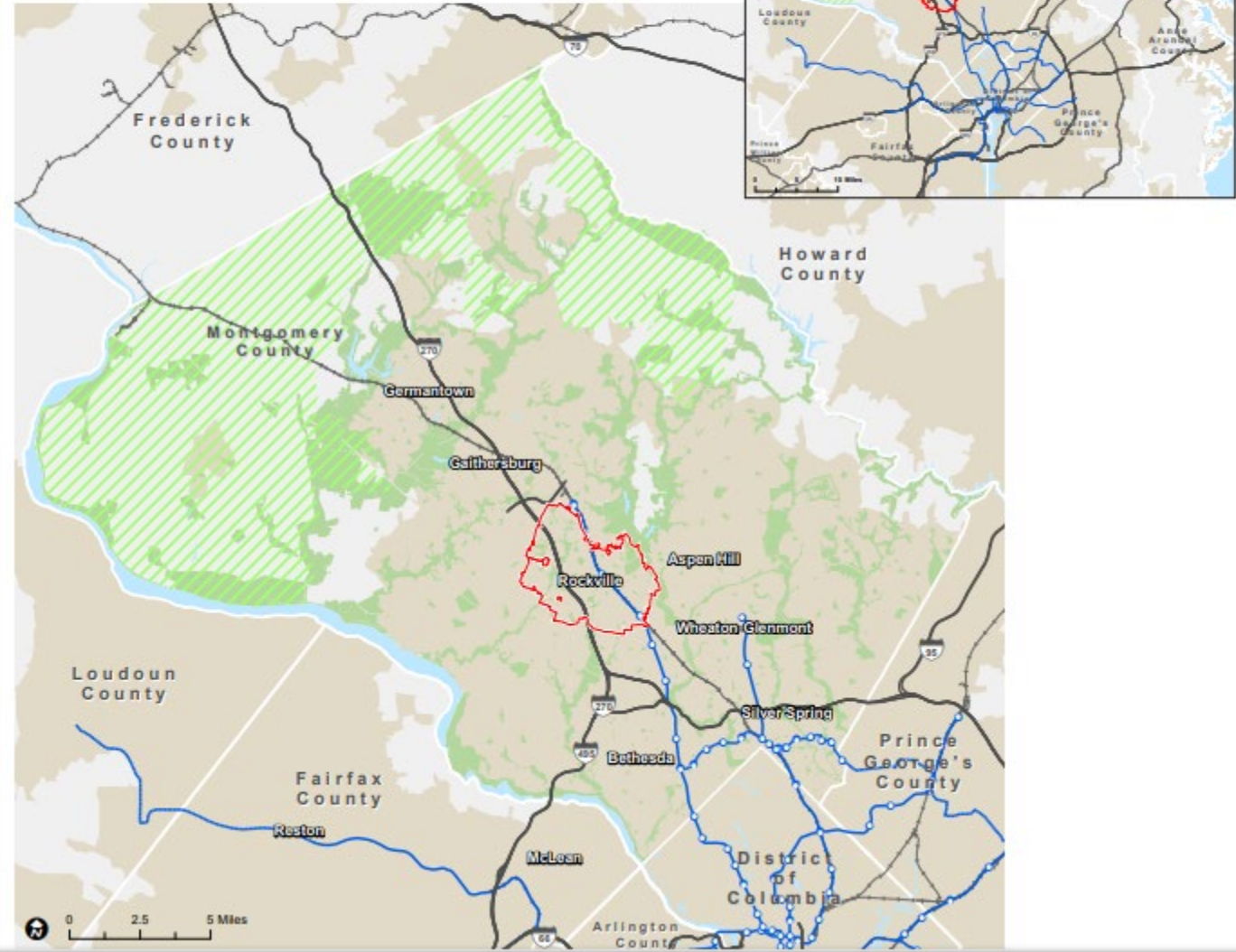# City of Rockville Forecasting Methodology

**Manisha Tewari, Principal Planner**
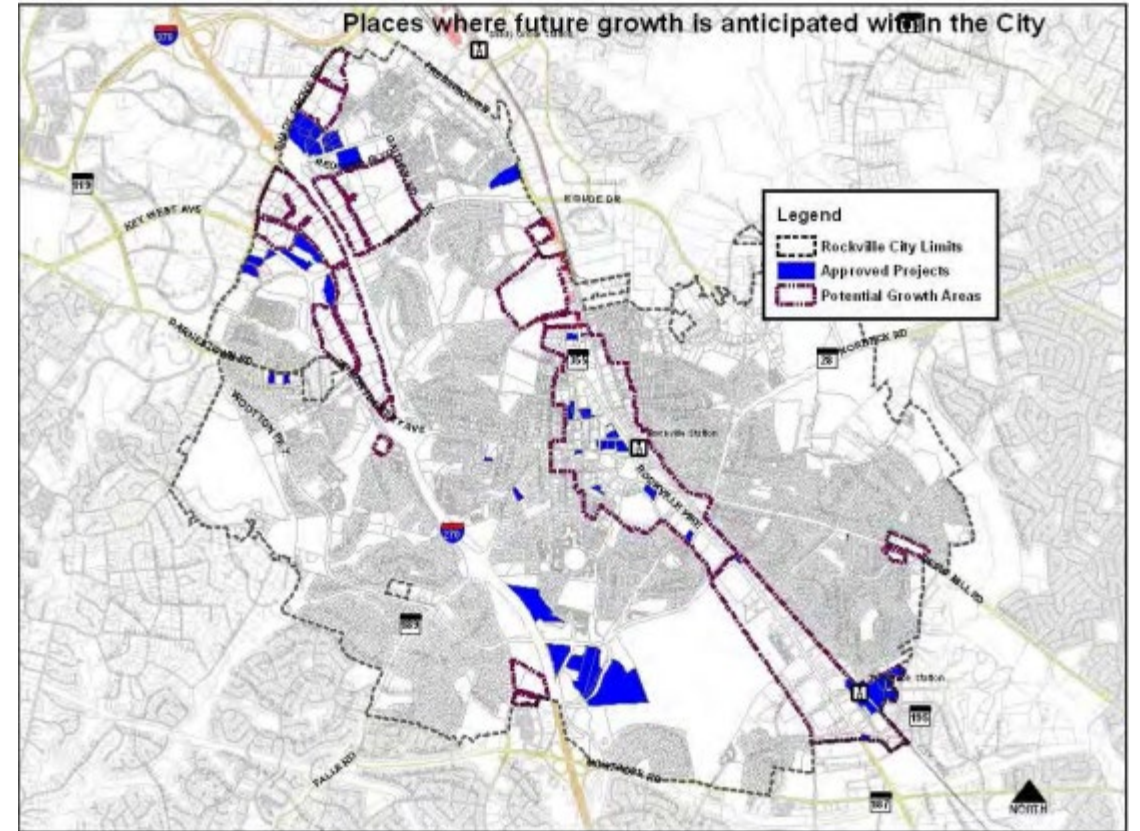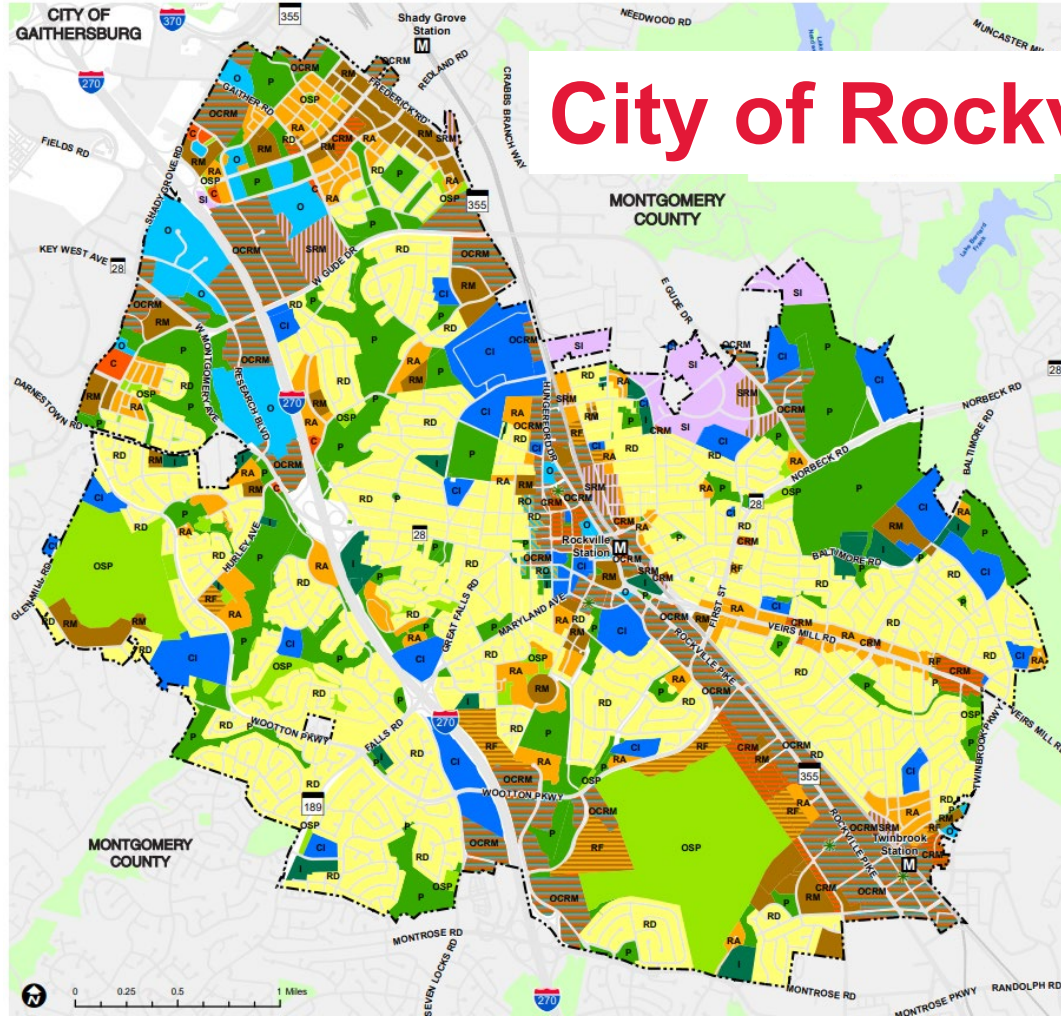
# City of Rockville Location



Figure 1: Rockville in the Washington, D.C. Region
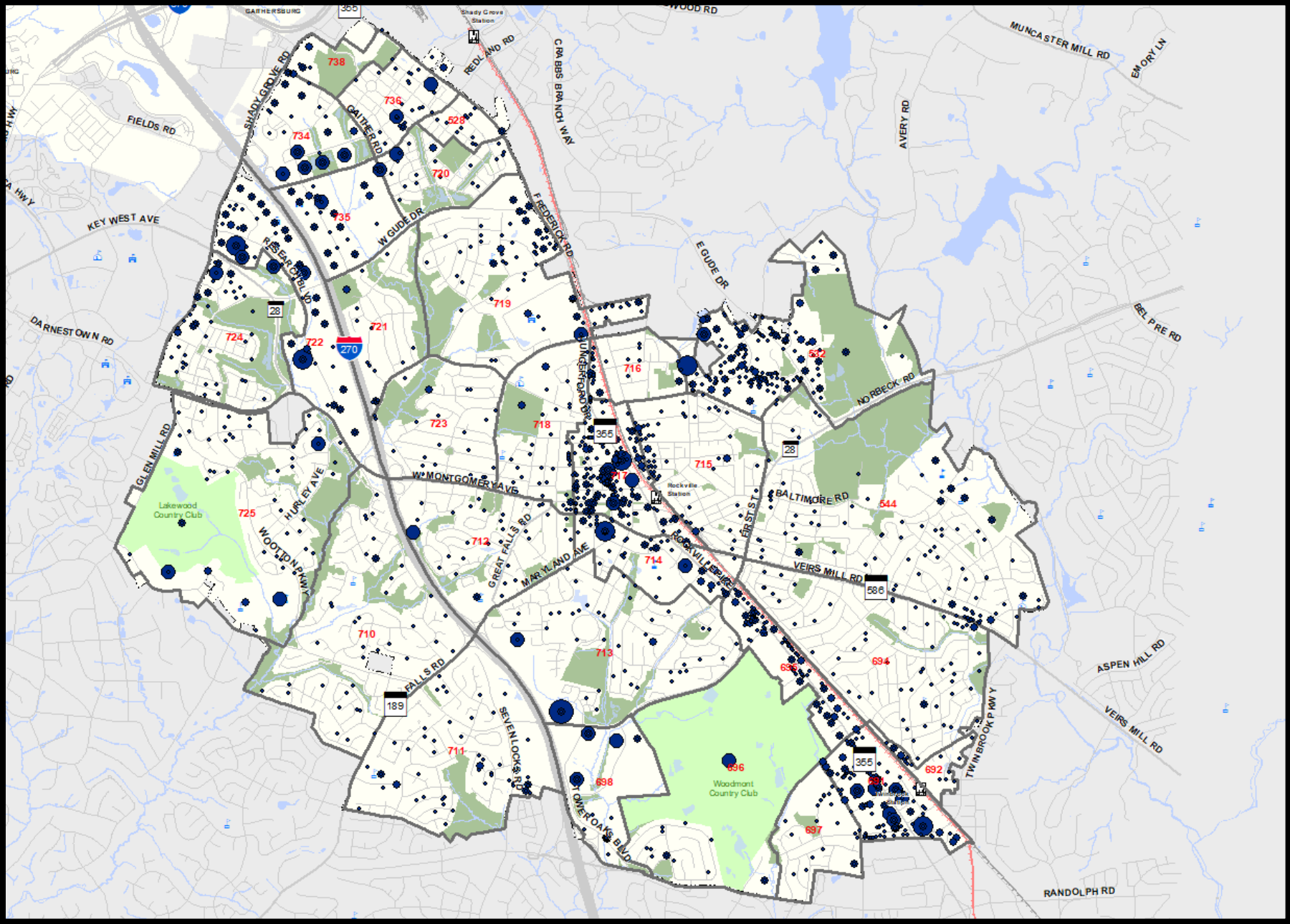
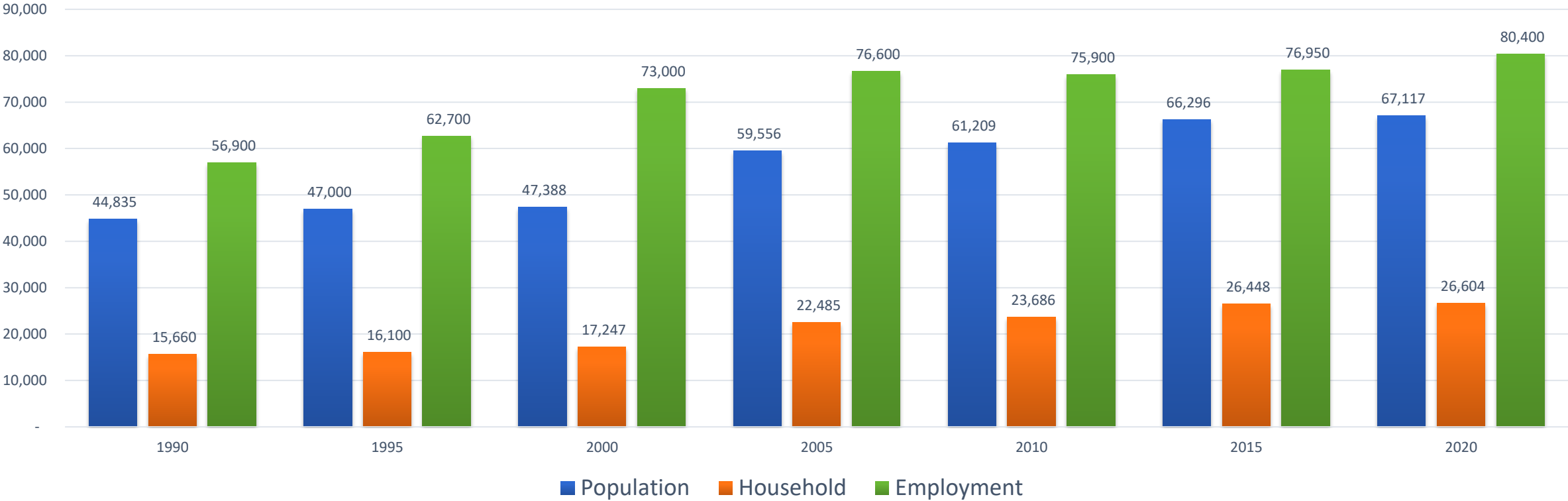# City of Rockville Growth Areas Location

# City of Rockville Job Locations

# Background: Population, Households, Jobs 1950-2020



Population, Household and Jobs
City of Rockville

# Develop Base – Population, Household and Employment

**Population and Households**

- Housing Units by type (Dwelling Unit report)
- Average Household Size
- Vacancy Rates
- Group Quarters
- Compare to Census for Control totals

**Jobs**

City Data (GIS Parcel data, City records, Co-Star)

COG data (Infogroup, QCEW)

Contacting Schools and Montgomery College to obtain at place jobs information

Ratio method

Compare to "On the Map" for control totals

At-home employment using ACS data

# Near Term (5-10 year) Residential

Development Pipeline

- Approved Housing Units by type
- Forecast Average Household Size and Vacancy Rates Assumptions
- Building Permits Issued (Under Construction and Occupation)

# Near Term (5-10 year) Non-Residential

Development Pipeline

- Approved Development by type (Office, Retail, Industrial, Other)

- Forecast Average Employment Ratio and Vacancy Rates Assumptions

- Building Permits Issued (Under Construction and Occupation)

- Gross Floor Area (Ratio Method)

# Long Term (30-year) Projections

Comprehensive Plan

Planned Land Use and Zoning

Municipal Growth Element

Include large projects with approvals

# City of Rockville Forecasting Methodology

Manisha Tewari, Principal Planner

mtewari@rockvillemd.gov

240-314-8213