

Montgomery General Hospital in Olney, and Washington Adventist Hospital in Takoma Park, have been in operation since before 1970. All have been expanded and modernized in the past 20 years. Shady Grove Adventist Hospital opened in 1979 to better serve the medical needs in the growing I-270 corridor. In addition, Montgomery County is home to two military hospitals: Bethesda Naval Hospital and Walter Reed Army Medical Center, and to the National Institutes of Health (NIH).

VII. LAND USE PATTERN AND INTERRELATIONSHIPS

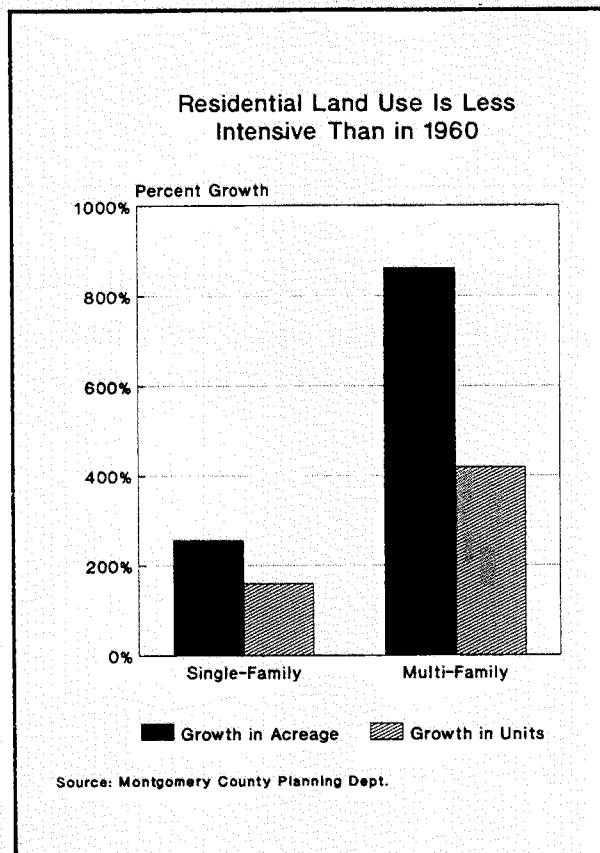
A. Residential Pattern

* The pattern of residential growth in Montgomery County has basically followed the wedges and corridors concept since the adoption of the General Plan. The attached maps represent the geographic distribution of households in 1970 and 1990. They illustrate that growth has occurred predominantly in the I-270 corridor, the urban/suburban ring and the satellite communities, especially Olney. Growth in residential wedge areas has been substantial and is generally consistent with the land use recommendations expressed in the General Plan and subsequent area master plans.

* The amount of land in residential use in the County has increased comparatively more than the number of housing units between 1960 and 1991. In 1960, 8 percent of the County's land area was in residential use. By 1991, the percentage had increased to 29 percent. Overall, the housing stock grew by just over 200 percent while the amount of land used for housing grew by almost 270 percent.

B. Employment Pattern and Intensity

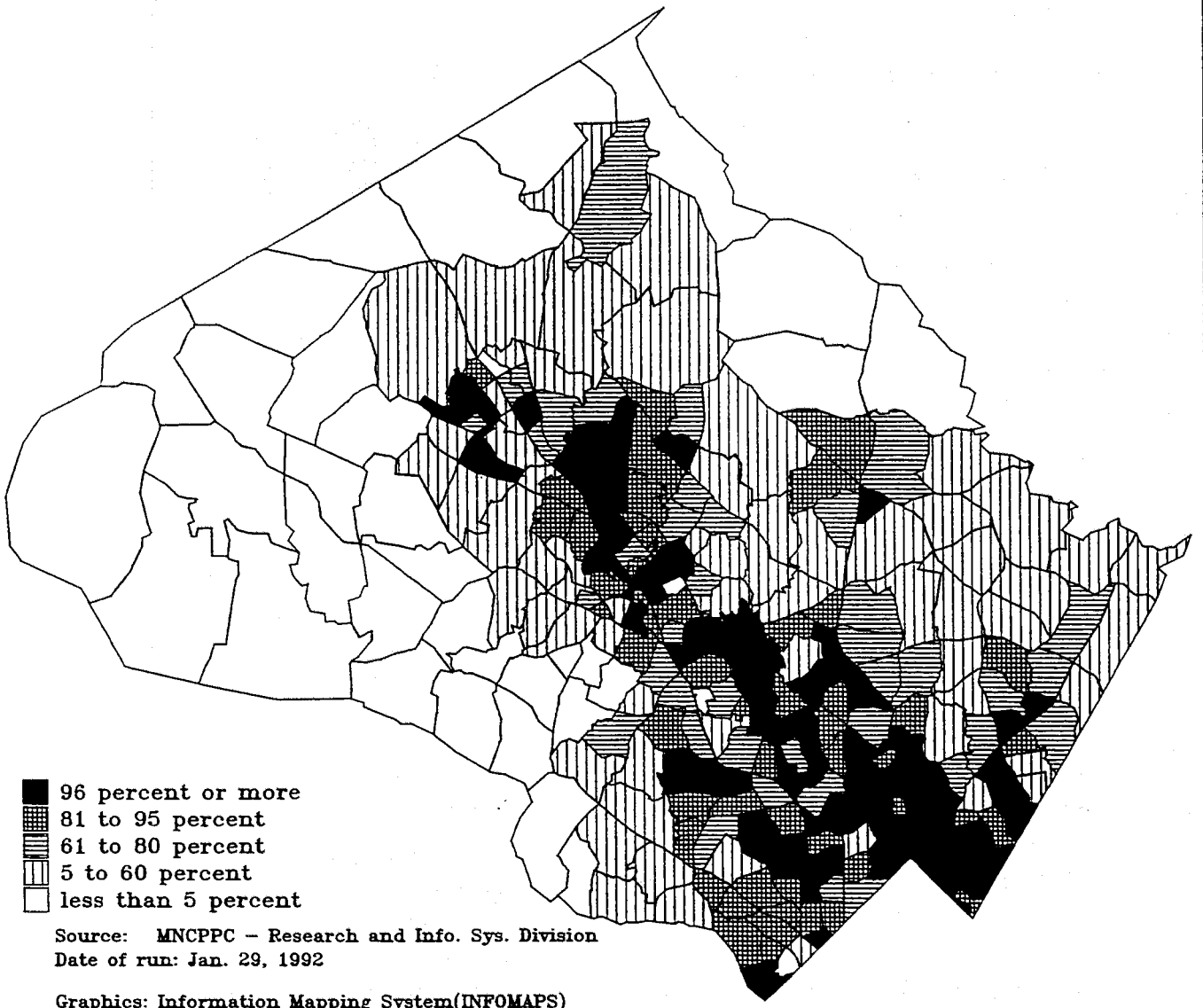
* The distribution of employment locations in Montgomery County has basically followed the wedges and corridor pattern of the General Plan, as illustrated by the following map. The map divides the County's traffic zones



into five major categories of employment intensity. The darkest patterns indicate the highest concentration of jobs. Traffic zones with more than 5,000 jobs are generally located in the urban/suburban ring and in the I-270 corridor. In the ring, the highest concentrations are in the four central business districts, the City of Rockville and the Rock Spring and West Farm office/industrial park areas. Employment is generally intense throughout the I-270 corridor and centered along I-270 for the most part, with the airport to the northeast the most distant intensive location.

In addition, the larger towns and the satellite communities of Olney and Damascus have significant numbers of jobs, generally providing goods and services to local residents. Farming, parks, limited local retail and public services such as schools are the major forms of employment in the wedge although the PEPCO and NIH facilities also offer limited employment there.

Percentage of Households within a 1/4 Mile Radius of
Ride-On Bus Stops or within 1/4 Mile of Metrobus Line
By New MNCPPC Traffic Zones



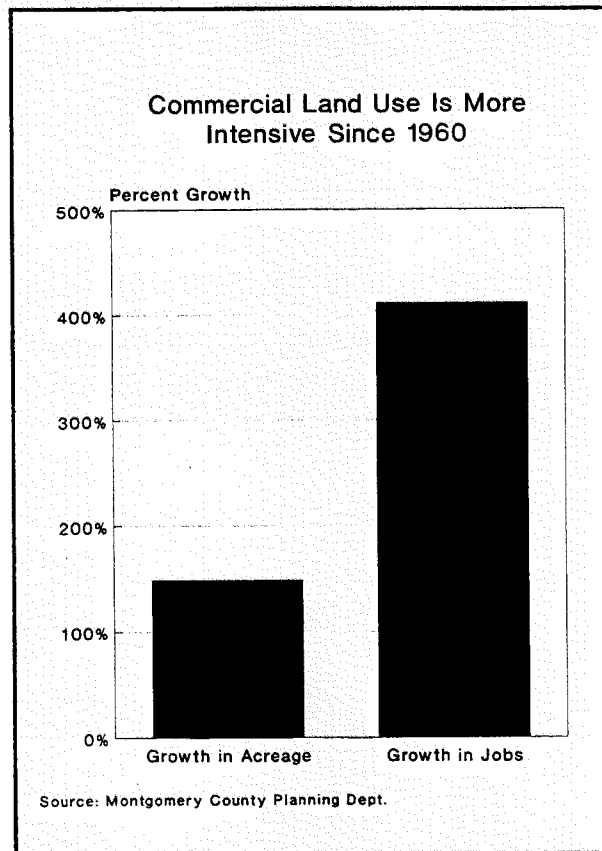
* Over 46 million square feet of non-residential space was completed in Montgomery County between 1979 and 1989. The Gaithersburg East area captured almost one-quarter of the County's non-residential completions during the 1980s with an annual average of more than one million square feet completed. The I-270 corridor areas together accounted for a large proportion of total non-residential completions. As called for in the General Plan, non-residential completions in the wedge areas have been minimal.

* Redevelopment efforts in Silver Spring and Bethesda have helped maintain economic activity in the urban/suburban ring. Between 1980 and 1990 a significant amount of redevelopment occurred in the urban/suburban ring. Land uses around the urban/suburban ring Metro stations have intensified. The Bethesda and Silver Spring Central Business Districts (CBDs) alone accounted for more than 13 percent of total non-residential completions and the entire ring accounted for over one-third of total non-residential completions between 1980 and 1990.

* Land used for employment is being developed more intensively than it was in 1970. Between 1960 and 1991, the number of acres of land used for employment (commercial, industrial, governmental and institutional) grew almost 150 percent, from 12,600 to 31,200 acres. However, during this same time period, employment jumped over 415 percent, indicating the increase in intensity. The growing use of structured parking at employment locations and the increase in average building height have allowed this change.

C. Transit Availability Pattern

The accessibility of transit is an indicator of the County's pattern of development and of the status of its public transportation system for providing service for the County's residents. A series of maps have been prepared which show the percentage range of households within each traffic zone that are within a 1/4 mile walk of a Ride-on or Metrobus line or a 1/2 mile walk of Metrorail or MARC rail stations. The distances are those

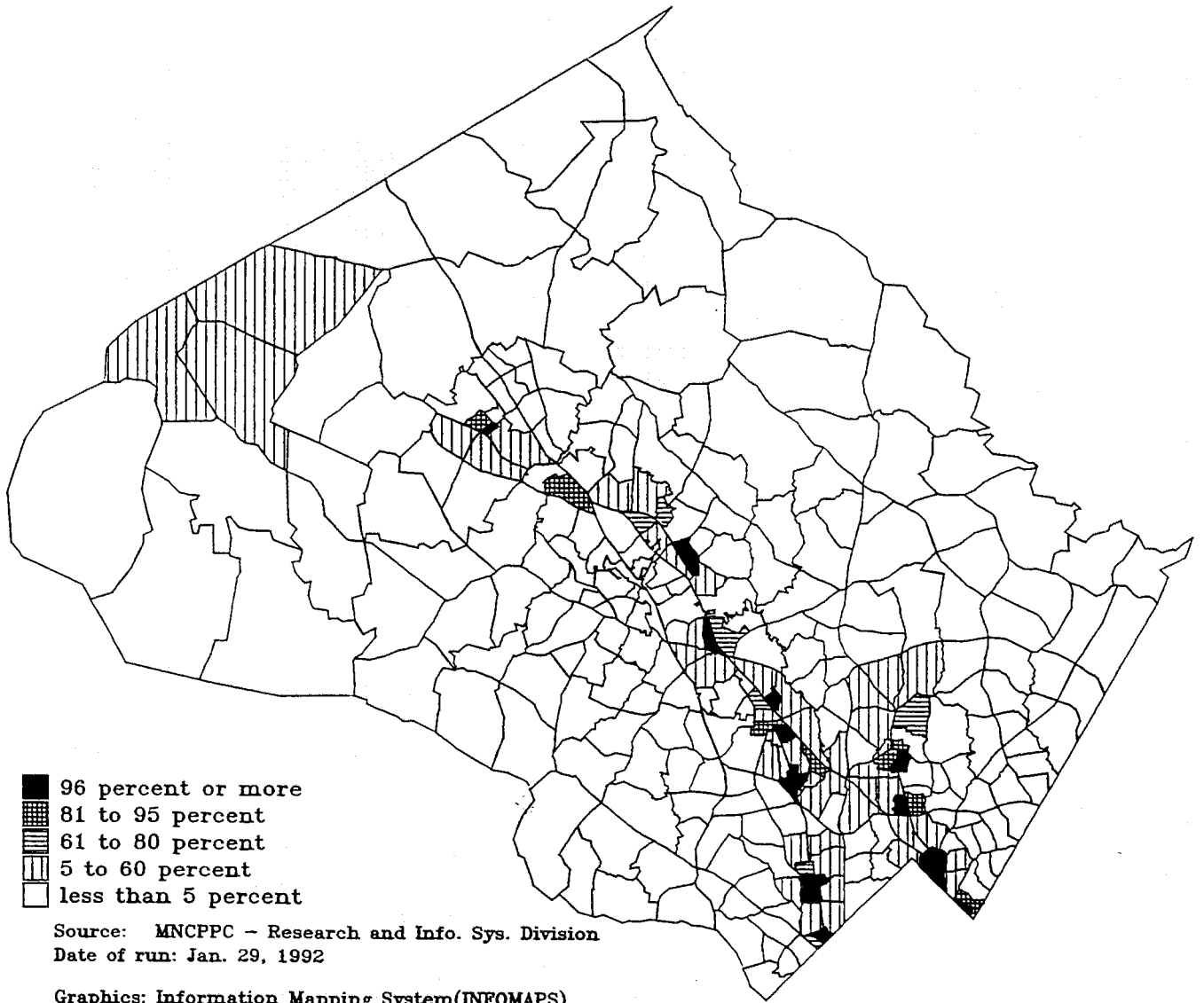


people are typically willing to walk to each form of transportation.

* Generally speaking, the residential land uses located throughout the urban/suburban ring and the I-270 corridor are well-served by public transit service. Most areas within the urban/suburban ring and the I-270 corridor have 60 percent or more of their households within 1/4 mile of transit service and extensive areas have 80 percent or even 95 percent or more accessible to transit. The satellite communities of Olney and Damascus are also well served by accessible public transit. The areas along US 29 north of the Capital Beltway, however, appear to be more distant from bus service than many other similar areas.

The transit accessibility in the upper northwestern part of the County reflects the clustering of the relatively few households in those areas near the Barnesville and Dickerson MARC stations.

Percentage of Households within a 1/2 Mile walking distance
of Rail Stations, including Marc Train and Metro Rail,
By New MNCPPC Traffic Zones



D. Changes in Land Use

* As discussed in Section I, a comparison of land use categories between 1960 and 1991 shows a significant increase in the amount of developed acreage.

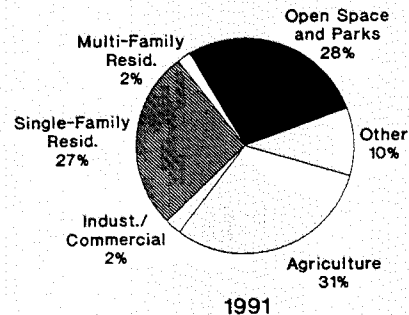
* The largest category of developed land in the County continues to be single-family residential. Single-family residential acreage (including townhouse) increased by over 266 percent while multi-family acreage increased by more than 857 percent.

* Acreage in employment related categories (commercial, industrial, and government installations) increased by over 150 percent during the same period. Commercial and industrial uses now represent only 2.6 percent of the County's land area. Government installations and institutions represent another 7 percent.

* Acreage in park and recreation uses also increased substantially, by more than 17,000 acres, or 254 percent, between 1960 and 1991. Park and recreational uses now account for more than 7 percent of the County's land area.

* Fifty-nine percent of the County's land area is used for agriculture, open space and parks; one-third of the County's total land area is in agricultural use.

59% of Montgomery County's Land Is Used For Agriculture, Open Space, and Parks



Source: Montgomery County Planning Dept.