

Development Pipeline for Montgomery County Planning Areas

May 2025															
Master Plan	Project	Approved	Unbuilt	Unbuilt	Unbuilt	Approved	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt
		Dwelling	Dwelling	Single-	Multi-										
		Units	Units	Family	Family	Gross Floor	Gross Floor	Office	Office	Retail	Retail	Industrial	Industrial	Other	Other
				Dwellings	Dwellings	Area	Area	Jobs	GFA	Jobs	GFA	Jobs	GFA	Jobs	GFA
Agriculture & Rural	11	32	18	18	0	0	0	0	0	0	0	0	0	0	0
Aspen Hill	2	13	11	11	0	0	0	0	0	0	0	0	0	0	0
Bethesda Chevy Chase	13	147	136	18	118	968,274	716,000	0	0	13	5,000	0	0	54	711,000
Bethesda Downtown	19	5,161	5,074	0	4,839	1,260,261	246,625	778	175,000	163	65,243	0	0	18	6,382
Boyd's	1	2	0	0	0	66,667	66,667	0	0	0	0	117	66,667	0	0
Burtonsville Crossroads	1	0	0	0	0	5,919	5,919	0	0	15	5,919	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	367	0	367	19,000	0	0	0	0	0	0	0	0	0
Clarksburg	6	3,978	553	364	189	2,612,860	2,125,221	7,674	1,935,760	260	103,521	0	0	10	85,940
Clarksburg Ten Mile Creek	6	1,128	952	718	234	16,800	13,600	0	0	0	0	0	0	27	13,600
Cloverly	14	20	12	12	0	140,033	140,032	0	0	31	12,062	0	0	10	127,970
Damascus	7	48	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	8	14	12	12	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	0	0	0	0	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

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		Units	Units	Family	Family	Gross Floor	Gross Floor	Office	Office	Retail	Retail	Jobs	GFA	Other	Other
				Dwellings	Dwellings	Area	Area	Jobs	GFA	Jobs	GFA			Jobs	GFA
Germantown Sector Plan	6	2,122	1,168	274	894	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 Corridor	4	1,380	140	140	0	4,258,096	2,166,796	4,791	1,566,212	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	3	85	85	1	84	31,285	28,229	9	1,800	65	26,429	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	137	91	46	187,708	22,708	0	0	0	0	0	0	5	22,708
North Bethesda Garrett Park	4	451	164	164	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	10	21	17	17	0	55,328	52,947	19	8,677	0	0	0	0	14	44,270
Potomac Subregion	45	1,271	442	116	326	1,337,666	421,839	24	6,000	351	140,681	0	0	55	275,158
Rock Spring	6	3,893	3,319	0	3,319	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	6,700	0	0	0	0	0	0	13	6,700
Shady Grove Minor	1	2,214	689	340	349	92,096	2,062	0	0	5	2,062	0	0	0	0
Silver Spring Downtown	17	6,043	3,939	0	3,939	1,575,406	1,219,217	2,082	471,607	1,498	725,770	0	0	44	21,840
Silver Spring East	2	5	2	2	0	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	137	132	2	130	46,360	24,244	8	3,286	76	20,958	0	0	0	0

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		Units	Units	Family	Family	Gross Floor	Gross Floor	Office Jobs	Office GFA	Retail Jobs	Retail GFA	Industrial	Industrial	Unbuilt	Unbuilt
				Dwellings	Dwellings	Area	Area					Jobs	GFA	Other Jobs	Other GFA
Veirs Mill Corridor	1	200	128	3	125	3,500	3,500	0	0	0	0	0	0	7	3,500
Westbard Sector Plan	1	372	357	91	266	311,537	65,211	0	0	0	0	0	0	5	65,211
Wheaton Sector	1	90	90	0	90	22,000	19,800	0	0	0	0	0	0	5	19,800
White Flint	8	5,447	3,794	0	3,794	4,532,818	2,115,180	4,441	946,288	1,168	469,606	0	0	2,027	699,286
White Flint 2	4	2,011	1,952	268	1,684	163,965	11,880	0	0	30	11,880	0	0	0	0
White Oak	3	162	160	6	154	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	259	44,214	29,545	3,367	25,943	30,653,424	15,840,267	30,317	7,712,419	9,218	3,872,447	765	358,251	5,376	3,897,150
Municipalities Project Totals	47	6,377	5,206	1,292	3,768	8,205,914	5,423,539	15,159	3,970,301	549	234,168	1,431	587,154	809	631,916
Totals	306	50,591	34,751	4,659	29,711	38,859,338	21,263,806	45,476	11,682,720	9,767	4,106,615	2,196	945,405	6,185	4,529,066

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

Development Pipeline for Montgomery County Municipalities

May 2025

Municipalities	Project	Approved	Unbuilt	Unbuilt	Unbuilt	Approved	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt
		Dwelling	Dwelling	Single-	Multi-										
		Units	Units	Family	Family	Gross Floor	Gross Floor	Office Jobs	Office GFA	Retail Jobs	Retail GFA	Industrial	Industrial	Other Jobs	Other GFA
				Dwellings	Dwellings	Area	Area					Jobs	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	13	1,619	1,528	527	855	535,200	535,200	1,200	300,000	88	35,200	571	200,000	0	0
Municipalities Project Totals	47	6,377	5,206	1,292	3,768	8,205,914	5,423,539	15,159	3,970,301	549	234,168	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.