

# Montgomery County Development Pipeline

May 2020 Pipeline

Master Plan	Project	Approved	Unbuilt	Unbuilt	Unbuilt	Approved	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt
		Dwelling	Dwelling	Single-	Multi-	Gross Floor	Gross Floor	Office Jobs	Office GFA	Retail Jobs	Retail GFA	Industrial	Industrial	Unbuilt	Unbuilt
		Units	Units	Family	Family	Area	Area					Jobs	GFA	Other Jobs	Other GFA
<u>Project Name</u>															
Baker Property	Residential	4	1	1	0	0	0	0	0	0	0	0	0	0	0
Butz Property	Residential	3	1	1	0	0	0	0	0	0	0	0	0	0	0
Hunter Property	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
Hilltop Farms	Residential	8	7	7	0	0	0	0	0	0	0	0	0	0	0
Clement West Property	Residential	9	8	8	0	0	0	0	0	0	0	0	0	0	0
Ducks End	Residential	3	1	1	0	0	0	0	0	0	0	0	0	0	0
Beallesville Property	Residential	3	3	3	0	0	0	0	0	0	0	0	0	0	0
Prather Property	Residential	3	2	2	0	0	0	0	0	0	0	0	0	0	0
Oak Grove	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Potomac Estates	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Goshen Hunt Hills	Residential	3	3	3	0	0	0	0	0	0	0	0	0	0	0
Goshen Heritage	Residential	4	2	2	0	0	0	0	0	0	0	0	0	0	0
Sugarland Farm	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
Schramm Property	Residential	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Goshen Estates	Residential	5	5	5	0	0	0	0	0	0	0	0	0	0	0
Agriculture & Rural	15	54	40	40	0	0	0	0	0	0	0	0	0	0	0
<u>Project Name</u>															
Harry Marton Tract	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Manor Park	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Wheaton Woods	Residential	5	5	5	0	2,000	0	0	0	0	0	0	0	0	0
Parkview at Aspen Hill	Mixed	121	0	0	0	22,000	6,500	0	0	0	0	0	0	5	6,500
Primrose Layhill	Non-Residential	0	0	0	0	12,635	12,635	0	0	0	0	0	0	25	12,635
Leisure World- Administration & Clubhouse I	Non-Residential	0	0	0	0	61,711	58,924	86	21,389	3	37,535	0	0	0	0
Aspen Hill	6	130	7	7	0	98,346	78,059	86	21,389	3	37,535	0	0	30	19,135
<u>Project Name</u>															
FASEB	Non-Residential	0	0	0	0	210,000	40,000	178	40,000	0	0	0	0	0	0
Chevy Chase Lot 2	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Chevy Chase Section 5	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Bannockburn Estates	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Locust Hill Estates	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Hillmeade Bradley Hills	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Kefauver Tract Bradley Hills	Residential	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Country Club Hills	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Bradley Hills, 1st Addition to Section 2	Residential	3	1	1	0	0	0	0	0	0	0	0	0	0	0
Vassar Circle	Residential	4	4	4	0	0	0	0	0	0	0	0	0	0	0
Springfield	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Manfield Property	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Cypress Avenue Property	Residential	7	7	7	0	0	0	0	0	0	0	0	0	0	0
Pooks Hill	Residential	17	17	17	0	0	0	0	0	0	0	0	0	0	0
8911 and 8915 Burdette Road	Residential	3	2	2	0	0	0	0	0	0	0	0	0	0	0
Kenwood Section 5	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
5701 Sonoma Road	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
Longwood	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
8104 Woodhaven Blvd	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
Pooks Hill	Mixed	631	631	0	631	259,593	0	0	0	0	0	0	0	0	0
Bethesda Chevy Chase	20	690	678	47	631	469,593	40,000	178	40,000	0	0	0	0	0	0
<u>Project Name</u>															















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		Dwelling	Dwelling	Single-Family	Multi-Family	Gross Floor	Gross Floor					Office Jobs	Office GFA		
		Units	Units	Dwellings	Dwellings	Area	Area								
Avery Road Treatment Center	Non-Residential	0	0	0	0	40,807	5,432	0	0	0	0	0	0	11	5,432
50 Monroe Place	Mixed	70	70	0	70	9,372	9,372	0	0	23	9,372	0	0	0	0
Harborchase of Rockville	Residential	146	146	0	146	0	0	0	0	0	0	0	0	0	0
204 North Stonestreet Avenue	Non-Residential	0	0	0	0	83,000	83,000	0	0	5	2,100	1	80,900	0	0
King Farm F-8 Site	Residential	29	29	29	0	0	0	0	0	0	0	0	0	0	0
1300 East Gude Drive	Non-Residential	0	0	0	0	95,280	95,280	0	0	0	0	1	95,280	0	0
Shady Grove Neighborhood Center (Phase 1)	Residential	136	136	136	0	0	0	0	0	0	0	0	0	0	0
Duball (2K)	Mixed	400	400	0	400	22,100	22,100	0	0	55	22,100	0	0	0	0
Rockville City	17	1,716	1,636	549	1,087	758,660	705,985	1,200	300,000	83	33,572	203	353,902	16	18,511
<u>Project Name</u>															
Offord Property	Residential	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Schultz Property	Residential	3	2	2	0	0	0	0	0	0	0	0	0	0	0
Cedar Knolls Farm	Residential	3	3	3	0	0	0	0	0	0	0	0	0	0	0
Ashton Estates	Residential	5	1	1	0	0	0	0	0	0	0	0	0	0	0
Bentley Ridge	Residential	4	3	3	0	0	0	0	0	0	0	0	0	0	0
Ashton Meeting Place	Mixed	7	6	6	0	74,000	66,585	130	32,510	85	34,075	0	0	0	0
Cedar Knolls Farm	Residential	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Ashton	Residential	5	4	4	0	0	0	0	0	0	0	0	0	0	0
Olive Branch Community Church	Non-Residential	0	0	0	0	8,000	7,999	0	0	0	0	0	0	5	7,999
19230 Chandlee Mill Road	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
Snowdens Manor Enlarged	Non-Residential	0	0	0	0	40,000	40,000	0	0	0	0	0	0	5	40,000
Ashton Market	Mixed	23	23	20	3	6,800	3,628	0	0	9	3,628	0	0	0	0
Sandy Spring Ashton	12	54	46	43	3	128,800	118,212	130	32,510	94	37,703	0	0	10	47,999
<u>Project Name</u>															
Shady Grove Metro	Residential	156	5	5	0	0	0	0	0	0	0	0	0	0	0
Shady Grove Station	Mixed	2,209	1,728	602	1,126	84,828	0	0	0	0	0	0	0	0	0
Bounding Bend Residual	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Shady Grove Sector	3	2,367	1,734	608	1,126	84,828	0	0	0	0	0	0	0	0	0
<u>Project Name</u>															
City Place	Non-Residential	0	0	0	0	739,269	246,857	1,197	246,857	0	0	0	0	0	0
Bonifant Plaza	Residential	72	70	0	70	0	0	0	0	0	0	0	0	0	0
Silver Spring Park	Mixed	58	58	0	58	91,642	63,472	0	0	129	63,472	0	0	0	0
Falkland Chase	Mixed	1,250	1,068	0	1,068	120,000	120,000	0	0	300	120,000	0	0	0	0
Metro Plaza Silver Spring	Non-Residential	0	0	0	0	202,950	180,078	800	180,078	0	0	0	0	0	0
Fillmore Music Hall	Non-Residential	0	0	0	0	383,082	360,200	976	219,700	201	140,500	0	0	0	0
The Blairs Master Plan	Mixed	2,800	1,145	0	1,145	450,000	297,329	593	133,528	347	163,801	0	0	0	0
Elizabeth Square	Mixed	906	746	0	746	142,599	117,599	0	0	294	117,599	0	0	0	0
Ripley II	Mixed	440	440	0	440	18,083	0	0	0	0	0	0	0	0	0
8600 Georgia Avenue	Non-Residential	0	0	0	0	151,646	151,496	0	0	306	151,496	0	0	0	0
8787 Georgia Avenue	Mixed	400	400	0	400	32,000	32,000	0	0	80	32,000	0	0	0	0
8407 Ramsey Avenue	Non-Residential	0	0	0	0	8600	2740	0	0	7	2,740	0	0	0	0
850 Sligo Avenue	Residential	85	85	0	85	6912	0	0	0	0	0	0	0	0	0
819 Silver Spring Avenue	Non-Residential	0	0	0	0	12,110	10,232	21	4,775	13	5,457	0	0	0	0
Guardian Building	Mixed	177	177	0	177	7,496	0	0	0	0	0	0	0	0	0
Silver Spring CBD	15	6,188	4,189	0	4,189	2,366,389	1,582,003	3,587	784,938	1,677	797,065	0	0	0	0
<u>Project Name</u>															
Blair Subdivision	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
Takoma Park BF Gilberts Addition	Residential	3	1	1	0	0	0	0	0	0	0	0	0	0	0
Sligo Artspace	Mixed	79	79	11	68	20,000	20,000	0	0	4	1,500	41	18,500	0	0
Silver Spring East	3	84	82	14	68	20,000	20,000	0	0	4	1,500	41	18,500	0	0



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		Dwelling	Dwelling	Single-Family	Multi-Family	Gross Floor	Gross Floor					Office GFA	Industrial			Industrial
		Units	Units	Dwellings	Dwellings	Area	Area	Office Jobs	Office GFA	Retail Jobs	Retail GFA	Jobs	GFA	Other Jobs	Other GFA	
Randolph Farms	Residential	104	79	79	0	0	0	0	0	0	0	0	0	0	0	
Washington Science Center	Non-Residential	0	0	0	0	141,429	12,857	57	12,857	0	0	0	0	0	0	
White Flint 2	3	107	81	81	0	141,429	12,857	57	12,857	0	0	0	0	0	0	
<b>Project Name</b>																
Fari Estates	Residential	7	7	7	0	0	0	0	0	0	0	0	0	0	0	
Fairmont	Residential	4	3	3	0	0	0	0	0	0	0	0	0	0	0	
Heller Realty East	Residential	6	5	5	0	0	0	0	0	0	0	0	0	0	0	
Bea-Kay Acres	Residential	4	3	3	0	0	0	0	0	0	0	0	0	0	0	
Jacksons Acres	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0	
Vien An Buddhist Temple	Non-Residential	0	0	0	0	13,000	13,000	0	0	0	0	0	0	5	13,000	
White Oak	6	23	19	19	0	13,000	13,000	0	0	0	0	0	0	5	13,000	
<b>Project Name</b>																
Chevy Chase Bank Hillandale	Non-Residential	0	0	0	0	25,378	3,170	0	0	7	3,170	0	0	0	0	
White Oak Science Gateway	1	0	0	0	0	25,378	3,170	0	0	7	3,170	0	0	0	0	
<b>Project Totals</b>		<b>416</b>	<b>45,502</b>	<b>32,378</b>	<b>7,579</b>	<b>24,799</b>	<b>42,539,076</b>	<b>23,254,384</b>	<b>60,138</b>	<b>16,168,219</b>	<b>9,638</b>	<b>4,105,051</b>	<b>1,816</b>	<b>1,108,488</b>	<b>1,047</b>	<b>1,872,626</b>