

# Montgomery County Development Pipeline

January 2023

Plan Number	Project Name	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								
			Units	Units	Dwellings	Dwellings	Area	Area								
<u>Plan Number</u>	<u>Project Name</u>															
120030590	Baker Property	Residential	4	1	1	0	0	0	0	0	0	0	0	0	0	0
120040260	Kinzie Property	Residential	4	1	1	0	0	0	0	0	0	0	0	0	0	0
120050340	Butz Property	Residential	3	1	1	0	0	0	0	0	0	0	0	0	0	0
120050440	Hunter Property	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
120050740	Hilltop Farms	Residential	8	7	7	0	0	0	0	0	0	0	0	0	0	0
120060810	Ducks End	Residential	3	1	1	0	0	0	0	0	0	0	0	0	0	0
120060960	Beallesville Property	Residential	3	3	3	0	0	0	0	0	0	0	0	0	0	0
120070680	Prather Property	Residential	3	2	2	0	0	0	0	0	0	0	0	0	0	0
120090390	Potomac Estates	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
120130070	Goshen Hunt Hills	Residential	3	3	3	0	0	0	0	0	0	0	0	0	0	0
120130090	Goshen Heritage	Residential	4	2	2	0	0	0	0	0	0	0	0	0	0	0
120130140	Sugarland Farm	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
120150140	Schramm Property	Residential	1	1	1	0	0	0	0	0	0	0	0	0	0	0
120160100	Goshen Estates	Residential	5	4	4	0	0	0	0	0	0	0	0	0	0	0
120200180	Kilmain ETC (Parcel P440)	Residential	9	6	6	0	0	0	0	0	0	0	0	0	0	0
620190110	J & M Andrews Farm	Residential	1	1	1	0	0	0	0	0	0	0	0	0	0	0
620190120	Ruck Property	Residential	1	1	1	0	0	0	0	0	0	0	0	0	0	0
620190140	Freeman Property	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
620210020	Wilson Delay Lot 1	Residential	1	1	1	0	0	0	0	0	0	0	0	0	0	0
620210180	Belt Property	Residential	3	3	3	0	0	0	0	0	0	0	0	0	0	0
620220060	Shivacharan	Residential	1	1	1	0	0	0	0	0	0	0	0	0	0	0
	Agriculture & Rural		21	65	46	46	0	0	0	0	0	0	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>															
120090040	Harry Marton Tract	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
120090250	Manor Park	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
120160060	Wheaton Woods	Residential	13	13	13	0	0	0	0	0	0	0	0	0	0	0
120170030	Parkview at Aspen Hill	Mixed	121	0	0	0	22,000	6,500	0	0	0	0	0	0	5	6,500
120180250	Primrose Layhill	Non-Residential	0	0	0	0	12,635	12,634	0	0	0	0	0	0	25	12,634
120190100	Montgomery County Humane Society Campus	Non-Residential	0	0	0	0	16,000	16,000	0	0	0	0	0	0	42	16,000
120200150	Radwick Lane Property	Residential	10	10	10	0	0	0	0	0	0	0	0	0	0	0
820170120	Leisure World- Administration & Clubhouse I	Non-Residential	0	0	0	0	61,711	58,725	86	21,190	3	37,535	0	0	0	0
	Aspen Hill		8	148	25	25	112,346	93,859	86	21,190	3	37,535	0	0	72	35,134
<u>Plan Number</u>	<u>Project Name</u>															
120030660	Chevy Chase Lot 2	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
120050720	Chevy Chase Section 5	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
120080110	Locust Hill Estates	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
120080440	Hillmeade Bradley Hills	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
120110100	Kefauver Tract Bradley Hills	Residential	1	1	1	0	0	0	0	0	0	0	0	0	0	0
120140160	Bradley Hills, 1st Addition to Section 2	Residential	3	1	1	0	0	0	0	0	0	0	0	0	0	0
120180050	Cypress Avenue Property	Residential	7	7	7	0	0	0	0	0	0	0	0	0	0	0
620170070	8911 and 8915 Burdette Road	Residential	3	2	2	0	0	0	0	0	0	0	0	0	0	0
620170080	Kenwood Section 5	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
620190100	Longwood	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
620200020	8104 Woodhaven Blvd	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
620200080	Edgemoor - Lots 18 & 19 Block 8	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
620200160	Hillmead	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
620210030	8516 Meadowlark Lane	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
620210040	9119 Redwood Avenue	Residential	3	3	3	0	0	0	0	0	0	0	0	0	0	0
620220090	Chevy Chase Section 4D	Residential	3	3	3	0	0	0	0	0	0	0	0	0	0	0
81982098C	Pooks Hill	Mixed	631	631	0	631	259,593	0	0	0	0	0	0	0	0	0
	Bethesda Chevy Chase		17	671	663	32	259,593	0	0	0	0	0	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>															
11981068B	4 Bethesda Metro Center	Mixed	479	479	0	479	612,842	20,600	0	0	52	20,600	0	0	0	0













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 Area	Gross Floor Area									
120110050	Ashton	Residential	5	4	4	0	0	0	0	0	0	0	0	0	0	0
120120040	19230 Chandlee Mill Road	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
120160090	Snowdens Manor Enlarged	Non-Residential	0	0	0	0	40,000	40,000	0	0	0	0	0	0	5	40,000
	Sandy Spring Ashton	10	82	68	22	46	114,000	106,585	130	32,510	85	34,075	0	0	5	40,000
<u>Plan Number</u>	<u>Project Name</u>															
120120080	Shady Grove Station	Mixed	3,209	1,725	381	1,344	92,096	2,062	0	0	5	2,062	0	0	0	0
	Shady Grove Sector	1	3,209	1,725	381	1,344	92,096	2,062	0	0	5	2,062	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>															
119871900	City Place	Non-Residential	0	0	0	0	739,269	246,857	1,197	246,857	0	0	0	0	0	0
120070190	Bonifant Plaza	Residential	72	70	0	70	0	0	0	0	0	0	0	0	0	0
120070420	Silver Spring Park	Mixed	58	58	0	58	91,642	63,472	0	0	129	63,472	0	0	0	0
120070560	Falkland Chase	Mixed	1,250	1,068	0	1,068	120,000	120,000	0	0	300	120,000	0	0	0	0
120090380	Metro Plaza Silver Spring	Non-Residential	0	0	0	0	202,950	180,078	800	180,078	0	0	0	0	0	0
120100260	Fillmore Music Hall	Non-Residential	0	0	0	0	383,082	360,200	976	219,700	201	140,500	0	0	0	0
120130220	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
12013002A	Urby Silver Spring	Mixed	793	394	0	394	34,980	10,800	0	0	27	10,800	0	0	0	0
120150030	Elizabeth Square	Mixed	906	639	0	639	142,599	63,551	0	0	159	63,551	0	0	0	0
120170040	8600 Georgia Avenue	Non-Residential	0	0	0	0	151,646	151,496	0	0	306	151,496	0	0	0	0
120180100	8787 Georgia Avenue	Mixed	400	400	0	400	32,000	32,000	0	0	80	32,000	0	0	0	0
120180270	8407 Ramsey Avenue	Non-Residential	0	0	0	0	8,600	2,740	0	0	7	2,740	0	0	0	0
120190090	850 Sligo Avenue	Residential	85	85	0	85	6,912	0	0	0	0	0	0	0	0	0
120200010	809 Easley Street	Non-Residential	0	0	0	0	3,748	3,748	17	3,748	0	0	0	0	0	0
120210240	Easleys	Mixed	6	6	0	6	3,180	2,243	0	0	5	2,243	0	0	0	0
620210120	HOC HQ	Non-Residential	0	0	0	0	82,220	82,220	365	82,220	0	0	0	0	0	0
820140090	819 Silver Spring Avenue	Non-Residential	0	0	0	0	12,110	10,232	21	4,775	13	5,457	0	0	0	0
820170100	Guardian Building	Mixed	176	176	0	176	7,827	0	0	0	0	0	0	0	0	0
820200070	Quality Time Learning Center Annex	Non-Residential	0	0	0	0	21,840	21,840	0	0	0	0	0	0	44	21,840
	Silver Spring CBD	19	6,546	4,041	0	4,041	2,494,605	1,648,806	3,969	870,906	1,574	756,060	0	0	44	21,840
<u>Plan Number</u>	<u>Project Name</u>															
119970780	Takoma Park BF Gilberts Addition	Residential	3	1	1	0	0	0	0	0	0	0	0	0	0	0
120220110	Sligo Apartments	Residential	98	98	0	98	0	0	0	0	0	0	0	0	0	0
620220050	Block F Kilmarock	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
	Silver Spring East	3	103	100	2	98	0	0	0	0	0	0	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>															
120070160	White Property	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
120090210	6450 New Hampshire Avenue	Non-Residential	0	0	0	0	4,957	4,957	11	2,515	6	2,442	0	0	0	0
120160170	Nucci Property	Residential	5	3	3	0	0	0	0	0	0	0	0	0	0	0
120210220	7402 Garland Avenue	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
620200070	Viger's Addition	Residential	2	2	2	0	0	0	0	0	0	0	0	0	0	0
820070110	Gilbert & Wood	Non-Residential	0	0	0	0	48,871	18,831	2	540	45	18,291	0	0	0	0
	Takoma Park	6	11	8	8	0	53,828	23,788	13	3,055	51	20,733	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>															
	Takoma/Langley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>															
820200080	12500 Ardennes Avenue	Residential	203	203	0	203	0	0	0	0	0	0	0	0	0	0
820220010	12710 Twinbrook Parkway	Mixed	49	49	0	49	4,089	4,089	0	0	10	4,089	0	0	0	0
	Twinbrook	2	252	252	0	252	4,089	4,089	0	0	10	4,089	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>															
120061020	Rosewood Manor Estates	Residential	2	1	1	0	0	0	0	0	0	0	0	0	0	0
120070660	Muncaster Manor	Residential	3	1	1	0	0	0	0	0	0	0	0	0	0	0
120090020	Day Property	Residential	11	10	10	0	0	0	0	0	0	0	0	0	0	0
120100170	Lincoln Park	Non-Residential	0	0	0	0	42,160	42,160	0	0	0	0	92	42,160	0	0
120140020	Bowie Mill Estates	Residential	4	3	3	0	0	0	0	0	0	0	0	0	0	0
120170020	Rickman Property	Residential	0	0	0	0	97,700	84,730	88	22,000	16	6,400	140	56,330	0	0



Master Plan	Project	Approved Dwelling Units	Unbuilt Dwelling Units	Unbuilt Single-Family Dwellings	Unbuilt Multi-Family Dwellings	Approved Gross Floor Area	Unbuilt Gross Floor Area	Unbuilt Office Jobs	Unbuilt Office GFA	Unbuilt Retail Jobs	Unbuilt Retail GFA	Unbuilt Industrial Jobs	Unbuilt Industrial GFA	Unbuilt Other Jobs	Unbuilt Other GFA
820200110	Fieldcrest Community Solar	0	0	0	0	2	2	0	0	0	0	0	0	0	2
	Upper Rock Creek	7	15	15	0	139,862	126,892	88	22,000	16	6,400	232	98,490	0	2
<u>Plan Number</u>	<u>Project Name</u>														
120150160	Washington Episcopal Day School	Mixed 121	120	0	120	175,000	0	0	0	0	0	0	0	0	0
120170170	Westwood Shopping Center	Mixed 338	338	72	266	311,537	65,211	0	0	0	0	0	0	5	65,211
120170280	Westbard Self Storage	Non-Residential 0	0	0	0	107,030	94,232	0	0	0	0	0	0	1	94,232
	Westbard Sector Plan	3	459	458	72	593,567	159,443	0	0	0	0	0	0	6	159,443
<u>Plan Number</u>	<u>Project Name</u>														
120210230	1910 University Senior Housing	Mixed 90	90	0	90	2200	0	0	0	0	0	0	0	0	0
	Wheaton Sector	1	90	90	0	2,200	0	0	0	0	0	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>														
120040490	North Bethesda Town Center	Mixed 1,350	697	0	697	1,430,037	962,129	3,758	809,338	377	152,791	0	0	0	0
120120020	Mid Pike Plaza	Mixed 1,405	536	0	536	1,976,246	941,053	2,726	681,053	22	9,000	0	0	1,116	251,000
120120060	North Bethesda Market II	Mixed 470	470	0	470	67,260	0	0	0	0	0	0	0	0	0
120140240	East Village at North Bethesda Gateway	Mixed 614	279	0	279	35,500	30,500	0	0	76	30,500	0	0	0	0
120150010	Gables White Flint	Mixed 476	475	0	475	31,000	20,890	0	0	52	20,890	0	0	0	0
120160080	Saul Center White Flint West	Mixed 655	655	0	655	204,000	136,950	683	136,950	0	0	0	0	0	0
12019016A	Grand Park Development	Mixed 790	790	0	790	110,379	75,451	0	0	188	75,451	0	0	0	0
120220090	MHP - Nebel Street	Residential 163	163	0	163	0	0	0	0	0	0	0	0	0	0
820060060	5500 Edson Lane	Non-Residential 0	0	0	0	12,694	12,694	56	12,694	0	0	0	0	0	0
	White Flint	9	5,923	4,065	4,065	3,867,116	2,179,667	7,223	1,640,035	715	288,632	0	0	1,116	251,000
<u>Plan Number</u>	<u>Project Name</u>														
120140130	Randolph Farms	Residential 3	2	2	0	0	0	0	0	0	0	0	0	0	0
120200140	Wilgus	Mixed 745	745	107	638	15,000	11,880	0	0	30	11,880	0	0	0	0
819730050	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	748	747	109	156,429	24,737	57	12,857	30	11,880	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>														
120050980	Fairmont	Residential 4	3	3	0	0	0	0	0	0	0	0	0	0	0
120061110	Jacksons Acres	Residential 2	1	1	0	0	0	0	0	0	0	0	0	0	0
120190170	Key Bridge Subdivision	Residential 5	5	5	0	0	0	0	0	0	0	0	0	0	0
	White Oak	3	11	9	0	0	0	0	0	0	0	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>														
120150100	White Oak Town Center	Non-Residential 0	0	0	0	105,000	104,999	0	0	263	104,999	0	0	0	0
120190220	Hillandale Gateway	Mixed 463	367	0	367	16,039	12,869	0	0	33	12,869	0	0	0	0
120220060	White Oak Apartments	Residential 387	387	0	387	0	0	0	0	0	0	0	0	0	0
620190070	Hillandale Section 2	Residential 2	2	2	0	0	0	0	0	0	0	0	0	0	0
620210050	1254 Cresthaven Drive	Residential 3	3	3	0	0	0	0	0	0	0	0	0	0	0
	White Oak Science Gateway	5	855	759	754	121,039	117,868	0	0	296	117,868	0	0	0	0
	<b>Project Totals</b>	<b>388</b>	<b>51,607</b>	<b>35,717</b>	<b>5,072</b>	<b>40,569,903</b>	<b>22,979,062</b>	<b>54,944</b>	<b>14,032,507</b>	<b>10,387</b>	<b>4,410,274</b>	<b>1,217</b>	<b>636,586</b>	<b>5,712</b>	<b>3,899,695</b>

Source: Montgomery County Planning, Information Technology and Innovation Division

Source: Gaithersburg, Laytonsville, Rockville and Poolesville have their own planning functions. Laytonsville's, Poolesville's, and Rockville's data provided January 2023. Gaithersburg's provided July 2022.

Mandatory Referral data is not included