



**City of Rockville Report – Rockville Economic Development, Inc.  
Board of Directors Meeting  
June 25, 2026**

**June 1, 2026, Mayor and Council Meeting:**

**Zoning Ordinance Rewrite (ZOR) and Comprehensive Zoning Map Amendment (CMA) - Work Session #4**

On June 1, 2026, the Mayor and Council held their fourth (of four) work session of the ZOR and CMA adoption process. During this meeting, they discussed the ‘Key Changes’ from the current Zoning Ordinance to the Revised Staff Draft Zoning Ordinance, as outlined in the project’s *Highlights* document. The *Highlights* document is available at [engagerockvillemd.gov/zoningrewrite]engagerockvillemd.gov/zoningrewrite. This work session focused on Articles 9-13 of the Revised Staff Draft Zoning Ordinance:

- 9: Nonconformities
- 10: Signs
- 11: Historic Preservation
- 12: Subdivision and Plats
- 13: Enforcement

Mayor and Council discussed each Article and asked questions of staff. The Mayor and Council also provided direction on one Planning Commission recommendation, which is addressed in Article 10. Changes resulting from the discussion are reflected in the Final Staff Draft Zoning Ordinance, which was published to Engage Rockville in advance of the planned June 29, 2026, adoption date. For more information, please see the link to the final staff draft posted to the Engage Rockville website. [https://engagerockville.com/zoningrewrite/news\\_feed/final-staff-drafts-published-on-june-15-2026-final-adoption-date-scheduled-for-june-29-2026](https://engagerockville.com/zoningrewrite/news_feed/final-staff-drafts-published-on-june-15-2026-final-adoption-date-scheduled-for-june-29-2026)

**Justice, Equity, Diversity, and Inclusion (JEDI) Strategic Plan Update - Work Session**

Staff provided an update on the City’s internal and external outreach efforts to gather input from the organization and the community that will guide the formulation of the JEDI Strategic Plan. The Mayor and Council approved and provided comments on where to prioritize the outreach to additional external groups in the community. Rockville’s JEDI Strategic Plan effort has been implemented to assess the current landscape across City operations and the community, identify strengths, gaps, and opportunities for improvement, and develop an actionable 5-year strategic roadmap with measurable outcomes. The key Rockville outcomes are focused on enhanced organizational culture and employee experience, strengthened community trust and partnership, equitable service delivery and access across all populations, and a sustainable JEDI framework integrated into all City operations.

**June 8, 2026, Mayor and Council Meeting:**

**Worksession on FAST 2 Improvements to the Development Review and Permitting Process**

*Due to time constraints with the meeting agenda, this work session was not held.* However, the Mayor and Council will forward any questions to staff. The questions and answers will be posted on the FAST 2 improvements section on the City’s website. An overview of the progress on this initiative is provided below.

FAST 2 advances Rockville’s multi-year effort to achieve a Faster, Accountable, Smarter, and Transparent development review and permitting process for applicants and the public. Significant progress has been made in streamlining zoning processes, improving notification and transparency, updating technical guidelines, expanding the

MyGovernmentOnline one-stop permitting system, enhancing customer resources, benchmarking performance against peer jurisdictions, and accelerating building permit reviews. FAST 2 contains 33 action items across nine topic areas, with many tied to the Zoning Ordinance Rewrite. Six action items have been completed, and the rest are on track. The goal is to complete FAST 2 this calendar year. Highlights include:

- Major time savings from streamlined Project Plans, Site Plans, subdivisions, and historic preservation processes.
- Chapter 21 and Comprehensive Transportation Review (CTR) updates will reduce unnecessary steps and exempt very small projects from transportation reports.
- Public notification strengthened through online Development Watch tools and redesigned signs
- Forest Conservation Manual, Lighting Manual, and Environmental Guidelines are undergoing major updates.
- MGO system now hosts nearly all permit and development applications with improved tracking and customer experience.
- Development Review Manual has been modernized and will be aligned with new zoning processes.
- Preliminary benchmarking shows Rockville’s target review times are comparable to peers, with improved tracking of actual times.
- New programs—Quick Start, Express Permits, SolarAPP+, along with improved reporting and added inspectors supporting faster building permit processes.

### **Montgomery County Department of Transportation Bus Rapid Transit Presentation**

Montgomery County Department of Transportation (MCDOT) provided a presentation to update the Mayor and Council on the Veirs Mill Road (MD 586) and MD 355 Bus Rapid Transit (BRT) projects. Montgomery County’s BRT is a bus-based transit system that will deliver faster, more reliable, and more convenient services with the capacity and quality of rail transit. BRT is a national movement towards upgraded bus systems that focus on faster, more convenient, and more reliable bus services. The Mayor and Council asked questions and expressed support for the projects.

The MD 586 BRT connects major activity centers in Rockville and Wheaton. It consists of a 7.6-mile corridor with 12 stations along Veirs Mill Road and MD 355. About half of the route is in the City of Rockville and includes the following stations: Twinbrook Parkway, Atlantic Avenue, Edmonston Drive, Rockville Metro Station, and Montgomery College. MCDOT is scheduled to start construction in early 2027 and open the project by December 2028.

The MD 355 BRT project will implement a roughly 22-mile BRT corridor connecting Bethesda to Clarksburg, primarily along MD 355. The central phase of the MD 355 BRT project is being advanced and consists of a 10-mile corridor between Rockville and Germantown with the following three stations in Rockville: Rockville Metro Station, Montgomery College, and Shady Grove Metro Station. The design process is expected to start late this summer; the final design will start in 2026, and construction is planned for 2028-2031, with the service to be open in 2031.

### **Upcoming Mayor and Council Meeting:**

#### **June 29, 2026, Mayor and Council Meeting:**

- Adoption of Zoning Text Amendment and Comprehensive Map Amendment Ordinances -Action Item
- Housing Needs Assessment - Special Presentation
- Adoption of the Chapter 18 Landlord/Tenant Code Ordinance -Action Item