

Resolution No. 17-25

RESOLUTION: To approve Rockville Metro Station and surrounding properties with a Maryland Transit-Oriented Development (TOD) site

WHEREAS Title 7 of the Transportation Article of the Maryland Annotated Code allows for the designation of certain areas within the State of Maryland as transit-oriented development; and

WHEREAS, designation of an area as a transit-oriented development comes with several benefits, including:

- Eligibility to apply for MDOT's TOD Capital Grant and Revolving Loan Fund;
- Projects located in State TODs receive additional points in competitive application rounds for the Maryland Department of Housing and Community Development's (DHCD) Low Income Housing Tax Credit program;
- DGS awards additional points to sites located within State-designated TODs when evaluating requests for proposals to lease or purchase office or laboratory space; and
- Priority advocacy with MDOT and associate modes in supporting development.

WHEREAS, under Section 7-101(p) of the Transportation Article of the Maryland Annotated Code, designation of an area as a transit-oriented development requires the approval of the Maryland Sustainable Growth Subcabinet, and the “local government or multicounty agency with land use and planning responsibility for the relevant area applying for designation; and

WHEREAS the area surrounding the Rockville Metro Station as depicted in Exhibit A has the potential for a mix of private and public parking facilities, commercial and residential structures, and associated uses designed to encourage multimodal access to the Rockville Metro Station; and

WHEREAS, designating the area depicted in Exhibit A as a transit-oriented development aligns with the goals and objectives of the City of Rockville Comprehensive Plan to promote smart growth, increase transit ridership, support economic development, and maximize the efficient use of transportation infrastructure; and

WHEREAS, the City of Rockville has developed a plan and strategies, including proposed zoning changes and infrastructure improvements, to ensure that the proposed transit-oriented development advances growth that is consistent with the principles of TOD;

WHEREAS, the City of Rockville commits to continued community engagement to ensure the project meets the needs and desires of residents, businesses, and transit riders; and

WHEREAS, the City of Rockville intends on partnering with the State in encouraging transit-oriented development within the area depicted in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council supports the designation of the area surrounding the Rockville Metro Station, as more particularly described on Exhibit A attached hereto, as a Maryland transit-oriented development site; and

BE IT FURTHER RESOLVED that the Community Planning and Development Services staff is authorized to submit the necessary application and supporting documentation to the Maryland Department of Transportation (MDOT) and the Smart Growth Subcabinet for the formal State transit-oriented development designation; and

BE IT FURTHER RESOLVED the Mayor and Council requests the State's Sustainable Growth Subcabinet to grant transit-oriented development designation to the Rockville Metro Station and the surrounding area as more particularly described on Exhibit A.

\*\*\*\*\*

Resolution No. 17-25

I certify that the above is a true and correct copy of a Resolution adopted by the Mayor and Council of the City of Rockville, Maryland at its meeting of December 15, 2025.

A handwritten signature in cursive script, reading "Sara Taylor-Ferrell", is positioned above a horizontal line.

Sara Taylor-Ferrell, City Clerk/Director of Council Operations

Exhibit A- Map of the proposed TOD Designation Boundary

