

Montgomery Planning Eastern Silver Spring Communities Plan



New Hampshire Avenue Community Conversation Summary

April 30, 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 Format

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:



Who Lives Here:

- The area around New Hampshire Avenue is approximately 56% Hispanic/Latino, 23% Black/African American, 13% Asian, 6% White, and 2% other races.
- 78% of people speak a language other than English at home
- 75% of housing units in this area are owned and 25% are rented

Data from 2017-2021 American Community Survey for Census block groups: 240317016011 240317016021, 240317016022, 240317016023, and 240317016024

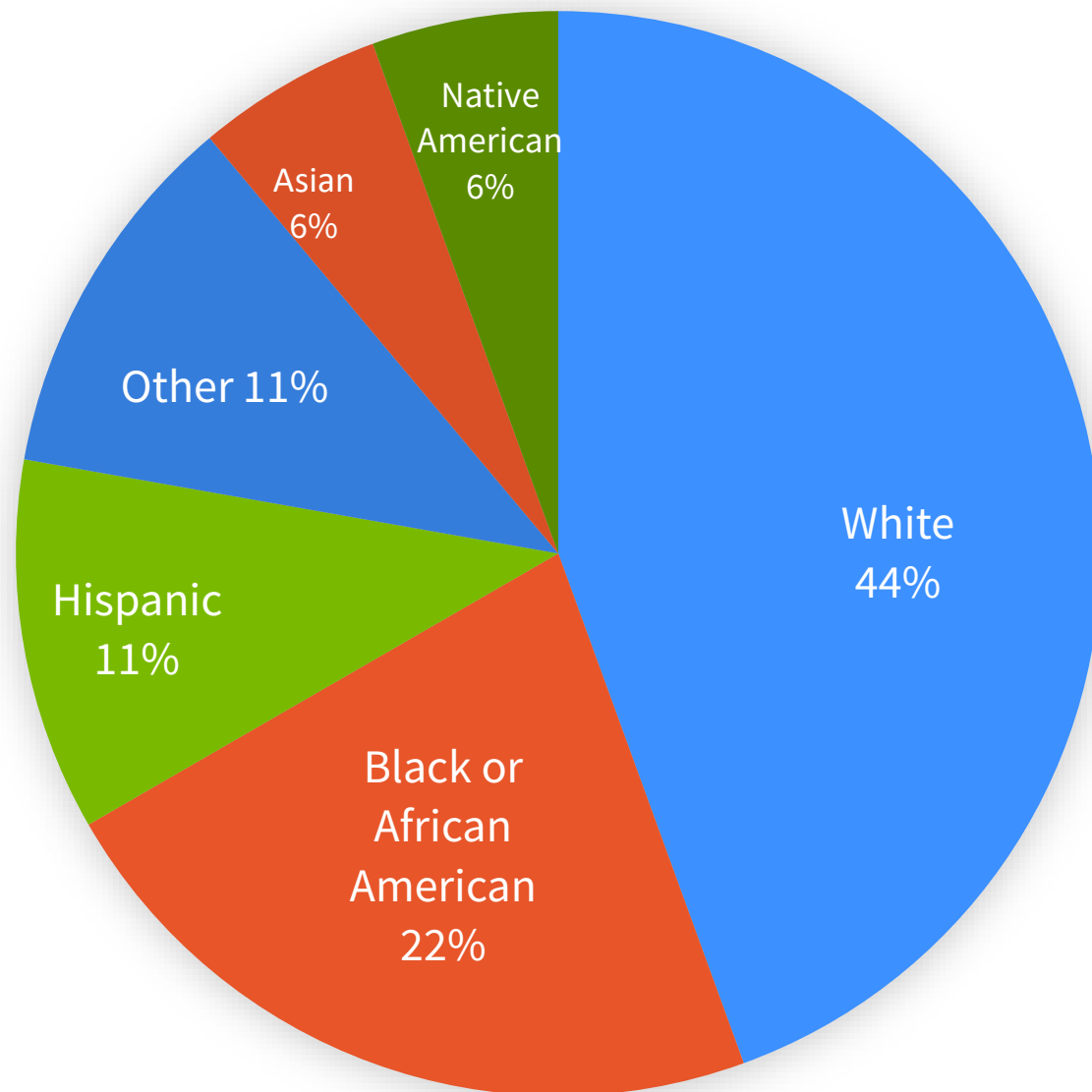


Neighborhoods along New Hampshire Ave within the Plan Area

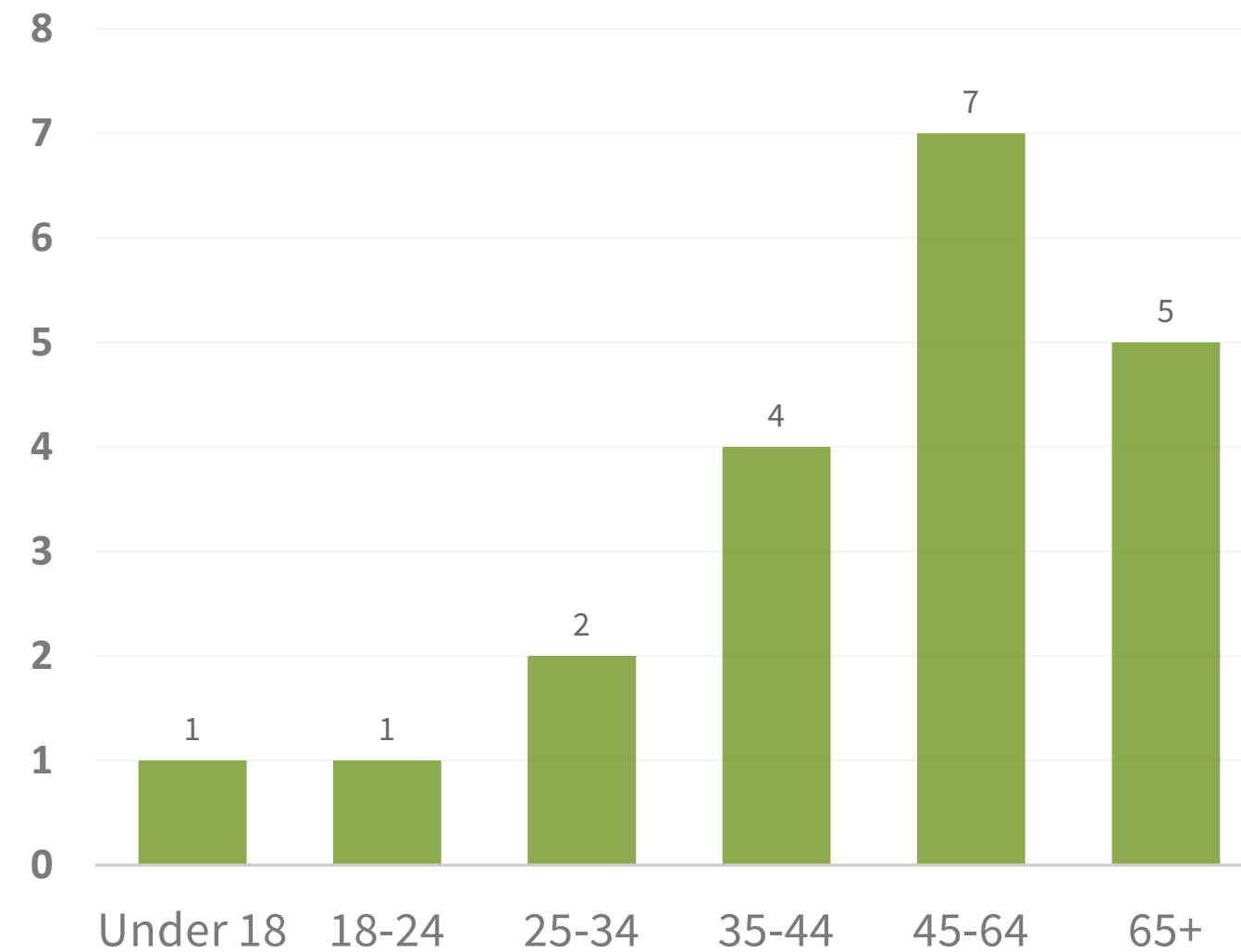
Who We Heard From:

- 25 community members
- Almost all participants were homeowners, most from the Oakview neighborhood

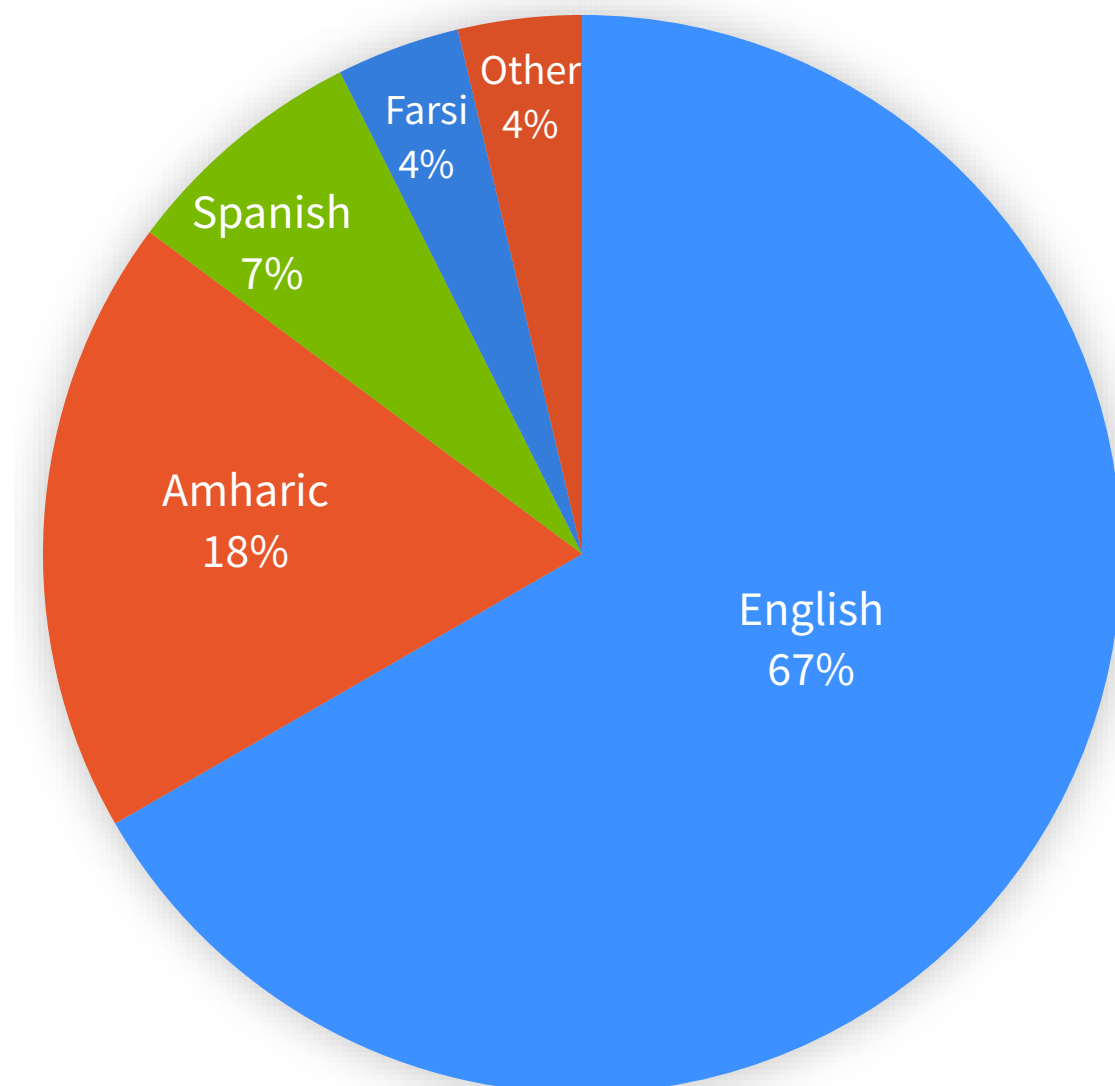
Race of Participants



Age of Participants



Language Spoken at Home



Change & growth



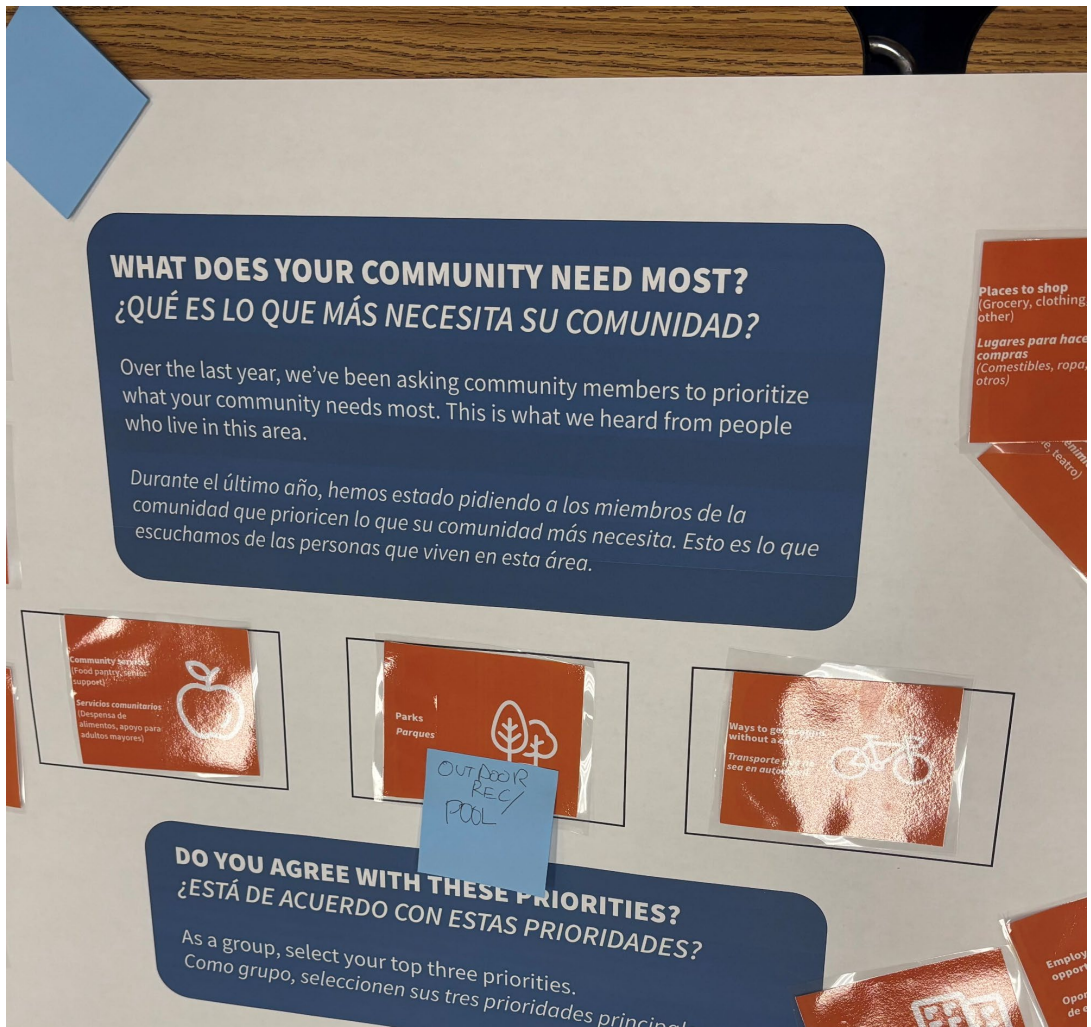
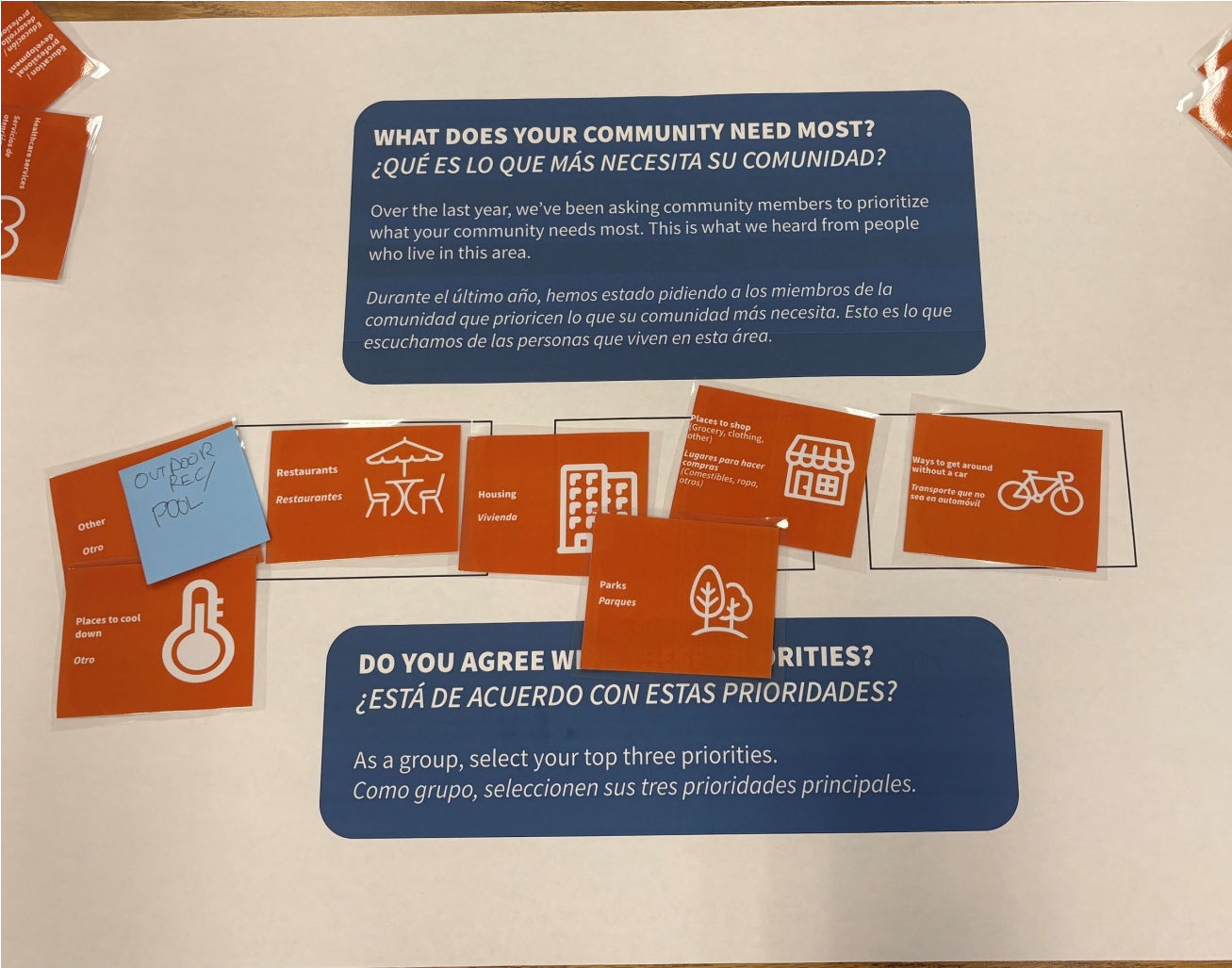
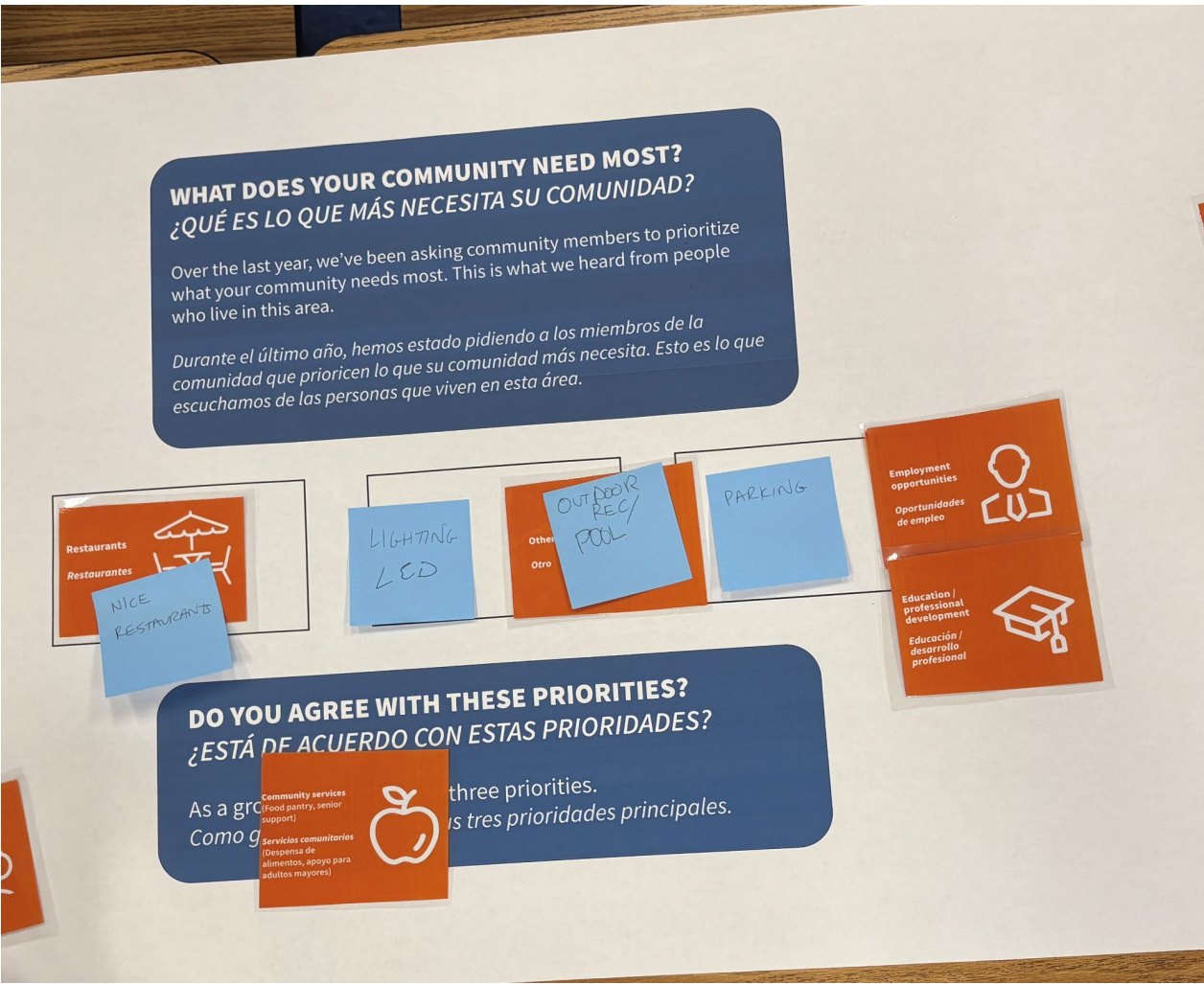
Cambios y crecimiento

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



Community Priorities

We asked each group of community members to prioritize what their community needs most. All three groups highlighted a need for **ways to get around without a car safely** and an **outdoor pool**. Groups also mentioned **parks**, destinations like **places to shop** and **restaurants, employment and educational opportunities** as well as **community services**. 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 New Hampshire Avenue, 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 New Hampshire Avenue, 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

Building diagram

Plan view

What could fit in this type of building?

Duplex

shown above right

2 residential units

OR

Triplex

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

Building diagram

Plan view

What could fit in this type of 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

Building diagram

Plan view

What could fit in this type of 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

Building diagram

Plan view

What could fit in this type of 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

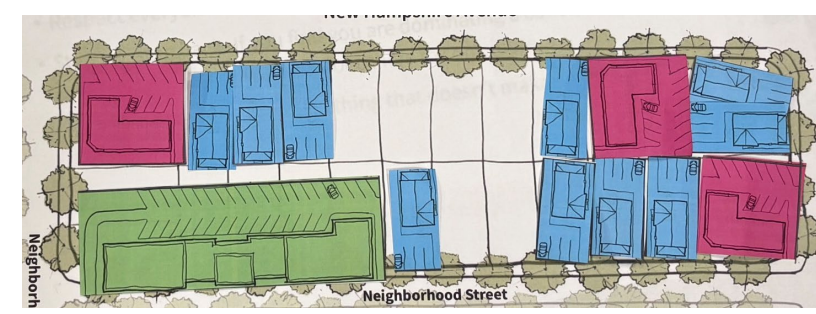
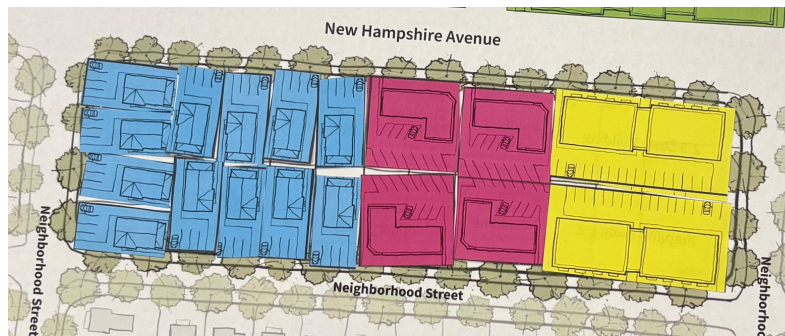
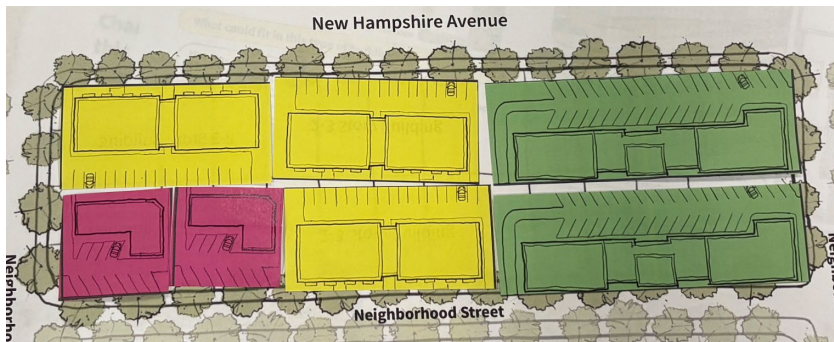
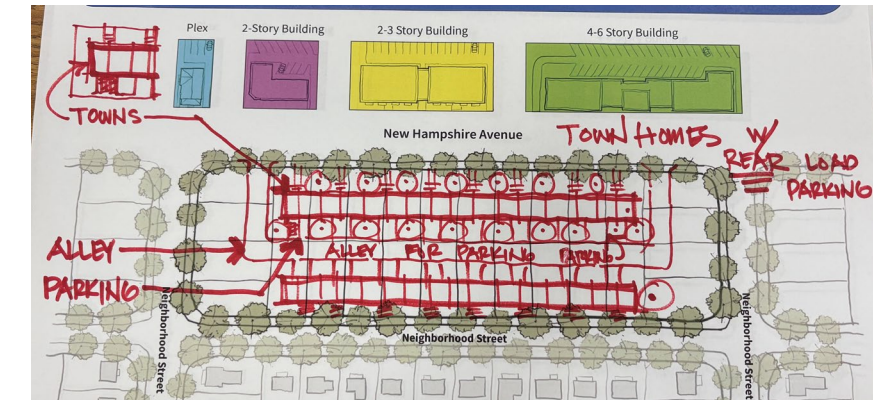
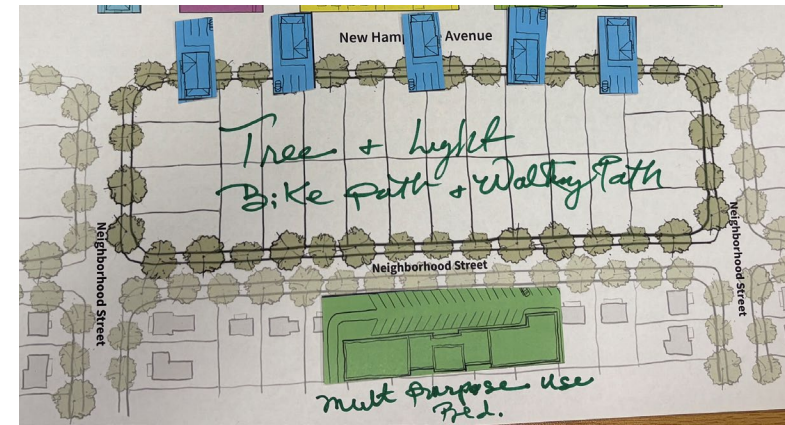
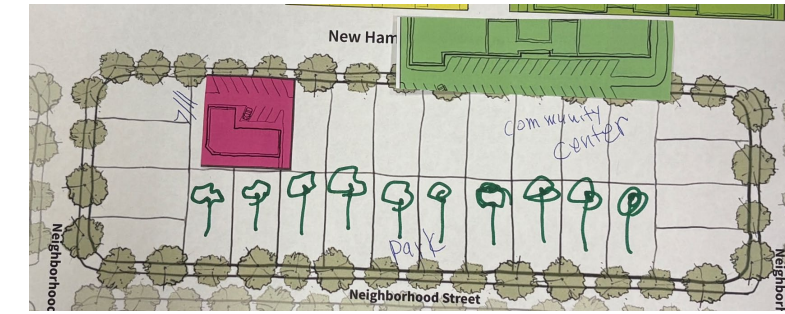
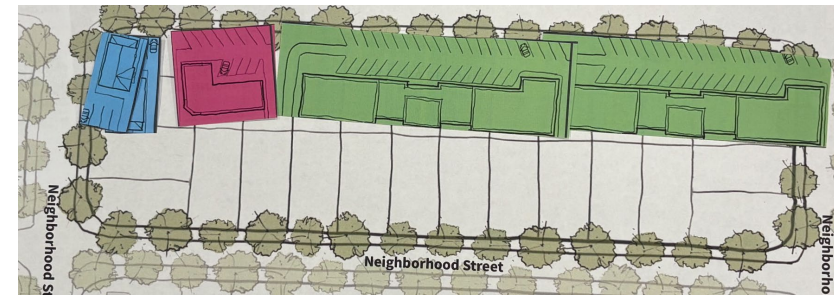
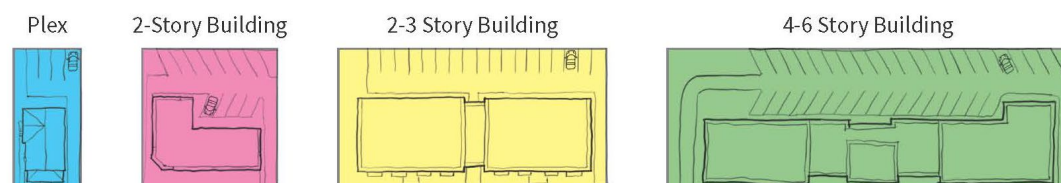
2-3 Story building

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:**

- Preservation of existing single-family homes.
- Need for a transition between higher density buildings and single-family homes.
- Most participants envisioned a mixture of building types.
- Amenities along the corridor, within walking distance of the neighborhood, such as more trees, a community center, and mixed-use spaces.



Parks & community facilities



Parques e instalaciones comunitarias

At this station, community members were asked to share how existing parks and public spaces along New Hampshire Avenue and access to nearby community facilities could be improved.



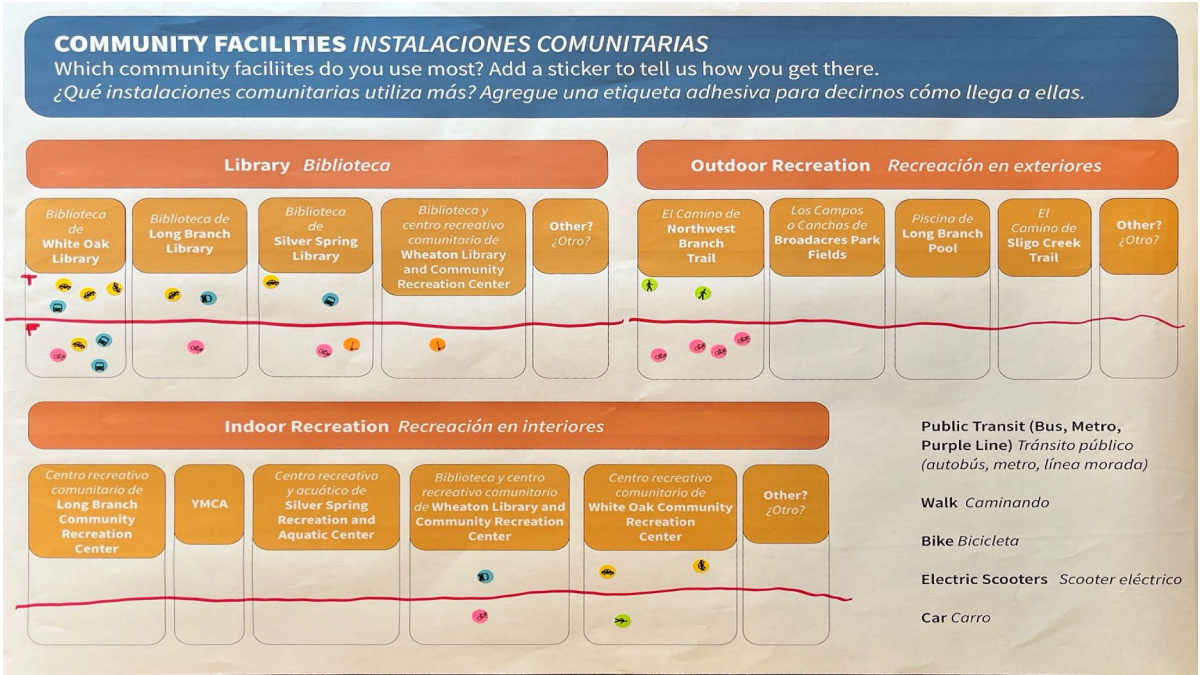
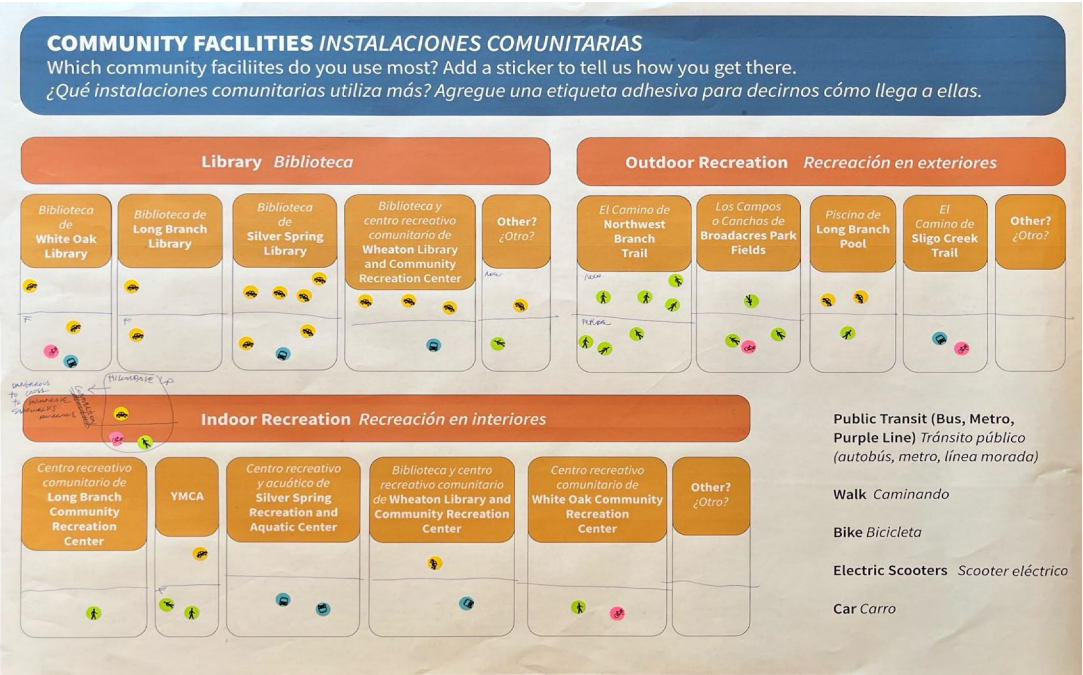
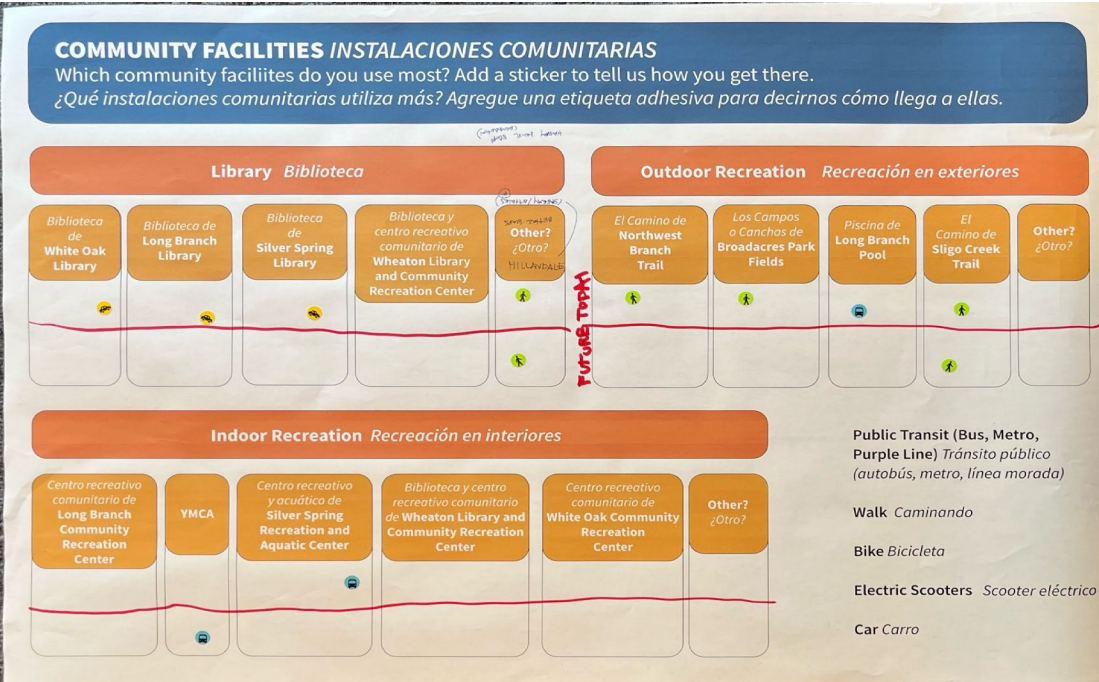
Community Facilities

We asked community members to share which of the nearby community facilities they used most, including libraries, outdoor recreation spaces and indoor recreation spaces.

Using colored stickers, each participant added which mode of transportation they use to get to these destinations today and how they would like to be able to get there in the future.

The responses are summarized in the chart on the right.

Most visited community facilities	How people get there today	How people would like to get there in the future
Libraries		
White Oak Library	Drive, take public transit	Drive, bike, take public transit
Silver Spring Library	Drive, take public transit	Driving
Outdoor Recreation		
Northwest Branch Trail	Walk	Walk, bike
Broadacres Park Fields	Walk	Walk
Indoor Recreation		
White Oak Recreation Center	Drive	Walk



Photos of community facilities responses from each breakout group

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.

We learned that people wanted:

- **places to play**
- **experience nature**
- **gather with friends and family**

PLACEMAKING IN PARKS AND PUBLIC SPACES CREACION DE ESPACIOS EN PARQUES Y LUGARES PÚBLICOS

What type of places are missing in your neighborhood? Add a sticker to the two types of places, amenities or features you would most like to see in your neighborhood.

¿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
Lugares para reunirse con amigos y familia

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

Getting around



Mobilización

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



What We Heard

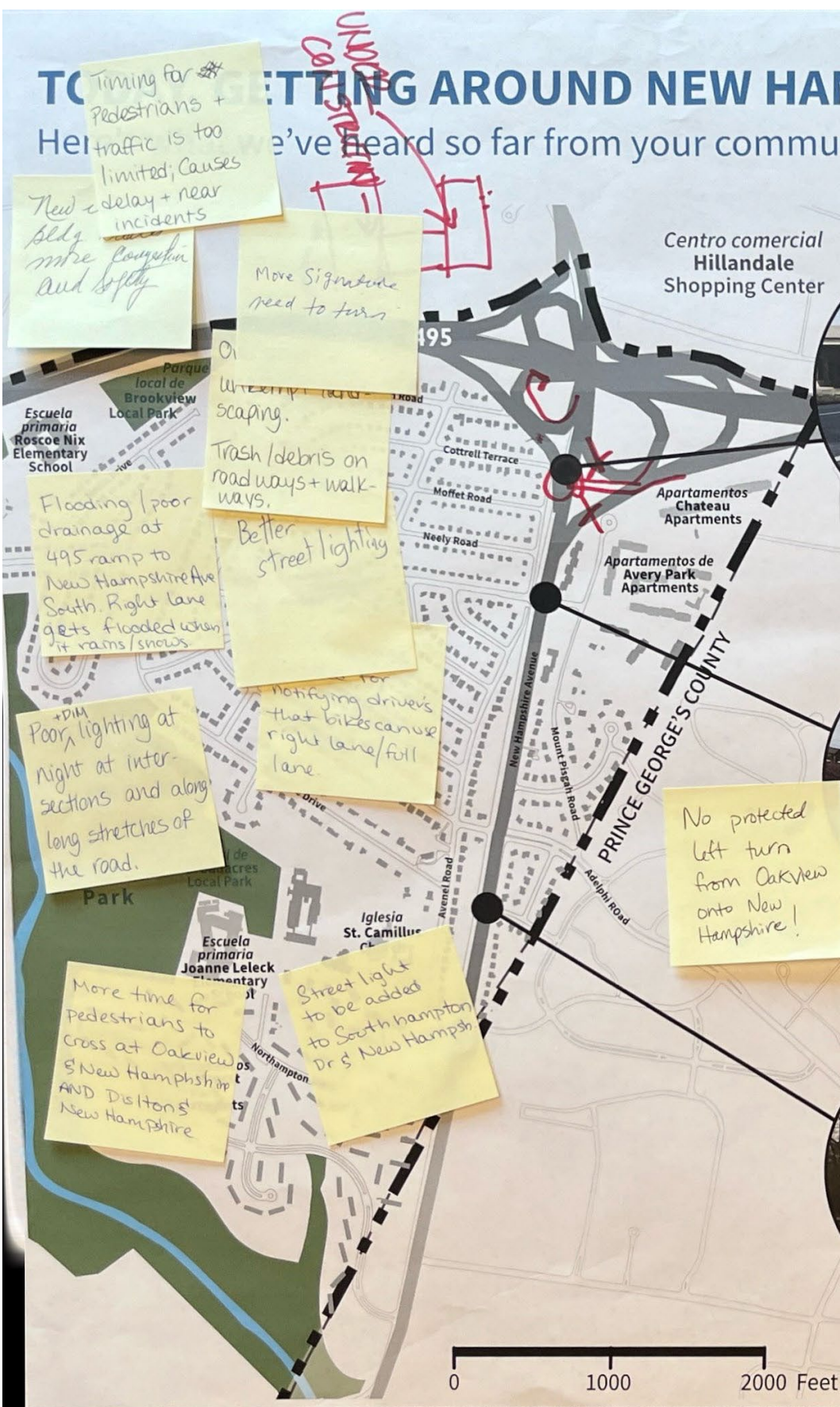
To begin the discussion on transportation, we started by presenting feedback collected at previous community engagement events.

We heard additional concerns from community members about New Hampshire Avenue including:

- **Flooding near the 495 interchange.**
- **Pedestrian crossings needing more time.**
- **A lack of adequate street lighting.**

TO GETTING AROUND NEW HAMPSHIRE AVENUE CAN BE TRICKY!

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



CAPITAL BELTWAY (495) INTERCHANGE

- Walking and bicycling underneath the interchange is uncomfortable and unsafe
- Heavy traffic makes it hard to get around, especially during rush hour

INTERSECTIONS

- Difficult to walk across all lanes of traffic with timing of walking signal
- Traffic backup from 495 interchange makes it hard to enter or leave neighborhoods

ALONG THE CORRIDOR

- Sidewalks are narrow and very close to high speed traffic
- Most bustops aren't comfortable or covered
- There aren't places to bike safely

Handwritten Notes:

- Timing for Pedestrians + traffic is too limited; Causes delay + near incidents
- New delay + near incidents
- Move Signage need to turn
- On ramp Scaping.
- Trash/debris on roadways + walkways.
- Better street lighting
- Flooding / poor drainage at 495 ramp to New Hampshire Ave South. Right lane gets flooded when it rains/snows
- Poor lighting at night at intersections and along long stretches of the road.
- Notifying drivers that bikes can use right lane/turn lane.
- No protected left turn from Oakview onto New Hampshire!
- More time for pedestrians to cross at Oakview & New Hampshire AND Diston & New Hampshire
- Street light to be added to South Hampton Dr & New Hampshire
- Flooding
- Pedestrian walk

Locations:

- Centro comercial Hillandale Shopping Center
- New Hampshire Avenue & 495
- New Hampshire Avenue & Oakview Drive
- New Hampshire Avenue & Fox Street

0 1000 2000 Feet

Creating Solutions Together

After identifying some of the challenges along New Hampshire Avenue today, we asked for community members’ help in identifying potential solutions to address those challenges. Using cards with potential street improvement options on them, each group of community members selected their proposed solutions for the intersections, which are displayed below:



New Hampshire Avenue & Oakview Drive

Community members wanted to see:

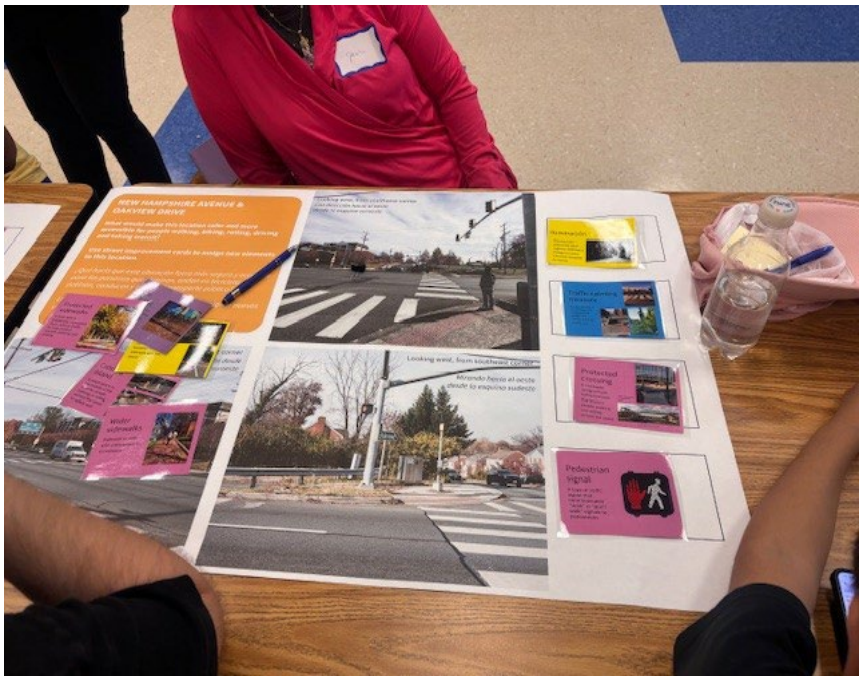
- Better lighting
- Traffic calming measures



New Hampshire Avenue & Capital Beltway

Community members wanted to see:

- Better lighting
- Traffic calming measures
- Protected bike lanes



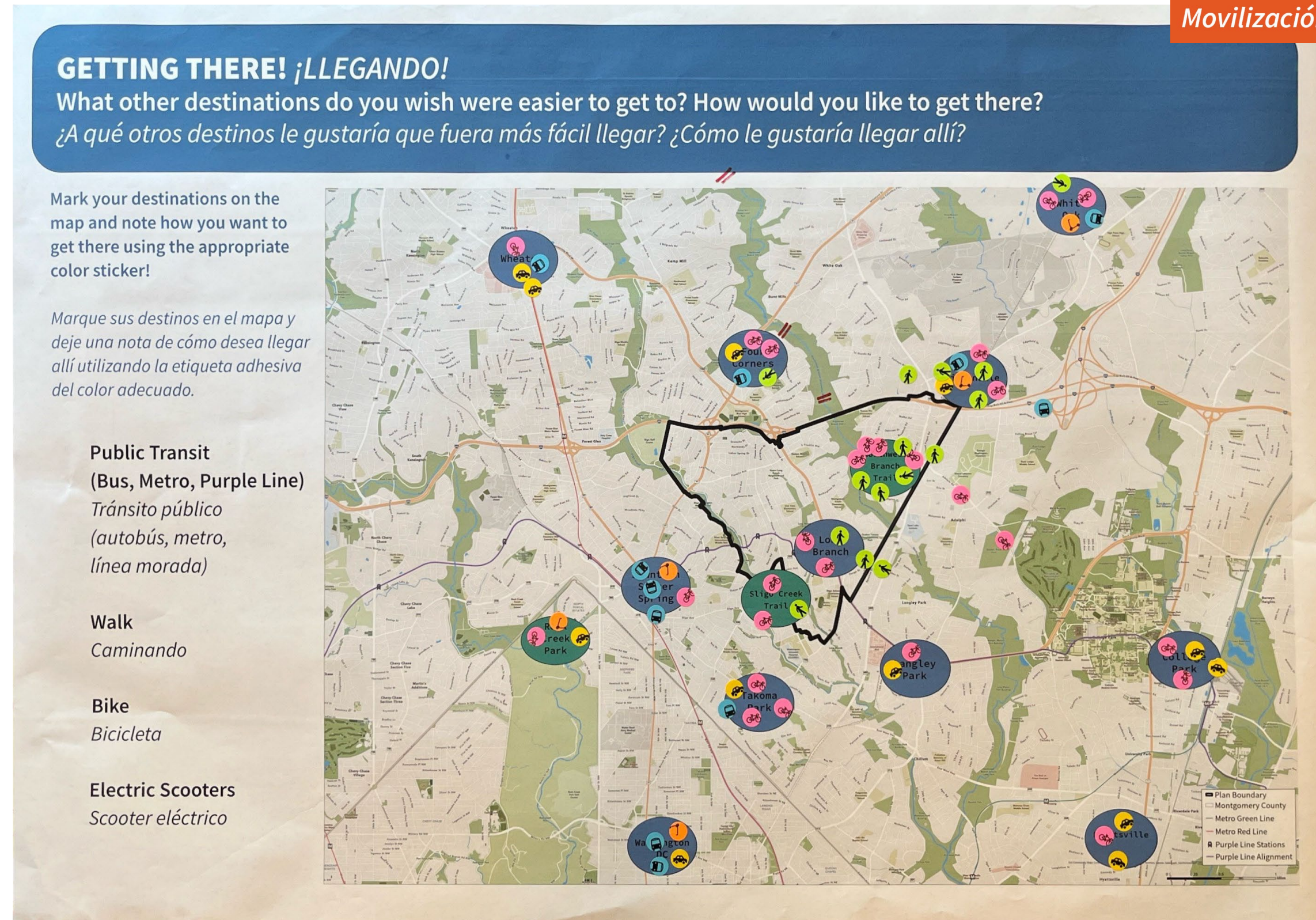
One team identifying solutions for an intersection

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 most wanted improved connections for all transportation modes to Hillandale. They also want to be able to:

- Walk to: Northwest Branch Park, Hillandale, and Long Branch
- Drive to: Langley Park, College Park, Wheaton
- Take public transit to: Downtown Silver Spring and Washington, D.C.
- Bike to: Four Corners, Sligo Creek Trail, Takoma Park, Northwest Branch trail, Hillandale, White Oak, College Park, and Long Branch



Acknowledgements and Next Steps

Thank you to the Oakview Community 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.