

PRIORITIZATION METHODOLOGY

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The Pedestrian Master Plan uses a data-driven approach to prioritize where pedestrian and bicycle improvements should be made by reimagining the county's Bicycle and Pedestrian Priority Area (BiPPA) program framework. This comprehensively evaluates how BiPPAs are created and prioritized. Instead of continuing to identify BiPPAs through specific area master plans, this planning effort separates the county into discrete areas that are then compared to each other based on a priority score and slotted into a priority tier. Projects within higher priority tiers should be designed and constructed before those in lower priority tiers.

Geographies

When the BiPPA program was initially developed, BiPPA areas tended to be nodes of pedestrian and bicycle activity around transit stations. Over time, new BiPPA areas have been created to address the pedestrian and bicycle challenges along some of the county's major roadways, such as Veirs Mill Road and New Hampshire Avenue. The plan's BiPPA prioritization approach takes this evolution to the next step by comprehensively evaluating three different BiPPA types:

1. **Downtowns and Town Centers**
These are the traditional BiPPA areas with land use and intensity of use supportive of significant pedestrian and bicycle activity. They match the proposed Complete Streets Design Guide area types identified in the following section.
2. **Major Roads**
These are corridors throughout the county that tend to be the most problematic for pedestrians and bicyclists to navigate. The roadways included in this category are all of the non-neighborhood, non-industrial roads defined in the Complete Streets Design Guide.

Each roadway line was buffered into a polygon. The buffer radius is half of the roadway's master-planned right-of-way. Roadway polygons were clipped at the boundary of Downtowns and Town Centers. Roadway polygons were split where a polygon intersected with a roadway of the same or higher CSDG classification.

3. **Neighborhoods**
These are the areas of the county outside of the Downtowns, Town Centers, or major roadways. They tend to be more residential in nature and typically have roadways that are more locally-oriented, slower speed, and carry less motor vehicle traffic.

In total, there are 869 geographies included in the prioritization analysis:

- 55 Downtowns and Town Centers
- 430 major road segments
- 384 neighborhoods

Factors Included

The analysis uses several data sources developed through the plan's existing conditions data collection process as prioritization factors. These factors are then weighted to identify priority BiPPAs for investment.

- **Pedestrian Activity**
A measure of where people are walking today across the county based on a model developed through Montgomery Planning's [Predictive Safety Analysis report](#).
 - **Metric:** Sum of modeled pedestrians divided by roadway distance in a geography
- **Bicycle Activity**
A measure of where people are biking today across the county based on a model developed through Montgomery Planning's [Predictive Safety Analysis report](#).
 - **Metric:** Sum of modeled bicyclists divided by roadway distance in a geography
- **Pedestrian Crashes**
Locations with the highest pedestrian crash risk identified in Montgomery Planning's [Predictive Safety Analysis](#).
 - **Metric:** Sum of modeled pedestrian crash risk divided by geographic area
- **Bicyclist Crashes**
Locations with the highest bicyclist crash risk identified in Montgomery Planning's [Predictive Safety Analysis](#).
 - **Metric:** Sum of modeled bicyclist crash risk divided by geographic area
- **Pedestrian Pathway Comfort**
A measure of pedestrian comfort along sidewalks, trails, and roadways without sidewalks from Montgomery Planning's [Pedestrian Level of Comfort analysis](#).
 - **Metric:** Sum of length of undesirable (PLOC 4) pathway segments divided by geographic area
- **Bikeway Comfort**
A measure of bicyclist comfort along sidewalks, trails, and roadways without sidewalks from Montgomery Planning's [Bicycle Level of Traffic Stress analysis](#).
 - **Metric:** Sum of length of high stress (LTS 4) segments divided by geographic area
- **Pedestrian Crossing Comfort**
A measure of pedestrian comfort along roadway crossings from Montgomery Planning's [Pedestrian Level of Comfort analysis](#).
 - **Metric:** Sum of length of undesirable (PLOC 4) crossing segments divided by geographic area
- **Bicyclist Crossing Comfort**
A measure of bicyclist comfort along roadway crossings from Montgomery Planning's [Bicycle Level of Traffic Stress analysis](#).
 - **Metric:** Sum of length of high stress (LTS 4) crossing segments divided by geographic area

- **Equity**

Locations in [Equity Focus Areas \(EFAs\)](#)—parts of the county with higher concentrations of low-income people of color who may also report speaking English less than “very well.”

- **Metric:** Share of the geographic area located in an EFA

- **School Access**

A measure of how many households can walk to a Montgomery County Public School (MCPS) within each school’s catchment area and the [walkable distance identified by MCPS](#) for the given school type.

- **Metric:** Sum of the residential trips to school divided by geographic area

- **Transit Access**

A measure of how many households from within one mile can walk to a WMATA Metro Red Line, MARC Brunswick Line, MDOT Purple Line, or Bus Rapid Transit station using the [Pedestrian Level of Comfort network](#).

- **Metric:** Sum of the residential trips to transit stations divided by geographic area

Recommended Prioritization Approach

The recommended approach takes into account community prioritization preferences, the county’s commitment to Vision Zero, and Montgomery Planning’s [Equity Agenda for Planning](#).

Step One of the identified approach prioritizes locations based on the factors and weights in the table below.

Recommended Step One Factor Weights

Factor	Weight
Pedestrian Activity	15
Bicycle Activity	9
Pedestrian Crashes	15
Bicycle Crashes	9
Pathway Comfort	9
Crossing Comfort	9
Bikeway Comfort	5
Bike Crossing Comfort	5
School Access	12
Transit Access	12

For each of the 869 geographies, the respective factor values are multiplied by the factor weights and then these products are added together to produce a Step One score.

Then, the top 30% of areas after the Step One scoring have an equity score added to their Step One score to produce a Final Score. For each of these areas, the equity weight shown below is multiplied by the percentage of the area that is within an Equity Focus Area.

Recommended Step 2 Factor Weights

Factor	Weight
Equity	5

This two-step prioritization approach ensures that those parts of the county with the greatest need are prioritized, and then within that group, equity communities are prioritized further.

Two examples of scoring calculations follow:

Bel Pre Road: Georgia Avenue to Layhill Town Center (Tier 1: Map Reference #1)

Step One: Transportation Factor Score

Factor	Value	Weight	Factor Score (Value x Weight)
Pedestrian Activity	0.050	15	0.750
Bicycle Activity	0.019	9	0.171
Pedestrian Crashes	0.596	15	8.940
Bicycle Crashes	0.323	9	2.907
Pathway Comfort	0.330	9	2.970
Crossing Comfort	0.185	9	1.665
Bikeway Comfort	0.680	5	3.400
Bike Crossing Comfort	0.000	5	0.000
School Access	0.289	12	3.468
Transit Access	0.123	12	1.476
Step One Score			25.747 (Sum of Factor Scores)

Step Two: Equity Adjustment

Factor	Value	Weight	Factor Score (Value x Weight)
Equity	0.995	5	4.975

Step Three: Total Score

Step One Score	Step Two Score	Total Score
25.747	4.975	30.722

Cedar Lane/Summit Avenue: Rockville Pike to Kensington Town Center (Tier 2: Map Reference #6)

Step One: Transportation Factor Score

Factor	Value	Weight	Factor Score (Value x Weight)
Pedestrian Activity	0.060	15	0.900
Bicycle Activity	0.137	9	1.233

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BIPPA Name	Map Reference #
Belle Chase Dr: Fieldcrest Rd to Sweet Meadow Ln	11
Belle Cote Dr: Kruhm Rd to End	12
Belle Ziegler	13
Bethesda Church Rd: Clarksburg Rd to Frederick County Line	14
Big Woods Rd: Dickerson Rd to Beallsville Rd	15
Bordly Dr: Georgia Ave to Brighton Dam Rd	16
Boswell Ln: Piney Meetinghouse Rd to Glen Mill Rd	17
Bradley Blvd, Oaklyn Dr: River Rd to Falls Rd	18
Brandermill	19
Brighton Dam Rd: New Hampshire Ave to Howard County Line	20
Brink Rd: Goshen Rd to Town of Laytonsville	21
Brookeville Rd: Olney-Laytonsville Rd to Town of Brookeville	22
Bucklodge Rd: Darnestown Rd to Barnesville Rd	23
Burdette Ln: Black Rock Rd to Schaeffer Rd	24
Burnt Hill Rd: Snowden Farm Pkwy to Prices Distillery Rd	25
Cattail Rd: Town of Poolesville to Darnestown Rd	26
Chevy Chase	27
Chevy Chase Village	28
Clarksburg Rd: Gateway Center Dr to I-270 Ramp	29
Clarksburg Rd: Bethesda Church Rd to Snowden Farm Pkwy	30
Clarksburg Rd: Clopper Rd to W Old Baltimore Rd	31
Clarksburg Rd: Gateway Center Rd to End	32
Clarksburg Rd: Bethesda Church Rd to Frederick County Line	33
Clopper Rd: White Ground Rd to Clarksburg Rd	34
Clopper Rd: Waring Station Rd to Longdraft Rd	35
Clopper Rd: Mateny Rd to Waring Station Rd	36
Cloverly Town Center	37
Colesville Town Center	38
Comus Rd: Peach Tree Rd to Frederick Rd	39
Comus Rd: Frederick County Line to Peach Tree Rd	40
Damascus Rd: Damascus Town Center to Laytonsville Rd	41
Damascus Rd: Sundown Rd to Georgia Ave	42
Darnestown Rd: Riffle Ford Rd to Quince Orchard Rd	43
Darnestown Rd: Dickerson Rd to Beallsville Rd	44

BIPPA Name	Map Reference #
Darnestown Rd: Whites Ferry Rd to Germantown Rd	45
Darnestown Rd: Germantown Rd to Seneca Rd	46
Darnestown Rd: Seneca Rd to Riffle Ford Rd	47
Democracy Blvd: Downtown Rock Spring to Seven Locks Rd	48
Dickerson Rd: Darnestown Rd to Frederick County Line	49
Doctor Bird Rd (MD 182): Olney Sandy Spring Rd to Norwood Rd	50
Dorsey Rd: Warfield Rd to Olney Laytonsville Rd	51
Downtown Rock Spring	52
Downtown White Flint	53
Dustin Rd: Columbia Pk to End	54
East Bethesda	55
East Village Ave: Goshen Rd to Woodfield Rd	56
Ellsworth Heights	57
Esworthy Rd: Seneca Rd to River Rd	58
Fairland Rd: Columbia Pk to Prince George's County Line	59
Falls Rd (MD 189): Macarthur Blvd to Oaklyn Dr	60
Falls Rd (MD 189): Potomac Town Center to Tuckerman Ln	61
Fieldcrest Rd: Woodfield Rd to Olney-Laytonsville Rd	62
Foxchapel Town Center	63
Frederick Rd (MD 355): Comus Rd to Hyattstown Mill Rd	64
Frederick Rd (MD 355): Comus Rd to Snowden Farm Pkwy	65
Game Preserve Rd: Clopper Rd to Frederick Rd	66
Georgia Ave (MD 97): Olney Town Center to Norbeck Rd	67
Georgia Ave (MD 97): New Hampshire Ave to Town of Brookeville	68
Georgia Ave: Olney Town Center to Town of Brookeville	69
Germantown Rd: Darnestown Rd to Richter Farm Rd	70
Germantown Town Center	71
Glen Mill Rd: Circle Dr to Red Barn Ln	72
Glen Mill Rd: Red Barn Ln to S Glen Rd	73
Glen Rd: Piney Meetinghouse Rd to S Glen Rd	74
Glen Rd: Piney Meetinghouse Rd to Query Mill Rd	75
Gold Mine Rd: New Hampshire Ave to east of Chandlee Mill Rd	76
Goldsboro Rd: River Rd to Bradley Blvd	77
Goshen Rd: Midcounty Hwy to Centerway Rd	78

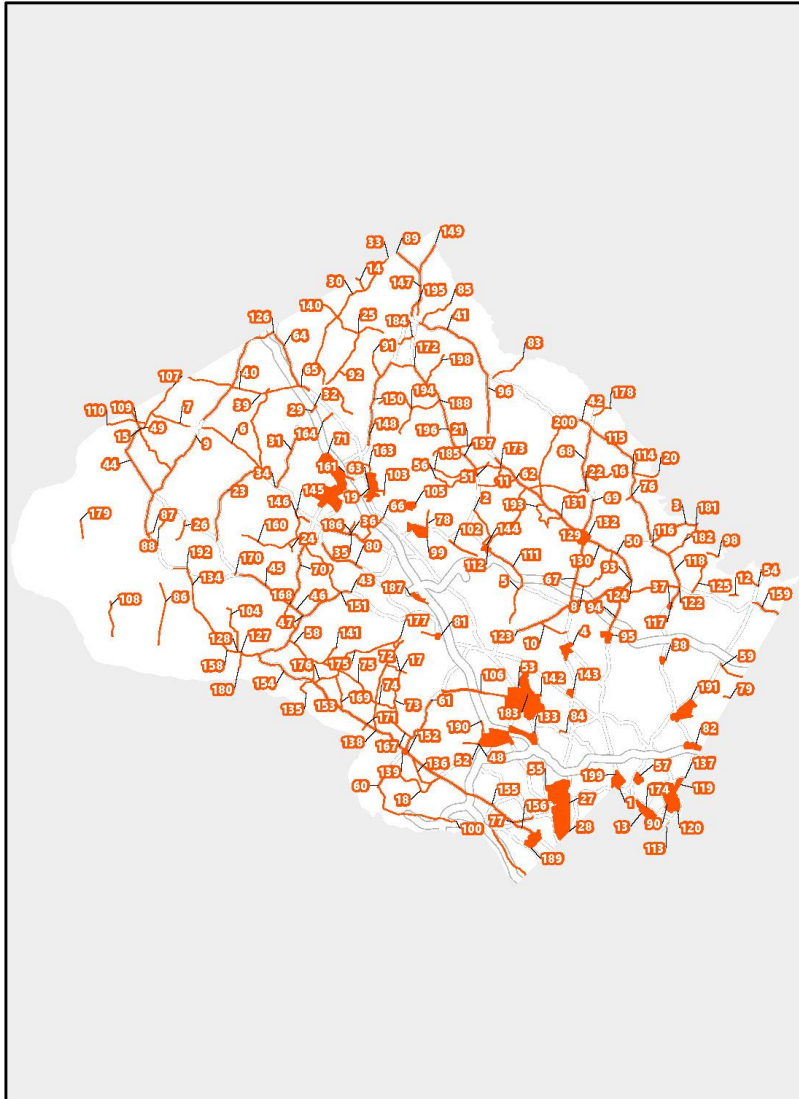
BIPPA Name	Map Reference #
<u>Gracefield Service Rd, Plum Orchard Dr: Cherry Hill Rd to Prince Georges County Line</u>	<u>79</u>
<u>Great Seneca Hwy (MD 119): Richter Farm Rd to Longdraft Rd</u>	<u>80</u>
<u>Hi Wood</u>	<u>81</u>
<u>Hillandale Town Center</u>	<u>82</u>
<u>Hipsley Mill Rd: Damascus Rd to Howard County Line</u>	<u>83</u>
<u>Howard Ave: Knowles Ave to Warfield St</u>	<u>84</u>
<u>Howard Chapel Dr: Damascus Rd to Gue Rd</u>	<u>85</u>
<u>Hughes Rd: Hunting Quarter Rd to Town of Poolesville</u>	<u>86</u>
<u>Jerusalem Rd: Town of Poolesville to Beallsville Rd</u>	<u>87</u>
<u>Jerusalem Rd: Darnestown Rd to Town of Poolesville</u>	<u>88</u>
<u>Kempton Rd: Ridge Rd to Frederick County Line</u>	<u>89</u>
<u>Kilmarock</u>	<u>90</u>
<u>Kings Valley Rd: Ridge Rd to Kingstead Rd</u>	<u>91</u>
<u>Kingsley Rd: Burnt Hill Rd to Stringtown Rd</u>	<u>92</u>
<u>Layhill Rd (MD 182): Norbeck Rd to Norwood Rd</u>	<u>93</u>
<u>Layhill Rd (MD 182): Norbeck Rd to Layhill Town Center</u>	<u>94</u>
<u>Layhill Town Center</u>	<u>95</u>
<u>Laytonsville Rd: Damascus Rd to Town of Laytonsville</u>	<u>96</u>
<u>Leaman Farm Rd: Richter Farm Rd to Schaeffer Rd</u>	<u>97</u>
<u>Link Rd: Ednor Rd to End</u>	<u>98</u>
<u>Lower Village Town Center</u>	<u>99</u>
<u>Macarthur Blvd: Persimmon Tree Rd to Falls Rd</u>	<u>100</u>
<u>Macarthur Blvd: DC Line to Goldsboro Rd</u>	<u>101</u>
<u>Mid County Hwy: Shady Grove Rd to Woodfield Rd</u>	<u>102</u>
<u>Middlebrook Rd, Mid County Hwy: Foxchapel Town Center to Grassy Knoll Ter</u>	<u>103</u>
<u>Montevideo Rd: Sugarland Rd to River Rd</u>	<u>104</u>
<u>Montgomery Village Town Center</u>	<u>105</u>
<u>Montrose Rd: Falls Rd to Downtown White Flint</u>	<u>106</u>
<u>Mount Ephraim Rd: Dickerson Rd to Frederick County Line</u>	<u>107</u>
<u>Mount Nebo Rd: W Offrutt Rd to River Rd</u>	<u>108</u>
<u>Mouth Of Monocacy Rd: Big Woods Rd to Mt Ephraim Rd</u>	<u>109</u>
<u>Mouth Of Monocacy Rd: Big Woods Rd to Frederick County Line</u>	<u>110</u>
<u>Muncaster Mill Rd: Redland Town Center to Avery Rd</u>	<u>111</u>
<u>Muncaster Rd: Olney Laytonsville Rd to Redland Town Center</u>	<u>112</u>

BiPPA Name	Map Reference #
New Hampshire Ave (MD 650): Prince Georges County Line to Prince Georges County Line	113
New Hampshire Ave (MD 650): Brighton Dam Rd to Ashton Town Center	114
New Hampshire Ave (MD 650): Georgia Av to Brighton Dam Rd	115
New Hampshire Ave (MD 650): Ashton Town Center to Ednor Rd	116
New Hampshire Ave (MD 650): Norbeck Rd to Cloverly Town Center	117
New Hampshire Ave (MD 650): Ednor Rd to Norbeck Rd	118
New Hampshire Estates	119
New Hampshire Gardens	120
Norbeck Rd (MD 28): Georgia Ave to Layhill Rd	121
Norbeck Rd (MD 28): Layhill Rd to New Hampshire Ave	122
Norbeck Rd (MD 28): City of Rockville to Georgia Ave	123
Norwood Rd (MD 182): Dr Bird Rd to Ednor Rd	124
Oak Hill Rd: Spencerville Rd to End	125
Old Hundred Rd: Hyattstown Town Center to Town of Barnesville	126
Old River Crescent	127
Old River Rd: Montevideo Rd to Seneca Rd	128
Olney-Laytonsville Rd (MD 108): Olney Town Center to Town of Laytonsville	129
Olney-Sandy Spring Rd (MD 108): Olney Town Center to Dr Bird Rd	130
Olney Mill Rd: Wickha Rd to Olney Laytonsville Rd	131
Olney Town Center	132
Parkside	133
Partnership Rd: Whites Ferry Rd to River Rd	134
Pennyfield Lock Rd: River Rd to End	135
Persimmon Tree Rd: River Rd to Bradley Blvd	136
Piney Branch Rd: Caroll Ave to Prince Georges County Line	137
Piney Meetinghouse Rd: Travilah Rd to River Rd, Shady Grove Rd	138
Potomac Town Center	139
Prices Distillery Rd,Mountain View Rd: Frederick County Line to Kings Valley Rd	140
Query Mill Rd: Esworthy Rd to Turkey Foot Rd	141
Randolph Hills Town Center	142
Randolph Town Center East	143
Redland Town Center	144
Richter Farm Rd: Clopper Rd to Kings Crossing Blvd	145

BIPPA Name	Map Reference #
Richter Farm Rd: Kings Crossing Blvd to Germantown Rd	146
Ridge Rd: Kemptown Rd to Damascus Town Center	147
Ridge Rd: Frederick Rd to Snowden Farm Pkwy	148
Ridge Rd: Kemptown Rd to Howard County Line	149
Ridge Rd: Snowden Farm Pkwy to Sweepstakes Rd	150
Riffle Ford Rd: Germantown Rd to Darnestown Rd	151
River Rd (MD 190): Schulz Ln to Potomac Town Center	152
River Rd (MD 190): Travilah Rd to Piney Meetinghouse Rd	153
River Rd (MD 190): Seneca Rd to Travilah Rd	154
River Rd (MD 190): Persimmon Tree Rd to Goldsboro Rd	155
River Rd (MD 190): Goldsboro Rd to Westbard Town Center	156
River Rd (MD 190): Piney Meetinghouse Rd to Potomac Town Center	157
River Rd: Partnership Rd to Seneca Rd	158
Sandy Spring Rd: Columbia Pk to Prince Georges County Line	159
Schaeffer Rd: White Ground Rd to Richter Farm Rd	160
Seneca Meadows Pkwy: Germantown Rd to End	161
Seneca Rd: River Rd to Darnestown Rd	162
Shakespeare Blvd: Frederick Rd to Germantown Rd	163
Shawnee Ln: Gateway Center Dr to Frederick Rd	164
Slidell Rd: Barnesville Rd to End	165
Snowden Farm Pkwy: Clarksburg Town Center to Little Seneca Pkwy	166
South Glen Rd: Falls Rd to Glen Rd	167
Spring Meadows Dr: Darnestown Rd to Seneca Rd	168
Stoney Creek Rd: Travilah Rd to River Rd	169
Sugarland Rd: Whites Ferry Rd to Darnestown Rd	170
Swains Lock Rd: C&O Canal to River Rd	171
Sweepstakes Rd: Ridge Rd to Woodfield Rd	172
Sweet Meadow Ln: Dorsey Rd to Belle Chase Dr	173
Takoma Park	174
Travilah Rd: Dufief Mill Rd to Piney Meetinghouse Rd	175
Travilah Rd: River Rd to Dufief Mill Rd	176
Travilah Rd: City of Rockville to Piney Meetinghouse Rd	177
Triadelphia Lake Rd: Georgia Ave to End	178
Trundle Rd: Whites Ferry Rd to End	179

BIPPA Name	Map Reference #
<u>Tschiffely Mill Rd: River Rd to End</u>	<u>180</u>
<u>Tucker Ln: Ednor View Terr to Ashton Rd</u>	<u>181</u>
<u>Tucker Ln: Ednor View Terr to New Hampshire Ave</u>	<u>182</u>
<u>Twinbrook Town Center</u>	<u>183</u>
<u>Valley Park Dr: Ridge Rd to Woodfield Rd</u>	<u>184</u>
<u>Warfield Rd: Wightman Rd to Town of Laytonsville</u>	<u>185</u>
<u>Waring Station Rd: Wisteria Dr to Clopper Rd</u>	<u>186</u>
<u>Washingtonian Town Center</u>	<u>187</u>
<u>Watkins Rd: Davis Mill Rd to Woodfield Rd</u>	<u>188</u>
<u>Westbard Town Center</u>	<u>189</u>
<u>Westlake Dr: Downtown Rock Spring to Tuckerman Ln</u>	<u>190</u>
<u>White Oak Town Center</u>	<u>191</u>
<u>Whites Ferry Rd: Town of Poolesville to Partnership Rd</u>	<u>192</u>
<u>Wickham Rd: Olney Laytonsville Rd past Olney Mill Rd</u>	<u>193</u>
<u>Wildcat Rd: Watkins Rd to Davis Mill Rd</u>	<u>194</u>
<u>Woodfield Rd (MD 124): Damascus Town Center to Ridge Rd</u>	<u>195</u>
<u>Woodfield Rd (MD 124): Sweepstakes Rd to Brink Rd</u>	<u>196</u>
<u>Woodfield Rd (MD 124): Sundown Rd to E Village Ave</u>	<u>197</u>
<u>Woodfield School Rd: Woodfield Rd to Hawkins Creamery Rd</u>	<u>198</u>
<u>Woodside</u>	<u>199</u>
<u>Zion Rd: Olney Laytonsville Rd to Sundown Rd</u>	<u>200</u>

Tier 4 BiPPAs



BiPPAs (##)

0 20,000 40,000
Feet



Tier 5 BiPPAs (listed alphabetically)

BiPPA Name	Map Reference #
Airpark	1
Archdale	2
Ashton Town Center	3
Avonshire	4
Bannockburn	5
Battery Park	6
Bethesda Church Rd: Damascus Town Center to Clarksburg Rd	7
Black Hill	8
Black Rock Rd: Darnestown Rd to Germantown Rd	9
Blueberry Hill	10
Blueridge	11
Brighton Dam Rd: Town of Brookeville to New Hampshire Ave	12
Brookdale	13
Brookside Forest	14
Bryants Nursery Rd: Norwood Rd to New Hampshire Ave	15
Burnt Mills Northeast	16
Burtonsville Blvd: Burtonsville Town Center to Columbia Pk	17
Burtonsville Town Center	18
Capitol View Park	19
Carroll Manor	20
Castle Garden	21
Cedar Creek	22
Chevy Chase Lake	23
Chevy Chase Park	24
Chevy Chase Terrace	25
Chevy Chase View	26
Clarksburg Estates	27
Clarksburg Town Center	28
Clarksburg Village	29
Clopper's Mill	30
College	31
Damascus Rd: Laytonsville Rd to Sundown Rd	32
Damascus Town Center	33

<u>BIPPA Name</u>	<u>Map Reference #</u>
<u>Darnestown Rd: Beallsville Rd to Whites Ferry Rd</u>	<u>34</u>
<u>Davis Mill Rd: Ridge Rd to Frederick Rd</u>	<u>35</u>
<u>Decoverly North</u>	<u>36</u>
<u>Derwood</u>	<u>37</u>
<u>Derwood Circle</u>	<u>38</u>
<u>DOE</u>	<u>39</u>
<u>DOE West</u>	<u>40</u>
<u>Downtown Life Sciences / FDA Village</u>	<u>41</u>
<u>Downtown Life Sciences Center</u>	<u>42</u>
<u>Edgemoor</u>	<u>43</u>
<u>Edgewood</u>	<u>44</u>
<u>Edwards Ferry Rd: Whites Ferry Rd to W Offrutt Rd</u>	<u>45</u>
<u>Elmer School Rd: Whites Ferry Rd to River Rd</u>	<u>46</u>
<u>Emory Grove</u>	<u>47</u>
<u>Father Hurley Blvd,Ridge Rd: Century Blvd to Milestone Town Center</u>	<u>48</u>
<u>Fernwood</u>	<u>49</u>
<u>Flower Hill</u>	<u>50</u>
<u>Forest Estates</u>	<u>51</u>
<u>Fountain Hills</u>	<u>52</u>
<u>Foxchapel East</u>	<u>53</u>
<u>Foxchapel South</u>	<u>54</u>
<u>Frederick Rd: Little Seneca Pkwy to Milestone Town Center</u>	<u>55</u>
<u>Fulks Farm</u>	<u>56</u>
<u>Gaither Industrial</u>	<u>57</u>
<u>Garrett Park</u>	<u>58</u>
<u>Garrett Park South</u>	<u>59</u>
<u>Germantown East</u>	<u>60</u>
<u>Germantown Park</u>	<u>61</u>
<u>Germantown Town Center West</u>	<u>62</u>
<u>Glen Cove</u>	<u>63</u>
<u>Glen Echo</u>	<u>64</u>
<u>Glen Echo Heights</u>	<u>65</u>
<u>Glenmont Forest</u>	<u>66</u>
<u>Glenmont Hills</u>	<u>67</u>

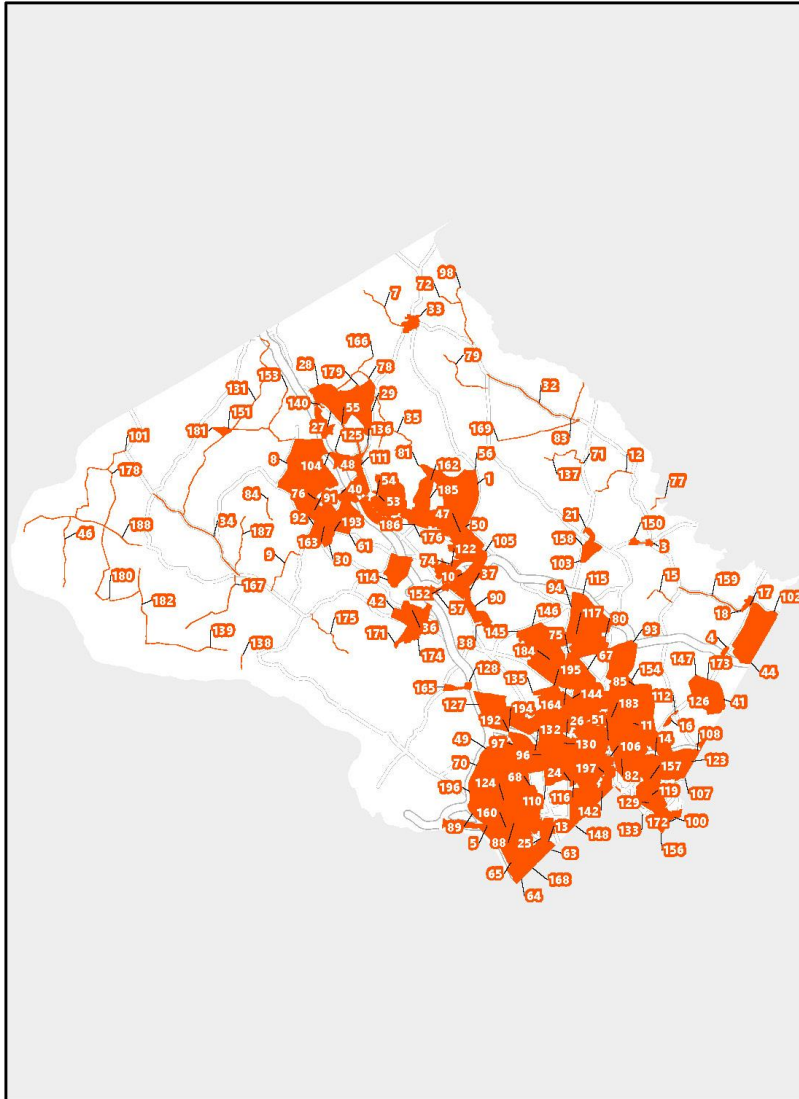
<u>BiPPA Name</u>	<u>Map Reference #</u>
<u>Glenwood</u>	<u>68</u>
<u>Goodacre Knolls</u>	<u>69</u>
<u>Green Tree Manor</u>	<u>70</u>
<u>Gregg Rd: Riggs Rd to Georgia Ave</u>	<u>71</u>
<u>Gue Rd: Long Corner Rd to End</u>	<u>72</u>
<u>Gunners Lake</u>	<u>73</u>
<u>Hamlet North</u>	<u>74</u>
<u>Harmony Hills</u>	<u>75</u>
<u>Harvest Glen</u>	<u>76</u>
<u>Haviland Mill Rd: Brinkwood Rd to End</u>	<u>77</u>
<u>Hawkes Rd: Stringtown Rd to Ridge Rd</u>	<u>78</u>
<u>Hawkins Creamery Rd: Woodfield School Rd to Laytonsville Rd</u>	<u>79</u>
<u>Hermitage Park</u>	<u>80</u>
<u>Highland Hall</u>	<u>81</u>
<u>Holy Cross</u>	<u>82</u>
<u>Howard Chapel Rd: Damascus Rd to End</u>	<u>83</u>
<u>Hoyles Mill Rd: White Ground Rd to End</u>	<u>84</u>
<u>Kemp Mill</u>	<u>85</u>
<u>Kensington Heights</u>	<u>86</u>
<u>Kensington Knolls</u>	<u>87</u>
<u>Kenwood</u>	<u>88</u>
<u>Kimberley</u>	<u>89</u>
<u>King Farm East</u>	<u>90</u>
<u>Kingsview</u>	<u>91</u>
<u>Kingsview Station</u>	<u>92</u>
<u>Layhill South</u>	<u>93</u>
<u>Leisure World</u>	<u>94</u>
<u>Liberty Heights</u>	<u>95</u>
<u>Locust Hill Estates</u>	<u>96</u>
<u>Lone Oak</u>	<u>97</u>
<u>Long Corner Rd: Damascus Rd to End</u>	<u>98</u>
<u>Lyttonsville West</u>	<u>99</u>
<u>Manor Circle</u>	<u>100</u>
<u>Martinsburg Rd: Whites Ferry Rd to Darnestown Rd</u>	<u>101</u>

<u>BiPPA Name</u>	<u>Map Reference #</u>
<u>McKnew</u>	<u>102</u>
<u>Menden Farm</u>	<u>103</u>
<u>Milestone Town Center</u>	<u>104</u>
<u>Mill Creek</u>	<u>105</u>
<u>Montgomery Hills West</u>	<u>106</u>
<u>Montgomery Knolls</u>	<u>107</u>
<u>Mount Pisgah</u>	<u>108</u>
<u>Mount Pisgah North</u>	<u>109</u>
<u>Navel Support Bethesda</u>	<u>110</u>
<u>Neelsville West</u>	<u>111</u>
<u>NH Interchange 1</u>	<u>112</u>
<u>NH Interchange 2</u>	<u>113</u>
<u>NIST</u>	<u>114</u>
<u>Norbeck Crossing</u>	<u>115</u>
<u>North Chevy Chase</u>	<u>116</u>
<u>North Gate</u>	<u>117</u>
<u>North Hills</u>	<u>118</u>
<u>North Takoma Park</u>	<u>119</u>
<u>Northwood Forest</u>	<u>120</u>
<u>Northwood Park</u>	<u>121</u>
<u>Oakmont Manor</u>	<u>122</u>
<u>Oakview</u>	<u>123</u>
<u>Oakwood Knolls</u>	<u>124</u>
<u>Observation Dr: Milestone Town Center to Waters Discovery Ln</u>	<u>125</u>
<u>Old Columbia Pike: Downtown Life Sciences/FDA Village to Carriage House Dr</u>	<u>126</u>
<u>Old Georgetown Estates</u>	<u>127</u>
<u>Park Potomac Town Center</u>	<u>128</u>
<u>Park Ritchie</u>	<u>129</u>
<u>Parkwood</u>	<u>130</u>
<u>Peach Tree Rd: Darnestown Rd to End</u>	<u>131</u>
<u>Pooks Hill</u>	<u>132</u>
<u>Portal Park</u>	<u>133</u>
<u>Quail Ridge</u>	<u>134</u>
<u>Randolph Hills North</u>	<u>135</u>

BIPPA Name	Map Reference #
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Riggs Rd: Zion Rd to Gregg Rd	137
Rileys Lock Rd: River Rd to End	138
River Rd: W Willard Rd to Partnership Rd	139
Roberts Tavern Dr, Observation Dr Extended: Clarksburg Town Center to End	140
Rock Creek Forest	141
Rock Creek Gardens	142
Rock Creek Hills	143
Rock Creek Palisades	144
Rock Creek Village	145
Rock Creek Village Town Center	146
Rolling Acres	147
Rollingwood	148
Rosemary Hills	149
Sandy Spring Town Center	150
Sellman East	151
Shady Grove Town Center	152
Shiloh Church Rd: W Old Baltimore Rd to Comus Rd	153
Shorefield	154
Silver Spring Park	155
Sligo Mill	156
South Woodside Park	157
Southeast Olney	158
Spencerville Rd: New Hampshire Ave to Burtonsville Town Center	159
Springfield	160
Stedwick	161
Stewart Town West	162
Stoneridge	163
Stoney Brook Estates	164
Stratton	165
Stringtown Rd: Kings Valley Rd to Clarksburg Town Center	166
Sugarland Rd: Whites Ferry Rd to Sugarland Ln	167
Sumner	168
Sundown Rd: Town of Laytonsville to Damascus Rd	169

<u>BIPPA Name</u>	<u>Map Reference #</u>
<u>Sunset Terrace</u>	<u>170</u>
<u>Sweetwood</u>	<u>171</u>
<u>Takoma East</u>	<u>172</u>
<u>Tech Road PR</u>	<u>173</u>
<u>Traville / USG Town Center</u>	<u>174</u>
<u>Turkey Foot Rd: Darnestown Rd to Travilah Rd</u>	<u>175</u>
<u>Walkers Choice</u>	<u>176</u>
<u>Warrior Brook</u>	<u>177</u>
<u>Wasche Rd: Whites Ferry Rd to Martinsburg Rd</u>	<u>178</u>
<u>Wells</u>	<u>179</u>
<u>West Offutt Rd: Edwards Ferry Rd to W Willard Rd</u>	<u>180</u>
<u>West Old Baltimore Rd: Barnesville Rd to Clarksburg Rd</u>	<u>181</u>
<u>West Willard Rd: River Rd to Town of Poolesville</u>	<u>182</u>
<u>Wheaton Forest</u>	<u>183</u>
<u>Wheaton Woods</u>	<u>184</u>
<u>Whetstone</u>	<u>185</u>
<u>Whetstone South</u>	<u>186</u>
<u>White Ground Rd: Darnestown Rd to Old Bucklodge Ln</u>	<u>187</u>
<u>Whites Ferry Rd: Edwards Ferry Rd to Town of Poolesville</u>	<u>188</u>
<u>Whites Ferry Rd: River Rd to Edwards Ferry Rd</u>	<u>189</u>
<u>Wickford</u>	<u>190</u>
<u>Wildcat Rd: Brink Rd to Davis Mill Rd</u>	<u>191</u>
<u>Wildwood Manor</u>	<u>192</u>
<u>Williamsburg Square</u>	<u>193</u>
<u>Windermere</u>	<u>194</u>
<u>Winding Creek</u>	<u>195</u>
<u>Woodhaven</u>	<u>196</u>
<u>Woodlin</u>	<u>197</u>
<u>Woodmoor</u>	<u>198</u>
<u>Woodside Forest</u>	<u>199</u>
<u>Woodside Park</u>	<u>200</u>

Tier 5 BiPPAs



BiPPAs (##)

0 20,000 40,000 Feet



Tier 6 BiPPAs (listed alphabetically)

BiPPA Name	Map Reference #
<u>295 Seneca</u>	<u>1</u>
<u>Annapolis Rock Rd: Damascus Rd to Howard County Line</u>	<u>2</u>
<u>Anscroft</u>	<u>3</u>
<u>Apollo</u>	<u>4</u>
<u>Ashton Green</u>	<u>5</u>
<u>Ashton Pond</u>	<u>6</u>
<u>Athey</u>	<u>7</u>
<u>Auto Park</u>	<u>6</u>
<u>Avenel</u>	<u>9</u>
<u>Avoca Ln</u>	<u>10</u>
<u>Barn Wood</u>	<u>11</u>
<u>Beallmount</u>	<u>12</u>
<u>Beallsville</u>	<u>13</u>
<u>Bells Mill</u>	<u>14</u>
<u>Bells Mill Substation</u>	<u>15</u>
<u>Bennett Creek</u>	<u>16</u>
<u>Berryville Rd: Darnestown Rd to Seneca Rd</u>	<u>17</u>
<u>Big Pines</u>	<u>18</u>
<u>Black Hill West</u>	<u>19</u>
<u>Blackrock Mill</u>	<u>20</u>
<u>Blair</u>	<u>21</u>
<u>Blue Mash</u>	<u>22</u>
<u>Bretton Woods</u>	<u>23</u>
<u>Briardale</u>	<u>24</u>
<u>Brighton Estates</u>	<u>25</u>
<u>Broad Run</u>	<u>26</u>
<u>Brooke Grove</u>	<u>27</u>
<u>Browns Corner</u>	<u>28</u>
<u>Bucklodge</u>	<u>29</u>
<u>Bucklodge West</u>	<u>30</u>
<u>Budd Rd: Town of Poolesville to Hughes Rd</u>	<u>31</u>
<u>Burnt Mills Hills</u>	<u>32</u>
<u>Burtonsville Manor</u>	<u>33</u>

<u>BIPPA Name</u>	<u>Map Reference #</u>
<u>Business 29: North of Dustin Rd to Burtonsville Town Center</u>	<u>34</u>
<u>Cabin Branch Town Center</u>	<u>35</u>
<u>Cabin John</u>	<u>36</u>
<u>Calverton-Galway</u>	<u>37</u>
<u>Carderock Springs</u>	<u>38</u>
<u>Chandlee Mill Rd: Brooke Rd to End</u>	<u>39</u>
<u>Charred Oak Estates</u>	<u>40</u>
<u>Cherrywood</u>	<u>41</u>
<u>Clarksburg Heights</u>	<u>42</u>
<u>Clarksburg Substation</u>	<u>43</u>
<u>Claysville</u>	<u>44</u>
<u>Club Hollow Rd: Elmer School Rd to Edwards Ferry Rd</u>	<u>45</u>
<u>Colesville Park</u>	<u>46</u>
<u>College Gardens</u>	<u>47</u>
<u>College South</u>	<u>48</u>
<u>Columbia Pike: Sandy Spring Rd to Howard County Line</u>	<u>49</u>
<u>Comus Sugarloaf</u>	<u>50</u>
<u>Cross Creek</u>	<u>51</u>
<u>Damascus Manor</u>	<u>52</u>
<u>Damascus North</u>	<u>53</u>
<u>Damascus Valley Estates</u>	<u>54</u>
<u>Darnestown Knolls</u>	<u>55</u>
<u>Dawsonville</u>	<u>56</u>
<u>Deakins Ridge</u>	<u>57</u>
<u>Denit Estates</u>	<u>58</u>
<u>Dickerson</u>	<u>59</u>
<u>Dickerson East</u>	<u>60</u>
<u>Dickerson North</u>	<u>61</u>
<u>Dry Seneca North</u>	<u>62</u>
<u>Dry Seneca South</u>	<u>63</u>
<u>Duckett</u>	<u>64</u>
<u>Duckett East</u>	<u>65</u>
<u>Ednor Acres</u>	<u>66</u>
<u>Edwards Ferry Rd: River Rd to W Offutt Rd</u>	<u>67</u>

BIPPA Name	Map Reference #
<u>Elmer</u>	<u>68</u>
<u>Elton Farm Rd: Howard Chapel Rd to End</u>	<u>69</u>
<u>Etchison North</u>	<u>70</u>
<u>Fairknoll</u>	<u>71</u>
<u>Fairridge</u>	<u>72</u>
<u>Fawsett Farms</u>	<u>73</u>
<u>Forest Preserve North</u>	<u>74</u>
<u>Fountain View</u>	<u>75</u>
<u>Fountain View North</u>	<u>76</u>
<u>Fox Hills North</u>	<u>77</u>
<u>Fox Ridge Estates</u>	<u>78</u>
<u>Fox Valley</u>	<u>79</u>
<u>Foxlair Acres</u>	<u>80</u>
<u>Garfield Manor</u>	<u>81</u>
<u>Georgian Forest</u>	<u>82</u>
<u>Germantown Park</u>	<u>83</u>
<u>Glen Cameron Estates</u>	<u>84</u>
<u>Glen Hills</u>	<u>85</u>
<u>Glen Rd: S Glen Rd to Beekman Pl</u>	<u>86</u>
<u>Good Hope</u>	<u>87</u>
<u>Goshen</u>	<u>88</u>
<u>Goshen Hunt Hills</u>	<u>89</u>
<u>Goshen West</u>	<u>90</u>
<u>Great Falls</u>	<u>91</u>
<u>Greenridge Acres</u>	<u>92</u>
<u>Greentree Farm</u>	<u>93</u>
<u>Griffith Rd: Laytonville Rd to Damascus Rd</u>	<u>94</u>
<u>Gunner's Village</u>	<u>95</u>
<u>Haines Rd: Frederick County Line to Lewisdale Rd</u>	<u>96</u>
<u>Hampshire Greens</u>	<u>97</u>
<u>Harmony Hall</u>	<u>98</u>
<u>Hawling</u>	<u>99</u>
<u>Hawlings River Estates</u>	<u>100</u>
<u>Hectic Hill</u>	<u>101</u>

BIPPA Name	Map Reference #
Hickory Ridge	102
Hidden Garden	103
Holly Grove	104
Hollywood Park	105
Hunting Hill	106
Hunting Quarter Rd: Hughes Rd to River Rd	107
Hyattstown Mill Rd: Hyattstown Town Center to End	108
Hyattstown Town Center	109
Hyattstown West	110
Izaak Walton	111
Johnson Dr: Mountain View Rd to Bethesda Church Rd	112
Johnson Mountain View	113
Jonesville	114
Jonesville Rd: Jerusalem Rd to north of Jonesville Ct	115
Kemptown	116
Kengla	117
Kensington Park	118
Kings Crossing	119
Kings Valley	120
Kings Valley Rd: Mountain View Rd to Bethesda Church Rd	121
Kings Valley West	122
Kingsley	123
Kingsley East	124
Kingstead Rd: Burnt Hill Rd to Kings Valley Rd	125
Kingsview Knolls	126
Lake Potomac	127
Layhill Village	128
Layton Ridge	129
Laytonville Knolls	130
Lee Corner East	131
Lee Corner West	132
Lewisdale	133
Lewisdale West	134
Life Sciences East	135

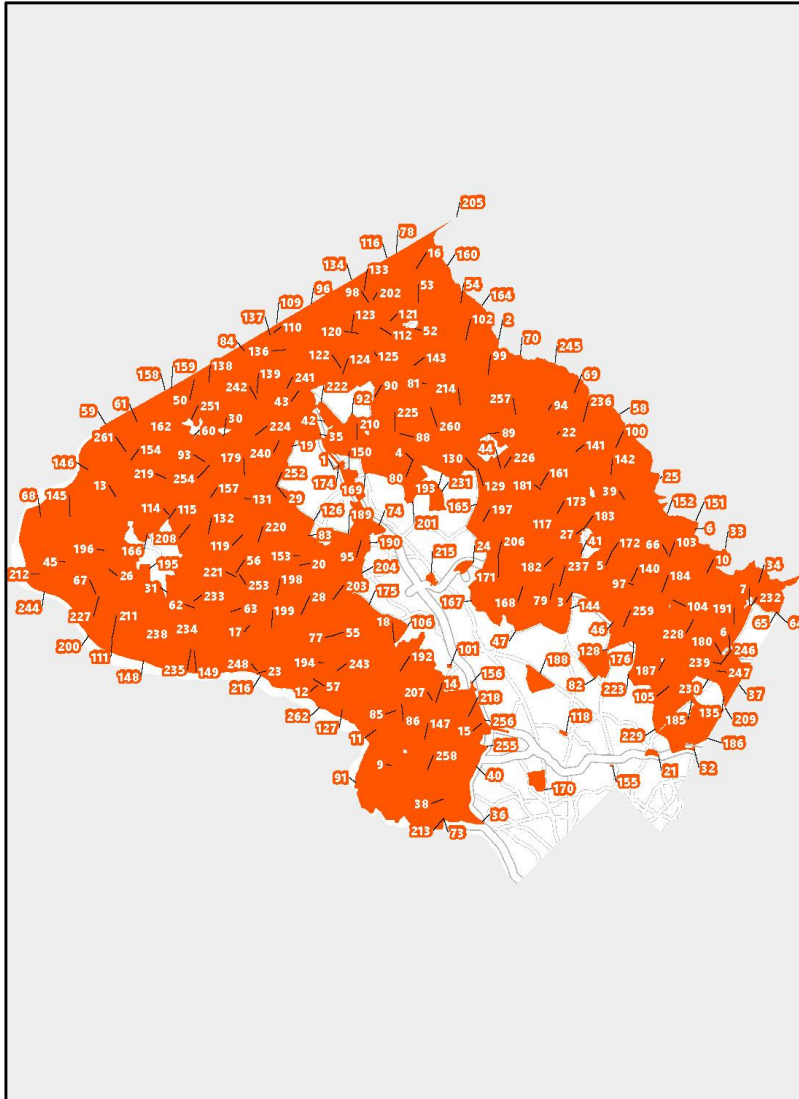
BIPPA Name	Map Reference #
<u>Little Bennett</u>	<u>136</u>
<u>Little Bennett West</u>	<u>137</u>
<u>Little Monocacy</u>	<u>138</u>
<u>Little Monocacy East</u>	<u>139</u>
<u>Llewellyn Manor</u>	<u>140</u>
<u>Locust Grove</u>	<u>141</u>
<u>Lubar</u>	<u>142</u>
<u>Macgruder</u>	<u>143</u>
<u>Manor Park</u>	<u>144</u>
<u>Martinsburg</u>	<u>145</u>
<u>Martinsburg North</u>	<u>146</u>
<u>McAuley Park</u>	<u>147</u>
<u>McKee-Beshers</u>	<u>148</u>
<u>McKee-Beshers North</u>	<u>149</u>
<u>Meadowbrook Estates</u>	<u>150</u>
<u>Mink Hollow East</u>	<u>151</u>
<u>Mink Hollow Rd: Ashton Rd to Howard County Line</u>	<u>152</u>
<u>Mitchells Range</u>	<u>153</u>
<u>Monocacy Cemetery</u>	<u>154</u>
<u>Montgomery Hills West</u>	<u>155</u>
<u>Montrose Interchange</u>	<u>156</u>
<u>Moore Rd: Peach Tree Rd to Bucklodge Rd</u>	<u>157</u>
<u>Mount Ephraim North</u>	<u>158</u>
<u>Mount Ephraim South</u>	<u>159</u>
<u>Mount Radnor Heights</u>	<u>160</u>
<u>Mount Zion</u>	<u>161</u>
<u>Mouth Of Monocacy Rd: Mt Ephraim Rd to End</u>	<u>162</u>
<u>Moxley Rd: Clarksburg Rd to Kemptown Rd</u>	<u>163</u>
<u>Mullinix</u>	<u>164</u>
<u>Muncaster Manor</u>	<u>165</u>
<u>Natural Woods</u>	<u>166</u>
<u>Needwood</u>	<u>167</u>
<u>Needwood East</u>	<u>168</u>
<u>Neelsville</u>	<u>169</u>

<u>BIPPA Name</u>	<u>Map Reference #</u>
<u>NIH</u>	<u>170</u>
<u>Norbeck Grove</u>	<u>171</u>
<u>Norbrook Village</u>	<u>172</u>
<u>North Branch</u>	<u>173</u>
<u>North Germantown</u>	<u>174</u>
<u>North Potomac</u>	<u>175</u>
<u>North Sherwood Forest</u>	<u>176</u>
<u>Norwood Village</u>	<u>177</u>
<u>Oakwood Manor</u>	<u>178</u>
<u>Old Bucklodge Ln: Bucklodge Rd to White Ground Rd</u>	<u>179</u>
<u>Old Columbia 200</u>	<u>180</u>
<u>Olney Mill</u>	<u>181</u>
<u>Olney Oaks</u>	<u>182</u>
<u>Olney Town West</u>	<u>183</u>
<u>Orchard Hill</u>	<u>184</u>
<u>Paint Branch</u>	<u>185</u>
<u>Paint Branch / FDA</u>	<u>186</u>
<u>Paint Branch Farms</u>	<u>187</u>
<u>Parklawn</u>	<u>188</u>
<u>Parkridge</u>	<u>189</u>
<u>Parkridge Estates</u>	<u>190</u>
<u>Perrywood</u>	<u>191</u>
<u>Piney Glen</u>	<u>192</u>
<u>Plum Creek</u>	<u>193</u>
<u>Polo Club Estates</u>	<u>194</u>
<u>Poolesville South</u>	<u>195</u>
<u>Poolesville West</u>	<u>196</u>
<u>Pope Farm</u>	<u>197</u>
<u>Poplar Hill</u>	<u>198</u>
<u>Poplar Hill Rd: Pave Ter to End</u>	<u>199</u>
<u>Poplar Spring</u>	<u>200</u>
<u>Prathertown</u>	<u>201</u>
<u>Purdum Rd</u>	<u>202</u>
<u>Quail Run</u>	<u>203</u>

<u>BiPPA Name</u>	<u>Map Reference #</u>
<u>Quince Orchard Valley</u>	<u>204</u>
<u>Rattlewood</u>	<u>205</u>
<u>Redland East</u>	<u>206</u>
<u>Regency Estates</u>	<u>207</u>
<u>Rickman Farm</u>	<u>208</u>
<u>Riderwood Village</u>	<u>209</u>
<u>Ridge Road Rec</u>	<u>210</u>
<u>River Rd: Mt Nebo Rd to W Willard Rd</u>	<u>211</u>
<u>River Rd: Whites Ferry Rd to Edwards Ferry Rd</u>	<u>212</u>
<u>River Rock</u>	<u>213</u>
<u>Rocky Rd: Woodfield Rd to Laytonville Rd</u>	<u>214</u>
<u>Rosemont</u>	<u>215</u>
<u>Rushville</u>	<u>216</u>
<u>Sarem Farm</u>	<u>217</u>
<u>Scotland</u>	<u>218</u>
<u>Sellman</u>	<u>219</u>
<u>Seneca Creek</u>	<u>220</u>
<u>Seneca Creek South</u>	<u>221</u>
<u>Seneca Meadows</u>	<u>222</u>
<u>Sherwood Forest</u>	<u>223</u>
<u>Slidell</u>	<u>224</u>
<u>South Goshen</u>	<u>225</u>
<u>South Laytons</u>	<u>226</u>
<u>South Westerly</u>	<u>227</u>
<u>Spencerville</u>	<u>228</u>
<u>Springbrook</u>	<u>229</u>
<u>St. Mark's</u>	<u>230</u>
<u>Stewart Town East</u>	<u>231</u>
<u>Stormwater Pond</u>	<u>232</u>
<u>Sugarland North</u>	<u>233</u>
<u>Sugarland Rd: Hughes Rd to Sugarland Ln</u>	<u>234</u>
<u>Sugarland South</u>	<u>235</u>
<u>Sunshine</u>	<u>236</u>
<u>Sycamore Acres</u>	<u>237</u>

BIPPA Name	Map Reference #
<u>Sycamore Landing Rd: River Rd to End</u>	<u>238</u>
<u>Tanglewood</u>	<u>239</u>
<u>Ten Mile Creek</u>	<u>240</u>
<u>Ten Mile Creek West</u>	<u>241</u>
<u>Thompsons Corner</u>	<u>242</u>
<u>Travilah Meadows</u>	<u>243</u>
<u>Turtle Run</u>	<u>244</u>
<u>Unity North</u>	<u>245</u>
<u>Verizon East</u>	<u>246</u>
<u>Verizon West</u>	<u>247</u>
<u>Violettes Lock Rd: River Rd to End</u>	<u>248</u>
<u>Welcome Center</u>	<u>249</u>
<u>West Fairland</u>	<u>250</u>
<u>West Harris Rd: Town of Barnesville to Frederick County Line</u>	<u>251</u>
<u>White Ground Rd: Old Bucklodge Ln to Clopper Rd</u>	<u>252</u>
<u>Whites Ferry Rd: Partnership Rd to Darnestown Rd</u>	<u>253</u>
<u>Whites Store Rd: Peach Tree Rd to Bucklodge Rd</u>	<u>254</u>
<u>Wildwood Hills</u>	<u>255</u>
<u>Willerburn Acres</u>	<u>256</u>
<u>Willett Estates</u>	<u>257</u>
<u>Williamsburg Estates</u>	<u>258</u>
<u>Willson Hills</u>	<u>259</u>
<u>Woodfield</u>	<u>260</u>
<u>Woodstock</u>	<u>261</u>
<u>WSSC</u>	<u>262</u>

Tier 6 BiPPAs



BiPPAs (##)

0 20,000 40,000 Feet

