



Project Plan Amendment PJT2025-00020

BLVD Lofts

198 E. Montgomery Avenue

Mayor and Council Briefing
April 7, 2025

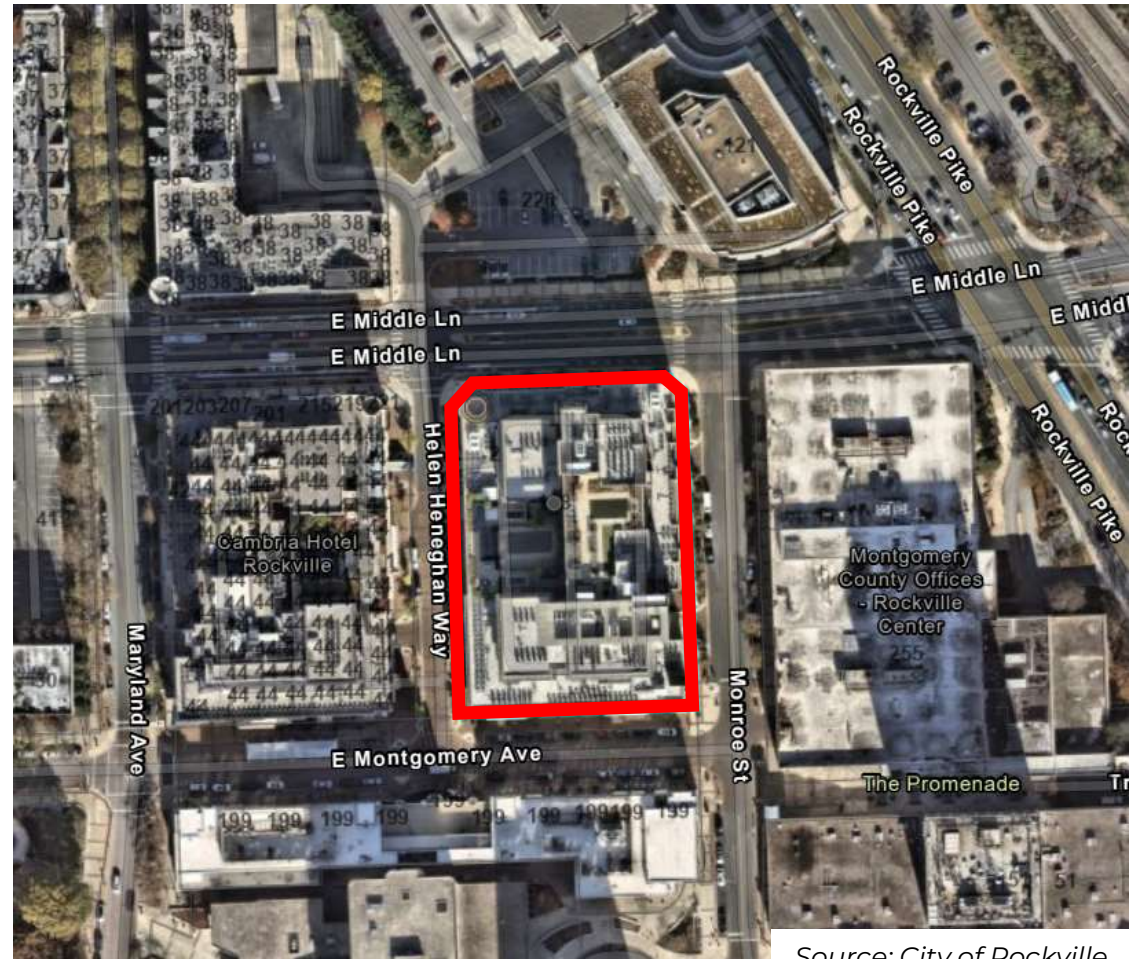
Mayor and Council Briefing



- ▶ **Purpose:** Introduce the proposal to the Mayor and Council and provide an opportunity for preliminary feedback.

Project Site

- ▶ **Address:** 198 E. Montgomery Avenue
- ▶ **Planning Area:** 1 – Town Center
- ▶ **Site Area:** 1.41 Acres
- ▶ **Land Use:** Commercial and Residential Mix (CRM)
- ▶ **Zoning:** PD-RCI (Planned Development – Rockville Center Inc.) / MXTD (equivalent)



Source: City of Rockville

Project Proposal

- ▶ 13,011sf street-level commercial previously approved; currently vacant.
- ▶ Conversion to 13 residential loft units.
- ▶ Units along Helen Heneghan Way, E. Middle Lane & Monroe Street.
- ▶ 6,500sf street-level commercial remains along E. Montgomery Avenue.
- ▶ Amend PD for changes in use.



Plan provided by
applicant; markings
by staff

Application Submittals



Pre-application Meeting (PAM) filed Nov. 2021

- ▶ Pre-Application Area Meeting: December 9, 2021 (virtual)

Project Plan Amendment Application filed Jan. 2025

- ▶ Post-Application Area Meeting: February 25, 2025 (virtual)
- ▶ Applicant DRC Meeting: February 27, 2025 (virtual)
- ▶ Planning Commission Briefing: March 12, 2025 (hybrid)

Next Steps



- ▶ Finalize review of Project Plan Amendment Application
- ▶ Planning Commission Recommendation
- ▶ Mayor and Council Decision
 - *Public Hearing and Possible Adoption*
- ▶ Planning Commission consideration of Site Plan Application