



ROCKVILLE 2040 COMPREHENSIVE PLAN FY25 ANNUAL REPORT

The **Rockville 2040 Comprehensive Plan** is a document that presents visions, principles, and policies that are intended to guide development and land use throughout Rockville over the next 20 years. The Plan includes recommendations for land use, transportation, housing, parks and recreation, and other topics, in addition to implementation strategies. The **Comprehensive Plan** was adopted by the Rockville Mayor and Council in August 2021. This annual report serves as a guide for progress made on the actions outlined within the **Comprehensive Plan**.

ROCKVILLE 2040 Vision

Rockville will be a vibrant, multicultural, and socio-economically inclusive city with distinct neighborhoods that are supported by a strong local economy, a healthy natural environment, and a desirable quality of life founded on a responsive government.

The Plan is divided into two parts: 10 thematic ‘elements’ and 17 ‘planning areas.’ Actions associated with Elements pertain to each element’s theme. Planning Area based actions are tied to specific geographies throughout Rockville. Amendments to the Plan includes the Pedestrian Master Plan (2023), Town Center Master Plan (2025) and an amendment to the Lincoln Park Neighborhood Conservation District (2025).

ELEMENTS

- Land Use
- Transportation
- Recreation and Parks
- Community Facilities
- Environment
- Water Resources
- Economic Development
- Housing
- Historic Preservation
- Municipal Growth

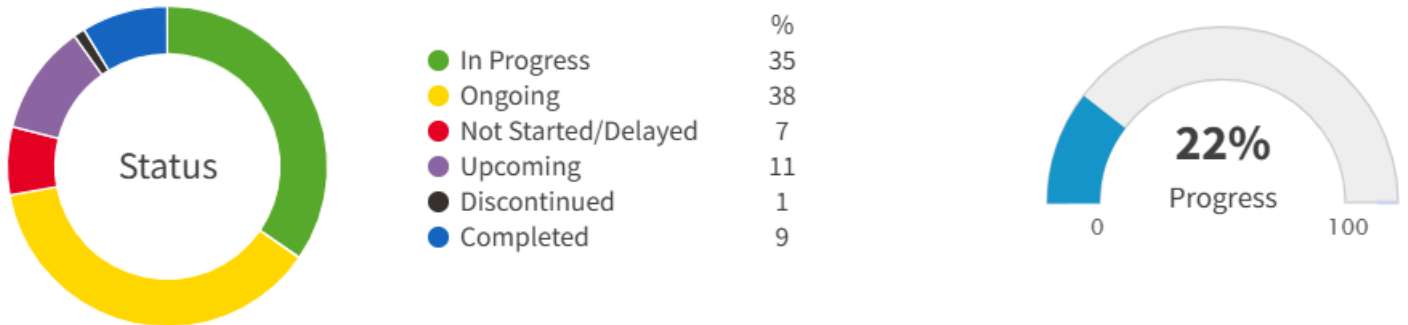
PLANNING AREAS

1. Rockville Town Center
2. East Rockville
3. Hungerford, New Mark Commons, Lynfield, and Fireside Park
4. West End and Woodley Gardens East-West
5. Woodley Gardens and College Gardens
6. Lincoln Park
7. Montgomery College Area
8. Twinbrook and Twinbrook Forest
9. Rockville Pike
10. Montrose and North Farm
11. Woodmont
12. Tower Oaks
13. Potomac Woods, Potomac Springs, Falls Ridge, and Orchard Ridge
14. Rockshire and Fallsmead
15. Fallsgrove and Research Boulevard
16. King Farm and Shady Grove
17. Southlawn and RedGate

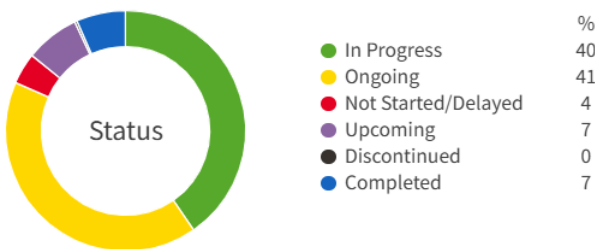


ACTIONS BY CURRENT STATUS

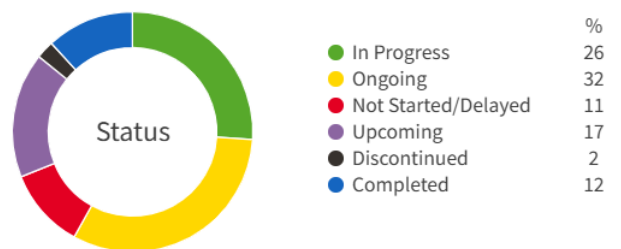
Overall Summary: 1,034 Total Actions



Elements: 619 Actions



Planning Areas: 415 Actions



- **In Progress** – this action has been started and is currently underway.
- **Ongoing** – this action does not have a definitive start or stop date. Instead, it continues in perpetuity and will never truly be “complete.”
- **Not Started/Delayed** – implementation of this action has not begun or has been delayed in some way.
- **Upcoming** – this action has a starting date in the future.
- **Discontinued** – this action has been discontinued. This status is used only if the action has not been completed and will not be started/completed.
- **Completed** – this action has been completed.



COMPLETED ACTION SPOTLIGHT

Since the Plan was adopted in August 2021, 90 actions have been completed. The following is a brief description of several significant actions that have been recently completed.

Land Use Action 2.2: Allow one Accessory Dwelling Unit (ADU), attached or detached from the primary building, subject to size, parking, and development standards for Single Unit Detached lots. Revise the Zoning Ordinance and any applicable design guidelines to set standards for accessory dwelling units, assure neighborhood compatibility, and define applicability of adequate public facilities standards.

The Rockville Mayor and Council adopted amendments to the Zoning Ordinance in April and September 2024 to allow attached and detached ADUs as a conditional use in residential zones. Additional guidance on creating and operating ADUs in the city is forthcoming.

Land Use Action 8.2: Update the Town Center Master Plan by conducting a planning effort leading to the adoption of a Comprehensive Plan amendment of Planning Area 1 that replaces the 2001 Town Center Master Plan.

The Rockville Mayor and Council adopted the Town Center Master Plan on January 27, 2025, which repeals and replaces the Planning Area 1 chapter of the Comprehensive Plan. The Town Center Master Plan calls for 3,000 additional housing units to be developed in Town Center by 2040, which will be accomplished largely through an increase in permitted heights and greater flexibility in land use by permitting housing in areas previously designated for other uses. A bonus height program created through the master plan allows additional height for projects with a residential component that includes at least 20% or more moderately priced dwelling units (MPDUs) or other deed-restricted affordable housing.

Land Use Action 8.7: Implement Complete Streets and Vision Zero policies in the Town Center public right-of-way, such as 'road diets', bicycle and pedestrian safety improvements, and street beautification, to make the public realm a more safe and inviting place to be.

Road diet projects have been implemented on N. Washington Street, E. Middle Lane, and Beall Avenue. Complete streets feasibility studies and improvements are carried out on an annual basis. In addition, the Pedestrian Master Plan (adopted in 2023) provides the vision for a safe, comfortable, and equitable pedestrian network in Rockville and identifies further areas for improvement in Town Center.

Transportation Action 14.3: Create a plan for a transition to electric cars and trucks that outlines steps the City will take to become an electric vehicle-friendly city by encouraging the use of zero-emission vehicles, including expanding public electric charging stations, issuing special parking placards for electric vehicles, and adopting new building code requirements for electric vehicle charging stations in new construction and existing office, commercial, and multi-unit residential buildings.

The Rockville Mayor and Council adopted Rockville's first Electric Vehicle (EV) Readiness Plan on March 24, 2025. The plan contains 26 actions in four categories to help support the conversion from combustion engine vehicles to electric vehicles in the city for residents, workers, and visitors.



COMPLETED ACTION SPOTLIGHT (continued)

Environment Action 8.2: Promote backyard and neighborhood composting in the city, including exploring options to partner with regional jurisdictions to increase its adoption.

Rockville expanded the food scraps compost program to include three drop-off sites to make composting easy, keep valuable materials out of landfills, and reduce excessive greenhouse gas emission. The sites are accessible 24/7 and the service is free of charge to Rockville residents. Between 2023 and 2024, the Senior Center and Rothgeb compost drop-off stations diverted 108 tons of food waste for conversion into a soil amendment.

Historic Preservation Action 7.10: Re-implement and fund the house plaques program to provide all historic property owners with date plaques.

Staff have restarted the bronze historic marker program, providing honorary plaques to locally designated sites and structures. Funding will be set aside each year out of the division's operating budget to fund these plaques.

Planning Area 6, Other Policy Recommendation 1: Review the existing 2007 Lincoln Park Neighborhood Conservation District (LPNCD) standards to determine whether updates or amendments are warranted.

On January 27, 2025, the Mayor and Council adopted amendments to the Lincoln Park Neighborhood Conservation District. The amendments revise restrictive building standards and remove unnecessary regulations while also providing greater clarity and flexibility to homeowners seeking to improve their properties. The updated standards are now included in both an amended plan for the District as well as the City's Zoning Ordinance.

Planning Area 8, Project 1: Advocate for a BRT station on Veirs Mill Road at Atlantic Avenue and at Edmonston Drive to serve anticipated ridership and to support potential new community nodes at each intersection.

The Veirs Mill Bus Rapid Transit (BRT) design has been completed and stations designated at Edmonston Drive and Atlantic Avenue.

Planning Area 8, Project 4: Review the functioning of the intersection of Lewis Avenue and Edmonston Drive to determine how it can be improved and study the feasibility of additional traffic calming measures on Edmonston Drive. A median and a crosswalk were added in 2024 at this intersection.

Planning Area 12, Other Policy Recommendation 7: Assess and, if warranted, reduce, posted speed limits on Wootton Parkway to ensure safety and mobility for all modes.

Speed limit has been reduced on Wootton Parkway between Seven Locks Road and W. Edmonston Drive from 40 MPH to 35 MPH.

Planning Area 17, Other Policy Recommendation 9: Collaborate with Montgomery County government to connect the Carl Henn Millenium Trail with Rock Creek Trail through a bicycle and pedestrian shared use path.

In September 2023, the Department of Public Works completed construction on the Baltimore Road shared use path, connecting the Carl Henn Millenium Trail on First Street at Baltimore Road and the existing shared use path on Baltimore Road, which directly connects to the Rock Creek Trail just east of the city boundary.