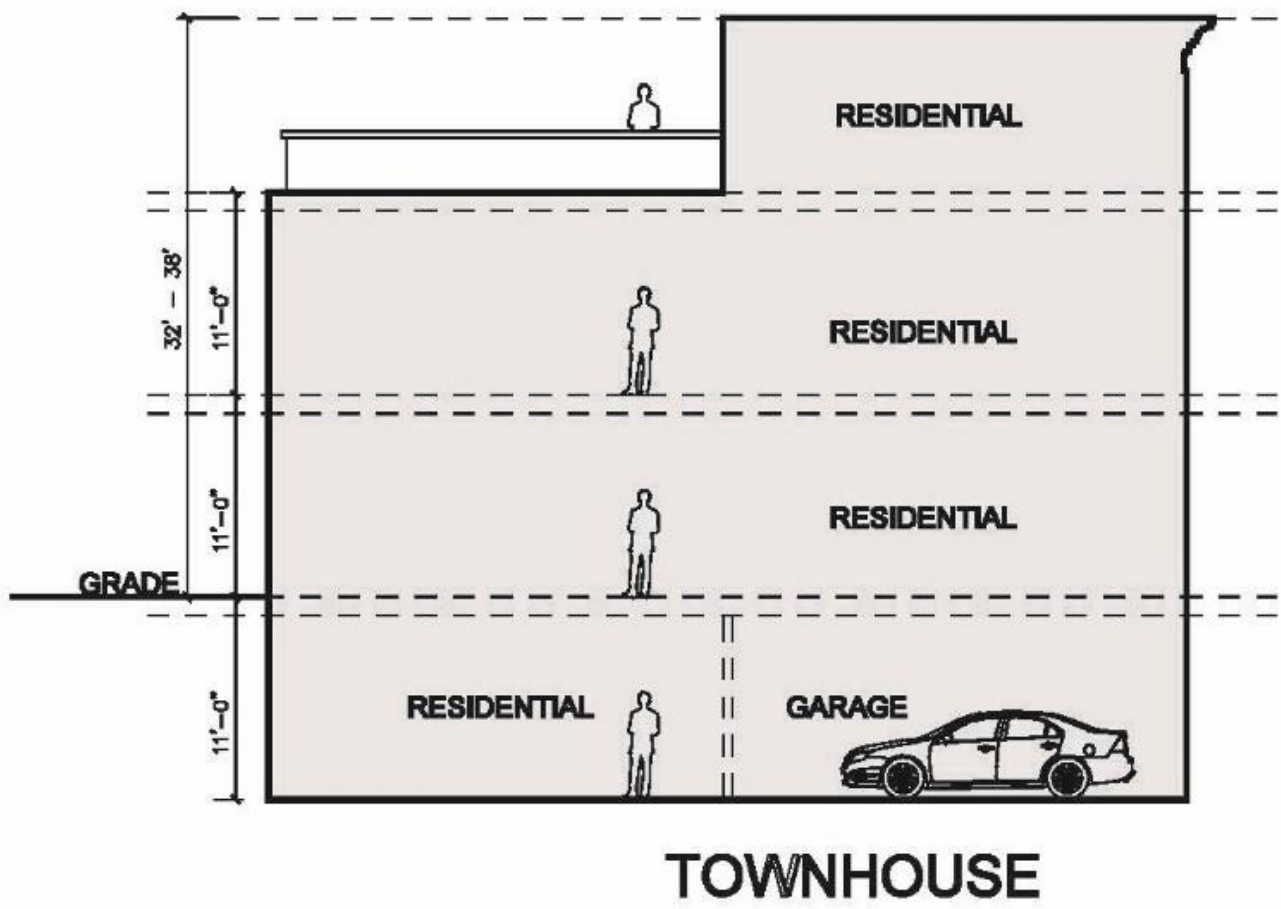
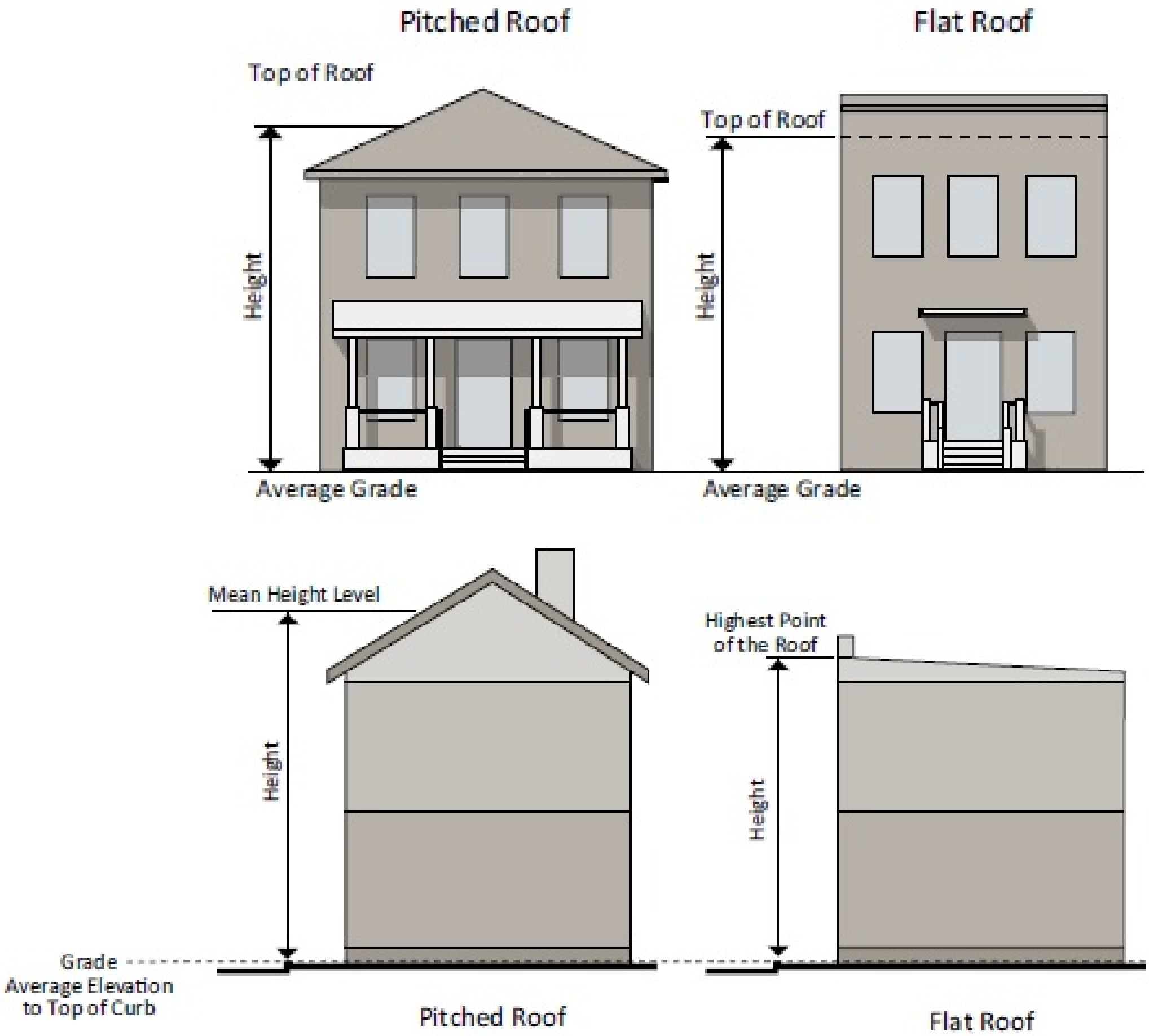


Image from Nichols Development Company



Request from Property Owner to Increase Building Height to 45 Feet: Considerations

- Inconsistent with Vision of the previous Master Plans and the current Village Center plan
- Diminishes character of community
- Marginal increase that does not necessarily impact yield of development or provision of housing

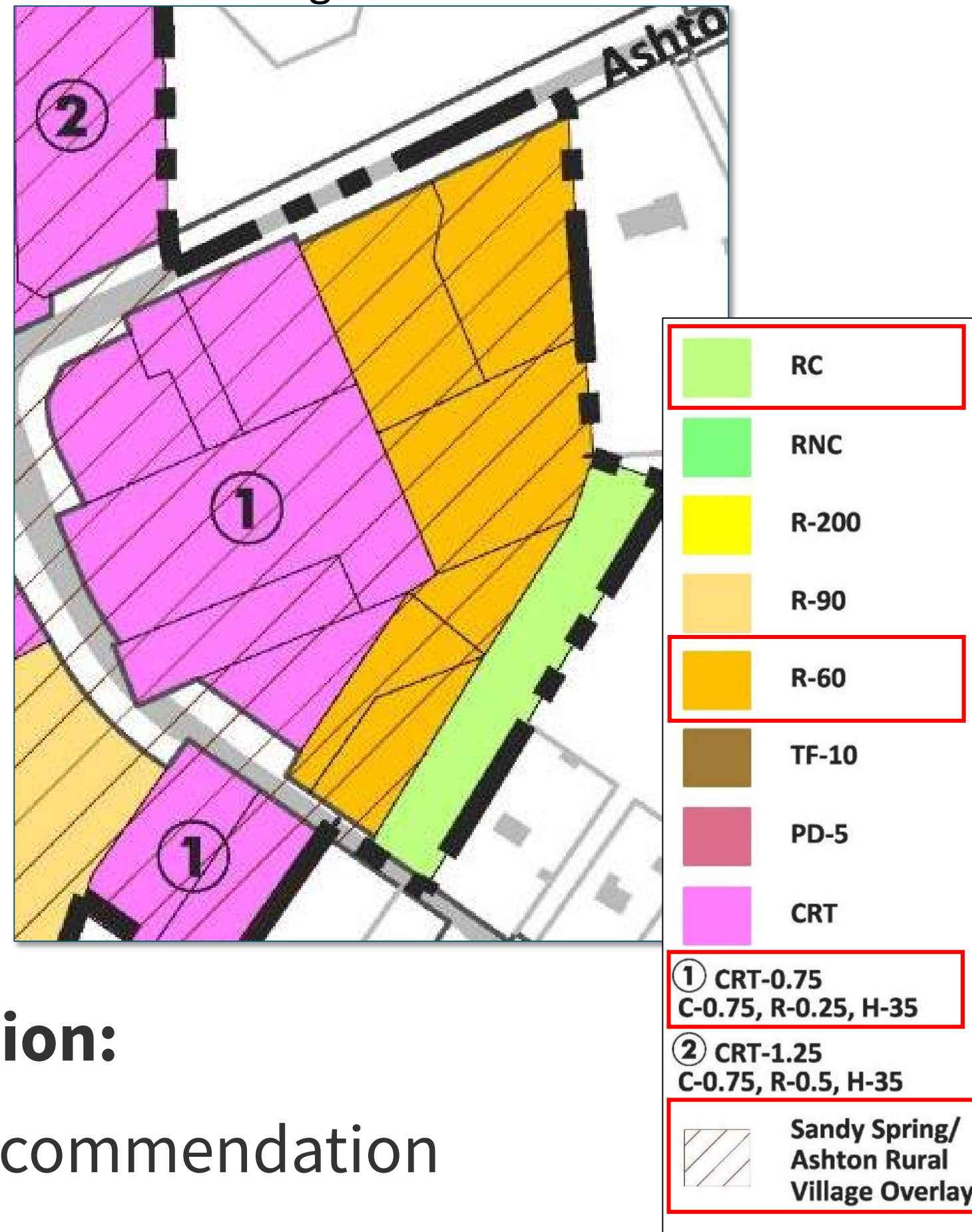
Southeast Quadrant

- Current height limit: **30** feet in overlay
- Property owner's new request:
CRN-0.5 C-0.5 R-0.5 H-45
- Plan's recommendation:
CRN-0.5 C-0.5 R-0.5 H-40
- Request from community:
Keep Plan's recommendation

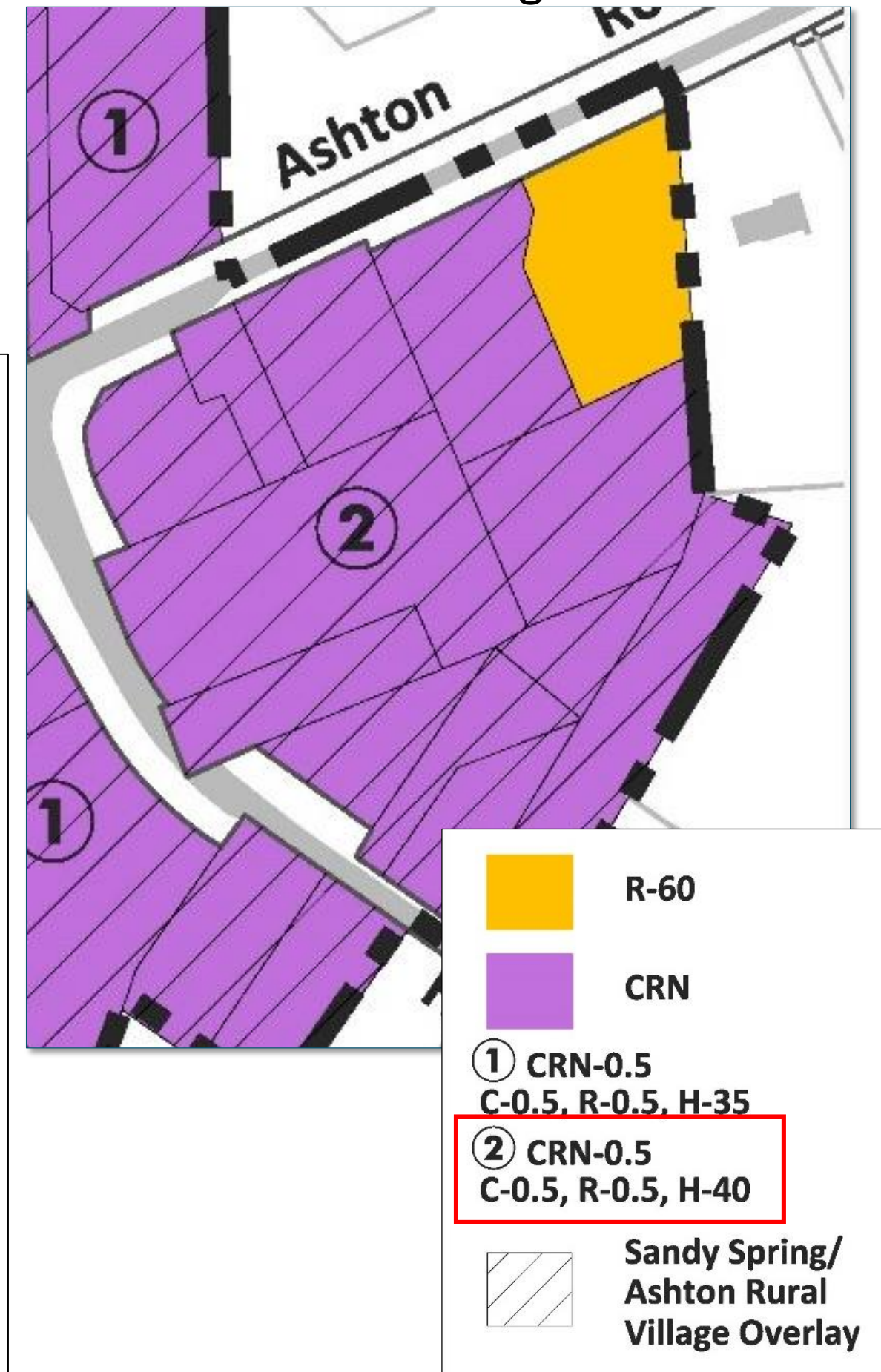
Staff Recommendation:

- Retain the Plan's recommendation

Current Zoning

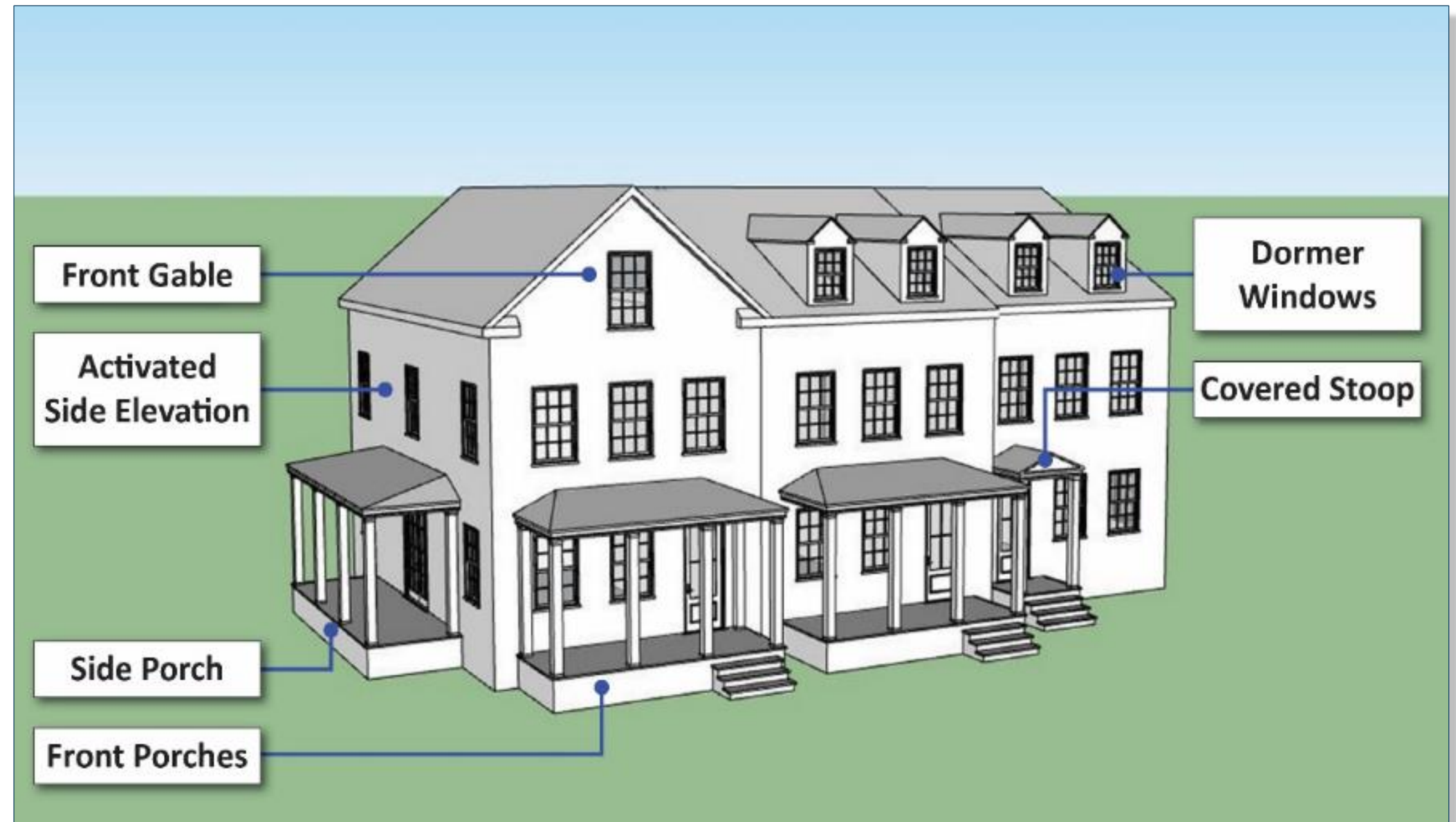


Recommended Zoning



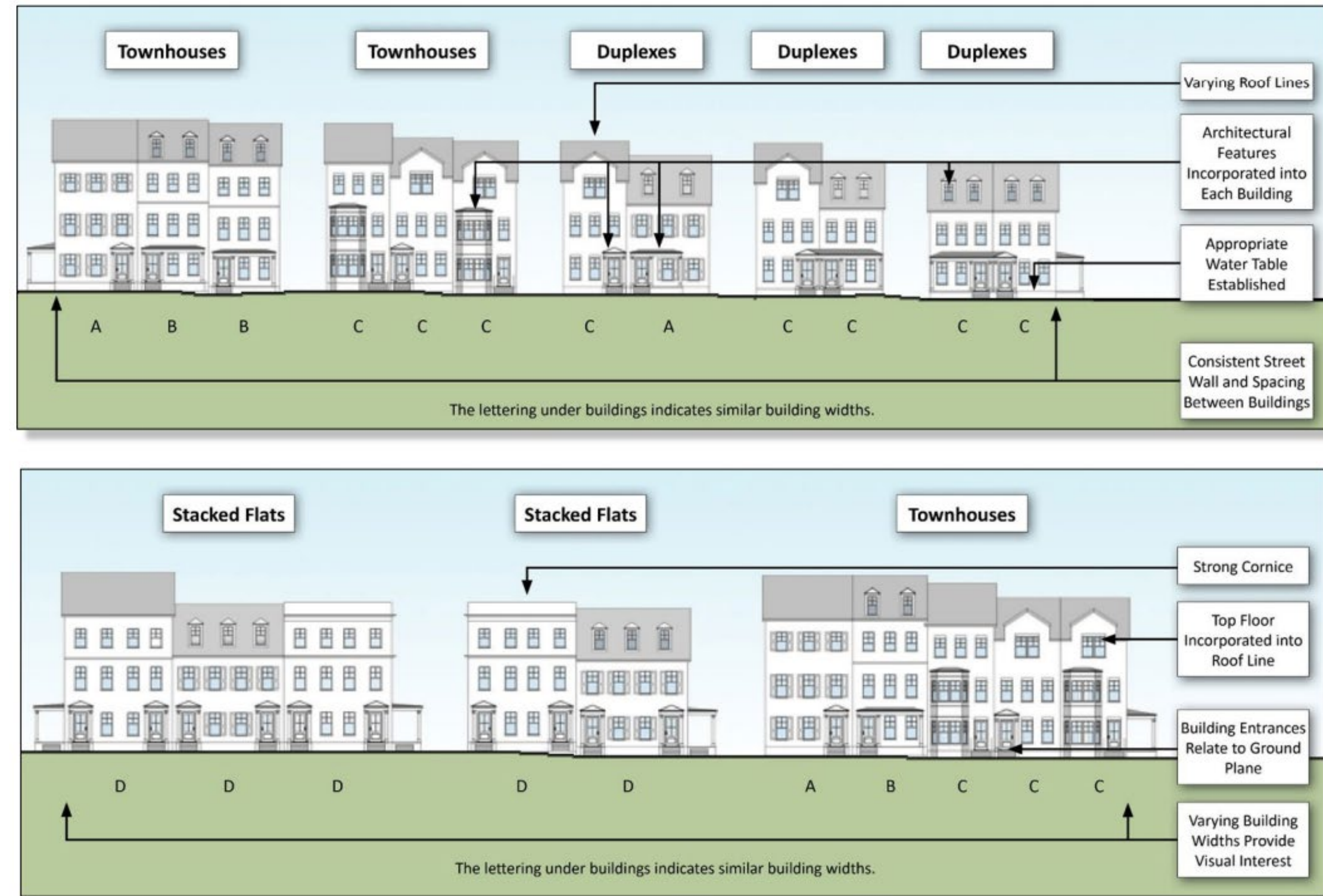
Community Design

- Building transition
- Building form along state roads
- Street walls
- Parking location
- Varied building heights, rooflines, and setbacks
- Architectural elements
- Building materials



Design Guidelines

- Deeper approach than community design recommendations
- Define desired outcomes
- Provide context



Design Guidelines Flexibility

- Very broad—Flexibility already incorporated into guidelines
- Design guidelines are typically included in plans that cover small geographies
- Property owner only had a few requests to modify

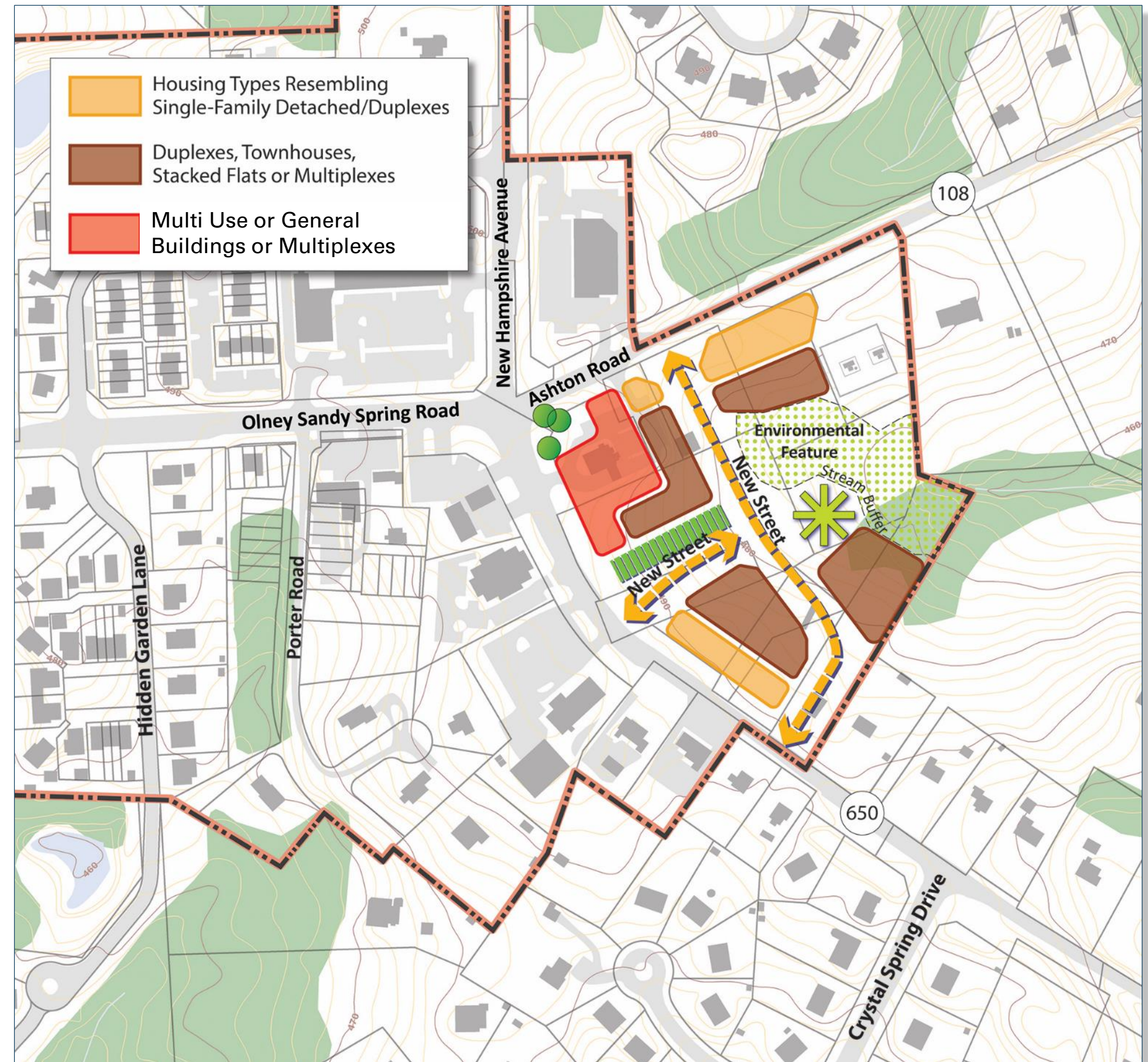
Nichols' Remaining Requests

- Alternative design approval
- Appearance of residential buildings along state roads
- Building widths
- Pitched roofs
- Implementation Advisory Committee recommendations

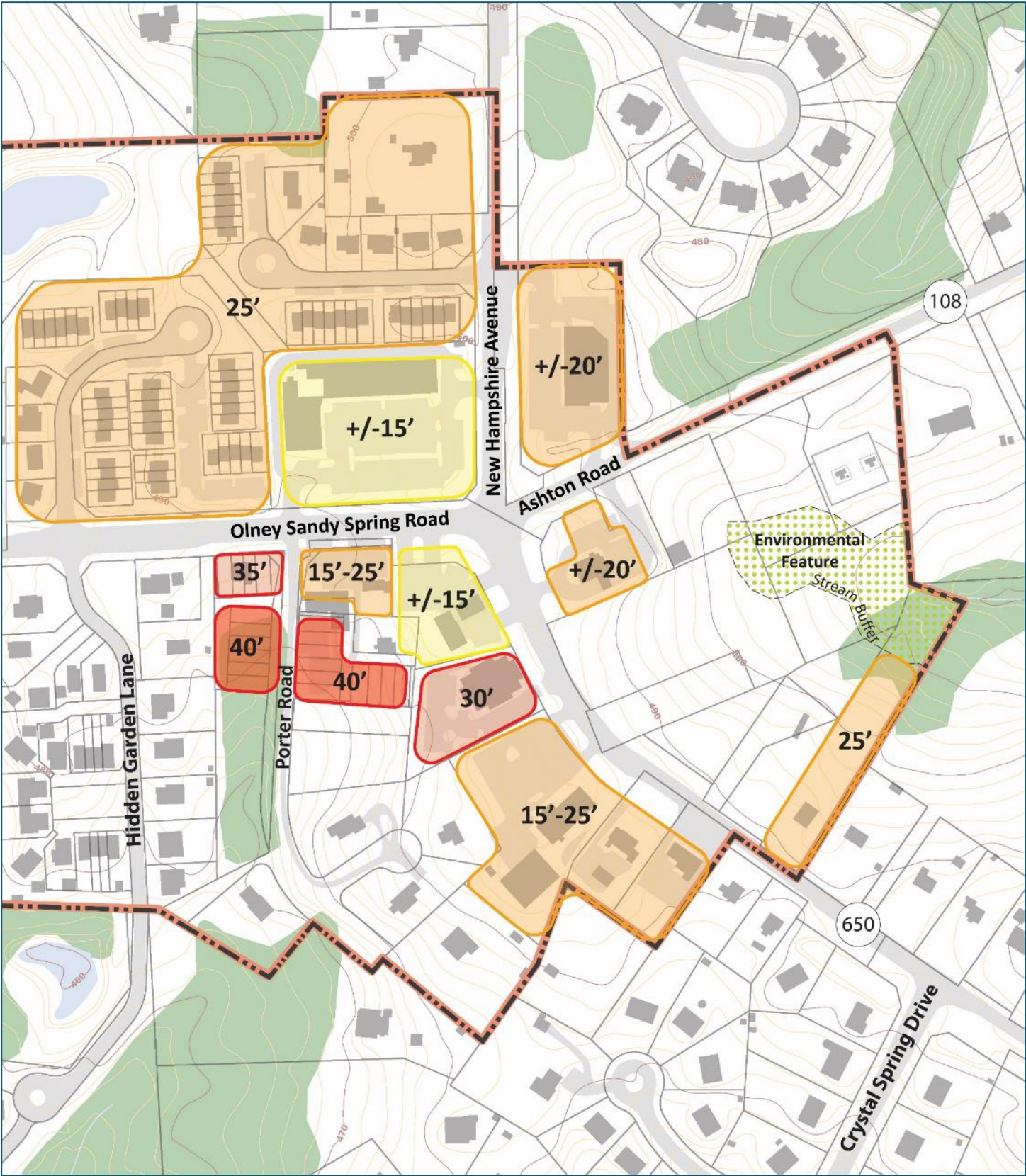
It would also serve as an interface between ~~developers~~ community members, ~~and~~ County agencies and developers in implementing recommendations of the Ashton Village Center Sector Plan.

Southeast Quadrant Building Transition

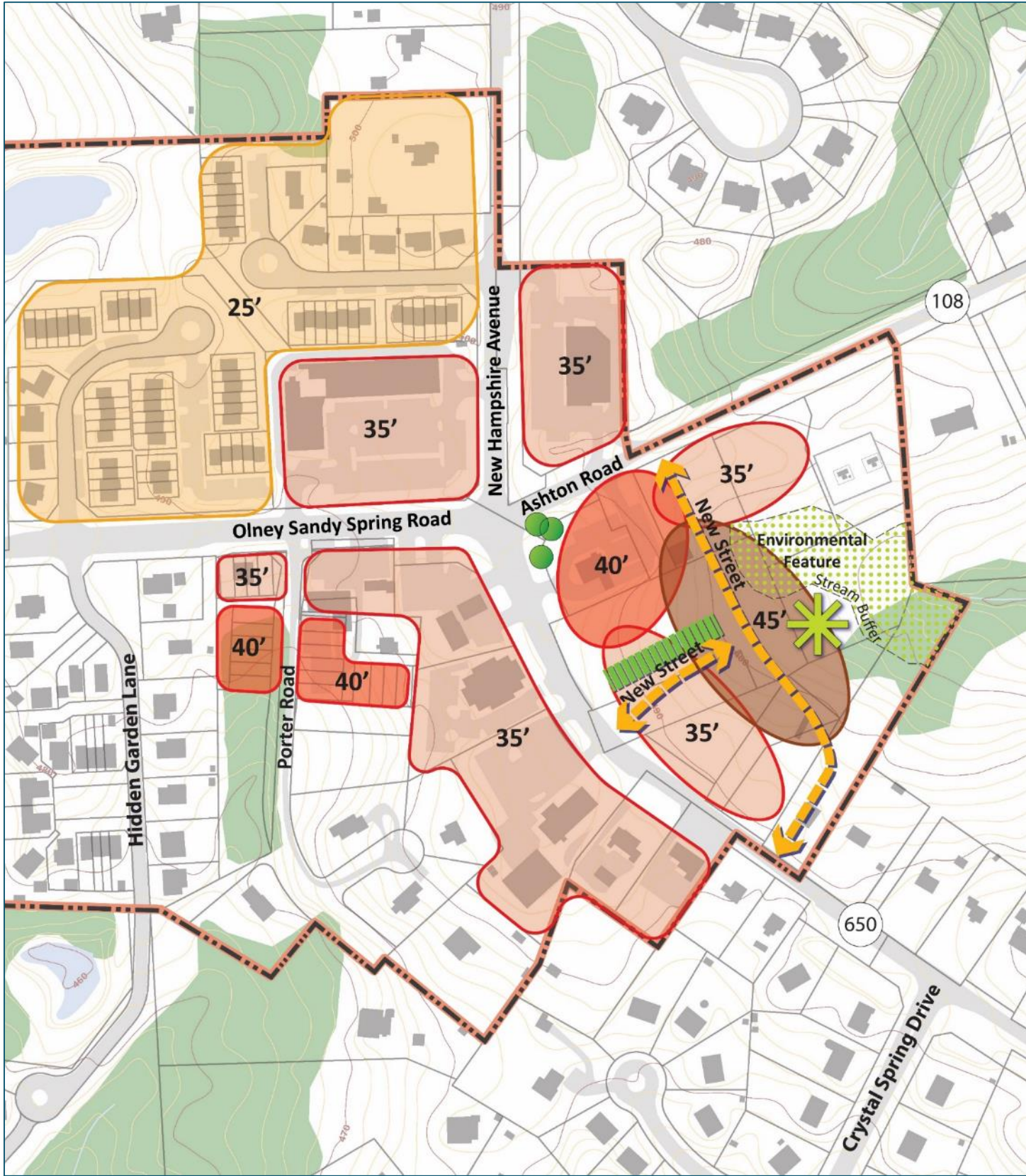
- Mixed uses are located adjacent to the intersection
- Various housing types resembling single-family detached houses or duplexes line the state roads from the southern and eastern edges of the Plan boundary
- Denser residential buildings interior to site
- Building façades are used to establish street walls to frame the streets closer to the intersection



Southeast Quadrant



Existing Building Heights



Maximum Proposed Building Heights

Plan Revisions for 45-foot Height Limit

Section 3.2.4 Land Use and Zoning Recommendations

- Recommendation #2, page 22:

Rezone all properties in the southeast quadrant of the Village Core neighborhood to CRN-0.5 C-0.5 R-0.5 ~~H-40~~ H-45 with the exception of the BG&E substation property, which should retain its R-60 zone.

Section 4.1.1 Overall Zoning Recommendations (Village Core Neighborhood)

- Plan text, page 48:

This Plan proposes a uniform density for the entire area of CRN-0.5 C-0.5 R-0.5 H-35 with the exception of the southeast quadrant, where heights of up to ~~40~~ 45 feet would be allowed in limited circumstances.

Section 4.1.5 Southeast Quadrant

- Plan text, page 53:

In the southeast corner, the proposed zoning should be consistent with the other three corners at CRN-0.5 total FAR, but the maximum allowable height is ~~40~~ 45 feet instead of 35 feet. The additional height should be limited to ~~certain a few~~ buildings interior to the site to take advantage of the natural grade and not applied consistently across all new buildings in the quadrant (see figure X). The BG&E property is an exception that should remain under its current zone, R-60.

(Figures from previous slide)

Plan Revisions for 45-foot Height Limit

Section 4.1.5 Southeast Quadrant (continued)

- Recommendation #2, page 53:

Rezone all other properties in the southeast quadrant from CRT-0.75 C-0.75 R-0.25 H-35 to CRN-0.5 C-0.5 R-0.5 ~~H-40~~ H-45.

- New recommendation between #2 and #3, page 53:

The 45-foot height maximum may only be applied to a few buildings in the interior of the quadrant and not along the two state roads. Buildings near the MD 108/650 intersection should be no higher than 40 feet.

- Include the building height figures just shown as a new **Figure X** in Section 4.1.5 with the following caption:

Existing building heights (left) and maximum proposed building heights (right) in the Village Core neighborhood and surroundings, including suggested building heights for buildings in the southeast quadrant showing the tallest buildings in the interior of the quadrant and maintaining a transition along the state highways.

Section 5.2.2.3 Design Guidelines - Building Massing and Composition

- Recommendation #2.b:

Multi use and general buildings should have a base, middle and top in their composition with the cornice or eave being the top. The façades of a building greater than 60 feet in width along the public realm should be designed to look like more than one building that has been attached. The façade should be designed so that the first floor appears taller than the floors above. A building greater than 80 feet in width should only utilize the maximum height allowed in the zone for a maximum of two thirds of the total linear building width; the remainder of the building should have a readily apparent transition in roofline or number of stories to reflect a change in scale to the overall structure.

Next Steps

- Adopt Plan with changes as the Planning Board Draft, including changes from today's work session
- Transmit Planning Board Draft to County Council and County Executive