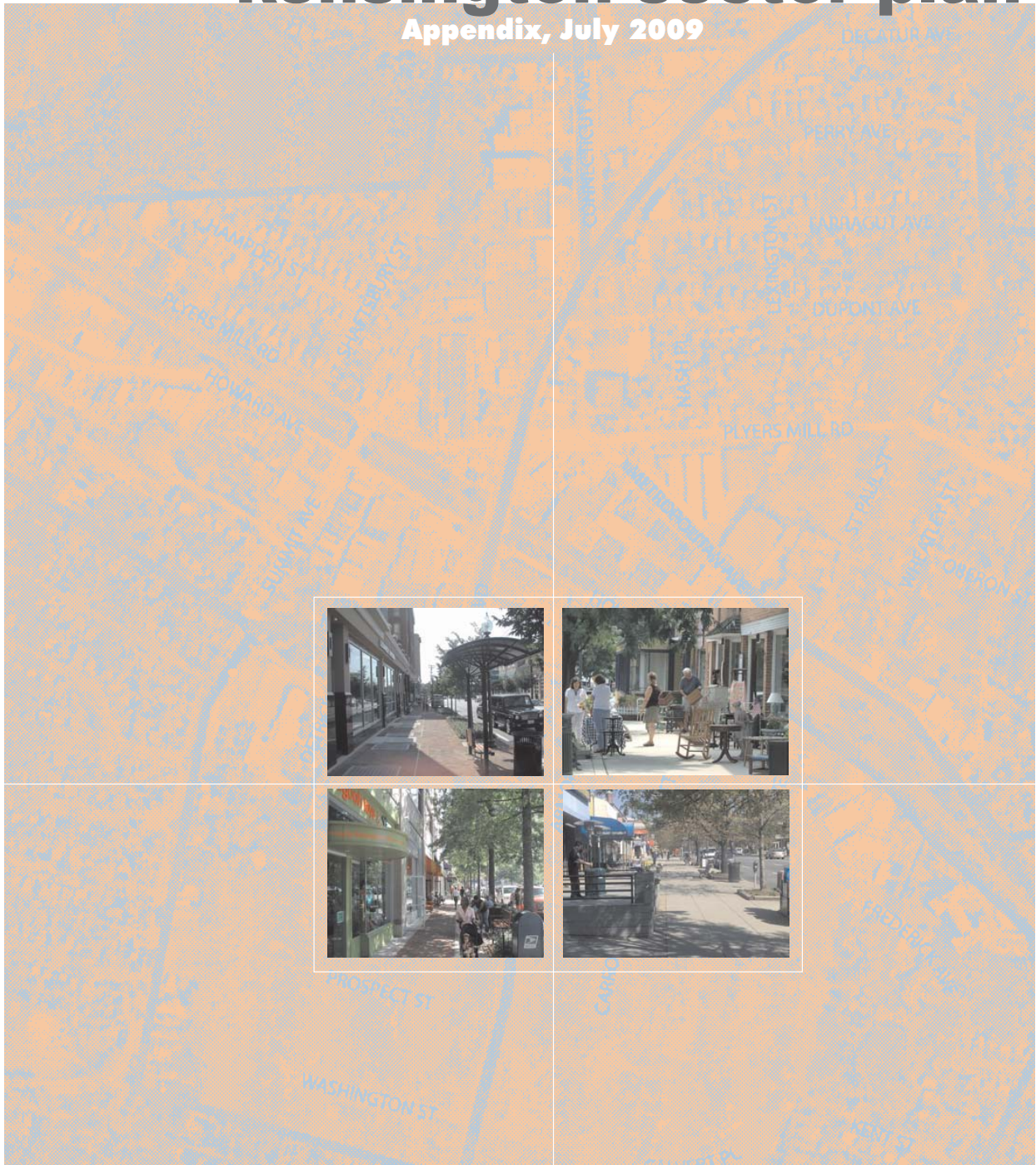


# kensington sector plan

Appendix, July 2009



Montgomery County Planning Department

■ The Maryland-National Capital Park and Planning Commission

[MontgomeryPlanning.org](http://MontgomeryPlanning.org)

Appendix  
Kensington Sector Plan

Prepared by the Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

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## **Introduction**

The documents in these appendices contain summary data, analysis, and background information used in the development of the planning concepts, goals, and recommendations in the Kensington Sector Plan.

Appendix 1 is a demographic profile of the area based on the 2005 Census Update Survey. Appendices 2, 3, and 4 provide background data and analysis of market and business conditions.

Appendix 5 contains an analysis of the environmental impacts growth including the results of the carbon footprint model required by County law. Appendix 6 provides a comprehensive analysis of the transportation system and improvements necessary to accommodate growth.



**appendix 1: demographic analysis**

demographic analysis

# **KENSINGTON SECTOR PLAN**

**August 2008**

**Lisa Madigan Tate  
Pamela Zorich**

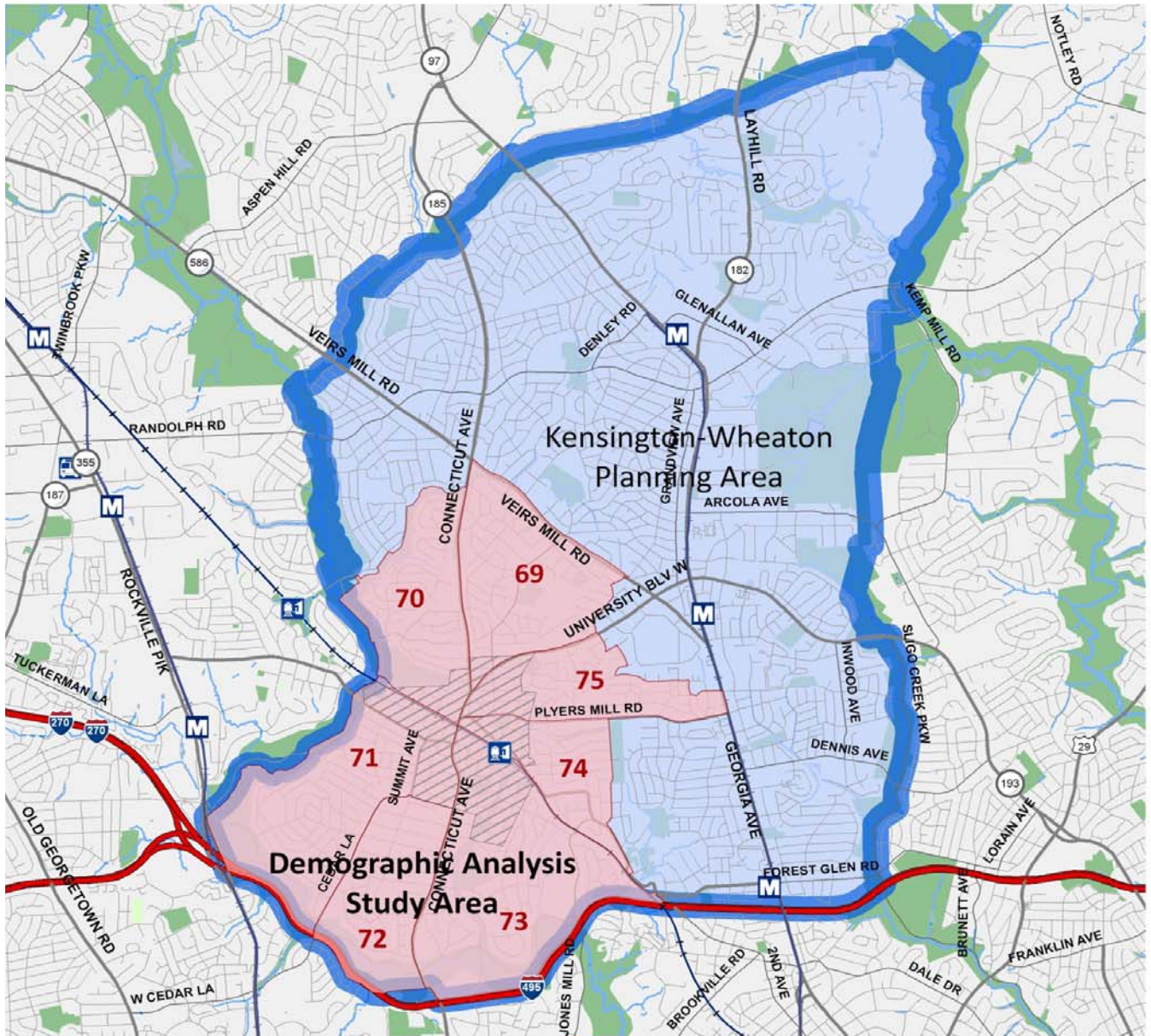
**M-NCPPC RESEARCH & TECHNOLOGY CENTER**  
Montgomery County, Maryland

**Roselle George, Acting Chief**

# demographic analysis study area Kensington Sector Plan

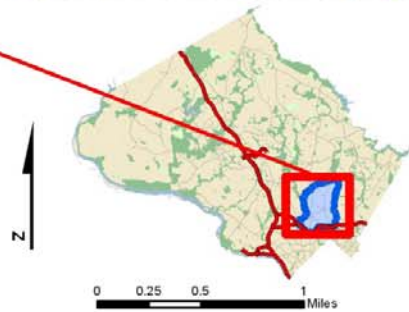
Research & Technology Center

THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION



## Planning Areas / Study Areas

- Demographic Analysis Study Area
- Kensington Sector Plan Area
- Traffic Zones (by number)
- Kensington-Wheaton Planning Area



# overview

## STUDY AREA DESCRIPTION

The **Kensington Sector Plan Area** lies entirely within the larger **Kensington-Wheaton Planning Area** (#31). The sector plan covers portions of traffic zones 69 through 75. **Please note:** Because demographic data is reported out by whole traffic zones, the study area for this report is broader than the actual boundaries of the Kensington Sector Plan Area. For this report, *Kensington* refers to the demographic study area (comprising traffic zones 69 through 75), while *Kensington-Wheaton* refers to the surrounding Kensington-Wheaton Planning Area. Please refer to the map for an illustration of the relevant sector plan, study area and planning area boundaries.

## POPULATION & HOUSEHOLD COUNTS (2005)

**Kensington has 18,800 residents living in 7,435 households.** The study area accounts for 24 percent of the population in the wider Kensington-Wheaton area and 2 percent of Montgomery County's total residential base. At 2.54, the average number of persons per household is smaller in Kensington than in greater Kensington-Wheaton (2.71) and in Montgomery County (2.66).

## STRUCTURE TYPES (2005)

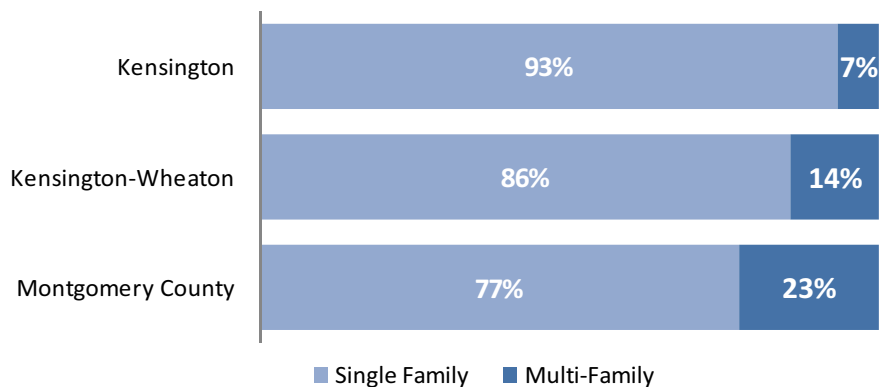
**Nearly all Kensington residents live in single-family homes.** The single-family share of the population is comparatively high (93 percent versus 86 percent in greater Kensington-Wheaton and 77 percent in Montgomery County as a whole).

Kensington accounts for 26 percent of single-family residents and 11 percent of multi-family residents in the Kensington-Wheaton planning area overall.

### Household Population by Structure Type (2005)

Single-Family and Multi-family

Source: M-NCPPC 2005 Census Update Survey



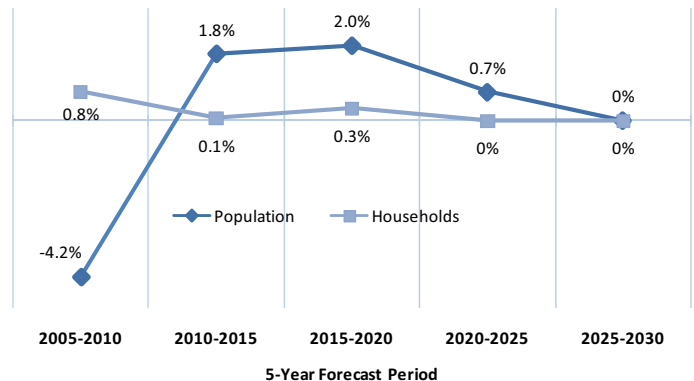
## GROWTH FORECAST (2005 TO 2030)

### Kensington population will grow only slightly over the next two decades.

According to COG Round 7.1 forecasts, Kensington's population will increase by only 0.2 percent between 2005 and 2030. This is well below the forecast growth of 17 percent in greater Kensington-Wheaton and 21 percent Countywide. Between 2005 and 2010, Kensington is expected to lose 850 residents (-4.0 percent) as household sizes shrink in the short term. Kensington's population will rebound almost to current levels between 2010 and 2020, before growth again tapers off after 2020.

**5-year Population & Household Change** (2005 to 2030)

Kensington  
Source: COG Round 7.1 forecast

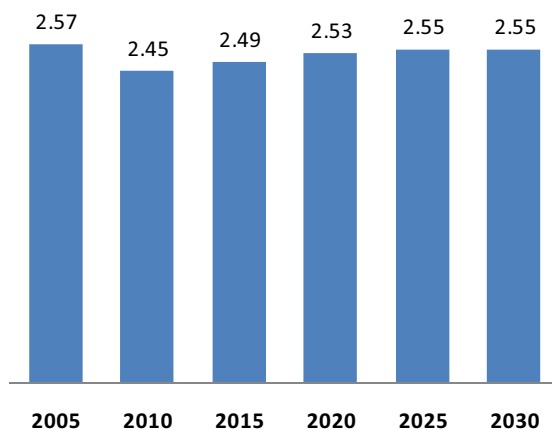


**Household growth also will be relatively slow.** The number of households in Kensington is forecast to increase by only 1.1 percent between 2005 and 2030. This is well below the rate of household growth forecast for the wider Kensington-Wheaton Planning Area (21 percent) and Montgomery County (27 percent).

**Average household sizes will decline slightly over the long term.** Kensington's relatively older population base includes growing numbers of empty nesters and seniors living alone. This trend will produce a short term decline in average household size from 2.57 residents per household in 2005 to 2.45 by 2010. Families with children gradually will replace these smaller households, slowly pushing average household sizes up to 2.49 in 2015 and 2.55 by 2025.

**Average Household Size** (2005 to 2030)

Kensington  
Source: COG Round 7.1 forecast



Kensington does not fit the long term trend to smaller households that is forecast for the County as a whole. This reflects the expectation that there will be almost no change in Kensington's predominantly single-family housing stock over the next two decades.

# demographic highlights

## DEMOGRAPHIC DATA SOURCE

The data used in the following analysis comes from the M-NCPPC Research & Technology Center’s *2005 Census Update Survey*. As noted in the Overview, *Kensington* refers to the demographic study area (comprising traffic zones 69 through 75), while *Kensington-Wheaton* refers to the surrounding Kensington-Wheaton Planning Area. Please refer to the map for an illustration of the relevant sector plan, study area and planning area boundaries.

## AGE

### Kensington has a comparatively older population than Montgomery County as a whole.

The average age of Kensington residents is 41 years, compared to 37 years old for the County as a whole. Kensington has a larger base of adults between the ages of 45 and 64 (31 percent versus 27 percent Countywide), and more seniors age 65 and over (15 percent compared to 11 percent Countywide).

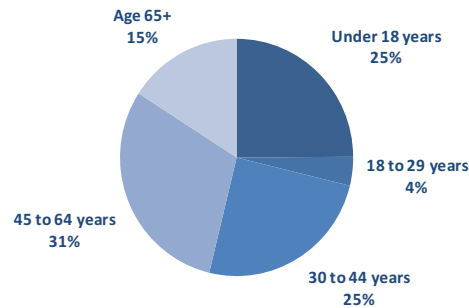
**One out of four Kensington residents is under the age of 18.** Kensington’s under-18 population share is in line with the County as a whole (25 percent versus 26 percent) but higher than in the greater Kensington-Wheaton Planning Area (21 percent). The predominance of single-family homes in the study area probably accounts for the relatively large number of children despite Kensington’s older population base.

**Few young adults live in Kensington.** Only 4 percent of Kensington residents are between the ages of 18 and 29—compared to 13 percent in greater Kensington-Wheaton and 12 percent Countywide. With very little multi-family housing, the study area offers fewer affordable options for young adults, especially singles.

### Age Groups

Kensington

Source: M-NCPPC 2005 Census Update Survey



### Population by Age Group

Source: M-NCPPC 2005 Census Update Survey

|                             | Kensington    | Kensington-Wheaton | Montgomery County |
|-----------------------------|---------------|--------------------|-------------------|
| <b>Household Population</b> | <b>18,880</b> | <b>78,065</b>      | <b>931,000</b>    |
| Under 18 years              | 25%           | 21%                | 26%               |
| 18 to 29 years              | 4%            | 13%                | 12%               |
| 30 to 44 years              | 25%           | 22%                | 23%               |
| 45 to 64 years              | 31%           | 31%                | 27%               |
| Age 65+                     | 15%           | 13%                | 11%               |
| <b>Average age (years)</b>  | <b>41</b>     | <b>39</b>          | <b>37</b>         |

## RACE & HISPANIC ORIGIN

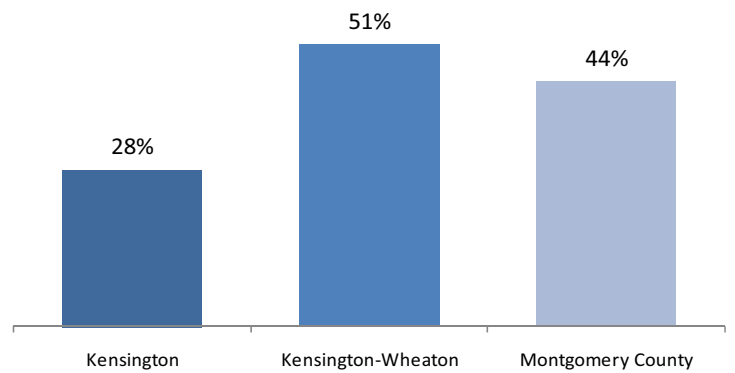
**Kensington has a relatively small minority population.** Minorities account for only 28 percent of residents in the study area versus 51 percent in greater Kensington-Wheaton and 44 percent in Montgomery County. Kensington has a smaller than average share of all minority groups, including African Americans, Asians and Hispanics.

**The minority population is likely to increase over time.** With many older residents—who are likely to have stayed in their current homes for many years—Kensington’s population has not diversified at the same pace as the rest of Montgomery County. With minorities accounting for the majority of population growth Countywide, it is likely that Kensington’s racial mix will change over time as well.

### Minority Share of the Population

Household Population

Source: M-NCPPC 2005 Census Update Survey



### Race & Ethnicity

Source: M-NCPPC 2005 Census Update Survey

|                             | Kensington    | Kensington-Wheaton | Montgomery County |
|-----------------------------|---------------|--------------------|-------------------|
| <b>Household Population</b> | <b>18,880</b> | <b>78,065</b>      | <b>931,000</b>    |
| White                       | 81%           | 62%                | 64%               |
| African American/Black      | 10%           | 16%                | 17%               |
| Asian/Pacific Islander      | 7%            | 12%                | 13%               |
| Other                       | 3%            | 10%                | 6%                |
| <i>Hispanic or Latino*</i>  | 12%           | 23%                | 14%               |

\*may be any race

## EDUCATIONAL ATTAINMENT

**Kensington residents are well-educated.** The study area has a relatively large proportion of adults age 25 and older with a bachelor's degree or higher (70 percent versus 54 percent in Kensington-Wheaton and 64 percent Countywide).

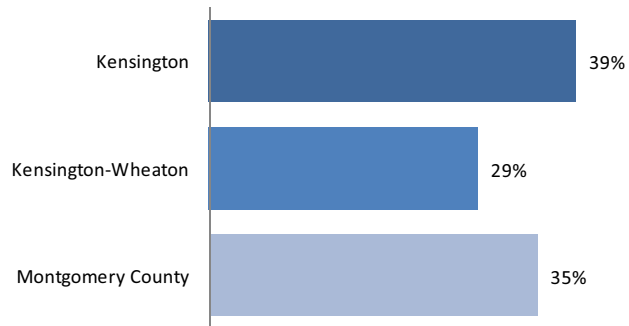
Kensington residents are more likely to hold an advanced degree (39 percent of adults, versus 29 percent in greater Kensington-Wheaton and 35 percent Countywide.)

The number of adults who lack a high school education is in line with Montgomery County as a whole (8 percent) and well below that of the Kensington-Wheaton area overall (13 percent).

### Graduate, Professional or Doctoral Degrees

Share of Population Age 25 and Over

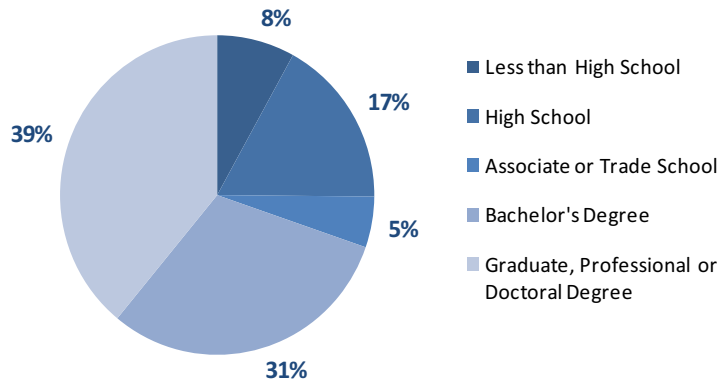
Source: M-NCPPC 2005 Census Update Survey



### Educational Attainment

Kensington household population age 25 and over

Source: M-NCPPC 2005 Census Update Survey



## Educational Attainment

Source: M-NCPPC 2005 Census Update Survey

|   | Kensington    | Kensington-Wheaton | Montgomery County |
|---|---------------|--------------------|-------------------|
| <b>Population 25 years and older</b>      | <b>13,870</b> | <b>55,190</b>      | <b>624,025</b>    |
| Less than High School                     | 8%            | 13%                | 8%                |
| High School                               | 17%           | 27%                | 22%               |
| Associate or Trade School                 | 5%            | 6%                 | 6%                |
| Bachelor's Degree                         | 31%           | 25%                | 29%               |
| Graduate, Professional or Doctoral Degree | 39%           | 29%                | 35%               |

## EMPLOYMENT

**Kensington is home to a workforce of 11,105.** The study area accounts for 24 percent of employed residents in the greater Kensington-Wheaton area, and 2 percent Countywide.

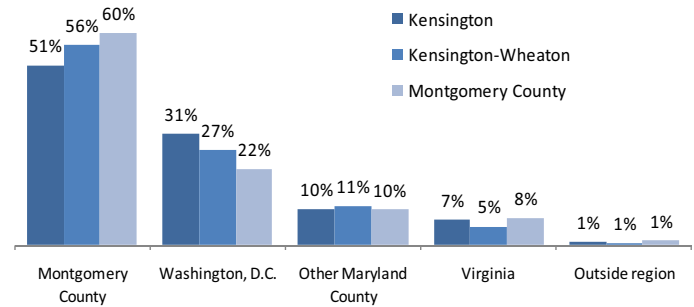
**Half of Kensington residents work in Montgomery County, but a relatively large number commute to Washington, D.C.** At 51 percent, the share of Kensington workers employed within Montgomery County is below average for the wider planning area (56 percent) and the County as a whole (60 percent). With its proximity to Washington, D.C., Kensington has relatively more residents working in the District (31 percent versus 27 percent in Kensington-Wheaton and 22 percent Countywide).

**Female labor force participation rates are in line with surrounding areas—but mothers of young children in Kensington are more likely to be in the workforce.** The proportion of Kensington’s female residents age 16 and over in the workforce (69 percent) is slightly higher than in Kensington-Wheaton and the County as a whole (both 68 percent). Even so, Kensington mothers with children under the age of 6 are much more likely to be employed (81 percent, compared to 75 percent in Kensington-Wheaton and 68 percent in Montgomery County).

### Work Location of Resident Labor Force

Employed Residents Age 16 and Over

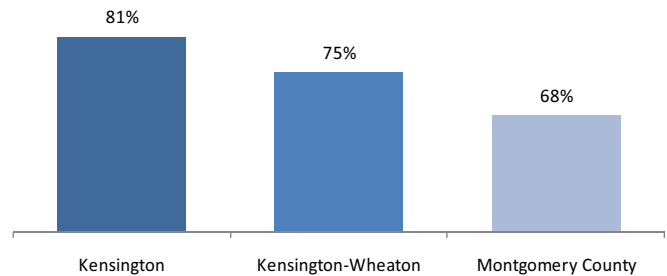
Source: M-NCPPC 2005 Census Update Survey



### Working mothers with young children

Share of mothers with children under age 6

Source: M-NCPPC 2005 Census Update Survey



#### Work Location

Source: M-NCPPC 2005 Census Update Survey

|  | Kensington    | Kensington-Wheaton | Montgomery County |
|--|---------------|--------------------|-------------------|
| <b>Employed residents</b>              | <b>11,105</b> | <b>46,290</b>      | <b>526,830</b>    |
| Montgomery County                      | 51%           | 56%                | 60%               |
| Washington, D.C.                       | 31%           | 27%                | 22%               |
| Other Maryland County                  | 10%           | 11%                | 10%               |
| Virginia                               | 7%            | 5%                 | 8%                |
| Outside region                         | 1%            | 1%                 | 1%                |
| <b>Kensington share of labor force</b> | <b>100%</b>   | <b>24%</b>         | <b>2%</b>         |

#### Female Labor Force Participation

Source: M-NCPPC 2005 Census Update Survey

|  | Kensington | Kensington-Wheaton | Montgomery County |
|--|------------|--------------------|-------------------|
| <b>Females age 16+ who are employed</b>              | <b>69%</b> | <b>68%</b>         | <b>68%</b>        |
| <b>Working mothers with pre-school age children*</b> | <b>81%</b> | <b>75%</b>         | <b>68%</b>        |

\* percent of mothers with children under age 6 who are employed

## COMMUTE ALTERNATIVES

**Most Kensington residents drive alone to work.** Kensington residents are more likely than residents in the wider Kensington-Wheaton area to drive alone to work (73 percent versus 68 percent). Carpool rates also are relatively low (3 percent versus 4 percent in Kensington-Wheaton and 5 percent Countywide).

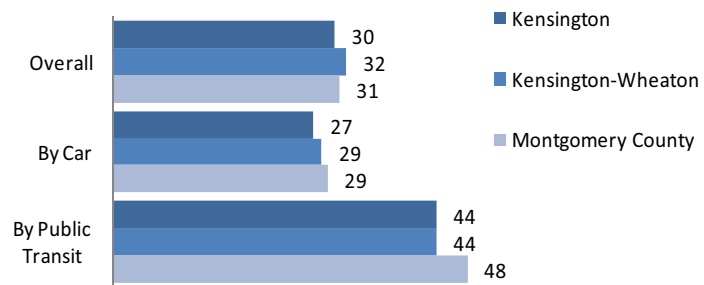
**Transit use and other non-auto commute rates are relatively low.** Transit use is relatively low among Kensington residents (14 percent of commuters versus 20 percent in Kensington Wheaton and 15 percent Countywide). The large proportion of the workforce commuting to jobs in the District and lack of a Metro station within walking distance of the study area may account for Kensington’s lower public transit use. With few jobs in the immediate area, Kensington residents are less likely than residents in the larger Kensington-Wheaton planning area to walk or bike to work. Kensington residents are twice as likely to work at home (8 percent versus 4 percent Countywide).

## CAR OWNERSHIP

**Car ownership rates are close to average.** Households in Kensington own an average of 1.85 cars, versus 1.84 in Kensington-Wheaton and 1.87 in Montgomery County as a whole.

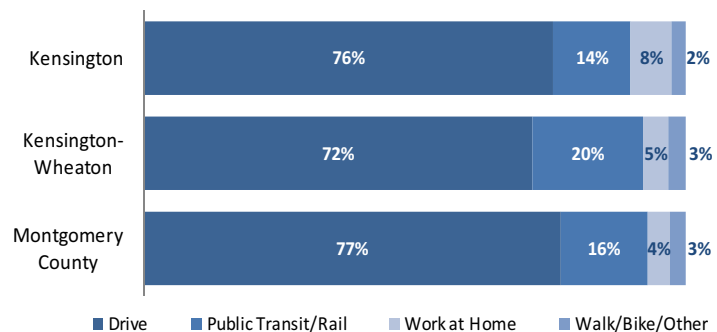
### Average Commute Time (in minutes)

Source: M-NCPPC 2005 Census Update Survey



### Work Trip by Mode

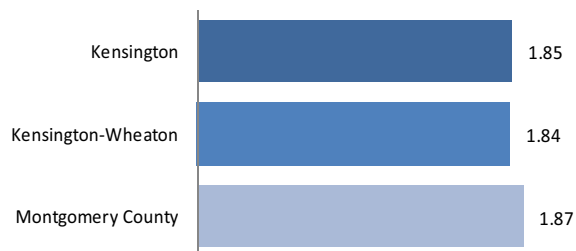
Source: M-NCPPC 2005 Census Update Survey



### Car Ownership

Average number of cars per household

Source: M-NCPPC 2005 Census Update Survey



## HOUSEHOLD / FAMILY TYPE

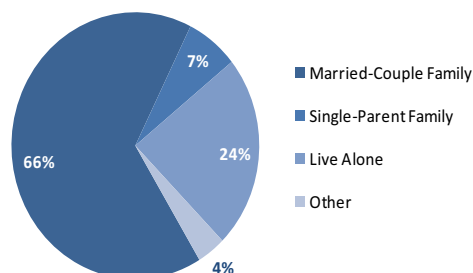
**Kensington is a family-oriented community with married couples occupying two-thirds of local households.**

Married couples (with or without children) account for 66 percent of households in the study area, versus 63 percent in Kensington-Wheaton and 62 percent Countywide. Kensington has relatively fewer single-parent families (7 percent versus 13 percent in the wider planning area and 10 percent Countywide).

### Household Type

Kensington households

Source: M-NCPPC 2005 Census Update Survey



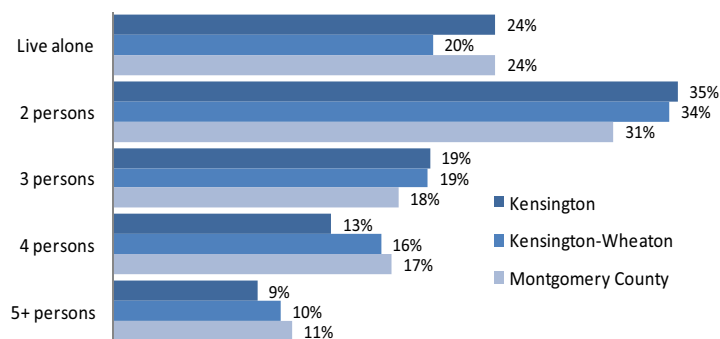
**Almost one in four Kensington residents lives alone.** Singles account for 24 percent of Kensington households, which is the same proportion as in the County as a whole. With few young adults and a large senior population, it is likely that residents over the age of 65 account for a substantial share of Kensington's single-person households.

## HOUSEHOLD SIZE

**Kensington households are relatively small.** With an average of 2.54 residents versus 2.71 in Kensington-Wheaton and 2.66 Countywide, Kensington's smaller households can be attributed to several factors, including a larger senior population, more empty nesters, a general trend to smaller families and fewer numbers of minority and foreign-born residents (who tend to have larger families).

### Persons in Household

Source: M-NCPPC 2005 Census Update Survey



### Household/Family Type

Source: M-NCPPC 2005 Census Update Survey

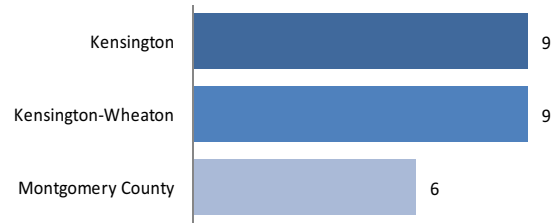
|                               | Kensington   | Kensington-Wheaton | Montgomery County |
|-------------------------------|--------------|--------------------|-------------------|
| <b>Households</b>             | <b>7,435</b> | <b>28,970</b>      | <b>350,000</b>    |
| <b>Household/Family Type</b>  | <b>100%</b>  | <b>100%</b>        | <b>100%</b>       |
| Married-Couple Family         | 66%          | 63%                | 62%               |
| Single-Parent Family          | 7%           | 13%                | 10%               |
| Live Alone                    | 24%          | 20%                | 24%               |
| Other                         | 4%           | 4%                 | 5%                |
| <b>Average Household Size</b> | <b>2.54</b>  | <b>2.71</b>        | <b>2.66</b>       |

## HOUSEHOLD MOBILITY

**Kensington households have had relatively slower turnover.** Kensington households are more likely to have been in place for five or more years (65 percent versus 58 percent Countywide). Area residents have lived in their current homes for a median of 9 years, compared to a Countywide median of 6 years. Lower turnover rates partly reflect a senior population that is aging in place, as well as a little new housing development, both of which limit the number of new households that can move into the area.

### Median Years Living in Same Home

Source: M-NCPPC 2005 Census Update Survey



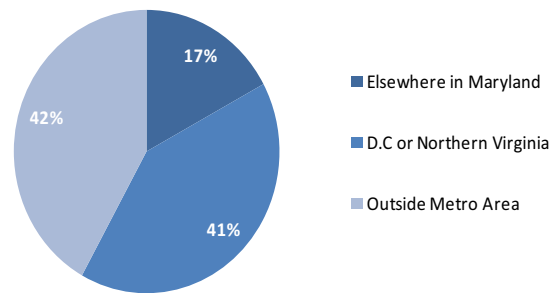
## IN-MOVER HOUSEHOLDS

**Most new Kensington households come from Montgomery County.** Among households that have been in place for less than 5 years, relatively few are new to Montgomery County (39 percent versus 48 percent Countywide).

### Kensington residents new to Montgomery County

Residence in April 2000

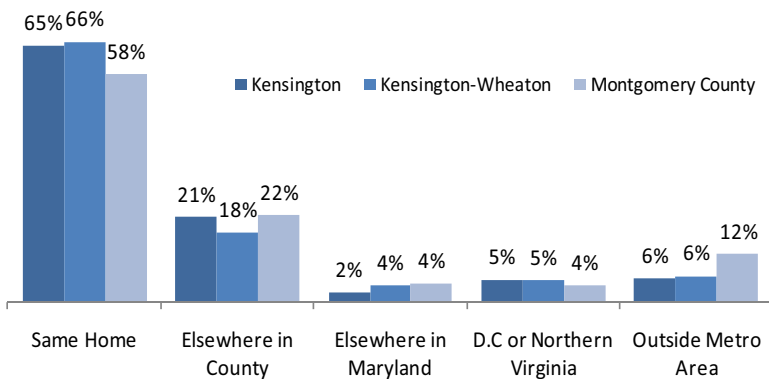
Source: M-NCPPC 2005 Census Update Survey



**Few households move into Kensington from other parts of Maryland.** Among Kensington households new to Montgomery County, 42 percent arrived from outside the region, and 41 percent moved in from Washington, D.C. or northern Virginia. Only 17 percent moved in from Prince George's County or elsewhere in Maryland.

### Residence in April 2000

Source: M-NCPPC 2005 Census Update Survey

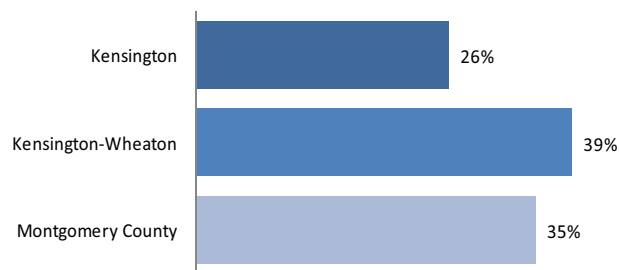


## FOREIGN BORN

**Over one-quarter of Kensington’s households have a foreign-born head or spouse.** Around one in four Kensington households has a foreign-born head or spouse—well below the rate in the greater Kensington-Wheaton area (39 percent) and below average for the County as a whole (35 percent). Slow housing turnover and little housing growth likely accounts for Kensington’s relatively low foreign-born population share.

### Foreign-Born Households

Source: M-NCPPC 2005 Census Update Survey



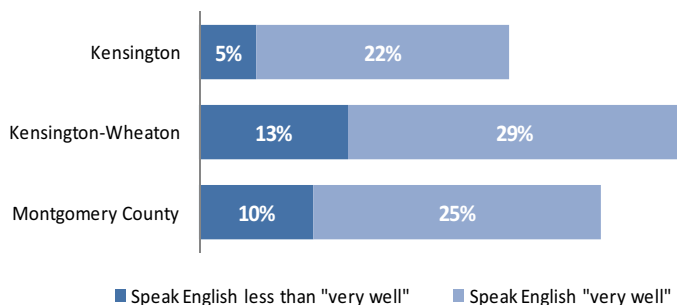
## LANGUAGE ABILITY

**With a smaller proportion of foreign-born residents, Kensington has a lower incidence of foreign language-speakers.** Only 27 percent of Kensington residents age 5 and over speak a language other than English at home, compared to 42 percent of residents in the greater Kensington-Wheaton planning area and 35 percent in Montgomery County as a whole.

### Foreign Language Speakers

Population age 5+ speaking a language other than English at home

Source: M-NCPPC 2005 Census Update



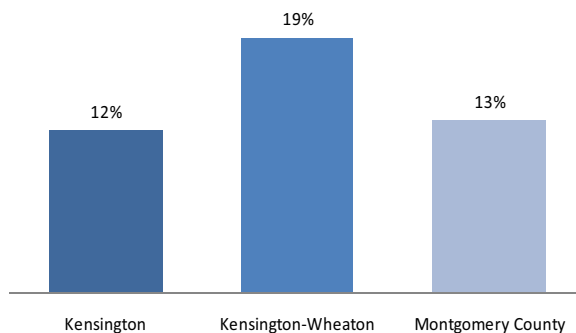
**Compared to the broader Kensington-Wheaton area, Kensington has a lower percentage of Spanish-speaking households.**

Among study area households, 12 percent are Spanish-speaking, versus 19 percent in the wider planning area. Kensington’s incidence of Spanish-speaking households is close to the Countywide rate of 13 percent.

### Spanish Speaking Households

Share of households speaking Spanish

Source: M-NCPPC 2005 Census Update



**English proficiency rates are well above-average among Kensington’s foreign language speakers.** Among Kensington residents age 5 and over, only 5 percent speak English less than “very well,” versus 13 percent in Gaithersburg as a whole and 10 percent Countywide.

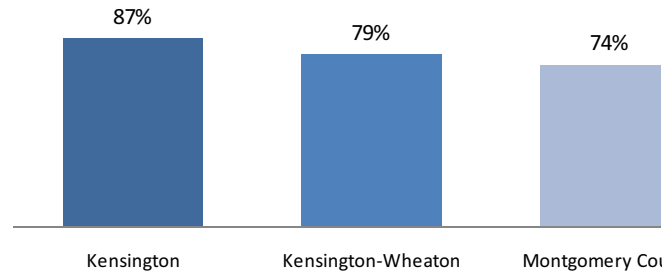
## HOUSING TENURE

**Kensington homeownership rates are well above-average.** Almost nine out of ten Kensington households own their homes (87 percent), versus the Countywide average of 74 percent. Higher homeownership rates reflect Kensington’s older, more affluent population base as well as a dearth of multi-family units.

### Homeownership Rate

Share of Households that Own their Own Home

Source: M-NCPPC 2005 Census Update Survey

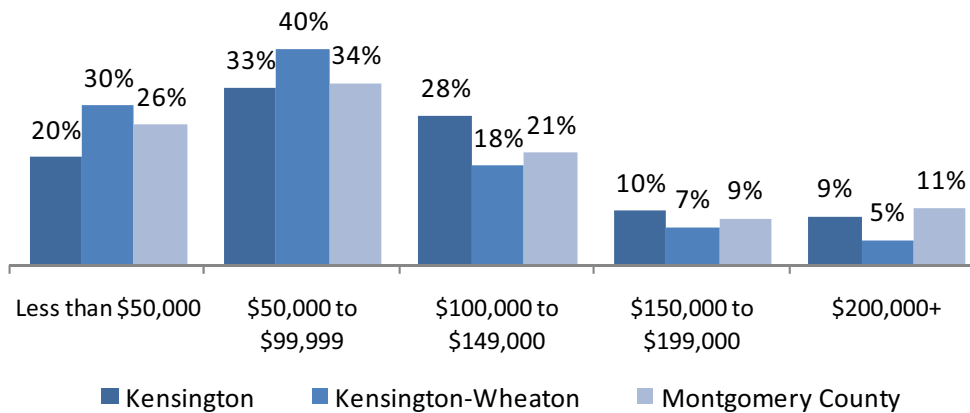


## HOUSEHOLD INCOME (2004)

**Kensington is highly affluent, with household incomes well above the Montgomery County median.** The study area’s 2004 median household income (\$96,016) was 31 percent higher than the Kensington-Wheaton area median (\$73,115) and 14 percent higher than the Countywide median (\$83,880). Compared to the County as a whole, Kensington has a lower percentage of households at either end of the income spectrum. Only 20 percent of households earn less than \$50,000 per year, compared to 30 percent in the greater Kensington-Wheaton area and 26 percent Countywide. Kensington also has a lower percentage of households earning \$200,000 or more annually compared to the County as a whole (9 percent versus 11 percent).

### Household Income Distribution

Source: M-NCPPC 2005 Census Update Survey

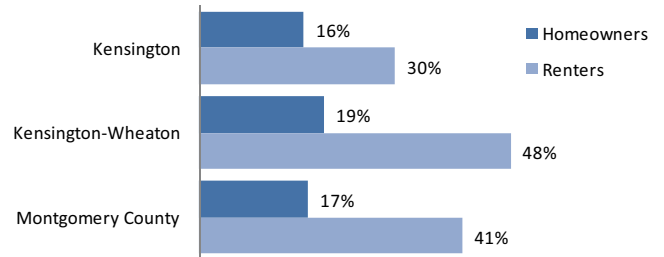


## HOUSING COSTS

**Homeownership costs are below average for Montgomery County.** Having lived in their homes for a longer time on average, Kensington households have less costly mortgages. In 2005, the average cost of owning a home in Kensington was \$1,463 per month versus \$1,687 Countywide. Even so, the share of households spending more than 30 percent of their income on housing (16 percent) is close to the County average (17 percent), suggesting Kensington has many retired residents living on a fixed income as well as newer households that paid higher prices for their homes.

### Cost-Burdened Households

Households spending more than 30 percent of income on housing  
Source: M-NCPPC 2005 Census Update Survey



**Rental costs are higher than average.** At \$1,477, average monthly rents are high compared to Kensington-Wheaton as a whole (\$1,145) and Montgomery County (\$1,167). The majority of Kensington rentals (62 percent) are single-family homes, which typically command higher rents than multi-family units. Kensington renter households are comparatively less likely to spend more than 30 percent of their income on housing (30 percent versus 48 percent in Kensington-Wheaton and 41 percent Countywide).

## COMPUTER OWNERSHIP

**In line with Montgomery County’s high computer use rates, the vast majority of Kensington households own a computer.** Kensington has computer-ownership rates just below average for Montgomery County (86 percent versus 89 percent Countywide). The slight disparity may reflect Kensington’s relatively larger senior population.

Kensington’s computer users are more likely than other County residents to have visited the M-NCPPC website (34 percent versus 29 percent Countywide). Even so, this figure suggests that most Kensington residents may not be aware of the Montgomery County Planning Department’s online resources. Publicizing Kensington Sector Plan information and related resources available on the website during the community outreach process might enhance public access and participation in the planning process.

### Computer Use

Source: M-NCPPC 2005 Census Update Survey

|                           | Kensington   | Kensington-Wheaton | Montgomery County |
|---------------------------|--------------|--------------------|-------------------|
| <b>Households</b>         | <b>7,435</b> | <b>28,970</b>      | <b>350,000</b>    |
| Own at least one computer | 86%          | 85%                | 89%               |
| Visited M-NCPPC website   | 34%          | 30%                | 29%               |

# demographic data summary

Source:

## **2005 CENSUS UPDATE SURVEY**

**M-NCPPC RESEARCH & TECHNOLOGY CENTER**  
Montgomery County, Maryland

# Kensington Sector Plan Study Area

Montgomery County, MD.

2005 Census Update Survey

|          | Note:<br>Study area includes traffic zones 69 through 76 | Kensington<br>Sector Plan | Kensington /<br>Wheaton<br>Planning Area | Montgomery<br>County |
|----------|--|---------------------------|--|----------------------|
|          | <b>Household Population</b>                              | 18,880                    | 78,065                                   | 931,000              |
|          | <b>% Female</b>  | 49.8%                     | 51.5%                                    | 52.9%                |
|          | <b>Age Distribution:</b>                                 |                           |  |                      |
|          | % 0-4 Years Old  | 7.2%                      | 6.4%                                     | 6.8%                 |
|          | % 5-17 Years Old   | 17.9%                     | 14.8%                                    | 19.1%                |
| <b>P</b> | % 18-29 Years Old  | 4.0%                      | 12.8%                                    | 12.3%                |
| <b>O</b> | % 30-44 Years Old  | 25.1%                     | 21.6%                                    | 23.1%                |
| <b>P</b> | % 45-64 Years Old  | 30.6%                     | 31.2%                                    | 27.5%                |
| <b>U</b> | % 65-74 Years Old  | 7.3%                      | 7.3%                                     | 5.8%                 |
| <b>L</b> | % Over 74 Years Old                                      | 7.8%                      | 6.0%                                     | 5.4%                 |
| <b>A</b> | <b>Average Age (years)</b>                               | 40.7                      | 39.2                                     | 36.9                 |
| <b>T</b> | <b>Race:</b>   |                           |  |                      |
| <b>I</b> | % White  | 80.8%                     | 62.1%                                    | 64.0%                |
| <b>O</b> | % Black  | 9.7%                      | 16.1%                                    | 16.6%                |
| <b>N</b> | % Asian or Pacific Islander                              | 6.9%                      | 12.1%                                    | 13.4%                |
|          | % Other  | 2.6%                      | 9.7%                                     | 6.0%                 |
|          | <b>Hispanic or Latino and Race</b> <sup>1</sup>          |                           |  |                      |
|          | % Hispanic or Latino <sup>1</sup>                        | 12.3%                     | 22.6%                                    | 13.9%                |
|          | % Not Hispanic White                                     | 71.7%                     | 48.9%                                    | 55.7%                |
|          | <b>Language Spoken at Home</b>                           |                           |  |                      |
|          | Persons 5 Years and Older                                | 17,515                    | 73,040                                   | 868,000              |
|          | % Speak Language Other than English                      | 27.4%                     | 41.9%                                    | 35.3%                |
|          | % Speak English less than "Very Well"                    | 4.8%                      | 12.7%                                    | 9.7%                 |
|          | <b>Educational Attainment:</b>                           |                           |  |                      |
|          | Persons 25 Years and Older                               | 13,870                    | 55,190                                   | 624,025              |
|          | % Less than High School Diploma                          | 8.0%                      | 12.7%                                    | 7.8%                 |
|          | % High School Graduate                                   | 17.2%                     | 27.3%                                    | 22.3%                |
|          | % Associate or Trade School                              | 5.2%                      | 6.1%                                     | 6.3%                 |
|          | % Bachelor's Degree                                      | 30.6%                     | 25.3%                                    | 28.6%                |
|          | % Grad, Professional or Doctoral                         | 39.1%                     | 28.6%                                    | 35.0%                |
|          | <b>Number of Employed Residents</b> <sup>2</sup>         | 11,105                    | 46,290                                   | 526,830              |
|          | % Females Who Are Employed <sup>2</sup>                  | 69.4%                     | 67.8%                                    | 68.2%                |
|          | <b>Women with Children Under Age 6</b> <sup>2</sup>      | 1,600                     | 6,200                                    | 67,840               |
| <b>L</b> | % Employed   | 80.8%                     | 75.2%                                    | 68.5%                |
| <b>A</b> | <b>Work Location:</b>                                    |                           |  |                      |
| <b>B</b> | % Montgomery County                                      | 50.9%                     | 56.4%                                    | 59.9%                |
| <b>O</b> | % Prince George's County                                 | 4.0%                      | 4.9%                                     | 5.1%                 |
| <b>R</b> | % Elsewhere in Maryland                                  | 6.0%                      | 6.1%                                     | 4.8%                 |
|          | % Washington, D.C.                                       | 31.3%                     | 26.9%                                    | 21.5%                |
|          | % Virginia   | 7.0%                      | 5.2%                                     | 7.5%                 |
| <b>F</b> | % Outside MD-VA-DC                                       | 0.7%                      | 0.6%                                     | 1.1%                 |
| <b>O</b> | <b>Work Trip:</b>  |                           |  |                      |
| <b>R</b> | % Driving  | 75.5%                     | 71.8%                                    | 77.4%                |
| <b>C</b> | % Alone  | 72.7%                     | 68.2%                                    | 72.0%                |
| <b>E</b> | % Carpool  | 2.8%                      | 3.6%                                     | 5.3%                 |
|          | % Public Transit or Rail                                 | 14.4%                     | 20.3%                                    | 15.5%                |
|          | % Walk/Bicycle/Other                                     | 2.5%                      | 3.1%                                     | 2.8%                 |
|          | % Work at Home   | 7.6%                      | 4.8%                                     | 4.4%                 |
|          | <b>Average Commuting Time to Work (minutes)</b>          |                           |  |                      |
|          | Overall  | 30.4                      | 31.9                                     | 31.0                 |
|          | By Car   | 27.4                      | 28.6                                     | 29.4                 |
|          | By Public Transit  | 44.3                      | 44.3                                     | 48.5                 |

<sup>1</sup> Those of Hispanic origin may be of any race.

<sup>2</sup> Ages 16 and older and employed full- or part-time.

Source: 2005 Census Update Survey; Research & Technology Center, Montgomery County Planning Dept., M-NCPPC July, 2008 v2.



**Kensington Sector Plan Study Area (continued)**  
**2005 Census Update Survey**

| <b>Note:</b><br>Study area includes traffic zones 69 through 76 |   | <b>Kensington<br/>Sector Plan</b> | <b>Kensington /<br/>Wheaton<br/>Planning Area</b> | <b>Montgomery<br/>County</b> |
|---|---|-----------------------------------|---|------------------------------|
| H<br>O<br>U<br>S<br>I<br>N<br>G                                 | <b>Households by Structure Type</b>   | 7,435                             | 28,970  | 350,000                      |
|   | <b>% Single Family Households</b>   | 100.0%                            | 100.0%  | 100.0%                       |
|   | <b>Average Household Size</b>   | 2.54                              | 2.71  | 2.66                         |
|   | <b>Tenure:</b>  |                                   |   |                              |
|   | % Rental  | 13.5%                             | 20.7%   | 25.7%                        |
|   | <b>Average Monthly Costs:</b>   |                                   |   |                              |
|   | Homeowner   | \$1,463                           | \$1,380   | \$1,687                      |
|   | Renter  | \$1,477                           | \$1,145   | \$1,167                      |
|   | <b>Residence in April 2000:</b>   |                                   |   |                              |
|   | % in Same Home  | 65.2%                             | 66.1%   | 57.8%                        |
|   | % Elsewhere in County   | 21.4%                             | 17.6%   | 21.8%                        |
|   | % Elsewhere in Maryland   | 2.3%                              | 4.5%  | 4.5%                         |
|   | % D.C or Northern Virginia  | 5.4%                              | 5.4%  | 4.0%                         |
|   | % Outside Metro Area  | 5.7%                              | 6.5%  | 12.0%                        |
|   | <b>Median Years in Same Home</b>  | 9                                 | 9   | 6                            |
|   | <b>Average Age of Household Head</b>  | 53.0                              | 52.7  | 50.6                         |
|   | <b>% Households with Foreign Born Head<br/>or Spouse</b>                      | 25.9%                             | 38.6%   | 34.8%                        |
|   | <b>% Households Speaking Spanish</b>  | 11.8%                             | 18.5%   | 12.5%                        |
|   | <b>Households by Type:</b>  |                                   |   |                              |
|   | % Family Households   | 73.7%                             | 78.2%   | 74.2%                        |
|   | % Married-Couple  | 65.9%                             | 63.4%   | 61.8%                        |
|   | % Single-Parent   | 6.8%                              | 12.5%   | 10.2%                        |
|   | % Nonfamily Households  | 26.3%                             | 21.8%   | 25.6%                        |
|   | % Householder Living Alone  | 23.5%                             | 19.6%   | 23.5%                        |
|   | <b>Persons in Households:</b>   |                                   |   |                              |
|   | % 1 Person  | 23.5%                             | 19.6%   | 23.5%                        |
|   | % 2 Persons   | 34.7%                             | 34.2%   | 30.8%                        |
|   | % 3 Persons   | 19.5%                             | 19.4%   | 17.5%                        |
| % 4 Persons   | 13.4%   | 16.5%                             | 17.1%   |                              |
| % 5+ Persons  | 8.9%  | 10.3%                             | 11.0%   |                              |
| <b>Average Number of Cars</b>                                   | 1.8   | 1.8                               | 1.9   |                              |
| <b>% of Households with Computers</b>                           | 85.7%   | 85.3%                             | 89.0%   |                              |
| % of these visiting M-NCPPC website                             | 34.2%   | 30.0%                             | 28.9%   |                              |
| I<br>N<br>C<br>O<br>M<br>E                                      | <b>2004 Household Income Distribution:</b>                                    |                                   |   |                              |
|   | % Under \$15,000  | 5.8%                              | 5.3%  | 4.2%                         |
|   | % \$15,000 to \$29,999  | 5.1%                              | 8.3%  | 7.3%                         |
|   | % \$30,000 to \$49,999  | 9.1%                              | 15.9%   | 14.5%                        |
|   | % \$50,000 to \$69,999  | 11.5%                             | 17.6%   | 15.0%                        |
|   | % \$70,000 to \$99,999  | 21.3%                             | 22.4%   | 18.6%                        |
|   | % \$100,000 to 149,999  | 27.7%                             | 18.5%   | 20.9%                        |
|   | % \$150,000 to 199,999  | 10.2%                             | 7.2%  | 8.8%                         |
|   | % \$200,000+  | 9.2%                              | 4.8%  | 10.7%                        |
|   | <b>2004 Median Household Income</b>   | \$96,016                          | \$73,115  | \$83,880                     |
|   | <b>% of Households Spending More Than<br/>30% of Income on Housing Costs:</b> |                                   |   |                              |
| % Homeowners  | 16.2%   | 19.4%                             | 16.9%   |                              |
| % Renters   | 30.3%   | 48.1%                             | 40.7%   |                              |

Source: 2005 Census Update Survey, Research & Technology Center, Montgomery County Planning Dept., M-NCPPC July, 2008 v2.