

2025 NORTH BETHESDA BIENNIAL MONITORING REPORT



Description

Every two years, Montgomery Planning staff prepares the North Bethesda Biennial Monitoring Report (NBBMR) for the Planning Board's review and transmittal to the County Council and County Executive. The NBBMR is a requirement from the Approved and Adopted 2010 *White Flint Sector Plan*.

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Summary:

The 2025 North Bethesda Sector Plan Biennial Monitoring Report (NBBMR) summarizes recent efforts to implement the 2010 *White Flint Sector Plan*, including development approvals, staging, public facilities, transportation, and the Capital Improvements Program (CIP), from August 2023 through August 2025.

The report covers the White Flint Special Taxing District, which includes the full extent of the 2010 Plan area and three sites in the 2018 *White Flint 2 Sector Plan* subject to the 2010 Plan's staging requirements as shown in the map below.

INFORMATION

Topic

2025 North Bethesda Biennial Monitoring Report

Lead Planner

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Date Submitted

1-15-2026

Planning Division

West County Planning

Planning Board Information

MCPB

Item No. #6

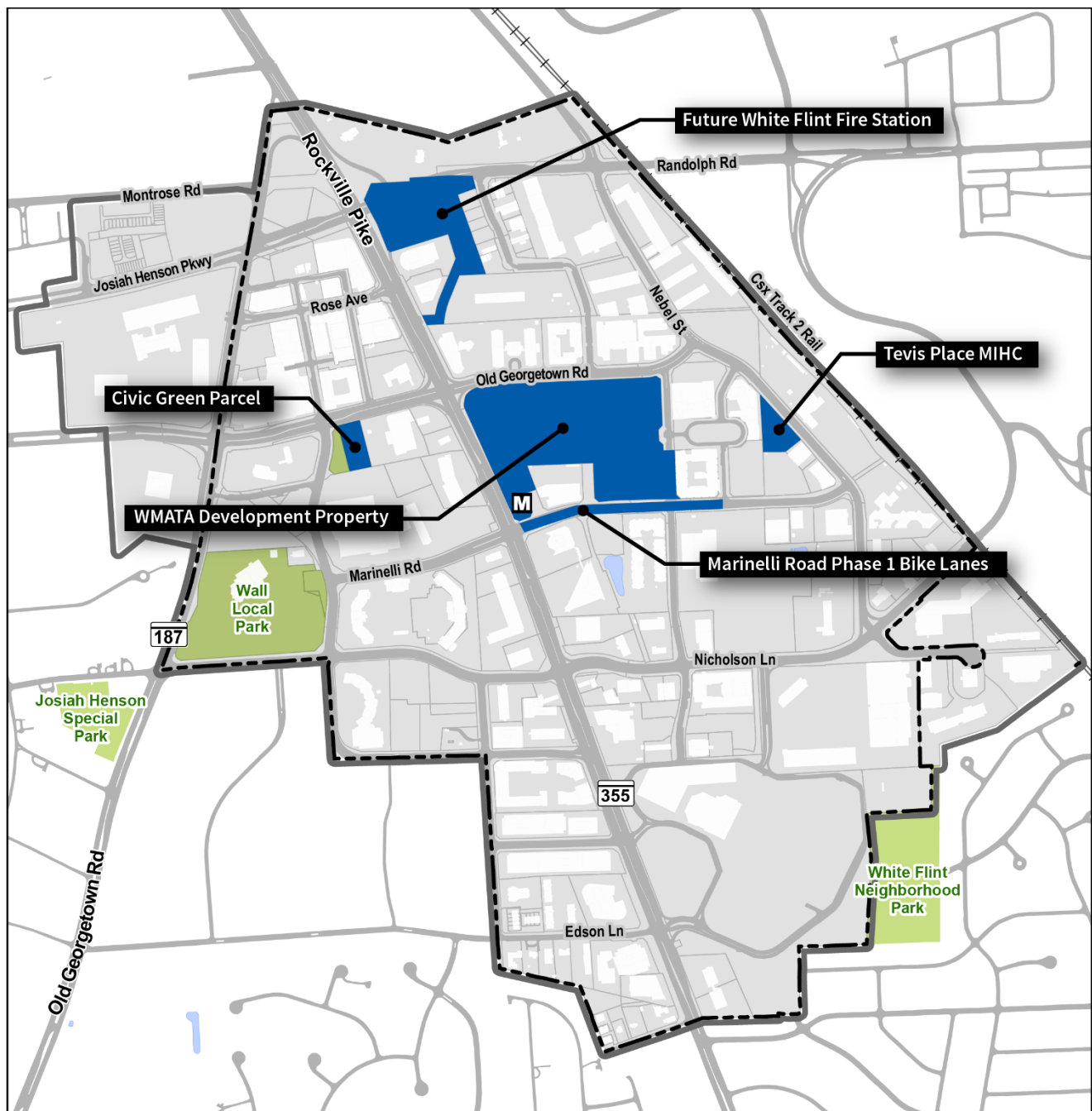
2-12-2026




KEY MONITORING UPDATES

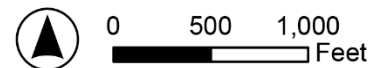
Key monitoring updates discussed in this report include:

- Montgomery Parks acquired the 0.93-acre parcel located at 11611 Old Georgetown Road for the future Civic Green, a central public park envisioned in the Plan.
- The Planning Board approved the mandatory referral for the construction of the White Flint Fire Station 23, located on the corner of Josiah Henson Parkway and Chapman Avenue, advancing a key public facility recommendation in the Plan.
- The Washington Metropolitan Area Transit Authority (WMATA) selected Hines as the development partner for the 13.9-acre North Bethesda Metro Station site (5400 McGrath Boulevard), which will deliver a major mixed-use transit-oriented development anchored by the University of Maryland Institute for Health Computing.
- The Planning Board approved Tevis Place, the County's first Mixed-Income Housing Community Plan (MIHC), with 100% of the units proposed as Moderately Priced Dwelling Units at 11800 Nebel Street.
- The Montgomery County Department of Transportation (MCDOT) completed vision zero improvements throughout the plan area, in addition to a new bikeway on Marinelli Road between Rockville Pike (MD 355) and Citadel Avenue.

2010 White Flint Sector Plan Area and Special Taxing District Map



-  2010 White Flint Sector Plan Boundary
-  White Flint Special Taxing District
-  North Bethesda Metro Station



IMPLEMENTATION ADVISORY COMMITTEE

The North Bethesda Implementation Advisory Committee (IAC) is composed of property owners and residents in the plan area who advise staff on the implementation of Plan recommendations and Capital Improvement Projects. The Committee received a presentation on the 2025 NBBMR at their meeting on December 4th, 2025, as well as a full draft of the document and were asked to submit their feedback by January 9th, 2026. One IAC member shared comments on behalf of the Forum Condominium. Their feedback, which is attached, emphasizes their continued interest in the importance of the Plan's architectural compatibility, sustainability, and transit goals.

STAFF RECOMMENDATION

Transmit the 2025 North Bethesda Biennial Monitoring Report to the County Executive and the County Council.

ATTACHMENTS

1. *2025 North Bethesda Biennial Monitoring Report*
2. *Feedback from IAC Member on Behalf the Forum Condominium*