



FAST 2 Development Review and Permitting Improvements

Work Session

June 8, 2026



Work Session Outline

- ▶ Background
- ▶ Estimated Time Savings
- ▶ Transportation/Right of Way Process Streamlining
- ▶ Notification Improvements
- ▶ Updates to Guidelines
- ▶ One-Stop Shop
- ▶ Updating Customer Resources
- ▶ Benchmarking
- ▶ Building Permit Process
- ▶ Next Steps



Background

FAST (Faster, Accountable, Smarter, Transparent) Initiative:

- ▶ Launched in 2018
- ▶ Phase 1 completed in 2024. Key changes:
 - ▶ Online application and payment
 - ▶ Digital plan review
 - ▶ Customer Bill of Rights created
 - ▶ Single-family building permitting process streamlined
 - ▶ Development Review Committee (DRC) process improvements
- ▶ Phase 2 launched September 2024
 - ▶ Streamlining to facilitate housing and economic development
 - ▶ Improve customer experience
 - ▶ 9 topic areas, 33 action items
 - ▶ Target completion December 2026

Estimated Time Savings

FASTer Processes



- ▶ Estimated time savings (following ZOR adoption)
 - ▶ Project Plans - achievable within six months. Currently cases average 1.5 years
 - ▶ Site plans from Level 2 to Level 1 - 6-8 week savings
 - ▶ Minor subdivision plats - 4-6 week savings
 - ▶ Administrative historic preservation cases - 4-6 week savings
 - ▶ Small accessory building permits - from 28-day review to 3*
 - ▶ DPW permitting for major projects - 4 week savings*
 - ▶ Administrative Right-of-Way agreements - 4-6 week savings
 - ▶ Tree Save Plans for single dwelling units – 12+ week savings*

*Currently in effect

Transportation/Right of Way Process Streamlining

Transportation/ROW Process Updates



- ▶ Chapter 21 (Road Code)
 - ▶ Streamline development by authorizing DPW Director to
 - ▶ Approve common or minor waivers to road standards, other than ROW width
 - ▶ Approve typical encroachments into ROW for items such as awnings, signs, outdoor dining and seating, EV charging and minor improvements for single-family homes
 - ▶ Staff are considering limited balcony encroachments into the ROW
 - ▶ Streamline development by authorizing City Manager to
 - ▶ Approve typical ROW Agreements, Easements, and road classifications
- ▶ Comprehensive Transportation Review (CTR)
 - ▶ Eliminate transportation report where the transportation impact is not significant
 - ▶ Exemption of MPDUs from paying transportation improvement fees
- ▶ Introduction of Ch. 21 & CTR amendments upcoming July 2026

Notification Improvements



Required Notification

- ▶ Mailed (generally 500 - 1,500 feet)
 - ▶ Other jurisdictions:
 - ▶ Montgomery County – abutting and confronting
 - ▶ Gaithersburg – 200 feet
 - ▶ Remaining in the ZOR
- ▶ Application signs on subject property
- ▶ Notice of decision to parties of record
- ▶ Electronic notice (Project Plans and Site Plans)
 - ▶ HOAs/civic associations
 - ▶ Planning Commission
 - ▶ Mayor and Council

Additional Notification



- ▶ Development Watch Website and Map
 - ▶ 5,000+ views
 - ▶ Improved statuses
- ▶ Development Watch Newsletter
 - ▶ 600 subscribers
- ▶ City Website
 - ▶ *Development Review Meeting* page on Calendar and Development Watch
- ▶ Social Media

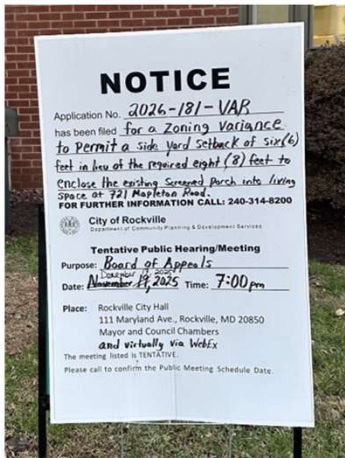
The screenshot shows the City of Rockville website's calendar page. The navigation bar includes links for News, Calendar, Places, Services, Projects, and Government. The main content area is titled 'Meetings' and features a search bar, a filter for 'All: Development Review', and a date range selector. Below the search bar, there are three meeting cards for upcoming dates: Wednesday, April 29, 2026; Wednesday, May 6, 2026; and Tuesday, May 12, 2026. Each card lists the meeting type as 'Post-Application Area Meeting' and provides the location and time. A 'Virtual' link is also present for each meeting. At the bottom of the screenshot, there is a chart titled 'Development Watch Newsletter' showing the number of email subscribers over time from September 2018 to March 2026. The chart shows a steady increase from 349 subscribers in September 2018 to 600 subscribers in March 2026, representing a 72% total growth.

Starting (Sep 2018)	Current (Mar 2026)	Total growth
349	600	+72%

Date	Subscribers
Sep 2018	349
Sep 2019	420
Sep 2020	480
Sep 2021	520
Sep 2022	540
Sep 2023	560
Sep 2024	580
Sep 2025	590
Mar 2026	600

Additional Notification

- ▶ Rockville Reports – biannual development section
- ▶ Improving signage
 - ▶ Larger text, color, QR code, printed not handwritten



1500 Rockville Pike (Twinbrook Quarter)
A new mixed-use development has been proposed for Twinbrook Quarter, with two floors for retail and restaurant uses and residential development above. This also includes a single-story retail building, which will frame and activate the central park.
The development is located along Rockville Pike. It includes a portion of Chapin Avenue to be dedicated and constructed in connection with a future Congressional Lane extension, and construction of a pedestrian and bicycle path along the building front.
The proposed development represents phase two of the overall approved project plan for Twinbrook Quarter. The first phase has been constructed.

Source: Applicant

41 Maryland Ave. (Momentum at Rockville Station)
A new affordable housing development at 41 Maryland Ave. was approved last fall for Rockville Town Center, with up to 147 multi-family residential units. A parking waiver was also approved to facilitate the new development.
The property lies within the Central Town Center and Core Character areas, west of MD 355 (Hungerford Drive), bounded by East Middle Lane, Maryland Avenue and East Montgomery Avenue.

Source: Applicant

Stay in the Know About Development in Rockville
Sign up for the monthly "Development Watch" e-newsletter.
• Check the latest major planning applications.
• Use the interactive map.
• Attend area meetings held by project applicants.
• Provide input on projects under consideration.
Learn more at rockvillemd.gov/developmentwatch.

Development Watch
Projects in the Pipeline
View the latest map at rockvillemd.gov/developmentwatch

Recent Preapplication Submittals

- 2277 Research Blvd.: Preapplication area meeting for a proposal to demolish an office building and develop up to 133 town houses and for two-over-two dwelling units, and convert ground floor office space into retail use. Case 2026-180-PAM.
- 1395 Piccard Drive: Preapplication area meeting for a proposal to construct 110 town houses and 32 condominium units on the property. Case 2026-183-PAM.
- 321 Fallgrove Drive: Preapplication area meeting for a proposal to develop an approximately 3,500-square-foot retail pad site in the southwest corner of the property. Case 2026-191-PAM.
- 255 Rockville Pike: Project plan to amend the planned development and convert the existing office use building to multifamily residential and a parking reduction waiver within a PD zone. Case PJT2025-00021.
- 255 Rockville Pike: Level 2 site plan for the change of use from office into residential with a vertical expansion. Case STP2025-00005.
- 1455 Research Blvd.: Level 2 site plan for the redevelopment of the existing mixed-use employment property into a 206-unit residential development. Case 2026-101-STP.
- 1582 and 1584 Rockville Pike: Level 2 site plan for phase two implementation of Twinbrook Quarter, consisting of a proposed mixed-use development of 413 units and up to 77,500 square feet of retail. Case 2026-149-STP.
- Two Research Place: Level 1 site plan proposal to construct 68 two-over-two condominium units. Case 2026-255-STP.
- Veirs Mill BRT: Mandatory referral for a new bus rapid transit service along MD 355 and 386 from Montgomery College to the Wheaton Metro station. Case 2026-263-STP.
- 5906 Halpine Road: Final record plat for one lot. Case PLT2025-00042.
- 22 West Jefferson St.: Final record plat for one lot. Case 2026-96-PLT.
- 1025 Scott Ave.: Final record plat for three lots. Case 2026-219-PLT.

Recently Approved Applications

- 11511 Fortune Terrace (Potomac Woods): Final record plat to resubdivide the property into 32 town house lots and six parcels to facilitate improvements under STP2025-00497. Cases PLT2024-00624 and PLT2024-00625.
- 11511 Fortune Terrace (Potomac Woods): Final record plat for one lot, a total of 65,790 square feet of residential area to facilitate improvements under STP2025-00497. Case PLT2025-00631.
- 2000 Tower Oaks Blvd.: Final record plat for one parcel to facilitate improvements under STP2024-00473. Case PLT2025-00640.
- 107 Fleet St.: Final record plat to resubdivide into two lots to facilitate improvements under STP2024-00481. Case PLT2025-00626.
- 15815-15825 Shady Grove Road, 2 Choke Cherry Road, 2094 Gailther Road (Shady Grove Innovation District): Final record plat for five parcels and 136 lots. Case PLT2025-00632-PLT2025-00636.
- 210 First St.: Final record plat for one lot. Case PLT2025-00641.
- 198 E. Montgomery Ave. (BLVD Lofts): Project plan for the conversion of street-level commercial space into 13 residential loft dwelling units. Case PJT2025-00020.
- 2097-2101 Gailther Road (Park Plaza): Level 2 site plan for a proposal to redevelop the property into 646,000 square feet of life-science uses. STP2024-00482.
- 15815-15825 Shady Grove Road, 2 Choke Cherry Road, 2094 Gailther Road (Shady Grove Innovation District): Level 2 site plan for a proposal to construct a mixed-use development with lab/office and multifamily residential units. Case STP2024-00492.
- 198 E. Montgomery Ave. (BLVD Lofts): Major site plan amendment for the conversion of street level commercial space into 13 residential loft dwelling units. Case STP2025-00633.
- 1107 Seven Locks Road: Mandatory referral for a level 2 site plan for a new rehabilitation facility and installation of new site features. Case STP2025-00512.



Updates to Guidelines

Updates to Guidelines



- ▶ Staff updating various guidelines for clarity, accuracy, and to reflect current codes
- ▶ Environmental Guidelines
 - ▶ Last updated in 1999
 - ▶ Some standards moved to Zoning Ordinance
 - ▶ Additional updates needed
 - ▶ Reflect modern best practices
 - ▶ Align with other disciplines
 - ▶ Clarify

One-stop Shop

One-stop Shop

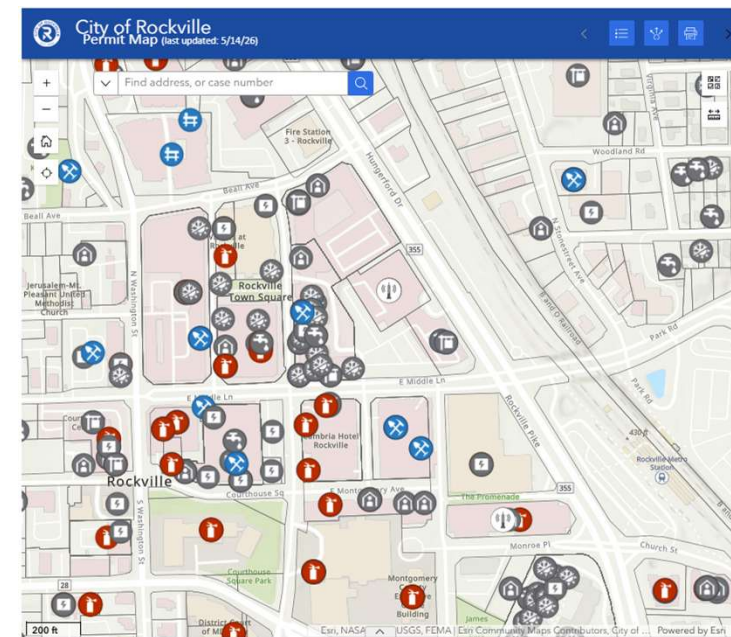


- ▶ Goal: create a consistent customer experience across processes and divisions/departments
- ▶ MyGovernmentOnline (MGO)
 - ▶ Single system for all development and permit applications
 - ▶ Application submittal, payment of fees, plan review, permit issuance, and inspections

One-stop Shop



- ▶ MGO timeline
 - ▶ 2021 – permit go live. Improvements since:
 - ▶ Clarified questions on application forms
 - ▶ Combined separate applications
 - ▶ Automated communication to customers
 - ▶ Published online permit map
 - ▶ Incorporated external review agencies such as Montgomery County Health
 - ▶ March 2025 – new customer portal
 - ▶ July 2025 – launched planning applications
 - ▶ May 2026 – launched DPW applications
- ▶ Coming next: historic data migration, additional reports, AI tools, improved digital plan review



Update Customer Resources

Development Review Manual



- ▶ Intended for applicants, residents, staff and other stakeholders
- ▶ Provides guidance on items such as:
 - ▶ Application contents
 - ▶ Procedures for notices and area meetings
 - ▶ Clarification on regulations
 - ▶ DRC procedures

Development Review Procedures Manual

Community Planning
and Development Services
111 Maryland Avenue
Rockville, Maryland 20850
240-314-8200
rockvillemd.gov



Updates to *Development Review Manual*

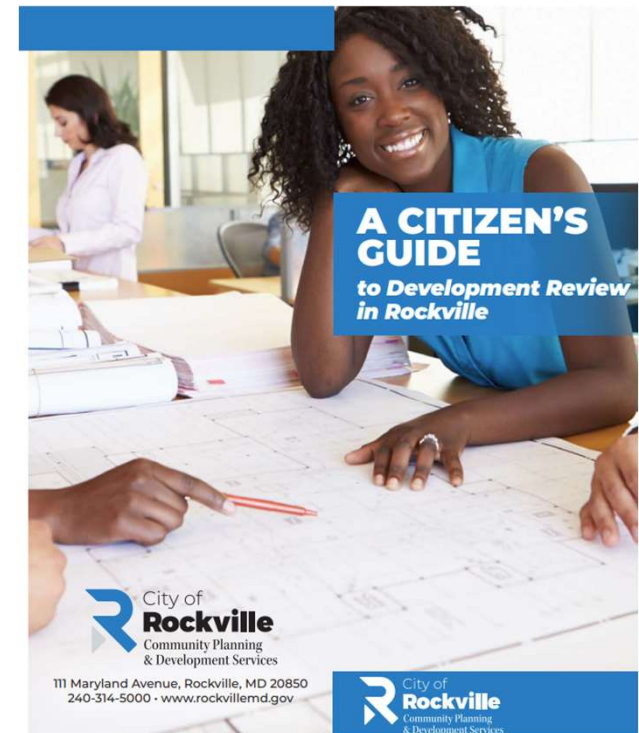


- ▶ Initial update – released in March 2026
 - ▶ First update in over 10 years
 - ▶ New city branding, online application procedures, staff titles, other minor edits
 - ▶ Updates to notice contents to streamline multiple notices
- ▶ Next update to implement ZOR changes
 - ▶ Process changes
 - ▶ Incorporate additional submittal requirements removed from the ordinance
 - ▶ Clarity and usability

Update *Citizen's Guide to Development*



- ▶ Two-page guide
- ▶ Intended to provide a high-level overview of the process for the public
- ▶ Rename to “Community Guide to Development”
- ▶ Update content to reflect ZOR



Benchmarking

Benchmarking



- ▶ Scope of analysis
 - ▶ Compare target timeframes and actual timeframes
 - ▶ Specific processes by discipline
 - ▶ Planning/Development Review
 - ▶ Forestry
 - ▶ Public Works
 - ▶ Building permit
 - ▶ Because of differences in code requirements and processes, apples to apples comparisons are challenging
 - ▶ Common jurisdictions where possible such as Gaithersburg, Montgomery County, Frederick City, and Prince George's County
- ▶ Status – compiled data for Rockville and preliminary data for most jurisdictions

Benchmarking - Preliminary Findings



- ▶ Rockville's target timeframes are generally consistent with comparison jurisdictions
- ▶ For most subject areas, comparison jurisdictions do not track or report actual timeframes consistently
 - ▶ For this analysis, staff is working with other jurisdictions on a single point in time comparison
- ▶ Sample actual review metrics for Rockville for FY 26 to date
 - ▶ DPW reviews achieved a 90% on-time review rate
 - ▶ Building Permit initial review within timeframe
 - ▶ Building plans examiners – 96%
 - ▶ Planning reviewers – 88%
- ▶ Consistently meeting targets, tracking and reporting will put Rockville at a competitive advantage

Benchmarking – Next Steps



- ▶ Complete the analysis
- ▶ Continue to develop and implement reports to track timeframes
- ▶ Make recommendations for publicly posting this information to increase transparency and predictability for applicants
- ▶ Look into other regional jurisdictions to see what we can learn
- ▶ Further information to follow at final FAST update

Building Permit Process

Permitting



“Establish and implement a metric to reduce the time to building permit issuance and re-establish an expedited building permit review process”

- ▶ Relaunched Quick Start Program
- ▶ Launched Express Permit
- ▶ Reduced review timeframe for small sheds (from 28 days to 3)
- ▶ SolarAPP+
- ▶ Next Day inspection program expected to launch Q2 of FY 27
- ▶ Developing and running reports to ensure reviews are done within timeframes

Next Steps

Next Steps



- ▶ Completion of outstanding action items throughout 2026
- ▶ Future M&C items
 - ▶ Chapter 21 updates (introduction this summer)
 - ▶ CTR update (introduction this summer)
- ▶ Final FAST update to M&C in early 2027

Questions?