

## **Development in the Bethesda-Chevy Chase Regional Services Area – January 2025**

### **Rockville**

The Rockville 2040 plan envisions Rockville as a vibrant, multicultural, and socioeconomically inclusive city with distinct neighborhoods that are supported by a strong local economy, a healthy natural environment, and a desirable quality of life founded on a responsive government.

Here's a list of active development projects in Rockville:

#### **2 Research Place**

- **File #:** STP2023-00454
- **Description:** Level 2 Site Plan application for a proposal to construct a 200,000 square foot seven-story life science building.

#### **5 Choke Cherry Road (Upper Rock District)**

- **File #:** STP2015-00238
- **Description:** Level 2 Site Plan to implement PJT2014-00004 to allow for the development of 34,700 square feet of retail space on Blocks B, C and D of the Upper Rock District

#### **45 West Gude Drive (Harbor Chase of Rockville)**

- **File #:** STP2018-00348 and PLT2019-577
- **Description:** Level 2 site plan and final record plat for a 146-unit assisted living facility

#### **50 Monroe Place**

- **File #:** STP2018-00326
- **Description:** Level 2 site plan to allow for development of a 70-unit multi-family project with approximately 1,400 square feet of retail space

#### **198 East Montgomery Avenue (Duball Rockville)**

- **File #:** PJT2014-00003
- **Description:** Project Plan application for a proposed amendment to PDP1994-0001E to allow for the addition of 178 dwelling units to Block 2 and application of a currently approved non-residential parking waiver to the residential uses.

#### **198 East Montgomery Avenue (Duball Rockville, LLC)**

- **File #:** STP2017-00321

- **Description:** Level 2 Site Plan implementing PJT2014-00003 to allow development of a 400-unit multi-family project with approximately 20,000 square feet of retail

#### **220 East Middle Lane (Rockville Metro Plaza)**

- **File #:** PJT2018-00008
- **Description:** Project Plan submittal for a proposed mixed-use development consisting of approximately 240 multi-family units and approximately 8,500 square feet of retail

#### **306 Hungerford Drive (Rockville Metro Plaza, Phase 3)**

- **File #:** USE97-00577
- **Description:** Proposed mixed use project, including office and retail (originally approved under PDP2004-00008)

#### **611 Rockville Pike (Sandy Spring Bank, Phase 2)**

- **File #:** USE2003-00668
- **Description:** Construction of two office buildings with ancillary retail floor space, new structured and surface parking facilities, new freestanding customer drive-through banking facilities

#### **801 King Farm Boulevard**

- **File #:** STP2019-00367
- **Description:** Level 2 Site Plan application for a proposed 64-unit townhouse development in the F7 and F8 sections of Irvington Centre / King Farm

#### **900 King Farm Boulevard (King Farm F6)**

- **File #:** STP2014-00217
- **Description:** Proposed development of 53 residential townhouse units

#### **901 King Farm Boulevard (King Farm F5)**

- **File #:** STP2014-00216
- **Description:** Proposed development of 76 residential townhouse units

#### **1700-1818 Chapman Ave (Twinbrook Commons)**

- **File #:** PJT2022-00014
- **Description:** Minor Project Plan Amendment to amend Block B of the Planned Development, Twinbrook Commons (PD-TC), as specified in Section 25.14.07(e)(2) of the Zoning Ordinance to facilitate a mixed-use building project including 440 multi-family residential units with approximately 5,870sf of ground floor retail.

### **1800 Research Boulevard**

- **File #:** PJT2020-00012
- **Description:** Project Plan Application proposing the development of a five story, multi-family residential building with up to 350 units with a maximum height of 120 feet.

### **1401 Research Boulevard**

- **File #:** STP2016-00276
- **Description:** Level 2 Site Plan proposing a retail center with office.
- **Status:** Approved by Planning Commission
- [View Project Details](#)
- [View Project Location](#)

### **1500-1616 Rockville Pike (Twinbrook Quarter)**

- **File #:** PJT2018-00011
- **Description:** Project Plan Application for the proposed redevelopment of approximately 18-acres into a mixed-use project consisting of residential, retail and office use.

### **1500-1616 Rockville Pike**

- **Description:** Level 2 Site Plan application proposes to implement Phase I of Twinbrook Quarter consists of up to 92,000 square feet of grocery uses and up to 460 multi-family dwelling units with a maximum building height of 133 feet.

### **1900 Chapman Avenue**

- **Description:** Proposed mixed use development with 5,000 square feet of non-residential use and 667 residential units

### **11511 Fortune Terrace (Potomac Woods)**

- **Description:** Site Plan Application submittal for a mixed-use development consisting of townhomes, multi-family residential, senior housing and retention of an existing fitness facility

### **11511 Fortune Terrace (Potomac Woods)**

- **Description:** Preliminary Plan of Subdivision to create 103 lots and several parcels for a mixed-use development consisting of townhomes, multi-family residential, senior housing and retention of an existing fitness facility

### **12720 Twinbrook Parkway (Avalon Twinbrook Station)**

- Description: Site Plan Application for a Proposed 240-unit Multi-family Residence

#### **14703 Avery Road (Avery Road Treatment Center)**

- Description: Mandatory Referral Site Plan to demolish an existing one-story 60 bed modular structure and build a three-story 64 bed structure and a one-story 16 bed cottage. The existing and proposed use is a residential treatment center.

#### **15825 Shady Grove Road (Shady Grove Neighborhood Center)**

- Description: Project Plan submittal for a mixed-use development consisting of townhomes, multi-family residential, retail, office, hotel and/or institutional uses such as senior housing or nursing home.

#### **15825 Shady Grove Road (Shady Grove Neighborhood Center)**

- Description: Phase I implementation of PJT2017-00007 to develop 136 townhouse units

#### **15931 Frederick Road**

- Description: Pre-application for a Level 2 Site Plan proposing a 425-unit multifamily development

#### **15931 Frederick Road (Lidl & The Henson at Shady Grove Metro)**

- Description: Level 2 site-plan submittal for a proposed 30,000sf grocery store (Lidl) and a 191-unit multi-family building with associated parking and site improvements.

#### **16200 Frederick Road (King Buick redevelopment)**

- Description: Project Plan Application for a proposed residential development consisting of townhomes and stacked condominium townhomes.

#### **16200 Frederick Road (King Buick redevelopment)**

- Description: Level 2 Site-Plan Application for a proposed residential development consisting of 252 townhomes, 118 condominium townhomes and a 2,000sf community building.

#### **Preserve Parkway (Tower Oaks Residential)**

- Description: Project Plan amendment to allow up to 375 residential units to replace approximately 755,000 square feet of office development approved under the current Tower Oaks Planned Development.

#### **North Bethesda/Pike District**

The Pike District presents several economic development opportunities bolstered by strategic plans and initiatives aimed at transforming North Bethesda's urban core into a vibrant, sustainable, and economically competitive hub. Here are some key opportunities:

**Life Sciences and Mixed-Use Development:** Investments in infrastructure at the North Bethesda Metro Station area are geared towards making it a hub for life science and mixed-use developments. This includes creating pad-ready sites that are attracting significant state funding and private sector interest.

2. **Transit Improvements and Multimodal Connectivity:** The introduction of a second entrance at the North Bethesda Metro station and improvements to pedestrian and bicycling infrastructure are aimed at enhancing transit accessibility and safety. These enhancements are intended to boost local real estate development and economic competitiveness.
3. **Placemaking and Urban Design:** Initiatives under the White Flint Sector Plan focus on placemaking and creating a walkable, mixed-use district. This includes streetscape enhancements, public spaces, and cultural amenities that contribute to a strong sense of community and attract both residents and businesses.

**Entrepreneurial and Innovation Ecosystem:** The Pike District is positioning itself as a center for innovation, with a focus on attracting a diverse mix of businesses and fostering an entrepreneurial spirit. This is supported by a synergy of resources and a shared vision of groundbreaking development driven by innovation.

North Bethesda, and specifically the Pike District, offers several advantages for companies looking to establish a presence in the DMV area:

- **Strategic Location:** Proximity to Washington, D.C., along with robust transportation options including Metro access, makes it a strategic location for businesses aiming for regional and national reach.
- **Economic and Community Support:** The area benefits from the active involvement of local government and nonprofit organizations like the Pike District Partnership, which promote community and economic development.
- **Diverse and Skilled Workforce:** The region's focus on sectors like life sciences capitalizes on the skilled workforce in and around Montgomery County.
- **Quality of Life:** With developments aiming for walkability, access to amenities, and a vibrant urban environment, companies can attract top talent who seek a balanced lifestyle.

These factors combine to make North Bethesda an attractive option for businesses considering expansion or relocation within the DMV area.

Here's a list of active development projects in North Bethesda:

1. **Envoi Apartments:** A 354-unit high-rise part of the Quad development, located on a Metro-owned parcel.
2. **Strathmore Square:** This project features multiple phases, including residential units, senior housing, and retail space. Its first phase includes the Ravel and Royale buildings, offering 220 apartments. Future phases will add an additional 1,500 units and 51,000 square feet of retail.
3. **The Pinnacle:** This is an upcoming senior living community located across from Pike & Rose. Slated for completion in the second quarter of 2026, this 17-story development will offer 191 living units, including independent living, assisted living, and memory care options and will feature over 15,000 square feet of street-level retail space.
4. **North Bethesda Metro Station Redevelopment:** A significant project aiming to transform the area into a life sciences hub, with anticipated development including up to 3.7 million square feet of mixed-use space. The University of Maryland Institute for Health Computing will anchor this development.
5. **White Flint Mall site:** This 45.3-acre site sits empty. Lerner Enterprises has a development plan for 5.2 million square feet of mixed-use space.
6. **Rose Village:** a mixed-use development focusing on a blend of residential, commercial, and public spaces. The revised plans include 1,100 housing units with half designated as affordable housing, aiming to cater to county employees and others in need of moderate pricing.

## **Bethesda**

Bethesda is a thriving urban center located in southern Montgomery County. What began as a crossroads village in 1871 now boasts more than 10,000 residents and is home to the two largest employers in the County. With numerous restaurants, shops, art galleries and entertainment choices, including performing arts, live music and movies, Bethesda is a county arts and entertainment destination and a center of the nightlife economy.

The development of Bethesda has been guided by a series of County Master and Sector Plans. These Plans, each created through a public process, identify general goals, intentions and priorities for development throughout the defined Plan Area (about 450 acres for Downtown Bethesda). They include specific recommendations for individual properties within the Plan Area, for land use and zoning, urban design, transportation, open space, environmental conditions and historic preservation.

Here's a list of active development projects in Bethesda:

**4909 Auburn Avenue**

Replacing the Auburn Professional Building, 4909 Auburn Avenue will be a 175-unit apartment with ground floor retail along Norfolk Avenue and a shared plaza between the two residential buildings. The new development is adjacent to the Bethesda Trolley Trail. This project is nearing completion and is now leasing.

**7316 Wisconsin Avenue**

Going up next to the future Purple Line Station, Hampden House will deliver 366 one-and-two bedroom apartments, 11,000 square feet of commercial space, and a 9,183 square foot public plaza.

**Cecil Bethesda**

This 9-story apartment building will have 297 units and an outdoor pool. In response to the rise of remote work during the COVID-19 pandemic, 73 of the units will be live/workspaces. In addition, the building will provide residents with a 6,000 square foot area that will include individual and small group workspaces, and an executive center, club room, and conservatory that can accommodate larger groups. This project is nearing completion and is now leasing.

**Sophia Bethesda**

Developed by Duball LLC, the Sophia Bethesda will be a 23-story mixed use apartment building in the heart of Woodmont Triangle. The building will feature 276 Class-A luxury units, ground floor retail, and a mix of amenities for residents. This project is nearing completion and is now leasing.