CITY OF GAITHERSBURG

Projections Methodology

Overview

- Dual Approach to Creating Projections:
  - Bottom-up, based on information at the parcel level
    - Existing and pipeline information for dwelling units by type and nonresidential square feet by type
  - Top-down, based on each historic growth trend for population, households, and jobs
    - City is first reviewed "in a vacuum"
    - Collaboration with Montgomery County and Rockville
    - Final adjustments are made based on agreed methodology for all three areas

Summary of Steps

1) Collect and Compile Data

2) Create the Baseline Estimate

3) Develop the Near-term (5-10 years out) Projections

4) Develop the Long-term (>10 years out) Projections

5) Perform top-down "sanity" checks

6) Prepare the Preliminary Projections at the TAZ Level

7) Collaborate with Montgomery County and Rockville

8) Make Final Adjustments

Bottom-up Details

- Baseline dwelling units by type and nonresidential square feet by use type are established for each parcel
  - Decennial Census and ACS are used to estimate population factors per household/occupied dwelling unit by dwelling type and to estimate vacancy/occupancy rates per dwelling unit by dwelling type, which are then used to estimate population and households for each parcel
  - Jobs-per-square-foot by use type factors are used to estimate jobs for each parcel

- Near-term Pipeline dwelling units and nonresidential square feet are established for each parcel
  - Population, households, and jobs are estimated using the same Census and jobs-per-square-foot factors that are used for the Baseline

- Parcels with Likely Long-term Growth are identified (Growth Areas)
  - Population, households, and jobs are projected using factors-per-acre for all of the Growth Areas

- The parcel-based bottom-up approach allows aggregation to the City-wide total, as well as totals for each TAZ

Top-down Details

- The City has little available raw land, so growth is more constrained now than in the past
  - Future growth overall should appear to be slowing or steady, but not increasing significantly, and this should be true for each of the growth categories (population, households, and jobs)

- The City's households density, population density, and jobs density are compared to:
  - The City's past density growth for each category
  - The density of surrounding municipalities

- The City Totals from the Bottom-up estimates are compared to:
  - The historic growth rates of population, households, and jobs for the same time span as the projections (usually 30 years in the past)
    - The future growth rates should be similar to the past growth rates, unless there is a good explanation for any deviation, such as large greenfield development or annexations
  - The City's proportion of the County and Regional totals and growth
    - The future proportions should be similar to the past ones, reflecting a "steady state" growth of the City compared to the other areas

Collaboration

- Ensures the City of Gaithersburg is not projecting a disproportionate share of the County's growth
  - Montgomery County has several dense urbanizing areas near metro stations, which allow denser growth than within the City of Gaithersburg
  - Need to make sure the overall County growth is large enough to reflect expected sub-area growth and that the distribution among County urban centers, other County areas, and the cities is proportionate to the sub-area projections

- Ensures the City of Gaithersburg growth projections are consistent with the similar-sized City of Rockville growth projections, while reflecting the differences between the two cities
  - Market forces should favor Rockville over Gaithersburg for denser growth, since Rockville has 3 metro stations but Gaithersburg has none
  - Denser growth can result in higher growth rates for all three categories, depending on the actual type of growth (all residential, mixed use, all nonresidential, etc.)

Contact Info

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