

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, March 20, 2025
2425 Reedie Drive
Wheaton, MD 20902
301-495-4605

The Montgomery County Planning Board met in regular session in the Wheaton Headquarters Building in Wheaton, Maryland, and via Microsoft Teams video conference on Thursday, March 20, 2025, beginning at 9:02 a.m. and adjourning at 5:58 p.m.

Present were Chair Artie Harris, Vice Chair Mitra Pedoeem, and Commissioners Shawn Bartley (attended virtually), James Hedrick, and Josh Linden.

Items 1 through 4, Item 13, Item 5, Item 12, and Item 6 were discussed in that order and reported in the attached Minutes.

The Planning Board took a short recess from 10:18 a.m. until 10:38 a.m. and from 10:46 a.m. until 11:33 a.m.

The Planning Board recessed for lunch at 11:58 a.m. and reconvened in the auditorium and via video conference to return to open session at 1:34 p.m. to discuss Items 7 through 11, as reported in the attached Minutes.

Commissioner Bartley left the meeting at 11:58 a.m. and was necessarily absent for the remainder of the hearing.

There being no further business, the meeting adjourned at 5:58 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 27, 2025, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich
Rachel Roehrich
Technical Writer/Legal Assistant

MINUTES

Item 1. Preliminary Matters

A. Adoption of Resolutions

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Resolutions submitted for adoption.

B. Approval of Minutes

1. Minutes for February 13, 2025
2. Closed Session Minutes for February 13, 2025

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Planning Board Open Session Meeting Minutes of February 13, 2025 and Closed Session Minutes for February 13, 2025, as submitted.

C. Other Preliminary Matters

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no other Preliminary Matters submitted for approval.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220250300, Wickford

R-90 zone; 2 lots; located on the north side of Waycroft Way at its western terminus; North Bethesda – Garrett Park Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250430, Blair, Section 1

CR zone; 1 lot; located on the north side of Gist Avenue, 250 feet west of Fenton Street; Silver Spring Downtown and Adjacent Communities Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250440, Rock Creek Palisades, Section 2

R-60 zone; 1 lot; located on the north side of Lawrence Avenue, 650 feet west of Connecticut Avenue (MD 185); Kensington – Wheaton Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Record Plats cited above, as submitted.

Item 3. Regulatory Extension Requests (Public Hearing)

Fraley Farm (East), Preliminary Plan No. 120240080: Regulatory Review Extension Request No. 3 - Request to extend the regulatory review period until January 8, 2026.

Application to subdivide the property to create 11 single-family lots and associated HOA parcels; East Quadrant, intersection of Griffith Farm Road and Hayloft Drive, 46 acres; RE-2 zone; 2004 Upper Rock Creek Master Plan.

Staff Recommendation: Approval of the Extension Request

P. Estes

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Regulatory Extension Request cited above.

Item 4. Roundtable Discussion

Parks Director's Report
D. Flusche/J. Blakely

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Montgomery Parks Deputy Director, Darren Flusche, offered brief comments and introduced Jennene Blakely, Program Access Manager, who gave an overview and offered a multi-media presentation regarding Program Access.

Ms. Blakely discussed the Program Access mission and vision statements; and gave an overview of the Montgomery Parks Access Team, the Inclusive Playground Study that is underway, communication boards that can be found at park locations, and the range of services and programs provided by Program Access.

Amanda Espinoza, Inclusion and Adaptive Sports Specialist, described the numerous support services, specialized programs, adaptive sports, and therapeutic recreation programs. Ms. Espinoza also discussed collaborative programs with internal partners including Meadowside Nature Center, Locust Grove Nature Center, Black Hill Discovery Center, the Agricultural History Farm Park, and Cabin John Ice Rink.

Ashlyn Thompson, Community Outreach Specialist, discussed the 55+ programming and accessible special events including: Shine Brighter Together, the With Parks in Mind mental awareness month event, All-Anglers Fishing Rodeo, Birdability Week, and Active Aging Week. Ms. Thompson also discussed the sensory retreat tent offered at many outdoor events, sensory bags provided to Montgomery Park Police, Social Stories, sign language interpretation, the Access on Wheels Trailer, the accessible shuttle cart, and participation in resource fairs.

Ms. Blakely discussed adaptive equipment, training, and special presentations offered to seasonal and career employees as well as the local, regional, and national conferences members of the team have participated in and presented at. Lastly, Ms. Blakely discussed the future vision and goals for the program.

The Board asked questions regarding outreach performed to inform the public about adaptive equipment offered and special programming. Staff offered comments and responses to the Board's questions.

Item 13. Legislative Update

- **HB 0489/SB 0436 – Maryland Department of Labor – Study on Building Code Requirements for Single-Staircase Buildings**

D. Borden /J. Baucum Colbert

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Voted to support Bill HB 0489/SB 0436.

Jordan Baucum Colbert, Government Affairs Liaison, briefed the Board on Bill HB 0489/SB 0436. Further information on the bill can be found under the Agenda for March 20, 2025.

The Board asked questions regarding coordination with The International Building Code and reasoning for the study being performed by the Maryland Department of Labor.

Staff, including Matt Mills, Senior Counsel, offered comments and responses to the Board's questions.

Item 5. University Boulevard Corridor Plan

Work Session Work Session Number 1 for the University Boulevard Corridor Plan

Staff recommendation: Discuss the University Boulevard Corridor Plan and provide guidance to Staff.

Z. Adrianvala

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion and direction from the Planning Board. The Board agreed by consensus to move forward with the Work Session Schedule as proposed by Staff and adjust accordingly if needed.

Zubin Adrianvala, Planner III, offered a multi-media presentation regarding Work Session Number 1 for the University Boulevard Corridor Plan. Further information can be found in the Staff Report dated March 14, 2025.

Mr. Adrianvala stated Work Session Number 1 will focus on the public testimony received on the Public Hearing Draft of the University Boulevard Corridor Plan and discuss the recommended organization and schedule of the remaining work sessions.

Mr. Adrianvala discussed the Plan Boundary, outreach and engagement, and provided a brief summary of testimony received on community outreach. Mr. Adrianvala stated Staff recommends adding a summary of the outreach and engagement conducted in Chapter 1 of the Draft Plan, and presented the proposed language to the Board. The Board agreed by consensus to the presented language.

Mr. Adrianvala gave a brief overview of the testimony and concerns received for traffic and transportation, housing affordability, rezoning, infrastructure adequacy, environmental impacts, walkability, and facilities. Mr. Adrianvala also presented the proposed work session outline and proposed topics for each future work session. Mr. Adrianvala discussed the testimony received in greater detail for Land Use, Zoning, and Urban Design; Transportation; Housing, Community Facilities, and Schools; and Historic Resources, Environmental Sustainability, Parks, Trails, and Open Space.

The Board asked questions regarding the proposed schedule offering sufficient time for community response, whether land use and housing will be differentiated or tied together, potential coordination with emergency access agencies, CRN zoning, and affordable housing.

Staff, including Carrie Sanders, Chief of Midcounty Planning and Jessica McVary, Regulatory Planning Supervisor, offered comments and responses to the Board's questions.

The Board agreed by consensus to move forward with the proposed schedule with the option to adjust accordingly if needed.

Item 12. Zoning Text Amendment (ZTA) 25-04, Overlay Zones – Bethesda (B) Overlay Zone (Public Hearing)

This ZTA amends the Bethesda (B) Overlay Zone, consistent with the recommendations in the Bethesda Downtown Plan Minor Master Plan Amendment.

Staff recommendation: Transmit comments to the District Council.

E. Hisel-McCoy

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments to the District Council, as stated in a transmittal letter to be prepared at a later date.

Elza Hisel-McCoy, Chief of Downcounty Planning, offered a multi-media presentation regarding ZTA 25-04, Overlay Zones – Bethesda Overlay Zone. Further information can be found in the Staff Report dated March 13, 2025.

Mr. Hisel-McCoy stated the ZTA would amend the Bethesda Overlay Zone (BOZ) to implement recommendations of the Bethesda Downtown Plan Minor Master Plan by adding incentives for applicants to provide space or funding for a new recreation center, to provide more family sized and deeply affordable Moderately Priced Dwelling Units (MPDUs), and to remove the development cap, along with other small technical updates. Lastly, Mr. Hisel-McCoy stated Staff recommends the Planning Board support ZTA 25-04, Bethesda Overlay Zone, as introduced, and support the findings of the climate assessment.

Item 6. Update to the Locational Atlas and Index of Historic Sites in Montgomery County (Public Hearing)

Public hearing, work session, and action to remove the Charles M. King Farm (M: 10-40), including 25020 King's Valley Road, 24950 Stringtown Road, 24940 Stringtown Road, Parcel 577P, and part of the Little Bennett Stream Valley Park, Damascus, from the Locational Atlas and Index of Historic Sites; recommend a corresponding amendment to the Master Plan for Historic Preservation to the County Council.

Staff recommendation: Remove the Charles M. King Farm (M: 10-40), Damascus, from the Locational Atlas and Index of Historic Sites.

S. Bolliger

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 5-0

Other:

Action: **Approved Staff recommendation for removal of the Charles M. King Farm (M: 10-40), Damascus, from the Locational Atlas and Index of Historic Sites based upon the removal criteria being met as presented by Staff.**

Serena Bolliger, Cultural Resource Planner II, offered a multi-media presentation regarding potential removal of the Charles M. King Farm (M: 10-40), Damascus, from the Locational Atlas and Index of Historic Sites. Further information can be found in the Staff Report dated March 13, 2025.

Ms. Bolliger stated the Charles M. King House and its associated outbuildings (two sheds and a bank barn) was one of the original properties listed in the Locational Atlas and Index of Historic Sites in 1976. Ms. Bolliger noted on January 21, 2025, Historic Preservation Staff received an application from Mr. James Clifford, representative of the owner, to demolish the farmhouse and outbuildings at the Charles M. King Farm.

Ms. Bolliger discussed Staff's analysis of the property and architectural elements of the house and outbuildings. Ms. Bolliger noted the farmhouse and outbuildings have been vacant since at least the early 2000's, and have fallen into disrepair and the bank barn collapsed or was demolished circa 2017. Ms. Bolliger also gave an overview of the history of King Family. Lastly, Ms. Bolliger stated Staff finds that the subject property does not satisfy the designation criteria for historical and cultural significance or architectural and design significance and recommends removal from the Locational Atlas and Index of Historic Sites.

James Clifford, Sr., of Clifford, Debelius and Boynton, Chtd., offered comments on behalf of the Applicant regarding the King Family history, as well as other King Family properties within Montgomery County.

Aaron Hall, the Applicant, offered comments regarding intentions and future plan for the property.

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The Board asked what style of house would be built on the property, and Mr. Hall offered comments and responses.

Item 7. Briefing: MD 190 Needs Analysis (Public Testimony Accepted)

The Planning Board will receive a briefing about the MD 190 (River Road) Needs Analysis conducted by the State Highway Administration. The analysis provides a roadmap to deliver improvements based on SHA’s Context Driven – Access and Mobility for All Users 1.0 Analysis between Springfield Drive and Little Falls Parkway.

Staff Recommendation: Transmit Comments to the State Highway Administration
R. Brockmyer

BOARD ACTION

Motion: Linden/Hedrick

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval to transmit comments to the State Highway Administration, with additional comments regarding exploring near-term possibilities for hardened separation barriers, as stated in a transmittal letter to be prepared at a later date.

Richard Brockmyer, Transportation Planning Supervisor, offered a multi-media presentation regarding the MD 190 Needs Analysis. Further information can be found in the Staff Report dated March 13, 2025.

Mr. Brockmyer stated the Maryland State Highway Administration (MDSHA) completed the MD 190 Needs Analysis for River Road / MD 190 between Springfield Drive and Little Falls Parkway within the Westbard neighborhood of western Montgomery County. The analysis was set in motion by the death of Sarah Langenkamp, who died while biking in a marked bicycle lane on eastbound MD 190 (River Road) east of Brookside Drive in 2022.

Nate Evans of the Montgomery County Department of Transportation (MCDOT) discussed the study limits, existing conditions, speed limit zones and signs, pedestrian facilities, pedestrian level of comfort, bicycle facilities, bicycle level of traffic stress, transit conditions, traffic conditions, and crash history.

Mr. Evans also discussed MCDOT’s near-term, mid-term, and long-term improvements for the corridor in greater detail and gave an overview of strategies to address pedestrian and bicycle network deficiencies, enhance multimodal safety, and improve travel conditions along the corridor.

Mr. Brockmyer continued with the presentation discussing the Sector Plan Consistency, Bicycle Master Plan consistency, pedestrian level of comfort, and existing bicycle level of traffic stress, as well as proposed improvements. Lastly, Mr. Brockmyer discussed Staff’s recommendations for near-term, mid-term, and long-term improvements.

The Board asked questions regarding speed limit changes, reasoning for selection of limits, if there were issues on the west side of the street, potential consideration for signal timing to slow traffic

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movements, right-of-way obtained, near-term goals for bicycle lane improvements, possibility for hardened/more permanent separation barriers for the bicycle lane, and community feedback.

Mr. Evans and Urooj Zafar of MCDOT offered comments and responses to the Board's questions.

Peter Gray of the Washington Area Bicycle Association (WABA) offered testimony regarding general agreement with proposed recommendations and offered further suggestions regarding no turn on red, leading pedestrian intervals, barrier separated bike lanes, and a request to study and consider retention of street-level separated bike lanes on both sides of the road as a permanent solution.

Daniel Langenkamp, an individual, offered testimony regarding the impacts of his wife's death and the need for bicycle improvements along River Road. Mr. Langenkamp also noted his support for a hardened barrier instead of flex posts.

Richard Hoyer, an individual, offered testimony regarding the need for bicycle and pedestrian improvements along River Road, providing alternate routes for bicyclists, need for a loading management study, collection of driveway entrances, collaboration for vegetation management, the creation of a corridor stakeholders group, sidewalk extension from Brookside Drive to Kenwood Country Club, and depressing the Capital Crescent Trail Bridge.

The Board held further discussion regarding near-term goals for the proposed bike lane as well as the potential for a hardened/more permanent separation barrier. The Board agreed to move forward with transmitting Staff's recommendations with an additional comment encouraging exploring a hardened/more permanent separation barrier for the bike lane in the near-term.

Item 8. Darnestown Meadows, Administrative Subdivision No. 620240110 with Subdivision Waiver and Final Forest Conservation Plan No. F20240520 (Public Hearing)

A. Administrative Subdivision No. 620240110: Application to create two lots for one new single-family detached dwelling unit and one existing religious assembly with a Subdivision Waiver of the unplatted parcel requirement in Section 50.6.1.A; 15575 Germantown Road; RC zone; 12.93 Acres; 2002 Potomac Subregion Master Plan.

B. Forest Conservation Plan No. F20240520: Request for approval of a Final Forest Conservation Plan to satisfy requirements associated with Administrative Subdivision Plan No.620240110.

Staff Recommendation: Approval with Conditions

U. Njeze

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Administrative Subdivision Plan cited above with requested Subdivision Waiver, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Final Forest Conservation Plan cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Ugonna Njeze, Planner II, offered a multi-media presentation regarding Darnestown Meadows. Further information can be found in the Staff Report dated March 7, 2025.

Mr. Njeze noted corrections to the Staff Report on Page 9, Page 11, Page 14, Page 17, and Page 19. Mr. Njeze also noted revised Condition Number 12.

Mr. Njeze stated a letter was received from a community member requesting the item go to Public Hearing.

Mr. Njeze stated the Applicant proposes to subdivide the Subject Property into two lots, Lot 9 and Lot 10. Lot 9 is proposed for a single-family dwelling unit and Lot 10 will be for the existing St. Nicholas Episcopal Church. Mr. Njeze also noted both lots will be serviced by well and septic.

Mr. Njeze also discussed the Forest Conservation plan stating the Applicant submitted an amended final forest conservation plan to update all required elements and noted there were no amendments to existing forest conservation easements. Lastly, Mr. Njeze discussed the Applicants waiver request for the unplatted parcel.

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The Board asked questions regarding the waiver request and the exit from the subject property to the property to the north.

Bob McCartin of St. Nicholas Episcopal Church offered comments regarding the easement which provides an exit from the property to the north.

Francoise Carrier of Bregman, Berbert, Schwartz, and Gilday offered comments on behalf of the Applicant regarding the reasoning for the waiver request.

Item 9. Black Hill Townes: Project Plan Amendment No. 92012004C, Preliminary Plan Amendment No. 12012021D, Site Plan No. 820240100, Forest Conservation Plan Amendment No. F20240570 (Public Hearing)

A. Project Plan Amendment No. 92012004C: Request to remove 54.12 acres of undeveloped land from the Project Plan area; located west of I-270 along Century Boulevard and Crystal Rock Drive; CR-0.75, C-0.5, R-0.5, H-145T; Germantown Transit Mixed-Use Overlay Zone; 107.7 acres; 2009 Germantown Employment Area Sector Plan.

B. Preliminary Plan Amendment No. 12012021D: Request to create one (1) 5.74-acre lot for 69 townhouse units; located west of I-270 along Century Boulevard and Crystal Rock Drive; CR-0.75, C-0.5, R-0.5, H-145T; Germantown Transit Mixed-Use Overlay Zone; 107.7 acres; 2009 Germantown Employment Area Sector Plan.

C. Site Plan No. 820240100: Request to construct 69 townhouse units (including 12.5% MPDUs), common open space areas, natural surface trail, and other site-related improvements; located west of I-270 along Century Boulevard and Crystal Rock Drive; CR-0.75, C-0.5, R-0.5, H-145T; Germantown Transit Mixed-Use Overlay Zone; 5.74 acres; 2009 Germantown Employment Area Sector Plan.

D. Forest Conservation Plan Amendment No. F20240570: Request for approval of a Preliminary/Final Forest Conservation Plan to satisfy afforestation/reforestation requirements associated with Site Plan No. 820240100.

Staff Recommendation: Approval with Conditions

P. Estes/S. Pereira

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Project Plan Amendment cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Preliminary Plan cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

C. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: **Approved Staff recommendation for approval of the Site Plan cited above, subject to conditions as revised during the meeting striking Condition Numbers 10.c and 10.g, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.**

D. BOARD ACTION

Motion: **Hedrick/Pedoeem**

Vote: **4-0**

Other: **Commissioner Bartley was necessarily absent.**

Action: **Approved Staff recommendation for approval of the Forest Conservation Plan cited above, subject to conditions, will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.**

Phillip Estes, Planner III, offered a multi-media presentation regarding Black Hill Townes. Further information can be found in the Staff Report dated March 7, 2025.

Mr. Estes noted correspondence was received suggesting the property should be reserved for natural habitat.

Mr. Estes stated the Applicant is proposing to remove 54.12 acres of undeveloped land from the Project Plan Area in order to allow the remaining phases of the project to proceed under the CR Zone, standard method of development. In addition, the proposal creates one lot for 69 townhouse units with 12.5 percent Moderately Priced Dwelling Units (MPDUs), common open spaces, and other site related improvements, which replaces the previously approved 440 multi-family units in three high-rise buildings. Mr. Estes noted the Applicant also proposes to provide a natural surface trail connection from the site to Crystal Rock Trail in Black Hill Regional Park, common open spaces with nature play elements, a fire pit with seating, and a picnic pavilion.

Mr. Estes discussed the architecture, as well as Staff's outstanding recommendations and proposed revisions to Condition 10.g regarding utility boxes and Condition 10.d regarding the landscaping for the internal driveway/alley. Mr. Estes noted Staff does not recommend revisions to Condition Number 10.c regarding the wider viewsheds and building spacing.

Mr. Estes also discussed the Forest Conservation Plan noting the existing Category I Conservation Easement and stated reforestation is not required because of the 34.03 acres of previously retained forest.

Lastly, Mr. Estes noted revisions to Condition Numbers 4, 6, 7, 10, and 15.f.

Elizabeth Rogers of Lerch, Early, and Brewer offered comments on behalf of the Applicant as well as a multi-media presentation requesting the removal of Condition 10.c regarding the wider viewsheds and 10.g regarding the undergrounding of utility boxes. Ms. Rogers also discussed the overall site, constraints, phases, open space and amenities, building architecture, and design progression. Ms. Rogers offered further comments regarding the inability for screening to be installed around the utility boxes, potential for wayfinding signage, and reasoning for the incapability of shifting units.

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Jim Policaro of Lerner Enterprises offered comments regarding reasoning for inability to move forward with Staff's request for wider viewsheds and undergrounding of utilities. Mr. Policaro offered further comments regarding access points and

The Board asked questions regarding the public open space, possibility for wider viewsheds, trail location, the undergrounding of the utility boxes and/or screening, potential for wayfinding signage, utility box service, points of access for the public, and reasoning for the inability to shift units for wider viewsheds.

Staff, including Patrick Butler, Chief of Upcounty Planning and Sandra Pereira, Upcounty Regulatory Supervisor, offered comments and responses to the Board's questions.

Pat La Vay of MHG offered comments regarding the utility box service.

Casey Anderson of Rogers Consulting offered comments regarding the viewsheds and different access points to the open space.

The Board held further discussion regarding Conditions 10.c regarding the wider viewsheds and 10.g regarding the undergrounding of utility boxes. The Board discussed the constraints of widening the viewsheds and suggested installation of wayfinding signage near the utility boxes as possible screening. The Board agreed with the striking of Site Plan Conditions 10.c and 10.g.

Item 10. County Executive’s proposed FY26 Operating Budget

Budget Overview
T. Charles

BOARD ACTION

Motion:

Vote:

Other: Commissioner Bartley was necessarily absent.

Action: Received briefing.

Terri Bacote-Charles, Corporate Budget Manager, offered a multi-media presentation regarding the County Executive’s proposed FY26 Operating Budget. Ms. Bacote-Charles gave an overview of the County Executive’s FY26 proposed budget requests for the Administration Fund and Park Fund. Ms. Bacote-Charles stated the Administration Fund is facing \$2 Million non-recommended reductions and the Park Fund is facing \$5 million in Non-Recommended reductions. Ms. Bacote-Charles also discussed the FY26 recommended property tax which is forecasted to increase 6.1 percent in FY26.

The Board asked questions regarding the fluctuation of the tax rate for the Administrative Fund, cuts to services due to the non-recommended reductions to the Park Fund, and whether the County Executive’s reductions have been spread out among other agencies as well.

Staff, including Miti Figueredo, Montgomery Parks Director, offered comments and responses to the Board’s questions.

Item 11. Master Plan of Highways and Transitways – 2024 Technical Update – Work Session Number 3

Work Session Number 3 for the Master Plan of Highways and Transitways.

Staff Recommendation: Discuss Public Hearing comments and provide direction to Staff.

S. Aldrich

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation to retain the southern section of Midcounty Highway Extended (M-83) in the Master Plan of Highways and Transitways until a more detailed planning and engineering feasibility study can be completed.

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding Work Session Number 3 for the Master Plan of Highways and Transitways (MPOHT) – 2024 Technical Update. Further information can be found in the Staff Report dated March 13, 2025.

Ms. Aldrich stated the topics of discussion for Work Session Number 3 will be the status of southern section of Midcounty Highway Extended (M-83), new additional comments, and the Clarksburg to Germantown Comprehensive Transportation Study.

Midcounty Highway Extended (M-83)– Southern Section

Ms. Aldrich discussed the southern section interchange location, M-83 and ICC connections, preserved ROW, crash and collision history, high-injury network, Park impacts, traffic volumes, Master Plan Adequacy Metric Analysis, travel demand forecasting, and existing and proposed Eastbound and Westbound Travel Movements between Midcounty Highway and the ICC.

Staff Recommendation: Planning Staff recommend that the southern section of Midcounty Highway Extended be retained in the Master Plan of Highways and Transitways until a more detailed planning and engineering feasibility study can be completed.

The Board asked questions regarding the potential vision for a projected interchange at Redland Road, reasoning for the high amount of crashes along Shady Grove Road, job access percentages, typical trip lengths, max capacity of the ICC per day, reasoning for the State Highway Administration’s lack of pursuing the interchange, right-of-way outcome if the southern portion of MD-83 is removed from the Master Plan, and whether the interchange would be a State or County project.

Staff, including Dave Anspacher, Chief of Countywide Planning and Policy, offered comments and responses to the Board’s questions.

Andrew Bossi of MCDOT offered brief comments regarding possible reasoning for the interchange not having been pursued.

On motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 4-0, Chair Harris, Vice Chair Pedoeem and Commissioners Hedrick and Linden voting in favor and Commissioner Bartley being necessarily absent, the Board voted to support Staff's recommendation to retain the southern portion of MD 83 in the MPHOT.

New Comments

Ms. Aldrich noted 84 comments were not previously considered and stated Attachments B and C have been updated to provide responses to all comments.

Ms. Aldrich also discussed Comment 666, Staff's response, and the Board agreed with Staff's response.

Comprehensive Study of Travel Needs Along Clarksburg and Germantown Corridor

Lastly, Richard Brockmyer, Transportation Planning Supervisor, discussed the draft Scope of Work for the Comprehensive Study and noted potential completion of the Study may be Spring of 2027.

The Board offered suggestions regarding the need for a timeline with short-term, mid-term, and long-term goals as well as identification of priorities and urgent needs. The Board also asked questions regarding other potential operational features, such as signal timing, that could be considered in the interim.

Staff offered comments and responses to the Board's suggestions as well as priorities that could be focused on currently.

Hailey Peckett of MCDOT offered comments regarding focusing on the BRT for MD 355, inability to commit to short-term projects not in the CIP, and planned projects in Clarksburg. Ms. Peckett offered further comments regarding other potential operational features that could be considered in the interim as well.