

Pre-Application Area Meeting Notice PAM 2025-00156  
Project Plan to Amend PDP94-001E 41 Maryland Avenue  
And Project Plan Amendment to PJT2014-0003 44 Maryland Avenue

January 3, 2025

Dear Neighbor:

SCG Development Holdings, LLC, Comstock 41 Maryland, LLC and Comstock 44 Maryland, LLC (Joint “Applicant”) have filed a Pre-Application Meeting application for the proposed affordable multi-family housing project at 41 Maryland Avenue. SCG develops, owns and operates high-quality affordable housing communities throughout the United States, including the nearby Momentum at Shady Grove Station. Comstock is the property owner of 41 and 44 Maryland Avenue collaborating with SCG to bring an affordable housing project to Rockville Town Center.

Applicants have filed a Pre-Application Area Meeting (“PAM”) to indicate their intent to develop a multi-family building affordable at a range of incomes on the existing surface parking lot located at the corner of Maryland Avenue and Middle Lane. A Project Plan application will be filed to amend the original Planned Development approval PDP1994-001E to increase the number of allowable dwelling units at 41 Maryland Avenue up to 147 du, waive first floor retail space and on-site parking, and amend the MPDU units under the Project Plan PJT2014-003 for 44 Maryland Avenue.

A location map, project description with timeline, and site plan are enclosed. A community Area Meeting provides you an opportunity to become fully aware of development intentions and gives you an opportunity to provide input and ask questions. We appreciate your interest. This is the first step in the process.

**NOTICE OF PRE-APPLICATION AREA MEETING**

**DATE:** Tuesday January 21, 2025 **TIME:** 6:30 PM  
**REMOTE WebEx MEETING LOG IN/CALL IN:** Direct link to meeting <https://bit.ly/41Maryland>  
Or join by going to <http://www.webex.com> Meeting number: 2867 600 6158 Password: Rockville  
**Join by phone** +1-408-418-9388 United States Toll Access code: 2867 600 6158

At this virtual meeting the applicant will make every effort to illustrate how the property will be developed and answer any questions. “A Citizen’s Guide to Development Review in Rockville” is enclosed. You may track the status on the City’s website on its Development Watch page. The City Development Review Committee (“DRC”) meeting has not yet been scheduled but will be published on the City’s website. Members of the public are welcome to attend/observe DRC. The DRC meeting is not a public hearing and no testimony will be received.

Should you have questions or would like to submit comments on the application please contact: Rockville Dept. of Community Planning and Development, 240-314-8200. [cpds@rockvillemd.gov](mailto:cpds@rockvillemd.gov). You are welcome to reach out to Applicant’s counsel, Nancy Regelin at 301-230-5224, [nregelin@shulmanrogers.com](mailto:nregelin@shulmanrogers.com)

***This application is subject to a prohibition on ex parte communications. Outside of the public hearing on this application, please do not communicate with a member of the deciding body about this application, either directly or indirectly, such as copying members of the body on e-mails about the application. You are welcome to communicate directly with the City staff, who can answer questions on the application or ensure that your written comments on the application are considered by the deciding body as part of the public hearing on the application.***

Project Description  
Pre-Application Meeting PAM2025-00156  
Momentum at Rockville Station Project – 41 Maryland Avenue  
January 2025

SCG Development Holdings, LLC, Comstock 41 Maryland, LLC and Comstock 44 Maryland, LLC (Joint “Applicants) have filed a Pre-Application Meeting application for the proposed affordable multi-family housing project at 41 Maryland Avenue. SCG develops, owns and operates high-quality affordable housing communities throughout the United States, including the nearby Momentum at Shady Grove Station. Comstock is the property owner of 41 and 44 Maryland Avenue that is collaborating with SCG to bring an affordable housing project to Rockville Town Center.

The Momentum at Rockville Station is intended to be developed at the corner of Maryland Avenue at Middle Lane on the site of an existing small surface parking lot. Envisioned as a 12-story apartment building, with up to 147 dwelling units of studios through three-bedrooms, with on-site resident amenities, the Momentum is proposed to be affordable at a range of income levels under federal and local housing financing programs. The site has direct walking access the two blocks to the Rockville Metro Redline Station as well as convenient access to multiple public parking garages and on-street parking. No on-site parking is proposed and a parking waiver will be sought.

The proposed site is one block of a comprehensive planned development approved in 1994 (PDP1994-0001) of 5 blocks encompassing 255 Rockville Pike, the Regal Row retail center, the BLVD 44, BLVD Ansel, and this site. The site was approved in 1994 for a minimum of 117 dwelling units and first floor retail. As a planned development, the next step is that Applicant will be applying for a Project Plan to be considered by the Mayor and Council to amend the original entitlements to increase the number of dwelling units from 117 to 147 in lieu of retail, reduce the parking requirement, modify the massing, as well as amend the overall mix of dwelling units at BLVD 44 related to MPDUs, among other minor amendments. Site Plans to implement the approved Project Plan and amendment will thereafter be considered by the Planning Commission.

The intended development is consistent with the adopted 2040 City-wide Master Plan as well as the recommendations of the pending Town Center Master Plan, including the specific recommendations for this site, which recommend increases in density and residents in Town Center to support the existing retail district, a parking waiver, and a goal for more affordable housing choices. This proposal is an innovative collaboration to deliver more affordable housing choices to Rockville Town Center in a key location walkable for its residents to services, the Rockville Redline Metro Station, and other public transportation to make regional jobs and opportunities accessible.



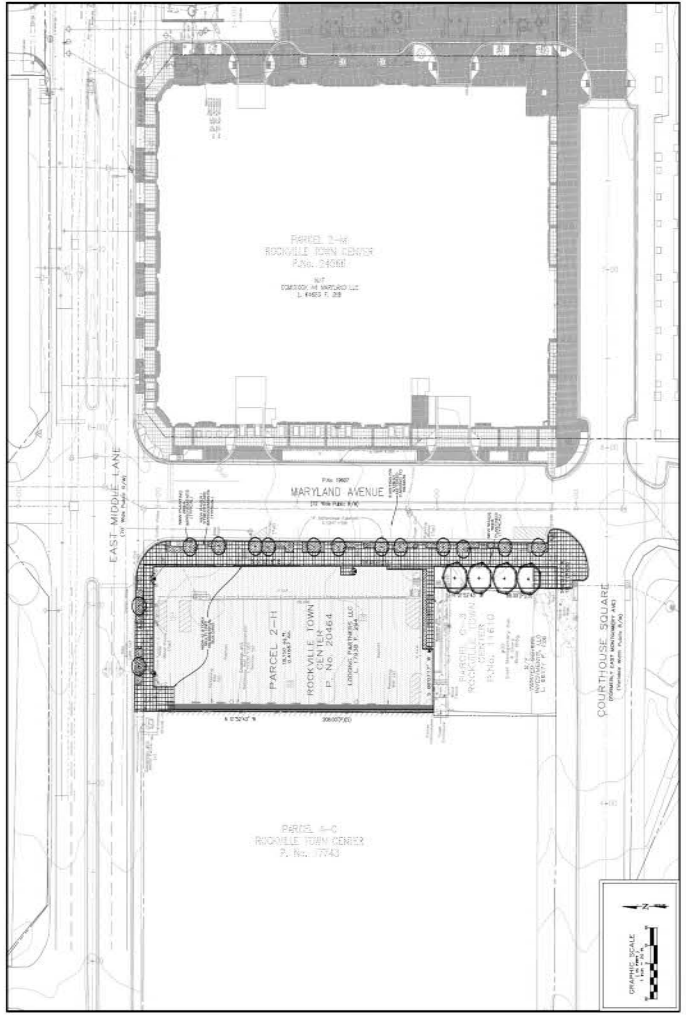


THE MARYLAND HIGHWAY & TRANSPORTATION TRUST  
 1000 EAST MIDDLE AVENUE, SUITE 200  
 ROCKVILLE, MARYLAND 20850  
 TEL: 301-281-1000  
 WWW.MHTT.MD.GOV

PROJECT: 2024-0001  
 SHEET: 01 OF 01  
 DATE: 08/20/2024

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/2024
2	REVISED PER COMMENTS	08/20/2024
3	REVISED PER COMMENTS	08/20/2024
4	REVISED PER COMMENTS	08/20/2024
5	REVISED PER COMMENTS	08/20/2024
6	REVISED PER COMMENTS	08/20/2024
7	REVISED PER COMMENTS	08/20/2024
8	REVISED PER COMMENTS	08/20/2024
9	REVISED PER COMMENTS	08/20/2024
10	REVISED PER COMMENTS	08/20/2024

# MOMENTUM AT ROCKVILLE STATION PARCEL 2-H ROCKVILLE TOWN CENTER



**NOTES:**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND CONSTRUCTION CODE AND THE MARYLAND PUBLIC WORKS CODE.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.  
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.  
 6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.  
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL UTILITIES.  
 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL PUBLIC AREAS.  
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL PRIVATE AREAS.  
 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL SIDEWALKS AND STAIRS.  
 11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ELEVATORS AND ESCALATORS.  
 12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL COMMON AREAS.  
 13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL PRIVATE AREAS.  
 14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL SIDEWALKS AND STAIRS.  
 15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ELEVATORS AND ESCALATORS.  
 16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL COMMON AREAS.  
 17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL PRIVATE AREAS.  
 18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL SIDEWALKS AND STAIRS.  
 19. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ELEVATORS AND ESCALATORS.  
 20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL COMMON AREAS.



41 MARYLAND AVE  
 ROCKVILLE, MD 20850

DATE: 08/20/2024  
 SHEET: 01 OF 01  
 PROJECT: 2024-0001

### How can I get involved?

- Check the city's website at [rockvillemd.gov/621/Development-Watch-Map](http://rockvillemd.gov/621/Development-Watch-Map) for status updates on development projects in your neighborhood and the city.
- Attend public meetings held by developers to learn more, ask questions and express your opinions about potential projects.
- Attend public meetings held by the city. Meeting schedules, agendas and informational packets for the Mayor and Council, Planning Commission, Historic District Commission and Board of Appeals are available on the [city's website](http://city's website). In addition, for most cases the developer is required to provide notice by first class mail to the property owners and residents of the area surrounding the proposed development. The plan review level above determines the notice area.
- Members of the public are welcome to attend meeting of the Development Review Committee, however these meetings are not public hearings and no testimony will be allowed. Agendas for these meetings are available on the [city's website](http://city's website).

### How can I learn more?

#### Community Planning and Development Services Department

City Hall, second floor  
111 Maryland Ave.  
Rockville, MD 20850

**Phone:** 240-314-8200

**Email:** [cpds@rockvillemd.gov](mailto:cpds@rockvillemd.gov)

**Website:** [rockvillemd.gov](http://rockvillemd.gov)

#### Refer to:

**Rockville City Code** [library.municode.com/md/rockville/codes/code\\_of\\_ordinances](http://library.municode.com/md/rockville/codes/code_of_ordinances)

Chapter 25 - Zoning Ordinance

Chapter 5 - Building Code

Chapter 10.5 - Forest and Tree Preservation

Chapter 19 - Sediment Control and Stormwater Management

Chapter 21 - Streets and Roads

[Rockville Development Review Procedures Manual](#)

**Note:** This brochure provides an overview of development review in Rockville. It does not supersede the Rockville City Code and it should not be relied on as a substitute for such regulations.



## A CITIZEN'S GUIDE to Development Review in Rockville



**Community Planning and Development  
Services Department**

Development Services Division  
111 Maryland Avenue, Rockville, MD 20850  
240-314-5000 • [www.rockvillemd.gov](http://www.rockvillemd.gov)





# Development Review in Rockville

## What is development review?

Development review is a general term for the city's various procedures to review proposed developments and ensure they comply with the city's regulations. These include land uses, engineering, utilities, transportation, stormwater and sediment control, and tree preservation to achieve consistent design of the site and related public infrastructure. As outlined in the Rockville Zoning Ordinance, the city works with the surrounding property owners, businesses and the applicant during development review. During this process, the city staff reviews applications for compliance and surrounding neighborhoods and property owners review and comment on proposed plans.

Rockville's development review procedures are intended to help assure the health and welfare of citizens and achieve high-quality development that complies with the design regulations of the City Code and addresses the needs of the surrounding community. These procedures govern all development projects, except single-unit, detached residences.

## How is development reviewed?

Rockville's development review process includes four phases.

### Pre-application

During the pre-application phase, city staff meet with the developer to discuss the proposal; outline the project's size and potential impact on neighbors, green space, transportation, stormwater management, and other public infrastructure; learn about the zoning process; and ask questions. In most cases the developer

will be required to notify the community of their plans and hold a public meeting for residents to comment on the project.

### Application

During the application phase, the developer files the appropriate application materials and meets with city staff to discuss the proposal and any changes made as a result of the pre-application phase. In most cases the developer will be required to notify the community of their plans, hold a public meeting for residents to comment on the project and, in the case of very large projects, brief the Planning Commission and/or Mayor and Council. Also during this phase, city staff reviews the application package and coordinates with other government agencies and utilities that review the application.

### Public Meeting

During the public meeting phase, the designated approving authority reviews the proposal and any changes made as a result of community feedback, and decides whether to approve or disapprove the project. The designated approving authority depends on the project's potential impact and could be the chief of zoning, Planning Commission or the Mayor and Council.

### Decision

During the decision phase, city staff issues a decision letter based on the final action of the approving authority. Such action may approve the project as is, approve the project with specific conditions, or deny the project. The developer signs the letter acknowledging the decision and returns it with a final set of plans for inclusion in the public record.

## Who reviews and approves development?

Rockville's Zoning Ordinance outlines three levels of development review based on the project's size and potential impact. Each project is assigned points based on acreage, number of dwelling units, square footage of non-residential space, residential area impact and traffic impact.

Depending on the number of points earned a project will require one of the following levels of review:

**Site Plan Level 1:** Review by the chief of zoning.  
**Site Plan Level 2:** Review by the Planning Commission at one meeting.

**Project Plan:** Review by the Planning Commission and Mayor and Council at three meetings: one for an initial briefing of both, one for review and recommendation by the Planning Commission; and one for review and action by the Mayor and Council.

## Development Review at a Glance

### Pre-Application Phase

1. The developer notifies the community about the plans, and holds a public meeting for comments.
2. The developer submits pre-application materials and fees.
3. City staff and the developer assess the project's potential impact.
4. City staff holds a pre-application meeting with the developer.

### Application Phase

1. Application and fees submitted.
2. The developer notifies the community about the plans, if necessary.
3. The developer holds a public meeting for comments, if necessary.
4. City staff evaluates the application and issues a report.

5. City staff and the developer brief the Planning Commission and Mayor and Council if necessary.

### Public Meeting Phase

1. The designated approving authority reviews the application and issues a decision.
  - a. Mayor and Council.
  - b. Planning Commission.
  - c. Board of Appeals.
  - d. Historic District Commission.
  - e. City staff, i.e., the chief of zoning.

### Decision Phase

1. City staff issues a decision letter based on the final action of the approving authority.
2. The developer acknowledges the decision and files a final set of project plans if approved.