

# 2024

## LOCAL JURISDICTION ANNUAL REPORT FOR MONTGOMERY COUNTY TO THE MARYLAND STATE DEPARTMENT OF PLANNING

This report was compiled and prepared by the Montgomery County Planning Department and submitted to the Maryland Department of Planning as required by State of Maryland legislation. Results presented within the report are part of the State of Maryland's ongoing effort to monitor growth statewide and to determine the effectiveness of innovative growth policies.

Montgomery County Planning Department  
Information Technology & Innovation (ITI)  
2025

## Acknowledgements

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Mike Weyand, Montgomery County Office of Agriculture

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**Jurisdiction Name:** Montgomery County, Maryland

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## Section I: New Residential Permits Issued (Inside and Outside the PFA)

**(A) In Table 1, New Residential Permits Issued (Inside and Outside the PFA) below, enter the number of new residential building permits issued in calendar year (2024). Enter 0 if no new residential building permits were issued in 2024.**

**Table 1: New Residential Permits Issued: Inside and Outside the Priority Funding Area (PFA)**

Residential – Calendar Year 2024	PFA	Non - PFA	Total
# New Residential Permits Issued	527	211	738

**Source:** Montgomery County Department of Permitting Services, 2024

*Note: If new residential permit data is not available or tracked, jurisdictions are encouraged to begin a process to track the number of new residential permits approved. MDP will accept new residential occupancy permits as a substitute for new residential permits, provided that the jurisdiction represents the data as new occupancy permits, rather than new residential permits, in this template or other reporting form submitted to MDP. Similarly, if permitting data that specifies within and without the PFA is not available, and the jurisdiction submits data related to a locally defined growth area, instead of PFAs, then the jurisdiction should consider a future process to track permits within the PFA. MDP will accept permit or occupancy data specific to a locally defined growth area, provided that the jurisdiction represents the data as such in this template or other reporting form submitted to MDP, rather than as PFA.*

## Section II: Amendments and Growth-Related Changes in Development Patterns

*Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.*

**(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted** Y ☒ N ☐

### **Completed Master Plans 2024:**

#### **Area Plans\***

*Takoma Park Minor Master Plan Amendment (1)*

*Great Seneca Plan: Connecting Life and Science (2)*

#### **Planning Department Studies and Projects\*\***

*Damascus Placemaking*

*Germantown Employment Area Study*

*Friendship Heights Urban Design Study*

*Incentive Zoning Update*

*Attainable Housing Strategies*

### **In-Progress Master Plans 2024:**

#### **Area Master Plans \***

*University Boulevard Corridor Plan (1)*

*Germantown Sector Plan Amendment (2)*

*Clarksburg Gateway Sector Plan (3)*

*Eastern Silver Spring Communities Plan (4)*

*Friendship Heights Sector Plan (5)*

*Bethesda Downtown Minor Master Plan Amendment (6)*

#### **Functional Master Plans\*\***

*Master Plan of Highways and Transitways Technical Update*

#### **Planning Department Studies and Projects\*\***

*Silver Spring Streetscape Standards Update*

*Wheaton Placemaking*

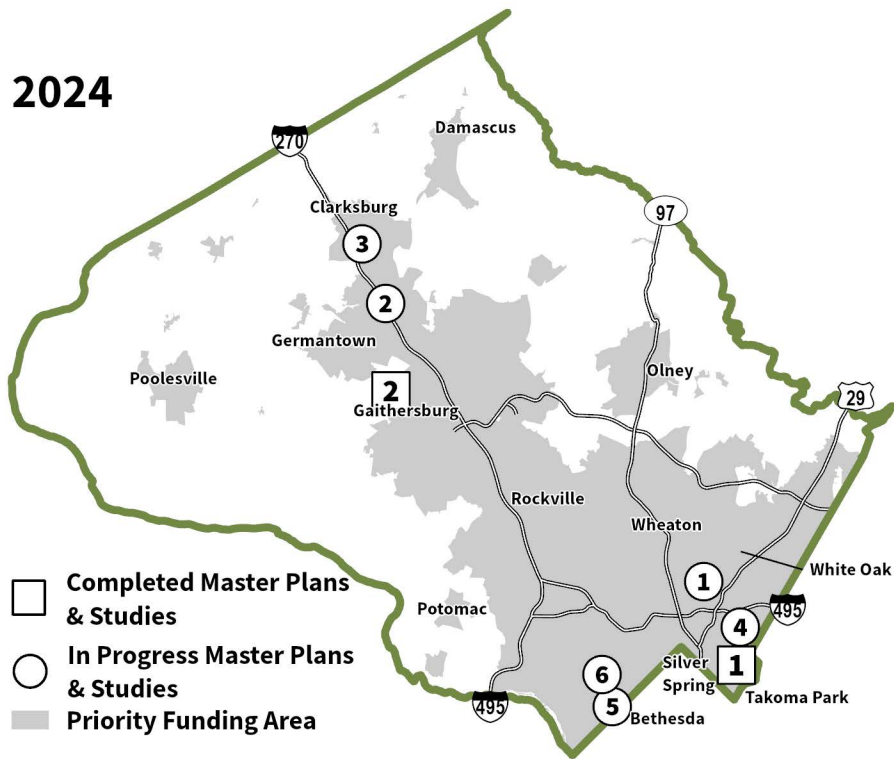
*Glenmont Corridors Opportunity Study*

\* Adopted, or potentially to be adopted, by the County Council

\*\* Studies undertaken by the Planning Department.

**Note:** Numbers in parenthesis above correspond to numbers on map below

**Source:** Montgomery County Planning Department, 2024



**(B) Were there any amendments to the zoning regulations or zoning map? If yes, briefly summarize each amendment, including a map, or GIS shapefile, if available** Y ☒ N ☐

There was a total of eight active zoning text amendments (ZTAs) and one active subdivision regulation amendment (SRA) during 2024. Five of the nine ZTAs and SRAs were carry-overs that were introduced in 2023 but were not adopted until 2024, including updates to the way incentive fund payments are calculated in the Bethesda and Downtown Silver Spring Overlay Zones, exempting parking requirements for residential uses near transit, allowing limited expansion of cemeteries on TDR easement encumbered land, and adjustments to how conditional uses are reviewed.

Two of the ZTAs introduced in 2024 were updates to overlay zones following the adoption of master plans, including ZTA 24-03 which established a new Great Seneca Science Center Overlay Zone to incentivize housing production and better urban form in the life science dominated areas along Shady Grove Road, and ZTA 24-04 which removed the Community Serving Retail Overlay Zone which became largely redundant with the zoning of the commercial and mixed-use properties in Takoma Park to the C/R zones.

ZTA 24-01 allows properties in the residential detached zones that are used by religious or educational institutional use to also develop housing opportunities if they meet certain affordability criteria.

A summary of each ZTA and SRA, including those discussed above, is provided below.

## **ZTAs and SRAs Introduced in 2023 and Adopted in 2024**

### **ZTA 23-07: Bethesda Overlay Zone – Park Impact Payments and Downtown Silver Spring – Civic Improvement Funds**

**Introduced 10/24/2023**

**Adopted 1/16/2024**

Modified the biannual recalculation method for adjusting the PIP and CIF payments. The old methodology calculated an average rate of adjustment over two years, and the new methodology calculates a cumulative rate of adjustment over two years.

### **ZTA 23-08: Transferable Development Rights - Cemetery**

**Introduced 11/7/2023**

**Adopted 2/6/2024**

Modified the list of uses prohibited on land encumbered with a TDR easement to allow for a one-time, up to 10-acre expansion of existing cemeteries.

### **ZTA 23-10: Parking, Queueing, and Loading – Calculation of Required Parking**

**Introduced 11/28/2023**

**Adopted 2/27/2024**

Amends the required parking for residential uses to exempt residential uses within certain distances of existing transit facilities from providing the minimum parking requirements.

### **ZTA 23-11: Regulatory Approvals – Conditional Use**

**Introduced 12/12/2023**

**Adopted 2/13/2024**

Multiple code modifications with the general intent of streamlining the conditional use review process, include providing options for many existing conditional uses to be approved as a limited use meeting certain standard, combining similar existing uses into new uses, clarifying review flexibility provided to the Hearing Examiner, and amending procedures to allow for plan withdraw and filing fee refunds under certain circumstances.

### **SRA 23-02: Preliminary Plan – Approval Procedures**

**Introduced 12/12/2023**

**Adopted 2/13/2024**

Companion legislation to ZTA 23-11, allowing the Planning Director to allow minor modifications to preliminary plans prior to plan certification, if the modifications are to a plan that was reviewed concurrently and contingently on the approval of a conditional use, and the changes are to be consistent with the final approved conditional use plan approved by the Hearing Examiner.

### **ZTAs and SRAs Introduced in 2024 but Withdrawn/Voted Down**

None

### **ZTAs and SRAs Introduced and Adopted in 2024**

#### **ZTA 24-01: Household Living – Civic and Institutional**

**Introduced 1/11/2024**

**Adopted 4/2/2024**

Allows multi-unit and townhouse living as a conditional use on certain residential detached zoned properties that also have a religious assembly or educational institution use.

#### **ZTA 24-02: Agricultural and Rural Zones - Campground**

**Introduced 6/11/2024**

**Adopted 7/30/2024**

Allows campgrounds as a conditional use in the AR and RC zones under certain standards that limit the size of the campground based on the size of the property, with no more than 10 sites total. Includes other limitations such as setbacks, limited recreational vehicles, and amenities to retain compatibility with surrounding agricultural and residential lands.

#### **ZTA 24-04: Dormitory and Community Serving Retail Overlay Zone**

**Introduced 7/30/2024**

**Adopted 10/15/2024**

Amends the C/R zones to allow Dormitory as a limited use with an associated site plan. Removes the Community-Serving Retail Overlay Zone as the overlay is no longer needed with the new underlying zones.

### **ZTAs and SRAs Introduced in 2024 That Were/Pending Adoption in 2025**

#### **ZTA 24-03: Overlay Zones – Great Seneca Life Sciences Overlay Zone**

**Introduced 6/11/2024**

**Adopted 2/4/2025**

A new overlay zone to implement recommendations of the Great Seneca Plan including standardizing land uses between the CR and LSC zone, establishing a means to provide additional density and height above the values mapped, and implementing a new system of incentive density public benefits that match the master plan's goals and objectives.



**The following are Map Amendments adopted in 2024**

**Local Map Amendment H-149**

**Applicant, Glenmont Forest Investors, LP**

**Resolution: 20-616**

**Adopted: 9/24/2024**

Glenmont Forest Investors, LP (Applicant or Glenmont) filed its Local Map Amendment (LMA) Application No. H-149 on January 23, 2024. The application seeks to rezone approximately 34.87 acres of property from R-30 multi-family to CRF 1.75, C-0.25, R-1.5, H-75' (Commercial Residential Floating). Exhibit 1. The subject property is located at the southeast quadrant of the intersection of Randolph Road and Georgia Avenue, Silver Spring, Maryland as part of Parcel A, Plat No. 6337 and Parcel B, Plat No. 8065 in the "Americana Glenmont" subdivision, and the "Americana Glenmont Apartments" subdivision (Tax Account Nos. 13-00975447 and 13-00975436).

**For Further Information:**

[https://apps.montgomerycountymd.gov/ccllms/DownloadFilePage?FileName=12311\\_1\\_25829\\_Resolution\\_20-616\\_Adopted\\_20240924.pdf](https://apps.montgomerycountymd.gov/ccllms/DownloadFilePage?FileName=12311_1_25829_Resolution_20-616_Adopted_20240924.pdf)

**Sectional Map Amendment H-150**

**Fairland and Briggs Chaney Master Plan Sectional Map Amendment (H-150)**

**Resolution: 20-548**

**Adopted: 6/18/2024**

Sectional Map Amendment (SMA) H-150 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Fairland and Briggs Chaney Master Plan. The SMA application covers a Plan area of approximately 1,800 acres along a 5-mile stretch of Columbia Pike (U.S. 29) between Silver Spring and Washington, D.C. to the south and the communities of Burtonsville and Howard County to the north. This SMA proposes reclassification of approximately 865 acres. The SMA reconfirms the existing zoning for the remainder of the plan area (approximately 935 acres).

**For Further Information:**

[https://apps.montgomerycountymd.gov/ccllms/DownloadFilePage?FileName=12238\\_1\\_25707\\_Resolution\\_20-548\\_Adopted\\_20240618.pdf](https://apps.montgomerycountymd.gov/ccllms/DownloadFilePage?FileName=12238_1_25707_Resolution_20-548_Adopted_20240618.pdf)

**(C) Were there any growth-related changes, including land use changes, annexations, new schools, changes in water or sewer service areas, etc., pursuant to the Land Use Article? If yes, please list or map and provide a description of consistency of internal, state or adjoining local jurisdiction plans.**

Y ☒ N ☐

### Transportation Capital Improvement Projects and Major Maintenance Projects by PFA

Project	Project Phase	Category	PFA
MD 355 Crossing (BRAC)	Bids Let	Bike Ped	IN
Auth Lane Pedestrian Bridge	Final Design Stage	Bridges	IN
Beach Drive Bridge	Final Design Stage	Bridges	IN
Bradley Boulevard (MD 191) Improvements	Final Design Stage	Bike Ped	IN
Burtonsville Access Road	Final Design Stage	Roads	IN
Bus Rapid Transit: MD 355 Central	Final Design Stage	Mass Transit	IN
Bus Rapid Transit: US 29	Final Design Stage	Mass Transit	IN
Bus Rapid Transit: Veirs Mill Road	Final Design Stage	Mass Transit	IN
Capital Crescent Trail Tunnel	Final Design Stage	Bike Ped	IN
Dale Drive Shared Use Path and Safety Improvements	Final Design Stage	Bike Ped	IN
Dennis Ave Bridge M-0194 Replacement	Final Design Stage	Bridges	IN
Dorsey Mill Road Bridge	Final Design Stage	Bridges	IN
East Gude Drive Roadway Improvements	Final Design Stage	Roads	IN
Fenton Street Cycle track	Final Design Stage	Bike Ped	IN
Great Seneca Science Corridor Transit Improvements	Final Design Stage	Mass Transit	IN
Life Sciences Center Loop Trail	Final Design Stage	Bike Ped	IN
MacArthur Blvd Bikeway Improvements	Final Design Stage	Bike Ped	IN
MD355-Clarksburg Shared Use Path	Final Design Stage	Bike Ped	IN
Park Valley Road Bridge	Final Design Stage	Bridges	IN
Redland Road Bridge No. M-0056	Final Design Stage	Bridges	IN
Silver Spring & Bethesda Secure Bike Parking Facilities	Final Design Stage	Bike Ped	IN
Snouffer School Road	Final Design Stage	Roads	IN
Snouffer School Road North (Webb Tract)	Final Design Stage	Roads	IN
Bethesda Bikeway and Pedestrian Facilities	Ongoing	Bike Ped	IN
Bicycle-Pedestrian Priority Area Improvements - Wheaton CBD	Ongoing	Bike Ped	IN
Clarksburg Transportation Connections	Ongoing	Roads	IN
Facility Planning Parking: Bethesda Parking Lot District	Ongoing	Parking	IN
Facility Planning Parking: Silver Spring Parking Lot District	Ongoing	Parking	IN
Facility Planning Parking: Wheaton Parking Lot District	Ongoing	Parking	IN
Maryland/Dawson Extended	Ongoing	Roads	IN
Metropolitan Branch Trail	Ongoing	Bike Ped	IN
Parking Bethesda Facility Renovations	Ongoing	Parking	IN
Parking Lot Districts Service Facility	Ongoing	Parking	IN

Parking Silver Spring Facility Renovations	Ongoing	Parking	IN
Parking Wheaton Facility Renovations	Ongoing	Parking	IN
Silver Spring Lot 3 Parking Garage	Ongoing	Parking	IN
Watkins Mill Road Extended	Ongoing	Roads	IN
Bethesda Transportation Infrastructure Development	Planning Stage	Traffic Improvements	IN
Burtonsville Park and Ride Improvements	Planning Stage	Mass Transit	IN
Cherry Hill Road Bike Facility	Planning Stage	Bike Ped	IN
Observation Drive Extended	Planning Stage	Roads	IN
US 29 Streetlighting	Planning Stage	Traffic Improvements	IN
White Flint Traffic Analysis and Mitigation	Planning Stage	Traffic Improvements	IN
White Oak Local Area Transportation Improvement Program	Planning Stage	Traffic Improvements	IN
Bethesda Parking Security Camera Surveillance System	Preliminary Design Stage	Parking	IN
Bicycle-Pedestrian Priority Area Improvements - Purple Line	Preliminary Design Stage	Bike Ped	IN
Bicycle-Pedestrian Priority Area Improvements - Veirs Mill/Randolph	Preliminary Design Stage	Bike Ped	IN
Boyd's Transit Center	Preliminary Design Stage	Mass Transit	IN
Brookville Road Bridge M-0083	Preliminary Design Stage	Bridges	IN
Bus Rapid Transit: US 29-Phase 2	Preliminary Design Stage	Mass Transit	IN
Falls Road Bikeway and Pedestrian Facility	Preliminary Design Stage	Bike Ped	IN
Farm Women's Market Parking Garage	Preliminary Design Stage	Parking	IN
Forest Glen Passageway	Preliminary Design Stage	Bike Ped	IN
Garrett Park Road Bridge M-0352	Preliminary Design Stage	Bridges	IN
Goldsboro Road Sidewalk and Bikeway	Preliminary Design Stage	Bike Ped	IN
Goshen Road South	Preliminary Design Stage	Roads	IN
MD 198 Sidewalk Improvements	Preliminary Design Stage	Bike Ped	IN
North Bethesda Metro Station Northern Entrance	Preliminary Design Stage	Mass Transit	IN
North High Street Extended	Preliminary Design Stage	Roads	IN
Oak Drive/MD 27 Sidewalk	Preliminary Design Stage	Bike Ped	IN
Sandy Spring Bikeway	Preliminary Design Stage	Bike Ped	IN
Seminary Road Intersection Improvement	Preliminary Design Stage	Roads	IN
Seven Locks Bikeway and Safety Improvements	Preliminary Design Stage	Bike Ped	IN
Seven Locks Road Culvert Replacement	Preliminary Design Stage	Bridges	IN
Silver Spring Parking Security Camera Surveillance System	Preliminary Design Stage	Parking	IN
Summit Avenue Extension	Preliminary Design Stage	Roads	IN

Tuckerman Lane Sidewalk	Preliminary Design Stage	Bike Ped	IN
Twinbrook Connector Trail	Preliminary Design Stage	Bike Ped	IN
US 29 Pedestrian and Bicycle Improvements	Preliminary Design Stage	Bike Ped	IN
Wheaton Parking Security Camera Surveillance System	Preliminary Design Stage	Parking	IN
White Flint District East: Transportation	Preliminary Design Stage	Roads	IN
White Flint District West: Transportation	Preliminary Design Stage	Roads	IN
Bethesda Metro Station South Entrance	Under Construction	Mass Transit	IN
County Service Park Infrastructure Improvements	Under Construction	Roads	IN
Franklin Avenue Sidewalk	Under Construction	Bike Ped	IN
Frederick Road Bike Path	Under Construction	Bike Ped	IN
Good Hope Road Shared Use Path	Under Construction	Bike Ped	IN
North Bethesda Metro Station Access Improvements	Under Construction	Mass Transit	IN
Silver Spring Green Trail	Under Construction	Bike Ped	IN
Silver Spring Transit Center	Under Construction	Mass Transit	IN
White Flint West Workaround	Under Construction	Roads	IN
Brighton Dam Road Bridge No. M-0229	Final Design Stage	Bridges	OUT
Glen Road Bridge	Final Design Stage	Bridges	OUT
Gold Mine Road Bridge M-0096	Final Design Stage	Bridges	OUT
Piney Meetinghouse Road Bridge	Final Design Stage	Bridges	OUT
Norwood Road Shared Use Path	Planning Stage	Bike Ped	OUT
Bowie Mill Road Bikeway	Preliminary Design Stage	Bike Ped	OUT
Brink Road Bridge M-0064	Preliminary Design Stage	Bridges	OUT
Mouth of Monocacy Road Bridge	Preliminary Design Stage	Bridges	OUT
Schaeffer Road Bridge M-0137	Preliminary Design Stage	Bridges	OUT

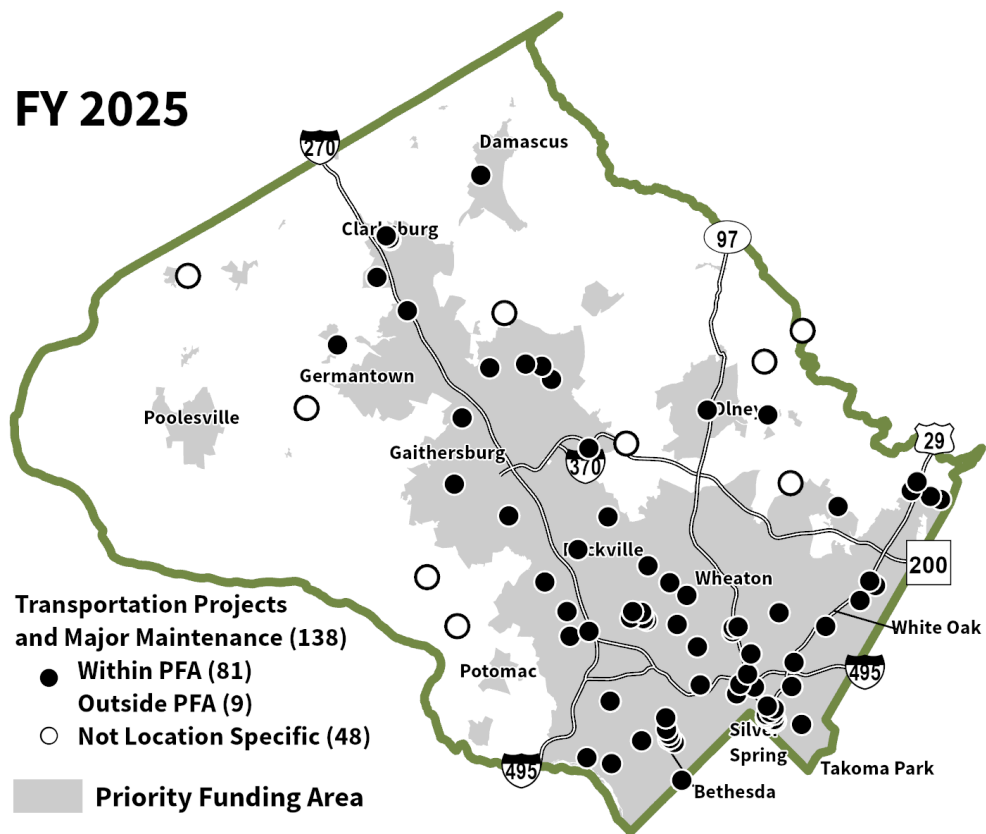
**Countywide Transportation Capital Improvement Projects and Major Maintenance Projects (not location specific)**

Project	Project Phase	Category
ADA Compliance: Transportation	Ongoing	Bike Ped
Advance Reforestation	Ongoing	Roads
Advanced Transportation Management System	Ongoing	Traffic Improvements
Bicycle-Pedestrian Priority Area Improvements	Ongoing	Bike Ped
Bikeway Program Minor Projects	Ongoing	Bike Ped
Bridge Design	Ongoing	Bridges
Bridge Preservation Program	Ongoing	Bridges

Bridge Renovation	Ongoing	Bridges
Bus Priority Program - Minor Projects	Ongoing	Mass Transit
Bus Stop Improvements	Ongoing	Mass Transit
Facility Planning - Pedestrian Facilities and Bikeways	Ongoing	Bike Ped
Facility Planning: Mass Transit	Ongoing	Mass Transit
Facility Planning-Roads	Ongoing	Roads
Guardrail Projects	Ongoing	Traffic Improvements
Highway Noise Abatement	Ongoing	Roads
Intelligent Transit System	Ongoing	Mass Transit
Intersection and Spot Improvements	Ongoing	Traffic Improvements
Neighborhood Traffic Calming	Ongoing	Traffic Improvements
Pedestrian Safety Program	Ongoing	Traffic Improvements
Permanent Patching: Residential/Rural Roads	Ongoing	Highway Maintenance
Public Facilities Roads	Ongoing	Roads
Residential and Rural Road Rehabilitation	Ongoing	Highway Maintenance
Resurfacing Park Roads and Bridge Improvements	Ongoing	Highway Maintenance
Resurfacing: Primary/Arterial	Ongoing	Highway Maintenance
Resurfacing: Residential/Rural Roads	Ongoing	Highway Maintenance
Sidewalk and Curb Replacement	Ongoing	Highway Maintenance
Sidewalk Program Minor Projects	Ongoing	Bike Ped
State Transportation Participation	Ongoing	Roads
Street Tree Preservation	Ongoing	Highway Maintenance
Streetlight Enhancements-CBD/Town Center	Ongoing	Traffic Improvements
Streetlighting	Ongoing	Traffic Improvements
Subdivision Roads Participation	Ongoing	Roads
Traffic Signal System Modernization	Ongoing	Traffic Improvements
Traffic Signals	Ongoing	Traffic Improvements
Transportation Feasibility Studies	Ongoing	Roads
Transportation Improvements for Schools	Ongoing	Bike Ped
Accelerate MC Regional Infrastructure Accelerator	Planning Stage	Mass Transit (MCG)
Bus Rapid Transit: System Development	Planning Stage	Mass Transit
Dedicated but Unmaintained County Roads	Planning Stage	Roads
Master Leases: Transit Radio System Replacement	Planning Stage	Mass Transit
Bus Rapid Transit: MD 355 South/North	Preliminary Design Stage	Mass Transit
Hydrogen Fuel Cell Buses and Fueling Site	Preliminary Design Stage	Mass Transit

New Transit Maintenance Depot	Preliminary Design Stage	Mass Transit
Capital Crescent Trail	Under Construction	Bike Ped
Purple Line	Under Construction	Mass Transit
Transit Park and Ride Lot Renovations	Under Construction	Mass Transit

**Source:** Montgomery County Department of Transportation, Division of Transportation Engineering, Completed Project List for FY 2024



## New Schools, Revitalization/Expansion and/or Additions to Schools

### New Schools:

Charles W. Woodward HS (2) – opened as a holding school

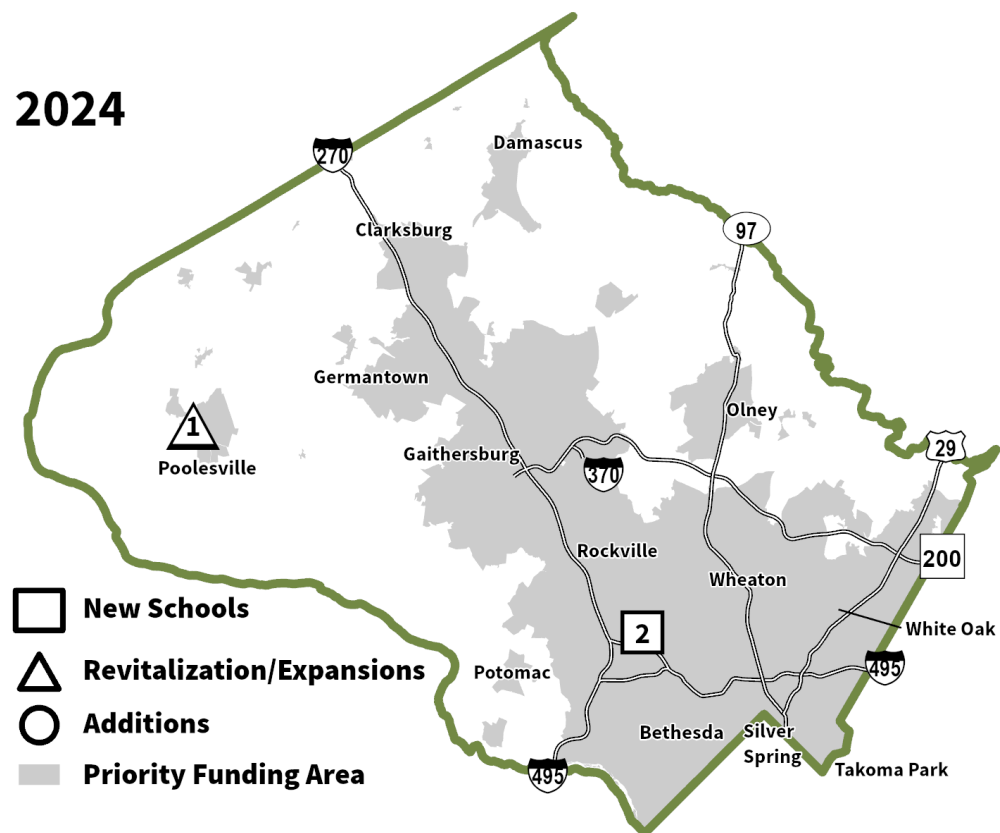
### Revitalization/Expansions:

Poolesville HS (1) – major capital project; Phase 1 is complete, and Phase 2 will be complete in August 2025

Additions: None

**Note:** Numbers in parenthesis above correspond to the numbers on map below

**Source:** Montgomery County Public Schools (MCPS, 2024)



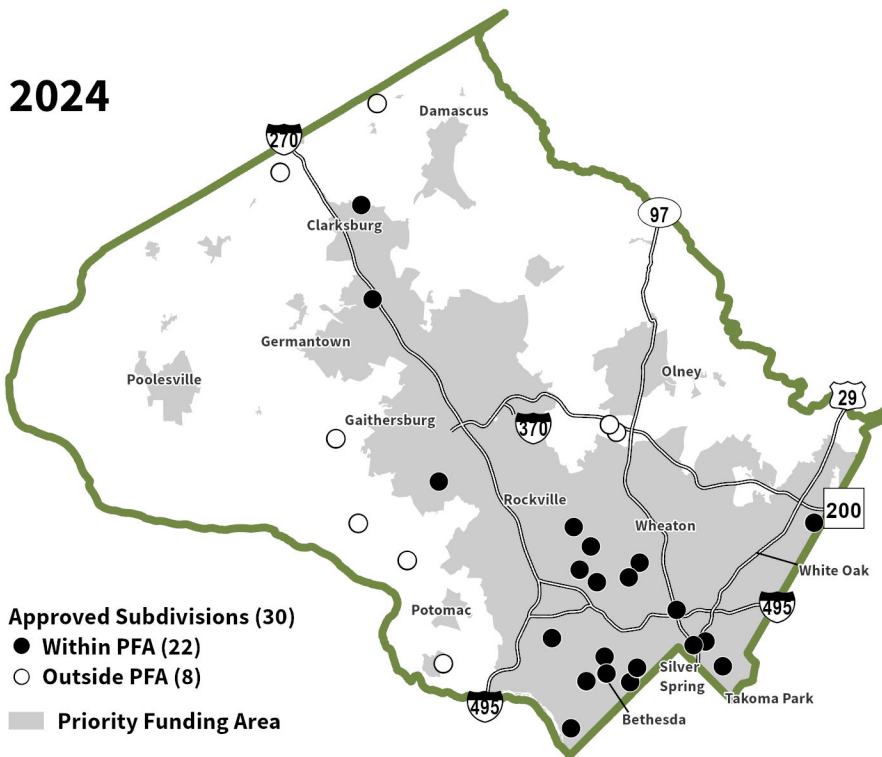
### New Subdivisions

**30** new subdivisions were approved in 2024; **22** (73%) were located within the PFA, while **8** (25%) were located outside. Subdivisions are defined as preliminary plans and administrative plans that were approved in calendar year 2024. New Subdivision are created by preliminary plan and administrative admin plan approvals that add residential/mixed-used lots.

Application Number	Project Name	PFA
620240140	Sec. 2 Chevy Chase - 3 Quincy St.	IN
120240100	Loehmann's Plaza	IN
11995042E	Clarksburg Town Center	IN
120240030	Springvale Terrace	IN
11985202A	Shops at Sumner	IN
620230140	Calverton	IN
620240190	Hermitage	IN
11989193A	The Seasons	IN
12022016A	4910/4920 Strathmore	IN
620240240	Rock Creek Palisades Section 1	IN
620230110	6540 Bradley Boulevard	IN
620240160	11117 Waycroft Way - Addition to Wickford	IN
120240110	PLD Lot 44 & 4702 West Virginia Ave	IN
620210160	BF Gilberts Subdivision of Takoma Park	IN
120230150	8676 Georgia Avenue	IN
820240060	12500 Ardennes	IN
620230080	Chevy Chase Section 5	IN
620230100	Li Meadow	IN
620240130	Bradley Hills - 5315 Goldsboro Rd	IN
120230020	7126 Wisconsin Avenue	IN
12002095D	Century	IN
120230160	9801 Georgia Avenue	IN
620230150	Brickyard Estates	OUT
620230050	Gladhill Farm	OUT
620240100	4310 Prince Road	OUT
120220120	12700 Travilah Road	OUT
620240080	Paschal Land	OUT
620240010	Rich Meadows Parcel 606	OUT
620240040	Saddle Ridge	OUT
620240170	Sycamore Acres	OUT

**Source:** Montgomery County Planning Department, CY 2024





**(D) If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1991?** Y ☐ N ☒

Municipality annexations are submitted by the Cities of Rockville and Gaithersburg, not the Montgomery County Planning Department.

#### **Annexations in 2024**

Annexation Petition X-9683-2023: The Applicant, the Casey Foundation, has submitted, proposing to annex one 5.25-acre parcel that is currently adjacent to the city boundary. The Annexation Plan proposes CD zoning for the property and future redevelopment with residential uses. The Mayor & City Council of Gaithersburg approved the annexation resolution at their May 20, 2024, meeting. The annexation became effective July 5, 2024.

**(E) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list**      Y ☒      N ☐

<input type="checkbox"/> Green Infrastructure	<input type="checkbox"/> Revitalization and Infill
<input type="checkbox"/> Zoning Reform	<input type="checkbox"/> Bike/Ped Planning
<input type="checkbox"/> Climate Change	<input type="checkbox"/> Commercial Redevelopment
<input type="checkbox"/> Affordable/Workforce Housing	<input type="checkbox"/> Sustainable Growth
<input type="checkbox"/> Equity	<input type="checkbox"/> Placemaking
<input type="checkbox"/> Resilience	<input type="checkbox"/> Aging Population
<input type="checkbox"/> Water/Air Quality	<input type="checkbox"/> Sensitive Area Preservation
<input type="checkbox"/> Water/Sewer Capacity	<input type="checkbox"/> Expedited Review for Preferred Projects
<input type="checkbox"/> Brownfield Remediation	

Two bills were passed by the Montgomery County Council that addressed development impact taxes.

**Bill 16- 24 – Development Impact Tax – Amendments:** Bill 16-24 updated the transportation impact tax districts; modified the applicability of development impact tax exemptions for certain uses and in certain locations. The bill generally amended the law governing transportation and school development impact taxes to allow more exemptions for impact taxes for things like office-to-residential conversion, family-sized units, and smaller housing units.

**Bill 22-24E – Taxation – Collection of Development Impact Taxes:** Bill 22-24E requires the collection of development impact taxes at final inspection of the building (as compared to at building permit), and generally amended the law governing development impact taxes.

**(F) Have all Planning (Commission/Board) and Board of Appeals members completed the Maryland Planning Commissioners Association (MPCA) training course?**

All Board of Appeals and Planning Board members have completed their training course.

## Section III: Development Capacity Analysis (DCA) (§1-208(c)(iii))

*Note: MDP provides technical assistance to local governments in completing a development capacity analysis. Please contact your MDP regional planner for more information.*

**(A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years?** Y ☒ N ☐

1. If not, explain why an updated DCA has not been submitted, such as no substantial growth changes, etc.
2. If yes, when was the last DCA submitted? Identify Month and Year: July 1, 2024  
Was the DCA shared with the local School Board Facilities Planner?

Y ☒ N ☐

**(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in Table 2, Residential Development Capacity (Inside and Outside the PFA):**

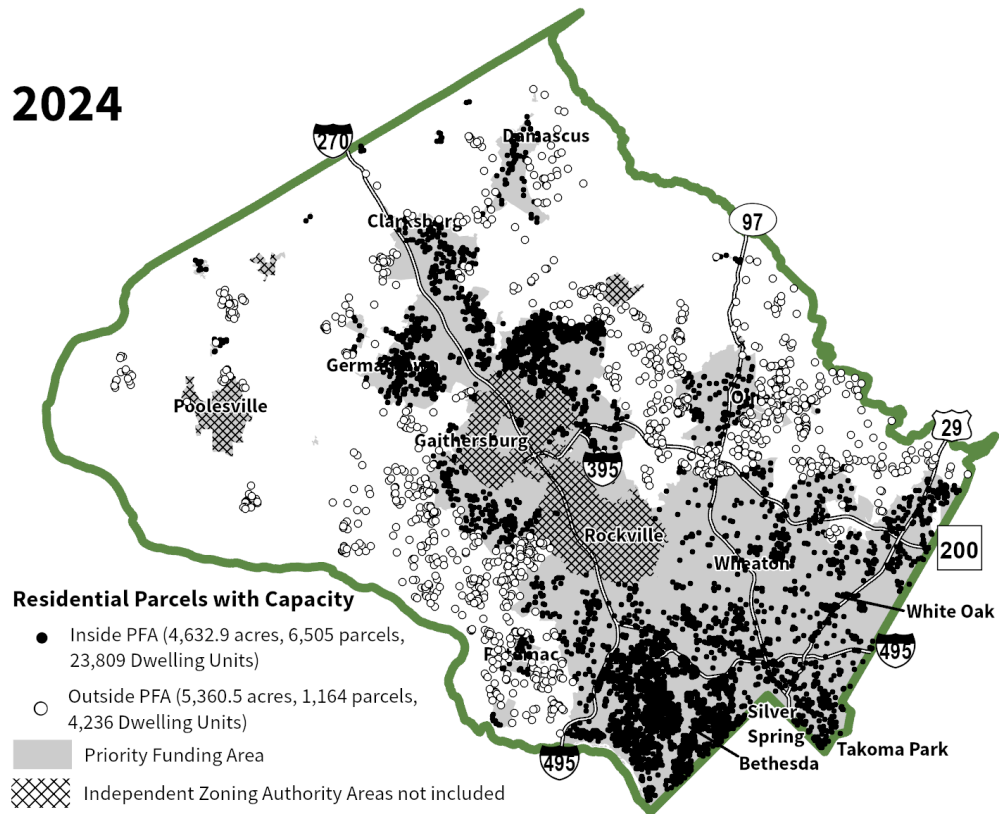
**Table 2: Residential Development Capacity (Inside and Outside the PFA)**

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
<b>Residentially Zoned Acres w/ Capacity</b>	<b>4,632.9</b>	<b>5,360.5</b>	<b>9,993.3</b>
<b>Residential Parcel &amp; Lots w/Capacity</b>	<b>6,505</b>	<b>1,164</b>	<b>7,669</b>
<b>Residential Capacity (Units)</b>	<b>23,809</b>	<b>4,236</b>	<b>28,045</b>

The above numbers are derived in the following manner: Parcels queried as having capacity are either vacant or are underutilized. Parcels were deemed underutilized if a building value as a percent of total property value was less than 33 percent. Parcels used for the DCA are solely residentially zoned parcels (not mixed use) and include parcels within the Montgomery County zoning authority area (parcels within Barnesville, Brookeville, Gaithersburg, Laytonsville, Poolesville, Washington Grove, and Rockville - municipalities within Montgomery County with their own zoning authority - were eliminated for this analysis).

Parcels that are tax exempt (public land, schools, churches, etc.) and HOA (Homeowners Association) land are also subtracted. Parcel areas that are in environmentally sensitive areas, such as wetlands, forest conservation easements, and agricultural easements, are not included. Finally, parcels that fall under the minimum lot size limit for their respective residentially zoned area types, after excluding environmentally sensitive areas, are excluded.

In 2024, **6,505 (84.8% of total located in PFA)** vacant or underutilized residentially zoned parcels with capacity could be found within the PFA, consisting of **4,623.9 acres (46.3% of total in PFA)**, resulting in **23,809 (84.8% of total in PFA)** additional potential units.



## Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) (§1-208(C)(1) iv and v)

**(A) How many acres were preserved using local agricultural land preservation funding?**  
**Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.**

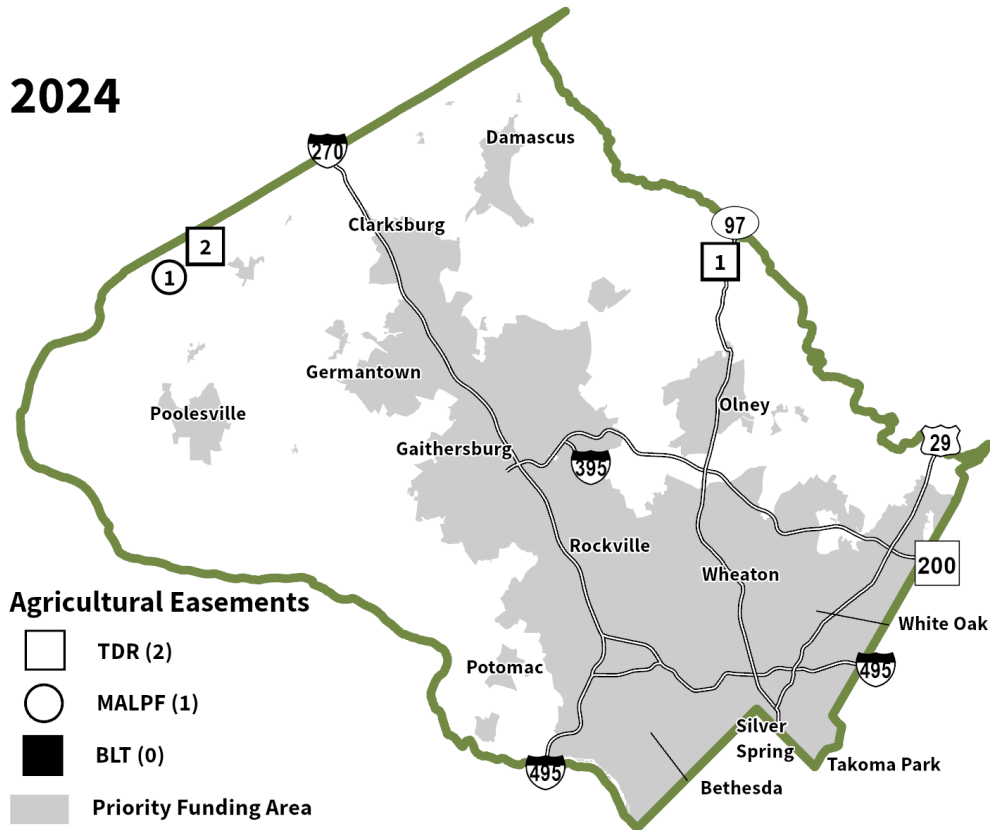
**Table 3: Locally Funded Agricultural Land Preservation**

Local Preservation Program Type	Acres
Transfer of Development Rights	381.41*
Building Lot Terminations	4.09
Land Purchase	3.71
Local Land Trust	NA
Forest Conservation Easement	143.17
Other (Agricultural Easements)	304.17*
<b>Total</b>	<b>532.38</b>

For more information, go to: [www.findalandtrust.org/counties/24031](http://www.findalandtrust.org/counties/24031)

Note: Same lot was acquired for both TDR and RLP Easement, however total acres number only reflects the area of the parcel once to avoid double counting area.

2024



Tax ID	Number of TDRs	Application Number	Acres
00010715 (1)	3	T00010715	90.44
00915411 (2)	51	T00915411	290.97

Note: Number in parentheses corresponds to number on map

**381.41 acres**, consisting of **54 Transferable Development Rights (TDR)**, preserved via the TDR program in 2024.

Tax ID	Easement Type	Acres
00915411 (1)	MALPF	304.17

Note: Number in parentheses corresponds to number on map

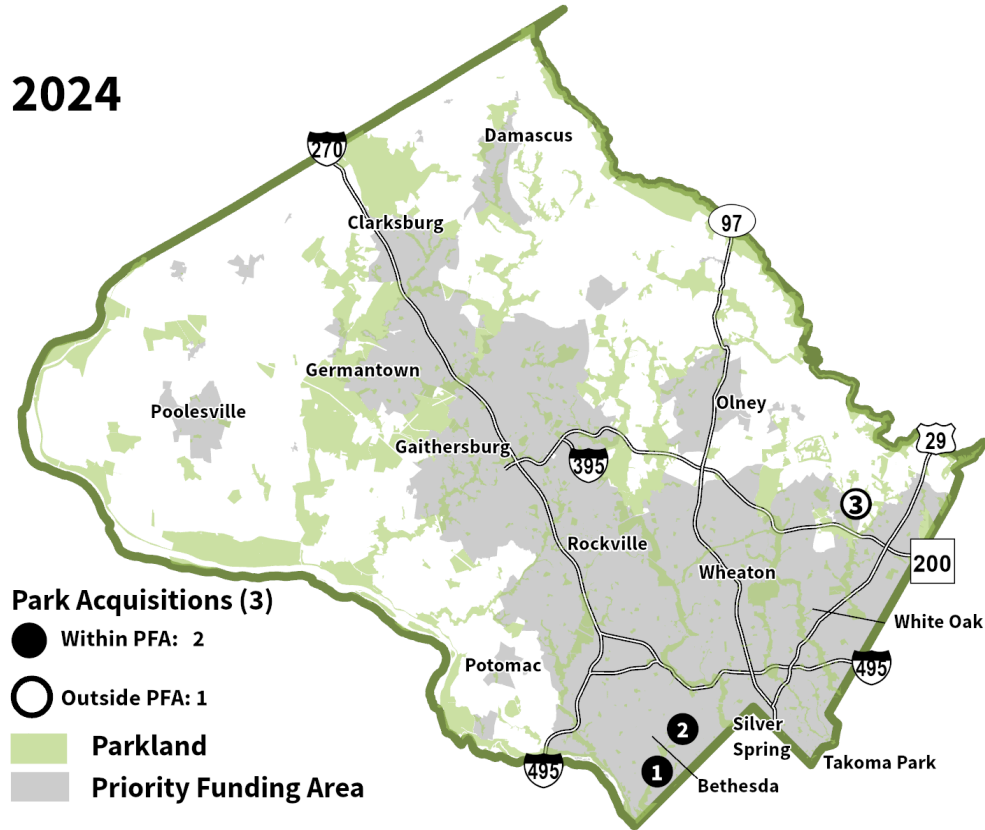
**304.17 acres**, consisting of **1 Agricultural Easement**, preserved in 2024.

PBLT ID	Easement Type	Acres
PBLT-035	PBLT	4.09

Note: Number in parentheses corresponds to number on map

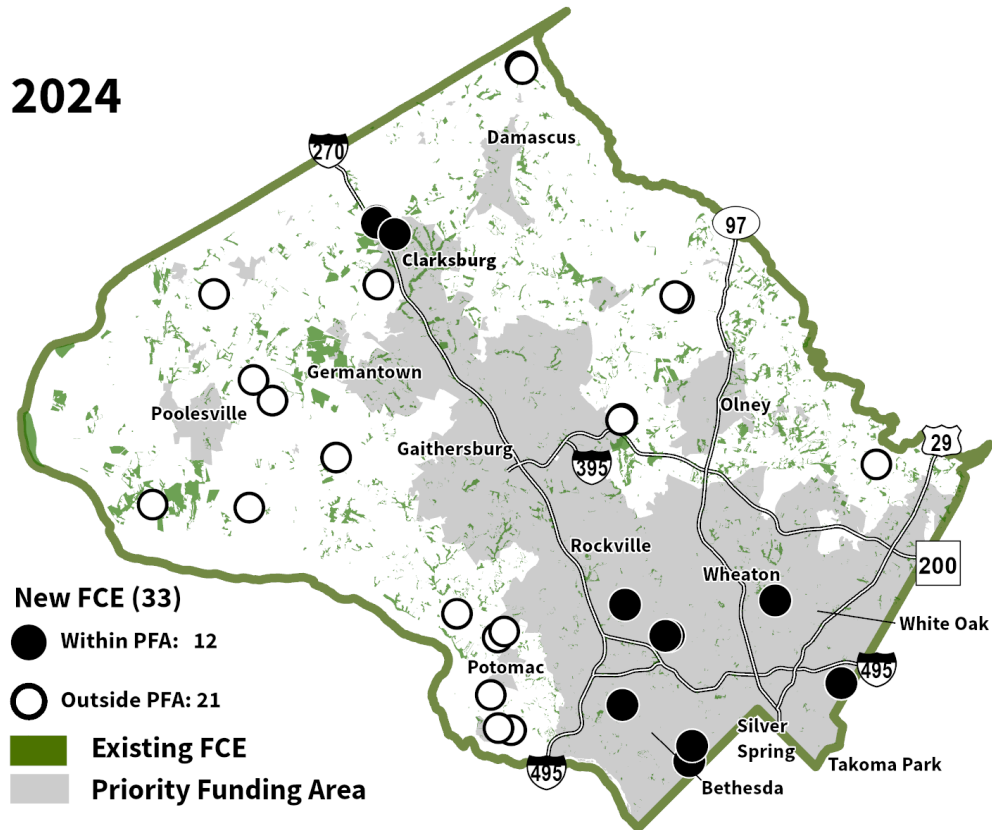
**4.09 acres**, consisting of **1 Partial Building Lot Termination (PBLT)**, preserved in 2024.

2024



	Park	Former Owner	Closing Date	Acres
1	Westbard URP	Schnabel Foundation	3/7/2024	0.5
2	Bethesda Eastern Capital Crescent URP	Champion Real Estate Ventures LLC	5/31/2024	0.15
3	Upper Paint Branch SVP	SHA	6/28/2024	3.51

**3.71 acres, consisting of 3 Park Purchases** (NOT land exchanges or donations) preserved via the County's Parks Department



**143.17 acres, consisting of 33 Forest Conservation Easements (FCE),** preserved via the County's FCE program.

**(B) What is the county's established local land use percentage goal?** **N/A**

Montgomery County Planning has been encouraging and planning for predominantly infill, redevelopment, and transit-oriented development for a significant period. Our Agricultural Reserve and preservation programs reinforce this effort. As our previous land use reports have shown, most of the development approvals are for properties located almost entirely within the PFA of the county. Given the restrictions that have been put in place, there is little developable land outside the PFA. Almost all significant developments in terms of the population and employment are within the PFA. On average, over the last 10 years, 87% of the residential units and 89% of the commercial square footage permits being issued were within the PFA.

*Montgomery County does not have a specific limit for land dedicated to development.*

**(C) What is the timeframe for achieving the local land use percentage goals?**

Our preservation programs and planning principles ensure that we focus development in areas within the Priority Funding Areas.

**(D) Has there been any progress in achieving the local land use percentage goal?**



All current and recently adopted master plans have pertained to areas within the PFA.

This includes the *Takoma Park Minor Master Plan Amendment (2024)*, *The Great Seneca Plan: Connecting Life and Science (2024)*, *Fairland and Briggs Chaney Master Plan (2023)*, *Silver Spring Downtown and Adjacent Communities Plan (2022)*, the *Shady Grove Sector Plan Minor Master Plan Amendment (2021)*, *Great Seneca Science Corridor Minor Master Plan Amendment (2021)*, the *Ashton Village Center Plan (July 2021)*, the *Germantown Plan for the Town Sector Zone (2020)* the *Forest Glen/Montgomery Hills Sector Plan (2020)*. Focusing growth in these plan areas will help the County continue to focus its growth within the PFA.

**(E) What are the resources necessary for infrastructure inside the PFA?**

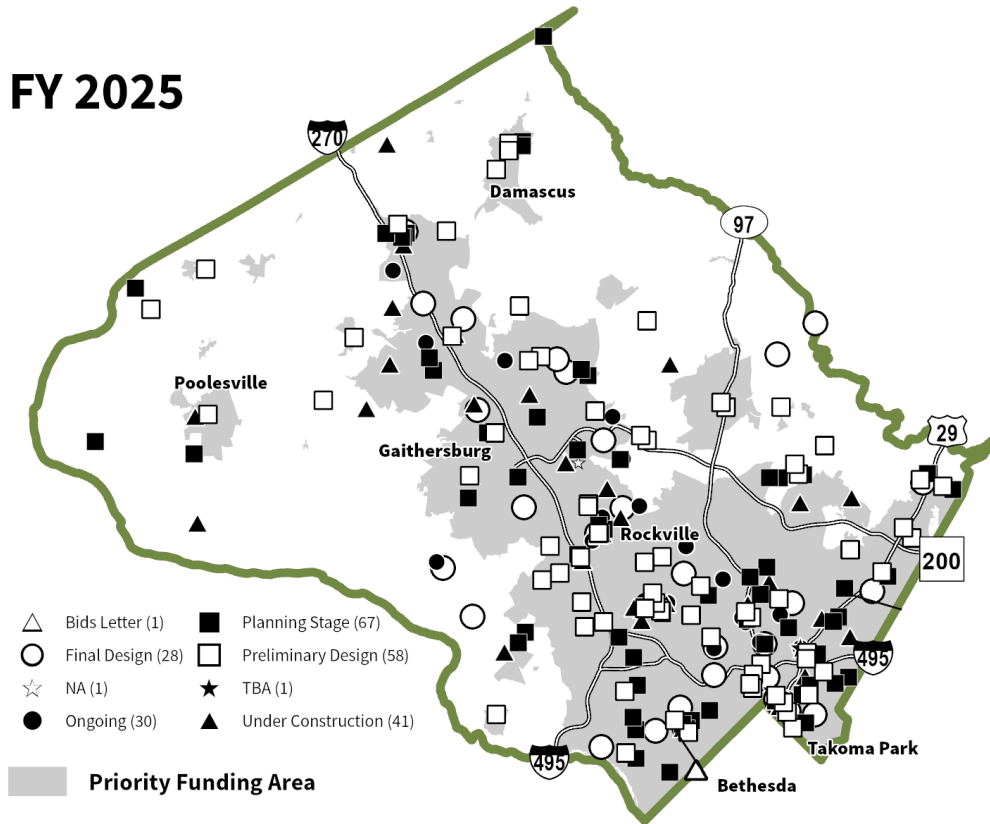
Significant investment is either planned or underway to serve growth within the PFA. Although some transportation projects are funded and built outside of the PFA, they serve to make the larger transportation network function better for development within the PFA. State assistance will be sought for many of these projects, consistent with state funding guidance.

**Location Specific Montgomery County CIP Projects**

Project Status	In PFA	Outside PFA	Total	Percent in PFA
Bids Let	1	0	1	100.0%
Final Design Stage	28	4	32	87.5%
NA	1	0	1	100.0%
Ongoing	30	2	32	93.8%
Planning Stage	67	10	77	87.1%
Preliminary Design Stage	58	13	71	81.7%
TBD	1	0	1	100.0%
Under Construction	41	8	49	83.7%
Total	227	37	264	86%

**Note:** Only location specific projects are mapped below. Number of projects within PFA indicated in parentheses.

## FY 2025



### Countywide (non-location specific) Montgomery County CIP Projects

Project Status	Total
Final Design Stage	1
Ongoing	182
Planning Stage	29
Preliminary Design Stage	19
TBA	6
Under Construction	4
Total	241

### (F) What are the resources necessary for land preservation outside the PFA?

In addition to Transferable Development Rights (TDR) and Building Lot Terminations (BLT), the County relies on Program Open Space funding for land acquisition to preserve land outside the PFA. The Rural Legacy and Agricultural Easement programs are used for land preservation in the Agricultural Reserve.

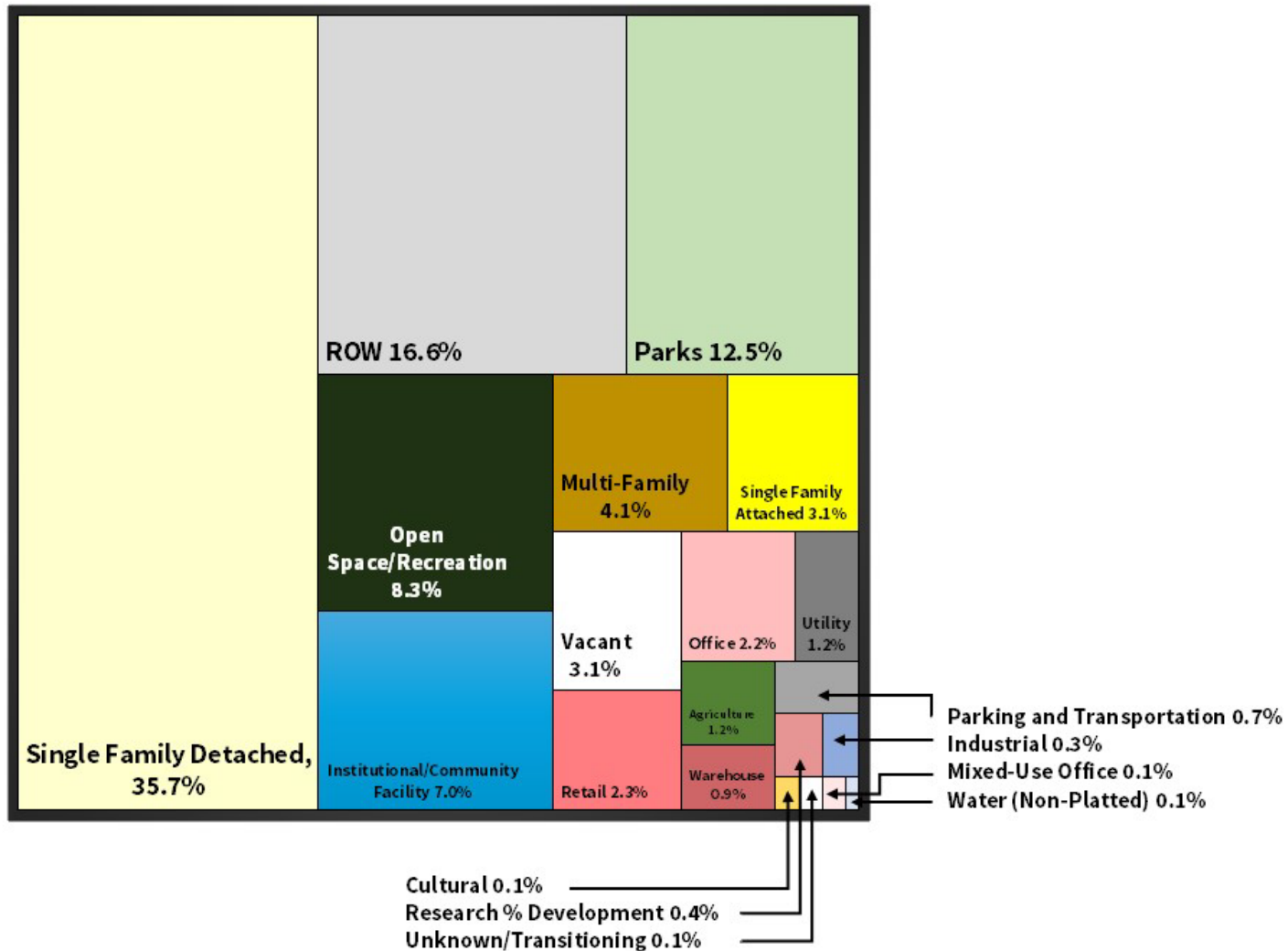
(G) Is all land within the boundaries of the jurisdiction in the PFA?

Y ☐ N ☒

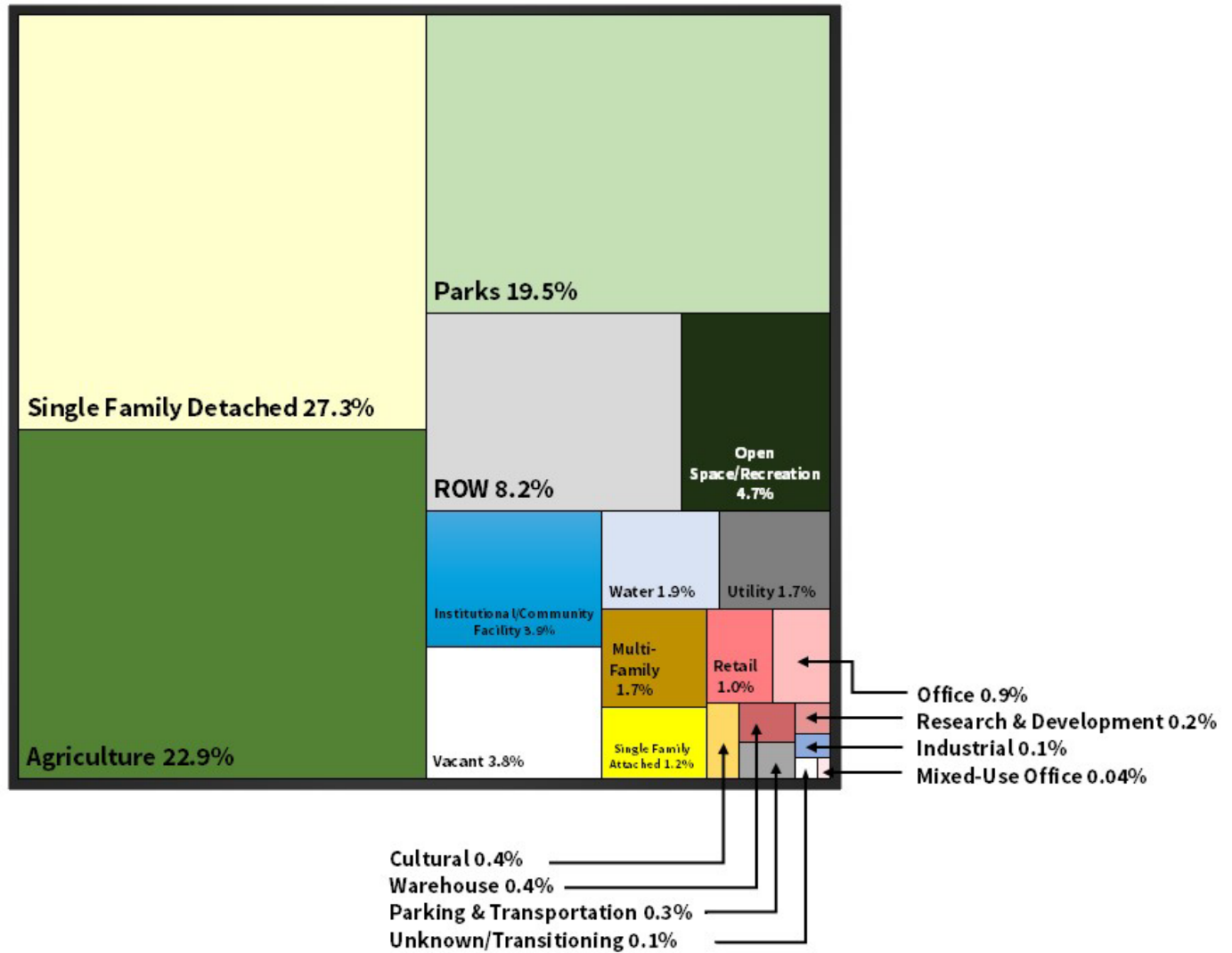
Montgomery County totals **324,356.6 Acres**

Montgomery County PFA is **125,209.1 Acres (38.6% of Total County Area)**

Share of estimated land use percentages within PFA only:



Montgomery County totals **324,356.6 Acres**  
 Share of estimated land use percentages countywide:



## Section V: Measures and Indicators (§1-208(c)(1))

*Note: The Measures and Indicators, Section VI, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.*

**Table 4A: Amount of Residential Growth (Inside and Outside the PFA)**

Residential – Calendar Year 2024	PFA	Non – PFA	Total
1. Total Units Approved on an Existing Lot	2,870	21	2,891
2. Gross Acres of Existing Lots in Row 1	28.5	289.8	318.3
3. Net Acres of Existing Lots in Row 1	26	287.9	313.9
4. Total Minor Subdivisions Approved			
5. Total Minor Subdivision Lots Approved			
6. Total Residential Units Approved	2,870	21	2,891
7. Gross Acres of All Approved Subdivisions	28.5	289.8	318.3
8. Net Lot Area** in Acres of Subdivisions			
9. Total Major Subdivision Approved	22	8	30
10. Total Major Subdivision Lots Approved	31	21	52
11. Total Residential Units Approved in Major Subdivision	2,870	21	2,891
12. Gross Acres of Approved Major Subdivisions	28.5	289.8	318.3
13. Net Lot Area** in Acres of All Approved Major Subdivisions	26	287.9	313.9
14. Total Residential Units Approved	2,870	21	2,891
15. Total Residential Units Constructed	717	217	934
16. Total Residential Units Demolished***			
17. Total Residential Units Reconstructed/Replaced***			

\*Residential units may be greater than lots if they include duplexes, triplexes or multifamily

\*\*Net Lot Area is the sum of all developed lots, minus open space and right-of-way

\*\*\*Not Required

**Source:** Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2024

**Table 4B: Net Density of Residential Growth (Inside and Outside the PFA)**

Residential – Calendar Year 2024	PFA	Non – PFA	Total
1. Total Units Approved on an Existing Lot	2,870		2,891
2. Total Gross Acres of Existing Lots in Row 1	28.5		318.3
3. Total Net Acres of Existing Lots in Row 1	26		313.9
4. Total Residential Units Approved	2,870		2,891
5. Total Approved Net Lot Area	26		313.9

**Source:** Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2024

**Table 4C: Share of Residential Growth (Inside and Outside the PFA)**

Residential – Calendar Year 2024	PFA	Non – PFA	Total
1. Total Units Approved on an Existing Lot	2,870		2,891
2. Gross Acres of Existing Lots in Row 1	28.5		318.3
3. Net Acres of Existing Lots in Row 1	26		313.9
Subdivisions + Existing Lots + Units in Commercial Site Plans	2,870	21	2,891*
Units)	99.3%	0.7%	100%

\*1,978 out of 2,891 are units in mixed use buildings

**Source:** Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2024

**Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)**

Commercial	PFA	Non - PFA	Total
<b>Site Plans</b>			
1. Total Commercial Site Plans Approved	2	0	2*
	1.4	0	1.4
	97,264	0	97,264
<b>Building Permits</b>			
4. Total Commercial Building Permits Issued	32	7	39
	1,331,651	5,036	1,336,687
part of a commercial site plan (mixed-use),	1,978	0	1,978

\*does not include mixed-use development

**Source:** Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2024

**HB-131: Building and Development Application (BDA} Report for Residential Development for Jurisdictions with a population of at least 150,000 (Table 4E and Table 4F)**

**Table 4E: Pre-Permit Development Project Applications Which Include Residential Development**

Development Project Applications are represented by Preliminary Plans, Administrative Subdivision Plans, or Standalone Site plans that have increased approved residential potential. These approvals are required for subsequent building permit issuance (see Table 4F).

Housing – Calendar Year 2024 (Development Project Data)	Units in Complete Development Project Applications	Units Denied in Complete Development Project Applications	Units Approved in Complete Development Project Applications
1. Total Net Housing Units in Residential Development Projects (Single-Use)			355
2. Total Net Housing Units in Commercial or Mixed-Use Development Plans			2,536
<b>SUB TOTAL</b>			<b>2,891</b>
Total by Housing Type**	<b>(Sum of line 3-13 must equal sum of lines 1 and 2)</b>		
3. Single-family Detached SF			39
4. Single-family Attached			146
5. Duplex			
6. Cottage			



7. Multi-family/Condo/Apartments GR/HI			2,706
8. Modular			
9. Accessory Dwelling			
10. Commercial Apartment			
11. Live-Work			
12. Assisted-Living/Group AL			
13. Farmworker Housing			
<b>SUB TOTAL</b>			<b>2,891</b>

**Source:** Montgomery County Planning Department, 2024

3. For the total residential project applications listed in Table 4E.1, provide the mean and median processing times for (complete) permit applications (approved) and the standard deviation from the mean. Mean – 110 calendar days, Median – 96 days, Std. Deviation – 69.6 days, Total Sum of Days: 3,288 days
4. For the total residential project applications listed in Table 4E.1, provide the amount of time (in total calendar days) spent by agencies of the jurisdiction in:
  - a. reviewing applications (approved or denied); Median – 306.5, Std. Deviation – 219.4, Total Sum of Days; 11,051 days
  - b. reviewing application amendments (approved or denied); and N/A
  - c. reviewing any public notice or comment time periods (approved or denied). N/A
5. For the total net complete residential development permit applications within Commercial Site Plans listed in Table 4E.2, provide the amount of time (in total calendar days) spent by agencies of the jurisdiction in:
  - a. reviewing applications (approved or denied); N/A
  - b. reviewing application amendments (approved or denied); and N/A
  - c. any public notice or comment time periods (approved or denied). N/A
6. Indicate and describe any type of expedited permit application process(es) that the local jurisdiction employed in calendar year 2024 to accelerate residential housing development projects. N/A

**Table 4F Building Permit Applications Which Include Residential Housing**

Housing – Calendar Year 2024 (Building Permit Data)	Units in Complete Building Permit Applications	Units Denied in Complete Building Permit Applications	Units Approved in Complete Building Permit Applications
1. Total Net Housing Units in Residential Development Projects (Single-Use)			3,036
2. Total Net Housing Units in Commercial or Mixed-Use Development Plans			
<b>SUB TOTAL</b>			<b>3,036</b>
Total by Housing Type**	<b>(Sum of line 3-12 must equal sum of lines 1 and 2)</b>		
3. Single-family Detached			339
4. Single-family Attached			533
5. Duplex			
6. Cottage			
7. Multi-family/Condo/Apartments			
8. Modular Multi-family/Condo/Apartments			2,116
9. Accessory Dwelling			3
10. Commercial Apartment			45
11. Live-Work			
12. Assisted-Living/Group			

**Source:** Montgomery County Department of Permitting Services, 2024

3. For the total residential permit applications listed in Table 4E.1, provide the mean and median processing times for (complete) permit applications (approved) and the standard deviation from

*Local Jurisdiction Annual Report for Montgomery County | Reporting (Calendar) Year 2024*

the mean. Mean = 74 calendar days; Median = 39 calendar days; Std. Deviation = 100 calendar days.

4. For the total residential permit applications listed in Table 4E.1, provide the amount of time (in total calendar days) spent by agencies of the jurisdiction in:
  - a. reviewing applications (approved or denied); 40 calendar days on average.
  - b. reviewing application amendments (approved or denied); and N/A
  - c. reviewing any public notice or comment time periods (approved or denied). N/A
6. For the total net complete residential development permit applications within Commercial Site Plans listed in Table 4E.2, provide the amount of time (in total calendar days) spent by agencies of the jurisdiction in:
  - a. reviewing applications (approved or denied); N/A
  - b. reviewing application amendments (approved or denied); and N/A
  - c. any public notice or comment time periods (approved or denied). N/A
7. Indicate and describe any type of expedited permit application process(es) that the local jurisdiction employed in calendar year 2024 to accelerate residential housing development projects. N/A
8. Calculate and include the total number of residential housing development projects that benefited from an expedited permit application process; including the type of expedited process(es) used. N/A

## Section VI: Adequate Public Facilities Ordinance (APFO) Restrictions (§7-104)

*Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2022 and 2023 are due July 1, 2024. However, jurisdictions are encouraged to submit an APFO report on an annual basis.*

**(A) What type of infrastructure is monitored and may trigger development approval restrictions or require a developer to address deficiencies? (List each for schools, roads, water, sewer, stormwater, health care, fire, police, or solid waste.)**

Montgomery County's Growth and Infrastructure Policy is a growth management tool that helps guide the timing of development in concert with the provision of adequate public facilities. This policy implements the county's Adequate Public Facilities Ordinance, which was adopted in 1973. The policy provides guidelines that govern how infrastructure adequacy is defined and how development projects must mitigate their impact on infrastructure. The current policy primarily focuses on school facilities and multimodal transportation infrastructure but also addresses water and sewer facilities and emergency services. The current version of the Growth and Infrastructure Policy (GIP) was adopted by the County Council on November 11, 2024, and became effective on January 1, 2025.

**(B) Has APFO impacted development approvals within the PFA?** Y ☐ N ☒

**(C) If APFO has delayed, limited, or denied development, defined here as a "restriction":**

**a. Are there infrastructure or service facility deficiencies that have triggered denials of development requests or held up development approvals?** Y ☐ N ☒

**b. Can the impact area of facility deficiencies/ development restrictions, which temporarily delay development approvals, be mapped?** Y ☐ N ☒

N/A

If yes for (C)(B), where is each restriction located? (Identify on a map, including PFA boundary.)  
N/A

**(D) Describe the nature of what is causing each restriction.**

**Schools:**

No restrictions based on schools' inadequacy.

**Transportation:**

No restrictions based on transportation inadequacy; mitigation will occur on a project-by-project basis, if needed.

**(E) If applicable, what is the proposed resolution of each restriction?**

The school system requests money for capital programming to meet as much of the capacity need as possible, and payments are made as part of the development process. Similarly, for transportation, the capital budget covers some of the needs, and development projects make improvements or contribute to their costs.

**(F) If applicable, what is the estimated date for the resolution of each restriction?**

There are no restrictions based on schools and transportation inadequacy; mitigation will occur on a project-by-project basis, if needed.

**(G) If a development restriction has been addressed, what was the resolution that lifted each restriction?**

In the case of some schools, funding for additional capacity, an estimated decrease in enrollment, or a change to school boundaries has resulted in the removal of mitigation. Mitigation generally comes in the form of an additional payment on top of impact taxes called the Utilization Premium Payments (UPP). UPPs allow development to proceed in overcrowded school service areas.

In the case of transportation, the construction of additional roadways, transit, bicycle, or pedestrian capacity by the County, State, or developers, or a change in travel demand, can result in a restriction (mitigation payment) being removed.

**(H) If a development restriction has been addressed, when was each restriction lifted?**

For transportation and schools, capacity is evaluated on a project-by-project basis. Thus, any mitigation to address the restriction occurs during the development approval process.

## Section VII: Planning Survey Questions (Optional)

The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.

**(A) Does your jurisdiction have a bicycle and pedestrian plan?**

Y ☒ N ☐

1. Plan name: The Bicycle Master Plan and the Pedestrian Master Plan
2. Date Completed (MM/DD/YR) Bicycle Master Plan (11/27/2018), Pedestrian Master Plan (10/10/2023)
3. Has the plan been adopted? Bicycle Master Plan (yes), Pedestrian Master Plan (yes)  
Y ☒ N ☐
4. Is the plan available online? Bicycle Master Plan (yes), Pedestrian Master Plan (yes)  
Y ☒ N ☐
5. How often do you intend to update it? There is no schedule for updating the Bicycle Master Plan and Pedestrian Master Plan, but a monitoring report is required for both plans every two years. Additionally, the county maintains an online map that displays Bicycle Level of Traffic Stress ([mcatlas.org/bikestress](http://mcatlas.org/bikestress)) and Pedestrian Level of Comfort ([mcatlas.org/pedplan](http://mcatlas.org/pedplan)).
6. Are existing and planned bicycle and pedestrian facilities mapped? Y ☒ N ☐

**(B) Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan?**

Y ☒ N ☐

We have several transportation functional master plans--such as the *Countywide Transit Corridors Functional Master Plan* adopted in 2013, the *Master Plan of Highways and Transitways adopted in 2018* and is currently undergoing an update (anticipated 2025), the *Purple Line Functional Plan* adopted in 2010, *Corridor Forward: The I-270 Transit Plan* adopted in 2022, the *Bicycle Master Plan* adopted in 2018, the *Pedestrian Master Plan* adopted in 2024, as well as the *Rustic Roads Functional Master Plan* adopted in 2023.

1. Plan Name – See List of Plans Above
2. Date Completed (MM/DD/YY)
3. Has the plan been adopted? Y ☒ N ☐
4. Is the plan available online? Y ☒ N ☐
5. How often do you intend to update it (Every \_\_\_\_\_ years)

**(C) Has your jurisdiction completed and submitted a five-year mid-cycle comprehensive plan implementation review report this year?** Y ☐ N ☒

*Note: To find out if your jurisdiction is scheduled to submit this report, consult the Transition Schedule (Counties/Municipalities) section located at: <https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx>*

If yes, please include the 5-Year Report as an attachment.

**END**

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## Section VIII: Submitting Annual Reports and Technical Assistance

**(A) Annual Reports may be submitted via email (preferred) to [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov) or one copy may be mailed to:**

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

**(B) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report.**

**(C) You may wish to send additional copies of your Annual Report directly to your MDP Regional Planner or School Board Facilities Planner.**

**(D) If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: [Planning.Maryland.gov/OurWork/local-planning-staff.shtml](https://Planning.Maryland.gov/OurWork/local-planning-staff.shtml)**

**(E) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website:**

[Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml](https://Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml)

**(F) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov).**