



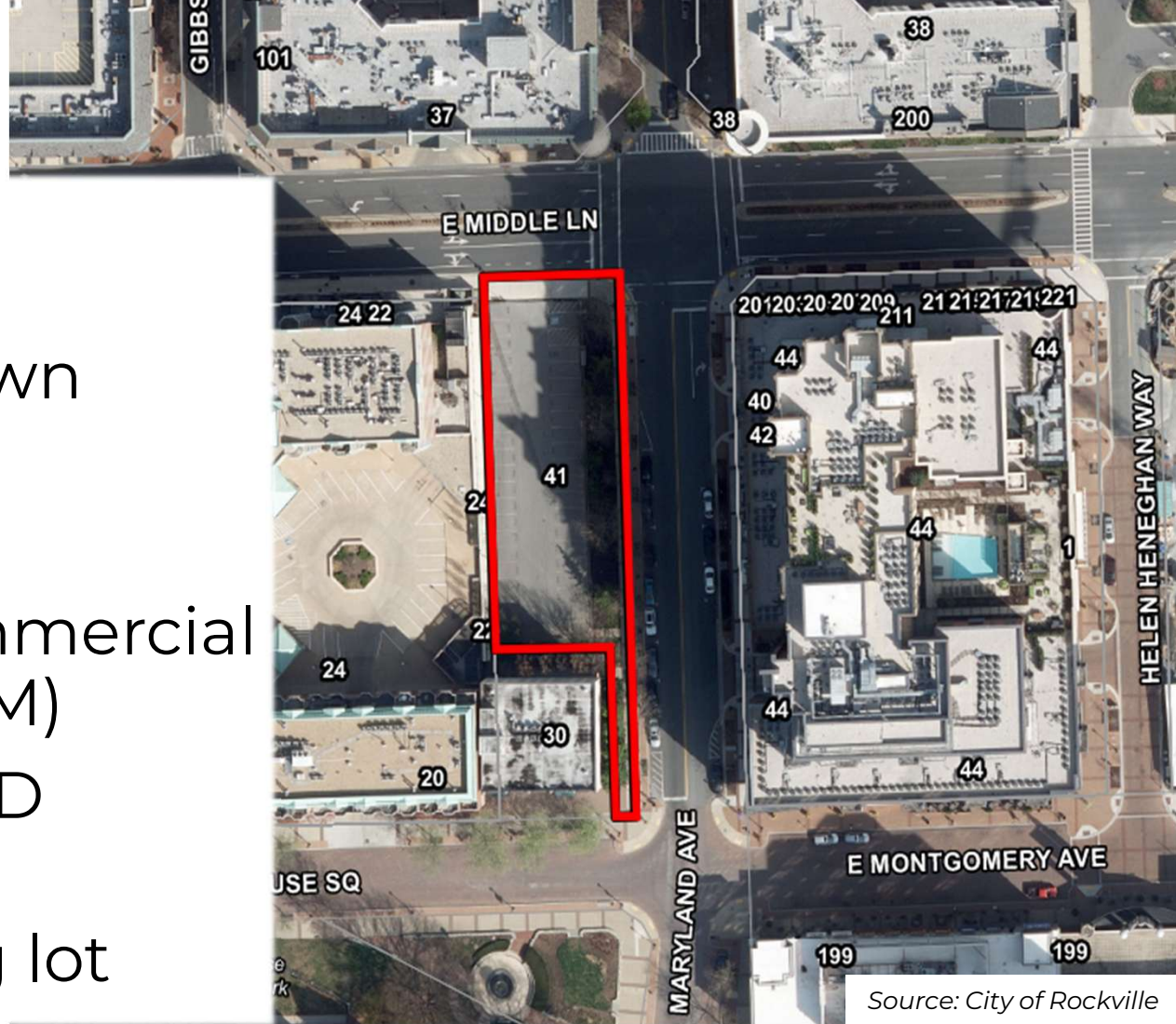
Project Plan Application PJT2025-23

**Momentum at Rockville Station
41 Maryland Avenue**

Mayor & Council Public Hearing
November 17, 2025

Project Site

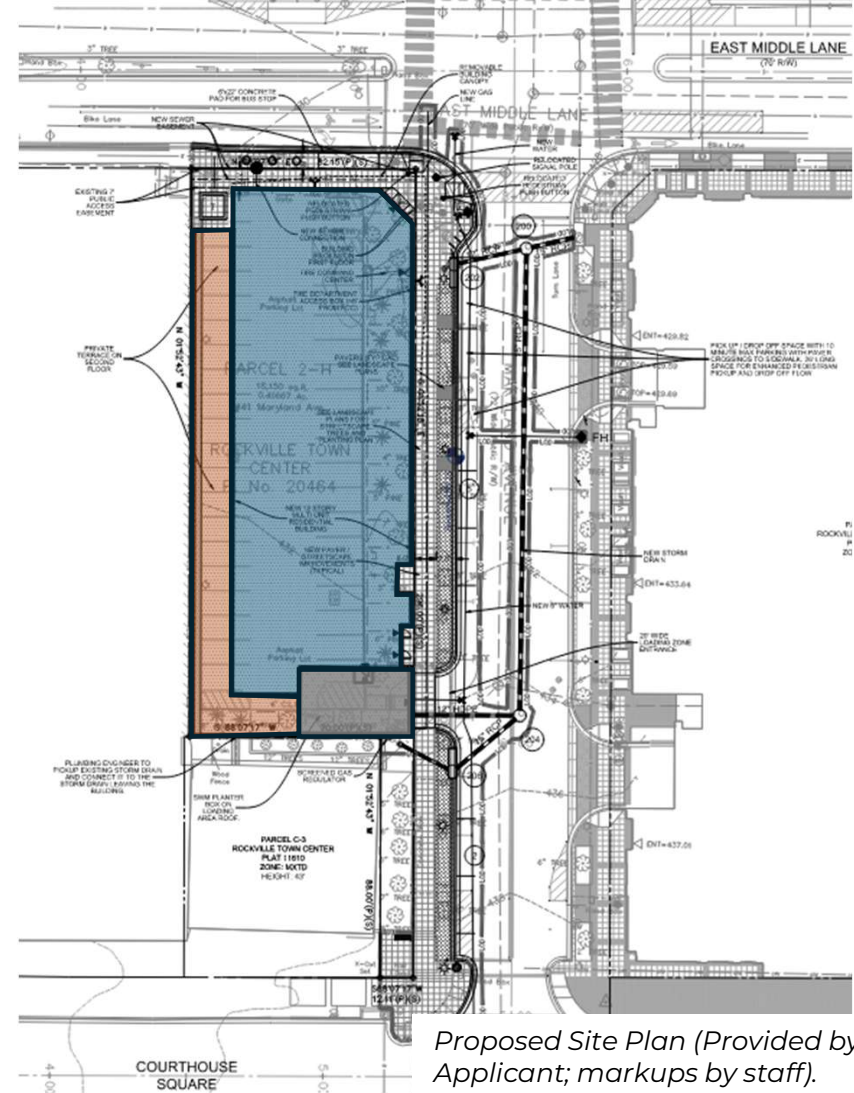
- **Address:** 41 Maryland Avenue
- **Planning Area:** 1 – Town Center
- **Site Area:** 0.42 Acres
- **Land Use:** Office Commercial Residential Mix (OCRM)
- **Zoning:** PD-RCI/ MXTD (equivalent)
- **Existing Use:** Parking lot



Source: City of Rockville

Project Proposal

- ▶ 12-story multi-family building with 147 affordable units
- ▶ Waivers for height & parking
- ▶ Replace 40 MPDUs at 44 Maryland Ave with 46 MPDUs
- ▶ Amend PD to modify uses & standards



Rockville Center Inc. PD

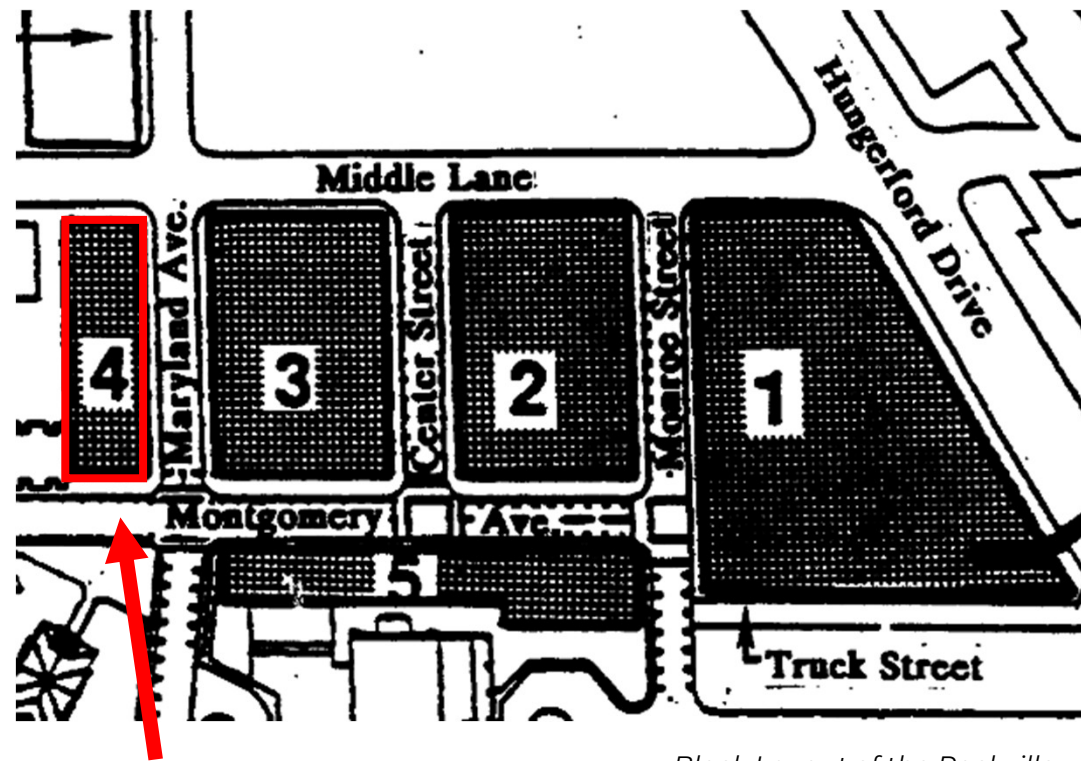


Existing PD Approval

- ▶ 117 units (min.)
- ▶ 11,260sf retail
- ▶ 100' > 448' elevation (max)

Proposed Amendment

- ▶ 147 units
- ▶ 137.25' max. height (120' > 448' elevation)



Site

Block Layout of the Rockville
Center Inc. PD.
Source: City of Rockville

Findings



Project meets required findings for approval of a project plan amendment, including:

- 1. Will not adversely affect the health or safety of persons residing or working in the neighborhood**
 - ▶ Similar residential uses in the surrounding area
 - ▶ Conforms with requirements to ensure public health and safety
 - ▶ Provides affordable units, consistent with housing goals

Findings



2. Project will not conflict with the Comp Plan

- ▶ Plan and TCMP promote additional housing in Town Center
- ▶ TCMP recommends the elimination of on-site parking requirements

3. Project will not overburden public facilities

- ▶ Adequate schools, transportation, and water and sewer

Findings



4. Project will not constitute a violation of any provision of the Zoning Ordinance or other law;

- ▶ Proposal will meet requirements with noted exceptions
- ▶ Further compliance review of the site plan

5. Adversely affect the natural resources or environment of the City or surrounding areas;

- ▶ Will meet forestry and stormwater management requirements
- ▶ No impact on historic resources

Height Waiver

Waiver request (WAV2025-0015)

- ▶ Max. height: 120'
- ▶ Requested height:
137.25'
- ▶ Meets criteria for approval (compatibility, planning principles, and feasibility)



*Rendering of Project
from E. Middle Lane
(Provided by Applicant).*

Parking Reduction



Reduction request (WAV2025-0016)

- ▶ Min. parking required: 169 spaces
- ▶ Request: **Zero (0) parking spaces**
- ▶ Meets six (6) approval criteria:
 - Proximity to transit
 - Access to bus stops
 - Proximity to public parking
 - Site constraints
 - Bicycle facilities
 - Supported by TCMP

Community Outreach & Briefings



Required Notifications have been made consistent with City Code requirements.

Additionally, the following meetings have been held:

- ▶ Pre-application area meeting: January 21, 2025 (virtual)
- ▶ Post-application area meeting: April 29, 2025 (virtual)
- ▶ Planning Commission Briefing: May 14, 2025 (hybrid)
- ▶ Mayor & Council Briefing: May 19, 2025 (hybrid)
- ▶ Meeting with Victoria Condominium residents: February 13, 2025 (in-person)

Next Steps



Mayor and Council will:

- ▶ **Hold a Public Hearing**
- ▶ **Consider a Resolution to Approve Project Plan Application**

Recommendation



Staff recommends that the Mayor and Council hold the public hearing and act on the following:

- i. Approve Project Plan PJT2025-00023, to amend the Rockville Center Inc. PD to permit construction of a 147-unit affordable multifamily building.
- ii. Approve building height waiver WAV2025-00015.
- iii. Approve parking reduction WAV2025-00016.

Proposed Motion



Staff recommends that the Mayor and Council:

Move to adopt a resolution to approve Project Plan PJT2025-23, to amend the Rockville Center Inc. Planned Development to permit construction of a 147-unit affordable multifamily building, approve Building Height Waiver WAV2025-00015 and Parking Reduction WAV2025-00016 at 41 Maryland Avenue, based on findings and conditions in the staff report.