

41
Maryland Ave
Project Plan
PJT2025-0023
Mayor and
Council Briefing



Develop, own and operate
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housing

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Recent MD Projects:

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Seneca Creek Senior Living

Silver Creek Senior Living

Foundry Square



Middle Lane at Maryland Avenue Intersection Looking North

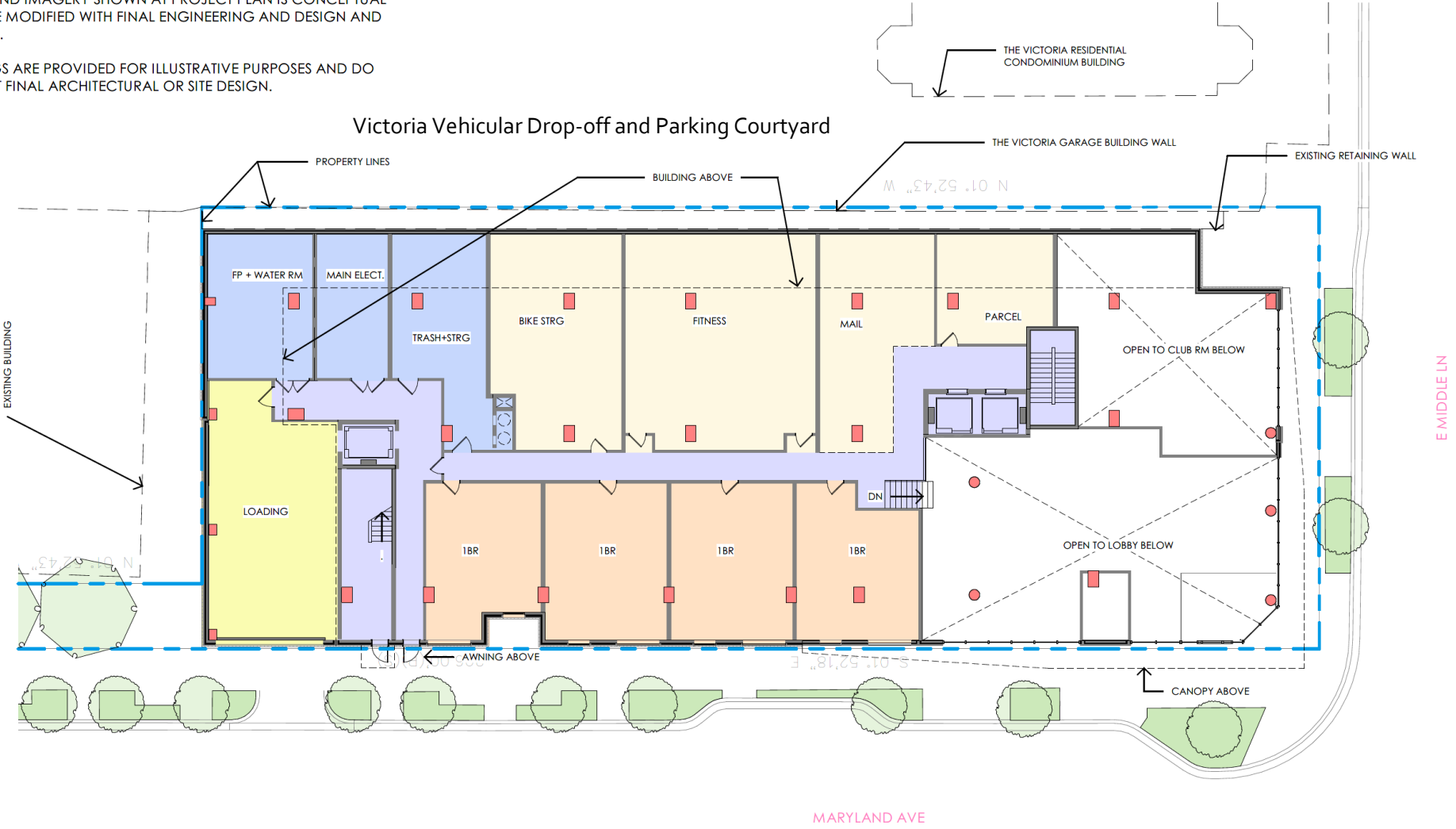




Streetview 41 Maryland Middle Lane at Maryland Avenue, looking North towards East Montgomery Avenue

. THE PLAN AND IMAGERY SHOWN AT PROJECT PLAN IS CONCEPTUAL AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND CITY REVIEW.

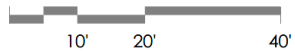
. RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL ARCHITECTURAL OR SITE DESIGN.



LEVEL 1 PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

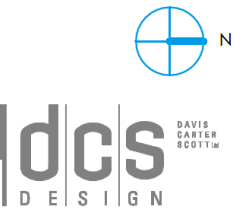
PROJECT PLAN CONCEPT



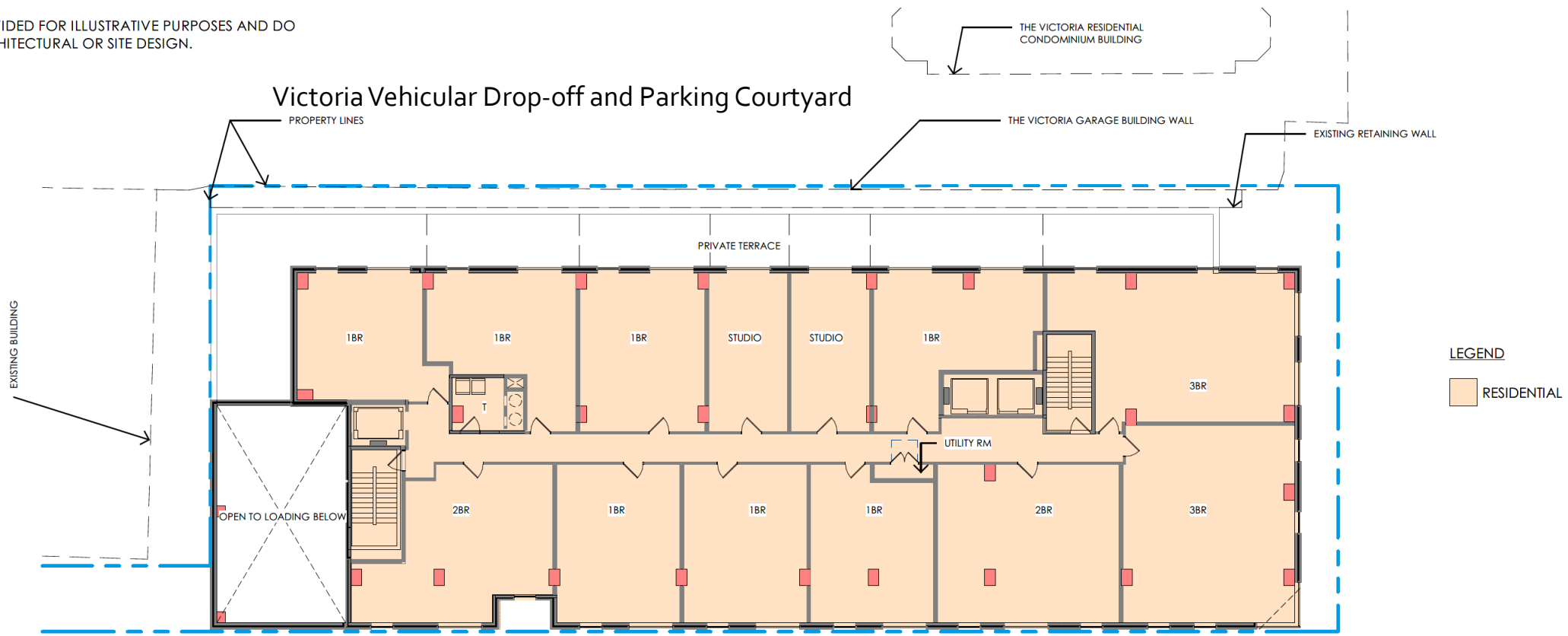
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LEVEL 1 PLAN

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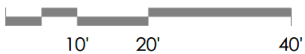


LEVEL 2 PLAN SCALE: 1" = 20'-0"

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ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

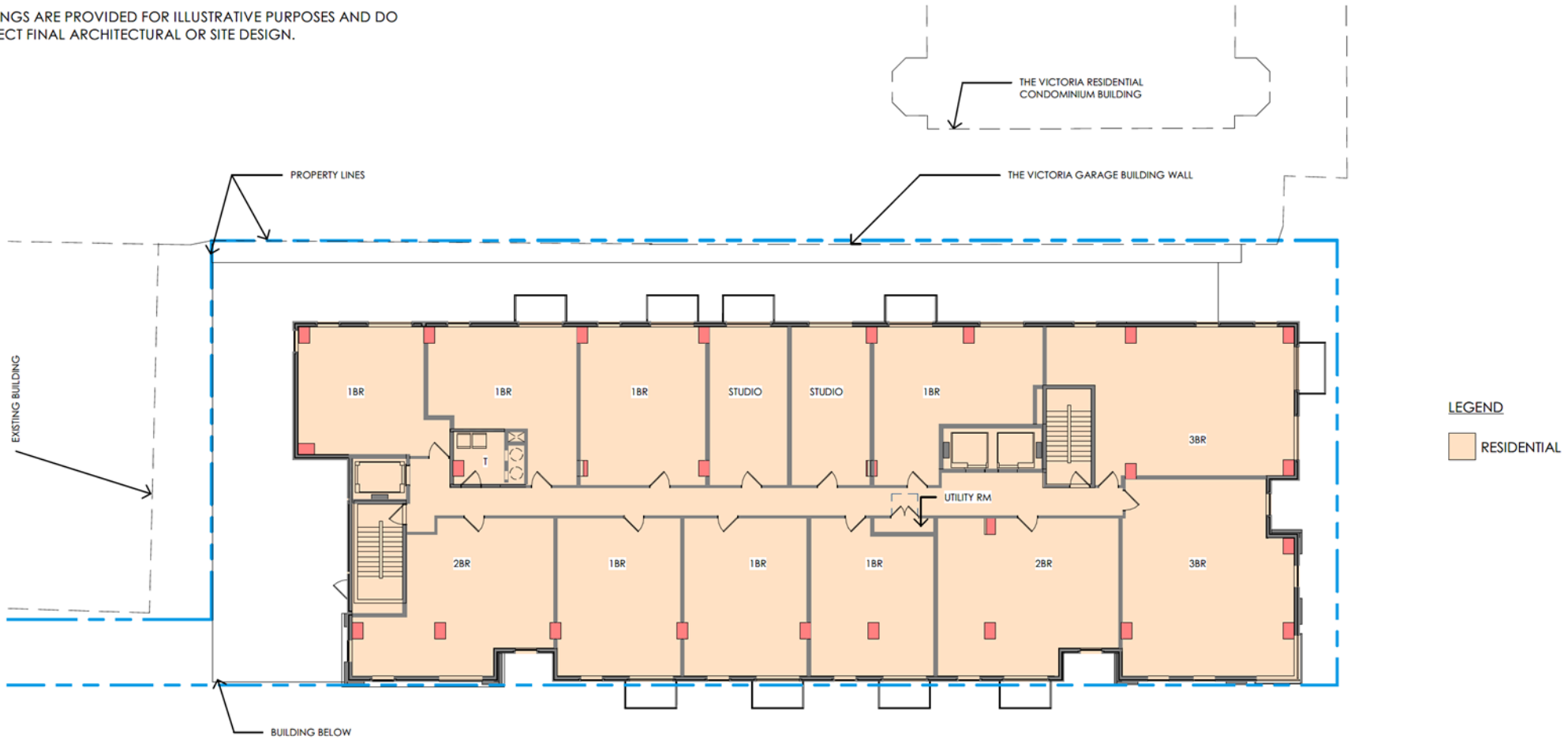


SCALE: 1" = 20'-0"
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dcsc
DESIGN
DAVIS
CARTER
SCOTT LLC

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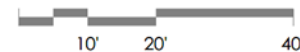


TYPICAL LEVEL PLAN SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

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Middle Lane at Maryland Avenue Intersection Looking North



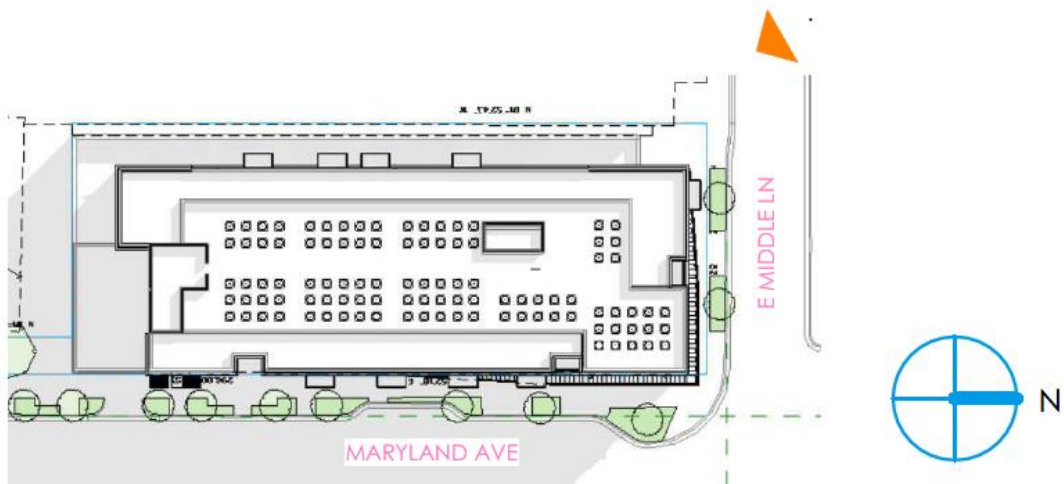


Street view Middle Lane at Maryland Intersection – Lobby Entrance



Maryland Avenue façade looking North towards Middle Lane

Looking East down Middle Lane



PERSPECTIVES

dcs
DESIGN

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SCOTT

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Questions Feedback

Proximate Town Center Parking



Figure 5: Parking Lots

Parking Assessment

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.

