

Travilah has between 225 and 425 units of capacity on developable land, depending on the decision of whether to allow these properties to develop with sewer service or to continue to served them with septic systems. The amount of land required for septic fields means fewer lots and lowers the density of development. The decision to allow sewer service or not will be one of the major outcomes of the master plan process. This difference of 200 units makes the estimated total capacity range between 2,973 and 3,173 units. With septic service, the 2,040 existing units represent 69 percent of total capacity, the pipeline of 708 units 24 percent and the remaining developable land about 8 percent. The 933 yet-to-be-built units equal 46 percent of the houses already there. If sewer service is provided the 1,133 future capacity is a 56 percent addition to the present development.

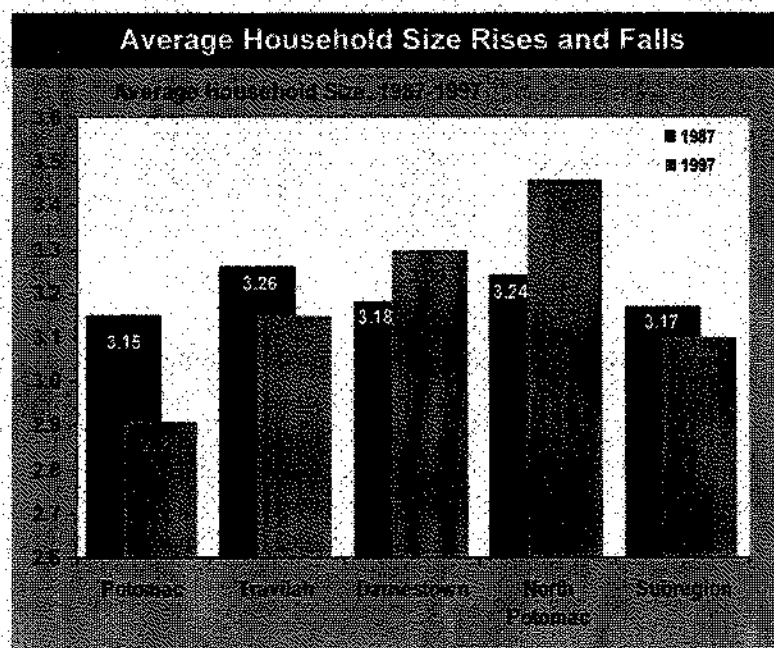
Darnestown, the area farthest from the urban core, has the least amount of total residential building capacity with 2,320 units and the smallest proportion already built with 58 percent completed. The 965 unbuilt units represent a 71 percent addition to the existing housing stock. Just over half of these units are already in the pipeline of approved development.

North Potomac, adjacent to the Shady Grove Life Sciences Center and the rest of the central I-270 corridor area of Rockville and Gaithersburg, has seen rapid growth. It is the smallest area geographically but has the second largest population of the four parts of the Subregion and is by far the most densely settled. Existing units account for 84 percent of total residential development capacity. Already approved units in the pipeline would add 16 percent to the existing housing stock. The largest part of the yet-to-be-built units are in the Traville subdivision; the developer has applied for major changes to the plan so these numbers are subject to change based on the outcome of that process. The relatively small amount of developable land not in the pipeline would support only another 3 percent increase over existing units.

Other Population Characteristics

Average Household Size

Family households predominate in the Potomac Subregion and the area's average household size exceeds the County's. Nearly 60 percent of the Subregion's households have three people or more, compared to only 44 percent Countywide. Again, however, there are differences between the more established areas with more mature, empty nest households and a smaller average household



size, and fast growing North Potomac, which has younger residents and a larger average household size.

The Potomac Subregion as a whole and the Potomac and Travilah areas experienced slower rates of population growth than household growth because of declining average household size between 1987 and 1997. North Potomac and Darnestown, with increasing average household sizes, experienced a greater rate of population than household growth. The Subregion's average household size declined slightly from 3.18 to 3.10 persons between 1987 and 1997, a time when the County's household size also decreased. This decline stems mainly from the decreasing household size in the populous Potomac Planning Area, from 3.15 to 2.91. The decreasing household size in the Potomac Planning Area is typical of maturing residential areas as family structural changes occur—children leave home, spouses die or divorce. In Travilah, the average household size decreased from 3.26 to 3.15, while in Darnestown, household size increased from 3.18 to 3.3.

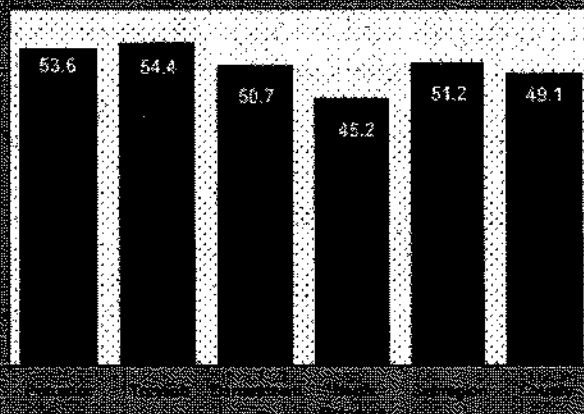
Age Distribution

The age distribution of the Subregion's residents fits a pattern common to wealthy communities. In 1997, thirty-five percent of Subregion residents were between the ages of 40-59, which represents the typical age range when individuals earn their highest income. Travilah had both the highest income levels and the Subregion's largest proportion of residents age 40-59 (40 percent) and Darnestown the lowest (33 percent).

Comparatively, the County has only a 28-percent share of residents in this age group.

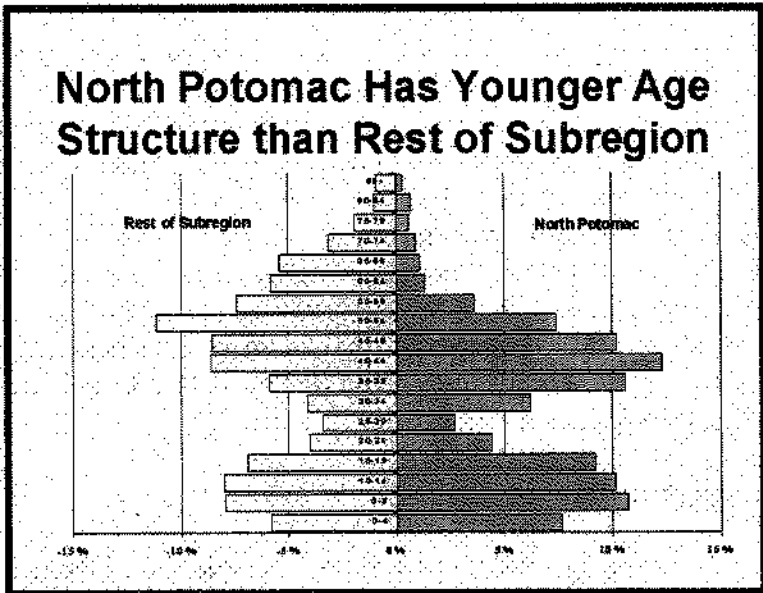
Household heads in the Subregion averaged 51.2 years of age in 1997, which was a couple years older than the County average of 49.1 and was also a few years older than the 1987 Subregion average of 48.3 years old. In 1997, the average age varied notably within the Subregion. Household heads in North Potomac are, on average, significantly younger, at 45.2 years, than the other three areas. Travilah has the highest average age of household heads at 54.4 years of age.

Subregion Householders Older Than County Householders on Average

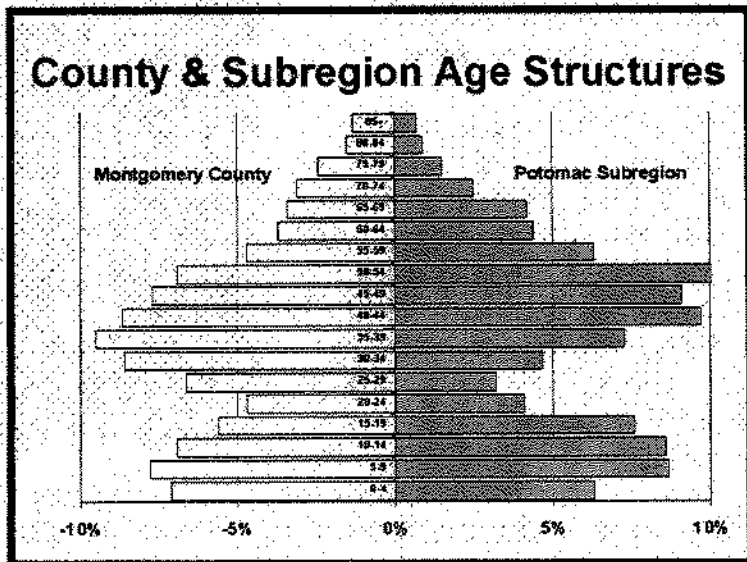


The prevalence of the 40-59 age group, especially in the Potomac and Travilah areas, fits the Subregion's overall characterization as a home for wealthy, well-established households. Within a decade, however, many residents in this age bracket will be retiring and making choices about their lifestyle, place of residence, and related matters. When some of these future retirees relocate, a proportionate housing turnover will occur. Those remaining in their current homes will have changing requirements for health, social, recreational, transportation and related services and facilities.

Turning to the younger generations, the Subregion has a higher proportion of school-age residents 5 to 17 than Countywide. Twenty-three percent of the Subregion's population—over 18,000 residents—are between age 5 and 17, compared to 18 percent Countywide. North Potomac in particular, with 28 percent of its population in this age range, has a large share of this school-age group. The Subregion has a smaller share of children under 5, six percent compared with 7.5 percent for the County overall. The relative dearth of very young children may indicate that, by the time many families have reached the income and wealth levels needed to move into this expensive area, their children are older than five.



While the proportion of children and adolescents is noteworthy because of their special public service requirements, residents at the other end of the age spectrum are important for the same reason. Residents over the age of 64, and especially those over 74, often have special needs such as appropriate and accessible housing, nursing and assisted living facilities and services, special transportation requirements, and senior recreational and day care facilities. Services and facilities need to be provided in the public or private sector, both for persons in these age groups with various degrees of disability and for those who are able-bodied.



The Subregion's older population, those 65 and older, represents a slightly smaller proportion of the population than Countywide. We divide this population into two groups, 65-74 and 75 and older.

In 1997, those between 65 and 74 made up 6.6 percent of the Subregion's population, about 5,235 persons, about the same as the 6.5 percent Countywide. The number of the Subregion's residents between 65 and 74 increased by 2,665, up from 4.1 percent to 6.6 percent from 1987 to 1997. Travilah has the largest proportion of population in between 65 and 74 (9.2 percent), but the actual number is quite small at about 590 people. The Potomac Planning Area, with 8.9 percent of its population, about 3,940 persons, between age 65 and 74, also has a larger portion of the population in this age range than the County or the other two areas.

Subregion residents 75 or older, however, made up a smaller proportion of the population than that of the County; 3.1 percent, or 2,480 persons in the Subregion compared to 5.1 percent Countywide. The percentage of residents over 74 has increased by 108 percent in the ten-year time period.

Each of the four areas had a smaller proportion of residents 75+ than the County. North Potomac has the lowest proportion of people in this age category with only 2 percent. While the number of older residents will continue to rise for the foreseeable future, the largest increase is not expected to take place until after 2011 when the oldest baby boomers reach 65. Furthermore, a natural turnover to younger residents over time will help maintain a balance of young and old. Presently, some elderly parents of baby boomers can be expected to move here to be near their grown children.

Race and Ethnic Mix

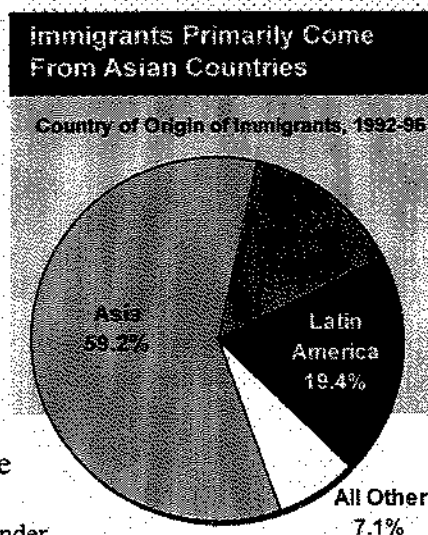
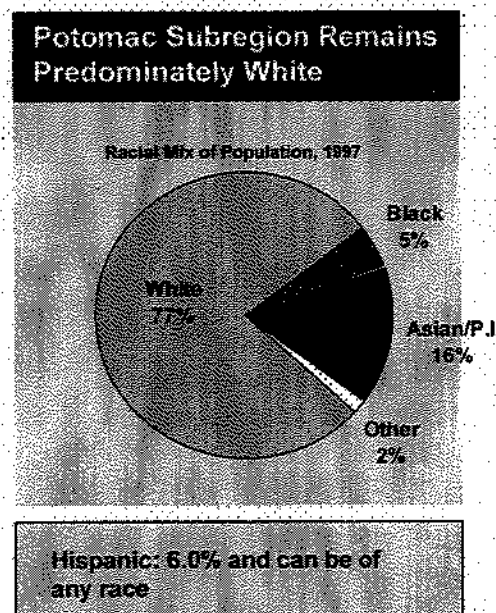
The Potomac Subregion has higher percentages of residents who are white and Asian² than the rest of the County. Seventy-eight percent of the Subregion residents are white and 16 percent are Asian, while only 5 percent are black. By comparison, 73 percent of County residents are white, 11 percent are Asian, and 13 percent are black.

Relative to Countywide, a sizable proportion of Asians has settled in the Subregion, and an especially large proportion is living in North Potomac. Twenty-five percent of North Potomac's residents are Asian, compared with about 9 percent in Travilah and Darnestown, and 12 percent in the Potomac Planning Area.

Immigration

Montgomery County is known as a gateway community for new residents to come from all over the world. The Potomac Subregion is an example of this gateway where a significant proportion of minorities has settled.

Similar to other areas in the County, many foreign immigrants have settled in the Potomac Subregion in recent years. Nearly 1,810 persons immigrated to zip code 20854 in the Potomac Subregion from U.S. Fiscal Year 1992 through Fiscal Year 1996, as reported by the U.S. Immigration and Naturalization Service (INS). (Zip code is the only sub-county geography for which the INS publishes immigration data. Zip code



²For brevity's sake, Asian refers to both Asian and Pacific Islander.

20854 covers a large portion of the Potomac Planning Area and provides a large enough section of the Subregion to obtain insight into immigration to the Potomac Subregion.)

About 59 percent of the immigrants to this area during this period were from Asia. The next largest groups were from Latin America at 19 percent and from Europe at 14 percent. Among individual countries, the greatest number of immigrants was from Taiwan, followed by the India, Iran, Philippines, and Mainland China. Other countries contributing a sizable number of immigrants were Korea, Peru, Pakistan, the United Kingdom, El Salvador, and Brazil.

The most common occupations listed by immigrants were service occupations and careers in executive, administrative, or managerial positions. Other common occupations were administrative support, teaching, sales, laborer, and social work. About 13 percent of the Subregion's immigrants did not list an occupation. Most of those without occupations were children under 16 and students. The remainder were homemakers, unemployed, or retired. Almost 54 percent of the immigrants were female, and just over half were married.

Top 20 Birth Countries for Immigrants to Zip Code 20854

	FY 1992-1996	#	% of Total
1	Taiwan	176	9.93%
2	India	155	8.75%
3	Iran	136	7.67%
4	Philippines	127	7.17%
5	China, Mainland	126	7.11%
6	Korea	86	4.85%
7	Peru	67	3.78%
8	Pakistan	58	3.27%
9	United Kingdom	43	2.43%
10	El Salvador	36	2.03%
11	Brazil	35	1.98%
12	Germany	33	1.86%
13	Russia	31	1.75%
14	Bangladesh	29	1.64%
15	Colombia	25	1.41%
16	Trinidad and Tobago	23	1.30%
17	Guyana	23	1.30%
18	Ireland	22	1.24%
19	Israel	21	1.19%
20	Chile	21	1.19%

Occupations of Immigrants to the Potomac Subregion Zip Code 20854, 1992 through 1996

Occupation	Number of Immigrants	% of Total
Service occupations	254	34.8%
Executive, administrative, managerial	135	18.5%
Administrative & support occupations, including clerical	55	7.5%
Engineering, surveyors and mapping scientists	39	5.3%
Teachers, except post-secondary	33	4.5%
Sales occupations	24	3.3%
Operators, fabricators, & laborers	24	3.3%
Social, recreation, and religious workers	21	2.9%
Physicians	18	2.5%
Teachers, post secondary	17	2.3%
All other	109	15.0%
Total	729	100.0%

Source: U.S. Immigration & Naturalization Service, M-NCPPC Research and Technology Center

A relatively high proportion—31 percent—of the Subregion's households (1997), have a foreign-born household head or spouse. This percentage is even higher in North Potomac, where 37 percent of the household heads are foreign-born. By comparison, 26 percent of the households Countywide have a foreign-born head or spouse.

Housing Characteristics

Housing by Structure Type

The great majority—79 percent—of the Subregion's households live in single-family detached housing structures, compared to only 52 percent Countywide. In Darnestown and Travilah, all residents live in single-family detached housing. North Potomac, with 75 percent, has a slightly smaller proportion of residents who live in single-family detached housing than the Subregion as a whole. Twenty-five percent of North Potomac residents live in town houses compared to 16 percent for the Subregion as a whole and 17 percent Countywide.

