

Montgomery County Development Pipeline

May 2021

Master Plan	Project	Approved	Unbuilt	Unbuilt	Unbuilt	Approved	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt
		Dwelling	Dwelling	Single-Family	Multi-Family	Gross Floor	Gross Floor	Office Jobs	Office GFA	Retail Jobs	Retail GFA	Industrial Jobs	Industrial GFA	Other Jobs	Other GFA
		Units	Units	Dwellings	Dwellings	Area	Area								
Agriculture & Rural	17	59	42	42	0	0	0	0	0	0	0	0	0	0	0
Aspen Hill	8	140	17	17	0	114,346	94,059	86	21,389	3	37,535	0	0	72	35,135
Bethesda Chevy Chase	23	697	685	54	631	469,593	40,000	178	40,000	0	0	0	0	0	0
Bethesda Downtown	26	6,564	6,206	0	6,206	4,025,096	1,800,474	3,386	1,661,872	157	62,533	0	0	47	76,069
Boyds	4	11	6	6	0	0	0	0	0	0	0	0	0	0	0
Burtonsville Crossroads	1	4	4	4	0	0	0	0	0	0	0	0	0	0	0
Capital View	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chevy Chase Lake	2	645	362	0	362	107,704	0	0	0	0	0	0	0	0	0
Clarksburg	16	5,072	2,125	1,405	720	2,714,538	2,270,213	7,726	1,948,759	648	259,024	0	0	12	62,430
Cloverly	16	24	19	19	0	134,964	133,212	13	3,171	16	6,140	0	0	15	123,901
Damascus	16	214	180	104	76	42,967	34,715	0	0	0	0	0	0	10	34,715
Damascus 1985	1	0	0	0	0	4,050	4,050	0	0	0	0	0	0	8	4,050
Fairland	16	47	34	34	0	455,808	433,792	0	0	0	0	295	132,984	15	300,808
Four Corners	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forest Glen Sector Plan 1996	2	191	191	2	189	0	0	0	0	0	0	0	0	0	0
Friendship Heights	1	500	500	200	300	810,000	295,743	1,314	295,743	0	0	0	0	0	0
Gaithersburg City	28	3,595	2,398	667	1,731	3,810,991	2,311,806	8,632	2,192,763	231	92,489	15	6,729	39	19,825
Gaithersburg Vicinity	6	645	639	573	66	189,868	49,233	0	0	123	49,233	0	0	0	0
Germantown	5	8	6	6	0	590,100	348,700	332	99,600	0	0	353	158,600	176	90,500
Germantown Sector Plan	9	2,745	1,890	205	1,685	5,015,256	2,657,208	6,837	1,709,339	2,257	903,090	0	0	10	44,779
Glenmont Sector Plan	2	1,551	1,074	361	713	92,426	92,424	10	2,425	225	89,999	0	0	0	0
Great Seneca Science Center	10	1,362	12	12	0	5,623,426	2,567,650	7,832	2,560,351	18	7,299	0	0	0	0
Kemp Mill	2	8	4	4	0	0	0	0	0	0	0	0	0	0	0
Kensington Sector Plan	5	191	191	91	100	26,101	23,045	9	1,800	53	21,245	0	0	0	0
Kensington Wheaton	6	34	19	19	0	64,124	10,853	0	0	0	0	0	0	5	10,853
Laytonsville	2	52	8	8	0	0	0	0	0	0	0	0	0	0	0
Long Branch	1	8	8	0	8	7,123	3,437	0	0	9	3,437	0	0	0	0
North Bethesda Garrett Park	14	4,079	3,486	364	3,122	4,727,883	2,337,476	6,340	1,487,086	1,906	820,391	0	0	0	29,999
North Silver Spring	3	3	2	2	0	31,000	31,000	0	0	0	0	0	0	62	31,000

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		Dwelling	Dwelling	Single-	Multi-	Gross Floor	Gross Floor										Office
		Units	Units	Family	Family	Area	Area	Jobs	GFA	Jobs	GFA	Jobs	GFA	Jobs	GFA	Jobs	GFA
Olney	22	432	154	142	12	687,165	539,819	0	0	0	0	0	0	0	0	410	539,819
Poolesville	4	242	62	62	0	0	0	0	0	0	0	0	0	0	0	0	0
Potomac Subregion	70	2,301	1,488	429	1,059	3,470,604	845,246	1,172	293,000	1,160	491,528	0	0	0	0	50	60,718
Rockville City	11	1,751	1,698	564	1,134	891,380	873,949	2,280	570,000	319	127,769	2	176,180	0	0	0	0
Sandy Spring Ashton	10	49	45	42	3	120,800	110,213	130	32,510	94	37,703	0	0	0	0	5	40,000
Shady Grove Sector	3	3,367	2,701	575	2,126	92,096	0	0	0	0	0	0	0	0	0	0	0
Silver Spring CBD	17	6,188	4,349	0	4,349	2,391,977	1,607,591	3,604	788,686	1,677	797,065	0	0	0	0	44	21,840
Silver Spring East	2	82	12	12	0	20,000	0	0	0	0	0	0	0	0	0	0	0
Takoma Park	7	15	11	11	0	53,828	23,788	13	3,055	51	20,733	0	0	0	0	0	0
Takoma/Langley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Twinbrook	2	203	203	0	203	738,560	256,580	1,135	255,380	3	1,200	0	0	0	0	0	0
Upper Rock Creek	10	40	30	30	0	169,862	147,532	88	22,000	16	6,400	277	119,130	0	0	0	2
Westbard Sector Plan	3	459	458	72	386	593,567	159,443	0	0	0	0	0	0	0	0	6	159,443
Wheaton Sector	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
White Flint	12	6,356	4,832	0	4,832	3,866,619	2,050,532	7,223	1,652,414	904	363,639	0	34,479	0	0	0	0
White Flint 2	4	852	809	171	638	156,429	24,737	57	12,857	30	11,880	0	0	0	0	0	0
White Oak	6	21	13	13	0	13,000	13,000	0	0	0	0	0	0	0	0	5	13,000
White Oak Science Gateway	3	466	370	3	367	41,417	19,209	0	0	47	19,209	0	0	0	0	0	0
Project Totals	428	51,273	37,343	6,325	31,018	42,364,668	22,210,729	58,397	15,654,200	9,947	4,229,541	942	628,102	991	1,698,886		

Source: Montgomery County Planning, Information Technology and Innovation Division

Source: Gaithersburg, Laytonsville, Rockville and Poolesville have their own planning functions. Laytonsville's, Rockville's and Poolesville's data provided May 2021. Gaithersburg's data provided January 2021.

Mandatory Referral data is not included