



THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission

COMMISSION MEETING

January 21, 2026

10:00 a.m. – 12:00 p.m.

Wheaton Headquarters
Auditorium
2425 Reedie Drive
Wheaton, Maryland 20902

and via teleconference

This page intentionally left blank.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Wednesday, January 21, 2025
10:00 am to 12:00 noon
Wheaton Headquarters Auditorium**

(V) Vote (LD) Late Delivery (H) Handout (D) Discussion Only

1. Approval of Consent Agenda (10:00 a.m.)	(V)	
a) Approval of January 21, 2026 Commission Meeting Agenda		Page 1
b) Resolution 26-01 Adoption for the University Boulevard Corridor Plan		Page 3
2. Approval of Commission Minutes (10:05 a.m.)	(V)	Page 37
a) Open Session – December 17, 2025		
3. General Announcements (10:05 a.m.)		
a) Upcoming Presidents' Day Holiday (February 16)		
b) Upcoming Black History Month (February)		
c) Financial Disclosure Filing Requirement April 30 (State and M-NCPPC Deadline)		
4. Committee and Board Reports (10:10 a.m.)		
a) Employees' Retirement System Board of Trustees Regular Meeting Minutes from December 2, 2025 (for Information Only)		Page 41

Pursuant to the Maryland General Provisions Article of the Annotated Code of Maryland, Section 3-305(b)(7) & (9), a closed session is proposed to consult with counsel about a legal matter; and to conduct collective bargaining negotiations or consider matters that relate to the negotiations.

5. Closed Session (10:10 a.m.)

Open session resumes

6. Officers' Reports (11:00 a.m.)

Executive Director's Report

- a) CIO's Quarterly Report (for information only) Page 45
- b) Quarterly Late Evaluation Report (for information only) Page 47

Secretary-Treasurer's Report

No report scheduled

General Counsel

- c) Litigation and Administrative Hearings Report (for information only)
- d) Legislative Update

This page intentionally left blank.



UNIVERSITY BOULEVARD CORRIDOR PLAN

RESOLUTION OF ADOPTION



Description

The University Boulevard Corridor Plan (Plan) envisions transforming approximately 3.5 miles of University Boulevard West and East (MD 193) into a pedestrian-oriented and multimodal corridor that supports safe movement for all people, especially those walking, biking, and rolling. This vision is consistent with Thrive Montgomery 2050 (Thrive), which encourages development of a safe, comfortable, and appealing network for walking, biking, and rolling, as well as the construction of a frequent, convenient, reliable, and accessible transit system along growth corridors.

ZNA

Zubin Adrianvala, Planner III, East County Planning
zubin.adrianvala@montgomeryplanning.org, 301-495-4703

JM

Jessica McVary, Planning Supervisor, East County Planning
jessica.mcvary@montgomeryplanning.org, 301-495-4723

CS

Carrie Sanders, Chief, East County Planning
carrie.sanders@montgomeryplanning.org, 301-495-4653

SUMMARY

- Attached for review and approval is the M-NCPPC Resolution Number 26-01 to adopt the University Boulevard Corridor Plan. The Montgomery County Council, sitting as the District Council, approved the University Boulevard Corridor Plan by Resolution Number 20-1010 on December 9, 2025. The Montgomery County Planning Board approved the adoption of the University Boulevard Corridor Plan by Resolution Number 25-137 on December 18, 2025.

MASTER PLAN INFORMATION

Plan Name

University Boulevard Corridor Plan

Date

January 7, 2026

Lead Planner

Zubin Adrianvala

Planning Division

East County Planning

Staff Contact

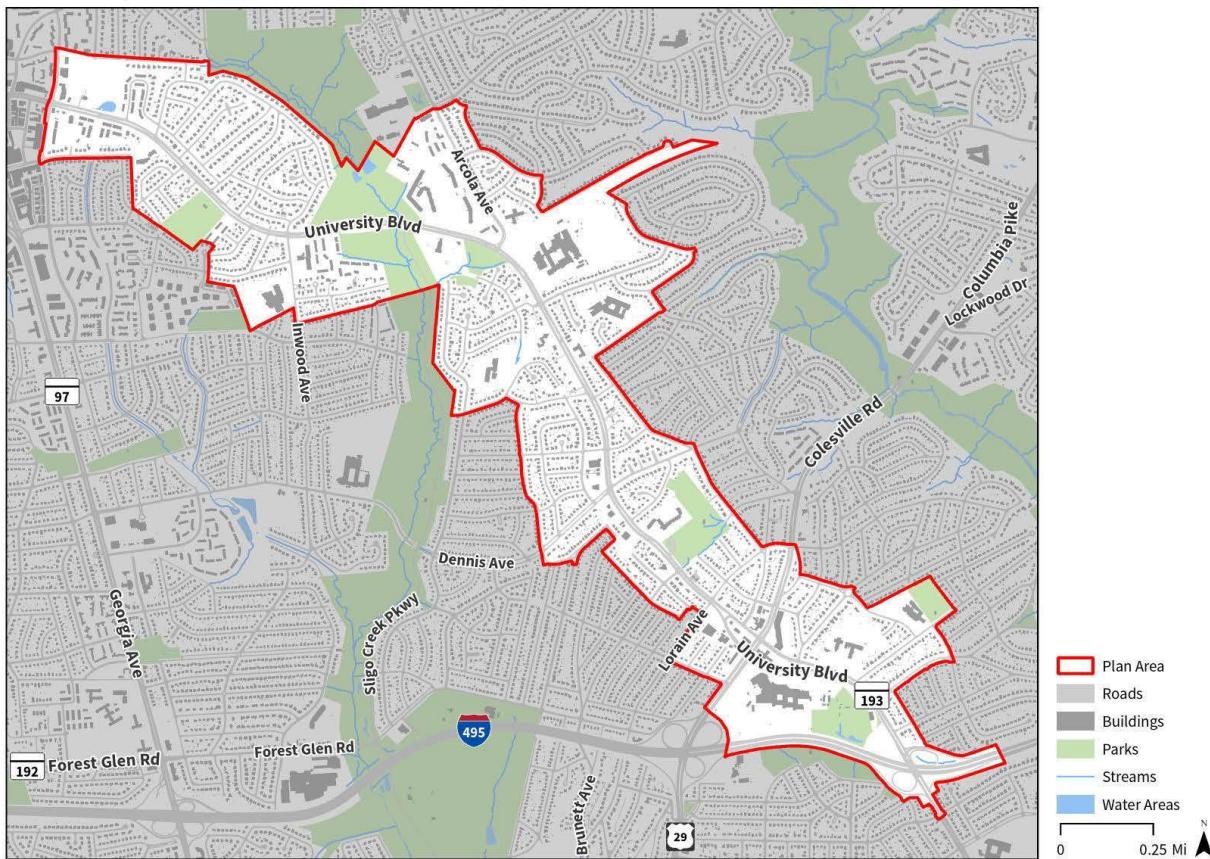
zubin.adrianvala@montgomeryplanning.org

301-495-4703

M-NCPPC Full Commission Meeting

January 21, 2026

University Boulevard



SUMMARY

The Montgomery County Council, sitting as the District Council, approved the University Boulevard Corridor Plan by Resolution No. 20-1010 on December 9, 2025 following two public hearings and six work sessions from September through December. The Montgomery County Planning Board approved the adoption of the University Boulevard Corridor Plan by Resolution No. 25-137 on December 18, 2025.

ATTACHMENTS

- M-NCPPC Resolution No. 26-01 and MCPB Resolution No. 25-137
- Montgomery County Council Resolution No. 20-1010
- Certificate of Approval and Adoption
- Planning Board Draft of the University Boulevard Corridor Plan
(<https://montgomeryplanning.org/wp-content/uploads/2025/07/Planning-Board-Draft-Final-7-23-Comm.pdf>)

UNIVERSITY BOULEVARD CORRIDOR PLAN

RESOLUTION OF ADOPTION



Description

The University Boulevard Corridor Plan (Plan) envisions transforming approximately 3.5 miles of University Boulevard West and East (MD 193) into a pedestrian-oriented and multimodal corridor that supports safe movement for all people, especially those walking, biking, and rolling. This vision is consistent with Thrive Montgomery 2050 (Thrive), which encourages development of a safe, comfortable, and appealing network for walking, biking, and rolling, as well as the construction of a frequent, convenient, reliable, and accessible transit system along growth corridors.

ZNA

Zubin Adrianvala, Planner III, East County Planning
zubin.adrianvala@montgomeryplanning.org, 301-495-4703

JM

Jessica McVary, Planning Supervisor, East County Planning
jessica.mcvary@montgomeryplanning.org, 301-495-4723

CS

Carrie Sanders, Chief, East County Planning
carrie.sanders@montgomeryplanning.org, 301-495-4653

SUMMARY

- Attached for the Planning Board's review and approval is the Montgomery County Planning Board Resolution Number 25- 137 to adopt the University Boulevard Corridor Plan. The Montgomery County Council, sitting as the District Council, approved the University Boulevard Corridor Plan by resolution number 20-1010 on December 9, 2025.
- Staff recommends approval of the Resolution of Adoption for transmission to the Full Commission.

MASTER PLAN INFORMATION

Plan Name

University Boulevard Corridor Plan

Date

December 12, 2025

Lead Planner

Zubin Adrianvala

Planning Division

East County Planning

Staff Contact

zubin.adrianvala@montgomeryplanning.org

301-495-4703

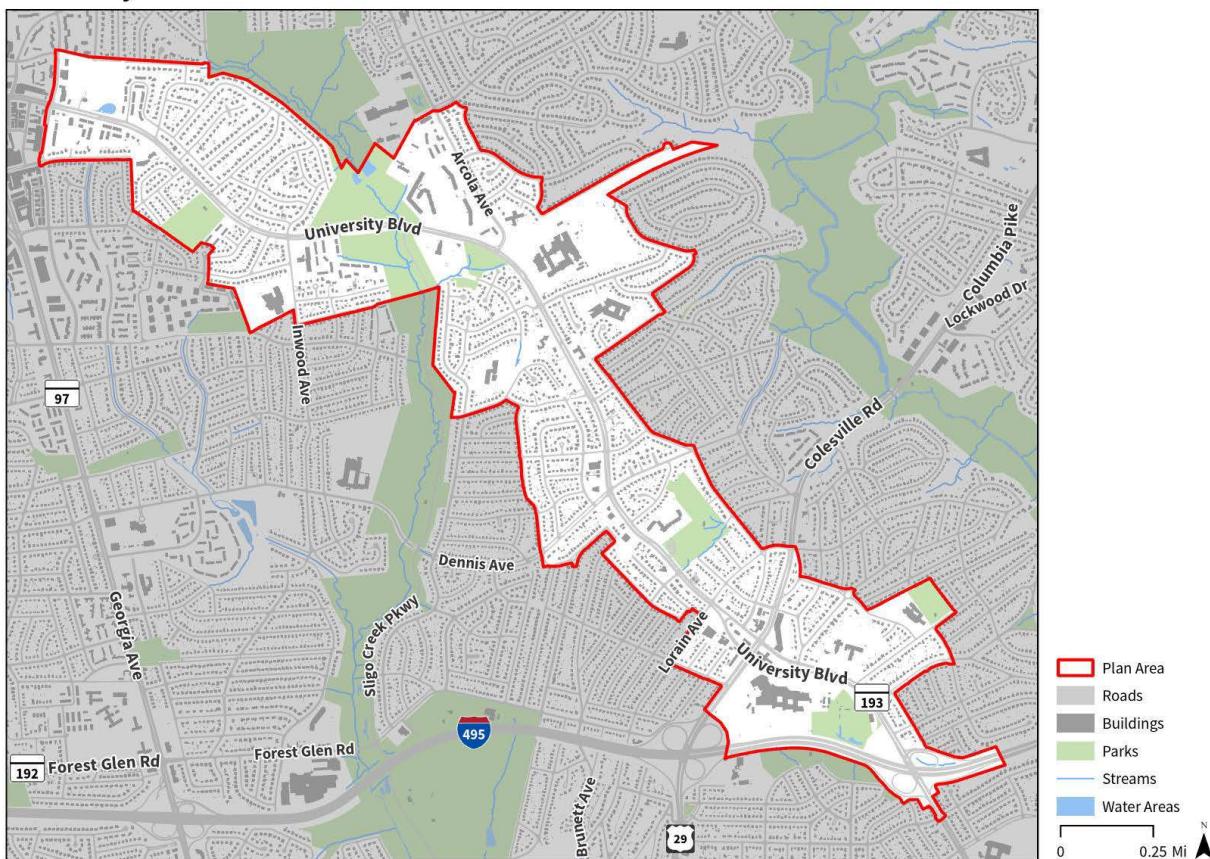
Planning Board Information

MCPB

Item No. 16

December 18, 2025

University Boulevard

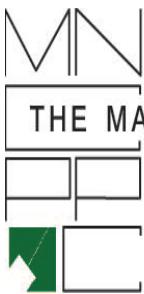


SUMMARY

The Montgomery County Council, sitting as the District Council, approved the University Boulevard Corridor Plan by resolution 20-1010 on December 9, 2025 following a public hearing and six work sessions from September through December. Attached for the Planning Board's review and approval is the Montgomery County Planning Board Resolution Number 25-137 to adopt the University Boulevard Corridor Plan. Staff recommends approval of the Resolution of Adoption for transmission to the Full Commission, and review by the Full Commission on January 21, 2026

ATTACHMENTS

- Attachment 1: Montgomery County Planning Board Resolution No. 25-137
- Attachment 2: Montgomery County Council Resolution No. 20-1010



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

MCPB NO. 25- 137
M-NCPPC NO. 26-01

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to *Thrive Montgomery 2050*, the County's General Plan; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on February 27, 2025 on the Public Hearing Draft of the *University Boulevard Corridor Plan*, being also an amendment to *Thrive Montgomery 2050*, the County's General Plan, as amended; the 1989 *Master Plan for the Communities of Kensington-Wheaton*; the 1996 *Four Corners Master Plan*; the 2001 *Kemp Mill Master Plan*; the 2012 *Wheaton Central Business District and Vicinity Sector Plan*; the 1979 *Master Plan for Historic Preservation*, as amended; the 2013 *Countywide Transit Corridors Functional Master Plan*, as amended; the 2018 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; and the 2023 *Pedestrian Master Plan*, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on June 12, 2025 approved the Planning Board Draft of the *University Boulevard Corridor Plan*, recommended that it be approved by the County Council for Montgomery County, sitting as the District Council for that portion of the Maryland-Washington Regional District lying situate in Montgomery County (the "District Council"), and forwarded it to the Montgomery County Executive for recommendations and analysis; and

WHEREAS, the District Council held public hearings on September 10, and September 16, 2025, wherein testimony was received concerning the Planning Board Draft of the *University Boulevard Corridor Plan*; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board Draft of the *University Boulevard Corridor Plan* and forwarded those recommendations and analysis to the District Council on September 2, 2025; and

Approved as to
Legal Sufficiency: /s/ Matthew Mills
M-NCPPC Legal Department

WHEREAS, the District Council, on December 9, 2025 approved the Planning Board Draft of the *University Boulevard Corridor Plan* subject to the modifications and revisions set forth in the attached District Council Resolution No. 20-1010.

NOW, THEREFORE BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the said *University Boulevard Corridor Plan*, being also an amendment to *Thrive Montgomery 2050*, the County's General Plan, as amended; the 1989 *Master Plan for the Communities of Kensington-Wheaton*; the 1996 *Four Corners Master Plan*; the 2001 *Kemp Mill Master Plan*; the 2012 *Wheaton Central Business District and Vicinity Sector Plan*; the 1979 *Master Plan for Historic Preservation*, as amended; the 2013 *Countywide Transit Corridors Functional Master Plan*, as amended; the 2018 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; and the 2023 *Pedestrian Master Plan*, as amended; and as approved by the District Council in Resolution No. 20-1010; and

BE IT FURTHER RESOLVED, that copies of said *University Boulevard Corridor Plan* must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court for both Montgomery and Prince George's Counties, as required by law.

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 25- 137 adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission at its regular meeting held on Thursday, December 18, 2025 in Wheaton, Maryland and via video conference on motion of Commissioner Pedoeem, seconded by Vice Chair Linden with a vote of 4-0; Chair Harris, Vice Chair Linden and Commissioners Bartley and Pedoeem, voting in favor of the motion. Commissioner Hedrick was necessarily absent.

Artie L. Harris
Artie L. Harris, Chair
Montgomery County Planning Board

William Spencer
Acting Executive Director

Resolution No.: 20-1010
Introduced: December 9, 2025
Adopted: December 9, 2025

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Approval of the *University Boulevard Corridor Plan*

1. On June 27, 2025, the Montgomery County Planning Board transmitted to the County Executive and the County Council its draft of the *University Boulevard Corridor Plan*.
2. The Summer 2025 Planning Board Draft of the *University Boulevard Corridor Plan* contains the text and supporting maps for a comprehensive amendment to portions of the approved and adopted the 1989 *Master Plan for the Communities of Kensington-Wheaton*, 1996 *Four Corners Master Plan*, 2001 *Kemp Mill Master Plan* and the 2012 *Wheaton Central Business District and Vicinity Sector Plan*. It also amends *Thrive Montgomery 2050*, as amended; the 1979 *Master Plan for Historic Preservation*, as amended; the 2013 *Countywide Transit Corridors Functional Master Plan*, as amended; the 2018 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan* as amended, and the 2023 *Pedestrian Master Plan*, as amended.
3. On September 10, and September 16, 2025, the County Council held a public hearing on the Planning Board Draft of the *University Boulevard Corridor Plan*, which was referred to the Council's Planning, Housing, and Parks Committee for review and recommendations.
4. On September 29, October 20, November 3, and November 10, 2025, the Planning, Housing, and Parks Committee held a worksession to review the Planning Board Draft of the *University Boulevard Corridor Plan*.
5. On November 18, and December 2, 2025, the County Council reviewed the Planning Board Draft of the *University Boulevard Corridor Plan* and the recommendations of the Planning, Housing, and Parks Committee.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District lying situate in Montgomery County, Maryland, states as follows:

The Planning Board Draft of the *University Boulevard Corridor Plan*, dated Summer 2025, is hereby approved with revisions. District Council revisions to the Planning Board Draft of the *University Boulevard Corridor Plan* are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring. Montgomery County Planning Department staff may make additional, non-substantive revisions and/or corrections to the Master Plan Amendment before its adoption by The Maryland-National Capital Park & Planning Commission.

All page references in this section are consistent with the page numbering in the print version of the Planning Board Draft of the *University Boulevard Corridor Plan*.

Page 6 Modify the third paragraph under *Executive Summary* as follows:
The Plan supports lower density, predominantly residential development with a range of building types between planned BRT stations, and higher density, mixed-use development near planned stations. To achieve this vision, the Plan recommends the Commercial Residential Neighborhood (CRN) Zone on [blocks] properties that [front]abut University Boulevard and, to a lesser extent, Colesville Road and retains most of the existing detached residential properties in the Plan area as detached residential zones. New infill development is recommended for religious institutional properties, via the Commercial Residential Town (CRT) Zone and more intense mixed-use development is recommended for commercial areas, such as Four Corners, [Kemp Mill Shopping Center,]and along Amherst Avenue.

Page 7 Modify the fourth bullet under *Urban Design* as follows:
• Locate higher building densities and mixed uses at locations near BRT stations, including existing commercial properties, such as the WTOP property, [Kemp Mill Shopping Center,]and Four Corners. Ensure that new development transitions in height, mass, and scale to adjacent residential neighborhoods.

Page 7 Modify the first bullet under *Land Use and Zoning* as follows:
• Rezone corridor-[fronting residential blocks]abutting residential properties to the CRN Zone, and rezone institutional properties, such as those used for religious assembly and single-use commercial shopping centers, to CRT to promote sustainable development patterns, provide housing options, and support transportation safety enhancements in the Plan area.

Page 9 Modify the second and third bullets under *Transportation* as follows:
• Advance the Complete Streets Design Guide as a framework to create a walkable and safe roadway for all people. Specifically, implement [a connected network of streets,] comfortable walkways, and low-stress bicycle facilities, and right-size roadways and intersections to create a safer and more comfortable environment for people who are walking, rolling, bicycling, riding transit, and driving.

- [Utilize the Four Corners Bicycle and Pedestrian Priority Area (BiPPA)] Repurpose right of way through Four Corners to improve safety for people walking, biking, and rolling. [within Four Corners. Prioritize funding of the “University Boulevard: Downtown Wheaton to Four Corners Town Center” BiPPA in the County’s Capital Improvement Program to extend safety improvements along the corridor.]

Page 9

Modify the last bullet under *Transportation* as follows:

- Provide [alternative ways to navigate the Four Corners area that include short-term recommendations for limited change to the street network to provide] safe, accessible, and healthy travel options for people walking, biking, rolling, riding transit, and traveling in cars[. Along with a more detailed design for BRT, further study additional street connections] in the Four Corners area, [to achieve a long-term vision for a more connected network of Town Center Streets that increase local connectivity and a more regular street pattern.]

Page 9

Add the following bullet between the first and second bullets under *Community Facilities*:

- Support the co-location of the 4th District Police Station with the Maryland-National Capital Park Police Headquarters.

Page 14

Modify the third paragraph under *Plan Area* as follows:

Three multifamily high-rise residential buildings, including the Housing Opportunities Commission (HOC) – owned Arcola Towers, Warwick Apartments, and University Towers Condominiums, are located at the intersection of Arcola Avenue and University Boulevard. [Kemp Mill Shopping Center, Kemp Mill Urban Park, and Yeshiva of Greater Washington are farther north along Arcola Avenue.] The Northwood Chesapeake Bay Trail runs east and south of Arcola Avenue, while Breewood Neighborhood Park lies south of it. Northwood High School, under construction as of this writing, is located east of Arcola Avenue.

Page 15

Modify *Figure 3: University Boulevard Corridor Plan Area* to remove the Kemp Mill Shopping Center, Kemp Mill Urban Park, and the Yeshiva of Greater Washington site from within the plan area.

Page 20

Modify the first paragraph under *Urban Design Strategies* as follows:

The University Boulevard Corridor Plan advances Thrive’s goals for corridor-focused growth by promoting transit-supportive redevelopment near planned BRT stations, creating opportunities to expand housing choice on properties [fronting] along the corridor between future BRT station locations, and advancing multimodal improvements. Prior planning efforts did not address urban design ideas or principles for future development along the corridor.

Page 20

Modify the second bullet under *Urban Design Strategies* as follows:

- Corridor-[fronting]abutting properties [or blocks] between planned BRT station locations.

Page 20 Delete the third bullet under *Urban Design Strategies* as follows:
• [Individual non-corridor fronting locations within exclusively residential areas.]

Page 22 Modify the heading *DESIGN GUIDANCE FOR CORRIDOR-FRONTING BLOCKS BETWEEN BRT STATIONS* as follows:
DESIGN GUIDANCE FOR CORRIDOR-[FRONTING BLOCKS]ABUTTING PROPERTIES BETWEEN BRT STATIONS

Page 22 Modify the first sentence under *DESIGN GUIDANCE FOR CORRIDOR-FRONTING BLOCKS BETWEEN BRT STATIONS* as follows:
Corridor-[fronting blocks]abutting properties between planned BRT stations should explore:

Page 22 Delete the section titled *DESIGN GUIDANCE FOR NON-CORRIDOR FRONTING BLOCKS* as follows:
[*DESIGN GUIDANCE FOR NON-CORRIDOR FRONTING BLOCKS*
Individual non-corridor fronting blocks considering redevelopment should explore:
• Small-scale residential development.
• Parking solutions internal to the property.
• House-scaled architectural design elements.]

Page 24 Modify the last sentence of the first paragraph as follows:
The Plan recommends the CRT Zone as the primary zoning tool for large commercial and institutional properties in the Plan area and the CRN zone for detached residential properties [within blocks fronting] that abut the corridor.

Page 32 Modify the third bullet under *Land Use and Zoning Recommendations* as follows:
• Rezone the Berkeley Court/Westchester development from the PD-9 zone to the CRN 1.0 C-0.0 R-1.0 H-[50]45 zone as a suitable equivalent zone for the property, since the PD zone cannot be confirmed through the Sectional Map Amendment (SMA).

Page 32 Modify the fourth bullet under *Land Use and Zoning Recommendations* as follows:
• Rezone the detached residential properties that abut University Boulevard from the R-90 zone to the CRN 1.0 C-0.0, R-1.0, H-45 zone as shown in Figures 13 and 14.

Page 34 Modify the second paragraph under *Urban Design Recommendations* as follows:
Future development of the WTOP property [must]should:

Page 36 Modify the third bullet under *Land Use and Zoning Recommendations* as follows:
• Rezone the Canaan Christian Church properties at 2100 and 2118 University Boulevard West and 11221 Rose Lane and the vacant property at 11220 Rose Lane from the R-60 zone to the CRN 1.0 C-0.0 R-1.0 H-50 zone, as shown in

Figure 18, to support new infill development and [advancing] advance the Plan's [recommended public benefits, including] historic [resource] preservation goals.

Page 36 Modify the sixth bullet under *Land Use and Zoning Recommendations* as follows:

- Rezone the detached residential properties that abut University Boulevard from the R-60 zone to the CRN 1.0 C-0.0, R-1.0, H-45 zone as shown in Figures 17 and 18.

Page 39 Modify the fourth bullet under *Land Use and Zoning Recommendations* as follows:

- Rezone the detached residential properties that abut University Boulevard from the R-60 zone to the CRN 1.0 C-0.0, R-1.0, H-45 zone as shown in Figures 20 and 21.

Page 41 Modify the last sentence of the first paragraph under *Urban Design Recommendations* as follows:
Redevelopment around this intersection should [adhere] strive to implement the following concepts:

Page 41 Modify the fifth bullet under *Urban Design Recommendations* as follows:

- [Promote a more compact and street-oriented Glen Haven Elementary School that minimizes surface parking along Inwood Avenue.] Future improvements to Glen Haven Elementary School should explore improving safety for people walking, biking, and rolling, and for weekend community events to activate the existing surface parking along Inwood Avenue.

Page 42 Modify *Figure 23: Key Properties in the University Towers Neighborhood* to remove the Kemp Mill Shopping Center, Kemp Mill Urban Park, and the Yeshiva of Greater Washington site.

Page 43 Modify the first paragraph as follows:
[Kemp Mill Shopping Center, a traditional neighborhood suburban shopping center, is the only retail use in this neighborhood. Kemp Mill Urban Park is located adjacent to the shopping center.]The Young Israel Shomrai Emunah of Greater Washington, a synagogue;[the Yeshiva of Greater Washington, a religious school;] and Parkland Swim Club, a community swimming pool, are [additional uses] located west of Arcola Avenue. Two small residential townhouse communities are also located in this neighborhood: Northwoods Crossing at the intersection of Arcola Avenue and University Boulevard, and Stonington Woods, adjacent to University Towers and Parkland Swim Club.

Page 43 Delete the third, fourth, and fifth paragraphs as follows:
[The Kemp Mill Shopping Center is a treasured cultural resource for the Kemp Mill community. The shopping center's services, amenities, retail stores, and restaurants, combined with the nearby places of worship, communal gathering spots, schools, recreational facilities, and diverse housing options, create a community that

residents greatly value. Many of the businesses and retail establishments in the shopping center are locally owned and provide employment for nearby residents.

This Plan recommends new infill residential and non-residential development, via the CRT Zone, for the properties associated with Kemp Mill Shopping Center, including the Cornerstone Montgomery Inc. office building at 1398 Lamberton Drive. As Kemp Mill Shopping Center fulfills a critical need in the community, the Plan encourages any new development to retain retail space that serves the needs of the Kemp Mill community. To incentivize retaining the retail space, the Plan recommends:

- A phased redevelopment of Kemp Mill Shopping Center that allows existing neighborhood retail to operate and site access to be maintained during redevelopment activities.
- Implementing strategies for retaining existing and attracting new independent retailers that may include incentives to preserve affordable rents, establishing business cooperatives, and building smaller store sizes that could accommodate local businesses.
- Attracting and supporting local retailers and small businesses through loans and technical assistance programs offered by State and County economic development agencies.

Existing access to the Kemp Mill Shopping Center is on a parcel owned by the M-NCPPC (Parcel Tax ID 03358966). In the event of redevelopment, this Plan recommends that the M-NCPPC-owned parcel be exchanged for property adjacent to Kemp Mill Urban Park of an equal or greater size (approximately 20,000 square feet) to augment the functionality of the Kemp Mill Urban Park, while maintaining access to the shopping center site. In addition, this Plan recommends creating a privately owned public space, anchored by a range of building heights and a mixture of uses, near the Sligo Creek Trail entrance. New development should explore opportunities to meaningfully connect the privately owned public space, Kemp Mill Urban Park, and Sligo Creek Trail through new street and trail connections, placemaking, and wayfinding.]

Modify the last paragraph as follows:

In the long-term, HOC anticipates some potential infill or redevelopment of the Arcola Towers property. An 80-foot private easement, improved with an approximately 25-foot wide driveway known as the “Access Road,” provides transit service and linkages to multifamily residential properties. This Plan supports the extension of this roadway as a Town Center street, as shown in Figure 24[, with future development to Kemp Mill Shopping Center to improve overall circulation within this area]. The Plan acknowledges that the dedication of the existing Access Road as a public street will be incremental as redevelopment occurs and recommends that each phase of development construct the street as a private street, built to public street standards, with a covenant for future dedication as a public street. The northern terminus of the existing 80-foot easement is located entirely on the Arcola Towers property. As infill or redevelopment of this property is

anticipated in the life of this Plan, the Plan recommends that infill or redevelopment of the property construct improvements along its frontage, as well as the travel lanes and street buffers, consistent with the Complete Streets Design Guide. The final alignment of the recommended right-of-way dedication, and improvements by adjoining properties should be determined at the time of redevelopment.

Page 46 Delete the fourth and fifth bullets under *Land Use and Zoning Recommendations* as follows:

- [Rezone the Kemp Mill Shopping Center properties, including 1370 Lamberton Drive and 1398 Lamberton Drive, from the Neighborhood Retail (NR) Zone to the CRT 1.5 C-0.75 R-1.25 H-70 Zone to promote the Plan's recommended public benefits.
- Rezone the Montgomery Parks properties (Parcel Tax IDs 00965530 and 03358966) from the R-90 Zone to the CRT 1.5 C-0.75 R-1.25 H-70 Zone to support any potential development with the adjacent commercial property. Should redevelopment of the adjacent commercial property occur, the property owners should explore opportunities to exchange these properties for property of an equal or greater size (approximately 20,000 square feet) to augment the functionality of Kemp Mill Urban Park.]

Page 46 Delete the seventh bullet under *Land Use and Zoning Recommendations* as follows:

- [Confirm the R-60 Zone for the Yeshiva of Greater Washington property at 1216 Arcola Avenue and the R-90 Zone for the Kemp Mill Urban Park.]

Page 47 Modify Figures 25 and 26 to remove Kemp Mill Shopping Center, Kemp Mill Urban Park, and the Yeshiva of Greater Washington site.

Page 48 Modify the second paragraph under *Urban Design Recommendations* as follows: [The cluster of properties around and including Kemp Mill Shopping Center have potential for coordinated development to create a new mixed-use neighborhood center.] Redevelopment [at the shopping center] of the multifamily and other properties should consider the following, as shown in Figure 27:

Page 48 Modify the bullets of the second paragraph as follows:

- Establish a compact development pattern of short blocks and internal streets with an enhanced streetscape to promote pedestrian activity between the surrounding community and [the new center] any redevelopment.
- Explore a mix of uses [that includes retail] and a broad range of residential unit types, including attached and multifamily development, to serve different needs and income levels.
- Improve and extend the existing access road from University Boulevard West through University Towers as a pedestrian-friendly street with street-facing buildings and an enhanced streetscape that connects with new internal streets [in the redeveloped shopping center cluster], to provide an alternative vehicular connection north and east of Arcola Avenue.

- [If the Kemp Mill Shopping Center redevelops, provide a minimum 0.75-acre privately owned public space, consistent with a neighborhood green on larger shopping center parcels, near the Sligo Creek Trail entrance. Explore placemaking opportunities on the shopping center property to incorporate public art and wayfinding, and to consider activation strategies for the recommended neighborhood green.]

Page 49

Modify the second bullet under *Land Use and Zoning Recommendations* as follows:

- [Explore mechanisms to transfer the right-of-way at the termini of Breewood Road and Tenbrook Drive to M-NCPPC to improve the Northwood Chesapeake Bay Trail alignment and solidify maintenance and management of the trail by Montgomery Parks between Sligo Creek Stream Valley Park and Breewood Neighborhood Park.] Retain public ownership of the unimproved rights-of-way for Breewood Road and Tenbrook Drive in perpetuity to ensure continuity of the Northwood Chesapeake Bay Trail west of University Boulevard. The Montgomery County Parks Department should be responsible for maintaining the trail through these public rights-of-way.

Page 50

Modify the second bullet under *Land Use and Zoning Recommendations* as follows:

- Rezone the detached residential properties that abut University Boulevard from the R-60 zone to the CRN 1.0 C-0.0, R-1.0, H-45 zone as shown in Figures 29 and 30.

Page 52

Add the heading *Land Use and Zoning Recommendations* prior to the bulleted text.

Page 52

Modify the third bullet as follows:

- Rezone Young Israel Shomrai Emunah at 811 and 813 University Boulevard West, as well as the detached residential properties that abut University Boulevard from the R-60 zone to the CRN 1.0 C-0.0, R-1.0, H-45 zone as shown in Figures 32 and 33.

Page 54

Modify the first sentence of the second paragraph under *Sligo Woods Neighborhood* as follows:

As shown in Figures 35 and 36, this Plan recommends the CRN and CRT [Zone]zones as [an] appropriate zones to promote new infill development for properties between Kerwin Road and Dennis Avenue[, including the four detached residential properties near the planned BRT station].

Page 55

Modify the second bullet under *Land Use and Zoning Recommendations* as follows:

- Rezone the Verizon substation [and four detached residential properties, 10311–10317 Gilmoure Drive,] from the R-60 zone to the CRN 1.0 C-0.0 R-1.0 H-50 zone to promote redevelopment near planned BRT.

Page 55 Modify the third bullet under *Land Use and Zoning Recommendations* as follows:

- Rezone the detached residential properties that abut University Boulevard from the R-60 zone to the CRN 1.0 C-0.0, R-1.0, H-45 zone as shown in Figures 35 and 36.

Page 56 Delete the bullets under *Mary's Center Neighborhood* to create paragraphs as follows:

This Plan recommends a consistent land use approach, via the CRT Zone, for existing residential and non-residential properties that would permit new infill development near the planned BRT station at Dennis Avenue, as shown in Figures 38 and 39. Three vacant parcels and a detached dwelling at the southwest intersection of University Boulevard and Dennis Avenue are under common ownership and offer an opportunity to redevelop with primarily residential uses, including attached and multifamily development. New residential development at this location will serve as a gateway feature to this area.

Mary's Center provides county residents with healthcare, education, and social services. This Plan supports the CRT zone for the property since it permits the existing use and provides more flexibility if the property is redeveloped in the future. If the property completely redevelops, this Plan supports a new pedestrian or bikeway extension of Greenock Road to University Boulevard or the extension of Gilmoure Drive.

The Nichiren Shoshu Myosenji Buddhist Temple, located at Brunett Avenue and University Boulevard, is a religious institutional property. This Plan supports the future evaluation of the Temple for listing as a Master Plan Historic Site, with the potential for adaptive reuse. If the Temple were removed, appropriate redevelopment for the site includes attached units such as duplexes or townhouses.

Page 56 Add a section for *Land Use and Zoning Recommendations* as follows:

Land Use and Zoning Recommendations

- Rezone the three vacant properties (at 700 Dennis Avenue, 704 Dennis Avenue, and 708 Dennis Avenue) and the detached residential property at 420 University Boulevard West from the R-60 zone to the CRT 1.5 C-0.5 R-1.25, H-50 zone.
- Rezone three parcels at 400 University Boulevard West from the EOF 1.5 H-60 zone to the CRT 1.5 C-0.5 R-1.25 H-50 zone.
- Rezone the Mary's Center property from the R-60 zone to the CRT 1.5 C-0.5 R-1.25 H-50 zone.
- Rezone the Nichiren Shoshu Myosenji Buddhist Temple property from the R-60 zone to the CRT 1.0 C-0.25 R-1.0 H-50 zone.
- Rezone the detached residential properties that abut University Boulevard from the R-60 zone to the CRN 1.0 C-0.0, R-1.0, H-45 zone as shown in Figures 38 and 39.

Page 59 Modify the bullet under *Land Use and Zoning Recommendations* as follows:

- Rezone the detached residential properties that abut University Boulevard from the R-60 zone to the CRN 1.0 C-0.0, R-1.0, H-[50]45 zone as shown in Figures 41 and 42.

Page 61 Modify the second bullet under *Land Use and Zoning Recommendations* as follows:

- [Redevelopment on the HOC property must provide a financial contribution for park improvements in or near the Plan area at the time of redevelopment, in lieu of on-site open space.] Consistent with recommendations for redevelopment of properties adjacent to parks elsewhere in the county and Section 59-6.3.6.C of the Zoning Ordinance, require a financial contribution from this property owner for park improvements in or near the plan area instead of requiring open space on-site at the time of redevelopment. In addition to the contribution, redevelopment should improve connections to and engage North Four Corners Local Park.

Page 61 Modify the third bullet under *Land Use and Zoning Recommendations* as follows:

- Rezone the detached residential properties that abut University Boulevard from the R-60 zone to the CRN 1.0 C-0.0, R-1.0, H-45 zone as shown in Figures 44 and 45.

Page 62 Delete the second bullet under *Urban Design Recommendations* as follows:

- [New development building heights must transition to the existing detached properties along Royalton Road.]

Page 62 Modify the fourth bullet under *Urban Design Recommendations* as follows:

- [Where possible, relocate vehicular access from University Boulevard to intersecting or parallel streets to promote safety for people walking, rolling, biking, taking transit, and driving along University Boulevard West.] Where University Boulevard West provides the only site frontage, consolidate vehicular access.

Page 64 Modify the first three bullets under *Land Use and Zoning Recommendations* as follows:

- Rezone the commercial properties (2 University Boulevard West, 22 University Boulevard West, 106 University Boulevard West, 108 University Boulevard West, and 10040 Colesville Road) in the median of University Boulevard West from the CRT-2.25 C-1.5 R-0.75 H-45 zone to the CRT 2.5 C-1.5 R-1.5 H-[75]65 zone to promote the Plan's recommended public benefits, as shown in Figures 48 and 49.
- Rezone the Safeway Shopping Center property at 116 University Boulevard West from the R-60 zone and the CRT 1.5 C-1.5 R-0.5 H-45 zone to the CRT [3.0 C-1.5 R-2.5 H-100] 2.25 C-1.5 R-1.5 H-65 zone to promote mixed-use development that contributes to the recommended public benefits.

- Rezone the U.S. Postal Service property at 110 University Boulevard West from the CRT 1.5 C-1.5 R-0.5 H-45 zone to the CRT 2.25 C-1.5 R-1.5 H-[75]60 zone that promotes the Plan's recommended public benefits.

Page 64

Modify the last bullet under *Land Use and Zoning Recommendations* as follows:

- Rezone the BP automotive service center property at 112 University Boulevard West from the CRT 2.25 C-1.5 R-0.75 H-45 zone to the CRT 2.25 C-1.5 R-1.5 H-[75]60 zone to support the recommended public benefits.

Page 65

Modify the first bullet as follows:

- Rezone the Shell gas station property at 100 University Boulevard West from the CRT 1.5 C-1.5 R-0.5 H-45 zone to the CRT 2.25 C-1.5 R-1.5 H-[75]60 zone to support the Plan's recommended public benefits.

Page 65

Delete the second bullet as follows:

- [Rezone the detached residential properties as shown in Figures 48 and 49.]

Page 66

Modify the fourth bullet under *Urban Design Recommendations* as follows:

- [With future redevelopment of the Safeway grocery store, provide a minimum 0.25-acre privately owned public space, consistent with the characteristics of a neighborhood green.] Future redevelopment of the Safeway grocery store, assuming existing abutting single-family residential properties remain, should provide:
 - Development intensity and active uses along University Boulevard West;
 - Transitions in building height to 35-feet adjacent to existing single-family residential properties to maintain compatibility;
 - Transitions in building setbacks, including 12-foot side yard setbacks and 30-foot rear yard setbacks to maintain compatibility; and
 - A minimum 0.25-acre privately owned public space, consistent with the characteristics of a neighborhood green.

Page 67

Modify the first four bullets under *Land Use and Zoning Recommendations* as follows:

- Rezone the commercial properties in the northeast intersection of Colesville Road and University Boulevard West, as shown in Figure 52, including at 10100 Colesville Road, 10110 Colesville Road, 10118 Colesville Road, 10120 Colesville Road, 10126 Colesville Road, 10130 Colesville Road, 10132 Colesville Road, 10134 Colesville Road, Parcel 072 and Parcel P11 from the R-60 zone and the CRT 2.25 C-1.5 R-0.75 H-45 zone to the CRT [3.0 C-1.5 R-2.5 H-100]2.25 C-1.5 R-1.5 H-60 zone to promote mixed-use development that support the Plan's public benefits, mobility options, and pedestrian connections.
- Rezone the properties at 10144 Colesville Road and 110 Sutherland Road from the CRT 1.5 C-1.5 R-0.5 H-45 zone to the CRT 2.25 C-1.5 R-1.5 H-[75]60 zone to support mixed-use development that is in proximity to BRT stations.

- Rezone the commercial property at 101 University Boulevard West from the CRT 2.25 C-1.5 R-0.75 H-45 zone to the CRT 2.25 C-1.5 R-1.5 H-[75]60 zone to support the recommended public benefits.
- Rezone the commercial properties at 105-111 University Boulevard West from the CRT 1.5 C-1.5 R-0.5 H-45 zone to the CRT [3.0 C-1.5 R-2.0 H-100]2.25 C-1.5 R-1.5 H-60 zone to support new mixed-use development and the Plan's public benefits.

Page 67

Modify the last bullet under *Land Use and Zoning Recommendations* as follows:

- Rezone the detached residential properties that abut Colesville Road from the R-60 zone to the CRN 1.0 C-0.0, R-1.0, H-45 zone as shown in Figures 51 and 52 to support the Plan's recommendations for new residential typologies.

Page 70

Modify the second paragraph under *Woodmoor Shopping Center Neighborhood* as follows:

The Woodmoor Shopping Center property owner has no immediate redevelopment plans for this site. Given the relatively small property size, redevelopment would likely entail complete site redevelopment rather than a phased approach. [This Plan introduces new flexible zoning options that would permit residential and non-residential development in the long-term, if desired by the property owner.] A privately owned public space consistent with a neighborhood green is recommended for this property to support any future new development, and any new development must transition to the existing detached residential properties along Pierce Drive and Lexington Avenue. [This Plan also introduces new residential typologies for the detached residential properties on Pierce Drive, which is adjacent to the shopping center.]

Page 71

Modify the first and second bullets under *Land Use and Zoning Recommendations* as follows:

- [Rezone the Woodmoor Shopping Center, as shown in Figures 55 and 56 on page 72 from the CRT 0.75 C-0.75 R-0.5 H-40 zone to the CRT 3.0 C-1.5 R-2.5 H-100 zone to promote mixed-use development in the Four Corners area that supports the Plan's recommended public benefits.] Reconfirm the existing CRT 0.75 C-0.75 R-0.5 H-40 zone for the Woodmoor Shopping Center.
- Rezone the detached residential properties that abut University Boulevard from the R-60 zone to the CRN 1.0 C-0.0, R-1.0, H-45 zone as shown in Figures 55 and 56 to support the Plan's recommended new residential typologies.

Page 71

Add the following bullet between the first and second bullets under *Land Use and Zoning Recommendations* as follows:

- This Plan recommends the future evaluation of the Woodmoor Shopping Center for listing in the Master Plan for Historic Preservation.

Page 75

Modify the second bullet under *Land Use and Zoning Recommendations* as follows:

- Rezone the Four Corners Ethiopian Evangelical Church property from the R-60 zone and the CRT 0.25 C-0.25 R-0.25 H-35 zone to the [CRT 3.0 C-1.5 R-2.5 H-100] CRT 2.5 C-1.5 R-1.5 H-65 zone to promote infill development and the Plan's recommended public benefits.

Page 78

Add the following text to the beginning of the second paragraph as follows:
The UBC Plan envisions a mixed-use, transit-supportive environment with a balanced range of housing options including access to high-quality workforce housing within the corridor. This Plan also seeks to expand the nature of residential neighborhoods along the corridor by introducing new residential building typologies, which are linked with the introduction of new BRT infrastructure. Prior master plans along the corridor, such as the 2001 Kemp Mill Master Plan and the 1996 Four Corners Master Plan, recommended the retention of detached residential uses along the corridor.

Page 79

Modify the first sentence of the second paragraph as follows:
Specifically, this Plan supports the introduction of new housing typologies in the Plan area, particularly [in blocks fronting]for properties abutting the University Boulevard Corridor and in proximity to the BRT stations, to begin to address decades of inequities to create more equitable, mixed-income neighborhoods and to ensure that exclusively single-family zoning is not a barrier to providing housing options and enabling home ownership.

Page 80

Modify the third bullet under *Affordable Housing* as follows:

- When public properties are redeveloped with a residential component, [strive to] provide a minimum of 30 percent MPDUs, with 15 percent affordable to households earning the standard MPDU level of 65–70 percent or less of AMI and 15 percent affordable to households at or below 50 percent of AMI.

Page 80

Add the following bullet under *Preservation of Affordable Housing* as follows:

- In the event of redevelopment, priority should be given to existing eligible residents for the units under market-affordable rental agreements. Property owners should work with the MCDHCA and tenants so that eligible residents receive support and assistance to mitigate the impacts of any relocation.

Page 80

Modify the second bullet under *Housing Production and Housing Diversity* as follows:

- Utilize the CRT and CRN zones [as the primary zones] to introduce new residential typologies along the corridor, as well as within proximity to the proposed BRT stations.

Page 80

Add the following bullet under *Housing Production and Housing Diversity* as follows:

- Facilitate the production of workforce housing units, furthering mixed-income development and supporting projects that provide units affordable at the county's workforce housing levels.

Page 83

Modify the second and third bullets under *Wheaton Forest Local Park* as follows:

- [Consistent with recommendations elsewhere in the county, when properties adjacent to parks redevelop, in lieu of on-site open space require a financial contribution from the property owner for park improvements in or near the plan area at the time of development.] Consistent with recommendations for redevelopment of properties adjacent to parks elsewhere in the county and Section 59-6.3.6.C of the Zoning Ordinance, require a financial contribution from this property owner for park improvements in or near the plan area instead of requiring open space on-site at the time of redevelopment.
- Redevelopment of adjacent properties should relate to and engage the park and ensure that park edges are attractive. For example, [do not]strive to locate parking lots or dumpsters [immediately adjacent to the]away from park boundaries. Provide screening in case where this cannot be achieved.

Page 84

Modify the fifth bullet under *Sligo Creek Stream Valley Park* as follows:

- Improve the Sligo Creek Trail entrance at Kemp Mill Shopping Center. [Redevelopment of the adjacent Kemp Mill Shopping Center property should provide improvements at this location, including improvements that meaningfully connect the privately owned public space, Kemp Mill Urban Park, and Sligo Creek Trail through new street and trail connections, placemaking, and wayfinding.]

Page 84

Modify the second sentence of the first bullet under *MDOT SHA Land and the Northwood Chesapeake Bay Trail* as follows:

This Plan recommends that this property and the adjoining MDOT SHA property that contains the trail and extends beyond the Plan area (Parcel Tax ID 980626) be conveyed by MDOT SHA to M-NCPCC [as soon as possible] to consolidate management and maintenance of the trail by Montgomery Parks and ensure permanent protection of the property and trail route as parkland.

Page 85

Modify the second bullet under *North Four Corners Local Park* as follows:

- Consistent with recommendations for redevelopment of properties adjacent to parks elsewhere in the county and Section 59-6.3.6.C of the Zoning Ordinance, require a financial contribution from this property owner for park improvements in or near the plan area instead of requiring open space on-site at the time of redevelopment. [If the project provides 25% or more MPDUs that receive either an exemption or discount from development impact taxes, the contribution may be reduced proportionally.]

Page 85

Modify the last bullet under *North Four Corners Local Park* as follows:

- Engage residents and community stakeholders to identify an appropriate [long-term lease]uses for the currently vacant park activity building, one that complements the park and addresses community needs and interests.

Page 89 Modify the fourth sub-bullet under *Develop University Boulevard as a Cool Corridor* as follows:
○ Underground utilities along the corridor, where [feasible]practicable.

Page 101 Modify the first bullet under *Street Network Recommendations*, as follows:
● Implement a connected transportation network [of streets] along University Boulevard with redevelopment. [Development should prioritize traffic calming as part of redevelopment to consider the context of neighborhood streets.]

Page 101 Modify the second and third sub-bullets associated with the first bullet under *Street Network Recommendations*, as follows:
○ Connect streets to University Boulevard to manage vehicular access and improve local multimodal circulation. Priority locations include the existing site entrance of the Northwood Presbyterian Church property aligned with the [Tenbrook Drive /] Access Road to University Towers, the Warwick Apartments, and Arcola Towers; and Orange Drive[; and Greenock Road / Royalton Road.]
○ Implement paved trail connections [Connect parallel streets] along the south/west side of University Boulevard to provide a more direct travel route for people walking and biking and to provide site access and local circulation for properties along University Boulevard in the event of their redevelopment. Priority locations include: Breewood Road / Whitehall Street; Whitehall Street / Gilmoure Drive; Gilmoure Drive between Dennis Avenue and Dallas Avenue; [and] Gilmoure Drive between Dallas Avenue and Brunett Avenue; and Greenock Road between Gilmoure Drive and University Boulevard.

Page 101 Delete the fourth sub-bullet associated with the first bullet under *Street Network Recommendations*, as follows:
○ [Potential traffic calming as part of redevelopment could include:
● Installing new sidewalks or sidepaths and street buffers consistent with Complete Streets Design Guide Neighborhood Yield Street, Neighborhood Street, Neighborhood Connector, or Area Connector guidance, as appropriate.
● Striping on-street parking to visually narrow the vehicle travel lanes and reduce vehicle travel speeds even when on-street parking spaces are not occupied.
● Alternating the side of the street with on-street parking in locations with enough width for on-street parking on only one side of the street to shift traffic horizontally and reduce vehicle travel speeds.
● Installing curb extensions at the ends of striped on-street parking bays and in locations without on-street parking to narrow vehicle travel lane widths to the minimum consistent with the Complete Streets Design Guide.
● Reducing curb radii to the minimum consistent with the Complete Streets Design Guide to reduce the speed of turning vehicles.

- Installing speed humps, speed tables, or other traffic calming measures.]

Page 102 Modify the third sub-bullet associated with the second bullet under *Street Network Recommendations*, as follows:

- Reconfigure [remove] channelized right-turn lanes as conventional right-turn lanes with stop bars [from] at all intersections unless the Director of Transportation or the Director's designee determines that such reconfiguration would significantly impair public safety. The Plan does not recommend preventing right turns from Arcola Avenue to University Boulevard and does not recommend eliminating the right turn lane. The reconfigured intersection should maintain three approach lanes on Arcola Avenue. The exact lane assignment, or evaluation of any potential right turn on red restriction will be determined by implementing agencies with the completion of intersection improvements.

Page 102 Modify the last bullet as follows:

- Consider decorative crosswalks [at the intersections of Arcola Avenue and Lamberton Drive,] in the Four Corners area[,] and at institutional properties.

Page 104 Modify the fourth sub-bullet under *Interim Recommendations* as follows:

- iv. Install [Consider] a coordinated, HAWK-type signal at existing pedestrian ramp crossings to provide a protected pedestrian crossing phase.

Page 104 Modify the first sub-bullet under *Long-Term Recommendations* as follows:

- i. Reconstruct interchange ramps to conventional 90-degree intersections instead of merge lanes, consistent with MDOT SHA Bicycle and Pedestrian Design Guidelines. Install grade-separated pedestrian and bicycle crossings of any I-495 ramps on the west side of Colesville Road that are not reconfigured as conventional, 90-degree intersections with stop bars instead of merge lanes.

Page 106 Modify the first paragraph under Four Corners Near Term Recommendations as follows:

The [near-term] recommendations for Four Corners focus on improving multimodal safety, particularly for the most vulnerable travelers who are walking, biking, and rolling both to pass through the area and to access destinations within Four Corners. To support near-term implementation, the recommendations maintain the existing one-way couplet configuration of University Boulevard and the existing dedicated public right-of-way. [minimize the need for additional dedicated public right-of-way, as shown in Figure 74.⁵]

Page 107 Modify the first bullet and associated sub-bullets as follows:

- [Reallocate existing right-of-way, minimize the acquisition of additional right-of-way,] Repurpose one vehicle travel lane per direction, narrow vehicle travel lanes, and relocate curbs along University Boulevard between Lorain Avenue

and Lexington Drive to narrow the roadway and provide safer and more comfortable facilities for people walking, biking, and rolling [and facilities to improve transit performance]. These include:

- [an 8-foot sidewalk and 6-foot street buffer along each side of westbound University Boulevard]
- a [10]16-foot Breezeway sidepath and [6]8-foot street buffer along the south side of eastbound University Boulevard [west of Colesville Road];
- an [8]11-foot sidewalk and [6]8-foot street buffer along the north side of eastbound University Boulevard;
- [a 10-foot sidepath and 8-foot street buffer along the south side of eastbound University Boulevard east of Colesville Road]
- a 10-foot sidewalk and 7-foot street buffer along the north side of westbound University Boulevard;
- an 8-foot sidewalk and 8-foot street buffer along the south side of westbound University Boulevard; and
- 11-foot [dedicated bus] outside through-vehicle travel lanes, 10-foot inside through-vehicle travel lanes, and 10-foot vehicle turn lanes.

Delete the first and second paragraphs as follows:

[If, through facility planning, implementing partners determine that dedicated bus lanes through Four Corners are not necessary to improve transit performance, right-of-way width shown for dedicated bus lanes should be reallocated to provide safer and more comfortable facilities for people walking, biking, and rolling, prioritizing a Breezeway bicycle facility along the south side of eastbound University Boulevard; any remaining right-of-way width from dedicated bus lanes determined to be not necessary to improve transit performance should be reallocated to reduce the overall cross-section width.]

Cross sections depicting an interim condition that does not require additional right-of-way are depicted in Figure 79, 11 Figure 80, 12 and Figure 81. 13 Eastbound University Boulevard East has an existing 10-foot sidepath and 10-foot planting strip on the south side, which should remain unless any redevelopment of Montgomery Blair High School relocates the existing 10-foot sidepath to narrow the existing planting strip to 8 feet wide. With the reallocation of lane widths, additional right-of-way should not be required to implement the 8-foot planting strip and 8-foot sidewalk on the north side of eastbound University Boulevard East.]

Delete the first paragraph as follows:

[If a Breezeway bicycle facility cannot be provided along the south side of eastbound University Boulevard, implement a Breezeway bicycle facility parallel to University Boulevard that connects the planned sidepaths along University Boulevard west of Lorain Avenue to the planned Breezeway bicycle facility along Pierce Drive.]

Add a fourth bullet as follows:

- Evaluate options to improve transit performance through Four Corners. These options may include transit signal priority or relocating bus stops.

Page 112 Delete entire section titled “FOUR CORNERS LONG-TERM VISION”.

Page 116 Modify the columns of *Table 1: University Boulevard Corridor Plan – Street Classification, Target Speed, Right of Way, Transit Lane, and Bike Facility Recommendations* for the Town Center Boulevard street type, as follows:

Roadway	Proposed Right of Way (Feet; Minimum)	Existing Traffic Lanes	Planned Traffic Lanes	Planned Dedicated Transit Lanes	Bike Facility (Left Side)	Bike Facility (Right Side)	Bikeway Prioritization (Tier 1 = Highest)
Town Center Boulevard							
University Blvd (MD 193; eastbound) ¹	[81]74	3	2	[1]0	None	<u>Breezeway Sidepath</u>	Tier 1
University Blvd (MD 193; eastbound) ²	[75]74	3	[3]2	[1]0	None	<u>Breezeway Sidepath</u>	Tier 1
University Blvd (MD 193; westbound) ³	[69]64	3	2	[1]0	None	None	—

Page 120 Modify the first bullet under *Transit Recommendations*, as follows:

- [Provide dedicated transit lanes along Colesville Road (U.S. 29) and University Boulevard (MD 193), as shown in Figure 84 on page 120 of the Plan.]
- As shown in Figure 84:
 - Reaffirm the 2013 Countywide Transit Corridors Functional Master Plan recommendation for transit along University Boulevard (MD 193) in a dedicated right-of-way between the western plan boundary and Lorain Avenue and between Williamsburg Drive and the eastern plan boundary. Clarify that the number of recommended dedicated bus lanes is two.
 - Reaffirm the 2013 Countywide Transit Corridors Functional Master Plan recommendation for transit along Colesville Road (U.S. 29) in dedicated lanes between the northern plan boundary and the southern plan boundary.

Page 123 Delete the first bullet under *Bicycle and Pedestrian Priority Areas Recommendations*, as follows:

- [Fund the “University Boulevard: Downtown Wheaton to Four Corners Town Center” BiPPA in the County’s Capital Improvements Program.]

Page 128 Delete the sixth sub-bullet associated with the first bullet under *Bikeshare*, as follows:

- f. [Kemp Mill Shopping Center]

Page 130 Modify the paragraph under *Public Safety* as follows:
The Plan supports providing additional public safety resources[, if needed,] at publicly owned properties in the plan area. While outside the Plan area but serving community members in the Plan area, this Plan also supports the colocation of Police District 4 and the Maryland-National Capital Park Police in a new public safety facility on Layhill Road, as both the 4th District and the Park Police provide service to the Plan area.

Page 136 Delete the first bullet under “This Plan recommends the following actions:” as follows:

- [Complete a county-wide Historic Resource Context for architectural and cultural resources associated with Jewish residents of Montgomery County, Maryland.]

Page 136 Add the following section on the Woodmoor Shopping Center following the section Nichiren Shoshu Myosenji Temple as follows:

Woodmoor Shopping Center
The Woodmoor Shopping Center at Four Corners is an essential commercial hub for the community. In 1937, Moss Realty hired architect Harvey Warwick who designed the initial plans for a \$250,000 Colonial Revival-styled center, but the owners never fully built the center due to the onset of World War II. The grocery store and pharmacy opened in fall 1938 followed by a gas station at the intersection in early 1939. After World War II, the Woodmoor Shopping Center, Inc., hired Schreier, Patterson & Worland to revisit the plans. The architects designed a Moderne-inspired center that retained and incorporated the initial grocery and pharmacy building into the larger complex. The new Woodmoor Shopping Center formally opened on November 6, 1948, and featured retail stores on the first story, professional offices on the second story, and a 150-car parking lot. The owners constructed various additions over the past 75 years, but its architectural form and design remains intact.

This Plan Recommends:

- Conduct outreach with the property owners and discuss preservation tax incentives for resources listed at the local, state, and federal levels.
- Evaluate the Woodmoor Shopping Center for listing in the Master Plan for Historic Preservation due to its potential architectural significance as a Moderne-influenced shopping center and historical significance related to mid-twentieth century development patterns at Four Corners.

Page 143 Add the following text after the second paragraph under the section *Tracking Progress* as follows:
To meaningfully advance racial equity and social justice, Montgomery Planning will adopt a four-step approach to tracking and communications:

1. Establish Benchmarks and Milestones: Following Plan approval and adoption, collect and publish comprehensive baseline data, including demographic information and current disparities.

2. Monitor Progress: Track these indicators, analyzing and reporting as part of regular master plan monitoring efforts every 5 years.
3. Select Key Metrics: Monitor metrics including, but not limited to, BIPOC representation, homeownership rates and generational wealth, poverty levels, displacement, affordable and market rate housing production, tax delinquency, and transportation methods.
4. Reporting: Publish a user-friendly public report to share progress and highlight gaps.

This process will ensure accountability and promote continuous progress toward racial equity and social justice.

Page 144-145 Modify the third paragraph under *Zoning* as follows:

This Plan recommends the CRN Zone for detached residential properties [within blocks fronting] that abut University Boulevard. The CRN zone would permit alternative residential building types, such as duplexes and other diverse housing types. To maintain existing neighborhood scale, building setbacks for new residential development on a site less than 15,000 square feet shall be consistent with the duplex building type setbacks. On sites 15,000 square feet or larger, building setbacks shall follow the development standard for the applicable building type as outlined by the CRN zone and the University Boulevard Overlay zone. Existing detached residential properties in the R-60 and R-90 zones, which [are farther away from] do not abut University Boulevard are retained in the Plan recommendations.

Page 145 Modify the second paragraph as follows:

An overlay zone is recommended for the properties recommended for rezoning by this Plan. Key objectives of the zone are to promote a diverse range of housing options in a compact, transit-oriented form of growth that supports BRT on University Boulevard and Colesville Road, creates complete communities, promotes viability of existing businesses, and improves safety for all travelers, with a priority for the most vulnerable people. The proposed overlay zone will consider elements including, but not limited to building placement, site coverage, provision of public open space, and uses to support plan objectives and provide a transition from the corridor to the neighborhoods.

Page 146 Modify the second paragraph under *Public Benefits* as follows:

[The Plan recommends that for all public benefits with contributions or payment in lieu options, the rate of payment be adjusted biannually based on the Baltimore Construction Cost Index from *Engineering News-Record*, which is also utilized to benchmark other payment-based programs within the county, such as the Growth and Infrastructure Policy. The Plan further recommends that the Planning Board have discretion to consider additional public benefits outlined in the Incentive Zoning Update if the benefit aligns with the Plan vision and is in the public interest.] The Plan prioritizes the following public benefits by tier of incentive density:

Pages 148-150 Modify the applicable rows of *Table 2: Proposed Capital Improvements Program* as follows:

Project Name	Description
Priority Neighborhood Street Connections	Realign existing streets across University Boulevard; connect streets to University Boulevard; [connect parallel streets] <u>implement paved trail connections.</u>
Remove Channelized Right-Turn Lanes	<u>Reconfigure [remove] channelized right-turn lanes as conventional right-turn lanes with stop bars [from] at all intersections.</u>
Four Corners Near-Term Reconfiguration	[Reallocate existing right-of-way, minimize the acquisition of additional right-of-way,] <u>Repurpose one vehicle travel lane per direction, narrow vehicle travel lanes,</u> and relocate curbs along University Boulevard between Lorain Avenue and Lexington Drive to narrow the roadway and provide safer and more comfortable facilities for people walking, biking, and rolling [and facilities to improve transit performance]. Implement protected crossings. Minimize crossing distances. Reduce curb radii and relocate curbs along University Boulevard between Lorain Avenue and Lexington Drive to narrow the roadway and provide safer and more comfortable facilities for people walking, biking, and rolling and facilities to improve transit performance. Implement protected crossings. Minimize crossing distances. Reduce curb radii.
Four Corners Connected Multimodal Street Network Study	[Study a more connected network of Town Center Streets to provide increased local connectivity for people walking, biking, rolling, taking transit, and driving. Consider options for improving transit performance through Four Corners from Lorain Avenue to Lexington Drive as part of a comprehensive redesign of the intersection of University Boulevard and Colesville Road. Pedestrian and bicycle safety improvements, including a human scale and reduced pedestrian crossing distances, a Breezeway that connects to bicycle and pedestrian facilities along University Boulevard, and ample street buffers should remain part of the long-term vision. The future study should also explore introducing a more regular street pattern than today's one-way couplet.]
University Boulevard: Downtown Wheaton to Four Corners Town Center BiPPA	[Fund the "University Boulevard: Downtown Wheaton to Four Corners Town Center" BiPPA in the County's Capital Improvements Program.]

General

All illustrations and tables included in the Plan will be revised to reflect the District Council changes to the Planning Board Draft of the *University Boulevard Corridor Plan*, dated Summer

2025. The text and graphics will be revised as necessary to achieve and improve clarity and consistency, to update factual information, and to convey the actions of the District Council. Graphics and tables will be revised and re-numbered, where necessary, to be consistent with the text and titles.

This is a correct copy of Council action.



Sara R. Tenenbaum
Clerk of the Council

CERTIFICATION OF APPROVAL AND ADOPTION
UNIVERSITY BOULEVARD CORRIDOR PLAN

This Comprehensive Amendment to portions of the Approved and Adopted 1989 *Master Plan for the Communities of Kensington-Wheaton*; 1996 *Four Corners Master Plan*; 2001 *Kemp Mill Master Plan*; and 2012 *Wheaton Central Business District and Vicinity Sector Plan*; being also an amendment to *Thrive Montgomery 2050*, as amended; the 1979 *Master Plan for Historic Preservation*, as amended; 2013 *Countywide Transit Corridors Functional Master Plan*, as amended; 2018 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; and the 2023 *Pedestrian Master Plan*, as amended, has been approved by the Montgomery County Council, sitting as the District Council, by Resolution Number 20-1010 on December 9, 2025, and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution Number 26-01 on January 21, 2026, after duly advertised public hearings pursuant to the Land Use Article – Division II, of the Annotated Code of Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Darryl Barnes
Chair

Artie L. Harris
Vice-Chair

Gavin Cohen
Secretary-Treasurer

This page intentionally left blank.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
6611 Kenilworth Avenue • Riverdale, Maryland 20737

Commission Meeting
Open Session Minutes
December 17, 2025

The Maryland-National Capital Park and Planning Commission met in a hybrid format in-person at the Prince George's Parks and Recreation Administration Building in Riverdale, MD, and via videoconference. The meeting was broadcast by the Department of Parks and Recreation, Prince George's County.

PRESENT

Prince George's County Commissioners

Darryl Barnes, Chairman
Manuel Geraldo
Billy Okoye

Montgomery County Commissioners

Artie Harris, Vice-Chair
Shawn Bartley
James Hedrick (joined 10:17)
Josh Linden (joined 10:06 a.m. and left 10:30 a.m.)
Mitra Pedoeem

Chairman Barnes called the meeting to order at 10:00 a.m.

Item 1. APPROVAL OF THE CONSENT AGENDA

- a) Approval of the December 17, 2025, Commission Meeting Agenda
- b) Resolution 25-26, Approval of the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment
- c) Resolution 25-27, Timberlawn Historic Site: An Amendment to the Master Plan for Historic Preservation
- d) Resolution 25-28, Collington Stream Valley Park Easements

Prior to the vote for this Item, Mr. Adams noted that the agenda had been modified to move Items 5b, 5c, and 5a to be heard following Item 2.

ACTION: Motion of Commissioner Geraldo to approve Consent agenda, including amendments to today's meeting agenda.

Seconded by Vice Chair Harris

6 approved the item

Hedrick and Linden absent for the vote

Item 2. APPROVAL OF COMMISSION MINUTES

- a) Open Session – November 19, 2025

ACTION: Motion of Commissioner Geraldo to approve the November 19, 2025 minutes

Seconded by Vice Chair Harris

6 approved the item

Hedrick and Linden absent for the vote

Item 5. ACTION/PRESENTATION ITEMS

b) Resolution 25-29 Approval of the FY27 Proposed Operating and Capital Budgets (Charles) (taken out of order)

Corporate Budget Director Charles presented the FY27 proposed budget resolution, approved by each county by the respective planning boards. She provided a summary of the memo and resolution, submitted as a late delivery item, noting that the proposed budget totals \$769.8 million in funding, which is an increase of 1.3 percent more, or \$9.5 million, over the FY26 adopted budget. Prince George's County operations account for \$523 million of the total, down 1 percent from FY26, with Montgomery County operations accounting for \$247 million, up 6.4 percent from FY26.

Vice Chair Harris and Commissioner Geraldo thanked staff for all their hard work.

ACTION: Motion of Commissioner Geraldo to approve Resolution 25-29
Seconded by Commissioner Okoye

7 approved the item
Hedrick absent for the vote

c) Recommendation for Appointment of New Investment Managers for the Employees' Retirement System (Harris)

Employee Retirement System (ERS) Executive Director Jaclyn Harris discussed recommendations regarding the appointment of new investment managers, as detailed in the packet. Following her presentation, Ms. Harris asked for the approval of TA Realty Core Property Fund and Clarion Alternative Sectors Fund as new investment managers.

Commissioner Geraldo asked if potential investment managers are selected by a Request for Proposal process. Ms. Harris explained that the selection process includes use of an investment consultant firm, specifically Nakita Investment Group, who does research then submits their results to the investment monitoring group, who in turn, interviews prospective managers. Those results are then brought before the ERS Board of Trustees. In response to a follow-up question from Commissioner Geraldo regarding Diversity/Equity/Inclusion (DEI) in the selection process, Ms. Harris noted that a diverse selection of investment managers is addressed in the ERS Policy Statement that includes guidelines regarding DEI.

Vice Chair Harris asked whether the proposed new managers are replacing another management investor that also specializes in real estate assets. Ms. Harris noted that the proposed new investment managers are replacing a previous investment manager who also specialized in real estate assets but was terminated due to underperformance.

In response to a question from Commissioner Okoye regarding the number of investment managers that ERS uses, Ms. Harris noted that though the number of managers across all asset classes is normally 23, the new investment managers will split the funds from the previous investment manager who was terminated.

ACTION: Motion of Commissioner Geraldo to approve TA Realty Property Fund and Clarion Alternative Sectors Fund as New Investment Managers for the Employees' Retirement System.

Seconded by Commissioner Harris
8 approved the item

a) Discussion with Maryland Department of Labor FAMLI Office on the Time to Care Act (Vaughn) (taken out of order)

Ms. Regan Vaughn from the Maryland Department of Labor Family and Medical Leave Insurance (FAMLI) Division offered a briefing and discussed the Time to Care Act, as detailed in the presentation included in the packet. The Time to Care Act is set to begin in 2028 and will provide employees with up to 12 weeks of leave per year for qualifying life events such as new children, employees' serious health conditions, caring for family members with serious health conditions, and military deployment. Also, up to 24 weeks of leave per year will be provided if an employee experiences a serious health condition and welcomes a child within the same year.

Following Ms. Vaughn's presentation, Commissioner Geraldo asked whether the FAMLI benefits begin only after an employee exhausts their employer-provided leave. Ms. Vaughn noted that there will be no exhaustion of leave or waiting period for FAMLI leave, which can be applied for immediately following a qualifying event, or up to 60 days prior if expecting a new child.

Vice Chair Harris requested that the Human Resources team return prior to the August 2026 break with their review and guidance regarding the Time to Care Act.

In response to Chair Barnes's questions regarding employee contributions for coverage and whether there will be a provision for employees and employers to opt out of participating, Ms. Vaughn noted that while the rate has yet to be announced, employee contributions will be no more than 0.6 percent of their wages, with employers contributing a matching 0.6 percent. Ms. Vaughn added that unless the employer offers an alternate plan, there will be no opt-out provision for employers or employees, but self-employed individuals will have the opportunity to opt in.

Commissioner Okoye asked how employer compliance will be enforced. According to Ms. Vaughn, the statute provides that employers who are not in compliance can be penalized up to two times the contributions due. FAMLI will use their own compliance team to ensure that employers are registered and contributing.

At Commissioner Pedoeem's request, Ms. Vaughn clarified that an employee could use 12 weeks of FAMLI leave to care for a family member with a serious health condition, which does not qualify for FMLA. If a qualifying event qualifies for both FMLA and FAMLI, the FMLA leave and FAMLI leave would run concurrently.

The Commissioners thanked Ms. Vaughn for her presentation.

Item 3.

GENERAL ANNOUNCEMENTS

- a) Festival of Lights and Winter Garden Walk in Prince George's and Montgomery Counties
- b) One-Commission Holiday Event – Silver Spring Civic Center (December 19, 2025)
- c) Diversity Council Openings for 2026
- d) Christmas Day Holiday (December 25, 2025)
- e) New Years Day Holiday (January 1, 2026)
- f) Upcoming Martin Luther King, Jr. Holiday (January 19, 2026)

Item 4.

COMMITTEE and BOARD REPORTS

- a) Employees' Retirement System Board of Trustees Regular Meeting Minutes from November 4, 2025 (for Information Only)

Item 6.

OFFICERS' REPORTS

Executive Director's Report

- a) Quarterly MFD Purchasing Statistics Report (for information only)
- b) Quarterly Budget Transfers Report (for information only)

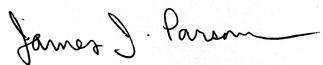
Secretary-Treasurer's Report

No report Scheduled

General Counsel's Report

- a) Litigation and Administrative Hearings Report (For information only)

Chairman Barnes adjourned the meeting at 10:56 a.m.



James J. Parsons, Senior Technical Writer



William Spencer, Acting Executive Director



EMPLOYEES' RETIREMENT SYSTEM

Maryland-National Capital Park and Planning Commission

BOARD OF TRUSTEES MEETING MINUTES

Tuesday, December 2, 2025; 10:00 a.m.

Kenilworth Office Building, Riverdale, MD

(Virtual Meeting via Microsoft Teams)

The Maryland-National Capital Park and Planning Commission (“Commission”) Employees’ Retirement System (“ERS”) Board of Trustees (“Board”) met via TEAMS on Tuesday, December 2, 2025. The meeting was called to order at 10:00 a.m. by CHAIRMAN BARNES.

Board Members Present

Darryl Barnes, Chairman, Prince George’s County Planning Board, Prince George's County Commissioner

James Hedrick, Vice Chair, Montgomery County Commissioner

William Spencer, M-NCPPC Acting Executive Director, Ex-Officio

Gavin Cohen, M-NCPPC Secretary-Treasurer, Ex-Officio

Pamela F. Gogol, Montgomery County Public Member

Sheila Morgan-Johnson, Prince George’s County Public Member

Theodore J. Russell III, Prince George’s County Open Trustee

Elaine A. Stookey, Bi-County Open Trustee

Sgt. Anton White, FOP Represented Trustee

Caroline McCarthy, Montgomery County Open Trustee

Board Members Absent

Lisa Blackwell-Brown, MCGEO Represented Trustee

ERS Staff Present

Jaclyn F. Harris, Executive Director

Leslie Harmon, Deputy Executive Director

Alicia C. Stanford, Administrative Specialist

Presenters

Meketa Investment Group, Inc. – Mary Mustard, CFA

Meketa Investment Group, Inc. – Gloria Hazard, CFA

ITEM 1. APPROVAL OF DECEMBER 2, 2025 CONSENT AGENDA

ACTION: MS. GOGOL made a motion, seconded by MR. WHITE to Approve the Consent Agenda for December 2, 2025. MS. MCCARTHY abstained from the vote. The motion PASSED. (9-1). (Motion #25-39).

ITEM 2. CHAIRMAN’S ITEMS

ITEM 2.A. 2025 Trustee Training Hours Summary Report

No notable discussion from the Board.

ITEM 2.B. Trustee Announcement

Chairman Barnes announced that Prince George's County Open Trustee, Theodore Russell III, is retiring effective December 19, 2025. He noted that Mr. Russell served as a trustee since 2022 and has been an active participant on both the IMG and the Administration and Personnel Oversight Committee. Chairman Barnes expressed gratitude for Mr. Russell's significant contributions to the Board and extended his best wishes. He also shared that an election will be held next month to fill the vacant board position.

ITEM 3. CONSULTANT/MANAGER PRESENTATIONS

ITEM 3.A. MEKETA INVESTMENT GROUP

Ms. Hazard presented an overview of the ERS's performance for the month ending October 31, 2025. She noted that the month was marked by significant volatility, including a 43-day federal government shutdown and a quarter-point Fed rate cut. Overall, the Plan continued to perform reasonably well despite these challenges. Plan assets stood at approximately \$1.3 billion and slightly underperformed for the month relative to the Target Policy Index.

ITEM 4. COMMITTEE REPORTS/RECOMMENDATIONS

ITEM 4.A. Investment Monitoring Group

Ms. Morgan-Johnson informed the Board that the proposed 2026 work program for the IMG was reviewed and discussed during the meeting on November 18, 2025. The IMG will undertake a robust agenda for 2026 that will include educational topics and investment manager due diligence. She added that any questions regarding the work program should be directed to her or Ms. Harris.

ITEM 4.B. Administration and Personnel Oversight Committee

Mr. Cohen reported that at the November 18, 2025 meeting, the Personnel Committee reviewed the ERS financial statements as of September 30, 2025. The Committee also discussed the RFP proposal evaluation process for the Organizational Assessment. Mr. Cohen noted that the leading candidate received the highest rating by the four reviewers and stood out for having extensive pension experience. Staff will pose clarifying questions to the leading candidate and provide a debriefing to the Personnel Committee during the December meeting.

ITEM 5. EXECUTIVE DIRECTOR'S REPORT

Ms. Harris informed the Board that the next meeting will be held on January 6, 2025. She noted that the Annual Comprehensive Financial Report (ACFR) has been published on the ERS website and submitted to the GFOA for consideration for the Certificate of Achievement for Excellence in Financial Reporting. Additionally, the distribution of member annual statements is underway via U.S. mail, with online access available through MemberDirect. Also, the \$5 million Cyber Insurance Policy with Travelers was renewed effective December 1, 2025, at an annual premium of \$32,113. Lastly, she shared that Staff would participate in a follow-up leadership development training session, facilitated by Davidoff Strategy to promote team cohesion and professional growth.

ITEM 6. CLOSED SESSION

At 10:21 a.m., MR. RUSSELL made a motion, seconded by MS. MCCARTHY to go into closed session under the authority of the General Provisions Article of the Annotated Code of Maryland Section 3-305(b)(5) to consider

DECEMBER 2, 2025 MINUTES, AS APPROVED

AT THE JANUARY 6, 2026 BOARD OF TRUSTEES MEETING

matters directly concerning the actual investment of public funds under the authority of this Board; and Section 3-305(b)(7) to consult with counsel on matters related to such investments under the authority of this Board. The motion PASSED (10-0). (Motion #25-40).

Board of Trustees in Closed Session Chairman Darryl Barnes, Vice Chair James Hedrick, Theodore Russell III, Elaine Stookey, Caroline McCarthy, Gavin Cohen, Pamela Gogol, Sheila Morgan-Johnson, Anton White, and William Spencer.

ACTION: VICE CHAIR HEDRICK made a motion, seconded by MS. MCCARTHY to Ratify the Actions taken in the Closed Session. The motion PASSED. (10-0). (Motion #25-44).

The Board meeting of December 2, 2025 adjourned at 10:52 a.m.

Respectfully,

Alicia C. Stanford

Alicia C. Stanford
Administrative Specialist

Jaclyn Harris

Jaclyn F. Harris
Executive Director

This page intentionally left blank.



The Maryland-National Capital Park and Planning Commission
Office of the Chief Information Officer
6611 Kenilworth Avenue, Suite 403
Riverdale, Maryland 20737
<http://www.mncppc.org> □ T. (301) 454-1010

TO: Commissioners

FROM: Mazen Chilet, Chief Information Officer *Chilet*

DATE: 1/21/2026

SUBJECT: Chief Information Officer Report – 4th Quarter - 2025 – Open Session

Update on the Enterprise Resource Planning (ERP): Project Mosaic and Other key projects

ERP Modernization – Project Mosaic:

Project Status

Vendor demos concluded in November; Department Heads scoring completed mid-December. Contract negotiations are in progress. ON December 13, 2025, Department Heads selected a vendor.

• Next Steps

- Implementation start targeted for Spring 2026; estimated 18–24-month timeline.

Artificial Intelligence (AI) Training and Governance

Artificial Intelligence (AI) Training begins on Monday, January 19.

- Merit staff, Park Police (FoP), Term Contract employees, and Consultants with Commission email addresses are required to take the training. MCGEO and seasonal staff are exempt.
- Two courses will be available in Learning Central: Using GenAI in Government and M-NCPPC's Notice 25-03, Interim AI Guidance. Employees must complete both by April 10.
- The training covers responsible, safe, and effective AI use, providing all participants with the foundational knowledge required by Notice 25-03.

UKG Phase 3: Multiple Assignment Training

Training for Montgomery Parks and Prince George's County Parks and Recreation staff on UKG Phase 3's Multiple Assignment feature starts at the end of January. Time Approvers/Managers and Administrators will receive virtual training from Monday, January 26 to Friday, January 30. The new feature launches Sunday, February 1. Four weeks of post-training support, including weekday lunchtime drop-in sessions, will be available from February 9 to March 6.

Compliance & Accessibility

Summary of ADA compliance requirements by April 2026

- **Compliance Deadline**
 - April 2026 is the mandated deadline for full compliance under the Department of Justice's final rule for Title II of the ADA.
- **Scope of Requirements**
 - Digital Content Accessibility:
 - Websites and intranet pages
 - PDFs and other documents (must include titles, alt text, tags, correct reading order)
 - Fillable forms with meaningful fields
 - Multimedia (videos require captions; images need alt text)
- **Program Access**
 - All employees are responsible for ensuring electronic information is accessible. Managers will assign accountability for compliance within their teams.
- **Organizational Actions**
 - **Training:**
 - Mandatory sessions completed in 2025: Accessible Word, Email, and PDF remediation.
 - Optional sessions: Excel, PowerPoint, and Fillable Forms
 - A WCAG training week is planned for February 2026 to reinforce compliance skills.
 - **Dedicated Roles:**
 - ADA Coordinator and Web Accessibility Specialist positions have been filled.
 - Accessibility vendors engaged for audits, remediation, and strategy support
- **Current Gaps and Challenges**
 - A significant number of non-compliant PDFs across Commission sites require remediation (titles, alt. text, tags, reading order).
 - Video captioning and GIS map accessibility remain areas of focus.
 - Procurement guidance will require accessibility conformance reports for new software purchases.

End of Report

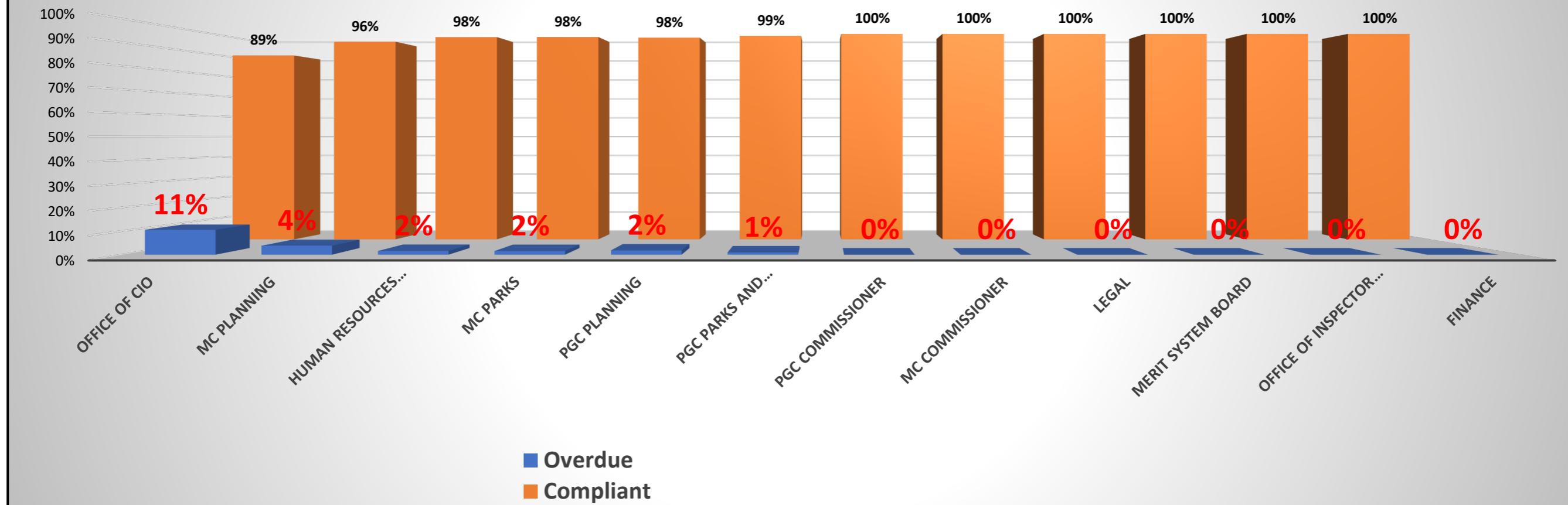
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 EMPLOYEE PERFORMANCE EVALUATIONS NOT COMPLETED BY DUE DATE
 BY DEPARTMENT FOR OCTOBER 2025 THUR DECEMBER 2025

	1 - 30 DAYS			31 - 60 DAYS			61 - 90 DAYS			91 + DAYS			DEPARTMENT TOTALS		
	Oct-25	Nov-25	Dec-25	Oct-25	Nov-25	Dec-25	Oct-25	Nov-25	Dec-25	Oct-25	Nov-25	Dec-25	Oct-25	Nov-25	Dec-25
CHAIRMAN, MONTGOMERY COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CHARIMAN, PRINCE GEORGE'S COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OFFICE OF CIO	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2
OFFICE OF INSPECTOR GENERAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXECUTIVE COMMITTEE/CHAIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DEPT. OF HUMAN RESOURCES & MGT.	0	1	1	0	0	0	0	0	0	0	0	0	0	1	1
LEGAL DEPARTMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FINANCE DEPARTMENT	1	1	0	1	0	0	2	0	0	0	0	0	4	1	0
PRINCE GEORGE'S PLANNING	0	1	2	1	0	1	0	0	0	0	0	0	0	1	1
PRINCE GEORGE'S PARKS & RECREATION	4	6	7	2	2	2	1	2	0	0	0	1	7	10	10
MONTGOMERY COUNTY PARKS	13	8	6	2	2	5	1	0	0	0	0	0	16	10	11
MONTGOMERY COUNTY PLANNING	3	4	4	1	1	0	1	0	0	0	1	1	5	6	5
DEPARTMENT TOTAL BY DAYS LATE	21	21	20	7	5	8	5	2	0	2	3	4			
COMMISSION-WIDE TOTAL													35	31	32

**DEPARTMENTS HAVE BEEN NOTIFIED OF LATE EVALUATIONS.

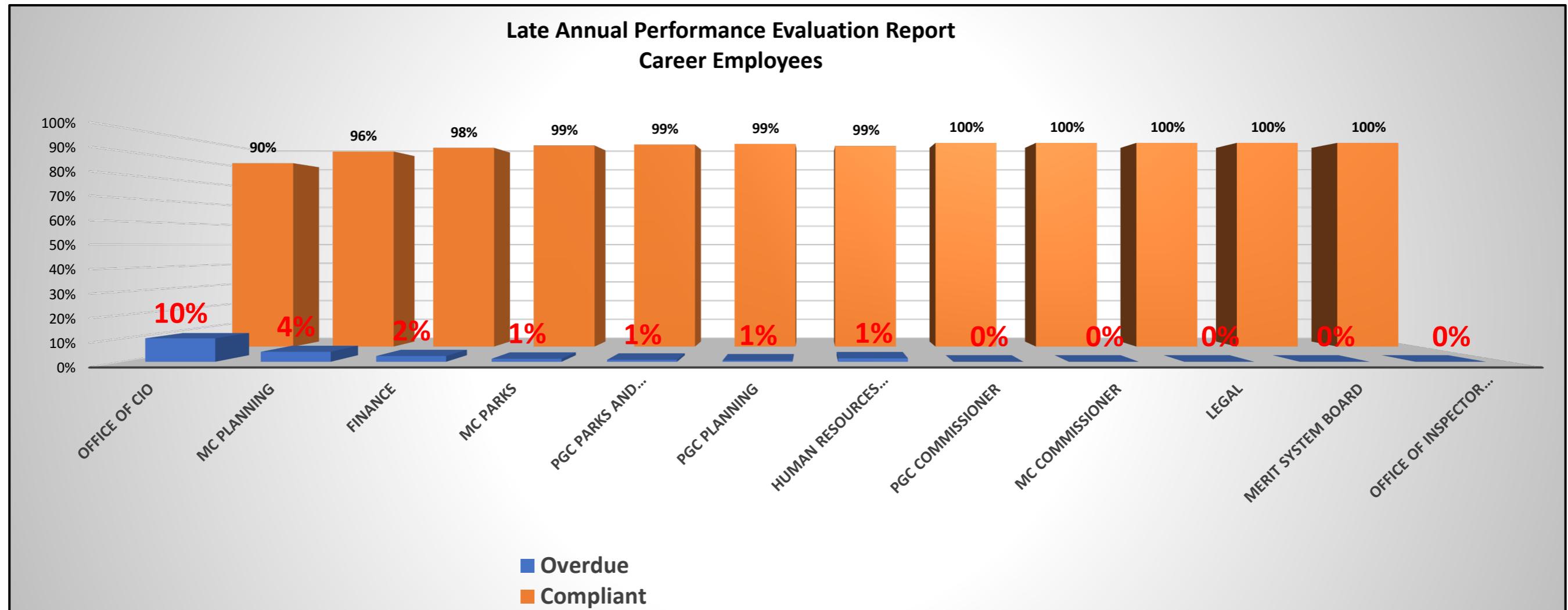
** Status equals A1 and A2

Late Annual Performance Evaluation Report
Career Employees



*Data as of December 31, 2025

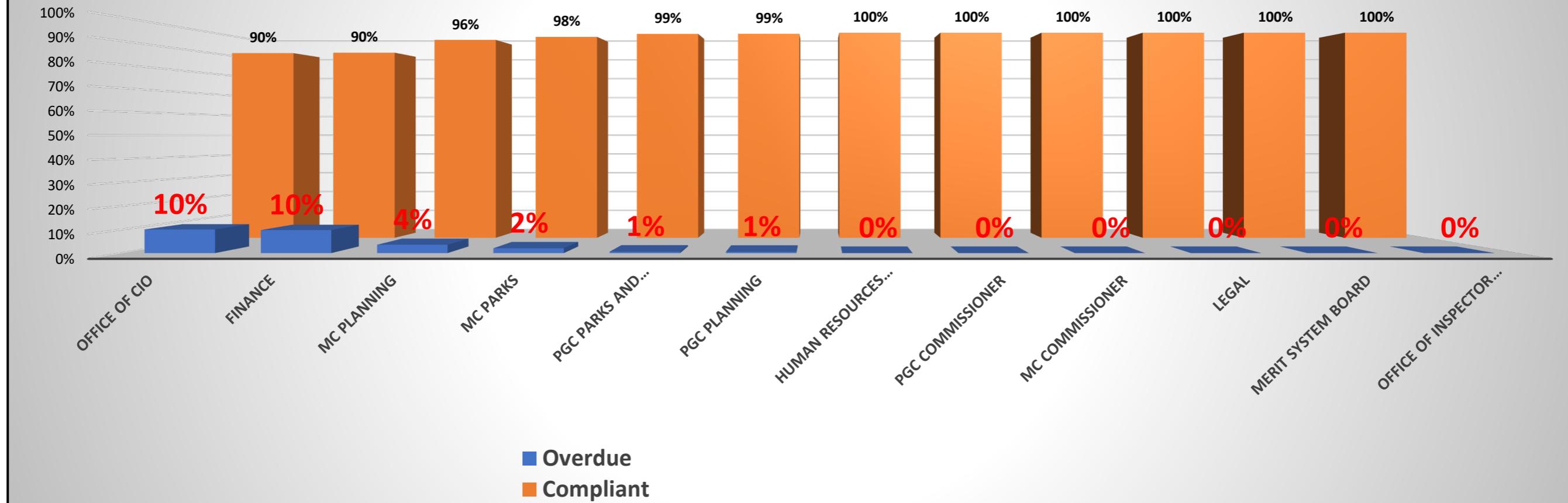
Employee Count	Evaluation Status		
	Overdue	Compliant	Total Employees
Department	Overdue	Compliant	Total Employees
Finance		38	38
Human Resources and Mgt	1	63	64
Legal		27	27
MC Commissioner		3	3
MC Parks	11	711	722
MC Planning	5	127	132
Merit System Board		1	1
Office of CIO	2	17	19
Office of Inspector General		5	5
PGC Commissioner		8	8
PGC Parks and Recreation	10	1,066	1,076
PGC Planning	3	163	166
Total Employees	32	2,229	2,261



*Data as of November 30, 2025

Employee Count	Evaluation Status		
	Overdue	Compliant	Total Employees
Department	Overdue	Compliant	Total Employees
Finance	1	40	41
Human Resources and Mgt	1	67	68
Legal		27	27
MC Commissioner		3	3
MC Parks	10	772	782
MC Planning	6	135	141
Merit System Board		1	1
Office of CIO	2	18	20
Office of Inspector General		7	7
PGC Commissioner		10	10
PGC Parks and Recreation	10	1,182	1,192
PGC Planning	1	194	195
Total Employees	31	2,456	2,487

Late Annual Performance Evaluation Report Career Employees



*Data as of October 31, 2025

Employee Count	Evaluation Status		
	Overdue	Compliant	Total Employees
Department	Overdue	Compliant	Total Employees
Finance	4	37	41
Human Resources and Mgt		67	67
Legal		27	27
MC Commissioner		3	3
MC Parks	16	771	787
MC Planning	5	137	142
Merit System Board		1	1
Office of CIO	2	18	20
Office of Inspector General		7	7
PGC Commissioner		10	10
PGC Parks and Recreation	7	1,176	1,183
PGC Planning	1	190	191
Total Employees	35	2,444	2,479



Reply to:

Debra S. Borden, General Counsel
 Office of the General Counsel
 6611 Kenilworth Avenue, Suite 200-201
 Riverdale, Maryland 20737
 Phone: 301-454-1670 • Fax: 301-454-1674

January 6, 2026

MEMORANDUM

TO: The Maryland-National Capital Park and Planning Commission

FROM: Debra S. Borden
 General Counsel

RE: Litigation & Administrative Proceedings Report for December 2025 – FY 2026

Please find the attached Litigation & Administrative Proceedings Report we have prepared for your meeting scheduled for Wednesday, January 21, 2026. As mentioned in my prior memoranda, we have expanded the types of case matters that are included in this report, and we continue to refine this document. Please feel free to reach out with suggestions as we continue to work to improve this Report, provide more useful information, and enhance the formatting and presentation of the report. As always, please do not hesitate to call me in advance if you would like me to provide a substantive briefing on any of the cases reported.

Table of Contents

Composition of Pending Litigation & Administrative Proceedings	Page 01
Overview of Pending Litigation & Administrative Proceedings (Chart)	Page 02
Litigation & Administrative Proceedings Activity Summary	Page 03
Index of YTD New Cases.....	Page 04
Index of YTD Resolved Cases	Page 05
Disposition of FY26 Closed Cases Sorted by Department	Page 06
Index of Reported Cases Sorted by Jurisdiction	Page 07
Litigation & Administrative Proceedings Report Ordered by Jurisdiction	Page 08

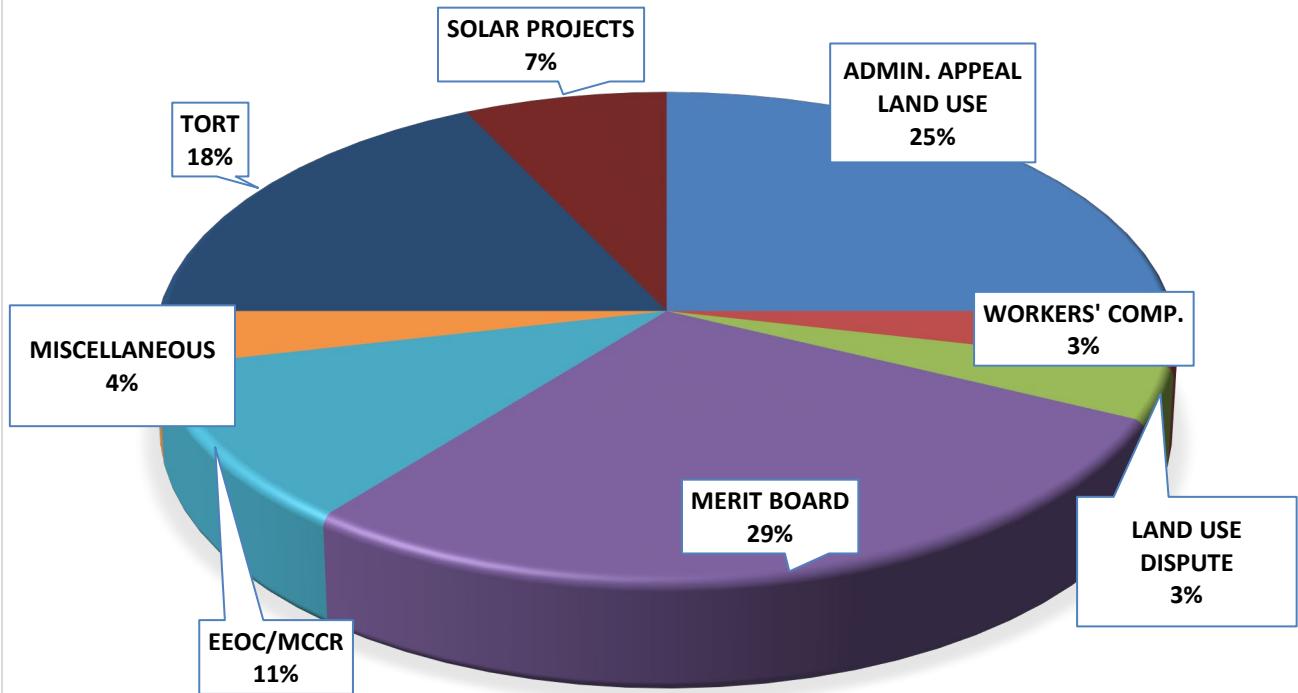
December 2025 – FY 2026
Composition of Pending Litigation & Administrative
Proceedings

(Sorted by Subject Matter and Forum)

	STATE TRIAL COURT	APPELLATE COURT OF MARYLAND	SUPREME COURT OF MARYLAND	FEDERAL TRIAL COURT	FEDERAL APPEALS COURT	OFFICE OF ADMIN. HEARINGS	WORKERS COMP. COMM.	MD PUBLIC SERVICE COMM.	EEOC & MCCR	MERIT BOARD	TOTALS
ADMIN APPEAL: LAND USE	5	2									7
ADMIN APPEAL: OTHER											
CIVIL ENFORCEMENT											
CONTRACT DISPUTE											
DEBT COLLECTION											
EMPLOYMENT									4	8	12
FOREST CONSERVATION											
LAND USE DISPUTE	1										1
MISCELLANEOUS				1							1
PROPERTY DISPUTE											
POLICE TRIAL BOARD											
SOLAR PROJECTS							2				2
TORT CLAIMS	5										5
WORKERS' COMPENSATION	1					30					31
PER FORUM TOTALS	12	2		1			30	2	4	8	59

OVERVIEW OF PENDING LITIGATION & ADMINISTRATIVE PROCEEDINGS

(EXCLUDING WORKERS' COMPENSATION HEARINGS
BEFORE THE WORKERS' COMPENSATION COMMISSION)



December 2025 – FY 2026
Litigation & Administrative Proceedings Activity Summary

	COUNT FOR MONTH			COUNT FOR FISCAL YEAR 2026			
	Pending November 2025	New Cases	Resolved Cases	Pending Fiscal Year 2025	New Cases FY2026 To Date	Resolved Cases FY2026 To Date	Pending Current Month
Admin Appeal: Land Use (AALU)	6	1		2	5		7
Admin Appeal: Other (AAO)	0			0			0
Civil Enforcement (CE)	0			0			0
Contract Disputes (CD)	0			0			0
Debt Collection (D)	0			0			0
EEOC/MCCR (EEOC)	3	1		N/A*	3	1	4
Employment Cases (E)	0			0			0
Forest Conservation (F)	0			N/A*			0
Land Use Disputes (LD)	1			0	1		1
Merit Board (MB)	8			N/A*	2	3	8
Miscellaneous (M)	1			1	1	1	1
Police Trial Boards	0			N/A*			0
Property Disputes (PD)	0			0			0
Solar Projects	2			N/A*	2		2
Tort Claims (T)	5			4	1		5
Workers' Compensation (WC)	26	5		0**		15	31
TOTALS	52	7	0	7*	15	7	59

*These matters were not tracked until FY26.

**In prior fiscal years, OGC only tracked WC appeals and not matters before the WC Commission.

INDEX OF YTD NEW CASES
(7/1/2025 TO 6/30/2026)

A. New Trial Court Cases

	<u>Unit</u>	<u>Subject Matter</u>	<u>Month</u>
In the Matter of Harvey Blonder, et al.	PG	AALU	June
Bratburd v. Commission	MC	Misc.	July
Martinez v. Commission, et al.	PG	Tort	July
Commission v. Jeffrey Shirazi	MC	LD	July
In the Matter of Rosemary B. Whelan	BCity	WC	Aug.
In the Matter of Tamara Brown, et al.	PG	AALU	Sept.
In the Matter of Kamita Gray, et al.	PG	AALU	Sept.
In the Matter of The Homeowners Association of the Ridings at Upper Marlboro	PG	AALU	Oct.

B. New Appellate Court Cases

	<u>Unit</u>	<u>Subject Matter</u>	<u>Month</u>
In the Matter of Glenn Dale Citizens Association Inc., et al.	PG	AALU	Dec.

C. New OAH Matters

(excluding Police MPAA Hearings)

Unit

Subject Matter

Month

D. New PSC Matters

Unit

Subject Matter

Month

INDEX OF YTD RESOLVED CASES
(7/1/2025 TO 6/30/2026)

A. <u>Trial Court Cases Resolved</u>	<u>Unit</u>	<u>Subject Matter</u>	<u>Month</u>
Bratburd v. Commission	MC	Misc.	Oct.
B. <u>Appellate Court Cases Resolved</u>	<u>Unit</u>	<u>Subject Matter</u>	<u>Month</u>
C. <u>OAH Matters Resolved</u>	<u>Unit</u>	<u>Subject Matter</u>	<u>Month</u>
D. <u>PSC Matters Resolved</u>	<u>Unit</u>	<u>Subject Matter</u>	<u>Month</u>

Disposition of FY26 Closed Cases Sorted by Department		
CLIENT	PRINCIPAL CAUSE OF ACTION IN DISPUTE	DISPOSITION
Employees Retirement System		
Finance Department		
Department of Human Resources & Management		
Montgomery County Department of Parks		
Montgomery County Park Police		
Montgomery County Planning Board		
Bratburd v. Commission	Former employee challenged designation of reason for separation to Maryland Police Training Commission.	10/30/2025. Court granted writ of mandamus in part and denied in part.
Prince George's County Department of Parks and Recreation		
Prince George's County Planning Board		
Prince George's Park Police		
Office of Internal Audit		

INDEX OF REPORTED CASES

MARYLAND OFFICE OF ADMINISTRATIVE HEARINGS.....	8
MARYLAND PUBLIC SERVICE COMMISSION.....	8
Chaberton Solar Ramiere	8
Chaberton Solar Sugarloaf.....	9
DISTRICT COURT OF MARYLAND FOR MONTGOMERY COUNTY.....	10
DISTRICT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY.....	10
Prince George's County, Maryland v. Gant, et. al.....	10
CIRCUIT COURT FOR BALTIMORE CITY, MARYLAND	10
In the Matter of Rosemary B. Whelan.....	10
CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND	11
Commission v. Jeffrey Shirazi.....	11
CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND	11
Doe v. Commission, et. al	11
Ferguson v. Gant, et. al.....	12
G.W., et al. v. Commission, et al.....	12
In the Matter of Harvey Blonder, et al.	13
In the Matter of Tamara Brown, et al.	13
In the Matter of Glenn Dale Citizens Association, Inc., et al.....	14
In the Matter of The Homeowners Association of the Ridings at Upper Marlboro.....	15
In the Matter of Kamita Gray, et al.	15
Martinez v. Commission, et al.....	16
APPELLATE COURT OF MARYLAND.....	16
In the Matter of Forest Grove Citizens Association, et al.....	16
In the Matter of Glenn Dale Citizens Association, Inc., et al.....	17
U.S. DISTRICT COURT OF MARYLAND.....	17
U.S. DISTRICT COURT DISTRICT OF NEW JERSEY	18
In Re: Insulin Pricing Litigation.....	18

MARYLAND OFFICE OF ADMINISTRATIVE HEARINGS

No Pending Matters

MARYLAND PUBLIC SERVICE COMMISSION

Chaberton Solar Ramiere

Case No. 9733 (SP)

Lead Counsel: Mills

Other Counsel:

Abstract: Application filed by Chaberton Solar Ramiere LLC ("Chaberton"), to the Maryland Public Service Commission ("PSC") for a Certificate of Public Convenience and Necessity ("CPCN") to construct a 3.0-megawatt ("MW") solar photovoltaic ("PV") facility in Montgomery County, Maryland.

Status: Proposed Order granting authority to construct solar photovoltaic generating facility in Montgomery County, Maryland.

Docket:

04/18/2024	Chaberton Solar Ramiere LLC - Application for a Certificate of Public Convenience and Necessity
04/22/2024	Notice of Procedural Dates. Case No. 9733 (ML 309138)
05/16/2024	M-NCPPC's Petition to Intervene
05/29/2024	Notice of Completeness Determination. Case No. 9733
05/31/2024	Notice of Pre-Hearing Conference.
06/25/2024	Notice of Procedural Schedule
07/10/2024	Notice of First Public Comment Hearing.
09/27/2024	Notice of Amended Procedural Schedule.
01/09/2025	Notice of Second Public Comment Hearing
02/14/2025	Notice of Amended Procedural Schedule.
03/04/2025	Notice of Second Public Comment Hearing
03/21/2025	Notice of Amended Procedural Schedule
03/26/2025	Chaberton Solar Ramiere LLC - Motion for Extension of Time to Render a Decision on the Application.
05/02/2025	Notice of Third Public Comment Hearing.
05/15/2025	M-NCPPC submitted comments
07/09/2025	Evidentiary Hearing Cancelled
07/23/2025	Evidentiary Hearing Rescheduled for Oct. 2025
10/03/2025	Evidentiary Hearing held. Revised Notice of Recommendation on Completeness.
10/16/2025	Chaberton Solar Ramiere, LLC's supplemental settlement status update
10/20/2025	Montgomery County, Maryland letter in lieu of brief
10/23/2025	Montgomery Countryside Alliance for the Intervenors post hearing brief
10/23/2025	Chaberton Solar Ramiere, LLC's initial brief
10/23/2024	Office of Staff Counsel – initial brief

10/24/2025	Commission's letter in lieu of reply brief
11/06/2025	Office of Staff Counsel reply brief
11/20/2025	Public Utility Law Judge – Proposed Order

Chaberton Solar Sugarloaf

Case No. 9726 (SP)

Lead Counsel: Mills
Other Counsel:

Abstract: Chaberton Solar Sugarloaf I LLC filed an Application to the PS for a CPCN to Construct a 4.0 MW Solar Photovoltaic Generating Facility in Montgomery County, Maryland.

Status: Appeal filed.

Docket:

03/05/2024	Application for a Certificate of Public Convenience and Necessity to Construct
04/18/2024	The Maryland-National Capital Park and Planning Commission - Petition to Intervene and Entry of Appearance.
04/24/2024	Notice of Pre-Hearing Conference.
05/08/2024	Notice of Procedural Schedule.
06/04/2024	Notice of Initial Public Hearing
07/02/2024	Notice of Second Public Comment Hearing
09/23/2024	Notice of Amended Procedural Schedule.
01/07/2025	Notice of Second Public Comment Hearing
01/24/2025	The Maryland-National Capital Park and Planning Commission - Notice of Recommendation on Completeness
02/13/2025	Notice of Amendment to Procedural Schedule
03/11/2025	Grant of Extension of Time to Render a Decision on the Application.
05/20/2025	Post-Hearing Brief submitted by Chaberton Solar Sugarloaf I LLC
05/20/2025	M-NCPPC submits Letter in lieu of Brief
05/20/2025	Brief of Staff of the PSC
07/17/2025	Notice to extend deadline for a decision until Feb 17, 2026
07/24/2025	Chaberton's Response to Request for Modification
11/12/2025	Public Utility Law Judge – Proposed Order
12/12/2025	Notice of Appeal by Montgomery Countryside Alliance, Sugarloaf Citizens Association, Montgomery County Farm Bureau, and Montgomery Agricultural Producers
12/12/2025	Brief - Montgomery Countryside Alliance, Sugarloaf Citizens Association, Montgomery County Farm Bureau, and Montgomery Agricultural Producers
12/15/2025	Letters to Parties noting an Appeal from Montgomery Countryside Alliance, Sugarloaf Citizens Association, Montgomery County Farm Bureau, and Montgomery Agricultural Producers

DISTRICT COURT OF MARYLAND FOR MONTGOMERY COUNTY

No Pending Matters

DISTRICT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY

Prince George's County, Maryland v. Gantt, et. al.

Case No. D-05-CV-25-018668 (Tort)

Lead Counsel: Thornton
Other Counsel:

Abstract: Suit filed by Prince George's County to recover worker's compensation benefits paid to a County employee as a result of injuries sustained in a rear-end motor vehicle accident allegedly caused by a Commission employee operating a Commission vehicle.

Status: Dismissal filed. Case closed.
Docket:

03/31/2025	Complaint filed
06/25/2025	Notice of Intent to Defend filed
09/02/2025	Joint Motion to Stay Case
09/04/2025	Order – Motion to Stay Granted
12/02/2025	Stipulation of Dismissal filed

CIRCUIT COURT FOR BALTIMORE CITY, MARYLAND

In the Matter of Rosemary B. Whelan

Case No. C-24-CV-25-007132 (WC)

Lead Counsel: Ticer
Other Counsel:

Abstract: Petition for Judicial Review from decision of the Workers' Compensation Commission. Former employee is appealing a decision by the workers' compensation commission that denied her additional vocational rehabilitation benefits.

Status: Case closed.

Docket:

08/12/2025	Petition filed
08/15/2025	Notice to Administrative Agency Issued
12/17/2025	Notice of Dismissal filed

CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND

Commission v. Jeffrey Shirazi
Case No. C-15-CV-25-003490 (LD)

Lead Counsel: Johnson
Other Counsel: Rupert

Abstract: Commission filed a Complaint for Permanent Injunctive Relief to prevent Defendant from encroaching on Commission property.

Status: Injunction granted.

Docket:

07/2/2025	Complaint filed
07/22/2025	Defendant served
09/11/2025	Request for Order of Default
09/16/2025	Answer to Complaint
10/17/2025	Order of Court. Motion for Default denied.
11/24/2025	Notice of Hearing.
12/18/2025	Order of the Court granting the Commission's request for a permanent injunction.

CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

Doe v. Commission, et. al.
Case No. C-16-CV-25-003042 (Tort)

Lead Counsel: Thornton
Other Counsel: Rupert

Abstract: Suit to recover for injuries and damages involving allegations of sexual assault of a minor by a former Commission employee.

Status: In discovery.

Docket:

05/30/2025	Complaint filed
06/02/2025	Commission served
06/24/2025	Commission's Answer to Complaint and Request for Jury Trial filed
06/24/2025	Defendant Prince George's County's Motion to Dismiss
06/26/2025	Consent Motion to Extend Deadline to Respond to Defendant Prince George's County's Motion to Dismiss
06/27/2025	Order of Court Granting Consent Motion
06/30/2025	Scheduling Order
07/08/2025	Affidavit of Service of Complaint

07/15/2025	Plaintiff's Memorandum in Opposition to Defendant Prince George's County's Motion to Dismiss
08/16/2025	Order of Court. Motion to Dismiss denied.
05/12/2026	Settlement Conference
07/13/2026	Trial

Ferguson v. Gantt, et. al.
Case No. C-16-CV-25-002097 (Tort)

Lead Counsel: Thornton
Other Counsel:

Abstract: Companion case to Prince George's County v. Gantt (above). Suit for personal injuries sustained in a rear-end motor vehicle accident allegedly caused by a Commission employee operating a Commission vehicle.

Status: Dismissal filed. Case closed.

Docket:

04/19/2025	Complaint filed
06/09/2025	Defendant Gantt served
06/25/2025	Defendants' Answer to Complaint and Request for Jury Trial filed
06/30/2025	Plaintiff's Expert Witness Designation
07/02/2025	Scheduling Order
12/02/2025	Stipulation of Dismissal filed.

G.W., et al. v. Commission, et al.
Case No. C-16-CV-25-002723 (Tort)

Lead Counsel: Thornton
Other Counsel: Rupert

Abstract: Suit to recover for injuries and damages allegedly stemming from sexual assault of minor by a former Commission employee.

Status: Case stayed.

Docket:

05/19/2025	Complaint filed
06/20/2025	Commission served
08/25/2025	Joint Motion to Stay Case
09/03/2025	Order of Court. Joint Motion to Stay Case Granted

In the Matter of Harvey Blonder, et al.
Case No. C-16-CV-25- 003504 (AALU)

Lead Counsel: Warner
Other Counsel:

Abstract: Petitioners seek Judicial Review of the Prince George's County Planning Board's Decision approving a preliminary subdivision plan.

Status: Hearing set.

Docket:

06/25/2025	Petition for Judicial Review
07/14/2025	Response to Petition for Judicial Review filed
07/15/2025	Response to Petition. Request to Participate filed by SO-Eastgate, LLC
09/19/2025	Citizen-Petitioners' Memorandum in support of Petition for Judicial Review
10/01/2025	Consent Motion to Postpone Oral Argument
10/15/2025	Memorandum filed by Prince George's County Planning Board
10/17/2025	Answering Memorandum
10/20/2025	Order of the Court Granting Motion to Postpone Oral Argument
10/21/2025	Hearing Notice
10/31/2025	Citizen-Petitioners' Reply Memorandum
01/22/2026	Hearing set

In the Matter of Tamara Brown, et al.
Case No. C-16-CV-25- 004951 (AALU)

Lead Counsel: Warner
Other Counsel: Tallerico

Abstract: Petitioners seek Judicial Review of the Prince George's County Planning Board's Decision approving a preliminary subdivision plan.

Status: Motion pending.

Docket:

09/05/2025	Petition for Judicial Review
09/11/2025	Response to Petition for Judicial Review filed
09/16/2025	Response to Petition. Request to Participate filed by D.R. Horton, Inc.
09/16/2025	Cross Petition for Judicial Review by D.R. Horton, Inc.
10/10/2025	Motion to Dismiss filed by D.R. Horton, Inc.
10/21/2025	Opposition to Motion to Dismiss and Request for Sanctions
10/24/2025	Motion to Remove Scheduled Administrative Appeal Hearing
10/28/2025	Judicial Request for Hearing on Motion to Dismiss
10/28/2025	Hearing Notice regarding Motion to Dismiss

11/03/2025	Order of Court granting Motion to reset Administrative Appeal Hearing
11/05/2025	D.R. Horton's Reply to Petitioners' Opposition to Motion to Dismiss
11/06/2025	Hearing Notice for Administrative Appeal
12/03/2025	DR Horton Memorandum in Support of Cross Appeal
12/03/2025	Petitioners Memorandum
01/29/2026	Hearing on Motion to Dismiss
02/19/2026	Hearing on Administrative Appeal

In the Matter of Glenn Dale Citizens Association, Inc., et al.

Case No. C-16-CV-24-005361 (AALU)

Lead Counsel: Warner

Other Counsel:

Abstract: Petitioners seek Judicial Review of the Prince George's County Planning Board's Decision with regard to Preliminary Plan of Subdivision No. 4-22051.

Status: CaseAppealed.

Docket:

11/07/2024	Petition for Judicial Review
11/27/2024	Response to Petition for Judicial Review filed
12/12/2024	Scheduling Order
12/19/2024	Glen Dale Holding Company LLC and WFC Flagship LLC Response to Petition for Judicial Review
01/31/2025	Joint Motion to Continue Oral Argument and Stipulation to Reset Briefing Schedule
02/04/2025	Order of Court granting Joint Motion
02/19/2025	Notice of Oral Argument
03/07/2025	Petitioner's Memorandum filed
05/28/2025	Order of Court denying Respondents' Joint Motion to Strike Portions of Petitioners Brief, or in the Alternative, Motion to Dismiss
06/03/2025	Joint Motion to Strike
06/06/2025	Hearing rescheduled
06/17/2025	Citizen-Petitioners' Opposition to Respondents' Second Joint Motion to Strike
07/01/2025	Order of Court – Joint Motion to Strike Denied
07/16/2025	Motion to Take Judicial Notice or in the Alternative, Motion to Supplement Record
07/17/2025	Appeal Argued. Taken Under Advisement.
08/12/2025	Order of Court granting Motion to Supplement Record and further ordered that the court shall receive as a supplement to the record exhibits constituting five resolutions of the planning board.
11/12/2025	Order of the Court affirming decision of the Prince George's County Planning Board for conditional approval of Preliminary Subdivision Plan (PSP) 4-22051.
12/11/2025	Notice of Appeal to Appellate Court of Maryland

In the Matter of The Homeowners Association of the Ridings at Upper Marlboro
Case No. C-16-CV-25-005702 (AALU)

Lead Counsel: Warner

Other Counsel:

Abstract: Petitioners seek Judicial Review of the Prince George's County Planning Board's Decision approving a preliminary plan of subdivision.

Status: Hearing scheduled.

Docket:

10/14/2025	Petition for Judicial Review
10/28/2025	Response to Petition for Judicial Review filed
11/06/2025	Response of Prosperity Senior Communities, LLD filed
11/12/2025	Notice of hearing
12/10/2025	Record and Transcript filed
03/27/2026	Hearing set

In the Matter of Kamita Gray, et al.
Case No. C-16-CV-25- 004952 (AALU)

Lead Counsel: Warner

Other Counsel: Coleman

Abstract: Petitioners seek Judicial Review of the Prince George's County Planning Board's Decision approving a preliminary subdivision plan.

Status: Motions pending.

Docket:

09/03/2025	Petition for Judicial Review
09/11/2025	Response to Petition for Judicial Review filed
09/16/2025	D.R. Horton, Inc.'s Response to Petition and Intent to Participate
09/19/2025	Cross Petition for Judicial Review by D.R. Horton, Inc.
10/10/2025	Motion to Dismiss filed by D.R. Horton, Inc.
10/24/2025	Petitioner's Opposition to Motion to Dismiss
10/24/2025	Motion to Remove Scheduled Administrative Appeal Hearing
10/27/2025	Respondent's Response to Motion to Remove Scheduled Administrative Appeal Hearing
11/18/2025	Hearing Notice Issued
12/03/2025	DR Horton Memorandum in Support of Cross-Appeal
12/03/2025	Petitioners Memorandum
03/13/2026	Hearing on Administrative Appeal set

Martinez v. Commission, et al.
Case No. C-16-CV-25-002445 (Tort)

Lead Counsel: Thornton
Other Counsel:

Abstract: Suit to recover damages for alleged injuries sustained relating to a motor vehicle accident involving Commission vehicle.

Status: In discovery.

Docket:

05/06/2025	Complaint filed
07/24/2025	Commission served
08/22/2025	Commission's Answer to Complaint and Request for Jury Trial filed
08/26/2025	Scheduling Order issued
06/26/2026	Settlement Conference
08/25/2026	Trial set

APPELLATE COURT OF MARYLAND

In the Matter of Forest Grove Citizens Association, et al.

Case No. ACM-REG-2475-2024 (AALU)

(Originally filed under case C-15-CV-24-001622 in Montgomery County)

Lead Counsel: Mills
Other Counsel:

Abstract: Appeal of Decision by Circuit Court affirming the Montgomery County Planning Board's Decision in 9801 Georgia Avenue Plan no(s). 120230160, 820230130 and F20240040

Status: Appeal filed.

Docket:

02/26/2025	Appeal filed.
03/25/2025	Order to Proceed.
05/23/2025	Briefing Notice
07/02/2025	Appellant's Brief and Record Extract
07/25/2025	Commission's Brief filed
08/01/2025	Appellee Forest Glen Medical Center Brief filed
08/12/2025	Appellant's Motion for Extension of Time to file Reply Brief
08/14/2025	Joint Stipulation of Commission and Forest Glen Medical Center consenting to Motion for Extension of Time
08/21/2025	Reply Brief filed
08/29/2025	Order of Court – Motion for Extension Granted

In the Matter of Glenn Dale Citizens Association, Inc., et al.

Case No. ACM-REG-2192-2025 (AALU)

(Originally filed under case C-16-CV-24-005361 in Prince George's County)

Lead Counsel: Warner

Other Counsel:

Abstract: Appeal of Decision by Circuit Court affirming Prince George's County Planning Board's Decision with regard to Preliminary Plan of Subdivision No. 4-22051.

Status: Appeal filed.

Docket:

12/11/2025	Appeal filed.
------------	---------------

U.S. DISTRICT COURT OF MARYLAND

No Pending Matters

U.S. DISTRICT COURT DISTRICT OF NEW JERSEY

In Re: Insulin Pricing Litigation

Case No. 2:25-cv-00389 (Misc.)

Lead Counsel: Ko
Other Counsel: Bansal, Rupert

Abstract: Affirmative litigation brought by the Commission against Pharmacy Benefits Managers and drug manufacturers alleging an illegal pricing and kickback scheme involving insulin and related drugs, harming the Commission in its capacity as a third-party payor of pharmacy benefits.

Status: Complaint filed. Waiver of service of summons and complaint executed.

Docket:

01/13/2025	Complaint filed
01/31/2025	Waiver of Service of summons and complaint executed by Commission
02/05/2025	Waiver of Service of summons and complaint executed by Commission
03/24/2025	Waiver of Service of summons and complaint executed by Commission
04/18/2025	Waiver of Service of summons and complaint executed by Commission
06/24/2025	Case Reassigned to Magistrate Judge Leda D. Wettre