

# Upper Rock Creek

36

# PLACE

Table 36-1: Upper Rock Creek, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	8,218
Total development (square feet)	13,426,576
<i>Key environmental indicators</i>	
Parkland (acres)	2,893
Tree canopy cover (percent)	45.38
<i>Key development types</i>	
Office use (square feet)	31,205
Retail use (square feet)	214,697
Industrial use (square feet)	4,049,114
Other use (square feet)	1,086,987
Residential use (dwelling units)	3,000

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Upper Rock Creek is located in the north-central part of the county and developed around the upper parts of the Rock Creek watershed, as its name suggests. Most community facilities—which include 16 places of worship, six grocery stores, three public schools, and one police facility—are located along Routes 115 (Muncaster Mill Road) or 124 (Woodfield Road) (see Map 36-1). Muncaster Mill Road also forms a large part of the CTA's southwestern boundary, and its northeastern boundary runs mostly along Route 108 (Olney-Laytonsville Road). The Rock Creek Stream Valley Park runs through the heart of the community and forms part of the 35% of the land area classified as parkland (see Map 36-2 and Table 36-3). A significant amount of the CTA's remaining land is devoted to single-family residential uses, but non-residential uses are also prominent. Located west of Woodfield Road, Montgomery Airpark is a small aviation field surrounded by industrial, warehousing, and transportation-related land uses with 4 million square feet of industrial development, more than any other CTA except for Gaithersburg (see Table 36-1).

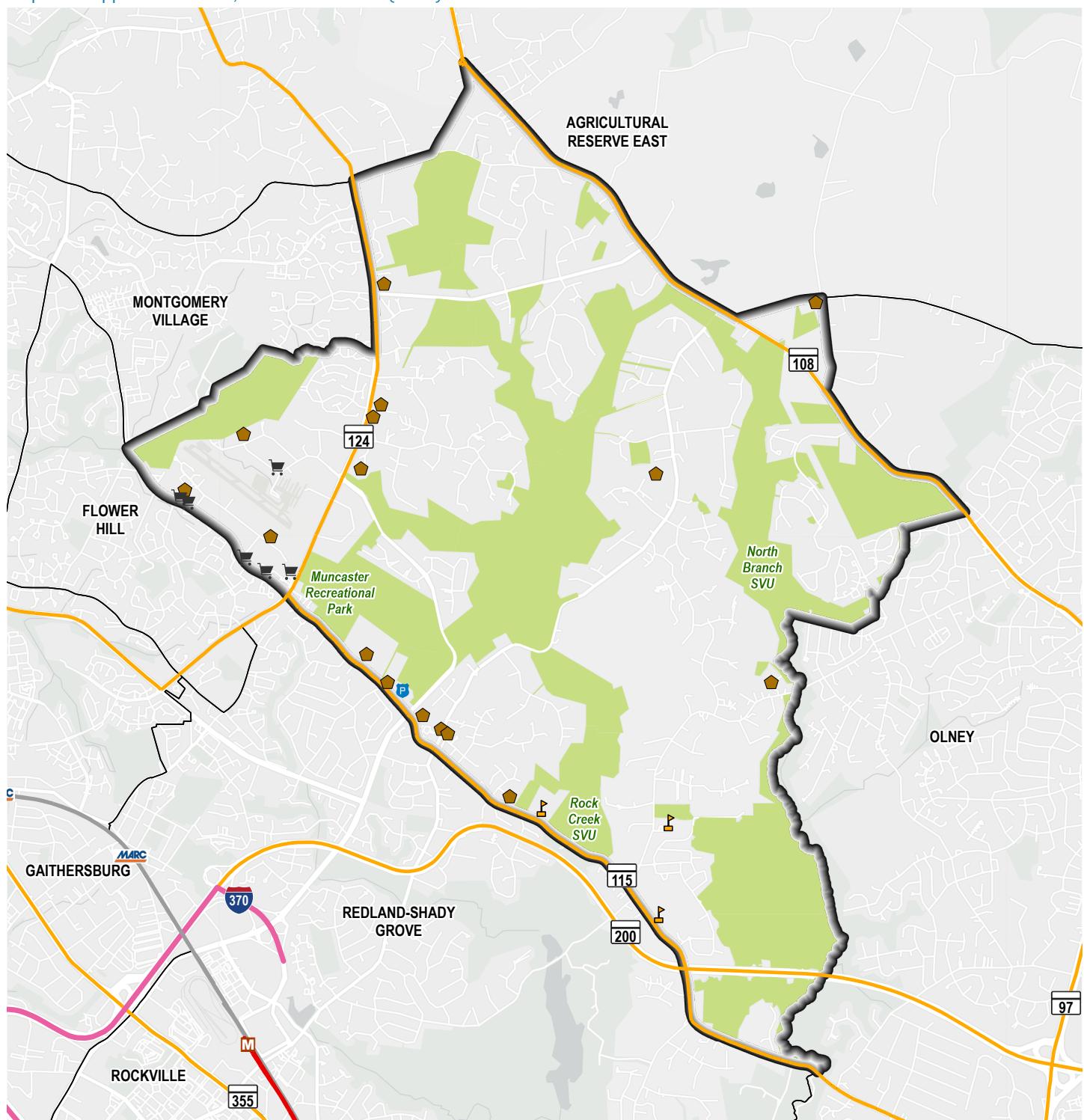
Table 36-2: Upper Rock Creek, Places of Interest (2024)

Place of Interest	Number
Fire Station	0
Grocery Store	6
Healthcare Facility	0
Library	0
Place of Worship	16
Police Facility	1
Public School	3
Recreation Center	0

Source: Montgomery Planning (August 2024).



Map 36-1: Upper Rock Creek, Places of Interest (2024)

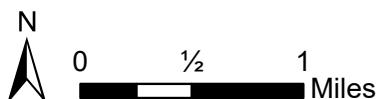


Community Trends Area Boundary  
Freeway

Major Road  
Metrorail Line  
Metro Station  
MARC Line

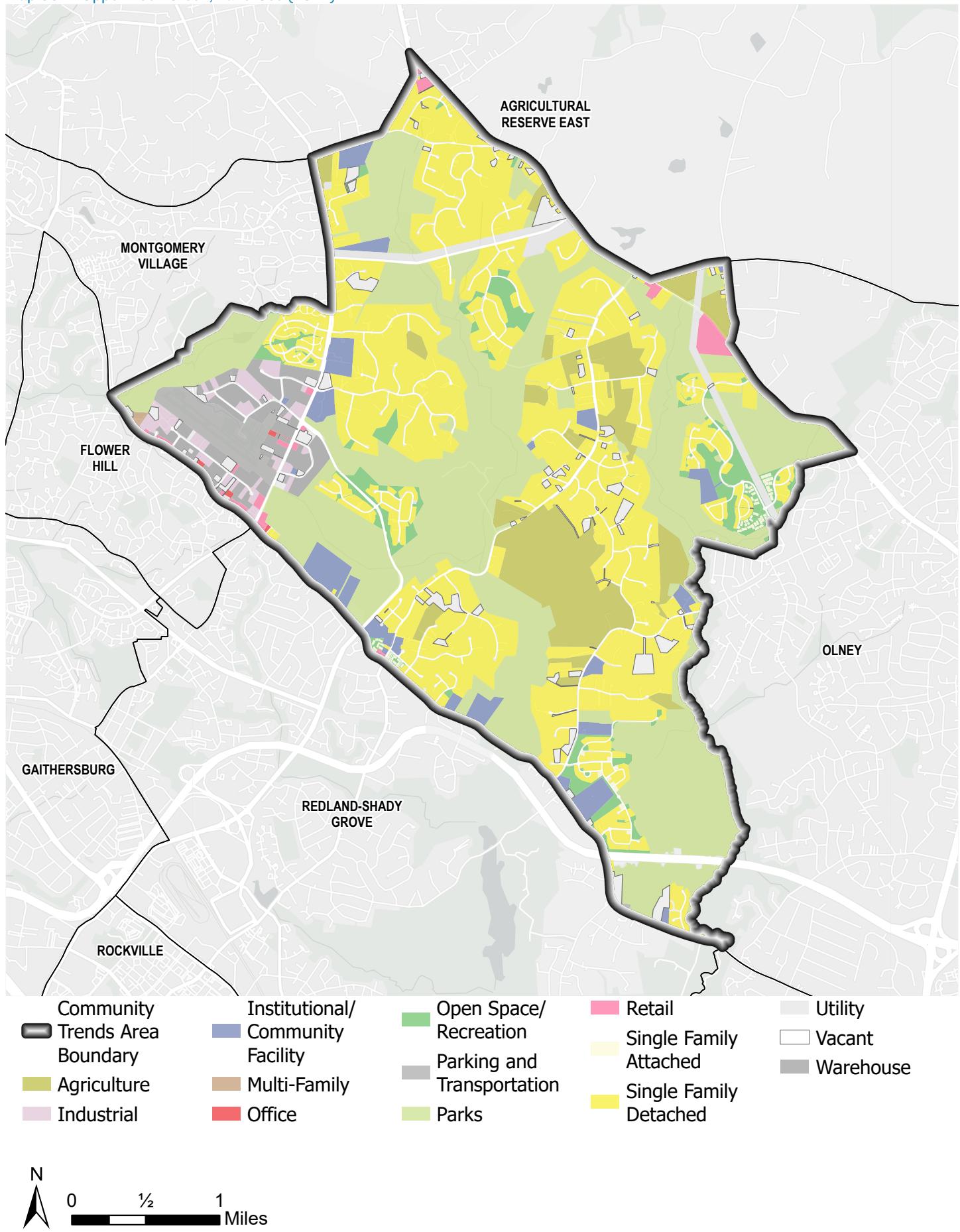
MARC Station  
Park  
Grocery Store

Place of Worship  
Police Facility  
Public School



Source: Montgomery Planning (August 2024).

Map 36-2: Upper Rock Creek, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 36-3: Upper Rock Creek, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	7.9%	Parks	35.3%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	1.1%	Retail	< 1.0%
Institutional/Community Facility	3.5%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	33.3%
Multi-Family	< 1.0%	Utility	1.6%
Office	< 1.0%	Vacant	2.5%
Open Space/Recreation	3.3%	Warehouse	2.5%
Parking and Transportation	1.6%		

\* Percents do not add up to 100% as rights-of-way are excluded.

Source: Montgomery Planning (August 2024).



Upper Rock Creek was home to 10,138 residents in 2022. Although the community's total population increased little from 2010 to 2022, the population ages 65 and over had immense growth, increasing by 181%. Like the county as a whole, no racial or ethnic group was the majority after 2010 (see Table 36-5 and Figure 36-1). People of color were 56% of the population in 2022, and similar shares of residents identified as Black, Asian, or Hispanic within that total. Partly related to this racial diversity, more than one-third of residents spoke a non-English language at home. A high percentage of households (89%) were families throughout

the 2010-2022 period, but the share of households with children declined from 48% to 34%. At least 60% of adults ages 25 and over had a bachelor's degree or additional postsecondary education during the entire 2010-2022 period, similar to countywide figures. The community's average household income, though consistently higher than the county's, experienced slow growth of only 15% from 2010 to 2022. The onset of the COVID-19 pandemic led to more people working from home, which accounted for 24% of all workers in 2022.

Table 36-4: Upper Rock Creek, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	9,442	100%	9,420	100%	10,138	100%
0 to 4 years	397	4%	498	5%	446	4%
5 to 17 years	2,226	24%	1,597	17%	2,063	20%
18 to 34 years	1,602	17%	1,965	21%	1,624	16%
35 to 44 years	1,493	16%	908	10%	1,212	12%
45 to 64 years	3,164	34%	3,352	36%	3,222	32%
65 years and older	560	6%	1,100	12%	1,571	15%

*Estimates and percentages may not sum to totals due to rounding.*

*Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.*

Table 36-5: Upper Rock Creek, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	9,442	100%	9,420	100%	10,138	100%
White, non-Hispanic	5,115	54%	4,636	49%	4,456	44%
Black or African American, non-Hispanic	1,147	12%	1,791	19%	1,773	17%
Asian, non-Hispanic	1,507	16%	1,989	21%	1,875	18%
Other races, non-Hispanic	*	*	349	4%	585	6%
Hispanic or Latino	1,395	15%	655	7%	1,449	14%

*\* Estimates are not reliable.*

*Estimates and percentages may not sum to totals due to rounding.*

*Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.*

Table 36-6: Upper Rock Creek, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	9,045	100%	8,922	100%	9,692	100%
Speak non-English language at home	3,273	36%	3,028	34%	3,802	39%
Speak English less than “very well”	*	*	1,124	13%	1,381	14%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 36-7: Upper Rock Creek, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	5,840	100%	6,189	100%	6,834	100%
No high school degree	*	*	248	4%	461	7%
High school degree or some college education	2,058	35%	2,256	36%	2,158	32%
Bachelor’s degree only	1,957	34%	2,093	34%	2,170	32%
Graduate or professional degree	1,550	27%	1,592	26%	2,045	30%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 36-8: Upper Rock Creek, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	5,159	100%	4,852	100%	5,496	100%
Commuting by driving	4,304	83%	3,931	81%	3,851	70%
Car-free commute	477	9%	535	11%	240	4%
Worked from home	378	7%	341	7%	1,298	24%
Percent of households with no vehicles	*	*	*	*	*	*

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 36-9: Upper Rock Creek, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,821	100%	2,851	100%	3,267	100%
Family households	2,508	89%	2,537	89%	2,922	89%
Families with children	1,362	48%	1,143	40%	1,102	34%
Single-parent families with children	*	*	139	5%	*	*
Nonfamily multi-person households	*	*	84	3%	*	*
Nonfamily single-person households	286	10%	230	8%	323	10%
Average household size	3.35	NA	3.28	NA	3.08	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 36-10: Upper Rock Creek, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,821	100%	2,851	100%	3,267	100%
Less than \$50,000	*	*	370	13%	342	10%
\$50,000 to \$99,999	447	16%	668	23%	533	16%
\$100,000 to \$149,999	707	25%	573	20%	487	15%
\$150,000 to \$199,999	466	17%	358	13%	553	17%
\$200,000 or more	847	30%	882	31%	1,352	41%
Average household income	\$182,152	NA	\$171,692	NA	\$208,578	NA

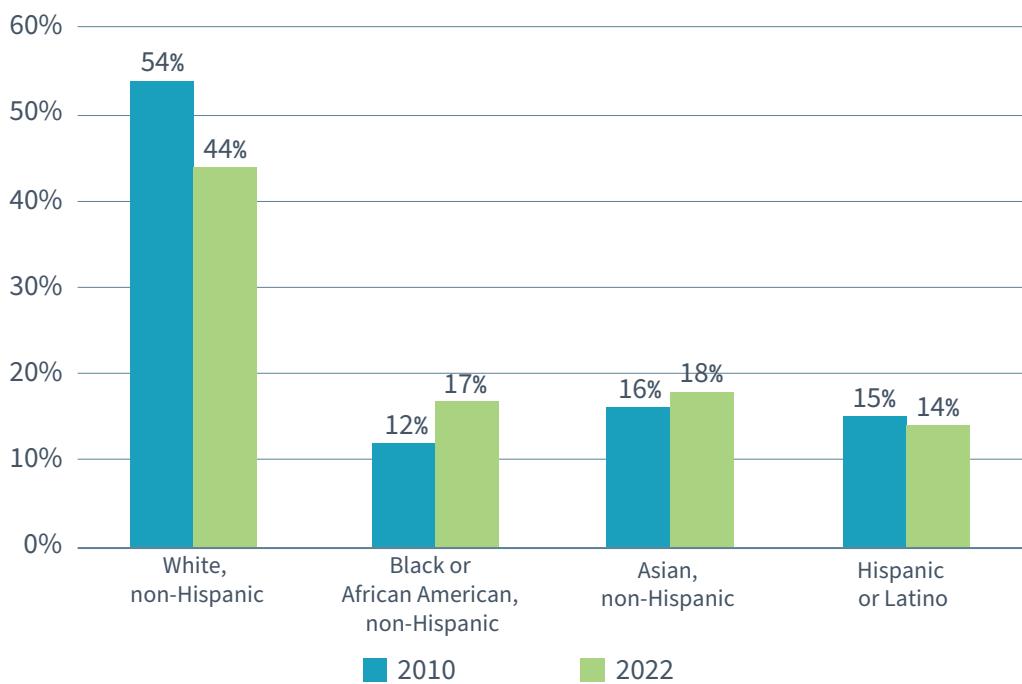
NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 36-1: Upper Rock Creek, Percent by Race and Hispanic Ethnicity (2010, 2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.

# /// HOUSING

The housing stock in the Upper Rock Creek community is mostly single-family detached homes (82%) with smaller amounts of other housing types. Due to later development relative to other parts of the county, more than 80% of the CTA's housing units were built after 1980. New construction after 2010 was mostly single-family detached units and some townhouses, comprising 10% of the current housing stock. In line with the large share of single-family homes,

the community had a very high homeownership rate exceeding 90%. Average home values decreased by 17% from 2010 to 2016 before rising by 28% to \$701,000 in 2022, resulting in an overall slower growth rate than the countywide figure for the 2010-2022 period; by 2022, the CTA's average was no longer higher than the county's. On a percentage basis, the community's average homeowner costs did not change as much as average home values.

Table 36-11: Upper Rock Creek, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	3,000	100%	2,463	100%	429	100%	108	100%
Before 1960	86	3%	86	3%	0	0%	0	0%
1960 to 1969	214	7%	214	9%	0	0%	0	0%
1970 to 1979	242	8%	181	7%	61	14%	0	0%
1980 to 1989	786	26%	786	32%	0	0%	0	0%
1990 to 1999	636	21%	524	21%	112	26%	0	0%
2000 to 2009	740	25%	422	17%	210	49%	108	100%
2010 or later	296	10%	250	10%	46	11%	0	0%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1991	NA	1989	NA	1999	NA	2006	NA
Average age*	33	NA	35	NA	25	NA	18	NA

NA Not Applicable.

\* Excludes housing units for which the year built is unknown.

Percentages may not sum to totals due to rounding.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 36-12: Upper Rock Creek, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	2,568	91%	2,569	90%	3,084	94%
Average homeowner costs (with mortgage)	\$3,212	NA	\$2,951	NA	\$3,526	NA
Average housing value (for homeowners)	\$660,217	NA	\$548,990	NA	\$701,322	NA
Rent-burdened households	*	*	184	65%	70	42%
Average gross rent	\$1,609	NA	\$1,698	NA	\$1,945	NA

NA Not Applicable.

\* Estimates are not reliable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.