



Sandy Spring Civic Association

www.sandyspringcivic.com

*Meeting the second Monday of each month, 6:30pm at the Ross Boddy Community Center
located on Brooke Road in Sandy Spring, Maryland*

April 11, 2019

By email; confirmation copy by first-class mail

John Pentecost, Chairperson
Montgomery County Board of Appeals
County Council Office Building, 2d Floor
100 Maryland Avenue
Rockville, Maryland 20850

Re: Request for Modification of Special Exception S-1904, KSH Holdings, LLC

Dear Mr. Pentecost:

The Sandy Spring Civic Association ("SSCA") supports the application of the Olney-Sandy Spring Veterinary Hospital (the "Veterinary Hospital") to add an employee parking lot with 30 spaces on a lot to the east of the Veterinary Hospital, with one very important condition. The SSCA requests that the modification be granted only if the Applicant is required to construct a multi-use path that parallels Route 108 (Olney-Sandy Spring Road) between the west side of the Veterinary Hospital property and Norwood Road.

The reason for our request is that the community and the Montgomery County Government have recognized for years the utility and benefits of a pedestrian/biker/equestrian pathway from Ashton to Olney, along Route 108. Property owners seeking approval of subdivision or other zoning changes along Route 108 have consistently been required to dedicate a right-of-way for such a path and to build and maintain the path. Currently, there is a walkable trail on the north side of Route 108 from the center of Olney to the Sherwood Elementary School, which is located just west of the Veterinary Hospital, and across Route 108. But it is very difficult for pedestrians and bicycles heading toward Ashton to navigate from Sherwood Elementary School (not to be confused with Sherwood High School) to the east side of Norwood Road, which intersects Route 108 near where the new employee parking lot would be located. The shoulders on Route 108 are extremely narrow at that point, and, while the owners of the parcel across the street from the Veterinary Hospital (Tim and Rumsey Keefe) generously attempt to maintain a walking path alongside the road and around a bog located at the intersection, that walking path is unusable for bicycles, and is frequently water-logged, making it difficult for pedestrians to pass. Adding a paved multi-use path from the west side of the Veterinary Hospital to Norwood Road would allow Ashton-bound pedestrians,

bicycles, and horses to cross Route 108 from the north side of Route 108 (at the entrance to Sherwood Elementary School) and to walk on pavement from Sharp Street United Methodist Church to Norwood Road, and, once across Norwood Road, to walk on pavement all the way to Ashton, safely, and comfortably. Many people every day travel this route, with great peril at this particular point. While crossing Route 108 can be risky, as well, there are excellent site lines in both directions on Route 108 in front of Sherwood Elementary School, with frequent breaks in traffic, and SSCA will petition the State Highway Administration to put in a crosswalk at this point if the path is built on the subject property. Even if such a crosswalk is not possible, the paved path we request would be an important link in an eventual multi-use path on the south side of Route 108 that would connect the paths at the nearby Bancroft subdivision with the crosswalk next to the Olney Ale House, located at the intersection of Route 108 and Dr. Bird Road.

At its meeting on April 8, 2019, the members of the SSCA present voted overwhelmingly (15 to 5) to support the request for the special exception modification, provided that this pathway is built. A failure to require the pathway at this point could be fatal (both to the pathway and, potentially, to pedestrians) because the property along Route 108, happily, will be subject to a conservation easement, which would likely prohibit the construction of a pathway without modification of the easement.

Thank you very much for considering this request.

Respectfully submitted,

Bim Schuffler /DBF

William B. "Bim" Schuffler, President
Sandy Spring Civic Association

Douglas B. Farquhar

Douglas B. Farquhar, Correspondence Secretary
Sandy Spring Civic Association

cc: James L. Parsons, Jr. (by email)
Attorney for KSH Holdings, LLC

Basile Whitaker (by email)
Bancroft Homeowners Association

Minutes of Meeting of Sandy Spring Civic Association, April 8, 2019

The Sandy Spring Civic Association held its regular meeting on April 8, 2019, at the Ross Boddy Community Center.

The minutes of the March 2019 were presented, and approved. Recording Secretary Kathy Virkus was not present, Correspondence Secretary Doug Farquhar took the minutes.

Treasurer Christine Hill Wilson delivered the Treasurer's Report. There was little change in the balances from the previous month, although \$170 was transferred from the Scholarship savings account to the Scholarship CD. The Scholarship Committee reported that the deadline for applying for scholarships for the 2019-2020 academic year was April 15. As of April 8, only two applications had been submitted, one from a student at Sherwood High School, and the other from a student at Good Counsel.

Marie Slater delivered the report of the traffic committee. The intersection of Brooke Road and Route 108 was scheduled for an improvement, of sorts. Previous patches on the on-street gully that is just north of the Route 108 traffic had previously been performed with cold patch, which did not last and was continually in need of improvement. Marie reported, accurately, that the gully would soon be replaced with steel plates. Eventually, the intersection will be improved with a hot patch replacing the steel plates. A suggestion that warning lights be placed at the intersection of Brooke Road and New Hampshire Avenue was referred to the Traffic Committee for further consideration. A request that Brooke Road be repaved in its entirety was met with the response that would need to be approved by the State Highway Commission.

The majority of the meeting addressed the request of the Olney Sandy Spring Veterinary Hospital to build a new parking lot for its employees on the east side of the facility, with an entrance off Norwood Road. Karen Hoffmann, the owner of the Veterinary Hospital, was present at the meeting along with her lawyer on the project, Jim Parsons, and her traffic planner, Glen Cook. Jim noted that the facility was the subject of a special exception approved in 1992, and that Karen acquired the hospital in 2013 and the real estate where the facility is located in 2015. He explained that the business is not looking to expand the building, just to expand its business operations within the same building with expanded hours of operation and with more employees working in the present space. He said that the Hospital has signed a contract to purchase the adjacent 1.7 acres, contingent on approval of the parking lot, and that the parking lots would occupy about .8 acres, with the remainder being placed under a conservation easement. He said this would provide 30 additional spaces, which would be used exclusively by employees, and the existing lot would be devoted to customers.

In response to questions, he said that it was not practical to access a parking lot on the east by a connecting road behind the facility. He also said that Karen had decided to alter the original proposal so that construction of a single-family home on the remainder of the parcel would not be permitted. In other words, he said, instead of two homes being constructed on the 1.7 acres, as would be permitted, there would be 30 parking spaces.

In response to numerous questions about the proposal, Jim said that there are currently a total of 24 employees at the Hospital, and that the proposal would be to increase the number of employees to 40 over the next four years. He said that 18 employees are now permitted to be on location at any given point, and the maximum number of employees at any one time would increase to 23 over the next four years. Asked why 30 spaces were necessary, he said that the county requires there to be spaces equivalent to 130% of the maximum number of employees permitted to be working, presumably to permit some overlap between shifts.

There was extensive discussion about the notices delivered to the community about the proposal. Jim said that the Board of Appeals had failed to send out the notices to all adjacent and confronting property owners, so the hearing had to be repeated.

Asked about opening hours, Jim said the proposal is for the facility to be open from 7:00 a.m. to 10:00 p.m. on weekdays, 7:00 a.m. to 5:00 p.m. on Saturdays, and noon to 5:00 p.m. Sundays. He said that the lighting on the parking lot would be "dark sky compliant," and that there would be landscaping to screen the parking lot from being visible from Route 108. Complaints about traffic that would be added to Norwood Road were addressed with the comment that adding the traffic to Route 108 during peak hours would be a significant problem, and, because an entrance on Route 108 for the additional parking lot would be on a major state road, the costs would be prohibitive, and require a very large paved entrance and dedication of right of way.

The Association approved a motion to support the parking lot expansion on condition that the property owner is required to construct a hiker/biker trail paralleling Route 108 (although there is a continuous sidewalk on the south side of Route 108 from Norwood Road to Ashton, there is not any sidewalk at all on the south side of Route 108 from Norwood Road to Dr. Bird Road. A letter to the Board of Appeals was submitted along those lines. The letter is attached.

Respectfully submitted,

Doug Farquhar
Correspondence Secretary

From: "Douglas B. Farquhar" <DFarquhar@hpm.com>
To: "wbschauff@gmail.com" <wbschauff@gmail.com>, Christine Hill Wilson
<chillwilson@verizon.net>, "kathy virkus (kathy.virkus@gmail.com)" <kathy.virkus@gmail.com>,
"Basile P. Whitaker" <whitakerb@qualitybiological.com>

Date: Mon, 13 May 2019 12:35:07 +0000

Subject: For SSCA

I am sorry that I can't make tonight's meeting of the SSCA. But there were a couple of items I wanted to make sure were communicated.

First, a new civic association in our area had its inaugural meeting last week. The organization, patterned after the Greater Olney Civic Association, would allow organizations in Ashton and Sandy Spring to be members, rather than individuals. The new organization has invited the SSCA to join as a member of the new organization, and has suggested that individuals who wish to participate should do so through joining SSCA and asking that their voices be heard through the SSCA representative. Although it was originally proposed that the organization be called the Greater Ashton Civic Association, to avoid confusion with the SSCA, some of the homeowners Association representatives at the inaugural meeting were from Sandy Spring, and they requested that the new organization be called the Greater Ashton Sandy Spring Civic Association. I would suggest that the SSCA should decide at the May meeting whether folks object to the name of the new organization (I do not, although perhaps we should suggest that it be the Greater Ashton Sandy Spring Civic Organization, rather than Association). Also, I think it us a good idea for SSCA to be one of the organizational members of the new group, and to name two representatives who would attend meetings. I would be willing to serve as one of the representatives, but there should be at least two representatives designated, to ensure coverage.

Also, the MNCPPC has announced the kickoff meeting for the planning process for the new Ashton Village Master Plan. The process is expected to be expeditious, with a final plan ready for Council review by the end of the summer. The kickoff off meeting is this week on Thursday at 6:00 p.m. at the Sandy Spring Museum.

I attach minutes from the last meeting. Again, sorry to miss the meeting.

Best wishes,

Doug

202 26 9951 if you need to reach me, although I will be on a plane after about 7:30.

MINUTES OF MEETING OF SSCA, dated May 13, 2019 @ Koss Boddie Community Center.

- Meeting was called to order by Chair at 6:39 pm.
- Basile Whitaker read into the record meeting minutes from April 8 meeting for Doug Farquhar.

Marie Slater provided an update TRAFFIC AND ROADS:

Brooke Road Repaving Project - MC DOT Colesville Depot has completed marking segments of the road needing repair between RTEs 108 and 650. Some sections require milling which involves removing 3 inches of damaged asphalt, refilling and repaving. Other sections will require base work which involves removing all the asphalt down to the dirt, replacing the base, refilling with asphalt rock and then repaving. The Colesville Depot would not commit to a specific schedule, but depending on the weather, once started, the work is expected to take 1-1/2 weeks. Some of the work may be started by June SSCA meeting.

RTE 650 - North of Brooke Road - Southbound Lane - Request has been referred to the Traffic Section of MD DOT to make a determination as to whether rumble strips need to be installed to further slow traffic at the curve before Brooke.

Gold Mine Road Bridge - work is proceeding on schedule. During summer of 2019 after school closes Chandlee Mill Road may be closed for a few weeks beginning at Gold Mine and James Creek to complete road elevation work.

Ride-On Bus- Effective May 12, changes have been made to multiple routes and schedules. Bus Route 52 which serves Good Counsel HS and Montgomery General Hospital is not affected.

Christine Hill provided budget update & balances; see attached balance sheet

- Checking acct: \$474.40:
- Scholarship checking-\$674.04
- Scholarship CD-\$2,510.43
- Scholarship Savings-\$2,579.60

Scholarship Committee – The Committee received ten (10) applications this year, which is a record number. After reviewing the applications, it has been decided to award four (4) \$300 scholarships this year as no scholarships were awarded in 2018 and our pattern has been to award two(2) \$300 annually. The recipients this year are from Sherwood High, Good Counsel and Blake high schools. We will be asking the awardees to attend our June meeting to introduce themselves to the members.

General Business;

Ellen Atkinson provided an extensive update and overview regarding the Dr Bird/Norwood Rd Walking Path Project. The multiuse path project of 2013 failed to advance very far. SSCA is on

record in support of the multiuse path segments. Available funding up to \$100k has been approved for study and designs of the proposed path(s) known as the Heritage Triangle Trail. Ms. Atkinson read aloud letter outlining the grant process. She is again seeking letter of support and all members in attendance unanimously voted in support of her request.

Collin Hayward from Baltimore, of RK&K Engineering presented a detailed plan and additional background information regarding the Heritage Trail project. His contact information is chayward@rkk.com, 410-637-3338. He made himself available afterwards to discuss the project in greater detail for all interested parties.

A "lively" discussion was had regarding a proposed new organization similar to GOCA for Sandy Spring-Ashton area. The organization would be a collection of HOA's in the respective area to represent the community. It was recommended 1-2 members from SSCA be part of the organization to represent the interests of the Civic Assoc. The potential membership of all HOA's in the SS/Ashton area approx 21-22 HOA's. A discussion ensued and it was recommended additional information be gathered and presented to the membership before a final decision was made.

Ashton Village Center Sector Meeting was announced for May 16. It was encouraged as many members try and attend in order to gain further insight to the minor Master Plan Amendment being proposed.

The "webmaster" noted he is bored and wishes to have documents available for posting to the website and future archiving. All members agreed to support his request.

Ron Nesbit, representing Hampshire Green HOA requested a letter of support from SSCA to change boundary lines for school (NE Consortium) Sherwood HS. He indicated that his community is doing their due diligence in meeting with elected officials and school board members to enact this change. It was decided that individual members can support but SSCA is opting out in support of the request.

The meeting adjourned at 7:43 pm.

Respectfully submitted on behalf of Doug Farquhar,

Racile Whitaker

MINUTES

Sandy Spring Civic Association

07/13/2019

Location

Ross Boddy Community Center, Sandy Spring MD 20860

Time & Dates Proposed Format & Schedule

Date	Minutes & comments	Date	Minutes & comments
07/12/2019	Whitaker		
08/12/2019	No meeting scheduled		
09/09/2019			
10/14/2019			
11/11/2019			
12/09/2019			

Meeting called to order at 6:35 pm (Basile Whitaker, presiding)

- Meeting called to order and reading of June's minutes by Basile Whitaker
- Minutes were approved with minor changes.

Committee Reports

- Dorothy Slater provided a detailed summary of all transportation projects underway in Sandy Spring/Ashton community. A written summation was read into record and hard copy submitted for archives. In summary, Ms Slater provided an update on the following road projects:
 - Brooke Rd Repaving Project
 - Gold Mine Rd Bridge Project
 - New Hampshire Ave Southbound Project
 - Brooke Rd/Rte 108 Project
- Christine Hill-Wilson provided a treasury report and account balances to the membership body.
 - Membership checking acct: \$ 465.42
 - Scholarship checking acct: \$ 663.04
 - Scholarship savings acct: \$1,979.71
 - Scholarship CD acct: \$ 5.18
 - **Total avail Balance of: \$ \$2,520.61**

Community Business:

- Devon Hahn from MDOT State Highway Admin, District 1 gave a MD 650/New Hampshire Ave at Brooke Rd. (See presentation)
- Mr. Hahn's presentation covered the following information.
 - Crash data
 - Alternate solutions
 - Sight Distance
 - Intersection Turning Volumes
- Discussed the Ashton Market Project. Fred Nichols commented project approx. 3.5 months behind schedule
- Kathleen Wheeler announced Friends House meeting on July 23 to discuss further plans regarding the GASSCA. Awaiting more details.
- Meeting adjourned at 7:19 pm.

General Items

Next Meeting 9/09/2019

Paul Mangus
Website

MINUTES

Sandy Spring Civic Association

12/09/2019

Location

Ross Boddy Community Center, Sandy Spring MD 20860

Time & Dates Proposed Format & Schedule

Date	Minutes & comments	Date	Minutes & comments
07/12/2019	Whitaker		
08/12/2019	No meeting scheduled		
09/09/2019			
10/14/2019			
11/11/2019			
12/09/2019			

Meeting called to order at 6:35 pm (Bim Shiffler, Presiding)

- Meeting called to order and reading of June's minutes by Bim Schiffler)
- There was no meeting in November.

Committee Reports

- Letter read into the record for regarding Intersection of 108 and Brooke Rd repairs and delays. A voice vote was taken to approve the submission of the letter to District 3 Maryland State Highway submission. A written summation was read into record and hard copy submitted for archives.

Handwritten signature
Cedric's Section

Community Business:

- Representatives from Sandy Spring Ashton Rural Preservation Consortium provided a detailed presentation on background of its mission, vision, design and development principles. All attendees were provided input and engaged in the Q&A session which followed.
- It was recommended the presentation be placed on SSCA website for the community to review.
- Members voted to have the MoCo 9 representatives opting to restructure the Council make-up meet and present their plan in the coming months. Recently group has met with GOCA and the Laytonville communities seeking support. No date was established for this action.
- Meeting adjourned at 8:05 pm....
- Next meeting scheduled for Jan 13, 2020.

**Sandy Spring Civic Association
Treasurer's Report
Balances as of
December 31, 2019**

Membership Checking Account

\$ 266.45

10/29/2019 EIG, Homestead, web hosting	(21.99)
11/29/2019 EIG, Homestead, web hosting	(21.99)
12/30/2019 Membership Dues	25.00
12/30/2019 EIG, Homestead, web hosting	(21.99)

(40.97)

Balance \$225.48

Scholarship Checking

\$203.04

0.00

Balance \$203.04 ✓

Scholarship Savings Account

\$ 1,980.16

10/31/2019 Interest	0.08
11/30/2019 Interest	0.08
12/2/2019 Deposit, contribution	300.00
12/31/2019 Interest	0.10

300.26

Balance \$ 2,280.42

720.00
3000.00

Scholarship CD Account

\$ 2,536.04

10/4/2019 Interest	5.05
11/4/2019 Interest	5.23
12/4/2019 Interest	5.07

15.35

Balance \$2,551.39

Help Keep Ashton Rural

Big, long-term decisions on future development in Ashton will be made in the next two months

AT A MEETING IN SANDY Spring on September 7, County Executive Marc Elrich praised Ashton and Sandy Spring for being rural, and pledged his support for keeping Ashton from being over-developed during the imminent process to revise the development plan for Ashton. But he also said that what happens is out of his control. He charged community members to actively and vigorously engage with the Montgomery County Planning Board, and the planning staff that work for the Board. He told residents to ensure that Board members and the politicians who appoint them (the County Council) know that they will be held responsible if they don't do their job properly and listen to the community. He said that is how the Aspen Hill community defeated a Walmart proposed for their neighborhood.

We need your help

The Sandy Spring Ashton Rural Preservation Consortium (SSARPC) needs your help to keep Ashton from being overrun



County Executive, Marc Elrich addresses a crowd of Ashton/Sandy Spring residents at the Sandy Spring Museum on Saturday, September 7, 2019.

with dense, expensive, out-of-character townhouses like those recently built next to the old bank building in Sandy Spring. We encourage you to participate in community design workshops at the Sandy Spring Museum on October 15 and 16, so that your voice can be heard. We also need your financial support to retain an experienced independent land planner to prepare an alternative plan protecting the rural character of Ashton. This has worked before (details to follow).

The clock is ticking

More specifically, by the end of October 2019, the Montgomery County Planning Department will make its recommendations on the "Ashton Village Center Sector Plan," which will set new zoning rules for Ashton, including Ashton's main crossroads (the intersection of New Hampshire

Avenue and Route 108) and land across from Sherwood High School. The same developer responsible for the massive townhouse development recently constructed next to the original Sandy Spring Bank building plans to develop about eight acres, currently mostly vacant, on the southeast corner of the Ashton crossroads (where the Sandy Spring Bank Ashton branch is located). The developer's company is also responsible for the recently approved plan to build 20 large townhouses, three apartments, and 6,300 square feet of commercial space at the old Sole d'Italia restaurant site. The developer, while saying he is open to alternative designs, wants zoning approval to build townhouses, as well as single-family homes, apartments, and commercial buildings on the southeast corner. If history is any guide, those developments will be massive and lack significant visible green space.

What would you like to see in Ashton?

SSARPC wants to maintain Ashton's rural heritage by limiting density of developments consistent with the existing Master Plan. We need your help. Please join us. You can:

PARTICIPATE by attending neighborhood design workshops Tuesday, Oct. 15 (9 a.m. to 5 p.m.) and Wednesday, Oct. 16 (9 a.m. to 9 p.m.) at Sandy Spring Museum, 17901 Bentley Road, Sandy Spring, for public input on designs for the Ashton Village Center. Also, attend the planning staff presentation of conclusions on Thursday, Oct. 24, 6 p.m. to 9 p.m., at Sandy Spring Museum.

JOIN SSARPC: Send us your email address for updates. SSARPC is not anti-development or anti-change. SSARPC seeks to assure that development comports with the 1998 Sandy Spring/Ashton Master Plan, which was designed to keep our area rural. Email us at KeepAshtonRural@gmail.com.

DONATE: Support SSARPC efforts to hire an independent land planner to prepare and present a viable, eco-friendly plan as an alternative to the developer's proposal. As will be explained below, in 2007, SSARPC was able to defeat an intensive development proposed by the same developer at the same crossroads, but only with significant community involvement and donations that enabled SSARPC to retain a planner who came up with an alternative to the developer's plan. Mail your donations (\$100

from each concerned family will enable us to get the help we need) to SSARPC c/o Elizabeth Thornton, Quailhill, Box 187, Ashton, MD 20861, or send a PayPal contribution to: KeepAshtonRural@gmail.com

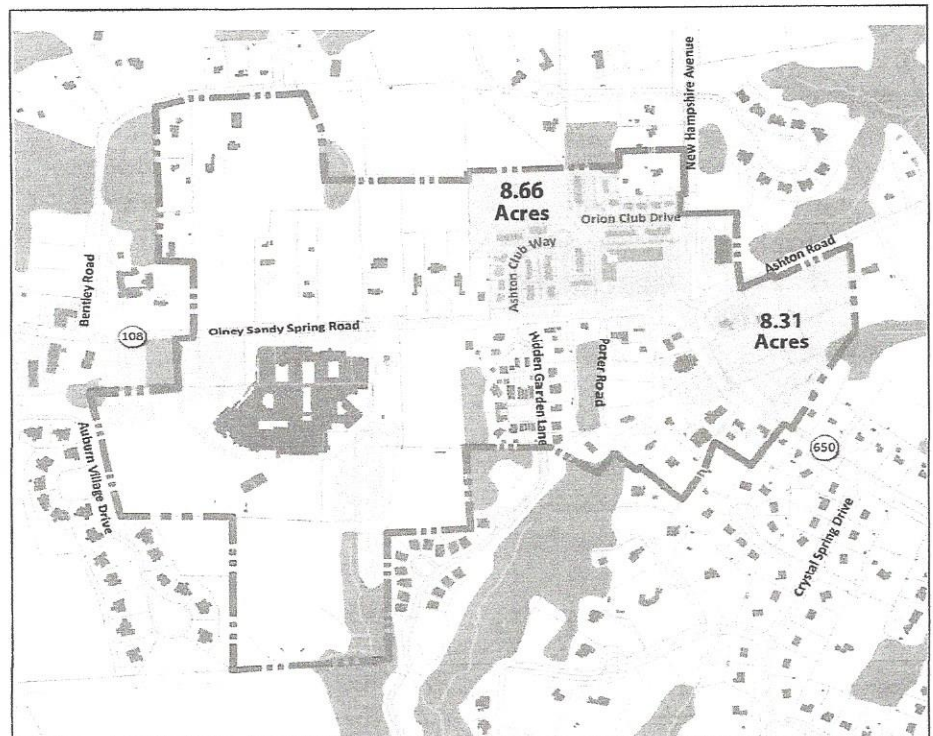
Developers are rarely designers

It is often the case that developers will hire the most effective and well-connected experts and lawyers in their attempt to gain approval for maximum-density development. We have identified highly qualified experts who can draft a realistic, economically viable alternative that retains the rural village character of our town, but they need their minimum expenses covered. We need to raise \$10,000 by mid-

September (more than \$3,000 has already been raised) to be able to present a rural, community-friendly alternative at the October design workshops, during proceedings by the Montgomery County Planning Board, and to our county's leaders. Please review the information that follows and donate. It will make a difference!

The Ashton Village Center Sector Plan

The Montgomery County Planning Department announced in May 2019 that it would be launching a process to study the current zoning provisions governing Ashton, described as a "historic crossroads community east of Olney," and said that the Ashton Village Center Sector



Boundaries of the study area for the Ashton Village Center sector plan.

Plan will cover approximately 10 acres around the intersection of New Hampshire Avenue and Olney-Sandy Spring Road (MD 108). A May 16 community presentation noted that there are two major parcels that will be subject to intense review (see previous chart): the northwest corner of the Ashton crossroads (location of the shopping center that includes the 7-11 and Dempsey's Restaurant, as well as surrounding townhouses) and the southeast corner (mostly vacant, except for the Sandy Spring Bank building). The presentation is available at https://montgomeryplanning.org/wp-content/uploads/2019/05/19.05.16_Kickoff-Community-Meeting.pdf. Although the Planning Department's website announcement of the plan <https://montgomeryplanning.org/planning/communities/area-3/ashton-village-center-sector-plan/> states that one goal of the process will be to "Maintain Ashton's rural character," the same goal was set for the plot that became Thomas Village, the development of 19 townhouses next to the original Sandy Spring Bank building.

Why is this important?

The pace of development in the Ashton/Sandy Spring area has left few large tracts that are still available for development: much of the remainder of our neighborhoods has already been developed to its maximum capacity, or is preserved by conservation easements. The most notable exception is

the southeast corner of the Ashton crossroads, serving as the prominent gateway for northbound and westbound traffic entering Ashton. Overly dense development would add to the massive traffic problems in our area, and would deprive our area of the open spaces and small-town atmosphere that are so important. SSARPC believes that what is needed in the Ashton planning area is preservation of the wide-open spaces on the north side of Route 108 (generally, across from Sherwood High School), and a development on the southeast corner of Ashton crossroads that provides the appearance of a small town center that developed over time, with visible green space, varying roof heights and building sizes, a variety of traditional building materials, varying setbacks from the roads, attractive and convenient pedestrian access, and a mixture of residential and commercial uses. Notably, interested parties predict that the development on the southeast corner will provide important precedent for the redevelopment of the 7-11 shopping center on the northwest corner, if that occurs.

In 2007, the same developer who controls the southeast corner today proposed a massive commercial building there with its back on Route 108, along with intense commercial and residential uses. After reviewing a counterproposal prepared by a land planner retained by the SSARPC (see rendering on next page), the Planning Board rejected the developer's proposal, and adopted the plan proposed by the SSARPC. Then, the

recession hit, and development was delayed. Until now.

Although SSARPC would not oppose development along the lines approved by the Montgomery County Planning Board in 2007, the developer has said that the decline of brick-and-mortar retail makes that plan impractical. He has said that he wants to build residential properties on the site. SSARPC believes he wants something with density very similar to the Thomas Village townhouses.

SSARPC believes that any residential development on the southeast corner should be constructed along the lines of the nearby Wyndcrest subdivision, built on the south side of Route 108 along Hidden Garden Lane, just to the east of Sherwood High School. That subdivision incorporates ample, attractive, and highly visible green spaces and a mixture of single-family homes and townhouses, creating a small-town atmosphere.

The process:

OCTOBER 15 AND 16: Design Workshops at Sandy Spring Museum (details above).

OCTOBER 24: County Planning Department presents conclusions (details above).

LATE FALL 2019: staff presents recommendations to the Montgomery County Planning Board.

FINALLY: After the Planning Board takes action on the proposed plan, it will be considered by the Montgomery County Council.

It is critical for many members of the public to provide comments and outline proposals to the Planning Department staff well before they finalize their recommendations to the Planning Board.

Who is SSARPC, and why do we want to hire a village planner?

The SSARPC is a group of neighbors who gathered about 12 years ago. SSARPC:

- successfully opposed the massive commercial development proposed in 2007 for the southeast corner of the Ashton crossroads,
- opposed the height and density of the townhouses at Thomas Village, which overwhelms the size of the neighboring pre-existing, smaller townhouses, and
- opposed the height and density of the townhouses recently approved for "Ashton Market," the development along Porter Road at the location of the Sole d'Italia restaurant.



In 2007 the SSARPC presented a plan much more suited to the southeast corner of Ashton Crossroads. This rendering was done by Miche Booz.

With your help, we can hire Mike Watkins

Mike Watkins, FAIA FAICP NCARB LEED-AP CNU-A, is the lead expert of the group that SSARPC will retain to prepare an alternative plan, if sufficient funds are raised. Mike worked on the highly successful and neighborhood-compatible Wyndcrest development along Hidden Garden Lane in Ashton, and on designing small neighborhoods in the King Farm development in Gaithersburg.

Hiring Mr. Watkins may be our only chance to

prepare a realistic alternative to the developer's vision. Otherwise, SSARPC may not be able to prevent another over-sized development on one of the few prominent, undeveloped parcels in our neighborhood.



Help Keep Ashton Rural

ssarpc.org



To all nursing, medical and related health field degree seekers:

Apply Today for the Women's Board Scholarship Program

Each year, the Women's Board, supporters of MedStar Montgomery Medical Center, awards scholarships to **students pursuing undergraduate or graduate degrees in the healthcare field**, including associate, bachelor's, master's, and doctorate degrees. Scholarships can range from \$500 to \$4,000. Scholarships may be applied to a student's tuition, room, board, books and fees.

Application Process:

Scholarship Opens: Sunday, Dec. 15, 2019

Scholarship Closes: Sunday, March 16, 2020 • 5 p.m.

Apply online today!

[MedStarMontgomery.org/Scholarship](https://www.MedStarMontgomery.org/Scholarship)



MedStar Montgomery
Medical Center

Sandy Spring Ashton Rural Preservation Consortium

SSARPC's vision is to **promote and maintain the character of a rural village center** in Ashton.

We propose to keep the guidance in the approved (in 1998) Rural Village Overlay zone, to:

- a) Preserve and enhance the rural village character of the Sandy Spring and Ashton Village Center (AVC) by ensuring an attractive and traditional pattern of houses, commercial establishments, open spaces and their relationships to roadways; and,*
- b) Encourage a compatible relationship between new or expanded houses or businesses and traditional neighboring structures that reflects the best of local village character, particularly in terms of scale, siting, design features, and orientation on the site.*

Development Design Principles for an Inviting Community

developed in partnership with Anthony Catania, RA. Anthony Catania, Registered Architect, MICHAEL WATKINS ARCHITECT, LLC

1. Evaluate every urban design and architectural decision based on its contribution to the life of the neighborhood. The goal is to create a place where people want to be and to **foster a sense of community**.
2. Creating a **walkable place** is the key to achieving a vibrant and active community.
 - Make streets hospitable for pedestrians by including sidewalks, street trees, on-street parking, and crosswalks.
 - Incorporate active retail uses around this space, such as restaurants with outdoor dining in front. The vitality that the commercial uses provide is essential to enliven the square.
 - Provide sidewalks in commercial areas wide enough to comfortably accommodate pedestrians and outdoor dining. (Generally, an 18-foot setback from the curb is desirable).
3. Create **spaces that encourage a sense of community**
 - Locate open spaces for community gathering and recreation for connections between residents and visitors.
 - Provide a central public square (minimum ¼ acre) to form the heart of the village and serve as the primary gathering space for the community, visible from MD 108 and/or New Hampshire Ave, with a civic building as an anchor
 - Green to provide additional public space for residents and the larger community. This space might be used for informal recreation, neighborhood picnics, etc.
4. **Create a transition from the edge of the village to the center of the village**
 - A range of building types and setbacks is ideal

- Detached buildings with front porches and front gardens at the village edges to attached buildings pulled up to the sidewalk at the village center.
 - Use a consistent architectural character should be informed by regional precedent.
 - Vary building heights in order to maintain the scale of the “village” with a mixture of 35’ or 2.5 stories, and 45’ often or 3.5 stories. Building heights of 45’ can overwhelm the surrounding structures
 - Provide affordable housing in building types such as—but not limited to—mixed-use buildings (apartments above retail or office), garage apartments, and cottages.
5. **Prioritize pedestrians**, with raised crosswalks and/or a change in material at crosswalks/intersections to slow traffic along MD 108 and New Hampshire Ave.
- Provide bike lanes, bike paths, and bike connections to regional bike infrastructure.
 - On-street parking along MD 108 and New Hampshire Avenue will be essential for retail uses, as well as making these thoroughfares more hospitable for pedestrians.
6. **Use architectural and site planning practices that promote the sense of a village** transitioning to the surrounding community.
- Front all new buildings on proper streets, designed with sidewalks, street trees, and on-street parking (either on one side or both sides), rather than onto parking lots.
 - Access other required parking by rear alleys, or in the case of mixed-use buildings, accommodated in rear parking lots or “tuck-under”/below-grade parking.
 - Provide front porches of a furnish-able depth (8 feet minimum) on buildings outside of the village center.
 - Provide building setbacks that allow porches to be in conversation distance from the sidewalk.
 - Front gardens would add to the appeal and interest of the streetscape.
 - Galleries and arcades or trellises may be desirable at commercial buildings near or around the main square to provide cover for pedestrians and/or sidewalk diners.
 - Design residential buildings, with the exception of mixed-use buildings, when possible, such that the kitchen is located on the ground floor (with easy access to the street in front). This encourages the use of front porches and adds to the life of the neighborhood.
 - Face garages onto alleys instead of streets
 - Wherever located along a main street, site attached and detached buildings such that they form a “street wall.” Not only does this define the public realm, but this strategy can be used to screen all off-street parking and back-of-house areas from the view of the street.
 - Create desirable views and/or terminated vista opportunities through street alignments.
 - Provide retail signage consistent with the character of the village. Painted signs lit by gooseneck-type fixtures are encouraged

On SSCA letterhead

By email, confirmation copy by first-class mail

Shannon Coyne
District Community Liaison- Prince George's County
District 3
Maryland State Highway Administration
9300 Kenilworth Avenue
Greenbelt, MD 20770
scoyne@sha.state.md.us

Re: Intersection of Route 108 and Brooke Road, Sandy Spring, Maryland 20860

Dear Ms. Coyne:

We are writing in response to your email dated October 16, 2019, to Marie Slater of our organization, the Sandy Spring Civic Association. In that communication, you followed up on an earlier communication stating that permanent improvements to the intersection of Route 108 and Brooke Road, Sandy Spring, Maryland, have been postponed indefinitely. You stated that "We are currently coordinating funding sources and contracts to see if we can have the metal panels taken care of in the meantime. I will be in touch late next week with more information." Your November 25, 2019 text indicated that the intersection is on hold due to limited funding, and, on December 4, 2019 text you stated that the entire Route 108 project is on hold due to lack of funding

While residents of Sandy Spring appreciate that metal plates have been installed, the situation at that intersection is deplorable and downright perilous, even with the metal plates in place. As you are surely aware, Route 108 is a major East-West traffic route in upper Montgomery County, and drivers attempting to turn into or exit from Brooke Road must already be extremely careful of the traffic. Added to the traffic hazards is an incredibly dangerous situation, even with the metal plates, because there is a very serious drop in the height of the pavement immediately after making the turn off of Route 108, requiring turning drivers to slow down or risk scraping the bottoms of their vehicles on pavement, and skidding on the metal pavements, which are frequently wet and slippery. Moreover, during heavy rainstorms, water ponds at that point, rendering the situation even more dangerous. There are also many school buses (perhaps hundreds, daily) using Route 108 to serve the many public and private schools in our area. Finally, and perhaps most importantly, fire and rescue vehicles exiting the Sandy Spring Fire Station on Brooke Road must slow down significantly to turn left or right on Route 108, which is where they are almost always headed. This creates additional hazards for traffic on Route 108, and slows down emergency response when time can mean the difference between *life and death*.

This situation has deteriorated over many years, and must be fixed immediately. At its meeting on Monday, December 9, the membership of the Sandy Spring Civic Association unanimously endorsed our sending a strong letter to you on the subject. We are copying our local State Senator, Craig Zucker, on this correspondence in hopes that his intervention can make the State Highway Administration elevate this project's priority to a point where we are no longer kept waiting.

Please feel free to contact the head of our Traffic Committee, Marie Slater, with any further questions, comments, or concerns. Her email address is dmarieslater@verizon.net.

Sincerely,

Douglas B. Farquhar
Correspondence Secretary
Sandy Spring Civic Association

cc: State Senator Craig Zucker (by email)
Montgomery County Executive Marc Elrich
Mitch Dinowitz, Fire Chief, Sandy Spring Volunteer Fire Dept.

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