

Development Pipeline for Montgomery County Planning Areas

May 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																		
	Agriculture & Rural	10	37	17	17	0	37	17	17	0	0	0	0	0	0	0	0	0	0	
	Aspen Hill	2	3	1	1	0	3	1	1	0	16,000	16,000	0	0	0	0	0	0	42	16,000
	Bethesda Chevy Chase	11	137	130	12	118	137	130	12	118	968,274	716,000	0	0	13	5,000	0	0	54	711,000
	Bethesda Downtown	14	2,653	2,566	0	2,566	4,205	4,118	0	4,118	1,047,729	61,693	0	0	137	55,311	0	0	18	6,382
	Boyd's	1	2	0	0	0	2	0	0	0	66,667	66,667	0	0	0	0	117	66,667	0	0
	Burtonsville Crossroads	1	0	0	0	0	0	0	0	0	5,919	5,919	0	0	15	5,919	0	0	0	0
	Chevy Chase Lake	2	147	120	120	0	367	340	120	220	19,000	0	0	0	0	0	0	0	0	0
	Clarksburg	6	3,978	518	329	189	3,978	518	329	189	2,612,860	2,058,721	7,408	1,869,260	260	103,521	0	0	10	85,940
	Clarksburg Ten Mile Creek	6	875	570	482	88	1,128	823	589	234	16,800	13,600	0	0	0	0	0	0	27	13,600
	Cloverly	11	17	11	11	0	17	11	11	0	127,712	127,711	0	0	18	7,062	0	0	10	120,649
	Damascus	7	12	9	9	0	12	9	9	0	34,367	26,115	0	0	0	0	0	0	5	26,115
	Damascus 1985	1	1	1	1	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0
	Fairland	9	22	21	21	0	26	24	24	0	11,808	11,808	0	0	0	0	0	0	5	11,808
	Fairland & Briggs Chaney	3	0	0	0	0	0	0	0	0	456,500	434,484	0	0	0	0	295	132,984	15	301,500
	Forest Glen Sector Plan 1996	1	390	390	0	390	390	390	0	390	5,000	0	0	0	0	0	0	0	0	0
	Friendship Heights	2	300	300	0	300	800	800	200	600	136,487	11,015	0	0	28	11,015	0	0	0	0
	Gaithersburg	1	0	0	0	0	0	0	0	0	109,856	7,299	0	0	18	7,299	0	0	0	0
	Germantown	8	507	505	149	356	507	505	149	356	2,112,770	345,100	270	84,000	30	12,000	353	158,600	176	90,500
	Germantown Sector Plan	5	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
	Glenmont Sector Plan	1	477	0	0	0	1,550	1,065	0	1,065	90,000	89,999	0	0	225	89,999	0	0	0	0
	Great Seneca Science Corridor	2	630	73	73	0	630	73	73	0	1,801,740	1,410,000	4,029	1,410,000	0	0	0	0	0	0
	Greater Lyttonsville	1	0	0	0	0	0	0	0	0	412,000	412,000	0	0	0	0	916	412,000	0	0
	Grosvenor Minor	1	749	529	0	529	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	6	4	4	0	0	0	0	0	0	0	0	0	0	0
	Kensington Sector Plan	2	1	1	1	0	1	1	1	0	3,450	1,800	9	1,800	0	0	0	0	0	0
	Kensington Wheaton	2	8	5	5	0	8	5	5	0	0	0	0	0	0	0	0	0	0	0
	MARC Rail Communities	1	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	Unbuilt	Unbuilt	Unbuilt	Approved	Unbuilt	Unbuilt	Unbuilt	Approved	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt
			Dwelling Units	Dwelling Units	Single-Family Dwellings	Multi-Family Dwellings	Dwelling Units	Dwelling Units	Single-Family Dwellings	Multi-Family Dwellings	Gross Floor Area	Gross Floor Area	Office Jobs	Office GFA	Retail Jobs	Retail GFA	Industrial Jobs	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	4	145	106	106	0	145	106	106	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	8	9	8	8	0	9	8	8	0	69,050	66,669	19	8,677	0	0	0	0	14	57,992
	Potomac Subregion	36	1,122	493	167	326	1,122	493	167	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	7	36	12	12	0	36	12	12	0	66,446	66,446	0	0	0	0	0	0	42	66,446
	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	3	1,765	240	148	92	2,414	889	448	441	374,136	284,102	0	0	5	2,062	627	282,040	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	3	3	0	4	3	3	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	227	27	200	372	297	31	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	7	2,646	1,471	0	1,471	4,088	2,913	0	2,913	3,102,781	1,153,051	683	136,950	791	316,815	0	0	2,027	699,286
	White Flint 2	5	454	338	338	0	1,545	1,429	383	1,046	268,593	116,508	0	0	30	11,880	233	104,628	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	226	26,808	15,074	2,438	12,636	40,203	26,623	3,109	23,514	23,938,205	13,486,698	21,056	5,655,860	8,062	3,301,715	2,546	1,175,724	4,389	3,289,725
	Municipalities Project Totals	52	5,966	4,992	860	4,132	10,313	9,252	1,091	8,161	6,545,339	4,674,768	9,689	2,602,514	1,342	552,193	860	387,154	2,421	1,132,907
	Totals	278	32,774	20,066	3,298	16,768	50,516	35,875	4,200	31,675	30,483,544	18,161,466	30,745	8,258,374	9,404	3,853,908	3,406	1,562,878	6,810	4,422,632

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

Development Pipeline for Montgomery County Municipalities

May 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	2,916	1,956	339	1,617	6,236	5,276	533	4,743	2,103,665	1,745,625	1,977	494,400	979	392,225	0	0	1,722	859,000
	Municipalities Project Totals	52	5,966	4,992	860	4,132	10,313	9,252	1,091	8,161	6,545,339	4,674,768	9,689	2,602,514	1,342	552,193	860	387,154	2,421	1,132,907

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