

Item #3

DEREK A. JACKSON
905 CLIFTONBROOK LANE
SILVER SPRING, MD. 20905

April 23, 2003

Derick Berlage
Chairman - Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, Md. 20910

RECEIVED
0640
APR 25 2003

Reference - Plan Number 1-03017

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage,

My name is Derek Jackson. My wife and I live in the Sandy Spring "crossroad community" of Ednor, Montgomery County, Maryland. For the past 8 years we have watched with great interest the evolution of the new Sandy Spring/Ashton Master Plan and its resultant effect on the community. As an amateur Historic Preservationist, I am greatly disturbed at what I perceive to be a loss of the historical fabric within the Greater Sandy Spring Community. The RNC zoning designations that have been assigned to some of the historical homesteads in our community serve to not only put a large burden on our infrastructure, but have and will continue to erode the environmental setting that helps define the historicity of our precious historical resources. Dellabrooke's setting has been literally cut in half by the Winchester development. Who in their right mind is now interested in living in Mahlon Chandlee's home when a busy road sits right outside the front door? Future developments around Mirival, The Cedars, Auburn and Roadside will take away even more of the environmental setting that defines the Sandy Spring experience. I certainly understand landowner rights when it comes to making financial decisions regarding their land; however, I'm not certain they understand their obligation as stewards of historical properties. And that is to preserve our connection to the past for generations to come. Experiencing history first-hand, with still standing historical resources and their environmental settings has more impact than reading about history in a book.

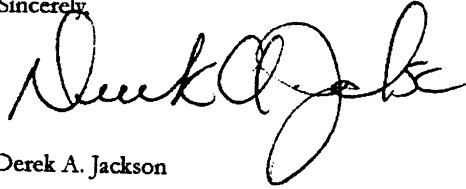
The Hodges/Lansdale plan, #1-03017, is probably the most serious threat to the environmental setting of Sandy Spring. This development is planned in the heart of the Sandy Spring Village and, because of its planned proximity to the Sandy Spring Meeting (ca. 1817), will destroy not only the peace and quiet on Meeting House Road but it will also destroy the experience of "stepping back in time" one feels when visiting this most sacred place. The Sandy Spring Village is the spiritual heart and soul of the greater Sandy Spring Community. Intersected by three roads - Rt.108, Brooke Road, and Meeting House Road, the Sandy Spring Village was also the commercial center of the community. The Sandy Spring Village of the 19th century consisted of a general store (ca. 1818), the Sandy Spring Savings Institution (ca. 1868), the Mutual Fire Insurance Co. of Montgomery County (ca. 1848), a toll booth that collected road tolls for the Olney-Ashton Turnpike, the Sherwood Steam Saw and Grist Mill, Post Office, Doctors office, blacksmith shop, wheelwright shop, shoemaker and a saddler's shop. A number of late 19th century vernacular frame houses were built in the Village to house many of the workers who labored in the Village's enterprises. 604 Olney-Sandy Spring Road, also known as Roadside, is one of these homes. Roadside (ca. 1865) currently sits on the Lansdale parcel, P447, and is slated for demolition by Winchester Homes to make way for 10 homes and a road into the Hodges property. As a result, Roadside has become a threatened historical resource. Roadside is a significant historical resource that deserves to be protected because of its connection with a historic event that forever changed the way people communicated with each other - and that is the development of telephone communications. As Montgomery County's second

April 23, 2003

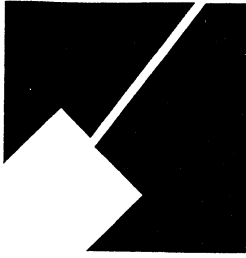
telephone service provider, The Enterprise Telephone Company (1894-1906) operated its business office and central office out of Roadside. When the C&P Telephone Company took over operations in 1906, the central office continued to operate out of Roadside until 1916. Roadside is also symbolic of the 19th century character that still exists in the Sandy Spring Village. A character I believed Montgomery County was interested in preserving, especially when they designated Sandy Spring as the focal point of the Quaker and Underground Railroad Cluster of the Montgomery County Heritage Area Management Plan.

In closing, I would like to ask the Planning Board to carefully review this planned development and consider all alternatives for preserving Roadside. As the saying goes - once it's gone, it's gone forever.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek A. Jackson". The signature is written in a cursive, flowing style with a large initial "D".

Derek A. Jackson



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

May 19, 2003

MEMORANDUM

TO: Richard Weaver, Development Review Division
Malcolm Shaneman, Development Review Division

FROM: Piera Weiss *DL*
Community-Based Planning, Eastern County Team

SUBJECT: Master Plan Recommendations for the Preliminary Plan 1-03017,
Hodges/Lansdale, Sandy Spring/Ashton Master Plan

Staff Recommendation: Approval with the condition that any improvements to the sidewalks or paths along MD 108 should be field located so as to avoid disturbing any large trees within the right-of-way in order to maintain the rural character along MD 108.

Analysis:

The 1998 *Approved and Adopted Sandy Spring/Ashton Master Plan* has a number of recommendations that affect Preliminary Plan 1-03017. The Hodges/Lansdale properties are designated as part of the Northern Rural Neighborhood and the R-90 and C-2 portions are within the Sandy Spring Village. These are important properties with respect to the Rural Legacy Trail, the Setting for the Rural Legacy Trail and the Sandy Spring Village.

The proposed subdivision incorporates three properties: the Hodges Property (also known as Auburn Homestead) is zoned Rural Neighborhood Cluster (RNC), the Lansdale Property is zoned R-90 and the Sandy Spring/Ashton Rural Village Overlay Zone, and the second Lansdale Property containing a commercial building, is zoned C-2 and the Sandy Spring/Ashton Rural Village Overlay Zone. The development standards for the three properties are very different. The proposed residential development must fulfill the requirements of the respective zones. Since it is the Northern Rural Neighborhood, the development must also be identifiable as a neighborhood. As for the commercial property, all new commercial structures must conform to the Sandy Spring/Ashton Rural Village Overlay Zone requirements and must through site plan review under the requirements of that zone.

Northern Rural Neighborhood

The Master Plan describes the Northern Rural Neighborhood as clustered at the west side of Sherwood High School. New residential development should relate to the school

campus and clustered leaving 75-85 percent of the land area in rural open space. The rural landscape portion of the development should include the setting for the Rural Legacy Trail as well as the trail that traverses the property between The Sandy Spring and Meetinghouse Road. The applicant is dedicating the portion of the trail that crosses the subject property to public use.

Meetinghouse Road is a private road and currently provides access to the Hodges homestead Conservancy Lot (Auburn) and the Johnson Property (Harewood Historic Site). These two properties will continue to have access via Meetinghouse Road. All the new lots for the Northern Rural Neighborhood will have access to the new public street. Access must continue to be provided to the Johnson Property, which is the only property in the Northern Rural Neighborhood that has yet to develop. If and when Johnson does develop, a private street could serve the proposed lots. The applicant is maintaining access to Johnson.

The Master Plan recommends that development in the Northern Rural Neighborhood provide a diversity of lot sizes in keeping the lots within Sandy Spring Village. The proposed development shows 31 lots ranging in size from 9,000 SF to 26 acres. Six lots are between 9,000 and 10,000 SF; six are between 10,000 and 15,000 SF; 12 are between 15,000 and 20,000 SF; five lots are between 20,000 and 25,000 SF; the Hodges Homestead is the conservancy lot and contains 26 acres. The RNC portion of the development will provide 77.4 % in rural open space, well within the required 75-85 %. While there is no open space requirement under the standard method of development for the R-90 portion of the site, the applicant is providing .70 acre of common open space that will provide buffer for the Friend's cemetery on the western boundary.

Primary Road P-4 to Provide Access to the Northern Rural Neighborhood

The Master Plan recommended that access to the northern rural neighborhood would be a primary road (P4) intersecting with MD 108. The primary road would cross the Lansdale Properties and provide access to the Lansdale's commercial property and lots on the Hodges property. The plan as submitted follows the guidelines of the Master Plan with respect to the location of the public road and provides access to all the residential lots, except the Conservancy Lot. However, the proposed subdivision does not provide access to the commercial property nor is the proposed road a primary road. The proposed street is not in conformance with the master plan. Staff may wish to make the following points at the Planning Board's hearing with respect to the issue of inconsistency to Master Plan.

- (1) If a primary street were to provide access to both the neighborhood and the commercial property, according to the DPWT standards, it would have to be at least 36 feet wide, which would be contrary to the desired rural character for the new road as recommended on page 25 of the Master Plan.
- (2) The number of lots served by the proposed street is far fewer than is usually served by a primary road and fewer than the number of lots recommended for the development within the northern rural neighborhood. In 1999, the M-NCPPC acquired 43 acres of the adjoining property (Alfandre) thereby reducing the total

number of units served by a primary street. The street was to provide access for 60 lots, but will now serve 30 lots. The conservancy lot will be served via the existing easement on Meetinghouse Road.

Rural Legacy Trail

The Master Plan recommends that the Northern Rural Neighborhood set aside land for the setting for the Rural Legacy Trail. This trail follows the existing path from The Sandy Spring, across Hodges and the Friends Meeting House to the dedicated portion of Meeting House Road. The dedicated portion of Meeting House Road is classified as a Rural Road and therefore improvements to this road must be kept to a minimum. The proposed plan conforms to these recommendations. The applicant has provided the needed public use easement and the setting for the trail within the Conservancy Lot.

Northwest Branch Trail

The applicant is showing the Northwest Branch Trail entering at the southern portion of the subdivision. This is accordance with the Master Plan. Trail users can then use the sidewalk in the new development to reach MD 108.

Master Plan Bikeway and Sidewalks

A sidewalk and bikeway are to be providing along MD 108 (pages 58-59). Transportation Planning Division, DPWT and SHA, in a mandatory referral the Planning Board approved in 2002, determined that the bikeway would best located on the north side of MD 108 and a sidewalk would be located on the south side of MD 108. The applicant will provide a sidewalk along the length of the subject property frontage and possibly across Mrs. Lansdale's residence (a third Lansdale property that is not included in this subdivision) to the school. While sidewalks and bikeways are recommended along MD 108, the master plan recommends against removing trees within the right of way in order to maintain the rural character. Therefore, any improvements for sidewalks will have to be incorporated around existing trees where possible.

Conclusion:

Staff concludes the proposed plan is in conformance with the *Approved and Adopted Sandy Spring/Ashton Master Plan*. The plan creates a small rural neighborhood clustered around the school and provides the Rural Legacy Trail and Northwest Branch Trail in locations recommended in the Master Plan. The proposed subdivision provides a range of lot sizes in accordance with the rural neighborhood cluster concept. The plan provides direct access to the school. Residents and the public will be able to move freely between the development, MD 108, the school and adjacent parkland. Staff recommends approval of proposed Preliminary Plan 1-03017 with the condition that any improvements to the sidewalks or paths along MD 108 should be field located so as to avoid disturbing any large trees within the right-of-way in order to maintain the rural character along MD 108.

RURAL LEGACY AREA

The Rural Legacy Area, which is south of MD 108, reflects the historic and cultural heritage of the County and of Sandy Spring/Ashton. The features that are part of the Rural Legacy Area are identified in Table 1 and shown in Figure 10. The Rural Legacy Area includes significant portions of the remaining developable land in the Master Plan area, approximately 400 acres.

The Plan objective in the Rural Legacy Area is to accommodate new residential growth while maintaining a rural setting for the many historic and special features. The recommended land use pattern clusters new development into small neighborhoods and uses the open space requirement to preserve key rural settings and view.

OBJECTIVE: **Develop a rural open space pattern which preserves rural character and provides an attractive setting for new neighborhoods and existing institutions.**

As noted in the Plan Framework, continuation of a large-lot residential pattern in this area would make lawns and stream valley buffers the only open space features. In contrast, the recommended rural open space pattern will ensure the continuation of a rural setting for special features south of MD 108 and will provide an attractive setting for new neighborhoods. The rural setting envisioned is one typical of Sandy Spring/Ashton—pasture, cropland, and meadow with associated wooded areas.

RECOMMENDATIONS:

- **Continue the rural setting of the Sandy Spring Friends School and Friends House Retirement Community.** Expansion of these institutions should include at least 60% open space overall and the open space should be located so as to maintain the rural setting.
- **Continue the rural landscape around important historic buildings, farmsteads and cultural features (see Table 1).** The rural landscape is a major part of this community's origins and sense of identity. The proposed rural open space pattern should continue the setting around The Sandy Spring, the homesteads, and other features associated with the Meeting House Road area.
- **Create a significant open space setting for new residential development.** Between 70-85 percent of the land of the new rural neighborhoods will be preserved in rural open space. New neighborhoods will settle within a larger rural landscape and the residents will be able to enjoy those areas as part of the character and identity of the setting.

Establish a Rural Legacy Trail to commemorate the area's history. The Rural Legacy Trail is an important element in preserving the rural character of the area and providing access to the features (see Table 1) associated with the community's heritage. The Rural Legacy Trail would extend from the Woodlawn Manor Park to the Sandy Spring village center and museum. (See Figure 10). The Trail would link these features and also commemorate the Underground Railroad activities of the general area through interpretive signs and programs. Many of the features along the Trail are part of the Friends Settlement, one of the oldest settlements in the county. These features are listed in Table 1 in the sequence that would be experienced traveling by foot or horseback from Woodlawn Manor to the Sandy Spring village center—just as many residents of the area did in the past and will be able to do again in the future as this Plan is implemented. Only a small fraction of the features are designated historic resources, however. In 1987, the County Historic Preservation Commission recommended a much larger area for designation but the Planning Board, at that time, determined that planning or land use approaches were more appropriate to preserving some of the special features of the area. Parks Department studies will define further the exact alignment of the Rural Legacy Trail, connections to the Northwest Branch Trail, and the best method of implementation. The possibility of funding from State programs should be pursued. Consideration should also be given to acquisition of access easements as well.

Identify and protect significant views along the Rural Legacy Trail. To make the experience of walking on the Rural Legacy Trail authentic, the views from the Trail must be protected. This setting, identified in Figure 11, includes the vistas which follow the woodland edges and gentle ridges. The purpose of the setting is to evoke the historical and cultural heritage of the Sandy Spring, Meeting House Road and Underground Railroad. The setting would enable visitors to "walk through the past" and see views that are characteristic of the area in the last century.

The traveler along the Rural Legacy Trail should be able to appreciate the magnitude of the task of clearing and farming such an area. The setting should also be able to reflect upon the isolation and danger of the journey of a slave navigating such expanses of open land, perhaps following the creeks and streams that traversed the landscape, in order to reach a safe haven on the Underground Railroad.

The strategy that would protect the setting would be the preservation of the entire 374 acres as rural open space. This strategy, however, would come with a substantial price tag since it would require the purchase of land or scenic easements. The Plan's intent to create a "rural neighborhood" would also be lost. Therefore, the setting and views have been analyzed to identify the highest priority vistas and those areas suitable for development to achieve the goal of protecting the setting, preserving the open space, and accommodating development of rural neighborhoods. As shown in Figure 11, there are areas (shown as the "Edge") where development can be accommodated.

TABLE 1

SPECIAL FEATURES OF THE RURAL LEGACY AREA

1. **Woodlawn Manor** - With its wood rail fence and pastures and grazing horses, Woodlawn Manor announces the entry to Sandy Spring. Sitting back from the road, the 1815 homestead, barn and out buildings is located on over 100 acres of rural land. Now owned by M-NCPPC. Woodlawn Manor was one of the early Quaker homesteads associated with the Thomas family.
2. **The Sandy Spring** - This is The Sandy Spring that gave its name to the settlement.
3. **Harewood (Johnson Homestead)** - Established in 1793, Harewood is associated with the Stabler and Brooke families. It served as Sandy Spring's first post office. Harewood and its immediate setting is designated as a historic resource.
4. **Auburn Farm (Hodges Homestead)** - Auburn and its pastures rest against the Friends Meeting House, Cemetery, and Community House. This farm connects the village and Harewood and the surrounding lands. Auburn, along with Harewood, is part of the legacy of the original Sandy Spring settlement.
5. **Meeting House Road** - This is the path that led to the center the original community. A walk down Meeting House Road presents a picture of the most important elements of the original settlement: the fields, the homesteads, the place of worship and instruction, and the bank.
6. **The Sandy Spring Friends Meeting House, Cemetery and Community House** - This Friends Meeting House is grounded in history and continues today. The Community House is used for teaching. The small cemetery joins it to the Meeting House.
7. **The Sandy Spring Bank and the Montgomery Mutual Insurance Company** - These buildings mark the village center and were two of the original institutions of their type in the County.
8. **The Sandy Spring Museum** - This museum is a collection of the history of the Sandy Spring/Ashton community. The museum was founded by local residents who have contributed to it from family archives and personal collections.

SPECIAL FEATURES WITHIN THE RURAL LEGACY SETTING

FIGURE 10

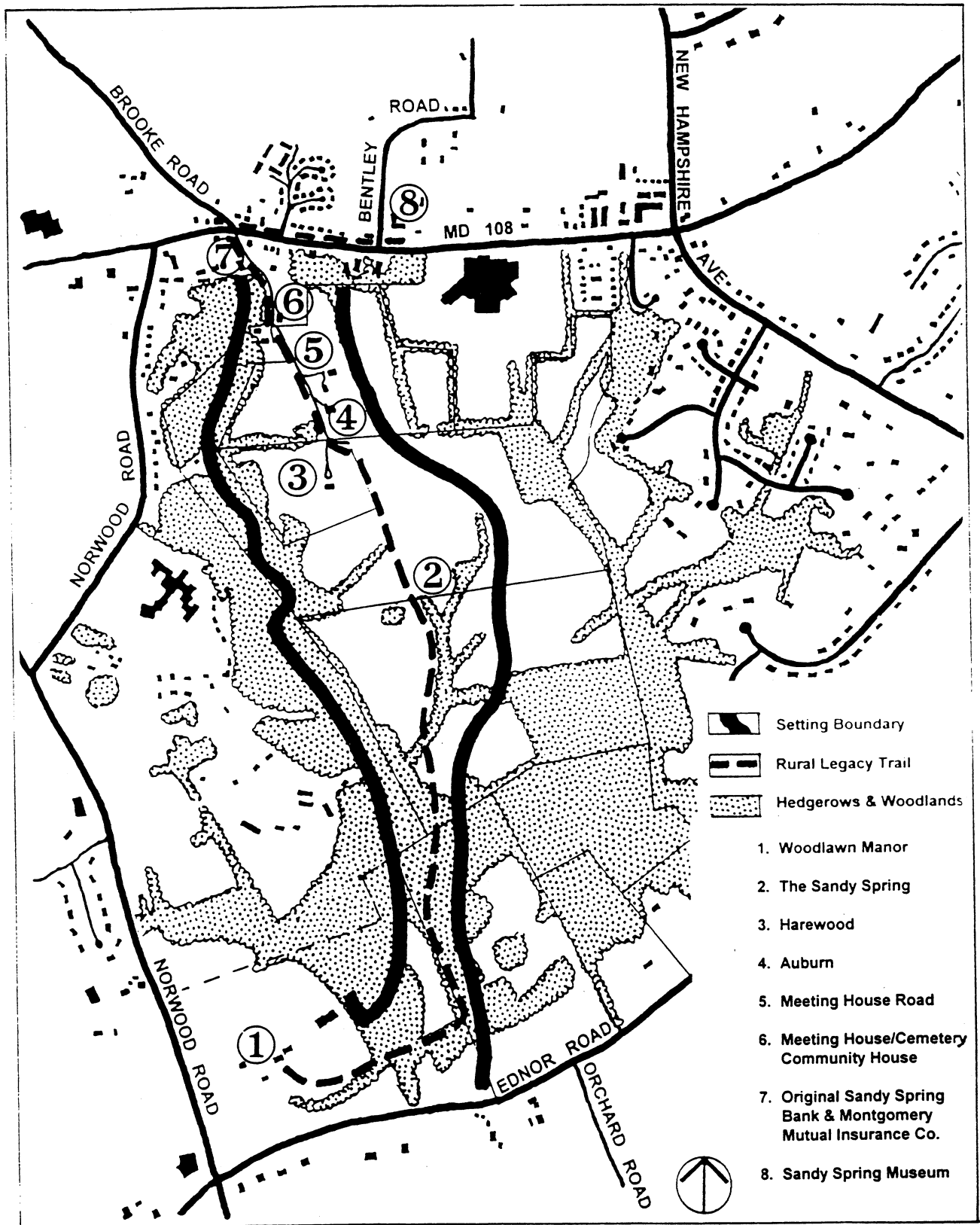


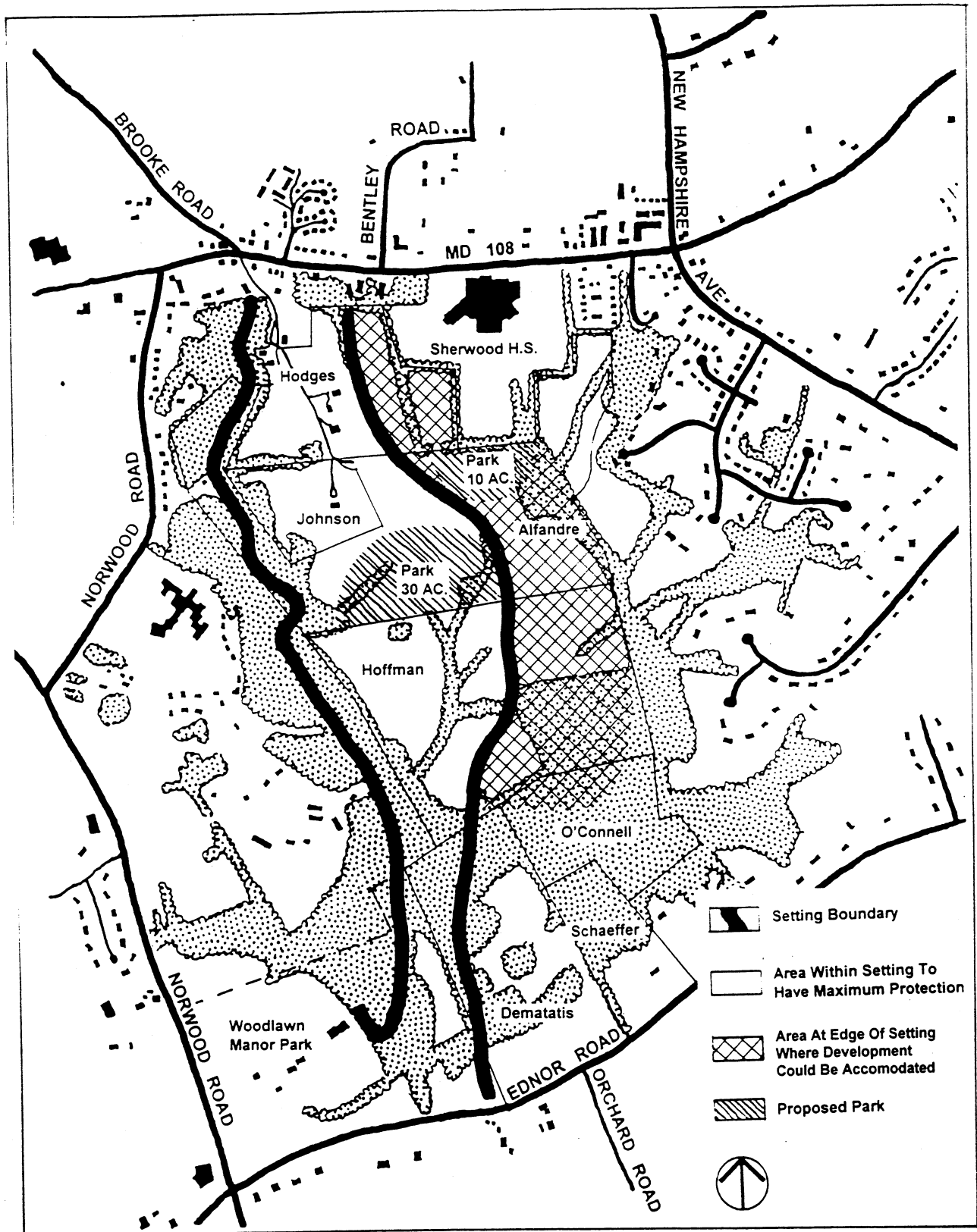
TABLE 2

RURAL LEGACY AREA DEVELOPMENT GUIDELINES

<p>AREA (See Figures 10 and 11)</p>	<p>GUIDELINES</p>
<p>Maximum Protection Areas - Within the Setting</p>	<ul style="list-style-type: none"> • Maintain land in rural open space. • Preserve views from the Rural Legacy Trail; ensure that the landscape in its present form dominates. • Harewood is a privately owned home on 20 acres and is a Historic Resource (see Table 5). Any new homes placed on this property should be clustered within a very limited area to ensure preservation of the historic setting and scenic views from the Rural Legacy Trail.
<p>Areas at Edge of Setting Where Development Could Be Accommodated</p>	<ul style="list-style-type: none"> • At time of site plan review, the developer should identify how proposed buildings relate to the view from the Rural Legacy Trail. • Where possible, use existing topography and natural features to screen views of homes from the Trail. • Where possible, locate new homes within woodland edge to provide appropriate screening or filtering of views. • Consider placing new homes on the far side of ridge tops behind trees. • Consider planting new forest that would obscure direct views of new homes. • Where possible, maintain view of open rural land beyond a foreground trees. • Ensure that any new development is compatible with the Rural Legacy Trail concept. For example: <ul style="list-style-type: none"> - Ensure that new neighborhoods are compatible with historic structures. - Limit views of new development by intensifying plantings along the existing hedgerows. - Minimize views of homes from the Trail through spacing, orientation and arrangement of units, and landscaping.

SETTING WITHIN THE RURAL LEGACY AREA

FIGURE 11



1) **Maximum Protection Areas Within the Setting:**

This is the area which should be kept as open space. This area is characterized by open cropland and pasture on a gently rolling terrain. The Planning Board may need to re-evaluate the exact location of the setting so as to protect the views along the Rural Legacy Trail without unnecessarily restricting development. It may be necessary to modify the boundaries to allow for the construction of an access road from the Hoffman property to the Dematatis property.

2) **Areas at the Edge of the Setting Where Development Could Be Accommodated:**

These areas are located at the edge of views from the Rural Legacy Trail. This is where some of the units in the rural neighborhoods can be placed in the landscape and screened effectively. It is not intended to reduce the density of development or preclude development where it can be accommodated.

Design Guidelines

The guidelines shown in Table 2 concern the two areas described above and should be used to achieve the desired results.

- **Develop two new rural neighborhood clusters within the Rural Legacy Area. One cluster neighborhood, the Northern Neighborhood, is to have access to MD 108 and is clustered around Sherwood High School. The second neighborhood, the Southern Neighborhood, is to have access from Ednor Road. Pedestrian and bicyclist access between these two neighborhoods and the Rural Legacy Trail is crucial to maintain connectivity between the two neighborhoods, the Rural Legacy Trail, Sherwood High School, and the Sandy Spring and Ashton Village Centers.**

A. The Northern Rural Neighborhood

The focus of the new northern neighborhood proposed in this Plan is Sherwood High School. This new neighborhood should relate to the Sherwood High School campus and have strong connections to the village centers. The new homes would be clustered near the school, preserving large areas of the rural landscape on 75-85 percent of the land. The rural landscape would not only form the setting for the new neighborhood but would be an important part of the scenic vista of the Rural Legacy Trail. The new rural neighborhood would also provide diversity of lot sizes that is more in keeping with the way the village area has grown historically.

This new neighborhood would be developed on four properties: Alfandre, Hodges, Johnson, and Lansdale. The purpose for creating a neighborhood around Sherwood High School is to add a new neighborhood close to the existing village and community while at the same time preserving at least 75-85 percent rural open space around the Auburn Homestead, Harewood, Meeting House Road, and the setting for The Sandy Spring. Properties rezoned to the Rural Neighborhood Cluster Zone in this area are Hodges, Alfandre, and Johnson. (See Figure 12).

Lansdale Properties (P455, 452, 451, 450, 449, 447)

The Lansdale properties consist of 6 contiguous parcels. All of the parcels have frontage on MD 108. Three of the parcels are zoned R-200 and are situated such that a public road providing access to the Hodges property could be accommodated. The Plan recommends rezoning these 3 parcels from the R-200 Zone to the R-90 Zone to achieve appropriate density. These parcels will also provide right-of-way for a primary road to properties to the south.

The Lansdale properties (see Figures 12 and 32) are strategically located on the south side of MD 108 between the village centers where they can contribute to the realization of two of this Plan's main objectives: ensuring the access to MD 108 that is needed for a new rural neighborhood at Sherwood High School and maintaining the separation between the two village centers. The Lansdale property should provide a road to serve the new neighborhood and preserve the remaining woodland edge along MD 108 that provides a visual break between the two village centers. Consistent with these objectives, this Plan recommends the following:

- Maintain the woodland edge in the eastern portion of the property next to the school by retaining the existing homestead and allowing its future use as a country inn. Rezone parcel 455 (2.86 acres) from R-60 to RE-2 with recommended future rezoning to the Country-Inn Zone.
- Provide additional homes to reinforce the village edge of Sandy Spring on the western 3 parcels. Rezone these parcels (P447, 449, 450, approximately 4 acres) from R-200 to R-90.
- Ensure continuation of commercial uses in the middle of the property. Rezone parcels 452 and 451, approximately 2 acres, that are currently zoned I-1 to C-2 to limit uses to those consistent with the village center concept.

Hodges Property (P725)

The Hodges property, which contains the homestead, Auburn, is just south of the Lansdale properties. The property is comprised of 47 acres and contains hedgerows and horse pasture. The property does not have frontage on a public road. Access is currently through the portion of Meeting House Road that is a private road. In order to preserve the setting for Meeting House Road and the Rural Legacy Trail, access to this property should be through an extension of a public road from Route 108 through the Lansdale properties (See previous recommendation). The development of this property should include approximately 75-85 percent rural open space. The open space should include the homestead, Meeting House Road, and the surrounding setting for the Rural Legacy Trail as illustrated in Figure 12. Units should be clustered to the east adjacent to Sherwood High School.

Alfandre Property (P131, P766)

This property contains 2 parcels and is comprised of approximately 120 acres. Parcel 766 has frontage on two public streets, Country Hills Drive (Springlawn Development) and Hidden Garden Drive (Wyndcrest Development). Both parcels have access via Hidden Garden Lane and Country Hills Drive or the new access road to MD 108 if development of the Hodges and Lansdale property occurs sooner than anticipated. However, the number of units possible through Country Hills Drive is limited by a stream crossing and the existing pattern of large lot development and should be no more than 6. Potential development through Wyndcrest via Hidden Garden Lane, a tertiary street, would be limited to a total of 75 lots including existing units. There are already 26 lots, therefore, the road can accommodate only 49 more lots.

75-85 percent of the property should be rural open space in order to preserve the setting for both The Sandy Spring and the Rural Legacy Trail. Development should include a diversity of lot sizes, compatible with the Wyndcrest and Springlawn neighborhoods, and should be clustered around Sherwood High School and away from the open space. Pedestrian access to the open space and Rural Legacy Trail should be provided.

Johnson Property (P933)

The Johnson property contains the historic site, Harewood, and consists of 20 acres. This property does not have frontage on a public road. Access to the site is through a portion of Meeting House Road which is a private road. Cluster development on this property should include sufficient open space to provide an appropriate setting for the Rural Legacy Trail. Rural open space between 75-85 percent of the site may be necessary to achieve this goal.

Design Guidelines

The following guidelines should be followed at the time of development of the northern neighborhood.

- Neighborhood development should have a strong relationship to the community aspects of the high school.
- Neighborhood development within or at the edges of the Rural Legacy Trail setting should be supportive of the rural character envisioned for the Trail as stated in the guidelines in Table 2.
- The Northwest Branch Trail and connecting local trails that provide access to the Rural Legacy Trail setting should be part of the development plan.
- Rural open space should be between 75-85 percent of any development.

- The maximum density should be 1 dwelling units per 2.2 acres. There should be a mix of lot sizes within the neighborhood from as low as 4,000 square feet. There may be opportunities within the open space to create very large lots (10 acres or more).
- A small percentage of units such as carriage houses and those designed for zero lot line configurations would be acceptable and should be clustered toward the high school.
- Access to the new neighborhood on the Alfandre property may be through Country Hills Drive, 6 lots only, and Hidden Gate Lane, 49 lots or through the new access road to MD 108 if the Hodges and Lansdale properties develop sooner than expected.
- Access should also be provided to MD 108 by a new primary road (P-4) to serve a portion of the development south of MD 108. The road access should be between the central commercial portion and the western residential portion of the Lansdale property. Access for new homes in the western residential portion of the Lansdale property should occur only from P-4. Any new commercial construction should be required to have access to P-4. Where the road crosses the Hodges property, it should be located along the existing hedgerow and as far from the existing house as possible, unless it is determined by the Hodges family at the time of development that a different alignment is preferred. If the Hodges property is sold to another party prior to development, the location of the road may also change. A primary residential road with a right-of-way width of 70 feet is recommended. The design of the new road should be consistent with the rural character objectives of this Plan including the minimum appropriate pavement width.
- There should be no road connection between the north and south neighborhood to ensure the creation of two distinct neighborhoods. Pedestrian and bicycle access should link the two neighborhoods.

B. The Southern Rural Neighborhood

A second new rural neighborhood area has access only to Ednor Road. Across from this proposed neighborhood and on the south side of Ednor Road lies the Cloverly Master Plan Area, Northwest Branch Stream Valley Park and a Rustic Road, Orchard Road. The Northwest Branch Trail enters Sandy Spring/Ashton Master Plan area at this point and merges with the Rural Legacy Trail. The remaining developable properties in this area are located near Woodlawn Manor. These properties are Dematatis, Hoffman, O'Connell and Schaeffer.

The purpose of the open space in this area would be to preserve rural character along Ednor Road, around the Rural Legacy Trail and around the setting of the Sandy Spring. New development should minimize visibility of lots along Ednor Road. Large lots or open space should be located along Ednor Road. Open space should include all environmentally constrained areas in order to achieve the desired rural character and provide the appropriate setting around the Sandy Spring and along the Rural Legacy Trail. During subdivision and site plan review, the

Olney-Sandy Spring Road/MD 108

MD 108 is an important east-west arterial road which also serves as the "main street" for the Sandy Spring and Ashton villages centers. While the traffic forecast may justify widening to four lanes, this is not desirable because of the negative implications for the character and design of the village centers.

- This Plan recommends the creation of a cross-section for MD 108 that preserves the rural character of the road, the character and scale of the village centers, allows good traffic movement, and yet does not impede pedestrian circulation. The cross-section designs for both open and closed sections are shown in Figure 21. The closed section is recommended within the village centers and the open section elsewhere. The features of the cross-section design include:
 - A right-of-way of 80 feet that maintains a village scale with buildings lining the "main street" as they have in the past.
 - Maximum of three lanes to consist of two through lanes and, where needed, one auxiliary lane used for turning lanes, or acceleration/deceleration lanes.
 - Pavement width of 36-39 feet.

Bikeway

Ednor Road

The Cloverly Master Plan changed the designation of Ednor Road from primary to country arterial east of New Hampshire Avenue. This change helps retain rural character along the road and reflects the high traffic volumes and the road's function as a connector between Howard County and New Hampshire Avenue. This Plan maintains the existing two-lane configuration except for safety reasons at intersections.

- If safety improvements are needed to Ednor Road west of New Hampshire Avenue, every effort should be made to retain existing trees north of Ednor Road.

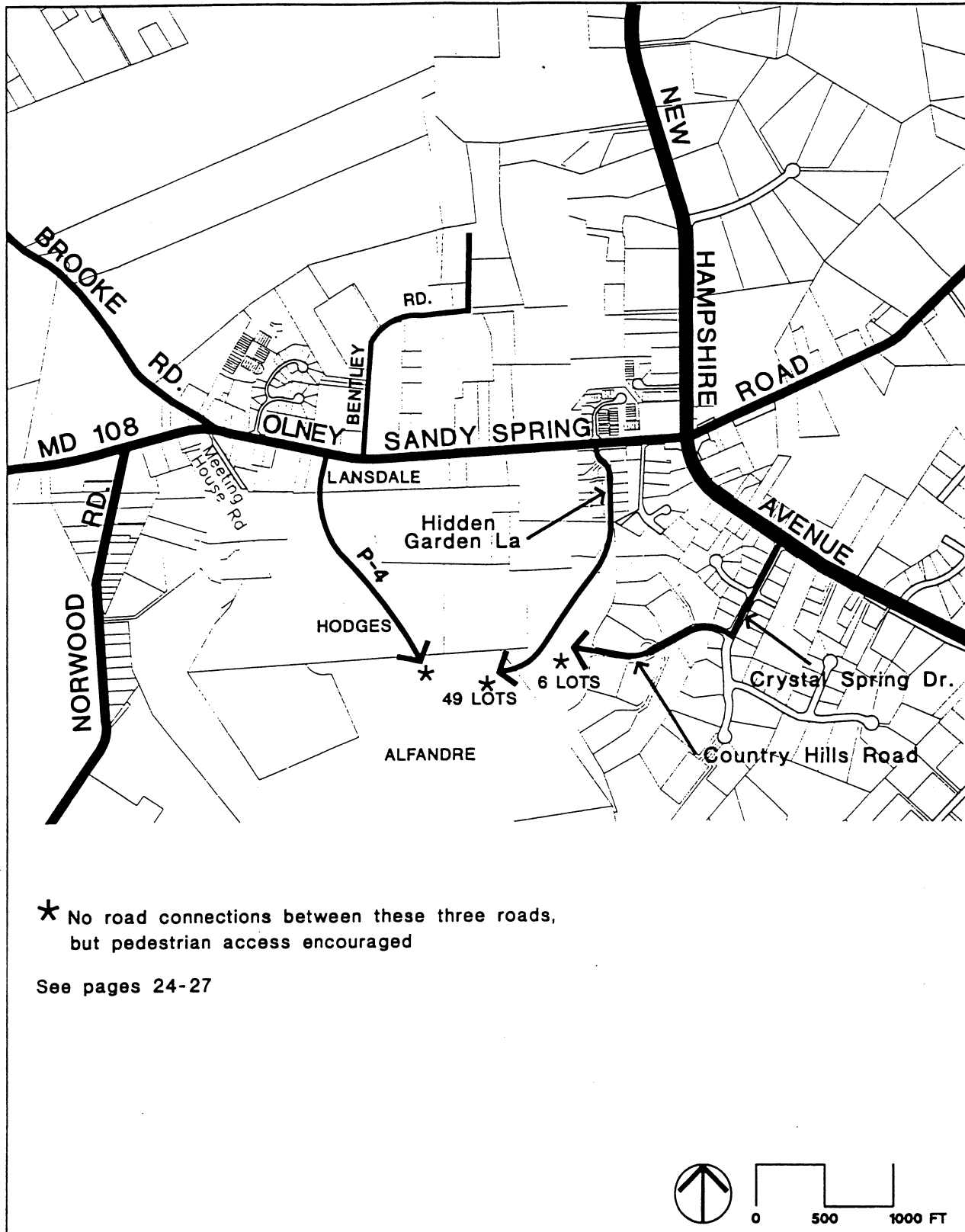
Bentley Road

Bentley Road is one of the original country lanes in Sandy Spring and is associated with the history and development of this rural village. Bentley Road retains the character and quality of a rural road today.

- This Plan reclassifies Bentley Road to a country road. Suggested design features for the cross-section are shown in the *Rustic Roads Plan*. The pavement width would be 18-22 feet wide with shoulders up to 4 feet wide. The design standards would be flexible to allow the Montgomery County Department of Public Works and Transportation (MCDPW&T) to provide safety improvements and other minor improvements compatible with the rural character of the area. The actual width would be determined by design speed and traffic volume. In addition, the intent is that drainage facilities would be constructed only if sheet flow creates problems and would be custom designed to blend into the countryside, infiltration facilities being the first choice.

ROAD ACCESS FOR NORTHERN NEIGHBORHOOD

FIGURE 22

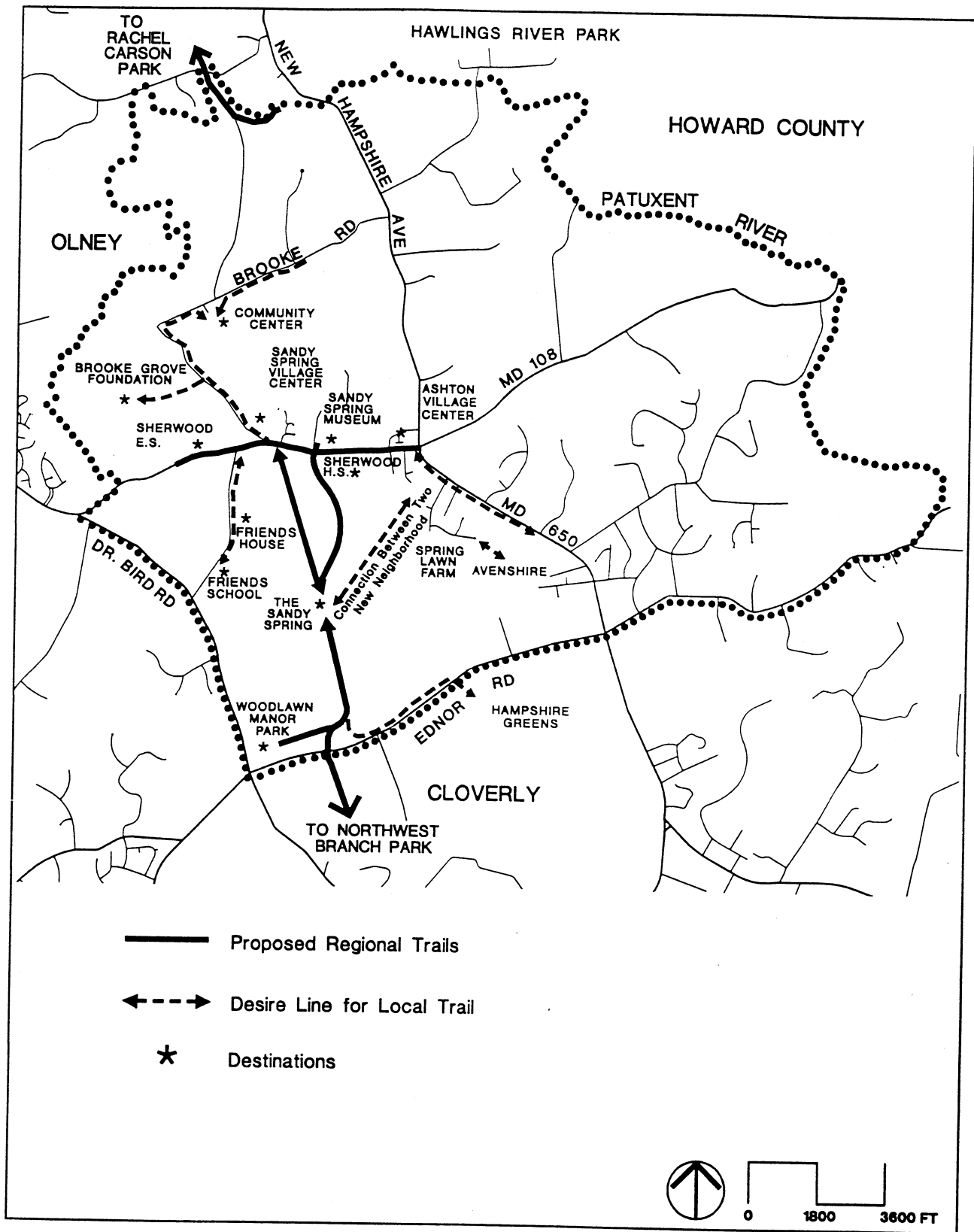


* No road connections between these three roads,
but pedestrian access encouraged

See pages 24-27

PEDESTRIAN PATHS

FIGURE 23



- **Resolve outstanding trails issues by conducting a more detailed analysis of the entire Northwest Branch Trail Corridor.**

Such a study should address trail alignment, type of surface and character of the Trail corridor.

- **Provide for the many people who ride horses through this area by protecting existing regional and local routes, and by creating new local connections. (See Figure 28.)**

As might be expected in a rural area, many residents own horses. As a result, equestrian trails contribute to the rural character of the community. Therefore, this Plan recommends the following:

- Ensure an equestrian trail system through easements to equestrians at the time of subdivision review or through the dedication of parkland.
- Accommodate equestrian use of the Rural Legacy Trail and Northwest Branch Trail.

OTHER PUBLIC USES

- **Maintain the fire station's (Sandy Spring Fire Station 4) function as a community landmark.**
 - Place a new fire station within the Sandy Spring village center on the north side of MD 108 provided that, from an operational perspective, this meets with the approval of the County Fire and Rescue Service.
 - Consider including facilities for community gathering at the fire station. (See Land Use, Design & Zoning chapter.)

HISTORIC RESOURCES

OBJECTIVE: Protect Historic Resources in Sandy Spring/Ashton.

RECOMMENDATIONS:

Confirm the current designations of the historic sites and district shown in Figure 29. These designations were done as part of a number of earlier amendments to the *Master Plan for Historic Preservation*. The following is a table of designated historic sites with highlights of the designation language that is most relevant to future development.

Finally, there is one resource in the planning area identified on the *Locational Atlas and Index of Historic Sites* which has not yet been evaluated for historic designation. This Plan recommends evaluation of the one remaining *Locational Atlas* resource - Grove Hill - at a future date.