

CITY OF GAITHERSBURG
JULY 2018
DWELLING UNITS AND ESTIMATED POPULATION
ACTIVE PIPELINE DEVELOPMENT (APPROVED NOT YET BUILT)

Completed 2018 Projects are highlighted Completed 2017 Projects are highlighted Completed 2016 Projects are highlighted Completed 2011-2015 Projects are highlighted Projects with expired final site plan approval (not built, but still have preliminary plan approval)
 * Plans with conceptual approvals that are unlikely to be constructed in the near future. Other Type: C = Community, D = Research & Develop., E = Educational, H = Health/Medical, I = Institutional, L = Lodging/Hotel, M = Manufacturing/Industrial, P = Parking, RC = Recreation, RL = Religious, W = Warehouse; U = Unknown

| SUBDIVISION SECTION/PHASE | H C D R | COG TAZ | UNIT TYPE | IR SR | DWELLING UNITS | | | | CURRENT/ESTIMATED POPULATION | | | COMMERCIAL DEVELOPMENT | | | | | | MAP KEY | PLAN NUMBER | ADDRESS |
|---|---------|---------|-----------|-------|----------------|--------------|------------|--------------|------------------------------|---------------|-------------|------------------------|--------------------|----------------|---------------|------------|---------------|---------|-------------|---------|
| | | | | | UNIT TOTAL | UNITS COMPL. | OTHER USES | TO BE COMPL. | POP. | FUTURE GROWTH | FUTURE POP. | RETAIL (SQ FT) | RESTAURANT (SQ FT) | OFFICE (SQ FT) | HOTEL (ROOMS) | OTHER TYPE | OTHER (SQ FT) | | | |
| ASBURY | | | | | 43 | 43 | 0 | 0 | 131 | 0 | 131 | | | | | | | | | |
| NORTH VILLAGE DUPLEXES | R | 514 | TH | SR | 43 | 43 | 0 | 0 | 131 | 0 | 131 | | | | | | | | | |
| BROWN'S ADDITION | | 743 | SFD | | 2 | 2 | 0 | 0 | 6 | 0 | 6 | | | | | | | | | |
| THE CHASE AT QUINCE ORCHARD (JOHNSON PROPERTY) | | | | | 106 | 0 | 0 | 106 | 0 | 326 | 326 | | | | | | | | | |
| DETACHED HOUSES | H | 406 | SFD | | 26 | 0 | 0 | 26 | 0 | 83 | 83 | | | | | | | | | |
| TOWNHOUSES | H | 406 | TH | | 80 | 0 | 0 | 80 | 0 | 243 | 243 | | | | | | | | | |
| CROWN | | | | | 2,250 | 959 | 4 | 1,287 | 2,535 | 3,182 | 5,718 | 282,760 | 22,186 | 10,054 | | | | | | |
| CAPITAL ONE BANK - NEIGHBORHOOD 1 | | 732 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 3,795 | | | | | | |
| COMMERCIAL (STAND-ALONE) - NBRHD 1 | | 732 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 69,646 | 22,186 | 3,259 | | | | | | |
| HARRIS TEETER - NEIGHBORHOOD 1 | | 732 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 57,652 | | | | | | | | |
| TOWNHOUSES - NEIGHBORHOOD 1 | | 732 | TH | | 51 | 50 | 0 | 1 | 152 | 3 | 155 | | | | | | | | | |
| CADENCE AT CROWN (BOZZUTO/JBG) - NBR | | 732 | GA | | 538 | 538 | 0 | 0 | 1,316 | 0 | 1,316 | 106,940 | 0 | 3,000 | | | | | | |
| RYLAND 2/2 CONDOS - NBRHD 1 | | 732 | SC | | 70 | 70 | 0 | 0 | 150 | 0 | 150 | | | | | | | | | |
| LOFTS AT CROWN - NBRHD 1 | | 732 | GC | | 128 | 0 | 0 | 128 | 0 | 215 | 215 | | | | | | | | | |
| MULTIFAMILY - NBRHD 1 (PHASE 2) | | 732 | GA | | 243 | 0 | 0 | 243 | 0 | 594 | 594 | 33,522 | | | | | | | | |
| DETACHED HOUSES - NBRHD 2 | | 732 | SFD | | 60 | 25 | 2 | 33 | 80 | 106 | 186 | | | | | | | | | |
| TOWNHOUSES - NEIGHBORHOOD 2 | | 732 | TH | | 286 | 276 | 2 | 8 | 838 | 24 | 863 | | | | | | | | | |
| HOA CLUBHOUSE - NEIGHBORHOOD 3 | | 732 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | C | 8,725 | | |
| TOWNHOUSES - NBRHD 3, PH 1 | | 732 | TH | | 40 | 0 | 0 | 40 | 0 | 122 | 122 | | | | | | | | | |
| 2/2 CONDOMINIUMS - NBRHD 3, PH 1 | | 732 | SC | | 14 | 0 | 0 | 14 | 0 | 30 | 30 | | | | | | | | | |
| GARDEN CONDOS - NBRHD 3, PH 1 | | 732 | GC | | 64 | 0 | 0 | 64 | 0 | 108 | 108 | | | | | | | | | |
| DETACHED HOUSES - NBRHD 3, PH 2 | | 732 | SFD | | 44 | 0 | 0 | 44 | 0 | 141 | 141 | | | | | | | | | |
| TOWNHOUSES - NBRHD 3, PH 2 | | 732 | TH | | 201 | 0 | 0 | 201 | 0 | 611 | 611 | | | | | | | | | |
| 2/2 CONDOMINIUMS - NBRHD 3, PH 2 | | 732 | SC | | 66 | 0 | 0 | 66 | 0 | 141 | 141 | | | | | | | | | |
| GARDEN APARTMENTS - NBRHD 5 | | 732 | GA | | 445 | 0 | 0 | 445 | 0 | 1,088 | 1,088 | 15,000 | | | | | | | | |
| CROWN POINTE | | | | | 13 | 13 | 0 | 0 | 42 | 0 | 42 | | | | | | | | | |
| DETACHED HOUSES | H | 732 | SFD | | 13 | 13 | 0 | 0 | 42 | 0 | 42 | | | | | | | | | |
| DIAMOND FARMS | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | |
| BROWN STATION ELEMENTARY SCH. | | 411 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | E | 112,189 | | |
| DIAMOND ELEMENTARY SCH. ADDITION | | 409 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | E | 18,295 | | |
| LOT 1 BLOCK C (5 BANK ST) | | 411 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 3,876 | | | | | | |
| QUINCE ORCHARD PLAZA (ALDI) | | 411 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 761 | | | | | | | | |
| QUINCE ORCHARD PLAZA (LA FITNESS) | | 411 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,556 | | | | | | | | |
| HIDDEN CREEK | | | | | 300 | 300 | 0 | 0 | 734 | 0 | 734 | | | | | | | | | |
| HIDDEN CREEK APT HOMES (SUMMIT CTR) | | 512 | GA | | 300 | 300 | 0 | 0 | 734 | 0 | 734 | 4,000 | | 1,200 | | | RC | 6,800 | | |
| KENTLANDS | | | | | 1 | 1 | 0 | 0 | 3 | 0 | 3 | | | | | | | | | |
| CHICK-FIL-A | H | 750 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 19 | | | | | | | |
| LOWE'S - ADDITION | | 750 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,196 | | | | | | | | |
| MARKET SQUARE PEDESTRIAN WAY | | 750 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -7,143 | | | | | | | | |
| OLDE FARM NBRHD (FORMER FIREHOUSE) | | 750 | SFD | | 1 | 1 | 0 | 0 | 3 | 0 | 3 | | | | | | | | | |
| NOT YOUR AVERAGE JOE'S - OUTDR STNG | | 750 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 1,250 | | | | | | | |
| LAKELANDS | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | |
| PHASE I SECTION 2 URBAN COTTAGES | H | 750 | GA | | 2 | 2 | 0 | 0 | 5 | 0 | 5 | | | | | | | | | |
| MAPLE HILL (JACKSON / HABITAT FOR HUM) | H | 512 | TH | | 19 | 19 | 0 | 0 | 58 | 0 | 58 | | | | | | | | | |
| NORTH FREDERICK AVE | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | |
| COSTCO (ADDITION) | | 481 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,596 | | | | | | | | |
| COSTCO (COOLER ADDITION) | | 481 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,706 | | | | | | | | |
| EMERGENT BIOSOLUTIONS ADDITION | | 480 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | D | 475 | | |
| FEDERAL EXPRESS GROUND | | 480 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | -422,051 | | | W | 304,804 | | |

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| SUBDIVISION SECTION/PHASE | H D | C R | COG TAZ | UNIT TYPE | SR | DWELLING UNITS | | | | CURRENT/ESTIMATED POPULATION | | | COMMERCIAL DEVELOPMENT | | | | | | MAP KEY | PLAN NUMBER | ADDRESS | |
|--|--------|--------|------------|--------------|----|----------------|-----------------|---------------|-----------------|------------------------------|------------------|----------------|------------------------|-----------------------|-------------------|------------------|---------------|------------------|------------|----------------------------|--------------------------|-------------------------|
| | | | | | | UNIT TOTAL | UNITS COMPL. | OTHER USES | TO BE COMPL. | CURRENT POP. | FUTURE GROWTH | FUTURE POP. | RETAIL (SQ FT) | RESTAURANT (SQ FT) | OFFICE (SQ FT) | HOTEL (ROOMS) | OTHER TYPE | OTHER (SQ FT) | | | | |
| PARAMOUNT WEST | R | | 480 | GA | | 110 | 110 | 0 | 0 | 269 | 0 | 269 | | | | | | | 28 | SP-09-0004 AFP-09-021 | 231 SPECTRUM AVE | |
| THE MAJESTIC | R | | 480 | GA | | 241 | 241 | 0 | 0 | 589 | 0 | 589 | | | | | | | 28 | SP-12-0002 SDP-11-002 | 120 PARAMOUNT PARK DR | |
| THE MAJESTIC - APPROVED/UNBUILT | | | 480 | GA | | 46 | 0 | 0 | 46 | 0 | 112 | 112 | | | | | | | 28 | SP-12-0002 SDP-11-002 | | |
| AGE-RESTRICTED MULTIFAMILY | | | 480 | GA | AR | 158 | 0 | 0 | 158 | 0 | 386 | 386 | | | | | | | 28 | SDP-11-002 | | |
| FIREBIRDS RESTAURANT | | | 480 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,615 | | | | | | 28 | AFP-7220-2016 | 390 SPECTRUM AVE | |
| WASHINGTONIAN CENTER | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | |
| TARA THAI ADDITION | | | 741 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 810 | | | | | | | AFP-12-006 AFP-09-023 | 9811 WASHINGTONIAN BLVD |
| YARD HOUSE | | | 741 | | | | | | | | | | -7,755 | 8,078 | | | | | 29 | FP-7794-2017 ASDP-7647-201 | 211 RIO BOULEVARD | |
| WASHINGTONIAN NORTH - CAMDEN APTS | | | 741 | GA | | 365 | 131 | 0 | 234 | 320 | 572 | 893 | | | 1,143 | | RC | 3,089 | 30 | SDP-3878-2013 SP-6106-2014 | 10201 WASHINGTONIAN BLVD | |
| WASHINGTONIAN NORTH - LIFETIME FITNESS | | | 741 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 128,200 | | | | | | 31 | SDP-3878-2013 SP-5035-2014 | 10121 WASHINGTONIAN BLVD | |
| WASHINGTONIAN NORTH (FUTURE OFFICE) | | | 741 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 240,000 | | | | 32 | SDP-3878-2013 | 10000 WASHINGTONIAN BLVD | |
| WASHINGTONIAN SOUTH (FUTURE OFFICE) | | | 741 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 203,136 | | | | 33 | SDP-07-002 SP-07-0009 | 9711 WASHINGTONIAN BLVD | |
| WASHINGTONIAN INDUSTRIAL PARK | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | |
| CARVANA | | | 741 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,233 | -8,425 | | | | | 34 | ASDP-7407-2016 SP-7483-201 | 15710 SHADY GROVE RD | |
| iFLY | | | 740 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,589 | | | | | | 35 | SP-7560-2017 SP-7488-2017 | 9400 GAITHER RD | |
| WATKINS MILL TOWN CENTER (PARKLANDS) | | | | | | 455 | 450 | 0 | 5 | 1,254 | 16 | 1,269 | | | | | | | 36 | | | |
| DETACHED HOUSES & COTTAGES | H | | 413 | SFD | | 94 | 92 | 0 | 2 | 294 | 6 | 301 | | | | | | | 36 | SP-05-0013 | | |
| INTEGRAL TOWNHOUSES | H | | 413 | TH | | 180 | 180 | 0 | 0 | 547 | 0 | 547 | | | | | | | 36 | SP-05-0013 | | |
| UPTOWN ST 24' TOWNHOUSES | H | | 413 | TH | | 20 | 20 | 0 | 0 | 61 | 0 | 61 | | | | | | | 36 | SDP-05-002 | | |
| DEVLIN PROPERTY | H | | 413 | TH | | 19 | 16 | 0 | 3 | 49 | 9 | 58 | | | | | | | 37 | SDP-4560-2014 | | |
| 2/2 CONDO TOWNHOUSES | C | | 413 | SC | | 142 | 142 | 0 | 0 | 303 | 0 | 303 | | | | | | | 36 | SP-05-0013 | | |
| WEST DEER PARK | | | | | | 81 | 81 | 0 | 0 | 221 | 0 | 221 | | | | | | | | | | |
| SUMMIT HALL RESERVE TOWNHOUSE | H | | 743 | TH | | 53 | 53 | 0 | 0 | 161 | 0 | 161 | | | | | | | 38 | SP-11-0017 SDP-06-004 | | |
| SUMMIT HALL RESERVE 2/2 CONDOS | H | | 743 | SC | | 28 | 28 | 0 | 0 | 60 | 0 | 60 | | | | | | | 38 | SP-11-0017 SDP-06-004 | | |
| TOTALS † | | | | | | 4,842 | 2,947 | 7 | 1,895 | 7,631 | 4,764 | 12,395 | 431,070 | 67,464 | 2,483,970 | 0 | | | | | 370,754 | |

†Commercial totals do not include projects that have been completed or that have expired

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ANTICIPATED (NOT YET SUBMITTED OR APPROVED), EXPIRED, AND POSTPONED PIPELINE DEVELOPMENT**

| SUBDIVISION SECTION/PHASE | H D | C R | COG TAZ | UNIT TYPE | SR | DWELLING UNITS | | | | CURRENT/ESTIMATED POPULATION | | | COMMERCIAL DEVELOPMENT | | | | | | MAP KEY | PLAN NUMBER | ADDRESS | |
|--|--------|--------|------------|--------------|----|----------------|-----------------|---------------|-----------------|------------------------------|------------------|------------------|------------------------|-------------------|-------------------|------------------|---------------|------------------|------------|-----------------------|----------------------------|------------------------|
| | | | | | | UNIT TOTAL | UNITS COMPL. | OTHER USES | TO BE COMPL. | CURRENT POPLN. | FUTURE GROWTH | FUTURE POPLN. | RETAIL (SQ FT) | OFFICE (SQ FT) | OFFICE (SQ FT) | HOTEL (ROOMS) | OTHER TYPE | OTHER (SQ FT) | | | | |
| ASBURY | | | | | | 63 | 0 | 0 | 63 | 0 | 156 | 156 | | | | | | | | | | |
| * MANOR HOMES | R | | 514 | GA | SR | 60 | 0 | 0 | 60 | 0 | 147 | 147 | | | | | | | | 39 | SP-07-0010 | |
| * ASBURY HOUSE FOR BETTY (107-111 R | R | | 514 | SFD | SR | 3 | 0 | 0 | 3 | 0 | 10 | 10 | | | | | | | | 40 | SP-11-0003 | 107-111 RUSSELL AVENUE |
| DIAMOND FARMS | | | | | | 175 | 0 | 0 | 175 | 0 | 532 | 532 | 0 | 0 | 99,780 | | | | | | | |
| DRS/700 QUINCE ORCHARD RD (ANTICIPATE | | | 411 | TH | | 175 | 0 | 0 | 175 | 0 | 532 | 532 | | | | | D | 300,814 | 41 | Z-7262-2016 | 700 QUINCE ORCHARD RD | |
| * 14 FIRSTFIELD RD | | | 411 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 99,780 | | | | 42 | CSP-02-002 SP-02-0006 | 14 FIRSTFIELD RD | |
| * FAIRGROUNDS | | | 482 | GA | | 1,350 | 0 | 0 | 1,350 | 0 | 3,301 | 3,301 | 150,000 | | 1,000,000 | | | | 43 | Z-316 | 16 CHESTNUT STREET | |
| * THE GATEWAY (ORCHARD POND) | R | | 413 | GA | | 1,410 | 747 | 0 | 663 | 1,827 | 1,621 | 3,448 | | | | | | 1,425,571 | | SDP-09-001 Z-312 | CLOPPER RD @ FIRSTFIELD RD | |
| * PHASE 1 (E OF FIRSTFIELD RD) | R | | 413 | GA | | 410 | 156 | 0 | 254 | 381 | 621 | 1,003 | | | | | C | 9,000 | 44 | SDP-09-001 Z-312 | CLOPPER RD @ FIRSTFIELD RD | |
| * PHASE 2 (W OF FIRSTFIELD RD) - estin | R | | 413 | GA | | 1,000 | 591 | 0 | 409 | 1,445 | 1,000 | 2,445 | | | | | U | 1,416,571 | 45 | SDP-09-001 Z-312 | CLOPPER RD @ FIRSTFIELD RD | |
| * GE TECH PARK/GBURG AQUATIC CENTER | H | | 750 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | I | 62,897 | 46 | SP-07-0019 | 51 EDISON PARK DR | |

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Completed 2011-2015 Projects are highlighted

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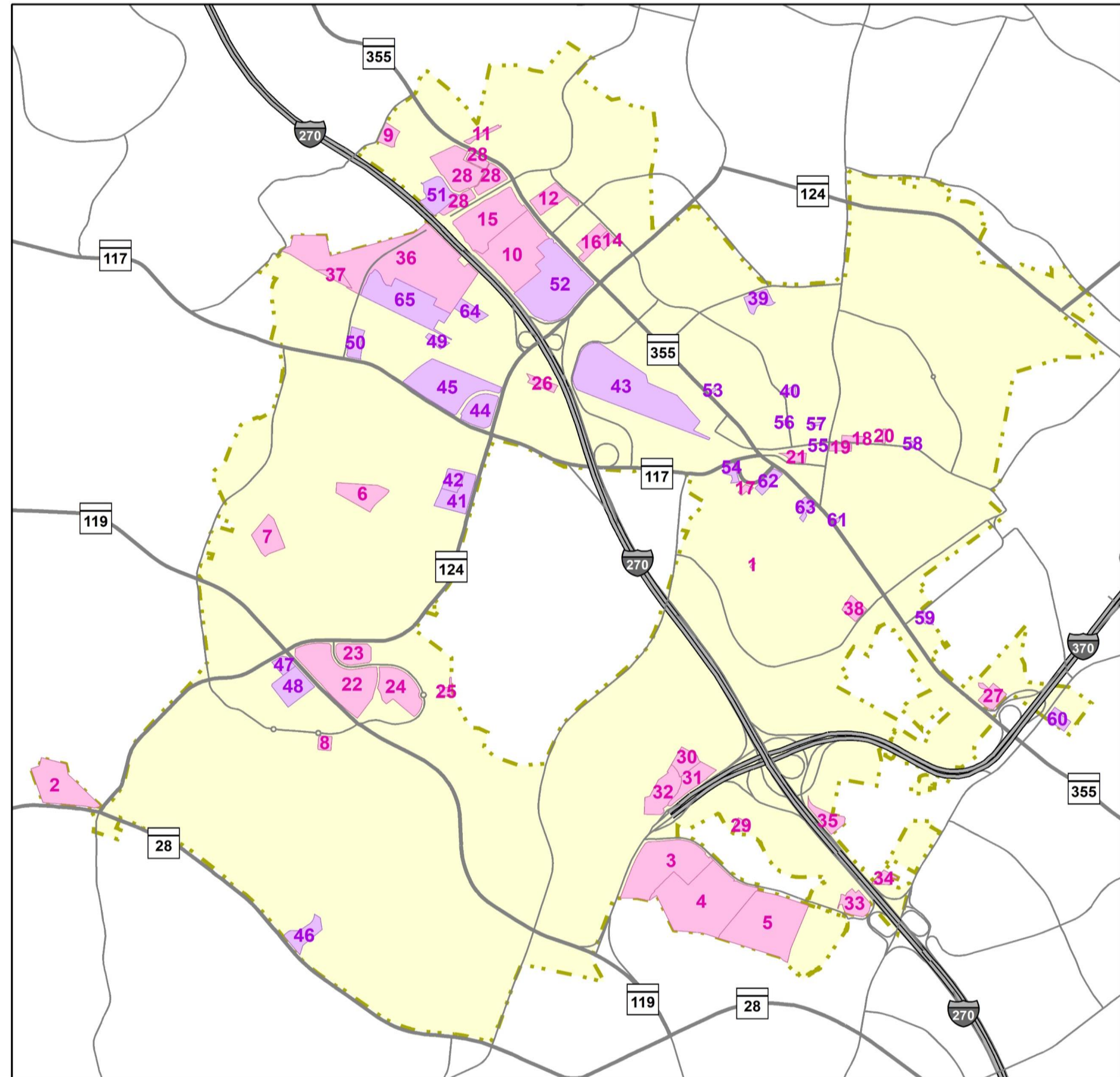
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| SUBDIVISION SECTION/PHASE | H D | C R | COG TAZ | UNIT TYPE | IR SR | DWELLING UNITS | | | | CURRENT/ESTIMATED POPULATION | | | COMMERCIAL DEVELOPMENT | | | | | | MAP KEY | PLAN NUMBER | ADDRESS | | | | |
|--|--------|--------|------------|--------------|----------|----------------|-----------------|---------------|-----------------|------------------------------|------------------|----------------|------------------------|-----------------------|-------------------|------------------|---------------|------------------|------------|----------------|---------|----|----------------------------|----------------------------------|--|
| | | | | | | UNIT TOTAL | UNITS COMPL. | OTHER USES | TO BE COMPL. | POP. | FUTURE GROWTH | FUTURE POP. | RETAIL (SQ FT) | RESTAURANT (SQ FT) | OFFICE (SQ FT) | HOTEL (ROOMS) | OTHER TYPE | OTHER (SQ FT) | | | | | | | |
| KENTLANDS | | | | | | 1,745 | 0 | 0 | 1,745 | 0 | 4,267 | 4,267 | | | 422,040 | | | | | | | | | | |
| KENTLANDS APARTMENTS | R | | 750 | GA | | 295 | 0 | 0 | 295 | 0 | 721 | 721 | | | | | | | | | | 47 | SDP-7362-2016 | 913 QUINCE ORCHARD RD | |
| * KENTLANDS OFFICE BLDG (913 Q O RD) | | | 750 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 30,000 | | | | | | | 47 | SDP-01-007 | 913 QUINCE ORCHARD RD | |
| * KENTLANDS SQUARE PHASE I SKETCH | R | | 750 | GA | | 1,450 | 0 | 0 | 1,450 | 0 | 3,546 | 3,546 | 392,040 | | 392,040 | | | | | | | 48 | SK-7503-2017 | 209-227 KENTLANDS BLVD | |
| METROPOLITAN GROVE PARK | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 152,200 | | | | | | | | | | |
| * LOT 10 | | | 413 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 40,200 | | | | | | | 49 | SP-01-0016 | 21 METROPOLITAN GROVE RD | |
| * LOT 18 | | | 413 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 112,000 | | | | | | | 50 | S-1092 | 2 W WATKINS MILL RD | |
| NORTH FREDERICK AVE | | | | | | 300 | 0 | 0 | 300 | 0 | 458 | 458 | 900 | | 349,356 | | | 2,462 | | | | | | | |
| * HUMANE SOCIETY OF THE U.S. | | | 480 | HRC | | 300 | 0 | 0 | 300 | 0 | 458 | 458 | | | 342,500 | | | | | | | 51 | Z-3136-2013 | 700 PROFESSIONAL DR | |
| * LOCKHEED-MARTIN (CAFETERIA ADDITION) | | | 480 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 5,900 | | | | | | | 52 | SDP-6972-2015/AFP-6973-201 | 700 N FREDERICK AVE | |
| * MARYLAND CARPET & TILE | | | 514 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 900 | | 956 | | W | 2,462 | | | | 53 | SDP-08-004 AFP-08-034 | 305 N FREDERICK AVE | |
| OLDE TOWNE | | | | | | 243 | 52 | 0 | 139 | 127 | 340 | 467 | 2,263 | | 17,987 | | | | | | | | | | |
| * DIAMOND ACRES APTS | R | | 743 | GA | | 35 | 35 | 0 | -35 | 86 | -86 | 0 | | | | | | | | | | 54 | SP-08-0008 Z-308(o) | 49 WEST DIAMOND AVE | |
| * DIAMOND HOUSE APTS | R | | 743 | GA | | 17 | 17 | 0 | -17 | 42 | -42 | 0 | | | | | | | | | | 54 | SP-08-0008 Z-308(o) | 1 & 3 WATER ST | |
| * GUATEMALTECA BAKERY | | | 514 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 2,500 | | | | | | | 55 | SP-09-003 CSP-08-001 | 207 EAST DIAMOND AVE | |
| * RESIDENCES AT OLDE TOWNE | R | | 743 | GA | | 191 | 0 | 0 | 191 | 0 | 467 | 467 | | | | | | | | | | 54 | SP-08-0008 Z-308(o) | WATER ST @ WEST DIAMOND AVE | |
| * 12 RUSSELL AVE | | | 514 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 1,962 | | | | | | | 56 | SP-06-0012 | 12 RUSSELL AVE | |
| * 13 PARK AVE | | | 514 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 9,000 | | | | | | | 57 | SP-12-0004 | 13 PARK AVE | |
| * 438 EAST DIAMOND AVE | | | 513 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,263 | | 4,525 | | | | | | | 58 | SP-11-0008 AFP-00577-2012 | 438 EAST DIAMOND AVE | |
| * RASHIDIAN ESTATES | | | 515 | SFD | | 4 | 1 | 0 | 3 | 3 | 10 | 13 | | | | | | | | | | 59 | SP-04-0007 AFP-07-005 | 100 CENTRAL AVE, 4-12 CENTRAL CT | |
| SEARS ADDITION TO SHADY GROVE | | | 519 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 225,000 | | | | | | | 60 | SDP-1747-2013 | 16401 SHADY GROVE RD | |
| * CARMAX - FUTURE OFFICE BUILDING | | | 519 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 225,000 | | | | | | | 60 | SDP-1747-13 ASK-1746-13 | 16383 SHADY GROVE RD | |
| SOUTH FREDERICK AVENUE | | | | | | 265 | 87 | 4 | 175 | 214 | 426 | 640 | 1,530 | | | | | | | | | | | | |
| * 311 SOUTH FREDERICK FLOWER SHOP | | | 515 | SFD | | -1 | -1 | 0 | 0 | -3 | 0 | -3 | 1,530 | | | | | | | | | 61 | CSP-12-001 SP-0942-12 | 311 S FREDERICK AVE | |
| * SUITES 355 (EXECUTIVE GARDENS) | | | 743 | GA | | 263 | 85 | 1 | 178 | 208 | 435 | 643 | | | | | | | | | | 62 | Z-309 SDP-08-005 | 12-16 S FREDERICK AVE | |
| * WILSON PROPERTY | | | 743 | SFD | | 3 | 3 | 3 | -3 | 10 | -10 | 0 | | | 22,222 | | | | | | | 63 | Z-311 CSP-09-001 | 206 S FREDERICK AVE | |
| WATKINS MILL TOWN CENTER | | | | | | 713 | 0 | 0 | 713 | 0 | 1,271 | 1,271 | 126,095 | 89,444 | 936,650 | 394 | | | | | | | | | |
| * STEVENSON PROPERTY | H | | 413 | TH | | 83 | 0 | 0 | 83 | 0 | 252 | 252 | | | | | | | | | | 64 | Z-7187-2015 | | |
| * TOWN CENTER TOWNHOUSES (URBAN) | H | | 413 | TH | | 37 | 0 | 0 | 37 | 0 | 112 | 112 | | | | | | | | | | 65 | SDP-05-002 | | |
| * HIGH-RISE CONDOS | C | | 413 | HRC | | 593 | 0 | 0 | 593 | 0 | 906 | 906 | | | | | | | | | | 65 | SDP-05-002 | | |
| TOTALS | | | | | | 6,268 | 887 | 4 | 5,326 | 2,171 | 12,382 | 14,553 | 280,788 | 89,444 | 3,203,013 | 394 | | | | | | | | | |

MAP OF PIPELINE DEVELOPMENT

- Pipeline Development - Approved Near-term
- Pipeline Development - Anticipated, Expired, Postponed
- ▭ City Boundary
- == Expressways
- State Highways
- Secondary Roads



**CITY OF GAITHERSBURG
JULY 2018
DWELLING UNITS AND ESTIMATED POPULATION
FUTURE POPULATION ESTIMATES**

| July 1 of each Year | Approved Units | Expected Unit | Total New Units | Total New Pop | Total Units Completed | Occupied Units | Estimated Population |
|---------------------|----------------|---------------|-----------------|---------------|-----------------------|----------------|----------------------|
| 2005 | N/A | 0 | N/A | N/A | 23,139 | 21,790 | 60,253 |
| 2006 | 1 | 0 | 1 | 462 | 23,140 | 21,952 | 60,715 |
| 2007 | 0 | 0 | 0 | 942 | 23,140 | 22,319 | 61,657 |
| 2008 | -49 | 0 | -49 | -1,515 | 23,091 | 21,744 | 60,142 |
| 2009 | 2 | 0 | 2 | 491 | 23,082 | 21,967 | 60,633 |
| 2010 | 34 | 0 | 34 | 188 | 22,997 | 21,985 | 60,821 |
| 2011 | 126 | 0 | 126 | 2,120 | 23,103 | 22,802 | 62,942 |
| 2012 | 214 | 0 | 214 | 557 | 23,312 | 23,004 | 63,498 |
| 2013 | 722 | -2 | 720 | 1,119 | 24,032 | 23,449 | 64,617 |
| 2014 | 364 | 0 | 364 | 991 | 24,396 | 23,796 | 65,608 |
| 2015 | 860 | -2 | 858 | 2,316 | 25,254 | 24,652 | 67,924 |
| 2016 | 154 | 243 | 154 | 1,072 | 25,408 | 25,048 | 68,996 |
| 2017 | 518 | 0 | 518 | 545 | 25,926 | 25,243 | 69,542 |
| 2018 | 222 | 0 | 222 | 247 | 26,148 | 25,330 | 69,788 |
| 2019 | 454 | 0 | 454 | 737 | 26,602 | 25,626 | 70,525 |
| 2020 | 193 | 40 | 233 | 525 | 26,835 | 25,842 | 71,050 |
| 2021 | 210 | 241 | 255 | 662 | 27,090 | 26,071 | 71,712 |
| 2022 | 453 | 191 | 644 | 1,719 | 27,734 | 26,795 | 73,431 |

Note: Population Estimates in this table are based on the current vacancy rates and population factors used in this report and may differ from the official estimates included in previous reports.