

City of Rockville Report
Rockville Economic Development, Inc.
Board of Directors Meeting
May 23, 2024

April 29, 2024 Mayor and Council Meeting

Discussion and Instructions to Staff on Project Plan Application PJT2024-00017, Rockshire Village Center

The applicant for Project Plan Application, Rockshire Village Center, seeks to amend the Rockshire Planned Development to permit construction of 60 residents (31 single unit detached dwellings and 29 townhouses), up to 5,200 square feet of commercial and office use, and a neighborhood park at 2401 Wootton Parkway. Discussion and Instructions was held April 29th, where the Mayor and Council received a presentation from staff, asked several questions and instructed staff to prepare a resolution for possible adoption. Adoption of a Resolution to approve the Project Plan is tentatively scheduled for May 20th.

Introduction and Discussion of an Ordinance to Retitle and Amend Chapter 5 of the Rockville City Code Entitled "Buildings and Building Regulations," by Adopting with Certain Additions, Deletions and Amendments the ICC International Building Code

An ordinance amending and retitling Chapter 5 of the Rockville City Code, "Buildings and Building Regulations" was introduced at the April 29, 2024 Mayor and Council Meeting. A copy of the draft amendments was made available to the public through the City website, and an online form was set up to collect public feedback. Community Planning and Development staff hosted a hybrid public information session on April 17, 2024. Among the proposed amendments are some substantial items, including expanding some residential permit exemptions, streamlining and enhancing accessibility requirements, enhancing energy conservation requirements to meet goals of the Climate Action Plan, and modernizing the City's Property Maintenance Code. Many of these local amendments will be effective on May 29, 2024, aligning with the effective date of the 2021 I-Codes at the State level; however certain amendments may have a delayed effective date to provide ample time for the public to begin incorporating new requirements in design and construction. The ordinance is tentatively scheduled for adoption on May 20, 2024.

Discussion and Possible Approval of Recreation and Parks Sponsorship Policy

The revised Recreation and Parks Sponsorship Policy was presented to the Mayor and Council. The policy is designed to protect the mission, image and values of the City of Rockville (COR) and its facilities, programs and services, and to uphold its stewardship role to safeguard City assets and interests. Suggestions for clarification included noting the City's right to limit and terminate the sponsorship, reaffirming COR's support of diversity and inclusion, adding a category for commemorative trees and benches, and requiring a final report for the Mayor and Council. After review and discussion of the policy, the Mayor and Council voted to approve the policy with the changes noted.

May 6, 2024 Mayor and Council Meeting

FY25 Budget Adoption:

The Mayor and Council adopted the FY25 operating budget and capital improvements program. The FY25 Adopted operating expenditures total \$168.3 million, a 7.1 percent increase from the FY 2024 Adopted Budget. The FY 2025 Adopted Capital Improvements Program expenditures total \$119.4 million, a 7.1% increase over FY24 expenditures. The Adopted Budget focuses on the ongoing implementation of adopted plans, including the Comprehensive Plan, the Climate Action Plan, the Vision Zero Action Plan, community safety and policing, and economic development. The Adopted Capital Improvements Program includes the advancement of several large

capital projects, including improvements to the F. Scott Fitzgerald Theatre, ongoing conversion to LED streetlights, improvements to the David Scull Park, renovation of the Maintenance and Emergency Operations Facility at 6 Taft Court, and implementation of the master plan for RedGate Park and Arboretum. The FY 25 budget includes approval for one additional staff to assist with commercial permit reviews in support of economic development and housing.

Discussion and Instruction on the Rockville Metro Station Design

CPDS staff provided background on the study that was prepared by the consultant team hired by WMATA for the Rockville Metro Station property. The Mayor and Council endorsed Concept 1 to present at two community workshops that will be scheduled as a part of the Town Center Master Planning Update. Concept 1 proposes development of 1,180 residential units, 10,000 SF of open space, and a 25,000 SF Train Hall on WMATA-owned properties on both sides of the Metrorail station. Concept 1 proposes an iconic train hall as a gateway on the west side of the Metrorail Station that includes a two-story enclosed space with retail and other amenities within the building that serves as a gateway to Rockville and a central point between various transit services. This option also proposes a transit plaza on the east side to generate placemaking opportunities and enhance the pedestrian experience. Concept 1 also provides an opportunity to expand bus capacity, improve pedestrian access to and through the station, and improve traffic circulation with the bus, Park & Ride, and Kiss & Ride facilities. Concept 1 treats the extension of the existing pedestrian bridge over the station platform (eliminating the up and down movements that currently exist) as an add-on option. The Mayor and Council endorsed the add-on option for the pedestrian bridge as a separate project for the city, and asked staff to investigate various funding sources for the construction. The next steps in the process are to conduct two community workshops and present the final report on Concept 1 with community input to the Mayor and Council.

Introduction of an ordinance to amend Chapter 10.5 of the Rockville City Code, entitled “Forest and Tree Preservation

The proposed amendments were introduced by the Mayor and Council on Monday, May 6. CPDS is updating chapter 10.5 of the city code, the Forest and Tree Preservation Ordinance (FTPO). In 2023, the state adopted Senate Bill 526, which amends Maryland’s Forest Conservation Act. The FTPO requires amendments to remain compliant with the new legislation. The bill instituted a variety of changes intended to increase the amount of forest and tree canopy at a statewide level. Additionally, CPDS is taking this opportunity to propose other minor amendments to further overall goals of the city regarding forest conservation. The city is holding a community forum at 7 p.m. Wednesday, May 29 (access the [meeting link here](#)). The amendments are tentatively scheduled for a public hearing at the Mayor and Council’s Monday, June 10 meeting.

Discussion and Instruction on the Town Square Agreement and the REDI Agreement.

The Town Square agreement between the City of Rockville and Morguard to maintain the private infrastructure in the Town Square District and conduct the daily maintenance of the City-owned park plaza will expire on June 30, 2024. On May 6, the Mayor and Council had a brief discussion and directed that the matter be further discussed in a closed session prior to staff bringing back the agreement for Mayor and Council approval.

The current Agreement between Rockville Economic Development, Inc. (REDI) and the City of Rockville will expire on June 30, 2024. The purpose of the REDI agreement is to establish the framework by which the Mayor and Council provides funds for REDI’s economic development activities. On May 6, the Mayor and Council had a brief discussion and directed that the matter be further discussed in a closed session prior to staff bringing the agreement back to the Mayor and Council for approval.

Upcoming Mayor and Council Meeting:

See Attachment A for more information.

Attachment A

Upcoming Mayor and Council Meeting

- Affordable Housing Presentation and Discussion
- Public Hearing on Zoning Text Amendment to Amend the Zoning Ordinance to Permit Detached Accessory Dwelling Units (ADUs) in Residential Zones
- District 17 2024 Session Wrap-Up Presentation