



Montgomery Planning's Development Pipeline Analysis Questionnaire: Understanding Project-Specific Impediments

Due to increased interest from the Montgomery County Council, the Montgomery County Planning Board, and the public, Montgomery Planning (M-NCPPC) is analyzing residential and mixed-use projects on the Development Pipeline to understand the impediments to some projects moving forward. Every development project has a story for why it is on hold or moving ahead. This first phase of discovery is a questionnaire followed by interviews to better understand the stories behind each project and its status. Following our analysis, we will consider strategies or policies to help accelerate the construction of unbuilt pipeline units.

We kindly ask that you complete the questionnaire by June 9, 2025, to help us understand why your project(s) remain(s) on the pipeline. Please contact Alex.Pemberton@montgomeryplanning.org with any questions. Please note that responses to this questionnaire may be subject to the Maryland Public Information Act (MPIA).

Who is filling out the survey?

First name

Last name

Email

Email address

* Project information

Plan
number

Project
name

* Are you actively advancing the project at this time?

☐ Yes

☐ No

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* At what stage did the project stall?

- ☐ Approvals: Amendment to Sketch Plan
- ☐ Approvals: Amendment to Preliminary Plan
- ☐ Approvals: Amendment to Site Plan
- ☐ Approvals: Record Plat for Subdivision filed in Land Records
- ☐ Approvals: Amendments to Approved Plan(s) Pending
- ☐ Design Development
- ☐ Construction Documents (in process)
- ☐ Construction Documents (complete)
- ☐ Building Permit (Applications Submitted)
- ☐ Building Permit (Issued)
- ☐ Other (please explain)

* What would have to change for you to begin moving forward again?



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* When do you anticipate construction to start?

- ☐ Construction is underway
- ☐ Within one year
- ☐ One to three years
- ☐ More than three years
- ☐ Never
- ☐ Unknown

* What is your approach to the project at this time?

- ☐ Full Speed Ahead—committing all necessary resources to advance the project
- ☐ Cautious Advance—committing significant resources
- ☐ Treading Water—committing minimal resources

- ☐ On Life Support—committing only the resources needed to keep it alive
- ☐ Not Active—committing no resources
- ☐ Other (please specify)

* What is/are the key impediment(s) to completion of the project at this time? (Please rank--“1” being most important--or select N/A for each option.)

- | | | |
|----------------------|--|------------------------------|
| <input type="text"/> | Unable to Obtain Debt Financing | ☐ N/A |
| <input type="text"/> | Unable to Obtain Equity Financing | ☐ N/A |
| <input type="text"/> | Pro Forma No Longer Financially Feasible (cap rate expansion, rents, operating expenses, etc.) | ☐ N/A |
| <input type="text"/> | Concerns About Oversupply or Lack of Demand | ☐ N/A |
| <input type="text"/> | Construction Cost Increases | ☐ N/A |
| <input type="text"/> | Local Policies – specify in box below | ☐ N/A |
| <input type="text"/> | Technical Property-Specific Issues (unexpected construction costs, etc.) | ☐ N/A |
| <input type="text"/> | Change in ownership | ☐ N/A |
| <input type="text"/> | Change in investment priorities | ☐ N/A |

☐

Evaluating programmatic changes (amendments to approved product type(s), etc.) ☐ N/A

☐

Other

☐ N/A

Please expand upon your answer:

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* Are you currently in the process of filing for amendment(s) to the approved/mapped allowances?

☐ Yes

☐ No

* Do you anticipate a need for Planning Board amendment(s) to the existing approvals for this project? If yes, will revisions increase or decrease residential density relative to approved/mapped allowances?

☐ No future amendment(s) anticipated

☐ Increase residential density; no change in total density

☐ Increase residential density; change in total density

☐ Decrease residential density; no change in total density

☐ Decrease residential density; change in total density

* Can local government help facilitate the completion of the project? Please select the relevant department(s).

- ☐ Montgomery Planning
- ☐ Department of Permitting Services
- ☐ Electric Utility
- ☐ Washington Suburban Sanitary Commission (WSSC)
- ☐ Fire & Rescue Service
- ☐ Department of Transportation (MCDOT)
- ☐ Department of Housing & Community Affairs (DHCA)
- ☐ Montgomery County Government (General)
- ☐ Other (please specify)

Please describe how the department(s) you selected in the previous question could facilitate the completion of the project



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