

# Human Services and Land Use Issues

**M**uch of Germantown's residential development has occurred between 1980 and 1987; that is, more than 6,570 housing units, or more than 60 percent of the entire residential housing stock, has been constructed during the past six years. This rapid growth has brought significant demands on social services, particularly in the area of child day-care. The increasing number of dual career households and single-head-of-household families has extended this need for before- and after-school programs for children who have no adult or older sibling at home.

The programming and delivery of human services are the responsibility of County Government and private service organizations. The *Profile of the Germantown Area, Human Services Issues*, developed by the Department of Family Resources, addresses in detail the human services issues and needs in the Germantown Planning Area. It is appropriate, however, for this Plan to recommend locations at which these services might be provided. Offices and facilities of several County agencies (Recreation, Health and Social Services), as well as a child day-care center and the Area 3 offices of Montgomery County Public Schools, will be provided at the Upcounty Government Center. Other human services such as elderly day-care, teen programs, child day-care, and recreation will be provided at other locations throughout Germantown.

This Plan identifies appropriate locations for the provision of human service facilities. These sites are chosen because of their accessibility by public transit as well as automobile and because of the ability of an appropriately scaled facility to be compatible with proposed land uses in the immediate area. This identification of locations is made in order to encourage the

provision of facilities needed to meet the needs of Germantown's residents.

## Demographic Characteristics

The people of Germantown are experiencing both physical change in their living environment and widespread social change taking place not only in Germantown but throughout the nation. The 1984 Census Update Survey, conducted by the Montgomery County Planning Department, indicated that since the 1974 *Master Plan* was adopted, a series of demographic changes have occurred Countywide, including:

- more dual-career households;
- more single-parent households;
- more households without children; and
- more single person households.

These changes have affected the structure of suburban households and the lifestyles of these families. Their quality of life is inextricably tied to the constant changes going on around them. These characteristics, along with the widespread phenomenon of high female work force participation, must be taken into account when locations for human services are recommended in the Germantown community.

Based on the 1984 Census Update Survey, Germantown families are younger, with more and younger children, less affluent, less apt to have graduate degrees, and have a higher percentage of two-worker households than County-wide averages. As might be expected, Germantown has experienced increased school demand, especially at the elementary school ages.

There is also a very strong unmet need for child day-care facilities, particularly for infants, and for before- and after-school programs for older children.

## Child Day-Care

### NEEDS

The number of working parents and the projected increases in the number of children of appropriate ages in Germantown (see Table 22) indicate a need for additional child day-care facilities and opportunities. Within Germantown, 60 percent of women with children under six years old are working either full- or part-time, according to the 1987 Census Update Survey. The many requests for child day-care services for infants and comments from providers of services suggest that there is a significant need for both infant care

and school-age care facilities and opportunities in the area.

Despite the projected increases in children up to ten years old over the next ten years (1990-2000) the rate of increase tapers off through the following ten years (see Table 22). Additional child day-care facilities and opportunities should be explored to meet the increasing needs of the next decade.

### FACILITIES

The Germantown Planning Area is served by a wide variety of child day-care facilities, programs, and arrangements, including:

- family day-care homes;<sup>6</sup>
- group child day-care centers (both part- and full-time);<sup>7</sup>

**TABLE 22**  
**AGING OF GERMANTOWN'S POPULATION**  
**(NUMBERS AND PERCENTAGES 1985-2010)**

Age Range	1985	1990	Year 1995	2000	2005	2010
75 & older	105 0.4%	427 1.0%	891 1.6%	1,327 2.0%	1,774 2.5%	2,207 3.1%
65-74	504 2.1%	1,232 2.8%	1,854 3.3%	2,468 3.8%	3,075 4.4%	3,628 5.1%
40-64	3,802 16.0%	8,500 19.0%	12,457 21.9%	15,576 24.0%	17,885 25.5%	19,180 26.9%
20-39	11,786 49.6%	20,218 45.3%	23,293 40.9%	24,702 38.1%	25,450 36.3%	24,648 34.5%
10-19	2,465 10.4%	4,628 10.4%	6,953 12.2%	8,629 13.3%	9,459 13.5%	9,648 13.5%
5-9	1,775 7.5%	4,210 9.4%	5,446 9.6%	5,827 9.0%	6,026 8.6%	5,977 8.4%
0-4	3,344 14.1%	5,459 12.2%	6,116 10.7%	6,327 9.8%	6,449 9.2%	6,132 8.6%
<b>TOTAL</b>	<b>23,781</b> 100.0%	<b>44,674</b> 100.0%	<b>57,010</b> 100.0%	<b>64,855</b> 100.0%	<b>70,118</b> 100.0%	<b>71,420</b> 100.0%

*Source: Montgomery County Planning Department, Research Division Demographic Model, 1985-2010, COG Round 4, Intermediate Forecast, July 1988.*

- 6 Registered family day-care providers may provide care for 4-6 children in their own homes. It has been estimated that approximately one-third of all family day-care providers are registered and the remainder operate without monitoring.
- 7 Licensed group day-care centers, serving more than six children, operate in a wide variety of facilities in the Germantown Planning Area, including religious institutions, community centers, open schools, and buildings designed as day-care centers. The vast majority of before- and after-school day-care programs operate in joint occupancy programs in public schools.

- care at home by a parent or person hired to provide care; and
- informal care arrangements ranging from care by extended family members to no supervision whatsoever.

Within Germantown, as of August 1988, there are 14 licensed group day-care centers. The County Government, as part of a Countywide program, is in the process of identifying a site for a modular child day-care facility in Germantown. A child day-care program will also be provided at the Upcounty Government Center. In addition, the County has identified a site for after-school teen programs in Analysis Area TC-6.

A Germantown Child Day-Care Location Survey (1986) was designed and conducted by the Montgomery County Planning Board staff to provide information which has been used in the preparation of the this Plan, as well as staff recommendations for site plans and special exception applications for child day-care centers.

The overall preference for child day-care location was indicated either at or near home,<sup>8</sup> or at or near work, but not in between. Based on the survey results, this Plan recommends that child day-care facilities be developed in conjunction with recreation facilities in residential communities and at appropriate locations within employment areas.

This Plan specifically recommends that child day-care facilities be included in community centers within subdivisions and at employment concentrations. Other sites should be explored as Germantown develops.

## Elderly

### NEEDS

Although Germantown's elderly population is modest, it is expected to increase as Germantown con-

tinues to grow and its population matures and housing opportunities are broadened. An area of concern is on the area's long-time residents, who may be losing their sense of identity as the area's character and traditions transform from rural to suburban.

Demographic modeling indicates that the percentage of individuals in the 20-39 age group will decrease in the future, and the total number and the percentage of people over 65 will increase. This outlook for an accelerated rate of elderly growth indicates a potential for a population group whose prospective needs will provide a significant challenge to a caring community. (See Table 22.)

### FACILITIES

Housing for the elderly will be needed in Germantown, as will nursing homes. Programs and day-care centers for the elderly parents of Germantown residents may also be needed. Some Analysis Areas are identified as being particularly appropriate for such facilities.

## Housing for Special Populations

People who are physically and mentally handicapped can often be cared for best in a noninstitutional setting such as home communities with others with similar special needs. Such people generally are those who need supervision or assistance to function in the larger community. As long as the parking does not create an adverse impact on the adjoining neighbors, such homes should be appropriate for any residential community. Efforts, however, should be made to avoid an over-concentration of such homes.

8 Locations at or near home include at home, at a neighbor's house, at a local community center or religious facility, and at a local elementary school.