



Montgomery Planning East County

March 19, 2026

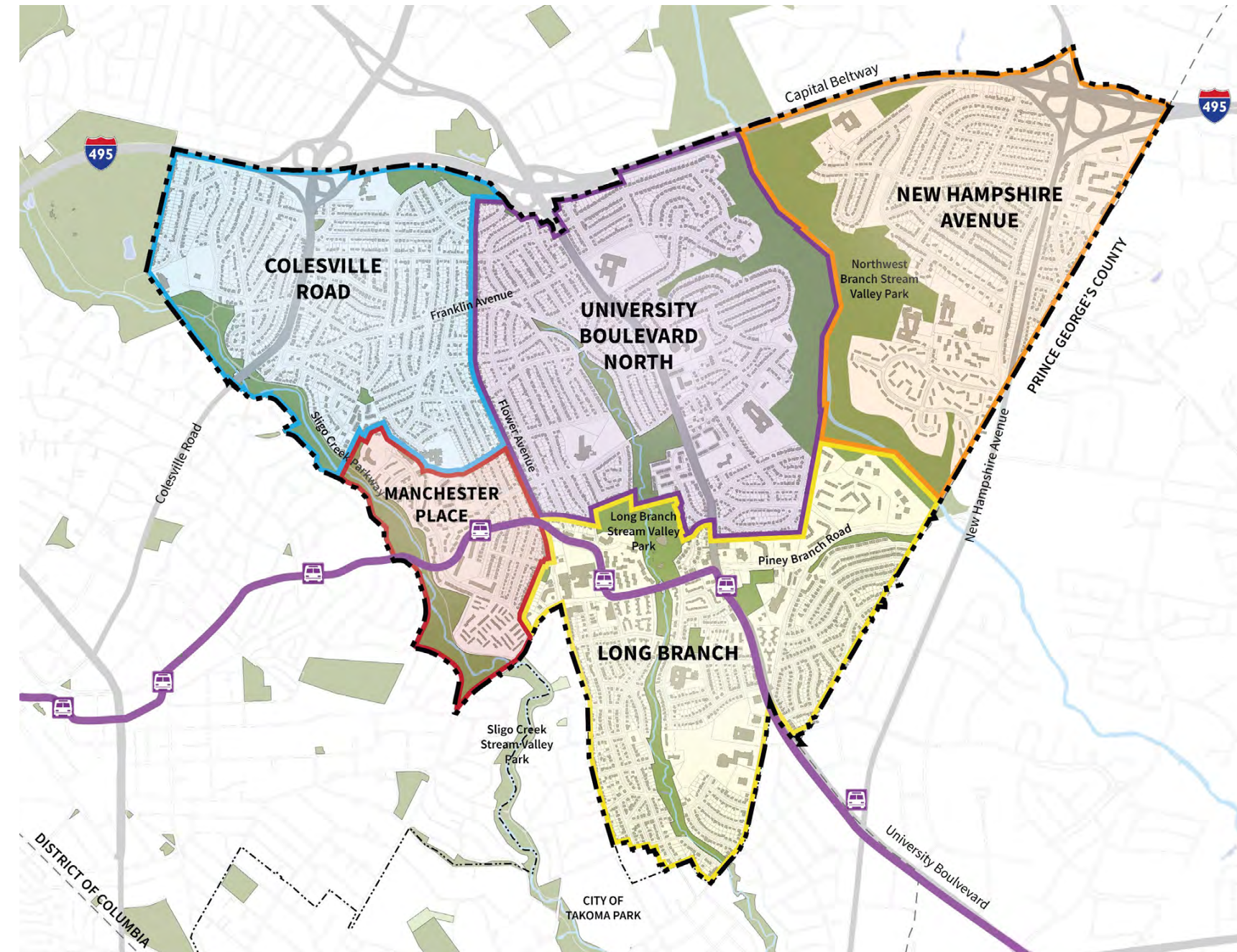
Preliminary Recommendations, Briefing #2

Eastern Silver Spring Communities Plan

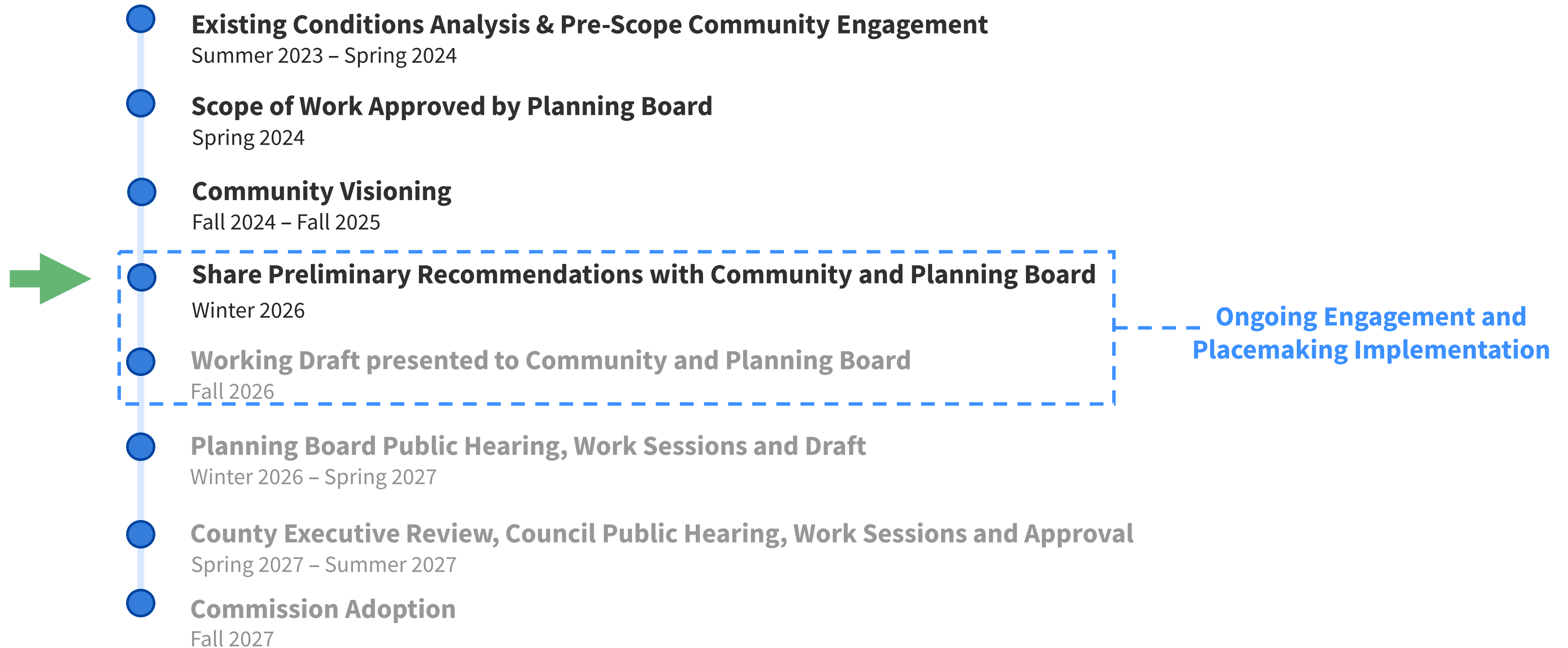


Part 2 – Zoning and District Recommendations

- Plan-wide zoning and land use approach
- Recommendations for each district of the Plan:
 - Long Branch
 - Manchester Place
 - Colesville Road
 - University Boulevard North
 - New Hampshire Avenue
- Discussion



Plan Timeline



Plan-wide land use & zoning approach



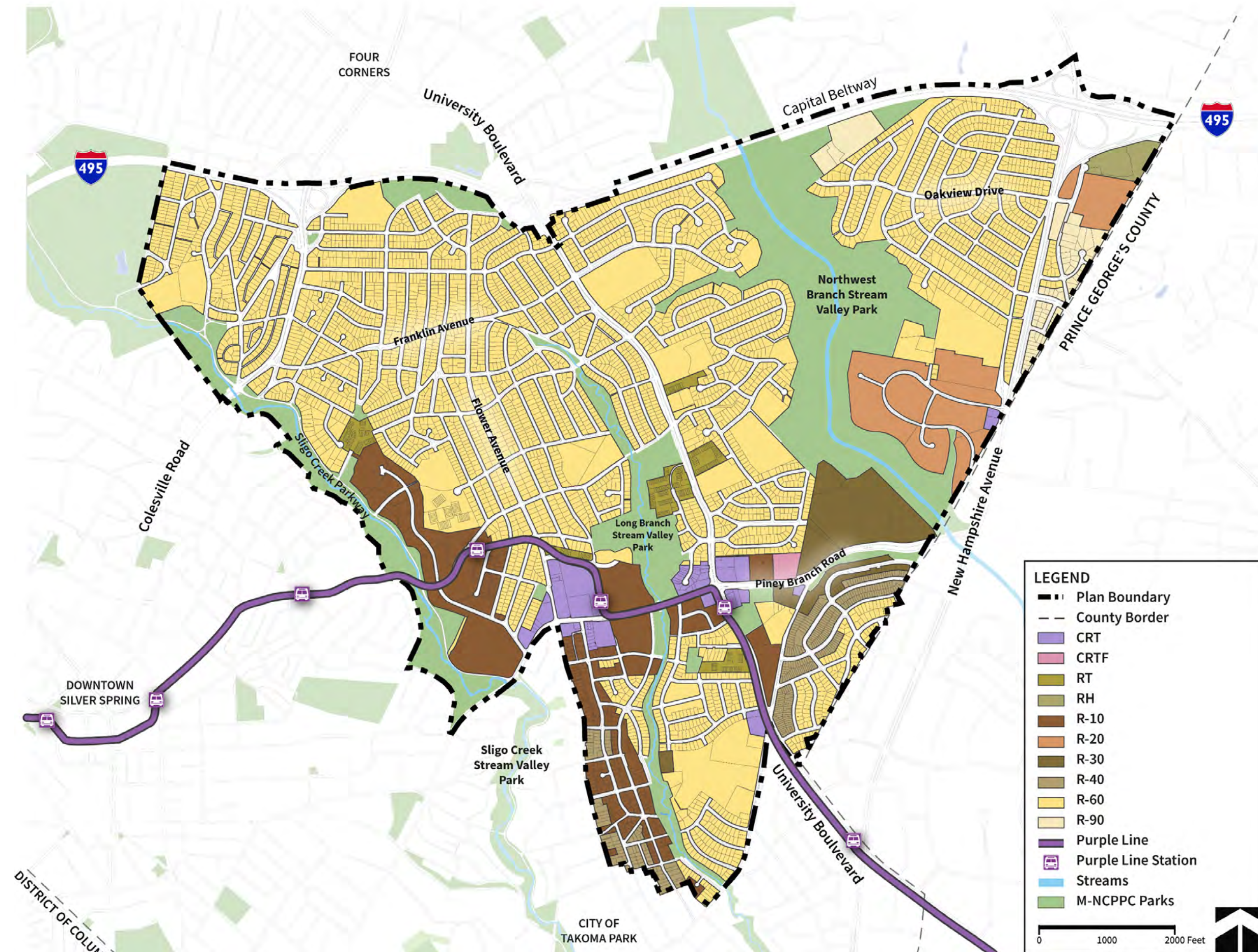
Visit our online interactive zoning map:
www.montgomeryplanning.org/esscp



Attachment A, page 15

Existing Land use & zoning: Context

- Most parcels are zoned for single-family homes
- Mixed-use zones are focused around Long Branch's main intersections



Land use & zoning: What We Heard

Differing views about more housing along corridors, varying by corridor

People value the area's **diverse types of housing** and want to maintain this mix

Affordability is a priority for residents of all demographic backgrounds

Excitement for public benefits and amenities that can be achieved through redevelopment

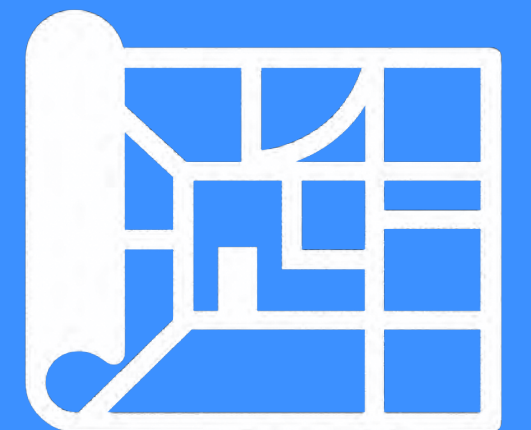


Discussing different types of buildings and land uses at various engagement events over the last two years



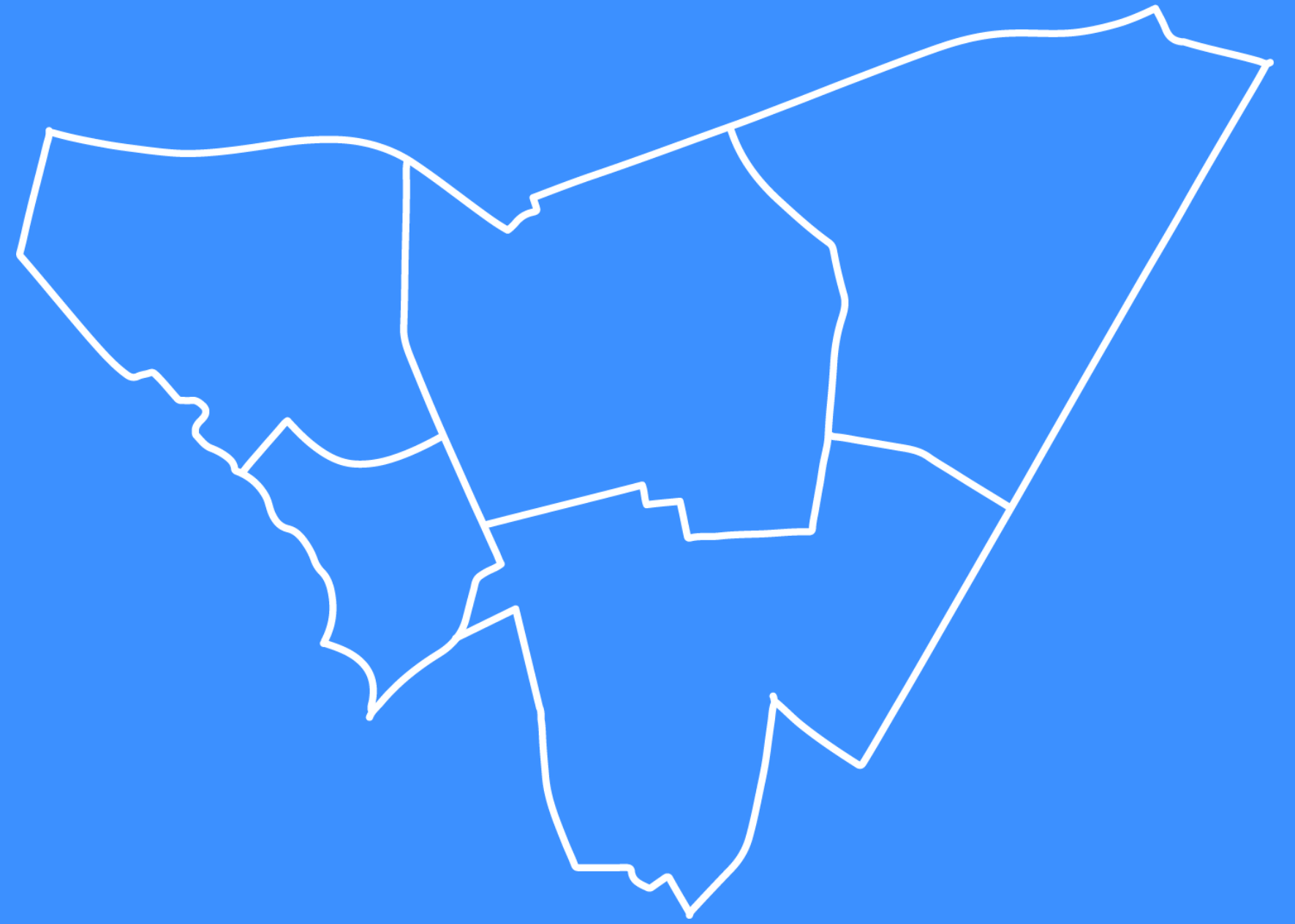


Online interactive zoning map: www.montgomeryplanning.org/esscp



Attachment A, page 15

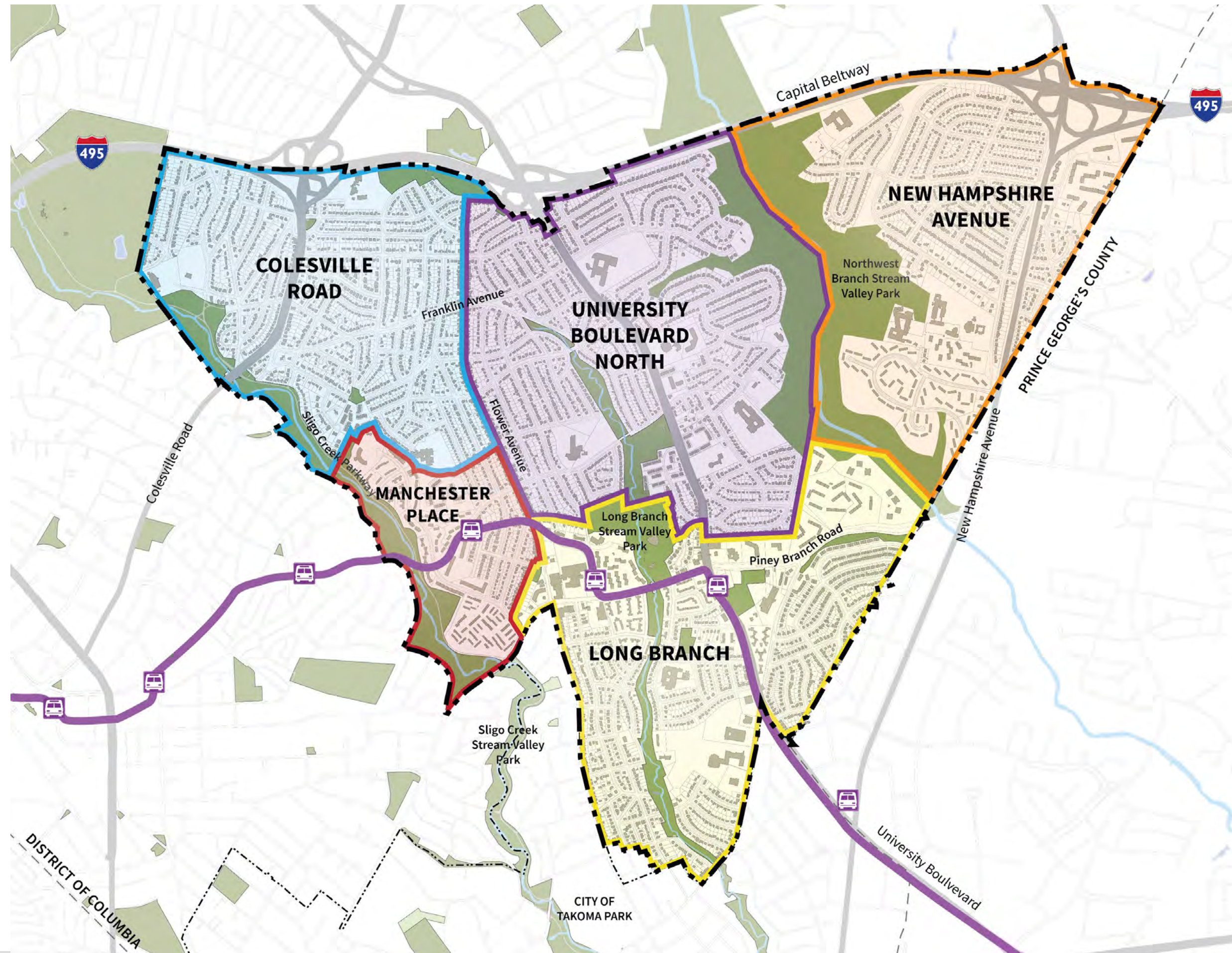
District recommendations



Plan Districts

5 Districts within Plan Area:

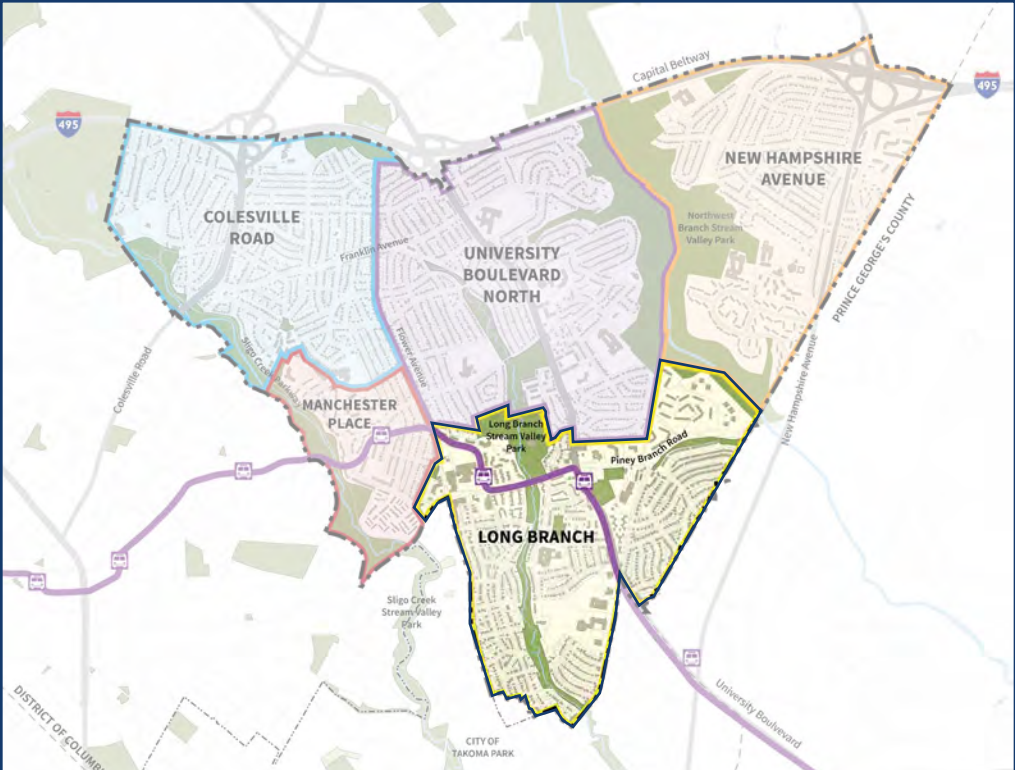
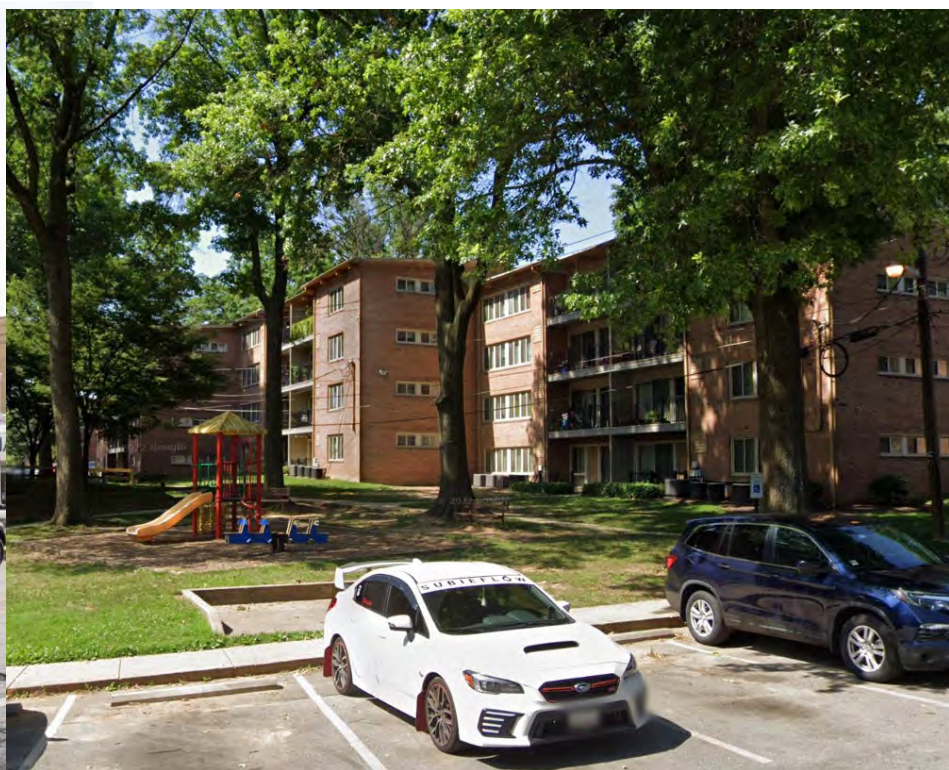
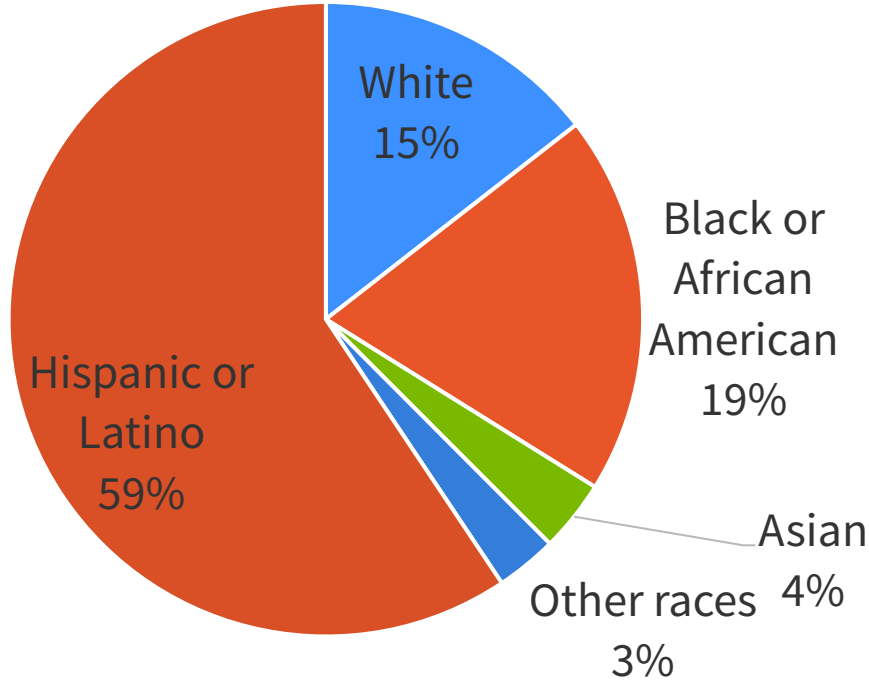
1. Long Branch
2. Manchester Place
3. Colesville Road
4. University Boulevard
5. New Hampshire Avenue



Long Branch District

- Much of this area was included in the 2013 *Long Branch Sector Plan*
- Total residents: 11,952
- Percentage of residents speak a language other than English at home: 72%
- Average household income: \$79,627
- Types of housing: 60% mid-rise, 6% high-rise, 21% single-family, 9% town houses
- Cost-burdened: 68% of renters and 30% of owners

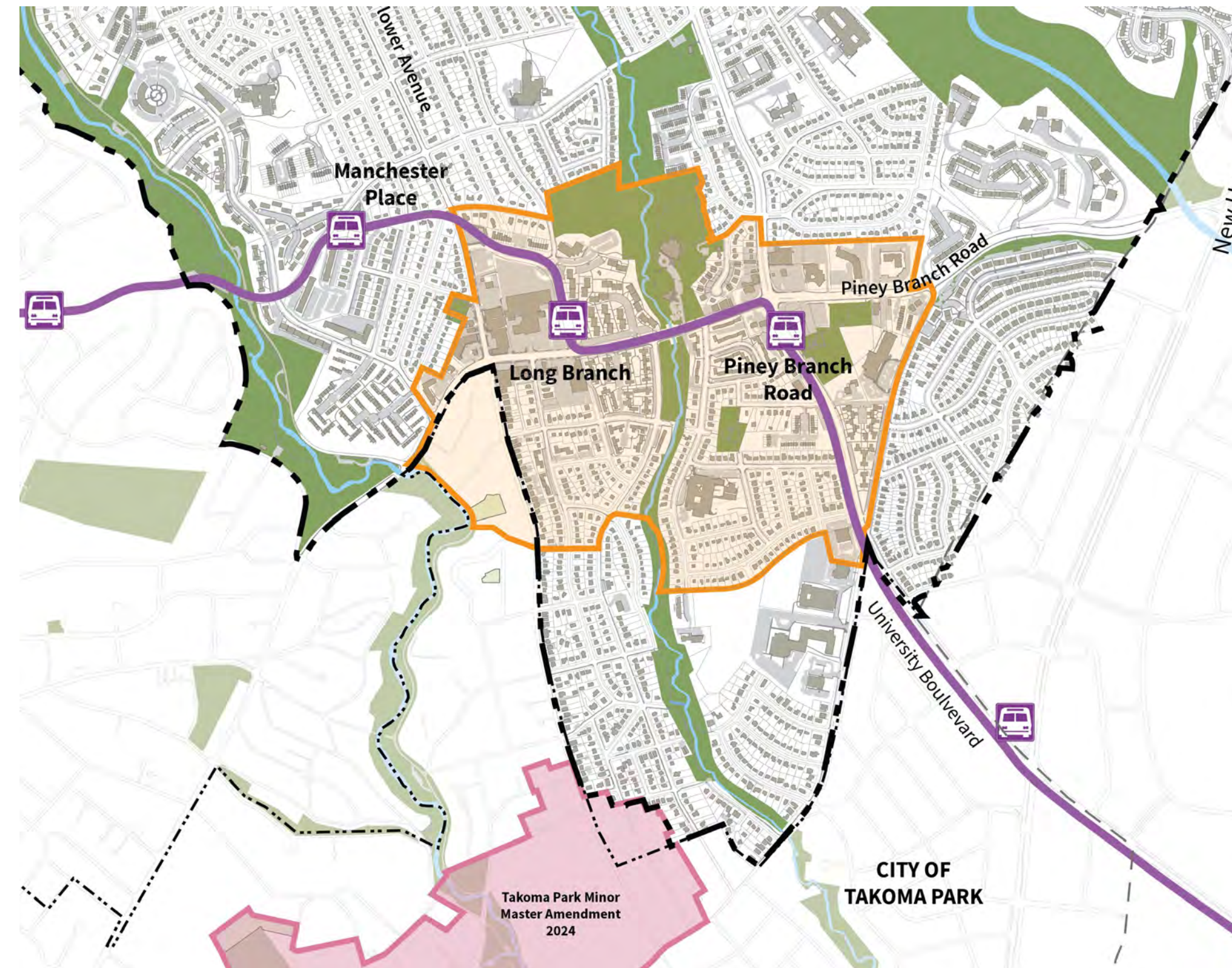
Race and Ethnicity



2013 Long Branch Sector Plan

- Focused on areas around Long Branch and Piney Branch Road stations
- Zoning recommendations focused on existing commercial properties

Long Branch Sector Plan Boundary



Long Branch: What We Heard

Celebrate & maintain **Long Branch's unique character, diversity of community and small businesses**

Need for **safe and affordable housing**; fear of displacement

Need for **safer ways to get around** and **safe places to gather**

Purple Line construction has been very challenging; people are both excited and concerned about the changes may come operation begins



*New Hampshire Estates Parents Focus Group, May 2025 (top right),
Food distribution at Clifton Park Baptist Church, Nov. 2024 (bottom left),
Long Branch Festival, Sept. 2025 (bottom right)*

Imagine Long Branch in 25 years, Imagina a Long Branch dentro de 25 años...

WHAT WOULD YOU WANT TO CHANGE? / ¿QUÉ QUISIERA CAMBIAR?

- MORE SECURITY (Más seguridad)
- BETTER ROADS (Mejores carreteras)
- MORE RESTAURANTES Y SUPER MERCADOS CERCA DE LAS CASAS (Más restaurantes y supermercados cerca de las casas)
- LOCAL MARKETS (Mercados locales)
- MORE TREES! / MÁS ÁRBOLES!
- COMMUNITY GARDENS (Huertos comunitarios)
- FOOD FOREST (Bosque de alimentos)
- WE LOVE OUR PARKS! (¡Nos encanta nuestros parques!)
- NATURE-BASED PLAY NATURAL SPACES (Juego basado en la naturaleza, espacios naturales)
- MORE TRAILS & TRAIL MAINTENANCE (Más senderos y mantenimiento de senderos)

WHAT DO YOU LOVE AND WANT TO KEEP? / ¿QUÉ LE GUSTA HOY QUE QUISIERA MANTENER IGUAL?

- MORE VEGAN RESTAURANTS (Más restaurantes veganos)
- MORE FOOD OPTIONS (Más opciones de comida)
- DOGS ARE GREAT - PICK UP WASTE! (¡Los perros son geniales! - Recoge la basura)
- MORE LIGHTING - TOO DARK AT NIGHT (Más iluminación - muy oscuro por la noche)
- QUIERO UN CINE (Quiero un cine)
- WALKABLE! (¡Caminable!)
- SOCCER FIELDS (Campos de fútbol)
- IT'S FRIENDLY! (¡Es amigable!)
- PUBLIC TRANSIT! (¡Transporte público!)
- AS A COMMUNITY CENTER! (Como un centro comunitario)
- MORE LANGUAGE LEARNING OPPORTUNITIES (Más oportunidades de aprendizaje de idiomas)
- AFFORDABLE HOUSING (Vivienda asequible)

Other suggestions:

- MÁS ILUMINACION EN LAS ESCUELAS Y PARQUES PARA MÁS SEGURIDAD (Más iluminación en las escuelas y parques para más seguridad)
- MORE SECURITY AROUND PARKS & SCHOOLS (Más seguridad alrededor de parques y escuelas)
- MÁS CLINICAS MEDICAS (Más clínicas médicas)
- PEDESTRIAN CROSSING WITH LIGHTS (Cruce peatonal con luces)
- MORE WALKABILITY (Más caminabilidad)
- LESS LIQUOR STORES, MORE COFFEE SHOPS (Menos tiendas de licor, más tiendas de café)
- BAGEL SHOPS (Tiendas de bagels)
- MÁS LUGARES DE RECREACION Y VERDES (Más lugares de recreación y verdes)
- DAVE & BUSTERS AN ARCADE (Dave & Busters un arcade)
- FINISH PURPLE LINE (Termina la línea púrpura)
- ANIMAL SHELTER EDUCATION ON ANIMAL SAFETY (Refugio de animales, educación sobre seguridad animal)
- PARKS FOR KIDS (Parques para niños)
- MÁS JUEGOS PARA NIÑOS (Más juegos para niños)
- WE LOVE NATURE AND SWINGS! (¡Nos encanta la naturaleza y los columpios!)
- MÁS JARDINEZ AREAS VERDES; MÁS EMPLEO PARA LOS NIÑOS NIÑOS FELICES Y SEGUROS (Más jardines, áreas verdes; más empleo para los niños, niños felices y seguros)
- MORE COMMUNITY EVENTS (Más eventos comunitarios)
- LONG BRANCH LIBRARY (Biblioteca de Long Branch)
- MORE! (¡Más!)

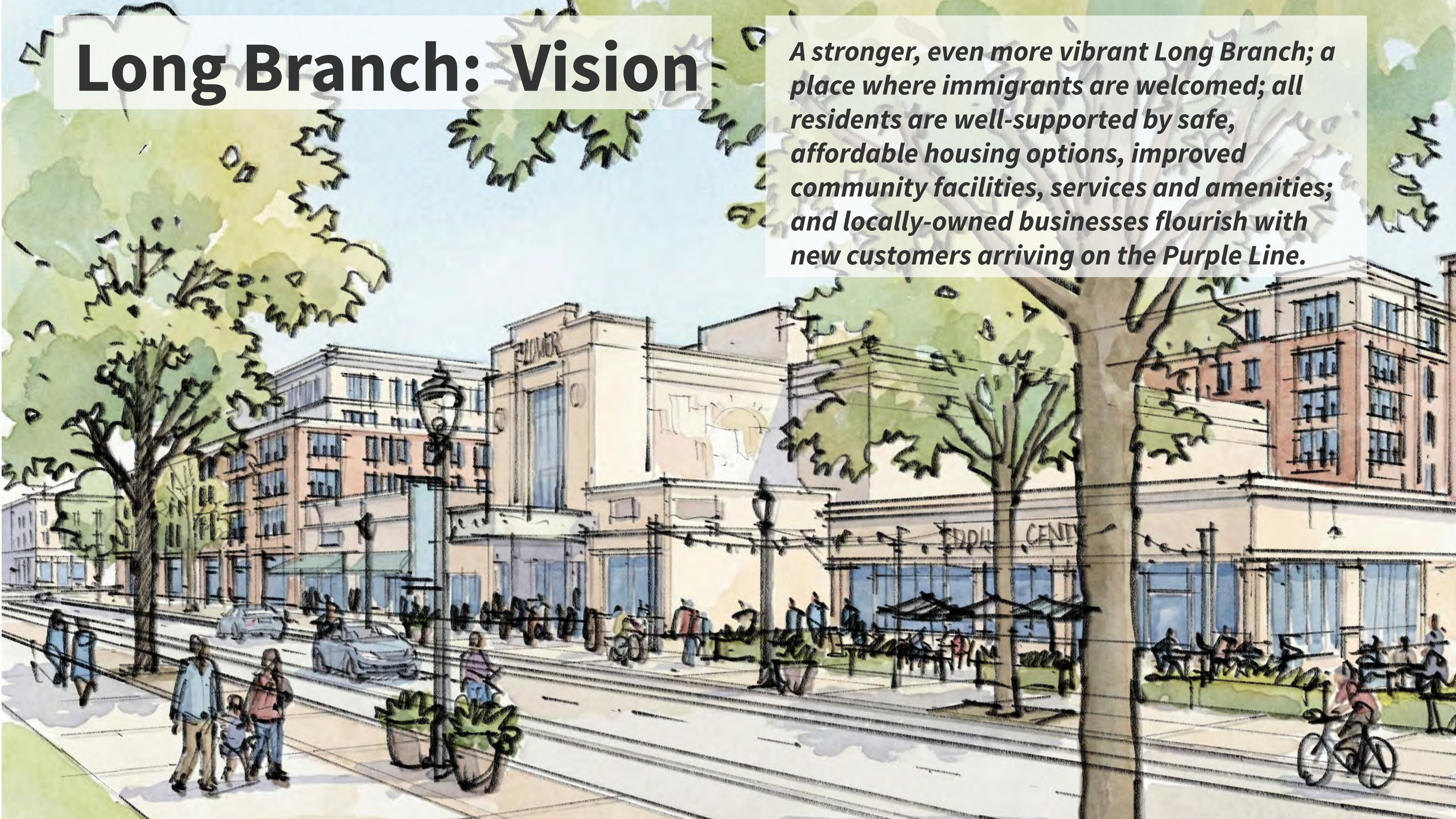


Montgomery Planning

L. LEVINE for CROWLEY & CO

Long Branch: Vision

A stronger, even more vibrant Long Branch; a place where immigrants are welcomed; all residents are well-supported by safe, affordable housing options, improved community facilities, services and amenities; and locally-owned businesses flourish with new customers arriving on the Purple Line.



Long Branch: Goals

An architectural sketch of a city street scene. The street is wide and paved, with a dedicated bike lane on the right. Pedestrians are walking on the sidewalk, and a person is riding a bicycle in the bike lane. The buildings are multi-story with large windows and storefronts. There are trees and streetlights. The scene is lively and urban.

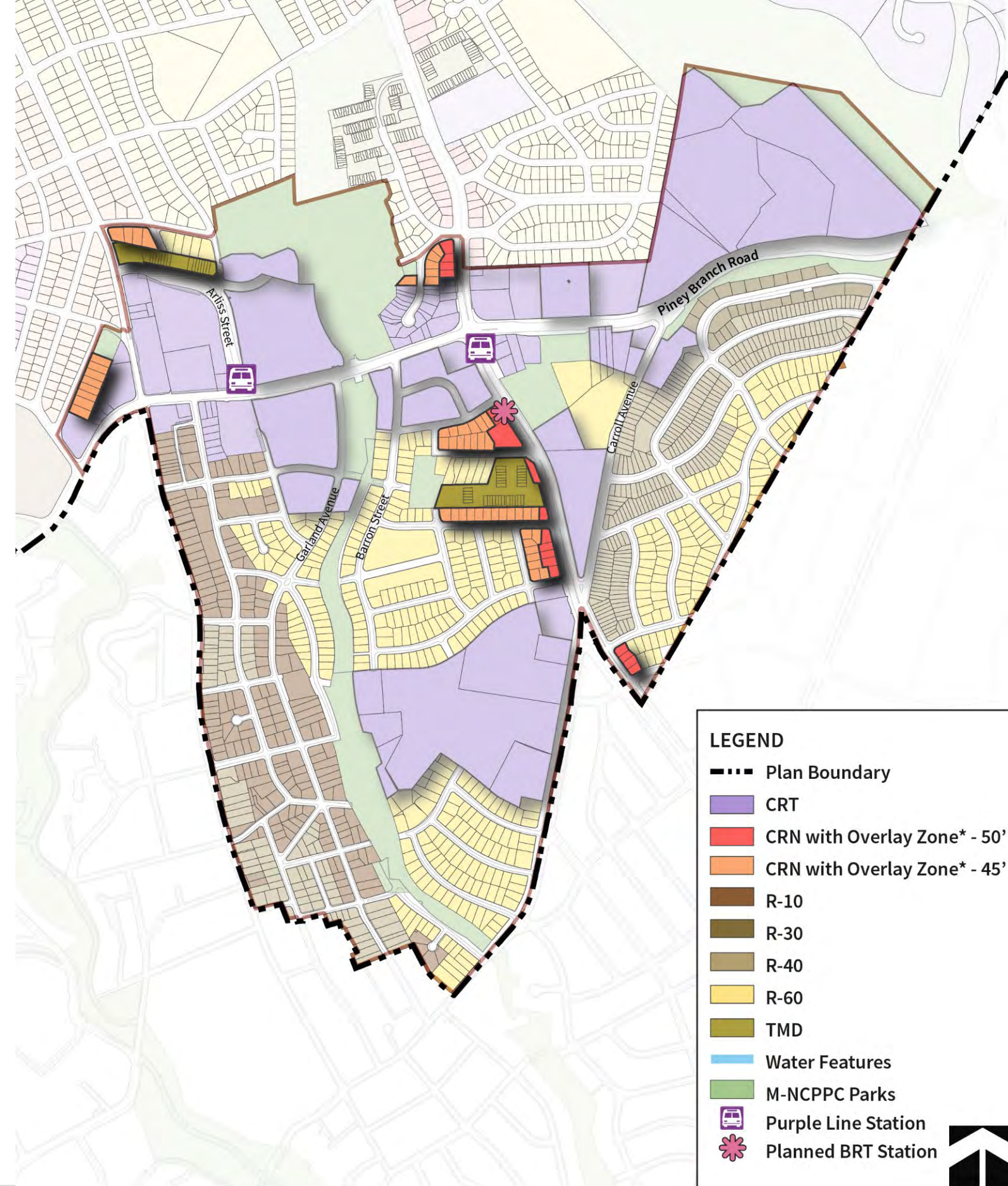
Improve the safety and comfort of those walking, biking, rolling, taking transit and driving in Long Branch

Support and strengthen Long Branch as a vibrant, mixed-use center, with diverse retail and restaurants, inviting public gathering spaces and improved community facilities

Create more safe and affordable housing options for those who live in Long Branch today, as well as future residents

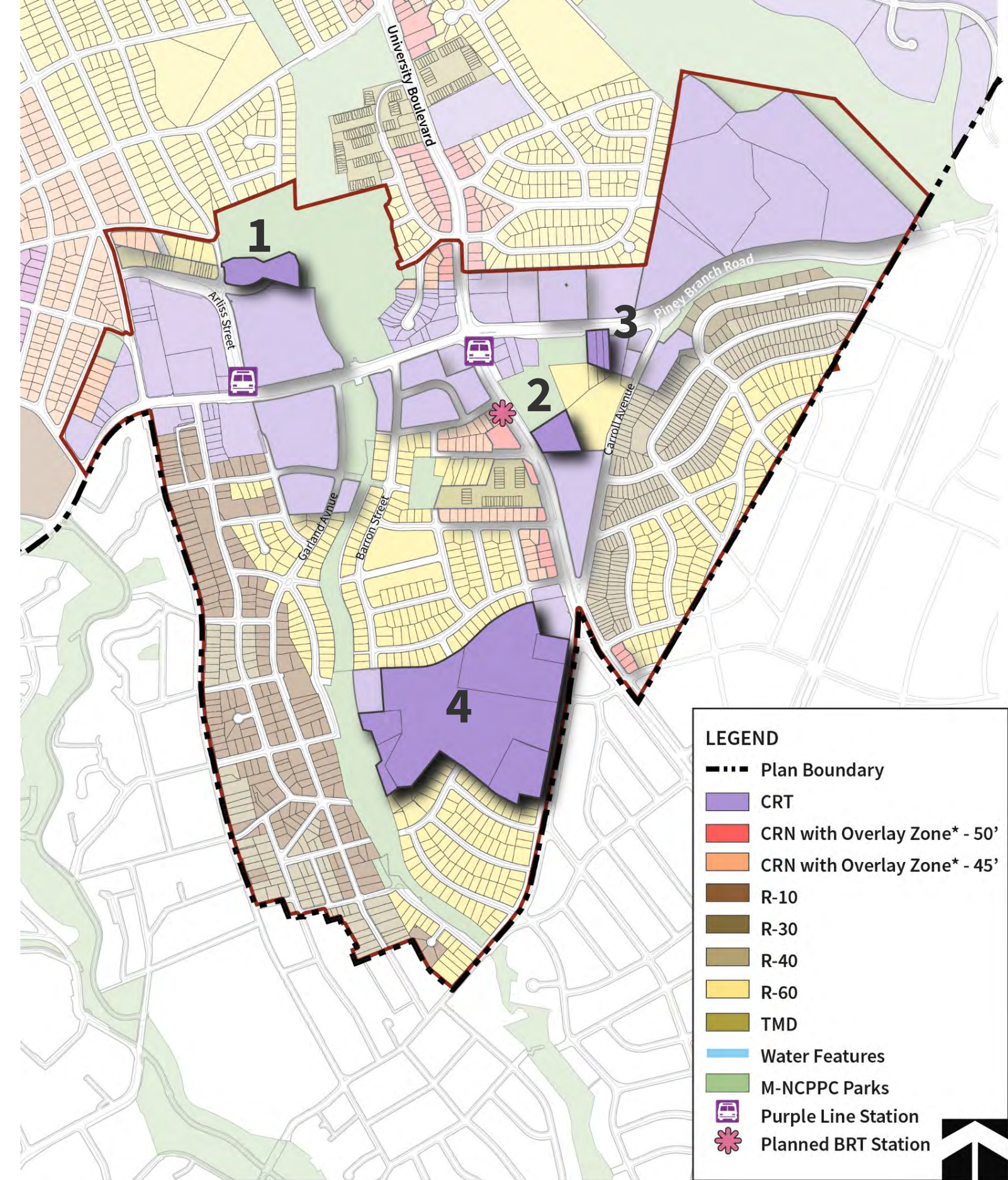
Long Branch Zoning: More types of Housing

- Properties with single-family detached houses within ¼ mile of Purple Line stations and within a block of University Boulevard
 - Rezone from R-60 to CRN-1.0 C-0 R-1.0, with a height of 45 feet and an overlay zone
- Properties with single-family detached houses along University Boulevard
 - Rezone from R-60 to CRN-1.0 C-0 R-1.0, with a height of 50 feet
- Bring into townhouses into conformance with the zoning code
 - Rezone from RT-8.5 & RT-12.5 to TMD
- Retain R-10, R-40 and R-60 on remaining residential properties



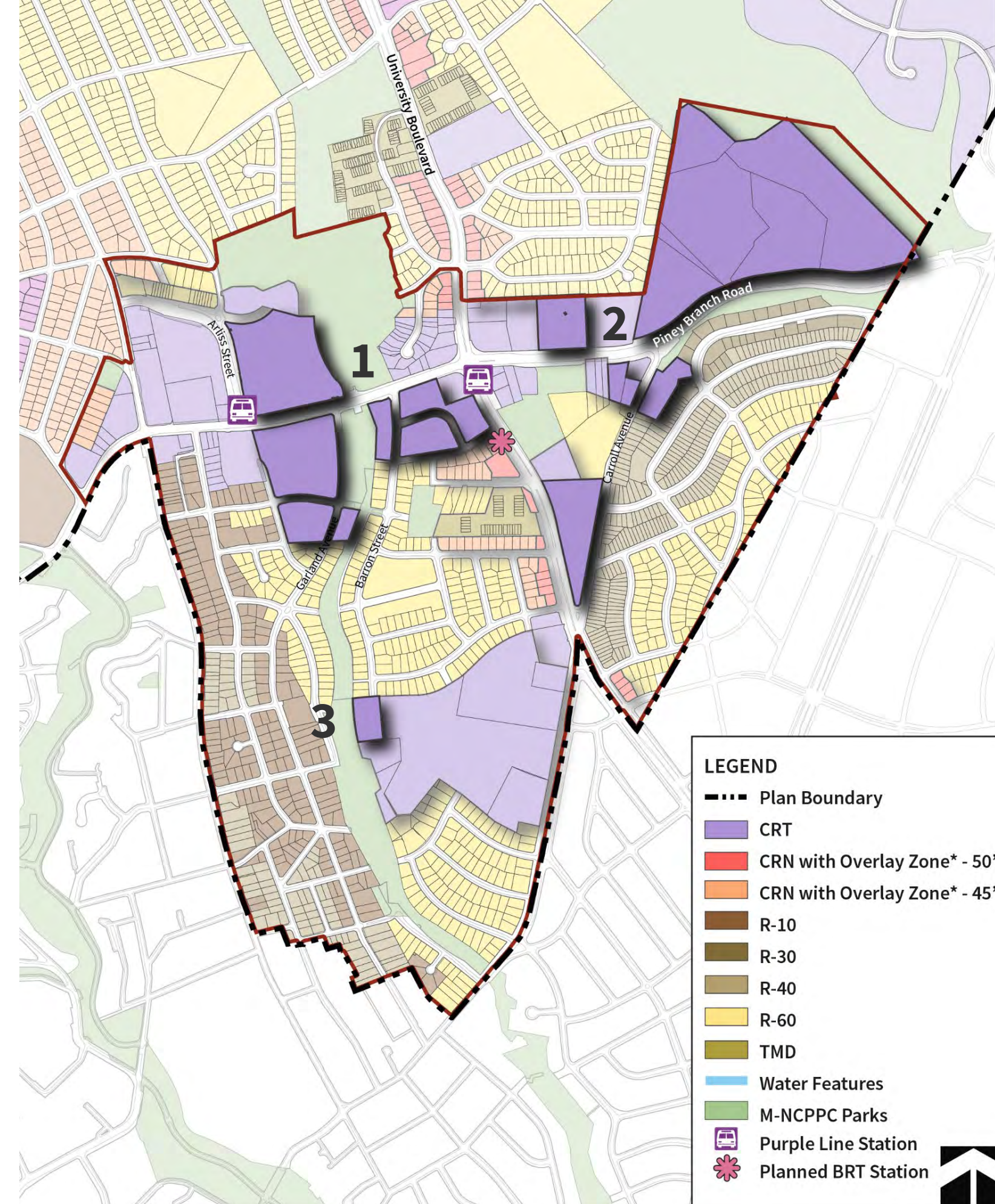
Long Branch Zoning: Flexibility for Community Institutions

- County-owned properties, Long Branch Library (1) and CASA Welcome Center (2)
 - Rezone from R-60 to CRT-2.5, height: 75 feet
- Iglesia Nueva Creacion (3)
 - Rezone from R-10 to CRT-1.5, height: 60 feet
- Takoma Academy site (including Church of Latter Day Saints and Adventist Healthcare) (4)
 - rezone from R-60 & R-10 to CRT-1.0, height: 75 feet



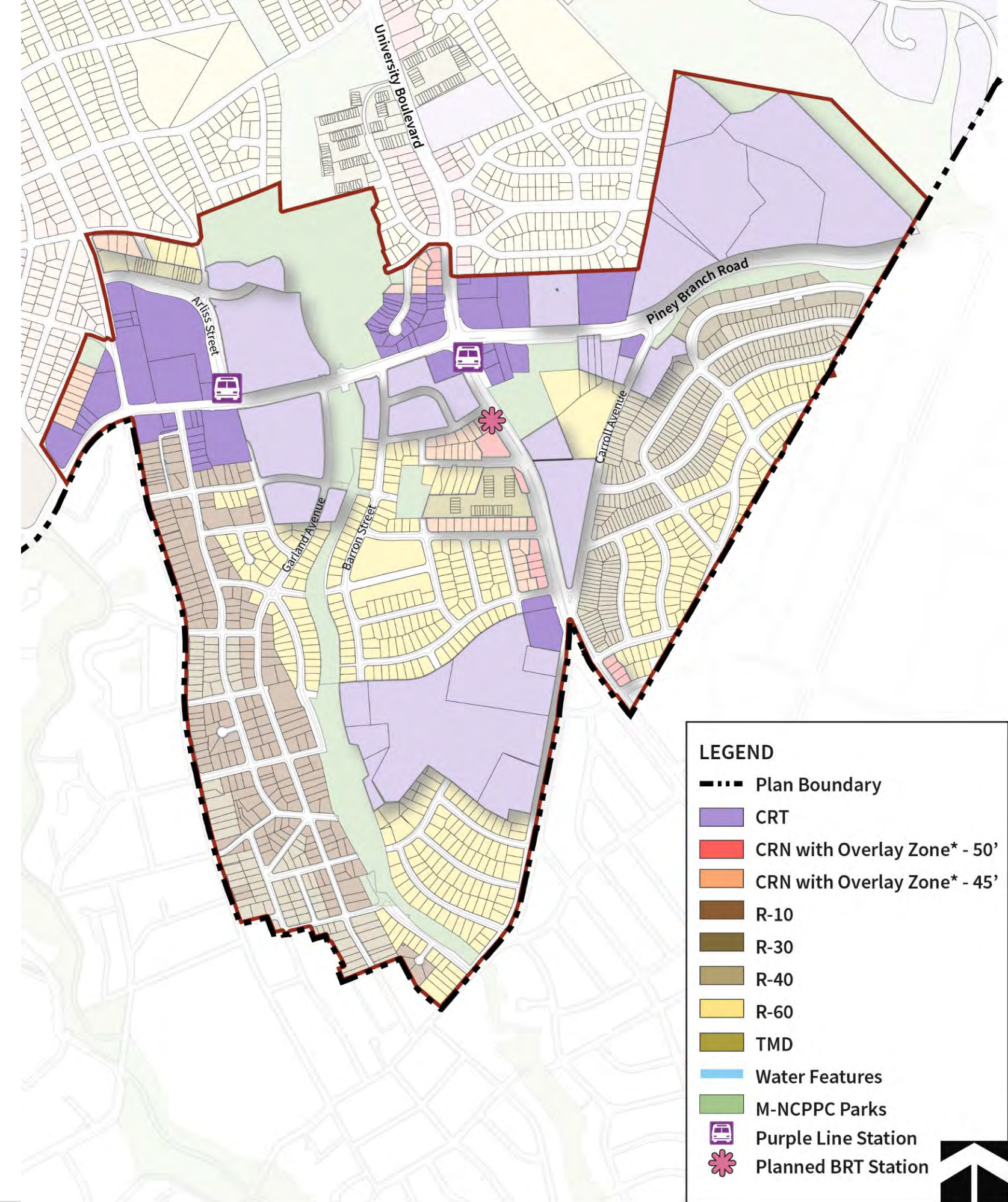
Long Branch Zoning: More housing & mixed-use

- Properties with apartment buildings in the heart of Long Branch's Mixed-use Center (1)
 - Flower Branch Apartments, Goodacre & Pine Ridge Apartments, Foxhall Apartments, Golden Terrace Condos, University Manor Apartments– rezone from R-10 to CRT-2.5, height: 75 feet
- Properties with apartment and condo buildings east on Piney Branch Road (2)
 - Pineway Towers Condos – rezone from R-10 to CRT-2.0, height: 75 feet
 - Carroll Apartments – rezone from R-30 to CRT-1.5, height: 75 feet
 - Nob Hill & Forest Park Apartments, Takoma Towne Condos – rezone from R-30 to CRT-1.5, height of 75 feet
- Barron Street Apartments (3)
 - Rezone to CRT 1.0, height of 75 feet



Long Branch Zoning: 2013 Sector Plan

- Confirm mixed-use zoning established through the 2013 *Long Branch Sector Plan*, including Manchester Manor, Flower Avenue Town Center, Purple Line Staging Site
 - Retain CRT ranging from 2.5-3.0, heights ranging from 50 feet to 120 feet



Long Branch: Key Recommendations

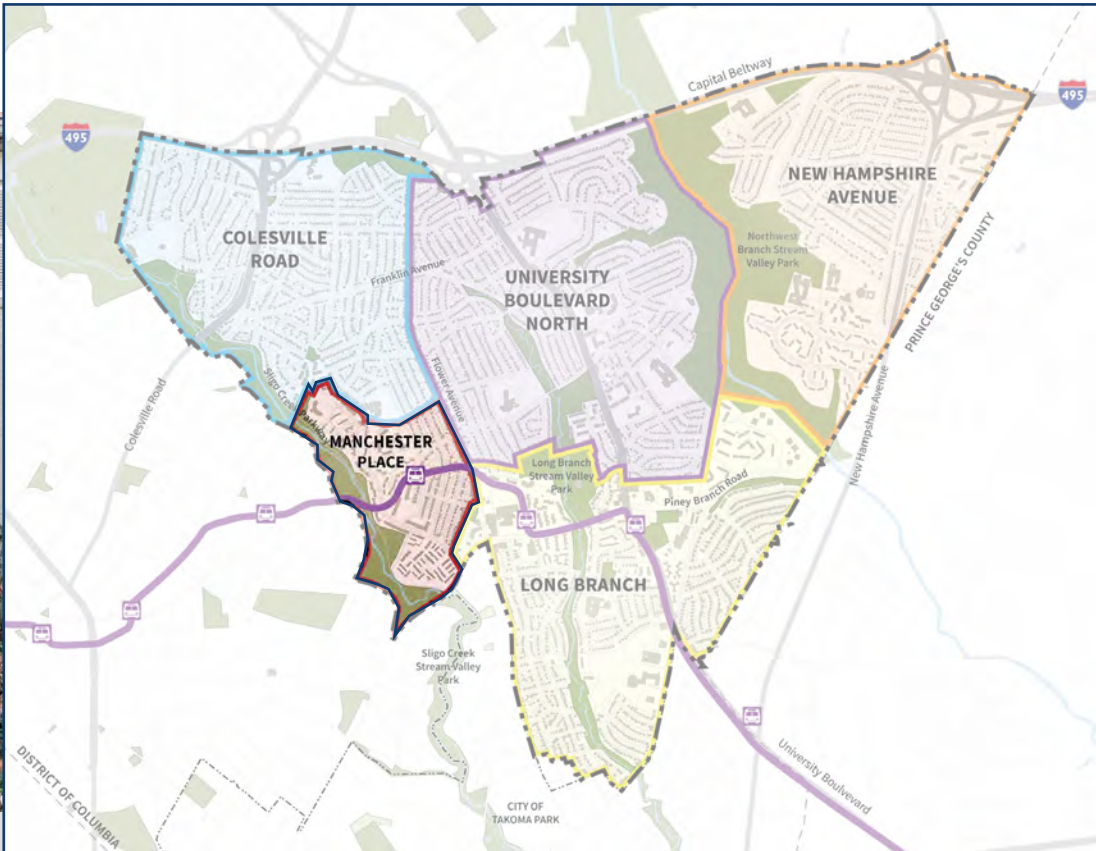
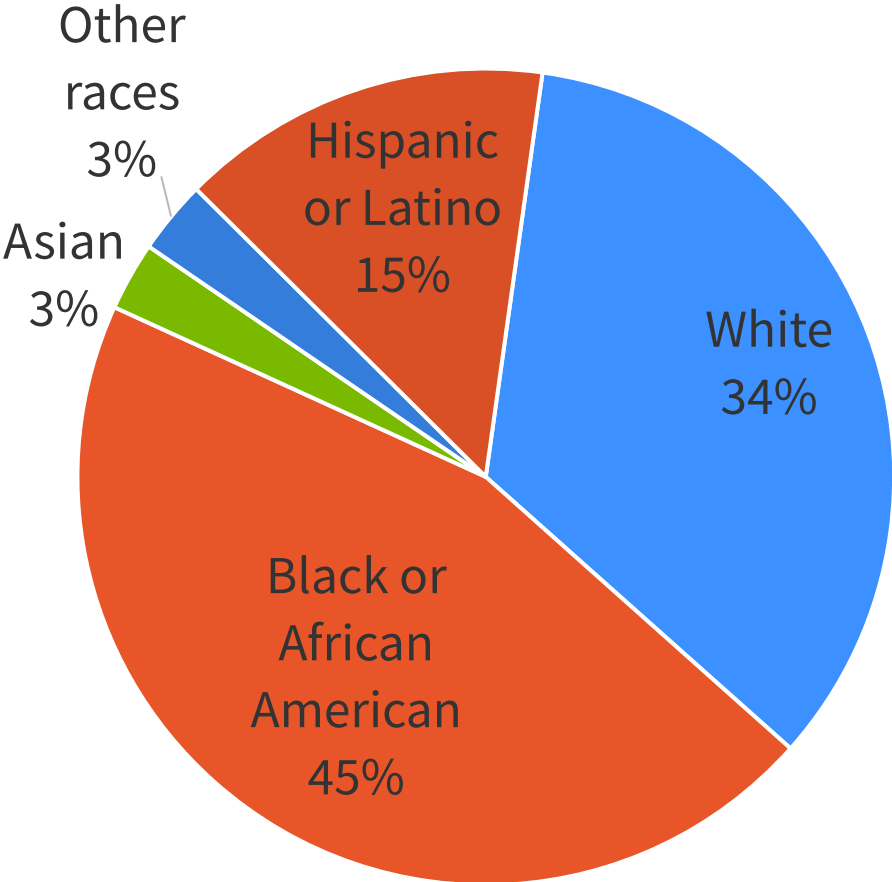
- Civic Green at the Giant Site & improvements to Long Branch Stream Valley Parks
- Support for preservation and rehabilitation of existing housing and creation of deeply affordable units
- Improving pedestrian accessibility and safety to Purple Line stations
- Opportunities for small businesses



Manchester Place District

- Total residents: 5,538
- Percentage of residents speak a language other than English at home: 44%
- Average household income: \$104,119
- Types of housing: 41% small multifamily (2-19 units), 25% large multifamily (20+ units), 22% single-family, 12% townhouses or condos
- Cost-burdened: 57% of renters and 22% of owners

Race and Ethnicity



Manchester Place: What We Heard

Love and appreciation for the **diversity of this community and types of housing**

Mixed opinions on future growth, although many expressed **concerns about preserving housing affordability**

Appreciation and love for Sligo Creek; desire for **more green spaces and parks**

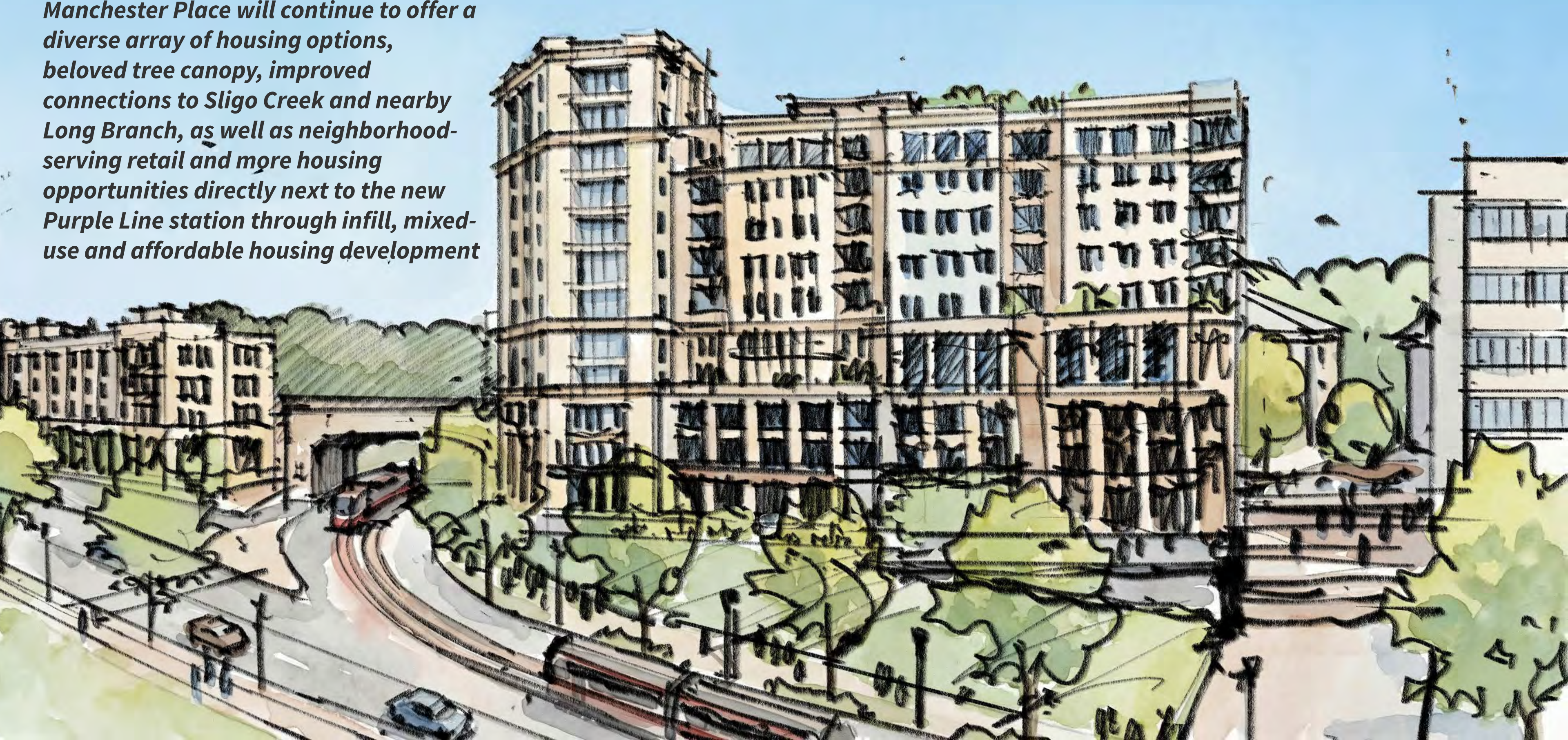
Need for **safer ways to get around** and connect to the new Purple Line station



Manchester Place Open House, Sept. 2025 (above), Walk with Flower Avenue neighbors, June 2025 (below)

Manchester Place: Vision

Manchester Place will continue to offer a diverse array of housing options, beloved tree canopy, improved connections to Sligo Creek and nearby Long Branch, as well as neighborhood-serving retail and more housing opportunities directly next to the new Purple Line station through infill, mixed-use and affordable housing development



Manchester Place: Goals

Maintain and add to the diverse array of housing options in this area

Encourage infill and mixed-use development directly next to the Manchester Place Purple Line station

Improve pedestrian and bicyclist connections between the Purple Line station, Sligo Creek Stream Valley Park and Long Branch's mixed-use center



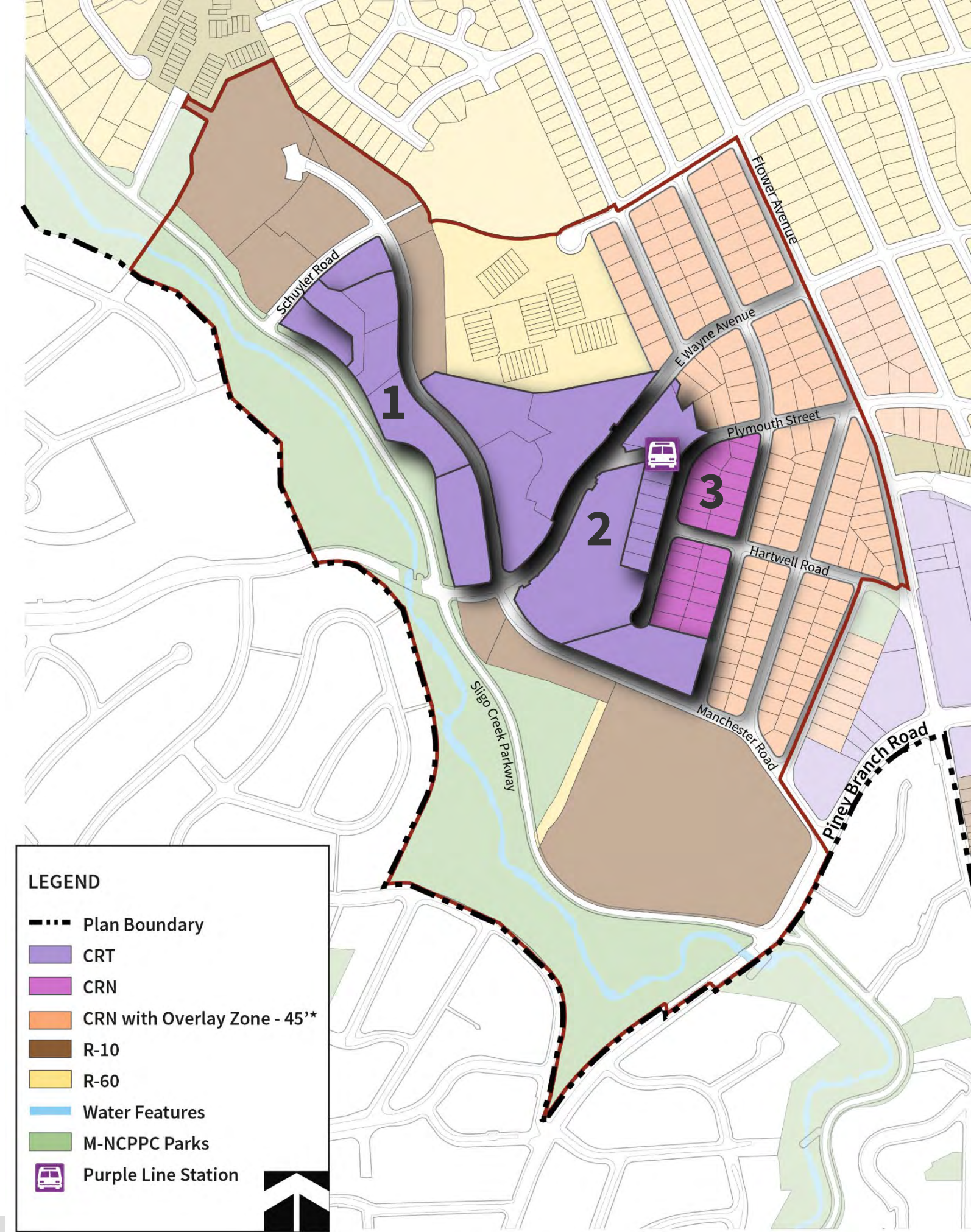
Manchester Place Zoning: More types of housing

- Properties with detached single-family houses within ¼ mile of the Manchester Place Purple Line station
 - Rezone from R-60 to CRN-1.0 C-0 R-1.0, with a height of 45 feet and overlay zone
- Retain R-60 and R-10 on remaining residential properties, including townhouses, Parkside Plaza, Top of the Park and other condominiums



Manchester Place Zoning: More housing & mixed-use

- HOC-owned Tanglewood Apartments & adjacent properties
 - Rezone from R-10 to CRT-2.0, height: 75 feet
- Apartment & condo buildings surrounding Purple Line station, including Park Wayne Apartments, Plymouth St. Apartments, Wayne Manchester Towers, Park Bradford Condominiums
 - Rezone from R-10 to CRT-2.5, height: ranging from 75 feet-120 feet
- Existing small apartment buildings next to future station
 - Rezone from R-10 to CRN-1.5, height: 75 feet



Manchester Place – Key Recommendations

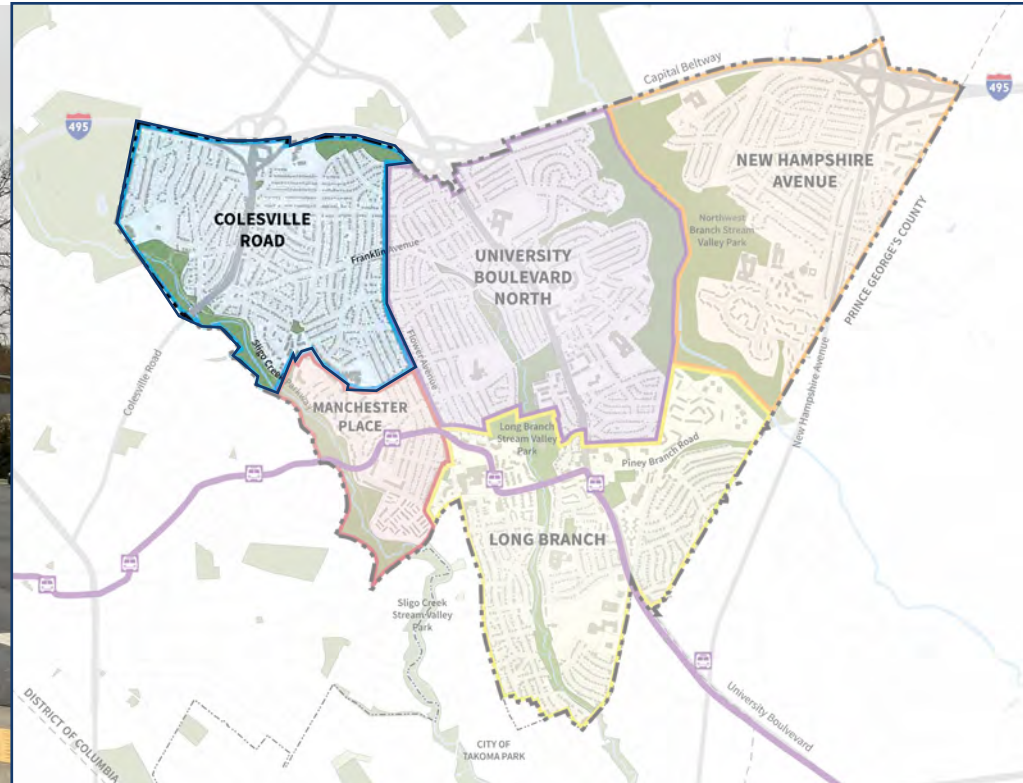
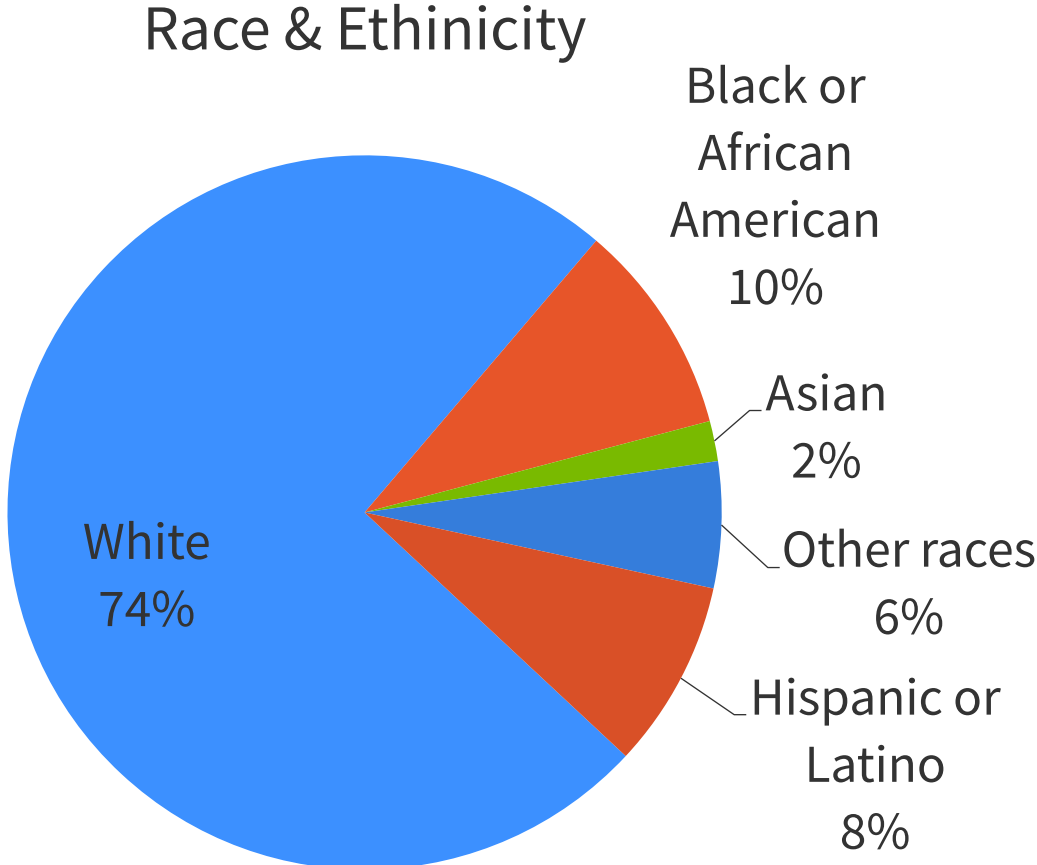
- Improved sidewalks, additional street connections, and improving Hartwell Road as a Shared Street
- New public spaces, as part of redevelopment
- Support for preservation and rehabilitation of existing housing and creation of deeply affordable units



Illustrative diagram showing Hartwell Road as a shared street

Colesville Road District

- Total residents: 3,131
- Percentage of residents speak a language other than English at home: 7%
- Average household income: \$242,256
- Types of housing: 93% single-family, 2% townhouses
- Cost-burdened: 42% of renters and 10% of owners



Colesville Road: What We Heard

Need for **safer walking conditions on Colesville Road** and improved connections to Four Corners (across 495)

Significant concerns around more housing along Colesville Road; desire to focus growth near Downtown Silver Spring and Four Corners; some see as an opportunity for new amenities

Parks are an important gathering space in this area; need to preserve with future development



*Colesville Road Community Conversation,
May 2025*

Colesville Road: Vision

Predominantly residential, with opportunities to provide more housing options at key community-serving institutions, anchored by an improved community green space. This Plan reimagines Colesville Road into a safer, more shaded, walkable area, with improved connections to Four Corners, Downtown Silver Spring and the rest of the Plan Area



Colesville Road: Goals

An aerial sketch of a city neighborhood. The drawing shows a dense arrangement of buildings, mostly multi-story structures with varied rooflines. There are numerous trees scattered throughout the area, some large and some small. A network of streets is visible, including a prominent road that runs diagonally from the top left towards the center. The overall style is a loose, artistic sketch with light colors and visible line work.

Encourage more types of housing along Colesville Road and at key community-serving institutions

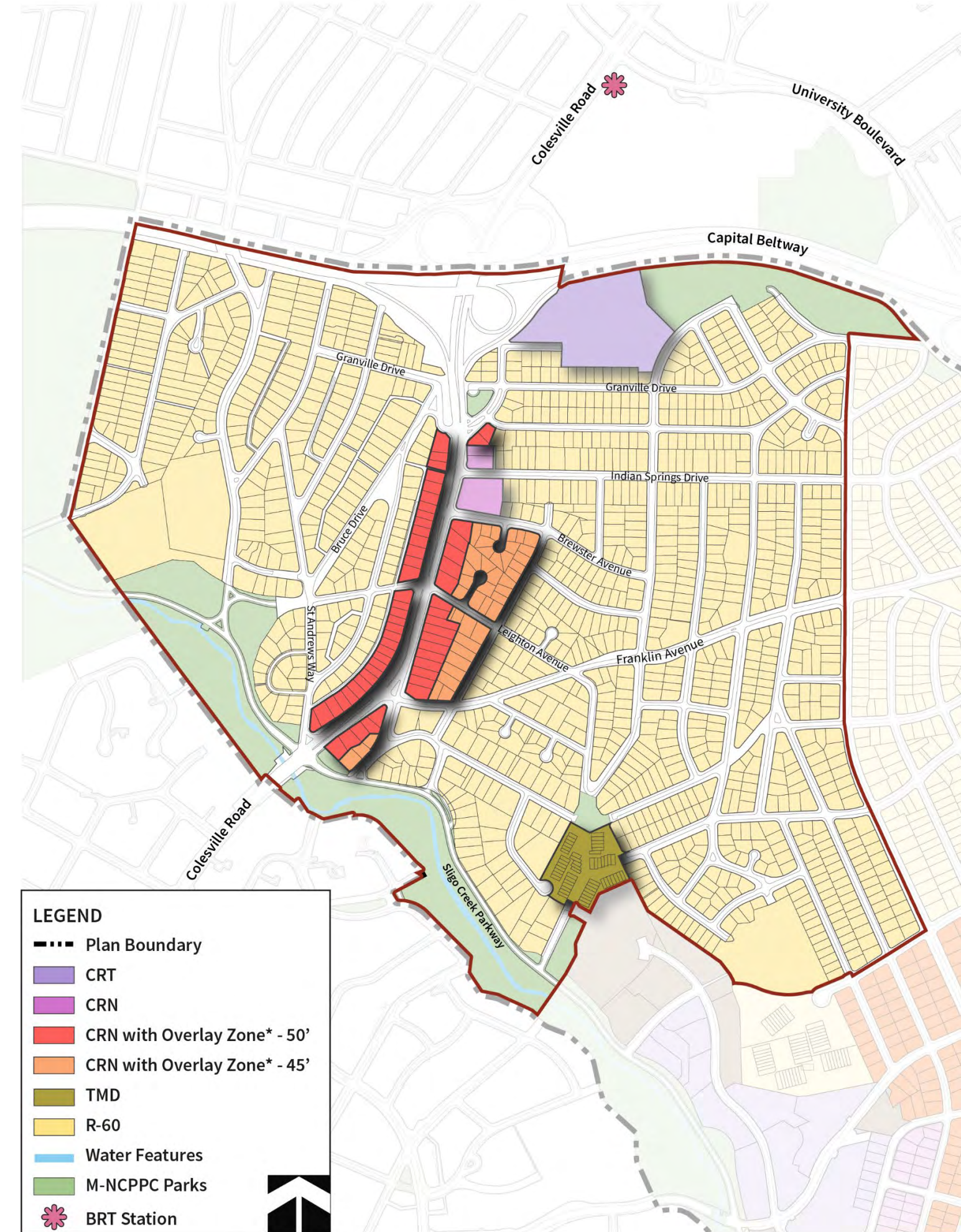
Offer safer, cooler, more comfortable pedestrian connections to nearby destinations, including Four Corners, Long Branch and Downtown Silver Spring

Enhance Hastings Neighborhood Conservation area as a Neighborhood Park to serve as a community gathering space

Improve safety along Colesville Road and throughout the District for those walking, rolling, taking transit, biking and driving

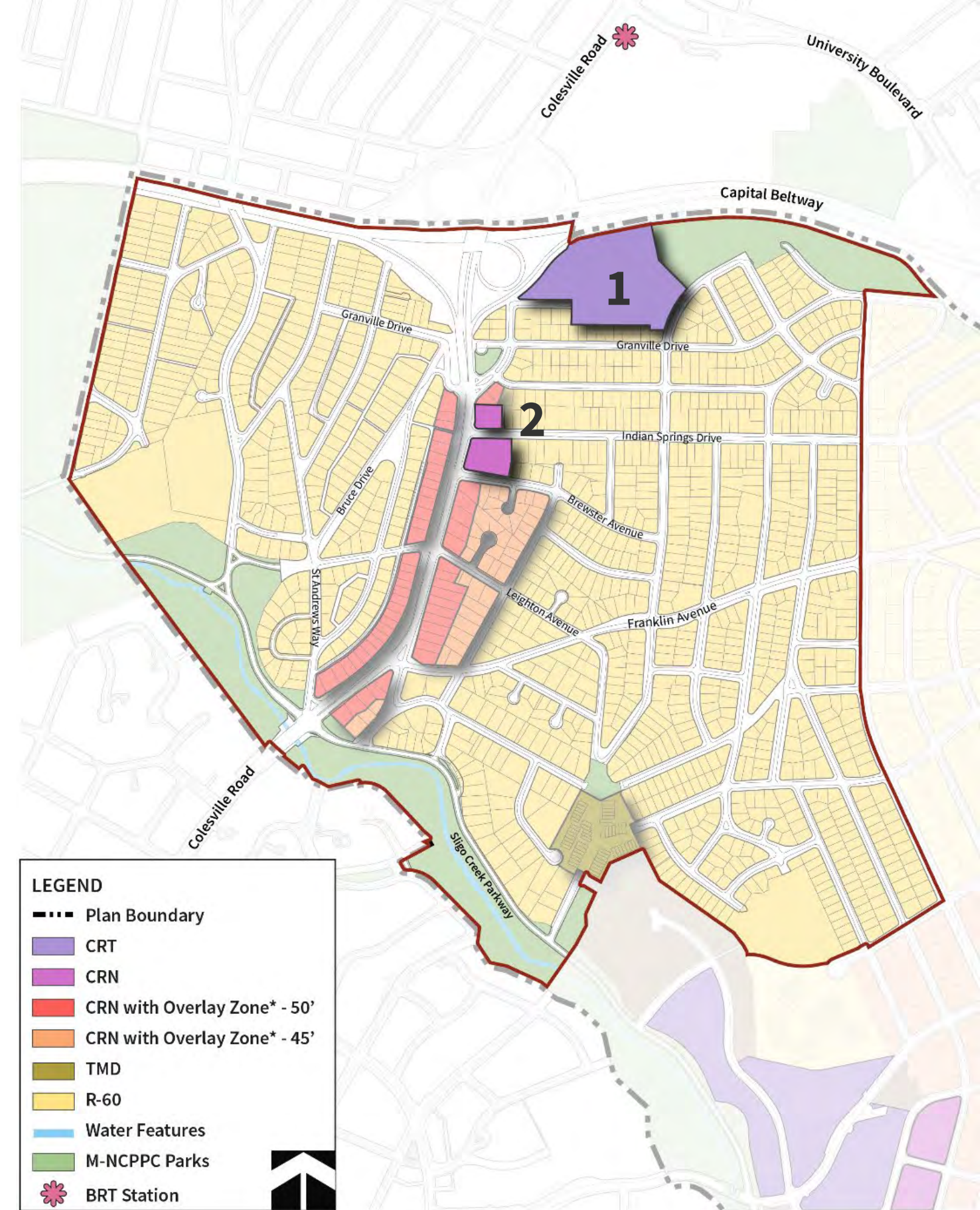
Colesville Road Zoning: More types of housing

- Properties with detached single-family houses facing Colesville Road
 - Rezone from R-60 to CRN-1.0 C-0 R-1.0, with a height of 50 feet and overlay zone
- Properties with detached single-family houses within one block of Colesville Road
 - Rezone from R-60 to CRN-1.0 C-0 R-1.0, with a height of 45 feet and overlay zone
- Bring townhouses into conformance with the zoning code
 - Rezone from RT-12.5 to TMD
- Retain R-60 zoning on remaining properties, including county-owned Acorn Hill Nursery and Parkside building



Colesville Road Zoning: Flexibility for community institutions

- YMCA Silver Spring (1) – rezone from R-60 to CRT-2.0, height: 120 feet
- The Well Church and Yad Yehuda, adjacent property (2) – rezone from R-60 to CRN-1.5, height: 50 feet



Colesville Road: Key Recommendations

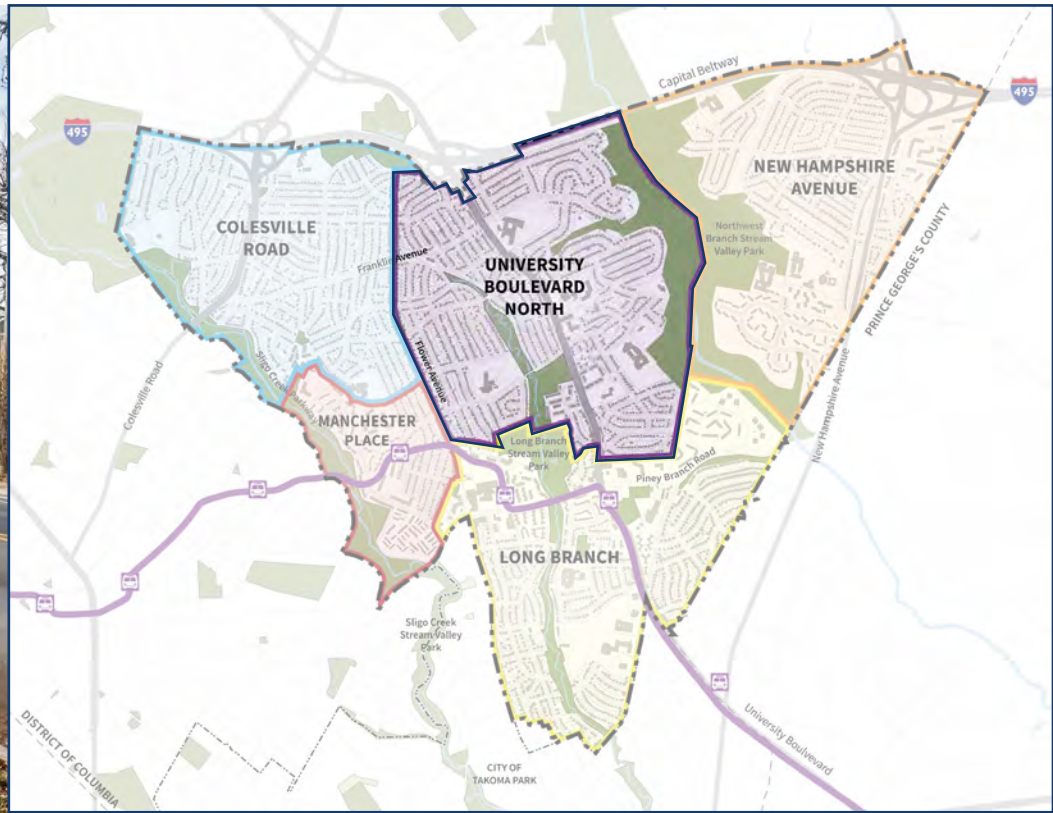
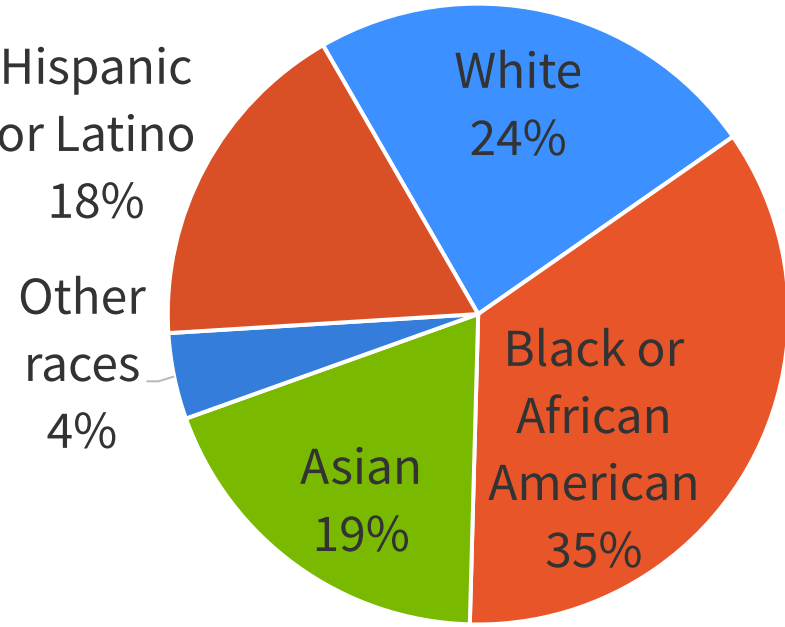
- Support implementation of median/hybrid BRT alternative, still considering additional station for this area
- Improvements to Hastings Neighborhood Conservation area
- Support for a pedestrian & bicycle bridge connection over beltway, consistent with the 2018 Bicycle Master Plan



University Boulevard North District

- Total residents: 6,841
- Percentage of residents speak a language other than English at home: 54%
- Average household income: \$128,063
- Types of housing: 64% single-family, 19% large multifamily (20+ units), 9% small multifamily (2-19 units), 7% townhouses or condos, large multifamily (20+ units).
- Cost-burdened: 56% of renters and 32% of owners

Race and Ethnicity



University Boulevard North: What We Heard

Need for pedestrian safety along and crossing University Boulevard, especially for students walking to Eastern Middle School

Mixed opinions on future growth: many residents want **growth/redevelopment in Long Branch, along Piney Branch Road rather than along University Boulevard** and others expressed **an excitement about more amenities within walking distance**, including more retail and places to gather

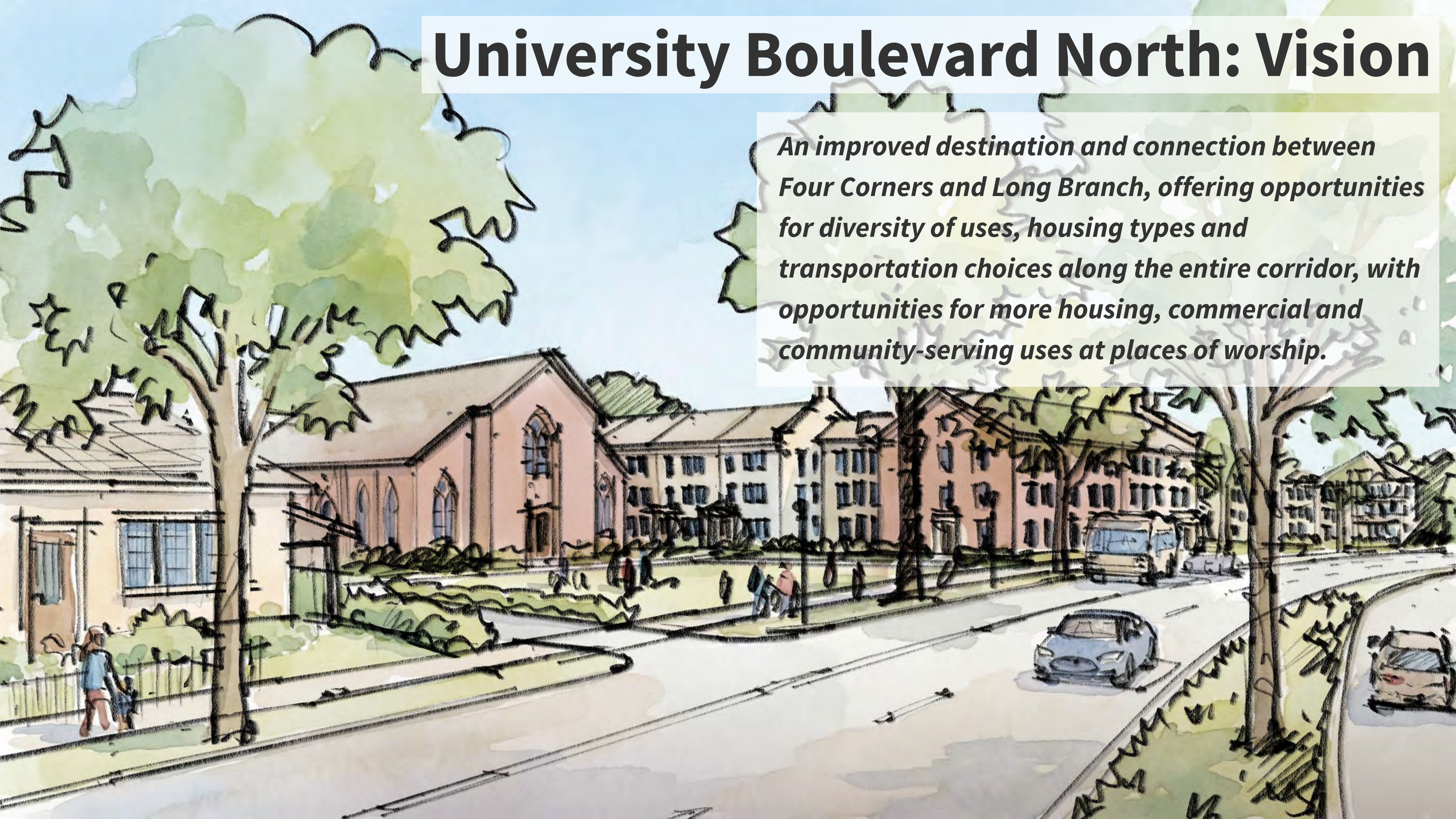
Desire for green spaces and places to gather, east of University Boulevard, and improved access to Northwest Branch



*University Boulevard Community Conversation,
June 2025*

University Boulevard North: Vision

An improved destination and connection between Four Corners and Long Branch, offering opportunities for diversity of uses, housing types and transportation choices along the entire corridor, with opportunities for more housing, commercial and community-serving uses at places of worship.



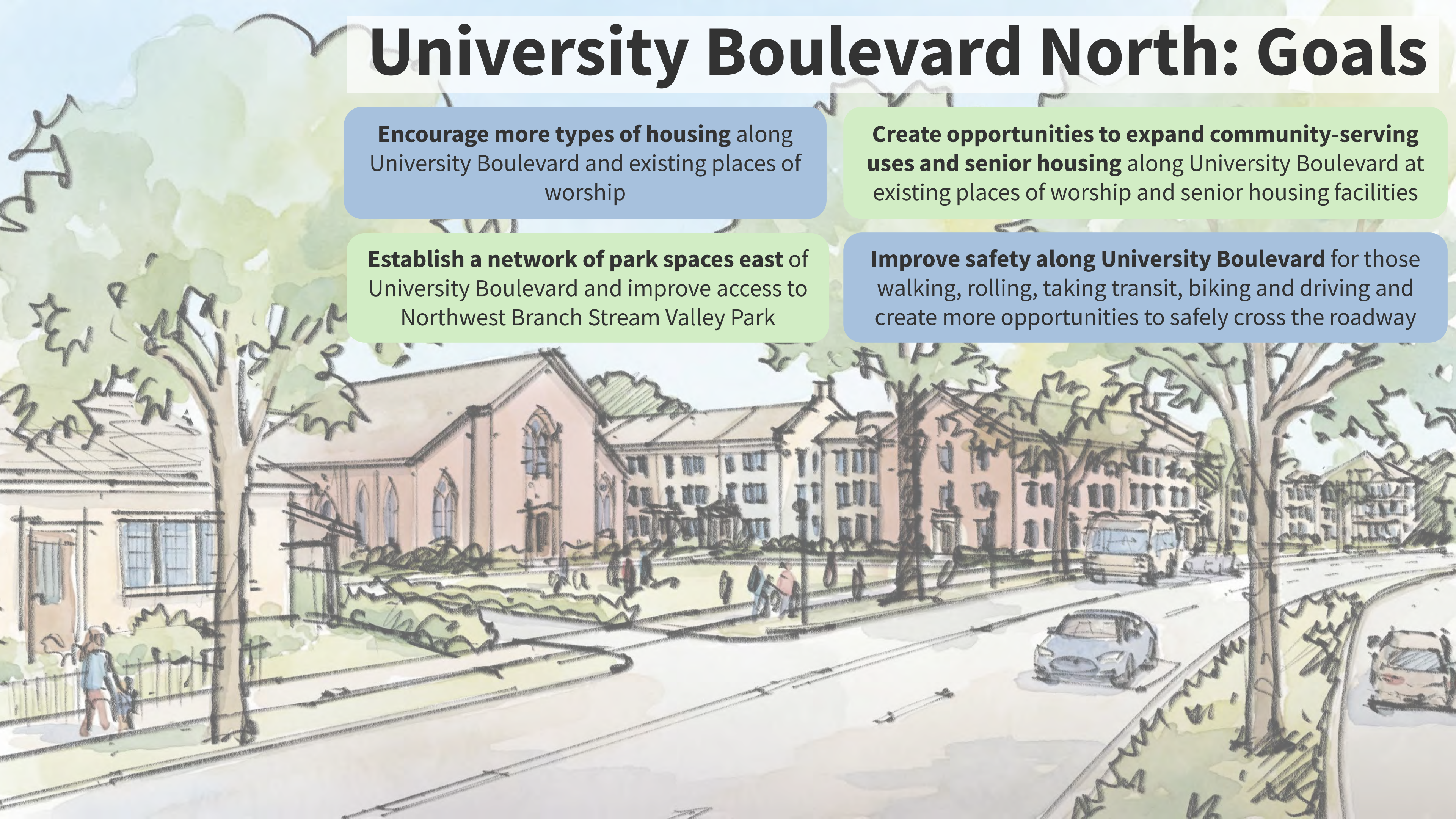
University Boulevard North: Goals

Encourage more types of housing along University Boulevard and existing places of worship

Create opportunities to expand community-serving uses and senior housing along University Boulevard at existing places of worship and senior housing facilities

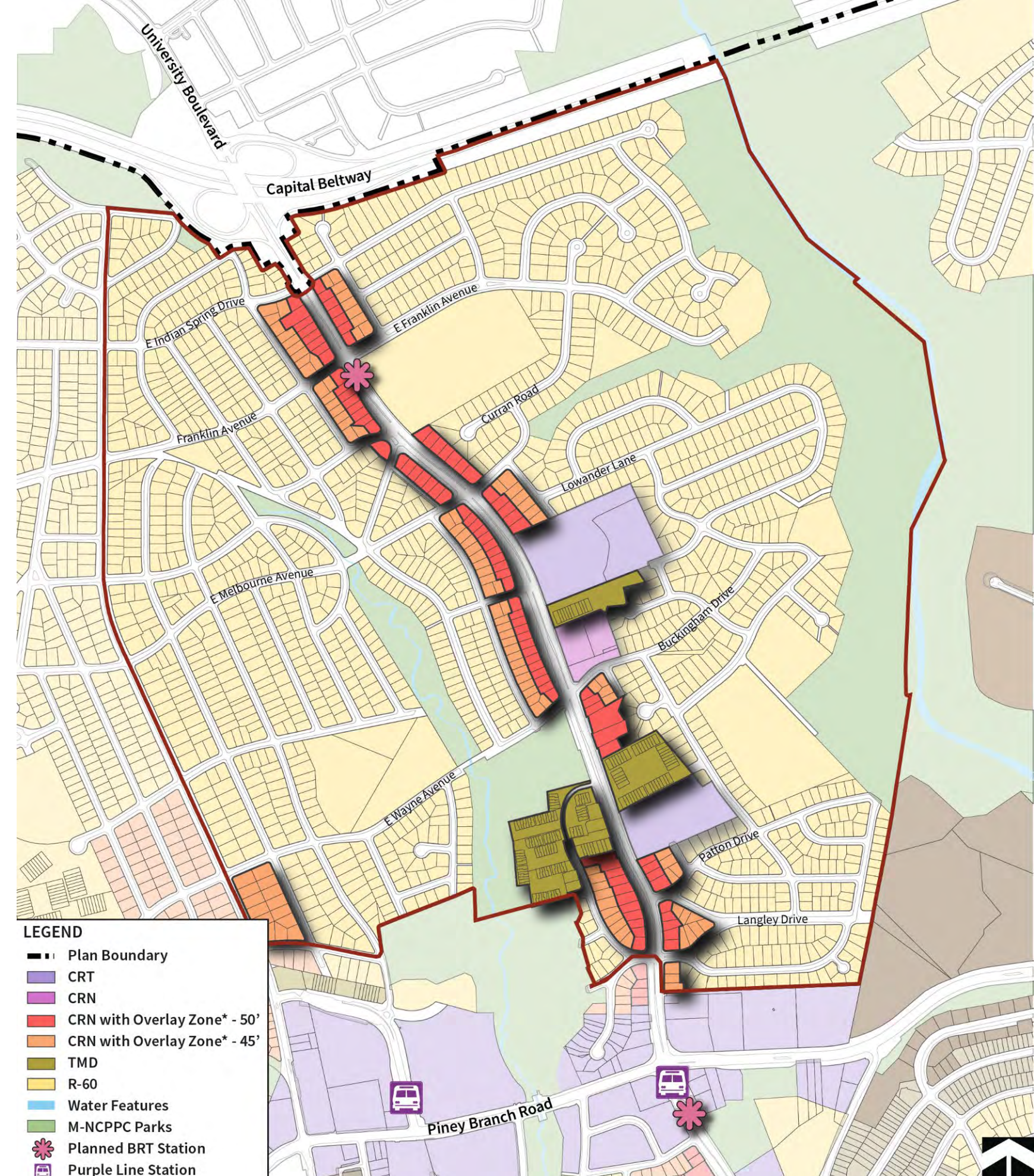
Establish a network of park spaces east of University Boulevard and improve access to Northwest Branch Stream Valley Park

Improve safety along University Boulevard for those walking, rolling, taking transit, biking and driving and create more opportunities to safely cross the roadway



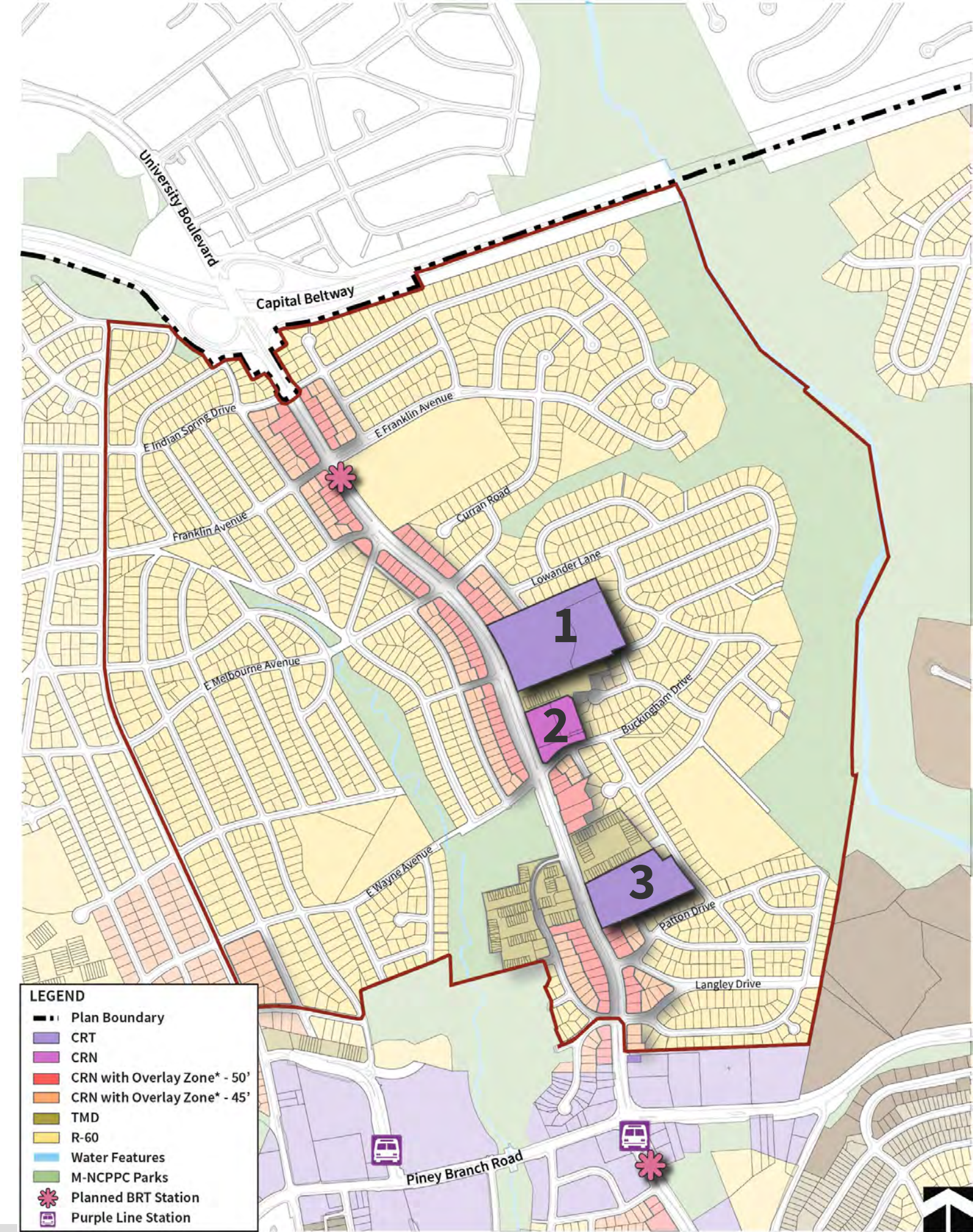
University Boulevard North Zoning: More types of housing

- Properties with detached single-family houses facing University Boulevard
 - Rezone from R-60 to a CRN-1.0 C-0 R-1.0 H-50, with a height of 50 feet and overlay zone
- Properties with detached single-family houses within one block of University Boulevard or ¼ mile of Purple Line station
 - Rezone from R-60 to CRN-1.0 C-0 R-1.0, with a height of 45 feet and overlay zone
- Bring townhouses into conformance with the zoning code
 - Rezone from RT-12.5 to TMD
- Retain R-60 zoning on remaining properties, including Montgomery Knolls Elementary School, Althea Woodland Nursing Home and Oak View Elementary School



University Boulevard North: Flexibility for community institutions

- Mt. Jezreel Baptist Church (1), Silver Spring Presbyterian Church (3) – rezone from R-60 to CRT-1.5, height: 55 feet
- University Gardens I & II and Korean Community Center (2) – rezone from R-60 to CRN-1.5, height: 50 ft



University Boulevard: Key Recommendations

- Add dedicated bus lanes through re-purposing existing vehicle lanes on University Boulevard between I-495 and Piney Branch Road
- Explore a pedestrian & bicycle connection with future improvements to Beltway bridge over Northwest Branch Stream Valley Park
- Improvements to unprogrammed park spaces east of University Boulevard, exploring study of trail on west side of the stream

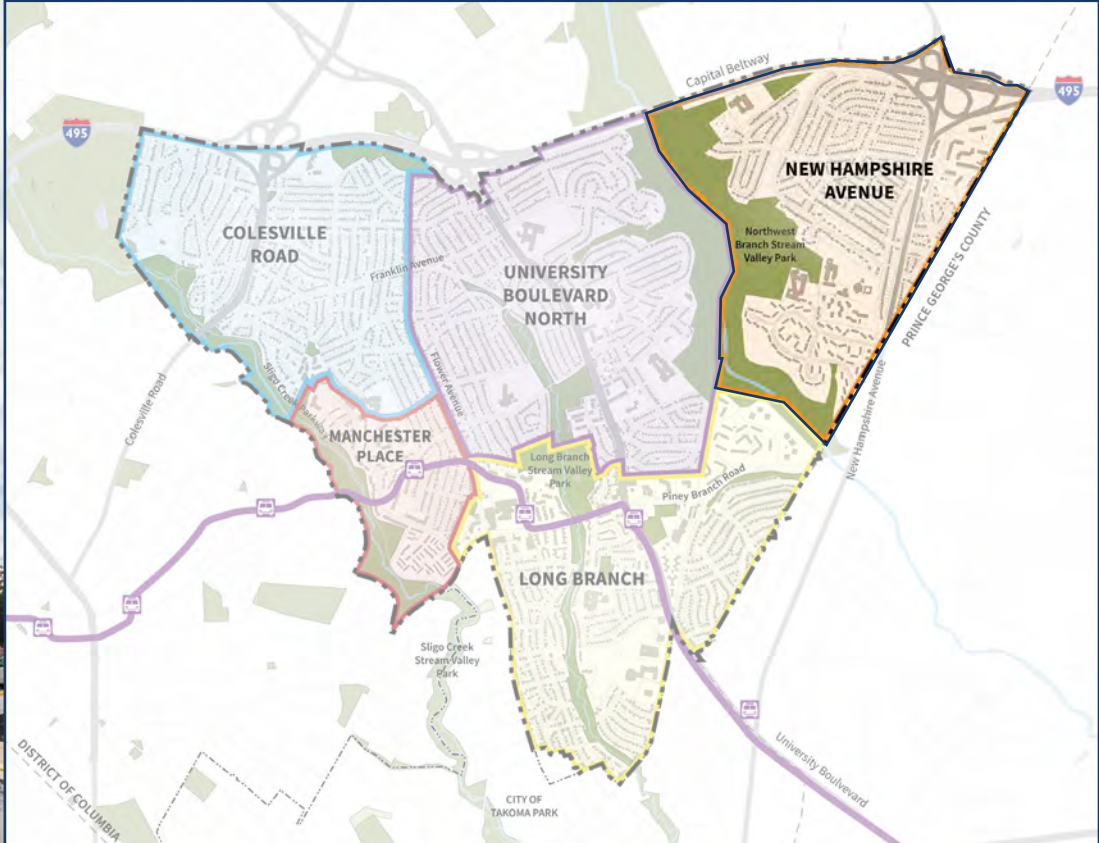
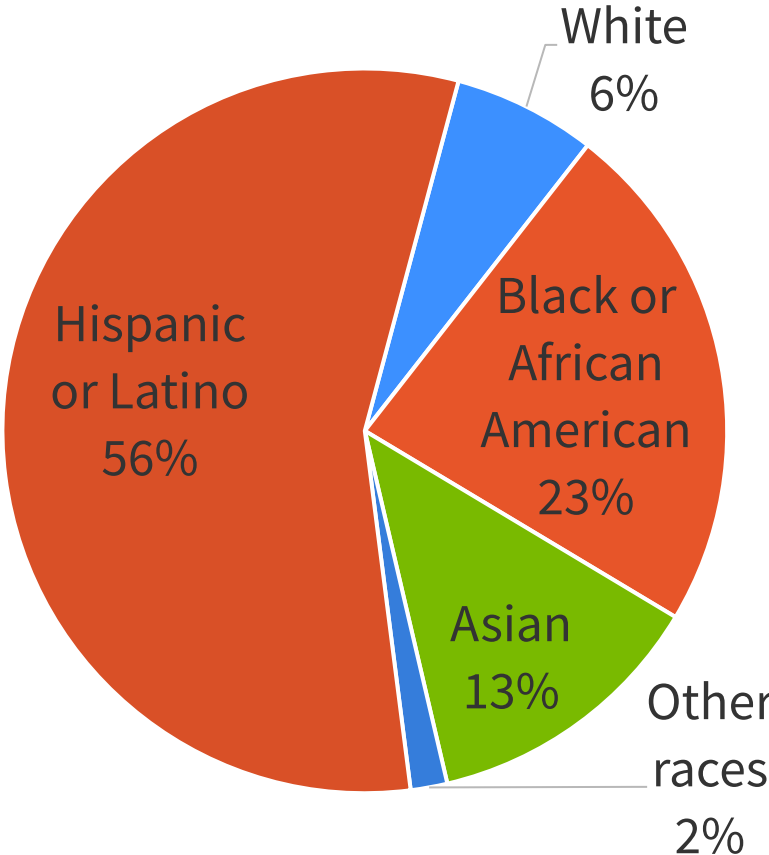


Proposed pedestrian & bicycle connection, attached to 495

New Hampshire Avenue District

- Total residents: 10,025
- Percentage of residents speak a language other than English at home: 78%
- Average household income: \$82,736
- Types of housing: 42% small multifamily (2-19 units), 30% single-family, 26% large multifamily (20+ units)
- Cost-burdened: 63% of renters and 46% of owners

Race and Ethnicity



New Hampshire Avenue: What We Heard

Desire for a **safe, welcoming, walking environment on New Hampshire Avenue** and improved connections to nearby destinations

Mixed opinions on future growth, although many expressed a **desire for more amenities within walking distance**, including small businesses and places to gather

Desire for **more jobs, restaurants, and healthcare services**

Appreciation for Northwest Branch Stream Valley Park;
desire for **improved green spaces and parks**



*New Hampshire Avenue Community Conversation,
April 2025*

New Hampshire Avenue: Vision

A destination, with a mix of uses, housing types, community-serving facilities and transportation choices for those who live in the area, with enhanced, safe connections to nearby commercial destinations in Hillandale, Long Branch and Takoma-Langley Crossroads



New Hampshire Avenue: Goals

An architectural rendering of a multi-story brick building with a classic architectural style, featuring a prominent corner tower. The building is situated on a city street with a sidewalk, trees, and a crosswalk. Pedestrians and a cyclist are visible on the sidewalk, and a car is partially visible in the street. The scene is set in a bright, sunny environment.

Establish safer, cooler, more comfortable pedestrian connections to nearby destinations, in Hillandale, Long Branch and Takoma Langley Crossroads

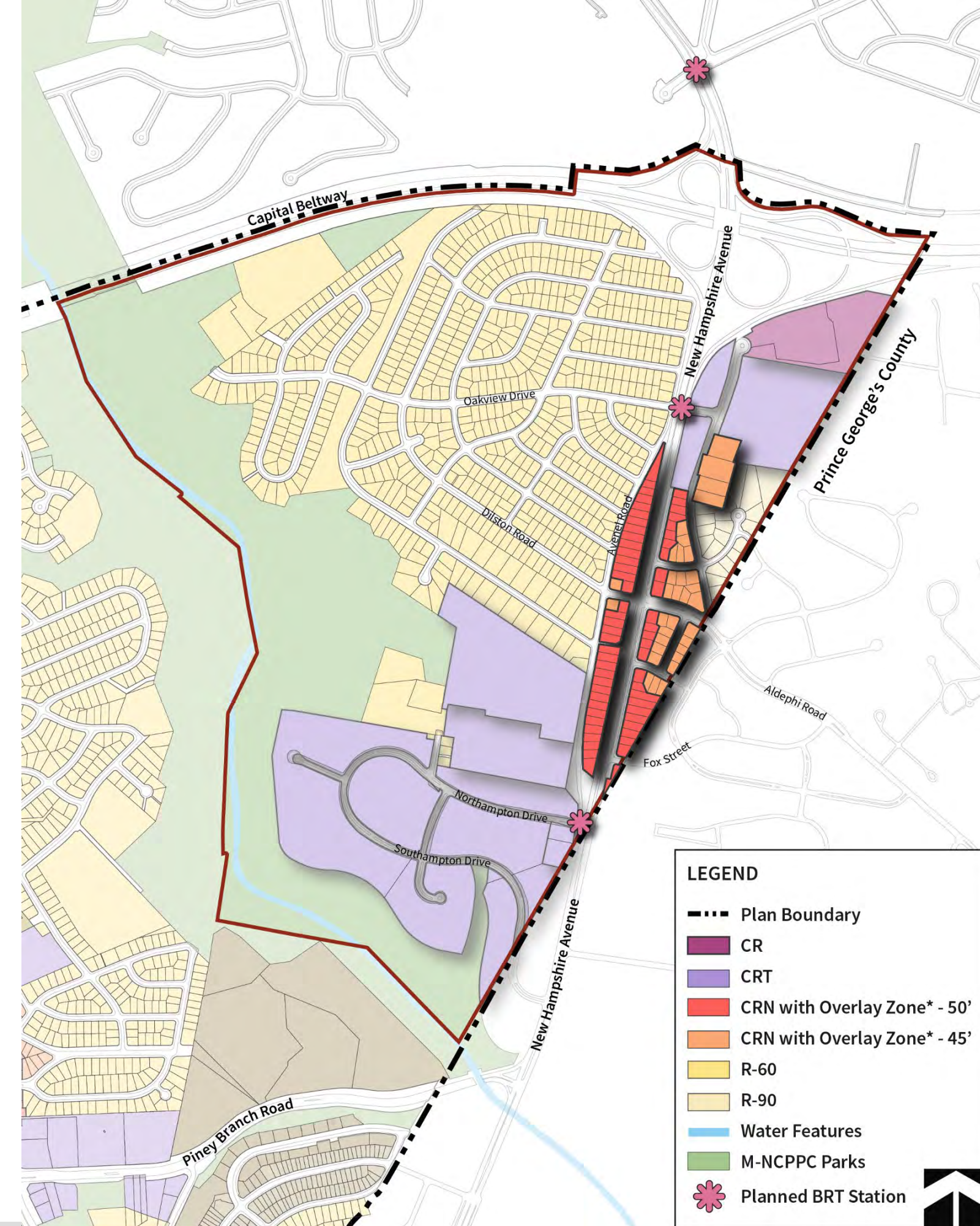
Create walkable destinations along New Hampshire Avenue, by allowing retail, commercial and community-serving uses at key sites and future Bus Rapid Transit stations, enhancing existing park spaces and increasing tree canopy cover

Encourage more types of housing along New Hampshire Avenue

Improve safety along New Hampshire Avenue for those walking, rolling, taking transit, biking and driving

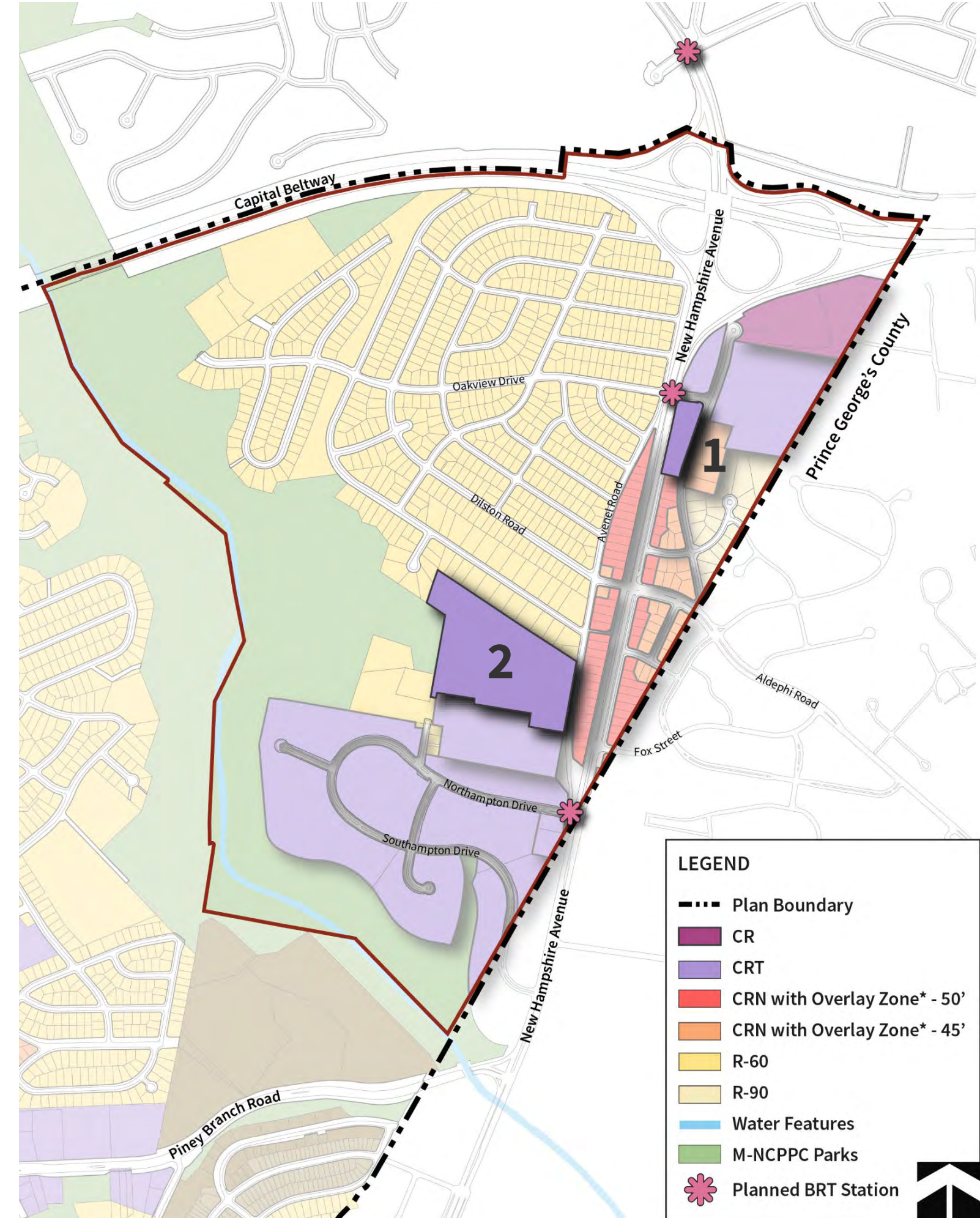
New Hampshire Ave Zoning: More types of housing

- Properties with detached single-family houses along New Hampshire Avenue
 - Rezone from R-60 to CRN-1.0 C-0 R-1.0, with a height of 50 feet and overlay zone
- Properties with detached single-family houses within one block of New Hampshire Avenue
 - Rezone from R-60 to CRN-1.0 C-0 R-1.0, with a height of 45 feet and overlay zone



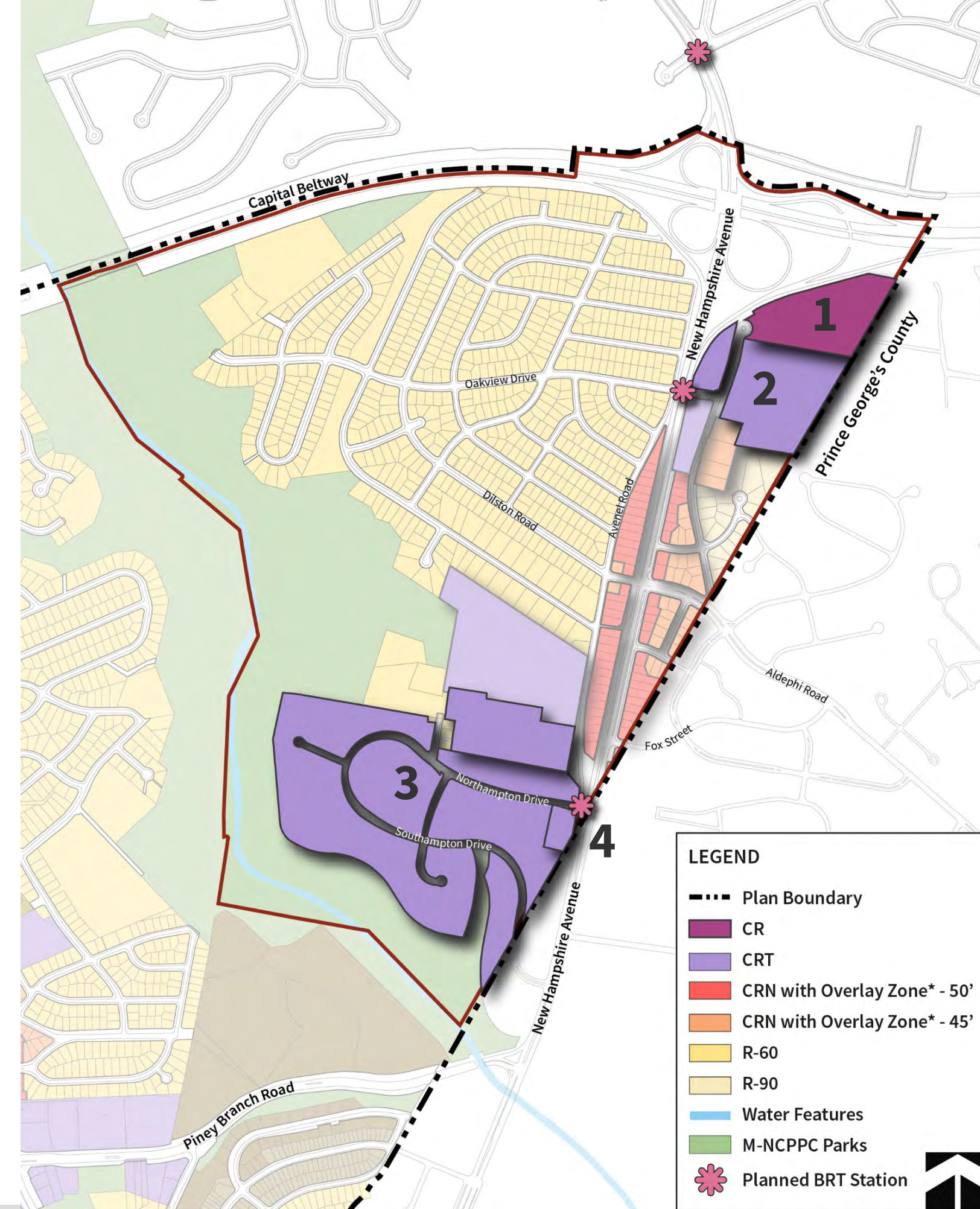
New Hampshire Ave Zoning: Flexibility for community institutions

- Good Shepherd United Methodist Church (1) and St. Camillus Church (2) – rezone from R-60 to CRT-1.5, feet: 60 feet



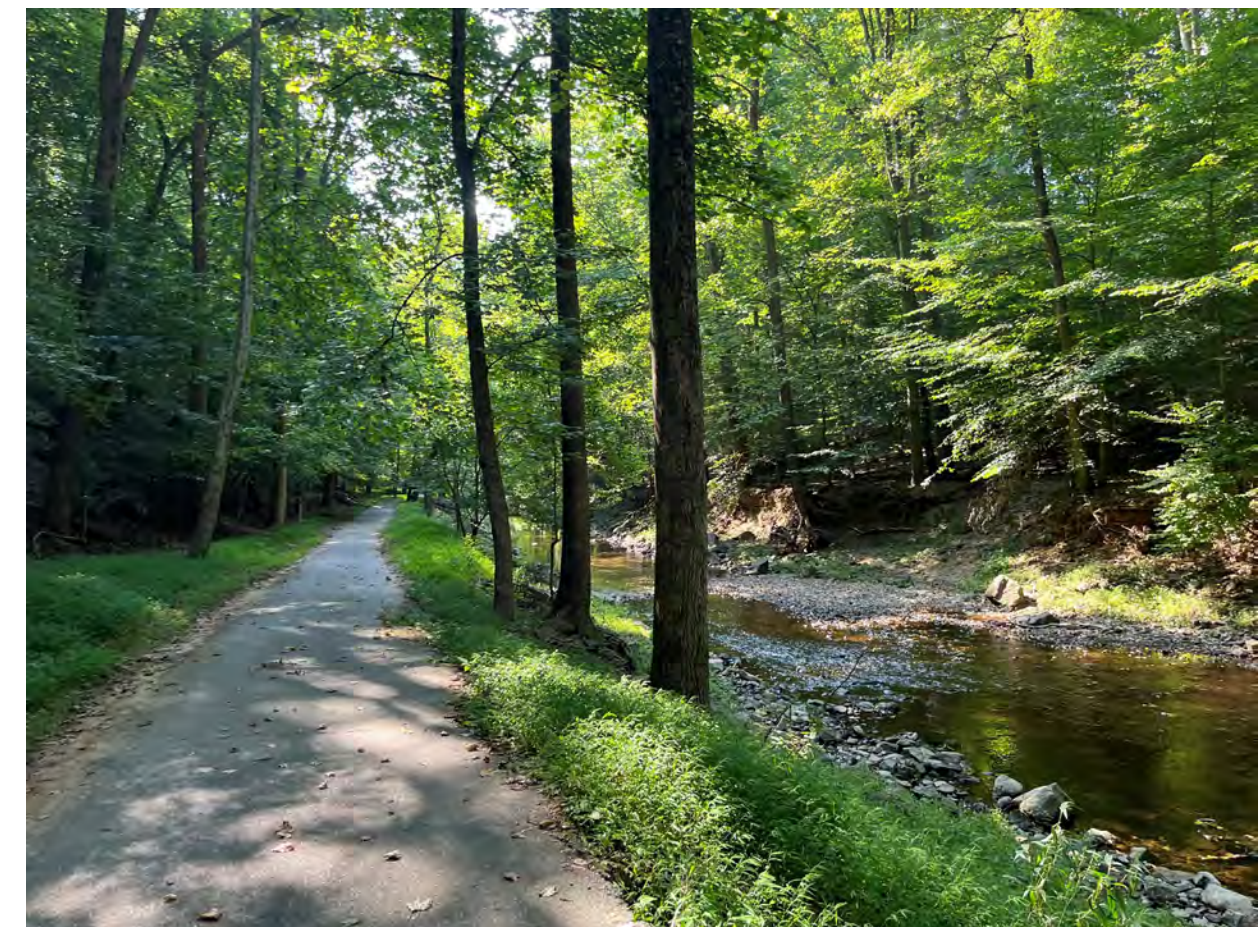
New Hampshire Ave Zoning: More housing & mixed-use

- Apartment buildings & commercial sites near planned Bus Rapid Transit stations
 - The Chateau (1) – rezone from RH to CR-1.5, height: 160 feet
 - Avery Park Apartments (2) – rezone from R-20 to CRT-1.5, height: 60 feet
 - Hampshire West Apartments and Northwest Park Apartments (3) – rezone from R-20 to CRT-0.75, height: 55 feet
 - 7-11 & Pizza Hut (4) – rezone from CRT-0.75 to CRT-1.5, height: 55 feet



New Hampshire Ave: Key Recommendations

- Support Bus Rapid Transit & Pedestrian Safety Action Plan improvements
- Continuing to explore better ways for pedestrians to cross 495, with consultant VHB
- New public spaces, as part of redevelopment
- Additional street connections on larger sites, such as St. Camillus Parish
- Ensure deeply affordable units are included in redevelopment



Next steps

This afternoon: Plan-wide Elements



Land use & zoning



Urban design



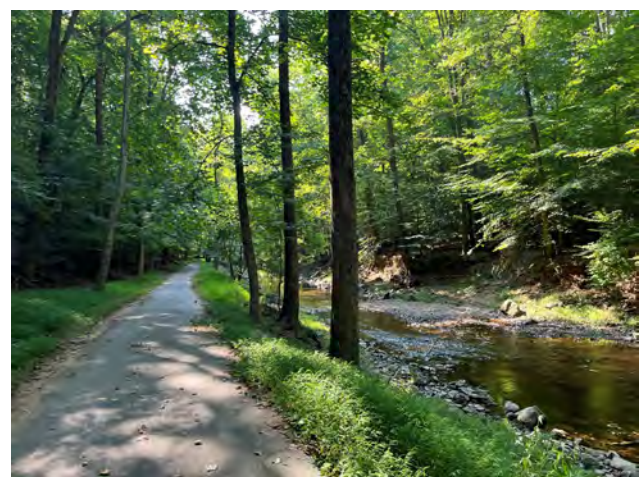
Housing



Transportation



Economic development & small businesses



Environment



Parks & trails



Community facilities



Schools



Historic resources

Share Your Thoughts with Us!



**Join us at our
upcoming Open House!**

Tuesday, April 21 from 4-8pm
Long Branch Community
Recreation Center



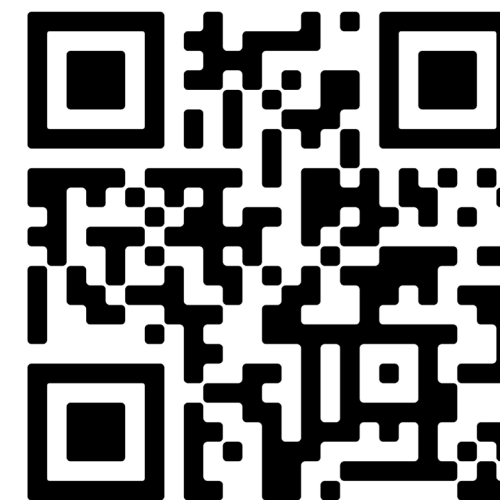
**Tell us what
you think!**

Complete our online
questionnaire



**Visit our website to
learn more!**

montgomeryplanning.org/easternsilverspring



Plan Timeline

