



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

December 7, 2011

To: The Honorable Marc Elrich
Montgomery County Council

From: Rollin Stanley, Director *RS*
Montgomery County Planning Department

Subject: Montgomery County Development Pipeline

The Planning Department has recently released the November update of the Development Pipeline and created this package of information for your review. The attached package contains the Pipeline table as well as other supporting documents, including a list of projects removed from the Pipeline.

Please let us know if you have any questions.

Thank you.

RS/RD/SC/cm
Attachment

Montgomery County Pipeline

November 2011

The Pipeline is a quarterly inventory of development projects that have been approved by the Planning Board but not completely built. This inventory covers unbuilt dwellings units and unbuilt non-residential building gross square footage.

The Pipeline is updated by identifying approved projects with valid Adequate Public Facility or project validity from the land use database. These projects are then cross-referenced with data from these sources:

- Tax Assessor's data
- DPS building permits
- Proprietary Real Estate database
- Aerial photography

Once a project achieves build-out, expires or is withdrawn by the applicant, it is removed from the Pipeline.

The following documents are provided for review and are also available on the web:
http://www.montgomeryplanning.org/research/data_library/development_activity_data_center/

1. Procedure for Removing Plans from Pipeline – Explanation of changes in APF validity rules over the years.
2. Montgomery County Development Pipeline table (summary) – A list of approved, built, and unbuilt Pipeline DU and GFA at the Master Plan level. Report provided and is available on our website:
3. Montgomery County Development Pipeline table (record level) – A list of approved, built, and unbuilt Pipeline projects with a breakdown of DU and GFA at the project level. Report provided and is available on our website:
4. November 2011 Pipeline (bar chart) – Breakdown of the Pipeline in 5 year increments and by residential, non-residential and mixed developments. Rockville and Gaithersburg's Pipeline are not included in this report. Report provided and is available on our website:
5. Applications Removed from Pipeline table – A list of projects removed during the Pipeline correction review. October 2010 is the manual Pipeline which is the starting point of the corrections efforts.

Procedure for Removing Projects from Pipeline
Validity Period for Preliminary Subdivision Plan Approval
 May 2011

Year Approved	1989	1999	2007	2009	2013
Validity Years	12	5 - 12	5 - 10	7 - 12	5 - 10
Validity Rule	For projects approved on or after July 25, 1989 but before October 19, 1999, APF validity expires 12 years from approval date.	For projects approved on or after October 19, 1999 but before August 1, 2007, APF validity expires within 5 to 12 years of approval date.	For projects approved on or after August 1, 2007 but before April 1, 2009, APF validity expires within 5 to 10 years of approval date.	For projects approved on or after April 1, 2009 but before April 1, 2013, APF validity expires within 7 to 12 years of approval date.	For projects approved on or after April 1, 2013, APF validity expires within 5 to 10 years of approval date.
Council Action Taken	November 1997	March 21, 2006	November 20, 2007	March 15, 2011	March 15, 2011

Notes:

- 1) Development projects enter the pipeline when the Planning Board approves residential units or non-residential space for a development.
- 2) Development projects are removed from the pipeline when the project is built or project's Adequate Public Facilities (APF) validity period expires.
- 3) Projects approved and recorded before July 25, 1989, that were either exclusively residential or were otherwise recorded according to a preliminary plan, are exempt from APF review.
- 4) APF does not apply for residential projects with 3 or fewer units because the LATR/PAMR and School Facilities tests do not apply.
- 5) APF does not apply to any place of worship, residences for religious staff, parish hall, or addition to a school associated with a place of worship.
- 6) All plans that had a valid APF approval on April 1, 2009, had their validity period automatically extended by two years per County Council resolution.
- 7) All plans that had a valid APF approval on April 1, 2011, had their validity period automatically extended by two years per County Council resolution.
- 8) All APF validity periods are eligible to be extended if the extension request meets the requirements of Section 50-20(c) of the Subdivision Regulations.

Sources:

- Montgomery County Code, Subdivision of Land, Chapter 50, Section 35, Preliminary Subdivision Plans, Approval Procedure.
- Montgomery County Council, Subdivision Regulation Amendment 05-03, Adopted March 21, 2006.
- Montgomery County Council, Subdivision Regulation Amendment 07-01, Adopted November 20, 2007
- Montgomery County Council, Subdivision Regulation Amendment 11-01, Adopted March 15, 2011.

Montgomery County Development Pipeline

Master Plan	Project	Approved Dwelling Units	November 2011			Approved Gross Floor Area	Unbuilt Gross Floor Area	Unbuilt Office Jobs	Unbuilt Retail Jobs	Unbuilt Industrial Jobs	Unbuilt Other Jobs
			Unbuilt Dwelling Units	Unbuilt Single Family Dwellings	Unbuilt Multi-Family Dwellings						
Agriculture & Rural	18	121	82	82	0	8,000	8,000	0	0	0	5
Aspen Hill	10	136	117	65	52	150,625	49,432	0	73	0	10
Bethesda CBD	9	578	557	5	552	1,870,419	1,171,543	4,816	220	0	0
Bethesda Chevy Chase	12	34	23	23	0	210,000	40,000	178	0	0	0
Boyd's	6	13	8	8	0	4,821	4,820	11	5	0	0
Capital View	1	3	1	1	0	0	0	0	0	0	0
Chevy Chase Lake	2	4	1	1	0	248,372	181,363	330	268	0	0
Clarksburg	17	8,627	5,366	4,184	1,182	2,790,434	2,783,107	52	6,860	0	53
Cloverly	12	56	50	50	0	103,314	103,313	13	9	0	20
Damascus	18	145	69	69	0	33,130	33,130	0	0	0	5
Damascus 1985	1	1	1	1	0	0	0	0	0	0	0
East County Science Center	2	0	0	0	0	2,039,826	427,066	1,708	0	0	0
Fairland	29	578	516	418	98	640,272	400,641	67	417	411	5
Four Corners	2	5	4	4	0	3,000	360	2	0	0	0
Friendship Heights	1	500	500	200	300	810,000	295,743	1,314	0	0	0
Gaithersburg City	20	n/a*	4,906	895	4,011	n/a*	n/a*	3,386	1,635	226	131
Gaithersburg Vicinity	4	55	51	51	0	24,868	24,867	0	62	0	0
Germantown	7	35	25	25	0	432,900	290,500	863	0	0	5
Germantown Sector Plan	8	24	22	22	0	4,568,372	2,892,092	10,705	539	0	0
Glenmont Sector Plan	3	12	8	8	0	14,966	14,965	10	0	0	5
Great Seneca Science Center	9	789	31	31	0	6,466,153	3,372,714	9,974	0	23	0
Kemp Mill	3	8	4	4	0	2,890	2,890	0	0	0	5
Kensington Sector Plan	3	3	1	1	0	25,050	22,901	22	0	40	0
Kensington Wheaton	11	999	658	658	0	64,124	64,123	0	0	0	10
Long Branch	1	0	0	0	0	57,900	57,900	232	0	0	0
North Bethesda Garrett Park	10	1,372	931	87	844	5,179,482	2,223,748	7,527	904	0	5
North Silver Spring	1	1	1	1	0	0	0	0	0	0	0
Olney	28	708	641	327	314	1,156,255	672,721	0	74	0	1,126
Potomac Subregion	65	1,453	994	262	732	2,953,256	1,207,871	2,053	1,375	0	247
Rockville City	33	3,828	3,828	43	3,785	4,729,180	4,729,180	15,734	876	0	635
Sandy Spring Ashton	13	100	56	56	0	603,319	533,135	201	101	260	29
Shady Grove Sector	3	262	257	140	117	0	0	0	0	0	0
Silver Spring CBD	16	3,064	2,828	0	2,828	2,746,920	1,077,935	3,404	433	0	0
Silver Spring East	2	100	34	2	32	0	0	0	0	0	0
Takoma Park	1	2	1	1	0	0	0	0	0	0	0
Twinbrook	2	0	0	0	0	1,318,692	776,557	3,451	0	0	220
Upper Rock Creek	13	356	241	237	4	4,524	4,523	0	0	10	0
Wheaton Sector	3	527	527	27	500	59,500	36,521	0	91	0	0
White Flint	5	1,533	1,220	0	1,220	1,486,587	1,402,177	5,207	576	0	0
White Oak	8	32	23	23	0	22,709	22,709	75	10	0	0
Woodmont Triangle	6	963	950	0	950	139,540	65,496	183	61	0	0
Project Totals	418	27,027	25,533	8,012	17,521	40,969,400	24,994,043	71,518	14,589	970	2,516

Source: Montgomery County Planning, Research and Technology Division

Source: Cities of Rockville and Gaithersburg have their own planning functions. Rockville's data provided on July 2011, Gaithersburg's data provided on January 2010.

Mandatory Referral data is not included

n/a* - request has been made for Gaithersburg's pipeline data.

Montgomery County Development Pipeline

Plan Number	Master Plan	Project	Approved Dwelling Units	November 2011 Unbuilt		Unbuilt Multi-Family Dwellings	Approved Gross Floor Area	Unbuilt Gross Floor Area	Unbuilt Office Jobs	Unbuilt Retail Jobs	Unbuilt Industrial Jobs	Unbuilt Other Jobs
				Unbuilt Dwelling Units	Single Family Dwellings							
119990280	Bucklodge	Residential	5	3	3	0	0	0	0	0	0	0
120050740	Hilltop Farms	Residential	8	7	7	0	0	0	0	0	0	0
120030590	Cattail Ridge	Residential	4	1	1	0	0	0	0	0	0	0
120031030	Jamison Property	Residential	5	3	3	0	0	0	0	0	0	0
120040260	Kinzie Property	Residential	4	1	1	0	0	0	0	0	0	0
120050290	Stoney Springs	Residential	14	8	8	0	0	0	0	0	0	0
120050340	Butz Property	Residential	3	1	1	0	0	0	0	0	0	0
120050440	Hunter Property	Residential	2	2	2	0	0	0	0	0	0	0
120050830	W Drew Stabler Property	Residential	4	4	4	0	0	0	0	0	0	0
120060270	Burton Woods	Residential	26	19	19	0	0	0	0	0	0	0
120060750	Clement West Property	Residential	9	8	8	0	0	0	0	0	0	0
120060810	Ducks End	Residential	3	2	2	0	0	0	0	0	0	0
120060960	Beallesville Property	Residential	3	3	3	0	0	0	0	0	0	0
120070680	Prather Property	Residential	3	2	2	0	0	0	0	0	0	0
120080320	Oak Grove	Residential	2	1	1	0	0	0	0	0	0	0
120090110	Barnesville Oaks	Residential	24	16	16	0	0	0	0	0	0	0
120090390	Potomac Estates	Residential	2	1	1	0	0	0	0	0	0	0
120100080	St. Jude Ame Church	Non-Residential	0	0	0	0	8,000	8,000	0	0	0	5
	Agriculture & Rural		18	121	82	82	8,000	8,000	0	0	0	5
Plan Number Project Name												
119960770	Wilson Property	Residential	4	4	4	0	0	0	0	0	0	0
120050600	Radwick Lane	Residential	8	7	7	0	0	0	0	0	0	0
120060100	Rock Creek Woods	Residential	30	17	17	0	0	0	0	0	0	0
120070430	Homecrest Phase II	Residential	6	6	6	0	0	0	0	0	0	0
120070490	Layhill Overlook	Mixed	38	35	29	6	10,800	10,800	0	0	0	5
120080290	Overlook at Rosmoor	Non-Residential	0	0	0	0	9,589	9,589	0	0	0	5
120090040	Harry Marton Tract	Residential	2	1	1	0	0	0	0	0	0	0
120090250	Manor Park	Residential	2	1	1	0	0	0	0	0	0	0
820060040	Plaza del Mercado	Non-Residential	0	0	0	0	130,236	29,043	0	73	0	0
820070190	Leisure World Villa Cortese Building V	Residential	46	46	0	46	0	0	0	0	0	0
	Aspen Hill		10	136	117	65	150,625	49,432	0	73	0	10
Plan Number Project Name												
119980110	Chevy Chase Lot 26 & Lot 27	Residential	2	2	2	0	0	0	0	0	0	0
119980510	Millers Addition to Bethesda	Non-Residential	0	0	0	0	199,187	146,666	652	0	0	0
120040710	West Virginia Ave	Mixed	4	3	3	0	2,994	2,994	0	7	0	0
120070200	Woodmont East Phase II	Mixed	210	207	0	207	753,817	636,559	2,667	92	0	0
120070280	4901 Hampden Lane	Residential	64	50	0	50	0	0	0	0	0	0
120070690	Lot 31 Lot 31A Bethesda	Mixed	250	250	0	250	40,000	40,000	0	100	0	0
120080050	Holladay at Edgemoor	Residential	48	45	0	45	0	0	0	0	0	0
120080360	4500 East West Highway	Non-Residential	0	0	0	0	223,300	218,324	933	21	0	0
120110010	Air Rights Center 7300 Pearl	Non-Residential	0	0	0	0	651,121	127,000	564	0	0	0
	Bethesda CBD		9	578	557	5	1,870,419	1,171,543	4,816	220	0	0
Plan Number Project Name												
120020790	FASEB	Non-Residential	0	0	0	0	210,000	40,000	178	0	0	0
120030660	Chevy Chase Lot 2	Residential	2	2	2	0	0	0	0	0	0	0
120050560	High Acres	Residential	12	11	11	0	0	0	0	0	0	0
120060430	Brookmont	Residential	2	1	1	0	0	0	0	0	0	0
120060550	Taylor Subdivision	Residential	2	1	1	0	0	0	0	0	0	0
120060670	Bannockburn Estates	Residential	2	1	1	0	0	0	0	0	0	0
120070540	Cabin John Park (Hemingway Homes)	Residential	4	2	2	0	0	0	0	0	0	0
120080110	Locust Hill Estates	Residential	2	1	1	0	0	0	0	0	0	0
120080180	Village of Chevy Chase	Residential	2	1	1	0	0	0	0	0	0	0
120080300	Kenilworth North Chevy Chase	Residential	2	1	1	0	0	0	0	0	0	0
120080330	6214 Verne Street	Residential	2	1	1	0	0	0	0	0	0	0
120080440	Hillmeade Bradley Hills	Residential	2	1	1	0	0	0	0	0	0	0
	Bethesda Chevy Chase		12	34	23	23	210,000	40,000	178	0	0	0
Plan Number Project Name												
120040880	Boyds Highlands	Residential	2	1	1	0	0	0	0	0	0	0
120050670	Dyzak Property	Non-Residential	0	0	0	0	4,821	4,820	11	5	0	0
120070670	Boyds Highlands	Residential	2	2	2	0	0	0	0	0	0	0
120080020	Sheppard Property	Residential	4	2	2	0	0	0	0	0	0	0
120090070	Black Hills Estate	Residential	2	1	1	0	0	0	0	0	0	0
120090220	Rhea Property	Residential	3	2	2	0	0	0	0	0	0	0
	Boyds		6	13	8	8	4,821	4,820	11	5	0	0
Plan Number Project Name												
120050050	Macon Construction	Residential	3	1	1	0	0	0	0	0	0	0
	Capital View		1	3	1	1	0	0	0	0	0	0
Plan Number Project Name												
120000670	Farmington Lots	Residential	4	1	1	0	0	0	0	0	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 Retail Jobs	Unbuilt Industrial Jobs	Unbuilt Other Jobs	
120020200	Chevy Chase Lake East	Non-Residential	0	0	0	0	248,372	181,363	330	268	0	0	
	Chevy Chase Lake		4	1	1	0	248,372	181,363	330	268	0	0	
<u>Plan Number</u>	<u>Project Name</u>												
119950420	Clarksburg Town Center	Mixed	1,207	374	272	102	194,720	194,719	0	487	0	0	
119970980	Thompson Farm	Residential	17	14	14	0	0	0	0	0	0	0	
120030630	Tregoning/Dameron Properties	Residential	92	25	25	0	0	0	0	0	0	0	
120010300	Clarksburg Village	Mixed	2,753	1,839	1,295	544	109,000	108,999	0	273	0	0	
120020330	Arora Hills (Greenway Village)	Residential	1,330	174	142	32	0	0	0	0	0	0	
120020480	Gateway Commons	Residential	292	19	15	4	0	0	0	0	0	0	
120031100	Cabin Branch	Mixed	2,386	2,377	1,877	500	2,420,000	2,420,000	0	6,050	0	0	
120050030	Linthicum West Property	Residential	253	252	252	0	0	0	0	0	0	0	
120051010	EastSide (Gallery Park)	Residential	265	264	264	0	0	0	0	0	0	0	
120060740	Clement East Property	Residential	18	17	17	0	0	0	0	0	0	0	
120060780	Shiloh Church Road	Residential	1	1	1	0	0	0	0	0	0	0	
120061130	Nehouse Property	Residential	8	7	7	0	0	0	0	0	0	0	
120070570	Snow Hill Farm	Non-Residential	0	0	0	0	25,923	18,599	52	14	0	0	
120080130	Bennett Creek	Mixed	1	0	0	0	6,003	6,002	0	0	0	12	
120090310	Buffington Building 2	Non-Residential	0	0	0	0	14,288	14,288	0	36	0	0	
120090330	Piedmont Road	Residential	4	3	3	0	0	0	0	0	0	0	
120110020	Goddard School - Clarksburg	Non-Residential	0	0	0	0	20,500	20,500	0	0	0	41	
	Clarksburg		17	8,627	5,366	4,184	1,182	2,790,434	2,783,107	52	6,860	0	53
<u>Plan Number</u>	<u>Project Name</u>												
119960240	Bernhard Acres	Residential	5	5	5	0	0	0	0	0	0	0	
119970830	Cloverly Farm Market	Non-Residential	0	0	0	0	56,000	56,000	0	0	0	5	
119990380	New Hampshire Exxon	Non-Residential	0	0	0	0	3,412	3,412	0	9	0	0	
119991000	Chevy Chase Bank	Non-Residential	0	0	0	0	3,172	3,171	13	0	0	0	
120000790	Hill Farm	Residential	1	1	1	0	0	0	0	0	0	0	
120050760	Bryants Nursery Road	Residential	2	2	2	0	0	0	0	0	0	0	
120060050	Qureshi Property	Residential	3	3	3	0	0	0	0	0	0	0	
120060340	Jacot Property	Residential	4	1	1	0	0	0	0	0	0	0	
120060720	Bryants Nursery Road	Residential	2	1	1	0	0	0	0	0	0	0	
120061010	Spencerville Knolls	Mixed	1	0	0	0	4,800	4,800	0	0	0	10	
120100160	Anselmo Property	Residential	38	37	37	0	0	0	0	0	0	0	
120100240	St Constatine Helen Greek Orthodox	Non-Residential	0	0	0	0	35,930	35,930	0	0	0	5	
	Cloverly		12	56	50	50	0	103,314	103,313	13	9	0	20
<u>Plan Number</u>	<u>Project Name</u>												
119910930	Damascus United Church	Non-Residential	0	0	0	0	33,130	33,130	0	0	0	5	
119960960	Moxley Property	Residential	2	1	1	0	0	0	0	0	0	0	
119970400	Barnard Property	Residential	12	11	11	0	0	0	0	0	0	0	
119980060	Brake Property	Residential	2	1	1	0	0	0	0	0	0	0	
120030970	Hill Property	Residential	1	1	1	0	0	0	0	0	0	0	
120040800	Damascus Hill	Residential	31	10	10	0	0	0	0	0	0	0	
120040980	Baum Property	Residential	48	3	3	0	0	0	0	0	0	0	
120050430	Damascus Hill	Residential	2	1	1	0	0	0	0	0	0	0	
120060110	Haines Addition to Damascus	Residential	5	3	3	0	0	0	0	0	0	0	
120060990	Silver Crest	Residential	2	2	2	0	0	0	0	0	0	0	
120061170	Causey Property	Residential	6	6	6	0	0	0	0	0	0	0	
120061180	Stern Property	Residential	7	6	6	0	0	0	0	0	0	0	
120061200	Greenhills	Residential	4	4	4	0	0	0	0	0	0	0	
120070030	Damascus Ridge	Residential	3	2	2	0	0	0	0	0	0	0	
120070340	Damascus Smart-Miner	Residential	15	14	14	0	0	0	0	0	0	0	
120080380	Finlandia	Residential	2	1	1	0	0	0	0	0	0	0	
120080390	Luhn Property	Residential	1	1	1	0	0	0	0	0	0	0	
120090320	Finlandia	Residential	2	2	2	0	0	0	0	0	0	0	
	Damascus		18	145	69	69	0	33,130	33,130	0	0	0	5
<u>Plan Number</u>	<u>Project Name</u>												
120070710	Widows Purchase	Residential	1	1	1	0	0	0	0	0	0	0	
	Damascus 1985		1	1	1	0	0	0	0	0	0	0	
<u>Plan Number</u>	<u>Project Name</u>												
119820680	West Farm	Non-Residential	0	0	0	0	911,355	104,975	420	0	0	0	
119910390	West Farm (I-3) GBLLC	Non-Residential	0	0	0	0	1,128,471	322,091	1,288	0	0	0	
	East County Science Center		2	0	0	0	2,039,826	427,066	1,708	0	0	0	
<u>Plan Number</u>	<u>Project Name</u>												
119900380	McPherson Property	Residential	8	8	8	0	0	0	0	0	0	0	
119970940	Willowbrook	Residential	98	98	0	98	0	0	0	0	0	0	
119990010	Chinese Christian Church	Non-Residential	0	0	0	0	32,000	32,000	0	0	0	5	
120000800	Tofigh Property	Residential	3	1	1	0	0	0	0	0	0	0	
120010680	Fairland Gardens	Residential	1	1	1	0	0	0	0	0	0	0	
120020780	Mullinax Property	Residential	1	1	1	0	0	0	0	0	0	0	
120030840	Fairland Heights	Residential	1	1	1	0	0	0	0	0	0	0	
120030950	Summer Hill	Residential	3	3	3	0	0	0	0	0	0	0	
120040480	Riding Stable Estate	Residential	2	1	1	0	0	0	0	0	0	0	
120040960	Towns of Dogwood	Residential	30	1	1	0	0	0	0	0	0	0	

			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 Retail Jobs	Unbuilt Industrial Jobs	Unbuilt Other Jobs	
Master Plan		Project											
120041060	Montgomery Auto Sales Park	Non-Residential	0	0	0	0	175,891	37,821	0	0	84	0	
120041090	Burtonsville Shopping Center	Non-Residential	0	0	0	0	260,000	158,439	0	396	0	0	
120050200	Fairland Golf Community	Residential	247	247	247	0	0	0	0	0	0	0	
120050510	Mitter Property	Residential	3	2	2	0	0	0	0	0	0	0	
120050960	James Property	Residential	2	2	2	0	0	0	0	0	0	0	
120060300	Rolling Acres	Residential	10	9	9	0	0	0	0	0	0	0	
120060380	Bernstein Property	Residential	4	4	4	0	0	0	0	0	0	0	
120060600	Naylor Property	Residential	12	11	11	0	0	0	0	0	0	0	
120060940	Kruhm Property	Residential	16	14	14	0	0	0	0	0	0	0	
120061090	Kushner Property	Residential	36	36	36	0	0	0	0	0	0	0	
120061140	Fairland Road	Residential	5	4	4	0	0	0	0	0	0	0	
120061160	Athey Property	Residential	12	10	10	0	0	0	0	0	0	0	
120070260	Burn Brae Property	Residential	63	46	46	0	0	0	0	0	0	0	
120070450	Martins Property	Residential	15	13	13	0	0	0	0	0	0	0	
120070510	EZ Burtonsville Storage	Non-Residential	0	0	0	0	147,142	147,142	0	0	327	0	
120080170	Charles Duvall Farm	Residential	2	1	1	0	0	0	0	0	0	0	
120080420	Tischer Property	Residential	2	1	1	0	0	0	0	0	0	0	
120090130	Star Pointe Plaza	Non-Residential	0	0	0	0	25,239	25,239	67	21	0	0	
120100110	Shirkeys Addition	Residential	2	1	1	0	0	0	0	0	0	0	
	Fairland		29	578	516	418	98	640,272	400,641	67	417	411	5
Plan Number		Project Name											
120060460	Bank of America Woodmoor	Non-Residential	0	0	0	0	3,000	360	2	0	0	0	
120060800	Four Corners Estates (resubdivision)	Residential	5	4	4	0	0	0	0	0	0	0	
	Four Corners		2	5	4	4	0	3,000	360	2	0	0	
Plan Number		Project Name											
119990390	Friendship Commons	Mixed	500	500	200	300	810,000	295,743	1,314	0	0	0	
	Friendship Heights		1	500	500	200	300	810,000	295,743	1,314	0	0	
Plan Number		Project Name											
SP050004	Crown Pointe	Residential		49	49	0			0	0	0	0	
SP070004	Crown Farm	Mixed		2,250	587	1,663			0	1,280	0	0	
AFP07038	Kentlands Gatehouse	Mixed		1	0	1			33	0	0	0	
SP070020	Quince Orchard Park Vistas	Residential		83	51	32			0	0	0	0	
SDP07001	The Spectrum at Watkins Mill (Casey East)	Mixed		748	0	748			3,280	303	222	79	
SP070001	Asbury North Village Duplexes	Residential		43	43	0			70	5	0	0	
SP050011	Summit Crossing	Residential		22	22	0			0	0	0	0	
SP070010	Asbury Manor Homes	Residential		60	0	60			0	0	0	0	
SP080008	Residences @ Olde Towne	Residential		191	0	191			0	0	0	0	
AFP08022	Saint Martin's Convent	Residential		4	0	4			0	0	0	0	
SDP06004	Fairfield @ West Deer Park	Residential		396	53	343			0	0	0	0	
SP070016	Summit Woods Apartment @ Fairfield	Residential		198	0	198			0	0	0	0	
SP050002	Observatory Heights	Residential		3	3	0			0	0	0	0	
CSP04001	Flower Apartments	Mixed		9	0	9			3	47	4	52	
SP030008	Hidden Creek Land Bay III	Residential		87	87	0			0	0	0	0	
SP080001	Archstone Olde Towne	Residential		389	0	389			0	0	0	0	
SP080001	Ty-Gwyn Apartments	Residential		25	0	25			0	0	0	0	
SP080001	Diamond Court Apartments	Residential		26	0	26			0	0	0	0	
SP080001	Deer Park Apartments	Residential		22	0	22			0	0	0	0	
Z307	Summit Center	Residential		300	0	300			0	0	0	0	
	Gaithersburg City		20	n/a*	4,906	895	4,011	n/a*	n/a*	3,386	1,635	226	131
Plan Number		Project Name											
120060280	Meadowvale	Residential	10	9	9	0	0	0	0	0	0	0	
120061220	Strawberry Knolls	Residential	13	11	11	0	0	0	0	0	0	0	
120070730	Mainhart Property	Residential	32	31	31	0	0	0	0	0	0	0	
120090090	Montgomery Village Marketplace	Non-Residential	0	0	0	0	24,868	24,867	0	62	0	0	
	Gaithersburg Vicinity		4	55	51	51	0	24,868	24,867	0	62	0	
Plan Number		Project Name											
119811420	Clagen-Germantown Business Park	Non-Residential	0	0	0	0	400,000	257,600	736	0	0	0	
119930410	Church of the Holy Spirit	Non-Residential	0	0	0	0	1,000	1,000	0	0	0	5	
119960660	Chestnut Ridge	Non-Residential	0	0	0	0	16,300	16,300	65	0	0	0	
120030850	Kingsview Knolls	Residential	4	2	2	0	0	0	0	0	0	0	
120040520	Liberty Mill	Residential	3	3	3	0	0	0	0	0	0	0	
120060470	Gateway Park Residential	Residential	28	20	20	0	0	0	0	0	0	0	
120060970	Germantown Estates	Non-Residential	0	0	0	0	15,600	15,600	62	0	0	0	
	Germantown		7	35	25	25	0	432,900	290,500	863	0	5	
Plan Number		Project Name											
119870120	Churchill Far North Village	Non-Residential	0	0	0	0	1,300,000	1,252,882	5,012	0	0	0	
119872710	Milestone Industrial	Non-Residential	0	0	0	0	908,000	428,000	1,712	0	0	0	
119980040	Seneca Meadows Corporate Center	Non-Residential	0	0	0	0	1,526,270	795,150	2,354	516	0	0	
119980590	Seneca Park	Non-Residential	0	0	0	0	8,400	8,400	14	12	0	0	
120020950	Century Technology Campus	Non-Residential	0	0	0	0	510,702	168,202	673	0	0	0	
120050260	The Towns of Boland Farms	Residential	24	22	22	0	0	0	0	0	0	0	
120070650	Century XXI	Non-Residential	0	0	0	0	235,000	235,000	940	0	0	0	
120110380	Montgomery College Germantown	Non-Residential	0	0	0	0	80,000	4,458	0	11	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 Retail Jobs	Unbuilt Industrial Jobs	Unbuilt Other Jobs
Germantown Sector Plan	8	24	22	22	0	4,568,372	2,892,092	10,705	539	0	0
<u>Plan Number</u>	<u>Project Name</u>										
120040650	Hermitage	Residential	6	3	3	0	0	0	0	0	0
120070700	Dechter	Mixed	1	1	1	0	2,426	2,425	10	0	0
120100090	Pilgrim Springs Church	Mixed	5	4	4	0	12,540	12,540	0	0	5
	Glenmont Sector Plan		3	12	8	8	0	14,966	14,965	10	0
											5
<u>Plan Number</u>	<u>Project Name</u>										
119861150	Montgomery County Medical Center	Non-Residential	0	0	0	0	894,636	675,929	1,931	0	0
119882330	Shady Grove Life Sciences	Non-Residential	0	0	0	0	1,671,454	333,542	953	0	0
119961100	Johns Hopkins Research Campus	Non-Residential	0	0	0	0	1,800,000	1,410,000	4,029	0	0
119961120	Danac Stiles	Non-Residential	0	0	0	0	669,538	308,738	1,235	0	0
119970220	Traville	Mixed	750	0	0	0	1,322,500	621,212	1,775	0	0
119980870	Shady Grove Life Sciences	Non-Residential	0	0	0	0	45,220	189	0	0	0
119981110	Washingtonian Industrial Park	Non-Residential	0	0	0	0	50,105	10,404	0	0	23
120040310	North Westland Bldg	Non-Residential	0	0	0	0	12,700	12,700	51	0	0
120100230	Darnestown at Travilah	Residential	39	31	31	0	0	0	0	0	0
	Great Seneca Science Center		9	789	31	31	0	6,466,153	3,372,714	9,974	0
											23
											0
<u>Plan Number</u>	<u>Project Name</u>										
119980290	Sligo Estates	Non-Residential	0	0	0	0	2,890	2,890	0	0	5
120050370	Kemp Mill Farms	Residential	4	1	1	0	0	0	0	0	0
120060120	Brand Property	Residential	4	3	3	0	0	0	0	0	0
	Kemp Mill		3	8	4	4	0	2,890	2,890	0	0
											5
<u>Plan Number</u>	<u>Project Name</u>										
120020870	Kensington Park	Residential	3	1	1	0	0	0	0	0	0
120050090	Warners Addition	Non-Residential	0	0	0	0	21,600	20,411	11	0	40
820080120	WJ Ulmstead	Non-Residential	0	0	0	0	3,450	2,490	11	0	0
	Kensington Sector Plan		3	3	1	1	0	25,050	22,901	22	0
											40
<u>Plan Number</u>	<u>Project Name</u>										
120020130	College View	Residential	2	2	2	0	0	0	0	0	0
120040680	Leesborough	Residential	190	12	12	0	0	0	0	0	0
120050520	Loneoak Townes	Residential	6	3	3	0	0	0	0	0	0
120050870	Strathmore at Bel Pre	Non-Residential	0	0	0	0	10,854	10,853	0	0	5
120050990	Rock Creek Palisades	Residential	1	1	1	0	0	0	0	0	0
120060510	Indian Spring	Residential	773	618	618	0	0	0	0	0	0
120061080	Layhill View	Residential	2	1	1	0	0	0	0	0	0
120080100	Winbrook	Residential	3	2	2	0	0	0	0	0	0
120080250	Kensington Heights	Residential	13	10	10	0	0	0	0	0	0
120080270	Hermitage	Residential	7	7	7	0	0	0	0	0	0
120110040	Kensington Nursing LLC	Residential	2	2	2	0	53,270	53,270	0	0	5
	Kensington Wheaton		11	999	658	658	0	64,124	64,123	0	0
											10
<u>Plan Number</u>	<u>Project Name</u>										
120060240	Long Branch Medical	Non-Residential	0	0	0	0	57,900	57,900	232	0	0
	Long Branch		1	0	0	0	57,900	57,900	232	0	0
<u>Plan Number</u>	<u>Project Name</u>										
119892710	Wildwood Manor Shopping Center	Non-Residential	0	0	0	0	69,893	30,000	133	0	0
119980910	Rock Spring Park	Non-Residential	0	0	0	0	463,651	119,263	530	0	0
119980920	Rock Spring Center	Mixed	1,250	844	0	844	1,079,900	1,037,393	2,255	904	5
119980930	Rock Spring Park	Non-Residential	0	0	0	0	1,635,100	439,180	1,952	0	0
120060140	Symphony Park	Residential	112	82	82	0	0	0	0	0	0
120060160	Garrett Park (resubdivision)	Residential	2	1	1	0	0	0	0	0	0
120060890	Lone Oak	Residential	3	1	1	0	0	0	0	0	0
120070180	Holly Oak Property	Residential	5	3	3	0	0	0	0	0	0
819930160	Washington Science Center	Non-Residential	0	0	0	0	681,596	157,052	698	0	0
819940180	Marriott Headquarters	Non-Residential	0	0	0	0	1,249,342	440,860	1,959	0	0
	North Bethesda Garrett Park		10	1,372	931	87	844	5,179,482	2,223,748	7,527	904
											0
											5
<u>Plan Number</u>	<u>Project Name</u>										
120020710	Woodside	Residential	1	1	1	0	0	0	0	0	0
	North Silver Spring		1	1	1	0	0	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>										
119950060	Olney Acres	Residential	1	1	1	0	0	0	0	0	0
119960220	Brooke Grove	Mixed	141	101	0	101	129,500	0	0	0	0
119970670	Norbrook Village	Residential	1	1	1	0	0	0	0	0	0
120030700	Sunshine Acres	Residential	1	1	1	0	0	0	0	0	0
120040550	Washington Christian Society	Mixed	12	12	0	12	291,000	212,729	0	0	425
120040890	Glover Property	Residential	4	2	2	0	0	0	0	0	0
120050240	Tong Property	Residential	13	1	1	0	0	0	0	0	0
120100250	First Baptist Church of Wheaton	Non-Residential	0	0	0	0	46,500	46,500	0	0	5
120110120	Bowie Mill Property	Residential	114	114	57	57	0	0	0	0	0
120050490	Mount Zion	Residential	3	1	1	0	0	0	0	0	0
120050920	Olney Estates	Residential	42	42	42	0	0	0	0	0	0

Master Plan	Project	Approved Dwelling Units	Unbuilt Dwelling Units	Unbuilt	Unbuilt	Approved Gross Floor Area	Unbuilt Gross Floor Area	Unbuilt Office Jobs	Unbuilt Retail Jobs	Unbuilt Industrial Jobs	Unbuilt Other Jobs		
				Single Family Dwellings	Multi-Family Dwellings								
120060190	McGowan Subdivision	Residential	1	1	1	0	0	0	0	0	0		
120060560	Shaare Tefila	Non-Residential	0	0	0	0	178,160	178,159	0	0	323		
120060610	Greenbriar @ Norbrook Crossing	Residential	262	261	117	144	0	0	0	0	0		
120060690	Leawood-Lots 1 & 2	Residential	2	1	1	0	0	0	0	0	0		
120060830	Bennett Knolls	Mixed	28	25	25	0	27,502	0	0	0	0		
120060850	Batchellors Farm	Residential	37	37	37	0	0	0	0	0	0		
120061100	Stanmore (Hyde Property)	Mixed	17	14	14	0	209,897	0	0	0	0		
120061240	Parker Memorial Baptist	Non-Residential	0	0	0	0	21,700	21,700	0	0	5		
120070080	Kirk Farm	Non-Residential	0	0	0	0	8,175	8,175	0	20	0		
120070440	Bradleys Choice	Residential	3	3	3	0	0	0	0	0	0		
120070610	Smalls Nursery	Residential	19	18	18	0	0	0	0	0	0		
120080220	Norbrook Village	Residential	2	1	1	0	0	0	0	0	0		
120080350	Sunrise Living	Non-Residential	0	0	0	0	64,000	64,000	0	0	128		
120090150	Brooke Grove Addition	Residential	4	3	3	0	0	0	0	0	0		
120090360	Zion Road	Residential	1	1	1	0	0	0	0	0	0		
120100220	Montgomery General Hospital	Non-Residential	0	0	0	0	120,000	120,000	0	0	240		
820100130	Safeway Store 2797	Non-Residential	0	0	0	0	59,821	21,458	0	54	0		
	Olney		28	708	641	327	314	1,156,255	672,721	0	74	0	1,126
<u>Plan Number</u>	<u>Project Name</u>												
119930430	Piney Spring Farm	Residential	21	1	1	0	0	0	0	0	0	0	
119950150	Camberwell Property	Residential	8	3	3	0	0	0	0	0	0	0	
119970560	Kentsdale Estates	Residential	7	6	6	0	0	0	0	0	0	0	
119970890	Glen Hamlet	Residential	1	1	1	0	0	0	0	0	0	0	
119980120	Lakewood	Residential	4	1	1	0	0	0	0	0	0	0	
119980390	Signal Tree Lane	Residential	3	1	1	0	0	0	0	0	0	0	
119980640	Lankler Property	Residential	20	1	1	0	0	0	0	0	0	0	
119980770	Longacres Preserve	Residential	10	3	3	0	0	0	0	0	0	0	
119981090	Rock Spring Park	Residential	1	1	1	0	0	0	0	0	0	0	
120000190	Quail run	Residential	2	2	2	0	0	0	0	0	0	0	
120000650	Panagos Tract	Residential	15	2	2	0	0	0	0	0	0	0	
120000740	Woodbyrne Farms	Residential	2	2	2	0	0	0	0	0	0	0	
120000750	Stamoulis	Residential	2	2	2	0	0	0	0	0	0	0	
120010400	Rive Gauche Estates	Residential	2	2	2	0	0	0	0	0	0	0	
120010740	Clewerwall	Residential	4	1	1	0	0	0	0	0	0	0	
120010880	Bradley Farms	Residential	1	1	1	0	0	0	0	0	0	0	
120020180	Formosan Evangelical Church	Non-Residential	0	0	0	0	23,800	23,800	0	0	5	0	
120021070	Quince Orchard Estates	Residential	3	2	2	0	0	0	0	0	0	0	
120030070	Glen Falls	Residential	3	2	2	0	0	0	0	0	0	0	
120030290	Fortune Parc (Park Potomac)	Mixed	600	296	0	296	720,000	481,151	1,893	20	0	0	
120030620	Heritage Farm	Residential	4	3	3	0	0	0	0	0	0	0	
120030800	Ancient Oak West	Residential	5	3	3	0	0	0	0	0	0	0	
120030890	Glen Mill Knolls	Residential	4	1	1	0	0	0	0	0	0	0	
120040210	Giancola Quarry	Residential	30	19	19	0	0	0	0	0	0	0	
120040420	The Quarry	Residential	97	97	0	97	0	0	0	0	0	0	
120040630	Travilah Acres	Residential	6	3	3	0	0	0	0	0	0	0	
120040660	Great Elm Farm Estates	Residential	2	1	1	0	0	0	0	0	0	0	
120041030	Travilah Quarry	Non-Residential	0	0	0	0	40,000	40,000	160	0	0	0	
120050100	Potomac Manors	Residential	3	2	2	0	0	0	0	0	0	0	
120050180	Westfield Montgomery	Non-Residential	0	0	0	0	1,767,177	525,005	0	1,313	0	0	
120050310	Piney Glen Farms (resubdivision)	Residential	5	2	2	0	0	0	0	0	0	0	
120050480	Glen Estates	Residential	2	1	1	0	0	0	0	0	0	0	
120050710	Glen Mill Road	Residential	2	1	1	0	0	0	0	0	0	0	
120050930	Clubbs Farm	Residential	3	2	2	0	0	0	0	0	0	0	
120051040	Horizon Hills Lots 50-52	Residential	3	1	1	0	0	0	0	0	0	0	
120051100	Pilkerton Property	Residential	9	9	9	0	0	0	0	0	0	0	
120060010	South Glen Road	Residential	4	3	3	0	0	0	0	0	0	0	
120060030	Khallizadeh Property	Residential	2	1	1	0	0	0	0	0	0	0	
120060200	Kentsdale Estates (resubdivision)	Residential	12	11	11	0	0	0	0	0	0	0	
120060370	Seven Locks Hills (resubdivision)	Residential	2	1	1	0	0	0	0	0	0	0	
120060490	Alban W. & Esther M. Eger	Residential	4	3	3	0	0	0	0	0	0	0	
120060580	Schooley Property	Residential	4	3	3	0	0	0	0	0	0	0	
120060660	South Glen Road - Verma Property	Residential	2	1	1	0	0	0	0	0	0	0	
120060710	Sutton Property	Residential	8	7	7	0	0	0	0	0	0	0	
120060790	Belvedere (resubdivision)	Residential	2	1	1	0	0	0	0	0	0	0	
120061050	Western Breeze	Residential	11	9	9	0	0	0	0	0	0	0	
120061060	Bedfordshire	Residential	3	1	1	0	0	0	0	0	0	0	
120061190	Miller Property	Residential	2	1	1	0	0	0	0	0	0	0	
120061230	Butz Property	Residential	45	43	43	0	0	0	0	0	0	0	
119872720	T.C. Thompson Property	Residential	34	11	11	0	0	0	0	0	0	0	
120070250	Quince Orchard Estates	Residential	2	1	1	0	0	0	0	0	0	0	
120070270	Quince Trace	Residential	45	45	45	0	0	0	0	0	0	0	
120070280	Halliman Grove	Residential	0	0	0	0	0	0	0	0	0	0	
120080030	Bullis School	Non-Residential	0	0	0	0	323,544	36,480	0	0	0	193	
120080260	Potomac Grove	Residential	2	1	1	0	0	0	0	0	0	0	
120080310	Yazdi Property	Residential	2	1	1	0	0	0	0	0	0	0	
120090120	Alpha House	Non-Residential	0	0	0	0	24,735	24,735	0	0	0	49	
120090200	Spring Meadows	Residential	2	1	1	0	0	0	0	0	0	0	
120090370	9490 River Road	Residential	2	1	1	0	0	0	0	0	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 Retail Jobs	Unbuilt Industrial Jobs	Unbuilt Other Jobs
120100150	Clewerwall	Residential	2	1	1	0	0	0	0	0	0
120100180	Hidden Hill	Residential	4	3	3	0	0	0	0	0	0
120100200	Rales Property	Residential	1	1	1	0	0	0	0	0	0
120110110	Willerburn Acres	Residential	2	2	2	0	0	0	0	0	0
120110130	Hunting Hill Estates	Residential	2	1	1	0	0	0	0	0	0
820090140	Ourisman Ford	Mixed	340	339	0	339	54,000	16,700	0	42	0
	Potomac Subregion	65	1,453	994	262	732	2,953,256	1,207,871	2,053	1,375	0
247											
<u>Plan Number</u>	<u>Project Name</u>										
RK0000001	Bells Grant Apartments	Residential	74	74	0	74	0	0	0	0	0
RK1983279	Rockville Corporate Center Phase 3 & 4	Non-Residential	0	0	0	0	219,000	219,000	876	0	0
RK1997577	Rockville Metro Plaza	Non-Residential	0	0	0	0	395,000	395,000	1,496	52	0
RK2001630	Alexandria RE (ATF)	Non-Residential	0	0	0	0	73,000	73,000	292	0	0
RK20032AC	King Farm Irvington Center (F7 & F8)	Non-Residential	0	0	0	0	317,878	317,878	1,236	20	0
RK2003668	Sandy Spring Bank Phase 2	Non-Residential	0	0	0	0	126,600	126,600	50	35	0
RK2004681	Wootton Crossing	Non-Residential	0	0	0	0	3,000	3,000	0	7	0
RK2005000	Great Falls Road	Residential	6	6	6	0	0	0	0	0	0
RK2005002	Tower Oaks West of Lake Hotel	Mixed	0	0	0	0	252,100	252,100	0	0	630
RK2005022	Chestnut Lodge	Residential	44	44	37	7	0	0	0	0	0
RK200504W	Falls Grove (ASHLA)	Non-Residential	0	0	0	0	79,970	79,970	319	0	0
RK2005080	Tower Oaks Boston Property	Non-Residential	0	0	0	0	425,000	425,000	1,700	0	0
RK2005083	Tower Oaks Boston Property	Non-Residential	0	0	0	0	756,000	756,000	3,024	0	0
RK20052AK	King Farm Irvington Center (F5)	Non-Residential	0	0	0	0	362,565	362,565	1,410	25	0
RK20052AL	King Farm Irvington Ingleside	Residential	323	323	0	323	0	0	0	0	0
RK2005684	Twinbrook Station (East)	Mixed	206	206	0	206	35,473	35,473	0	88	0
RK2005685	Twinbrook Station (West)	Mixed	1,595	1,595	0	1,595	502,196	502,196	1,300	442	0
RK2005688	1711 Research Blvd	Non-Residential	0	0	0	0	180,302	180,302	721	0	0
RK2006011	Champions Billiards	Non-Residential	0	0	0	0	12,500	12,500	0	31	0
RK20064AB	Falls Grove Executive Center	Non-Residential	0	0	0	0	114,776	114,776	393	41	0
RK2006696	Upper Rock District	Mixed	750	750	0	750	23,500	23,500	29	40	0
RK2006697	KSI	Mixed	268	268	0	268	9,037	9,037	0	22	0
RK2006699	Duball (2J & 2K)	Mixed	386	386	0	386	46,200	46,200	92	57	0
RK2007004	Falls Grove Office North	Non-Residential	0	0	0	0	134,566	134,566	538	0	0
RK20072AM	King Farm Irvington Center (F6)	Non-Residential	0	0	0	0	248,033	248,033	965	16	0
RK2007704	Korean Methodist Church Expansion	Non-Residential	0	0	0	0	12,371	12,371	0	0	0
RK2007880	Washington Properties	Non-Residential	0	0	0	0	109,000	109,000	436	0	0
RK2010017	Judicial Center Annex	Non-Residential	0	0	0	0	200,000	200,000	800	0	0
RK2010022	Kol Shalom Synagogue	Non-Residential	0	0	0	0	30,379	30,379	0	0	5
RK2010027	Rockville Police Station	Non-Residential	0	0	0	0	26,320	26,320	57	0	0
RK2010034	Victory Court Independent Living	Residential	86	86	0	86	0	0	0	0	0
RK2010037	First Baptist Church of Rockville Addition	Non-Residential	0	0	0	0	34,414	34,414	0	0	0
RK2010381	Brightview of Rockville	Residential	90	90	0	90	0	0	0	0	0
	Rockville City	33	3,828	3,828	43	3,785	4,729,180	4,729,180	15,734	876	0
635											
<u>Plan Number</u>	<u>Project Name</u>										
119950450	Offard Property	Residential	1	1	1	0	0	0	0	0	0
119951030	Ashton United Methodist Church	Non-Residential	0	0	0	0	326,266	313,266	0	0	5
119970760	Schultz Property	Residential	3	1	1	0	0	0	0	0	0
120000430	Cedar Knolls Farm	Residential	3	3	3	0	0	0	0	0	0
120040110	Meadowsweet	Residential	32	1	1	0	0	0	0	0	0
120050810	Danshes Property	Residential	40	39	39	0	0	0	0	0	0
120060390	Ashton Estates	Residential	5	2	2	0	0	0	0	0	0
120060920	Ford Property	Residential	4	4	4	0	0	0	0	0	0
120070120	Bentley Ridge	Residential	4	2	2	0	0	0	0	0	0
120080070	Ashton Meeting Place	Mixed	7	2	2	0	74,000	71,150	130	97	0
120080410	Burtonsville EZ-Storage	Non-Residential	0	0	0	0	116,976	116,976	0	0	260
120090230	Sandy Spring Goddard School	Non-Residential	0	0	0	0	86,077	31,743	71	4	24
120100050	Cedar Knolls Farm	Residential	1	1	1	0	0	0	0	0	0
	Sandy Spring Ashton	13	100	56	56	0	603,319	533,135	201	101	260
29											
<u>Plan Number</u>	<u>Project Name</u>										
120020220	Piedmont Crossing	Residential	64	59	59	0	0	0	0	0	0
120070290	Baldwin Landing	Residential	42	42	42	0	0	0	0	0	0
120090100	Shady Grove Metro	Residential	156	156	39	117	0	0	0	0	0
	Shady Grove Sector	3	262	257	140	117	0	0	0	0	0
<u>Plan Number</u>	<u>Project Name</u>										
119871900	City Place	Non-Residential	0	0	0	0	739,269	286,761	1,274	0	0
119883210	Fontana	Non-Residential	0	0	0	0	9,226	9,226	0	23	0
119981070	Downtown Silver Spring	Mixed	222	221	0	221	1,003,878	0	0	0	0
120040870	United Therapeutics	Non-Residential	0	0	0	0	194,589	61,455	273	0	0
120050770	Easley Subdivision (The Adele)	Mixed	96	95	0	95	33,220	33,220	81	38	0
120050890	The Galaxy	Mixed	241	194	0	194	3,663	3,663	0	9	0
120060080	8021 Georgia Avenue	Residential	210	210	0	210	0	0	0	0	0
120060420	8711 Georgia Ave Office	Mixed	160	160	0	160	2,400	2,400	0	6	0
120060540	Midtown Silver Spring	Mixed	385	385	0	385	5,541	0	0	0	0
120070190	Bonifant Plaza	Residential	72	70	0	70	0	0	0	0	0
120070410	814 Thayer Avenue	Residential	52	52	0	52	0	0	0	0	0
120070420	Silver Spring Park	Mixed	58	55	0	55	91,642	63,472	0	55	0

			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 Retail Jobs	Unbuilt Industrial Jobs	Unbuilt Other Jobs	
Master Plan		Project											
120070560	Falkland Chase	Mixed	1,250	1,068	0	1,068	70,000	70,000	0	175	0	0	
120080210	1050 Ripley Street	Mixed	318	318	0	318	7,460	7,460	0	19	0	0	
120090380	Metro Plaza Silver Spring	Non-Residential	0	0	0	0	202,950	180,078	800	0	0	0	
120100260	Fillmore Music Hall	Non-Residential	0	0	0	0	383,082	360,200	976	108	0	0	
	Silver Spring CBD		16	3,064	2,828	2,828	2,746,920	1,077,935	3,404	433	0	0	
<u>Plan Number</u>	<u>Project Name</u>												
119882250	University Gardens	Residential	97	32	0	32	0	0	0	0	0	0	
119970780	Takoma Park BF Gilberts Addition	Residential	3	2	2	0	0	0	0	0	0	0	
	Silver Spring East		2	100	34	32	0	0	0	0	0	0	
<u>Plan Number</u>	<u>Project Name</u>												
120070160	White Property (resubdivision)	Residential	2	1	1	0	0	0	0	0	0	0	
	Takoma Park		1	2	1	0	0	0	0	0	0	0	
<u>Plan Number</u>	<u>Project Name</u>												
119990430	Fishers Place	Non-Residential	0	0	0	0	738,560	256,580	1,140	0	0	220	
120110300	Parklawn North	Non-Residential	0	0	0	0	580,132	519,977	2,311	0	0	0	
	Twinbrook		2	0	0	0	1,318,692	776,557	3,451	0	0	220	
<u>Plan Number</u>	<u>Project Name</u>												
119970500	Millhaven Estates	Residential	4	1	1	0	0	0	0	0	0	0	
120031050	Griffith Property	Residential	9	3	3	0	0	0	0	0	0	0	
120041100	The Reserve at Fair Hill	Residential	133	38	34	4	0	0	0	0	0	0	
120060320	Bowie Mill Estates	Residential	186	180	180	0	0	0	0	0	0	0	
120061020	Rosewood Manor Estates	Residential	2	2	2	0	0	0	0	0	0	0	
120070170	Griffiths Addition to Muncaster	Residential	1	1	1	0	0	0	0	0	0	0	
120070300	Southlawn	Non-Residential	0	0	0	0	4,524	4,523	0	0	10	0	
120070360	Avery Lodge	Residential	1	1	1	0	0	0	0	0	0	0	
120070660	Muncaster Manor	Residential	3	2	2	0	0	0	0	0	0	0	
120070740	Avery Village	Residential	2	1	1	0	0	0	0	0	0	0	
120080160	Bowie Mill Estates	Residential	2	1	1	0	0	0	0	0	0	0	
120090020	Day Property	Residential	11	10	10	0	0	0	0	0	0	0	
120090190	Muncaster Manor	Residential	2	1	1	0	0	0	0	0	0	0	
	Upper Rock Creek		13	356	241	4	4,524	4,523	0	0	10	0	
<u>Plan Number</u>	<u>Project Name</u>												
120050470	Kensington View	Residential	1	1	1	0	0	0	0	0	0	0	
120100120	Wheaton Safeway	Mixed	500	500	0	500	59,500	36,521	0	91	0	0	
120100290	Kensington Heights	Residential	26	26	26	0	0	0	0	0	0	0	
	Wheaton Sector		3	527	527	500	59,500	36,521	0	91	0	0	
<u>Plan Number</u>	<u>Project Name</u>												
119960150	Higgins Estate	Non-Residential	0	0	0	0	13,150	11,064	49	0	0	0	
120040490	North Bethesda Town Center	Mixed	1,350	1,038	0	1,038	1,430,037	1,366,250	5,102	546	0	0	
120061250	Montrose	Non-Residential	0	0	0	0	1,206	1,205	0	3	0	0	
120070380	White Flint View	Mixed	183	182	0	182	29,500	10,964	0	27	0	0	
820060060	5500 Edson Lane	Non-Residential	0	0	0	0	12,694	12,694	56	0	0	0	
	White Flint		5	1,533	1,220	1,220	1,486,587	1,402,177	5,207	576	0	0	
<u>Plan Number</u>	<u>Project Name</u>												
120050120	Farl Estates	Residential	7	7	7	0	0	0	0	0	0	0	
120050160	Nottingham Woods	Residential	7	1	1	0	0	0	0	0	0	0	
120050980	Fairmont	Residential	4	3	3	0	0	0	0	0	0	0	
120060410	Heller Realty East	Residential	6	6	6	0	0	0	0	0	0	0	
120060500	Bea-Kay Acres (resubdivision)	Residential	4	3	3	0	0	0	0	0	0	0	
120061110	Jackson's Acres	Residential	2	1	1	0	0	0	0	0	0	0	
120070140	Randolph Plaza	Non-Residential	0	0	0	0	22,709	22,709	75	10	0	0	
120070530	Jackson Acres	Residential	2	2	2	0	0	0	0	0	0	0	
	White Oak		8	32	23	23	22,709	22,709	75	10	0	0	
<u>Plan Number</u>	<u>Project Name</u>												
120060290	Rugby Condominium	Residential	61	61	0	61	0	0	0	0	0	0	
120060400	8400 Wisconsin Avenue	Residential	200	199	0	199	0	0	0	0	0	0	
120070760	4823 Rugby Avenue	Non-Residential	0	0	0	0	17,238	17,238	77	0	0	0	
120090060	Monty	Mixed	200	199	0	199	7,700	0	0	0	0	0	
120090140	Woodmont Central	Mixed	455	446	0	446	111,402	48,258	106	61	0	0	
820090010	Woodmont View	Mixed	47	45	0	45	3,200	0	0	0	0	0	
	Woodmont Triangle		6	963	950	950	139,540	65,496	183	61	0	0	
Project Totals			418	27,027	25,533	8,012	17,521	40,969,400	24,994,043	71,518	14,589	970	2,516

Source: Montgomery County Planning, Research and Technology Division

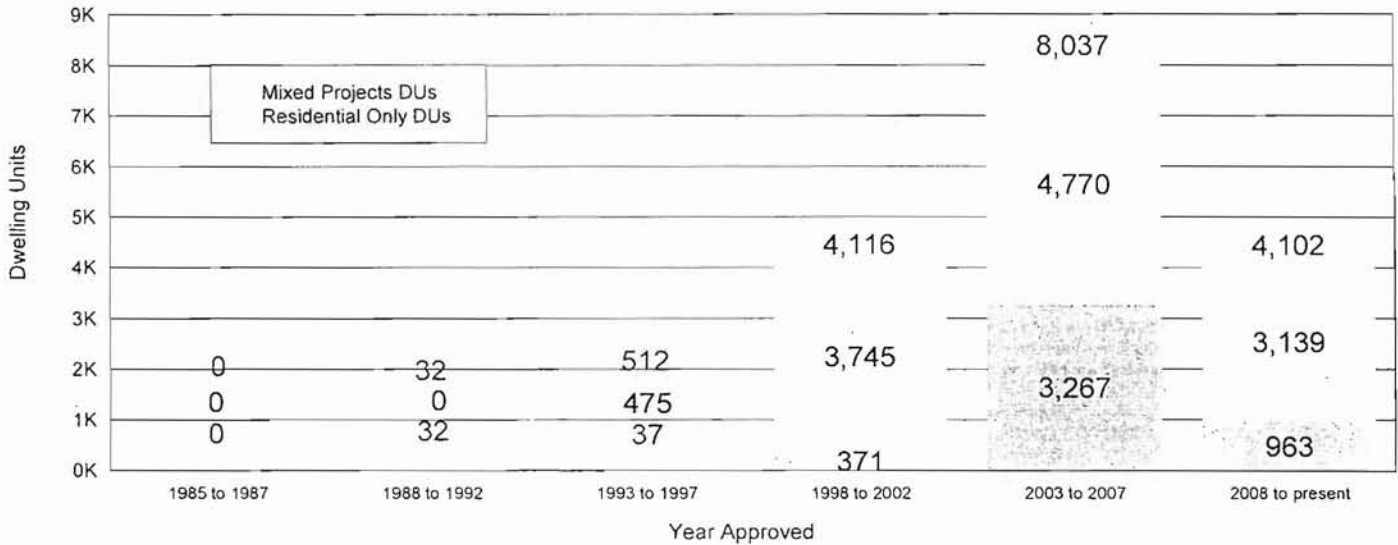
Source: Cities of Rockville and Gaithersburg have their own planning functions, Rockville's data provided on July 2013, Gaithersburg's data provided on January 2010.

Mandatory Referral data is not included

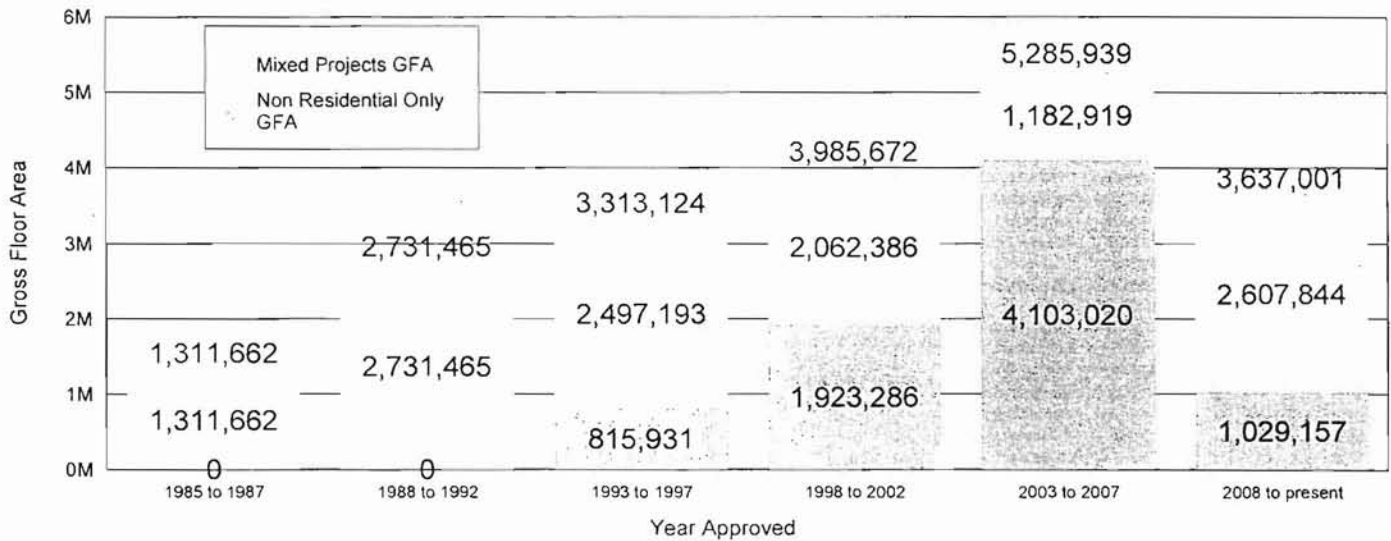
n/a* - request has been made for Gaithersburg's pipeline data.

November 2011 Pipeline*

Residential



Non-Residential



	# of Plans	Residential Unbuilt DUs	Mixed Unbuilt DUs	NonResidential Unbuilt GFA	Mixed Unbuilt GFA
1985 to 1987	4	0	0	1,311,662	0
1988 to 1992	7	32	0	2,731,465	0
1993 to 1997	24	37	475	2,497,193	815,931
1998 to 2002	53	371	3,745	2,062,386	1,923,286
2003 to 2007	167	3,267	4,770	1,182,919	4,103,020
2008 to present	110	963	3,139	2,607,844	1,029,157
Total	365	4,670	12,129	12,393,469	7,871,394

Applications Removed from Pipeline

May 2011 Pipeline Update

Master Plan	Plan Number	Project Name	Project Type	Resolution Mailed	Dwelling Units	Gross Floor Area	Removed Reason	APF Expiration	APF Rule
Agriculture & Rural	119950470	Watkins Property	Residential	5/1996	9	0	Expired	6/18/2008	12 yr
Agriculture & Rural	120040450	White Property	Residential	7/2004	3	0	Built	not required	3 or fewer units
Agriculture & Rural	120070640	Goshen Hunt Hills	Residential	11/2008	2	0	Built	not required	3 or fewer units
Aspen Hill	119990180	Oak Hill United Methodist Church	Non-Residential	5/1999	0	17,860	Built	5/29/2013	12 yr
Aspen Hill	119990550	Rock Creek Village Shopping Center	Non-Residential	4/1999	0	12,270	Built	5/22/2013	12 yr
Aspen Hill	120050330	Brookhaven	Residential	3/2006	6	0	Built	4/6/2011	5 - 12 yr
Bethesda CBD	119980190	Bethesda Place II	Non-Residential	1/1998	0	205,000	Built	2/28/2012	12 yr
Bethesda Chevy Chase	119920910	Brookdale	Residential	1/1994	1	0	Built	not required	3 or fewer units
Bethesda Chevy Chase	120020960	Howard Hughes Medical Center	Non-Residential	11/2004	0	75,000	Built	-	5 - 12 yr
Bethesda Chevy Chase	120021170	Wards Overlook	Residential	12/2002	8	0	Built	-	5 - 12 yr
Bethesda Chevy Chase	120040620	Longwood (resubdivision)	Residential	4/2005	1	0	Built	not required	3 or fewer units
Bethesda Chevy Chase	120050720	Chevy Chase Section 5	Residential	9/2005	2	0	Built	not required	3 or fewer units
Bethesda Chevy Chase	120060590	Parcel 496 - Spring Hill Manor	Residential	7/2006	1	0	Built	not required	3 or fewer units
Bethesda Chevy Chase	120060590	Spring Hill Manor	Residential	11/2006	1	0	Built	not required	3 or fewer units
Bethesda Chevy Chase	120060870	Longwood (resubdivision)	Residential	12/2006	1	0	Built	not required	3 or fewer units
Bethesda Chevy Chase	120061030	Fanning Property	Residential	8/2006	1	0	Built	not required	3 or fewer units
Bethesda Chevy Chase	120070220	Helmsdale Road	Residential	3/2009	1	0	Built	not required	3 or fewer units
Bethesda Chevy Chase	819900700	American College of Cardiology	Non-Residential	3/1991	0	31,665	Built	-	12 yr
Bethesda Chevy Chase	120060480	Hillmeade Bradley Hills	Residential	-	3	0	Parks Owned	not required	3 or fewer units
Bethesda Chevy Chase	120100030	Brooke Park	Residential	12/2010	0	0	Built	-	7 - 12 yr
Boyd's	120030130	Pollekoff Property	Residential	1/2003	1	0	Built	not required	3 or fewer units
Boyd's	120070600	Pollekoff Property	Residential	3/2008	1	0	Built	not required	3 or fewer units
Boyd's	120070670	Boyd's Highlands	Residential	9/2007	2	0	Built	not required	3 or fewer units
Clarksburg	119870410	Gateway 270 Corporate Park	Non-Residential	12/1989	0	440,021	Built	2/23/2002	12 yr
Clarksburg	119882440	Comsat Property	Non-Residential	5/1989	0	8,400	Built	6/18/2001	12 yr
Cloverly	119970600	Winters Property (Stonegate)	Residential	7/1997	5	0	Built	8/24/2011	12 yr
Cloverly	120031010	Lucas Property	Residential	1/2004	4	0	Expired	3/10/2009	5 - 12 yr
Cloverly	120040860	Snowden Manor	Residential	4/2005	1	0	Expired	not required	3 or fewer units
Cloverly	120040920	Patton Property Phase I	Residential	3/2006	6	0	Built	4/22/2011	5 - 12 yr
Cloverly	120041000	Hill Property	Residential	6/2005	9	0	Built	7/15/2010	5 - 12 yr
Cloverly	120050150	Nottingham	Residential	11/2004	6	0	Expired	2/24/2010	5 - 12 yr
Cloverly	120050390	Lutheran Church of St Andrew	Non-Residential	1/2006	0	47,000	Built	2/24/2011	5 - 12 yr
Cloverly	120050760	Bryants Nursey Road	Residential	7/2006	2	0	Built	not required	3 or fewer units
Cloverly	120051070	Mitchell Property	Residential	-	19	0	Parks Owned	-	-
Cloverly	120100210	Boxwell Property	Residential	7/2010	0	0	Built	-	7 - 12 yr
Cloverly	11999100A	Chevy Chase Bank at Cloverly	Non-Residential	3/2009	0	3,172	Built	-	5 - 10 yr
Damascus	120031060	Montco's Addition to Damascus	Residential	4/2004	2	0	Built	not required	3 or fewer units
Damascus	120040910	Hutchison Property	Residential	3/2005	3	0	Built	not required	3 or fewer units
Damascus	120050630	Moxley Estates	Residential	10/2005	1	0	Built	not required	3 or fewer units
Damascus	120060730	10017 Locust Drive	Non-Residential	10/2006	0	3,162	Built	11/9/2011	5 - 12 yr
East County Science Center	119910380	Westech Village Corner	Non-Residential	7/1991	0	0	Built	-	12 yr
East County Science Center	119910990	White Oak	Residential	5/2003	104	0	Built	6/28/2008	5 - 12 yr
East County Science Center	120080090	Chevy Chase Bank at Hillandale	Non-Residential	9/2008	0	3,170	Built	10/29/2013	5 - 10 yr
East County Science Center	820060210	10001 New Hampshire Avenue	Non-Residential	12/2006	0	55,862	Built	-	5 - 12 yr
Fairland	119950510	Kaye Subdivision	Residential	6/1995	1	0	Built	not required	3 or fewer units
Fairland	119970380	Montgomery Industrial Park	Non-Residential	6/2006	0	67,850	Built	-	5 - 12 yr
Fairland	119981060	Greencastle Woods (ARP)	Residential	9/1998	6	0	Built	-	12 yr
Fairland	120010640	Deer Park (resubdivision)	Residential	3/2005	12	0	Built	4/2/2012	5 - 12 yr
Fairland	120050010	Fairland View	Residential	-	40	0	ICC taking	-	-
Fairland	120050020	Verbits Acres	Residential	3/2005	7	0	Built	4/1/2012	5 - 12 yr
Fairland	120060230	Wooten Subdivision	Residential	10/2006	2	0	Built	-	3 or fewer units
Fairland	120060930	Commerce Bank	Non-Residential	8/2006	0	4,100	Built	9/7/2011	5 - 12 yr
Fairland	819710110	Woodlake	Residential	1/1971	593	0	Expired	7/23/2010	Board Decision
Gaithersburg Vicinity	120040180	Center Park	Non-Residential	-	0	1,268,211	Dead	-	-
Germantown	119811420	Liberty Heights	Non-Residential	8/2000	0	390,000	Built	8/29/2012	5 - 12 yr
Germantown	120050070	Kingsview Knolls	Residential	5/2005	2	0	Expired	not required	-
Germantown	120061020	Rosewood Manor Estates	Residential	12/2007	2	0	Built	-	3 or fewer units
Germantown	120061210	Henderson Corner	Non-Residential	11/2006	0	4,000	Built	-	5 - 12 yr
Germantown	819890100	Germantown Hardware	Non-Residential	-	0	12,000	Dead	-	-
Germantown Sector Plan	820080170	Chevy Chase Bank @ Fox Chapel	Non-Residential	7/2008	0	3,172	Built	-	5 - 10 yr
Germantown Sector Plan	82002013A	Middlebrook Industrial Park, Lot 9	Non-Residential	3/2009	0	0	Built	-	3 or fewer units
Great Seneca Science Center	119852450	Decoverly Hall	Non-Residential	12/1986	0	7,231	Built	2/20/2012	Board Decision
Kensington Wheaton	120040560	Atwood Road Property	Residential	6/2005	11	0	Built	7/10/2010	5 - 12 yr
Kensington Wheaton	120060130	George A. Davis	Residential	3/2006	1	0	Built	not required	3 or fewer units
Long Branch	120090340	BF Gilberts Subdivision	Non-Residential	9/2010	0	1,000	Built	10/28/2017	7 - 12 yr
North Bethesda Garrett Park	120060820	Homers Estates	Residential	10/2006	1	0	Built	not required	3 or fewer units
North Bethesda Garrett Park	11999029A	Wilgus East	Non-Residential	7/2008	0	313,900	Expired	-	5 - 10 yr
North Bethesda Garrett Park	81974005H	Lockheed Martin	Non-Residential	11/2008	0	0	Built	-	3 or fewer units
Olney	120020740	Sunnymeade	Residential	4/2003	3	0	Built	-	3 or fewer units
Olney	120030220	Nonwood Overlook	Residential	4/2003	6	0	Built	5/9/2008	5 - 12 yr
Olney	120030260	Lockwood Property	Residential	2/2003	5	0	Expired	4/21/2008	5 - 12 yr
Olney	120040930	Seitz Property	Residential	2/2005	9	0	Built	3/8/2012	5 - 12 yr
Olney	120050620	4501 Pinetree Road	Residential	5/2005	1	0	Built	not required	3 or fewer units
Olney	120050900	Ruppert Nurseries Fall Creek Farm East	Non-Residential	1/2006	0	23,700	Built	-	5 - 12 yr
Olney	120060250	Penas Property	Residential	11/2005	3	0	Built	not required	3 or fewer units
Olney	120070630	Oakdale School Lot	Residential	11/2006	1	0	Built	not required	3 or fewer units
Olney	120100220	Montgomery General Hospital	Non-Residential	12/2010	0	68,500	Built	1/20/2019	7 - 12 yr
Olney	11988167A	Girl Scout's Council of Nation's Capital	Non-Residential	4/2008	0	3,720	Built	-	5 - 10 yr
Potomac Subregion	120090290	Saint Lukes Serbian Church	Non-Residential	3/2010	0	13,244	Built	4/2/2017	7 - 12 yr
Potomac Subregion	119910100	Ward Property	Residential	6/1996	3	0	Built	not required	3 or fewer units
Potomac Subregion	119980210	Roberts Glen	Residential	12/1997	5	0	Built	1/8/2010	12 yr
Potomac Subregion	120010080	Bradley Farms	Residential	7/2001	1	0	Built	not required	3 or fewer units

Potomac Subregion	120010590	Simmons Property	Residential	1/2003	4	0	Expired	4/28/2005	5 - 12 yr	
Potomac Subregion	120010650	North Glen Hills	Residential	12/2003	2	0	Built	not required	3 or fewer units	
Potomac Subregion	120030450	The Estates at Greenbriar Preserve	Residential	5/2003	31	0	Built	6/22/2008	5 - 12 yr	
Potomac Subregion	120030620	Village of Potomac	Residential	9/2005	3	0	Expired	not required	3 or fewer units	
Potomac Subregion	120030680	Mountain View Estates	Residential	6/2003	1	0	Expired	not required	3 or fewer units	
Potomac Subregion	120030860	Potomac Country Corner	Residential	12/2003	29	0	Built	1/16/2009	5 - 12 yr	
Potomac Subregion	120040230	Potomac Hunt Acres	Residential	3/2004	1	0	Built	not required	3 or fewer units	
Potomac Subregion	120040230	Schmeisser Property	Residential	3/2004	1	0	Built	not required	3 or fewer units	
Potomac Subregion	120040460	Potomac Edge	Residential	7/2004	22	0	Built	8/23/2009	5 - 12 yr	
Potomac Subregion	120040500	Potomac Preserve	Residential	3/2004	11	0	Built	4/17/2011	5 - 12 yr	
Potomac Subregion	120040630	Travilah Acres	Residential	12/2005	4	0	Expired	1/19/2010	5 - 12 yr	
Potomac Subregion	120040810	Frye Estates	Residential	1/2005	2	0	Built	not required	3 or fewer units	
Potomac Subregion	120050420	Concord	Residential	1/2006	1	0	Expired	not required	3 or fewer units	
Potomac Subregion	120050570	Lake Potomac	Residential	7/2005	1	0	Built	not required	3 or fewer units	
Potomac Subregion	120060770	Kwan Property	Residential	10/2007	1	0	Built	not required	3 or fewer units	
Potomac Subregion	120060880	Avenel Lots 80 & 81, Block G	Residential	6/2006	1	0	Built	not required	3 or fewer units	
Potomac Subregion	120061000	Petrucelli's Corner	Non-Residential	9/2007	0	10,000	Built	10/21/2012	5 - 10 yr	
Potomac Subregion	120070210	McCormicks Addition to Horizon Hill	Residential	10/2007	1	0	Built	not required	3 or fewer units	
Potomac Subregion	120090030	Wildwood Hills	Residential	2/2009	1	0	Built	not required	3 or fewer units	
Potomac Subregion	11996019A	Wnterset	Residential	6/2009	10	0	Built	-	7 - 12 yr	
Potomac Subregion	12004105A	Roberts Landing	Residential	2/2006	32	0	Built	-	5 - 12 yr	
Sandy Spring Ashton	120050450	Cromwell Property/Brinklow	Residential	3/2005	7	0	Built	4/16/2012	5 - 12 yr	
Sandy Spring Ashton	120050580	Ashton Manor (resubdivision)	Residential	6/2005	2	0	Built	not required	3 or fewer units	
Sandy Spring Ashton	120070580	Chevy Chase Bank at Ashton	Non-Residential	7/2008	0	3,172	Built	8/30/2015	5 - 10 yr	
Shady Grove Sector	12001047A	Commeroe Bank Rockville	Non-Residential	7/2006	0	4,100	Built	-	5 - 12 yr	
Shady Grove Sector	119882330	Shady Grove Adventist Hospital	Non-Residential	3/1990	0	203,262	Built	7/25/2015	12 yr	
Silver Spring CBD	119891130	The Auroras	Residential	7/2004	135	0	Built	10/28/2009	5 - 12 yr	
Silver Spring CBD	120030600	Lofts 24 - Silver Spring Park	Residential	6/2003	24	0	Built	7/20/2008	5 - 12 yr	
Silver Spring CBD	120050850	Blar	Non-Residential	11/2005	0	918	Built	-	5 - 12 yr	
Silver Spring CBD	120060060	1200 Blair Mill Road Condominiums	Residential	2/2006	96	0	Built	3/15/2013	5 - 12 yr	
Silver Spring CBD	120060180	Cameron House	Multi-Use	2/2006	246	7,330	Built	11/4/2013	5 - 12 yr	
Silver Spring CBD	12004039A	Silver Spring Gateway	Non-Residential	5/2005	0	53,027	Built	-	5 - 12 yr	
Takoma Park	120060020	Takoma Park (resubdivision)	Residential	12/2006	1	0	Built	not required	3 or fewer units	
Twinbrook	120050170	US Pharmacopoeia	Non-Residential	4/2005	0	76,914	Built	5/12/2010	5 - 12 yr	
Twinbrook	120061150	Boland Campus Development	Non-Residential	1/2007	0	69,500	Built	2/5/2014	5 - 12 yr	
Upper Rock Creek	119881970	Redland	Non-Residential	7/1998	0	6,400	Built	12/6/2013	12 yr	
Upper Rock Creek	120080010	Needwood Knolls	Residential	11/2007	1	0	Built	not required	3 or fewer units	
Wheaton Sector	120050210	Wheaton Forest	Non-Residential	6/2005	0	4,000	Built	7/23/2012	5 - 12 yr	
White Flint	119880530	Cyrus Keiser's Montrose	Non-Residential	6/1989	0	9,000	Expired	6/25/2001	12 yr	
White Flint	119920590	White Flint North	Non-Residential	8/1993	0	364,000	Built	8/8/2005	12 yr	
White Flint	120060310	White Flint Crossing	Residential	9/2006	440	0	Built	7/14/2012	5 - 12 yr	
White Flint	120061250	Montrose	Non-Residential	5/2009	0	1,260	Built	6/20/2016	7 - 12 yr	
White Flint	820060050	5420 Edson Lane	Non-Residential	10/2006	0	13,150	Built	-	5 - 12 yr	
White Oak	120050040	Colesville Farm Estates	Residential	10/2005	1	0	Built	not required	3 or fewer units	
White Oak	120050400	Hull Property	Residential	4/2005	5	0	Built	5/7/2012	5 - 12 yr	
					Removed from October 2010 Pipeline		2,038	3,909,243		

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Master Plan	Plan Number	Project Name	Project Type	Resolution Mailed	Dwelling Units	Gross Floor Area	Removed Reason	APF Expiration	APF Rule	
Aspen Hill	120070400	Allanwood (resubdivision)	Residential	9/2007	2	0	Built	not required	3 or fewer units	
Bethesda CBD	120070720	Edgemoor Phase IV	Residential	12/2008	9	0	Built	01/20/17	5 - 10 yr	
Bethesda CBD	820000230	Edgemoor IV	Residential	-	11	0	Withdrawn	06/11/10	-	
Bethesda CBD	820090170	Safeway Store 2848	Non-Residential	8/2009	0	17,529	Built	not required	-	
Bethesda Chevy Chase	120080060	Moore's Addition to Woodburn	Residential	12/2008	1	0	Built	not required	3 or fewer units	
Boyd's	120050690	Barnesville Road	Residential	7/2005	1	0	Built	not required	3 or fewer units	
Damascus	120030900	Yingers Addition to Woodfield	Residential	9/2005	2	0	Built	10/22/16	5 - 12 yr	
East County Science Center	119970770	Orchard Center	Non-Residential	7/1997	0	18,447	Built	07/28/11	12 yr	
Fairland	120041010	Montgomery Auto Sales Park	Non-Residential	7/2006	0	57,749	Built	02/26/14	5 - 12 yr	
Germantown	119910520	The Village at Cloppers Mill	Mixed	3/2010	36	0	Built	04/22/19	7 - 12 yr	
Germantown	120040600	13805 Leaman Farm Rd	Residential	2/2005	3	0	Built	not required	3 or fewer units	
Kensington Sector Plan	120040830	F. P. Nash's Subdivision	Residential	11/2004	1	0	Built	not required	3 or fewer units	
Kensington Sector Plan	120070370	Houlton Subdivision	Residential	4/2008	1	0	Built	not required	3 or fewer units	
North Bethesda Garrett Park	120060210	Domingo Property	Residential	3/2006	1	0	Built	not required	3 or fewer units	
Potomac Subregion	120050590	Travilah Place	Residential	6/2005	1	0	Built	not required	3 or fewer units	
Potomac Subregion	120090400	Willerburn Acres	Residential	7/2010	1	0	Built	not required	3 or fewer units	
Rockville City	-	Falls Bend	Mixed	-	0	0	Built	-	-	
Rockville City	RK2002686	Twinbrook Commons	Residential	-	110	0	Built	-	-	
Rockville City	RK2005010	Lincoln Terrace - Phase 2	Residential	-	11	0	Built	-	-	
Rockville City	RK2004007	JBG Market Square LLC	Mixed	-	844	3,613	Built	-	-	
Shady Grove Sector	120070320	Shady Grove (Phase 1)	Mixed	6/2007	340	329,300	County Owned	7/28/10	-	
Upper Rock Creek	120050380	Rock Creek Ridge	Residential	-	24	0	Built	not required	-	
					Removed from May 2011 Pipeline		1,399	426,638		

