

- Foster regional cooperation in planning.
- Investigate a wider range of housing choices and locations.
- Study changing travel patterns and creative ways to reduce traffic.
- Identify, reserve, and establish priorities for funding new rights-of-way for transportation.
- Determine the level and pattern of growth that is financially sustainable.

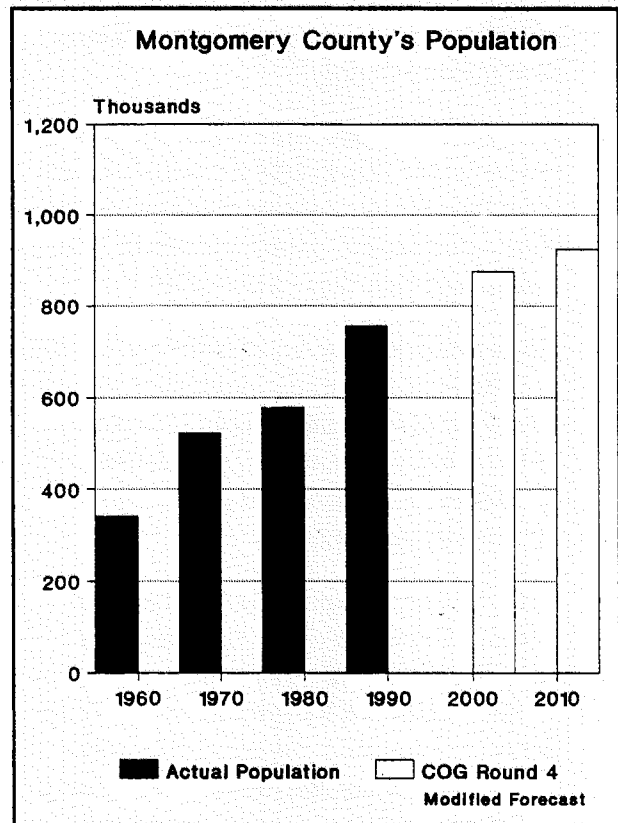
After receiving this advice, the Planning Board recommended that the Montgomery County Council amend the work program of the Planning Department. This General Plan Refinement is a result of the Work Group's advice and the specific recommendations of the Planning Board.

HOW HAVE WE CHANGED SINCE THE GENERAL PLAN WAS APPROVED?

Montgomery County has changed in many ways since the 1969 General Plan was approved. The following describes some of the major changes. At later workshops on particular goals such as housing, environment, economic activity, land use, and transportation, more detailed information will be presented.

Population

- *We are now the most populous jurisdiction in Maryland, with 757,000 people, about 235,000 more than in 1970.* In actual numbers of people, we grew almost as much in the 1980's as we did in the 1950's and in the 1960's, and less than expected in the forecast done for the 1969 General Plan. Population growth is expected to slow down during the next two decades. By 2010, Montgomery County is expected to be home to about 170,000 more people, bringing total population to about 925,000.



- *More than one-quarter of Maryland's population increase between 1970 and 1990 occurred here in Montgomery County.* The Maryland suburbs of the Washington, D.C., Metropolitan Statistical Area (MSA) accounted for 37 percent of the state's population in 1990, up from 34 percent in 1970. About one-fifth of the State's population growth between 1990 and 2010 is expected to occur in Montgomery County. We expect to grow faster than the state overall, but slower than the Washington, D.C. MSA.
- *Our regional population concentration has shifted from the city to the suburbs.* In 1970, Washington, D.C. accounted for about 25 percent of the MSA population and was the most populous jurisdiction in the MSA. By 1990, Washington, D.C. represented only 15.5 percent of the MSA's population and was surpassed by three suburban jurisdictions: Fairfax County, Montgomery County, and Prince George's County. Similarly, in 1970 Baltimore City was the most populous jurisdiction in Maryland.

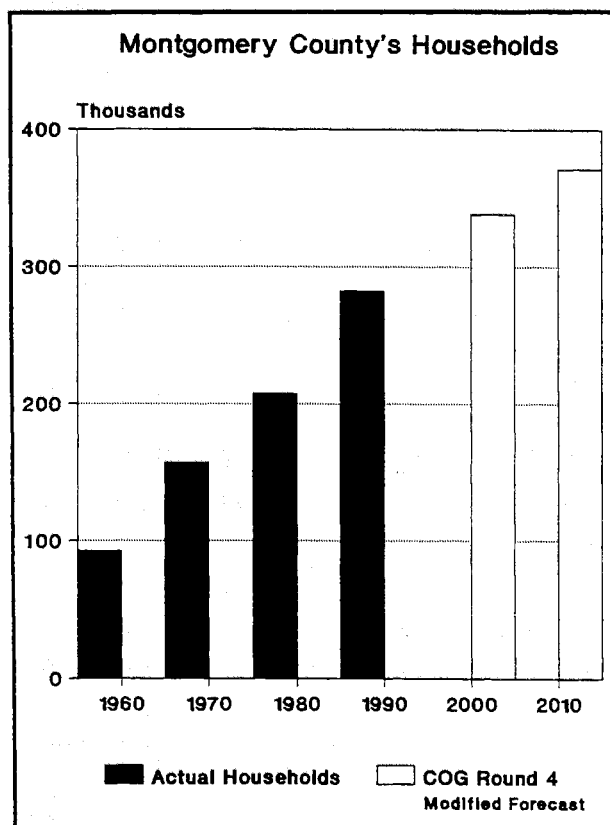
In 1990 it is the second most populous after Montgomery County.

- *We are older.* In 1970, the median age of our residents was 27.9, in 1990 it was 33.9. Today more than 10 percent of us are 65 years or older, compared to about 6 percent in 1970 and an expected 12 percent in 2010.
- *School-aged population began declining after 1972.* In 1970, 28 percent of our population was school aged, compared to only 16 percent in 1990. In fact, while our total population grew by 235,000, our school aged population declined by almost 25,000.
- *Births hit a record high at 12,604 in 1988 and are projected to remain high over the next several years.* This will have a major impact on future school enrollment. By 1996, about 131,000 students are expected to be enrolled in public schools, surpassing the previous record set in 1972. The number of children aged 0 to 17 is expected to increase from 178,000 in 1990 to 215,000 in 2010.
- *We are more racially diverse.* Our racial minorities make up almost one-quarter of the County's 1990 population, compared to only 5 percent in 1970. Blacks are our largest minority group at more than 12 percent of total population. Montgomery County's Asian population grew rapidly in the past twenty years, and at 62,000, is now 14 times as large as it was in 1970, accounting for over 8 percent of our total population. With almost 55,700 people of Hispanic origin, both white and non-white, we have the largest Hispanic population in the State of Maryland and in the Washington, D.C. MSA.

Households

- *The number of households grew almost twice as fast as population.* From 1970 to 1990, the number of households increased 80 percent while our population grew by only 45 percent. Some 282,000 households now reside here,

more than in any other jurisdiction in Maryland. In 1970 Baltimore City, Baltimore County and Prince George's County out-ranked us. Household growth is expected to slow down and by 2010 Montgomery County should be home to about 90,000 more households, bringing the total household count to about 370,000.



- *Montgomery County is home to almost 20 percent of the Washington, D.C. MSA's households, second only to Fairfax County.* In 1970 both the District of Columbia and Prince George's County had more households than Montgomery County and Fairfax County. Over the next 20 years, we expect to grow at a slower rate than the Washington, D.C. MSA overall, and our share of total households will slip to about 18 percent of MSA households.
- *Our households are smaller now.* Average household size dropped from 3.30 to 2.65 as the proportion of the population under age 18 declined and the proportion of single-person

households increased. The number of persons living alone nearly tripled between 1970 and 1990. More than one-fifth of our households are now single-person households. We also have fewer family households. The share of non-family households jumped from 16 percent in 1970 to nearly 30 percent in 1990.

- *Median household income is about double the national median.* In 1970, the median income in Montgomery County was \$16,710. In 1990, it had risen to \$60,586. In contrast, the U.S. median was \$8,734 in 1970 and \$29,943 in 1990.

Housing

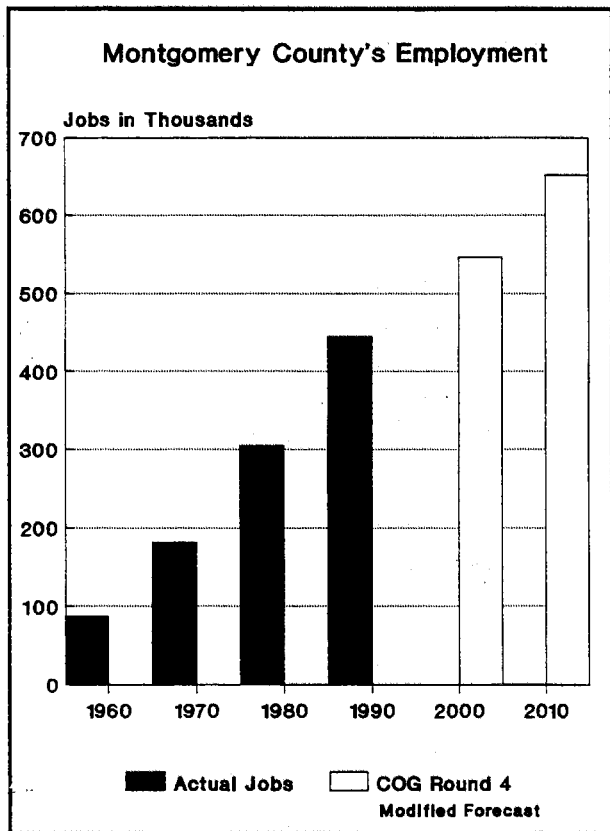
- *The majority of our housing stock is single-family.* About 70 percent of our housing stock is single-family, counting both single-family detached houses and townhouses, similar to the proportion in 1970. Although the production of multi-family housing declined in the 1980's, high production in the 1970's helped multi-family housing retain its 30 percent share of the total housing stock.
- *Our housing stock has changed significantly.* Between 1970 and 1990 the number of townhouses in Montgomery County increased from 2,420 units to 50,536 units. Today one quarter of single-family homes are townhouses and 17 percent of all homes are townhouses. The State of Maryland has a greater proportion of townhouses than Montgomery County with townhouses making up about 30 percent of its total housing stock.
- *Housing costs have escalated.* The Washington, D.C. area is among the country's top ten metropolitan areas in housing prices. At \$217,290, the 1989 median price of a new home in Montgomery County was 19 percent higher than the Washington, D.C. area median and 81 percent higher than the national median. Montgomery County's median sales price increased by 429 percent between 1970 and 1989, almost twice the rate of inflation, faster than the 237 percent increase in median

income, and essentially the same as the 413 percent increase in the U.S. median sales price.

- *Rents also are rising more rapidly than inflation.* The median rent in Montgomery County jumped 323 percent, from \$165 in 1970 to \$698 in 1990, while the Consumer Price Index rose only 240 percent. Our rent increase is similar to rent increases in Maryland as a whole.
- *More of us own our homes.* The proportion of households owning their own homes increased from 61 percent in 1970 to 68 percent in 1990.

Employment

- *We are no longer a bedroom community to Washington, D.C.; we have become an employment center in our own right.* Between 1970 and 1990, the number of jobs in Montgomery County more than doubled to 445,000 jobs. We created jobs more quickly than the State and exceeded the forecast of the 1969 General Plan. One out of every 5.5 jobs in the State is now located in Montgomery County; in 1970 it was only one out of every 7.3. By 2010, Montgomery County is expected to add about 200,000 more jobs, boosting total employment to 650,000. Our forecasted growth rate for employment is almost double the rate for the State and similar to the rate forecasted for the Washington, D.C. MSA.
- *Montgomery County has the third largest number of jobs in the Washington, D.C. MSA.* Although we grew more rapidly than the MSA as a whole, record high employment growth pushed Fairfax County to second place after the District of Columbia. As Montgomery County's share of MSA employment rose from 15 to 18 percent, the District of Columbia's share fell from 43 to 28 percent.
- *More of us work in Montgomery County.* In 1987, nearly 60 percent of Montgomery County's employed residents worked in the County, compared to about 54 percent in 1970. During



this time, the proportion of residents who work in the District of Columbia declined, from one-third to one-quarter of all employed Montgomery County residents.

Workforce

- *Women have become a large component of our workforce growth.* Between 1970 and 1990 the female labor force participation rate jumped from 45 percent to 66 percent, well above the current U.S. participation rate of 54 percent.

Environment

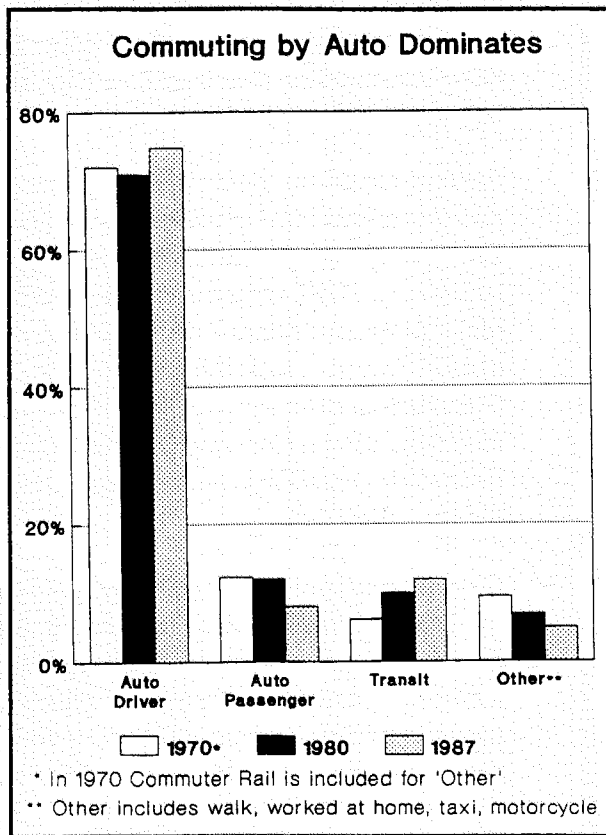
- *The early 1970's were landmark years for federal environmental legislation.* The 1970 Clean Air Act and the 1972 Clean Water Act were signed into law. In 1970 we celebrated our first Earth Day and the Environmental Protection Agency was created.
- *Regional air quality is still below the national standard for ozone and we continue to be a non-attainment area.* While we have succeeded in reducing some air pollutants, the region failed

to meet the ozone standard for 4 days in 1990 and 26 days in 1988.

- *Water quality of the Potomac River has improved dramatically.* Stringent controls on point source and non-point source pollution in tributary streams have helped to improve the Potomac River.
- *We recycle more.* In 1970 the County did not have a recycling program. In 1990 we recycled 17 percent of our solid wastes. Our goal is to recycle 35 percent of our solid wastes by 1995 and 40 percent by 2000.

Transportation

- *We make more trips, especially non-work trips.* On an average weekday, we made 1.5 million trips in 1988, about 50 percent more than in 1968. The most dramatic increase was in the number of non-work trips during the peak hours, such as trips to the store or day care center, which almost doubled during this time period.
- *Travel patterns have changed.* There are more suburb-to-suburb trips now than there were 20 years ago because more of us live and work in the suburbs and because we have become an employment center in our own right.
- *Time spent driving to work has decreased slightly.* The average Montgomery County resident spent slightly less time driving to work, 23 minutes in 1988, compared to 27 minutes in 1968, and only slightly more time making non-work trips. This may be due to shorter distances between home and work.
- *Commuting by auto continues to dominate.* About 83 percent of us travel to work in cars. During the 1980's, the percentage of commuters driving alone increased from 62 percent to 72 percent, while the percentage of carpoolers declined from 21 percent to 11 percent.
- *More of us use transit.* In 1970, before there was Metrorail and Ride-On, only 6.2 percent of us



commuted by transit. By 1987, this percentage had almost doubled.

- *We own more motor vehicles.* Between 1970 and 1990, the number of cars and motorcycles we own almost doubled to 489,000. Despite a 20 percent decrease in household size, the number of cars per household has increased from 1.66 in 1970 to 1.74 in 1990.
- *Our roads are traveled more.* Average daily vehicular travel on state maintained roads increased from a little over 4 million in 1967 to almost 11 million in 1989. While daily travel on state roads grew 175 percent, the number of lane miles of state roads increased only 20 percent.
- *Peak hour congestion has been growing.* In 1980, travel in the peak hour used about 50 percent of the County-wide roadway capacity. By 1989, this had increased to about 75 percent, resulting in more locations operating under congested conditions. Between the early 1970's and the late 1980's, the number of inter-

sections in Montgomery County operating at congested conditions grew from about 80 to about 240.

A SUMMARY: HOW MONTGOMERY COUNTY HAS IMPLEMENTED THE GENERAL PLAN

During the past 22 years, Montgomery County has implemented the General Plan in many ways. Since the 1969 General Plan was approved, the Montgomery County Council has approved about 40 master plans and sector plans and six functional master plans, such as the "Park, Recreation, and Open Space Master Plan," the "Master Plan of Bikeways," and the "Functional Master Plan for the Preservation of Agriculture and Rural Open Space." Each of these plans is actually a formal amendment to the General Plan. While most of these plans are consistent with the General Plan, several plans have recommended major changes. One example of a major change is the 1981 "Eastern Montgomery County Master Plan," which eliminated the Fairland corridor city recommended in the General Plan. Another example was the 1971 "Gaithersburg Vicinity Master Plan," which acknowledged that Gaithersburg, a corridor city, did not have a single center of employment and shopping activities as envisioned in the General Plan, but instead had several employment centers located away from the core.

The General Plan also has been implemented through many governmental regulations, guidelines, and zoning text amendments. Montgomery County now has many development guidelines which help the County realize the type of development it desires. For example, the County now prohibits development in the 100-year floodplain and requires stormwater management controls. Another example is the "Local Area Transportation Review Guidelines," used at the time of subdivision, which helps the County better match the timing of development with future traffic improvements. During the 1970's and 1980's,