

...on wedges and corridors



PART IV

BIBLIOGRAPHY

POPULATION SUMMARY

**POPULATION-BY PLANNING
AREA**

INVENTORY OF LAND USE

INVENTORY OF ZONING

MONTGOMERY COUNTY SUMMARY

PRINCE GEORGES COUNTY SUMMARY

**BI-COUNTY ZONING
SUMMARY**

APPRECIATION

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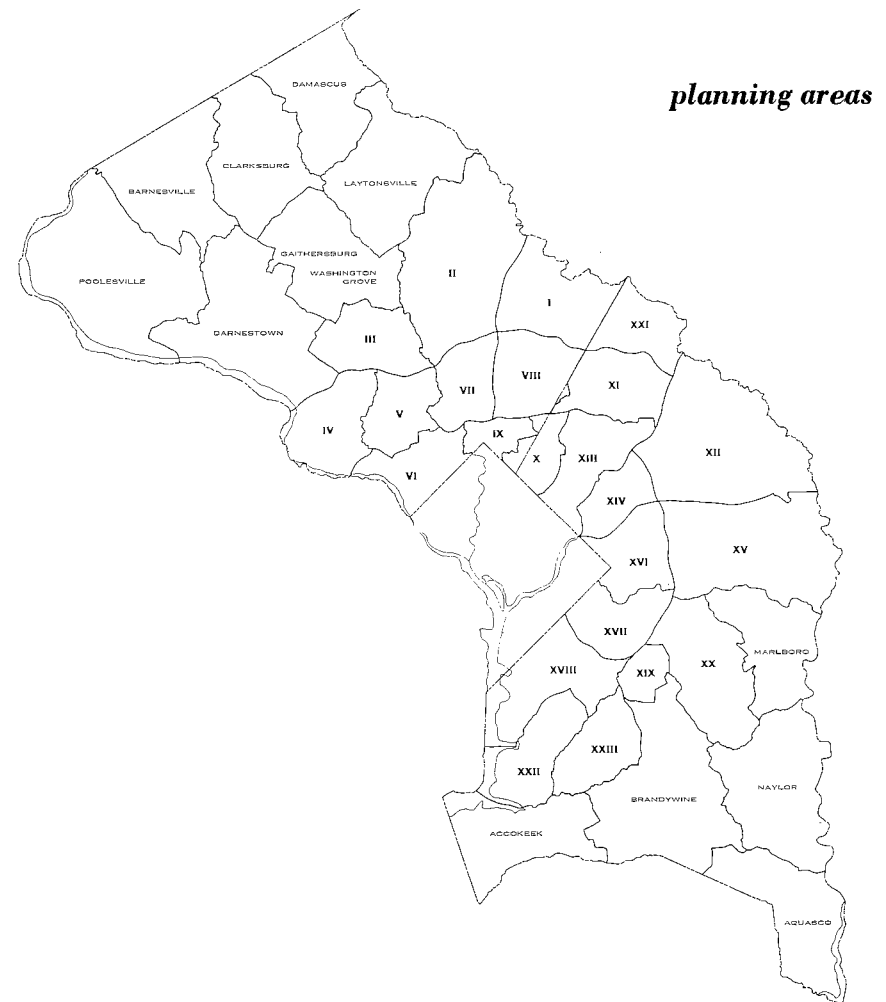
POPULATION, BY PLANNING AREA
MONTGOMERY AND PRINCE GEORGE'S COUNTIES
1960, 1980, 2000

MONTGOMERY COUNTY

PLANNING AREA		POPULATION		
NO.	NAME	1960	1980	2000
I	Burtonsville	5,302	22,631	37,681
II	Olney	18,015	48,565	83,463
III	Rockville	28,055	75,316	106,867
IV	Potomac	2,700	21,782	39,846
V	North Bethesda	32,875	66,889	97,120
VI	Bethesda	60,862	81,165	104,105
VII	Kensington-Wheaton	72,129	85,362	98,098
VIII	Four Corners-Colesville	27,063	59,605	80,542
IX	Silver Spring	42,066	47,009	59,575
X	Takoma Park	24,826	27,275	32,188
	Barnesville	2,071	2,200	8,296
	Clarksburg	3,136	9,829	41,448
	Damascus	4,488	11,822	25,188
	Darnestown	4,100	6,699	12,471
	Gaithersburg-Washington Grove	9,187	67,050	139,185
	Laytonsville	2,133	6,339	22,550
	Poolesville	1,920	3,900	6,377
Total County		340,928	643,438	995,000

PRINCE GEORGE'S COUNTY

PLANNING AREA		POPULATION		
NO.	NAME	1960	1980	2000
X	Takoma-Langley Park	49,255	75,719	86,457
XI	Beltville	8,830	21,789	39,979
XII	Lanham-Bowie-Belair	12,911	66,518	131,683
XIII	Hyattsville-College Park	74,260	111,597	127,853
XIV	Bladensburg-Defense Heights	43,191	80,457	98,153
XV	Largo-Belair	3,962	37,472	82,072
XVI	Seat Pleasant	37,729	72,373	89,622
XVII	Suitland-District Heights	38,884	77,426	100,028
XVIII	Oxon Hill	42,763	122,067	148,213
XIX	Andrews A.F.B.	3,428	3,428	3,428
XX	Largo, South	3,840	5,824	8,204
XXI	Laurel	11,276	44,186	106,674
XXII	Fort Washington	4,788	20,095	31,674
XXIII	Clinton	3,913	20,880	63,710
	Marlboro	3,305	9,708	13,703
	Brandywine	8,084	14,094	41,041
	Accokeek	3,448	5,507	14,565
	Naylor	1,910	1,961	2,580
	Aquasco	1,618	1,784	2,348
Total County		357,395	792,885	1,191,987



1960

INVENTORY OF ZONING IN ACRES BY PLANNING AREA
ZONE—DESCRIPTION

	R-A	R-E	R-R	R-90	R-60	R-40	R-30	R-20	R-10	C-0	C-1	C-2	I-1	I-2	I-3	TOTAL	Water	Islands	TOTAL
	Agri.	Res.	Rural	One-	One-	One-	Multi-	Multi-	Multi-	Comm.	Local	Gen.	Light	Heavy	Ind.	(exclud-			LAND
Montgomery County	Res.	Estate	Res.	family	family	family	family	family	family	Office	Comm.	Comm.	Ind.	Ind.	Park	ing			AND
				Det.	Det.	Semi-	Low	Med.	High							water			WATER
				Rest.	Res.	Det. and	Dens.	Dens.	Dens.							and			
				Res.	Res.	2-family	Res.	Res.	Res.							islands)			
I. Burtonsville	8,905		7,686							1	12	7				16,611	249		16,860
II. Olney	16,459		16,683	1,176	815		12				58	18	5			35,226	222		35,448
III. Rockville	42	950	7,597	1,206	1,722	16		126		3	18	279	763	17		12,739			12,739
IV. Potomac	7,219		4,098	1,593							23					12,933	701	263	13,897
V. N. Beth.			2,925	3,510	2,846		243		54		40	62	191		35	9,906			9,906
VI. Bethesda			848	2,340	6,122	1	97	9	98	6	40	115	10	74		9,760	580	93	10,433
VII. Kens.-Wheaton			720	2,934	5,290	73	37	50	18	15	40	86	12			9,275			9,275
VIII.* Four Cor.-Colesville	2,238		4,717	3,519	1,854					2	51	17	90	138	90	12,716*			12,716*
IX. Silver Spring				215	3,585	1	45	78	162	12	10	100	68			4,276			4,276
X.* Takoma-Langley				79	1,277	52	76	18	75		13	19				1,609*			1,609*
Barnesville	2,870		20,875								13					24,118			24,118
Clarksburg			24,350								7	3				24,500			24,500
Damascus	2,718		17,797		1		4				7	31	2			20,560			20,560
Darnestown	17,097	540	14,550								28	1		220		32,436	1,432	666	34,534
Gaiths-Wash. Gr.	1,848		20,517	548				78	33		36	91	296	53	165	23,665			23,665
Laytonsville	6,400		20,526				2				7		137			27,072			27,072
Poolesville	11,500		26,737								10			60		38,307	2,624	1,301	42,232
Mo. Co. Total	77,296	1,490	190,626	17,120	23,512	143	516	359	440	39	413	829	1,574	1,062	290	315,709	5,808	2,323	323,840
% of Total	23.87	.46	58.86	5.29	7.26	.04	.16	.11	.14	.01	.13	.25	.49	.33	.09	97.49	1.79	.72	100.00
*Montgomery County Portion																			

	R-R	R-80	R-55	R-35	R-20	R-18	R-10	R-P-C	C-0	C-1	C-2	I-1	I-2	TOTAL	Outside	Water	Island	TOTAL	
Prince Georges County														LAND	Mwrld			LAND	
														ZONED				AND	
																		WATER	
VIII.* Fours Cor.-Colesville	157													157*				157*	
X.* Takoma-Langley	1,686		2,270	168		436	6		1	189	15			4,771				4,771*	
XI. Beltsville Res. Cen.	11,495		23			91			1	28	68	24	248	11,978				11,978	
XII. Lanham-Seabk-Glendale	33,914		107			37				18	102	119	165	34,462				34,462	
XIII. Hyattsville-College Park	4,900		3,192	44	5	724	54	2,188	24	183	351	256	269	12,190		97		12,287	
XIV. Bladensbg-Def. Hts.	2,407		4,113	128		331	75	54	5	248	156	201	115	7,833		51		7,884	
XV. Largo	32,352									6	80			32,438				32,438	
XVI. Seat Pleasant	6,803		1,383	295	57	420		64		107	122	665	327	10,243				10,243	
XVII. Suitland	7,170		2,041	14		449	56			231	183	13	5	10,162				10,162	
XVIII. Oxon Hill	13,064		777	278	12	389	14	91	2	130	212	126		15,095		2,155		17,250	
XIX. Andrews AFB			4,306											4,306				4,306	
XX. Largo So.			20,092											20,092				20,092	
XXI. Laurel	8,984					147				18	30	160		9,339	846	101		10,286	
XXII. Fort Wash.	11,808													11,808		1,732		13,540	
XXIII. Clinton	11,043								6	32	70	25	114	11,290				11,290	
Accokeek	17,116													17,116		1,813		18,929	
Aquasco															19,891	1,339		21,230	
Brandywine	14,129													14,129	19,801			33,930	
Marlboro	16,662													16,662		115		16,777	
Naylor															24,728	700		25,428	
P. G. Co. Total	193,690		38,304	927	74	3,024	205	2,397	39	1,190	1,389	1,589	1,243	244,071	65,266	8,103		317,440	
% of Total	61.02		12.07	.29	.02	.95	.06	.76	.01	.38	.44	.50	.39	76.89	20.56	2.55		100.00	
*Prince Georges Co. Portion.																			

1960

**INVENTORY OF LAND USE IN ACRES BY PLANNING AREA
MONTGOMERY AND PRINCE GEORGES COUNTIES**

	Residential			Commercial		Industrial		Sand, Gravel Quarries	Local Government	Park and Recreation	Institutions Federal Installations Other Open Areas	Vacant Forests Agriculture	Rights-of-way	TOTAL LAND AREA
	Single family	Two-family	Multi-family	Structural	Non-structural	Structural	Non-structural							
Montgomery County														
I. Burtonsville	945	5		18	12	12	1	57	14	6	49	15,241	251	16,611
II. Olney	1,699	1		27	23	5	7		203	1,544	1,043	29,885	789	35,226
III. Rockville	1,505		33	54	73	40	197		155	166	832	9,103	581	12,739
IV. Potomac	856			9		3			20	1,016	586	10,537	169	13,196
V. N. Bethesda	2,136		24	13	39	6	9		216	441	767	5,267	988	9,906
VI. Bethesda	3,465	4	103	96	75	39	5		175	402	1,108	3,006	1,375	9,853
VII. Kens.-Wheaton	3,363	80	41	119	63	21			313	870	397	2,162	1,846	9,275
VIII.* Four Cor.-Colesville	2,175	1	2	26	28	18	7	178	140	785	1,312*	7,207	837	12,716*
IX. Silver Spring	1,360	2	283	83	55	29	14		138	424	228	838	822	4,276
X.* Takoma-Langley	468*	63*	186*	19*	2*	2*			41*	171*	60*	279*	318*	1,609*
Barnesville	556	1		5		1			120	78	11	23,039	307	24,118
Clarksburg	808	1		11					13		4	23,343	319	24,500
Damascus	1,248		4	18	5				50	72	20	18,876	267	20,560
Darnestown	1,318		1	5				295	70	180	59	30,746	428	33,102
Gaithers.-Wash. Gr.	571	2	14	78	3	17	18	7	149	442	874	20,805	685	23,665
Laytonsville	560		1	8	4				67	158	396	25,526	352	27,072
Poolsville	536		1	8		6			956	31	2	37,570	498	39,608
Mont. Co. Total	23,569	160	694	597	382	199	258	537	2,840	6,786	7,748	263,430	10,832	318,032
% of Total	7.28	.05	.21	.18	.12	.06	.08	.17	.88	2.09	2.39	81.35	3.35	98.21
*Montgomery County Portion														
Prince Georges County														
VIII.* Four Cor.-Colesville											157*			157*
X.* Takoma-Langley	1,070*	81*	254*	45*	62*	2*			182*	473*	127*	1,870*	605*	4,771*
XI. Beltsv. Res. Cen.	586	11	7	50	20	58	39	180	47	44	5,573	5,053	310	11,978
XII. Lanham-Sea.-Br.-Glendale	1,781			59	153	10		67	8	16	8,416	23,294	658	34,462
XIII. Hyatts.-Coll. Pk.	2,059	78	425	275	105	132	30	6	179	1,650	1,827	4,384	1,040	12,190
XIV. Bldnsbg.-Def. Hts.	1,800	60	68	77	21	134			100	605	109	3,623	1,236	7,833
XV. Largo	525		1	19	5	8	29	39	1	8	23	31,326	454	32,438
XVI. Seat Pleasant	1,207	148	120	76	32	131	90	73	121	30	203	7,417	595	10,243
XVII. Suitland	1,522	31	155	105	83	20	19	339	138	178	821	6,196	555	10,162
XVIII. Oxon Hill	2,159	191	162	93	278	7	6	136	215	303	336	10,434	775	15,095
XIX. Andrews AFB	3										4,258	10	35	4,306
XX. Largo (So.)	694	4	2	22	17		49	215	6		8	18,800	275	20,092
XXI. Laurel	554	19	58	32	33	19	62	211	90	4	332	8,552	219	10,185
XXII. Fort Wash.	815			24	52	8	106		16	11	531	10,040	205	11,808
XXIII. Clinton	698	1	1	20	41	9	12	135	41	2	109	10,074	147	11,290
Accokeek	787	2		16			50		5	11	29	15,987	229	17,116
Aquasco	422			10		4		3	11	542	318	18,323	258	19,891
Brandywine	1,617	3	5	36	2	1	16	251	1,134	546	2,500	27,434	385	33,930
Marlboro	479	2	6	18	6	39	12		30	13	26	15,808	223	16,662
Naylor	55	1		9		2	14		7		31	24,288	321	24,728
P. G. Co. Total	18,833	632	1,264	986	910	584	534	1,655	2,331	4,436	25,734	242,913	8,525	309,337
% of Total	5.93	.20	.40	.31	.29	.18	.17	.52	.73	1.40	8.11	76.52	2.69	97.45
M. C. & P. G. Total	42,402	792	1,958	1,583	1,292	783	792	2,192	5,171	11,222	33,482	506,343	19,357	627,369
% of Total	6.61	.12	.31	.25	.20	.12	.12	.34	.81	1.75	5.22	78.96	3.02	97.83
*Prince Georges County Portion														

SUMMARY TABLE
POPULATION, HOUSING UNIT DATA

Prince George's County

	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	1985	1990	1995	2000
1 Total Population	72,665	89,490	121,600	194,182	277,848	357,395	501,337	623,700	722,000	792,900	893,700	1,007,500	1,102,600	1,192,000
2 Household Population	70,000	85,653	116,000	185,066	267,500	346,921	486,685	605,400	700,800	769,700	867,500	978,000	1,070,300	1,157,100
3 Total Housing Units	17,676	22,348	32,126	54,394	77,654	99,617	146,600	186,400	219,500	244,500	277,350	314,200	345,100	373,000
4 1 & 2 Family Units	16,946	21,090	28,754	39,188	59,214	75,219	96,600	117,400	135,500	150,500	167,500	187,500	204,500	219,500
5 Apartments	730	1,258	3,372	15,206	18,440	24,398	50,000	69,000	84,000	94,000	109,850	126,700	140,600	153,500
6 Percent Apts.	4	6	10	28	24	25	34	37	38	39	40	40	41	41
7 Persons per H U $\left(\frac{\text{Item 2}}{\text{Item 3}}\right)$	3.96	3.83	3.61	3.40	3.44	3.48	3.32	3.25	3.19	3.15	3.13	3.11	3.10	3.10

Montgomery County

1 Total Population	61,055	83,912	110,945	164,401	257,633	340,928	425,066	508,100	581,200	643,300	730,500	832,000	916,800	995,000
2 Household Population	59,945	82,317	107,559	160,271	253,681	337,151	420,357	502,500	574,800	636,200	722,400	822,900	906,600	984,000
3 Total Housing Units	16,043	23,255	31,078	47,199	73,474	97,141	123,600	149,900	173,000	192,600	220,600	253,000	280,200	304,200
4 1 & 2 Family Units	15,149	21,198	27,281	39,752	62,531	80,665	96,000	111,900	126,000	138,600	155,600	176,000	193,200	208,200
5 Apartments	894	2,057	3,797	7,447	10,943	16,476	27,600	38,000	47,000	54,000	65,000	77,000	87,000	96,000
6 Percent Apts.	6	9	12	16	15	17	22	25	27	28	29	30	31	32
7 Persons per H U $\left(\frac{\text{Item 2}}{\text{Item 3}}\right)$	3.74	3.54	3.46	3.40	3.45	3.47	3.40	3.35	3.32	3.30	3.27	3.25	3.24	3.23

Population
Maryland Bi-County Growth as a Percent
of Washington Regional & Metropolitan Growth

	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	
National Capital Region	429,327	494,980	623,824	722,167	1,023,626	1,531,263	2,096,662	2,944,800	3,638,400	4,376,000	5,000,000	
Washington Metro Area	378,605	445,401	571,882	672,198	967,985	1,464,089	1,989,377	2,713,800	3,251,400	3,876,000	4,430,000	
Bi County Area	60,349	68,236	78,268	109,301	173,402	358,583	698,323	1,131,800	1,436,300	1,839,500	2,187,000	
% of Region		14	14	13	15	17	23	33	38	39	42	44
% of Metro		16	15	14	16	18	24	35	42	44	47	49

Note: The Metro Area (Standard Metropolitan Statistical Area as defined by the U. S. Bureau of the Census) consists of the District of Columbia; Montgomery, Prince George's, Arlington & Fairfax Counties; and the independent cities of Alexandria, Falls Church and Fairfax. The Nat. Cap. Region (as defined by the U. S. Congress in the National Capital Planning Act of 1952) includes in addition, Loudoun and Prince William Counties. Though not officially within the Region at this time, Charles County was added for the purposes of this study since it is contemplated that it will be included by the year 2000.

BI-COUNTRY ZONING SUMMARY—1960

M. C. Zone	M. C. Total	P. G. Zone	P. G. Total	M. C. & P. G. Total**	% of Total	Type of Zone	M. C. & P. G. Total	% of Total
R-A	77,296			77,296	12.05	Residential Single Family	542,038	84.52
R-E	1,490			1,490	.23			
R-R	190,626	R-R	193,690	384,316	59.93			
R-90	17,120	R-80	17,120	17,120	2.67			
R-60	23,512	R-55	38,304	61,816	9.64	Res. Semi-Det. & Triple Attached	1,144	.18
R-40	143	R-35	927	1,070	.17			
		R-20	74	74	.01			
R-30	516			516	.08	Res. Multi-Family	4,544	.71
R-20	359	R-18	3,024	3,383	.53			
R-10	440	R-10	205	645	.10	Res. Pln. Comm.	2,397	.37
		R-P-C	2,397	2,397	.37			
C-0	39	C-0	39	78	.01	Commercial	3,899	.61
C-1	413	C-1	1,190	1,603	.25			
C-2	829	C-2	1,389	2,218	.35			
I-1	1,574	I-1	1,589	3,163	.49	Industrial	5,758	.90
I-2	1,062	I-2	1,243	2,305	.36			
I-3	290			290	.05			
TOTAL ZONED LAND (excluding Water & Islands)				559,780	87.29		559,780	87.29
Land Area outside MWRD (not zoned)				65,266	10.18		65,266	10.18
Water				13,911	2.17		13,911	2.17
Islands				2,323	.36		2,323	.36
TOTAL LAND & WATER				641,280	100.00		641,280	100.00

**To obtain this total the following comparable zones were combined: Montg. R-R & P. G. R-R; Montg. R-90 & P. G. R-80; Montg. R-60 & P. G. R-55; Montg. R-40 & P. G. R-35; Montg. R-20 & P. G. R-18; Montg. R-10 & P. G. R-10; Montg. C-0 & P. G. C-0; Montg. C-1 & P. G. C-1; Montg. C-2 & P. G. C-2; Montg. I-1 & P. G. I-1; Montg. I-2 & P. G. I-2.

POPULATION TRENDS AND PROJECTIONS—U. S., NATIONAL CAPITAL REGION, AND ITS JURISDICTIONS

	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
UNITED STATES	76,212,168	92,228,496	106,021,537	123,202,624	132,164,569	151,325,798	179,323,175	208,996,000*	245,313,000*	286,000,000†	329,000,000†
N. C. R.	429,327	494,980	623,824	722,167	1,023,626	1,531,263	2,096,662	2,944,800	3,638,400	4,376,000	5,000,000
D. C.	278,718	331,069	437,571	486,869	663,091	802,178	763,956	817,000	810,000	815,500	820,000
MONTGOMERY COUNTY	30,451	32,089	34,921	49,206	83,912	164,401	340,928	508,100	643,400	832,000	995,000
PRINCE GEORGES' CO.	29,898	36,147	43,347	60,095	89,490	194,182	357,395	623,700	792,900	1,007,500	1,192,000
FAIRFAX CO.*	33,108	35,865	40,003	49,413	74,452	167,879	363,697	575,000	780,100	961,000	1,135,000
ARLINGTON CO.	6,430	10,231	16,040	26,615	57,040	135,449	163,401	190,000	225,000	260,000	288,000
CHARLES CO.	17,662	16,386	17,705	16,166	17,612	23,415	32,572	63,000	107,000	144,000	174,000
LOUDOUN CO.	21,948	21,167	20,577	19,852	20,291	21,147	24,549	48,000	85,000	114,000	136,000
PRINCE WILLIAM CO.	11,112	12,026	13,660	13,951	17,738	22,612	50,164	120,000	195,000	242,000	260,000

* U. S. Census Projection Series B, Current Population Reports Series P-25, No. 279, Feb. 4, 1964.

† Middle Projections, Water Resources Activities in the U. S., Select Committee on National Water Resources (S. Res. 48) U. S. Senate, 86th Cong., 2nd Sess., Mar. 1960.

* Includes Alexandria, Falls Church and Fairfax Cities.

Other Sources, Yr. 1900-1960, U. S. Census; Yr. 1970-2000 projections, N.C.R.P.C., Md.N.C.P.P.C., and other official planning agencies of the National Capital Region.

notes



. . . . and finally our appreciation to:

These are organizations with which we had meetings during the preparation of this plan. We gratefully acknowledge their helpful comments and suggestions.

Agriculture, U.S. Department of
Office of the Secretary
Agricultural Extension Service
Economic Research Service
Soil Conservation Service
Allied Civic Group
Bureau of the Budget
Bureau of the Census
Bureau of Public Roads
D.C. Department of Highways & Traffic
Federal Aviation Agency
Federal Housing Administration
General Services Administration
Home Builders of Metropolitan Washington
Housing & Home Finance Agency
Interstate Commission on Potomac River Basin
Maryland State
Board of Agriculture
Department of Assessment & Taxation
Department of Economic Development
Department of Game & Inland Fish
Department of Geology, Mines & Water Resources
Department of Forests & Parks
Department of Research & Education
Fire Underwriter's Rating Bureau
Natural Resources Institute
Planning Department
State Health Department
State Roads Commission
University of Maryland
Water Pollution Control Commission
Maryland-Virginia Milk Producers Association
Military Air Transport Service
Montgomery County
County Council
Agricultural Stabilization Committee
Assessor
Civil Defense
County Architect
County Farm Agent
County Health Officer
County Librarian
County Manager
County Welfare Board
Department of Finance
Department of Public Works
School Board
Soil Conservation District
Montgomery County Citizens Planning Association
Montgomery County Civic Federation
Montgomery County League of Women Voters
Mortgage Bankers Association of Metropolitan Washington
Municipalities
Mayor and Council of all incorporated areas and special districts in Montgomery and Prince George's Counties
National Aircraft Noise Abatement Council
National Capital Parks
National Capital Transportation Agency
National Sand & Gravel Association
Planning Commissions
Alexandria City Planning Commission
Arlington County Planning Commission
Fairfax County Planning Commission
Howard County Planning Commission
Laurel Planning Commission
National Capital Planning Commission
National Capital Regional Planning Council
Northern Virginia Regional Planning & Economic Development Commission
Rockville Planning Commission
Prince George's County
County Commissioners
County Librarian
Agricultural Stabilization Committee
Civil Defense
County Farm Agent
County Health Officer
Department of Public Works
Office of the Assessor
School Board
Soil Conservation District
Prince George's County Civic Federation
Prince George's County League of Women Voters
Resources for the Future, Inc.
Seneca Watershed Association
Suburban Maryland Home Builders Association
U.S. AF, Headquarters Command, Bolling Air Force Base
U.S. Corps of Engineers
U.S. Department of Defense (Army, Navy, Air Force)
U.S. Department of Health, Education, Welfare
U.S. Department of Mines
U.S. Geological Survey
U.S. Office of Emergency Planning
U.S. Post Office Department
U.S. Public Health Service
Upper Rock Creek Watershed Association
Washington Center for Metropolitan Studies
Washington Suburban Sanitary Commission