

JOBS FORECAST (2005 to 2040)

Montgomery County, Maryland

by Policy Area and land use type

AREA	2005					2010					2015				
	office	retail	industrial	other	total	office	retail	industrial	other	total	office	retail	industrial	other	total
Aspen Hill	1,243	2,617	0	3,226	7,086	1,225	2,719	0	3,231	7,175	1,252	2,733	0	3,233	7,218
Bethesda CBD	31,790	4,335	135	1,617	37,877	29,225	4,527	134	1,617	35,503	30,451	4,648	134	1,650	36,883
Bethesda/Chevy Chase	4,581	1,088	380	36,693	42,742	4,427	1,071	377	37,876	43,751	4,643	1,126	381	38,592	44,742
Clarksburg	1,396	15	711	532	2,654	1,046	64	684	735	2,529	1,453	323	687	742	3,205
Cloverly	72	274	38	1,146	1,530	73	350	38	1,146	1,607	73	350	38	1,146	1,607
Damascus	291	1,281	28	833	2,433	288	1,511	28	833	2,660	290	1,515	28	836	2,669
Derwood	7,005	2,126	6,795	894	16,820	6,790	2,130	7,078	899	16,897	7,038	2,176	7,193	903	17,310
Fairland/White Oak	11,853	5,670	2,693	4,337	24,553	11,690	5,688	2,667	9,968	30,013	12,269	5,810	2,735	15,090	35,904
Friendship Heights	7,068	1,114	26	328	8,536	6,495	1,361	26	328	8,210	7,564	1,422	26	375	9,387
Gaithersburg City	16,638	16,613	12,361	7,106	52,718	17,922	16,638	12,410	7,852	54,822	21,444	16,809	12,671	8,389	59,313
Germantown East	4,995	2,736	309	1,308	9,348	5,609	2,682	306	1,308	9,905	6,201	2,698	307	1,315	10,521
Germantown Town Center	2,036	1,493	278	641	4,448	1,971	1,887	276	669	4,803	2,101	1,888	276	669	4,934
Germantown West	4,975	1,128	963	2,503	9,569	5,499	1,124	954	2,503	10,080	5,667	1,139	991	2,509	10,306
Glenmont	9	614	0	63	686	9	602	0	63	674	9	603	0	65	677
Grosvenor	371	22	0	97	490	374	22	0	97	493	374	22	0	97	493
Kensington/Wheaton	3,898	2,200	1,200	9,190	16,488	3,687	2,241	1,196	9,190	16,314	3,720	2,245	1,198	9,203	16,366
Montgomery Village/Airpark	1,794	2,540	4,698	2,526	11,558	1,674	2,531	4,863	2,526	11,594	1,898	2,539	5,086	2,529	12,052
North Bethesda	34,496	2,728	2,965	3,420	43,609	33,529	2,672	2,936	3,469	42,606	36,061	2,876	2,967	3,614	45,518
North Potomac	35	269	0	1,183	1,487	68	299	0	1,188	1,555	100	299	0	1,195	1,594
Olney	1,521	938	13	2,478	4,950	1,501	985	13	3,033	5,532	1,517	993	13	3,046	5,569
Potomac	797	4,705	32	6,575	12,109	1,409	4,612	32	6,295	12,348	2,509	5,158	32	6,432	14,131
R&D Village	15,573	763	510	2,791	19,637	16,105	748	506	2,791	20,150	16,596	895	897	3,082	21,470
Rockville City	39,402	4,637	3,879	6,651	54,569	37,037	4,754	4,062	7,245	53,098	44,075	4,938	4,062	7,571	60,646
Rockville Town Center	9,532	2,750	1,024	1,080	14,386	8,506	3,249	1,051	1,130	13,936	9,242	3,287	1,051	1,285	14,865
Rural East	783	1,082	1,204	2,425	5,494	886	1,060	1,202	2,435	5,583	1,102	1,263	1,225	2,458	6,048
Rural West	438	1,111	440	1,125	3,114	485	1,124	446	1,125	3,180	485	1,130	446	1,126	3,187
Shady Grove Metro Station	223	1,018	665	654	2,560	209	998	659	654	2,520	215	998	659	654	2,526
Silver Spring CBD	25,272	4,467	834	1,007	31,580	24,058	4,703	825	1,271	30,857	25,091	4,987	829	1,383	32,290
Silver Spring/Takoma Park	3,000	3,250	2,452	7,427	16,129	2,950	3,190	2,430	7,441	16,011	3,079	3,202	2,441	6,299	15,021
Twinbrook	11,836	4,073	1,116	528	17,553	11,772	4,234	1,109	642	17,757	12,583	4,234	1,109	674	18,600
Wheaton CBD	2,808	4,624	390	277	8,099	2,627	5,490	387	277	8,781	2,749	5,525	389	279	8,942
White Flint	8,746	5,515	541	386	15,188	8,485	5,564	536	471	15,056	9,262	5,737	536	471	16,006
TOTAL	254,477	87,796	46,680	111,047	500,000	247,631	90,830	47,231	120,308	506,000	271,113	93,568	48,407	126,912	540,000

NOTE: Forecasts are prepared as part of the Cooperative Forecasting Process of the Metropolitan Washington Council of Governments (www.mwcog.org). Forecasts for areas within the Cities of Gaithersburg and Rockville are based on the forecasts prepared by each City under the Cooperative Forecasting Process

SOURCE: Center for Research & Information Systems, Montgomery County Planning Department, *Round 8.0 Cooperative Forecast*

JOBS FORECAST (2005 to 2040)

Montgomery County, Maryland

by Policy Area and land use type

AREA	2020					2025					2030				
	office	retail	industrial	other	total	office	retail	industrial	other	total	office	retail	industrial	other	total
Aspen Hill	1,261	2,739	0	3,234	7,234	1,274	2,747	0	3,236	7,257	1,289	2,755	0	3,238	7,282
Bethesda CBD	31,725	4,772	134	1,684	38,315	32,752	4,884	134	1,713	39,483	33,641	5,004	135	1,737	40,517
Bethesda/Chevy Chase	4,720	1,149	383	42,534	48,786	4,943	1,311	385	42,556	49,195	5,174	1,491	389	42,583	49,637
Clarksburg	3,191	444	861	782	5,278	6,620	581	1,136	811	9,148	11,629	771	1,522	842	14,764
Cloverly	73	350	38	1,146	1,607	73	350	38	1,146	1,607	73	350	38	1,146	1,607
Damascus	291	1,517	28	838	2,674	292	1,520	28	840	2,680	294	1,524	28	842	2,688
Derwood	7,424	2,282	7,600	886	18,192	7,913	2,453	8,127	888	19,381	8,507	2,680	8,769	892	20,848
Fairland/White Oak	13,008	5,889	2,925	15,119	36,941	13,968	5,946	3,160	15,153	38,227	15,242	6,022	3,465	15,202	39,931
Friendship Heights	8,102	1,452	26	399	9,979	8,632	1,482	26	422	10,562	9,282	1,519	26	450	11,277
Gaithersburg City	26,510	18,533	13,091	8,765	66,899	29,462	19,131	13,725	9,209	71,527	33,715	19,289	14,536	9,496	77,036
Germantown East	7,893	2,797	394	1,760	12,844	10,046	2,940	576	2,279	15,841	12,626	3,119	837	2,866	19,448
Germantown Town Center	3,642	1,965	305	913	6,825	5,362	2,062	339	1,186	8,949	7,177	2,164	374	1,473	11,188
Germantown West	6,450	1,221	1,061	2,573	11,305	8,181	1,353	1,142	2,754	13,430	10,041	1,501	1,227	2,951	15,720
Glenmont	9	603	0	67	679	9	606	0	69	684	9	613	0	72	694
Grosvenor	374	22	0	97	493	374	22	0	97	493	374	22	0	97	493
Kensington/Wheaton	3,742	2,247	1,200	9,210	16,399	3,765	2,250	1,204	9,219	16,438	3,798	2,252	1,208	9,233	16,491
Montgomery Village/Airpark	2,053	2,544	5,230	2,532	12,359	2,179	2,550	5,345	2,536	12,610	2,363	2,558	5,528	2,539	12,988
North Bethesda	37,494	2,964	2,989	3,676	47,123	38,994	3,058	3,014	3,748	48,814	40,554	3,162	3,037	3,833	50,586
North Potomac	115	314	0	1,199	1,628	134	341	0	1,204	1,679	146	380	0	1,210	1,736
Olney	1,528	998	13	3,054	5,593	1,540	1,003	13	3,065	5,621	1,560	1,015	13	3,081	5,669
Potomac	2,703	5,319	32	6,456	14,510	2,763	5,373	32	6,465	14,633	2,821	5,450	32	6,475	14,778
R&D Village	18,394	976	1,655	3,774	24,799	21,202	1,087	3,046	5,057	30,392	24,348	1,232	4,444	6,316	36,340
Rockville City	48,013	4,995	4,062	8,675	65,745	49,249	5,003	4,062	9,075	67,389	49,589	5,336	4,240	9,075	68,240
Rockville Town Center	10,707	3,633	1,051	1,551	16,942	12,786	3,913	1,051	1,551	19,301	13,878	4,109	1,051	1,551	20,589
Rural East	1,229	1,369	1,247	2,472	6,317	1,310	1,432	1,265	2,487	6,494	1,376	1,491	1,285	2,501	6,653
Rural West	485	1,132	446	1,126	3,189	485	1,133	446	1,126	3,190	485	1,135	446	1,127	3,193
Shady Grove Metro Station	1,158	961	860	594	3,573	2,142	973	1,087	610	4,812	3,116	986	1,302	626	6,030
Silver Spring CBD	26,364	5,279	832	1,477	33,952	27,636	5,615	837	1,586	35,674	29,025	5,978	844	1,703	37,550
Silver Spring/Takoma Park	3,111	3,207	2,445	6,388	15,151	4,051	3,387	2,451	6,488	16,377	4,726	3,490	2,462	6,638	17,316
Twinbrook	13,824	4,247	1,183	697	19,951	15,003	4,705	1,262	721	21,691	15,796	4,720	1,528	748	22,792
Wheaton CBD	2,964	5,662	390	305	9,321	3,193	5,809	391	333	9,726	3,506	6,008	393	371	10,278
White Flint	12,414	6,736	676	571	20,397	15,498	7,714	814	669	24,695	18,331	8,611	940	759	28,641
TOTAL	300,971	98,318	51,157	134,554	585,000	331,831	102,734	55,136	138,299	628,000	364,491	106,737	60,099	141,673	673,000

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JOBS FORECAST (2005 to 2040)

Montgomery County, Maryland

by Policy Area and land use type

AREA	2035					2040				
	office	retail	industrial	other	total	office	retail	industrial	other	total
Aspen Hill	1,301	2,761	0	3,239	7,301	1,311	2,766	0	3,240	7,317
Bethesda CBD	34,037	5,063	135	1,744	40,979	34,235	5,092	135	1,747	41,209
Bethesda/Chevy Chase	5,232	1,497	392	42,603	49,724	5,278	1,502	394	42,607	49,781
Clarksburg	14,199	858	1,733	860	17,650	15,778	908	1,869	873	19,428
Cloverly	73	350	38	1,146	1,607	73	350	38	1,146	1,607
Damascus	296	1,527	28	843	2,694	297	1,529	28	844	2,698
Derwood	8,789	2,784	9,079	894	21,546	8,955	2,847	9,257	895	21,954
Fairland/White Oak	15,841	6,067	3,607	15,227	40,742	16,180	6,102	3,687	15,244	41,213
Friendship Heights	9,557	1,534	26	462	11,579	9,706	1,542	26	469	11,743
Gaithersburg City	36,357	21,707	15,919	10,006	83,989	38,513	21,938	17,058	10,278	87,787
Germantown East	14,294	3,235	1,003	3,245	21,777	15,507	3,321	1,124	3,517	23,469
Germantown Town Center	8,355	2,230	396	1,659	12,640	9,212	2,278	412	1,794	13,696
Germantown West	11,271	1,599	1,283	3,081	17,234	12,170	1,672	1,323	3,176	18,341
Glenmont	9	619	0	74	702	9	624	0	76	709
Grosvenor	374	22	0	97	493	374	22	0	97	493
Kensington/Wheaton	3,820	2,254	1,210	9,243	16,527	3,837	2,255	1,212	9,249	16,553
Montgomery Village/Airpark	2,467	2,563	5,635	2,542	13,207	2,549	2,567	5,720	2,545	13,381
North Bethesda	41,612	3,233	3,052	3,894	51,791	42,409	3,287	3,064	3,943	52,703
North Potomac	155	397	0	1,214	1,766	162	403	0	1,217	1,782
Olney	1,572	1,023	13	3,091	5,699	1,581	1,029	13	3,098	5,721
Potomac	2,842	5,502	32	6,480	14,856	2,858	5,543	32	6,484	14,917
R&D Village	26,080	1,325	5,206	6,988	39,599	27,198	1,396	5,694	7,415	41,703
Rockville City	50,958	5,509	4,301	9,222	69,990	52,820	5,689	4,362	9,369	72,240
Rockville Town Center	14,541	4,196	1,051	1,551	21,339	14,762	4,225	1,051	1,551	21,589
Rural East	1,409	1,518	1,300	2,509	6,736	1,426	1,531	1,312	2,515	6,784
Rural West	485	1,137	446	1,128	3,196	485	1,137	446	1,128	3,196
Shady Grove Metro Station	3,692	995	1,426	635	6,748	4,066	1,001	1,510	641	7,218
Silver Spring CBD	29,691	6,121	848	1,745	38,405	30,045	6,197	850	1,768	38,860
Silver Spring/Takoma Park	4,745	3,496	2,470	6,741	17,452	4,760	3,500	2,478	6,822	17,560
Twinbrook	16,420	4,730	1,768	765	23,683	16,902	4,735	1,983	774	24,394
Wheaton CBD	3,650	6,097	394	389	10,530	3,752	6,160	394	401	10,707
White Flint	19,893	9,107	1,010	809	30,819	20,918	9,432	1,055	842	32,247
TOTAL	384,017	111,056	63,801	144,126	703,000	398,128	112,580	66,527	145,765	723,000

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