MM4: MAKING THE PLANNING PROCESS MORE INCLUSIVE

Roger K. Lewis, FAIA
Dan Reed
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.
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 LIASON.

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.

Homes currently for sale (as of January 17, 2018) under $400,000 with 2 or more bedrooms

* 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

DID YOU HEAR? THE COUNTY WANTS TO BUILD AFFORDABLE HOUSING IN POTOMAC!

IMAGINE! WE'D HAVE TO LIVE NEXT DOOR TO TEACHERS AND POLICEMEN!

DID YOU HEAR? THE COUNTY WANTS TO BUILD AFFORDABLE HOUSING IN POTOMAC!

IMAGINE! WE'D HAVE TO LIVE NEXT DOOR TO EXECUTIVES AND ATTORNEYS!
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
...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 ???

REAL ESTATE

Studio 1-Bedroom 1-Bedroom + Den

2-Bedroom 2-Bedroom + Den 3-Bedroom

SOLD OUT
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.
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
NICE CAKE...AND THIS LOOKS A LOT LIKE A TOWN GREEN!

EXACTLY!

Happy 25th Birthday!! KENTLANDS
When we don’t build enough homes to meet our growing population, affordable modest homes get turned into expensive luxury homes. ow.ly/KpHF30jlIVAP
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)

<table>
<thead>
<tr>
<th>City/County</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Montgomery County</td>
<td>12,918</td>
</tr>
<tr>
<td>Arlington County</td>
<td>2,368</td>
</tr>
<tr>
<td>Alexandria</td>
<td>5,399</td>
</tr>
<tr>
<td>Fairfax County (incl. Fairfax City + Falls Church)</td>
<td>8,819</td>
</tr>
<tr>
<td>District of Columbia</td>
<td>4,807</td>
</tr>
<tr>
<td>Prince George’s County</td>
<td>3,656</td>
</tr>
</tbody>
</table>

Ethiopians as % of total population
- 0% - 0.61%
- 0.62% - 2.05%
- 2.06% - 5.47%
- 5.48% - 12.6%
- 12.61% - 40.01%

Data from the 2009-2013 American Community Survey

Dan Reed | justuptapike.com
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.
...AND THE LAST ITEM ON OUR AGENDA IS THE MASTER PLAN...

REALLY, FRED, IT SHOULD HAVE BEEN FIRST!
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!
TERRIFIC PLAN... SOME OF MY IDEAS ARE THERE!