

Montgomery Planning Eastern Silver Spring Communities Plan

Manchester Place Open House Summary

September 25, 2025



Plan Background



- Engagement for the Eastern Silver Spring Communities Plan began in October 2023. Since then, the planning team has been gathering community input at community events and meetings, through online surveys, and other methods to learn about what community members want to see happen in the Plan Area in the next 20 years.
- This community open house focused on the area around the future Manchester Place Purple Line station. 15 community members joined the planning team at Highland View Elementary School on the evening of September 25.
- Interpretation and translation into both Spanish and Amharic was provided.

Manchester Place Today:

- We asked community members how they would describe their community today. Some of the most common answers were **friendly, diverse, and accessible**.
- When asked how they would like to describe their community in 20 years, residents said that they wanted **more sidewalks, safety, and community amenities**.

In three words, how do you describe your community today?

En tres palabras, ¿cómo describe a su comunidad en la actualidad?



Diverse
Lovely
older
homes

* * *
Transit
Parks
DTSS

friendly
accessible

convenient
friendly

More
community
amenities

Disjointed
by street
by electric
trains
→ look out for
or quiet - occlus

In three words, how would you like to be able to describe your community in 20 years?

En tres palabras, ¿cómo le gustaría poder describir a su comunidad en 20 años?

maintain good
schools
+
community
safety

More
walkable
(sidewalks)
→ bike friendly
(bike lanes)

safe
more trees
+ sidewalks

pleasant to
walk

• Better parking
+ sidewalks
• Better lighting
in streets and
along roads
• Community amenities
that make us
feel more at home

Better
restaurants
independent
shops
sidewalks

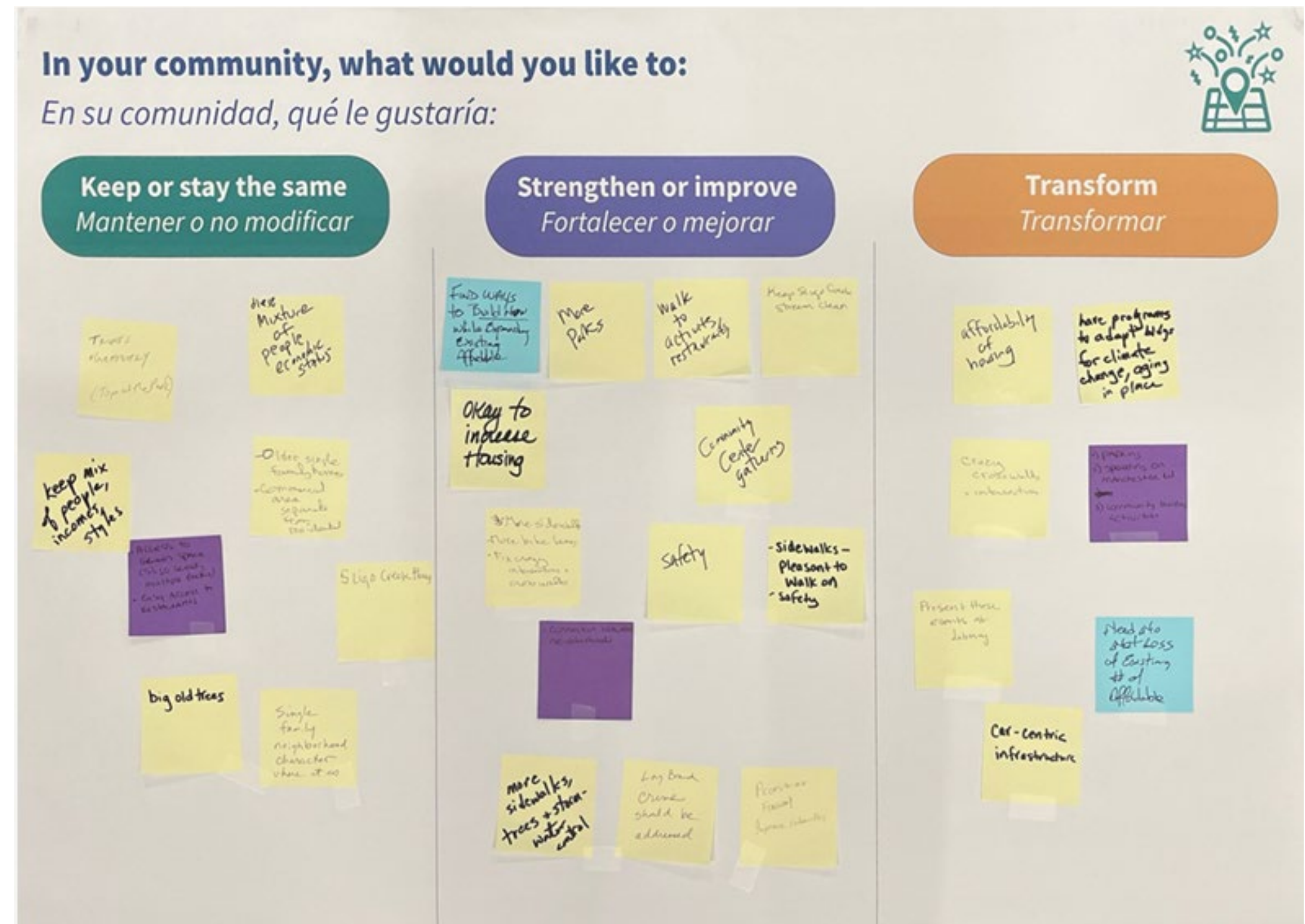
More Units
SURE Amenity
Inside All
units

Manchester Place in the future:

We also asked residents what they would most like to keep or stay the same, strengthen or improve, and what they would like to transform in their community.

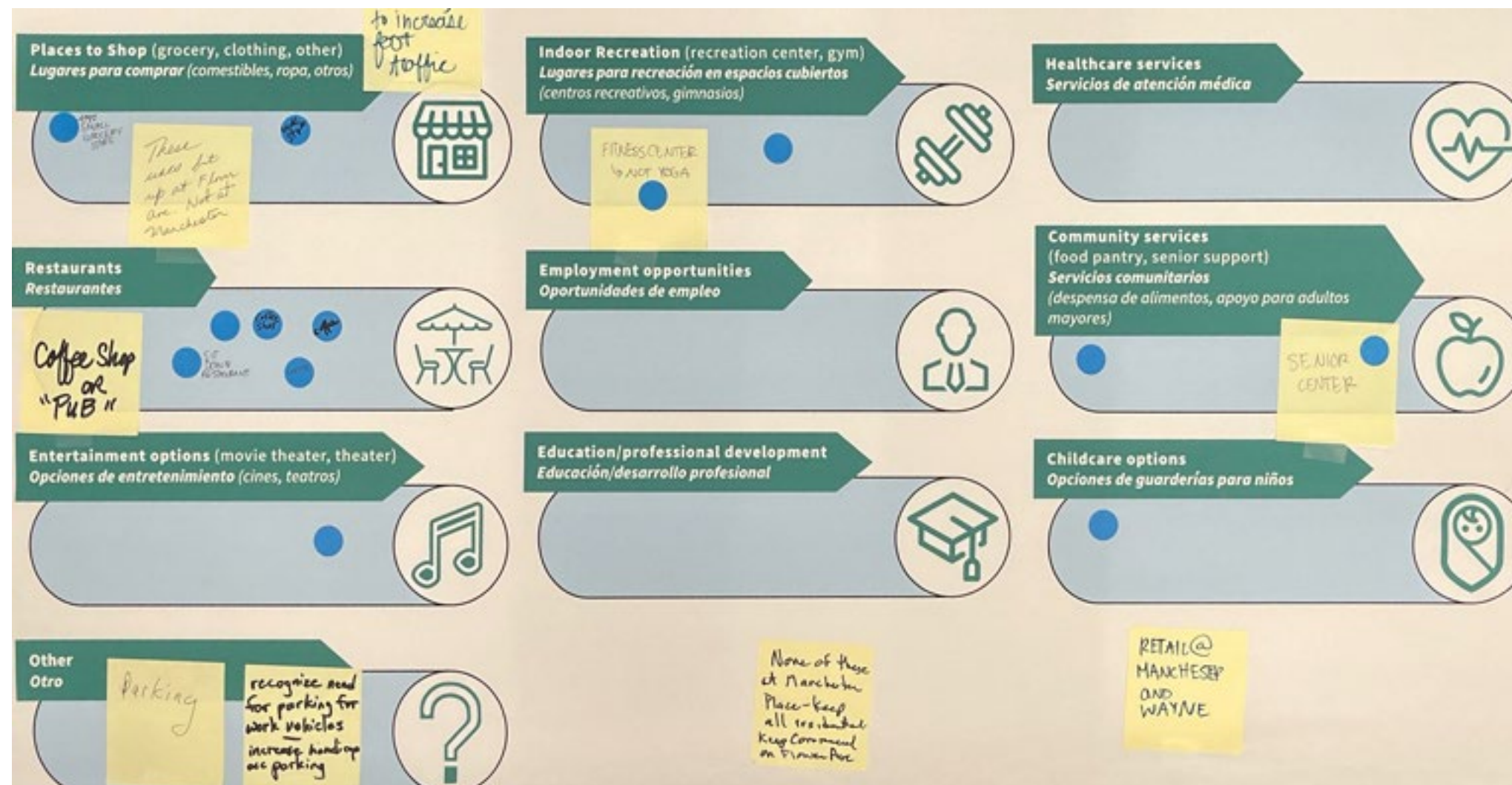
Keep or stay the same:

- Trees and greenery, housing for different income levels, residential neighborhoods
- **Strengthen or improve:**
 - Safety, more sidewalks, more parks and trees, more housing
- **Transform:**
 - Housing affordability, road and pedestrian safety



Community Amenities

The area around the future Manchester Place Purple Line station is mostly zoned for residential uses today. This prohibits any commercial uses, such as restaurants, stores, coffee shops and other businesses from operating in this area. As part of the master plan, we have the opportunity to consider different types of zones, which could allow for different types of housing or commercial uses.



We asked community members to share some of the non-residential uses they would most like to see near the Manchester Place Purple Line station in the future. Some of the most common answers were **coffee shops, grocery stores, places for indoor recreation, and community services**, while some residents expressed a desire to **keep the area mainly residential**.

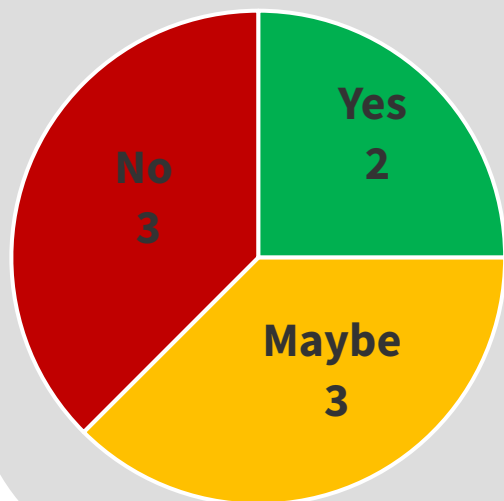
Housing

Montgomery County is experiencing a serious housing shortage, with skyrocketing housing prices making the county unaffordable for many current and prospective residents. More housing is needed, including housing of different sizes, for different types of families, and for people of various income levels.

Today, the area around the future Manchester Place Purple Line station allows for a diverse array of housing types, with a mix of condominiums, townhouses, single family homes, and apartment buildings of various sizes. **We asked community members to tell us how comfortable they would be with adding more of certain housing types in this area.**

Duplexes, Triplexes, and Quadplexes

2, 3, or 4 units in a property that is currently zoned for single family



Mixed-use buildings

Mixed-use properties, that include housing and retail or other commercial uses on the first floor

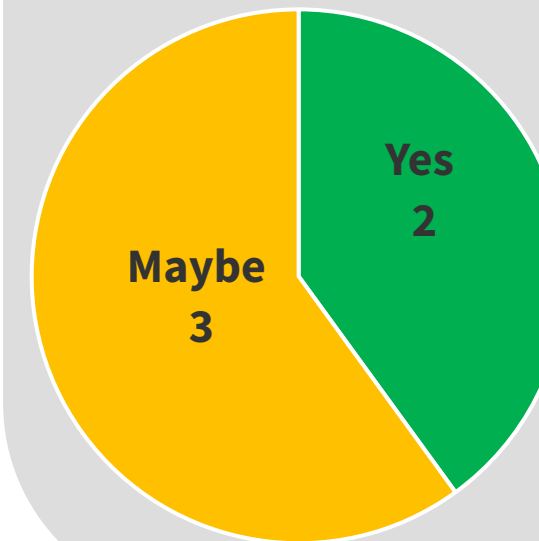


Maybe 2

Yes 5

Apartment buildings

Properties that currently have apartment buildings grow to include more units



Getting Around

We asked community members to use stickers to tell us how we can improve the ways that they get around their neighborhood. The most common responses were:

- **Improved sidewalks near Flower Avenue and in the surrounding neighborhoods**
- **Better lighting throughout the surrounding neighborhoods**
- **Safer bicycle connections along Sligo Creek Parkway and around Flower Avenue**



Neighborhood greenway

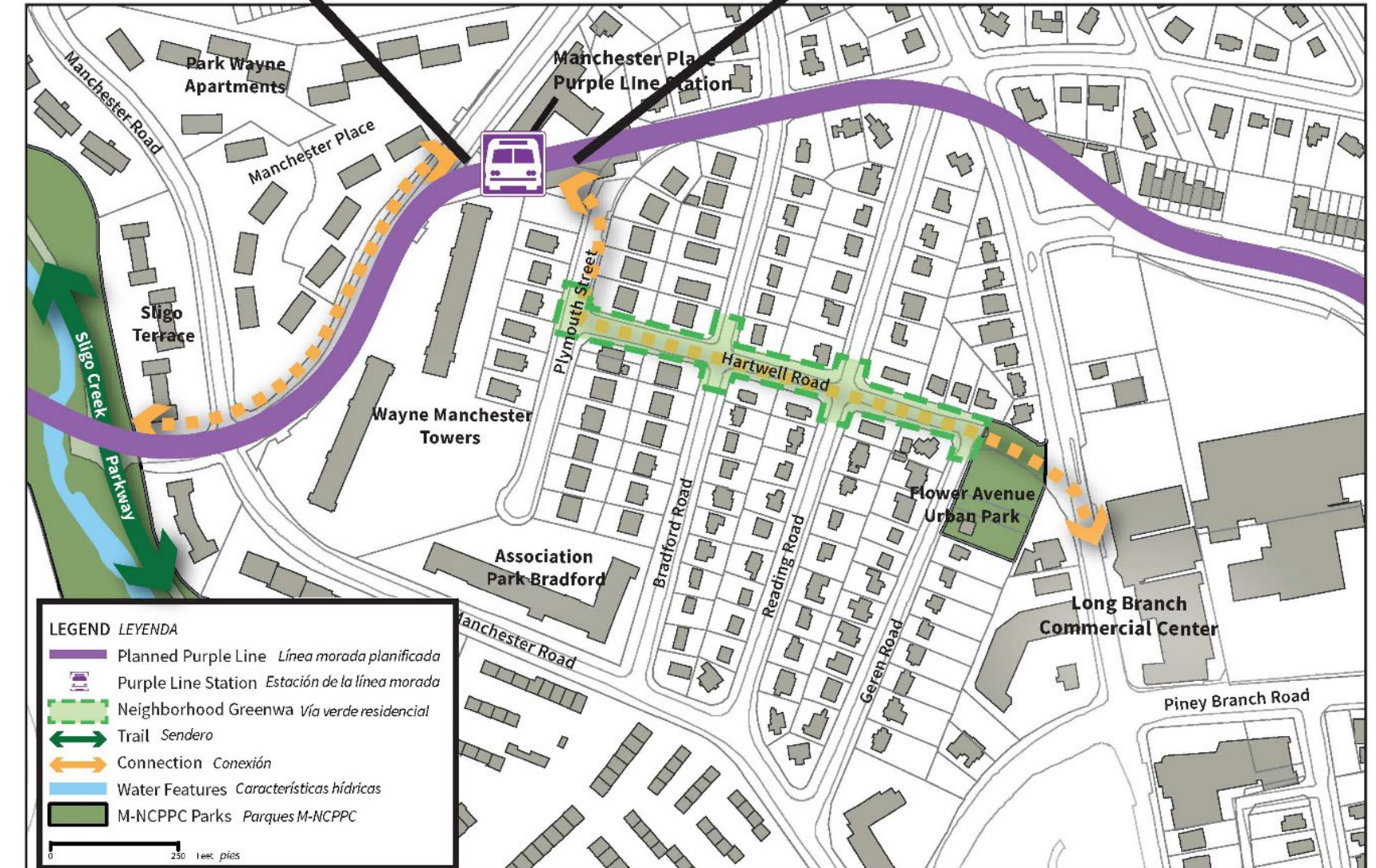
A **neighborhood greenway** is a street where the **safety** of those walking, biking and rolling is prioritized, and the fast movement of vehicles is minimized through design elements such as:

- Traffic diverters at key intersections
- Traffic circles or mini-roundabouts
- Traffic calming measures
- Crossing improvements
- Speed bumps
- And more

The planning team is exploring the concept of a neighborhood greenway on Hartwell Road. This would improve the pedestrian and bicycle connection between the future Manchester Place Purple Line station, Flower Avenue Urban Park and Long Branch's main commercial area, at the intersection of Piney Branch Road and Flower Avenue. **When presented to the community at this event, most people responded very positively to this idea.**



Renderings of the future Manchester Place Purple Line Station
Representaciones de la futura estación Manchester Place de la línea púrpura



Parks

Community members were asked about how they use Flower Avenue Urban Park today and how they would like to use it in the future

Today, people shared that they use the park to:


- Walk though
- Visit nearby stores
- Go to concerts

In the future, community members would like to see:

- Something for seniors
- Gathering spaces
- Sidewalks
- Activities for older kids
- Seating

Flower Avenue Urban Park

Parque urbano de Flower Avenue



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

I walk through it, I look at it

-Giant store for Alcohol

LOVE BEING NEAR
- SLUGO CR PARK
- BARRIO
- FUTURE PROBLEMS
- Food, Laundry, Cash, etc.

-Walk through of town
- Take kids to playground

General Street AM

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

gathering spots better restaurants

in vacant lot, better seating for seniors w/ flowers & art

Sidewalks needed!

WANTING TO BE OUT YOU WANT TO KNOW WHAT TO DO

TODAY/HERE I WANT TO SEE SOME STRUCTURE AND SOME SEATING THAT CAN

play area for older kids



Some gathering area


A coffee house might be nice

PLANT TREES AND IN JARVIS SEATING @ SOME CORNER POINT


-MORE @ SOME SIDE @ CORNER & ROAD SIDE

feel safer for kids







PLAY AREAS
AREAS PARA JUGAR



RECREATION
RECREACIÓN



GATHERING SPACES
ESPACIOS DE REUNIRSE

Next Steps

The input gathered at the Manchester Place open house and other engagement events will help the planning team develop Preliminary Recommendations. These will be shared with the community in Winter 2026, for additional feedback and input, before the Working Draft is shared with the Planning Board in Fall 2026.