



Montgomery Planning Eastern Silver Spring Communities Plan



# Colesville Road Community Conversation Summary

May 14, 2025





# Community Visioning, Spring 2025

Engagement for the Eastern Silver Spring Communities Plan began in October 2023. After gathering community input throughout the entire Plan Area, the planning team held a series of conversations in the spring of 2025 focused on the three corridors within the Plan Area: New Hampshire Avenue, University Boulevard and Colesville Road.

Though each event followed a similar format, each event was tailored to the specific area. The planning team collaborated with neighborhood organizations to choose the date, time and location of each event and promote the event within their community.

All materials were available in both English and Spanish. Spanish speaking staff members and consultants provided live interpretation at every event.

# Community Conversation

This meeting began with a short, overview presentation to explain what a master plan is, and the process Montgomery Planning follows to create each master plan.

After the presentation, community members were divided into small groups to move through three interactive visioning stations focused on the following topics:





# Area Background:

- The area around Colesville Road is approximately 74% White, 10% African American/Black, 9% Hispanic/Latino, 6% Other Races, and 2% Asian
- 7% of people speak a language other than English at home
- 93% of housing units in this area are owned and 7% are rented

*Data from 2017-2021 American Community Survey for Census block groups: 240317022003, 240317022004, and 240317023022*



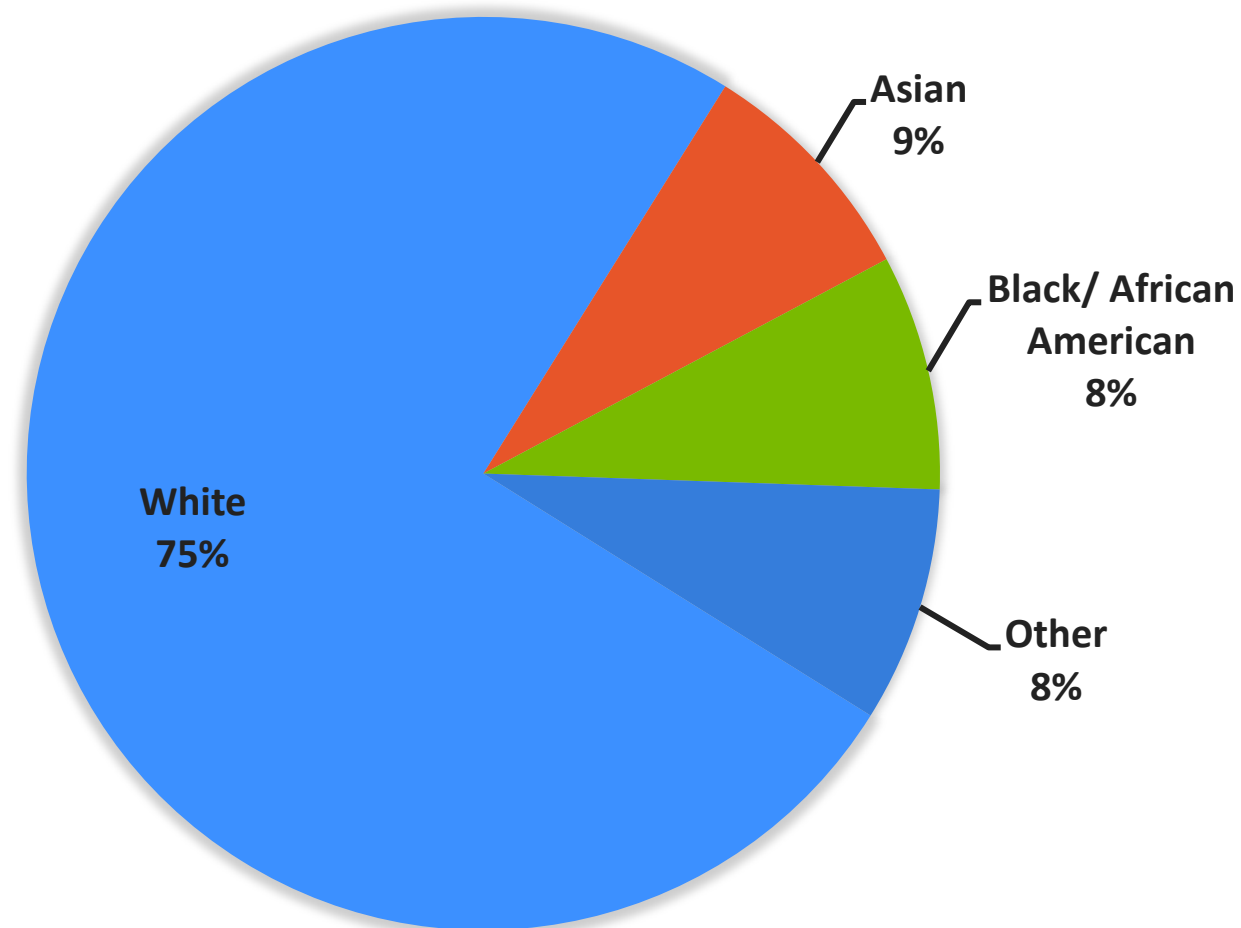
*Neighborhoods along Colesville Road within the Plan Area*



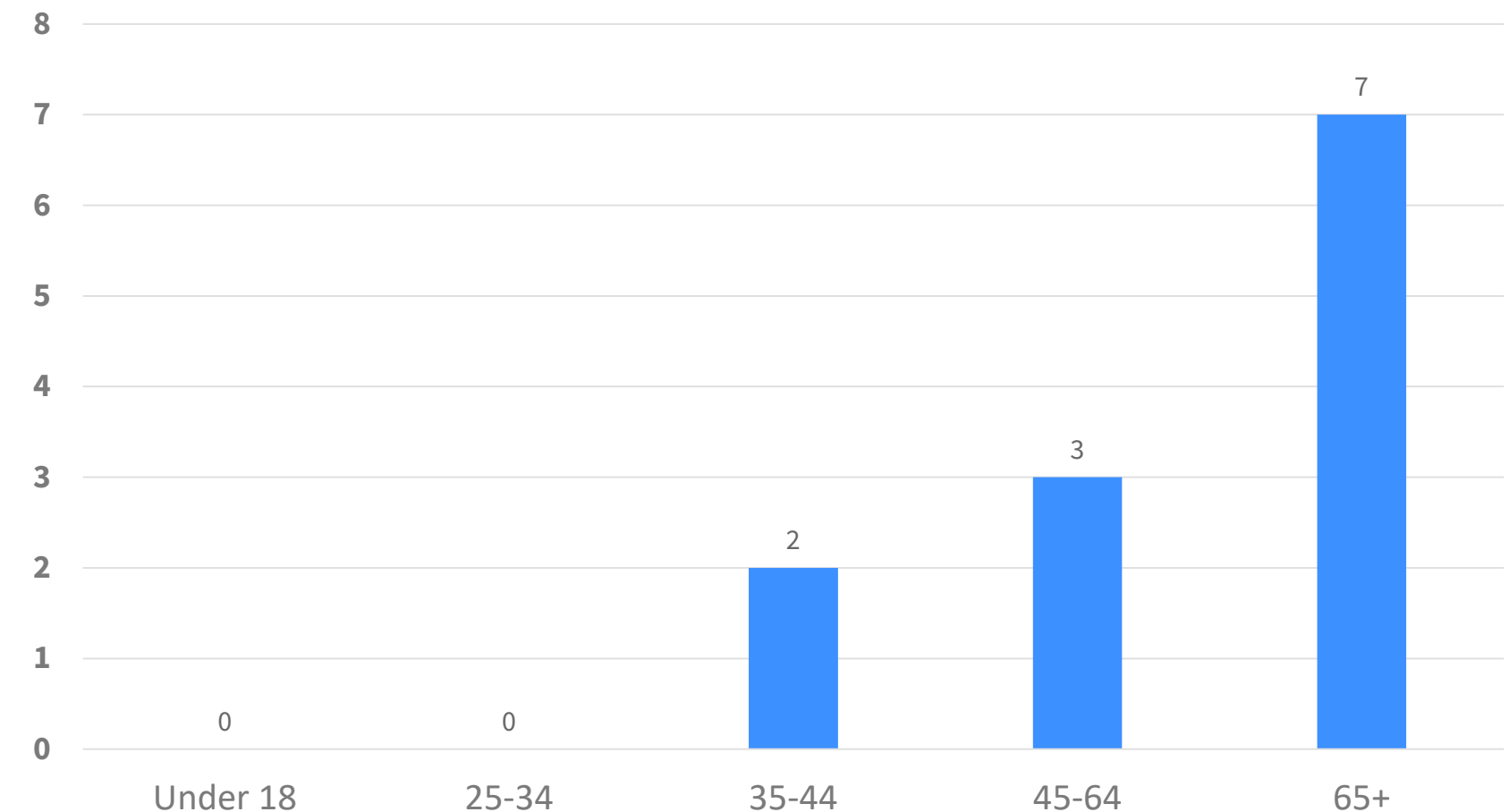
# Who We Heard From:

- 19 community members attended this event
- Almost all of them were homeowners, predominantly from the North Hills of Sligo Creek and Seven Oaks-Evanswood neighborhoods
- All reported speaking English at home

RACE/ETHNICITY OF PARTICIPANTS



Age of Participants





# Change & growth

*Cambios y crecimiento*

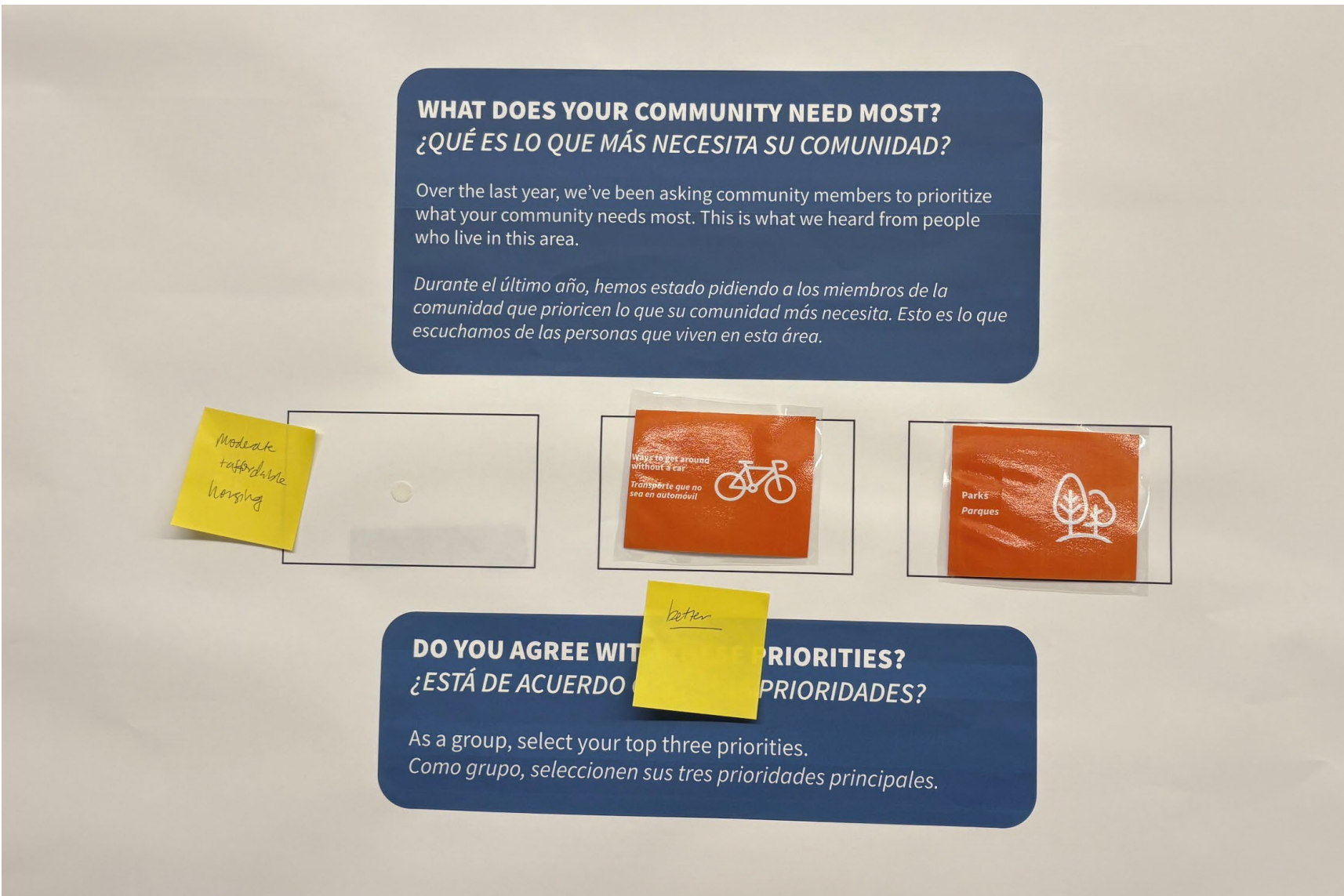
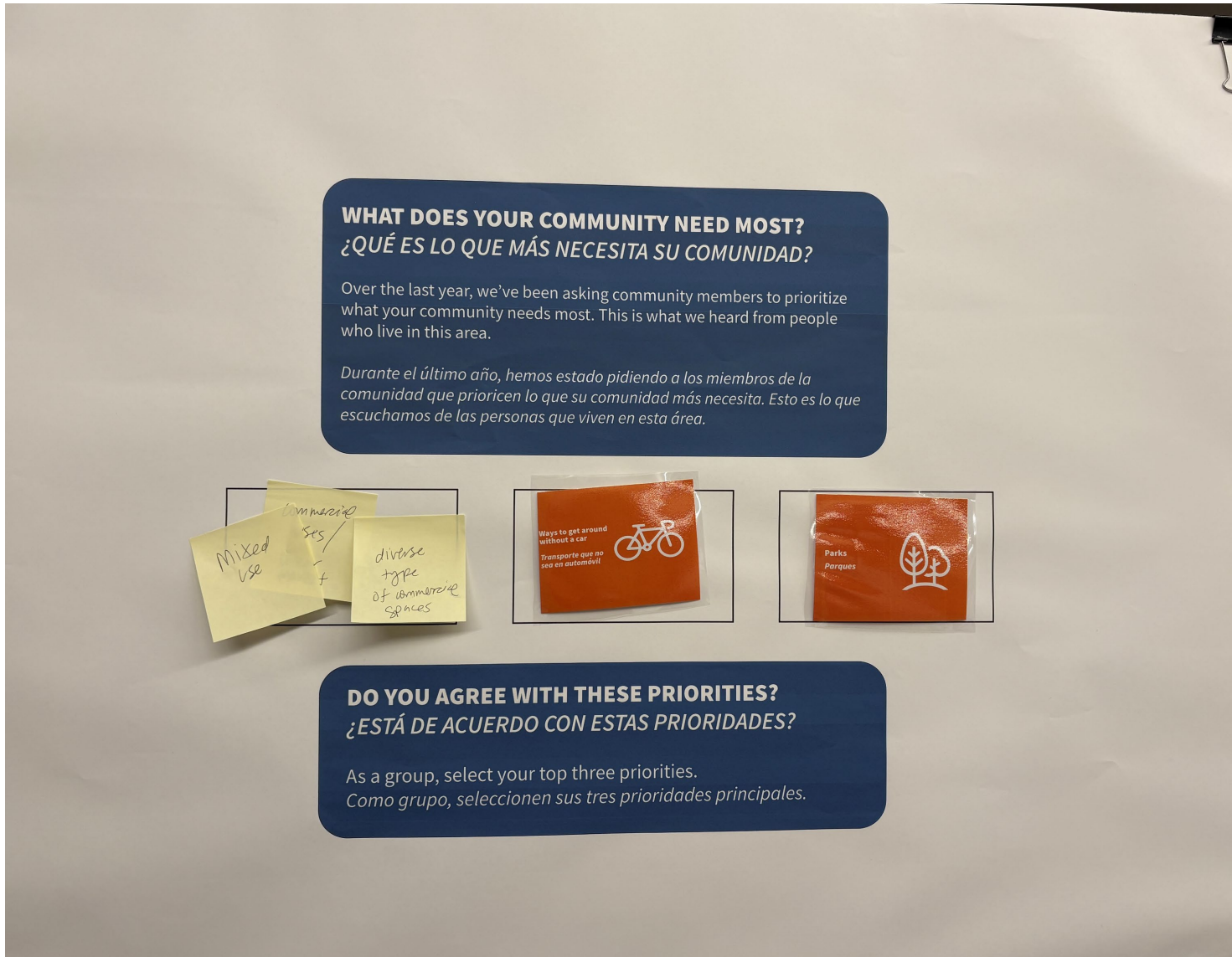
This station focused on getting feedback on the type and scale of potential growth community members would like to see along Colesville Road in the next 25 years.





# Community Priorities

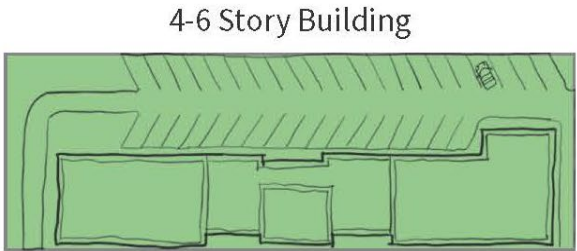
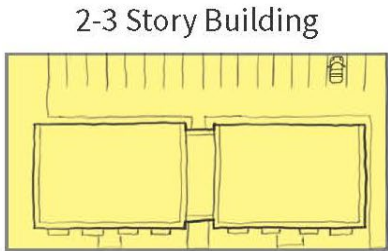
We asked both groups of community members to prioritize what their community needs most. Both groups wanted **better ways to get around without a car**, as well as **more parks. Diverse commercial spaces** and **more moderate and affordable housing** were also mentioned. The priorities of each group are shown below.





# Building Types

After determining their priorities as a group, each community member had the opportunity to build their own block along Colesville Road, using four different building types. Each participant was given a blank block and were asked to imagine what types of development would be appropriate in the future. Staff explained what types of buildings could potentially be built along Colesville Road, what they could look like, and scenarios of what could be included within them. The four building types are displayed below:



Duplex, triplex and quadplex housing

Duplex  
*shown above right*

2 residential units

OR

Triplex  
*shown above left*

3 residential units

OR

Quadplex  
*shown above left*

4 residential units

What could it look like?

Plex

2-Story building

2-3 Story building

4-6 Story building

2 Story Building

Mixed-use  
*shown above*

Corner store or neighborhood-serving retail on ground floor, 2-4 residential units above

OR

Residential

4-6 residential units

Neighborhood-serving retail could include:

- Dry-cleaner
- Nail salon
- Coffee shop
- Daycare

What could it look like?

Plex

2-Story building

2-3 Story building

4-6 Story building

2-3 Story Building

Mixed-use  
*shown above*

Neighborhood retail on the ground floor, 10 apartment units above

OR

Residential

6 townhome units

OR

Residential

20 apartment units

Neighborhood-serving retail could include:

- Dry-cleaner
- Nail salon
- Coffee shop
- Daycare

What could it look like?

Plex

2-Story building

2-3 Story building

4-6 Story building

4-6 Story Building

Mixed-use small grocery store

Small grocery store on ground floor, 50-75 residential units above

OR

Mixed-use with neighborhood retail  
*shown above*

Several shops and a restaurant on ground floor, 50-75 residential units above

OR

Co-location of public facility

Community recreation space on the first two floors, 50-60 residential units above

What could it look like?

Plex

2-Story building

2-3 Story building

4-6 Story building

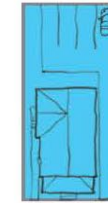


# Building Your Block

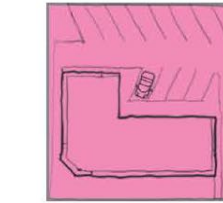
As you can see, everyone shared a different vision for what their block should look like in 25 years. **Community members shared insights about what was important to them:**

- Approximately 60% designed a block with new building types, while 40% wanted no change.
- Most people preferred a mix of building types and sizes on their lot, with lower density options being the most popular.
- Community members shared concerns about preserving green spaces and increased traffic due to more housing.

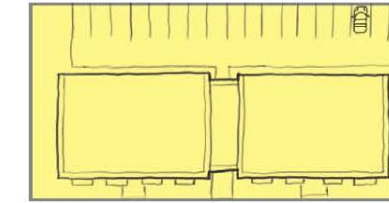
Plex



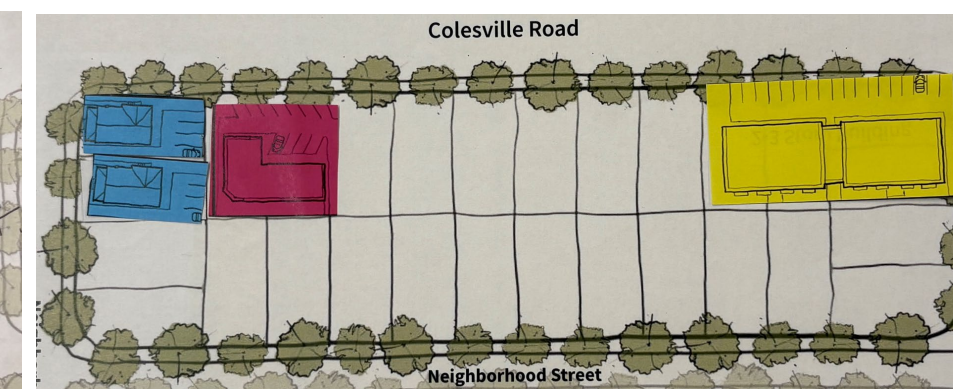
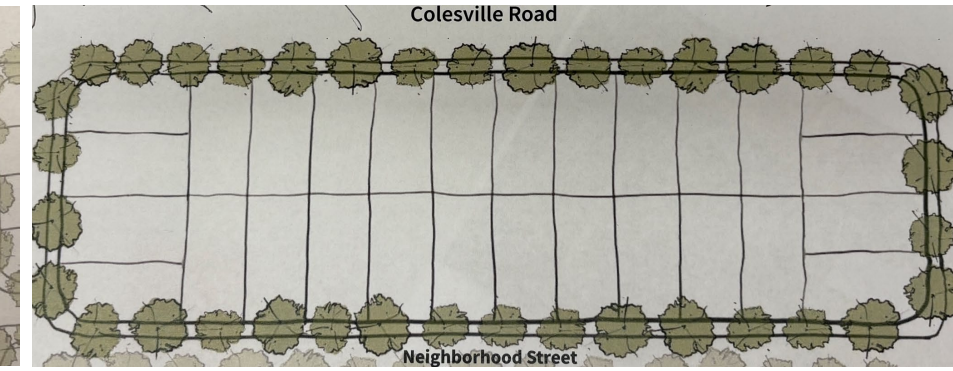
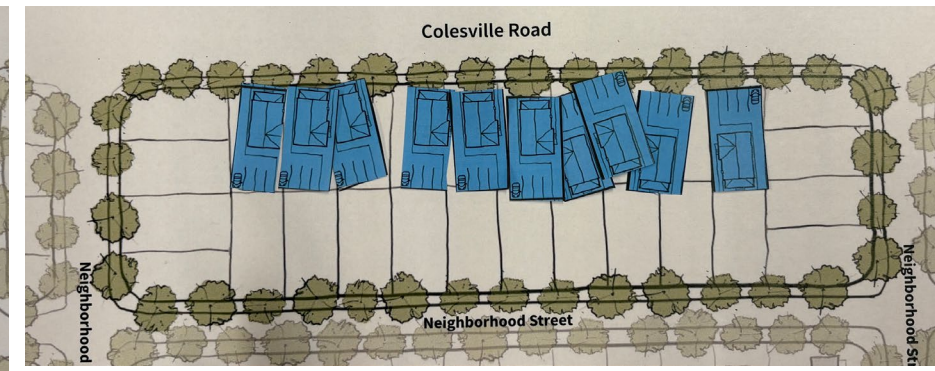
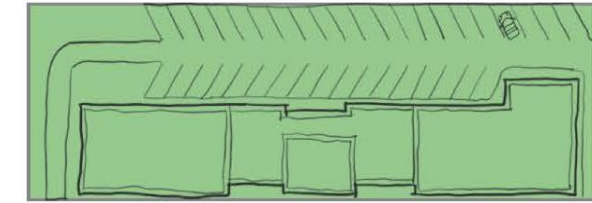
2-Story Building



2-3 Story Building



4-6 Story Building





# Parks & community facilities



*Parques e instalaciones comunitarias*

At this station, community members were asked to share how existing parks and public spaces along Colesville Road and access to nearby community facilities can be improved.





# Hastings Neighborhood Conservation Area

The planning team asked for specific feedback on an existing green space owned by Montgomery Parks along Colesville Road, the Hastings Neighborhood Conservation Area.

## Community members shared that:

- People have a hard time accessing the park due to its location.
- There is a need for more storm water management to manage flooding in the park.
- People would like to see amenities added to the park, such as:
  - More trees
  - Artwork
  - Benches

**HASTINGS NEIGHBORHOOD CONSERVATION AREA**
**ÁREA DE CONSERVACIÓN DEL BARRIO**

What brings you to this area? What do you do here now?  
 ¿Qué lo trae aquí? ¿Qué haces aquí ahora?

Not A destination because of Roads

The Park is Surrounded by Roads. Not a good place to gather or do anything.

It's Not A Practice Park



CHRISTMAS TREE

SWM needs to be done - Turn it into something to do.

USE IS LIMITED. Have to cross 2 streets just to get there.



Political Activism - Protest Space


USE THIS AS A place to celebrate history

Hastings Neighborhood Conservation Area  
0.45 acre

What would you like to be able to do here? What amenities would you like to see?  
 ¿Qué le gustaría hacer aquí? ¿Qué servicios le gustaría ver?



storm water management

MORE TREES

This Area Really needs SWM - AS it floods there.

Benches are needed

ARTWORK SCULPTURE

Please take the dirt half road out


Public Art History Wayfinding Gateway

Miyawaki Urban Forest

BUTTERFLY PARK

Additional plants to mitigate noise in area. It is used by 1500 as a gathering / school space. Would be nice to enhance that.

USE THIS AREA AS A beautiful SWM system - A lovely functional + pretty landscape system.

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# Parks and Public Spaces

In this activity, the planning team asked community members their opinions on what types of experiences and amenities they would most like to see in their local public spaces and parks.

- Community members ranked places to experience nature, places to play, and places to gather with friends and family among their highest priorities.
- Many people wanted to preserve the greenspaces that currently exist in the area.

**PARKS AND PUBLIC SPACES / PARQUES Y LUGARES PÚBLICOS**

¿Qué tipo de lugares faltan en su vecindario? Agregue una etiqueta adhesiva a los dos tipos de lugares, comodidades o características que más le gustaría ver en su vecindario.

**Places to experience nature / Lugares para experimentar la naturaleza**

**Places to play / Lugares para jugar**

**Public art / Arte público**

**Information about where you are and what you are near / Información sobre dónde se encuentra y qué hay cerca**

**Places to gather with friends and family / Lugar para reunirse con amigos y familia**

**Ways to celebrate your community and culture / Formas de celebrar su comunidad y cultura**

Handwritten notes on the display include:

- Maintain the spaces that we have.
- Many of these things are good. If density increases, continue to keep greenery.
- More parks where possible.
- Don't want to lose green spaces as density increases.
- Look at protecting nature resources that may not become parks. Ensenants.
- Address the story behind the communities. History of the place.
- Better signage along Colesville Rd. Considerate the current surface.
- Interpretive signage -> Neighborhood history.
- A magnet for inter-generational gathering.
- A place to gather.



# Getting around



*Movilización*

At the third station, community members were asked to share their ideas about ways to improve how they get around Colesville Road.





# What We Heard


To begin the discussion on transportation, we presented community members with feedback collected at previous community engagement events about the corridor.

Community members shared concerns about:

- The lack of bus stops
- Difficulties getting around the area

## TODAY, GETTING AROUND COLESVILLE ROAD CAN BE TRICKY!

Here's what we've heard so far from your community about your experiences.





Colesville Road & 495

### CAPITAL BELTWAY INTERCHANGE

- Walking and bicycling across the interchange is uncomfortable and unsafe.



Unprotected crossing between Indian Spring Drive and Brewster Avenue

### ALONG THE CORRIDOR

- Sidewalks are uncomfortable, narrow and often overgrown with no buffer from the roadway.
- Cars drive at high speeds with little enforcement.
- No place to bike safely.



Colesville Road & Sligo Creek Parkway

### CONNECTION TO SLIGO CREEK

- Feels unsafe for pedestrians.
- Vehicles routinely ignore signals on both Colesville Road and Sligo Creek Parkway.

No sidewalk along Hastings and Colesville. Have to walk in traffic. It's walking to Y.M.C.A. Song and website!

Would really appreciate bus stop at Sligo Creek and/or Franklin (northbound). Possibly also Franklin bus stop at Franklin Blvd. to get to H. Conner from our area.



## Creating Solutions Together

After identifying some of the challenges along Colesville Road today, we asked for community members' help in identifying potential solutions to address those challenges. Using cards with potential street improvement options on them, both groups of community members selected their proposed solutions for the intersections, shown below.



### Colesville Road & Franklin Avenue

Community members wanted to see:

- Street trees
- Protected sidewalks
- Traffic calming measures
- A crossing island



### Colesville Road & Capital Beltway Interchange

Community members wanted to see:

- Better lighting
- Wider and more protected sidewalks
- Protected crossings
- Speed/red light cameras



### Colesville Road & Sligo Creek Parkway

Community members wanted to see:

- Lighting
- Traffic calming measures
- Protected bike lanes
- A crossing island
- A protected island



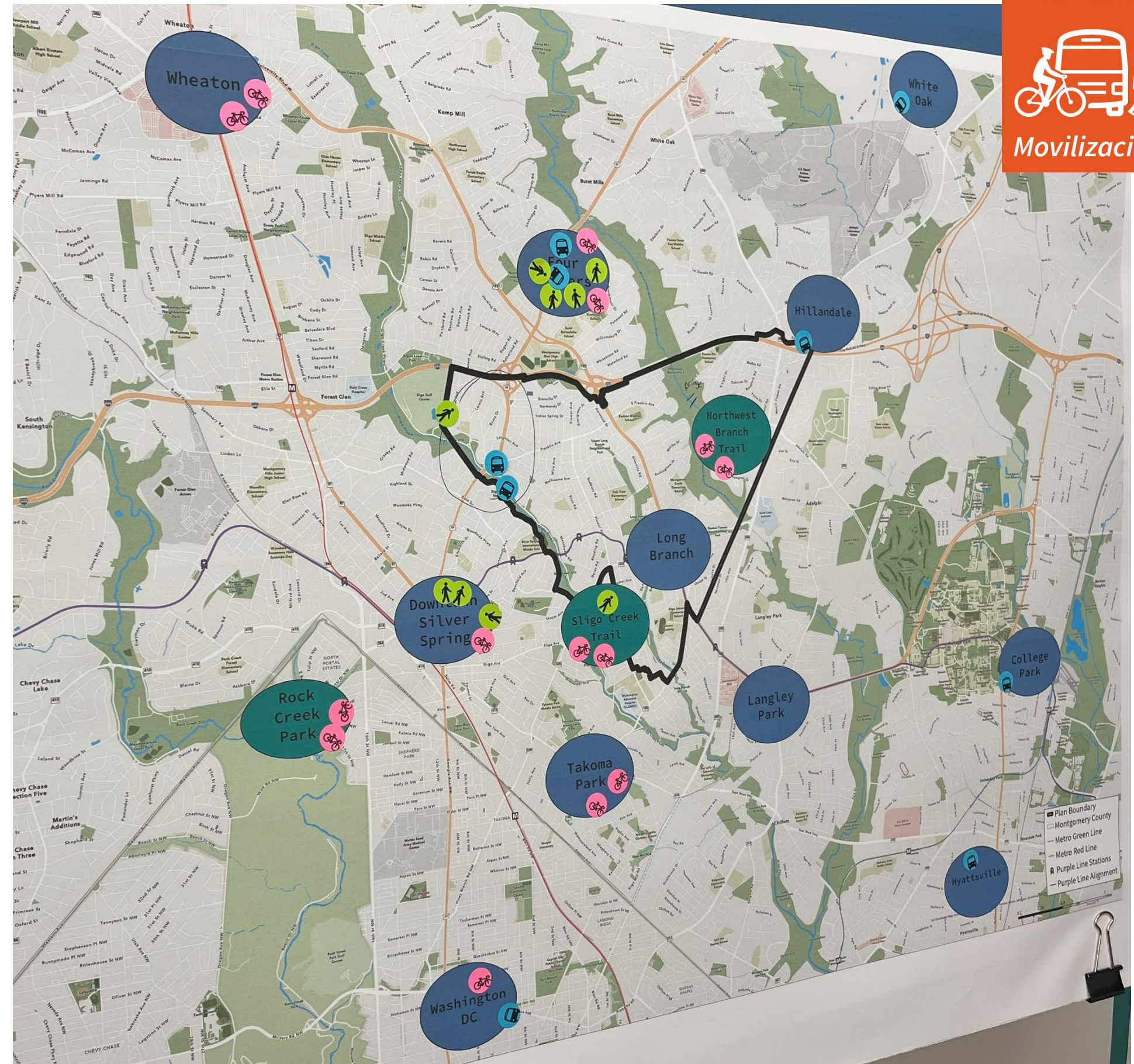
# Getting There

This activity asked residents to use color-coded stickers to show us the areas they would like to be able to access in the future and their preferred type of transportation to get there.

**Community members highlighted that they want to see improved connections to Four Corners for walking, biking and transit.**

Community members also shared that they would like to be able to:

- Walk to: Four Corners, Downtown Silver Spring, Sligo Creek Trail, and Dallas Avenue
- Bike to: Four Corners, Downtown Silver Spring, Sligo Creek Trail, Takoma Park, Wheaton, Washington DC, Rock Creek Park, and Northwest Branch Trail
- Take public transit to: Four Corners, Washington DC, Hillandale, White Oak, College Park, Hyattsville, Colesville Road and Franklin Avenue, and Sligo-Bennington





# Acknowledgements and Next Steps

Thank you to North Hills of Sligo Creek Civic Association, Indian Springs Civic Association, and Seven Oaks-Evanswood Citizens Association, for their work to encourage so many community members to join this conversation.

The input gathered at each community conversation will help the planning team develop preliminary recommendations. These will be shared with the community by Winter 2026, for additional feedback and input, before they are shared with the Planning Board.