



Committee: Directly to Council
Committee Review: N/A
Staff: Keith Levchenko, Senior Legislative Analyst
Christine Wellons, Senior Legislative Attorney
Purpose: To introduce agenda item – no vote expected

AGENDA ITEM #25B
May 21, 2026
Introduction

SUBJECT

Expedited Bill 26-26, Capital Improvements - Special Project – North Bethesda Fire Station

Lead Sponsor: Council President at the Request of the County Executive

DESCRIPTION/ISSUE

- Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed the “Special Projects Legislation threshold.” The threshold is \$25,582,000 for FY 2027.
- On May 18, 2026, the County Executive transmitted a request for a Special Capital Improvements Project bill associated with the FY27-32 Capital Improvements Program for the North Bethesda Fire Station (P451502).
- As explained by the County Executive, the estimated locally funded cost of the North Bethesda Fire Station in the FY27 Capital Budget the FY27-32 Capital Improvements Program is \$51,504,000 for planning, design, construction, and other costs.
- A public hearing on the bill is scheduled for June 16, 2026, with action scheduled immediately after the public hearing.

This report contains:

Expedited Bill 26-26
Executive Transmittal

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Expedited Bill No. 26 - 26
Concerning: Capital Improvements –
Special Project – North Bethesda Fire
Station
Revised: May 19, 2026 Draft No. 1
Introduced: _____
Expires: December 7, 2026
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: _____
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Council President at the Request of the County Executive

AN EXPEDITED ACT to:

- (1) authorize the planning, design, and construction of the North Bethesda Fire Station (P451502) project in the North Bethesda and vicinity area.

By adding to:

Laws of Montgomery County 2026

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

1 **Sec. 1. The Laws of Montgomery County 2026 are amended to add the**
2 **following.**

3 Montgomery County, Maryland, is authorized to construct the North
4 Bethesda Fire Station (P451502) in the North Bethesda and vicinity area.

5 **Sec. 2. Expedited Effective Date.** The Council declares that this Act is
6 necessary for the immediate protection of the public interest. This Act takes effect on
7 the date on which it becomes law.




OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

MEMORANDUM

May 18, 2026

TO: Natali Fani-González, President
Montgomery County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Special Capital Improvements Project Legislation XX-26
North Bethesda Fire Station (P451502)

In accordance with Section §302 of the County Charter and Section §20-1 of the County Code, I am forwarding the attached Special Capital Improvements Project Legislation Authorization and Legislative Request Report for the North Bethesda Fire Station (P451502).

Authorization is needed for this project because County Code requires certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed \$25,582,000 in FY27 dollars. The estimated locally funded cost of the North Bethesda Fire Station in the FY27 Capital Budget the FY27-32 Capital Improvements Program is \$51,504,000 for planning, design, construction, and other costs.

This project provides for a new five-bay fire and rescue station in the Rockville/North Bethesda area and the purchase of associated apparatus. The existing Rockville Fire Station 23 has only three bays and is extremely undersized to meet current response time requirements. A new station is necessary in this area due to the present and projected population density for the Rockville and North Bethesda areas. The new North Bethesda Fire Station will include five bays and will allow for the relocation of Rockville Fire Station 23 to better position the Montgomery County Fire and Rescue Service in relation to the high-density development approved White Flint Sector Plan and to minimize response time to the highest incident call load area.

I recommend prompt passage of this legislation to advance this project.

Special Capital Improvements Project Legislation XX-26, North Bethesda Fire Station (P451502)

May 18, 2026

Page 2 of 2

Enclosures: Bill XX-26, Special Capital Improvements Project Legislation, North Bethesda Fire Station (P451502)
Legislative Request Report
Fiscal Impact Statement

cc: Thomas Heyboer, Chief of Staff to the Council President, Montgomery County Council
Craig Howard, Executive Director, Montgomery County Council
Richard S. Madaleno, Chief Administrative Officer
Fariba Kassiri, Deputy Chief Administrative Officer
Earl Stoddard, Assistant Chief Administrative Officer
Tricia Swanson, Director of Strategic Partnerships
Jennifer R. Bryant, Director, Office of Management and Budget
Corey Smedley, Chief, Montgomery County Fire and Rescue Service

Bill No. _____
Concerning: North Bethesda Fire Station
Revised: _____ Draft No. 1
Introduced: _____
Expires: _____
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: _____
Ch. _____, Laws of Mont. Co. 2026

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

AN ACT to:

- (1) authorize the planning, design, and construction of the North Bethesda Fire Station (P451502) project in the North Bethesda and vicinity area.

By adding to:

Laws of Montgomery County 2026

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* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:



North Bethesda Fire Station (P451502)

Category	Public Safety	Date Last Modified	05/11/26
SubCategory	Fire/Rescue Service	Administering Agency	General Services
Planning Area	North Bethesda-Garrett Park	Status	Final Design Stage

	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	7,348	3,285	500	3,563	2,042	1,063	252	206	-	-	-
Land	3,394	3,394	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	1,728	28	-	1,700	567	850	283	-	-	-	-
Construction	36,091	109	-	35,982	11,994	17,991	5,997	-	-	-	-
Other	2,943	5	-	2,938	1,279	1,169	490	-	-	-	-
TOTAL EXPENDITURES	51,504	6,821	500	44,183	15,882	21,073	7,022	206	-	-	-

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	50,499	5,816	500	44,183	15,882	21,073	7,022	206	-	-	-
Recordation Tax Premium (MCG)	1,005	1,005	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	51,504	6,821	500	44,183	15,882	21,073	7,022	206	-	-	-

OPERATING BUDGET IMPACT (\$000s)											
Maintenance				693	-	-	159	178	178	178	
Energy				719	-	-	131	196	196	196	
NET IMPACT				1,412	-	-	290	374	374	374	

APPROPRIATION AND EXPENDITURE DATA (\$000s)			
Appropriation FY 27 Request	37,924	Year First Appropriation	FY15
Appropriation FY 28 Request	2,301	Last FY's Cost Estimate	48,796
Cumulative Appropriation	10,123		
Expenditure / Encumbrances	7,643		
Unencumbered Balance	2,480		

PROJECT DESCRIPTION

This project provides for a new five-bay fire and rescue station in the Rockville/North Bethesda area and the purchase of associated apparatus. The new facility will be located on an acquired site at the south-east quadrant of Route 355 and Randolph Road. The northern border of the site has frontage along Randolph Road and the eastern border fronts Chapman Avenue. The new station will be constructed in accordance with the general square footage specifications of the prototype Program of Requirements (POR) for a Class I fire station, with adjustments made to meet these specific site conditions and additional uses. This fire station will include apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and meeting/training rooms. Parking requirements will be accommodated on site to the greatest extent possible. Fire/rescue apparatus to be purchased for this station includes a new Emergency Medical Services unit and related equipment. Space has been added to co-locate a future police substation at the fire station. Site constraints for this project include a significant Washington Metropolitan Area Transit Authority easement which bisects the site running north/south through the mid-parcel. A Phase I Environmental Site Assessment has been performed. This project also supports land acquisition for the development of affordable housing immediately adjacent to the fire station that will be funded through the Advanced Land Acquisition Fund and reimbursed by this project.

LOCATION

Southeast quadrant of Route 355 and Randolph Road at Maple Avenue.

ESTIMATED SCHEDULE

Design began in October 2023 and is expected to be completed winter 2026. Construction is expected to begin in FY27 and be complete in FY29.

COST CHANGE

Cost increase reflects the addition of land acquisition costs to reflect the acquisition of land for the development of affordable housing and construction escalation.

PROJECT JUSTIFICATION

The existing Rockville Fire Station 23, located at 121 Rollins Avenue, has only three bays and is extremely undersized to meet the current response time requirements. A new station is necessary in this area due to the present and projected population density for the Rockville and North Bethesda areas. The White Flint sector is envisioned to include a mix of housing, commercial, retail, recreation, and civic uses with the North Bethesda District as the focal point. North Bethesda is experiencing fast growth and the population is expected to increase with a significant amount of residential and commercial development, including 5,938 new proposed dwelling units and nearly 3 million square feet of new non-residential/commercial space. Relocation of Rockville Fire Station 23 operations to

the new North Bethesda location is needed to better position Montgomery County Fire and Rescue Service in relation to the high-density development in the approved White Flint Sector Plan and to minimize response time to the highest incident call load area. The new site is of sufficient size to accommodate the construction of a larger station which can house additional needed apparatus and other public safety services.

OTHER

A number of test fits have been conducted at the proposed site located at the southeast quadrant of Route 355 and Randolph Road for the fire station and co-location of a Police substation. Land Acquisition was funded initially through the Advanced Land Acquisition Revolving Fund and will be reimbursed from this project. FY27 amendment changes the project name from White Flint Fire Station 23 to North Bethesda Fire Station.

FISCAL NOTE

Debt service for this project will be financed with Consolidate Fire Tax District Funds. FY24 funding switch from GO Bonds to Recordation Tax Premium.

DISCLOSURES

A pedestrian impact analysis will be performed during design or is in progress.

COORDINATION

Montgomery County Fire and Rescue Service, Department of General Services, Montgomery County Department of Police, Regional Service Centers, Department of Housing and Community Affairs, Maryland-National Capital Park and Planning Commission, Department of General Services, Department of Technology and Enterprise Business Solutions, Department of Permitting Services, WSSC Water, Department of Transportation, Washington Metropolitan Transit Authority (WMATA), State Highway Administration, Department of Environmental Protection, and Pepco. Special capital projects legislation will be proposed by the County Executive.

Bill XX - 26
North Bethesda Fire Station (P451502)
Legislative Request Report

1. **Description** - The County Executive requests that capital project No. 451502, North Bethesda Fire Station (P451502), be authorized as a “Special Capital Improvements Project” pursuant to Section §302 of the County Charter and Section §20-1 of the Montgomery County Code.
2. **Problem** - Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed \$25,582,000 in FY27 dollars. The estimated locally funded cost of this project in the FY27 Capital Budget and FY27-32 Capital Improvements Program is \$51,504,000 for planning, design, construction, and other costs.
3. **Goals and Objectives** - This project provides for a new five-bay fire and rescue station in the Rockville/North Bethesda area and the purchase of associated apparatus. The existing Rockville Fire Station 23 has only three bays and is extremely undersized to meet current response time requirements. A new station is necessary in this area due to the present and projected population density for the Rockville and North Bethesda areas. The new North Bethesda Fire Station will allow for the relocation of Rockville Fire Station 23 to better position Montgomery County Fire and Rescue Service in relation to the high-density development approved White Flint Sector Plan and to minimize response time to the highest incident call load area. The project will be funded with General Obligation Bonds and Recordation Tax Premium.
4. **Coordination** - This project has been coordinated with the Montgomery County Fire and Rescue Service, Department of General Services, Montgomery County Department of Police, Regional Service Centers, Department of Housing and Community Affairs, Maryland-National Capital Park and Planning Commission, Department of General Services, Department of Technology and Enterprise Business Solutions, Department of Permitting Services, WSSC Water, Department of Transportation, Washing Metropolitan Transit Authority (WMATA), State Highway Administration, Department of Environmental Protection, and Pepco.
5. **Fiscal Impact** – Not Applicable.
6. **Impact** – Not applicable
7. **Evaluation** - Capital projects are evaluated biennially by the County Executive and County Council as part of the Capital Improvements Program review.
8. **Experience Elsewhere** - Not Applicable.
9. **Sources of Information** – Montgomery County Fire and Rescue Service, Department of General Services.
10. **Applications Within Municipalities** - Not Applicable.
11. **Penalties** - None Required.



Fiscal Impact Statement

Office of Management and Budget

Bill XX-26

Special Capital Improvements Project - North Bethesda Fire Station (P451502)

Bill Summary

Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed \$25,582,000 in FY27 dollars. The estimated locally funded cost of the North Bethesda Fire Station (P451502) in the FY27 Capital Budget and FY27-32 Capital Improvements Program is \$51,504,000 for planning, design, construction, and other costs.

Fiscal Impact Summary

There are no expenditures or revenues associated with this bill. The bill serves only to authorize the designation of the North Bethesda Fire Station (P451502) project as a Special Capital Improvement Project.

Fiscal Impact Analysis

This bill is not estimated to impact revenues or expenditures. The North Bethesda Fire Station was approved in prior years, and this legislation serves only to authorize the designation of the North Bethesda Fire Station (P451502) project as a Special Capital Improvement Project.

Staff Impact

The bill is not expected to impact staff time or duties.

Actuarial Analysis

The bill is not expected to impact retiree pension or group insurance costs.

Information Technology Impact

The bill is not expected to impact the County Information Technology (IT) or Enterprise Resource Planning (ERP) systems.

Other Information

Later actions that may impact revenue or expenditures if future spending is projected

The bill does not authorize future spending.

Sources of information

Montgomery County Fire and Rescue Service, Office of Management and Budget

Contributors

Katherine Bryant Higgins

