



# MM4: MAKING THE PLANNING PROCESS MORE INCLUSIVE

Roger K. Lewis, FAIA

Dan Reed

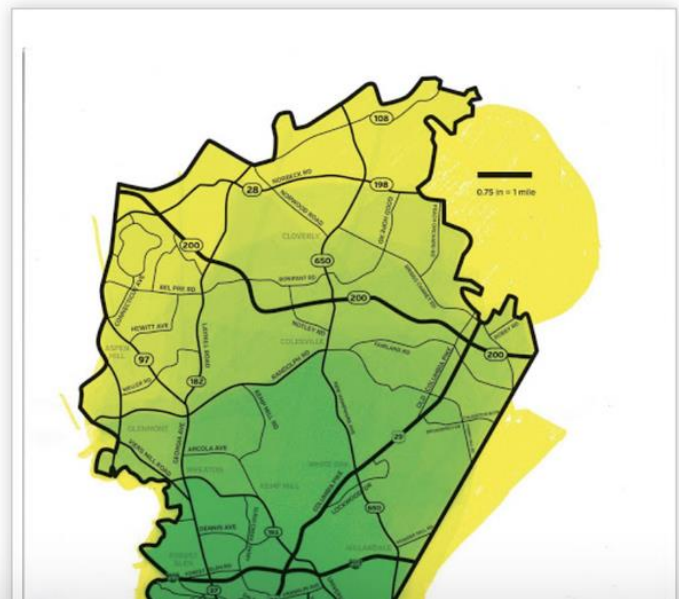




Wednesday, September 14, 2016

### silver spring doesn't have actual boundaries, so we asked people where they are

As an unincorporated place, Silver Spring's boundaries aren't really defined. So I asked people what their Silver Spring looks like.



### important things

- [Home](#)
- [JUTP on Flickr](#)
- [JUTP in the News](#)
- [Frequently Asked Questions](#)
- [Contact us](#)
- [One Montgomery](#)
- [My writing in Washingtonian Magazine](#)
- [My writing in the Atlantic CityLab](#)
- [My appearances on the Kojo Nnamdi Show](#)
- [JUTP Store: buy the Wheaton Plaza T-shirt!](#)
- [Our commenting policy: no anonymous comments . . . and please be civil.](#)

just up the pike is a blog about silver spring and eastern montgomery county

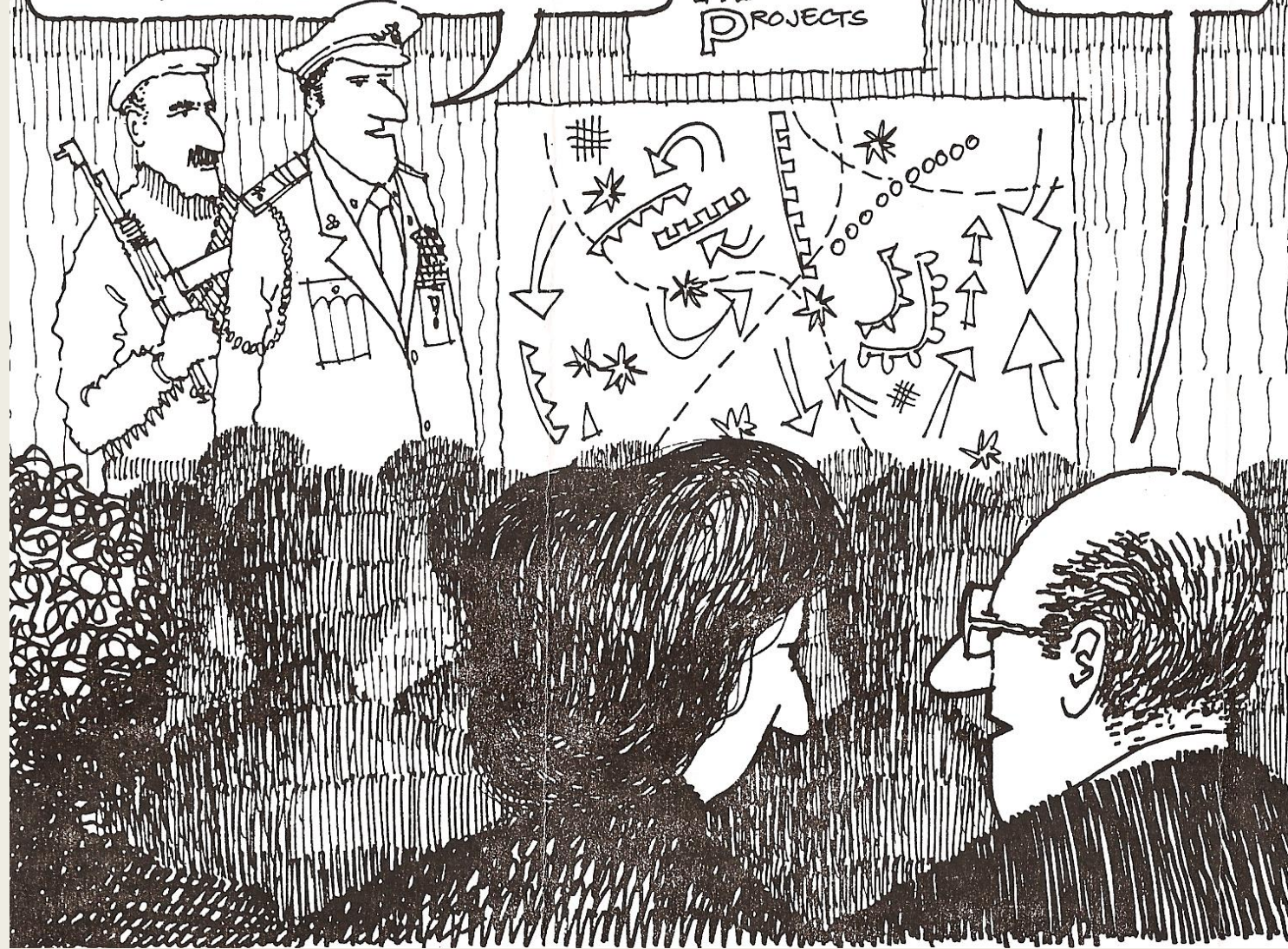
**Dan Reed**  
G+ Follow 104  
[View my complete profile](#)



OK, WE NEED VOLUNTEERS...TWO TO HIT THE ZONING OFFICE, A SQUAD FOR PICKETING, SIX PEOPLE TO LOBBY THE MAYOR AND COUNCIL, A COUPLE OF KILLER ATTORNEYS, AND THE MOST DANGEROUS MISSION...MEDIA LIAISON.

CITIZENS'  
L LOBBY  
A GAINST  
M MOST  
P PROJECTS

I THINK I KNOW WHAT WE'RE AGAINST, BUT I'M NOT TOO SURE WHAT WE'RE FOR...









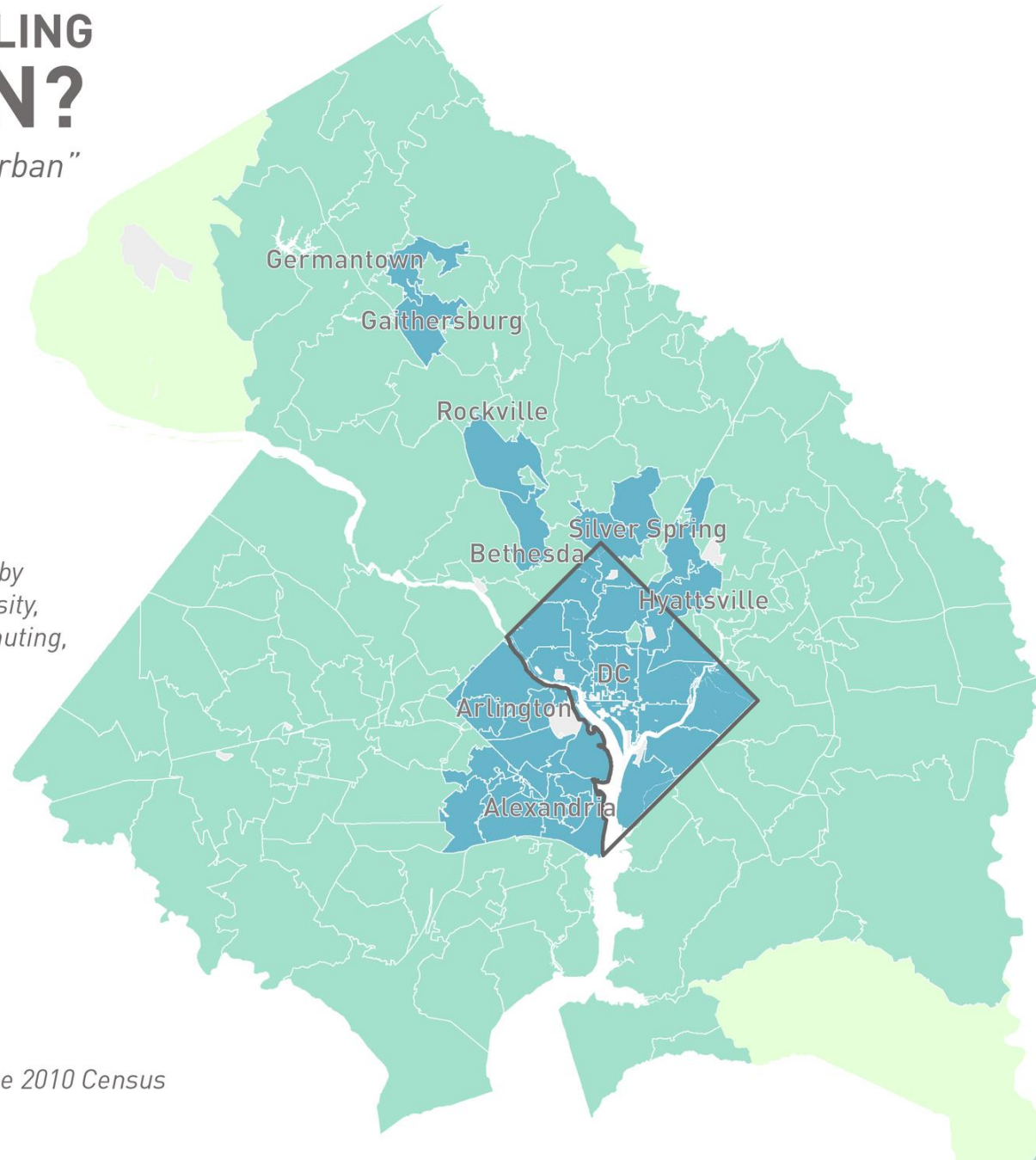
# WHO ARE YOU CALLING SUBURBAN?

*The boundaries between “urban” and “suburban” places in the DC area can be blurry.*

*Zip codes in the DC area, classified by housing density, establishment density, employment density, non-car commuting, and non-single-family housing*

-  RURAL
-  SUBURBAN
-  URBAN
-  NO DATA

**Dan Reed**  
**justupthepike.com**  
*Data from Jed Kolko of Trulia, via the 2010 Census*



WE'VE SPENT TWENTY MINUTES  
LOOKING FOR A PARKING SPACE...  
LET'S GIVE UP AND GO HOME !!

I TOLD YOU WE SHOULD  
HAVE COME BY METRO!



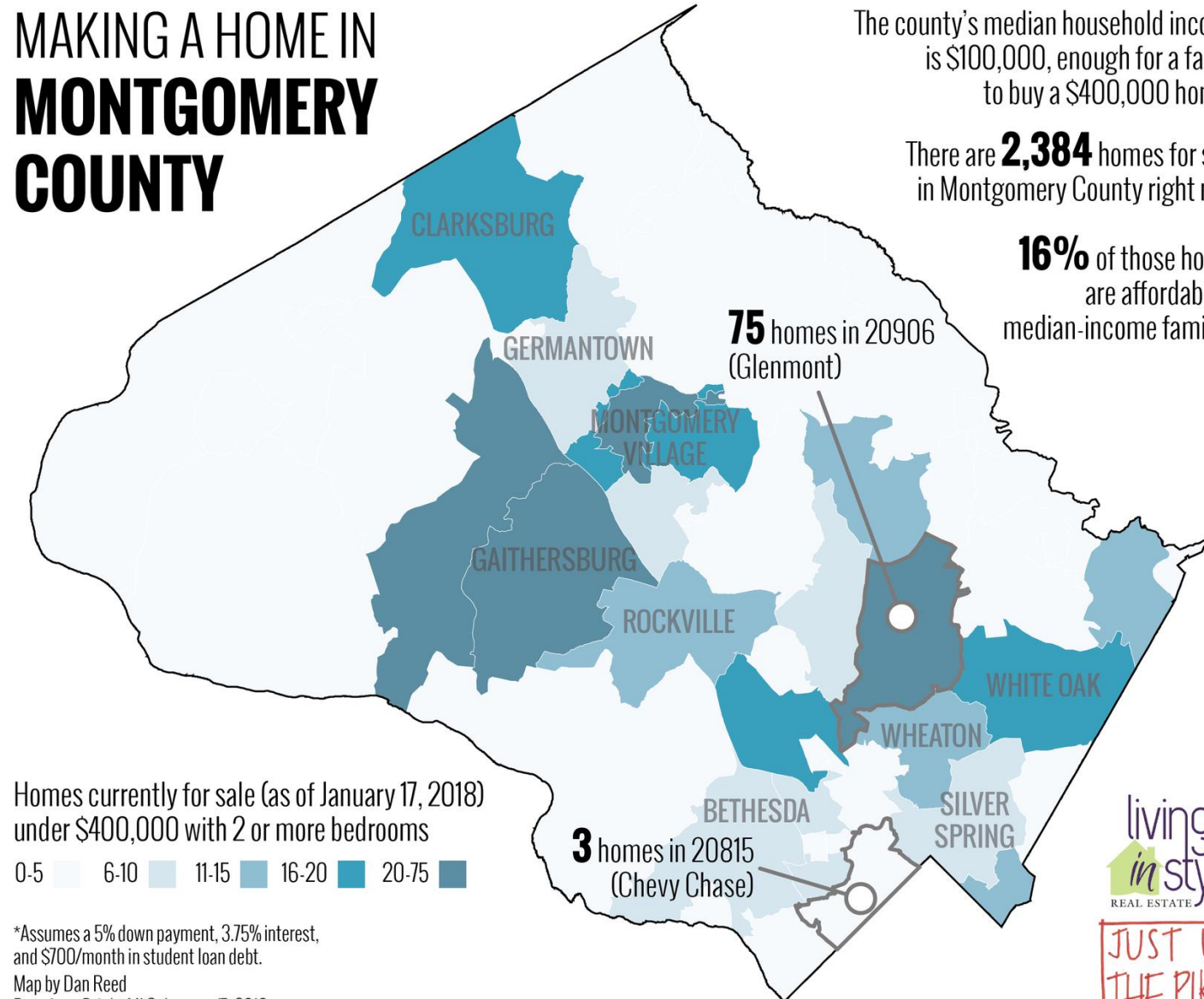


# MAKING A HOME IN MONTGOMERY COUNTY

The county's median household income is \$100,000, enough for a family to buy a \$400,000 home\*.

There are **2,384** homes for sale in Montgomery County right now.

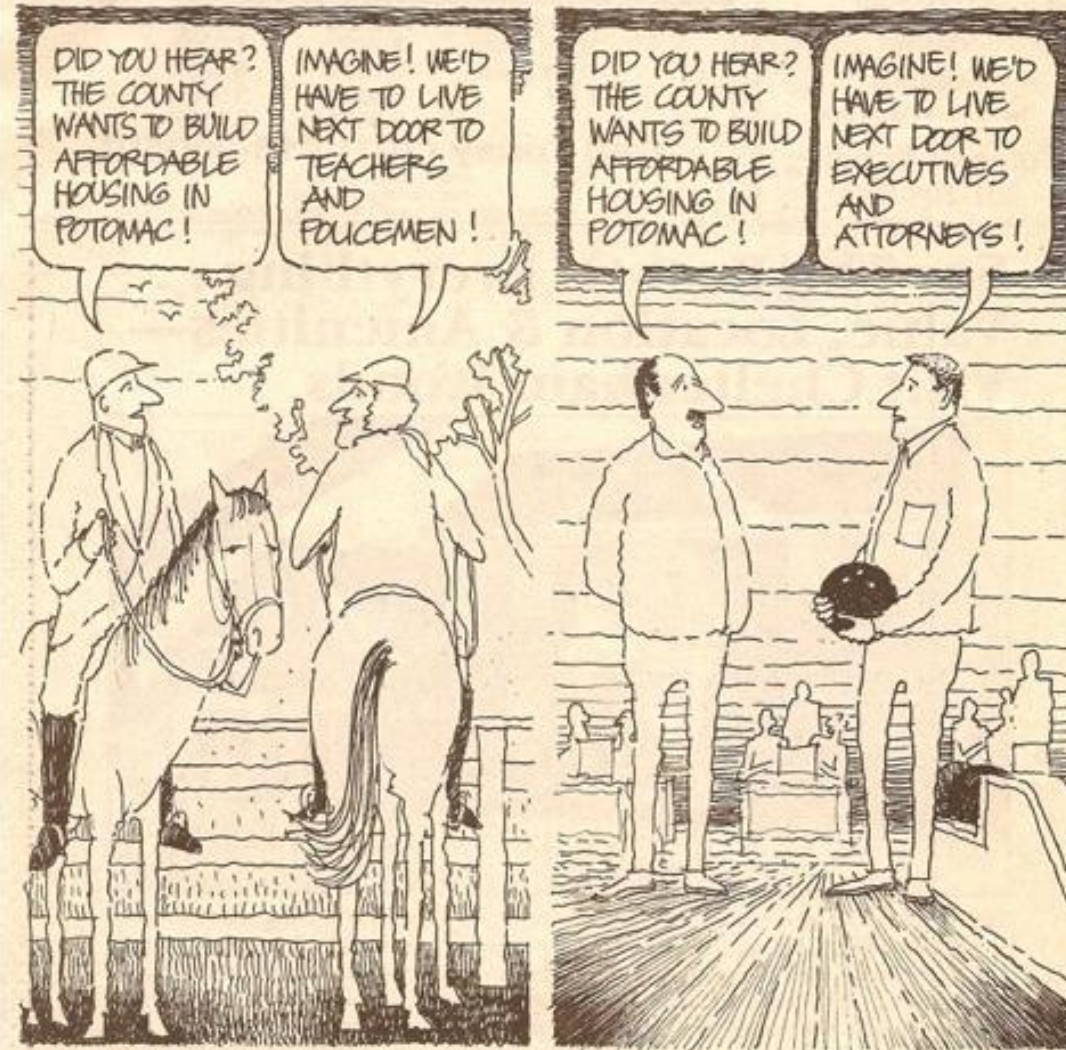
**16%** of those homes are affordable to median-income families.



\*Assumes a 5% down payment, 3.75% interest, and \$700/month in student loan debt.  
Map by Dan Reed  
Data from Bright MLS, January 17, 2018



## SHAPING THE CITY





# Stop Hating on Suburban Town Centers. Real Cities Could Learn a Lot From Them.

*Urban purists mock them as phony suburban insta-cities. Our architecture critic disagrees. Here are his favorites.*

WRITTEN BY DAN REED | PUBLISHED ON OCTOBER 31, 2016



Bright Lights, Insta-city: Fairfax's vibrant Mosaic district. Photograph courtesy of [DavidMadisonPhotography.com](https://www.DavidMadisonPhotography.com).



...AND AS YOU CAN SEE,  
THE FACTS SHOW THIS  
PROJECT CREATING  
NO ADVERSE IMPACTS!

PLEASE !!!  
STOP  
BRINGING  
UP "FACTS!"



# 6 Things That Might Finally Help Solve DC's Housing Crunch

*Is it time to rethink some building-height limits?*

WRITTEN BY DAN REED | PUBLISHED ON MAY 4, 2018

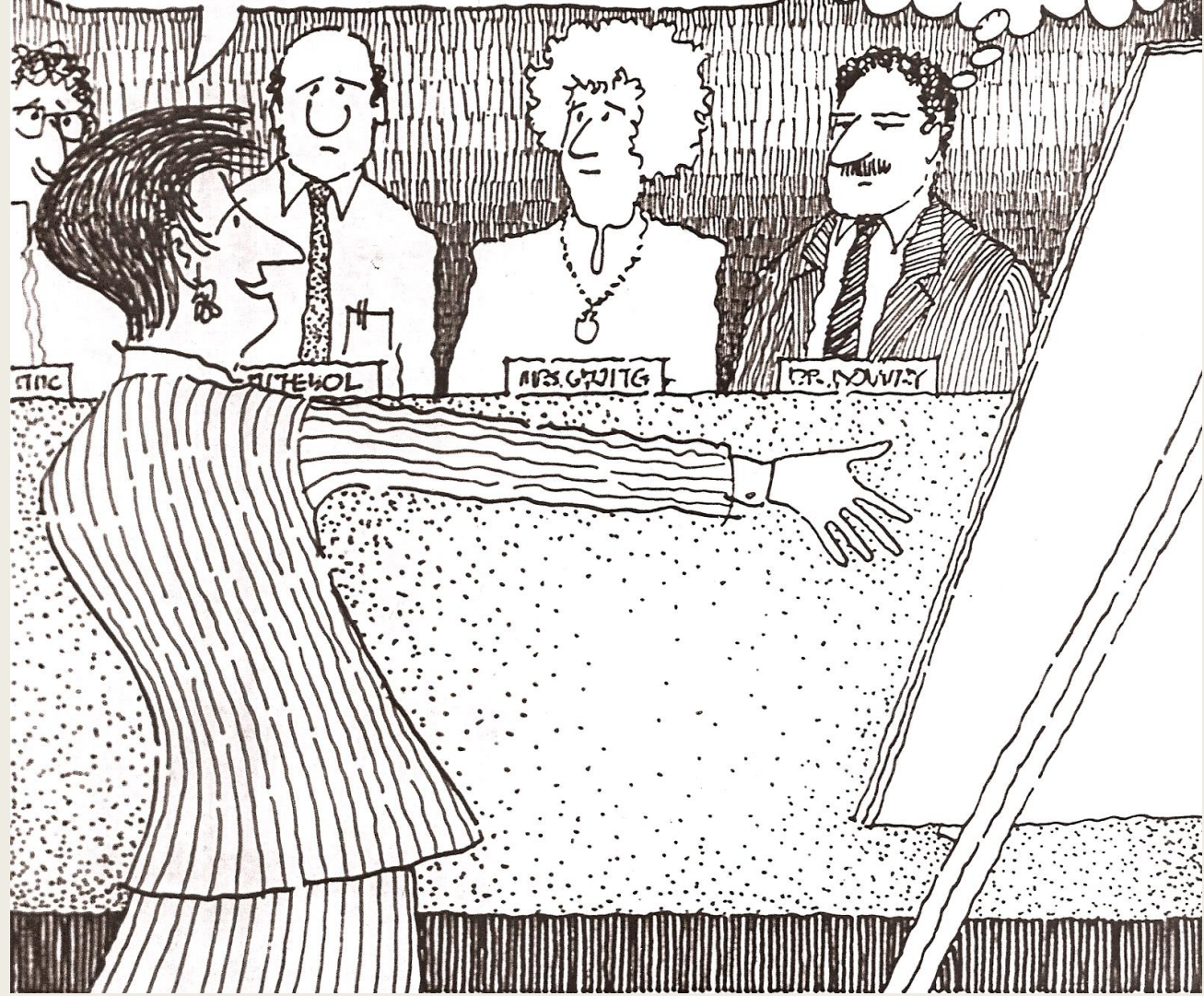


The Dunn Loring Metro shows how better use of space can increase living opportunities. Photograph by Jeff Elkins.



AND WHEN THIS PUBLIC HOUSING PROJECT IS BUILT, YOU'LL HARDLY NOTICE IT...THE WAY IT BLENDS IN WITH THE EXISTING NEIGHBORHOOD!

SURE..... BUT IT'S MY NEIGHBORHOOD!



# Let's Tear Down the Southeast Freeway and Build a New Neighborhood

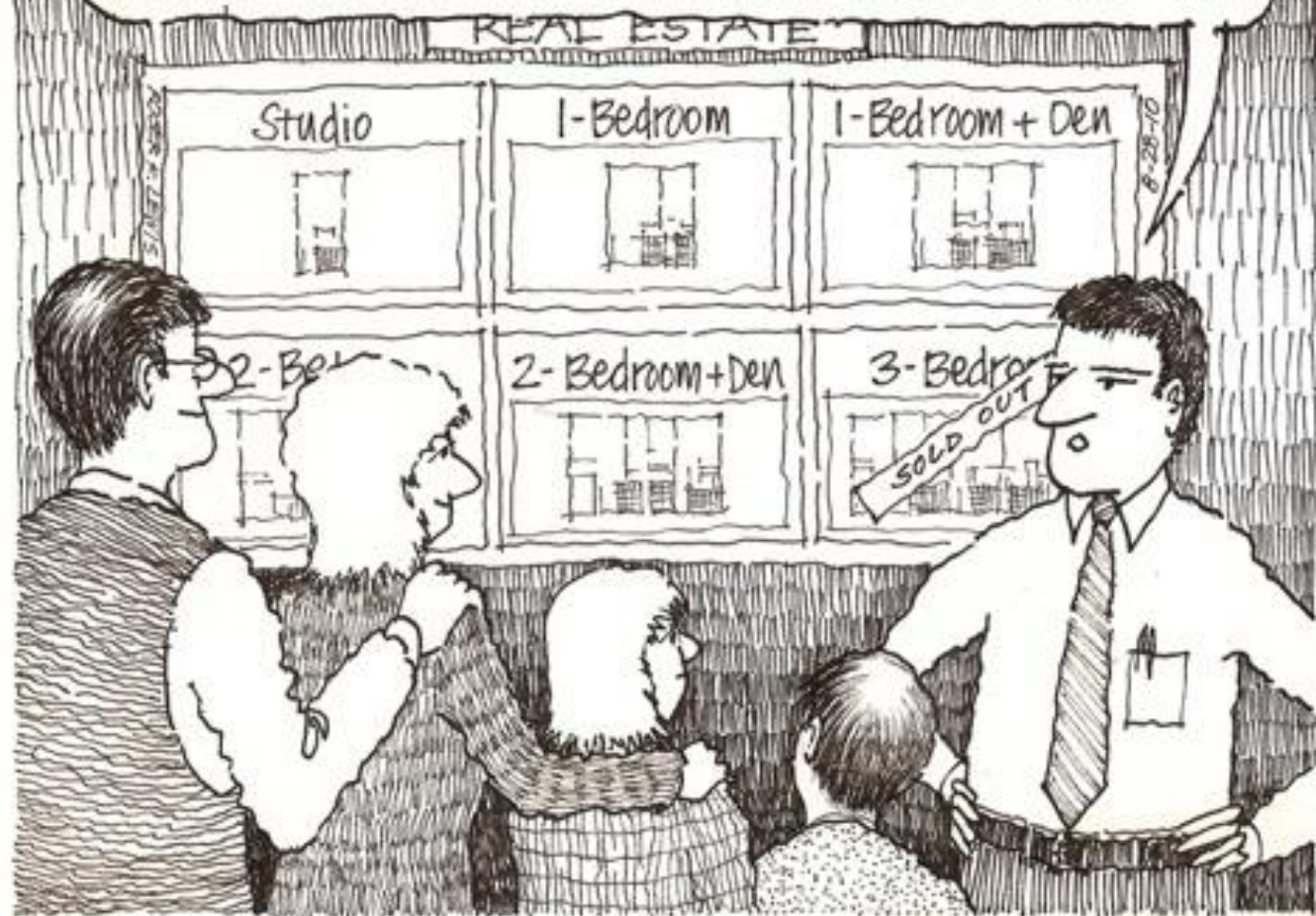
WRITTEN BY DAN REED | PUBLISHED ON FEBRUARY 29, 2016



A Virginia Avenue styled after Connecticut Avenue would make room for nearly 8,000 new homes. Plus, the forty-four blocks of retail and offices would quickly pay for infrastructure costs. Illustration by Bryan Christie Design.



YOU WANT A LARGE APARTMENT...IN TOWN...AFFORDABLE... BUT NOT A SUBURBAN HOUSE ??? SAY...JUST WHAT KIND OF FAMILY ARE YOU ???





Monday, November 21, 2016

### student protests in montgomery county show why public space matters

Suburban communities designed for cars don't always have obvious places for people to gather and assemble. So when students at several Montgomery County high schools and Montgomery College walked out of class in protest this week, they headed onto highways and into shopping malls—and their community supported them.



**Jake**  
@nohilljake

High School Students pouring into the streets of Downtown Silver Spring. #blair #nomoresilence

2:02 PM · Nov 14, 2016 · Silver Spring, MD

### important things

[Home](#)

[JUTP on Flickr](#)

[JUTP in the News](#)

[Frequently Asked Questions](#)

[Contact us](#)

[One Montgomery](#)

[My writing in Washingtonian Magazine](#)

[My writing in the Atlantic CityLab](#)

[My appearances on the Kojo Nnamdi Show](#)

[JUTP Store: buy the Wheaton Plaza T-shirt!](#)

[Our commenting policy: no anonymous comments . . .](#)

[and please be civil.](#)



just up the pike is a blog about silver spring and eastern montgomery county



**Dan Reed**

[Follow](#) 104

[View my complete profile](#)





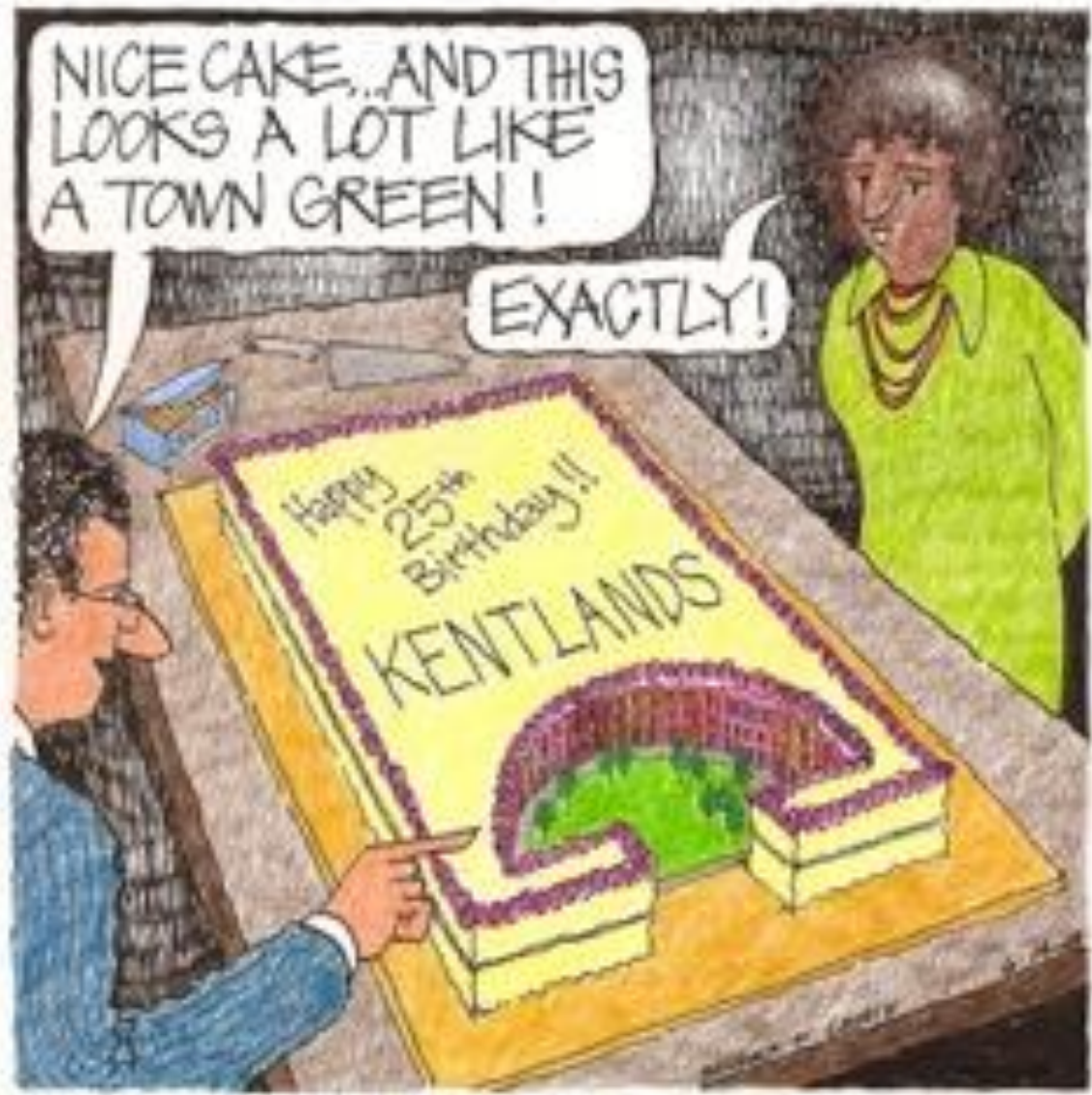
# Farragut Square Is Great. Franklin Square Stinks. Here's Why.

WRITTEN BY DAN REED | PUBLISHED ON FEBRUARY 17, 2016



Photograph of Farragut Square by Tracy A. Woodward/Getty Images





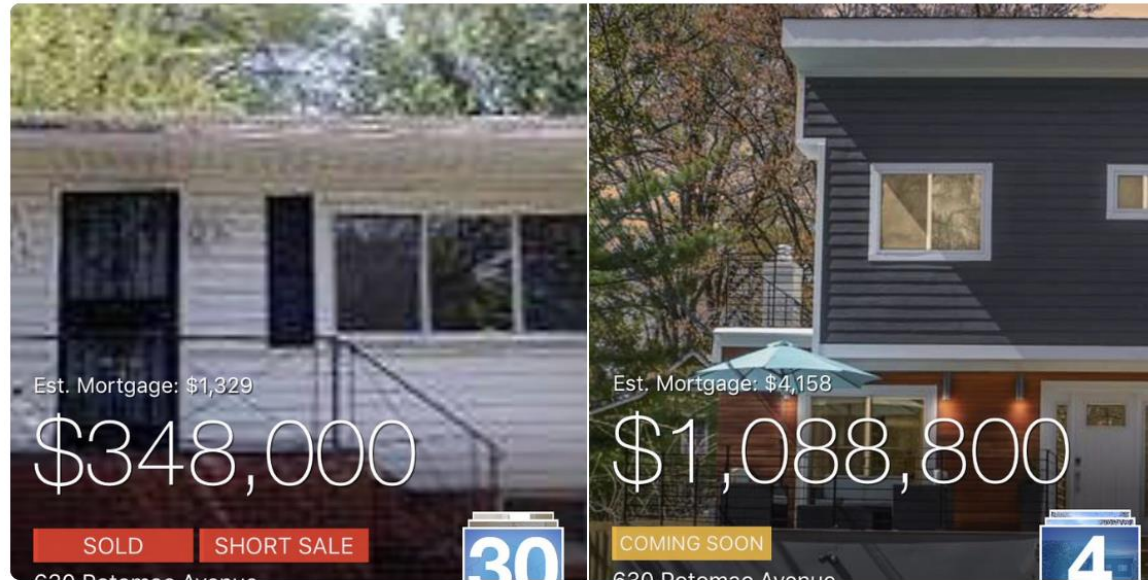




**dan reed**    
@justupthepike



When we don't build enough homes to meet our growing population, affordable modest homes get turned into expensive luxury homes. [ow.ly/KpHF30jIVAP](https://ow.ly/KpHF30jIVAP)



4:50 PM - 29 Apr 2018

13 Retweets 31 Likes



5

13

31



WE HAVE GREAT NEWS, MRS. JONES... YOU'LL SOON BE ABLE TO BUY THIS APARTMENT AND SHARE IN THE AMERICAN DREAM OF HOMEOWNERSHIP... THINK OF IT!!!

ALL YOU NEED IS A \$2000 DOWN PAYMENT AND THEN ABOUT \$600 A MONTH TO COVER YOUR MORTGAGE, TAXES, UTILITIES, INSURANCE... PLUS MAINTENANCE...

YOU DON'T SAY! WELL, I'LL START LOOKING FOR ANOTHER NIGHT JOB RIGHT AWAY...



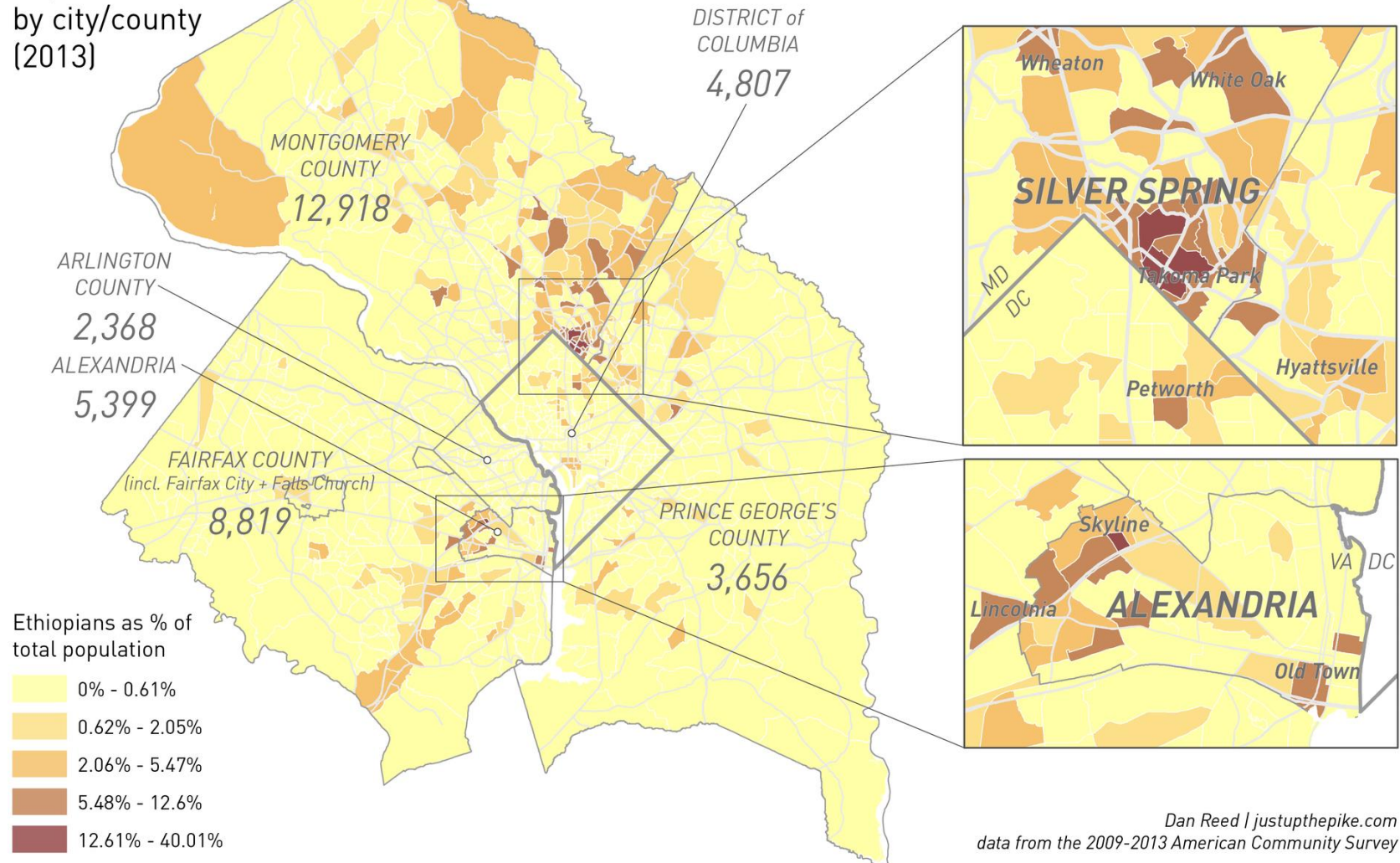


# Where is DC's LITTLE ETHIOPIA?

Hint: it's not in DC anymore.

Since arriving in the 1980's, the DC area's Ethiopian diaspora clustered in Adams Morgan and Shaw in the District. As the Ethiopian population grew, it shifted into Maryland and Virginia. Today, there are two "Little Ethiopias" centered on Silver Spring and Alexandria. Each is a hub for residents, businesses, and community institutions.

Population  
by city/county  
(2013)



# DC's Gayborhoods Are Disappearing. How Should We Feel About That?

WRITTEN BY DAN REED | PUBLISHED ON OCTOBER 6, 2017

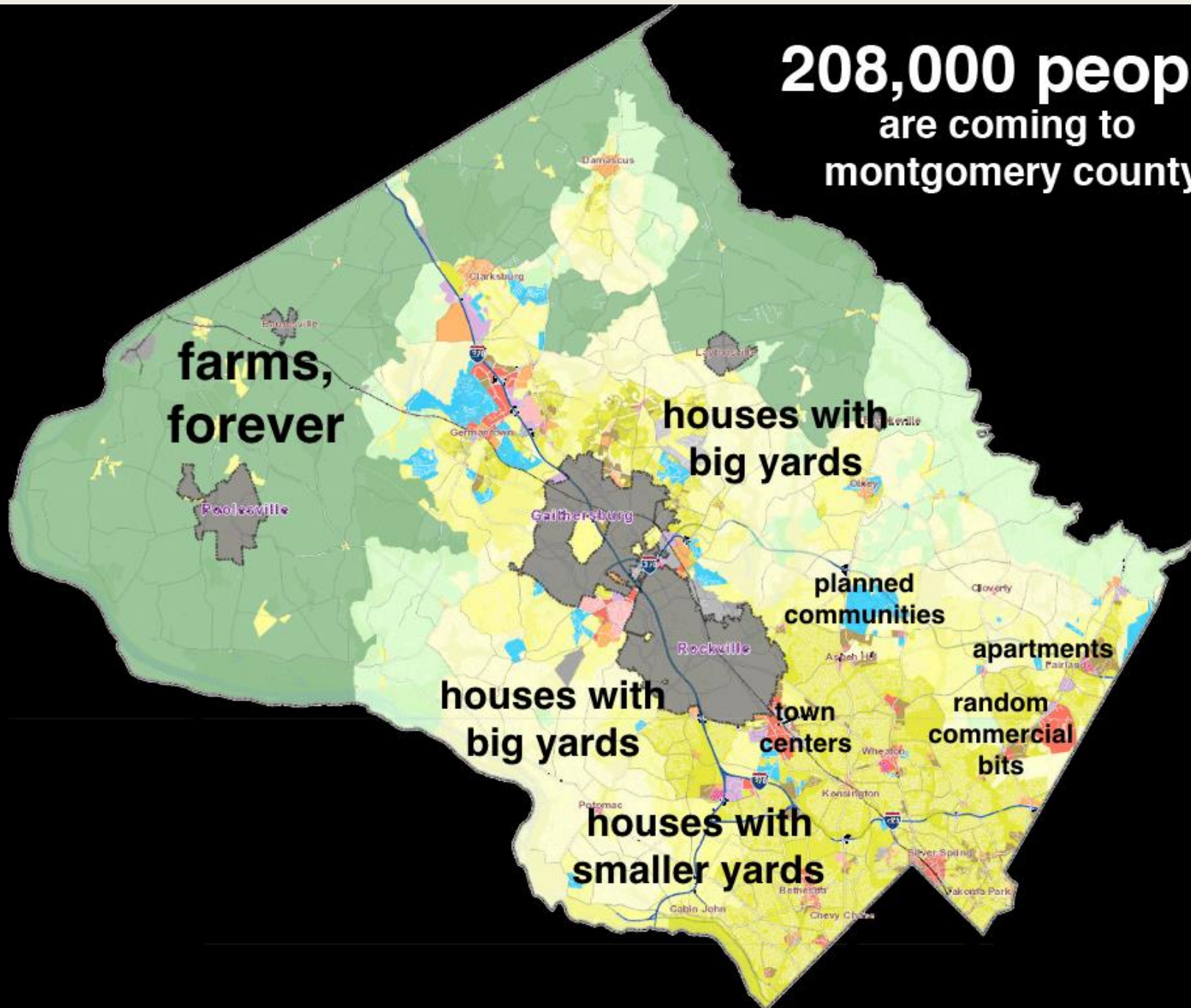


Until it closed, Lambda Rising bookstore was a linchpin of the Dupont Circle scene. Photograph by George Kelly/Wikimedia Commons.



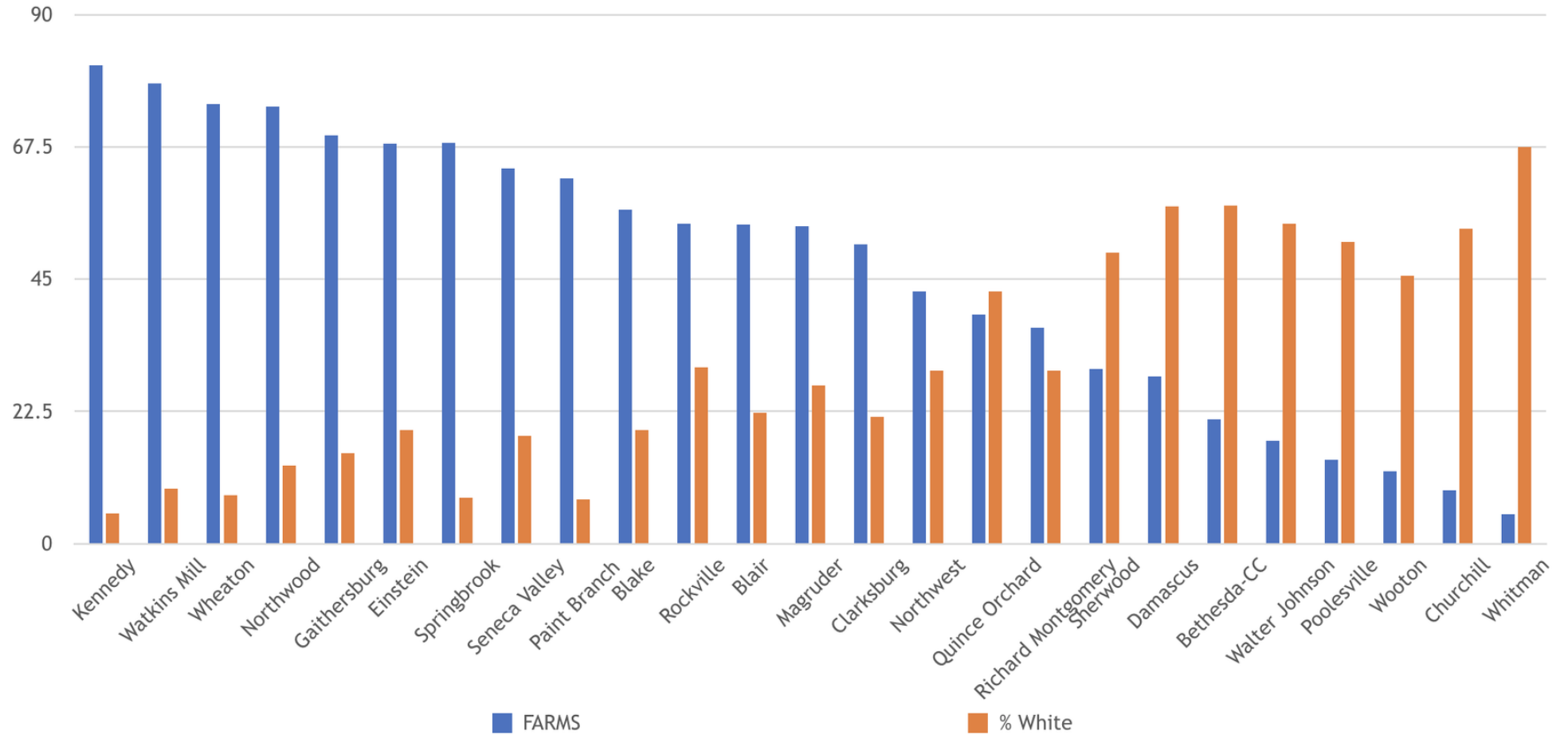


**208,000 people**  
are coming to  
montgomery county





# Socioeconomic & Racial Segregation, MCPS High Schools, 2016-17



Source: *MCPS Schools At A Glance, 2016-17*

HOW MUCH WILL IT COST TO LIVE HERE?

INCLUDING UTILITIES...\$1,800 PER MONTH!

BUT I CAN AFFORD ONLY \$600 PER MONTH!

I GUESS YOU'LL HAVE TO LOOK ELSEWHERE!

I GUESS SO... THANKS ANYWAY, MOM!



ROGER K. LEWIS

6-30-12



TERRIFIC PLAN... SOME OF MY IDEAS ARE THERE!



BY ROGER V. LINDA