

41
Maryland Ave

Project Plan
PJT2025-0023

Mayor & Council
Public Hearing
Nov 17, 2025



PROJECT PLAN CONCEPT

PERSPECTIVES

A-14

dc s
DESIGN
DAVIS
CARTER
SCOTT



Streetview 41 Maryland Middle Lane at Maryland Avenue, looking North towards East Montgomery Avenue

BLVD Ansel 173'
18 stories

BLVD 44 145'
15 stories

41 MD Ave 137'
12 stories

Victoria Condo 123'
12 stories
10 residential
over 2 story
garage





LEGEND

- SUBJECT PROPERTY BOUNDARY
- OTHER PROPERTY BOUNDARIES
- PROPOSED BUILDING
- PROPOSED SIDEWALK PAVERS
- PROPOSED STORMWATER MANAGEMENT FACILITIES
- PROPOSED LAWN
- PROPOSED SHADE TREES
- EXISTING SHADE TREES
- PROPOSED BENCH
- PROPOSED STREET LIGHT
- PROPOSED BIKE RACK
- PROPOSED TRASH RECEPTACLE

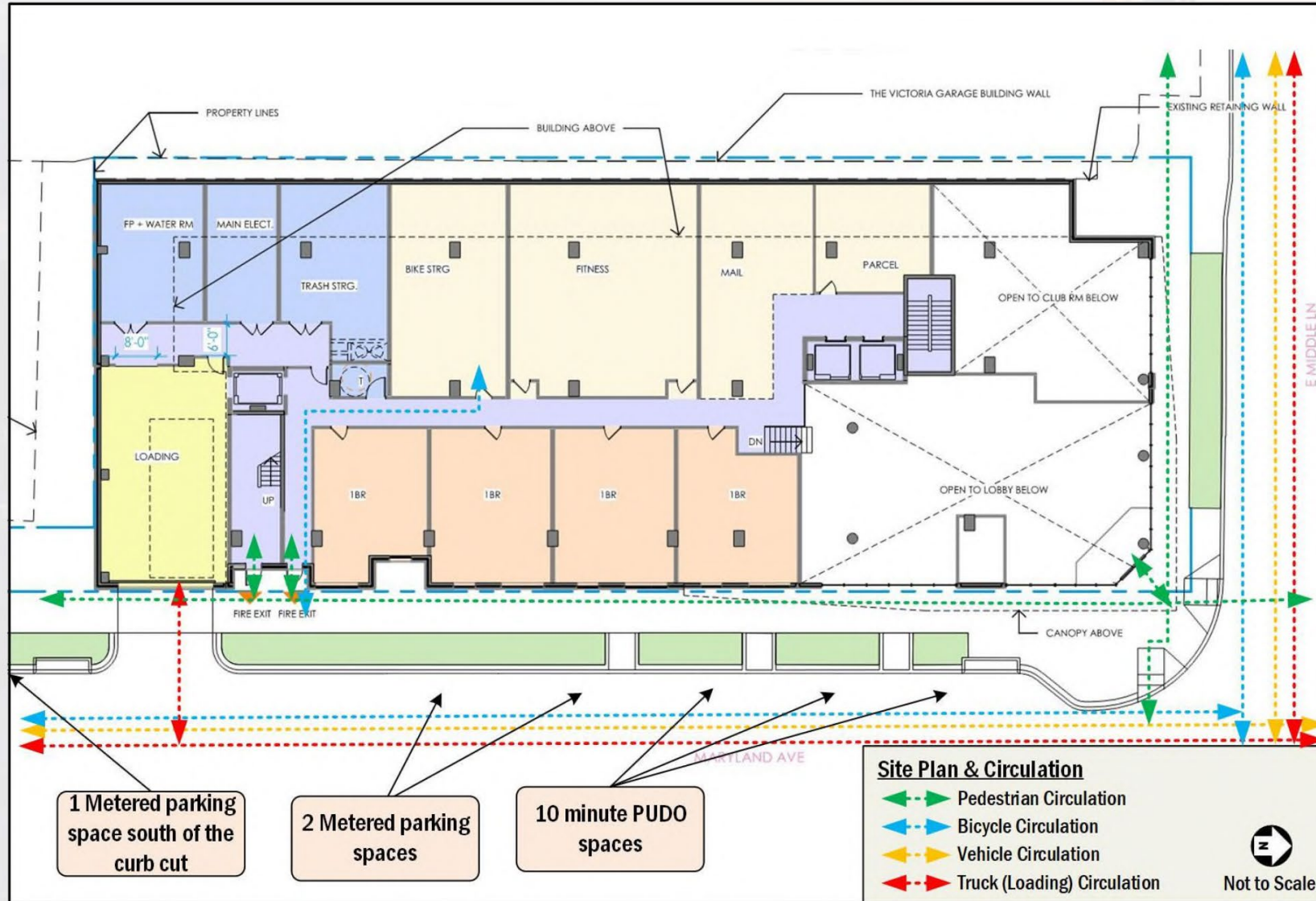


CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.com

Copyright © 2024 by Macris, Hendricks &
Gascock, P.A. All Rights Reserved

Pick-Up/Drop-Off and Loading Operations

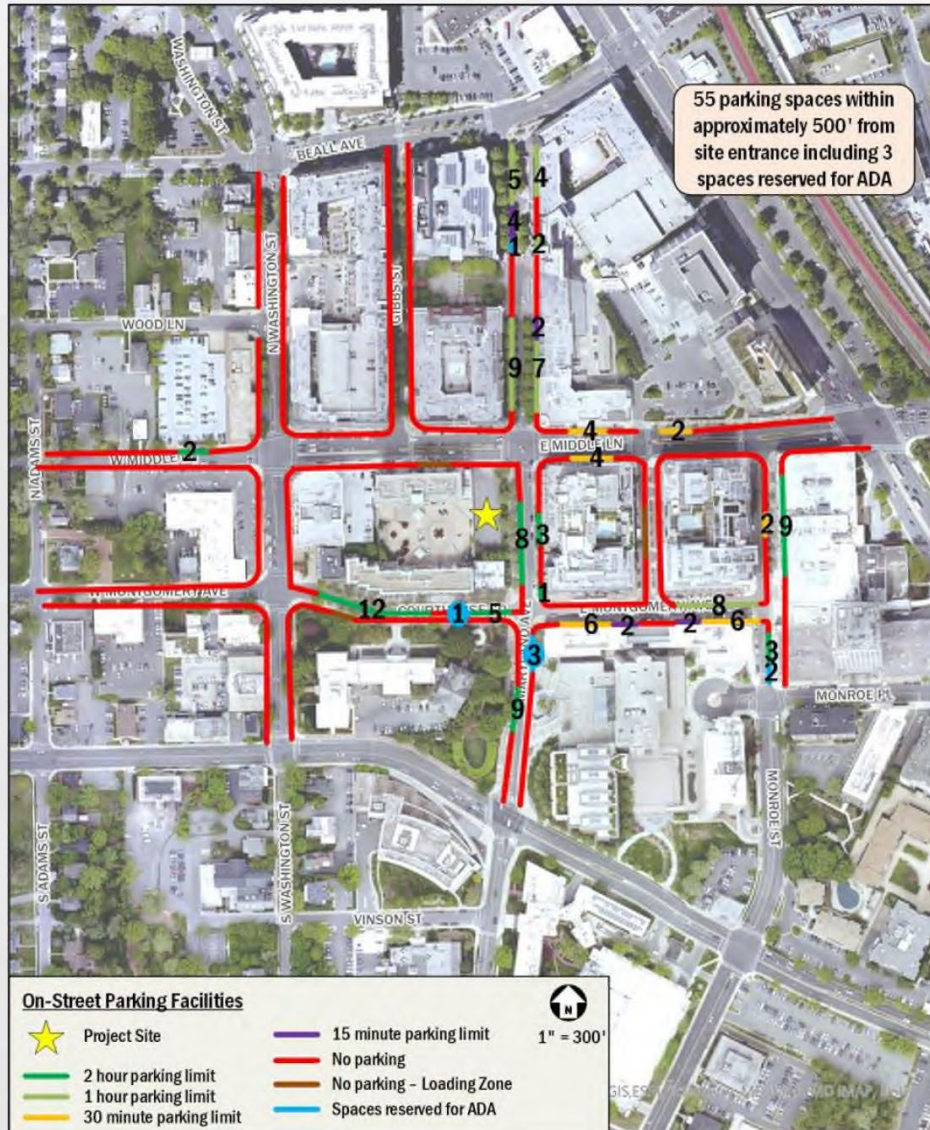


PUDO and Loading Operations:

- › A luggage cart/dolly/flatbed cart will be available in the lobby.
- › Small vans for daily package deliveries like Amazon, UPS, FedEx will use the pick-up/drop-off spaces.
- › On-site loading area will be reserved for scheduled trash/recycling collection, maintenance/repair vehicles, and resident move-in/move-out only

On-Street Parking

128 spaces 6 handicapped spaces



ADA Parking Spaces:

- › One (1) ADA space along westbound Courthouse Square
- › Three (3) spaces along Maryland Avenue, between Montgomery Avenue and E Jefferson Street
- › Two (2) spaces at Monroe Place and Monroe Street intersection

Residential Permit Parking:

- › Curbside parking within the West End neighborhood is restricted to permit holder only
- › Residents of 41 Maryland Avenue would not be eligible for this permit parking
- › Parking restrictions around site limit impact to on-street parking availability

Off-Street Parking Availability near Project Site



› Connectivity

- › Direct and comfortable pedestrian routes available to several off-street parking options around site

› Parking Observations:

- › Typical weekdays and weekends occupancy less than 50%
- › Special event weekends occupancy approximately 60%

Parking Assessment

3479 monthly and hourly parking spaces

Utilization
Weekdays/Weekends
50%

Event Weekends 60%

Table 4: Parking Facilities near the Project

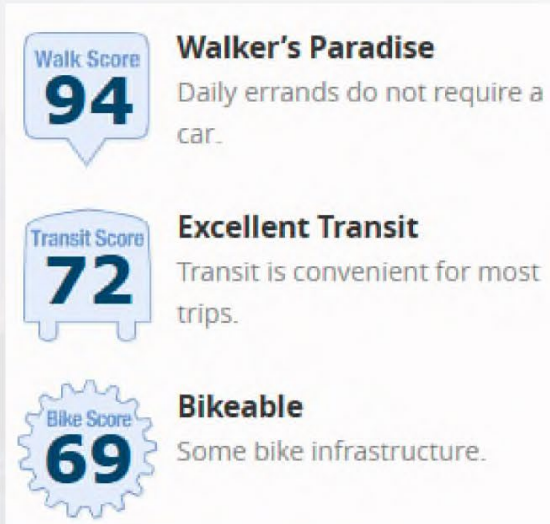
Location	Availability	Parking Spaces		Hours of Operation	Approximate Distance from Site Entrance
Park X BLVD 44 (44 Maryland Avenue)	Monthly and Hourly Parking	Standard	296	24/7	~300 feet
		ADA	11		
		Total	307		
Colonial Rockville Town Square - Garage A	Monthly and Hourly Parking	Standard	610	24/7	~750 feet
		ADA	18		
		Total	628		
Colonial Rockville Town Square - Garage B	Monthly and Hourly Parking	Standard	114	24/7	~300 feet
		ADA	5		
		Total	119		
Colonial Rockville Town Square - Garage C	Monthly and Hourly Parking	Standard	129	24/7	~500 feet
		ADA	6		
		Total	135		
Park X Ansel (33 Monroe Street)	Monthly and Hourly Parking	Standard	344	24/7	~550 feet
		ADA	9		
		Total	353		
One Metro Square (51 Monroe Pl)	Monthly and Hourly Parking	Standard	349	24/7	~1000 feet
		ADA	5		
		Total	354		
USP Victoria (24 Courthouse Square)	Monthly and Hourly Parking	Standard	65**	Mon-Friday 7AM-6PM	~250 feet
		ADA	0		
		Total	65		
USP 11 North Washington Street	Monthly and Hourly Parking	Standard	262	Mon-Friday 7AM-6PM	~300 feet
		ADA	8		
		Total	270		
Colonial Rockville Metro Plaza I & II (111 Rockville Pike)	Monthly and Hourly Parking	Standard	785	Mon-Friday 6AM-7PM Saturday 8AM-2PM	~400 feet
		ADA	24		
		Total	809		
Park X 255 Rockville Pike	Monthly and Hourly Parking	Standard	426	Mon-Fri 7am-11pm Sat-Sun 10am-11pm	~900 feet
		ADA	13		
		Total	439		
Total			3479		
Total ADA			99		

* Field verified and excludes residential spaces within secluded areas of garages and spaces reserved for specific tenants

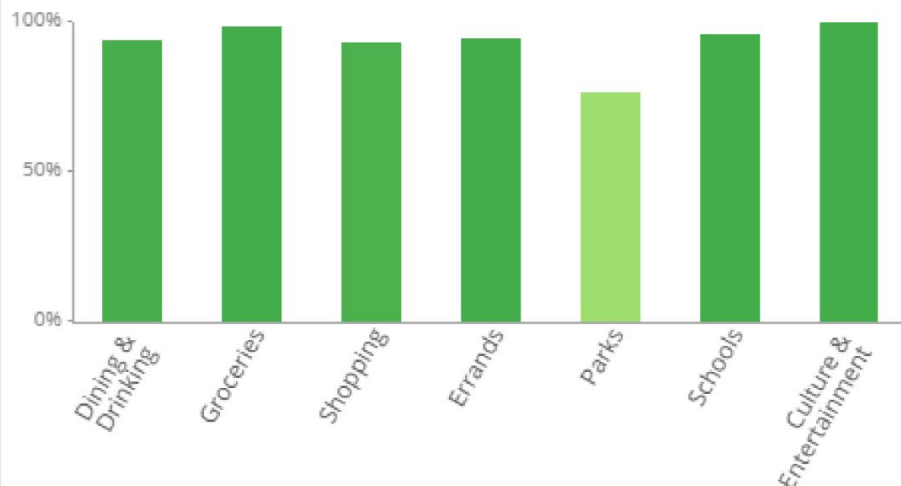
**Additional spaces are located within the area currently under construction, which could not be counted for this review.

Robust Non-Auto Transportation Network

Walk and Bike Score



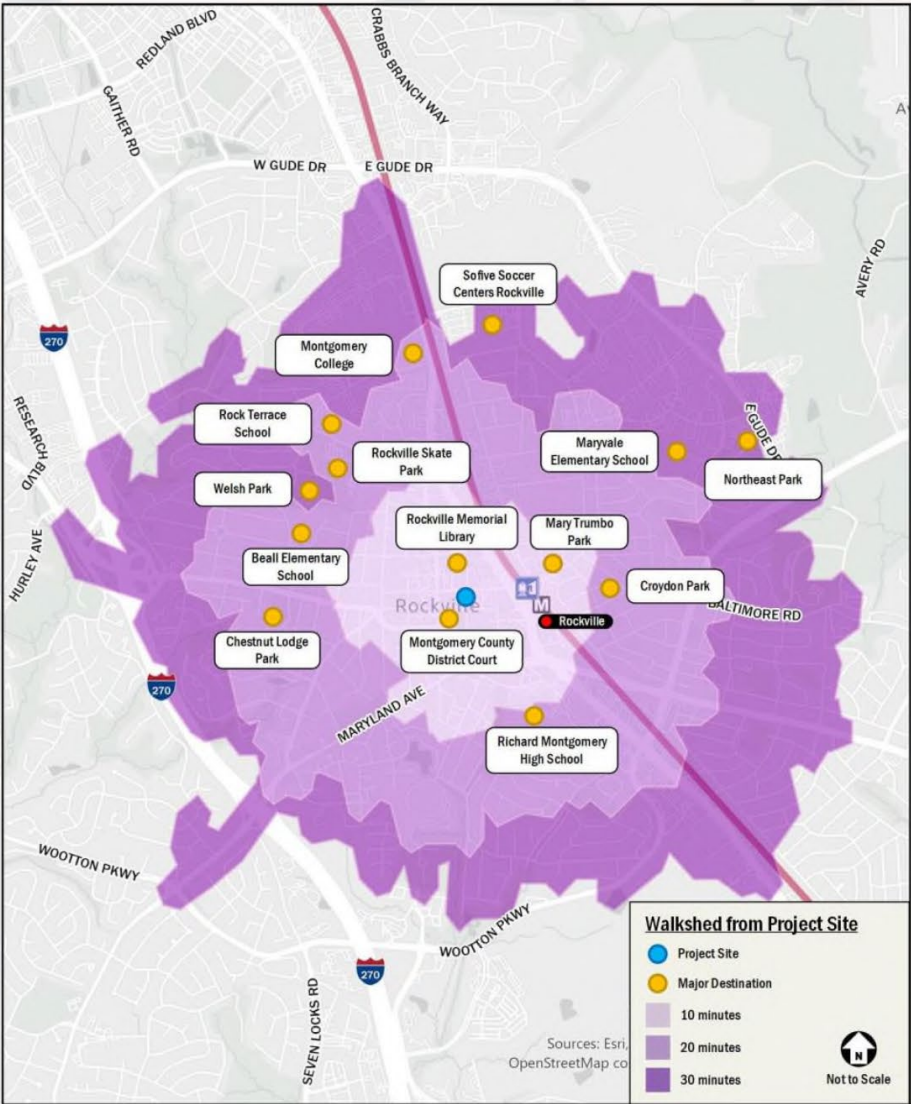
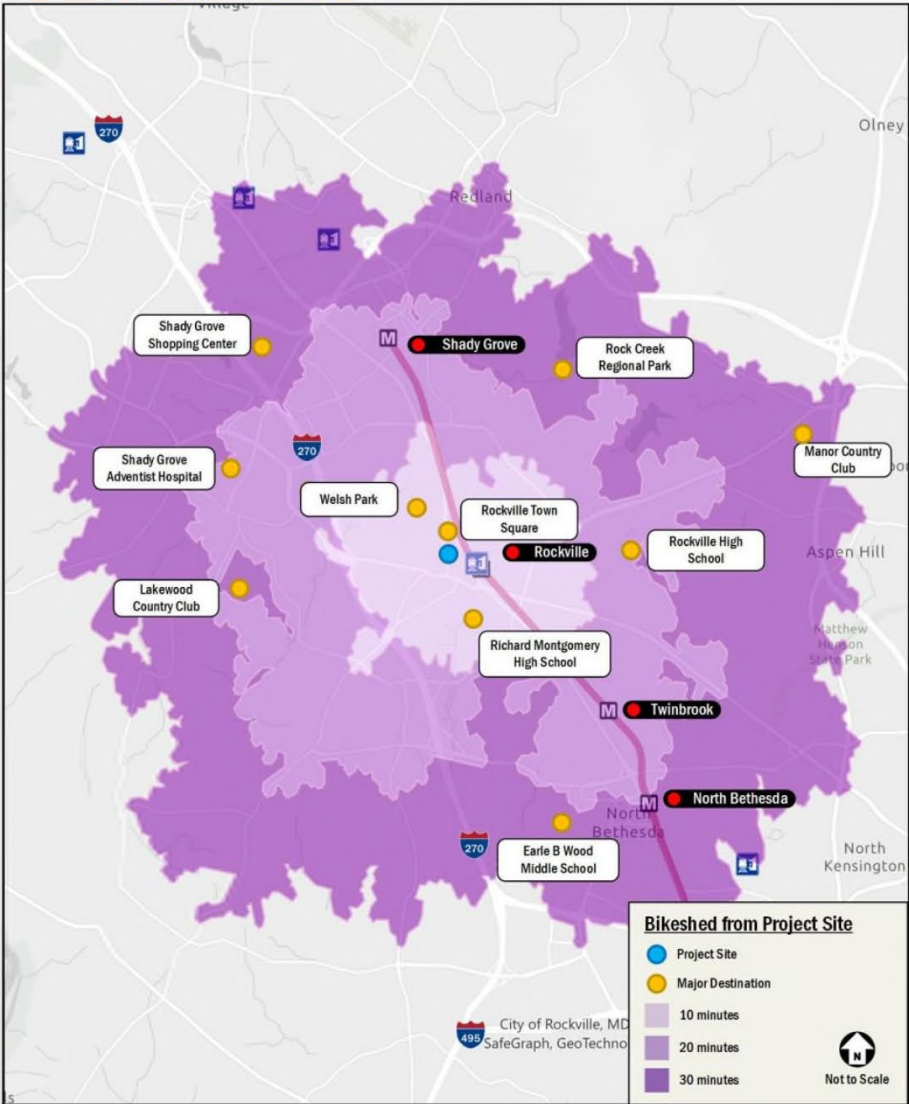
The Walk Score for 41 Maryland Avenue is based on the following categories.



- › Future tenants will be able to run most errands without a car.
- › Proximity to RideOn bus routes, the Rockville Metro Station, and planned future Veirs Mill and 355 BRT lines provide convenient local and regional access.
- › Project site surrounded by a highly-connected bicycle network with additional bike lanes planned along Monroe Street that will further enhance bikeability in the area.

Robust Non-Auto Transportation Network

Bikeshed and Walkshed







TRANSFORMER

T

PLANTER
FUTURE TRANSIT STOP

FF429.40

HYDRANT
BICYCLE RACKS

PICK UP/DROP OFF SPACES

PRIVATE TERRACE ON SECOND FLOOR

PRIVATE BALCONY,
TYPICAL

PROPOSED
12-STORY
MULTI-UNIT
RESIDENTIAL
BUILDING

FF433.50

FF433.50
FF434.33

ROOFTOP
STORMWATER
MANAGEMENT
FACILITY

LOADING AREA
ENTRY

LIGHT POLE

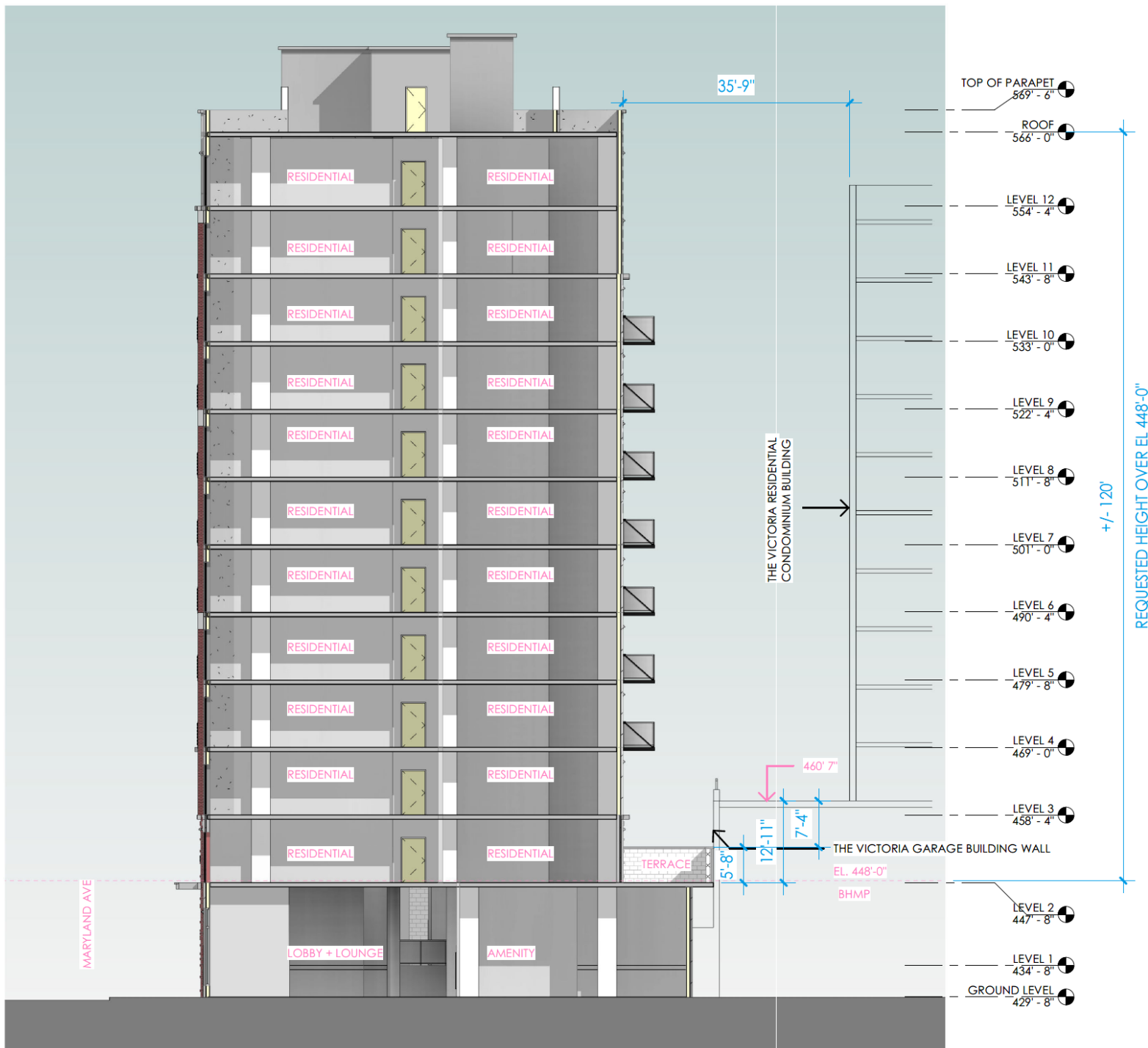
MULTI-STORY
COMMERCIAL

CONDO
COMPLEX

SURFACE
PARKING

MIXED
USE
HIGH

AND AVENUE



41 MD top of roof +/- 137'
to sidewalk

Victoria top of roof +/-123' to
sidewalk

Requested Height
120' over 448' elevation per PD-RCI

13'+/- elevation difference
MD 41 Terrace to Victoria Terrace

View of 41
Maryland West
Facade
From
The Victoria
Condo Courtyard
Car Circle



View of 41 Maryland
From Middle Lane
Looking past
The Victoria Condo
Towards
Maryland Avenue
and BLVD 44





41
Maryland Ave
Recommendation

Project Plan
PJT2025-0023

Height and
Parking Waivers

BLVD 44 MPDU
Relocation



PROJECT PLAN CONCEPT

PERSPECTIVES

A-14

dc s
DESIGN
DAVIS
CARTER
SCOTT

Questions



BLVD 44 MPDUs Incorporation into 41 Maryland Project

- Existing BLVD 44 - 40 MPDUs at 65% Median Income under a 30-year MPDU Covenant expiring in 15 years
- 15% additional – $40 + 6 = 46$
- additional MPDUs incorporated into 41 Maryland Project
- Restart and Extension to 99-year MPDU Covenant
- 85 additional years
- 85 more MPDUs affordable at greater range of incomes
Compared to two market rate projects at 41 and 44 MD

Robust Non-Auto Transportation Network

Bicycle



Capital Bikeshare:

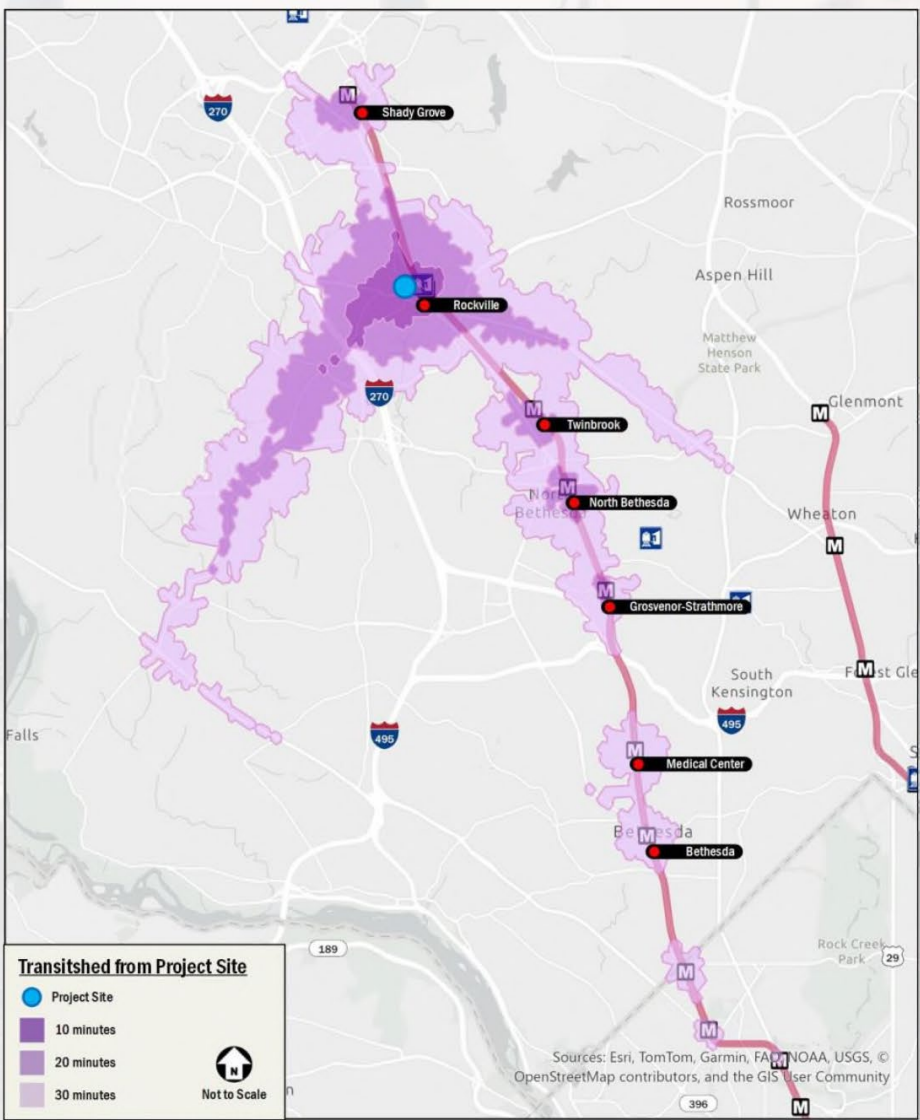
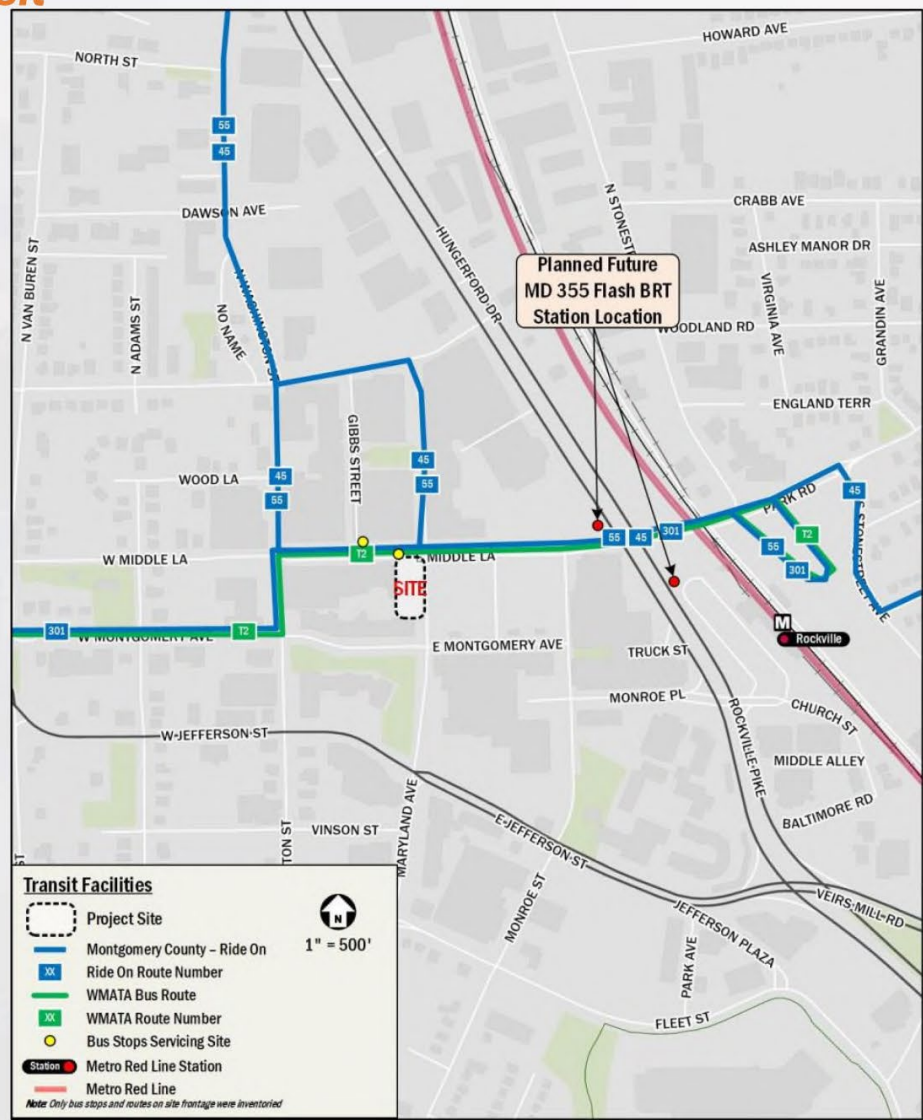
- › An existing 14-dock Capital Bikeshare station is available within 5-minute walk near the Monroe Street and Monroe Place intersection
- › An existing 18-dock Capital Bikeshare station is available within 10-minute walk near the Rockville Metro Station West
- › An existing 12-dock Capital Bikeshare station is available within 10-minute walk near the Rockville Metro Station East

Micromobility:

- › Three (3) private dockless companies operating e-bikes and electric scooters (e-scooters)

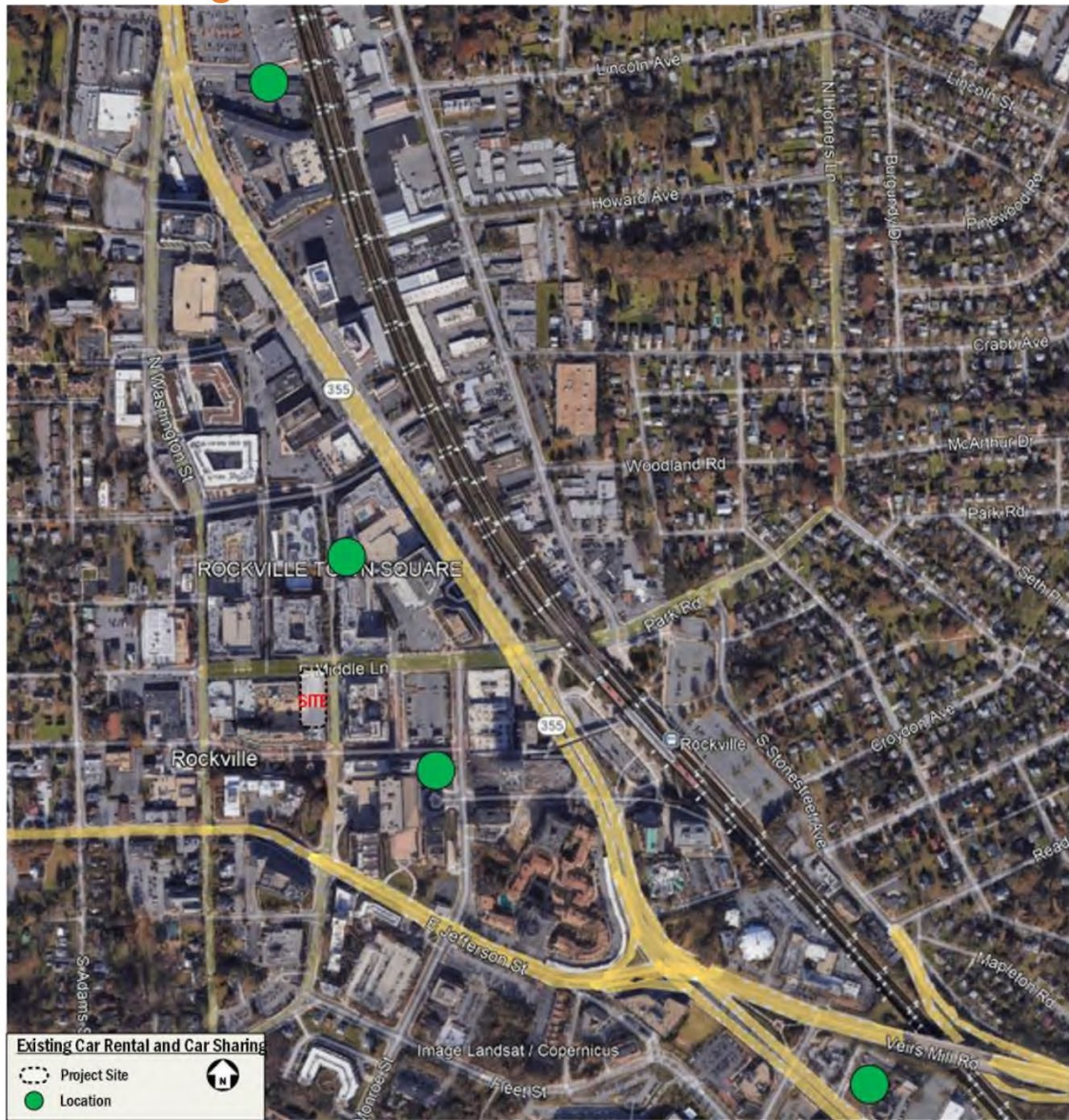
Robust Non-Auto Transportation Network

Transit



Other

Car Sharing and Car Rental



Zipcar Location	Number of Vehicles	Walking Distance
26 Maryland Avenue	1 vehicle	0.1 miles (3 minutes)

Car Rental Company	Location	Walking Distance
Mobilis Car Rental	199 E Montgomery Avenue	0.1 miles (3 minutes)
Enterprise Rent-A-Car	702 Rockville Pike	0.6 miles (15 minutes)
Rent-A-Wreck	621 Hungerford Drive	0.6 miles (15 minutes)



Develop, own and operate
high-quality affordable
housing

Focused on creating quality,
affordable homes for
extraordinary communities

Over 100 Projects nationwide

Recent MD Projects:

Momentum Shady Grove

Seneca Creek Senior Living

Silver Creek Senior Living

Foundry Square

