

Montgomery County Development Pipeline

January 2022

Master Plan	Project	Approved	Unbuilt	Unbuilt	Unbuilt	Approved	Unbuilt	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	21	72	53	53	0	0	0	0	0	0	0	0	0	0	0	0
Aspen Hill	8	140	17	17	0	114,346	94,058	86	21,389	3	37,535	0	0	72	35,134	
Bethesda Chevy Chase	21	691	677	46	631	469,593	40,000	178	40,000	0	0	0	0	0	0	
Bethesda Downtown	22	5,127	5,125	0	5,125	1,927,681	445,791	1,445	325,000	112	44,722	0	0	47	76,069	
Boysd	2	6	4	4	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	231	0	231	107,074	0	0	0	0	0	0	0	0	0	
Clarksburg	15	5,059	1,997	1,289	708	2,714,538	2,270,213	7,726	1,948,759	648	259,024	0	0	12	62,430	
Cloverly	12	22	18	18	0	126,990	125,240	0	0	16	6,140	0	0	10	119,100	
Damascus	17	278	244	168	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	14	33	27	27	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	27	3,774	2,389	517	1,872	5,485,355	3,800,680	10,089	2,556,938	1,079	436,485	336	151,232	1,710	656,025	
Gaithersburg Vicinity	7	645	576	510	66	212,576	31,508	0	0	22	8,800	0	0	5	22,708	
Germantown	5	7	6	6	0	590,100	348,700	332	99,600	0	0	353	158,600	176	90,500	
Germantown Sector Plan	9	2,856	1,973	205	1,768	4,967,372	2,892,404	7,929	1,982,419	2,162	865,206	0	0	10	44,779	
Glenmont Sector Plan	2	1,551	1,066	353	713	92,426	92,424	10	2,425	225	89,999	0	0	0	0	
Great Seneca Science Center	11	1,861	635	281	354	6,759,022	3,168,234	7,832	2,560,351	18	7,299	0	0	1,014	600,584	
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	7	234	211	14	197	67,624	14,353	0	0	0	0	0	0	12	14,353	
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	13	5,377	4,785	363	4,422	3,484,101	1,896,616	4,381	1,046,226	1,906	820,391	0	0	0	29,999	
North Silver Spring	5	5	4	4	0	96,000	58,636	110	27,636	0	0	0	0	62	31,000	

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		Dwelling	Dwelling	Single-	Multi-	Gross Floor	Gross Floor										Office Jobs
		Units	Units	Family	Family	Area	Area										
Olney	14	62	57	45	12	539,067	391,721	0	0	0	0	0	0	0	0	400	391,721
Poolesville	6	249	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0
Potomac Subregion	70	2,282	1,444	385	1,059	3,641,702	1,016,344	1,172	293,000	1,174	497,209	0	0	81	226,135		
Rockville City	10	1,400	1,347	663	684	869,280	851,849	2,280	570,000	264	105,669	2	176,180	0	0		
Sandy Spring Ashton	11	105	75	26	49	120,800	106,585	130	32,510	85	34,075	0	0	5	40,000		
Shady Grove Sector	2	3,211	2,480	418	2,062	92,096	75,990	0	0	189	75,990	0	0	0	0		
Silver Spring CBD	17	5,747	3,641	0	3,641	2,456,445	1,635,763	3,969	870,906	1,542	743,017	0	0	44	21,840		
Silver Spring East	1	3	1	1	0	0	0	0	0	0	0	0	0	0	0		
Takoma Park	7	15	10	10	0	53,828	23,788	13	3,055	51	20,733	0	0	0	0		
Takoma/Langley	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		
Upper Rock Creek	10	40	27	27	0	169,862	147,532	88	22,000	16	6,400	277	119,130	0	2		
Westbard Sector Plan	3	459	458	72	386	593,567	159,443	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		
White Flint	9	6,153	4,629	0	4,629	3,896,406	2,159,921	7,223	1,640,035	666	268,886	0	0	1,116	251,000		
White Flint 2	4	852	778	140	638	156,429	24,737	57	12,857	30	11,880	0	0	0	0		
White Oak	3	11	9	9	0	0	0	0	0	0	0	0	0	0	0		
White Oak Science Gateway	3	466	370	3	367	121,039	117,868	0	0	296	117,868	0	0	0	0		
Project Totals	407	50,595	36,493	6,003	30,490	42,009,928	23,041,760	57,508	14,608,029	10,569	4,483,210	1,263	738,126	4,815	3,212,395		