

Development Pipeline for Montgomery County Planning Areas

Jan 2026

Projects			Full Approvals (Residential)				Any Approvals (Residential)				Commercial									
			Approved Dwelling Units	Unbuilt Dwelling Units	Unbuilt Single-Family Dwellings	Unbuilt Multi-Family Dwellings	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
Plan Number	Master Plan	Project																		
9	Agriculture & Rural		36	18	18	0	65	18	18	0	0	0	0	0	0	0	0	0	0	
1	Aspen Hill		3	1	1	0	3	1	1	0	0	0	0	0	0	0	0	0	0	
11	Bethesda Chevy Chase		137	128	10	118	137	128	10	118	968,274	716,000	0	0	13	5,000	0	0	54	711,000
15	Bethesda Downtown		2,631	2,544	0	2,544	4,533	4,446	0	4,446	1,061,936	71,625	0	0	163	65,243	0	0	18	6,382
1	Boyd's		2	0	0	0	2	0	0	0	66,667	66,667	0	0	0	0	117	66,667	0	0
1	Burtonsville Crossroads		0	0	0	0	0	0	0	0	5,919	5,919	0	0	15	5,919	0	0	0	0
2	Chevy Chase Lake		147	133	133	0	367	353	133	220	19,000	0	0	0	0	0	0	0	0	0
6	Clarksburg		3,978	551	362	189	3,978	551	362	189	2,612,860	2,058,721	7,408	1,869,260	260	103,521	0	0	10	85,940
6	Clarksburg Ten Mile Creek		875	586	498	88	1,128	839	605	234	16,800	13,600	0	0	0	0	0	0	27	13,600
12	Cloverly		17	11	11	0	17	11	11	0	136,582	136,581	0	0	18	7,062	0	0	10	129,519
7	Damascus		12	9	9	0	12	9	9	0	34,367	26,115	0	0	0	0	0	0	5	26,115
1	Damascus 1985		1	1	1	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0
9	Fairland		22	21	21	0	26	24	24	0	11,808	11,808	0	0	0	0	0	0	5	11,808
3	Fairland & Briggs Chaney		0	0	0	0	0	0	0	0	456,500	434,484	0	0	0	0	295	132,984	15	301,500
1	Forest Glen Sector Plan 1996		390	390	0	390	390	390	0	390	5,000	0	0	0	0	0	0	0	0	0
2	Friendship Heights		300	300	0	300	800	800	200	600	136,487	11,015	0	0	28	11,015	0	0	0	0
1	Gaithersburg		0	0	0	0	0	0	0	0	109,856	7,299	0	0	18	7,299	0	0	0	0
6	Germantown		79	77	77	0	79	77	77	0	586,500	345,100	270	84,000	30	12,000	353	158,600	176	90,500
5	Germantown Sector Plan		1,757	803	274	529	2,122	1,168	274	894	3,940,017	3,082,349	5,665	1,416,300	2,431	972,770	0	0	1,862	693,279
1	Glenmont Sector Plan		477	0	0	0	1,550	1,065	0	1,065	90,000	89,999	0	0	225	89,999	0	0	0	0
3	Great Seneca Science Corridor		630	76	76	0	630	76	76	0	2,935,596	2,010,584	4,029	1,410,000	0	0	0	0	1,014	600,584
1	Greater Lyttonsville		0	0	0	0	0	0	0	0	412,000	412,000	0	0	0	0	916	412,000	0	0
1	Grosvenor Minor		749	529	0	529	2,218	1,998	0	1,998	317,537	308,537	0	0	771	308,537	0	0	0	0
2	Kemp Mill		6	4	4	0	6	4	4	0	0	0	0	0	0	0	0	0	0	0
3	Kensington Sector Plan		85	85	1	84	85	85	1	84	31,285	28,229	9	1,800	65	26,429	0	0	0	0
2	Kensington Wheaton		8	5	5	0	8	5	5	0	0	0	0	0	0	0	0	0	0	0
1	MARC Rail Communities		0	0	0	0	0	0	0	0	29,880	11,380	0	0	9	11,380	0	0	0	0

Plan Number	Master Plan	Project	Approved Dwelling Units	Unbuilt Dwelling Units	Unbuilt Single-Family Dwellings	Unbuilt Multi-Family Dwellings	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
	Montgomery Village	2	546	0	0	0	740	17	12	5	165,000	0	0	0	0	0	0	0	0	0
	North Bethesda Garrett Park	5	454	141	141	0	454	141	141	0	0	0	0	0	0	0	0	0	0	0
	North Silver Spring	1	2	2	2	0	2	2	2	0	0	0	0	0	0	0	0	0	0	0
	Olney	7	8	7	7	0	8	7	7	0	37,658	35,277	19	8,677	0	0	0	0	9	26,600
	Potomac Subregion	41	1,141	500	174	326	1,141	500	174	326	995,679	382,078	24	6,000	337	135,000	0	0	15	245,678
	Rock Spring	4	2,315	1,909	0	1,909	3,653	2,735	0	2,735	3,148,762	1,376,024	2,200	549,900	1,845	796,125	0	0	0	29,999
	Sandy Spring Ashton	6	35	11	11	0	35	11	11	0	40,000	40,000	0	0	0	0	0	0	5	40,000
	Sandy Spring Rural Village	2	29	29	23	6	29	29	23	6	23,200	6,700	0	0	0	0	0	0	13	6,700
	Shady Grove Minor	2	1,725	200	108	92	2,414	889	448	441	92,096	2,062	0	0	5	2,062	0	0	0	0
	Silver Spring Downtown	11	2,602	1,646	0	1,646	5,777	3,673	0	3,673	845,389	553,939	741	169,687	855	362,412	0	0	44	21,840
	Silver Spring East	2	5	2	2	0	5	2	2	0	0	0	0	0	0	0	0	0	0	0
	Takoma Park	3	4	4	4	0	4	4	4	0	6,274	6,274	0	0	0	0	0	0	0	0
	Twinbrook	2	262	262	0	262	262	262	0	262	4,089	4,089	0	0	10	4,089	0	0	0	0
	Upper Rock Creek	4	176	174	44	130	176	174	44	130	41,052	18,936	8	3,286	63	15,650	0	0	0	0
	Westbard Sector Plan	2	302	233	33	200	372	303	37	266	330,342	84,016	0	0	0	0	5	18,805	5	65,211
	Wheaton Sector	3	1,201	1,201	39	1,162	1,201	1,201	39	1,162	139,000	136,800	0	0	138	55,000	0	0	5	19,800
	White Flint	8	2,809	1,634	0	1,634	4,251	3,076	0	3,076	3,102,781	1,153,051	683	136,950	791	316,815	0	0	2,027	699,286
	White Flint 2	5	454	358	324	34	1,545	1,449	369	1,080	268,593	116,508	0	0	30	11,880	0	0	0	0
	White Oak	3	8	6	6	0	8	6	6	0	0	0	0	0	0	0	0	0	0	0
	White Oak Science Gateway	4	470	371	4	367	470	371	4	367	16,039	12,869	0	0	33	12,869	0	0	0	0
	Planning Areas Project Totals	230	26,890	14,962	2,423	12,539	40,704	26,901	3,134	23,767	23,240,825	13,776,635	21,056	5,655,860	8,153	3,338,076	1,686	789,056	5,319	3,825,341
	Municipalities Project Totals	52	5,514	5,500	1,155	4,345	10,313	9,762	1,386	8,376	6,545,339	4,674,768	9,689	2,602,514	1,342	552,193	860	387,154	2,421	1,132,907
	Totals	282	32,404	20,462	3,578	16,884	51,017	36,663	4,520	32,143	29,786,164	18,451,403	30,745	8,258,374	9,495	3,890,269	2,546	1,176,210	7,740	4,958,248

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

Development Pipeline for Montgomery County Municipalities

Jan 2026

Projects			Full Approvals (Residential)				Any Approvals (Residential)				Commercial									
Plan Number	Municipalities	Project	Approved Dwelling Units	Unbuilt Dwelling Units	Unbuilt Single-Family Dwellings	Unbuilt Multi-Family Dwellings	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	23	2,857	2,848	333	2,515	3,884	3,788	370	3,418	4,441,674	2,929,143	7,712	2,108,114	363	159,968	860
	Laytonsville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Poolesville	10	193	188	188	0	193	188	188	0	0	0	0	0	0	0	0	0	0	0
	Rockville City	19	2,464	2,464	634	1,830	6,236	5,786	828	4,958	2,103,665	1,745,625	1,977	494,400	979	392,225	0	0	1,722	859,000
	Municipalities Project Totals	52	5,514	5,500	1,155	4,345	10,313	9,762	1,386	8,376	6,545,339	4,674,768	9,689	2,602,514	1,342	552,193	860	387,154	2,421	1,132,907

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