



Maryland Transit-Oriented Development (TOD) Designation

Rockville Metro Station and Surrounding Area

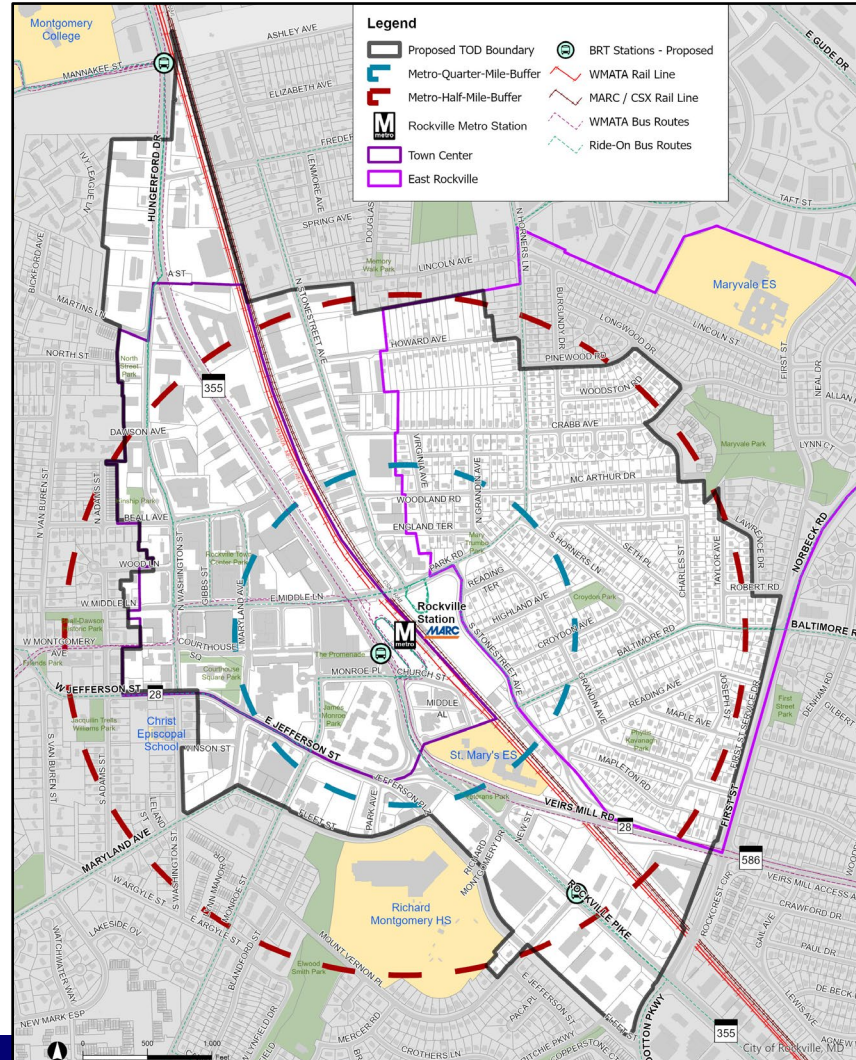
December 15, 2025

Presentation Outline



- Briefing on TOD Designation
- Next Steps
- Suggested Motion

Rockville's Proposed TOD Designation Area



TOD Designation Benefits



Eligibility for MDOT's TOD Capital Grant and Revolving Loan Fund

Eligible Activities and Award Limits			
Applicant Type	Eligible Activities	Funding/Financing Options	Award Limits
Local Jurisdictions	Design Plans	Grant (10% match)	Up to \$250,000
	Public Infrastructure Improvements (non-revenue generating)	Grant (10% match)	Up to \$750,000
	Public Infrastructure Improvements (revenue generating)	Loan	Up to \$1,000,000
Non-Profit/Private Developers (with local government co-applicant)	Gap Financing	Loan	Up to \$1,000,000

TOD Designation Benefits



- Additional points in competitive application rounds for Low Income Housing Tax Credits administered by DHCD
- Additional points in State Procurement to lease or purchase office or laboratory space
- Sustainable Communities Designation by Default
- Technical Assistance and Discretionary Program Funding
- Financing Tools

TOD Designation Application Process



Identify partners (WMATA)

TOD Designation Plan Questions:

1. Land use or development proposal (if any)
2. Alternative mobility connection strategies
3. Rationalized parking strategy
4. Multimodal connectivity strategy
5. Housing creation goals
6. Development should be consistent with comprehensive plan
7. Green infrastructure planning
8. Proposed development action plan
9. Economic development goals

Lastly, it asks for local resolution in support of a state transit-oriented development designation

Next Steps



- Staff submits the application
- State reviews the application, process typically takes ~3 months
- Once designated, the TOD designation is valid for ten years and can be extended for another 10 years by applying for a renewal

Suggested Motion



“I move to authorize the filing of the Maryland Transit-Oriented Development (TOD) designation application; and approve the attached resolution (Attachment 1) in support of the Maryland Transit-Oriented Development designation”