

Montgomery County Development Pipeline

September 2024 (revised October 2024)

| 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 | Office | Retail | Retail | Industrial | Industrial | Other | Other |
| | | Units | Units | Dwellings | Dwellings | Area | Area | Jobs | GFA | Jobs | GFA | Jobs | GFA | Jobs | GFA |
| Agriculture & Rural | 14 | 42 | 23 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Aspen Hill | 5 | 17 | 13 | 13 | 0 | 16,000 | 16,000 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 16,000 |
| Bethesda Chevy Chase | 14 | 148 | 139 | 21 | 118 | 968,274 | 728,285 | 0 | 0 | 13 | 5,000 | 0 | 0 | 115 | 723,285 |
| Bethesda Downtown | 22 | 5,658 | 5,501 | 0 | 5,501 | 1,575,821 | 322,225 | 778 | 175,000 | 162 | 64,774 | 0 | 0 | 65 | 82,451 |
| Boyd's | 2 | 4 | 1 | 1 | 0 | 66,667 | 66,667 | 0 | 0 | 0 | 0 | 117 | 66,667 | 0 | 0 |
| Burtonsville Crossroads | 0 | 0 | 0 | 0 | 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 | 367 | 234 | 0 | 234 | 19,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarksburg | 13 | 5,402 | 1,858 | 998 | 860 | 2,628,143 | 2,149,880 | 7,726 | 1,948,759 | 324 | 129,021 | 0 | 0 | 32 | 72,100 |
| Cloverly | 15 | 28 | 20 | 20 | 0 | 140,033 | 140,032 | 0 | 0 | 31 | 12,062 | 0 | 0 | 10 | 127,970 |
| Damascus | 11 | 182 | 36 | 36 | 0 | 34,367 | 26,115 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 26,115 |
| Damascus 1985 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fairland | 13 | 17 | 14 | 14 | 0 | 468,308 | 446,292 | 0 | 0 | 0 | 0 | 295 | 132,984 | 20 | 313,308 |
| Four Corners | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Forest Glen Sector Plan 1996 | 2 | 579 | 579 | 0 | 579 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Friendship Heights | 2 | 800 | 800 | 200 | 600 | 946,487 | 306,758 | 1,314 | 295,743 | 28 | 11,015 | 0 | 0 | 0 | 0 |
| Gaithersburg City | 24 | 3,320 | 2,245 | 417 | 1,828 | 6,453,814 | 3,949,721 | 11,036 | 2,939,691 | 461 | 198,984 | 336 | 151,232 | 724 | 659,814 |
| Gaithersburg Vicinity | 6 | 759 | 345 | 279 | 66 | 270,748 | 60,680 | 0 | 0 | 121 | 37,972 | 0 | 0 | 5 | 22,708 |
| Germantown | 6 | 79 | 77 | 77 | 0 | 586,500 | 345,100 | 270 | 84,000 | 30 | 12,000 | 353 | 158,600 | 176 | 90,500 |
| Germantown Sector Plan | 8 | 2,493 | 1,539 | 205 | 1,334 | 5,526,167 | 3,428,849 | 6,811 | 1,702,920 | 2,561 | 1,032,650 | 0 | 0 | 1,862 | 693,279 |
| Glenmont Sector Plan | 1 | 1,550 | 1,065 | 352 | 713 | 90,000 | 89,999 | 0 | 0 | 225 | 89,999 | 0 | 0 | 0 | 0 |
| Great Seneca Science Center | 6 | 1,380 | 536 | 182 | 354 | 5,431,659 | 2,494,866 | 6,069 | 1,886,983 | 18 | 7,299 | 0 | 0 | 1,014 | 600,584 |
| Kemp Mill | 2 | 6 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kensington Sector Plan | 4 | 85 | 85 | 1 | 84 | 42,685 | 37,009 | 9 | 1,800 | 87 | 35,209 | 0 | 0 | 0 | 0 |
| Kensington Wheaton | 2 | 202 | 201 | 4 | 197 | 56,770 | 3,500 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 3,500 |
| Laytonsville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Long Branch | 2 | 225 | 84 | 0 | 84 | 7,123 | 3,437 | 0 | 0 | 9 | 3,437 | 0 | 0 | 0 | 0 |
| North Bethesda Garrett Park | 10 | 5,462 | 4,453 | 239 | 4,214 | 3,020,450 | 1,405,001 | 2,289 | 563,611 | 1,883 | 811,391 | 0 | 0 | 0 | 29,999 |
| North Silver Spring | 5 | 241 | 240 | 3 | 237 | 96,000 | 58,636 | 110 | 27,636 | 0 | 0 | 0 | 0 | 62 | 31,000 |

| 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 | Other Jobs | Other GFA |
| | | Units | Units | Family | Family | Area | Area | | | | | Jobs | GFA | | |
| Olney | 12 | 21 | 17 | 17 | 0 | 177,328 | 174,947 | 19 | 8,677 | 0 | 0 | 0 | 0 | 259 | 166,270 |
| Poolesville | 10 | 193 | 188 | 188 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Potomac Subregion | 55 | 2,039 | 1,205 | 162 | 1,043 | 3,611,487 | 941,245 | 24 | 6,000 | 1,091 | 436,806 | 0 | 0 | 76 | 498,439 |
| Rockville City | 12 | 2,063 | 2,063 | 625 | 1,438 | 921,000 | 903,569 | 2,280 | 570,000 | 334 | 133,569 | 571 | 200,000 | 0 | 0 |
| Sandy Spring Ashton | 9 | 44 | 42 | 36 | 6 | 63,200 | 50,700 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 50,700 |
| Shady Grove Sector | 1 | 2,214 | 715 | 366 | 349 | 92,096 | 2,062 | 0 | 0 | 5 | 2,062 | 0 | 0 | 0 | 0 |
| Silver Spring CBD | 17 | 6,599 | 4,096 | 0 | 4,096 | 2,284,655 | 1,449,238 | 3,169 | 690,828 | 1,525 | 736,570 | 0 | 0 | 44 | 21,840 |
| Silver Spring East | 3 | 103 | 100 | 2 | 98 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Takoma Park | 4 | 9 | 5 | 5 | 0 | 4,957 | 4,957 | 11 | 2,515 | 6 | 2,442 | 0 | 0 | 0 | 0 |
| Takoma/Langley | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Twinbrook | 2 | 262 | 262 | 0 | 262 | 4,089 | 4,089 | 0 | 0 | 10 | 4,089 | 0 | 0 | 0 | 0 |
| Upper Rock Creek | 5 | 18 | 13 | 13 | 0 | 139,860 | 126,890 | 88 | 22,000 | 16 | 6,400 | 232 | 98,490 | 0 | 0 |
| Westbard Sector Plan | 3 | 493 | 493 | 106 | 387 | 593,567 | 180,725 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 180,725 |
| Wheaton Sector | 1 | 90 | 90 | 0 | 90 | 22,000 | 19,800 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 19,800 |
| White Flint | 9 | 5,447 | 3,794 | 0 | 3,794 | 4,545,512 | 2,127,874 | 4,497 | 958,982 | 1,168 | 469,606 | 0 | 0 | 2,027 | 699,286 |
| White Flint 2 | 3 | 1,331 | 1,300 | 162 | 1,138 | 123,965 | 11,880 | 0 | 0 | 30 | 11,880 | 0 | 0 | 0 | 0 |
| White Oak | 2 | 8 | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| White Oak Science Gateway | 5 | 857 | 759 | 5 | 754 | 16,039 | 12,869 | 0 | 0 | 33 | 12,869 | 0 | 0 | 0 | 0 |
| Project Totals | 344 | 50,837 | 35,240 | 4,782 | 30,458 | 41,049,771 | 22,089,897 | 46,500 | 11,885,145 | 10,171 | 4,267,106 | 1,904 | 807,973 | 6,582 | 5,129,673 |

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 September 2024. Gaithersburg's provided July 2024.

Mandatory Referral data is not included