



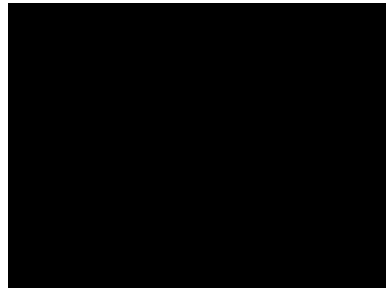
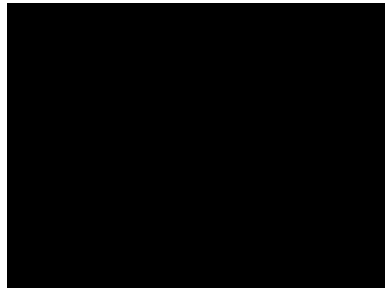
strategic change



Rollin Stanley    may 12  
Montgomery County Planning Department  
The Maryland-National Capital Park and Planning Commission

demographics

big **changes**  
more to come





do we need **growth** ?

since 1989 - 195,000 new residents  
45,000 acres developed  
72,000 units built  
20 million ft<sup>2</sup> of office space





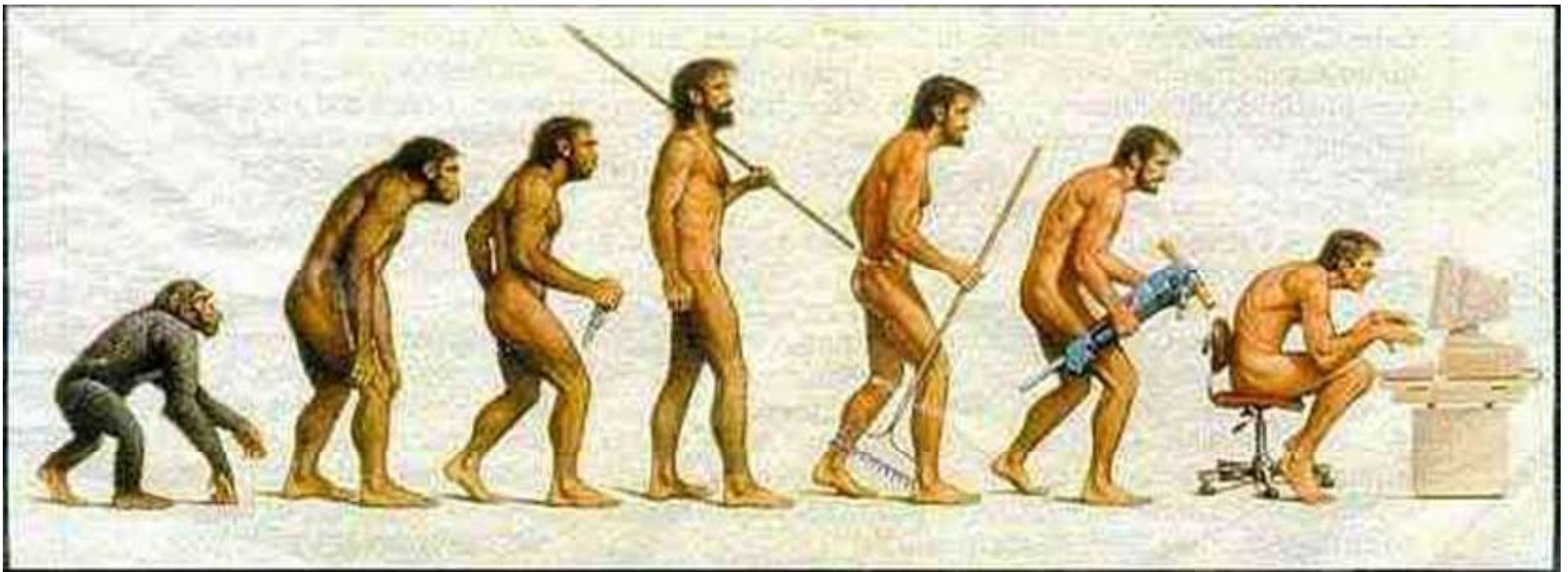
we do not have the room to grow as we did

only **28,000 acres** left to develop - 4 %  
200,000 people & 166,000 jobs by 2030

**where** are we going to put everyone ?



can we **evolve** ?



suburbs

white flint

city



lots of pavement





gen x & y

avg age of **1<sup>st</sup> time** home buyer = 34 yrs

6+ yrs over 1980

50 % of those aged 25 - 34 **never** married > in 100 years

the **third** space is important

not size of living space

the communication space

**unemployment** 30 % ? = smaller spaces



## seniors

since 1990 the # of seniors increased by 46 %  
79% **increase** in senior population by 2030  
63 % own their homes



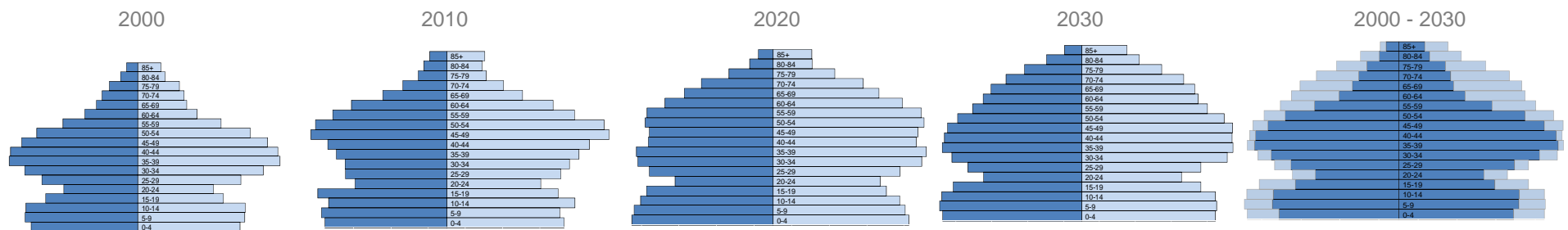


## aging population

38% drop in ratio of working age adults to seniors

ratio of working age adults to seniors

	2005	2010	2030
ratio	5.5	5.2	3.4



## the future - growth corridors | nodes

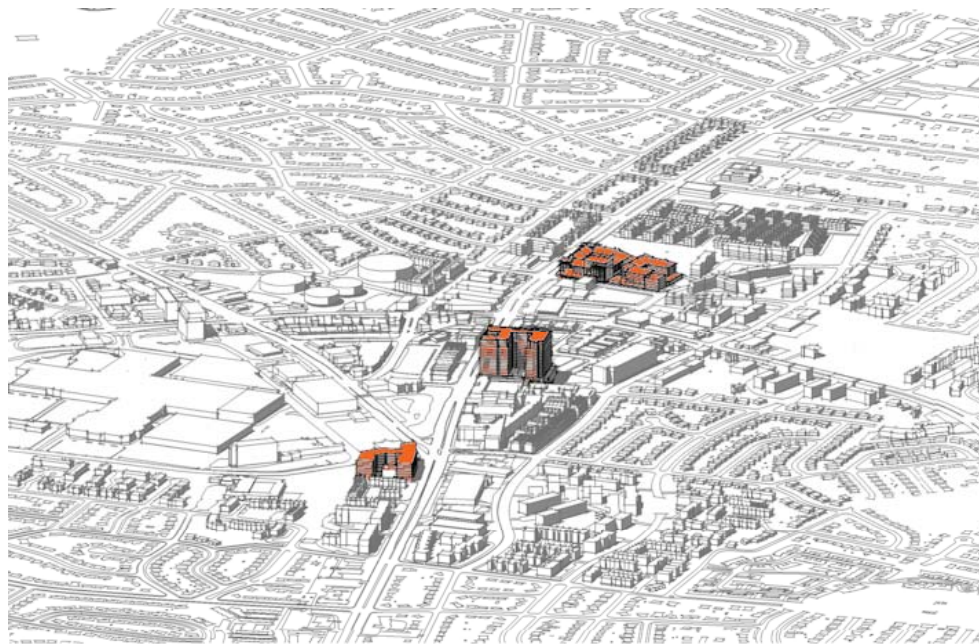
attract **seniors**

be a place for **gen x & y**

generate **revenue**

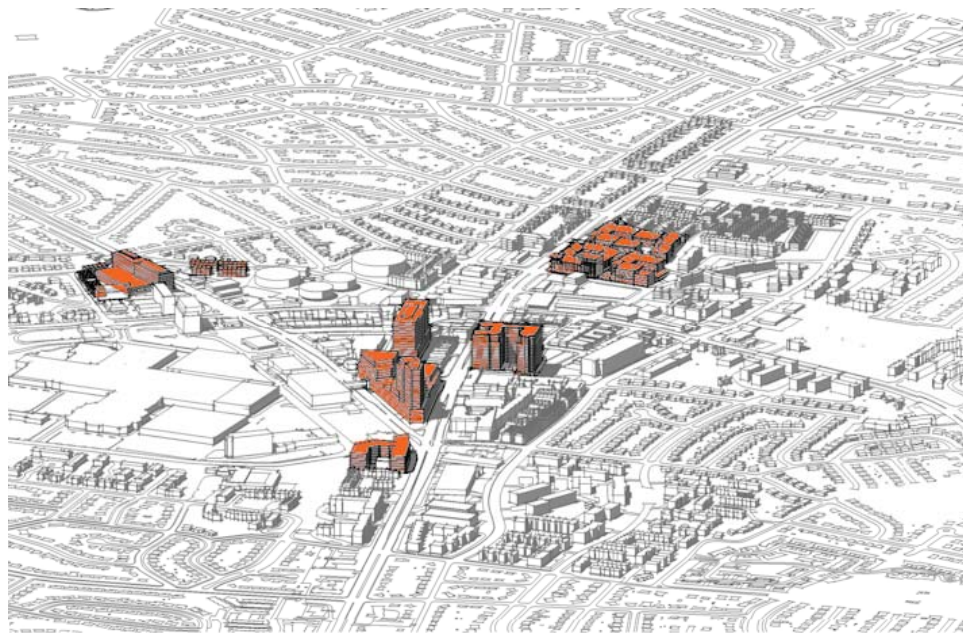
be **affordable**

be **sustainable**



## the future - growth corridors | nodes

- attract **seniors**
- be a place for **gen x & y**
- generate **revenue**
- be **affordable**
- be **sustainable**



## the future - growth corridors | nodes

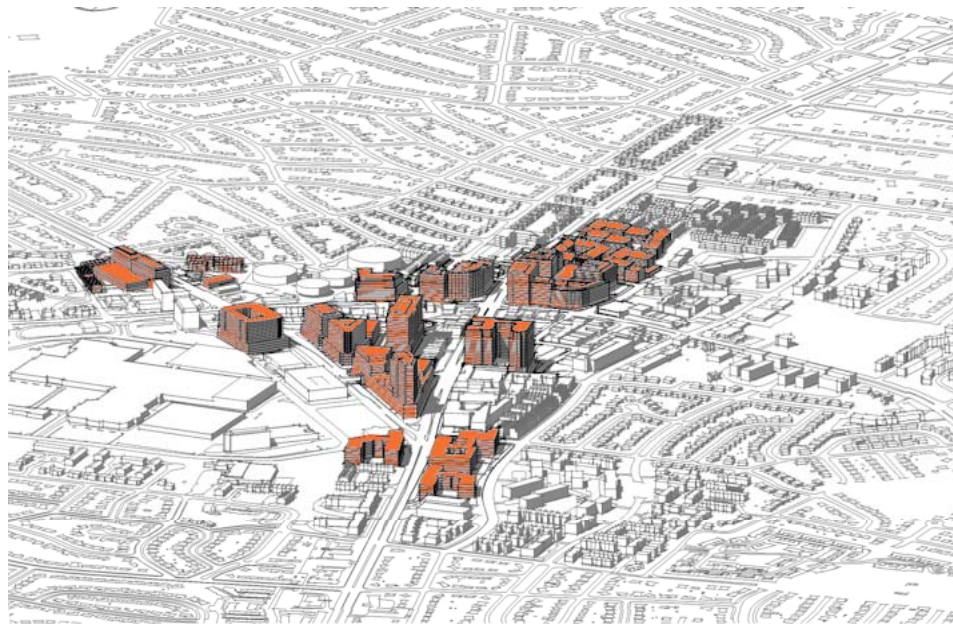
attract **seniors**

be a place for **gen x & y**

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be **sustainable**





infill opportunities

infill options

under utilized shopping areas

silver spring



wheaton

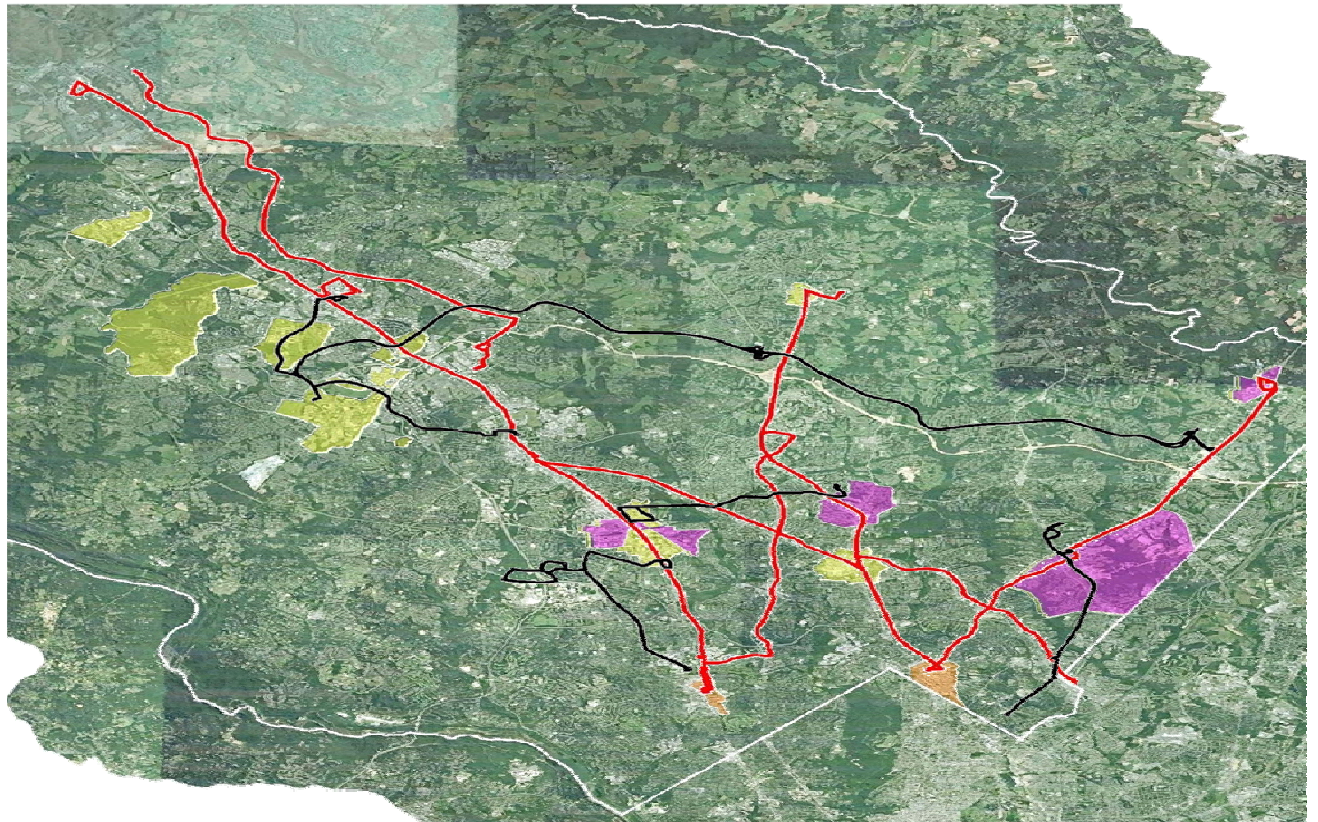


white flint

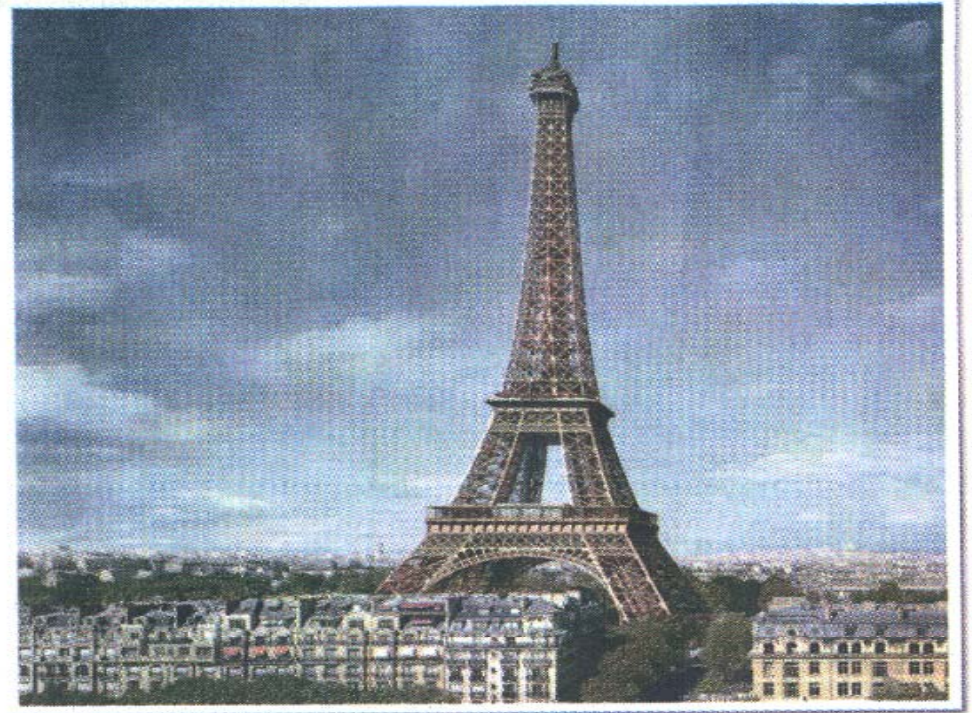
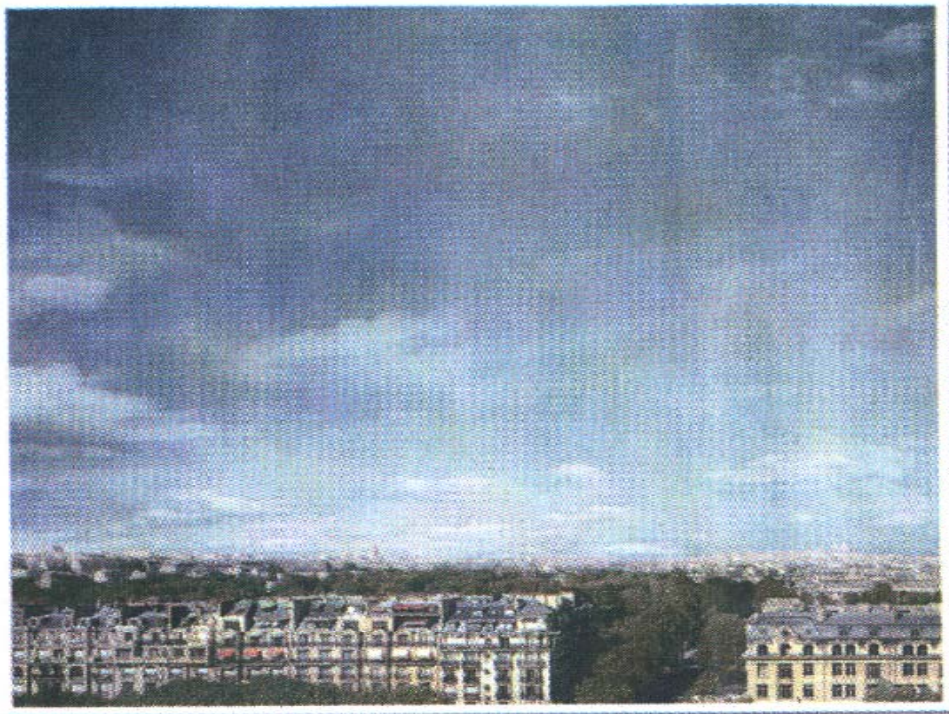


connecting the dots

need to connect what we built







BOLDNESS CHANGES EVERYTHING.

it will take some **time** & we have to manage **expectations**

