

Development Pipeline for Montgomery County Planning Areas

January 2025

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	Office	Retail	Retail	Industrial	Industrial	Other	Other
		Units	Units	Family	Family	Area	Area	Jobs	GFA	Jobs	GFA	Jobs	GFA	Jobs	GFA
Agriculture & Rural	12	36	19	19	0	0	0	0	0	0	0	0	0	0	0
Aspen Hill	3	13	11	11	0	16,000	16,000	0	0	0	0	0	0	42	16,000
Bethesda Chevy Chase	15	150	138	20	118	968,274	716,000	0	0	13	5,000	0	0	54	711,000
Bethesda Downtown	19	5,114	5,027	0	5,027	1,272,912	240,625	778	175,000	148	59,243	0	0	18	6,382
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	7	3,983	565	376	189	2,611,343	2,116,380	7,726	1,948,759	274	109,121	0	0	5	58,500
Clarksburg Ten Mile Creek	5	1,027	895	661	234	16,800	13,600	0	0	0	0	0	0	27	13,600
Cloverly	15	28	19	19	0	140,033	140,032	0	0	31	12,062	0	0	10	127,970
Damascus	8	58	13	13	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	9	16	13	13	0	11,808	11,808	0	0	0	0	0	0	5	11,808
Fairland & Briggs Chaney	3	0	0	0	0	456,500	434,484	0	0	0	0	295	132,984	15	301,500
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	1	0	0	0	0	109,856	7,299	0	0	18	7,299	0	0	0	0
Gaithersburg Vicinity	1	19	18	18	0	0	0	0	0	0	0	0	0	0	0
Germantown	6	79	77	77	0	586,500	345,100	270	84,000	30	12,000	353	158,600	176	90,500

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	Office	Retail	Retail	Industrial	Industrial	Unbuilt	Unbuilt
		Units	Units	Family	Family	Area	Area	Jobs	GFA	Jobs	GFA	Jobs	GFA	Other	Other
				Dwellings	Dwellings									Jobs	GFA
Germantown Sector Plan	6	2,493	1,539	205	1,334	5,466,287	3,317,969	6,607	1,651,920	2,431	972,770	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	5	1,380	507	153	354	5,321,803	2,487,567	6,069	1,886,983	0	0	0	0	1,014	600,584
Grosvenor Minor	1	2,218	1,998	0	1,998	317,537	308,537	0	0	771	308,537	0	0	0	0
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
Long Branch	2	225	84	0	84	7,123	3,437	0	0	9	3,437	0	0	0	0
MARC Rail Communities	2	0	0	0	0	59,880	59,880	0	0	130	59,880	0	0	0	0
Montgomery Village	3	740	176	110	66	187,708	22,708	0	0	0	0	0	0	5	22,708
North Bethesda Garrett Park	5	454	180	180	0	0	0	0	0	0	0	0	0	0	0
North Silver Spring	2	4	3	3	0	0	0	0	0	0	0	0	0	0	0
Olney	11	21	17	17	0	175,328	172,947	19	8,677	0	0	0	0	254	164,270
Potomac Subregion	50	1,309	465	139	326	1,333,066	417,239	24	6,000	351	140,681	0	0	50	270,558
Rock Spring	5	3,507	2,933	0	2,933	4,766,215	1,392,589	2,289	563,611	1,852	798,979	0	0	0	29,999
Sandy Spring Ashton	8	42	18	18	0	40,000	40,000	0	0	0	0	0	0	5	40,000
Sandy Spring Rural Village	2	29	29	23	6	23,200	10,700	0	0	0	0	0	0	21	10,700
Shady Grove Sector	1	2,214	689	340	349	92,096	2,062	0	0	5	2,062	0	0	0	0
Silver Spring CBD	19	6,836	4,333	0	4,333	2,349,655	1,476,874	3,279	718,464	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	7	2	2	0	145,168	132,198	88	22,000	29	11,708	232	98,490	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
Veirs Mill	1	200	128	3	125	3,500	3,500	0	0	0	0	0	0	7	3,500
Westbard Sector Plan	2	493	493	106	387	486,537	86,493	0	0	0	0	0	0	5	86,493
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	1,282	144	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	758	4	754	16,039	12,869	0	0	33	12,869	0	0	0	0
Planning Areas Project Totals	278	44,193	29,454	3,245	26,209	32,885,897	16,684,045	32,980	8,324,454	9,204	3,876,458	997	456,741	5,656	4,026,392
Municipalities Project Totals	45	6,269	5,114	1,334	3,780	8,200,714	5,418,339	15,159	3,970,301	536	228,968	1,431	587,154	809	631,916
Totals	323	50,462	34,568	4,579	29,989	41,086,611	22,102,384	48,139	12,294,755	9,740	4,105,426	2,428	1,043,895	6,465	4,658,308

Source: Montgomery County Planning, Information Technology and Innovation Division
Mandatory Referral data is not included

Development Pipeline for Montgomery County Municipalities

January 2025

Municipalities	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
Gaithersburg City	24	4,565	3,490	577	2,913	7,670,714	4,888,339	13,959	3,670,301	461	198,968	860	387,154	809	631,916
Laytonsville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Poolesville	10	193	188	188	0	0	0	0	0	0	0	0	0	0	0
Rockville City	11	1,511	1,436	569	867	530,000	530,000	1,200	300,000	75	30,000	571	200,000	0	0
Municipalities Project Totals	45	6,269	5,114	1,334	3,780	8,200,714	5,418,339	15,159	3,970,301	536	228,968	1,431	587,154	809	631,916

Source: Gaitherburg, Laytonsville, Rockville and Poolesville have their own planning functions. Gaithersburg's, Laytonsville's, Poolesville's, and Rockville's data provided January 2025.