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DAN REED
@JUSTUPTHEPIKE

THE FUTURE OF TRANSPORTATION IS LAND USE

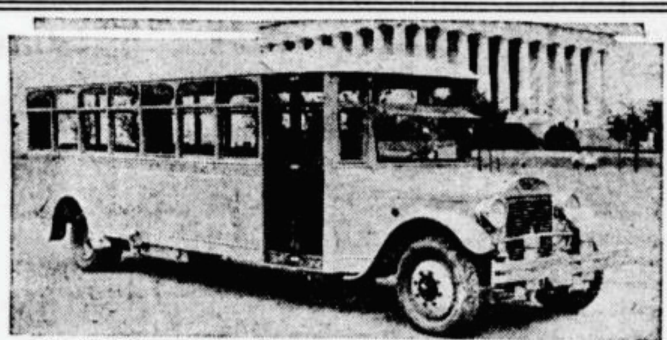


WHERE WE CAME FROM



TAKE 16th St. BUS to SILVER SPRING

WASHINGTON'S FASTEST GROWING SUBURB



TREASURY TO SILVER SPRING
Via Sixteenth Street
15-Minute Service Begins Tomorrow At 8 A. M.

SILVER SPRING SECTION

Directly Across Path of Capital's Northward Growth

LOCATION BROUGHT GROWTH

Growth Now Has Brought Modern, Rapid Transportation
TRANSPORTATION WILL SO SPEED NORMAL INCREASE OF VALUES THAT
DELAYED BUYING MEANS MONEY LOST

NORTH WOODSIDE

BLAIR-TAKOMA

ADJOINING
INDIAN SPRING GOLF CLUB

Lot 75x150
7 Rooms
Breakfast
Alcove
Tile Bath
Garage
Built-in
Refrigerator
Built-in
Bookcases
Hot-water
Heat
Range
Shades
Open
Fireplace



\$11,500

In Chevy Chase This House Would Cost \$19,500. Real Values Are Equal.

WHY?

5 Rooms
Bath
Pantry
Sleeping
Porch
Built-in
Garage
Hardwood
Floors
Range
Shades
Large L
Shade Trees
Front
Porch



\$6,975 to \$8,250

EASY TERMS

Lot 110x200
All Brick
7 Rooms
2 Baths
Sleeping
Porch
Range
Shades
Hardwood
Floors
Front
Porch
2-Car
Garage
On Main
Road



\$15,000

Two Miles South, On 16th Street Bus Line, This House Would Cost \$35,000. Real Values Are Equal.

WHY?

HIGH GROUND—SEWERS—WATER—PAVED STREETS AND SIDEWALKS—CHURCHES—SCHOOLS

NORTH WASHINGTON REALTY CO., Inc.


E. BROOKE LEE

OWNERS AND BUILDERS

ALSO AGENTS FOR OTHER PROPERTIES IN NORTH WASHINGTON
COLUMBIA 9821 SILVER SPRING, MD. WOODSIDE 138

P. BLAIR LEE





Montgomery Village

355

Gaithersburg

Quince Orchard Rd.

I-270

I-270



Interior mall in Wheaton Plaza emphasizes shopping convenience



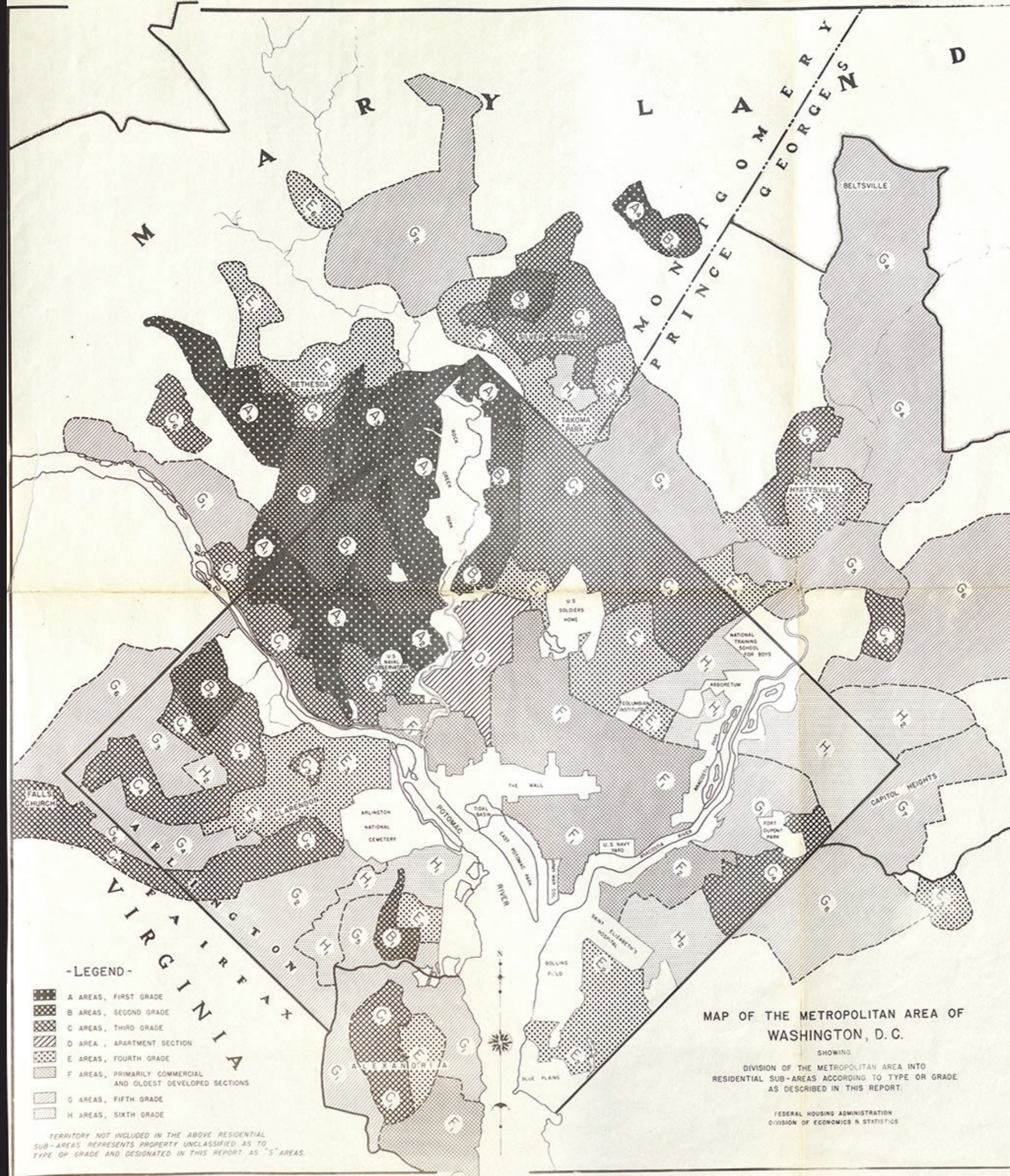


NAACP Pickets New Store in Wheaton Plaza

Woodward & Lothrop's new
Wheaton Plaza store was
picketed at its opening yesterday.

None of the said lands, interests therein or improvements thereon shall be sold, resold, conveyed, leased, rented to or in any way used, occupied or acquired by any person of Negro blood or to any person of the Semitic race, blood, or origin which racial description shall be deemed to include Armenians, Jews, Hebrews, Persians or Syrians.

JEWISH
HISTORICAL SOCIETY OF
GREATER WASHINGTON







\$1000/MONTH

\$1000/MONTH

SHOPPING
CENTER

\$1500/MONTH

\$400,000

\$600,000

\$800,000

\$200,000



Bank of America





“OUR PHYSICAL GEOGRAPHY—WHERE WE SLEEP, WORK, SHOP, WORSHIP,
AND SEND OUR KIDS TO PLAY, AND HOW WE MOVE BETWEEN THOSE
PLACES—IS MORE FOUNDATIONAL TO A GREEN, FAIR FUTURE THAN JUST
ABOUT ANYTHING ELSE”

– ALEX BACA, SLATE

At the state level, California has been perhaps the boldest with policies aimed at limiting driving miles — however so far they have not had much success. Driving miles have escalated in recent years. Here's what the California Air Resources Board has proposed:

- Quadrupling the number of trips made by walking
- Limiting urban growth boundaries
- Instituting congestion pricing, parking pricing
- Prioritizing transit, walking and biking projects for state infrastructure funding

WHERE WE'RE GOING









BETHESDA TRAIN
ARRIVING NOW...

BETHESDA

MTA 201

RIVERDALE PARK STATION

RIVERDALE PARK



**Map 4. Population Density Change, 1990-2016
by Census Tract**
Montgomery County, Maryland

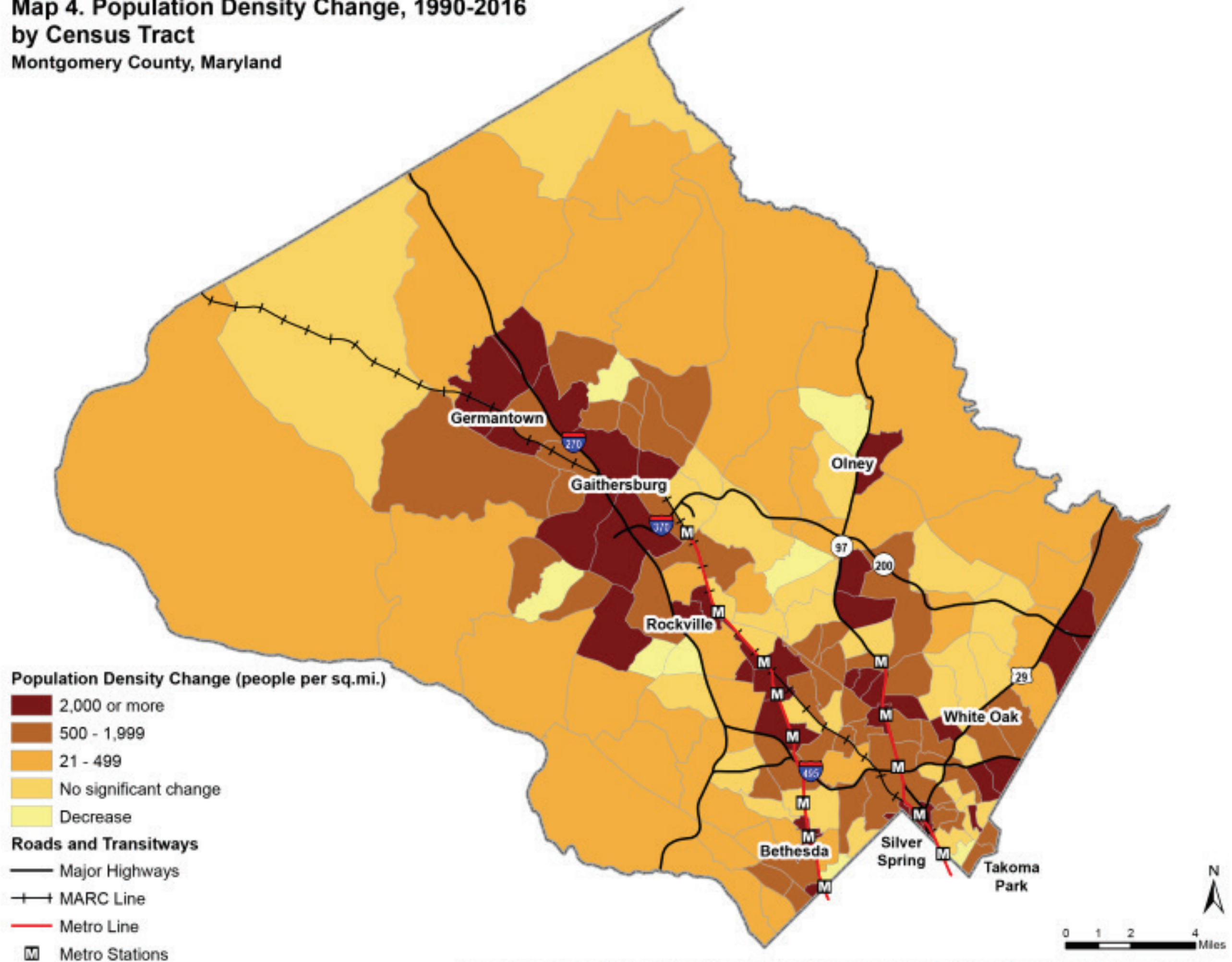
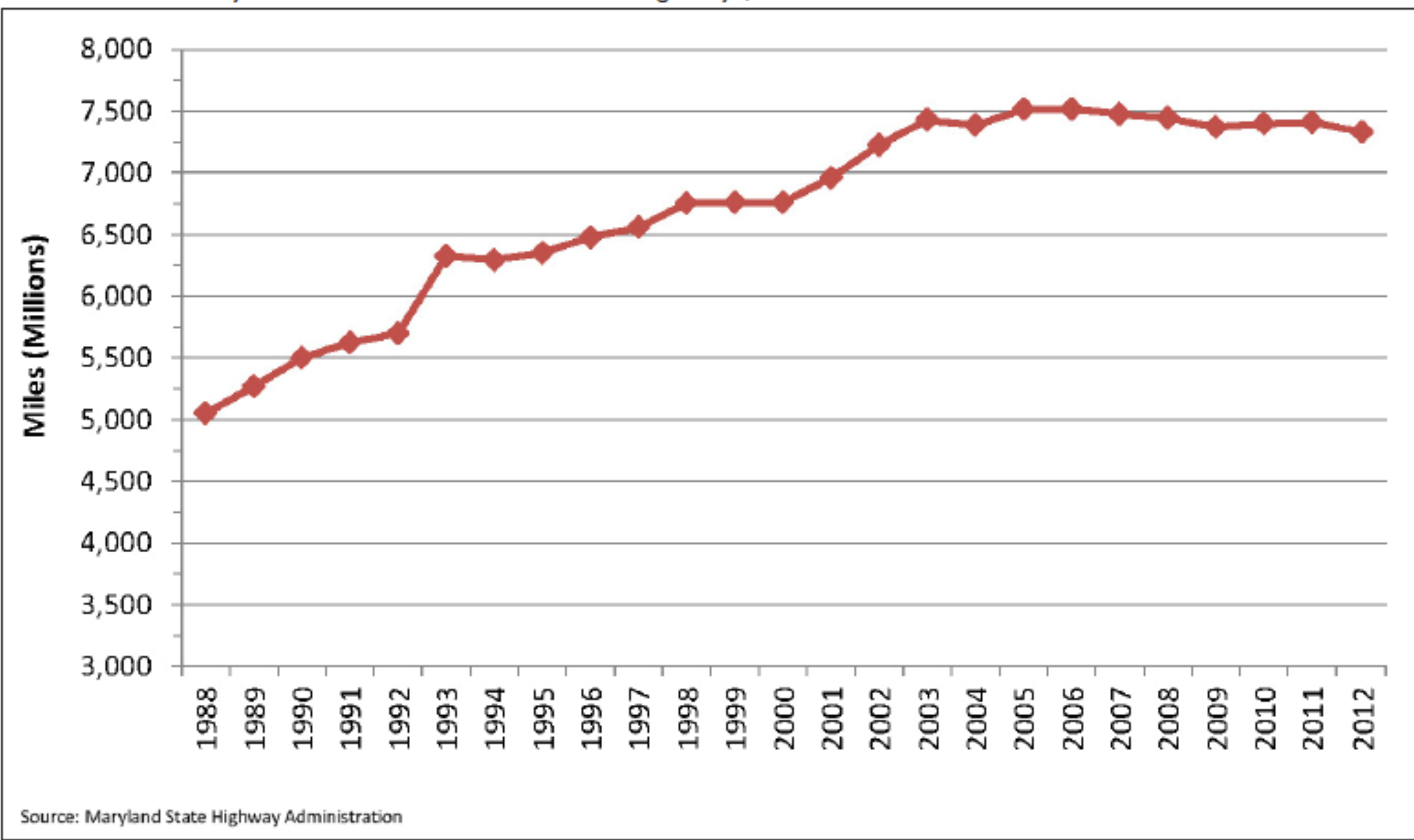


Illustration 2 County Vehicle Miles Traveled on State Highways, 1988-2012







SHOPPING

\$200,000

\$600,000

\$1500/MONTH

\$400,000

\$800,000

\$400,000

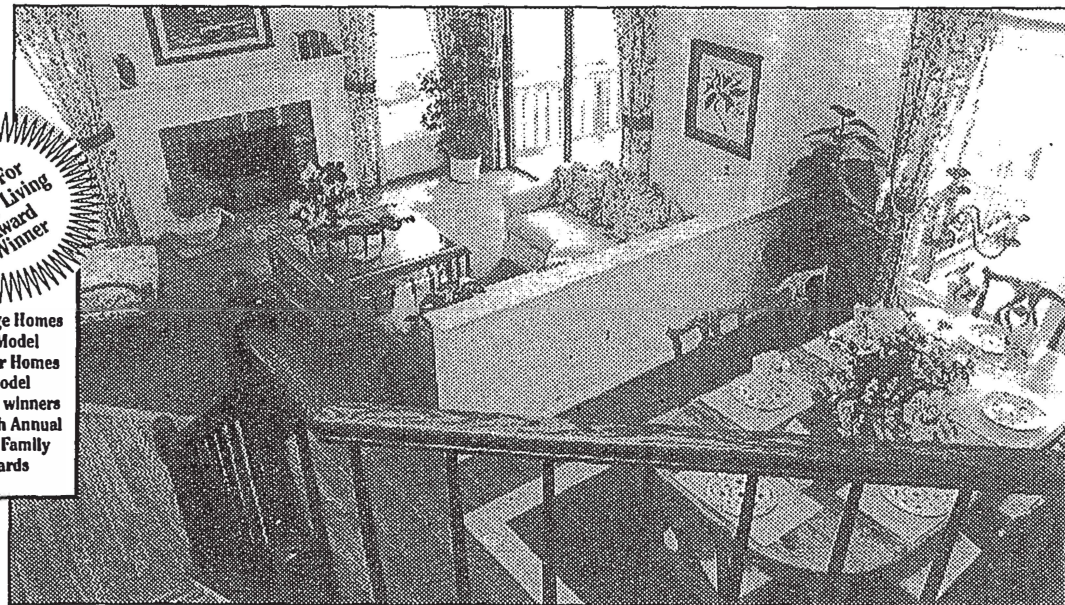
SCHOOL

\$600,000

THE MOST EXCITING SINGLE FAMILY HOME IN OLNEY...



Our Village Homes Franklin Model and Manor Homes Carlton Model are award winners in the 27th Annual Finest for Family Living Awards



IS ONE OF THE MOST AFFORDABLE. FROM ONLY THE \$130s.

Kettler Forlines brings you the dramatic Village Homes at Hallowell.

Only the family homebuilders at Kettler Forlines could turn history into a beautiful subject.

From their dramatic exteriors to breathtaking interiors, our Village Homes are filled with excitement. And they're filled with the top of the line quality, value, and craftsmanship that you expect from Kettler Forlines. With features like two-story foyers, country kitchens, step-down living rooms, and cathedral ceilings.



The Franklin Model, priced from \$147,950.

Best of all, they're set in an unsurpassed family environment on the grounds of the historic Rockland estate of Benjamin Hallowell. The new Hallowell is a community complete with planned swimming and tennis. Close to the Montgomery County schools and excellent shopping.

See Hallowell today and see how exciting history can be.

To visit, from the Beltway take Georgia Avenue north to 1/2 mile past Old Baltimore Road to Hallowell entrance on right. Follow signs to Village Homes Sales Center. Open Noon to dusk daily. Phone (301) 924-5904. Brokers Welcome.

Prices and financing subject to change without notice.



Maryland • Montgomery County • Olney • 20832 • 24 Parson Grove Court

SOLD

Est. Mortgage: \$1,906

\$499,000

WHERE WE ARE

Me saying I support BRT because I was raised Methodist

Woman from the Methodist church who testified against BRT

DAN REED
INDIVIDUAL

Feb 27, 2018



MONTGOMERY COUNTY COUNCIL
PUBLIC HEARING
Mobility and Reliability Study

Me saying I support BRT
because I was raised
Methodist

Woman from the
Methodist church who
testified against BRT

DAN REED
INDIVIDUAL

Feb 27, 2018



MONTGOMERY COUNTY COUNCIL
PUBLIC HEARING
Mobility and Reliability Study



724 Ritchie Ave

Silver Spring, Maryland

Google, Inc.

Street View - Sep 2017

legal

zoning
variance

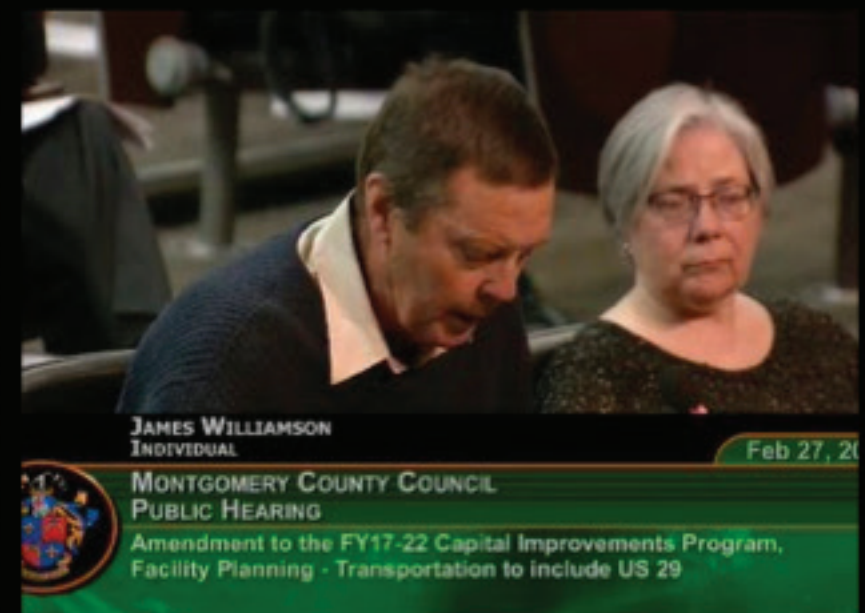
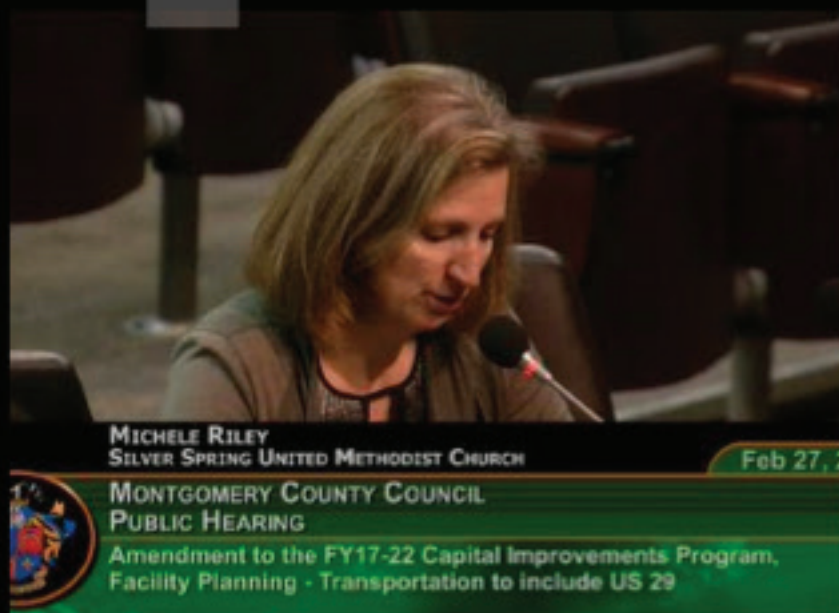
zoning
variance

zoning
variance

street
too narrow



Google





Born and raised in Montgomery County, Dan McHugh, center, said he does not like the way the suburb has evolved. He attended a protest outside the County Council building on June 24. (Rebecca Tan/The Washington Post)

Standing outside the council building on July 9, Gail Weiss, 58, vehemently disagreed. “They’re blowing up single-family home zoning,” she said. “And for what?”

The longtime Bethesda resident sees the zoning proposal as part of the all-Democratic council’s “leftist political agenda.” Residents who cannot afford to live in the county, she said, should move.

Dan McHugh, a 37-year-old Republican political consultant from Rockville, said his opposition stems from what he sees as the changing demographics of Montgomery, which became a majority-minority jurisdiction in 2010.

McHugh said the county, where he grew up, is “going in a direction where it could end up like Prince George’s,” a neighboring county that is one of the wealthiest majority-African-American suburbs in the nation.

When pressed on what he meant, McHugh said: “Our taxes are up, our crime is up, and our schools are turning into a complete joke! How is any of that good?”





**RETAIL AND OFFICE
LEASING NOW**



Town Of Chevy Chase To Pay For Purple Line Environmental Study

FROM BETHESDA NOW – BY AARON KRAUT

Published: 2014.05.15 08:05

The Town of Chevy Chase will pay for a \$10,000 study to look for an endangered shrimp-like creature thought to be in streams near the proposed path of the Purple Line.



New
Neighborhood
Quality of Life
Checklist

Development
Project Impact
Assessment
Checklist

Taking Control of
Growth on

CEDS Triples Citizen Success in Protecting Homes, Neighborhoods & the Environment

If you're concerned about a threat to your neighborhood or environment anywhere in the USA then contact CEDS at 410-654-3021 or Help@ceds.org for an initial no-cost discussion of strategy options.

How CEDS Can Triple Your Chances of Victory at a Fraction of the Cost

Search CEDS

**Some of the Issues We
Can Help You Win**

(Anywhere in the USA)

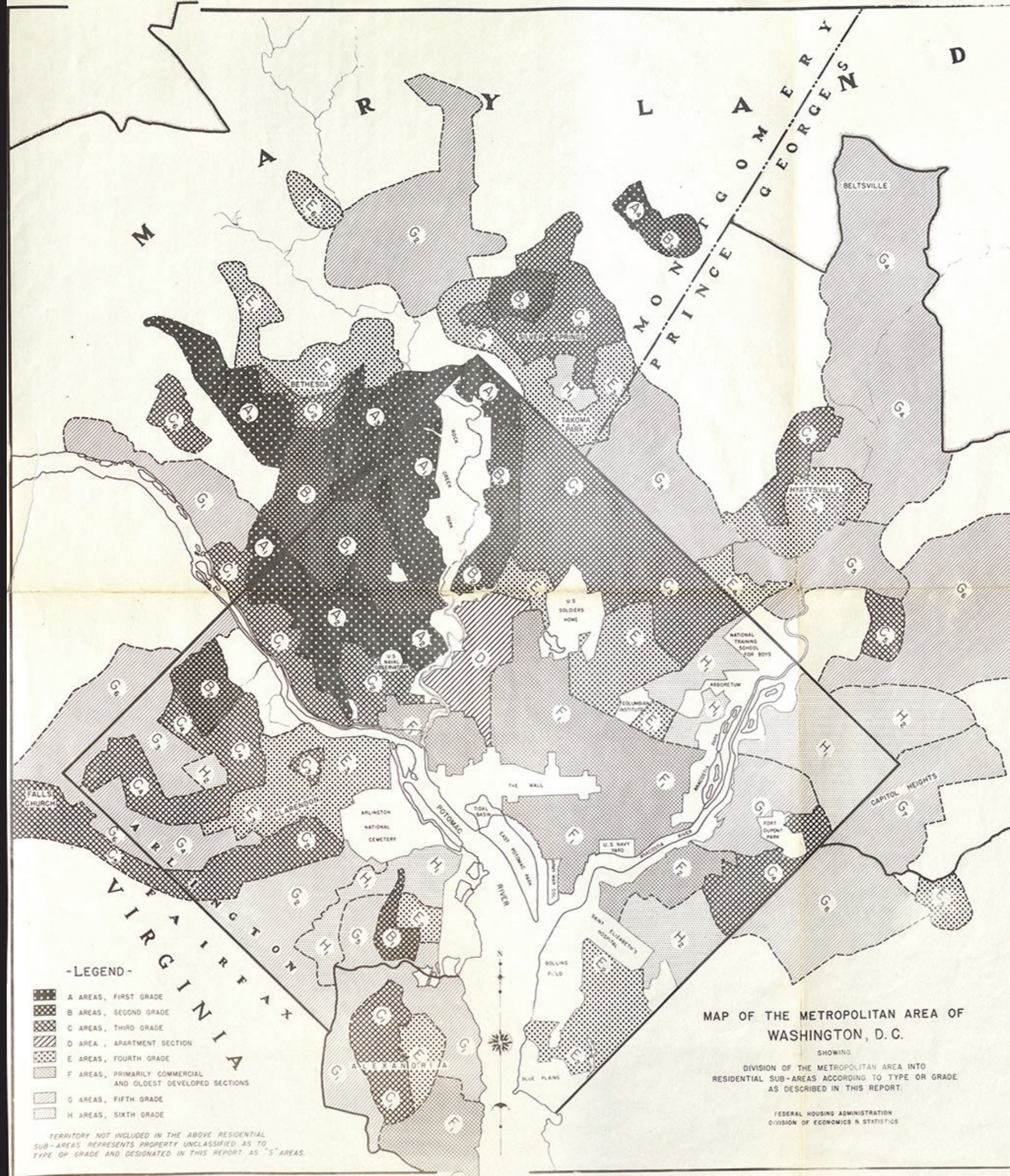
Air Pollution & Sprawl

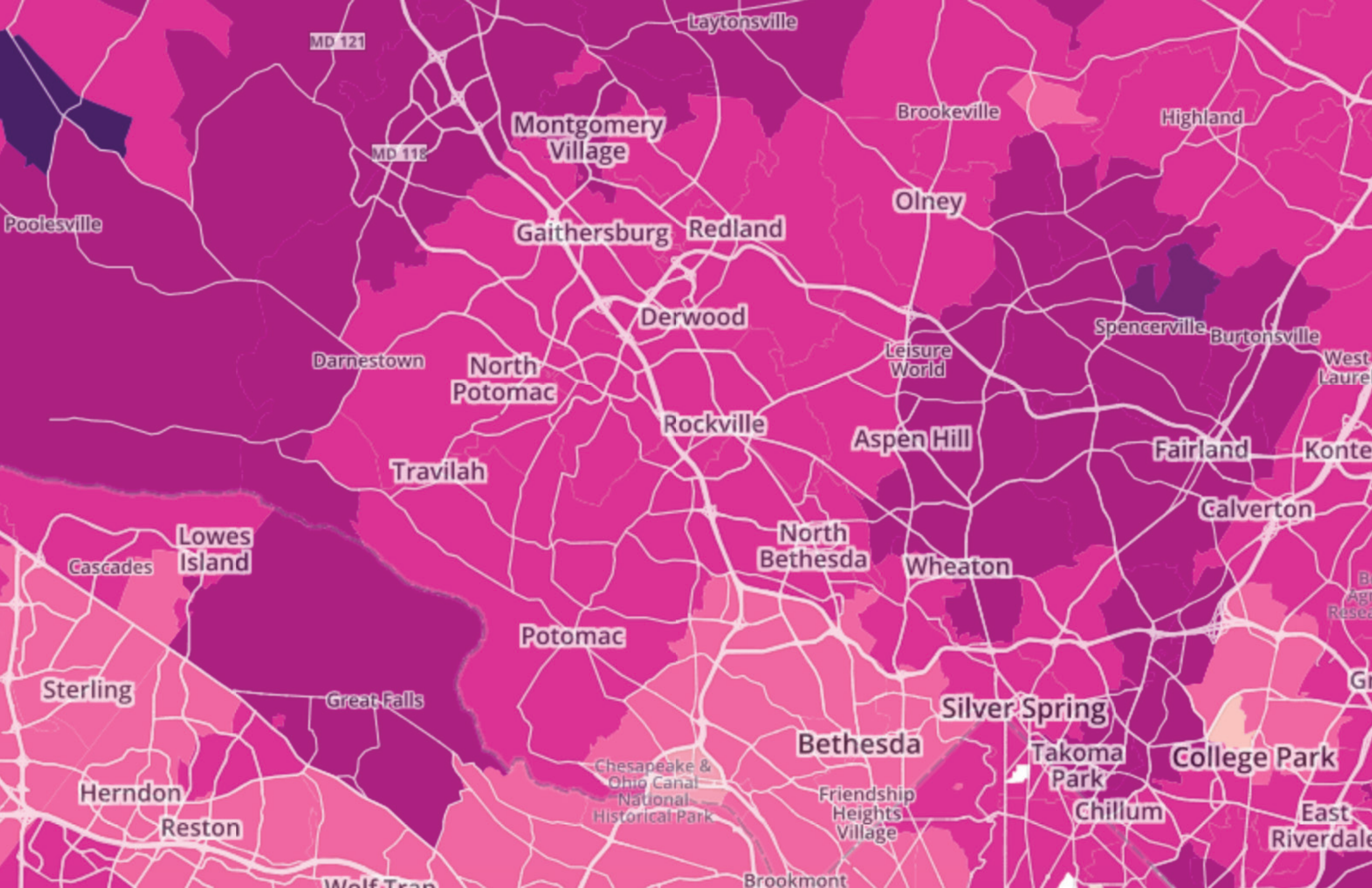
Annexation

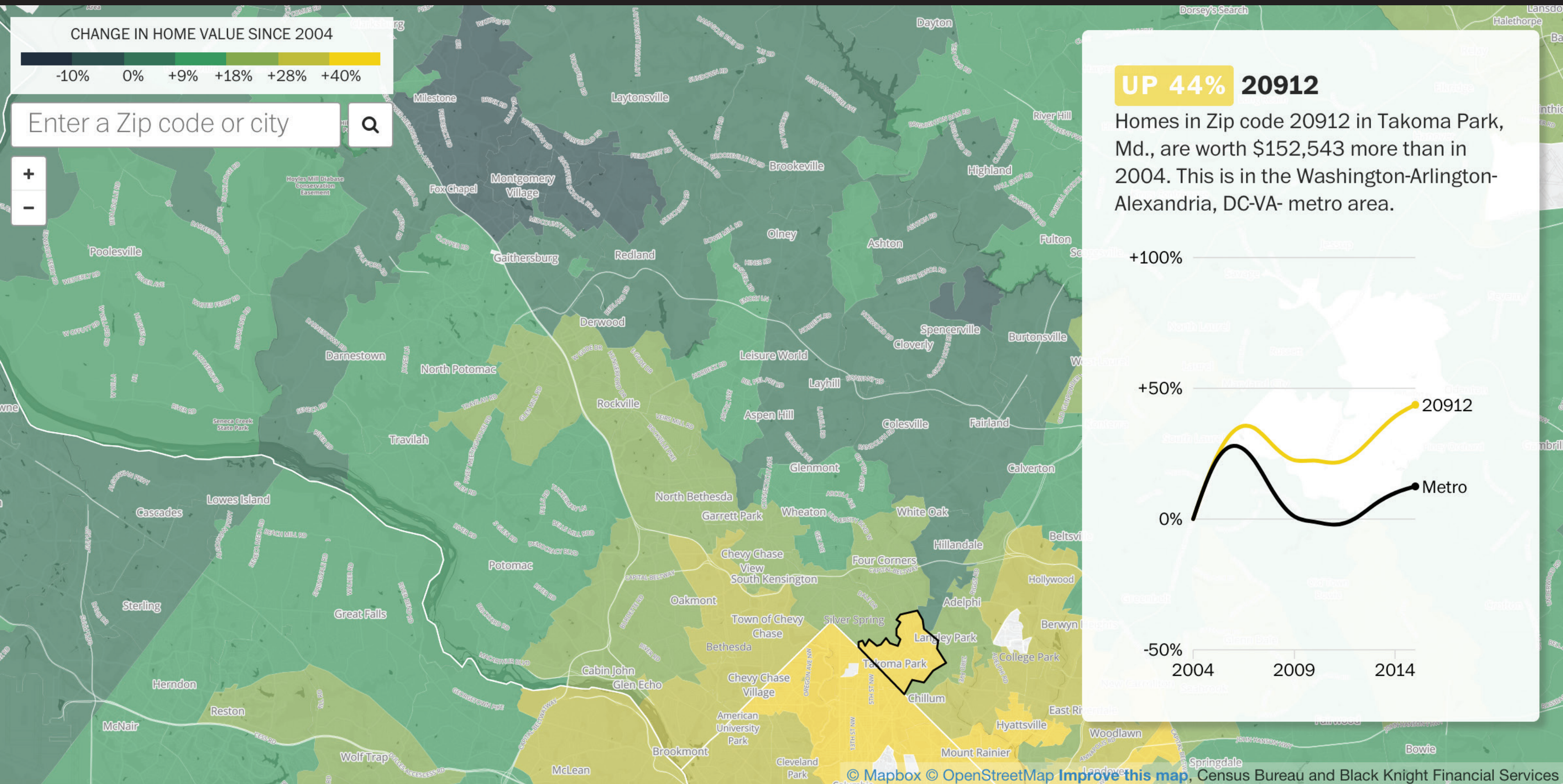
Apartments &
Condominiums

Aquatic Resource
Protection



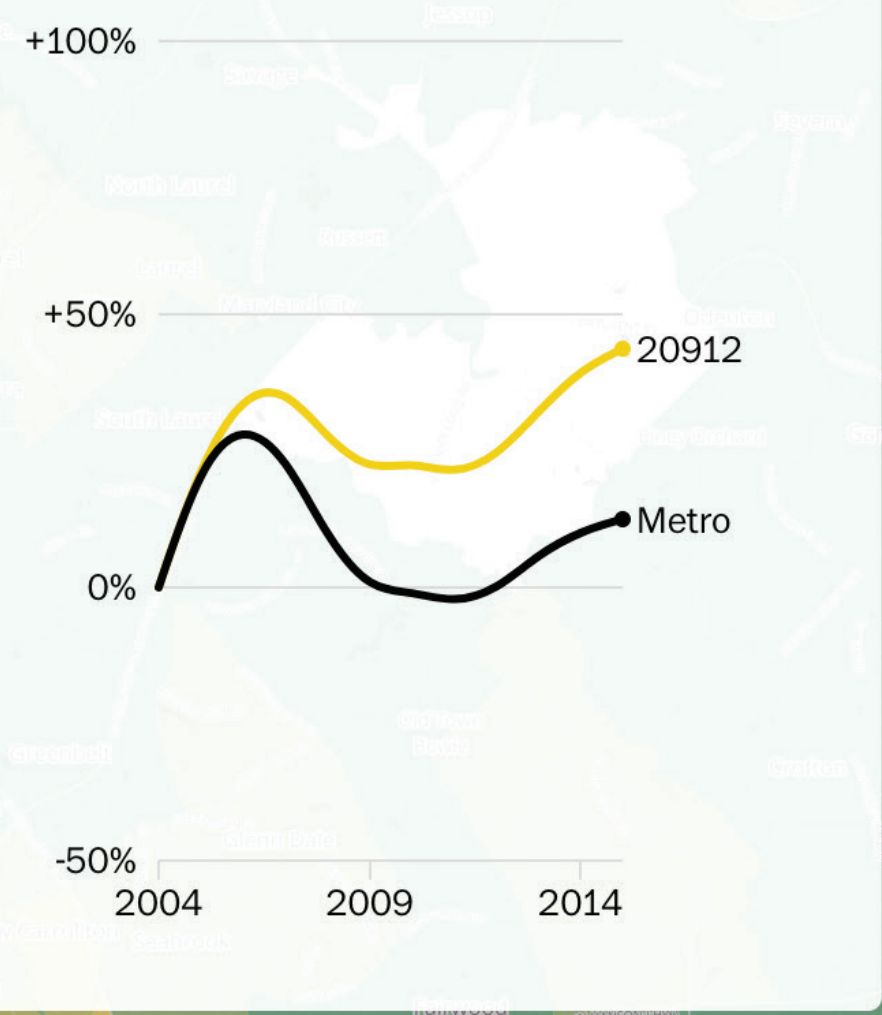






UP 44% **20912**

Homes in Zip code 20912 in Takoma Park, Md., are worth \$152,543 more than in 2004. This is in the Washington-Arlington-Alexandria, DC-VA- metro area.

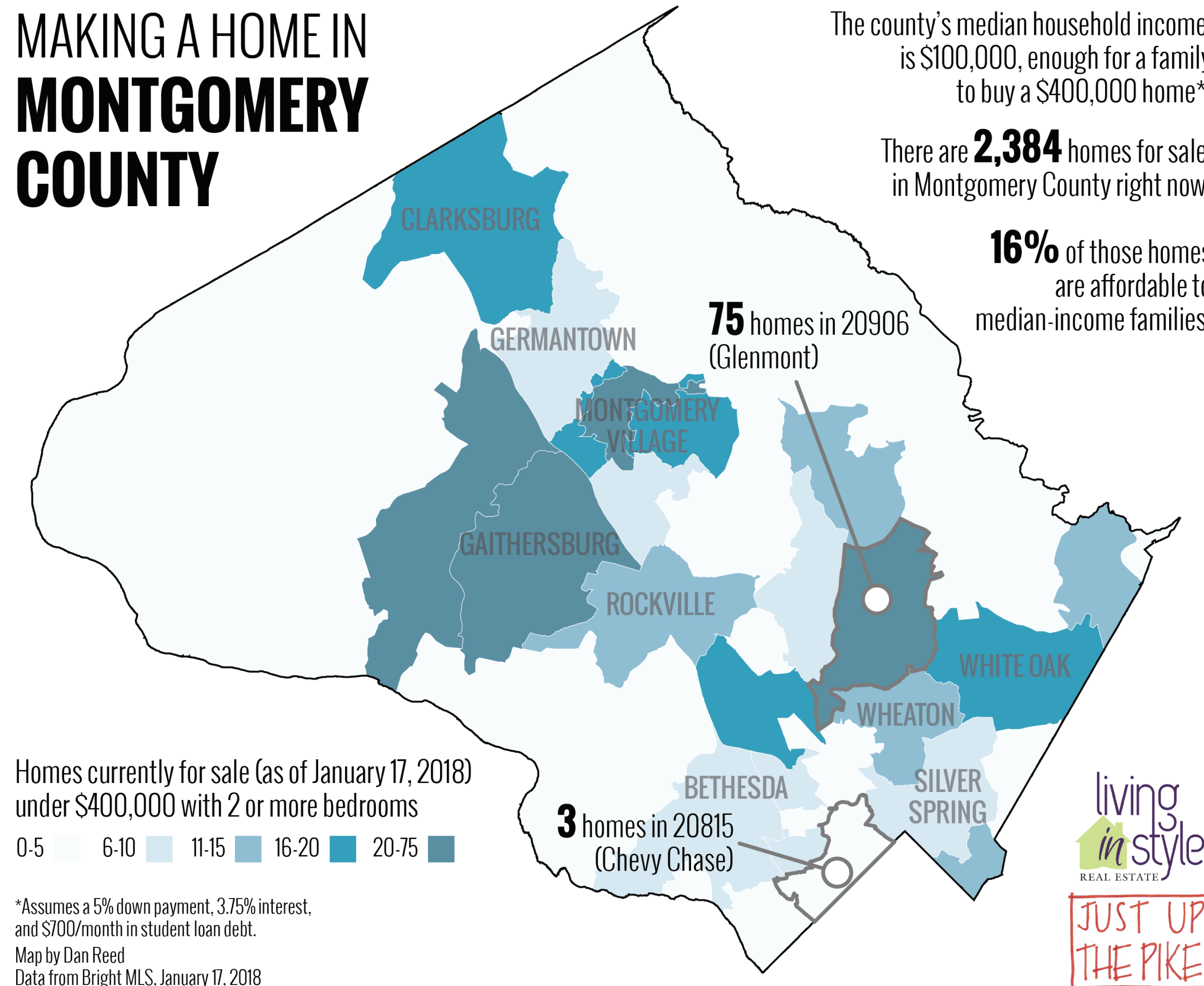


MAKING A HOME IN MONTGOMERY COUNTY

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.

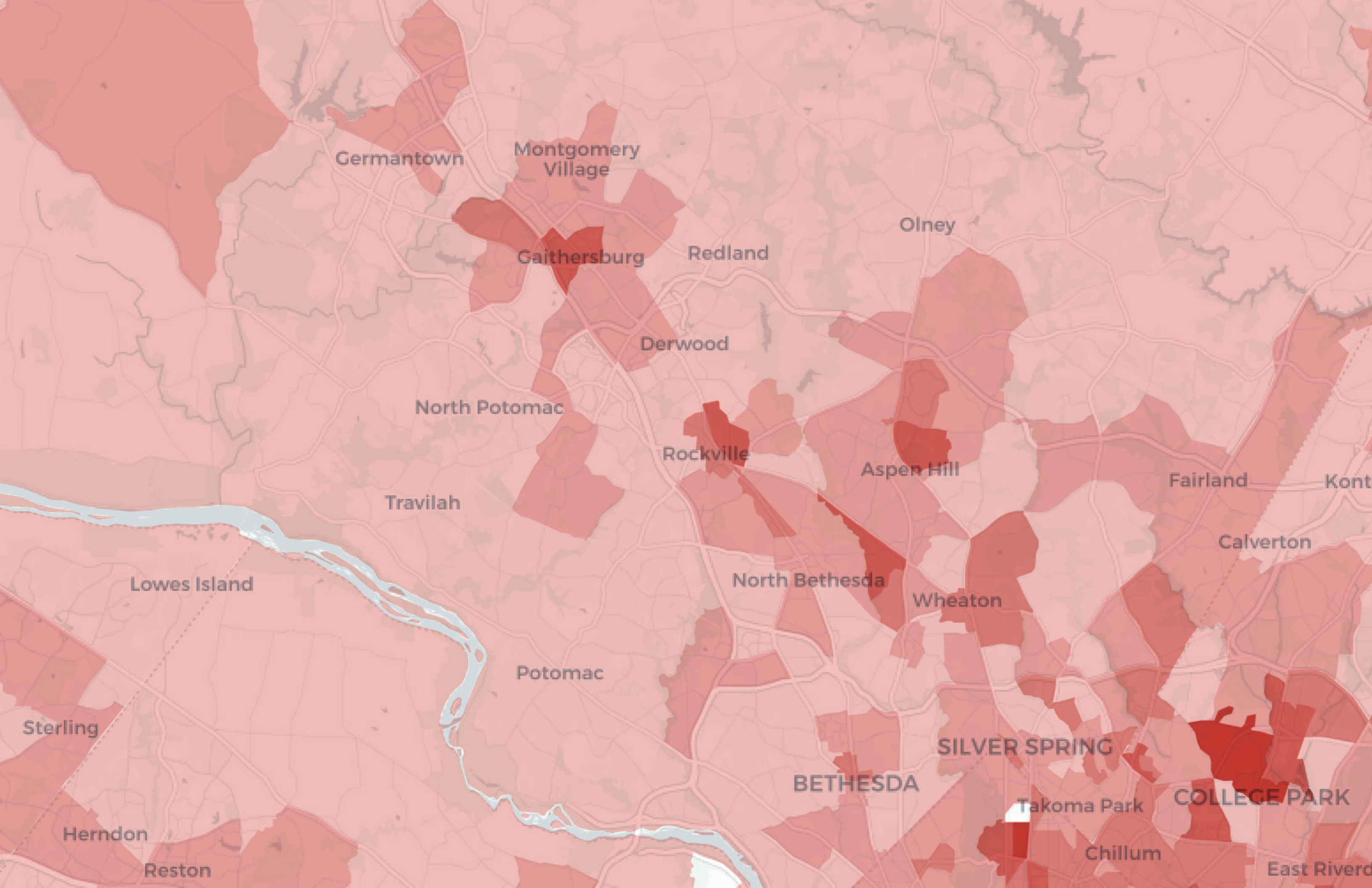


*Assumes a 5% down payment, 3.75% interest, and \$700/month in student loan debt.

Map by Dan Reed
Data from Bright MLS, January 17, 2018

living
in style
REAL ESTATE

JUST UP
THE PIKE



Germantown

Montgomery
Village

Gaithersburg

Redland

Olney

Derwood

North Potomac

Rockville

Aspen Hill

Travilah

Fairland

Kont

Calverton

Lowes Island

North Bethesda

Wheaton

Potomac

Sterling

Herndon

Reston

BETHESDA

SILVER SPRING

Takoma Park

Chillum

COLLEGE PARK

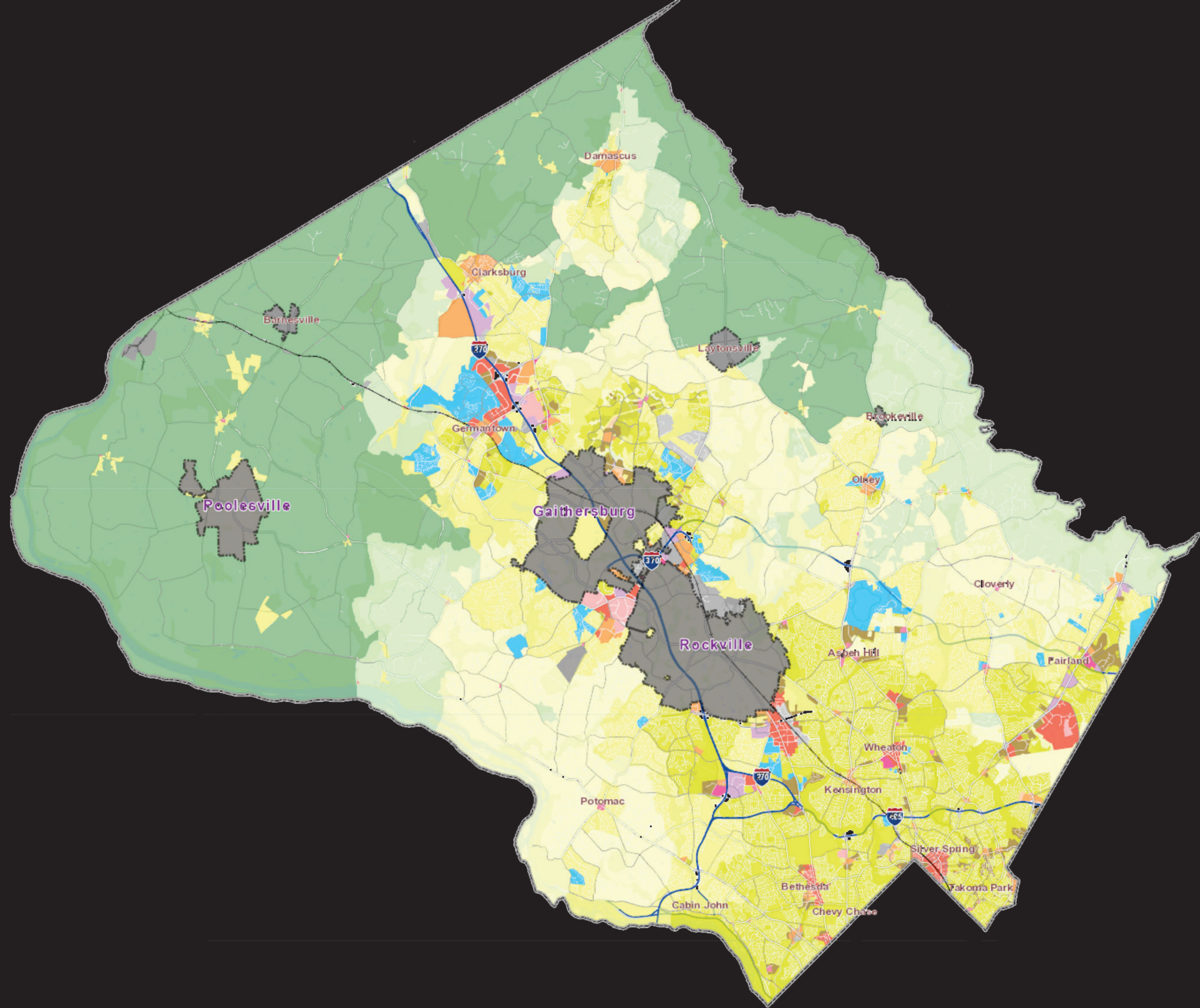
East River

208,000

new residents will come to
Montgomery County in the next 20-30 years

87,000

new homes are needed to house them



farms, forever

planned communities

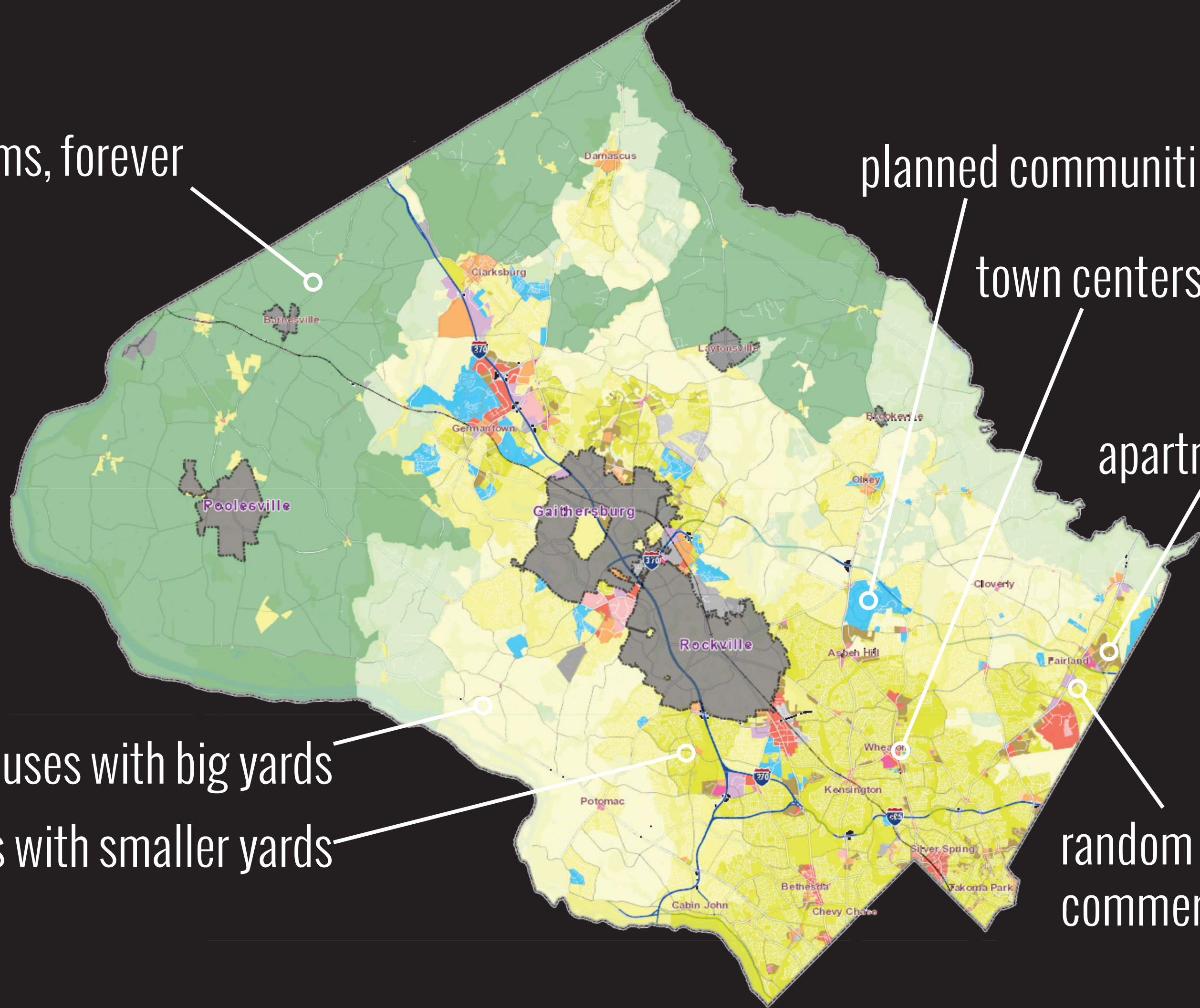
town centers

apartments

random
commercial bits

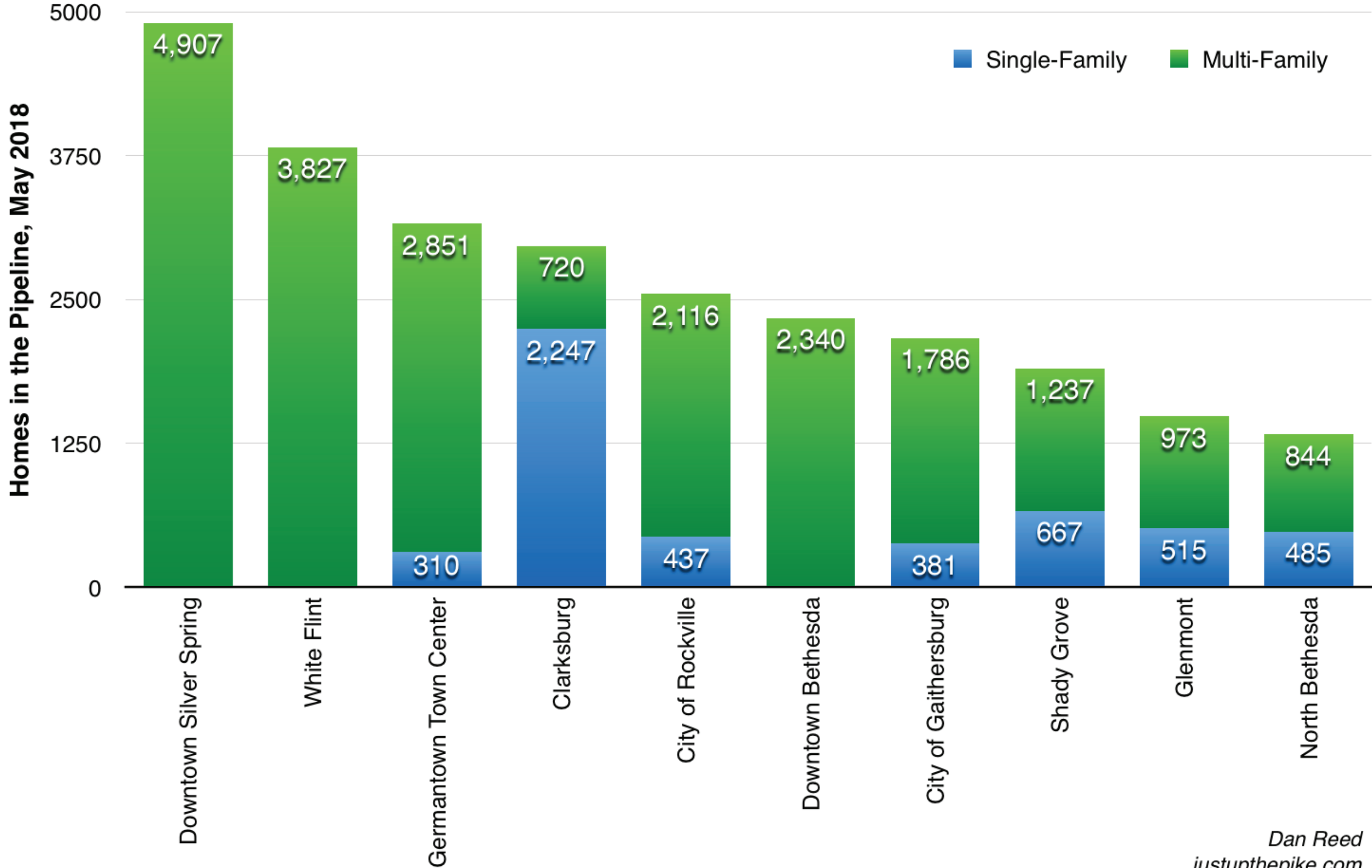
houses with big yards

houses with smaller yards





80% of New Homes in Montgomery County Are Going to These 10 Places



DEVELOPMENT APPLICATION FOR:

CHEVY CHASE LAKE

PRELIMINARY PLAN 120150130

SITE PLAN 820150040

SITE PLAN 820150050

SKETCH PLAN 32014003A

FEBRUARY 13 2015

UP TO 388,833 SF OF RESIDENTIAL GROSS
FLOOR AREA AS ALLOWED BY NEW
ZONING CODE EFFECTIVE OCT. 30, 2014

For process and hearing information please contact:
The Maryland-National Capital Park and Planning Commission
8787 Georgia Ave. Silver Spring, MD 20910
www.montgomeryplanning.org/development
(301) 495-4550

PRICED FROM \$1.5 MILLION
OPENING SPRING 2016

THE BROWNSTONES
CHEVY CHASE LAKE

THE NEIGHBORHOODS OF
EYA

LUXURY ELEVATOR
BROWNSTONES

PRICED FROM \$1.5 MILLION
OPENING SPRING 2016

EYA.COM





NOW WHAT?