
HIGHLIGHTS

RURAL CHARACTER

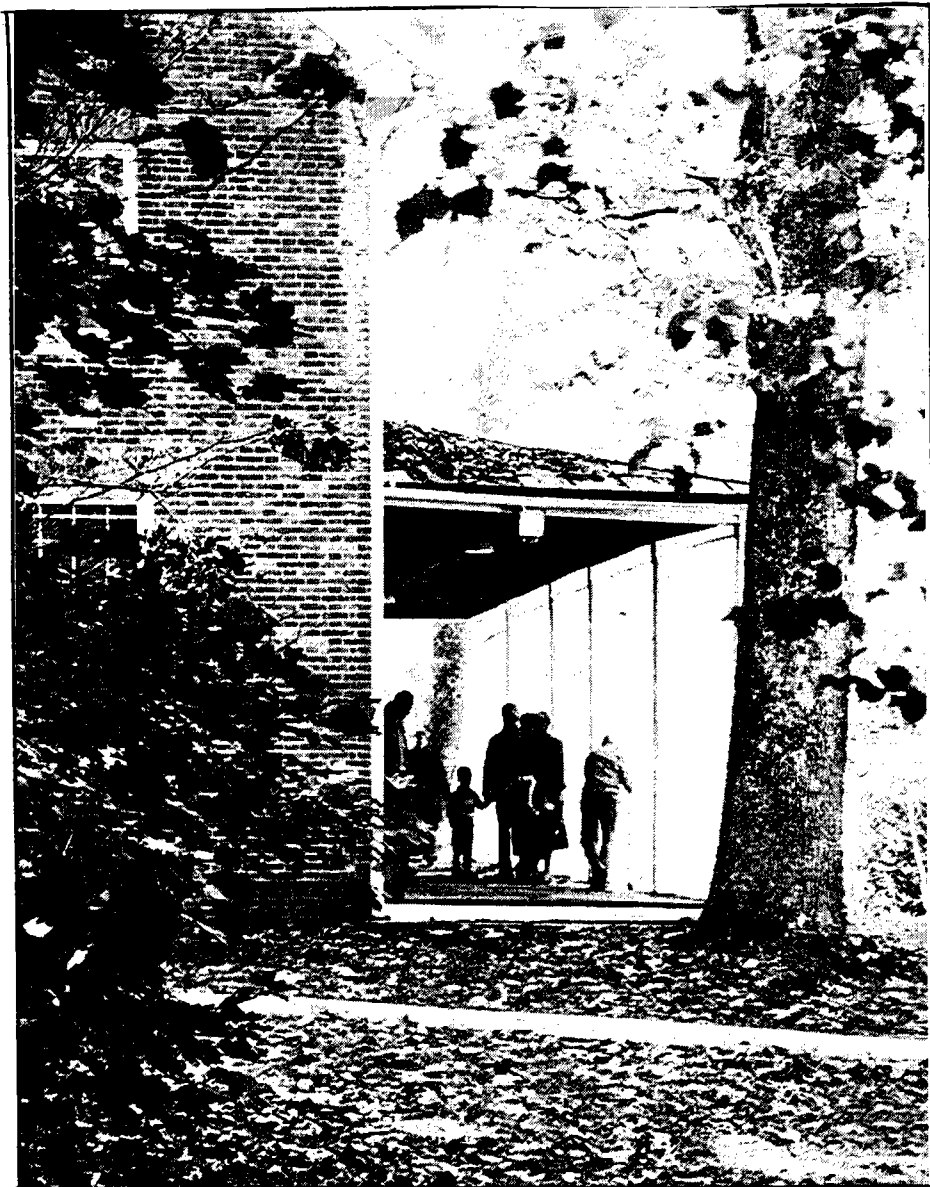
This Plan strengthens the 1980 Plan's commitment to maintain and preserve the aesthetic qualities and rural character of Sandy Spring/Ashton.

Sandy Spring/Ashton's special character has been shaped by the land, the buildings, and, most importantly, the community. The Friends Meeting House, the Brooke Road/Chandlee Mill Road neighborhood and century-old farms all continue a sense of tradition and community that began in the 1700's. Sandy Spring/Ashton has experienced a large amount of development since 1980. This creates a major challenge since the very qualities that attract people are being altered by new development. This Plan recognizes that additional development will occur but recommends development patterns and design standards that will help continue Sandy Spring/Ashton's unique rural character. This Plan:

- Defines the Elements of rural character as:
 - Rural Open Space
 - Rural Traditions
 - New Rural Neighborhoods
 - Rural Roads
 - Rural Villages
- Proposes the cluster form of development as an alternative to large-lot residential development.
- Proposes preservation of large areas of rural open space on much of the remaining developable property, in order to:
 - Continue the rural landscape south of MD 108 while accommodating new neighborhoods
 - Provide attractive rural entries along main roads
 - Preserve historic settings
- Proposes strategies for maintaining the rural open space.
- Proposes a Rural Legacy Trail that provides a trail experience that captures the special historic and cultural qualities of the area.
- Proposes preservation of the scenic vistas from the Rural Legacy Trail through rural open space preservation and design guidelines.

RURAL CHARACTER

FIGURE 1



The Friends Meeting House



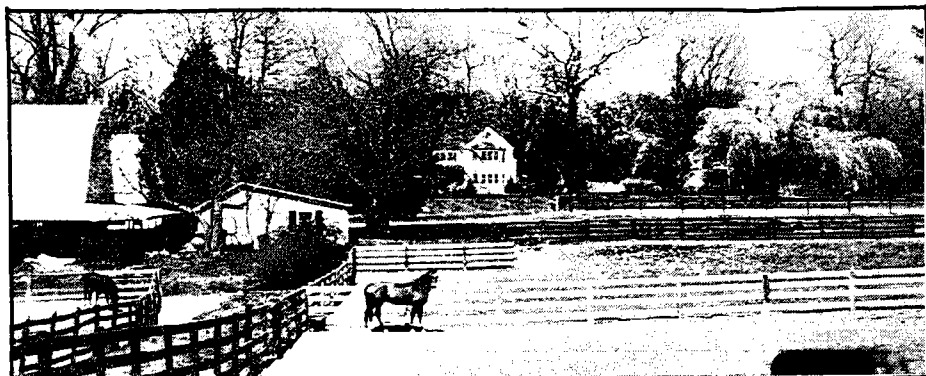
The Sandy Spring



Village Neighborhood



Ashton Village Center



Auburn Farm



Woodlawn Manor

TRANSPORTATION

This Plan provides a transportation network that balances regional transportation needs with the rural character envisioned for Sandy Spring/Ashton.

Sandy Spring/Ashton faces the dilemma of many other small towns in the County: responding to regional through-traffic without sacrificing local character and mobility. The 1980 Plan emphasized the importance of an alternative east-west roadway, the Intercounty Connector (ICC), to relieve Sandy Spring/Ashton of regional through-traffic particularly on MD 108. This Plan continues to stress the need for the ICC.

Transportation discussed in this Plan includes more than just roads. Bikeways and pedestrian circulation are also addressed.

This Plan:

- Recommends new road cross-sections that will enhance the rural character of roads in new rural neighborhoods and can also be used for existing roads being improved for regional traffic.
- Confirms the 80-foot right-of-way for MD 108 recommended by the 1980 Plan and recommends a cross-section that is consistent with the rural character of the village centers.
- Recommends the addition of three roads to the Montgomery County Rustic Roads Program.
- Recommends bikeway and pedestrian routes that emphasize access to community destinations and the rural landscape.

TRANSPORTATION

FIGURE 2



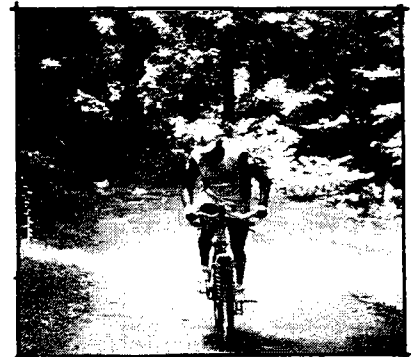
Norwood Road



Morning Traffic: Norwood/Dr. Bird Rd



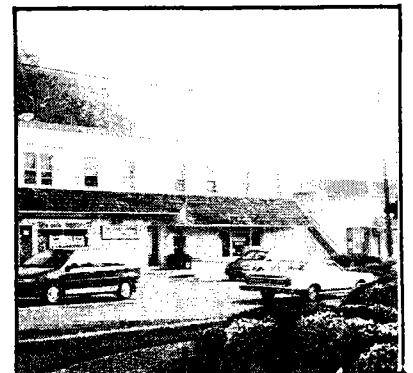
Tucker Lane Rustic Road



Typical Class 1 Bikeway



New Hampshire Avenue



MD 108: 80-foot right-of-way

ENVIRONMENT & COMMUNITY RESOURCES

This Plan protects the Northwest Branch headwaters and the Patuxent River watershed and recommends extending the trail system.

The overall low-density development pattern proposed for the majority of the study area is the most reliable environmental protection strategy to protect sensitive headwaters and the drinking water supply.

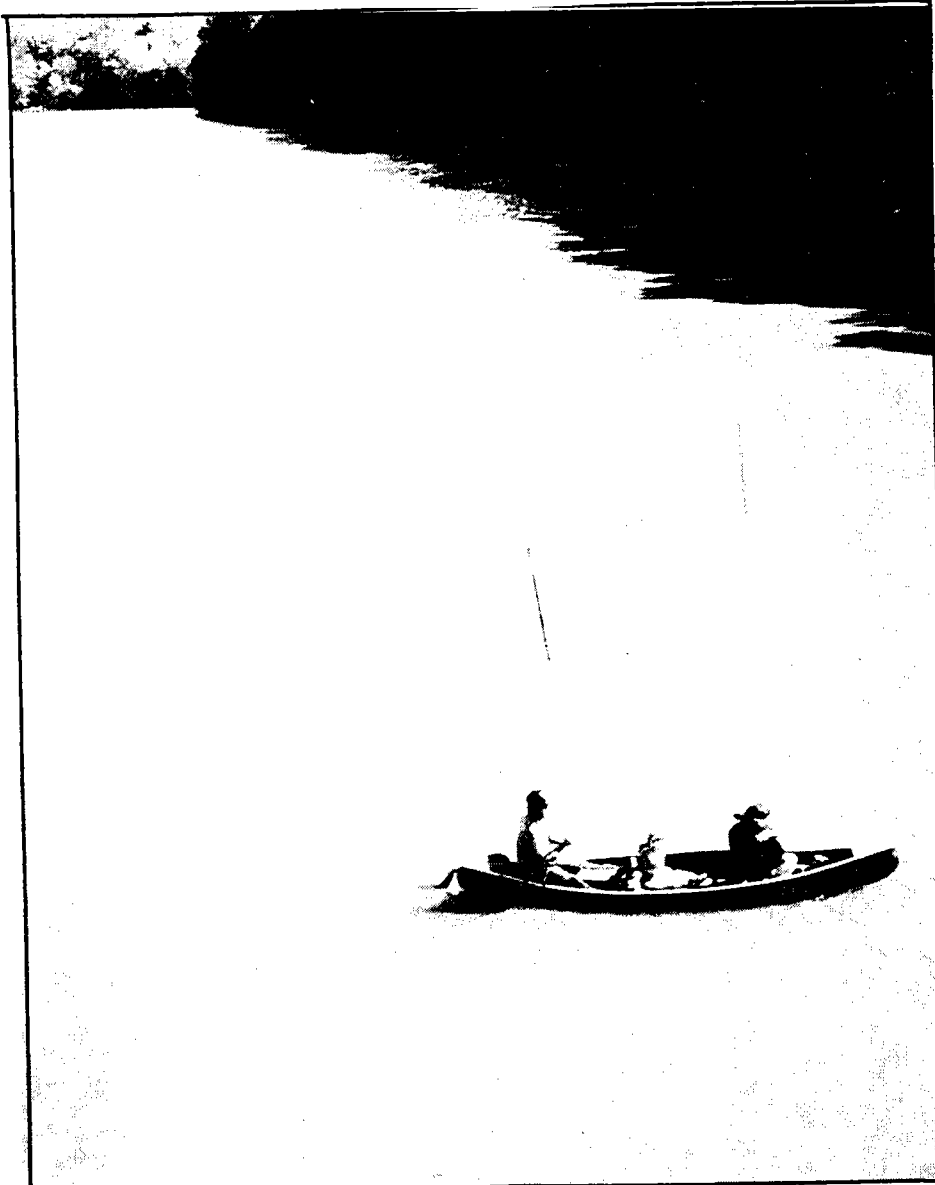
The preservation of sizable areas of rural open space is a key feature of this Plan. Such preservation includes permanent conservation areas and recreation areas. Some of the open space is part of a greenway system. The greenways in this Plan include private stream buffers and public parks that provide linear open space and natural habitat as part of a larger system. In some locations the greenways include paths that provide access to the rural landscape.

This Plan:

- Reinforces the objectives of the 1993 *Functional Master Plan for the Patuxent River Watershed*.
- Adds forty acres of parkland around the setting of the Sandy Spring, including ten acres for an active recreation park adjacent to Sherwood High School.
- Encourages the development of strategies to address unresolved public health and environmental problems in the Brooke Road/Chandlee Mill Road Area.
- Designates the Northwest Branch and Patuxent River stream valleys as part of a Greenway system of open space for recreational and conservation use.
- Recommends extending the existing trail system in parkland to include a connection to Rural Legacy Trail.
- Identifies priority areas for forest protection and enhancement.
- Recommends sewer and water connections for new rural neighborhoods and modest expansion of the village centers.
- Confirms the current designation of the historic district and individual historic sites.

ENVIRONMENT AND COMMUNITY RESOURCES

FIGURE 3



Rocky Gorge Reservoir as see from Ednor Road



Historic District



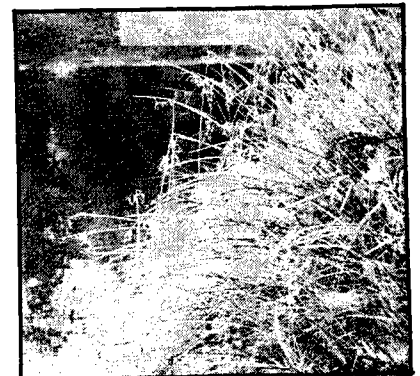
Hawings River: Patuxent Watershed



Stormwater Management Pond:
Friends House Retirement Community



Meeting House Road / Rural Legacy Trail



Restored Wildlife Habitat at Pond

