

Chapter Two
SUMMARY OF KEY INDICATORS



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Demographic Trends

The data presented in this section is for the entire planning area, including the households and persons residing in the Kensington, Wheaton, Capitol View, Forest Glen, and Glenmont Sector Plan areas. Data from the Montgomery County Planning Board's 1984 Census Update, instead of the 1987 Census Update, was used in this report because it was the only data set available when the report was prepared. A more complete discussion of data for the planning area is found in Appendix A.

The overall population of the area has declined from 90,010 in 1970 to about 75,500 in 1985, a decline of 16 percent. Average house-

hold size has declined 24 percent, from 3.5 persons per household in 1970 to 2.67 persons in 1985. The household size is projected to be 2.3 persons per household in 2010.

Between 1970 and 1980, the number of children under 15 declined by more than 40 percent, while the number of elderly age 65 and over increased by some 70 percent. The decrease in the number of school-aged children age 5-19 was greater than the overall decline in the planning area population. The number of persons in the 65-74 age group increased sharply, from 2,568 in 1970 to 6,800 in 1985, and is expected to continue to increase over the next five years. The 75-and-over age group has grown rapidly, from 1,697 in 1970 to 2,300 in 1985. Projections indicate an increase of more than 40 percent over the next five years. (See Table 2-1.)

Between 1970 and 1980, the planning area became more racially and ethnically diverse; the non-white population rose from nearly 3,600 to 12,360. As of 1980, non-whites represented 15.5 percent of the population: 9 percent black, 4.5 percent Asian, and 2 percent other groups. County and planning area minority population distributions were very similar in 1985.

The median household income for the planning area was \$35,610 in 1984. In the County as a whole in 1984, the median income was \$39,130, or approximately 10 percent above the Kensington-Wheaton figure. Elderly households have the lowest median income. The highest income area was the Rock Creek Hills area, where the 1979 median

TABLE 2-1

PROJECTED AGE DISTRIBUTION, KENSINGTON-WHEATON PLANNING AREA, 1985-2010
Household Population*

	Number				Percent of Total			
	1985	1990	2000	2010	1985	1990	2000	2010
Total	75,000	74,000	71,500	70,500	99.9%	99.7%	100.1%	100.0%
0-4	5,300	5,000	4,700	4,700	7.1%	6.8%	6.6%	6.7%
5-9	4,400	5,400	5,100	5,000	5.9%	7.3%	7.1%	7.1%
10-14	4,500	4,700	5,300	5,200	6.0%	6.4%	7.4%	7.4%
15-19	4,800	4,200	4,800	4,700	6.4%	5.7%	6.7%	6.7%
20-29	11,600	10,400	9,700	10,100	15.5%	14.1%	13.6%	14.3%
30-44	17,300	17,600	16,500	16,000	23.1%	23.8%	23.1%	22.7%
45-59	12,800	11,500	12,300	12,600	17.1%	15.5%	17.2%	17.9%
60-64	5,100	3,700	2,500	3,000	6.8%	5.0%	3.5%	4.3%
65-69	4,200	4,400	2,500	2,500	5.6%	5.9%	3.5%	3.5%
70-74	2,600	3,600	2,800	2,100	3.5%	4.9%	3.9%	3.0%
75-79	1,300	1,900	2,700	1,700	1.7%	2.6%	3.8%	2.4%
80-84	600	900	1,800	1,500	0.8%	1.2%	2.5%	2.1%
85+	400	500	900	1,400	0.5%	0.7%	1.3%	2.0%

Source: Research Division, Montgomery County Planning Department, Demographic Model, Intermediate Forecast, 1988.

*Population living in households; add approximately 500 persons living in group quarters for total population.



household income was \$41,946. Other areas with relatively high median incomes of between \$30,000 and \$33,000 in 1979 included Parkwood, Chevy Chase View, Glenmont Hills, Kensington Estates, Greenwoods, and Stoneybrook Estates. More moderate income areas included the Wheaton CBD and surrounding neighborhoods, and Veirs Mill Village-Garrett Forest.

In 1985, there were an estimated 23,578 jobs in this area, 35.6 percent of which were in the Wheaton CBD. By 1990, the area is expected to have an estimated 27,600 jobs, an increase of 17 percent. Of the total jobs, 42.7 percent are in retail and 22.3 percent are office related. Approximately 24 percent are held by Kensington-Wheaton residents.

Of the 38,262 Kensington-Wheaton residents who were employed in 1985, roughly 35 percent worked in Silver Spring, Takoma Park, and the District of Columbia; 32 percent worked in Rockville, North Bethesda, Chevy Chase, Bethesda, Gaithersburg, and Germantown; and 15 percent worked in Kensington-Wheaton, Aspen Hill and Kemp Mill, including nearly 1,000 people who work at home. In 1970, about one-third of County workers commuted to the District. By 1985, this share had dropped to just under one-quarter. In 1984, more than 10 percent of commuters used public transportation, compared with only 5.9 percent in 1977. However, in 1984, 84 percent of Kensington-Wheaton's

employed residents traveled to work by car, with the vast majority driving their own vehicles.

Housing Highlights

*K*ensington-Wheaton's existing housing stock of 29,000 units represents more than 12 percent of the County total. Almost three-quarters of the area's stock consists of single-family detached housing, 14 percent are garden apartments, 5 percent are high-rise, and 8 percent are townhouses.

More than 95 percent of the housing stock was built prior to 1975, including 41 percent built between 1950 and 1959.

Between 1970 and 1985, the number of households in Kensington-Wheaton increased by approximately 1 percent per year, significantly more slowly than the County-wide increase. Almost 50 percent of the planning area's household growth occurred in the Layhill area.



The number of households nearly quadrupled in Layhill and the population nearly tripled. Growth in the Veirs Mill Village-Garrett Forest area was 33 percent for households and approximately 6 percent for population.

Townhouses have accounted for nearly 60 percent of total Kensington-Wheaton 1982-1985 completions. Since 1982, when these data were first collected, 60 percent of housing completions in the planning area have been townhouses, 21 percent have been single-family detached units, and another 19 percent have been apartments.



About 73 percent of households own their homes in Kensington-Wheaton, compared to about 67 percent of County households. Home ownership has risen gradually since 1970, when it stood at just under 68 percent.

The average household's occupancy in the same house is 12.3 years in Kensington-Wheaton, compared to 9.5 years in the County. Much of this can be attributed to the higher incidence of single-family housing and home ownership in the planning area.

Houses in the planning area have appreciated, but their value remains below the County average. The median sales price in Kensington-Wheaton was \$102,900 in 1986, compared to \$114,000 for the County. Housing prices in the area vary greatly by neighborhood. The most affordable homes in the the planning area are in Connecticut Avenue Estates. By contrast, sales prices in Rock Creek Hills were much higher than the County median.

As of 1980, only 2.5 percent of the housing units in the area were vacant. The County-wide vacancy rate for that year was 4.1 percent. Within the planning area, the 1980 vacancy rate varied from a low of 0.88 percent in the Glenmont Village area to a high of 5.86 percent in the Kensington CBD.

Land Use Indicators

The existing land use is predominantly low density, single-family residential, except at major intersections and along corridors connecting the sector plan areas. Neighborhood densities range from three to five dwelling units per acre. In the northeastern portion of the planning area land is vacant, in open space or recreational use, or in single-family densities at or slightly below two dwelling units to the acre. It is here that Wheaton Regional Park bridges the gap between the Sligo Creek and Northwest Branch Stream Valleys, which ultimately connect to the Indian Spring Country Club.

Many schools, parks, recreational facilities, and religious institutions serve residents of the planning area as well as sector plan areas. Most of the commercial uses are concentrated in the sector plan areas. The main exception to this occurs at the intersection of Veirs Mill and Randolph Roads. Colonial Plaza and Veirs Mill Village shopping centers are at this location, as is a small concentration of offices in traditional and townhouse configurations.

The major highway corridors are still predominantly residential.

The corridors have seen the development of some medium-density housing, as well as transitional commercial uses, but very little highway strip development. At various locations throughout the planning area, there are several small infill townhouse projects, ranging in density from 6 to 12 units per acre. Some residences along major corridors have been converted for use by the resident as a professional office. There are also a variety of medical offices, clinics and similar institutional uses. Most of this development has taken place within and between the Forest Glen, Wheaton, and Glenmont Sector Plan areas along Georgia Avenue and within and between the Kensington and Wheaton Sector Plan areas along University Boulevard.

Table 2-2, which compares land use distribution in Kensington-Wheaton with the County, includes the sector plan areas. Kensington-Wheaton is more oriented toward residential, cultural, recreational, and convenience retail uses than the County as a whole. Almost half of the land in Kensington-Wheaton is devoted to single-family residential uses; County-wide, almost one-fourth of the land is in single-family residential use. The Kensington-Wheaton area also has a lower ratio of vacant parcels available for development than the County. Vacant parcels in the Kensington-Wheaton area average less than one acre in size, whereas such parcels average almost two acres County-wide. Most of the vacant parcels are on residentially zoned land.

TABLE 2-2
EXISTING LAND USE DISTRIBUTION
Kensington-Wheaton Compared to Montgomery County

	Kensington-Wheaton			County		
	Number of Parcels	Number of Acres	Percent of Total Acres	Number of Parcels	Number of Acres	Percent of Total Acres
Single-family Residential	22,526	4,500.54	47.20	187,418	77,635.73	24.51
Multi-family Residential	1,265	248.97	2.61	23,231	3,252.73	1.03
Group Quarters	17	14.07	.15	158	475.20	.15
Manufacturing	2	2.00	.02	416	853.54	.27
Transportation, Communication & Utilities	101	91.22	.96	5,798	8,885.72	2.80
Regional & Sub-Regional Shopping Centers	7	84.57	.89	125	764.15	.24
Convenience Centers	18	23.92	.25	93	378.50	.12
Highway Commercial	0	0.00	.00	8	12.06	.00
Grocery & Other Retail	204	82.29	.86	1,475	1,222.38	.38
Warehouse/Wholesale	77	19.88	.21	521	972.43	.31
Office & Selected Services	222	96.02	1.01	2,613	2,766.70	.87
Government Services & Institutions	116	549.30	5.76	1,335	17,686.31	5.58
Culture & Recreation	190	998.46	10.47	3,452	26,346.64	8.32
Agriculture & Mining	1	11.07	.12	2,104	108,290.33	34.18
Vacant	963	996.69	10.45	23,962	44,916.64	14.18
Other Undeveloped & Water	315	132.76	1.39	2,914	2,770.59	.87
Subtotal		7,851.76	82.35		297,229.65	93.81
Other		1,684.24	17.65		19,570.35	6.19
TOTAL	26,024	9,536.00	100.00	255,623	316,800.00	100.00

Source: Research Division, Montgomery County Planning Department, Estimate from the Parcel File based on records of the State Department of Assessments and Taxation as of December 1987.