
Residential Unit Count and Associated Estimated Population



August 2018



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RESIDENTIAL UNITS AND ESTIMATED POPULATION

Purpose

This document is an inventory of all residential units within the City of Rockville as of August 2018, broken down by type of unit and organized by the City's Planning Areas, as defined in the 2002 Comprehensive Master Plan. The unit counts are then used to estimate population in planning areas, based on the methodology described below.

There are two primary purposes of this document. The first is to provide this key data at smaller geographies than other surveys to support improved planning and service delivery. The second is to provide an updated basis for estimating and projecting population. The report is used by City staff, policy makers, committees, community organizations, property owners, and individuals for a variety of purposes.

Methodology

The inventory of residential units was prepared based on data received from several different sources. The sources include Maryland SDAT (State Department of Assessments and taxation); Montgomery County tax records and maps; City permit data; approved City site plans and record plats on file; aerial photographs; Geographic Information System (GIS) data; phone verification; and field inspections conducted by City staff.

The methodology for estimating population assumes that the population within residential units can be calculated as the number of occupied housing units multiplied by the average number of persons per household, taking into account the differences for housing types. This methodology is not as precise as the complete count that the decennial Census seeks to achieve. The value, however, is that it provides estimates of populations for areas at neighborhood levels. This methodology is also known as a "bottom-up" estimate, in which specific multipliers are used to determine the number of people living in the City.

The multipliers were derived from the Census 2010 (SF1) files, and by analyzing Census 2010 blocks with similar dwelling types. The factors have been tested with more recent releases from the US Census Bureau, such as the American Community Survey (ACS), which is a sample survey conducted in the years between each decennial Census; and the Annual Population Estimates. For estimation purposes, it is assumed that one household occupies one housing unit. Housing units are divided into the categories of single-family detached, single-family attached (townhomes), and multi-family units that include apartments and condominiums. The "others" category includes nursing homes and senior housing, which are called Assisted Living in this report.

Average household sizes used in Rockville's population estimates are: 3.02 for a single-family detached unit, 2.597 people in a single-family attached unit (townhomes and rowhouses) and 2.095 people in a multi-family unit (apartments and condominiums). For

the assisted living category, the population multiplier is assumed as 1.55. All population numbers are **estimates** based on these population multipliers.

Vacancy rates are assumed for both multifamily units (3.5%) and single-family detached and attached units (1%), all of which diminish the population totals. No vacancy rate is included for the assisted living category as no such data is readily available. The City is using data from the Decennial Census and the American Community Survey to inform the City's assumptions for the vacancy rates.

The data in this report are arranged by planning area, each of which is broken down into subdivisions, allowing unit counts and population estimates at smaller levels of geographies. The City was divided into 18 planning areas (see map on Page 2), beginning with the City of Rockville's 1982 Comprehensive Master Plan, to address the priorities and concerns of that specific portion of the City. The same planning boundaries were reconfirmed in the 2002 Comprehensive Master Plan, and are used in this document for consistency, as adjusted by annexations that have occurred since that date.

Summary of Results

The results of the City's August 2018 inventory of residential units and population estimates are as follows:

- The total number of residential units in the City is estimated as 28,088. Forty percent (40%) are single-family detached, thirty-seven percent (37%) are multi-family, and fourteen percent (14%) are townhomes. The "Assisted Living" category comprised nine percent (9%) of all residential units in the City.
- The total population within residential units in the City is estimated as 68,783. Of that total, approximately fifty percent (50%) lives in single-family detached units; thirty-one percent (31%) lives in multi-family units; fourteen percent (14%) lives in single-family attached (townhomes); and five percent (5%) lives in "Assisted Living" units.

Summary of Residential Units and Estimated Population, August 2018

	Single Family Detached unit	Townhomes	Multifamily	Assisted Living	Total
Residential Units	11,279	3,875	10,506	2,464	28,088
Population within Residential Units	34,407	9,963	21,396	3,362	68,783

Census Results

Rockville's population, as reported by the Census on April 1, 2010 was 61,209. The total number of housing units as reported by Census 2010 for Rockville was 25,199 and the average household size was 2.54.

The most recent estimate for the City's population, as reported by the Census was 68,401 (Annual Population Estimates, July 2017). Information on the Census estimates and methodology can be obtained at www.census.gov.

The estimates in this report for population and households vary from the Census estimates for two primary reasons. First, the methodologies are different. The Census Bureau measures a variety of factors, including migration; birth and death rates, surveys, and others to determine the population counts; whereas the methodology in this report is purely based on a housing inventory and a set of multipliers. Second, the Census Bureau also includes the Group Quarters in its population estimates, which includes population in prisons and shelters. These facilities are not included in this report.

Group Quarters Population

Group Quarters, as defined by the Census, are facilities that provide living quarters, such as beds or rooms, for unrelated individuals. Group Quarters are not residential units and are not occupied by households. The Montgomery County Detention Center at Seven Locks Road in the city is an example of Group Quarters. The detention center population is counted in the Census totals, both for units and population, but is not included in this report. Group homes, such as shelters, also fall into the Group Quarters category. This report does not count the Group Quarters population, since it varies from time to time, and it is difficult to establish a multiplier for such uses. The following includes examples of shelters and other group homes within the City limits but may not be a complete list.

- Chase Partnership
- Helping Hands Shelter
- Home Builders Care Assessment Center
- Hope Housing
- Horizon Homes
- Jefferson House
- Rainbow Place Shelter
- Rockland House
- Stepping Stones Shelter
- National Korean United Methodist Church
- Mental Health Assoc. of Montgomery County
- Montgomery County Halfway House
- Montgomery County Group Home

TERMS USED IN TABLES

Single-Family Detached (SFD): A freestanding residential unit that does not share walls with adjacent units.

Single-Family Attached (SFA) or Townhouse (TH): An attached house, including duplexes and semi-detached houses, with a single title for the vertical space in between the common walls.

Multi-Family (MF) is a classification of housing where multiple separate housing units are contained within a building. In this report, a multifamily unit is identified as an apartment or a condominium.

- **Apartment:** An apartment is a self-contained housing unit (a type of residential real estate) that occupies only part of a building. Such a building may be called an apartment building, especially if it consists of many apartments for rent. Apartments may be owned by an *owner/occupier* or rented by *tenants*.
- **Condominium:** A high-rise or mid-rise apartment-style residential unit that is owned individually and retains a portion of interest in the entire structure, common area, and common facilities. The condominium owner has title to the interior space of the unit and the property is identified in master deed and recorded in a condominium plat

Assisted Living: Assisted living facilities are generally homes for the elderly and provide supervision or assistance with activities of daily living; coordination of services by outside health care providers; and monitoring of resident activities to help to ensure their health, safety, and well-being.

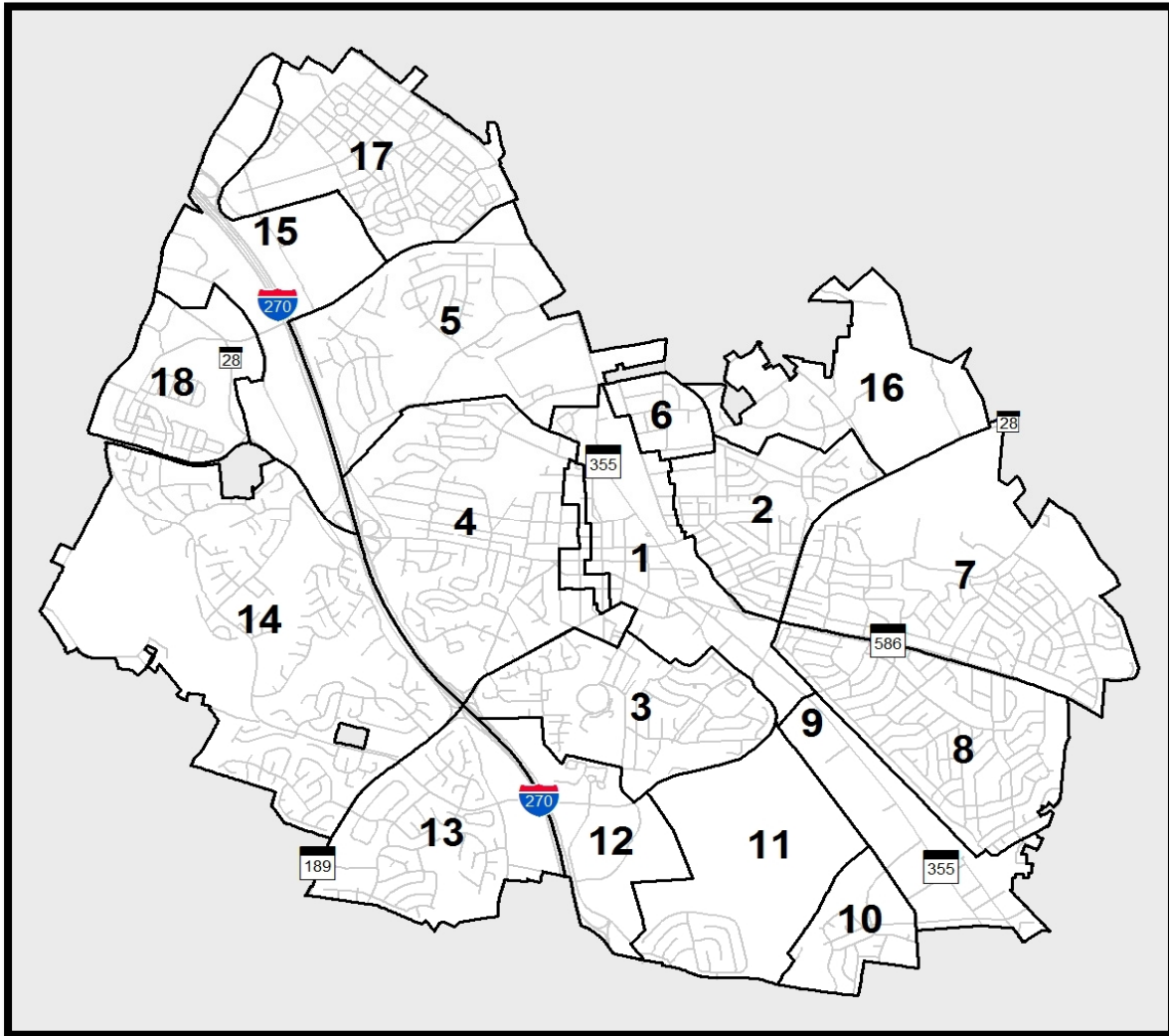
Approved Unbuilt Units: Includes projects that are formally approved for development by the City of Rockville but are not yet constructed. As a result, these anticipated units are not used to estimate the current population, though they are used to project future population in other publications as these projects are expected to be constructed eventually. The timeline on these projects is often determined by the applicant/developer, based on market conditions and other factors.

All questions regarding the document should be directed to staff at Community Planning and Development Services at the City of Rockville by emailing at planning@rockvillemd.gov or by calling 240-314-8200.

Residential Units and Estimated Population

Map of Planning Areas in the City of Rockville

2002 Comprehensive Master Plan



- Planning Area 1 - Town Center
- Planning Area 2 - Croydon Park, East Rockville
- Planning Area 3 - Hungerford, Stoneridge & New Mark Commons
- Planning Area 4 - West End & Woodley Gardens East-West Neighborhoods
- Planning Area 5 - Woodley Gardens and College Gardens
- Planning Area 6 - Lincoln Park
- Planning Area 7 - Twinbrook Forest and North East Rockville
- Planning Area 8 - Twinbrook
- Planning Area 9 - Rockville Pike
- Planning Area 10 - Montrose
- Planning Area 11 - North Farm
- Planning Area 12 - Westmont / Tower Oaks
- Planning Area 13 - Orchard Ridge, Falls Ridge and Potomac Woods
- Planning Area 14 - Rockshire and Fallsmead Neighborhoods
- Planning Area 15 - Research / Piccard
- Planning Area 16 - Southlawn / Redgate Area
- Planning Area 17 - King Farm
- Planning Area 18 - Fallsgrrove

Summary of all Planning Areas			
2002 Comprehensive Master Plan	Existing Residential Units	Approved Unbuilt Units*	Estimated Population**
Planning Area 1	2,983	470	5,491
Planning Area 2	1,093	0	3,265
Planning Area 3	1,976	0	5,052
Planning Area 4	1,947	0	5,441
Planning Area 5	1,545	0	4,102
Planning Area 6	326	0	902
Planning Area 7	2,025	0	5,756
Planning Area 8	1,890	238	5,678
Planning Area 9	2,407	1,490	4,797
Planning Area 10	1,741	0	3,663
Planning Area 11	262	0	791
Planning Area 12	136	130	350
Planning Area 13	801	0	2,373
Planning Area 14	2,815	132	7,268
Planning Area 15	754	0	1,564
Planning Area 16	78	0	201
Planning Area 17	3,897	870	8,769
Planning Area 18	1,412	0	3,321
Totals	28,088	3,330	68,783

Notes:

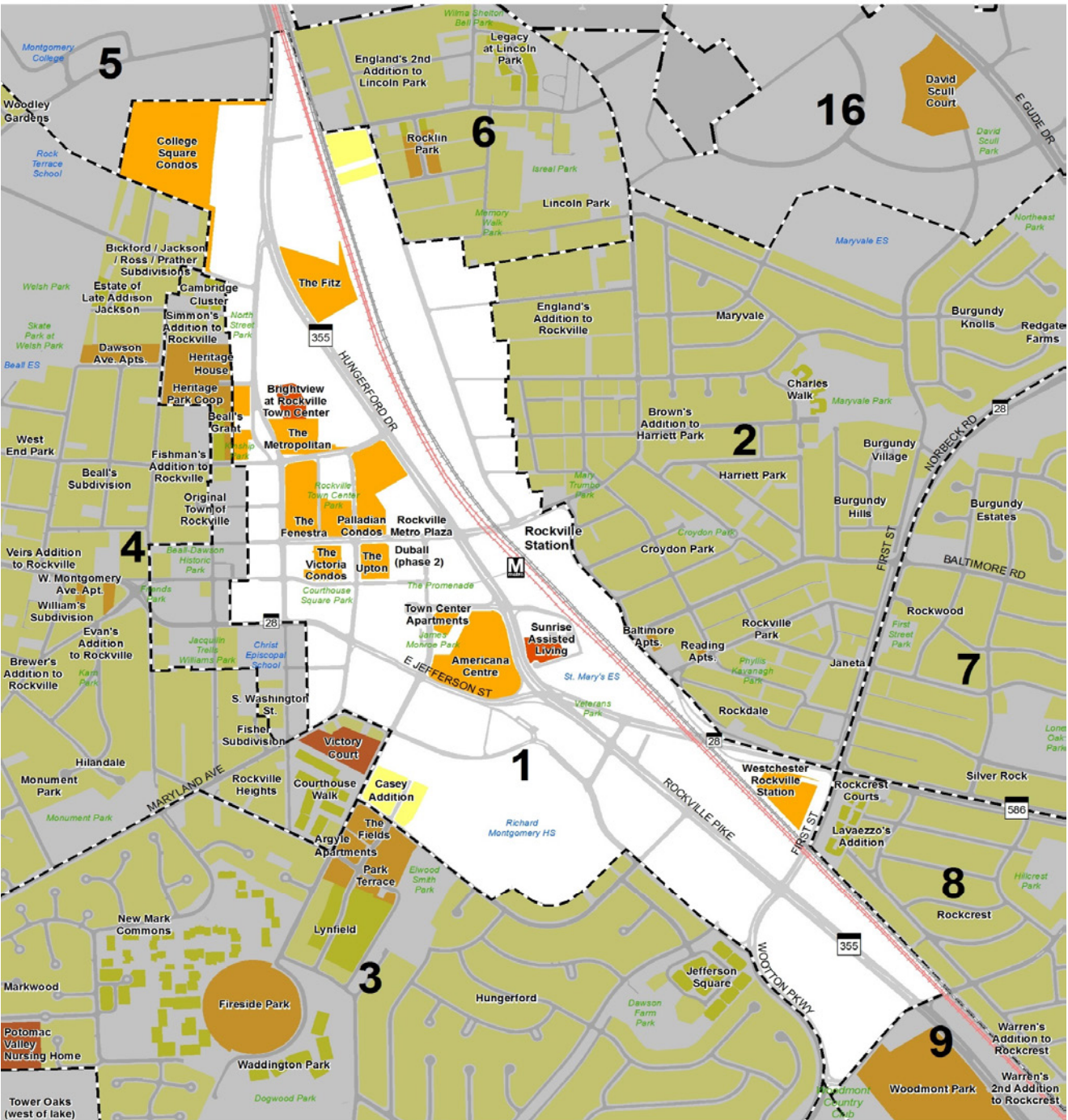
August, 2018

*Approved Unbuilt Units are those that are approved for construction, but not built yet. Therefore, no population is attributed to those units.

**Estimated population in completed residential units per this report.

Does not include the Group Quarters population as described on page v

Planning Area 1 - Town Center



PLANNING AREA - 1

DWELLING TYPE: SINGLE FAMILY		Population Multiplier: 3.05		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Fishman's Addition to Rockville		2	0	6
Simmons Addition to Rockville		6	0	18
Englands 2nd Addition to Lincoln Park		9	0	27
Rockville Heights		1	0	3
Casey's Addition		19	0	58
Original Town of Rockville		10	0	31
South Washington St (121, 123, 125)		3	0	9
TOTAL UNITS		53	0	NA
Total Estimated Population (Assume 1% vacancy)				160

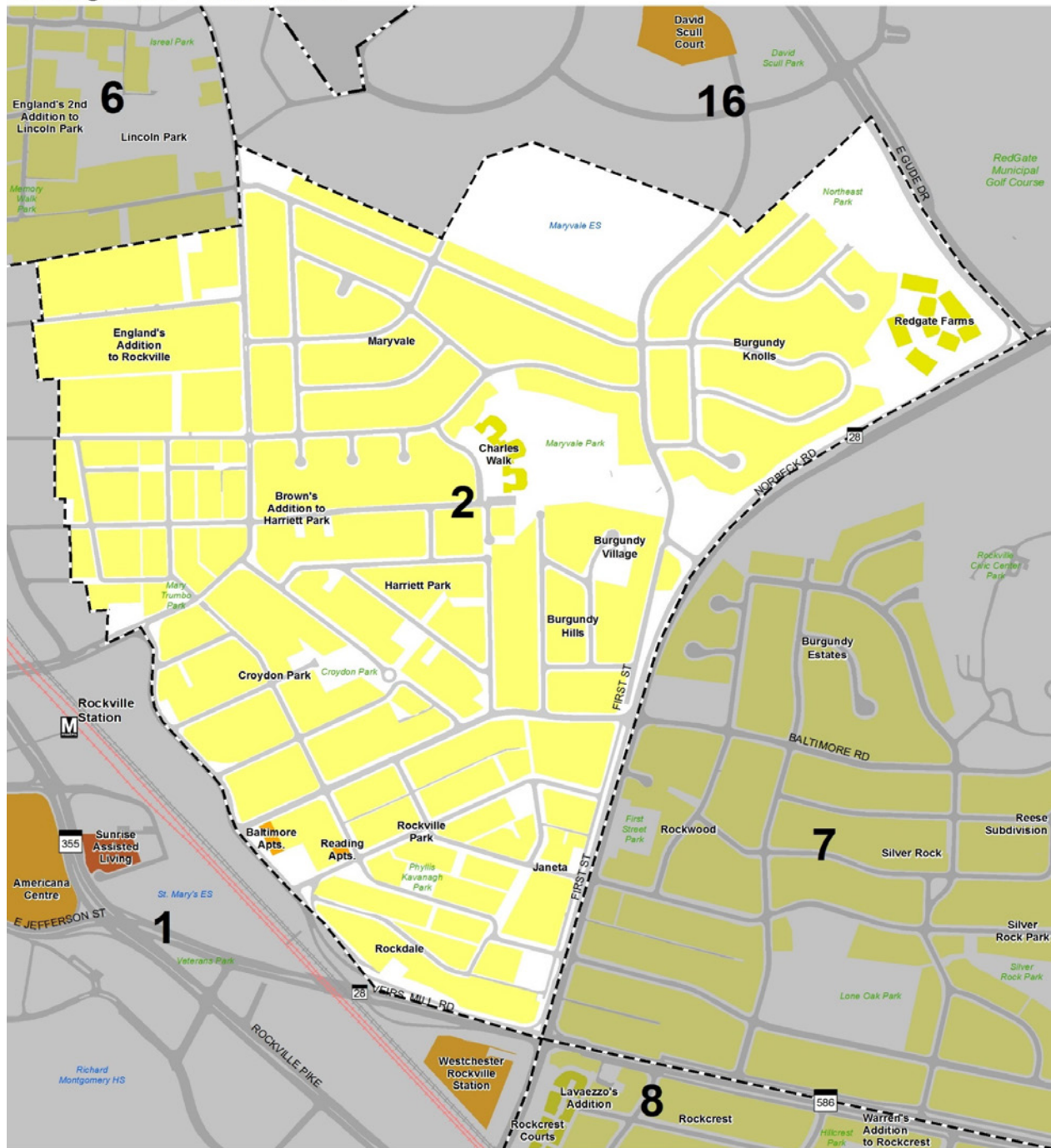
DWELLING TYPE: TOWNHOUSE		Population Multiplier: 2.597		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Cambridge Cluster		17	0	44
Simmons Addition to Rockville		21	0	55
TOTAL UNITS		38	0	NA
Total Estimated Population (Assume 1% vacancy)				98

DWELLING TYPE: MULTIFAMILY		Population Multiplier: 2.095		
	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
College Square	C	146	0	306
Westchester Rockville Station	A	190	0	398
The Fitz	C	221	0	463
The Upton	A	263	0	551
The Fenestra	A	486	0	1018
Palladian	C	152	0	318
The Metropolitan	A	275	0	576
Duball - Phase 2	A	0	400	0
Main Street (50 Monroe)		0	70	0
The Victoria Condos	C	143	0	300
Americana Centre	C	421	0	882
Heritage Park Coop	A	65	0	136
Beall's Grant	A	74	0	155
TOTAL UNITS		2,436	470	NA
Total Estimated Population (Assume 3.5% vacancy)				4,925

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier: 1.55		
		Existing Units	Approved Unbuilt Units	Estimated Population
Town Center Apartments		110	0	171
Sunrise Assisted Living		89	0	138
Heritage House (Dawson)		100	0	210
Bright View at Rockville Town Center		195	0	302
TOTALS		494	0	308

TOTALS		2,983	470	5,491
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Planning Area 2 - East Rockville



PLANNING AREA - 2	Croydon Park, East Rockville
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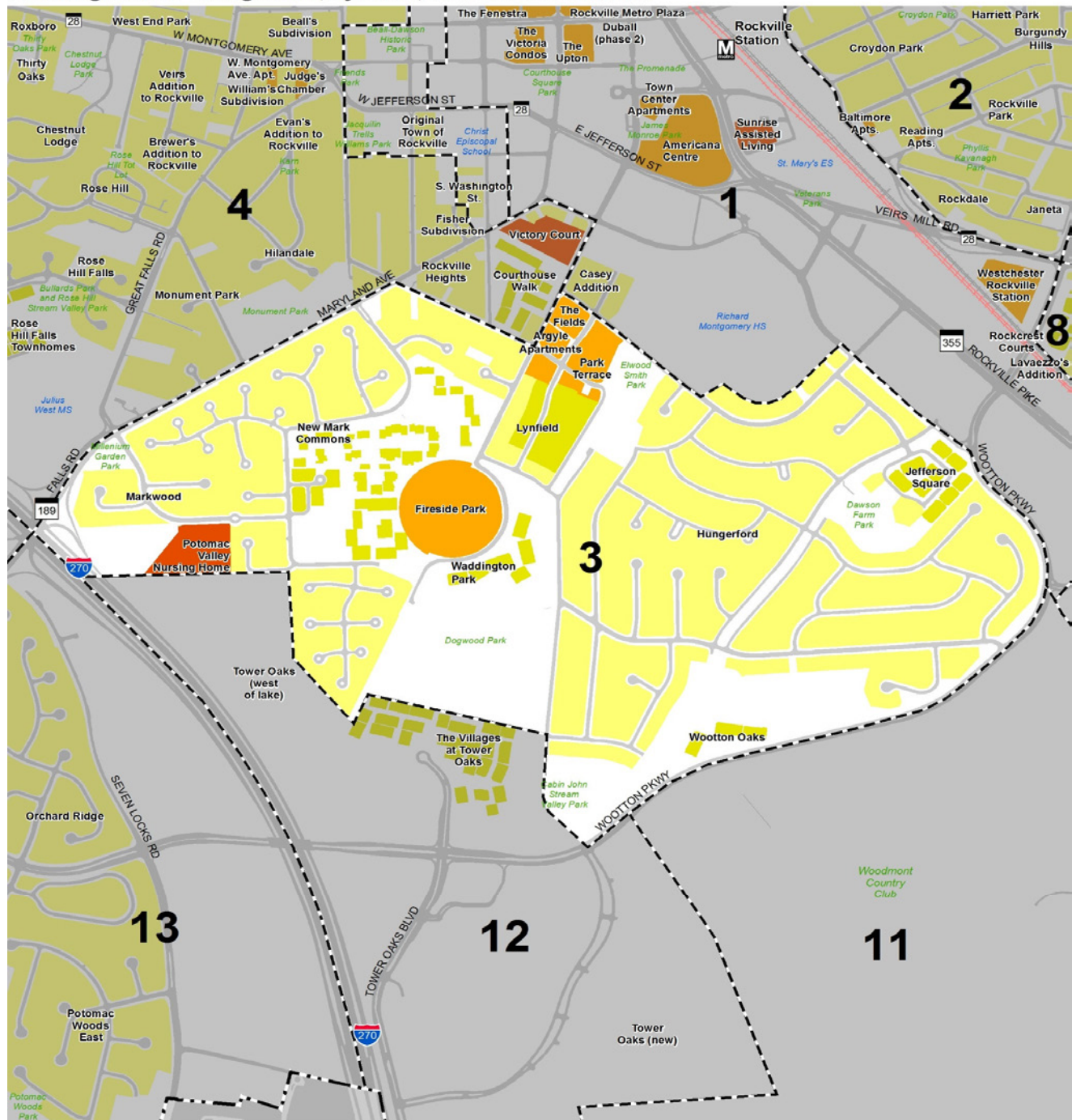
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Browns Addition to Harriet Park		16	0	49
Burgundy Hills		61	0	186
Burgundy Knolls		117	0	357
Burgundy Village		13	0	40
Croydon Park		175	0	534
England's Addition to Rockville		74	0	226
Harriet Park		121	0	369
Janeta		44	0	134
Maryvale		295	0	900
Rockdale		26	0	79
Rockville Park		80	0	244
TOTAL UNITS		1,022	0	NA
Total Estimated Population (Assume 1% vacancy)				3,086

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Redgate Farms		45	0	117
Charles Walk		20	0	52
TOTAL UNITS		65	0	NA
Total Estimated Population (Assume 1% vacancy)				167

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Baltimore	A	3	0	6
Reading	A	3	0	6
TOTAL UNITS		6	0	NA
Total Estimated Population (Assume 3.5% vacancy)				12

TOTALS		1,093	0	3,265
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Planning Area 3 - Hungerford, Lynfield, New Mark Commons



PLANNING AREA - 3 Hungerford, Stoneridge & New Mark Commons

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Hungerford		636	0	1,940
Lynfield		66	0	201
Markwood		35	0	107
New Mark Commons		186	0	567
Rockville Heights		17	0	52
TOTAL UNITS		940	0	NA
Total Estimated Population (Assume 1% vacancy)				2,838

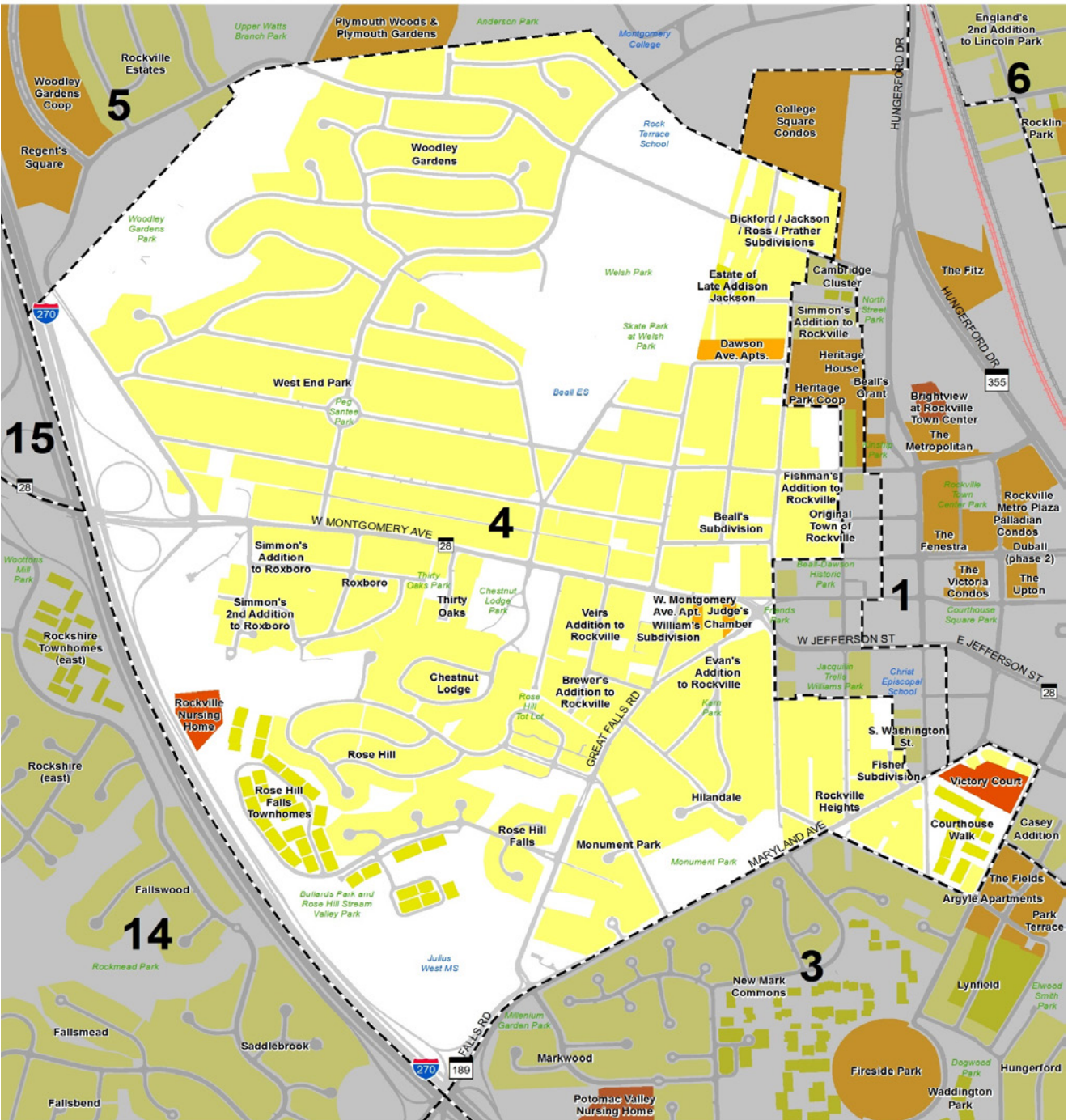
DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
The Fields		46	0	119
Waddington Park		40	0	104
New Mark Commons		198	0	514
Jefferson Square		60	0	156
Wootton Oaks		23	0	60
TOTAL UNITS		367	0	NA
Total Estimated Population (Assume 1% vacancy)				944

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Argyle	A	22	0	46
Park Terrace	A	45	0	94
The Fields	A	190	0	398
Fireside Park	A	237	0	497
TOTAL UNITS		494	0	NA
Total Estimated Population (Assume 3.5% vacancy)				999

DWELLING TYPE: OTHERS /Assisted Living		Population Multiplier:		1.55
		Existing Units	Approved Unbuilt Units	Estimated Population
Potomac Valley Nursing Home		175	0	271
TOTAL UNITS		175	0	271

TOTALS		1,976	0	5,052
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Planning Area 4 - West End and Woodley Gardens East-West



PLANNING AREA - 4	West End & Woodley Gardens East-West
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DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
		Existing Units	Approved Unbuilt Units	Estimated Population
Beall's Subdivision		103	0	314
Bickford/Jackson/Ross/Prather Subdivisions		38	0	116
Brewers Addition to Rockville		19	0	58
Chestnut Lodge		37	0	113
Evan's Additon to Rockville		15	0	46
Fisher subdivision		7	0	21
Fishman's Addition to Rockville		6	0	18
Hilandale		42	0	128
Monument Park		37	0	113
Original Town of Rockville		8	0	24
Rockville Heights		37	0	113
Rose Hill		124	0	378
Rose Hills Falls		38	0	116
Roxboro		63	0	192
Simmon's 2nd Addition to Roxboro		34	0	104
Simmon's Addition to Roxboro		16	0	49
Simmons Addition to Rockville		11	0	34
Thirty Oaks		13	0	40
Jackson		10	0	31
West End		60	0	183
West End Park		475	0	1,449
William's Subdivision		18	0	55
Veirs Addition to Rockville		21	0	64
Woodley Gardens		224	0	683
TOTAL UNITS		1,456	0	NA
Total Estimated Population (Assume 1% vacancy)				4,396

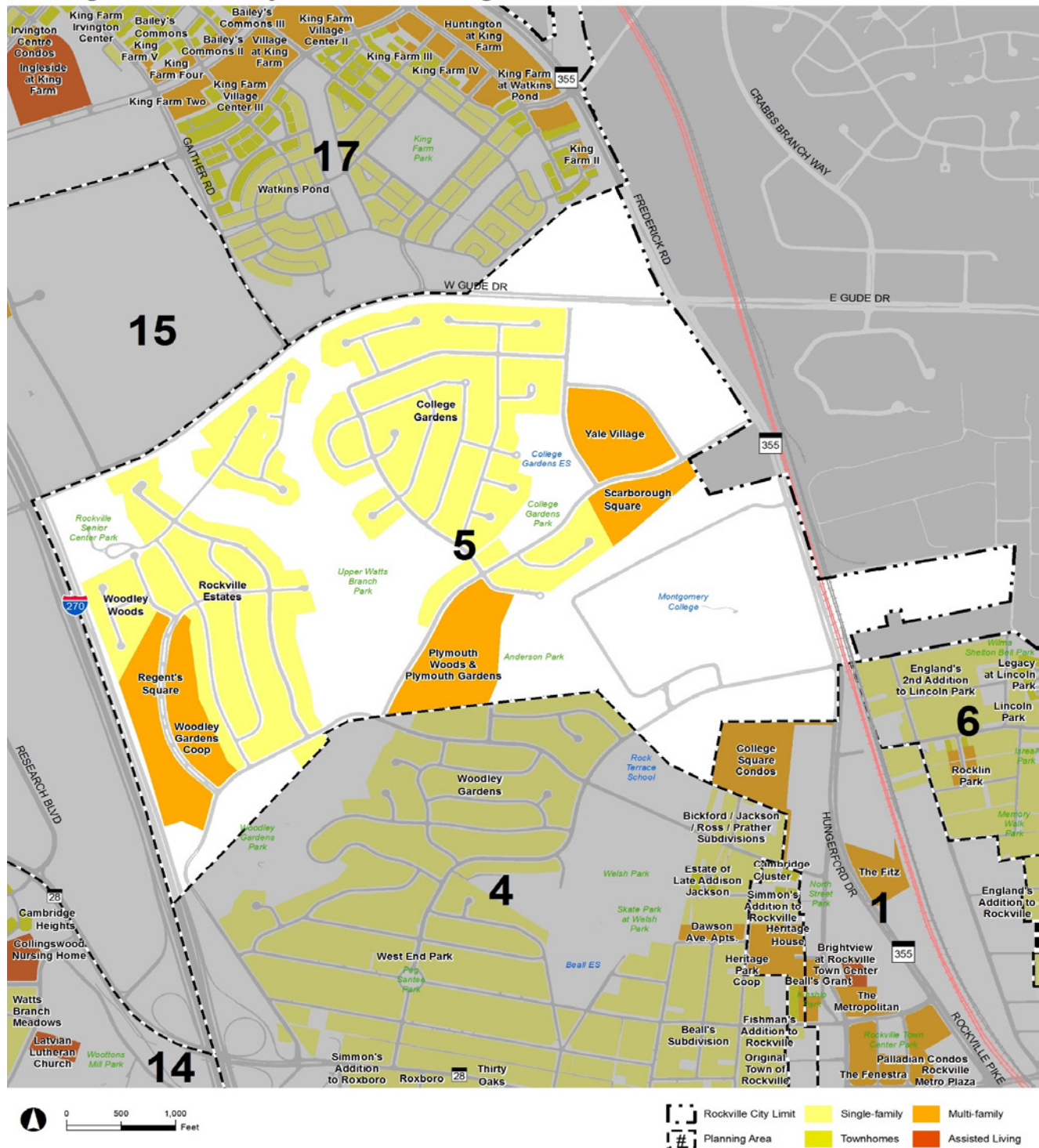
DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
		Existing Units	Approved Unbuilt Units	Estimated Population
Courthouse Walk		62	0	161
Estate of Late Addison Jackson		11	0	29
Rose Hills Falls		181	0	470
TOTAL UNITS		254	0	NA
Total Estimated Population (Assume 1% vacancy)				653

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
	A-Apartment C-Condominium	Existing Units	Approved Unbuilt Units	Estimated Population
W Montgomery Ave	A	4	0	8
Estate of Late Addison Jackson	A	10	0	21
Dawson Ave	A	33	0	69
Judge's Chamber	C	4	0	8
TOTAL UNITS		51	0	NA
Total Estimated Population (Assume 3.5% vacancy)		49		103

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier:		1.55
		Existing Units	Proposed Units	Estimated Population
Victory Court		86	0	133
Rockville Nursing Home		100	0	155
TOTAL UNITS		186	0	288

TOTALS		1,947	0	5,441
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Planning Area 5 - Woodley Gardens and College Gardens



PLANNING AREA - 5

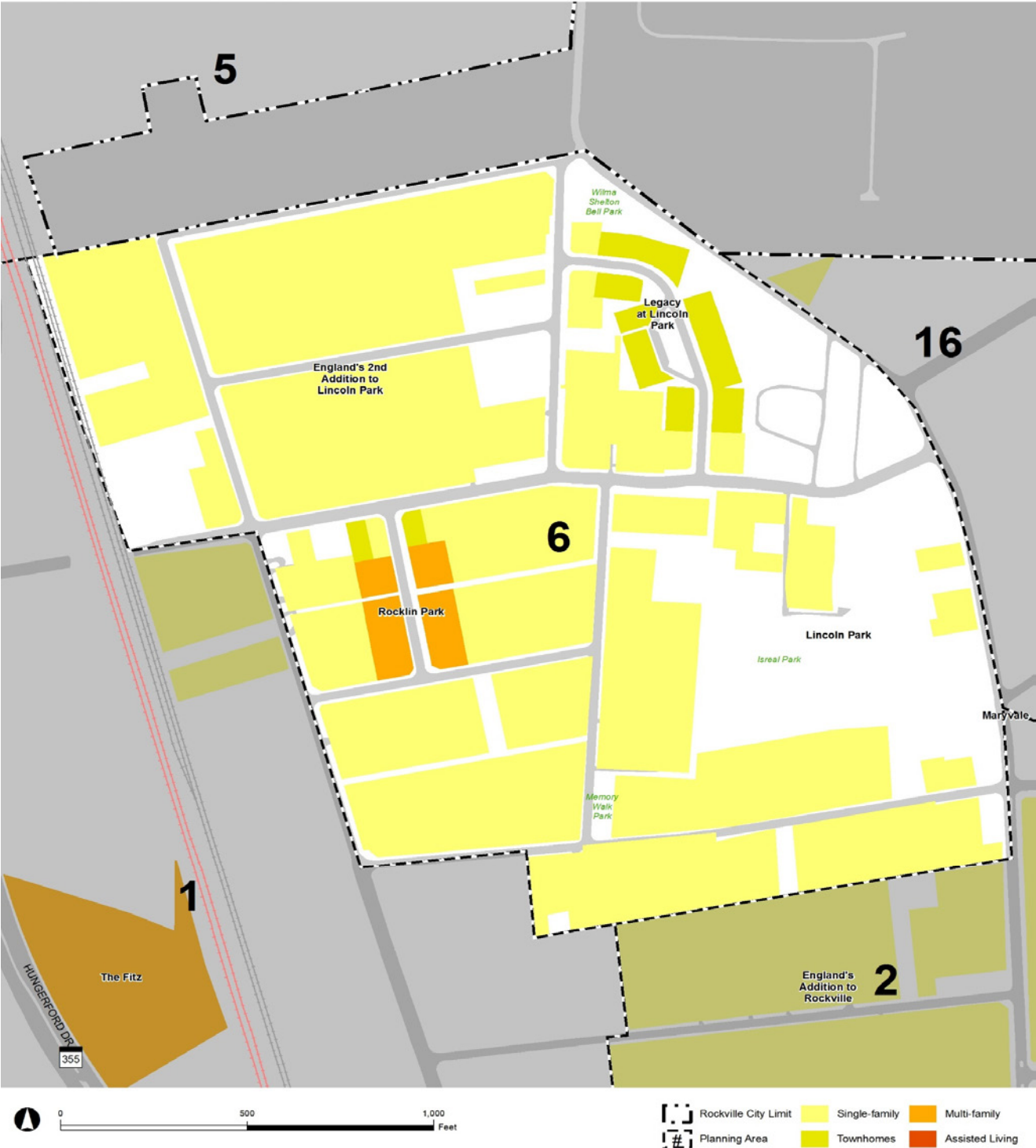
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Woodley Woods		39	0	119
Rockville Estates		251	0	766
College Gardens		342	0	1043
TOTAL UNITS		632	0	NA
Total Estimated Population (Assume 1% vacancy)				1,908

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Plymouth Woods		113	0	293
Regent's Square		251	0	652
Yale Village		210	0	545
Woodley Gardens Coop.		59	0	153
TOTAL UNITS		633	0	NA
Total Estimated Population (Assume 1% vacancy)				1,627

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Scarborough Square	A	121	0	253
Plymouth Woods & Gardens	C	159	0	333
TOTAL UNITS		280	0	NA
Total Estimated Population (Assume 3.5% vacancy)				566

TOTALS		1,545	0	4,102
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Planning Area 6 - Lincoln Park



PLANNING AREA - 6

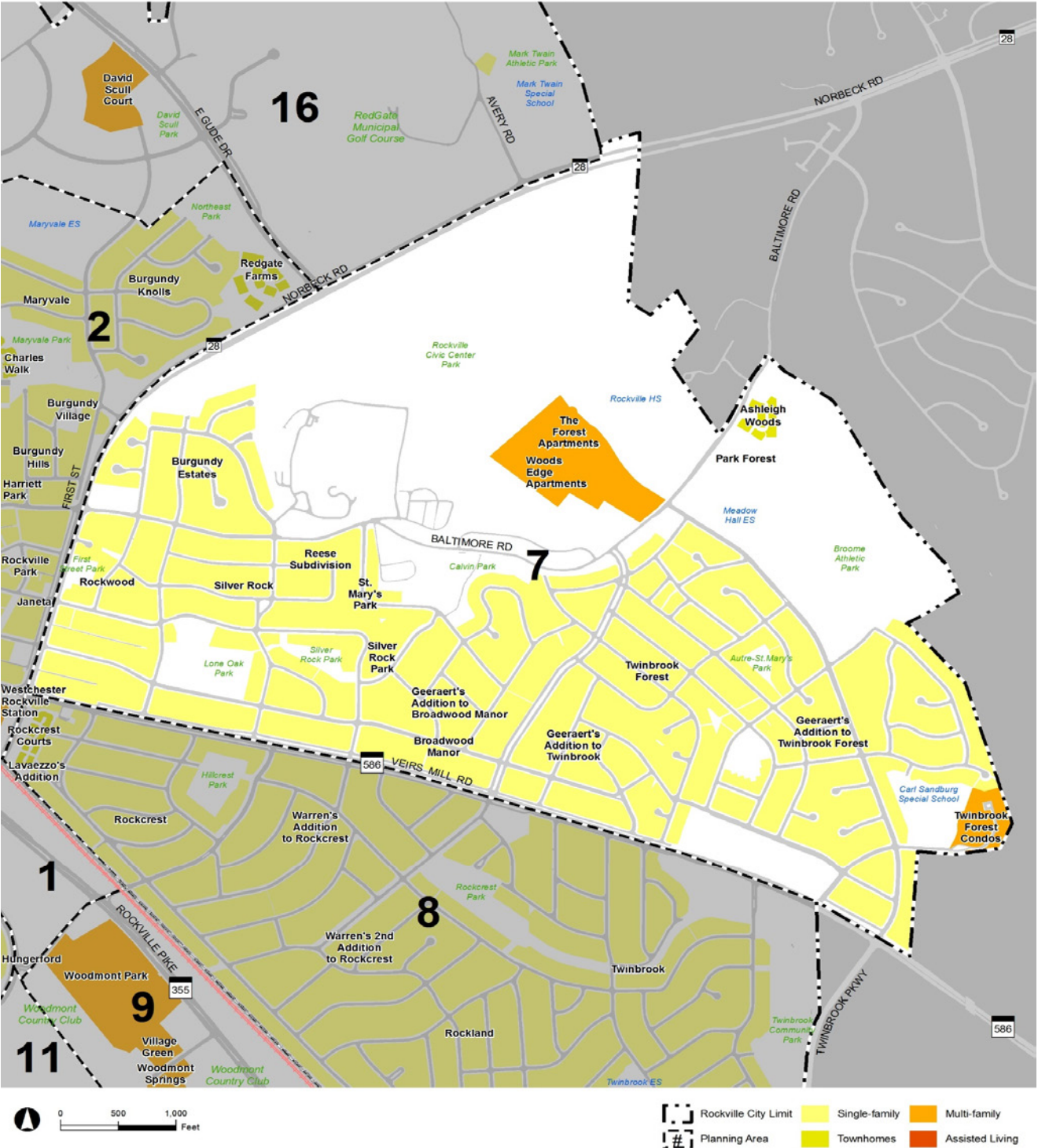
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Legacy at Lincoln Park		7	0	21
England's 2nd Addition to Lincoln Park		159	0	485
Lincoln Park		48	0	146
TOTAL UNITS		214	0	NA
Total Estimated Population (Assume 1% vacancy)				646

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Legacy at Lincoln Park		53	0	138
TOTAL UNITS		53	0	NA
Total Estimated Population (Assume 1% vacancy)				136

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominium	Existing Units	Approved Unbuilt Units	Estimated Population
Rocklin Park	A	59	0	124
TOTAL UNITS		59	0	NA
Total Estimated Population (Assume 3.5% vacancy)				119

TOTALS		326	0	902
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Planning Area 7 - Twinbrook Forest and Northeast Rockville



PLANNING AREA - 7	Twinbrook Forest and North East Rockville
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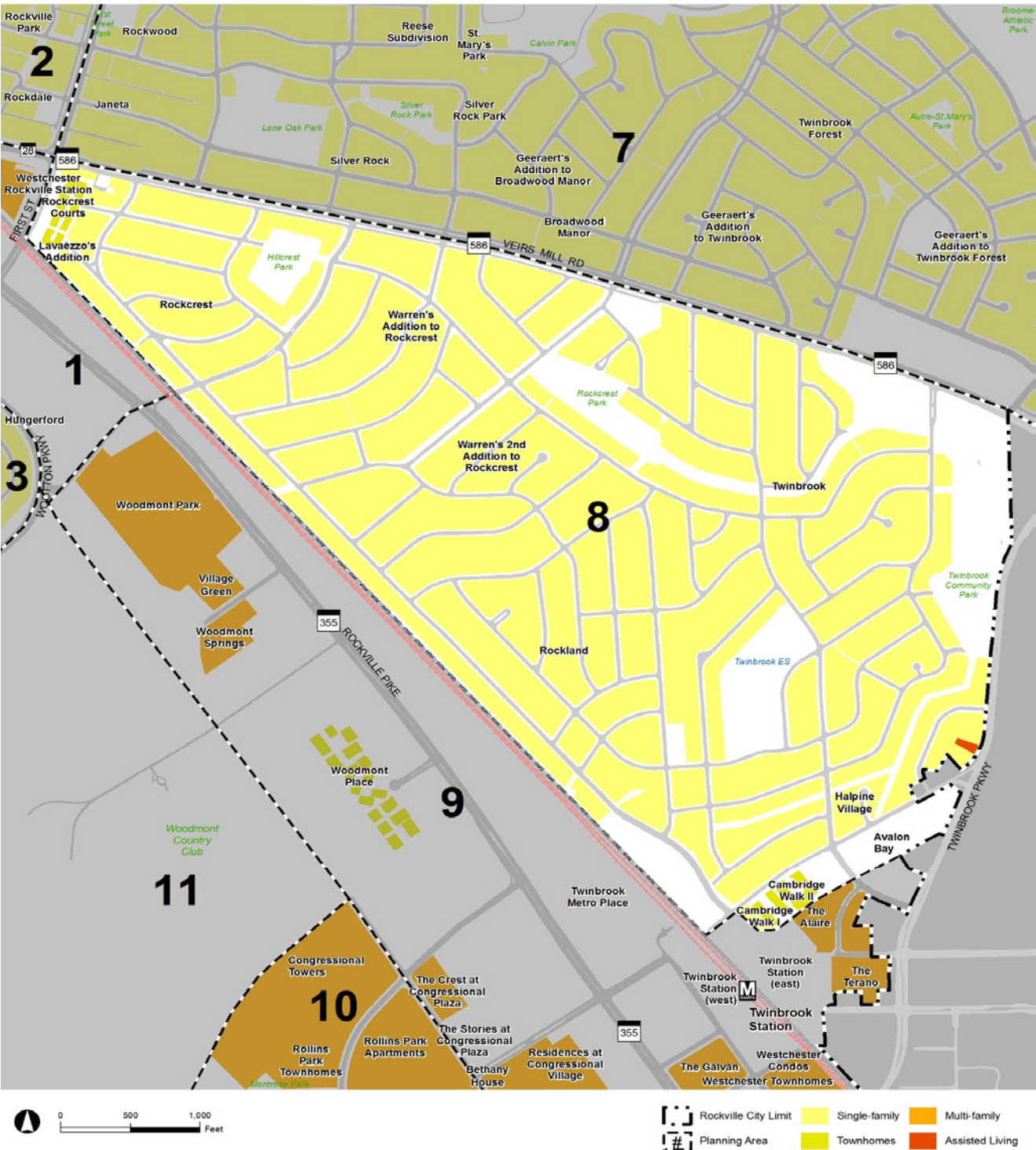
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Current Population
Broadwood Manor		60	0	183
Burgundy Estates		140	0	427
Geeraert's Additon to Broadwood Manor		34	0	104
Geeraert's Addition to Twinbrook Forest		424	0	1,293
Geeraert's Addition to Twinbrook		239	0	729
Janeta		31	0	95
Reese Subdivision		25	0	76
Rockwood		61	0	186
Silver Rock		264	0	805
Silver Rock Park		65	0	198
St Mary's Park		28	0	85
Twinbrook Forest		259	0	790
TOTAL UNITS		1,630	0	NA
Total Estimated Population (Assume 1% vacancy)				4,922

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Twinbrook Forest Condos		34	0	88
Ashleigh Woods		31	0	81
TOTAL UNITS		65	0	NA
Total Estimated Population (Assume 1% vacancy)				167

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominium	Existing Units	Approved Unbuilt Units	Estimated Population
Forest Apartments	A	168	0	352
Woods Edge	A	162	0	339
TOTAL UNITS		330	0	NA
Total Estimated Population (Assume 3.5% vacancy)				667

TOTALS		2,025	0	5,756
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Planning Area 8 - Twinbrook



PLANNING AREA - 8

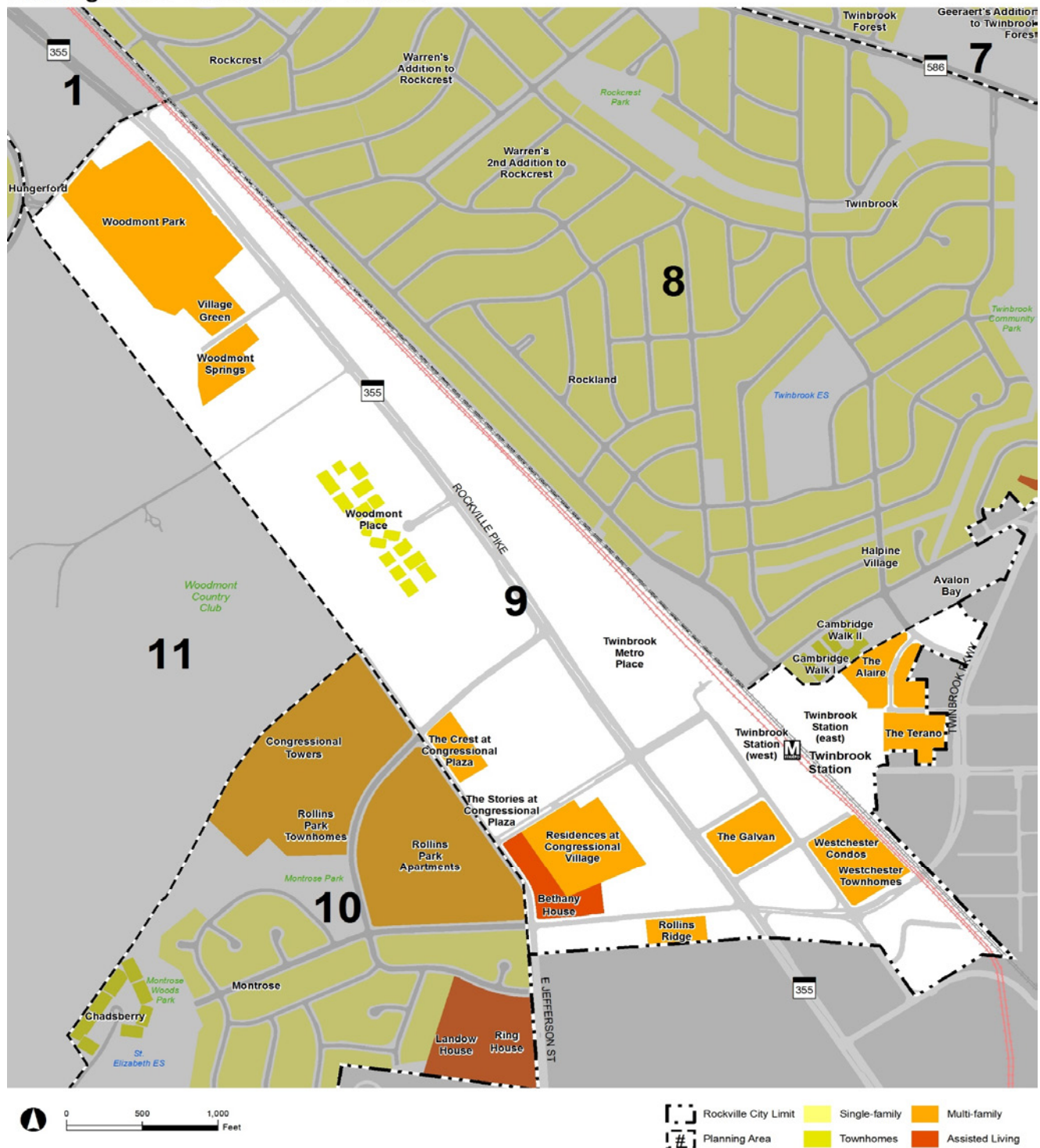
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Completed	Approved Unbuilt Units	Estimated Population
Lavezzo's Addition		7	0	21
Rockcrest		241	0	735
Warrens Addition to Rockcrest		251	0	766
Warrens 2nd Addition to Rockcrest		271	0	827
Rockland		349	0	1,064
Twinbrook		606	0	1,848
Halpine Village		100	0	305
TOTAL UNITS		1,825	0	NA
Total Estimated Population (Assume 1% vacancy)				5,511

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Rockcrest Courts		33	0	86
Cambridge Walk I and II		32	0	83
TOTAL UNITS		65	0	NA
Total Estimated Population (Assume 1% vacancy)				167

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments	Existing Units	Approved Unbuilt Units	Estimated Population
Avalon Bay	A	0	238	0
TOTAL UNITS		0	238	NA
Total Estimated Population (Assume 3.5% vacancy)		0		0

TOTALS		1,890	238	5,678
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Planning Area 9 - Rockville Pike Corridor



PLANNING AREA - 9

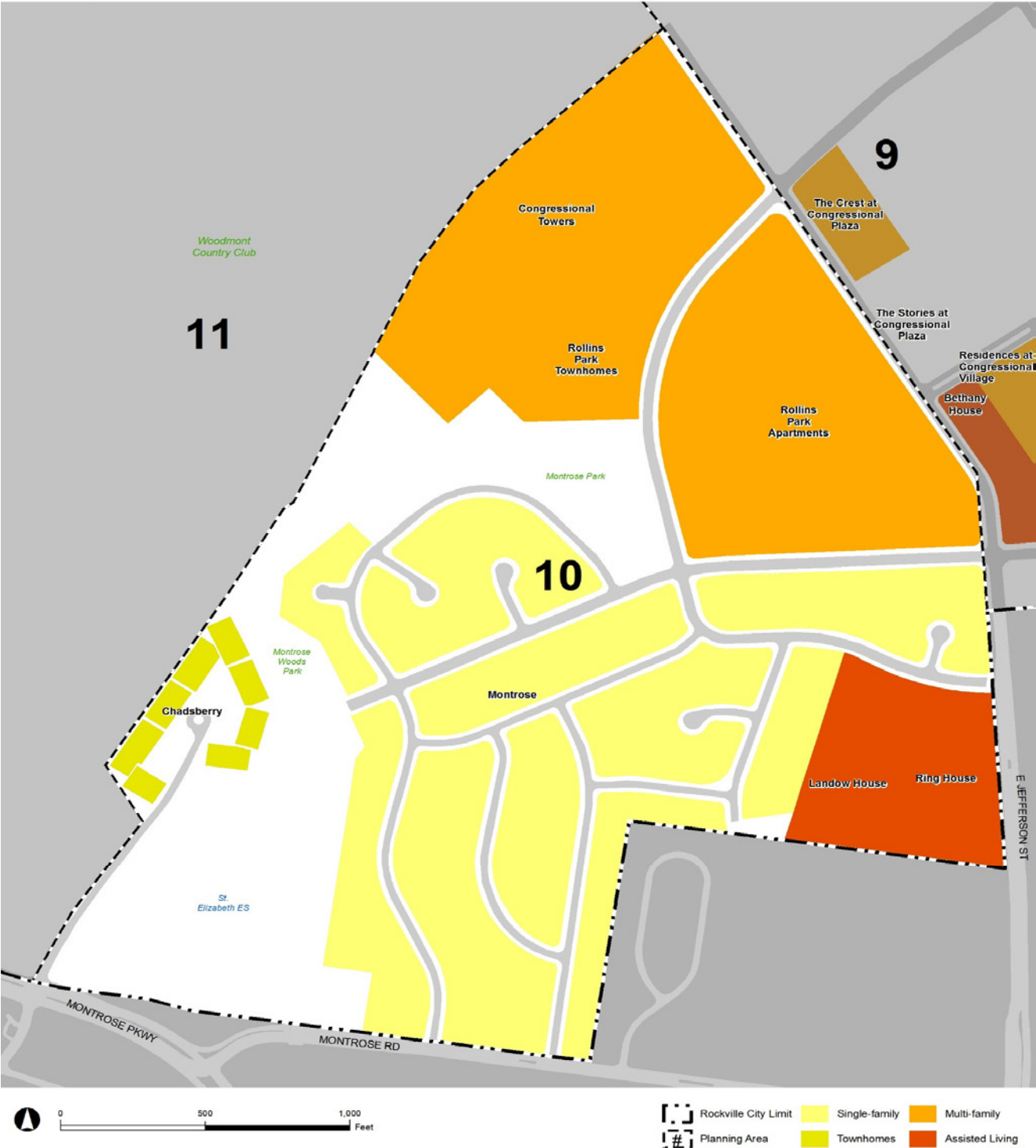
DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Woodmont Place		88	0	229
Westchester Townhomes		0	61	0
TOTAL UNITS		88	61	NA
Total Estimated Population (Assume 1% vacancy)				226

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Residences at Congressional Village	A	404	0	846
The Crest at Congressional Plaza	A	146	0	306
The Stories	A	48	0	101
Village Green	C	45	0	94
The Galvan	A	356	0	746
The Alaire	A	279	0	585
The Terrano	A	214	0	448
Twinbrook Commons	A	0	751	0
Woodmont Springs	C	64	0	134
Woodmont Park	A	414	0	867
Rollins Ridge	A	99	0	207
Westchester	C	0	319	0
Twinbrook Station (West)	A	0	359	0
TOTAL UNITS		2,069	1,429	NA
Total Estimated Population (Assume 3.5% vacancy)				4,183

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier:		1.55
		Existing Units	Approved Unbuilt Units	Estimated Population
Bethany House		250	0	388
TOTAL UNITS		250	0	388

TOTALS		2,407	1,490	4,797
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Planning Area 10 - Montrose



PLANNING AREA - 10

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Montrose		219	0	668
TOTAL UNITS		219	0	NA
Total Estimated Population (Assume 1% vacancy)				661

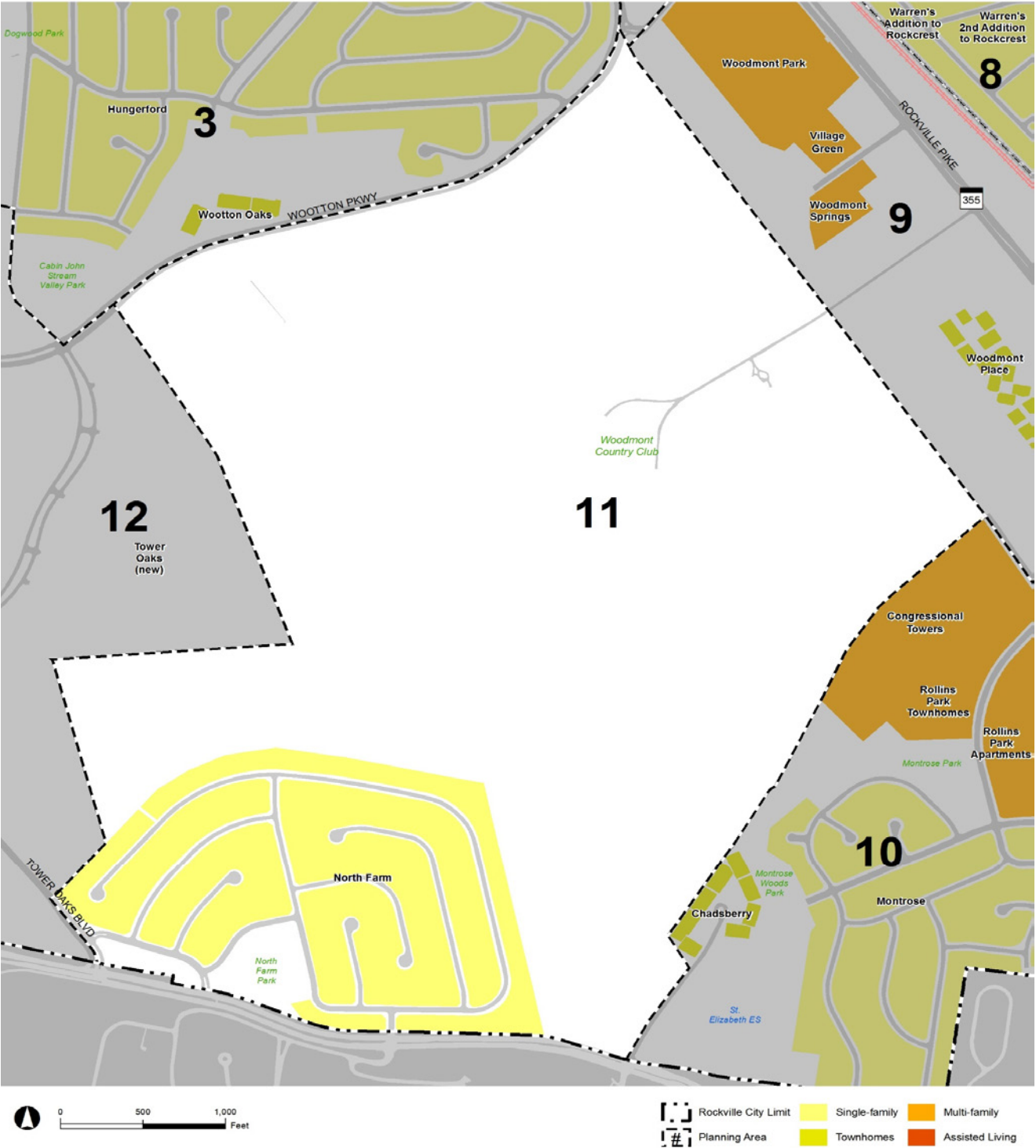
DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Rollins Park		96	0	249
Chadsberry		47	0	122
TOTAL UNITS		143	0	NA
Total Estimated Population (Assume 1% vacancy)				368

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments	Existing Units	Approved Unbuilt Units	Estimated Population
Congressional Towers	A	610	0	1,278
Rollins Park	A	443	0	928
TOTAL UNITS		1,053	0	NA
Total Estimated Population (Assume 3.5% vacancy)				2,129

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier:		1.55
		Existing Units	Approved Unbuilt Units	Estimated Population
Ring House		248	0	384
Landow House		78	0	121
TOTAL UNITS		326	0	505

TOTALS		1,741	0	3,663
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Planning Area 11 - North Farm

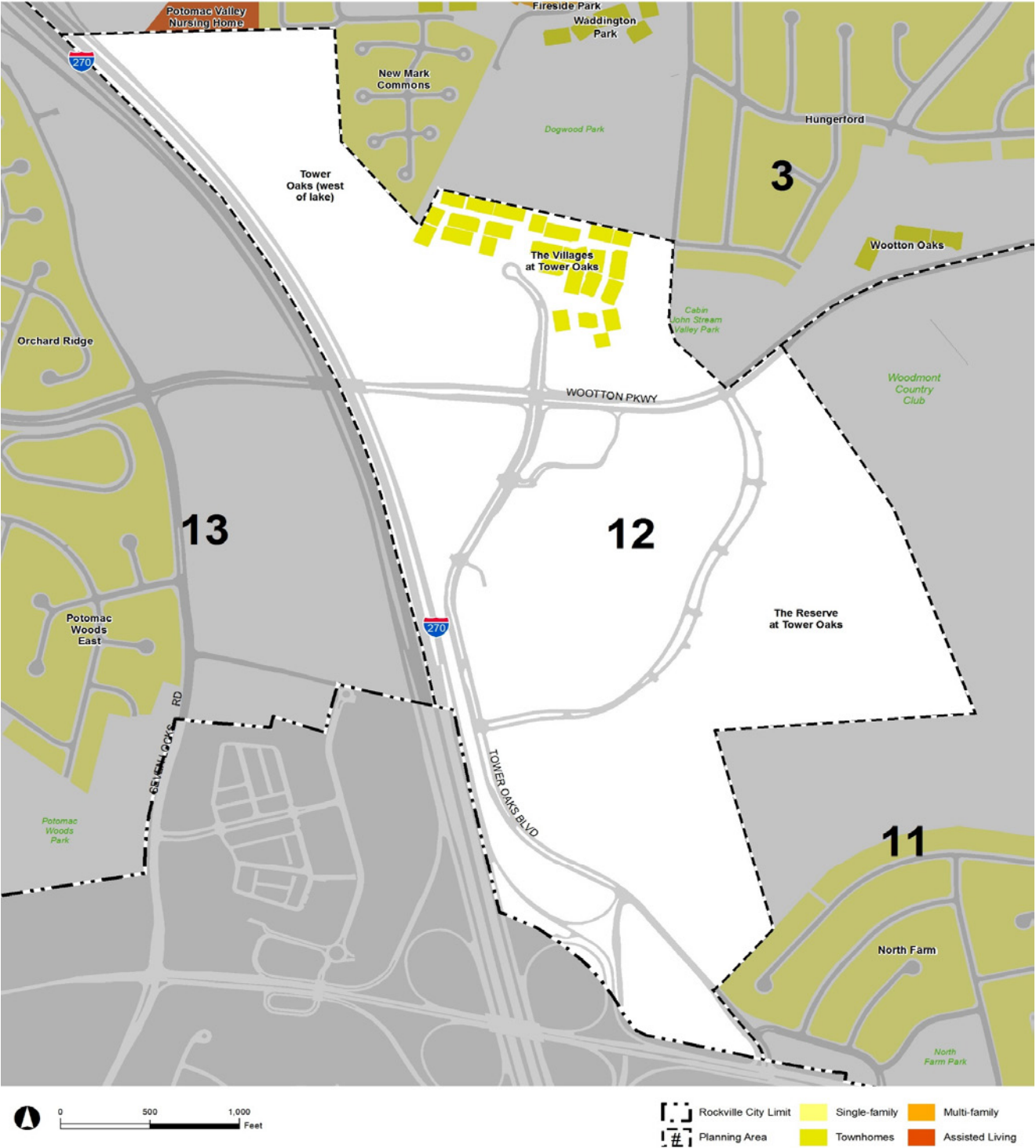


PLANNING AREA - 11

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
North Farm		262	0	799
TOTAL UNITS		262	0	NA
Total Estimated Population (Assume 3.5% vacancy)				791

TOTALS		262	0	791
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Planning Area 12 - Tower Oaks



PLANNING AREA - 12

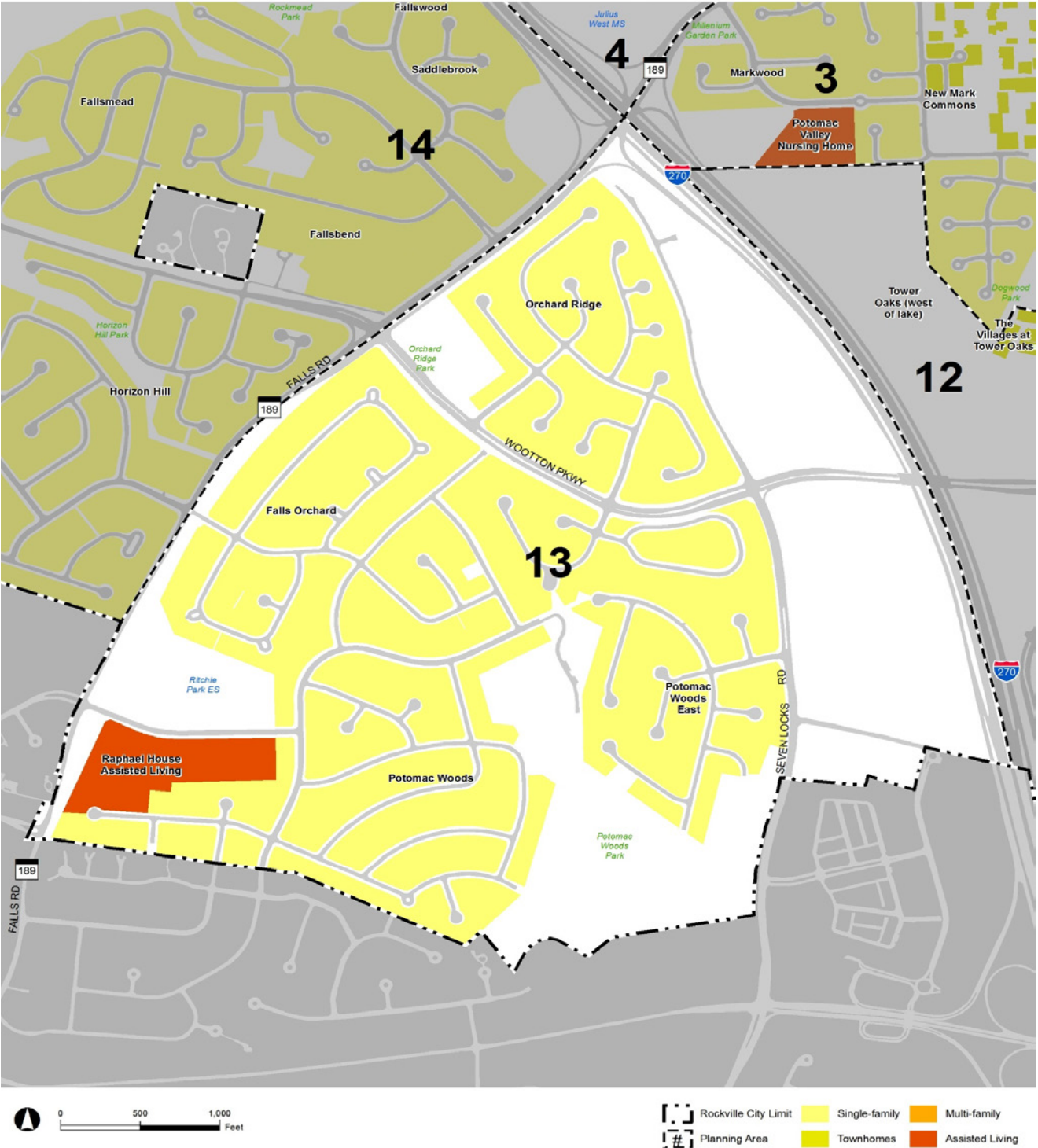
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Units Completed	Approved Unbuilt Units	Estimated Population
The Reserve at Tower Oaks		0	30	0
TOTAL UNITS		0	30	NA
Total Estimated Population (Assume 1% vacancy)				0

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
The Reserve at Tower Oaks		0	225	0
The Villages at Tower Oaks		136	0	353
TOTAL UNITS		136	225	NA
Total Estimated Population (Assume 1% vacancy)				350

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Tower Oaks (New)	C	0	30	0
Tower Oaks-West of Lake	C	0	100	0
TOTAL UNITS		0	130	0

TOTALS		136	130	350
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Planning Area 13 - Orchard Ridge, Potomac Woods, Falls Ridge



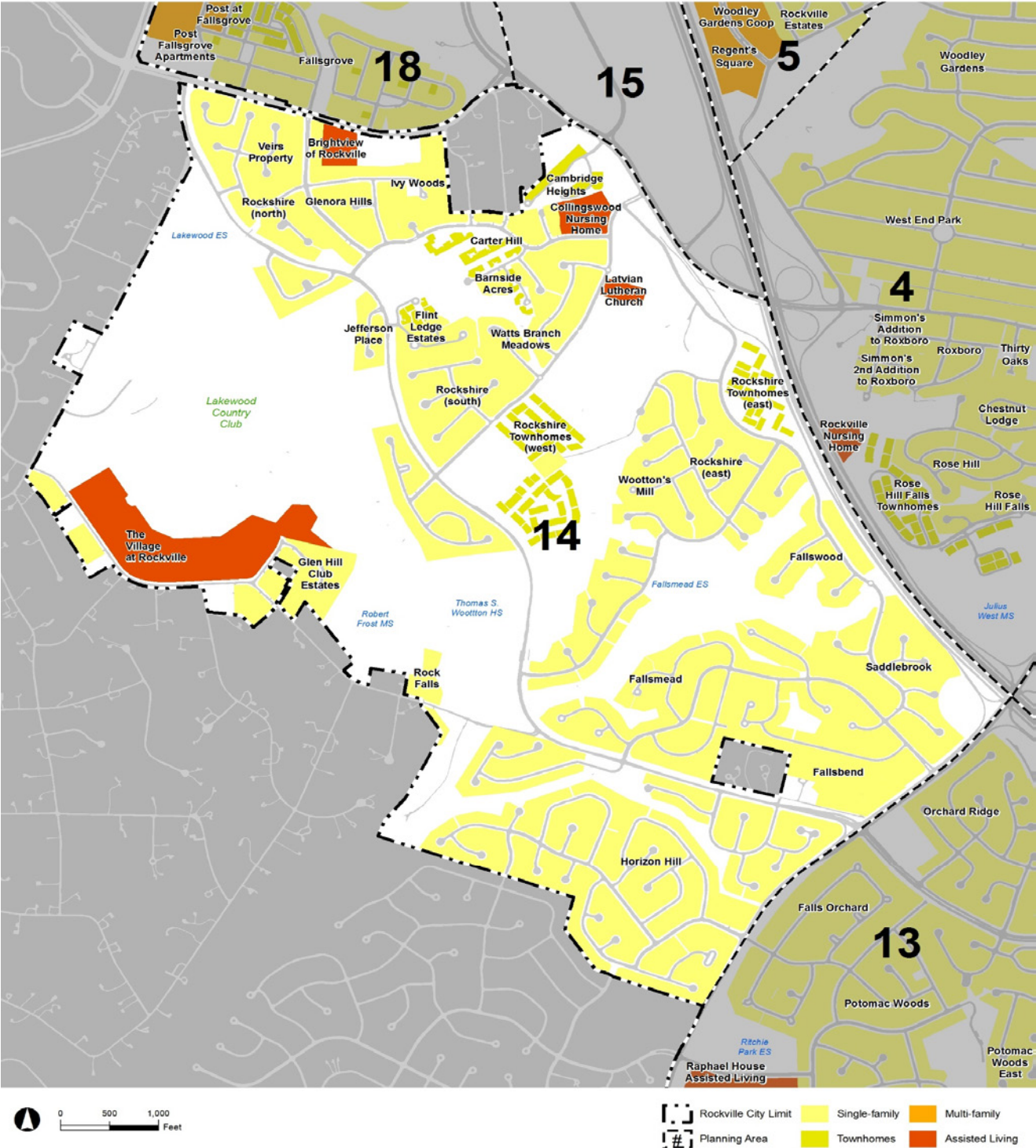
PLANNING AREA - 13

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Orchard Ridge		251	0	766
Potomac Woods		316	0	964
Potomac Woods East		105	0	320
St. Raphael Catholic Church		1	0	3
Falls Orchard		97	0	296
TOTAL UNITS		770	0	NA
Total Estimated Population (Assume 1% vacancy)				2,325

DWELLING TYPE: OTHER/ Assisted Living		Population Multiplier:		1.55
		Existing Units	Approved Unbuilt Units	Estimated Population
Raphael House Assisted Living		31	0	48
TOTAL UNITS		31	0	48

TOTALS		801	0	2373
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Planning Area 14 - Rockshire and Fallsmead



PLANNING AREA - 14

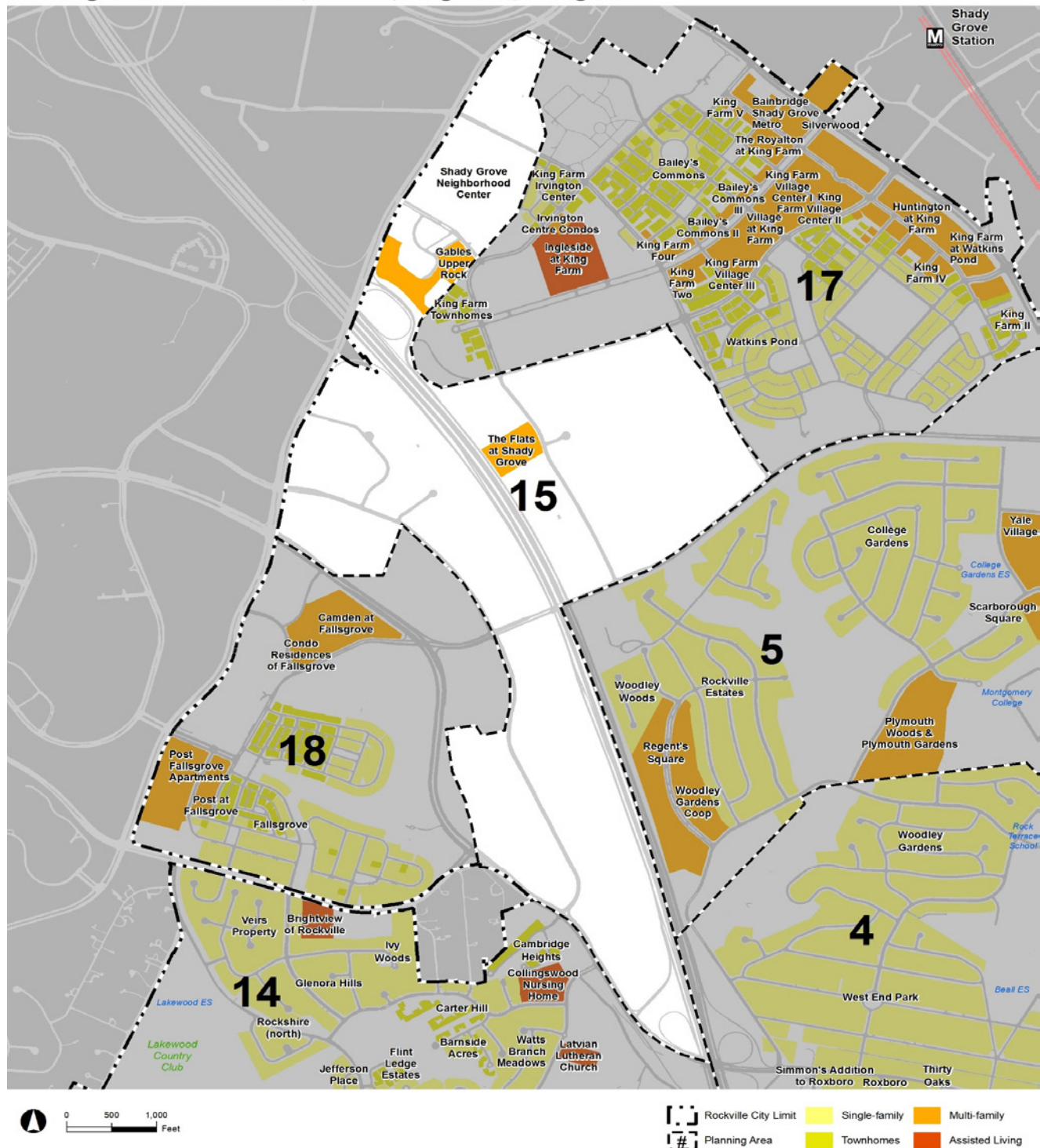
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Glen Hill Club Estates		21	0	64
Barnside Acres		2	0	6
Carter Hill		38	0	116
Fallsbend		59	0	180
Fallsmead		291	0	888
Fallswood		67	0	204
Flint Ledge Estates		32	0	98
Glenora Hills		69	0	210
Horizon Hill		417	0	1272
Ivy Woods		17	0	52
Rock Falls		5	0	15
Rockshire		419	0	1278
Saddlebrook		74	0	226
Watts Branch Meadows		72	0	220
Jefferson Place		17	0	52
Wootton's Mill		15	0	46
Veirs Property		20	0	61
TOTAL UNITS		1,635	0	NA
Total Estimated Population (Assume 1% vacancy)				4,937

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Carter Hill		55	0	143
Barnside Acres		19	0	49
Cambridge Heights		38	0	99
Rockshire		348	0	904
Flint Ledge Estates		32	0	83
TOTAL UNITS		492	0	NA
Total Estimated Population (Assume 1% vacancy)				1,265

DWELLING TYPE: Other/Assisted Living		Population Multiplier:		1.55
		Existing Units	Approved Unbuilt Units	Estimated Population
National Lutheran Home		417	132	646
Brightview of Rockville		89	0	138
Collingswood Nursing Home		160	0	248
Lutheran Church		22	0	34
TOTAL UNITS		688	132	1066

TOTALS		2,815	132	7,268
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Planning Area 15 - Research, Piccard, King Farm, Fallsgrove

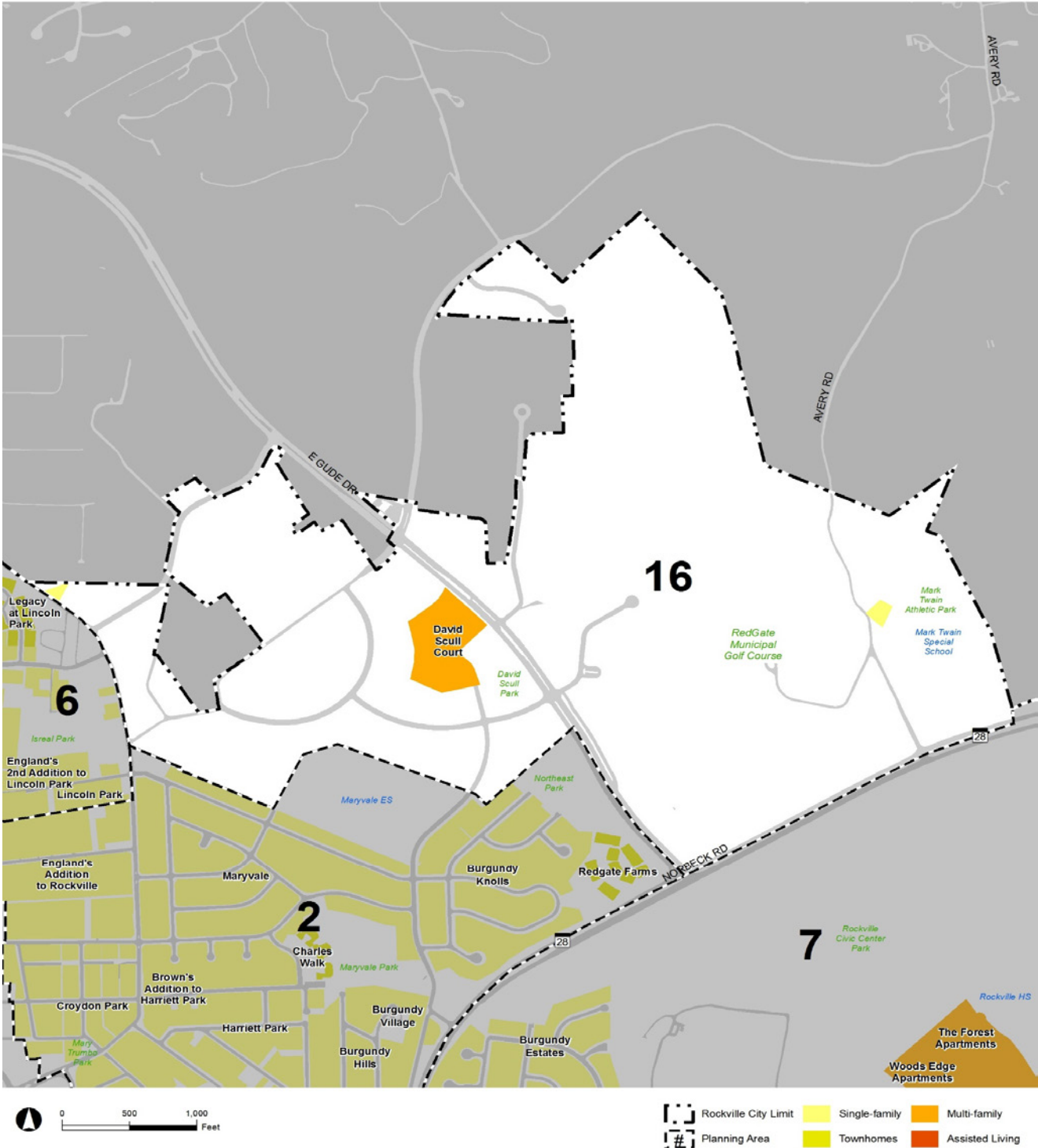


PLANNING AREA - 15

DWELLING TYPE: MULTIFAMILY		Population Multiplier: 2.095		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Gables Upper Rock District	A	551	0	1,154
The Flats at Shady Grove	A	203	0	425
TOTAL UNITS		754	0	NA
Total Estimated Population (Assume 3.5% vacancy)				1,564

TOTALS		754	0	1,564
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Planning Area 16 - Southlawn/RedGate



PLANNING AREA - 16

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
David Scull Court	Rockville Housing Enterprises	2	0	6
TOTAL UNITS		2	0	NA
Total Estimated Population (Assume 1% vacancy)				6

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
David Scull Court	Rockville Housing Enterprises	76	0	197
TOTAL UNITS		76	0	NA
Total Estimated Population (Assume 1% vacancy)				195

TOTALS		78	0	201
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The map illustrates the geographical distribution of housing types within Rockville, Maryland. Planning Area 17 is the central focus, containing numerous developments such as King Farm Village Center I, II, and III, Bailey's Commons I, II, and III, and The Royalton at King Farm. Other areas shown include Planning Area 15 with The Flats at Shady Grove, and Planning Area 5 with College Gardens and Yale Village. The map also highlights major transportation corridors like I-370 and I-270, and local roads like Shady Grove Rd and Redland Rd. A legend at the bottom clarifies the symbols used for city limits, planning areas, and different housing categories.

Symbol	Description
[Dashed Line]	Rockville City Limit
[Numbered Polygon]	Planning Area
[Light Yellow]	Single-family
[Orange]	Multi-family
[Yellow]	Townhomes
[Red]	Assisted Living

PLANNING AREA - 17

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Bailey's Commons		45	0	137
King Farm Irvington Center		27	0	82
Watkins Pond		322	0	982
TOTAL UNITS		394	0	NA
Total Estimated Population (Assume 1% vacancy)				1,190

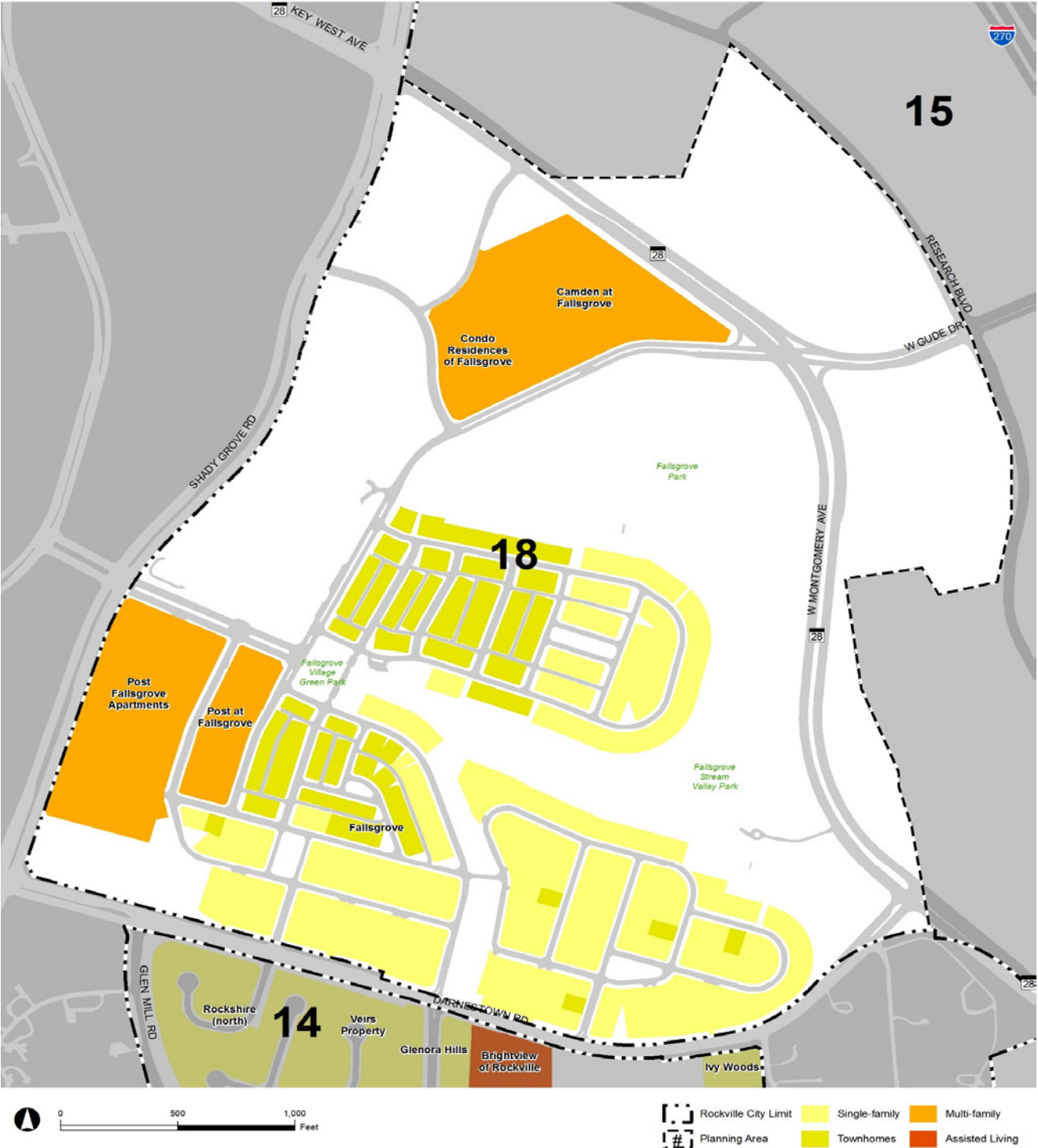
DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Baileys Commons		466	0	1,210
King Farm Village Center		49	0	127
King Farm Irvington Center		73		190
King Farm Townhomes		0	129	0
Watkins Pond		375	0	974
TOTAL UNITS		963	129	NA
Total Estimated Population (Assume 1% vacancy)				2,476

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
King Farm				
Bainbridge (Shady Grove Metro)	A	417	0	874
Silverwood	A	0	405	0
Huntington at King Farm	A	836	0	1,751
The Residences at King Farm	A	153	0	321
King Farm Village Center I,II, III	A	153	0	321
Bailey's Commons I, II, III	C	107	0	224
King Farm II	C	80	0	168
King Farm II Condo Phase 1	C	146	0	306
King Farm III Condo	C	78	0	163
The Royalton at King Farm	C	164	0	344
King Farm at Watkins Pond	C	92	0	193
TOTAL UNITS		2,226	405	NA
Total Estimated Population (Assume 3.5% vacancy)				4,617

DWELLING TYPE: OTHER/ Assisted Living		Population Multiplier:		1.55
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
King Farm				
Ingleside at King Farm				
Independent Living		314	215	487
Assisted		0	53	0
Nursing		0	68	0
TOTAL UNITS		314	336	487

TOTALS		3,897	870	8,769
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Planning Area 18 - Fallsgrove



PLANNING AREA - 18

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Fallsgrove		227	0	692
TOTAL UNITS		227	0	NA
Total Estimated Population (Assume 1% vacancy)				685

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Post at Fallsgrove		108	0	280
Fallsgrove		329	0	854
TOTAL UNITS		437	0	NA
Total Estimated Population (Assume 1% vacancy)				1124

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominium	Existing Units	Approved Unbuilt Units	Estimated Population
Condo Residences of Fallsgrove	C	119	0	249
Camden at Fallgrove	A	268	0	561
Post Fallsgrove	A	361	0	756
TOTAL UNITS		748	0	NA
Total Estimated Population (Assume 3.5% vacancy)				1,512

TOTALS		1,412	0	3,321
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Estimated Population in Residential Units					
2002 Comprehensive Master Plan	Single Family Detached	Single Family Attached	Apartment/Multifamily	Others/Assisted Living	Total
Planning Area 1	160	98	4,925	308	5,491
Planning Area 2	3,086	167	12	0	3,265
Planning Area 3	2,838	944	999	271	5,052
Planning Area 4	4,396	653	103	288	5,441
Planning Area 5	1,908	1,627	566	0	4,102
Planning Area 6	646	136	119	0	902
Planning Area 7	4,922	167	667	0	5,756
Planning Area 8	5,511	167	0	0	5,678
Planning Area 9	0	226	4,183	388	4,797
Planning Area 10	661	368	2,129	505	3,663
Planning Area 11	791		0	0	791
Planning Area 12	350	350	0	0	350
Planning Area 13	2,325	0	0	48	2,373
Planning Area 14	4,937	1,265	0	1,066	7,268
Planning Area 15	0	0	1,564	0	1,564
Planning Area 16	0	195	0	0	201
Planning Area 17	1,190	2,476	4,617	487	8,769
Planning Area 18	685	1124	1,512	0	3,321
Total Population	34,407	9,963	21,396	3,362	68,783

August, 2018

Total Units by Planning Area					
2002 Comprehensive Master Plan	Single Family Detached	Single Family Attached	Apartment/ MultiFamily	Others/ Assisted Living	Total
Planning Area 1	53	38	2,436	494	2,983
Planning Area 2	1,022	65	6	0	1,093
Planning Area 3	940	367	494	175	1,976
Planning Area 4	1,456	254	51	186	1,947
Planning Area 5	632	633	280	0	1,545
Planning Area 6	214	53	59	0	326
Planning Area 7	1,630	65	330	0	2,025
Planning Area 8	1,825	65	0	0	1,890
Planning Area 9	0	88	2,069	250	2,407
Planning Area 10	219	143	1,053	326	1,741
Planning Area 11	262	0	0	0	262
Planning Area 12	0	136	0	0	136
Planning Area 13	770	0	0	31	801
Planning Area 14	1,635	492	0	688	2,815
Planning Area 15	0	0	754	0	754
Planning Area 16	0	76	0	0	78
Planning Area 17	394	963	2,226	314	3,897
Planning Area 18	227	437	748	0	1,412
Total Units	11,279	3,875	10,506	2,464	28,088

August, 2018