Project Plan Amendment PJT2025-00023 Momentum at Rockville Station

Momentum at Rockville Static 41-44 Maryland Avenue

Mayor and Council Briefing May 19, 2025



# Mayor and Council Briefing

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

# Project Site

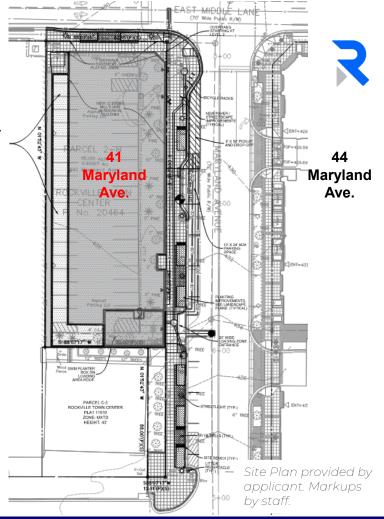
- Address: 41 Maryland Avenue
- Planning Area: 1 Town Center
- ► Site Area: 0.42 Acres
- Land Use: Commercial and Residential Mix (CRM)
- Zoning: PD-RCI (Planned Development – Rockville Center Inc.) / MXTD (equivalent)



Source: City of Rockville

# Project Proposal

- ► 12-story multifamily building.
- ► 147 affordable housing units.
- Waiver to reduce parking to zero (0) parking spaces.
- Amend PD for changes in use and site standards.
- Replace certain MPDUs from 44 Maryland Ave.



## Application Submittals



Pre-application Meeting (PAM) filed Dec. 2024

 Pre-Application Area Meeting: January 21, 2025 (virtual)

Project Plan Amendment Application filed Apr. 2025

- Post-Application Area Meeting: April 29, 2025 (virtual)
- ► Applicant DRC Meeting: May 29, 2025 (virtual)
- Planning Commission Briefing: May 14, 2025 (hybrid)

### Next Steps



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