

BACKGROUND

THE PLANNING PROCESS IN MONTGOMERY COUNTY

Staff Draft — This document is prepared by the Montgomery County Planning Department for presentation to the Montgomery County Planning Board. It is a working paper that identifies the major issues being addressed by the proposed amendment. Alternative courses of action and specific recommendations are presented.

The public is given the opportunity to comment on the Staff Draft, often at worksessions. A Preliminary Draft Amendment is then prepared for approval by the Planning Board. The Preliminary Draft incorporates those changes to the Staff Draft which the Planning Board considers appropriate.

Preliminary Draft Amendment — This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds open worksessions to review the testimony and to determine whether to make any revisions to the preliminary draft.

Final Draft Amendment — This document contains the Planning Board's final recommendations. It is transmitted to the County Executive, who must review it and forward it to the County Council, with any revisions deemed appropriate. If the County Executive makes no revisions in the Planning Board's final draft, the Council may adopt the unchanged draft without holding a public hearing. If the Executive does make revisions, or if the Council wishes to consider any revisions, the Council must schedule a public hearing. After the close of record of this public hearing, the Council holds an open worksession to review the testimony and then adopts a resolution approving, modifying, or disapproving the final plan amendment.

If the Council action modifies and approves the Executive's Revised Final Draft Amendment, the Approved Amendment must be sent to the County Executive for approval or disapproval. If disapproved by the County Executive, the Council may override the disapproval of the Plan by an affirmative vote of five members.

Failure of either the County Executive or the Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body which fails to act.

Adopted Amendment — The amendment approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

**Montgomery County
Master Plan Development Process**

Planning Board submits,
Executive recommends,
and Council approves:

Annual Work Program

Planning staff prepares,
with Executive staff review:

Issues Report

Planning staff initiates community participation,
solicitation of Executive staff ideas,
and then prepares:

Staff Draft Plan

Planning Board reviews Staff Draft,
and , with modification,
sends to public hearing:

Preliminary Draft Plan

Planning Board reviews public hearing testimony,
receives Executive comments at Board worksessions,
and adjusts Preliminary Draft to become:

Final Draft Plan

Executive reviews Final Draft and
forwards to County Council:

**Final Draft Plan
With Executive's Recommended Revisions**

Council holds public hearing and worksessions
and approves, disapproves, or amends
Final Draft with Executive Revisions
(Executive may veto and Council may override veto),
which is forwarded to M-NCPPC to become:

Approved and Adopted Master Plan

AREA HISTORY

The history of Wheaton can be traced back to the beginning of the Civil War when the area was known as Mitchell's Crossroads. The name was derived from Mitchell's Tavern, which was located at the intersection of Old Bladensburg Road and what is now Georgia Avenue. Old Bladensburg Road is now University Boulevard and the Wheaton Pharmacy now occupies the site of the old tavern.

Georgia Avenue has had several names since the Civil War period: it began as Westminster Road, then was called the Union Turnpike during the Civil War. It later became Brookeville Road and then the 7th Street Pike (as an extension of 7th Street out of Washington). It was dedicated as Georgia Avenue by Governor Theodore McKeldin in 1956.

Leesboro was just south of Mitchell's Crossroads at the intersection of Georgia Avenue and Veirs Mill Road. The collective area became what we now know as Wheaton. It was located in the Berry District at that time – what is now Election District 13 of Montgomery County.

Wheaton was a well-traveled path for both Confederate and Union troops during the Civil War. Maryland was debating secession from the Union over the issue of slavery. Montgomery County, because of its location near the nation's capitol, was the location of fighting between the Union and the Confederacy. Most of the people of Maryland supported secession, and the majority of the men from Montgomery County who joined the fighting did so on the side of the Confederate forces. In 1861, at the beginning of the war, Union troops stationed in Washington marched into southeastern Montgomery County to stop Confederate troops who had been successful in defeating the Union Army in Poolesville and Darnestown. The Wheaton area saw the 1st and 9th Corps of the Union Army march through Leesboro and Mitchell's Crossroads out Union Turnpike on their way to Poolesville. In 1864, General Jubal Early's troops crossed the Potomac River into Frederick County and marched through Montgomery County on their way to attack Washington. The main force came down what is now Veirs Mill Road to Union Turnpike on their way to Fort Stevens, north of Washington, D.C. Fort Stevens was a strategic location in the protection of the Capital from Confederate troops. Major General George Getty, who was wounded and unable to go, sent General Frank Wheaton, commanding officer of the Army of the Potomac (a regiment of the Union Army), to lead the defense of Fort Stevens. General Early's forces encountered two regiments of Union troops, one at Monocacy and one at Silver Spring, which delayed their arrival at Fort Stevens sufficiently to allow time for Wheaton's regiment to get there. Under General Wheaton's command, the Army of the Potomac defeated General Early's troops and pushed them back in retreat along the path they had taken through Montgomery County. Early's troops both advanced and then retreated through Wheaton.

After the Mitchell family, the second family to occupy Mitchell's Tavern was the Cissels, of Howard County. George O.B. Cissel raised his family in the tavern and built a store on Old Bladensburg Road across from the tavern. In 1890, he built two houses north of the tavern and sold them to two black men, Richard and Jerry Gaither. As of 1970, the Gaither descendants still occupied the houses.

From 1887 through the 1920's, suburban growth was limited and intermittent in Montgomery County with the exception of Wheaton and Bethesda, where growth was concentrated. The populations of these areas doubled and tripled, respectively, from 1890-1910, while the population in the rest of Montgomery County declined or grew only slightly. From 1910-1920, Montgomery County lost population, except for Wheaton and Bethesda.

A need for sewer and other public services was created both by this growth and by the "building boom" of 1920. In 1916, the Washington Suburban Sanitary Commission (WSSC) was created by the Maryland General Assembly as a response to growth and as a means for County government to share local responsibility. The WSSC became the first planning agency in the metropolitan area. It was later joined by the State Road Commission and, in 1927, the Maryland General Assembly authorized legislation creating The Maryland-National Capital Park and Planning Commission (M-NCPPC). The boundaries for the area were close to those established for the Washington Suburban Sanitary District: the District of Columbia was the southern boundary, with an outer line around Glen Echo, Alta Vista, Garrett Park, Wheaton, Burnt Mills, Beltsville, Lanham, and Capitol Heights. The special tax area excluded incorporated towns as well as a small portion of the Bethesda District and the lower half of the Wheaton District.

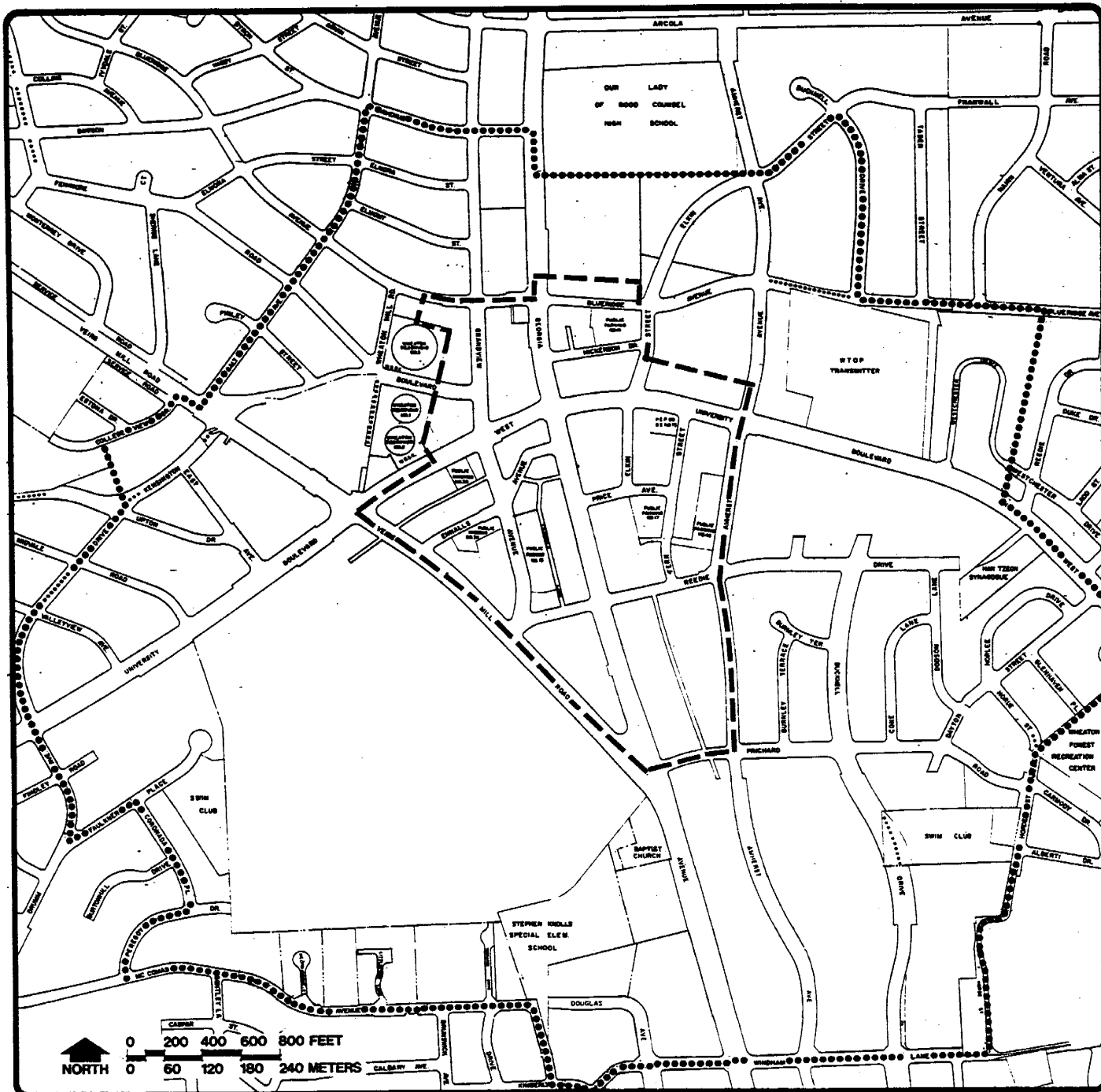
From 1930 to 1940, the Wheaton District's population grew from 13,000 to almost 29,000 people. Growth was due largely to a surge of federal employees moving into Montgomery County. In twenty years, the economy went from a rural, farming-dependent economy to one dependent on the growing federal bureaucracy. By 1950, Wheaton had rapidly outgrown Bethesda, with a population of over 77,000 people.

Washington became the third fastest growing area in the Country after World War II. Montgomery County became a bedroom community for nearby Washington and consequently experienced a severe housing shortage. Veirs Mill Road, between Rockville and Wheaton, became a major corridor of suburban growth. In the late 1940's, E. Brook Lee proposed, along with the County Commissioners, the approval of 200 temporary housing units. One hundred and twenty-five of those were proposed for location on Sligo Creek Parkway as a temporary housing solution for low-income veterans and their families. By 1951, all temporary housing had been removed; the housing units were sold to the occupants and the land was sold to a real estate firm. Montgomery County saw its second post-war housing boom in the 1950's and the Wheaton District continued to experience more housing construction than any other part of the County.

In 1954, construction was begun on Wheaton Plaza and by 1958 there were 400 businesses and professionals listed in the Wheaton directory. By 1963, Wheaton Plaza ranked fourth in size in the nation and further enhanced Wheaton's influence as a regional center of major importance in Montgomery County.

RECENT PLANNING HISTORY

In 1962, three years after adoption of the *Kensington-Wheaton Master Plan*, studies began in earnest to develop a rapid transit system to serve the Washington Metropolitan Area. In 1969, a regional system was adopted by the



SECTOR PLAN AREA

--- Central Business District Boundary

..... Sector Plan Boundary

WHEATON



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1990

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participating jurisdictions, including Montgomery County. This system, consisting of approximately 98 miles of line with 86 stations at the time, included a subway line (under Georgia Avenue) from Washington to Glenmont via Silver Spring. This route, commonly known as the Glenmont Line, had planned stations in Montgomery County in Silver Spring, at Forest Glen Road, in Wheaton, and at Glenmont. The Adopted Regional System was, in 1969, made a part of the revised *General Plan*.

During 1974, the Montgomery County Planning Board established the Kensington-Wheaton Master Plan Citizens' Advisory Committee to advise the Board on revisions to the 1959 Master Plan and on preparation of a new master plan for the Kensington-Wheaton area. The new master plan was to be supplemented by detailed sector plans for the three Transit Impact Areas of Forest Glen, Wheaton, and Glenmont. Shortly thereafter, the Washington Metropolitan Area Transit Authority (Metro) began the process of developing general plans for the portion of the Glenmont transit line north of Silver Spring (construction to Silver Spring having already begun) and submitted these initial plans to the Montgomery County Government for review. In 1975, the Montgomery County Council examined the route in detail, including examination of the probable construction methods and specific sites for station facilities, and again approved the line to Glenmont with stations at Forest Glen, Wheaton, and Glenmont. In the latter part of 1975, the Council approved the location for the Wheaton station and directed the Montgomery County Planning Board to prepare a Transit Station Impact Area (Sector) Plan for the area around the station.

In March, 1976, the Planning Board established the Forest Glen, Wheaton, and Glenmont Task Forces to advise the Board in the preparation and development of sector plans for these areas. The Wheaton Task Force met in April and May, 1976, to develop statements of goals and issues. A Preliminary Draft Plan resulting from that planning process was the subject of a joint Council/Planning Board Public Hearing in April, 1978. The Wheaton Sector Plan was approved by the County Council in July, 1978.

The Sector Plan was followed by a Sectional Map Amendment, a governmental action by which the zoning recommended in the Plan is implemented. The zoning action applied the Central Business District zoning, recommended in the Plan within that portion of the Sector Plan area designated as the Central Business District. It also established the outside limits for the Central Business District, in order to best protect the adjacent residential areas from commercial encroachment.

The Sector Plan was subsequently amended in 1982 to change the location of the bus bays to their present location south of Reddie Drive between Veirs Mill Road and Georgia Avenue.

Subsequent to adoption of the 1982 Sector Plan Amendment, which provided greater assurances that the Wheaton Marketplace concept was an achievable objective, the local business community initiated discussions to formulate a revitalization strategy for the area. This effort was endorsed by the Wheaton-Kensington Chamber of Commerce and grew to include support from nearby civic interests and County officials. These discussions resulted in two significant steps being taken:

- the inclusion of FY 84 of a Wheaton CBD Improvement Program project in the County's Capital Improvements Program, and
- the formulation of a "Wheaton Revitalization Strategy Committee" that included representation from all sectors of the community.

The Strategy Committee, along with several other working committees, assisted County staff in identifying issues and opportunities analyzing various alternatives, estimating resources, defining the scope of work, and building consensus for the revitalization effort. Implementation of the 1978 Sector Plan's "Marketplace" concept became the focus of this effort. Care was taken in shaping the revitalization strategy to support the other objectives of the 1978 plan, especially in terms of fostering positive, new development around the Metro station and linking the three important sectors of the CBD area – The Marketplace, the Metro Center, and Wheaton Plaza.

Since 1978, the policies and recommendations contained in the *Sector Plan* have served to guide both public and private actions in the Wheaton Central Business District and in adjoining neighborhoods. The following general recommendations form the framework upon which the 1978 *Sector Plan* was built.

- Integral to the land use recommendations in the Plan was the creation of a major activity core along Georgia Avenue in the area around the Metro station and the development of a number of linkages among it, the retail concentration in the business district, and Wheaton Plaza. New development would benefit from the existence of excellent transportation and the convenience of the varied shopping and services. The business community would benefit from the purchasing power of the office workers. In addition, the integrated planning and development of the Metro transit facility and multi-use office development would provide an opportunity to increase Metro ridership.
- Vacant and underdeveloped areas adjacent to the business district were recommended for residential development. Metro will increase the ease of access from Wheaton to employment centers throughout the Washington region. The proposed transportation improvement and the convenient shopping and services already in place make the Wheaton area particularly suitable for a variety of housing types. An increase in the local population base would also provide purchasing power to support retail establishments, entertainment, and restaurants.
- The Plan recognized the residential character of the existing neighborhoods adjacent to the business district. The recommendations for land use and zoning supported the retention of the existing residential neighborhoods.

In 1988, the Montgomery County Council asked the Planning Board to re-evaluate the recommendations contained in the 1978 *Wheaton Sector Plan*. The Planning staff produced an Issues and Alternatives Report for the Wheaton Central Business District in November 1988. This report was the subject of many community meetings and discussions. This Draft Plan resulted from that planning process.

This Plan is a Comprehensive Amendment to the 1978 *Sector Plan*. The Plan specifically addresses the Wheaton Central Business District and certain areas directly adjacent to it. There are no proposed changes to the 1978 Central

Business District boundary. The Sector Plan boundary has been changed to add two blocks on the southeast side of Dayton Street adjacent to the Wheaton Forest Recreation Center. These two blocks, which are part of the Wheaton Forest community, were inadvertently left out of the 1978 Sector Plan. The total Sector Plan area contains 484± acres. While the primary intent of the Plan is to guide the growth and development of the Wheaton Central Business District, adjacent areas are included in the Sector Plan in order to establish public policies for these areas.

EXISTING LAND USE AND GENERAL DESCRIPTION OF THE SECTOR PLAN AREA

Land uses in Wheaton vary widely, ranging from single-family residential, through many sorts of commercial activities, to and including both public and private institutional uses. A substantial amount of the land area is devoted to surface parking.

Two major concentrations of activities can be identified which have particular significance in the structure of the Wheaton Central Business District. These are the existing retail activities along Georgia Avenue, University Boulevard and nearby streets, and the concentration of retail activities in Wheaton Plaza.

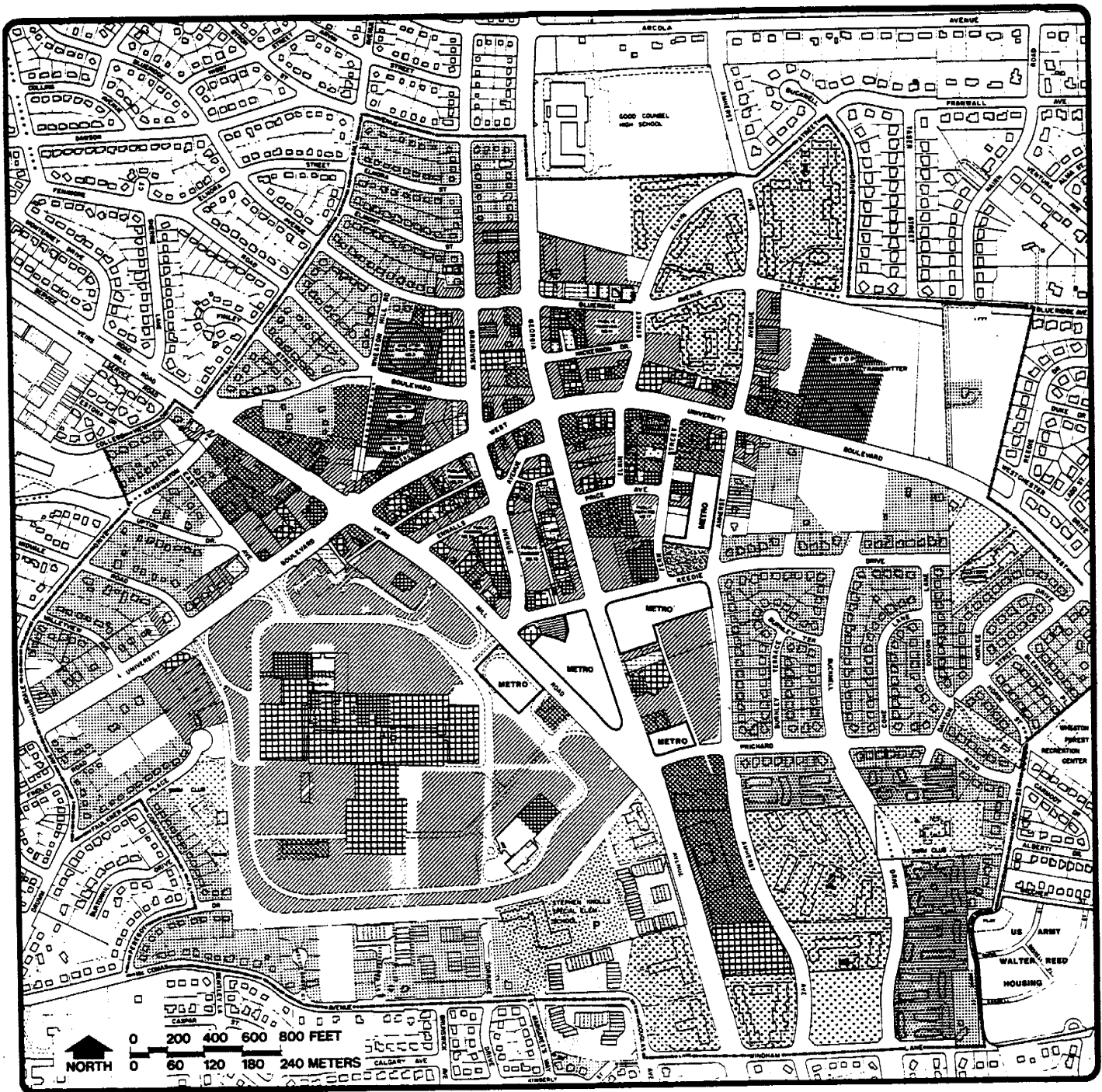
The existing retail concentration in Wheaton rotates about the primary crossroads intersection of Georgia Avenue and University Boulevard. Shops line both sides of University Boulevard from Georgia Avenue to east of Amherst Avenue, and from Georgia Avenue to west of Veirs Mill Road, as well as both sides of Georgia Avenue north of University Boulevard and the west side of Georgia Avenue south to Veirs Mill Road. Most of the shops in these areas are general merchandise and service outlets, although several specialized outlets, serving a regional market, also exist.

Abutting the existing business district on the southwest is the regional shopping facility of Wheaton Plaza. The Plaza has 3 major department stores, over 115 specialty shops, 1 supermarket, 11 movie theaters, and a number of free-standing office buildings. About two-thirds of the land area of the Plaza is devoted to surface parking.

The Wheaton Business Center is unique in that it has two primary service function areas. A portion of it serves as a regional shopping center (Wheaton Plaza) attracting people from a wide area of the County and region; the remaining portion of the business district serves as a community shopping center attracting people from a much more local area.

The Wheaton area has a substantial residential base, including large numbers of garden apartments, directly adjacent to the business center. The areas surrounding the Central Business District are occupied by single-family residences of a variety of sizes and ages. Most of these residential units are in good to excellent condition. New single-family houses have been built south of Wheaton Plaza along McComas Avenue.

The major road system serving Wheaton consists of Georgia Avenue, a regional north-south radial running the length of Montgomery County from north of Olney to Silver Spring and into downtown Washington; Veirs Mill Road, a major, historic link now extending from Wheaton to Rockville; and University



EXISTING LAND USE

RESIDENTIAL

- Single-Family
- Duplex
- Townhouse
- Apartment (1-4 Fls.)
- Apartment (over 4 Fls.)

COMMERCIAL

- Convenience
- General
- Office
- Automotive Related
- Parking

INDUSTRIAL

- Industrial
- Open Storage

PUBLIC & QUASI-PUBLIC

- Public Park
- Public School
- Religious & Other

- Private School
- Governmental
- Health Care
- Utilities
- Vacant

Dedicated Streets-Not Constructed

WHEATON



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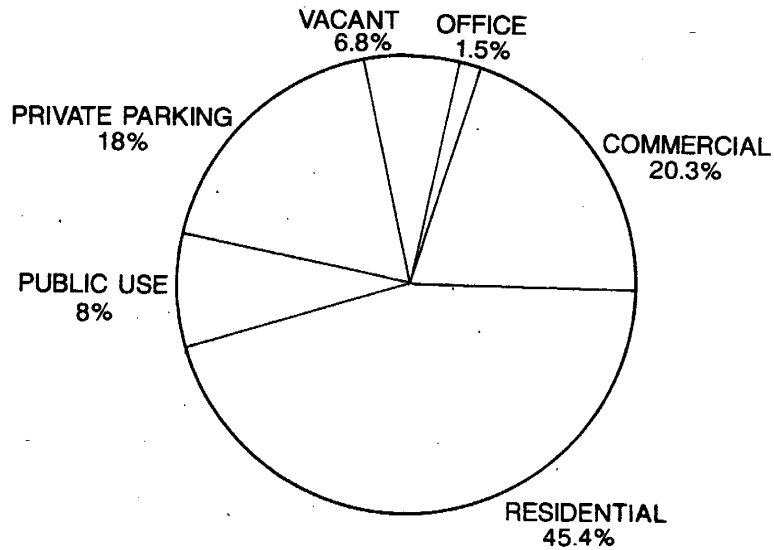
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PLANNING AREA

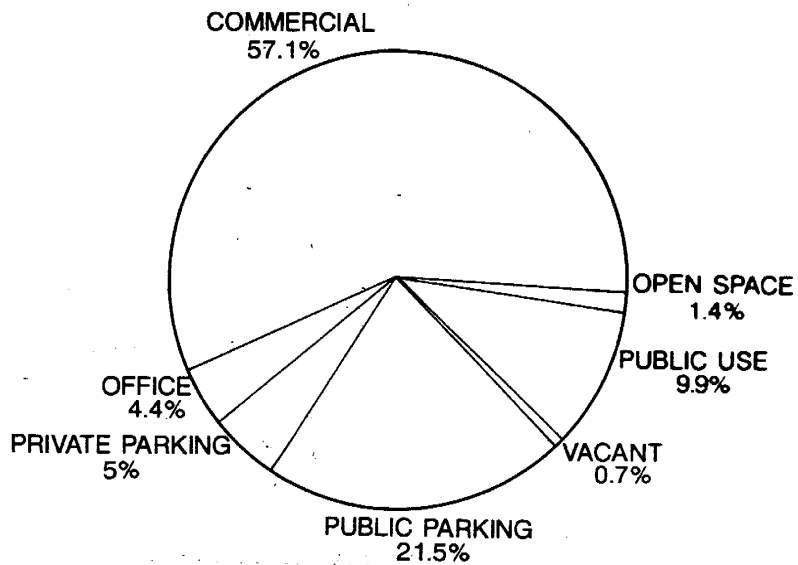
EXISTING LAND USE

CHART 1

LAND USE IN THE WHEATON SECTOR PLAN AREA (EXCLUDING CBD)



LAND USE IN THE WHEATON CBD



Boulevard, one of Montgomery County's few continuous east-west highways, extending from Connecticut Avenue in Kensington to beyond the University of Maryland campus in Prince George's County. The business district itself is further supported by an internal street system whose major components are Grandview and Amherst Avenues for north-south movements, and Blueridge Avenue and Reedie Drive for east-west movements.

Wheaton is presently served by several bus routes, most of which are through routes between Rockville, Gaithersburg, Glenmont, Olney, and Silver Spring. Local service linking Wheaton and Silver Spring, operating through many of the intermediate communities rather than solely on the major roadways, also is provided. Additional service runs east via Four Corners and Langley Park to Prince George's County and west to Bethesda. Express service to and from downtown Washington is operated during peak periods via both Kensington and Silver Spring.

The Wheaton Metrorail station is part of the Glenmont "B" Route of the 101-mile Adopted Regional System. The completion of the "B" Route involves the addition of the Forest Glen, Wheaton, and Glenmont stations to the line beyond Silver Spring. The Forest Glen and Wheaton stations are under construction and are expected to open in 1990. The line to Glenmont will be in operation at some point beyond that date.

The Wheaton station is located on the east side of Georgia Avenue, south of Reedie Drive. Bus bays are located in the triangle bounded by Georgia Avenue, Veirs Mill Road, and Reedie Drive. A pedestrian underpass under Georgia Avenue will enable riders to walk directly into the station mezzanine from the bus areas. "Kiss-and-ride" spaces are south of Reedie Drive with direct access to Reedie and Fern Streets. A parking structure, to be constructed on Amherst Avenue, will provide 236 "park-and-ride" spaces.

The staged opening of the "B" Route will result in the Wheaton station operating as a temporary terminal for an indefinite number of years. In response to the anticipated demand for parking at the Wheaton station during its operation as a terminal station, the Washington Metropolitan Area Transit Authority is constructing a 900± space parking garage on the west side of Veirs Mill Road at Reedie Drive. In addition, fringe parking will be built at Georgia Avenue and Layhill Road in Glenmont. Shuttle buses will run between this parking and the Wheaton station.

SUMMARY OF KEY INDICATORS

This summary of key demographic and socio-economic indicators describes the Wheaton CBD Sector and its immediate vicinity. The area extends from the Beltway north to Randolph Road and from Sligo Creek west to the B&O railroad tracks and Connecticut Avenue. It has roughly a one-mile radius within the Central Business District. For convenience, this area is referred to as the "Wheaton area" in this report.

The Wheaton area is a stable, settled community of predominantly single-family, moderately priced houses built in the 1950's. It is essentially fully developed. Its residents reflect the nature of the community in terms of income, age, and length of residence. In many other respects they are very similar to all County residents.

Demographic Trends

The 1987 household population for the Wheaton area was 36,500 persons. It is expected to grow by approximately 6,500 persons to 43,030 in 2010. In addition, there are 500 persons in group quarters such as nursing homes. No appreciable change is expected in this part of the population.

Both household size and number of school age children are expected to increase significantly in the coming decades. Household size is projected to rise from 2.37 persons per household in 1987 to 2.63 persons per household in 2010. The number of school aged children may increase significantly from 5,400 in 1987 to as many as 8,500 in 2010. Growth in these demographic characteristics reflects the large number of residents in their early thirties, prime child bearing years today, and the large number of preschool children currently living in the Wheaton area. It is predicated on families choosing to remain in the area as their children reach school age as opposed to the area establishing itself as primarily a "starter home" community.

Another large segment of the population is composed of persons aged 65 and over. According to the 1987 Census Update, 16 percent of area residents are in this age group compared to 10.5 percent of the County-wide population. The Planning Department demographic model for the Wheaton area shows an overall decline in the age group by 2010, from 16 percent to 12 percent of the total population, but the number of persons over 85 is expected to more than double. The decline is consistent with national trends as the relatively small "depression baby" generation reaches age 65. The larger baby boom cohorts do not begin to reach that age until 2011. This pattern is reflected in the relatively small number of current residents who are in their 40's and 50's.

Demographic Characteristics

The typical Wheaton area resident is female (53 percent), white (86 percent), and not Spanish speaking (96 percent). In these respects, she is almost identical to the typical County resident. She has lived in her current residence for about 12 years, almost 3 years longer than the typical County resident. She is the median age of 36 years old. As a result, she is 2 years older than the median County resident.

This typical resident had a household income of \$36,600 in 1986, about \$10,000 below the County median but almost \$12,000 above the national median. She has also completed 2 years of college and is married. Although she is most likely to be married, only 58 percent of her fellow area residents are married, as compared to 64 percent County-wide. In addition, her household is composed of only 2.4 persons compared to 2.6 County-wide. This household composition and size data reflects the large segment of the population aged 65 and over.

Table 1
Wheaton CBD Area Population Forecast by Age
Household Population
1987-2010

Age	1987	1990	1995	2000	2005	2010
0-4	2,250	2,680	3,070	3,210	3,290	3,310
5-9	1,630	2,180	2,890	3,210	3,320	3,350
10-14	1,680	1,650	2,020	2,530	2,760	2,830
15-19	2,110	1,760	1,530	1,800	2,140	2,280
20-24	2,320	2,400	2,230	2,100	2,320	2,570
25-29	3,220	3,280	3,440	3,500	3,480	3,530
30-34	4,320	4,330	4,470	4,710	4,790	4,720
35-39	2,560	3,000	3,340	3,480	3,620	3,630
40-44	2,260	2,500	2,990	3,280	3,380	3,450
45-49	2,180	2,130	2,290	2,680	2,890	2,960
50-54	1,910	1,860	1,800	1,930	2,230	2,400
55-59	1,790	1,640	1,510	1,470	1,570	1,780
60-64	2,410	1,820	1,310	1,220	1,190	1,270
65-69	2,510	2,330	1,700	1,270	1,190	1,160
70-74	1,350	1,860	2,090	1,560	1,190	1,130
75-79	980	1,030	1,420	1,610	1,240	970
80-84	670	670	720	990	1,130	870
85+	350	410	480	540	690	820
Total	36,500	37,530	39,300	41,090	42,420	43,030

Table 2
Wheaton CBD Area Population Forecast by Age
Household Population
Percent Distribution, 1987-2010

Age	1987	1990	1995	2000	2005	2010
0-4	6.2%	7.1%	7.8%	7.8%	7.8%	7.7%
5-9	4.5%	5.8%	7.4%	7.8%	7.8%	7.8%
10-14	4.6%	4.4%	5.1%	6.2%	6.5%	6.6%
15-19	5.8%	4.7%	3.9%	4.4%	5.0%	5.3%
20-24	6.4%	6.4%	5.7%	5.1%	5.5%	6.0%
25-29	8.8%	8.7%	8.8%	8.5%	8.2%	8.2%
30-34	11.8%	11.5%	11.4%	11.5%	11.3%	11.0%
35-39	7.0%	8.0%	8.5%	8.5%	8.5%	8.4%
40-44	6.2%	6.7%	7.6%	8.0%	8.0%	8.0%
45-49	6.0%	5.7%	5.8%	6.5%	6.8%	6.9%
50-54	5.2%	5.0%	4.6%	4.7%	5.3%	5.6%
55-59	4.9%	4.4%	3.8%	3.6%	3.7%	4.1%
60-64	6.6%	4.8%	3.3%	3.0%	2.8%	3.0%
65-69	6.9%	6.2%	4.3%	3.1%	2.8%	2.7%
70-74	3.7%	5.0%	5.3%	3.8%	2.8%	2.6%
75-79	2.7%	2.7%	3.6%	3.9%	2.9%	2.3%
80-84	1.8%	1.8%	1.8%	2.4%	2.7%	2.0%
85+	1.0%	1.1%	1.2%	1.3%	1.6%	1.9%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

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

Housing Stock

The typical housing unit in Wheaton is a 34-year-old, single-family detached house which is affordably priced. Single-family detached units compose a high 66 percent of the housing stock. The number which are owner-occupied, 67 percent, is also above the County percentage. The median housing unit age of 34 years is 20 years more than the County-wide median.

The average sales price of a Wheaton area single-family house was just under \$100,000 in 1986 and early 1987. This price is 70 percent of the County-wide average for the period. The typical Wheaton area owner pays \$436 per month for housing, about \$250 less than the typical County resident. For 73 percent of the population, this payment represents less than 20 percent of their household income.

The 28 percent of the population who rent their housing pay more per month than owners, \$554, which is not quite \$30 less than the County-wide median payment. For 36 percent of the renters, this payment is over 30 percent of their household income.

Employment

Sixty-eight percent of the men and about half of all women in the Wheaton area who are aged 17 and over are employed full-time. Of the rest, the most significant variation from the County data is the percentage who are retired, 16 percent for both men and women. In both cases, Wheaton area percentages exceed the County's by about 50 percent.

More than half of the employed area residents work in Montgomery County, almost 14 percent of them in the Kensington-Wheaton planning area. They work in the same types of buildings as employees County-wide but are 4 percentage points more likely to work in a retail location and almost 5 percentage points less likely to work in an office or R&D building.

They drive alone to work in 70 percent of the cases, but are a little less likely to drive and more than 1 percentage point more likely to take the bus than workers County-wide.

Over 37 percent of women in the Wheaton area who have children under 6 years of age are employed either full or part-time, 2 percentage points more than County-wide. The Census Update survey approached day care in a separate question and had respondents include any member of the family requiring care in their answer. Almost one-third of those who reported needing day care said that they have adequate unpaid care. Thirteen percent stated an unfilled need for paid care, compared to 10 percent County-wide. The rest stated that they had various types of paid care.