ROCKVILLE 2040 COMPREHENSIVE PLAN
FY26 ANNUAL REPORT

The **Rockville 2040 Comprehensive Plan** is a document that presents vision, principles, and policies that are intended to guide development and land use throughout Rockville leading up to the year 2040. 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

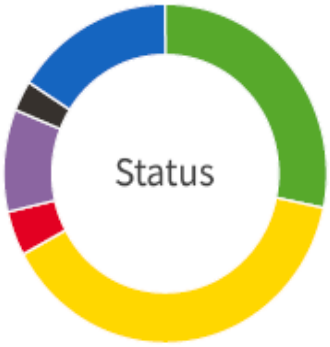
PLANNING AREAS

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

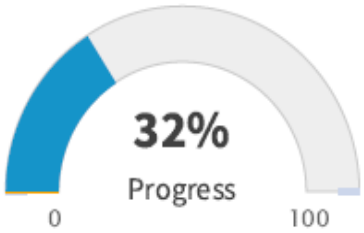
City of Rockville

ACTIONS BY CURRENT STATUS

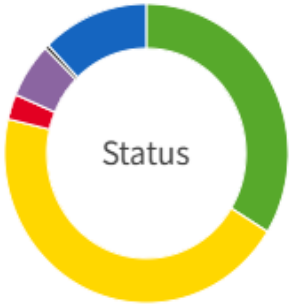
Overall Summary: 1,034 Total Actions



	%
In Progress	28
Ongoing	39
Not Started/Delayed	4
Upcoming	10
Discontinued	3
Completed	16

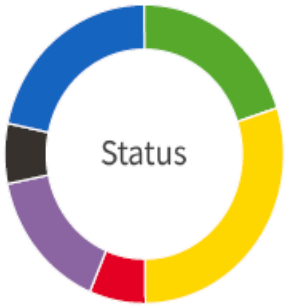


Elements: 619 Actions



	%
In Progress	34
Ongoing	45
Not Started/Delayed	3
Upcoming	6
Discontinued	0
Completed	12

Planning Areas: 415 Actions



	%
In Progress	20
Ongoing	30
Not Started/Delayed	7
Upcoming	15
Discontinued	7
Completed	22

- **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, 165 actions have been completed. The following is a brief description of several specific actions recently completed. The status of all 1,034 actions can be found on the City's website: https://www.rockvillemd.gov/services/results-rockville/.

Land Use Action 16.2: Allow service industrial uses to remain along Stonestreet Avenue and Lewis Avenue, while also allowing a transition to a wider mix that includes residential, commercial, arts and cultural, or office uses.

Through the efforts of the Zoning Ordinance Rewrite and the Comprehensive Map Amendment, parcels along the west side of Lewis Avenue near Halpine Road were rezoned from IL to MXB to permit a wider mix of uses. Along the Stonestreet corridor, most of the existing zoning remained, which allows for service industrial uses in may locations. A group of parcels on the west side of Stonestreet Avenue between Spring Avenue and Elizabeth Avenue were rezoned from R-60 to RMD-Infill to allow a broader range of uses.

Environment Action 3.2: Transition all City-owned lighting and street lights to high efficiency lighting, such as light emitting diodes (LED).

The LED Streetlight Conversion Program (CIP TA22) replaces approximately 3,200 city-owned streetlights with energy efficient LED in three phases. Phase 1 was completed in October 2024, replacing approximately 1,900 lights with LED fixtures. The Phase 2 project converted 647 lights and was completed in September 2025. The contract for Phase 3 was awarded in June 2026 and is expected to be completed in FY 2027. Phase 3 will replace approximately 734 lights.

Environment Action 10.4: For new development on land with existing forest stands and/or significant tree canopy, the City should encourage the preservation of tree canopy and natural features to the greatest extent possible, through site and architectural design that integrates existing natural features and/or minimizes impacts, protective construction measures, and development review incentives or relief, especially for development projects in P11 and 12.

An update of Chapter 10.5 of the City Code, which houses the Forest and Tree Preservation Ordinance, was adopted on January 12, 2026, which will provide for increased protections for forest stands and significant trees.

Housing Action 2.2: Develop design guidelines for 'missing middle' housing types, as infill product or at the edges of existing neighborhoods, so that the new product will be compatible with existing neighborhoods.

These guidelines were developed as a part of the Zoning Ordinance Rewrite, which was adopted on June 29, 2026.

Housing Action 9.1: Restructure the Real Estate Effort for Affordable Community Housing (REACH) program to provide down payment and closing cost assistance to low- and moderate-income first-time home buyers in Rockville.

Department of Housing & Community Development has successfully launched the Rockville Homeownership Assistance Program (RHAP), which provides first time and first generation homebuyers, both employees and non-employees of the City, with down payment and closing cost support.

COMPLETED ACTION SPOTLIGHT (continued)

Transportation Action 10.6: Seek out opportunities to partner with property owners and private investors in public-private partnerships and joint development approaches to project development in the Rockville transit station area.

The City applied for a Transit Oriented Development (TOD) designation for this area. This TOD designation was approved in March 2026.

Historic Preservation Action 2.6: Periodically re-evaluate Rockville's designation process and criteria used to evaluate historic and architectural significance.

The updated Zoning Ordinance was adopted on June 29, 2026, and became effective on August 1, 2026. This update codified Rockville's nine designation criteria; added integrity as a requirement for sites to be designated; and refined the evaluation of significance process for sites that do not meet any designation criteria.

Planning Area 1, Action 2.1.1: Eliminate minimum off-street parking requirements within 1/2 mile of the Rockville Metro Station and within 1/4 mile of BRT stations.

This action was accomplished through the Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA). The Mayor and Council unanimously adopted the new Zoning Ordinance and the Comprehensive Map Amendment on June 29, 2026. The new Zoning Ordinance and zoning map went into effect on August 1, 2026.

Planning Area 6, Project 1: Evaluate the use of space and facilities at the Lincoln Park Community Center to determine which improvements will help to accommodate current and future demand.

Renovations at the Lincoln Park Community Center began in May 2025 and were completed in late spring 2026. The renovated community center officially reopened on July 1.

Planning Area 8, Other Policy Recommendation 7: Conduct a safety audit of key danger spots for walking, rolling, and bicycling in the planning area to, in part, inform future bicycle and pedestrian master plans.

City staff recently completed an intersections safety audit of 30 intersections in the City, including in Twinbrook. The study includes an evaluation of safety concerns and short term and long term improvements. The intersections were chosen based on past crash histories. City staff continue to evaluate pedestrian and bicycle safety concerns that are raised by residents, stakeholders, and the city's Pedestrian Advocacy and Bicycle Advisory committees.

Planning Area 12, Other Policy Recommendation 6: Maintain a safe and comfortable bike and pedestrian crossing of Wootton Parkway at its intersection with Preserve Parkway.

Department of Public Works staff extended the median on Wootton Parkway to create a pedestrian refuge median for pedestrians crossing Wootton Parkway.