midtown on the pike

White Flint Sector Plan

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Appendix

montgomery county planning department
The Maryland-National Capital Park and Planning Commission

Appendix
White Flint Master Plan

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

Contents

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 White Flint Sector Plan.

Appendices 1 and 2 are a demographic profile and survey of housing resources in the Plan area derived from the 2005 Census Update.

Appendices 3, 4, 6, and 7 contain information regarding the public sector components, public parks and schools, a comprehensive analysis of the transportation system and improvements necessary to accommodate growth, and an analysis of the environmental impacts growth including the results of the carbon footprint model required by County law.

Appendix 5 compiles staff memos to the Planning Board concerning the economic model and fiscal analysis of costing and financing the public improvements necessary to implement the growth envisioned in the Plan.

Appendix 8 is an overview of the history of planning in the *White Flint Sector Plan* area beginning with the 1964 general plan. This appendix also includes a comparison of the 2009 proposed development and the 1992 plan proposed development.

# Appendix 1: Demographic Profile of White Flint and Vicinity

For more information: Contact Sharon Suarez at sharon.suarez@mncppc-mc.org

White Flint and vicinity is part of the North Bethesda Planning Area (PA) 30, and it comprises the community analysis zones 123, 125, 131-134, 136 and 137, as depicted by the gray shaded area.
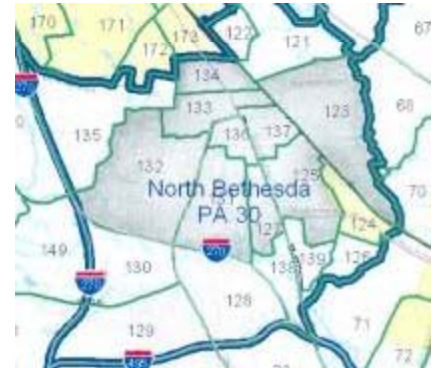
Based on the demographic profile derived from the recent Montgomery County 2005 Census Update Survey, the approximately 18,720 residents of White Flint and Vicinity can be described generally as older, less diverse, wealthier, more highly educated, more likely to rent a unit in a multifamily building, more likely to work in Washington, and more likely to be living alone than residents County wide. The area is defined by its multifamily housing that is characteristically atypical of garden and high rise households found elsewhere in the County. Not only is the area disproportionately multifamily, but also the households in these structures are very different than what is typically associated with garden and high rise households.
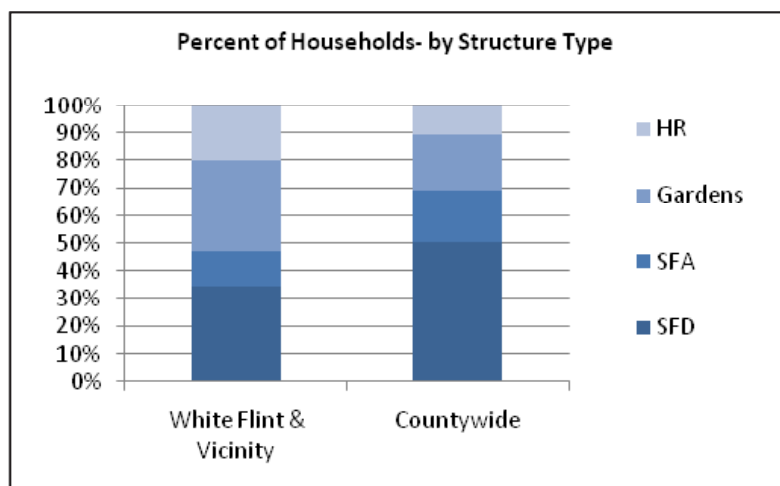
- About one-fifth of the area's population is age 65 and older which is a substantially higher percentage than what is found in the overall County's population (11.2 percent). As may be expected, school age children at 13.3 percent are underrepresented in the population compared to the 19.1 percent share at the County level.

- White Flint, with 73 percent of its population classified as non-Hispanic White, is less diverse than the rest of the County at 56 percent. The percentages of Black/African American (6.3 percent) and Asian and Pacific Island (6.6 percent) groups in the area are less than half of what is found County wide, 16.6 percent and 13.4 percent, respectively. The percentage of the area's Hispanics or Latinos at 13.5 percent is comparable to the percentage across the County.

- White Flint's residents are an extremely well educated group in a county that nationally ranks in the top six counties for educational attainment. About 70 percent of adults ages 25 and older have at least a bachelor's degree compared to the County at 64 percent. Notably, area residents living in garden apartments are more than twice as likely to hold a graduate, professional, or doctoral degree than residents County wide (54 percent of area residents versus 24 percent in garden apartments County wide).
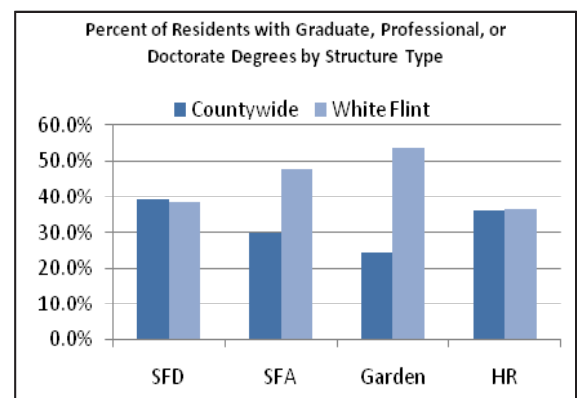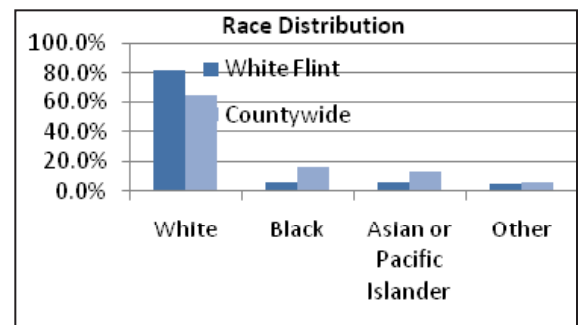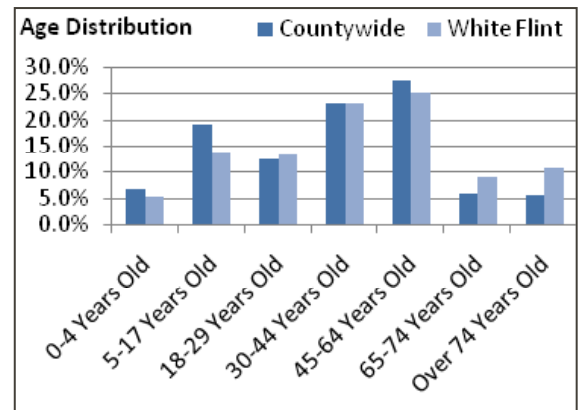
- The majority (52 percent) of employed residents in the area lives and works in Montgomery County. And with the area's proximity to Washington, D.C. and nearby public transit, a higher percentage of employed White Flint residents work in the District of Columbia (28 percent versus 22 percent County wide) and a higher percentage of the area's workers commute by public transit (20 percent versus 16 percent County wide). A higher percentage of White Flint residents who live in single-family attached (SFA) homes or in garden apartments work in Washington, D.C., than County wide. In fact, approximately twice as many White Flint residents of garden apartments work in Washington, D.C., than do residents of garden apartments, County wide.

Where Residents Work
- % Montgomery County
- % Washington, D.C.
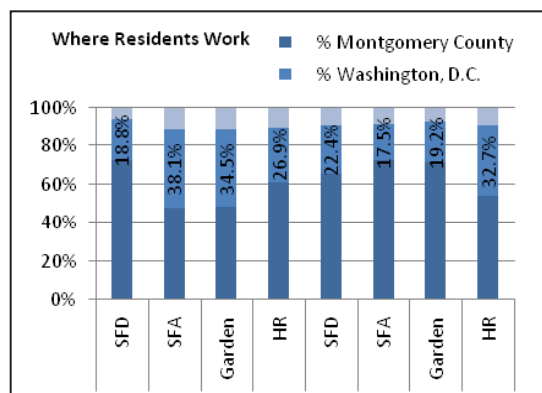
- In 2004, the median household income in White Flint at $95,040 was higher than for households County wide ($83,880). Nearly half of the households in White Flint earned more than $100,000 in 2004. A striking difference in the area's income is associated with housing type where households in townhouses and garden apartments have incredibly high incomes compared to the respective County median income estimates. The 2004 median household income for residents in White Flint's townhouses is $137,000 compared to $79,800 County wide and the area's garden apartment median income is $79,080 versus $46,660.

Income Distribution
■ White Flint ■ Countywide

Percent of Households- by Structure Type
- HR
- Gardens
- SFA
- SFD
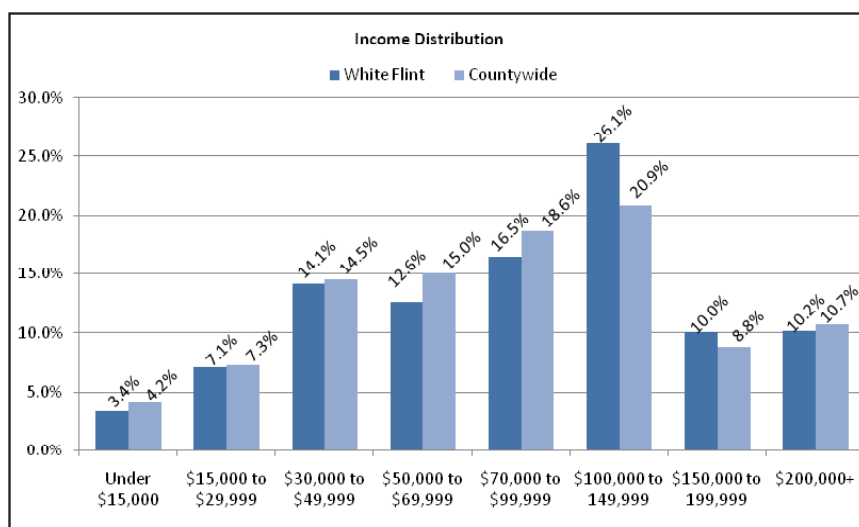
- There are approximately 9,000 households in the White Flint area according to the 2005 Census Update Survey. With multifamily units characterizing more than one-half of the households in the White Flint area, the proportion of housing types is very different from what is found at the County level. Garden apartments and single-family detached houses each comprise about one-third of the housing types as contrasted to the County level where one-half of the County's housing is single-family detached and one-fifth is garden apartments.

- Of the approximately 1,755 high rise households living in White Flint, about 61 percent are rental units. An estimated 68 percent of these rental households spend more than 30 percent of their household income on housing costs, compared to nearly 47 percent of high rise renters County wide. Close to half (44 percent) of the area's 2,945 garden apartments are owner-occupied condominiums. In White Flint, nearly 30 percent of households renting garden apartments spend more than 30 percent of their income on housing, compared to over 40 percent of the households County wide who rent garden apartments.

- White Flint has a larger percentage (40 percent) of non-family households than the County, overall (26 percent). One-half of the area's households are married-couples compared to 62 percent of households County wide. Household composition in the area varies by structure type when compared to the County as a whole. In contrast, White Flint has a lower percentage of married-couples living in single-family detached houses (71 percent versus 79 percent) while townhouses attract a much higher percentage of married couples (72 percent versus 60 percent). Non-family households occupy the majority (55 percent) of garden apartments in White Flint compared to 42 percent at the County level.

- Married couples (72 percent versus 60 percent). Non-family households occupy the majority (55 percent) of garden apartments in White Flint compared to 42 percent at the County level.

- White Flint has a larger percentage of householders living alone than countywide. Nearly 38 percent of White Flint householders live alone, compared to less than 24 percent of householders, County wide. In White Flint, 65 percent of householders residing in high rise units live alone and about half of householders in garden apartments living alone. The smaller, non-family households characterizing the area (particularly garden apartments) drive the average household size (2.11) well below the County's average (2.66).
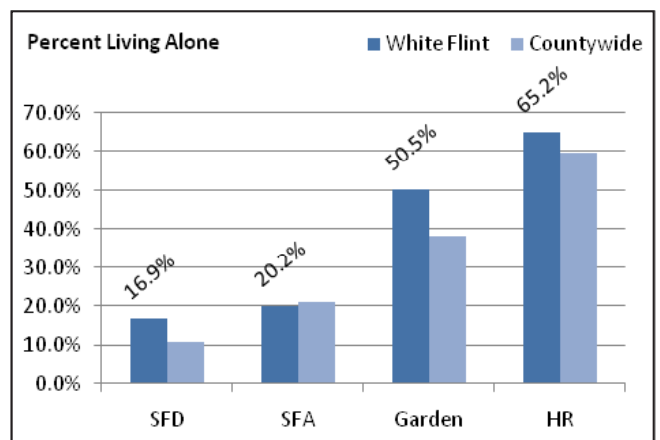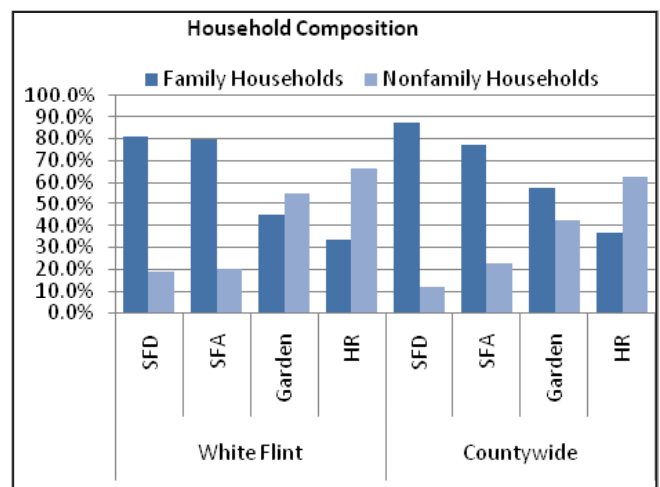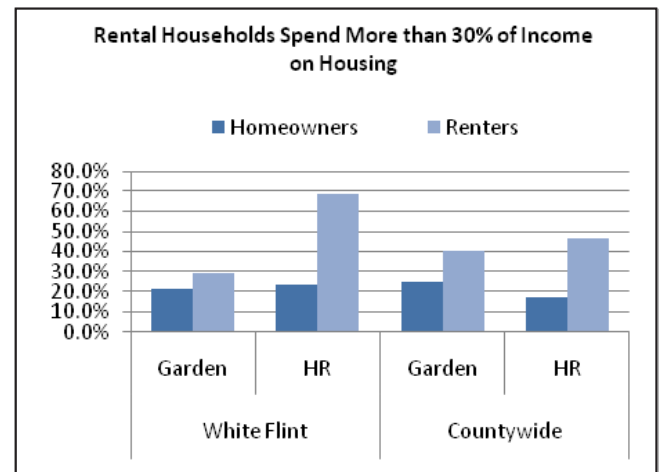
- White Flint households living in high rise units tend to stay in their units only half as long (two years) as households who live in high rises County wide (four years). Otherwise, White Flint residents living in all other structure types tend to stay in their households the same length of time, as do households County wide.
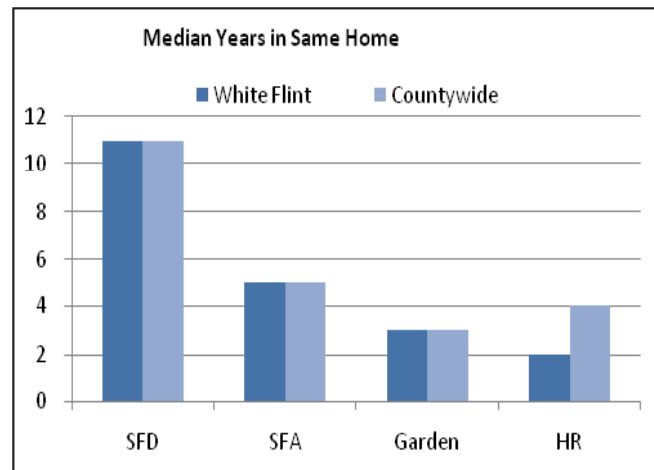
Median Years in Same Home

Community Analysis Zones: 123, 125, 127, 131-134, 136, 137	SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Household Population	8,275	3,035	4,975	2,435	18,720
% Female	50.1%	48.6%	61.4%	61.6%	54.3%
Age Distribution:					
% 0-4 Years Old	6.4%	9.3%	2.9%	1.0%	5.3%
% 5-17 Years Old	17.8%	15.7%	9.9%	3.0%	13.4%
% 18-29 Years Old	11.8%	11.3%	19.9%	8.1%	13.4%
% 30-44 Years Old	18.7%	21.0%	32.4%	21.2%	23.0%
% 45-64 Years Old	24.2%	32.1%	22.9%	24.5%	25.2%
% 65-74 Years Old	11.2%	8.1%	4.7%	10.9%	8.9%
% Over 74 Years Old	9.9%	2.5%	7.2%	31.3%	10.7%
Average Age (years)	40.9	37.3	39.8	58.3	42.3
Race:					
% White	79.0%	82.8%	84.2%	85.5%	81.8%
% Black	5.4%	5.9%	7.7%	7.5%	6.3%
% Asian or Pacific Islander	6.2%	10.4%	5.5%	5.6%	6.6%
% Other	9.4%	0.9%	2.7%	1.4%	5.2%
Hispanic or Latino and Race [1]					
% Hispanic or Latino [1]	17.1%	23.1%	4.6%	7.5%	13.5%
% Not Hispanic White	70.5%	59.7%	82.2%	78.0%	72.8%
Language Spoken at Home					
Persons 5 Years and Older	7,745	2,750	4,830	2,410	17,735
% Speak Language Other than English	37.2%	40.8%	20.2%	31.6%	32.3%
% Speak English less than "Very Well"	9.8%	17.1%	8.6%	12.8%	11.1%
Educational Attainment:					
Persons 25 Years and Older	5,740	2,100	3,885	2,260	13,985
% Less than High School Diploma	8.4%	1.1%	2.8%	7.2%	5.5%
% High School Graduate	20.6%	17.0%	15.7%	23.1%	19.1%
% Associate or Trade School	4.5%	5.2%	6.6%	3.9%	5.1%
% Bachelor's Degree	27.9%	28.8%	21.1%	29.2%	26.4%
% Grad, Professional or Doctoral	38.6%	47.9%	53.7%	36.6%	43.9%
Number of Employed Residents [2]	4,090	1,640	3,285	1,175	10,190
% Females Who Are Employed [2]	59.6%	59.7%	72.6%	41.3%	61.0%
Women with Children Under Age 6	*	*	*	*	1,035
% Employed [2]	*	*	*	*	48.6%
Work Location:					
% Montgomery County	63.1%	45.1%	41.4%	58.0%	52.4%
% Prince George's County	5.6%	3.2%	6.4%	3.2%	5.2%
% Elsewhere in Maryland	7.4%	1.6%	6.0%	2.4%	5.4%
% Washington, D.C.	18.8%	38.1%	34.5%	26.9%	28.1%
% Virginia	4.9%	10.9%	9.7%	9.5%	8.0%
% Outside MD-VA-DC	0.3%	1.0%	2.0%		0.9%
Work Trip:					
% Driving	76.2%	68.4%	73.5%	68.5%	73.1%
% Alone	74.7%	64.5%	73.5%	64.1%	71.4%
% Carpool	1.5%	3.9%		4.4%	1.7%
% Public Transit or Rail	13.5%	25.4%	22.6%	26.7%	20.0%
% Walk/Bicycle/Other	1.5%	0.0%	3.2%	1.2%	1.8%
% Work at Home	8.8%	6.2%	0.8%	3.6%	5.1%
Average Commuting Time to Work (minutes)					
Overall	29.9	29.8	29.6	28.2	29.6
By Car	27.2	26.5	25.7	22.7	26.2
By Public Transit	45.9	38.6	42.7	41.6	42.5

Left margin vertical labels: POPULATION (upper section), LABOR FORCE (lower section)

* *Insufficient data for reliable estimates.*
[1] *Those of Hispanic origin may be of any race.*
[2] *Ages 16 and older and employed full- or part-time.*

Source: 2005 Census Update Survey; Research & Technology Center, Montgomery County Planning Dept., M-NCPPC August 2006.

		SINGLE-FAMILY DETACHED	TOWN-HOUSE	GARDEN APT.	HIGH-RISE	ALL TYPES
H O U S I N G	**Households by Structure Type**	3,075	1,140	2,945	1,755	8,915
	% Total Households by Structure Type	34.5%	12.8%	33.0%	19.7%	100.0%
	Average Household Size	2.71	2.66	1.69	1.39	2.11
	Tenure:					
	% Rental	8.3%	16.7%	56.0%	61.4%	35.6%
	Average Monthly Costs:					
	Homeowner	$1,728	$2,165	$1,230	$1,624	$1,679
	Renter	*	*	$1,512	$1,576	$1,680
	Residence in April 2000:					
	% in Same Home	75.2%	46.4%	36.4%	35.6%	51.1%
	% Elsewhere in County	12.3%	23.8%	21.6%	25.8%	19.4%
	% Elsewhere in Maryland	5.6%	1.1%	2.8%	9.4%	4.8%
	% D.C or Northern Virginia	1.0%	8.0%	5.5%	5.2%	4.2%
	% Outside Metro Area	5.9%	20.7%	33.7%	24.1%	20.4%
	Median Years in Same Home	11	5	3	2	5
	Average Age of Household Head	55.1	50.8	46.2	60.7	52.7
	% Households with Foreign Born Head or Spouse	30.4%	41.5%	23.8%	27.9%	29.2%
	% Households Speaking Spanish	13.0%	21.5%	4.2%	10.5%	10.7%
	Households by Type:					
	% Family Households	81.2%	79.8%	44.9%	33.6%	59.8%
	% Married-Couple	71.2%	71.5%	30.5%	25.9%	48.9%
	% Single-Parent	7.8%	8.3%	7.3%	5.1%	7.2%
	% Nonfamily Households	18.8%	20.2%	55.1%	66.4%	40.2%
	% Householder Living Alone	16.9%	20.2%	50.5%	65.2%	37.9%
	Persons in Households:					
	% 1 Person	16.9%	20.2%	50.5%	65.2%	37.9%
	% 2 Persons	38.1%	39.3%	38.0%	30.8%	36.8%
	% 3 Persons	17.4%	14.0%	7.2%	4.0%	11.0%
	% 4 Persons	16.3%	10.4%	0.9%		7.3%
	% 5+ Persons	11.2%	16.1%	3.5%		7.1%
	Average Number of Cars	2.0	1.9	1.4	1.0	1.6
	% of Households with Computers	91.0%	96.6%	83.1%	73.0%	85.8%
	% of these visiting M-NCPPC website	29.2%	21.0%	18.6%	13.0%	22.0%
I N C O M E	**2004 Household Income Distribution:**					
	% Under $15,000	2.2%		4.0%	7.0%	3.4%
	% $15,000 to $29,999	7.9%		3.7%	17.1%	7.1%
	% $30,000 to $49,999	13.1%	1.2%	20.1%	13.8%	14.1%
	% $50,000 to $69,999	11.3%	1.1%	17.2%	14.5%	12.6%
	% $70,000 to $99,999	12.7%	25.5%	20.0%	10.8%	16.5%
	% $100,000 to 149,999	26.5%	26.2%	26.1%	25.4%	26.1%
	% $150,000 to 199,999	11.7%	18.1%	6.8%	7.4%	10.0%
	% $200,000+	14.6%	27.9%	2.2%	4.0%	10.2%
	2004 Median Household Income	$104,600	$137,000	$79,080	$57,660	$95,040
	% of Households Spending More Than 30% of Income on Housing Costs:					
	% Homeowners	17.8%	14.8%	21.2%	23.1%	18.6%
	% Renters	*	*	29.4%	68.3%	40.0%

* Insufficient data for reliable estimates.

Source: 2005 Census Update Survey; Research & Technology Center, Montgomery County Planning Dept., M-NCPPC August 2006.