

Appendix B - Engagement



Appendix B: Engagement

This appendix includes:

- Tables of milestone engagement events and stakeholder meetings from October/November 2024 – June 2026.
- November 2025 Engagement Summary presentation to the Planning Board
- November 2025 Engagement Summary memo (Brick & Story)
- Appendix to the November 2025 Engagement Summary memo (Brick & Story)
- Questions / Responses and Comments received between February - May 2026 in response to Preliminary Recommendations

Major Engagement Milestones
Friendship Heights Sector Plan

November 2024 - June 2026

Date	Event	Location	Format
2024-11-20	Pre-scope workshop	Wisconsin Place Rec Cntr	in-person workshop
2024-12-03	Pre-scope workshop	online	live virtual event
2025-05-20	Existing Conditions	online	webinar
2025-06-11	Visioning Workshop	Wisconsin Place Rec Cntr	in-person workshop
2025-06-24	Visioning Workshop	online	live virtual event
2025-07-29	Bus Owner Focus Group	online	live virtual event
2025-07-29	Parent Focus Group	online	live virtual event
2025-08-06	Parent Focus Group	Red Panda Art	in-person focus group
2025-08-01	Renter Focus Group	online	live virtual event
2025-08-04	Renter Focus Group	online	live virtual event
2025-09-30	Visioning Workshop	Wisconsin Place Rec Cntr	in-person workshop
10/3/25 - 10/17/25	Visioning Workshop	online	web-based
	Questionnaire: general	online	survey
	Questionnaire: Somerset	online	survey
	Questionnaire: CCV	online	survey
2025-11-18	Visioning Summary to Community	online	live virtual event
2026-02-03	Preliminary Recommendations	Wisconsin Place Rec Cntr	in-person presentation
2026-02-05	Preliminary Recommendations	online	live webinar
2026-03-30	Office Hours: Virtual	online	drop-in virtual event
2026-04-15	Office Hours: Virtual	online	drop-in virtual event
2026-04-22	Office Hours: Virtual	online	drop-in virtual event
2026-04-28	Office Hours:	in-person	drop-in event
2026-05-06	Office Hours: Virtual	online	drop-in virtual event
2026-06-09	Recommendations Update	Wisconsin Place Rec Cntr	in-person presentation
2026-06-11	Recommendations Update	virtual	live webinar

Date	Meeting with	Format
10/14/2024	Chevy Chase Village	presentation
10/15/2024	Friendship Heights Village Council	presentation
10/28/2024	Greater Bethesda Chamber of Commerce	meeting
10/30/2024	Friendship Heights Urban District Advisory Committee + Western Montgomery Citizens Advisory Committee	presentation
11/1/2024	Friendship Heights Neighbors Network	meeting
11/18/2024	FHA arranged meeting with major property owners	presentation
11/22/2024	Town of Somerset	presentation
12/4/2024	Somerset House (condos)	presentation
1/15/2025	Citizens Coordinating Committee for FH (CCCCFH)	presentation
1/29/2025	DDOT	meeting
2/10/2025	MCDOT (coordination kickoff)	meeting
2/13/2025	MD State Highway Administration	meeting
3/3/2025	Chevy Chase Land Co	meeting
3/4/2025	Village of Friendship Heights - village manager	meeting
3/11/2025	NAIOP	presentation
3/27/2025	Village of FH - development committee	discussed GEICO and process
4/3/2025	meeting w local brokers (arranged by FHA)	meeting
4/10/2025	FHA Youth Council	workshop with teens
4/15/2025	4620 N Park Ave	presentation
4/16/2025	WMATA coordination	meeting
4/25/2025	MCPL	meeting
5/15/2025	Bike to work day	pop-up at existing event
6/11/2025	Chevy Chase Land Co	meeting
6/25/2025	Greater Bethesda Chamber of Commerce	presentation
6/29/2025	ANC 3E Commissioners	presentation
8/1/2025	Brookdale	meeting
9/8/2025	Little Falls Watershed Alliance	meeting
9/8/2025	Somerset House (condos)	presentation
9/9/2025	Shoemaker block property owners	meeting
9/10/2025	met w VoFH re property owned by Village	meeting
9/25/2025	CCCCFH	discuss/present
10/9/2025	ANC 3E public meeting	presentation
10/13/2025	Chevy Chase Village	presentation
10/21/2025	Brookdale	presentation
10/22/2025	Chevy Chase Village (Jonathan Halperin)	meeting
11/3/2025	Town of Somerset	Atara presentation
11/13/2025	Village of FH (development committee)	meeting
12/15/2025	Shoemaker block property owners	meeting
12/17/2025	CCLC	meeting
1/12/2026	Somerset House (condos)	meeting
1/14/2026	Chevy Chase Village (dev committee)	meeting
1/26/2026	CCLC	meeting
1/26/2026	Village of FH (development committee)	presentation (PR preview)
1/26/2026	Brookdale	presentation (PR preview)
1/29/2026	Chevy Chase Village (dev committee)	presentation (PR preview)
2/10/2026	Shoemaker block property owners	meeting

2/10/2026	Chevy Chase Village (dev committee)	meeting
2/18/2026	chat with individual stakeholders	meeting
3/26/2026	Tabling in Friendship Heights	in-person engagement
3/26/2026	CCCFH	presentation (PR preview)
4/13/2026	CCV Development Group	meeting
4/14/2026	CCV Dev group + CCLC	meeting
4/15/2026	chat with individual stakeholders	meeting
4/21/2026	4620 N Park Ave	meeting
4/22/2026	Somerset House (condos)	meeting
4/23/2026	Brookdale Civic Association	meeting
4/23/2026	MCDOT coordination	meeting
4/24/2026	MCDOT coordination	meeting
4/30/2026	CCLC	meeting
5/9/2026	Friendship Heights Makers Market (had a table)	pop-up at existing event
5/12/2026	CCLC and Chevy Chase Village	meeting
5/12/2026	EYA	meeting
5/14/2026	Shoemaker block property owners	meeting
5/15/2026	Bike to work day	pop-up at existing event
5/19/2026	CCLC	meeting
5/28/2026	CCLC and Chevy Chase Village	meeting
6/4/2026	CCLC	meeting
6/16/2026	EYA	meeting
6/25/2026	MCDOT	meeting



Montgomery Planning

West County Planning

November 2025

Friendship Heights Sector Plan Update

Engagement Summary: What We've Heard



Agenda

- Engagement overview
- Who we've heard from
- What we've heard
- Next steps





ENGAGEMENT OVERVIEW

Sector Plan Engagement

- Reach a wide range of stakeholders
- Deliver clear and straightforward messaging
- Provide a variety of opportunities so that people of all ages and stages can participate
- Collaborate with community partners and agencies
- Meet people where they are



Engagement Metrics

3 in-person workshops

2 virtual workshops

1 web-based interactive activity

1 webinar

5 focus groups

3 questionnaires

30+ meetings with community groups

2500+ postcards mailed

750+ e-letter subscribers

Over 1,200 stakeholder touchpoints

Pre-Scope Engagement: Fall 2024

Introduced the Sector Plan process and starting listening to the community

- November 2024 – January 2025
- Two workshops: in-person and virtual
- Meetings with community groups
- Tabling and flyers



Engagement: Spring 2025



Visioning: June – October 2025

Worked with the community to develop a vision for the future of Friendship Heights

- Workshops
- Focus Groups
- Questionnaires
- Web-based visioning activity



Visioning: June – October 2025

Expanded the stakeholder base of the Plan through outreach

- Postcards
- E-letter (added 300 subscribers)
- Announcements in community newsletters/listservs



WHAT'S YOUR VISION FOR THE FUTURE OF FRIENDSHIP HEIGHTS?

The Friendship Heights Sector Plan will create a vision for the next 20 years of Friendship Heights. Montgomery Planning needs your input to develop the plan! Join us for an interactive workshop focusing on how the sector plan will shape future development. The workshop will include discussion groups about opportunities for future growth in Friendship Heights.


September 30, 2025
6:30 – 8:30 pm
Wisconsin Place Recreation Center
5311 Friendship Boulevard
Chevy Chase, MD 20815


Scan the QR code to learn more about the plan, RSVP for the workshop and sign-up for our e-letter.


FRIENDSHIP HEIGHTS
SECTOR PLAN

Visioning: June – October 2025

Spring Workshops

- What do you want Friendship Heights to be like in 20 years?
- Prioritizing park amenities and understanding access
- Pedestrian network needs
- Focus on Wisconsin Avenue



Visioning: June – October 2025

Focus Groups

- Renters
- Parents of children 0-18
- Business Owners

Questionnaires

- Chevy Chase Village
- Town of Somerset
- Community-wide on amenities and housing

Visioning: June – October 2025

Fall Workshop/Web-based Activity

- Focus on Sector Plan implementation – development and amenities
- Discussion groups around housing and amenities at three major sites:
 - GEICO
 - Saks/The Collection
 - 5550 Friendship Boulevard



We've been talking to.....

Sept 2024 – November 2025

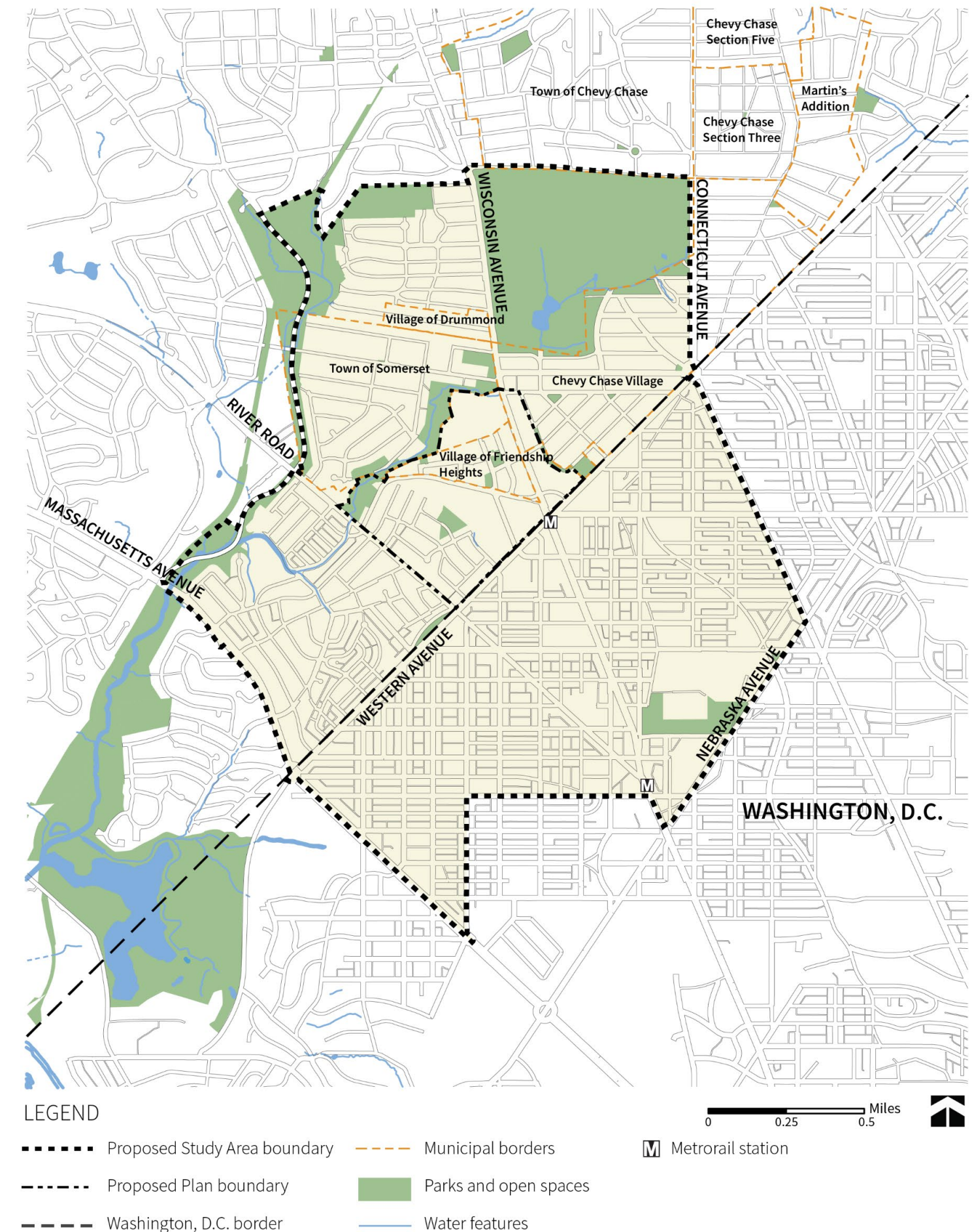
- Village of Friendship Heights
- Chevy Chase Village
- Town of Somerset
- Citizens Coordinating Committee on Friendship Heights
- West Friendship Association
- Brookdale neighborhood
- Friendship Heights Transportation Management District
- Western Montgomery Citizens Advisory Board
- Friendship Heights Urban District Advisory Committee
- Friendship Heights Alliance + Youth Advisory Council
- Greater Bethesda Chamber of Commerce
- Friendship Heights Neighbors Network
- Little Falls Watershed Alliance
- Various property owners
- Somerset House (condos)
- 4620 North Park Avenue
- NAIOP
- ANC 3E (DC)
- DC Office of Planning



WHO WE'VE HEARD FROM

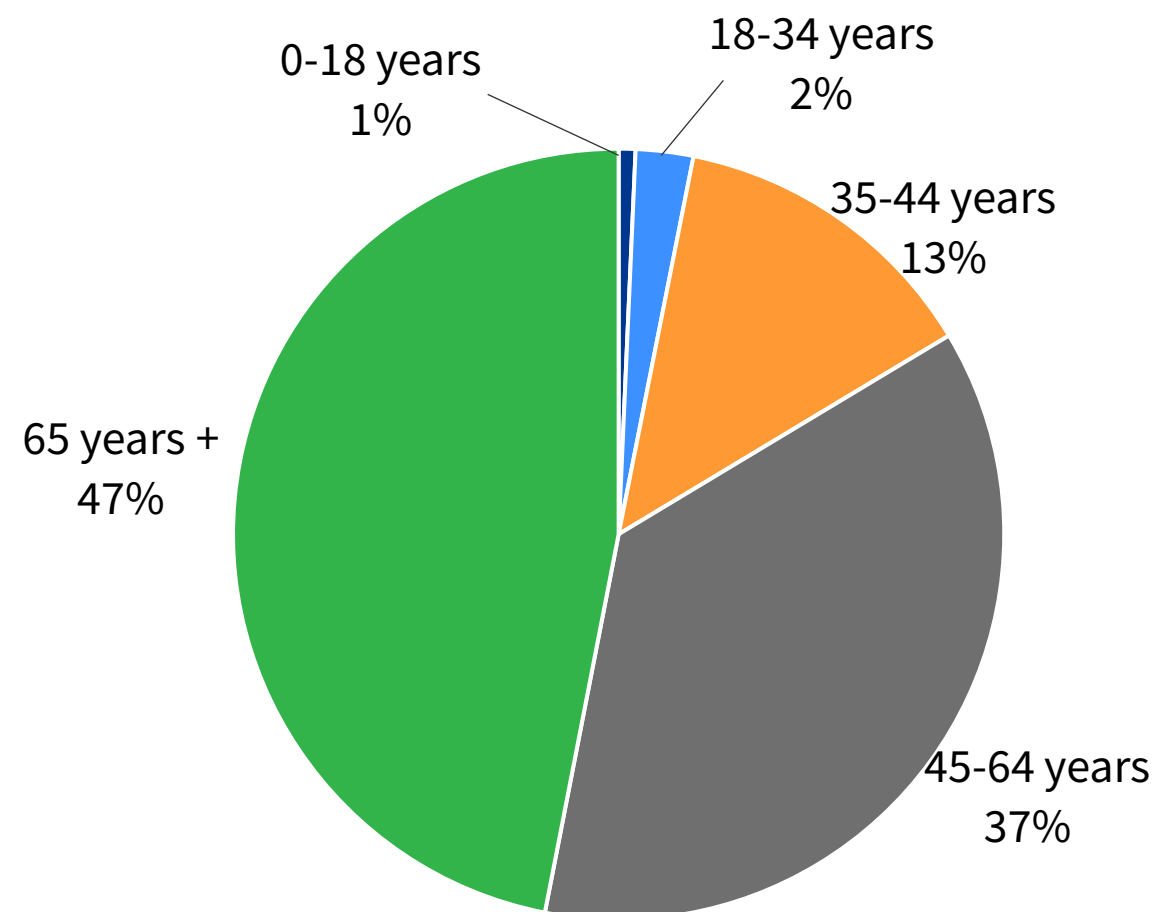
Engagement Demographics

- Most participants who were residents live in the Study Area
- 95% of questionnaire respondents live in Study Area

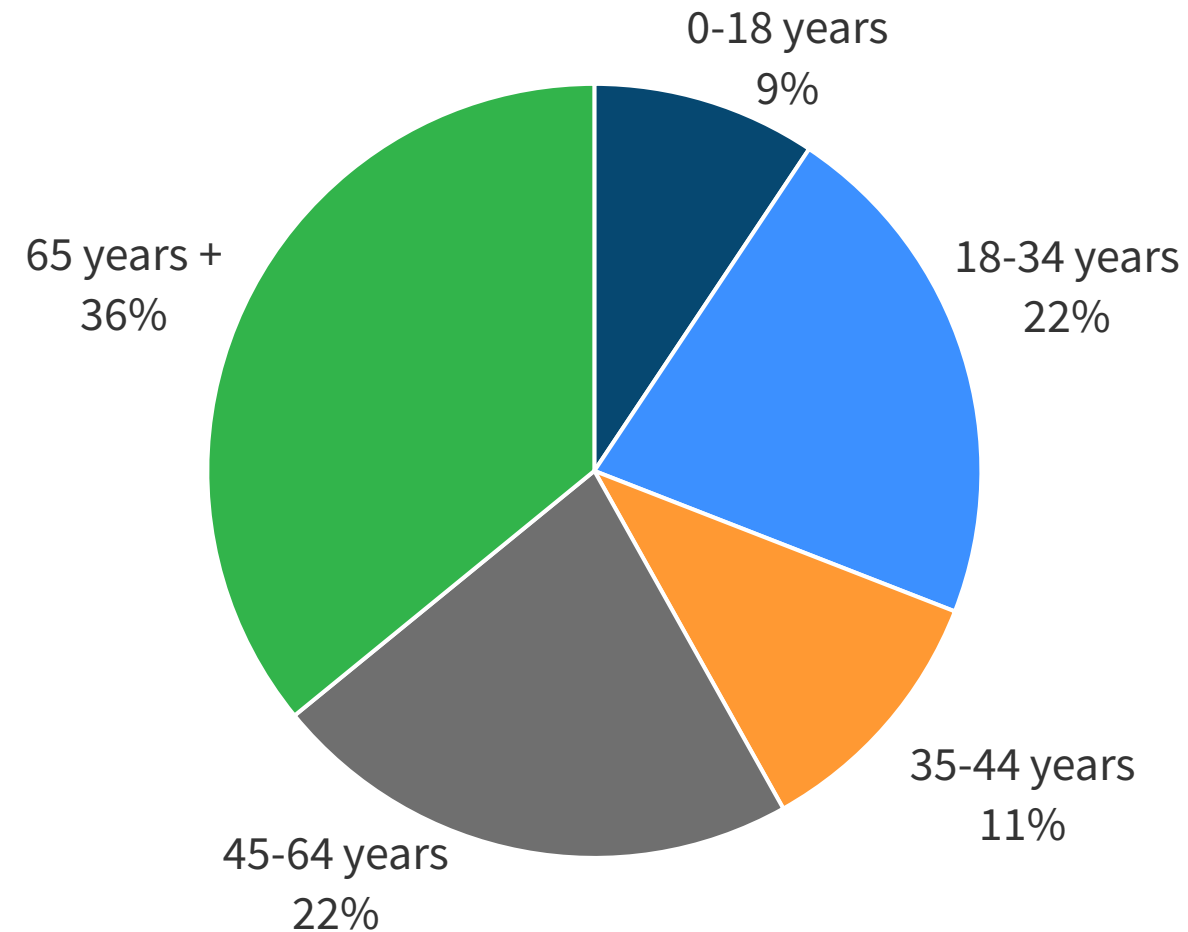


Demographics: Age

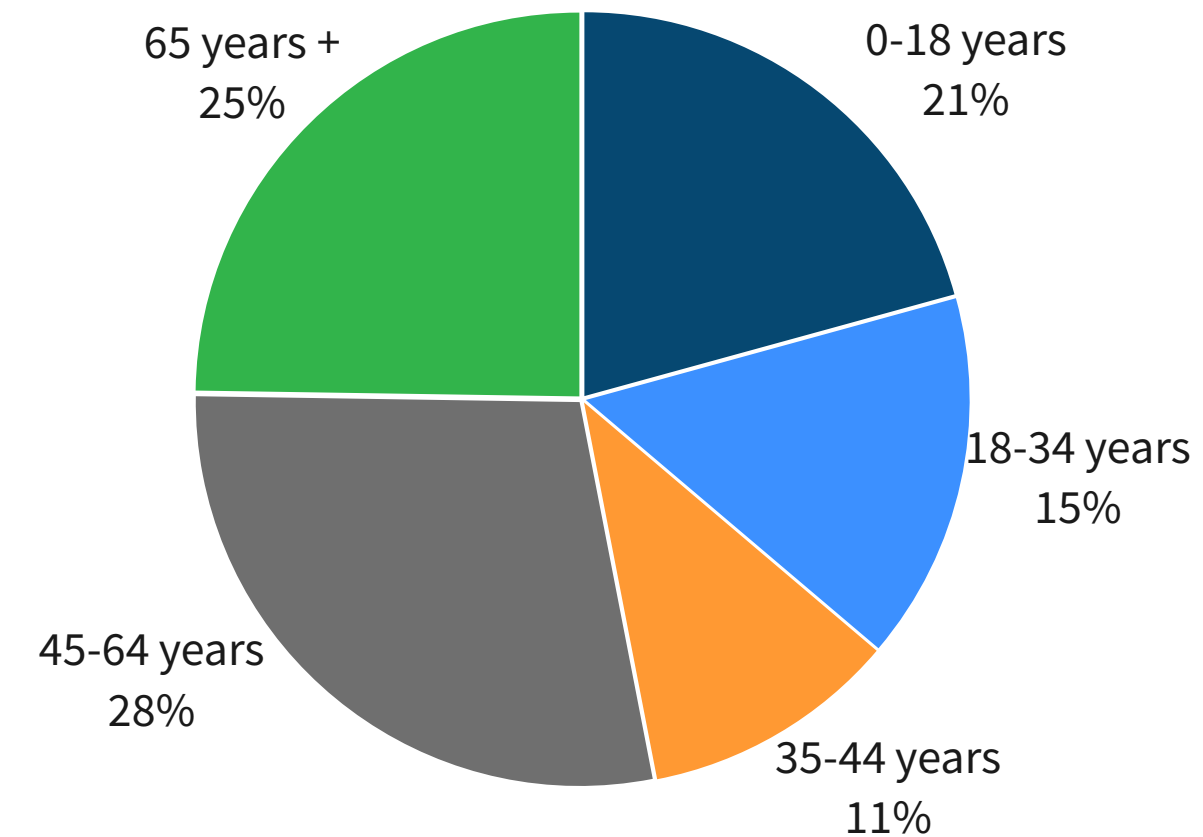
Plan Engagement



Plan Area



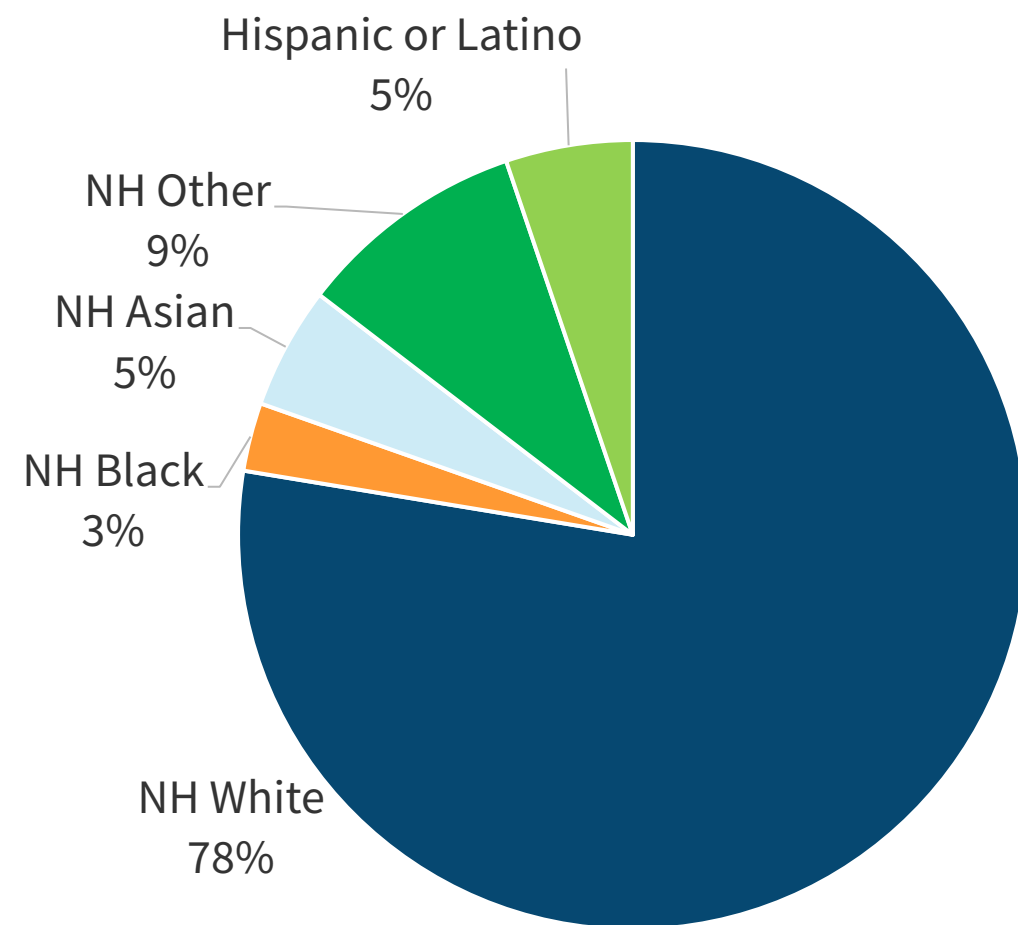
Study Area



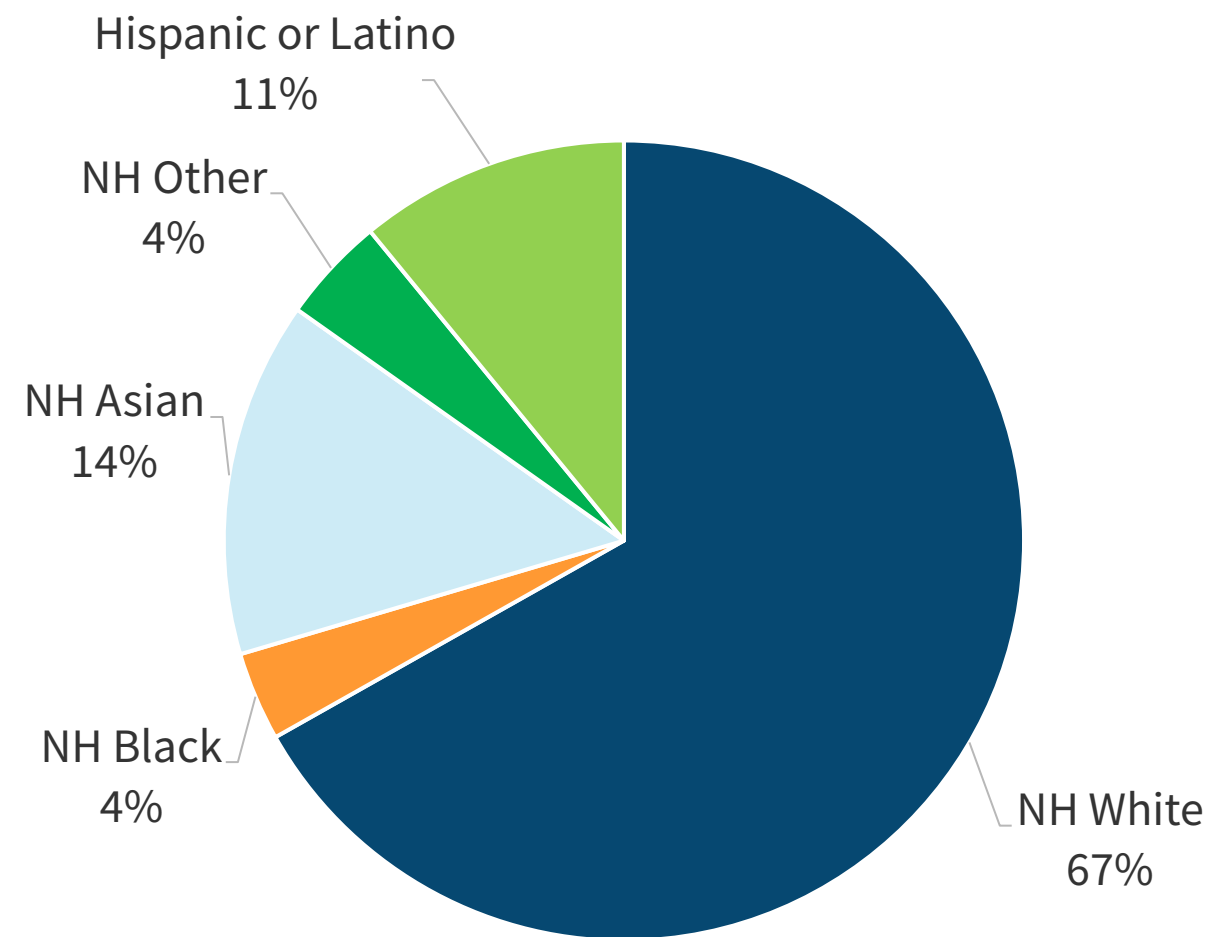
0-18 years 18-34 years 35-44 years 45-64 years 65+ years

Demographics: Race/Ethnicity

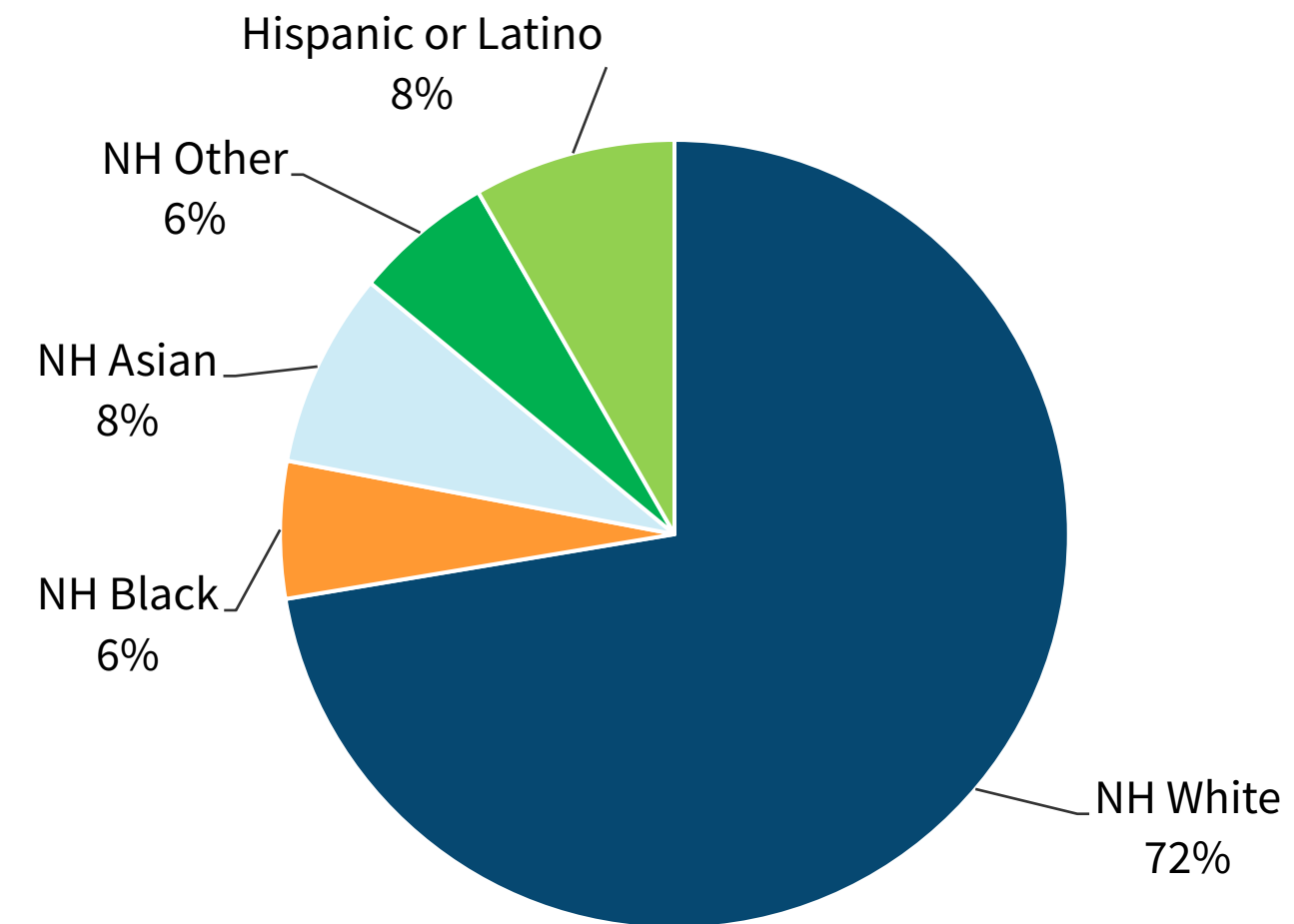
Plan Engagement



Plan Area



Study Area



■ Non-Hispanic White ■ Non-Hispanic Black ■ Non-Hispanic Asian ■ Non-Hispanic Other ■ Hispanic or Latino

Demographics: Household Type + Tenure

- 23% of engagement participants live with children 0-18
- 25% of households in the Study Area include children ages 0-18
- Only 13% of participants were renters, which is far below the Plan and Study area metrics for renter-occupied households.



WHAT WE'VE HEARD

What We've Heard: Overview

Key takeaways about:

- Community Identity
- Land Use and Development
- Housing
- Amenities
- Transportation
- Parks
- Environment



Community Identity: Takeaways

Today....

- Friendship Heights does not currently have a strong identity or brand
- Business owners find the lack of identity a marketing challenge
- “Where is Friendship Heights?”



In 20 years Friendship Heights should be...

Vibrant, mixed-use, multi-generational neighborhood

Affordable, local retail and restaurants

As much fun to hang out in as Bethesda

Walkable, accessible, affordable

Unchanged, about the way it is now

Safe, vibrant commercial district

Green, walkable, pedestrian-friendly

Diverse and inclusive

A denser, more thriving urban area

Small town vibe

Land Use and Development: Takeaways



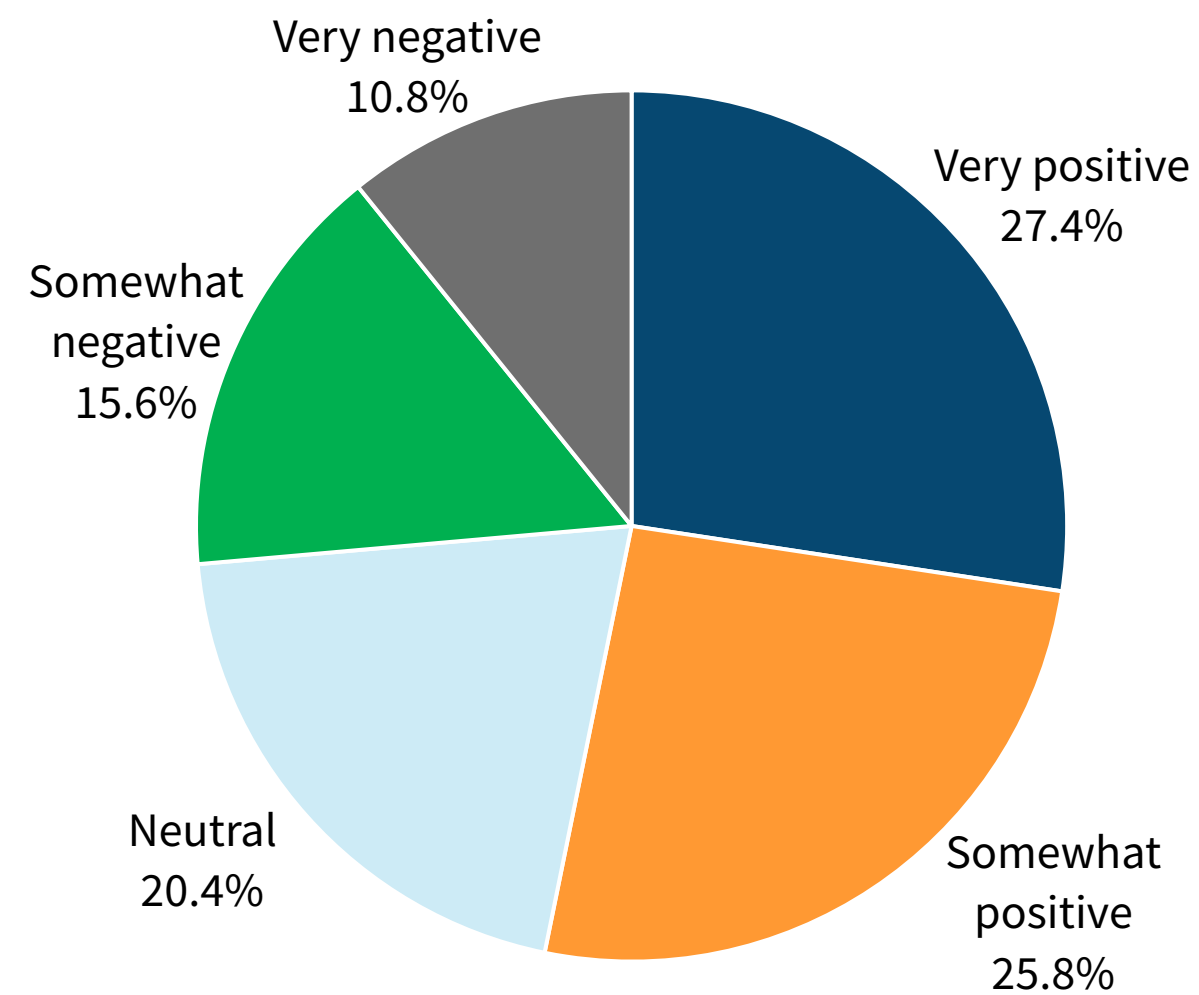
Majority of participants feel that more people in Friendship Heights will **support economic development**, strengthen retail market, **create more vibrancy** with more opportunities for social interaction.



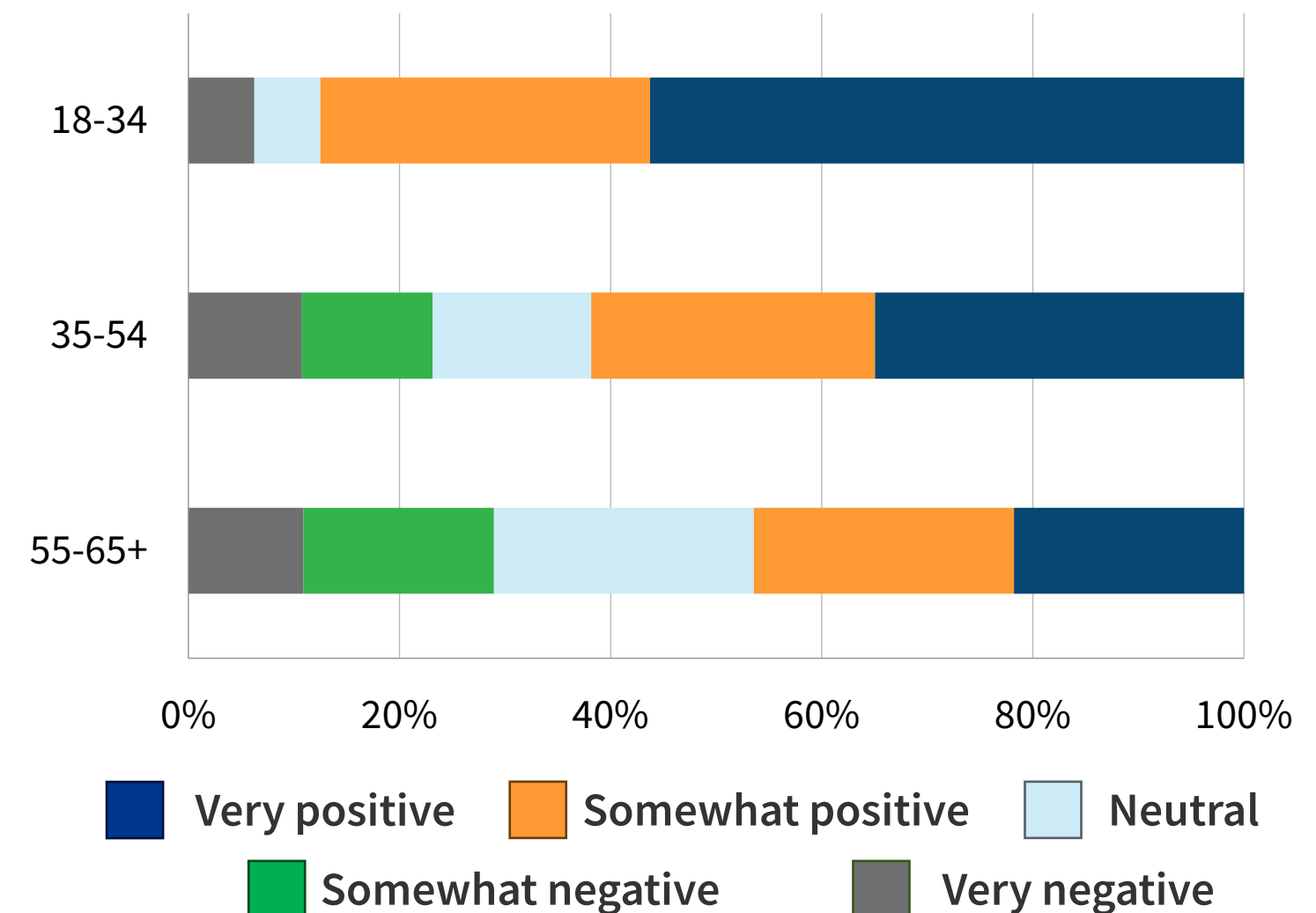
However, many are concerned that increased development will be a strain on existing **infrastructure** and will **increase traffic**.

Land Use and Development

How do you feel about more people in Friendship Heights?



Sentiment on Increased Population by Age



Housing Takeaways



Desire for population diversity, but **differing views around housing density**



Need for **affordable housing**, but tension between affordability and housing type



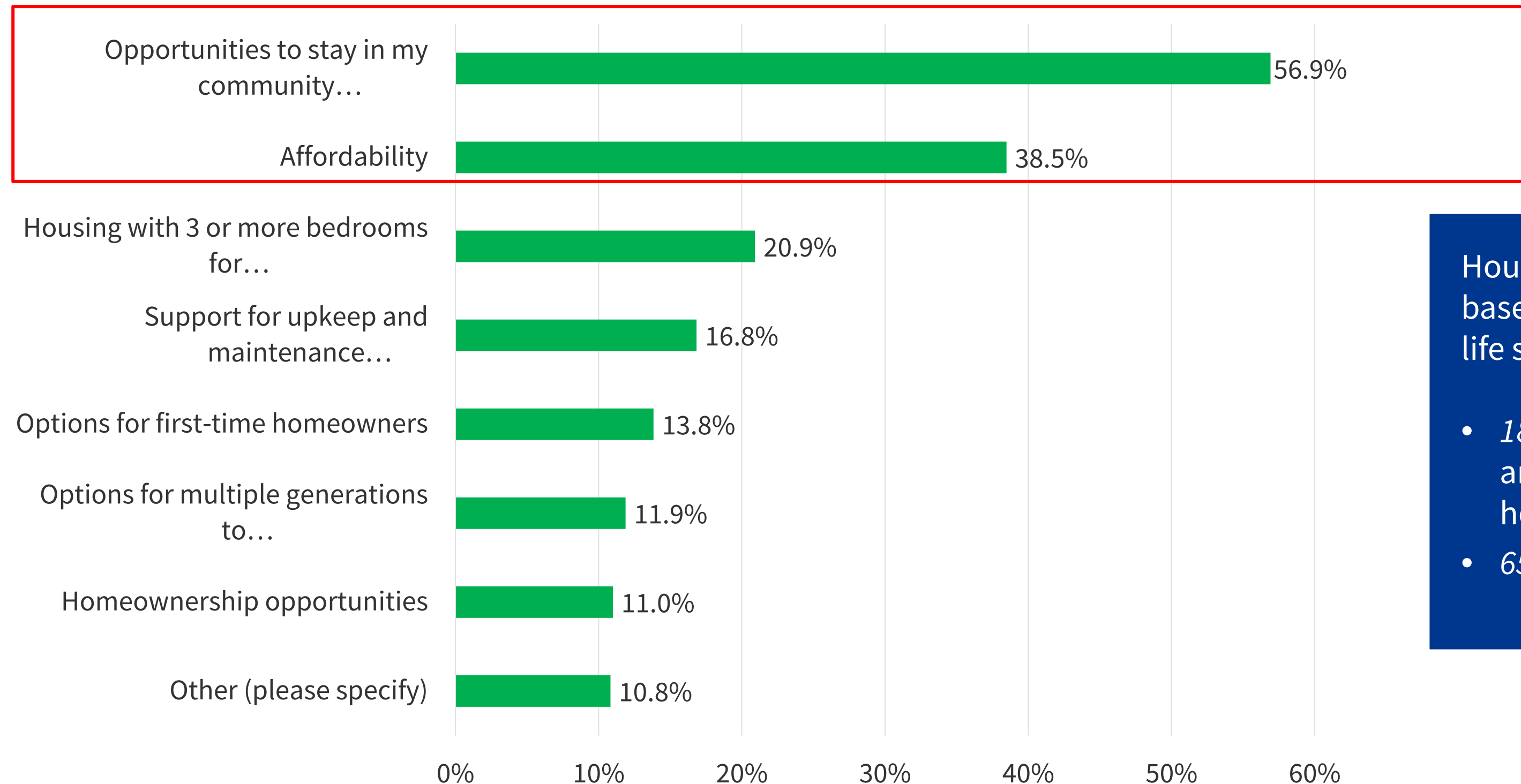
Varied opinions on **mix and style of future development**



Concerns around future housing are related to the **built environment**, not the people it would attract

Need for Diverse and Affordable Housing

When you think about you or your family's housing needs, what is most important to you? (Select up to 2)



Housing needs shift based on one's current life stage:

- 18 to 44: Affordability and family-sized housing
- 65+ - Aging in place

Renter Focus Group Takeaways

- Friendship Heights is a great location with access to the Metro
- Need for greater diversity of grocery stores and restaurant options
- Housing affordability and availability is a key concern and barrier
- Desire for better activation of existing public spaces

“Affordability will be the main factor in long term plans. I would love to own in the area, but that is dependent on what is available. I would love to see newer construction.”



Views on Housing Density

What types of housing do you envision for new development in Friendship Heights?

- Overall support of plans to build housing, but debate over how much and what types
- Range of responses from no density to pro-density
- Considerable support for townhouses, moderate support for mid-rise buildings, concerns around high-rise buildings

How tall do you think new development should be?

- Development should be compatible with the surrounding environment and not be at the cost of green and open space
- Mid- to high-rise development concentrated around the metro station
- Transition to low-rise development away from the downtown

Amenities: Takeaways



Nearly all participants want to see new future amenities in Friendship Heights that will enhance life in the Plan Area and draw visitors to the area from the region.



Opinions are divided on what the highest priority amenity should be for the area.

Amenities

- Movie theater, library, arts center and a pharmacy with extended hours have been most popular suggestions across all engagement events
- Over 60% of questionnaire respondents visit a nearby library at least once a month
- At least 80% of questionnaire respondents visit a movie theater in Bethesda or DC at least a few times a year.



Transportation Takeaways



Friendship Heights is a **highly walkable neighborhood with a good transit hub.**



Pedestrian safety is a key concern in Friendship Heights, especially due to speeding and conditions at intersections and crosswalks.



Traveling outside the plan area is challenging, particularly for those walking and biking, due to lack of bicycle infrastructure and buffers separating surrounding neighborhoods from the Plan area.

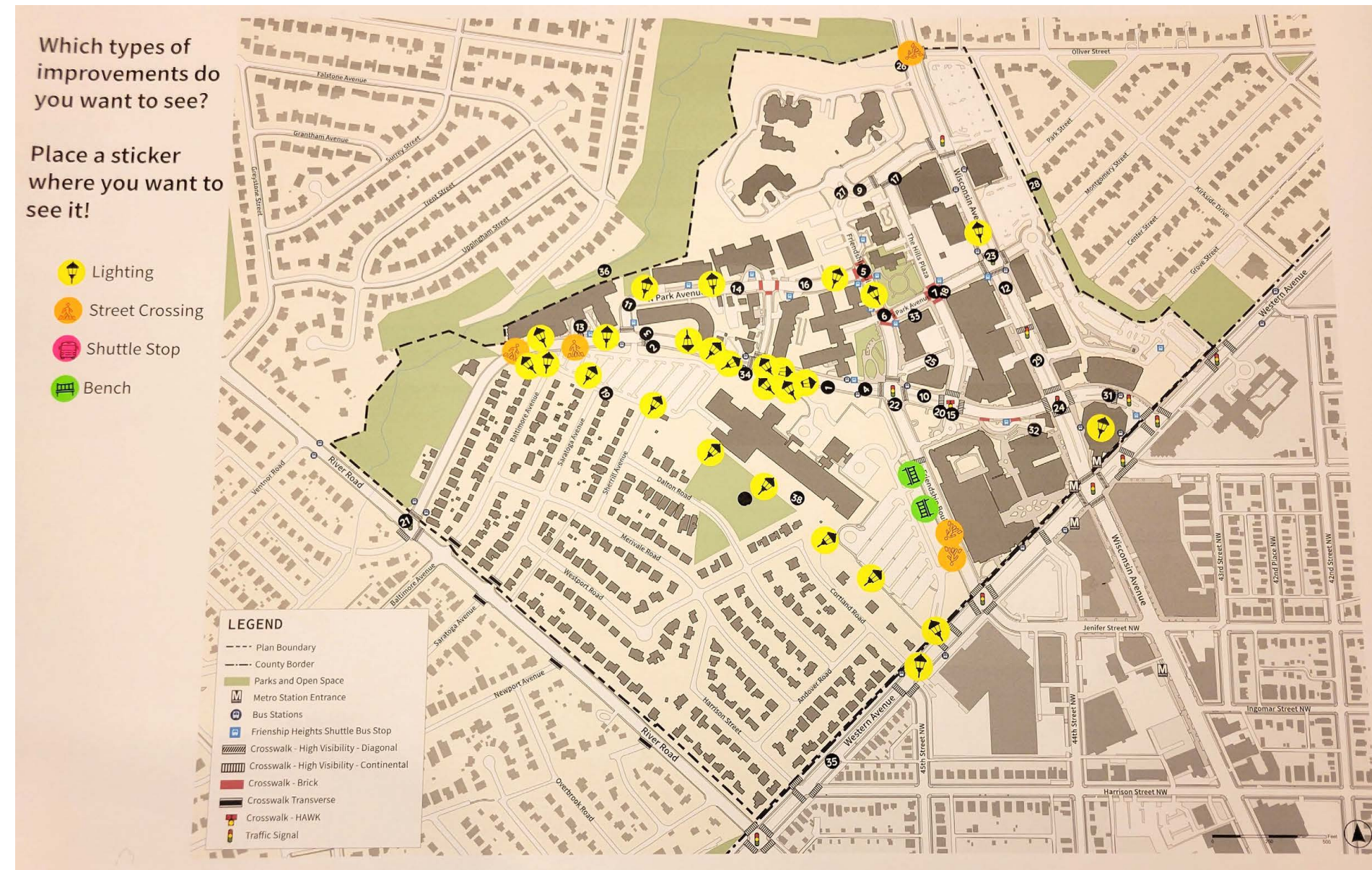


Concerns about **increased traffic and lack of parking** due to future development.

The Pedestrian Experience

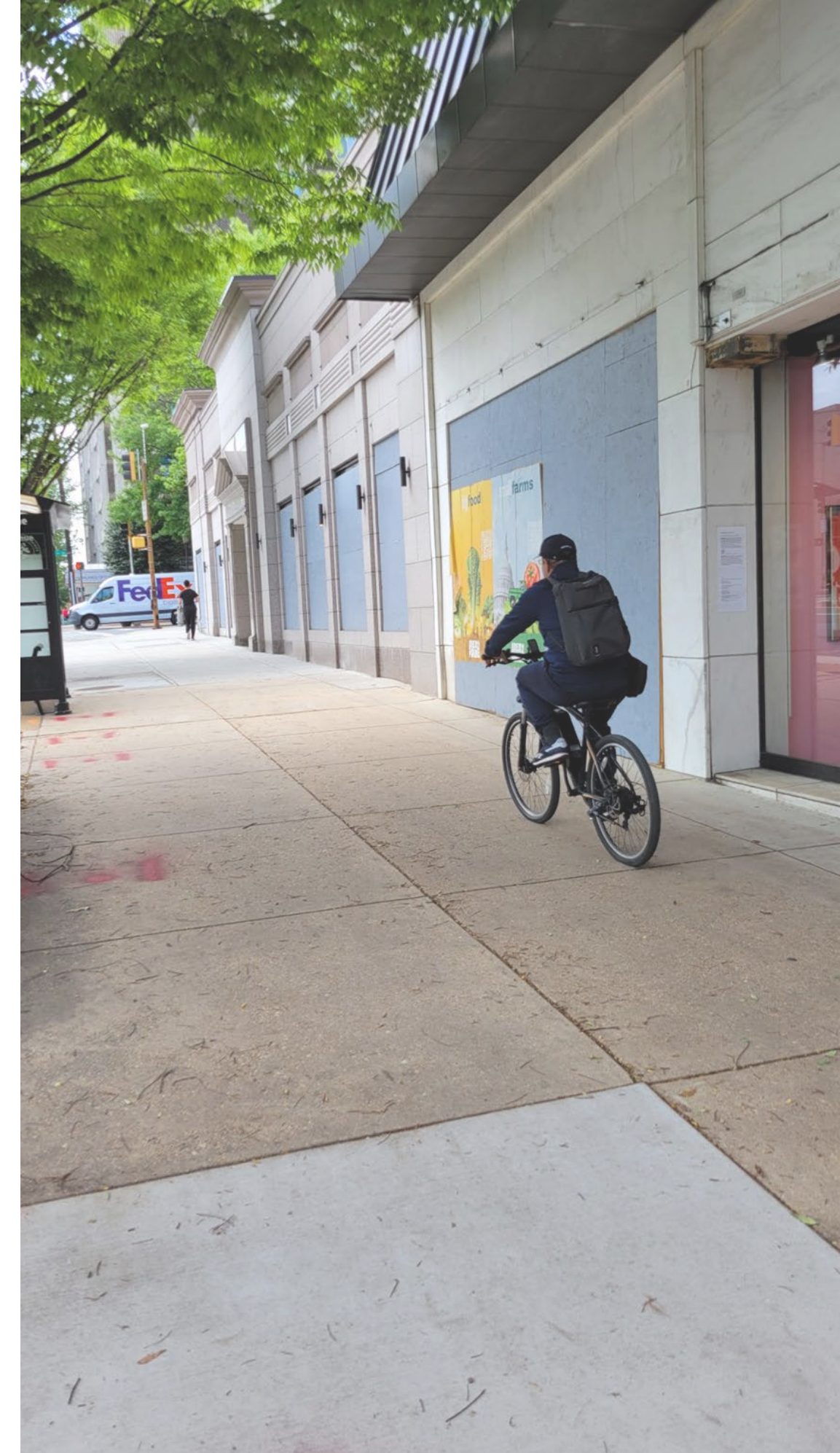
Which types of improvements would you like to see?

- Lighting at the Metro bus station, along Willard Ave, N Park Ave, and in between the GEICO site and the Brookdale neighborhood
- Street crossings along Wisconsin Ave, Willard Ave and Friendship Blvd
- Seating along Friendship Blvd
- There was no interest in additional shuttle stops



Additional Takeaways

- Desire for connections to the Capital Crescent Trail and current GEICO site
- More bus service to Bethesda
- Improved Wayfinding
- Speeding/Cut through traffic
 - o S Park Ave and The Hills Plaza
 - o S Park Ave and Friendship Blvd
 - o Willard Ave



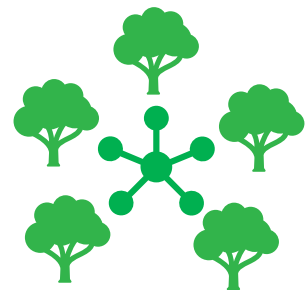
Parks and Public Spaces Takeaways



Parks & Open Spaces are a priority for the community.



Residents value and wish to preserve the neighborhood's **connection with nature.**



The community wants **better connections** to the existing parks and public spaces within the Plan Area and Study Area.



New future park and public spaces at larger development sites should provide more areas for **community gatherings** and **active recreation**, including **evening use.**

Park Access Results



Hubert Humphrey Park



Wisconsin Place Plaza



Brookdale Park



Willard Ave Park



The Collection Public Spaces

Well visited

Not visited much

Hubert Humphrey Park	Wisconsin Place Plazas	Willard Ave Park	Brookdale Park	The Collection Public Spaces
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Easy to Find

Hard to Find

Hubert Humphrey Park	Wisconsin Place Plazas	Willard Ave Park	Brookdale Park	The Collection Public Spaces
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Easy to Access

Hard to Access

Hubert Humphrey Park	Willard Ave Park	Wisconsin Place Plazas	The Collection Public Spaces	Brookdale Park
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Top Future Park Amenities

1st – Decorative Gardens

2nd – Dog Park

3rd – Food Truck Areas

4th – Public Art/Bench

5th – Shaded Gathering Spaces



1 2 3 4 Rank of Future Park Amenities

Environment: Takeaways

- Many participants called for preserving the existing large trees and tree canopy in the area, including the mature trees on the GEICO site and in existing parks and public spaces.
- People noted the need for more shade on the many plazas in Friendship Heights, and along Wisconsin Avenue.
- Many are concerned about the health and protection of the stream that runs along the southwest edge of GEICO, as well as portions of Little Falls Branch that fall in the Plan Area.



Plan Schedule

- Pre-scope engagement - Fall 2024
- Scope of Work + Boundary – Winter 2025
- Existing Conditions – Spring 2025
- Visioning – Spring-Fall 2025
- ➔ • Preliminary Recommendations – Winter 2026
- Working Draft – Summer 2026
- Transmit to Council – Fall 2026
- Council + Executive Review – Winter 2027
- Approval and Adoption – Spring 2027



FRIENDSHIP HEIGHTS SECTOR PLAN



2024-2025 Engagement Summary



November 2025

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INTRODUCTION

PROJECT BACKGROUND

In the fall of 2024, Montgomery Planning (M-NCPPC), in partnership with engagement and urban planning consultant Brick & Story, launched the community engagement effort for the Friendship Heights Sector Plan (FHSP).

Friendship Heights is a cross-jurisdictional and transit-oriented neighborhood uniquely positioned at the Washington, D.C.-Maryland border. It is well-known for its proximity to transit, amenities (including healthcare services) and accessibility to parks and trail networks. In the last 20 years, the commercial uses of downtown Friendship Heights have changed, and its role as a regional retail destination has shifted. Montgomery Planning is in the process of updating the 1988 Friendship Heights Sector Plan to create a modern vision for Friendship Heights, MD, that responds to the current challenges and opportunities of this area.

The Sector Plan follows on the heels of the 2024 Friendship Heights Urban Design Study, which analyzed how people experience open spaces, pedestrian and transit networks, activity centers and public life in Friendship Heights.

The Sector Plan will consider existing conditions, stakeholder input and established County policy and initiatives to ultimately make recommendations on zoning, land use, housing, transportation, parks and open space, the environment, schools, economic development and more. The phases of the Plan are:

- Pre-Scope Engagement (Fall 2024)
- Scope of Work (Winter 2025)
- Existing Conditions Analysis (Winter - Spring 2025)
- Visioning (Spring 2025 - Fall 2025)
- Preliminary Recommendations (Winter 2026)
- Working Draft (Summer 2026)
- Public Hearing and Planning Board Draft (Fall 2026)
- County Council Public Hearing, Council and Executive Review (Winter 2027)
- Approval and Adoption (Spring 2027)

This engagement report summarizes feedback gathered through major events and outreach efforts; additionally, Planning staff gave dozens of presentations sharing information about the Plan, including introducing the months-long existing conditions analysis work.

PURPOSE OF ENGAGEMENT

In 2024-2025, the FHSP engagement effort was an opportunity to invite all voices to participate in the Sector Plan process. Engagement efforts aimed to identify community goals/priorities and develop the vision for the future of Friendship Heights, MD.

Plan-specific engagement goals included:

- Reach a wide range of stakeholders
- Deliver clear and straightforward messaging
- Provide a variety of opportunities so that people of all ages and stages can participate
- Collaborate with community partners and agencies
- Meet people where they are



Planning staff share information about the Plan with Somerset House residents.



Feedback on precedent communities at the in-person Spring Workshop.



At the Fall Meeting, Planning staff lead stakeholders through discussion of three opportunity sites in the Plan Area.

ENGAGEMENT OVERVIEW

ENGAGEMENT REACH

From fall 2024 through fall 2025, the team hosted ten events and presented at more than 30 meetings or community events to share information about the project. Through engagement, the team received:



FEEDBACK FROM 377 PEOPLE
AT PRE-SCOPE EVENTS,
WORKSHOPS, & FOCUS GROUPS



702 ONLINE
QUESTIONNAIRE RESPONSES



174 RESPONSES ON WEB-
BASED VISIONING EXERCISE

TOTAL OF 1,268 STAKEHOLDER TOUCHPOINTS

It is important to note that some of these touchpoints overlap; many people attended all of the workshops, and many of those people submitted questionnaires. For that reason, this report does not provide a count of unique participants.

Brick & Story supported Montgomery Planning in designing an engagement strategy that focused on strengthening existing community relationships, while expanding the Plan's engagement reach.

Image 1: Friendship Heights Sector Plan (FHSP) Study Area

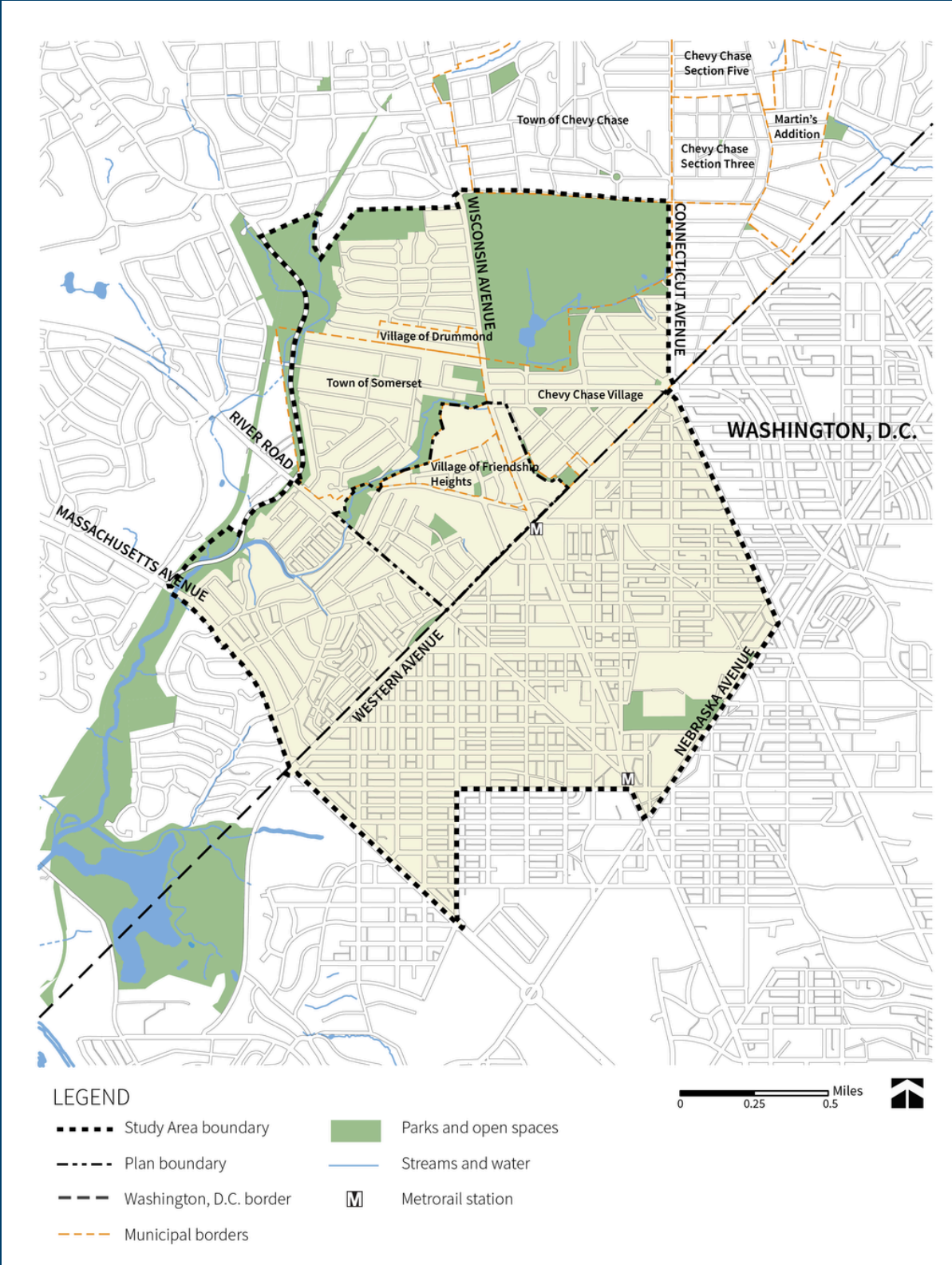


Image 2: Friendship Heights Sector Plan (FHSP) Area



The Friendship Heights Sector Plan (FHSP) Area (Image 2) includes only the Maryland side of the Friendship Heights downtown core; however, the Study Area (Image 1) is the larger context of the Plan, including the D.C. neighborhoods immediately across the border. The Study Area is predominantly used in analysis because the neighborhood's cross-jurisdictional nature and retail corridor mean that Plan stakeholders live, work, and play beyond the Plan boundaries.

PARTICIPANT DEMOGRAPHIC ANALYSIS

A few important notes about collected demographics and corresponding analysis:

- **Exit survey data was collected anonymously;** anecdotally, some participants were engaged repeatedly at the major points of engagement: Kickoff events, Spring Workshops, online questionnaires, and the Fall Workshop.
- **Demographics are a sampling of all stakeholders engaged** as not everyone completed exit surveys, and of those who did complete the questionnaire, not everyone shared demographic information.
- Because Friendship Heights is cross-jurisdictional and a regional destination, staff defined stakeholders broadly as those who live, work, shop, and visit the Study Area (see Image 1). **Nearly all (95%) participants live within the Study Area.**

Historically, young people, renters, and non-White households have been more difficult to reach in Friendship Heights planning processes. To assess engagement reach, Tables 1 and 2 compare participation of these groups to their presence in the Plan and Study Areas.

Table 1: Demographic Comparison of [Sector Plan Area](#) (Image 2)

Demographic Group	% of Sector Plan Area	% of FHSP Engagement	% Difference
Seniors (65+)	35.9	46.7	+10.8
Renters	56.9	13.3	-43.6
Non-White Households	33.2	20.2	-13

Table 2: Demographic Comparison of [Study Area](#) (Image 1)

Demographic Group	% of Study Area	% of FHSP Engagement	% Difference
Seniors (65+)	24.8	46.7	+21.9
Renters	34.3	13.3	-21
Non-White Households	27.6	20.2	-7.5

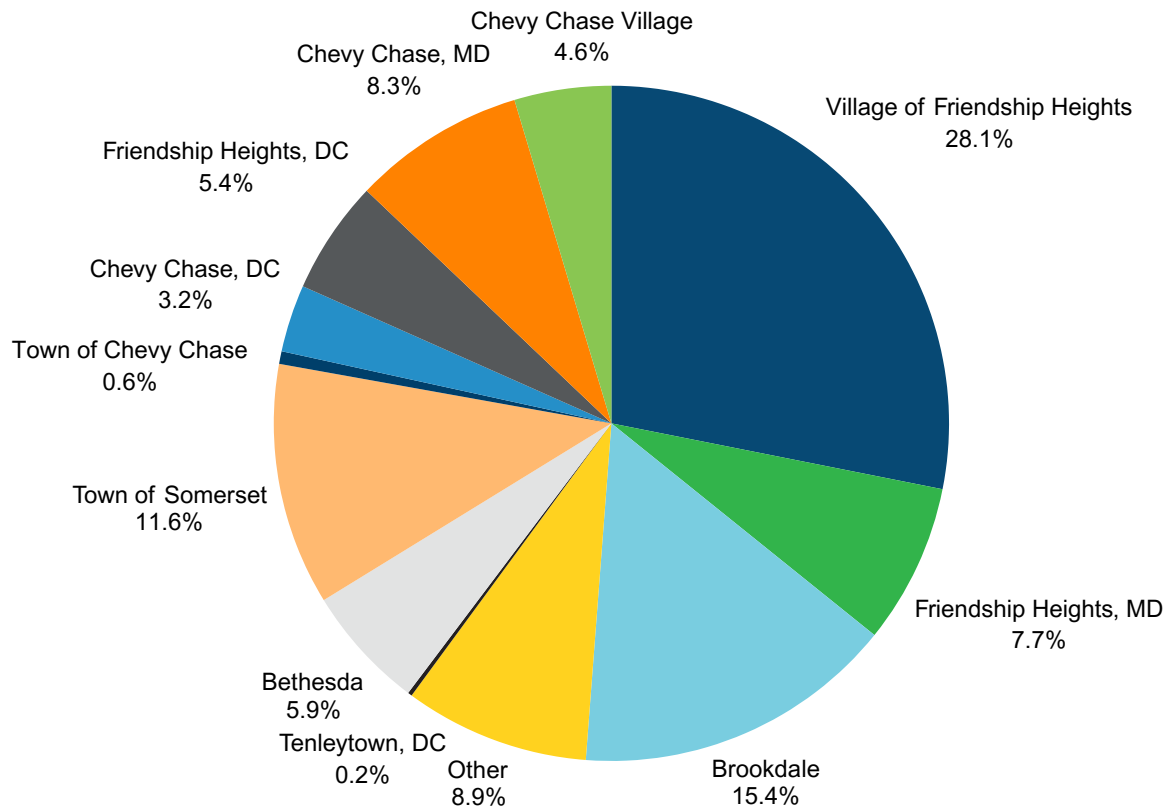
NEIGHBORHOOD

The team successfully reached stakeholders within the Sector Plan Area (Image 2), including those who live in the Village of Friendship Heights, downtown Friendship Heights, and parts of Brookdale. The team also engaged stakeholders in the larger Study Area (Image 1) and beyond including Bethesda, Chevy Chase Village, the Town of Somerset, and the neighborhoods on the D.C. side including AU Park and Tenleytown.

Across all touchpoints, the team engaged most with Village of Friendship Heights residents (27.9%), followed by Brookdale Neighborhood residents (15.3%). As the two central neighborhoods comprising the Plan Area, the Village of Friendship Heights and Brookdale were consistently the most engaged neighborhoods at both in-person and virtual engagements. In addition to public meeting outreach and invitations to the larger geography of stakeholders, the team specifically reached out to residents of the Town of Somerset and Chevy Chase Village with targeted questionnaires to ensure the perspectives of Friendship Heights' most immediate neighbors were considered in the planning process.

NEIGHBORHOODS ACROSS ALL EVENTS

(Total Participants = 1031)

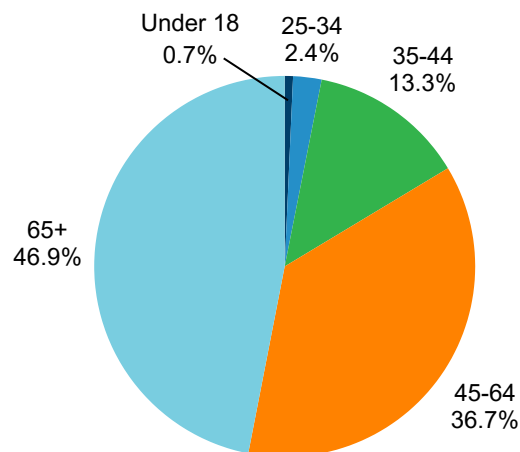


Village of Friendship Heights and Brookdale were the two most represented neighborhoods in this engagement phase.

AGE

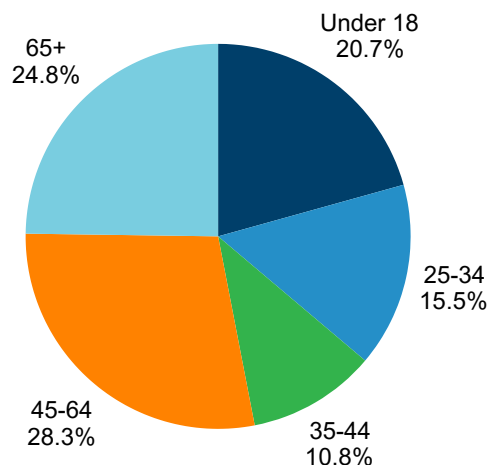
Nearly half (46.7%) of all participating stakeholders were over 65. Online tools, like the questionnaire, reached more young people (though it is worth noting that the questionnaire was also the most heavily used tool). Notably, 78% of respondents under 35 engaged with the Plan using online engagement tools. This difference holds true for live events conducted virtually via Zoom. For in-person events, over half (59.2%) of participants were over 65. Comparably, at virtual events, 44.6% of participants were over 65. Staff designed targeted outreach for younger people, namely a focus group for parents of children 0-18 in the area and a youth workshop for the Friendship Heights Alliance's Youth Advisory Council.

AGE GROUPS ACROSS ALL ENGAGEMENTS (Total Participants = 1018)



Nearly half of all participants (46.7%) were over 65.

AGE GROUPS IN STUDY AREA



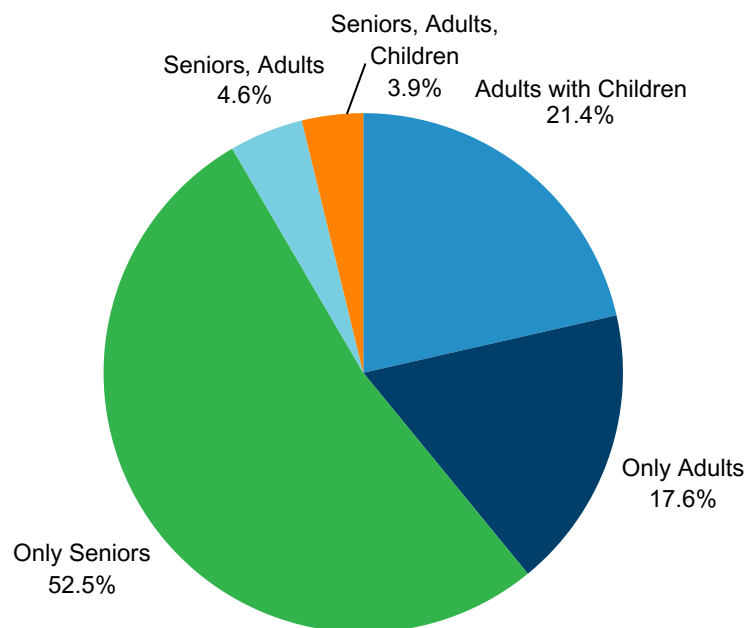
A smaller percentage (24.8%) of residents in the overall Study Area population are 65+. Source: American Communities Survey (ACS), 2023.

HOUSEHOLD COMPOSITION

Across engagements where household composition was accurately collected, 25.3% of participants indicated they had children in their household. Over half of participants (52.5%) reported they have only seniors living in their household, and a total of 61.1% of participants reporting having at least one senior member of their household. The team looked at how households with children were most engaged in the Plan process in an effort to identify any lessons learned to better engage young families as they have proven more difficult to reach. Nearly all (91%) of participants who reported living with children engaged using a virtual tool (including the questionnaire) which underscores the importance of multi-modal engagement and flexibility.

HOUSEHOLD COMPOSITION ACROSS ENGAGEMENTS

(Total Participants = 471)



The majority of households were only seniors (52.5%), followed by adults with children (21.4%). This data does not include the questionnaire because it did not give the opportunity to choose more than one option.

NOTES ON HOUSEHOLD COMPOSITION DATA

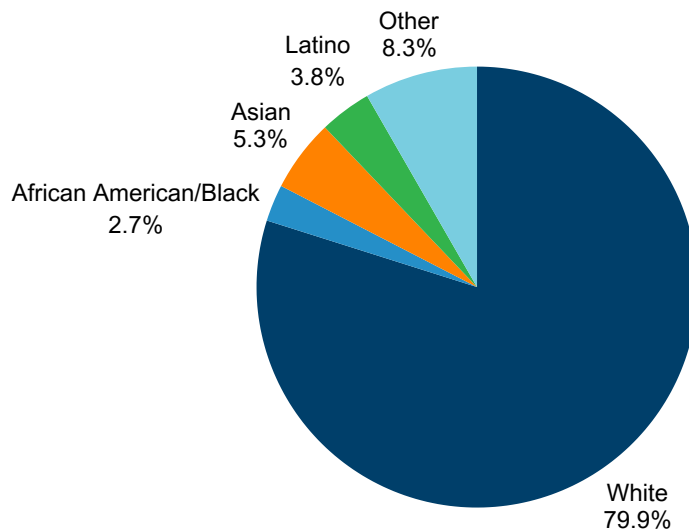
Due to a formatting error, the online questionnaire did not give respondents the option of choosing more than one household composition (live with children, adults, or seniors). Given that the questionnaire is the largest data point, this impacted the team's collection of household composition data. Across engagements, exit surveys used slightly different age brackets, defining seniors as either 60 or 65 years and older. This report has grouped them as seniors despite the slight discrepancy. Despite this, the collected data proved representative of the Study Area and therefore useful in this analysis.

RACE/ETHNICITY

The majority of participating stakeholders were White (79.8%). Of non-White participants, the majority (70%) were engaged using online engagement methods – suggesting that virtual tools are useful in broadening reach across demographic groups. For example, 54% of total non-White participants engaged through the online questionnaire.

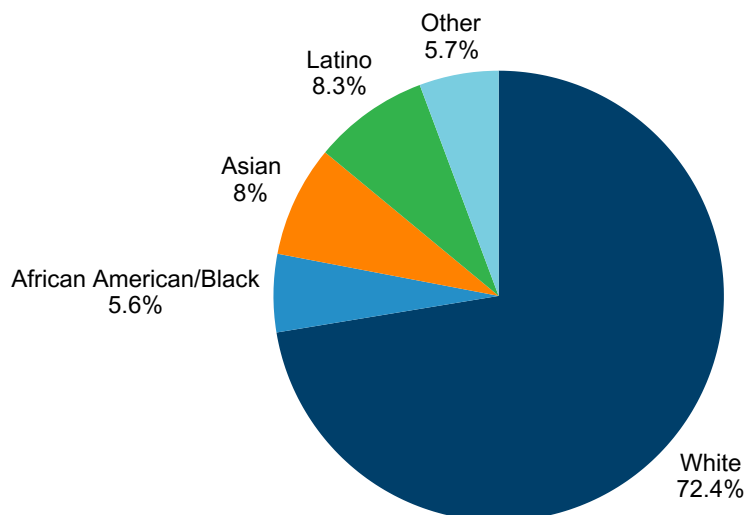
RACE ACROSS ALL ENGAGEMENTS

(Total Participants = 991)



The majority of all participants were White (79.8%).

RACE IN STUDY AREA



In the overall Study Area, a slightly smaller majority (72.4%) are White.

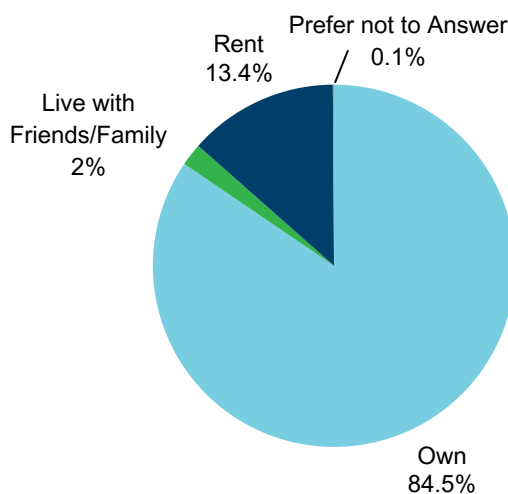
HOUSING TENURE (HOMEOWNER V. RENTER)

Homeowners made up the large majority (84%) of participating stakeholders. Knowing that renters are traditionally a harder-to-reach group in public engagement processes, the FHSP team hosted two focus groups to meaningfully engage renters and collected qualitative feedback about needs and priorities for this community through facilitated discussion.

Similar to observations about participation of diverse racial/ethnic groups, 88% of all renters engaged participated using one of the virtual tools. In particular, 70% of renters engaged during the process participated via a questionnaire.

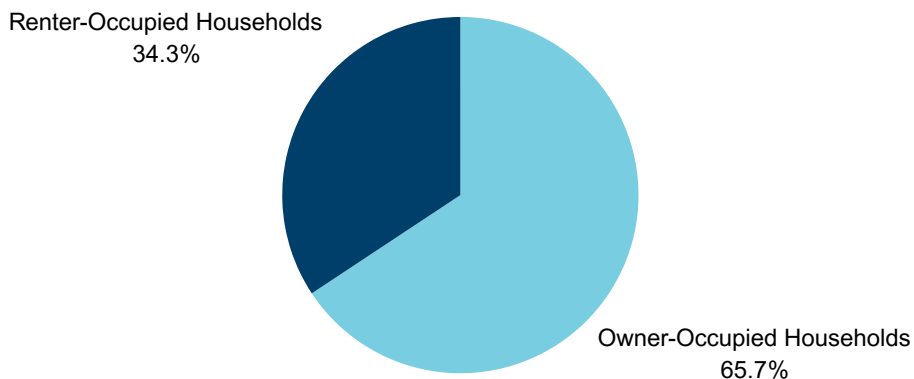
HOUSING TENURE ACROSS ENGAGEMENTS

(Total Participants = 1041)



The vast majority of participants were homeowners (84.5%).

OWNER OCCUPIED V. RENTER OCCUPIED HOUSING IN STUDY AREA



In the total Sector Plan Study Area a higher percentage of people live in owner occupied units (65.7%) Source: American Communities Survey (ACS), 2023.

ENGAGEMENT EVENTS & TOOLS USED

In order to engage both a variety and vast number of stakeholders, Montgomery Planning and Brick & Story employed a range of tools designed to reach diverse groups:

Table 3: FHSP Engagement Opportunities

Engagement Event	In-Person/ Virtual	Date	Event Type	# of People Reached
Plan Kickoff Event 1	In-person	11/20/2024	Presentation and Small Group Discussion	55
Plan Kickoff Event 2	Virtual	12/3/2024	Presentation and Small Group Discussion	57
Existing Conditions Webinar	Virtual	5/20/2025	Presentation	68
Friendship Heights Alliance Youth Advisory Council Meeting	In-person	4/10/2025	Hands-on Activity	15
Spring Workshop 1	In-person	6/11/2025	Workshop with Boards	52
Spring Workshop 2	Virtual	6/24/2025	Workshop with Boards	48
Parents Focus Group 1	Virtual	7/29/2025	Focus Group	5
Parents Focus Group 2	In-person	8/6/2025	Focus Group	10
Business Owners Focus Group	Virtual	7/29/2025	Focus Group	6
Renters Focus Group 1	Virtual	8/1/2025	Focus Group	2
Renters Focus Group 2	Virtual	8/4/2025	Focus Group	5
Questionnaire	Online	Live for 6 weeks (8/4-9/15/2025)	Questionnaire	564
Town of Somerset Questionnaire	Online	Live for 6 weeks (8/4-9/15/2025)	Questionnaire	84
Chevy Chase Village Questionnaire	Online	Live for 6 weeks (8/4-9/15/2025)	Questionnaire	54
Fall Workshop	In-person	9/30/2025	Presentation and Small Group Discussion	69
Web-based Visioning Exercise (same content as Fall Workshop)	Online	Live for 2 weeks (10/1-10/15/2025)	Questionnaire	174

Table 4: FHSP Key Feedback Events

Engagement Event	Event Description	Engagement Tools Used
Kickoff Events (virtual and in-person)	Share information about the FHSP update and solicit feedback on community priorities/concerns, precedent communities, and neighborhood identity	Facilitated small group discussions on the following questions: (1) When you think about future change in Friendship Heights, what are you most excited about? (2) Talking about future change can also cause worry or concern. What are you most worried or concerned about as we launch into the Sector Plan? (3) What makes Friendship Heights different from other neighborhoods around it? What about Friendship Heights do you hope will be preserved in the future? (4) Are there other communities in the area that would be good models or that offer learning lessons for Friendship Heights?
Spring Workshops (virtual and in-person)	Share information gathered at the kickoff events and solicit feedback on specific Plan Areas: vision, pedestrian network, amenities, parks and open space	Feedback stations: (1) Exercise ranking amenities (2) Exercise sharing which parks are most visited and accessible (3) Write-in visioning exercise, "In 20 years, I hope Friendship Heights will be..." (4) Mapping activity identifying type and location of needed pedestrian network improvements (5) Write-in feedback about public spaces along Wisconsin Avenue (6) Write-in feedback about precedent neighborhoods
Fall Workshop (in-person)	Present on Sector Plan implementation and the connection between development and delivering major amenities Provide feedback on land use, connectivity and amenity preferences at three opportunity sites: GEICO, Saks/The Collection, 5550 Friendship Boulevard	Presentation from Planning staff and facilitated small group discussions about each opportunity site guided by the following set of questions: (1) Assuming that most new development in Friendship Heights will be housing with either retail or amenities integrated into the project, what types of housing do you envision? What about other uses? (2) Given the earlier discussion about how amenities are realized, what would you hope to see incorporated here? (3) Given the context of this particular site, how tall do you think new development should be? What should the mix of maximum building heights on this site be? (4) How should the new development on this site relate to the context around it? How should it connect to the neighboring properties/sites?
Web-based Visioning	Provide feedback on land use, connectivity and amenity preferences at three opportunity sites: GEICO, Saks/The Collection, 5550 Friendship Boulevard	Recorded presentation from Planning staff Multiple choice and open-ended questions on project website

ENGAGEMENT TOOLS

The Brick & Story team assisted Montgomery Planning in designing engagement tools to collect high-quality stakeholder feedback, especially from harder-to-reach groups including young families, renters, and business owners. To make the Plan's engagement as accessible as possible, the team offered both virtual and in-person opportunities tailored to the needs of each audience. Participants could share input through quick online questionnaires for convenience or join more in-depth workshops and focus groups for deeper discussion. Engagement included workshops with small-group discussion facilitated by Planning staff, meetings with community organizations, and focus groups. While most focus groups were virtual to limit barriers to participation, a parents focus group was hosted in-person at Red Panda Art (an art studio for children in Friendship Heights) who provided free childcare to make participation easier for families.

The engagement strategy blended qualitative and quantitative methods across various engagement formats. Discussion groups and map comments captured narrative feedback, while questionnaires and prioritization exercise boards provided measurable input. To expand its reach, the team issued mailers to share information and advertise engagement opportunities with a larger number of stakeholders. The team also hosted targeted focus group conversations with parents, renters, and business owners to reach a more diverse group of stakeholders.

The questionnaire reached the largest number of respondents, helping to establish a broad demographic baseline for analysis. Combined with qualitative insights from the focus groups, the collected feedback offers a balanced understanding of community priorities and experiences across different populations. Two-thirds of all respondents under the age of 45 participated via the online questionnaire.



Attendees at the Spring Workshop offer feedback on pedestrian network improvements in the Plan Area.



At the Friendship Heights Alliance Youth Advisory Council Meeting, Planning staff lead teens through a hands-on development activity.

ADDITIONAL ENGAGEMENT

In addition to outreach conducted by Montgomery Planning and Brick & Story (see Table 3), the Sector Plan team attended meetings with community groups. Between October 2024 and October 2025, staff attended more than 30 meetings with civic associations, government agencies, elected representatives, and property owners (see Appendix for full list of additional events). At these meetings, staff shared Plan updates, answered questions about the plan, promoted upcoming engagement opportunities, and solicited general feedback.

Event Spotlight: Friendship Heights Alliance Youth Advisory Council

In April 2025, the team ran a workshop for teens as part of the monthly Friendship Heights Alliance Youth Advisory Council meeting. The planners first talked to the teens about their vision for the future of Friendship Heights, generating a list of uses and amenities they would love to see in the future. Around 15 teen participants were then split into two groups, and each group was given a unique density requirement and list of amenities. Teams were tasked with prioritizing amenities and determining where the required density should be located. Teens had to determine what mix and size of amenities were most appropriate for the future.

This event was a way of teaching teens about development and the master planning process, with an opportunity to collect qualitative feedback from young people (under 18), a cohort that is traditionally hard to reach during the planning process.

COMMUNICATIONS

The team shared information about engagement opportunities via the Plan e-newsletter and community partner publications including nearby special taxing districts and municipalities and the Friendship Heights Alliance (FHA). Montgomery Planning issued mailers to households in the Sector Plan Area sharing project information and encouraging people to sign up for the e-newsletter. To recruit participants for the focus groups, staff asked local parents' groups, apartment building management, and business-supporting organizations like FHA to spread the word and sign up for focus groups. The team also sent an e-newsletter to invite stakeholders to sign up for focus groups.

Beyond those who attended a virtual/in-person event or completed a questionnaire, it is estimated that several hundred additional people received information about the planning process through the e-newsletters, partner publications, or Montgomery Planning issued mailers:

- Over 2,530 households received mailers
- 771 subscribers to the e-newsletter as of October 16, 2025



Fall Workshop attendees provide feedback on land use, connectivity and amenity preferences at three opportunity sites.

ENGAGEMENT FINDINGS

KEY TAKEAWAYS

Across all engagements, Planning staff heard similar feedback from Friendship Heights stakeholders:



Differing Opinions about Growth: Overall, community members were supportive of added population and hoped for more diversity in Friendship Heights, specifically families with children and young people, renters, and people of color. However, when presented with building types that would best allow for diverse users (e.g., apartment buildings), some stakeholders were opposed to mid-rise (60'-100') or high-rise (100'-200') development. Many were adamant the neighborhood needed at least one large, community-serving amenity (library, community center, movie theater etc.) and businesses to fill empty storefronts. At the same time, many participants feared the potential impacts of development like the loss of neighborhood character and green space, and increased traffic.



Additional Housing, with Limits: In any discussion of housing, community members emphasized the need for diverse, affordable housing, specifically housing for seniors, young families, and first-time homeowners. However, there was some discrepancy between participants' desire for more affordable housing and a general dislike of denser building types and strong preference for mid/low-rise development. Feedback suggested that stakeholders' overarching concern was that future high-rise development will fundamentally change the neighborhood retail corridor into a high-rise regional retail destination (like Bethesda).



Mixed Support for Transit-Oriented-Development: Mixed-use, high/mid-rise was considered most acceptable at and around the Friendship Heights Metro station, with transitions to low-rise development (most popularly townhomes) farther from the station. Elsewhere, participating stakeholders were most comfortable with mid- and low-rise development.

KEY TAKEAWAYS



Pedestrian Safety is a Priority: Participants highlighted the need for connections to and around Friendship Heights to be improved to make for safe passage between destinations. This was of particular importance to parents who are concerned about the car-centric nature of the Friendship Heights downtown area. Seniors, on the other hand, expressed concern about safety at night, asking for additional lighting at key hubs and along corridors. Participating stakeholders suggested a range of solutions to improve pedestrian safety including protected walk and bike lanes, adjusted wait times (how long a person waits to cross at a location), and bounded pedestrian-only areas.



Preserve Open Space & Greenery: Open, green space is a priority for stakeholders both as a way of maintaining the neighborhood's connection with nature and as outdoor community space. Across engagements, one of participants' biggest concerns about any future development was the loss of existing open space. Additionally, stakeholders are concerned about preserving the neighborhood's existing trees, particularly the mature trees on the GEICO site.



Plan for a Variety of Parks: Stakeholders asked for a range of park spaces, such as a village green, active recreation spaces, contemplative gardens, and dog parks. Parks were discussed at every engagement opportunity, and stakeholders' often expressed concerns that redevelopment will decrease access to green space.



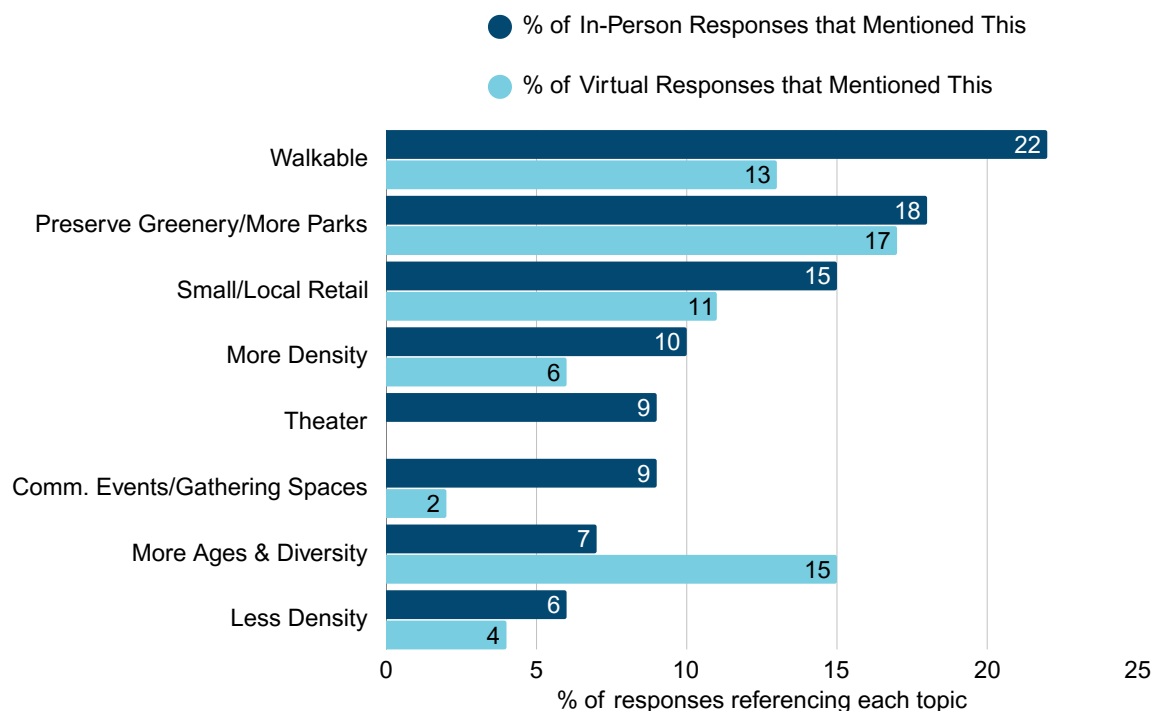
Amenities to Build Community: In conversation about amenities and parks, participating community members emphasized the need for community gathering spaces, both private and public. Outside of park space, a movie theater was the most requested community amenity. Many noted the loss of a local movie theater in 2021 that was a well-loved amenity because it was relatively inexpensive, not weather dependent, served people of all ages and at all times of day. Other highly requested amenities include a library and pharmacy with extended hours.

COMMUNITY IDENTITY

A DIVERSE & WELCOMING COMMUNITY

At the Kickoff events and Spring Workshops, attendees were asked to finish the sentence, “In 20 years, I hope Friendship Heights will be...” Their answers were used to clarify the future vision for the neighborhood. During small group discussions at the Kickoff events, many stakeholders called for more neighborhood diversity, worrying that current housing prices and amenities don’t meet the needs of young families/young people. This was echoed at the Spring Workshop series; when the team prompted stakeholders to share their hopes for Friendship Heights in 20 years, “more ages and diversity” was the second-most common write-in at the virtual workshop and seventh-most common write-in at the in-person workshop.

IN 20 YEARS, I HOPE FRIENDSHIP HEIGHTS WILL BE...



When asked to finish the sentence, “In 20 years, I hope Friendship Heights will be...,” attendees at the in-person Spring Workshop most mentioned walkability and preserving green space. Note that staff did not pre-populate responses; this chart is simply a grouping of like-responses.

Focus group participants echoed the call for a diverse and inclusive community. Business owners, for instance, came from different backgrounds and owned different types of businesses in the area; however, they shared a desire for a more walkable, family-friendly, and affordable environment that supports customers, employees, and young families. Parents who participated in the focus group series said that they were drawn to Friendship Heights because of its “strong sense of community and neighborhood connection,” and they hoped that in 20 years, the neighborhood was still (and perhaps better) able to attract young families/people.

SOME STAKEHOLDERS CALL FOR NO CHANGE

Some participating community members requested no change to the neighborhood’s current character. Of these stakeholders, many have lived in Friendship Heights for years and chose the neighborhood for its community, access to open space, and retail amenities. They worried that future development’s attempts to make the neighborhood more affordable would result in more high-rise buildings and fundamentally change the neighborhood they love.

PRIORITIZING CONNECTIONS TO NATURE

For many, the appeal of Friendship Heights is its proximity to nature and accessibility to nearby urban centers/amenities. At the Spring Workshop series, when asked to describe what they hope for Friendship Heights in 20 years, maintaining green space was the second-most common response, referenced in 18% of all in-person workshop comments and 17% of all virtual workshop comments.

CALL FOR WALKABLE, NEIGHBORHOOD RETAIL

As one of the county’s four downtowns, Friendship Heights is a destination for many in the area. The many empty storefronts downtown have community members concerned about the future of local business in Friendship Heights.

The desire for re-invigorated retail was one of the most common requests across all engagements. For instance, in the online questionnaire, a quarter of those participants who felt positively about neighborhood growth explicitly referenced the opportunity for more neighborhood retail/entertainment.

The Spring Workshops tell a similar story: 15% of in-person workshop responses and 11% of virtual workshop comments referenced small/local retail as part of participants' visions for the future of Friendship Heights.

Participants at the Kickoff events and Spring Workshops were asked to identify communities that represented their vision for the future of Friendship Heights. The model communities participants cited at the Kickoff events and Spring Workshops reflect the desire for vibrant neighborhood retail. Bethesda, MD, was well-regarded for its mix of uses and active commercial corridor. However, most participants would like to see local retail, not chain stores, in Friendship Heights. Participants pointed to Cleveland Park, D.C., Clarendon, VA, and Chevy Chase, MD, as models of this local retail mix.



Attendees at the in-person Spring Workshop offer feedback on specific Plan Areas: vision, pedestrian network, amenities, parks and open space.

CREATING AN UNDERSTANDABLE IDENTITY

Getting clarity about what makes Friendship Heights unique was a top priority both for the project team and for participating stakeholders. When staff asked what made the neighborhood stand out, participants in every focus group (business owners, parents, renters) agreed that Friendship Heights does not have a distinct identity. Enhancing the neighborhood brand and identity was one of the top priorities for participating business owners because such a brand would help draw in customers. When asked about tools/strategies for creating an identity for Friendship Heights, business owners suggested better marketing support and tools like a local business directory to raise visibility.

Many stakeholders related the neighborhood's non-identity to the lack of gathering spaces in which to meet and develop community. At the in-person workshops, people mentioned everything from outdoor spaces to coffee shops/cafes, to larger destination amenities like arts centers and theaters.

When asked about public spaces along Wisconsin Avenue, participants at the in-person Spring Workshop called for more activation of public spaces through programming and events. Suggestions ranged from music and art to farmers' markets and recreational amenities. Specific sites, such as Bloomingdale's Plaza, the Saks Fifth Avenue site, and the Plaza at The Collection, were considered important opportunities for transformation – specifically for their potential for green, gathering spaces, retail diversity, and flexible programming. In Fall Workshop discussions, people were interested in more places to socialize, especially in the evening, in downtown Friendship Heights.

TRANSPORTATION & CONNECTIVITY

Across demographic groups, walking and transit access were highly valued amenities in Friendship Heights. As a group of parents who live in the area verbalized at a focus group, people love Friendship Heights because it is walkable, community-centered, transit rich, and offers quick access to key amenities. However, pedestrian safety proved a major challenge for community members. Throughout the engagement process, the team explored people's experiences getting around Friendship Heights, its connections to surrounding neighborhoods, and possible improvements to transportation and connectivity for the future.

THE PEDESTRIAN EXPERIENCE IN FRIENDSHIP HEIGHTS

Pedestrian safety within the Sector Plan Area was mentioned at every engagement event, highlighting its importance. Stakeholders shared concerns about pedestrian and bicyclist safety along Wisconsin Avenue and Willard Avenue. At the Kickoff meetings, participants described downtown Friendship Heights as unfriendly to pedestrians – lacking adequate pedestrian infrastructure, traffic calming and safety measures, and green space. This was echoed at the Spring Workshops, where stakeholders' most common hope for the future of Friendship Heights was improved walkability (22% of responses).



Map responses identifying needed public realm improvements along the pedestrian network from the in-person Spring Workshop.

During the in-person Spring Workshop, participants placed stickers on a map of Friendship Heights to indicate where they would like to see improved lighting, street crossings, Friendship Heights neighborhood shuttle stops and benches. Participants flagged the biggest lighting needs along Willard Avenue, followed by North Park Avenue and the connection between the current GEICO property and the Brookdale Neighborhood. A few people wanted benches added on Friendship Boulevard near the Wisconsin Place Community Recreation Center. Participants called for improved street crossings at the corner of Wisconsin Avenue and Oliver Street, near Bloomingdale's on Friendship Boulevard, and along Willard Avenue at Willard Towers and the Willard Avenue Park trail crossing. No participants requested additional shuttle stops in the Study Area.



At Bike to Work Day, Montgomery Planning staff share information about the project and solicit feedback on planner bikeways.

At Bike to Work Day, staff heard a lot about the need for improved bike infrastructure including protected bike facilities in Friendship Heights. Bikers requested that future bike paths connect to existing/planned bike lanes in D.C. that would help bikers reach specific locations including Bethesda and the Capital Crescent Trail. Planning staff heard that people need to be able to bike to and safely store their bikes at the Friendship Heights Metro station. Several bikers shared that they feel unsafe biking along Wisconsin Avenue.

At the Spring Workshops and during the focus groups, participants highlighted the need to improve the pedestrian experience. In one focus group, parents who live in the area noted that different parts of Friendship Heights offer very different experiences, with some walkable and pedestrian-friendly areas, while others are dominated by cars. Wider sidewalks, more places to sit and rest, greener walkways, and breaking up superblocks were all mentioned as improvements that would help make Friendship Heights friendlier to pedestrians. Specific intersections and streets that were called out for improvements included:

- The intersection of Willard Avenue and River Road
- Intersection of Western Avenue and Friendship Boulevard
- Areas along River Road
- Generally, crossings along both Wisconsin Avenue and Western Avenue

Those who highlighted pedestrian safety and access issues proposed a variety of possible solutions:

- Protected bike lanes, specifically lanes along Wisconsin Avenue
- Traffic calming measures
- Improved crossing signals to reduce wait times
- Protected street crossings
- Better lighting to increase safety at night
- Street activation via vibrant retail
- More seating areas throughout the downtown corridor
- Street trees and shade structures

TRAFFIC & PARKING

Traffic was a key concern for any future development or added density. For those online questionnaire respondents who felt negatively (both “somewhat negative” and “very negative”) about increased population, traffic, parking and congestion were the central concerns: 64.4% of responses cited either traffic and/or congestion as a key issue with increased population.

Parking was a common concern for participating community members. At multiple engagement events, stakeholders worried that more people in Friendship Heights would increase the demand for parking near the Metro.

Business owners also highlighted the need for parking, and specifically how it impacts their customers and employees. They shared that because there is a dearth of public parking in Friendship Heights, several privately owned parking lots are serving as public parking in Friendship Heights. Business owners were concerned that if those parcels are redeveloped, people who come to Friendship Heights to shop will have nowhere to park.

CONNECTIONS TO EXISTING NETWORKS

At the Spring Workshop series, participating community members were asked to identify what types of pedestrian network improvements they would like to see and where. Write-in comments on the dot exercise show that the community prioritizes connecting downtown Friendship Heights to nearby networks. Participants would like to see paths and trails that improve connectivity towards the Capital Crescent Trail (CCT), Rock Creek Park, the Metro and other walking paths. They were also interested in a walking loop trail that connects all of the parks on the East and West sides of Wisconsin Avenue, serving as an extension of the existing trail on Belmont Avenue.

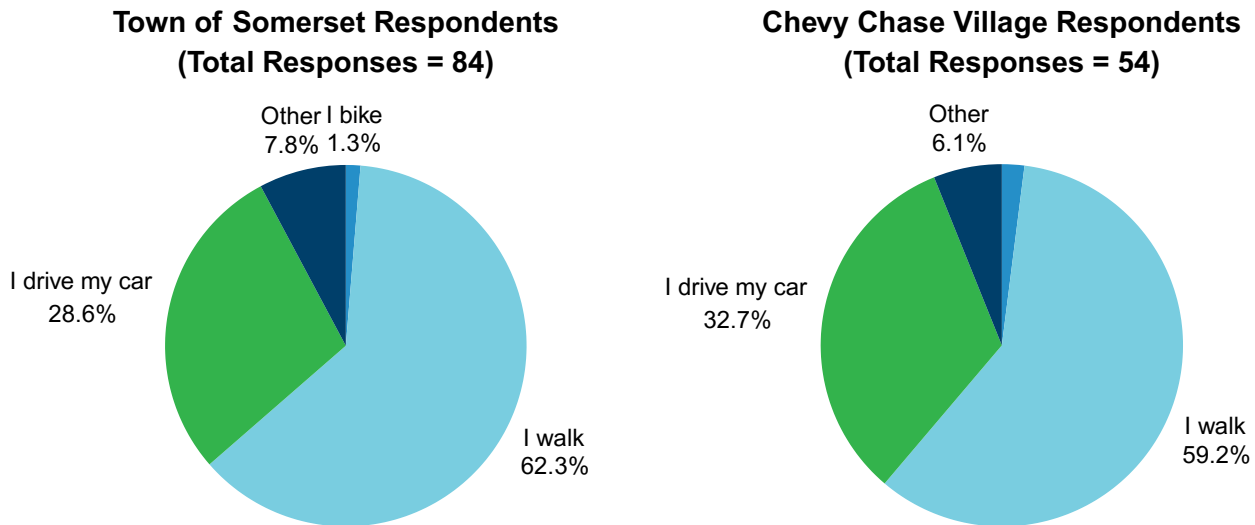
During discussions about the redevelopment of the GEICO property, stakeholders shared suggestions for the way new development should interact with and connect to the Brookdale Neighborhood. People wanted to ensure there are buffers to transition from Brookdale into the future redeveloped GEICO property. However, people also wanted to make sure Brookdale residents have adequate access to downtown Friendship Heights. Some stakeholders recommended creating pedestrian walkways along the edge of the GEICO property to help connect Western Avenue to Willard Avenue and Willard Avenue to Friendship Boulevard. Other comments specifically highlighted the need to connect Brookdale to the Metro; many of these comments came from parents living in the area. Finally, stakeholders recommended finding a way to connect the Brookdale Neighborhood Park to Willard Avenue Neighborhood Park as a way to increase connectivity and expand the neighborhood's green spaces.

ACCESSING FRIENDSHIP HEIGHTS FROM NEIGHBORING COMMUNITIES

Friendship Heights is a regional destination, so it is key to ensure that stakeholders in surrounding neighborhoods can easily and safely reach downtown. In conversation and write-in comments at the Kickoff events and Spring Workshops, stakeholders focused on pedestrian network connections to nearby neighborhoods, most notably connections from Brookdale to downtown Friendship Heights. Some attendees at the in-person Spring Workshops went further and called for connections from Brookdale not only to Friendship Heights, but to Western Avenue and Willard Avenue specifically.

In July and August of 2025, the team invited stakeholders in two abutting neighborhoods (Town of Somerset and Chevy Chase Village) to share more about how they currently interact with the Plan Area and how they access downtown. Of the 84 Town of Somerset stakeholders who shared their feedback, 62% of respondents walk to Friendship Heights, and 29% drive their car. Only 1% reported riding their bike to get to Friendship Heights. For those who walk from Somerset to Friendship Heights, slightly more people use the Marnie Shaul Trail than Wisconsin Avenue. Nearly 10% of respondents use both pedestrian pathways to get to Friendship Heights.

WHEN YOU GO INTO FRIENDSHIP HEIGHTS, HOW DO YOU GET THERE?

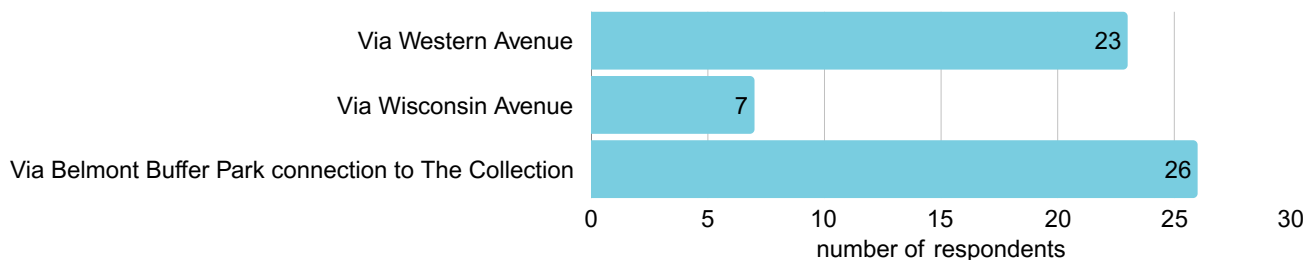


According to the Town of Somerset Questionnaire, the majority of people who visit Friendship Heights walk. According to the Chevy Chase Village questionnaire, the majority of people who visit Friendship Heights walk.

The team asked stakeholders in Chevy Chase Village the same questions through a separate questionnaire. Of the 54 respondents, 59% walk and 33% drive to Friendship Heights. Only 2% bike between Chevy Chase Village and Friendship Heights. For those who walk from Chevy Chase Village to Friendship Heights, a nearly equal number of people use Western Avenue and the Belmont Buffer Park. Only 13% of respondents reported using Wisconsin Avenue to walk between these two neighborhoods. A small number of respondents (13%) also use two or all three of these pathways to access Friendship Heights from Chevy Chase Village.

IF YOU WALK, HOW DO YOU WALK FROM CHEVY CHASE VILLAGE TO FRIENDSHIP HEIGHTS?

(Total Responses = 54)



Of those Chevy Chase Village respondents who walk, most use the Belmont Buffer Park, or, to a lesser extent, Western Avenue.

HOUSING & DEVELOPMENT

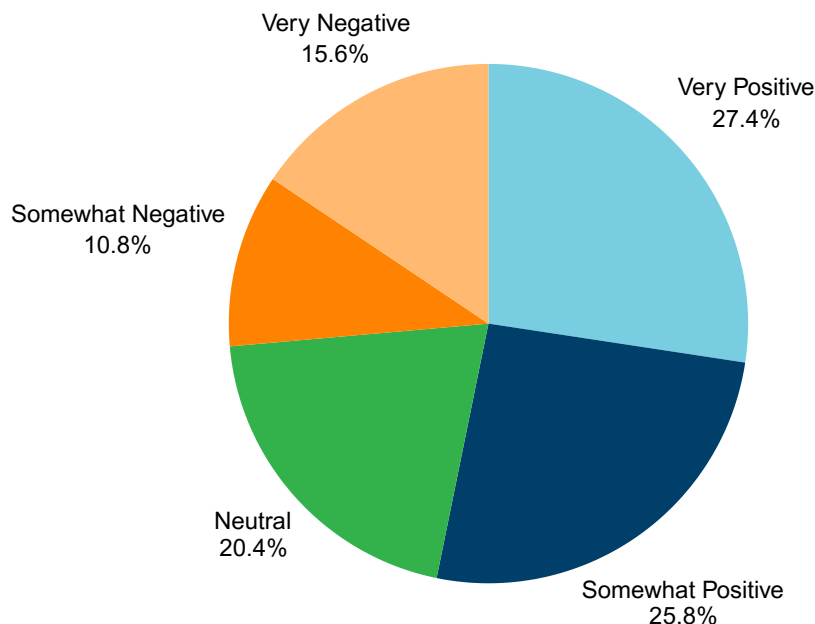
PERCEPTIONS ON INCREASED POPULATION

Housing and development were topics on the top of stakeholders' minds; so, to better understand where people stood on these issues ahead of the Fall Workshop, the questionnaire asked stakeholders how they felt about increased population. Then, at the Fall Workshop, the engagement team invited attendees to weigh in on housing types for each of the three specific sites explored.

According to the questionnaire, most stakeholders felt positive about future growth in Friendship Heights. When asked "How do you feel about more people in Friendship Heights?" 27.4% of respondents felt "very positive" about increased population, followed by 25.8% of respondents who felt "somewhat positive." Those who indicated feeling "very negative" about more people in Friendship Heights were in the minority at 10.8%. Broken down by age group, a majority (56.3%) of young people (18-34) felt "very positive" about increased population. There was no meaningful difference in response between homeowners and renters.

HOW DO YOU FEEL ABOUT MORE PEOPLE IN FRIENDSHIP HEIGHTS?

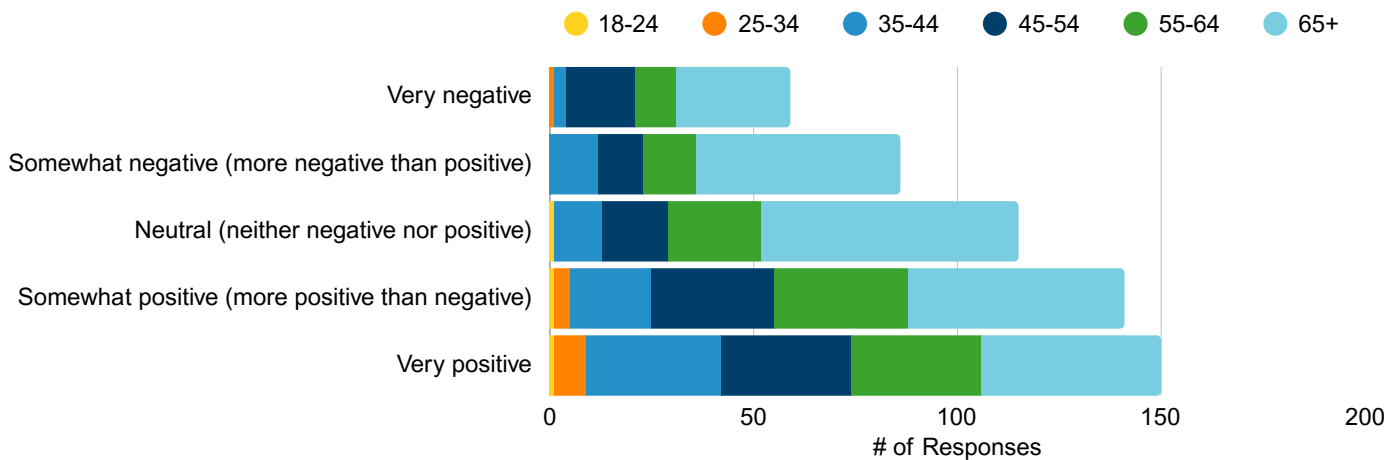
(Total Responses = 564)



Most questionnaire respondents felt positively about more people in Friendship Heights.

SENTIMENT ON INCREASED POPULATION BY AGE

(Total Responses = 551)



Broken down by age group, more younger people felt more positively about additional people coming to Friendship Heights.

When asked what made people feel positively about increased population, many connected increased density to opportunities for more amenities and retail in the neighborhood. For those who felt positively about increased population, 46.8% of responses included the importance of retail, entertainment, and amenities.

Though most respondents felt positively about more people in the neighborhood, there were concerns about the impacts of future development. Traffic, parking and congestion were key concerns in 34.2% of write-in comments on the online questionnaire. For those who felt negatively (both “somewhat negative” and “very negative”) about increased population, this was a key issue: 64.4% of their responses cited traffic and congestion. Second to traffic concerns, infrastructure concerns, including school overcrowding, were referenced in 21% of negative responses. While there are no schools in the Sector Plan Area, Somerset Elementary School and Westbrook Elementary School are proximate to Friendship Heights.

HOUSING NEEDS: DIVERSITY & AFFORDABILITY

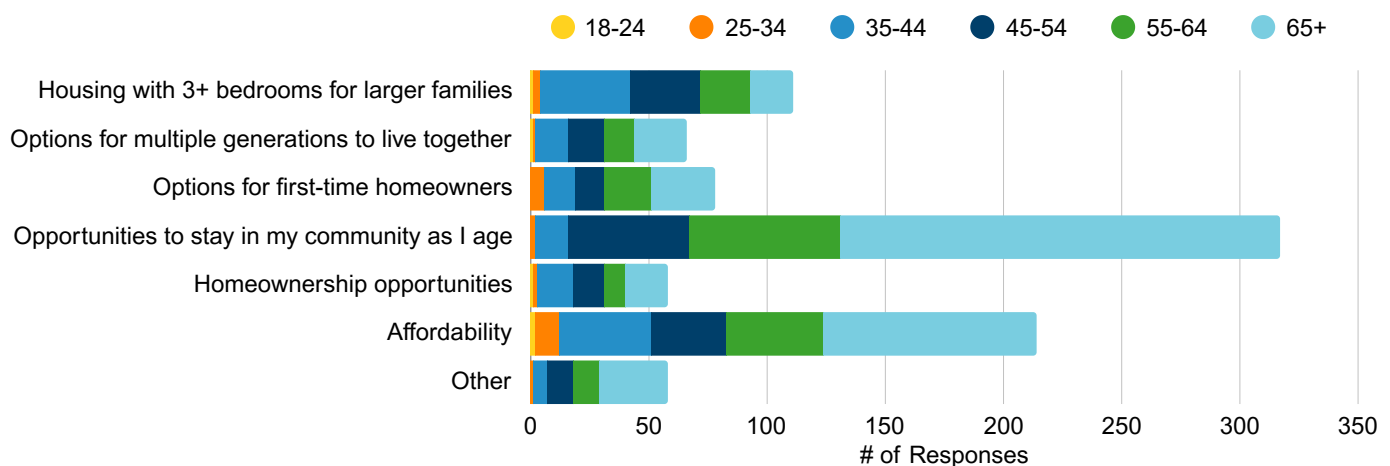
To ensure that the Plan meets the needs of current and future residents, staff asked stakeholders to identify and prioritize their housing needs at several engagement events. In focus groups, facilitators asked renters and parents if their current housing fits their needs and to share their long-term plans. In the online questionnaire, respondents were asked to prioritize their family's housing needs. At the Fall Workshop, attendees discussed what types of housing they envisioned on each opportunity site. Stakeholders at each of these engagements called for diverse and affordable housing to support a range of users, including local consumers and employees, young families, seniors aging in place, and first-time homeowners looking to purchase a home in Friendship Heights.

In response to the question, “When you think about you or your family’s housing needs, what is most important to you? (select top 2)”, questionnaire respondents identified “opportunities to stay in my community as I age” (33.5%) as the top priority, followed by “affordability” (22.7%). Prioritizing aging in place aligns with the fact that most respondents (52.6%) were over 65.

Broken down by age group, priorities shift. Respondents over 65 make up over half of the responses for “opportunities to stay in my community as I age.” The top priority for respondents 18-44 was “affordability” (29.1%), followed by “housing with three or more bedrooms for larger families” (24%). Of adults aged 18-44, only 9.1% of responses selected “opportunities to stay in my community as I age” as a top priority. These results make sense: priorities vary depending on a person’s life stage.

HOUSING NEEDS BY AGE GROUP

(Total Responses = 958)



Housing needs varied by age group; older participants were concerned about aging in place whereas younger people were concerned about housing that accommodates larger families and homeownership opps.

These results, along with anecdotal feedback from small-group discussions at workshops, indicate that housing prices and availability are central concerns for most stakeholders. As one renter who participated in the focus group said, “Affordability will be the main factor in [our] long term plans. I would love to own in the area, but that depends on what is available. I would love to see newer construction.” Business owners shared that the lack of affordable options limits their ability to hire and keep employees.

Even those who own homes in the neighborhood expressed concern that current housing prices don’t meet the needs of young families/young people. In conversation, stakeholders voiced worry about high price points and new units that are either too small or too big for first-time homeowners. Participants at every in-person engagement event requested denser, more affordable housing, but were often unsure and misaligned about what that would look like in practice.

DIVIDED ON DENSITY

While there was general agreement about the need for diverse, affordable housing in the area, stakeholders disagreed about the mix and style of future development, specifically allowable density and building heights. Many advocated for mixed-use development because of its ground-floor retail space.

At the Kickoff events, attendees expressed a desire for more vibrant retail, with some hesitancy about the need for more people to support that additional retail. Some participants feared the loss of “neighborhood character” with the addition of denser developments. In lieu of apartment buildings, those participants advocated for only low-rise development (townhomes).

The debate over density re-emerged at the in-person Spring Workshop; some supported increased density for housing and amenities, while others strongly preferred maintaining a lower-density development, mostly in the form of townhomes.

Taking all feedback into account, stakeholders expressed concerns about the built environment and physical feel, not the people it would attract. They clearly want to attract more diverse people to the area, but many are concerned about the increased building heights that would require. Most stakeholders who share concerns largely wanted to see future development be compatible with its surroundings. They mentioned things like transitioning heights from taller buildings down to single family home neighborhoods, establishing buffer zones and allowing setbacks. Many stakeholders fear over-development with too many high-rise apartments. When pressed, they expressed concerns that additional height would reduce light and air downtown.

To this end, participants at the Fall Workshop were most open to high-rise development around the Metro station, while also calling for a transition to the low-rise housing that surrounds Friendship Heights (though the rate of transition was debated, as outlined in the next section).

HOUSING DEVELOPMENT AT OPPORTUNITY SITES

In September 2025, the engagement team convened stakeholders in-person and virtually to discuss their visions for three opportunity sites in the Sector Plan Area: the GEICO property, Saks/The Collection, and 5550 Friendship Boulevard. (Note that opportunity sites in the Plan Area are not limited to these three; rather, staff selected them to prompt focused discussion at the Fall Workshop and through a companion web-based visioning exercise.) These discussions aimed to inform how the Sector Plan guides development on three sites with flexible development potential.

In facilitated small-group conversations, participants shared feedback on future housing, amenities, connectivity, and building heights/density for each site. For stakeholders unable to attend in-person, the same questions were posed online, allowing a broader range of input. Across both engagement formats, most participants agreed that affordable housing and/or senior housing should be prioritized at each opportunity site. While there was general support for including housing on all three properties, the key points of debate were how much housing to build and what form it should take.

Fall Workshop attendees provide feedback on land use, connectivity and amenity preferences at three opportunity sites.



Preserving green space was a recurring theme – particularly at the GEICO site and 5550 Friendship Boulevard – where attendees emphasized that maintaining access to open areas and natural light was a critical community value.

Discussions at the Fall Workshop and data from the online exercise indicated a preference for medium-density housing across all three sites such as townhomes, duplexes, and mid-rise multifamily buildings. Detached single-family homes received moderate interest, while other housing types had minimal support.

Preferences for building height closely mirrored these housing trends:

- Most participants favored lower and mid-rise development (under 100', or up to 10 stories), especially at the GEICO and Saks sites.
- High-rise buildings (100'–200') had limited support, mainly for 5550 Friendship Boulevard and parts of the Saks site.
- Buildings taller than 200' were the least preferred overall.
- Participants consistently emphasized that new development should fit within the neighborhood's existing scale and character, avoiding a sense of overdevelopment.

From the web-based visioning exercise specifically:

- Respondents most preferred single-family attached housing for the GEICO property, and mid-rise multifamily for both Saks/The Collection and 5550 Friendship Boulevard.
- When asked about height, they largely preferred low-rise development at GEICO, mid- to low-rise at Saks, and mid-rise at 5550 Friendship Boulevard.



GEICO Property



Saks/The Collection



5550 Friendship Boulevard

SITE-BY-SITE FINDINGS

GEICO Property: The GEICO property redevelopment frequently surfaced across engagement activities, particularly during the Kickoff events. The site was viewed as a major opportunity for mixed-use development and community-serving amenities, but many participants feared it could be overdeveloped with high-rise apartments.

At the Fall Workshop, participants strongly advocated for preserving existing green and open space on the site. Many expressed a willingness to allow higher building heights along Friendship Boulevard if doing so helped retain green space and limit massing along Willard Avenue. Attendees preferred townhomes or low-rise buildings along Willard to maintain compatibility with adjacent residential areas.

Most concerns centered on the impacts of increased density, including parking challenges, traffic, and reduced access to light and air downtown. Online respondents reinforced these themes, showing the strongest support for townhomes at the GEICO site.

Saks/The Collection: Most Fall Workshop participants preferred low-rise development (no more than four stories) on the Saks site. Many expressed concern that additional high-rise buildings would be incompatible with the surrounding neighborhood and could change the character of downtown Friendship Heights. These comments underscored a strong desire for context-sensitive design that preserves the area's walkability and visual coherence. Online respondents leaned toward both attached single-family and mid-rise multifamily housing, reflecting openness to modest density if carefully scaled and designed. Conversely other stakeholders were supportive of higher density near the Metro to create more housing near transit and to cluster taller buildings downtown (i.e., transit-oriented development).

5550 Friendship Boulevard: Participants were somewhat more supportive of higher-rise development at this site compared to the others, noting that its context – surrounded by denser, taller buildings – made it more suitable for additional height. However, stakeholders emphasized that preserving open space and maintaining light and air flow were essential conditions for support. Many referenced the adjacent senior living community, whose residents frequently use the existing open space across the street.

Participants largely agreed that added density could be acceptable if redevelopment preserved or replaced open space. Online and in-person feedback reflected this balance, with preferences split between mid-rise and high-rise multifamily housing for this site.



Fall Workshop attendees provide feedback on land use, connectivity and amenity preferences at three opportunity sites.

COMMUNITY AMENITIES

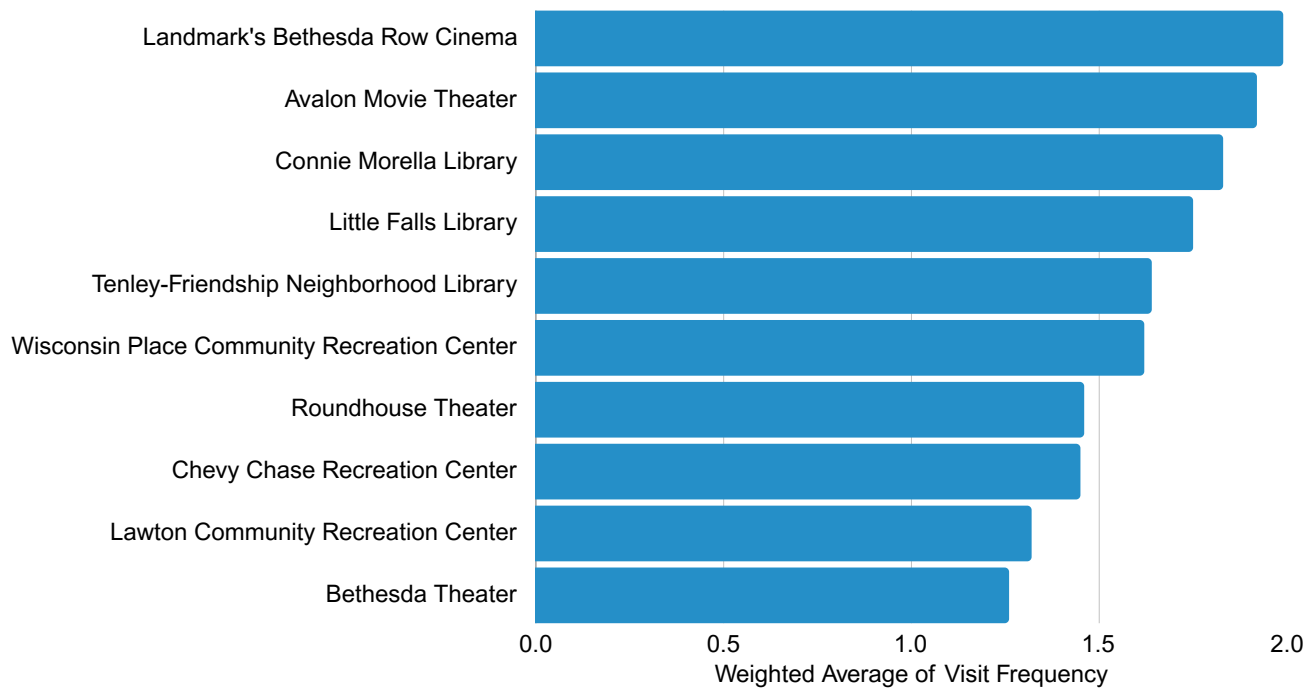
AMENITY USAGE

The Sector Plan has the ability to make recommendations for future community amenities in Friendship Heights. Part of this engagement effort was ensuring that the Plan recommends an amenity or amenities that fit with the community's vision for the future. The team collected data about amenity preferences at the Spring Workshops, focus groups, online questionnaire, and Fall Workshops. Across engagements, stakeholders shared a similar short list of community amenities.

In the online questionnaire, respondents were asked to share how often they visit a list of amenities in the area. This question aimed to identify how stakeholders use (or don't use) the amenities that currently exist in order to make an informed recommendation about any future amenities. Respondents selected between the following visit frequency options, which the team then assigned numbers to calculate weighted averages showing how often stakeholders visit each amenity: never been (1), visit a few times a year (2), visit once a month (3), visit once a week (4). Based on this analysis, amenities where people reported visiting most frequently have higher averages than those visited less often.

WEIGHTED AVERAGE OF VISIT FREQUENCY TO AMENITIES

(Total Respondents = 564)



Landmark's Bethesda Row Cinema was the most visited amenity, followed by the Avalon Theater.

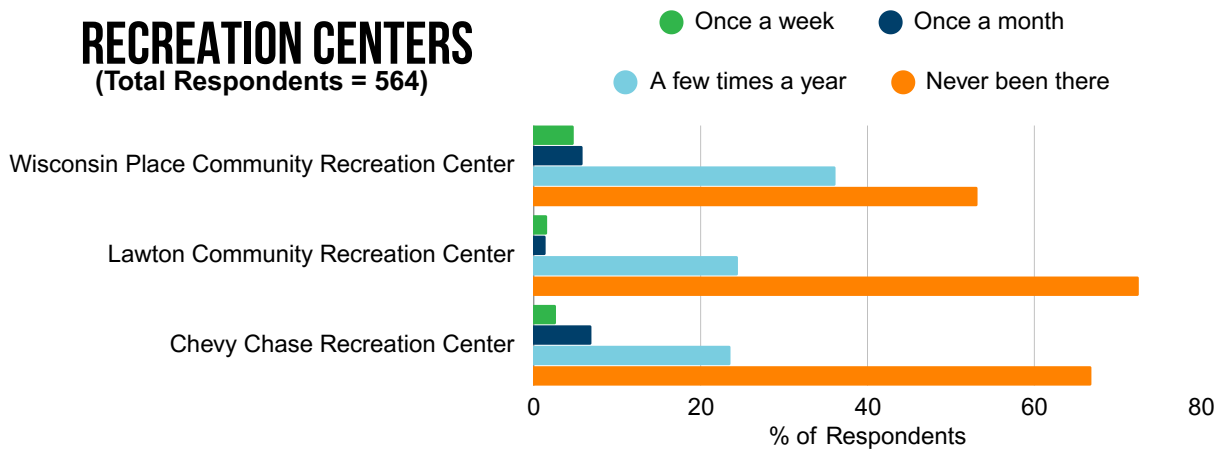
The Landmark's Bethesda Row Cinema was the most visited amenity, followed by the Avalon Theater. Only 16% of respondents indicated they have never been to Landmark's Bethesda Row Cinema; 84% reported going at least a few times a year. 27% of the respondents indicated that they have never been to the Avalon Theater.

Conversely, The Lawton Community Center and Bethesda Theater were the least visited amenities; 72.5% and 76.1% of respondents, respectively, indicated they have never attended.

HOW OFTEN DO YOU VISIT, IF AT ALL?

RECREATION CENTERS

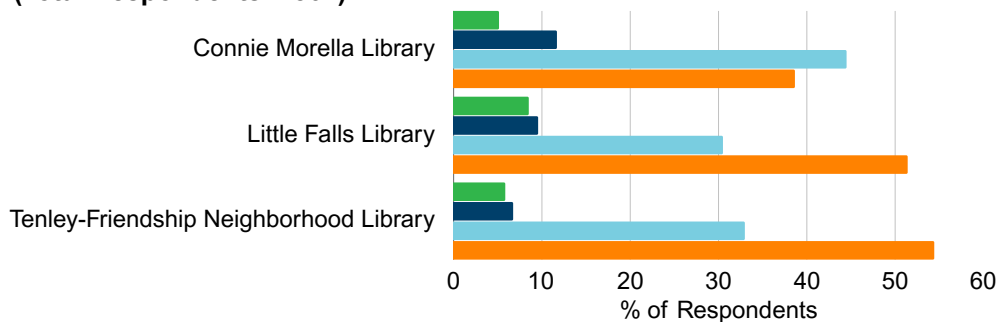
(Total Respondents = 564)



Wisconsin Place Community Recreation Center was the most visited recreation center of the three listed.

LIBRARIES

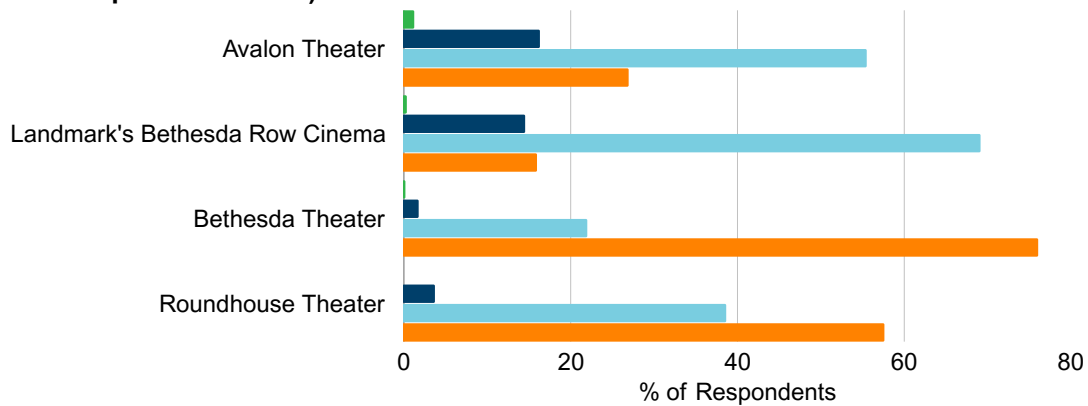
(Total Respondents = 564)



Connie Morella Library in Bethesda (MCPL) was the most visited library of the three listed.

THEATERS

(Total Respondents = 564)



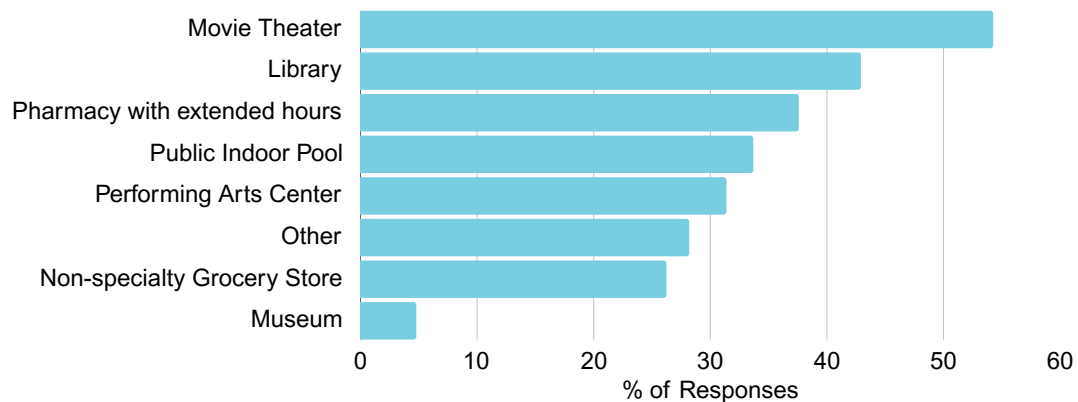
Landmark's Bethesda Row Cinema was the most visited theater of the four listed.

AMENITY REQUESTS

The online questionnaire asked respondents to choose their top three amenities from a list of the most popular suggestions gathered during engagement thus far. As the question clarified for respondents, the list did not include parks because they were already established as a Plan priority.

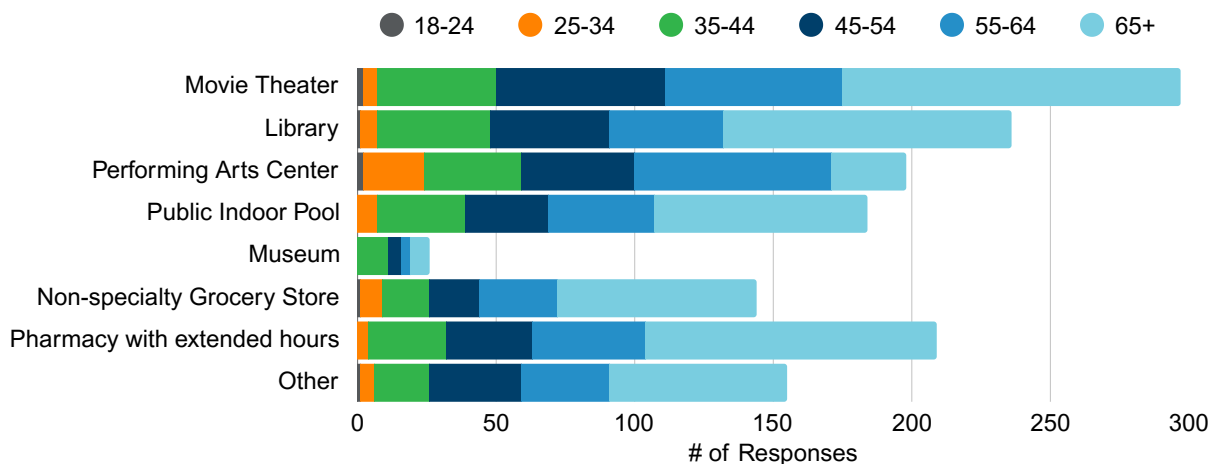
Overall, a movie theater was the most requested amenity, followed by a library and a pharmacy with extended hours. The breakdown of responses is consistent across housing tenure and age.

MOST REQUESTED COMMUNITY AMENITIES (Total Responses = 1,302)



A movie theater was the most requested amenity with over 50% of the responses, followed by a library and pharmacy with extended hours.

TOP AMENITIES BY AGE GROUP (Total Respondents = 564)



The top amenities requested are consistent when broken down by age groups. Most respondents were seniors, who were most interested in a grocery store and pharmacy with extended hours.

The questionnaire results echo the feedback heard at the workshops and focus groups about major community-serving amenities:

- Parents in the focus group underscored that future amenities should serve families. A movie theater or museum offers young people and young families an opportunity to socialize together.
- At the Kickoff events, participants asked for more places to socialize, especially in evenings – calling out specifically a performing arts center or movie theater.
- At the Kickoff events and Spring Workshops, seniors stressed that they value medical service access in Friendship Heights and would benefit from a pharmacy with extended hours (like CVS or Walgreens). According to questionnaire results, pharmacy access was not as high a priority for those under 65.
- Renters in the focus group asked for community-centered retail like affordable dining options, a variety of grocery stores, and a public convening place like a library or community center.

REALIZING COMMUNITY AMENITIES AT OPPORTUNITY SITES

At the Fall Workshop, Planning staff presented the Sector Plan process, how amenities are realized, and precedent projects in the County. This presentation aimed to ground participants in the reality of how large community amenities recommended by Sector Plans are built – often with County-owned land (not a possibility in this Plan Area due to the lack of County-owned land), or through private development, which sometimes includes incentives for developers (example: additional building height).

With the understanding that any community amenity developed at any site in Friendship Heights would likely be realized through private development, staff facilitated a discussion of three opportunity sites in the Plan Area with flexible development potential. The following amenity requests emerged from the discussions:

- Active recreation opportunities at the GEICO site (ballpark, pool, park).
- Large community amenity at GEICO or Saks/The Collection site. The Saks site was, in particular, identified for its ability to house a larger amenity like a theater, grocery, or community center.
- More gathering places to build community (e.g., meeting spots, coffee shops, open spaces). Participants believed Saks/The Collection was well-suited to house such spaces. This feedback was echoed in the business owner and renter focus groups; participants requested spaces to socialize, especially in the evening, in downtown Friendship Heights.

PARK USAGE & REQUESTS

At the in-person Spring Workshop, attendees prioritized the amenities they would like to see in Friendship Heights from first choice to fourth choice. Gardens, a dog park, and food truck areas were the highest ranked amenities in the prioritization exercise. Additionally, 18% of all write-in comments were requests for preserving green space. A participant later commented that these requests show how stakeholders want more spaces for activities and engagement in their neighborhoods.

Rank	In-Person Spring Workshop	Virtual Spring Workshop
1	Gardens	Shaded Gathering Spaces
2	Dog Parks	Gardens
3	Food Truck Areas	Community Lawn
4	Public Art	Stage
5	Benches	Dog Parks
6	Shaded Gathering Spaces	Benches
7	Community Lawn	Nature Play
8	Picnic Areas	Public Art
9	Nature Play	Swings
10	Pickleball Courts	Food Trucks



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To a lesser extent, a dog park was discussed at most in-person events. Some participants had strong feelings about the subject, but there was no clear consensus about whether this was a welcome or unwelcome addition to the neighborhood.

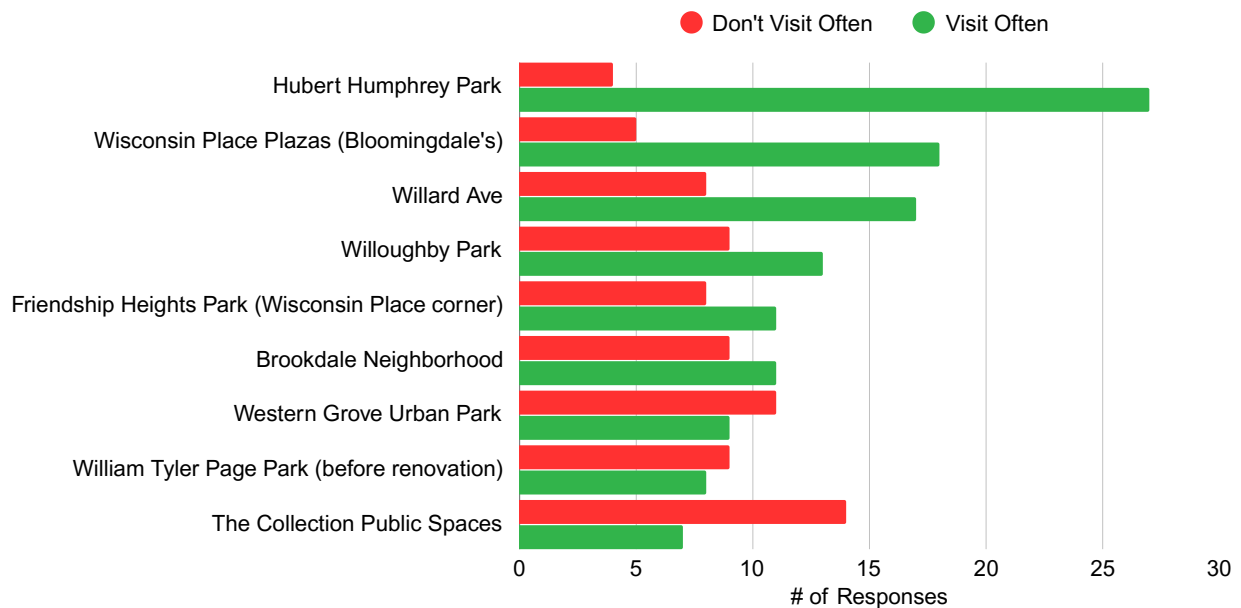
At the in-person Spring Workshop, attendees were asked to share how often they visit nearby parks (a red dot indicated they did not visit often; a green dot indicated they visited often). By far, Hubert Humphrey Park was the most visited (see chart below), followed by Wisconsin Place and Willard Avenue.



Attendees at the in-person Spring Workshop participate in the park dot exercise.

HOW OFTEN DO YOU VISIT NEIGHBORHOOD PARKS?

(Total Responses = 482)



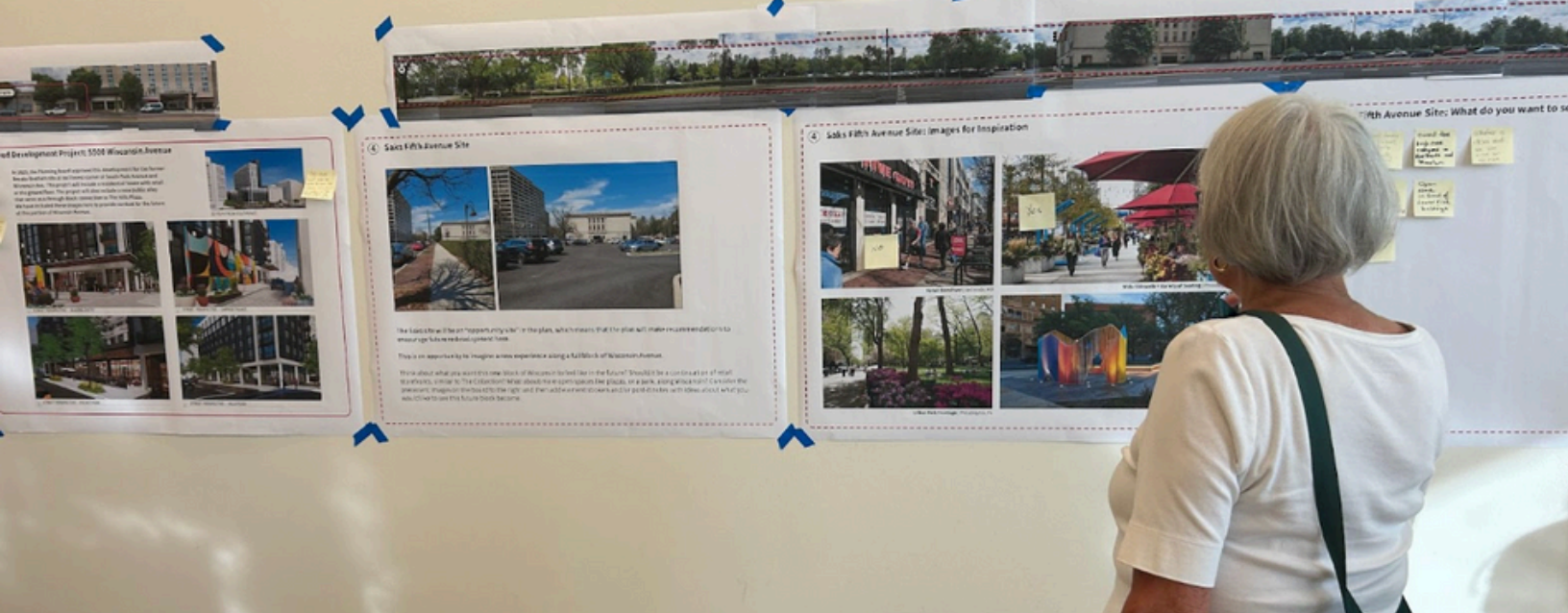
According to feedback at the Spring Workshop, Hubert Humphrey Park is by far the most visited.

PARKS AND PLAZAS ALONG WISCONSIN AVENUE

In June 2025, the engagement team hosted an in-person and virtual Spring Workshop to collect feedback on future amenities, open space, and parks. As part of this conversation, attendees were asked to provide written feedback on the existing parks and plazas along Wisconsin Avenue: Hubert Humphrey Park, William Tyler Page Park, Willoughby Park, Friendship Heights Park (Wisconsin Place corner), Western Grove Urban Park, The Collection public spaces, Wisconsin Place Plazas (Bloomingdale's), Willard Avenue, and Brookdale Neighborhood.

Participants expressed a shared desire for greener, more comfortable, and better-connected public spaces along Wisconsin Avenue. Many saw these parks and plazas as key opportunities to make Friendship Heights feel more livable and community-oriented, rather than merely a corridor for shopping and transit. Common themes across sites included the need for shade and trees, comfortable seating, and green buffers to soften the urban environment. Participants also called for safer pedestrian crossings, more accessible gathering areas, and occasional programming such as pop-ups, performances, or local cafés to bring new energy to underused plazas. Overall, the feedback reflects a vision for Wisconsin Avenue as a more welcoming, human-scale corridor anchored by a series of inviting public spaces that encourage people to pause, gather, and connect.

- **Bloomingdale's Plaza:** In-person and online participants consistently described Bloomingdale's Plaza as underutilized and uninviting, noting that it lacks amenities or features that draw people in. Some emphasized the need for public art, shade structures, and comfortable seating to improve the space's visual appeal and usability. Traffic noise was mentioned as a barrier, suggesting that plantings or sound buffers could help make the plaza more comfortable.
- **5454 Wisconsin Avenue Plaza:** Feedback focused on enhancing comfort and visual appeal. Participants called for more shade trees, landscaping, and benches, as well as pedestrian-friendly design elements to make the plaza more inviting. Several envisioned it as a potential community gathering space, noting that greenery and small-scale programming could transform it into an active public node along the corridor.
- **Plaza at The Collection:** Participants viewed this plaza as having strong potential but criticized it as feeling too commercial and hard-edged. Respondents suggested adding green space, public seating, and soft landscaping to create a more approachable environment. A few mentioned that outdoor dining or pop-up markets could help enliven the space, while others expressed concern about tall surrounding buildings limiting sunlight and comfort at the pedestrian level.



Attendee at the Spring Workshop offers feedback on precedent communities and public spaces along Wisconsin Avenue.

- **Saks Fifth Avenue Site:** While feedback here was limited, participants expressed concerns about additional high-rise development further restricting light and air. Many urged that any future redevelopment incorporate green buffers, trees, and human-scaled plazas to maintain openness and visual relief along Wisconsin Avenue.
- **Benches near Metro:** This location generated the most comments, underscoring its visibility and importance. Participants called for comfortable, shaded seating, improved pedestrian safety, and clearer pathways connecting to nearby shops and parks. Several described it as a “missed opportunity” for a welcoming public space at a key transit node, recommending more trees, plantings, and lighting to enhance comfort and safety.
- **Western Grove Urban Park:** Western Grove was frequently cited as a positive example of what participants would like to see replicated elsewhere: a lush, shaded park that feels natural and serene. In-person workshop attendees described it as a “real park experience” and praised its greenery, quiet character, and balance between activity and calm, suggesting that similar design principles should guide other public spaces along Wisconsin Avenue.
- **Friendship Heights Park (Wisconsin Place Corner):** Participants viewed this park as a prime opportunity for reinvestment and a potential connector between retail and residential areas. They called for more trees, benches, and shade structures, along with improved safety and access. Respondents emphasized the potential for this corner to become a central community space if redesigned for comfort and activity.
- **William Tyler Page, Hubert Humphrey, and Willoughby Parks:** Feedback on these smaller parks focused on maintenance, greenery, and connectivity. Participants sought cleaner, better lit, and more accessible parks, with consistent landscaping and opportunities for rest. While less prominent than Wisconsin Avenue’s plazas, these spaces were recognized as important parts of the neighborhood’s green network, providing relief and continuity between larger activity nodes.

PARKS AT OPPORTUNITY SITES

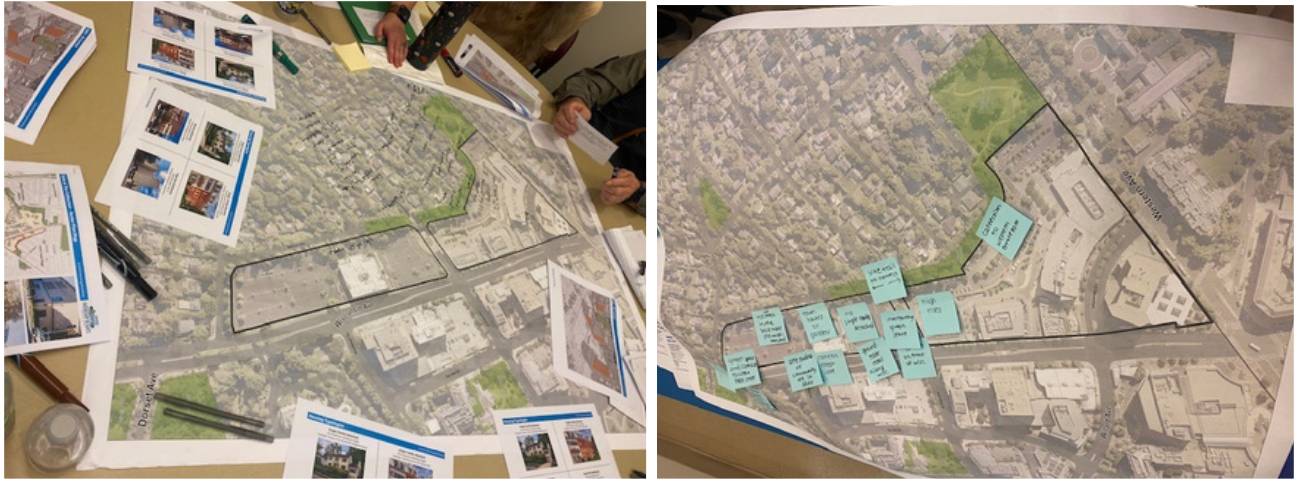
The Fall Workshop and web-based visioning exercise underscored the already overwhelming call for green, open space on all three opportunity sites. While participants agreed that preserving and/or creating parks and open space was a priority for the Sector Plan, the type of open space desired varied by location. Across comments from both in-person and online engagement, participating community members emphasized that open space contributes to Friendship Heights' identity, livability, and character. Many saw green areas as essential public amenities and as opportunities to enhance pedestrian connections, tree canopy, and neighborhood gathering spaces.

GEICO Property: Participants strongly requested that the current green spaces be maintained and enhanced with new areas for active recreation, such as a ballfield, pool, or playground. They expressed an understanding that concentrating density in select areas of the site could help preserve larger open spaces elsewhere, though there were concerns about parking and traffic associated with any new community amenity.

Many participants suggested creating a “village green” or central park space as part of any future development, emphasizing that it should remain publicly accessible. Comments also highlighted opportunities to connect the site to nearby parks and natural corridors – specifically linking Brookdale Neighborhood Park with Willard Avenue Park to form a stronger, continuous green network. Write-in feedback reinforced these ideas, often framing the GEICO site as a “once-in-a-generation” opportunity to create a true public park.



Fall Workshop attendees provide feedback on land use, connectivity and amenity preferences at three opportunity sites.



Participants' comments on a map of Saks/The Collection during the Fall Workshop discussion.

Saks/The Collection: Attendees requested a village green or plaza that provides meaningful outdoor gathering space and a high-quality landscape to balance surrounding commercial and residential uses. Many noted that Friendship Heights lacks accessible, attractive outdoor space for daily use, and saw this site as a chance to establish a well-designed “heart” for the neighborhood. Participants wanted a mix of seating, shade, and landscaping rather than expansive paving or ornamental design.

5550 Friendship Boulevard: Participants were particularly concerned about the impact of future high-rise development on the block’s light, air flow, and sense of openness. Notably, on this site, stakeholders were most concerned about maintaining existing green space, not asking for new green space. They called for open space to break up building mass and provide outdoor gathering areas for the adjacent senior living community, whose residents frequently use the existing open lawn. Many participants supported added density on this site only if it includes accessible, high-quality open space. Comments also pointed to opportunities for small gardens, shaded seating, or pocket parks that would maintain visual relief and greenery amid a denser context.

ENVIRONMENT

Across engagement, stakeholders expressed concerns about the environmental impacts of future development and emphasized the need to preserve and enhance the area's natural character. Participants at both the Spring and Fall Workshops consistently called for the preservation of existing street trees and the addition of new ones along key pedestrian corridors. "Walkable" and "green" were among the most frequently used words in the visioning exercise and shaded gathering spaces ranked among the highest priorities for future parks and open space. Attendees highlighted the need for shade structures and tree cover along Wisconsin Avenue, particularly near Bloomingdales' Plaza and 5454 Wisconsin Avenue, to make walking more comfortable during hotter months.

Participants also voiced concerns that additional high-rise development at sites like Saks/The Collection or 5550 Friendship Boulevard could further limit light and air at the street level. At the GEICO property, however, participants saw unique opportunities to strengthen the area's connection to nature. Roughly 30 web-based visioning respondents mentioned the importance of preserving mature trees along Willard Avenue, envisioning a continuous green corridor that buffers new development and provides shade and visual relief. Several also referenced the stream running along the GEICO property and Cortland Road, urging that it be recognized and protected as a natural feature and potentially integrated into a trail or greenway network connecting Brookdale Neighborhood Park and Willard Avenue Park.

In addition, more than 50 web-based visioning respondents commented on the pedestrian bridge and path between GEICO and Brookdale, describing it as a heavily used and valued link to Metro, bus routes, and neighborhood amenities. They encouraged planners to retain and improve this connection for pedestrians and cyclists while keeping it closed to vehicle traffic. Together, these comments underscore a strong community desire to preserve trees, enhance natural features, and maintain green, walkable connections as central elements of Friendship Heights' future identity.

ECONOMIC DEVELOPMENT

Stakeholders are invested in seeing Friendship Heights come back to life as a regional retail destination with new local, neighborhood retail. The neighborhood's different economic sectors, like medical/doctor's offices, continue to bring people to Friendship Heights. However, the neighborhood's many unoccupied storefronts have community members concerned about the future of local business in Friendship Heights.

Participating stakeholders also seemed to accept that additional population would be needed to sustain future retail/amenities. As referenced in the *Housing & Development* section of this report, for those questionnaire respondents who felt positive about increased population, nearly half (46.8%) of responses included the importance of retail, entertainment, and amenities that come with increased population.

Business owners who participated in the focus group expressed frustration at the regulatory environment and permitting barriers they've encountered operating in Montgomery County, and acknowledged Northern Virginia's business-friendly policies are enticing. Despite this, all business owners expressed a desire to stay in Friendship Heights either for personal connections to the area or to maintain their established customer bases.

Business owners also highlighted the need to increase connectivity and walkability in the area to encourage more foot traffic and pedestrian-oriented shopping. Business owners pointed out that connectivity improves the economic climate by allowing people to chain trips together rather than drive to one location and then get back in their cars to visit a second location.

Many stakeholders bemoaned the absence of third places to gather in the neighborhood like once-existent coffee shops, bookstores, and fast casual dining options. When attendees at the Kickoff events were asked to identify precedent communities for any future development, Bethesda, MD, was the most cited precedent, but was often mentioned as both an example for its appealing retail options and restaurants and as a non-example for its chain retail and high density. Other model communities included Rockville, MD, and Cleveland Park, D.C. for their activated commercial corridors and neighborhood feels. At most engagements, community members shared similar preferences for small, local retailers.

REFLECTIONS ON ENGAGEMENT

The Montgomery Planning team will use this stakeholder feedback, along with market and existing conditions analyses, to draft preliminary recommendations that will be shared with the community and the Planning Board.

For those looking to stay engaged in the planning process, we recommend signing up for the e- letter to receive project updates and visiting the FHSP webpage which is updated regularly to reflect the current status of the project.

As outlined in the Engagement Reach section of this report, the engagement team made concerted and creative efforts to connect with a range of Friendship Heights stakeholders. When participant demographics are compared to Study Area demographics, there are a few groups under-represented: young people/young families, renters, and non-White residents. In-person events reflected these gaps as most participants were White homeowners over 65. While in-person workshops were helpful in soliciting qualitative feedback from stakeholders, the questionnaire reached the broadest number of people and provided more quantifiable metrics. Along those lines, a few tools proved especially useful in reaching key demographics:

- **Online Questionnaire:** The online questionnaire reached the greatest number of respondents by far. It also reached a younger, non-White audience compared with in-person engagements. The popularity of the questionnaire suggests that quick, online feedback opportunities are best suited for reaching the largest number of people and should be leveraged at key engagement touchpoints.
- **Focus Groups & Targeted Engagement:** Knowing that attendees at in-person events tended to be older, White, and predominantly homeowners, the team used focus groups to reach key stakeholder groups and solicit in-depth qualitative feedback. While recruitment was somewhat difficult, the informal discussion allowed meaningful, high-quality feedback from stakeholder groups who would otherwise have been underrepresented in this engagement effort. When recruiting for focus groups, Planning staff did targeted engagement that resulted in many people subscribing to the e-letter, even if they did not attend a group. This helped widen the reach in advance of the launch of the questionnaire.

- **Small Group Discussion:** Exit surveys and anecdotal evidence show high satisfaction with the small-group discussion of opportunity sites at the Fall Workshop.

Continued use of both quick-response tools and facilitated small-group discussions will help ensure that diverse voices inform future projects.

As a cross-jurisdictional neighborhood and one of the County's four downtowns, it was important to reach those who live, work, shop, and play in the Plan Area. However, it proved more difficult to engage some neighboring towns/neighborhoods in the Sector Plan update. Planning staff issued a questionnaire specifically to the Town of Somerset and Chevy Chase Village in an effort to increase engagement in those communities. The majority (64%) of respondents in the Town of Somerset reported not knowing about the Sector Plan but were interested in participating in the planning process (half requested to sign up for the project e-newsletter). More Chevy Chase Village respondents were aware of the Plan (72%), but despite knowing about the Sector Plan, a third of respondents reported not participating thus far because they were "not that interested in the process." The County should investigate ways to better engage indirect stakeholders in the planning process(es) going forward.



Montgomery Planning staff present information about the Plan at the in-person Kickoff event.

APPENDIX

I. Raw Event Data

- Focus Group Exit Surveys
- In-Person Kickoff Exit Surveys
- Virtual Kickoff Exit Surveys
- In-Person Spring Workshop Exit Surveys
- In-Person Spring Workshop Board Comments
- Virtual Spring Workshop Exit Surveys
- Fall Workshop Exit Surveys
- Web-based Visioning Comments

II. Table 4: List of Additional Engagement Events (through 11/12/2025)

III. Questionnaire Data

- Questionnaire Responses
- Chevy Chase Village Questionnaire Responses
- Town of Somerset Questionnaire Responses

Focus Group Exit Surveys

Event	Race	Primary Language	Primary Language 2	Age	Housing Tenure	Household composition	Household Composition 2
Business Owners, 7/29	White	English		65+	Own	Seniors (60+)	
Business Owners, 7/29	White	English		45-54	Own	Adults (18-60)	
Business Owners, 7/29	White	English		65+	Own	Adults (18-60)	
Business Owners, 7/29	Latinx or Hispanic	English	Spanish	45-54	Own	Adults (18-60)	
Business Owners, 7/29							
Business Owners, 7/29							
Rents, 8/1	White	English		25-34	Rent	Adults (18-60)	
Rents, 8/1		English		65+	Rent	Seniors (60+)	
Parents, 7/29	White	English		35-44	Own	Children/minors (0-17)	Adults (18-60)
Parents, 7/29	White	English		35-44	Own	Children/minors (0-17)	Adults (18-60)
Parents, 7/29	White	English		35-44	Rent	Children/minors (0-17)	Adults (18-60)
Parents, 7/29							
Parents, 7/29	African-American/Black	English		45-54	Own	Children/minors (0-17)	Adults (18-60)
Rents, 8/4							
Rents, 8/4	Other	English		45-54	Rent	Seniors (60+)	
Rents, 8/4	African-American/Black	English		25-34	Rent	Adults (18-60)	
Rents, 8/4	White	English		65+	Rent	Seniors (60+)	
Rents, 8/4	Multiracial	English		45-54	Rent	Adults (18-60)	

In-Person Kickoff Event Exit Surveys

Neighborhood	Race	Primary Language	Age	Housing Tenure	Household composition	Household Composition 2	Household composition 3
Brookdale Neighborhood	Asian	English	45-54	Own	Seniors (60+)		
Other	White	English	55-64	Own	Adults (18-60)		
Village of Friendship Heights, MD	White	English	65+	Rent	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Own	Children/minors (0-17)	Adults (18-60)	Seniors (60+)
Friendship Heights, DC	White	English	65+	Own	Seniors (60+)		
Other	White	English	65+	Own	Seniors (60+)		
Brookdale Neighborhood	Multiracial	English	55-64	Own	Adults (18-60)	Seniors (60+)	
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	55-64	Own	Children/minors (0-17)	Adults (18-60)	Seniors (60+)
Village of Friendship Heights, MD	White	English	65+	Rent	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Rent	Seniors (60+)		
Chevy Chase Village	Multiracial	English	45-54	Own	Adults (18-60)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	45-54	Own	Adults (18-60)		
Brookdale Neighborhood	Latinx or Hispanic	English	55-64	Own	Children/minors (0-17)	Adults (18-60)	
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship	White	English	65+	Own	Seniors (60+)		

Heights, MD							
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Bethesda	White	English	55-64	Own	Adults (18-60)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Brookdale Neighborhood	Native Hawaiian/Pacific Islander	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	45-54	Own	Children/minors (0-17)	Adults (18-60)	
Village of Friendship Heights, MD	White	English	65+	Rent	Seniors (60+)		
Friendship Heights, MD	White	English	65+	Rent	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	Asian	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	Asian	Other	45-54	Rent	Children/minors (0-17)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Brookdale Neighborhood	White	English	65+	Own	Seniors (60+)		
Village of	White	English	65+	Own	Seniors (60+)		

Friendship Heights, MD							
Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	African-American/Black	English	35-44	Own	Adults (18-60)		
Chevy Chase, DC	White	English	55-64	Own	Adults (18-60)		
Other	White	English	45-54	Own	Adults (18-60)		
Village of Friendship Heights, MD	Multiracial	Other	Under 18	Living with family/friends	Children/ minors (0-17)	Adults (18-60)	
Other	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	55-64	Own	Adults (18-60)	Seniors (60+)	
Village of Friendship Heights, MD	White	English	55-64	Own	Seniors (60+)		
Chevy Chase Village	White	English	65+	Own	Seniors (60+)		
Brookdale Neighborhood	White	English	65+	Own	Seniors (60+)		
Other	White	English	65+	Own	Seniors (60+)		
Friendship Heights, DC	Asian	English	35-44		Children/ minors (0-17)	Adults (18-60)	

Virtual Kickoff Event Exit Surveys

Neighborhood	Race	Primary Language	Age	Housing Tenure	Household composition	Household Composition 2
Rockville	White	English	Under 18	Living with family/friends	Children/minors (0-17)	Adults (18-60)
Chevy Chase Village	White	English	65+	Own	Seniors (60+)	
Somerset Apartments	White	English	65+	Rent	Seniors (60+)	
Chevy Chase Village	White	English	35-44	Own	Children/minors (0-17)	
Brookdale Neighborhood	White	English	55-64	Own	Adults (18-60)	Seniors (60+)
Friendship Heights, MD	White	English	65+	Own	Seniors (60+)	
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)	
Village of Friendship Heights, MD	White	English	55-64	Own	Seniors (60+)	
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)	
Town of Chevy Chase, MD	White	English	65+	Own	Seniors (60+)	
Bethesda	White	English	55-64	Own	Adults (18-60)	
Village of Friendship Heights, MD	White	English	55-64	Rent	Adults (18-60)	
Village of Friendship Heights, MD	White	English		Own	Seniors (60+)	
Bethesda	White	English	65+	Own	Seniors (60+)	
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)	
Brookdale Neighborhood	White	English	65+	Own	Seniors (60+)	
	White	English	65+	Own	Seniors (60+)	
Town of Somerset	White	English	45-54	Own	Children/minors (0-17)	Adults (18-60)
Somerset Apartments	White	English	65+	Own	Seniors (60+)	
Village of Friendship	White	English	65+	Own	Seniors (60+)	

Heights, MD						
Somerset Apartments	White	English	65+	Own	Seniors (60+)	
Friendship Heights, DC	Asian	English	65+	Own	Seniors (60+)	
Friendship Heights, MD	White	English	65+	Own	Seniors (60+)	
Village of Friendship Heights, MD	White	English	55-64	Own	Seniors (60+)	
Friendship Heights, MD	White	English	65+	Own	Seniors (60+)	
Friendship Heights, MD	White	English	65+	Own		
Friendship Heights, MD	White	English		Own	Seniors (60+)	

In-Person Spring Workshop Exit Surveys

Neighborhood	Race	Primary Language	Primary Language 2	Age	Housing Tenure	Household composition	Household Composition 2	Household composition 3
	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	Latinx or Hispanic	Portuguese		Under 18	Living with family/friends	Children/minors (0-17)	Adults (18-60)	
	White	English		35-44	Rent	Adults (18-60)		
Village of Friendship Heights, MD	White	English		45-54	Rent	Adults (18-60)		
Village of Friendship Heights, MD	Multiracial	English		45-54	Rent	Adults (18-60)		
Village of Friendship Heights, MD	Latinx or Hispanic	Spanish		25-34	Rent	Adults (18-60)		
Brookdale Neighborhood	Latinx or Hispanic	English		55-64	Own	Seniors (60+)		
Brookdale Neighborhood	White	English		45-54	Own	Adults (18-60)		
Village of Friendship Heights, MD	African-American/Black	English		35-44	Own	Adults (18-60)		
Brookdale Neighborhood	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Chevy Chase Village	White	English		18-24	Living with family/friends	Adults (18-60)		
Tenleytown, DC	White	English		35-44	Own	Children/minors (0-17)	Adults (18-60)	Seniors (60+)
Village of Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	Latinx or Hispanic	English	Spanish	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English		65+	Living with family/friends	Seniors (60+)		
Village of Friendship Heights, MD		English		65+	Own			

Village of Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English		65+	Rent	Adults (18-60)	Seniors (60+)	
	White	English		65+		Seniors (60+)		
Bethesda	White	English		35-44	Own	Children/minors (0-17)		
Potomac	White	English		35-44	Own	Children/minors (0-17)	Adults (18-60)	
Friendship Heights, MD	White	English		55-64	Own	Adults (18-60)		
Brookdale Neighborhood	White	English		65+	Own	Seniors (60+)		
	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	Asian	English	Mandarin	55-64	Own	Seniors (60+)		
Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD		English		65+	Own			
Village of Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Brookdale Neighborhood	White	English			Own	Adults (18-60)		
Friendship Heights, MD	Asian	English		55-64	Own	Seniors (60+)		
Friendship Heights, MD	White	English		65+	Own	Adults (18-60)	Seniors (60+)	

Village of Friendship Heights, MD	White	English		55-64	Own	Adults (18-60)		
Brookdale Neighborhood	White	English		65+	Own	Seniors (60+)		
Brookdale Neighborhood	White	English		65+	Own	Adults (18-60)		
Village of Friendship Heights, MD	White	English		65+	Own	Seniors (60+)		
Brookdale Neighborhood	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English		65+	Own			
Village of Friendship Heights, MD	White	English		45-54	Own	Adults (18-60)		
Village of Friendship Heights, MD	Asian	English		55-64	Rent			
Brookdale Neighborhood	White	English		65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English		45-54	Own	Children/minors (0-17)	Adults (18-60)	

In-Person Spring Workshop Board Comments

	1st choice (orange)	2nd choice (yellow)	3rd choice (blue)	4th choice (pink)
Amenities on Board:				
Fitness Equipment	1	2		3
Pickleball Courts	4			4
Table Games		1	3	1
Baseball	4			4
Multi-sports Courts		3	2	1
Dog Park	8	3		2
Public Art	4	5	4	
Gardens	17	2	4	
Multi-Sports Fields	1	2	2	
Picnic Areas	1	5	2	2
Nature Play	2	4		3
Stage	1	2	1	4
Community Lawn	4	1	2	4
Food Truck Areas	7	3	4	1
Swings	1			1
Bench	6	3	3	1
Shaded Gathering Spaces	3	4	5	3
Written-in Amenities:				
Bike trails				
Pedestrian paths				
Bocce ball court				
Dog park				
Small community performing arts center				
Nice walking path	1			
Tennis/ Pickleball courts				
Community garden with a garden plot for each home in Friendship Heights				
Indoor swimming pool				
Community vegetable garden				
We need a library	1			
Bike and jogging trail buffer with trees along Geico border				

Amenities on Board Listed from Most to Least Prioritized

Amenity	Score
Gardens	82
Dog Park	53
Food Truck Areas	46
Public Art	39
Bench	39
Shaded Gathering Spaces	37
Community Lawn	27
Picnic Areas	23
Nature Play	23
Pickleball Courts	20
Baseball	20
Stage	16
Multi-sports Courts	14
Multi-Sports Fields	14
Fitness Equipment	13
Table Games	10
Swings	5

Note: score is determined by assigning 4 points to each 1st choice sticker, 3 points to the 2nd choice stickers, 2 points to the 3rd choice stickers, and 1 point to the 4th choice stickers

Amenity	Score
Gardens	82
Dog Park	53
Food Truck Areas	46
Public Art	39
Bench	39
Shaded Gathering Spaces	37
Community Lawn	27
Picnic Areas	23
Nature Play	23
Pickleball Courts	20
Baseball	20
Stage	16
Multi-sports Courts	14
Multi-Sports Fields	14
Fitness Equipment	13
Table Games	10
Swings	5

Comments:	
Need shade in Page Park	
NOT a dog park- instead a baseball field	
NOT baseball- a dog park	
We were very supportive of developing a small local dog park at Willard park. We hope this may be reconsidered. There	
Make the Geico parking lot a green connection to the Willard Ave. Neighborhood park	
Please keep Geico parking area along Willard Ave alive and green with mature trees	
For gardens, plant native plants!	
Save the beautiful mature trees in the geico parking lot!! (other people agreed)	
Open up access to Willard Ave neighborhood park- too isolated and scary for women walking alone	

	Location	Green Dot	Red Dot	Comments on location
	14th Street DC (townhouses)	1		(?) Canyon Effect!
	14th Street DC (apartments)			
	Chevy Chase Lake	2	5	This is horrible. bad parking, its hot, nothing to do in whiter
	Chevy Chase	5		I like Chevy Chase Small businesses, lots of eateries, relative small scale
	Cleveland Park DC (first picture)	1		Native plants Why do I like it? Preserving local businesses Restaurant seating on sidewalk
	Cleveland Park DC (second picture)	2		Walkability from home, to shops, to restaurant
	Georgetown	2		
	Kensington	3		Small businesses, we love it. Preserve neighborhoods don't destroy them
	Rockville Town Center	3	1	Rockville has lots of small businesses- few chains Lovely. Ice skating winter, all season use, sports and concerts, library, theatre No chains. No chain stores. Affordable small businesses
	Rockville Town Square	5		
	Silver Spring (mixed-use buildings)	1		
	Silver Spring (townhouses)		2	

General Comments	Show more variety in graphics
	Pedestrian orientation. High density to provide housing and support businesses. Mix of housing types
	Chevy Chase example is the same as Rockville town square, show better variety
	Creative dog parks. Big outdoor areas
	Show more examples of better architecture like City Ridge, the Warf, Bethesda
	Conservation of Brookdale Park and Willard Park is Crucial
	I'm o with tall condos along Willard +Friendship Blvd, maybe even Western, but keep Brookdale neighborhood

A - Willard Ave

B - William Tyler Page Park
(before renovation)

C - Brookdale Neighborhood

D- Hubert Humphrey Park

E- Willoughby Park

F- Friendship Heights Park
(Wisconsin Place corner)

G- The Collection Public Spaces

H- Wisconsin Place Plazas
(Bloomingdale's)

I- Western Grove Urban Park

# Red Dots	# Green Dots	# Red Dots	# Green Dots
8	17	5	16
9	8	1	16
9	11	5	11
4	27	0	21
9	13	0	19
8	11	0	12
14	7	5	9
5	18	0	18
11	9	7	9

Comments	# who agree (green dot)
More connections crossing over to Vinton Park from(?) park I often use the walking path from Saks to Western Grove- More walking paths! I live opposite Geico. I don't want multi-family apartment buildings cutting off my	
Finish Page park so we can use it!	2
Open Page park!	1
Open Page park	1
Open Page park and parks keep all trees on Willard (Geico)	2
Dog park	

Red Dots # Green Dots

A - Willard Ave

5 16

B - William Tyler Page Park
(before renovation)

1 16

C - Brookdale Neighborhood	5	11
D- Hubert Humphrey Park	0	21
E- Willoughby Park	0	19
F- Friendship Heights Park (Wisconsin Place corner)	0	12
G- The Collection Public Spaces	5	9
H- Wisconsin Place Plazas (Bloomingdale's)	0	18
I- Western Grove Urban Park	7	9

	# Red Dots	# Green Dots
A - Willard Ave	1	16
B - William Tyler Page Park (before renovation)	1	11
C - Brookdale Neighborhood	3	11
D- Hubert Humphrey Park	0	20
E- Willoughby Park	2	17
F- Friendship Heights Park (Wisconsin Place corner)	1	10
G- The Collection Public Spaces	2	12
H- Wisconsin Place Plazas (Bloomingdale's)	2	14
I- Western Grove Urban Park	1	11

# Red Dots	# Green Dots
1	16
1	11
3	11
0	20
2	17
1	10
2	12
2	14
1	11

D- Hubert Humphrey Park
H- Wisconsin Place Plazas (Bloomingdale's)
A - Willard Ave
E- Willoughby Park
C - Brookdale Neighborhood
F- Friendship Heights Park (Wisconsin Place corner)
I- Western Grove Urban Park
B - William Tyler Page Park (before renovation)
G- The Collection Public Spaces

# Red Dots	# Green Dots	# Red Dots	# Green Dots	# Red Dots	# Green Dots
4	27	0	21	0	20
5	18	0	18	2	14
8	17	5	16	1	16
9	13	0	19	2	17
9	11	5	11	3	11
8	11	0	12	1	10
11	9	7	9	1	11
9	8	1	16	1	11
14	7	5	9	2	12

ICON STICKERS on MAP				
Location/Intersection	Lighting	Street Crossing	Shuttle Stop	Bench
Park Ave and Wisconsin	1			
Wisconsin and Oliver st		1		
Between Wisconsin Cir, Wisconsin ave, and Western ave	1			
Along Willard, just West of North Park Ave	5	2		
Trail from Geico parking lot, behind the Geico building to Western Ave	6			
Western ave and Cortland Road	1			
Area around Willard ave and Shoemaker Farm Ln	8			
North Park Ave to the West of Shoemaker Farm Ln	2			
North Park Ave and Friendship Blvd	2			
Friendship Blvd between Western and Willard		2		2

General Comments:
Sidewalk buffers
Barlow Building parking

fast travel on Willard, slow Willard
Not bike friendly
Narrower streets in the Village of Friendship Heights
Diagonal dividers for cut through traffic- used on 34rd and Jennifer
Traveling outside plan area is more challenging
Pedestrian wayfinding
Constant cut through traffic
Trail to connect Brookdale park to Willard
Wayfinding for parks
Western to Wisconsin hard to turn left
Better connection between behind Sacks and green space
Bike lanes on Wisconsin
Turning left out of Courtland also cut through between Riverview, (..?)
Once you leave Metro, its dead
Upgrade cross Willard and NP Shoemaker and Willard
Build it and they will come! They will walk and then well know what's needed
Motion Lights- more on Courtland and Brookdale

STICKY NOTES		
Number	Comment	Location** [have staff fill in corresponding locations]
1	Bike lanes with max 4% slope using earthworks	Along Willard Ave
1	Traffic calming on Willard	Along Willard Ave
1	Potentially a medium with(?)	Along Willard Ave
2	Traffic signal	At Willard and North Park Ave
3	Reduce to 2 lanes and raised crossings	At Willard and North Park Ave
4	Speed bumps	Along Willard Ave
4	Safe crossing to elementary school on wll(?)	Along Willard Ave
5	Three way stop, cars run through	At Friendship Blvd and North Park Ave
5	Add reach downs and raised intersections	At Friendship Blvd and North Park Ave
6	Cars too fast	Along Friendship Blvd (possibly at intersection of Friendship and S Park Ave)
6	Almost hit here	Intersection of Friendship and South Park Ave
6	Add reach downs and raised intersections	Intersection of Friendship and South Park Ave
6	Hard for pedestrian- driving	Intersection of Friendship and South Park Ave
7	Add reach downs and raised intersections	Intersection of South Park Ave and The Hills Plaza
7	DC style diagonal dividers	Intersection of South Park Ave and The Hills Plaza
7	Hard for pedestrian- driving	Intersection of South Park Ave and The Hills Plaza

8		
9	Open pedestrian access through Somerset ...(?)	Somerset Terr
10	Narrow this section	Eastern part of Willard Ave
11	Construct a bike bridge to somerset to connect to CET	Intersection of North Park ave. and Willard Ave
12	No bike lanes on Wisconsin Ave	Wisconsin Ave
13	Pedestrian building entrances	Willard Ave near Willard Towers
14	Widen sidewalks, narrow road	North Park Ave
15	Remove (walk?); replace with signal or raised intersection with reach downs	Intersection of Willard Ave and the Hills Plaza
16	Better crosswalks	Along North Park Ave
17	Add speed camera- enforcement stop sign camera	Intersection of The Hills Plaza and Somerset Terrace
18	Add speed camera- enforcement stop sign camera	Intersection of South Park Ave and The Hills Plaza
19	Remove fence	Back of Geico parking lot
20	Traffic light coming South at the Hills Plaza the Hills and Willard	Intersection of the Hills Plaza and Willard Ave
21		
22		
23	Accessible crossing needed	Intersection of Wisconsin Ave and South Park Ave
24	Accessible crossing needed	Intersection of Wisconsin Ave and Willard Ave

25	Pedestrian shortcut hard to walk	Path going from Friendship Blvd to The Hills Plaza in between South Park Ave and Willard Ave
26	Reduce to 1 or 2 travel lanes, bike trail to Bethesda, Be Bold!	Intersection of Wisconsin Ave and Oliver Street
27	Open Somerset Terrace to traffic	Somerset Terr
28	More street connections to Chevy Chase and Montgomery St.	Area between Chevy Chase Village and Wisconsin Ave
29	Bike racks along Wisconsin esp. near metro	Wisconsin Ave
31	Raised crossing/ trim the bushes	Wisconsin Cir
32	Signpost the garage entrances to the Metro	Intersection of Wisconsin Ave and Willard Ave
33	Close S. Park here to prevent walk through	S. Park Ave between The Hills Plaza and Friendship Blvd
34	Protected crossing on Shoemakers and Willard	Intersection of Shoemaker Farm Ln and Willard Ave
35	Safe bike lane	Along Western Ave
36	Consider possibility of nature path behind apartments near creek, possibly connecting to Wisconsin Ave	Area behind Willard towers
38	Bike/ pedestrian path create natural buffer between Brookdale	Are behind Geico building
39		
40		

Note: Please enter all stickies, including duplicates. If stickies had a "check mark" or someone else commented on the same note, please indicate in Column B

Comment

Check Marks/Additional Comments

More restaurants, More local shops

Preserve existing trees, especially the old ones!

Gathering space like Rockville Town Center

Intergenerational small businesses. Park closed to vehicle traffic. Community theater/ performing arts. Movie theater. Library.

Dog park. Children's park. Music venue. Tree canopy streets. More families and young people.

Walkable. All ages. Good mix of shops.(?) Parks closer hospital

Do not like Chevy Chase Lake Development, too sterile

Local businesses and restaurants, bikeable and walkable

Be an inviting vibrant space where pedestrians and bikes feel safe

More diverse, active, and pedestrian friendly. A greater sense of place.

Keep the Brookdale neighborhood as an urban oasis.

Back to what it was (more or less) when we moved here in 2001- theater, stores, people coming to hang out.

Highly walkable, cafes, mixed use, restaurants, community oriented events.

Protection of tree corner on Brookdale

A vibrant mixed-use intergenerational walkable neighborhood

Active vibrant walkable

Community theater and/or movie theatres

Community theater

Ensure the Geico development of 500 units has 20-30% workforce housing

Walkable, more green spaces, no more high rises, community events for all ages, diverse/mixed population

More denser with a large amount of mixed-use development or take advantage of transit

Mixed-use , small scale- row housing/ town housing

The place for arts, community, and parks

Bike lanes, tennis courts, soccer/baseball courts

Use language in plan to support local businesses not chains. Make them affordable

Highly developed, 20 stories (buildings?)

Open spaces without cars, walking trails like Willard Park

No change in(?) in SFIT- there is a shortage

Add and keep trees, more parks and local independent stores not just chain retail-(?) in plan so developers cant change it

Dog park

1 check

Bike lanes on Wisconsin, Willard, and Weston

1 check

Save large trees and forest at Geico!

More diverse and affordable restaurants

1 check

Large community garden

2 checks

walkability, easier to access restaurants.....(?)

Community theater space

What it is now: a wonderful, mixed use community	2 checks
Community theater	
Rent stable retail spaces so privately owned retailers can stay, low turnover retail. Condos. Townhouses. Old World character. Walkable. Pedestrian friendly. Outdoor dining. Village feel/vibe. Village center. Library. Community center. High density retail	
Don't change much, I like it moderately urban. Like living spaces, like trees, its pleasant, just right	
Trail connecting Friendship Heights village with Crecent trail	
The Brookdale neighborhood park with a park along Willard where the mature trees are on Geico property. High density in the parking lot at SE corner of Geico, and along Friendship Blvd.	
No bile lanes on Wisconsin Ave	
Plan to keep it as it is	
Modestly developed, no high-rises	
More houses, people, restaurants, fun	
Community Theater!!	
Geico: no baseball fields- dog park/ community park instead	
Infill near Metro. Leave room for trees/ breathing space	
Walkable. Community. Denser	
The example of Chevy Chase Lake with high density is ugly, Prefer examples of low density Chevy Chase	
Opportunities for small businesses not just corporate retail. Entertainment and food	
Prefer Chevy Chase example, also 14th street DC	
Urban, walkable, safe. Geico building used as housing and perhaps library	
Indoor swimming pool for the Friendship Heights area	
Walkable interesting shops, not chains!	1 check
Preforming arts center	1 check
Miniature golf course	
No more high rises but more workforce and affordable housing in the Geico development	
Geico: preserve the green buffer/ transitional zone between ..(?) and buildings. Preserve green!	
Rent controlled retail. Keep the small, charming restaurants	1 check
Walkable. Dense and Urban. Diverse. Inclusive	
Stop the heat island in FH by covering it in green	
County Library	2 checks
Save our trees!	
Not development like example of Chevy Chase Lake but example of Chevy Chase (see board)	
Walkable, with diverse retail and housing with community gathering places- parks etc.	
Protection of Brookdale from densification	
Brownstone townhouses- no more than 4 stories- on Willard	
Bikeable and walkable	3 checks
Community arts center, playgrounds, art studio spaces	

The home of a fabulous movie theater

Improvement of aged infrastructure in Brookdale

Dog park

Preserve and increase trees, reduce heat island effect

Safe

Affordable housing for workers

Bike path/ walking path buffer with trees at borders with Brookdale

Upon redevelopment, ground floor retail must be affordable to small businesses owners- not chain or corp.

More family attraction

Mature trees stay and more trees planted

KEEP OUT MATURE TREES! I'm pro growth for building retail, condos, and trees

Virtual Spring Workshop Exit Surveys

Neighborhood	Race	Age	Housing Tenure	Household composition	Household Composition 2	Household composition 3
Bethesda	Multiracial	Under 18	Living with family/friends	Children/minors (0-17)	Adults (18-60)	
Brookdale Neighborhood	Latinx or Hispanic	65+	Own	Children/minors (0-17)	Adults (18-60)	Seniors (60+)
Village of Friendship Heights, MD			Own	Seniors (60+)		
Other	White	35-44	Prefer not to answer			
Village of Friendship Heights, MD	White	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	55-64	Own			
Bethesda	African-American/Black	35-44	Own			
Friendship Heights, DC	White	45-54	Own			
Village of Friendship Heights, MD	White	65+	Rent	Seniors (60+)		
Other	White	65+	Own	Seniors (60+)		
Brookdale Neighborhood	White	65+	Own			
Other			Other	Seniors (60+)		
Village of Friendship Heights, MD				Seniors (60+)		
Friendship Heights, DC	White	65+	Own			
Village of Friendship Heights, MD	White	65+	Own			
Village of Friendship Heights, MD			Rent			
Other		18-24	Living with family/friends	Adults (18-60)		
Brookdale Neighborhood	Latinx or Hispanic	65+	Own	Seniors (60+)		
Other	African-American/Black	25-34	Rent			

			Own			
Bethesda	White	65+	Own			
Brookdale Neighborhood	White	55-64	Own	Adults (18-60)		
Village of Friendship Heights, MD	White	45-54	Own			
			Own	Adults (18-60)		
Other	White	55-64	Own			
Village of Friendship Heights, MD			Own			
			Own	Adults (18-60)		
Village of Friendship Heights, MD	Other	65+	Own			
				Children/minors (0-17)	Adults (18-60)	
Village of Friendship Heights, MD	Other		Own	Seniors (60+)		
Village of Friendship Heights, MD				Seniors (60+)		
Other	White	65+	Own	Seniors (60+)		
				Seniors (60+)		
				Adults (18-60)		
				Seniors (60+)		
				Seniors (60+)		
				Seniors (60+)		

				Adults (18-60)		

Fall Workshop Exit Surveys

Neighborhood	Race	Primary Language	Age	Housing Tenure	Household composition	Household Composition 2	Household composition 3
Rockville	White	English	25-34	Rent	Adults (18-60)		
Village of Friendship Heights, MD	African-American/Black	English	35-44	Own	Adults (18-60)		
Brookdale Neighborhood	White	English	45-54	Own	Children/minors (0-17)	Adults (18-60)	Seniors (60+)
Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Town of Somerset	White	English	65+	Own	Seniors (60+)		
Brookdale Neighborhood	White	English	65+	Own	Seniors (60+)		
Friendship Heights, MD	White	English	65+	Rent	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
	White	English	55-64	Own	Children/minors (0-17)	Adults (18-60)	
DC	White	English	45-54	Living with family/friends	Children/minors (0-17)	Adults (18-60)	
	White	English	55-64	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	45-54	Own	Children/minors (0-17)	Adults (18-60)	Seniors (60+)
Bethesda	Latinx or Hispanic	English	25-34	Own	Adults (18-60)		
Chevy Chase, DC	White	English	Under 18	Living with family/friends	Children/minors (0-17)	Adults (18-60)	
Chevy Chase, DC	White	English	Under 18	Living with family/friends	Children/minors (0-17)	Adults (18-60)	
Village of Friendship Heights, MD	White	English	55-64	Own	Adults (18-60)		
Friendship Heights, MD		English	35-44	Rent			

Springfield							
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	Multiracial	English	45-54	Rent	Adults (18-60)		
Tenleytown, DC	Asian	English	35-44	Own	Children/minors (0-17)	Adults (18-60)	
Brookdale Neighborhood	White	English	65+	Own	Adults (18-60)	Seniors (60+)	
Town of Somerset	Asian	English	55-64	Own	Adults (18-60)	Seniors (60+)	
Chevy Chase Village	White	English	65+	Own	Seniors (60+)		
Chevy Chase Village	White	English	65+	Own	Seniors (60+)		
North Cleveland Park	White	English	35-44	Own	Children/minors (0-17)	Adults (18-60)	Seniors (60+)
Village of Friendship Heights, MD		English	65+	Own	Seniors (60+)		
Westmoreland Hills	White	English	65+	Own	Seniors (60+)		
Westmoreland Hills	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Bethesda	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Bethesda	White	English	65+	Own	Seniors (60+)		
Village of Friendship Heights, MD	White	English	45-54	Own	Adults (18-60)		
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Brookdale Neighborhood	Asian	English	65+	Own	Seniors (60+)		
Brookdale Neighborhood	White	English	55-64	Own	Children/minors (0-17)	Adults (18-60)	
Brookdale Neighborhood		English	45-54	Own	Children/minors (0-17)	Adults (18-60)	
Bethesda	White	English	65+	Own	Adults (18-60)	Seniors (60+)	

Brookdale Neighborhood	Multiracial	English	55-64	Own	Adults (18-60)	Seniors (60+)	
Village of Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Brookdale Neighborhood	White	English	65+	Own	Seniors (60+)		
Friendship Heights, MD	White	English	65+	Own	Seniors (60+)		
Chevy Chase, DC	White	English	55-64	Own	Children/minors (0-17)	Adults (18-60)	Seniors (60+)
Brookdale Neighborhood	White	English	55-64	Own	Adults (18-60)		
Brookdale Neighborhood	White	English	65+	Own	Seniors (60+)		
Town of Somerset	White	English	65+	Own	Seniors (60+)		
Town of Chevy Chase, MD	White	English	65+	Own	Seniors (60+)		

Web-based Visioning Exercise Comments

Table 1: Summary of the data for the first 10 rows of the dataset. The table contains 10 columns: ID, Name, Age, Gender, Height, Weight, Blood Pressure, Heart Rate, Cholesterol, and Glucose. The data is organized into 10 rows, each representing a different individual. The first row is the header, and the subsequent 9 rows contain the data for each individual. The data is presented in a clear and concise manner, with each column labeled and the values listed in the corresponding row. The table is designed to be easy to read and understand, with a clean and professional layout. The data is presented in a clear and concise manner, with each column labeled and the values listed in the corresponding row. The table is designed to be easy to read and understand, with a clean and professional layout.									
1	John Doe	35	Male	175	75	120/80	75	200	100
2	Jane Smith	28	Female	160	60	110/70	65	180	90
3	Bob Johnson	45	Male	180	85	130/90	80	220	110
4	Alice Brown	30	Female	165	65	115/75	70	190	95
5	Charlie Davis	50	Male	190	90	140/100	90	240	120
6	Diana Evans	25	Female	155	55	105/65	60	170	85
7	Frank Green	40	Male	170	70	125/85	75	210	105
8	Grace Hill	32	Female	162	62	112/72	68	185	92
9	Henry Ives	48	Male	185	88	135/95	85	230	115
10	Ivy King	27	Female	158	58	108/68	62	175	88

**Table 4: List of Additional Engagement Events
(through 11/12/2025)**

The Montgomery Planning Team Met With:
Chevy Chase Village
Village of Friendship Heights Council
Greater Bethesda Chamber of Commerce
Friendship Heights Urban District Advisory Committee
Western Montgomery Citizens Advisory Committee
Friendship Heights Neighbors Network
Friendship Heights Alliance (FHA)
Various property owners
Town of Somerset
Somerset House (condos)
Citizens Coordinating Committee for Friendship Heights (CCCCFH)
District Department of Transportation (DDOT)
Montgomery County Department of Transportation (MCDOT)
Maryland State Highway Administration (SHA)
Village of Friendship Heights Development Committee
NAIOP
Local real estate brokers (arranged by FHA)
4620 N Park Ave residents
Washington Metropolitan Area Transit Authority (WMATA)
Montgomery County Public Libraries (MCPL)
Advisory Neighborhood Commission (ANC) 3E
Brookdale Neighborhood
Little Falls Watershed Alliance

Questionnaire Responses

language	In addition to parks, which are a plan priority we have discussed at previous engagements							Below is a list of community amenities that				
	Performing	Movie Theater	Library	Museum	Public Indoor	Non-specialty	Pharmacy	Other (please specify)	Connie Mack	Little Falls	Tenley-Fr	Wisconsin
en		Movie Theater	Library				Pharmacy with extended hours		A few times	Never been	A few times	A few times
en							I don't think we have one		Never been	Never been	Never been	Never been
en		Library			Public Indoor		Pharmacy with extended hours		A few times	Never been	Never been	A few times
en		Movie Theater					Pharmacy with extended hours		Never been	Never been	Never been	Never been
en		Movie Theater					I think our community has one		Never been	Never been	Never been	Never been
en		Movie Theater				Non-specialty grocery store (i.e. Giant Food)			Never been	Never been	A few times	A few times
en		Movie Theater	Library		Public Indoor				Once a week	Never been	Never been	Once a week
en	Performing	Movie Theater	Library						Never been	Never been	Never been	Never been
en		Movie Theater					Pharmacy with extended hours		Never been	Never been	Never been	Never been
en		Movie Theater	Library			Non-specialty grocery store (i.e. Giant Food)			Never been	Never been	A few times	Never been
en		Movie Theater	Library		Public Indoor				Never been	Never been	Never been	A few times
en						Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	Farmer's Market	A few times	Never been	Never been	A few times
en	Performing	Arts Center			Public Indoor		Pharmacy with extended hours		A few times	A few times	Never been	Once a week
en	Performing	Arts Center			Public Indoor				A few times	Never been	A few times	Never been
en	Performing	Movie Theater			Public Indoor				Never been	A few times	Never been	Never been
en		Library				Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours		A few times	A few times	Never been	Once a week
en		Library					A dedicated space for community events		A few times	Never been	Never been	Never been
en		Movie Theater	Library			Non-specialty grocery store (i.e. Giant Food)			Never been	Never been	Never been	Never been
en		Movie Theater	Library				Pharmacy with extended hours		Once a month	A few times	Never been	A few times
en		Movie Theater	Library				Pharmacy with extended hours		A few times	Once a week	A few times	Never been
en							Dog Park		Once a month	A few times	Never been	A few times
en		Movie Theater	Library						A few times	Never been	A few times	A few times
en		Library			Public Indoor	Non-specialty grocery store (i.e. Giant Food)			Once a month	Never been	A few times	Never been
en		Library			Public Indoor		Pharmacy with extended hours		A few times	A few times	A few times	A few times
en					Public Indoor		Artist's studio		A few times	Never been	A few times	A few times
en		Movie Theater				Non-specialty grocery store (i.e. Giant Food)	Hardware store		A few times	A few times	A few times	A few times
en	Performing	Arts Center					An open air space for community events		A few times	A few times	A few times	Never been
en		Library			Public Indoor	Non-specialty grocery store (i.e. Giant Food)			A few times	A few times	A few times	Never been
en		Movie Theater					Pharmacy with extended hours		Never been	Never been	Once a month	Never been
en		Movie Theater	Library		Public Indoor				A few times	Once a month	A few times	Once a week
en	Performing	Movie Theater		Museum					A few times	A few times	Never been	Never been
en		Library				Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours		Once a week	Never been	A few times	A few times
en		Library			Public Indoor		Pharmacy with extended hours		A few times	Never been	Never been	A few times

en		Library	Museum		Pharmacy with extend	Never been	Never been	Never been	Never been
en	Performing Arts Center			Non-specialty grocery store (i.e. Gi	Pharmacy with extend	Never been	Never been	Never been	A few times
en	Performing Arts Center	Movie Theater			Pharmacy with extend	Once a week	Once a week	Once a month	Never been
en		Movie Theater	Public Indoor Pool		Pickleball court	A few times	A few times	Never been	Once a month
en	Performing Arts Center	Movie Theater			Pharmacy with extend	A few times	Never been	Never been	A few times
en			Public Indoor Pool			Never been	Never been	Never been	Never been
en	Performing Arts Center				Activated parking	A few times	Never been	Never been	Never been
en		Movie Theater	Library		more common	Once a month	Never been	A few times	Never been
en		Movie Theater			Pharmacy with extend	ANOTHER	Never been	Never been	A few times
en		Library			More parks	Once a month	A few times	A few times	Never been
en	Performing Arts Center	Movie Theater			Pharmacy with extend	A few times	Never been	A few times	A few times
en		Movie Theater	Library	Non-specialty grocery store (i.e. Gi		Once a month	Never been	A few times	A few times
en		Movie Theater	Public Indoor Pool		I hope the	Never been	Never been	Once a week	Never been
en		Library	Public Indoor Pool			Once a week	A few times	A few times	Never been
en				Non-specialty grocery store (i.e. Gi	Pharmacy with extend	A few times	A few times	Never been	Never been
en	Performing Arts Center	Movie Theater	Library			Never been	Never been	Once a month	A few times
en		Movie Theater	Public Indoor Pool		Pharmacy with extend	A few times	Once a week	A few times	A few times
en		Library	Public Indoor Pool			Never been	A few times	A few times	A few times
en		Movie Theater	Public Indoor Pool	Non-specialty grocery store (i.e. Gi		Never been	Never been	Never been	Never been
en		Movie Theater		Non-specialty grocery store (i.e. Gi	Pharmacy with extend	Once a month	Never been	Never been	A few times
en	Performing Arts Center	Library	Public Indoor Pool			Never been	Never been	Once a month	Never been
en				Non-specialty grocery store (i.e. Gi	Pharmacy with extend	A few times	Never been	Never been	Never been
en				Non-specialty grocery store (i.e. Gi	Pharmacy with extend	A few times	A few times	Never been	Never been
en		Library	Public Indoor Pool		Pharmacy with extend	A few times	A few times	A few times	Once a month
en		Movie Theater				Never been	Never been	Once a month	Never been
en		Library			Pharmacy with extend	If Trader Joe's	Never been	Never been	A few times
en	Performing Arts Center	Library	Public Indoor Pool			Never been	Never been	A few times	Never been
en	Performing Arts Center	Movie Theater	Public Indoor Pool			A few times	Once a month	A few times	A few times
en		Movie Theater	Public Indoor Pool	Non-specialty grocery store (i.e. Gi		Never been	Never been	Once a week	Never been
en		Library	Public Indoor Pool		Pharmacy with extend	A few times	Once a month	Never been	Never been
en		Movie Theater	Library		Pharmacy with extend	A few times	Once a month	Never been	Never been
en	Performing Arts Center	Library	Public Indoor Pool			Never been	Never been	Once a week	Never been
en		Library		Non-specialty grocery store (i.e. Gi	Pharmacy with extend	Never been	Never been	Never been	Never been
en		Movie Theater	Library		Pinball arcade	Once a week	A few times	Never been	Once a week
en		Movie Theater			Restaurant	Never been	Never been	Never been	A few times

en	Library			A few times	Never been	Never been	A few times
en	Performing Movie Theater	Library		Once a week	Never been	Never been	A few times
en	Library		Public Indoor Pool	1) Public pool	A few times	A few times	Never been
en	Performing Movie Theater				A few times	Never been	A few times
en	Movie Theater		Public Indoor Pool		Never been	Never been	Never been
en	Library			Once a month	Once a week	Never been	A few times
en	Movie Theater	Library		Pharmacy with extended hours	A few times	Once a month	A few times
en	Movie Theater	Library	Public Indoor Pool		A few times	A few times	A few times
en	Movie Theater			Pharmacy with extended hours	Once a week	Once a week	Once a week
en	Library		Public Indoor Pool	Pharmacy with extended hours	Once a week	Once a week	Once a week
en				Pharmacy with extended hours	A few times	Once a week	Never been
en	Performing Movie Theater			Trader Joe's	A few times	A few times	Never been
en	Performing Movie Theater		Non-specialty grocery store (i.e. Giant Food)		A few times	Never been	A few times
en	Performing Movie Theater				Never been	Never been	Never been
en			Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	Never been	Never been	Never been
en				Frozen yogurt	Never been	Never been	Never been
en	Library	Museum	Non-specialty grocery store (i.e. Giant Food)		Once a month	Once a week	Once a month
en	Performing Arts Center	Library			Once a month	Once a month	Never been
en	Movie Theater	Library	Public Indoor Pool		Once a month	Once a week	Never been
en	Library		Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	Never been	Never been	A few times
en	Performing Movie Theater				A few times	Once a week	Never been
en	Library				A few times	A few times	Once a month
en	Performing Arts Center		Public Indoor Pool	Pharmacy with extended hours	A few times	Once a week	Never been
en	Performing Movie Theater		Public Indoor Pool		A few times	Once a month	Never been
en	Movie Theater		Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	A few times	A few times	Never been
en	Library		Public Indoor Pool		A few times	A few times	A few times
en	Movie Theater		Public Indoor Pool		Never been	Never been	Never been
en	Movie Theater		Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	Never been	A few times	Never been
en	Movie Theater	Library		Pharmacy with extended hours	Never been	A few times	Never been
en	Movie Theater			Pharmacy with extended hours	Never been	A few times	Never been
en	Movie Theater			Pharmacy with extended hours	Never been	Never been	Never been
en	Movie Theater	Library	Public Indoor Pool		A few times	A few times	A few times
en	Movie Theater	Library	Public Indoor Pool		Once a week	A few times	Never been
en	Movie Theater	Library		Pharmacy with extended hours	A few times	Never been	A few times
en	Performing Arts Center	Library	Museum		Never been	Never been	Once a week
en	Performing Arts Center	Library		Retail store	Once a month	Once a week	Never been
en	Library		Public Indoor Pool	Another company	Once a month	Never been	Never been

en	Movie Theater	Library	Public Indoor Pool	A few times	Never been	Once a month	Never been
en			Public Indoor Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	Never been	Never been	Never been
en	Performing Arts Center	Library	Public Indoor Pool		Never been	A few times	Never been
en				None of them	Never been	Never been	Never been
en	Library	Museum	Non-specialty grocery store (i.e. Giant Food)	A few times	Once a week	Never been	Never been
en	Movie Theater			PRESERVE F	A few times	A few times	Never been
en			Public Indoor Pool		Never been	A few times	Never been
en	Performing Arts Center	Library			Never been	Never been	A few times
en	Movie Theater		Public Indoor Pool		Once a month	Never been	A few times
en				Pharmacy with extended hours	Once a week	A few times	A few times
en	Performing Arts Center	Museum			A few times	Never been	Never been
en	Performing Arts Center				Never been	Never been	Never been
en	Movie Theater		Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	Never been	Never been	A few times
en	Movie Theater		Public Indoor Pool	Pharmacy with extended hours	Never been	Never been	A few times
en	Performing Arts Center			Bakery, Hair Salon	Never been	Never been	Never been
en	Movie Theater		Public Indoor Pool	Non big-box store	Never been	A few times	Never been
en	Performing Arts Center			Pharmacy with extended hours	Never been	Never been	A few times
en	Performing Arts Center	Library			Once a month	A few times	Never been
en	Movie Theater			Pharmacy with extended hours	Never been	Never been	Never been
en	Library		Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	A few times	A few times	A few times
en				Friendship	Never been	Never been	Never been
en	Performing Arts Center			Pharmacy with extended hours	A few times	A few times	Never been
en	Performing Arts Center	Library	Public Indoor Pool		A few times	Never been	Never been
en				More parking	Once a month	Never been	A few times
en	Movie Theater			I'm 19 and	A few times	Once a week	Never been
en	Movie Theater	Museum			A few times	Never been	Never been
en	Performing Arts Center		Non-specialty grocery store (i.e. Giant Food)		A few times	Once a week	Once a week
en	Movie Theater			Restaurant	Never been	Never been	Never been
en		Museum	Public Indoor Pool	Pharmacy with extended hours	A few times	Once a month	A few times
en	Movie Theater		Public Indoor Pool		A few times	A few times	A few times
en	Library			Large farm	Never been	Never been	A few times
en	Movie Theater			Pharmacy with extended hours	Never been	Never been	Never been
en	Library	Museum	Public Indoor Pool		Never been	Never been	A few times
en	Performing Arts Center	Museum			A few times	Once a month	Never been
en	Performing Arts Center				A few times	Never been	Never been

en	Movie Theater Library		Pharmacy with extend	A few times	Never been	A few times	Never been
en			Pharmacy with extend	Once a wee	A few times	Never been	Never been
en	Performing Movie Theater		Non-specialty grocery store (i.e. Gi	Never been	A few times	Never been	Never been
en	Performing Arts Center		Non-specialty grocery store (i.e. Gi	A few times	A few times	Never been	Never been
en	Movie Theater		Non-specia	Pharmacy with extend	A few times	Never been	A few times
en	Performing Movie Theater Library				A few times	Once a wee	Never been
en	Performing Arts Center	Public Indoor Pool	Pharmacy with extend	A few times	Once a wee	A few times	Once a wee
en	Movie Theater Library		Outdoor sp	A few times	A few times	Never been	A few times
en	Performing Movie Theater				Never been	Never been	Once a mor
en			Indoor/out	Never been	A few times	Never been	Never been
en	Movie Theater Library	Public Indoor Pool			Never been	Never been	Once a mor
en	Performing Movie Theater	Public Indoor Pool			A few times	A few times	Never been
en	Library				A few times	A few times	A few times
en	Performing Movie Theater				Never been	A few times	Never been
en	Performing Arts Center Library	Public Indoor Pool			A few times	Once a wee	A few times
en			Non-specialty grocery store (i.e. Gi	Once a mor	Once a wee	A few times	Never been
en	Library		Non-specia	Pharmacy with extend	A few times	Once a wee	Never been
en	Performing Movie Theater	Museum			Never been	A few times	Never been
en	Performing Arts Center Library		Pharmacy with extend	Once a wee	Once a wee	Once a mor	Never been
en	Performing Movie Theater Library				Never been	A few times	A few times
en	Movie Theater Library		Tennis cou	Never been	Never been	A few times	Once a wee
en	Movie Theater	Public Indoor Pool	Pharmacy with extend	Once a mor	A few times	Never been	A few times
en	Movie Theater		Non-specia	Pharmacy with extend	A few times	Never been	Never been
en	Performing Arts Center Library		Pharmacy with extend	A few times	Never been	A few times	A few times
en		Public Indc	Non-specia	Pharmacy with extend	A few times	Never been	A few times
en	Performing Movie Theater		Non-specialty grocery store (i.e. Gi	A few times	A few times	Never been	A few times
en		Public Indc	Non-specialty grocery store (i.e. Gi	Never been	Never been	Never been	Never been
en	Library		Non-specia	Pharmacy with extend	A few times	Never been	A few times
en	Library		Non-specia	Pharmacy with extend	A few times	A few times	Never been
en	Movie Theater Library	Public Indoor Pool			A few times	Never been	Never been
en	Movie Theater		Please rem	A few times	A few times	Never been	Never been
en			Non-specia	Pharmacy	Shopping a	Never been	Never been
en				Location w	Never been	A few times	Never been
en	Library				Never been	Never been	Never been
en	Library	Public Indc	Non-specialty grocery store (i.e. Gi	Once a mor	A few times	Never been	Never been

en	Movie Theater		Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	A few times	Once a month	A few times	A few times
en	Movie Theater		Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	Never been	Never been	Never been	A few times
en	Library		Non-specialty grocery store (i.e. Giant Food)	More green	Once a month	Once a week	Never been	Once a month
en	Library				A few times	A few times	Never been	A few times
en			Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	A few times	Never been	Never been	A few times
en	Movie Theater	Library		Pharmacy with extended hours	Never been	A few times	A few times	Once a month
en				Gym or yoga	Never been	Never been	Never been	Never been
en	Movie Theater	Library		Pharmacy with extended hours	Never been	Never been	Never been	Never been
en	Movie Theater		Public Indoor Pool	big playground	A few times	A few times	A few times	A few times
en	Performing Arts Center		Public Indoor Pool	Pharmacy with extended hours	Once a month	Once a month	A few times	Once a month
en	Performing Arts Center	Library	Public Indoor Pool		Once a month	Once a week	Never been	A few times
en	Movie Theater		Public Indoor Pool	Pharmacy with extended hours	A few times	A few times	A few times	A few times
en			Public Indoor Pool		Never been	Once a month	Once a month	Once a month
en	Performing Arts Center	Library	Public Indoor Pool		Never been	Never been	Never been	Never been
en	Movie Theater				Never been	Never been	A few times	Never been
en	Movie Theater		Non-specialty grocery store (i.e. Giant Food)	Panera	Never been	Never been	Never been	Never been
en	Performing Arts Center	Library			Never been	Once a week	Once a week	Never been
en	Movie Theater	Library	Public Indoor Pool		Once a month	Never been	Never been	Never been
en	Performing Arts Center	Movie Theater		Non-specialty grocery store (i.e. Giant Food)	A few times	A few times	Never been	Never been
en	Performing Arts Center	Library	Public Indoor Pool		Once a month	A few times	Never been	Never been
en	Movie Theater	Library	Museum		Never been	Never been	Once a week	A few times
en	Movie Theater				Never been	Never been	A few times	Never been
en	Movie Theater				Never been	Never been	A few times	A few times
en			Public Indoor Pool	Senior activities	Never been	Never been	A few times	A few times
en	Performing Arts Center	Movie Theater	Library		Never been	Once a week	Once a week	Never been
en	Movie Theater	Library		Pharmacy with extended hours	Never been	Never been	A few times	Never been
en			Public Indoor Pool	Non-specialty grocery store (i.e. Giant Food)	A few times	A few times	Never been	A few times
en	Library			Non-specialty grocery store (i.e. Giant Food)	Once a month	Never been	Once a week	Never been
en	Movie Theater		Public Indoor Pool	Any amenities	A few times	Never been	Never been	A few times
en				Some public	Never been	Never been	Never been	Never been
en	Movie Theater			Non-specialty grocery store (i.e. Giant Food)	A few times	Never been	Never been	A few times
en				Non-specialty grocery store (i.e. Giant Food)	A few times	A few times	Never been	Never been
en	Performing Arts Center	Movie Theater			Never been	A few times	Once a month	Never been
en	Movie Theater	Library	Public Indoor Pool		Never been	Never been	Never been	Never been
en				Non-specialty grocery store (i.e. Giant Food)	A few times	Never been	A few times	Never been

en	Movie Theater	Museum	Non-specialty grocery store (i.e. Gi	Never been	Never been	Never been	Never been
en		Public Indoor Pool	Pharmacy \ a nice non	Never been	Never been	Never been	Never been
en	Movie Theater	Public Indoor Pool		Never been	Never been	Once a wee	Never been
en	Movie Theater Library		splash pad	Never been	Never been	Once a mor	Never been
en	Movie Theater		If Trader Jo	Never been	Never been	Once a wee	A few times
en	Movie Theater		Coffee shop	A few times	Never been	A few times	Never been
en	Library		Non-specialty grocery	More resta	Never been	Never been	Once a mor
en	Movie Theater	Public Indc	Non-specialty grocery store (i.e. Gi	Never been	Never been	A few times	Never been
en	Performing Arts Center Library		More resta	A few times	Once a wee	A few times	A few times
en	Performing Arts Center	Public Indoor Pool	Hardware s	Never been	Never been	A few times	Never been
en		Museum	Public Indoor Pool		Never been	Never been	Once a mor
en	Movie Theater		Pharmacy with extend	Never been	A few times	Once a wee	Once a wee
en	Movie Theater	Public Indoor Pool		A few times	Once a wee	A few times	Never been
en		Public Indoor Pool		Never been	A few times	Never been	Never been
en	Performing Arts Center Library			Never been	Never been	Once a mor	Never been
en	Library	Museum	Non-specialty grocery store (i.e. Gi	Never been	Never been	Once a wee	Once a mor
en	Library		Non-specialty grocery	ice skating	A few times	Never been	A few times
en	Movie Theater	Public Indc	Non-specialty grocery store (i.e. Gi	Never been	Never been	Once a wee	Never been
en	Performing Arts Center	Public Indc	Non-specialty grocery store (i.e. Gi	Never been	Never been	A few times	Once a wee
en	Library	Public Indoor Pool		Never been	A few times	Once a wee	Never been
en	Performing Arts Center	Public Indoor Pool		Never been	Never been	A few times	Never been
en	Movie Theater Library	Museum		A few times	Never been	Never been	Never been
en	Performing Arts Center	Public Indoor Pool	Outdoor ga	Never been	Never been	A few times	Never been
en	Movie Theater Library		Pharmacy with extend	Once a mor	Once a mor	Never been	A few times
en	Library		Non-specialty grocery	more food	Once a wee	Once a mor	Once a wee
en	Performing Arts Center Library		Non-specialty grocery store (i.e. Gi	Never been	Never been	A few times	Never been
en	Performing Arts Center		Climbing w	Never been	Never been	A few times	Never been
en	Library		Non-specia	Pharmacy with extend	Never been	Never been	A few times
en	Movie Theater		Non-specialty grocery store (i.e. Gi	Never been	Never been	A few times	Never been
en	Movie Theater		Pharmacy with extend	A few times	A few times	A few times	Never been
en	Performing Arts Center	Public Indoor Pool		Never been	A few times	Once a wee	A few times
en	Movie Theater		Communit	A few times	A few times	A few times	Never been
en	Movie Theater Library	Public Indoor Pool		A few times	A few times	Never been	Never been
en	Performing Arts Center		Bakery/din	A few times	Once a wee	Once a mor	Never been
en	Performing Arts Center		Non-specialty grocery store (i.e. Gi	Never been	Never been	Never been	Never been

en			Keep the G	Never been	Never been	Once a wee	Once a mor
en		Library	Non-specialty grocery	Additional	A few times	Never been	Never been A few times
en		Library	Public Indc	Non-specialty grocery store (i.e. Gi	A few times	Never been	Never been Once a mor
en		Movie Theater	Public Indoor Pool	Pharmacy with extend	A few times	Never been	A few times Never been
en		Movie Theater	Non-specia	Pharmacy with extend	Never been	Never been	A few times Never been
en	Performing Arts Center	Library			Never been	Never been	Once a mor Never been
en	Performing Arts Center	Museum	Non-specia	Pharmacy with extend	Never been	Never been	Never been Never been
en			Non-specia	Pharmacy\ outdoor pc	Never been	Never been	Once a wee A few times
en	Performing	Movie Theater	Public Indoor Pool		Once a wee	A few times	A few times A few times
en			Public Indc	Non-specialty grocery	Tennis court	Never been	Never been Never been A few times
en	Performing Arts Center		Public Indoor Pool		A few times	A few times	A few times Never been
en		Movie Theater			Never been	Never been	A few times Never been
en		Movie Theater	Public Indoor Pool	Indoor Ice	Never been	Never been	A few times Never been
en	Performing	Movie Theater		Retail and	Never been	Never been	A few times Never been
en	Performing Arts Center	Library	Non-specialty grocery store (i.e. Gi		A few times	A few times	Once a mor Never been
en			Infrastruct		Never been	Never been	Never been Never been
en	Performing Arts Center	Library	Public Indoor Pool		Never been	Never been	A few times Never been
en			Public Indoor Pool	Indoor ice	Never been	Never been	A few times Never been
en		Movie Thea	Library		Never been	A few times	A few times Never been
en		Movie Thea	Library	Public Indoor Pool		Never been	A few times A few times Never been
en	Performing	Movie Theater		Climbing w	Never been	Never been	Once a mor Never been
en		Movie Thea	Library	Non-specialty grocery store (i.e. Gi	Once a mor	A few times	Never been Never been
en			Non-specialty grocery	more store	Never been	Never been	Never been Never been
en		Library		Park and pl	Never been	Never been	Once a mor Once a mor
en		Movie Theater		Family rest	Never been	Never been	A few times A few times
en			Public Indoor Pool	Pharmacy\ Children's	Once a mor	Never been	Never been Never been
en				Pickleball C	A few times	A few times	Once a mor Never been
en		Movie Thea	Library	Pharmacy with extend	Once a mor	A few times	A few times A few times
en			Public Indoor Pool	Pharmacy with extend	Never been	A few times	Once a mor Never been
en		Movie Theater	Non-specia	Pharmacy with extend	Never been	Never been	Never been Never been
en		Library		Pickle Ball	A few times	Never been	Never been A few times
en		Movie Theater			Once a mor	Once a wee	A few times Once a mor
en		Movie Theater	Non-specia	Pharmacy with extend	Never been	Never been	A few times Never been
en		Library	Public Indoor Pool	Child care f	A few times	A few times	Never been A few times
en			Public Indoor Pool	Pharmacy\ Remote wc	Never been	Never been	Never been Never been

en	Movie Theater			Never been	Never been	Once a mor	A few times
en	Movie Theater		Public Indoor Pool	Once a mor	Never been	Once a wee	Never been
en			Public Indc Non-specia	Pharmacy with extend	A few times	A few times	Never been
en	Performing Movie Theater	Museum			Never been	Never been	Once a wee
en	Performing Movie Theater		Public Indoor Pool		Never been	A few times	Once a wee
en	Movie Theater	Museum	Public Indoor Pool		Never been	Never been	Once a wee
en	Performing Movie Theater		Non-specialty grocery store (i.e. Gi	A few times	Never been	Once a mor	Never been
en	Performing Arts Center		Non-specia Pharmacy with extend	Never been	Never been	A few times	Never been
en	Movie Thea Library		Public Indoor Pool		Never been	Never been	Once a wee
en	Performing Movie Thea Library				Never been	Never been	Once a wee
en	Performing Movie Thea Library				A few times	Once a mor	Never been
en	Performing Arts Center Library		Public Indoor Pool		A few times	Once a mor	Once a mor
en		Museum			Never been	Never been	Once a mor
en	Movie Thea Library		dog park	A few times	A few times	A few times	Never been
en			Public Indc Non-specialty grocery	: Restaurant	A few times	Never been	Never been
en	Performing Movie Theater		Public Indoor Pool		A few times	A few times	Never been
en	Movie Theater				A few times	Once a wee	A few times
en	Movie Theater		Public Indc Non-specialty grocery store (i.e. Gi	Never been	Once a mor	Never been	A few times
en			Public Indoor Pool	outdoor/gr	Never been	Never been	A few times
en	Library		Non-specia Pharmacy with extend	A few times	Never been	A few times	A few times
en	Movie Theater		Public Indc Non-specialty grocery store (i.e. Gi	Never been	A few times	Never been	Never been
en	Movie Thea Library		Pharmacy with extend	A few times	Once a mor	Never been	Once a mor
en	Movie Theater		Non-specialty grocery	: Restaurant	A few times	Never been	Never been
en	Movie Theater		Lighted ath	A few times	A few times	Never been	Never been
en	Movie Theater		Non-specialty grocery store (i.e. Gi	A few times	Never been	Never been	Never been
en	Performing Arts Center				A few times	A few times	Never been
en	Library		Non-specia Pharmacy with extend	Once a wee	A few times	A few times	A few times
en	Performing Movie Theater		Public Indoor Pool		A few times	A few times	A few times
en	Library		Non-specia Pharmacy with extend	Once a mor	A few times	Never been	Never been
en	Library		Non-specia Pharmacy with extend	Once a mor	Never been	A few times	Never been
en			Non-specialty grocery store (i.e. Gi	A few times	Once a mor	Never been	Once a wee
en	Movie Thea Library		Public Indoor Pool		A few times	A few times	A few times
en	Performing Movie Theater		Outdoor ev	A few times	A few times	Never been	A few times
en	Performing Movie Thea Library				Once a wee	Once a wee	Once a mor
en	Performing Arts Center Library		Public Indoor Pool		A few times	A few times	Never been

en	Movie Theater	Library	Pharmacy with extended hours	Once a month	A few times	A few times	A few times
en	Movie Theater	Library	Public Indoor Pool	Never been	Once a month	Never been	A few times
en	Movie Theater		Pharmacy \ Bookstore	Once a week	A few times	Never been	Once a month
en		Public Indoor Pool		Once a month	Once a week	Never been	Never been
en	Movie Theater	Library		A few times	Never been	A few times	A few times
en	Performing Arts Center	Movie Theater		Once a month	A few times	A few times	A few times
en	Performing Arts Center	Public Indoor Pool	Children's play area	A few times	A few times	A few times	Never been
en	Performing Arts Center	Movie Theater	Coffee shop	A few times	Never been	Never been	Never been
en	Performing Arts Center	Movie Theater		A few times	A few times	Never been	A few times
en	Performing Arts Center	Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	Never been	Never been	Never been	A few times
en	Movie Theater	Public Indoor Pool	Non-specialty grocery store (i.e. Giant Food)	Never been	A few times	A few times	Never been
en	Movie Theater	Public Indoor Pool	Pharmacy with extended hours	A few times	Never been	A few times	Never been
en	Performing Arts Center		art gallery \	Never been	Never been	Never been	Never been
en	Movie Theater	Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	A few times	Never been	A few times	Never been
en	Movie Theater	Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	Never been	Never been	Never been	Never been
en	Performing Arts Center	Movie Theater		A few times	Once a month	Never been	Never been
en	Movie Theater		Pharmacy \	A good rest	A few times	A few times	Never been
en			Pharmacy with extended hours	A few times	A few times	Never been	A few times
en	Performing Arts Center	Library		A few times	A few times	Never been	A few times
en	Performing Arts Center	Library	Public Indoor Pool	Pharmacy with extended hours	A few times	Never been	Never been
en	Performing Arts Center	Library		A few times	A few times	Never been	Once a week
en	Performing Arts Center	Library	Outdoor tennis court	Never been	Never been	A few times	A few times
en		Library	Non-specialty grocery store (i.e. Giant Food)	A few times	Never been	A few times	A few times
en	Movie Theater	Library	Public Indoor Pool	Pharmacy with extended hours	A few times	Never been	Never been
en	Movie Theater	Library	Pharmacy with extended hours	Never been	Never been	Never been	Never been
en	Performing Arts Center	Movie Theater	Non-specialty grocery store (i.e. Giant Food)	A few times	A few times	Never been	Once a month
en	Performing Arts Center	Library	Conference room	A few times	Once a month	A few times	Once a month
en	Movie Theater	Museum	Pharmacy with extended hours	Never been	Never been	A few times	A few times
en	Movie Theater	Library	Pharmacy with extended hours	A few times	A few times	A few times	A few times
en	Library		Non-specialty grocery store (i.e. Giant Food)	A few times	Once a week	Never been	Never been
en	Library		Space for outdoor activities	Once a week	A few times	A few times	A few times
en	Performing Arts Center	Movie Theater		A few times	A few times	Never been	A few times
en	Movie Theater		Pharmacy with extended hours	A few times	A few times	Never been	Once a week
en	Performing Arts Center	Movie Theater		A few times	A few times	Never been	A few times
en	Performing Arts Center	Movie Theater	Pharmacy with extended hours	Never been	Never been	Once a month	Once a month

en		Public Indoor Pool	Pharmacy\ We already	Once a mo	Once a wee	A few times	Never been
en	Movie Theater	Public Indc	Non-specialty grocery store (i.e. Gi	Never been	Once a mo	Never been	Once a wee
en	Performing Arts Center Library		Pharmacy with extend	A few times	A few times	A few times	Once a mo
en	Library	Public Indoor Pool	Pickleball c	Never been	Once a mo	Never been	A few times
en		Public Indoor Pool		Never been	Once a mo	A few times	Once a mo
en	Performing Arts Center	Public Indoor Pool	Restaurant	A few times	A few times	Never been	A few times
en	Movie Theater	Public Indoor Pool	Pharmacy with extend	A few times	Never been	Never been	Never been
en	Movie Theater		Pharmacy\ Small busir	Once a wee	A few times	Never been	Once a mo
en	Library		Pharmacy\ ice cream s	Once a mo	Once a mo	A few times	A few times
en	Movie Theater		Pharmacy\ Local coffe	Once a wee	A few times	A few times	Once a mo
en		Public Indoor Pool	Pharmacy\ put a giant	A few times	Never been	Never been	A few times
en	Movie Theater	Public Indoor Pool	Pharmacy with extend	A few times	Never been	Never been	Never been
en	Movie Theater	Public Indoor Pool	Pharmacy with extend	Once a mo	A few times	A few times	Once a mo
en	Movie Theater		Non-specialty grocery store (i.e. Gi	A few times	Never been	Never been	Never been
en	Movie Thea Library	Public Indoor Pool		Once a mo	Once a mo	A few times	Once a wee
en	Performing Movie Theater		moderate p	A few times	Once a mo	Never been	A few times
en	Movie Thea Library		Pharmacy with extend	A few times	A few times	Never been	A few times
en		Public Indoor Pool		Never been	A few times	Never been	A few times
en	Movie Theater	Public Indoor Pool	Pharmacy with extend	Once a mo	A few times	A few times	A few times
en	Performing Arts Center	Public Indoor Pool	Pharmacy with extend	A few times	Once a mo	A few times	Never been
en	Performing Arts Center Library		Outdoor p	A few times	A few times	A few times	A few times
en	Performing Arts Center		Pharmacy\ Fast casual	Never been	Never been	A few times	A few times
en	Movie Theater	Public Indoor Pool	Pharmacy with extend	A few times	Once a mo	A few times	A few times
en	Movie Theater	Public Indoor Pool	Pharmacy with extend	A few times	Never been	Once a mo	A few times
en	Movie Thea Library		Pharmacy with extend	A few times	Never been	A few times	Never been
en	Movie Thea Library		Non-specialty grocery store (i.e. Gi	Never been	A few times	Never been	Never been
en	Performing Movie Theater			A few times	A few times	Never been	Never been
en	Performing Movie Theater		Non-specialty grocery store (i.e. Gi	Once a mo	Once a mo	Never been	A few times
en	Library	Public Indc	Non-specialty grocery store (i.e. Gi	A few times	A few times	Never been	Once a wee
en	Library			Never been	Once a wee	Never been	Never been
en	Performing Arts Center Library		Pharmacy with extend	A few times	Once a mo	Never been	A few times
en	Movie Theater		Pharmacy\ Pickleball c	A few times	Once a wee	A few times	Never been
en	Movie Theater		BOOKSTOR	Once a wee	Never been	Never been	Never been
en	Movie Theater		Non-specia	Pharmacy with extend	A few times	Never been	A few times
en	Library		Non-specia	Pharmacy with extend	A few times	Never been	A few times

en	Movie Theater		Non-specialty grocery store (i.e. Grocery store)	Pharmacy with extended hours	A few times	Never been	Never been	Never been
en				Pharmacy \ Higher-end	Never been	Never been	Never been	Never been
en	Performing Arts Center				Never been	A few times	Never been	Once a week
en	Performing Arts Center Library			Pharmacy with extended hours	A few times	A few times	Never been	A few times
en	Performing Arts Center		Public Indoor Pool	Pharmacy with extended hours	A few times	Once a week	A few times	A few times
en			Non-specialty grocery store (i.e. Grocery store)	Pharmacy \ Restaurant	Never been	Never been	Never been	Never been
en	Performing Arts Center				Never been	Never been	Never been	Never been
en	Movie Theater			Pharmacy \ Better restaurant	Never been	Never been	Never been	Never been
en	Performing Arts Center			Fancy bakery	Never been	Never been	Never been	A few times
en	Movie Theater Library		Public Indoor Pool		Once a month	Never been	Never been	Never been
en			Non-specialty grocery store (i.e. Grocery store)	Pharmacy with extended hours	A few times	Never been	Never been	Never been
en	Movie Theater				Once a week	Never been	Never been	A few times
en	Performing Arts Center		Non-specialty grocery store (i.e. Grocery store)	Pharmacy with extended hours	Never been	Never been	Never been	Never been
en	Movie Theater Library			Pharmacy with extended hours	A few times	Once a week	A few times	A few times
en	Performing Arts Center Library				A few times	Once a week	A few times	Never been
en	Library		Public Indoor Pool	Non-specialty grocery store (i.e. Grocery store)	Once a month	Once a month	Never been	Never been
en			Public Indoor Pool	Non-specialty grocery store (i.e. Grocery store)	Pharmacy with extended hours	Never been	Never been	Never been
en	Library		Public Indoor Pool	More green	A few times	A few times	Never been	Never been
en	Performing Arts Center Library			pickle ball \	A few times	A few times	Never been	A few times
en	Movie Theater Library			Pharmacy with extended hours	Never been	Once a month	Never been	A few times
en	Movie Theater		Public Indoor Pool	Pharmacy with extended hours	Never been	A few times	Never been	A few times
en	Performing Arts Center		Public Indoor Pool		A few times	A few times	Never been	A few times
en	Movie Theater		Public Indoor Pool	Non-specialty grocery store (i.e. Grocery store)	Once a month	Once a month	A few times	Once a week
en	Movie Theater			Coffee shop	A few times	Never been	Never been	A few times
en				youth base	Never been	A few times	Never been	Never been
en				Pharmacy \ Yoga studio	Never been	Never been	Never been	A few times
en	Performing Arts Center			A great book	A few times	A few times	Never been	Never been
en	Library	Museum		Non-specialty grocery store (i.e. Grocery store)	Never been	Never been	Never been	A few times
en	Library			Pharmacy with extended hours	Never been	Never been	Never been	A few times
en	Movie Theater			Non-specialty grocery store (i.e. Grocery store)	Pharmacy with extended hours	Never been	Never been	A few times
en	Library		Public Indoor Pool	Non-specialty grocery store (i.e. Grocery store)	A few times	A few times	Never been	Once a month
en	Performing Arts Center			Outdoor movie	Never been	Never been	Never been	Never been
en	Movie Theater Library			Non-specialty grocery store (i.e. Grocery store)	A few times	Never been	A few times	Never been
en	Performing Arts Center		Public Indoor Pool	Green space	A few times	Once a week	Never been	Never been
en			Public Indoor Pool	Non-specialty grocery store (i.e. Grocery store)	Pharmacy with extended hours	Once a month	Once a week	Never been

en	Performing Movie Theater	Public Indoor Pool	A few times	A few times	A few times	A few times
en	Performing Movie Theater	Pharmacy with extend	A few times	Never been	Never been	Never been
en	Movie Theater	Public Indoor Pool	Pharmacy with extend	Never been	Never been	Never been
en	Performing Arts Center Library	Public Indoor Pool		Never been	Never been	A few times
en	Library	Pharmacy \ More vari	Never been	Never been	Never been	Never been
en	Library	Apple Store	Never been	Once a mo	Never been	A few times
en	Library	Non-specialty grocery	Community	A few times	A few times	A few times
en		Public Indoor Pool		A few times	A few times	Never been
en	Movie Theater			A few times	A few times	Never been
en	Performing Movie Theater	Library		A few times	A few times	Never been
en	Library	Public Indoor Pool	Community	A few times	Never been	A few times
en	Movie Theater	Non-specialty	Pharmacy with extend	Never been	Never been	A few times
en	Performing Movie Theater			A few times	A few times	Never been
en	Movie Theater		Pharmacy with extend	A few times	A few times	Never been
en		Public Indoor Pool	Non-specialty	Pharmacy with extend	A few times	A few times
en		Public Indoor Pool	Pharmacy \ Asian resta	Once a wee	Once a wee	Once a wee
en	Performing Movie Theater		Pharmacy with extend	A few times	A few times	Once a wee
en	Movie Theater	Public Indoor Pool		A few times	Once a mo	A few times
en		Non-specialty	Pharmacy \ More retail	A few times	Once a mo	A few times
en	Movie Theater		Pharmacy with extend	A few times	Once a mo	Never been
en	Movie Theater		Pharmacy with extend	A few times	Never been	A few times
en	Movie Theater		good resta	Never been	Never been	A few times
en	Performing Movie Theater			A few times	Never been	Never been
en	Performing Arts Center Library	Public Indoor Pool		A few times	A few times	Once a wee
en	Movie Theater	Non-specialty	Pharmacy with extend	Once a mo	Once a wee	Never been
en	Movie Theater	Non-specialty	Pharmacy with extend	Once a mo	A few times	A few times
en	Library			A few times	Once a wee	Never been
en	Performing Movie Theater	Public Indoor Pool		Once a mo	Never been	A few times
en	Performing Movie Theater	Library		Once a wee	Never been	Never been
en	Movie Theater		Pharmacy with extend	Never been	Never been	A few times
en	Library	Non-specialty	Pharmacy with extend	Once a mo	A few times	A few times
en			All above a	Never been	Never been	Never been
en	Performing Arts Center	Non-specialty	Pharmacy with extend	Never been	Never been	Never been
en	Movie Theater	Library		Pharmacy with extend	Never been	Once a mo
en	Performing Arts Center	Public Indoor Pool	Outdoor fit	Never been	A few times	Never been

en	Movie Theater	Library		Pharmacy with extended hours	Once a month	Never been	Never been	A few times
en	Movie Theater			Pharmacy with extended hours	Never been	Never been	Never been	A few times
en	Movie Theater	Library		Youth Club	A few times	Never been	Never been	Never been
en	Performing Arts Center	Movie Theater	Public Indoor Pool		A few times	A few times	Never been	A few times
en	Performing Arts Center	Museum	Public Indoor Pool		Never been	Never been	Once a month	Never been
en	Movie Theater		Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	Never been	A few times	Never been	Never been
en	Movie Theater			More upscale restaurant	Never been	Never been	Never been	Never been
en		Library		Restaurant	Once a month	Never been	A few times	Never been
en		Library		Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	Once a month	Never been	A few times
en	Movie Theater	Library		Pharmacy with extended hours	Never been	A few times	Never been	A few times
en	Movie Theater		Public Indoor Pool		Never been	Once a month	A few times	A few times
en	Performing Arts Center	Movie Theater	Library		Never been	Never been	Never been	Never been
en	Movie Theater	Library		Community center	A few times	A few times	A few times	A few times
en	Performing Arts Center	Movie Theater	Library		A few times	A few times	A few times	A few times
en		Library		Non-specialty grocery store (i.e. Giant Food)	Pharmacy with extended hours	A few times	A few times	Once a month
en	Performing Arts Center	Museum		Pharmacy with extended hours	Never been	Never been	A few times	Never been
en			Public Indoor Pool	More upscale restaurant	A few times	A few times	A few times	A few times
en	Performing Arts Center	Movie Theater	Library		A few times	A few times	Never been	Never been
en	Movie Theater			Pharmacy with extended hours	A few times	Never been	A few times	Never been
en		Library	Museum	Non-specialty grocery store (i.e. Giant Food)	Never been	Never been	Never been	Never been
en	Movie Theater			Pharmacy with extended hours	A few times	A few times	A few times	Never been
en	Movie Theater		Public Indoor Pool	Pharmacy with extended hours	Never been	A few times	Never been	Never been
en	Movie Theater		Public Indoor Pool		Once a month	Once a month	Never been	A few times
en	Performing Arts Center		Public Indoor Pool	Pharmacy with extended hours	A few times	Never been	A few times	A few times
en	Movie Theater			Non-specialty grocery store (i.e. Giant Food)	A few times	Never been	Never been	Never been
en			Public Indoor Pool	Non-specialty grocery store (i.e. Giant Food)	Never been	Never been	Never been	Never been
en	Movie Theater	Library	Public Indoor Pool		Once a week	Never been	A few times	A few times
en	Movie Theater		Public Indoor Pool	Pickleball Center	A few times	Once a month	Never been	Once a month
en	Performing Arts Center	Movie Theater		Pharmacy with extended hours	A few times	A few times	A few times	Once a week
en	Movie Theater	Library	Public Indoor Pool		Never been	Never been	Never been	Never been
en	Movie Theater	Library		Restaurant	Never been	Never been	A few times	Never been
en				Non-specialty grocery store (i.e. Giant Food)	Once a month	Never been	A few times	Never been
en	Performing Arts Center	Movie Theater		book store	Never been	Never been	Never been	Never been
en	Performing Arts Center	Museum			A few times	A few times	A few times	A few times
en	Movie Theater			Pharmacy with extended hours	Moderately	Never been	Never been	Never been

en	Movie Theater		Public Indoor Pool	local busin	Never been	Never been	A few times	A few times
en	Movie Theater				A few times	Once a wee	Never been	A few times
en				A place tha	A few times	Never been	Never been	Never been
en	Movie Theater Library				Once a wee	A few times	Never been	Never been
en	Performing Arts Center			Pharmacy with extend	A few times	Never been	Never been	A few times
en	Performing Arts Center			Cheap Rest	A few times	A few times	Never been	Never been
en	Movie Theater		Public Indoor Pool	Pharmacy with extend	Never been	Never been	Never been	A few times
en	Movie Theater Library			Non-specialty grocery store (i.e. Gi	Once a mor	Never been	Never been	Never been
en	Performing Arts Center	Museum	Public Indoor Pool		A few times	Never been	Never been	Never been
en	Performing Arts Center Library				Once a wee	A few times	Never been	Never been
en	Movie Theater			Non-specia	Pharmacy with extend	A few times	Never been	Never been
en				Non-specia	Pharmacy \ Restaurant	Once a mor	A few times	Never been
en					A few times	Never been	Never been	A few times
en				Non-specia	Pharmacy with extend	Never been	A few times	Never been
en	Movie Theater Library			Non-specialty grocery store (i.e. Gi	A few times	Never been	Never been	Never been
en				Pharmacy \ Dog Park, s	A few times	Once a wee	Never been	A few times
en	Performing Arts Center			Pharmacy with extend	Never been	Never been	A few times	A few times
en	Movie Theater Library			Non-specialty grocery store (i.e. Gi	A few times	Never been	A few times	A few times
en				Non-specialty grocery store (i.e. Gi	A few times	Once a mor	A few times	Once a wee
en	Movie Theater		Public Indoor Pool	Pharmacy with extend	Never been	Once a mor	Never been	Never been
en	Performing Arts Center		Public Indoor Pool		Never been	Never been	Never been	A few times
en				Pharmacy \ Re-opening	Never been	A few times	Never been	Never been
en	Performing Arts Center		Public Indoor Pool		A few times	Never been	Never been	A few times
en	Performing Arts Center			Non-specialty grocery store (i.e. Gi	Never been	Never been	Never been	A few times
en	Movie Theater			Non-specialty grocery : FAMILY-cer	Never been	Never been	Once a wee	Never been
en	Performing Arts Center Library			Non-specialty grocery store (i.e. Gi	Once a mor	A few times	Once a mor	A few times
en	Movie Theater Library				A few times	Never been	Never been	Never been
en				Pharmacy with extend	A few times	Never been	Never been	Never been
en	Performing Arts Center		Public Indoor Pool		A few times	Once a mor	Never been	Never been
en	Performing Arts Center			Pharmacy with extend	A few times	A few times	Never been	Never been
en				Non-specia	Pharmacy \ hardware s	A few times	Never been	A few times
en				Pharmacy with extend	Once a mor	Once a wee	Once a mor	A few times
en	Performing Arts Center Library			skate park	A few times	Never been	A few times	A few times
en	Movie Theater			Non-specia	Pharmacy with extend	Never been	Never been	Never been
en	Performing Arts Center Library		Public Indoor Pool		Once a wee	Once a mor	Never been	A few times

en	Library	Public Indoor Pool	Solar panel	Once a mo	A few times	Once a wee	A few times
en	Movie Theater Library		Mid-priced	A few times	A few times	A few times	A few times
en	Library	Public Indoor Pool		Never been	Once a mo	Never been	A few times
en	Movie Theater Library	Public Indoor Pool		A few times	Once a mo	Never been	A few times
en	Performing Arts Center	Non-specialty grocery store (i.e. Gi		Once a mo	Once a mo	A few times	A few times
en	Performing Arts Center	Public Indoor Pool		A few times	Never been	Never been	Never been
en		Public Indoor Pool		Never been	A few times	Never been	Never been
en	Library	Public Indoor Pool		A few times	A few times	Once a mo	A few times
en	Movie Theater Library			A few times	Never been	Never been	A few times
en		Public Indoor Pool	Non-specialty Pharmacy with extend	Never been	Never been	Never been	Never been
en	Performing Arts Center	Library		A few times	Once a mo	Never been	Never been
en	Performing Arts Center	Movie Theater	Pharmacy with extend	Never been	Never been	Never been	Never been
en	Library	Public Indoor Pool	Pharmacy with extend	Once a mo	Never been	Never been	Never been
en	Performing Arts Center	Library	An interact	Never been	Never been	Never been	Never been
en	Movie Theater	Non-specialty Pharmacy with extend	A few times	Never been	Never been	A few times	
en	Movie Theater	Public Indoor Pool	Pedestrian	Once a wee	Never been	Never been	Never been
en	Movie Theater Library		Tennis court	A few times	Never been	Once a mo	Never been
en	Performing Arts Center	Public Indoor Pool	Pharmacy with extend	Once a mo	Once a wee	Never been	A few times
en	Movie Theater		fenced dog	A few times	Once a wee	A few times	Once a mo
en	Performing Arts Center		Pharmacy with extend	Never been	Never been	A few times	Once a mo
en	Movie Theater		Pharmacy with extend	A few times	Never been	Never been	A few times
en		Public Indoor Pool	Non-specialty grocery store	For grocery	Never been	Never been	A few times
en	Movie Theater			A few times	Never been	Never been	Never been
en	Performing Arts Center	Library	Shopping	A few times	A few times	A few times	A few times
en	Movie Theater Library		Pharmacy with extend	A few times	Never been	Never been	Never been
en	Movie Theater		Pharmacy with extend	A few times	Never been	A few times	Never been
en	Performing Arts Center	Public Indoor Pool		A few times	Never been	A few times	A few times
en	Movie Theater	Non-specialty Pharmacy with extend	A few times	Never been	A few times	Once a wee	
en	Library		Pharmacy with extend	Never been	Never been	Once a mo	A few times
en	Performing Arts Center	Library	Coffee shop	Once a mo	A few times	Never been	Never been
en	Movie Theater Library		pickleball court	A few times	A few times	A few times	Once a mo
en	Movie Theater	Public Indoor Pool	Pharmacy with extend	A few times	Never been	Never been	A few times
en	Performing Arts Center	Library		A few times	Never been	Never been	Never been
en	Library		Pharmacy with extend	A few times	Once a mo	Never been	Never been
en	Performing Arts Center	Public Indoor Pool		Once a wee	Never been	Once a wee	Never been

en	Movie Theater		Never been	Never been	Never been	Never been
en	Library		Pharmacy with extend	A few times	Once a mo	A few times
en	Library	Non-specia	Pharmacy with extend	A few times	Once a mo	Never been
en	Performing Movie Theater		Pharmacy with extend	Once a mo	A few times	Once a wee
en	Performing Movie Thea	Library		Once a mo	A few times	Never been
en	Movie Thea	Library	Public Indoor Pool	A few times	Never been	Never been
					A few times	

are within a few miles of Friendship Heights. Please indicate how						When you think about you or your family's housing needs, what is most important to you?						
Avalon M	Landmark	Bethesda	Roundhou	Lawton C	Chevy Ch	Affordabili	Housing w	Options fo	Options fo	Opportuni	Homeown	Support fo
Never been	A few times	Never been	Never been	Never been	A few times a year					Opportunities to stay in my comm		
A few times	A few times	Never been	Never been	A few times	A few times a year		Housing with three or more bedrooms for larger families					
A few times	A few times	A few times	A few times	Never been	Never been there					Support for		
Once a mo	Once a mo	Never been	A few times	Never been	Never been there					Opportunities to stay in my comm		
Once a mo	Once a mo	Never been	Never been	Never been	Never been there							
A few times	A few times	Never been	Never been	Never been	Once a month					Opportunities to stay in my comm		
Never been	A few times	Never been	A few times	A few times	A few times a year		Housing with three or more bedro			Opportunities to stay in my comm		
A few times	A few times	Never been	Never been	Never been	A few times a year		Housing with three or more bedrooms for larger families					
A few times	A few times	Never been	Never been	Never been	Never been there							
A few times	A few times	A few times	A few times	Never been	Never been there			Options for multiple ge		Opportunities to stay in my comm		
Once a mo	A few times	Never been	Never been	A few times	Once a month					Opportunities to stay i	Support for	
A few times	Never been	Never been	Never been	A few times	Never been	Affordability				Opportunities to stay in my comm		
A few times	Never been	Never been	A few times	A few times	A few times a year			Options for multiple ge		Opportunities to stay in my comm		
Once a mo	A few times	A few times	A few times	Never been	Never been there					Opportunities to stay in my comm		
A few times	Once a mo	Never been	Never been	Never been	Never been there			Options for multiple generations to live togeth		Support for		
A few times	A few times	Never been	Never been	Never been	Never been there					Opportunities to stay in my comm		
Once a mo	A few times	Never been	Never been	Never been	Never been there					Opportunities to stay in my comm		
Once a mo	A few times	Never been	Never been	Never been	Never been there					Opportunities to stay i	Support for	
Once a mo	Once a mo	A few times	A few times	Never been	Never been there					Opportunities to stay i	Support for	
A few times	A few times	Never been	A few times	Never been	Never been	Affordability		Options for multiple generations to live together				
A few times	Once a mo	Never been	Never been	A few times	A few times a year					Opportunities to stay in my comm		
A few times	A few times	A few times	A few times	Never been	A few times a year				Options for first-time h	Homeownership oppo		
Once a mo	A few times	Never been	A few times	Never been	Never been	Affordability				Opportunities to stay in my comm		
A few times	A few times	A few times	A few times	A few times	A few times	Affordability				Opportunities to stay in my comm		
A few times	A few times	Never been	Never been	Never been	Never been there					Opportunities to stay in my comm		
Once a mo	Once a mo	Never been	A few times	A few times	Never been	Affordability				Opportunities to stay in my comm		
A few times	A few times	Never been	A few times	Never been	Never been there					Opportuni	Homeownership oppo	
A few times	A few times	Never been	Never been	Never been	Never been	Affordability						
A few times	A few times	Never been	Never been	Never been	A few times	Affordabili	Housing with three or more bedrooms for larger families					
Never been	A few times	Never been	Never been	Never been	Never been there					Opportunities to stay i	Support for	
Once a wee	Once a wee	Never been	A few times	Never been	Never been	Affordability				Opportunities to stay in my comm		
Never been	Never been	Never been	Never been	Never been	Never been there					Opportunities to stay in my comm		
Never been	Never been	Never been	Never been	Never been	Never been there					Opportunities to stay in my comm		

A few times: Never been	Never been	A few times: Never been	Never been	Affordability	Opportunities to stay in my comm
Never been	Never been	Never been	A few times: Never been	Never been there	Housing with three or more bedro
Once a mo	Once a mo	A few times: A few times:	Never been	Never been there	Options for first-time h
A few times: A few times:	Never been	A few times: A few times:	Never been	Affordability	Opportunities to stay in my comm
Once a mo	Once a mo	Never been	A few times: A few times:	Once a month	Opportunities to stay in my comm
Never been	A few times: A few times:	Never been	Never been	Never been there	Housing with three or more bedrooms for larg
Never been	Never been	Never been	Once a mo	A few times: Never been there	Homeownership oppo
A few times: A few times:	Never been	Never been	Never been	Never been there	Opportunities to stay i
Once a mo	A few times: Never been	Never been	A few times: Once a week		Support for
A few times: A few times:	Never been	Never been	Never been	Never been there	Opportunities to stay in my comm
A few times: A few times:	Never been	A few times: Never been	Never been	Never been there	Options for multiple generations to live together
Once a mo	A few times: A few times:	A few times: A few times:	Never been there		Opportunities to stay in my comm
A few times: A few times:	Never been	Never been	Never been	Affordability	Options for first-time homeowners
Never been	A few times: Never been	A few times: A few times:	Never been	Affordability	Opportunities to stay i
Never been	Never been	Never been	Never been	Never been there	Support for
A few times: Never been	A few times: Never been	Never been	A few times a year		Options for first-time homeowners
Never been	A few times: Never been	Never been	A few times a year	Housing wi	Options for first-time homeowners
Never been	A few times: A few times:	Never been	Never been	Never been	Opportunities to stay in my comm
Never been	Once a mo	Never been	Never been	Never been	Opportunities to stay in my comm
A few times: Once a mo	Once a mo	Once a mo	Never been	Never been there	Options for multiple generations to live together
A few times: A few times:	Never been	Never been	Never been	A few times a year	Housing with three or more bedrooms for larger families
A few times: A few times:	A few times: Never been	Never been	Never been	Affordability	Opportunities to stay in my comm
A few times: A few times:	A few times: Never been	Never been	Never been	Affordability	Opportunities to stay in my comm
A few times: A few times:	Never been	Never been	Never been	Never been there	Opportunities to stay in my comm
A few times: A few times:	Never been	Never been	A few times: A few times:	Affordability	Homeownership oppo
Once a mo	Once a mo	Never been	Never been	Once a mo	Support for
A few times: A few times:	Never been	A few times: A few times:	Affordability		Support for
A few times: A few times:	Never been	A few times: Never been	A few times: Affordability		Options for multiple generations to live together
A few times: A few times:	Never been	Never been	Never been	Affordability	Homeownership oppo
A few times: A few times:	Never been	A few times: A few times:	Never been	Affordability	Options for multiple generations to live together
A few times: A few times:	Never been	Never been	A few times a year		Options for multiple g
A few times: Never been	Never been	A few times: Never been	Never been	Never been there	Opportunities to stay in my comm
A few times: A few times:	Never been	A few times: Never been	Never been	Never been there	Opportunities to stay in my comm
A few times: A few times:	Never been	Never been	Once a month		Options for first-time homeowners
Never been	Never been	Never been	Never been	Never been	Housing with three or more bedro
A few times: A few times:	A few times: A few times:	Never been	Never been	Never been there	Opportunities to stay in my comm
A few times: Once a mo	A few times: A few times:	Never been	A few times: Affordability		Options for first-time homeowners

Once a mo	Once a mo	Never been	A few times	Never been	Never been	Affordability	Opportunities to stay in my comm
A few times	Never been	A few times	A few times	Never been	Never been	Affordability	Homeownership oppo
A few times	A few times	Never been	A few times	A few times	Never been there	Housing wi	Options for multiple generations to live together
Once a mo	Once a mo	Never been	Never been	Never been	Never been	Affordability	Opportunities to stay in my comm
Never been	A few times	Never been	Never been	Never been	Never been	Never been there	Opportunities to stay i Support for
Never been	A few times	Never been	Never been	Never been	A few times	Affordabili	Housing with three or more bedrooms for larger families
A few times	A few times	Never been	A few times	A few times	A few times a year		Options for multiple g Opportunities to stay in my comm
A few times	A few times	Never been	Never been	Never been	Never been	Never been there	Homeownership oppo
Never been	A few times	Never been	Never been	Never been	A few times a year	Housing with three or	Options for first-time homeowners
Never been	Never been	Never been	Never been	Never been	Never been	Never been there	Opportunities to stay i Support for
A few times	A few times	A few times	Never been	Never been	Never been	Never been there	Housing with three or more bedro Opportunities to stay in my comm
A few times	A few times	A few times	A few times	Never been	Never been	Affordability	Opportunities to stay in my comm
A few times	A few times	A few times	A few times	A few times	A few times a year		Options for first-time homeowner Support for
Never been	Never been	Never been	Never been	Never been	Never been	Never been there	Opportunities to stay in my comm
Never been	Never been	Never been	Never been	Never been	Never been	Affordability	Options for first-time homeowners
Once a mo	Once a wee	Once a wee	A few times	A few times	Once a month	Housing wi	Options for multiple generations to live together
Never been	Never been	A few times	A few times	Never been	Never been	Never been there	Opportunities to stay in my comm
A few times	Once a mo	Never been	Never been	A few times	Never been	Never been there	Housing with three or more bedrooms for larger families
Never been	A few times	Never been	Never been	Never been	Never been	Affordabili	Housing with three or more bedrooms for larger families
Once a mo	Once a mo	Never been	A few times	A few times	Never been	Never been there	Opportunities to stay i Support for
Once a mo	Once a mo	Never been	Never been	Never been	Never been	Affordability	Options for first-time homeowners
A few times	A few times	A few times	A few times	Never been	Never been	Never been there	Options for multiple g Opportunities to stay in my comm
Once a mo	Once a mo	Never been	A few times	Never been	A few times a year		Opportunities to stay in my comm
A few times	A few times	Never been	Never been	A few times	Never been	Never been there	Options for Opportunities to stay in my comm
Never been	A few times	Never been	Never been	Never been	Never been	Never been there	Opportunities to stay in my comm
Never been	A few times	A few times	Never been	Never been	A few times a year	Housing with three or	Options for first-time homeowners
Never been	Once a mo	Never been	Never been	A few times	Never been	Never been there	Homeownership oppo
A few times	A few times	Never been	Never been	Never been	A few times a year	Housing with three or more bedro	Opportunities to stay in my comm
Never been	A few times	Never been	Never been	Never been	Never been	Affordability	Options for multiple generations to live together
A few times	A few times	A few times	A few times	A few times	Never been	Affordabili	Housing with three or more bedrooms for larger families
A few times	A few times	Never been	A few times	Never been	Never been	Never been there	Options for multiple g Opportunities to stay in my comm
A few times	A few times	Never been	A few times	Never been	Never been	Never been there	Opportunities to stay i Support for
A few times	A few times	A few times	A few times	Never been	Never been	Never been there	Opportunities to stay i Support for
A few times	A few times	Never been	Once a mo	Once a wee	Never been	Affordability	Opportunities to stay in my comm
A few times	A few times	Never been	A few times	Never been	Never been	Never been there	Options for multiple generations to live together

A few times: A few times: Never been A few times: Never been Never been Affordability: Housing with three or more bedrooms for larger families	
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A few times: A few times: Never been Never been Never been Never been there	Opportunities to stay in my comm
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A few times: A few times: A few times: A few times: A few times: Never been Affordability	Opportunities to stay in my comm
A few times: A few times: A few times: A few times: Never been Never been there	Opportunities to stay in my comm
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Never been Never been Never been Never been Never been Never been there	
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A few times: A few times: Never been A few times: Never been Never been there	Opportunities to stay in my comm
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Once a wee Never been Never been Never been Never been Never been there	Support for
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Never been Never been Never been Never been Never been A few times: Affordability	Options for multiple generations to live together
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Never been Never been Never been Never been Never been Never been there	Homeownership oppo

A few times: A few times: A few times: A few times: Never been	Never been	Affordability
Once a mo: A few times: Never been A few times: Never been	Never been there	Housing with three or more bedrooms for larger families
Never been Never been Never been Never been Never been	Never been	Affordability
Options for first-time homeowners		
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A few times: A few times: A few times: A few times: A few times: Never been	Never been there	Opportunities to stay i Support for
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A few times: Never been Never been Never been Never been	A few times a year	Options for Opportunities to stay in my comm
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Options for first-time homeowners		
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Once a mo: A few times: Never been A few times: Never been	Never been there	Options for multiple g: Opportunities to stay in my comm
A few times: A few times: Never been Never been Never been	Never been there	Options for Opportunities to stay in my comm
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Never been	A few times	Never been	Never been	Never been	Once a wee	Affordability	Options for first-time homeowners
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A few times	A few times	A few times	Never been	Never been	Never been there	Opportunities to stay in my comm	
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Never been	Never been	Never been	Never been	Never been	Never been	Opportunities to stay in my comm	Affordability
A few times	A few times	Never been	Never been	A few times	Never been there	Housing with three or more bedrooms for larg	Homeownership oppo
Never been	Never been	Never been	Never been	Never been	Never been there	Housing with three or more bedrooms for larger families	
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A few times	A few times	Never been	A few times	Never been	Never been	Affordability	Opportunities to stay in my comm
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A few times	A few times	Never been	A few times	Never been	Never been there	Opportunities to stay in my comm	
A few times	Never been	Never been	Never been	Never been	A few times	Affordability	Opportunities to stay in my comm
Never been	A few times	Never been	A few times	Never been	Never been there	Opportuni	Homeownership oppo
A few times	A few times	A few times	A few times	Never been	A few times	Affordabili	Housing with three or more bedrooms for larger families
Never been	A few times	Never been	Never been	A few times	A few times a year		Opportuni
A few times	A few times	Never been	A few times	A few times	A few times a year	Housing with three or more bedro	Opportunities to stay in my comm
Never been	A few times	Never been	Never been	A few times	Never been there		Opportunities to stay in my comm
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A few times	Never been	Never been	Never been	Never been	Never been	Affordability	Options for first-time homeowners
A few times	A few times	Never been	A few times	A few times	Never been there	Housing with three or more bedro	Opportunities to stay in my comm
Never been	Never been	Never been	Never been	Once a wee	Never been there		Opportunities to stay i
A few times	Never been	Never been	Never been	Never been	Never been	Affordability	Support for
Never been	A few times	Never been	Never been	Never been	Never been	Affordability	Options for first-time homeowners
Once a mo	A few times	Never been	A few times	A few times	Never been there		Opportunities to stay in my comm
Once a mo	Once a mo	Never been	Never been	Never been	Never been	Affordability	
A few times	A few times	Never been	A few times	Never been	Never been there	Options for multiple g	Opportunities to stay in my comm
Never been	Never been	Never been	Never been	Never been	A few times a year	Options for	Opportunities to stay in my comm
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Once a mo	A few times	Never been	Never been	A few times	Never been there		Options for	Opportunities to stay in my comm
A few times	A few times	A few times	A few times	Never been	Never been there		Options for multiple g	Opportunities to stay in my comm
Never been	A few times	Never been	Never been	Never been	Never been there			Opportunities to stay in my comm
Never been	A few times	Never been	Never been	Never been	Never been there	Housing with three or more bedro		Opportunities to stay in my comm
A few times	A few times	A few times	A few times	Never been	Never been there	Housing with three or more bedro		Opportunities to stay in my comm
A few times	A few times	A few times	A few times	Never been	Never been there		Options for multiple g	Opportunities to stay in my comm
A few times	A few times	A few times	A few times	A few times	Never been there			Opportunities to stay in my comm
A few times	A few times	Never been	Never been	Never been	Never been	Affordability		Opportunities to stay in my comm
Once a mo	A few times	A few times	A few times	Never been	Never been there			Opportunities to stay in my comm
A few times	A few times	Never been	Never been	Never been	Never been	Affordability		Opportunities to stay in my comm
Never been	A few times	Never been	Never been	A few times	Never been	Affordability		Options for first-time homeowners
Never been	Never been	Never been	Never been	Never been	Never been there			
Never been	Never been	Never been	Never been	A few times	A few times	Affordabili	Housing with three or more bedrooms for larger families	
A few times	Once a mo	Once a mo	Never been	Never been	Never been	Affordability		Options for first-time homeowners
A few times	Never been	Never been	A few times	Never been	Never been	Affordability		Opportunities to stay in my comm
A few times	A few times	A few times	A few times	Never been	A few times a year		Housing with three or more bedro	Opportunities to stay in my comm
Once a mo	Once a mo	A few times	Never been	Never been	Once a month			Opportunities to stay i
Once a mo	A few times	Never been	Once a mo	A few times	Once a wee	Affordability		Opportunities to stay in my comm
A few times	A few times	A few times	A few times	Never been	Never been	Affordability		Opportunities to stay in my comm
A few times	A few times	A few times	A few times	Never been	A few times	Affordability		Options for first-time homeowners
A few times	A few times	Never been	A few times	Never been	Never been	Affordability		Opportunities to stay in my comm
Never been	Never been	Never been	Never been	Never been	Never been	Affordability		Options for first-time homeowners
Once a mo	A few times	Never been	Never been	Never been	A few times	Affordability		Opportunities to stay in my comm
A few times	A few times	Never been	Never been	A few times	A few times a year		Options for multiple g	Opportunities to stay in my comm
Never been	A few times	Never been	A few times	A few times	A few times a year			Opportunities to stay i
A few times	A few times	Never been	A few times	Never been	Never been there		Housing with three or more bedro	Opportunities to stay in my comm
A few times	A few times	Never been	Never been	A few times	A few times a year			
A few times	A few times	A few times	Never been	A few times	Never been	Affordability		Opportunities to stay in my comm
A few times	A few times	A few times	A few times	Never been	A few times	Affordability		Homeownership oppo
Never been	A few times	Never been	Never been	Never been	Never been there		Housing with three or more bedro	Opportunities to stay in my comm
A few times	A few times	Never been	Never been	Once a wee	A few times	Affordability		Support for
Once a mo	A few times	Never been	A few times	A few times	Never been there		Options for	Opportunities to stay in my comm
Once a mo	A few times	A few times	A few times	Never been	Never been there		Options for multiple g	Opportunities to stay in my comm
A few times	A few times	Never been	Never been	Once a mo	Never been there			Opportunities to stay i
A few times	Once a mo	Never been	A few times	A few times	Once a week			Opportunities to stay i

A few times	A few times	Never been	Never been	Never been	Never been	Affordability		Homeownership oppo
Never been	A few times	Never been	Never been	A few times	A few times a year	Housing wi	Options for multiple generations to live together	
Once a mo	Once a mo	A few times	A few times	A few times	Never been	Affordability		Support for
Never been	A few times	A few times	A few times	Never been	A few times	Affordability	Options for first-time homeowners	
Once a wee	A few times	Never been	Once a mo	Never been	Never been there			Opportunities to stay in my comm
Never been	A few times	Never been	A few times	Never been	Never been there			Opportunities to stay i Support for

Important to you	Do you rent?	If you are a renter, how do you like your neighborhood?	The friendliness of the neighborhood	Please explain your response	What neighborhood do you live in?	What race/ethnicity do you belong to?	What is your primary language?	What is your age group?	Please describe your housing situation	
Other (please specify)	Response	Response	Response	Open-Ended Response	Response	Other (please specify)	Response	Other (please specify)	Response	
Proximity to public transportation	Yes, I own.		Neutral (neither positive nor negative)	Need mix of housing types	Village of Friendship Heights	Asian	Other (please specify)	Filipino	65+	Own
	No, I live outside the District		Neutral (neither positive nor negative)	I would rather live in a different neighborhood	Chevy Chase, MD	White	English		45-54	Own
Property upkeep and maintenance	Yes, I own.		Very negative	Negative in Chevy Chase, MD			English		65+	Own
Community safety	Yes, I own.		Somewhat positive	Less traffic. Other (please specify)	Village of Chevy Chase	White	English		65+	Own
High-end amenities	Yes, I own.		Very negative	The area has too many high-end amenities	Other (please specify)	Chevy Chase	Latinx or Hispanic	English	35-44	Own
Community safety	No, I live outside the District		Somewhat positive	There is a lot of safety	Chevy Chase, MD	White	English		45-54	Own
Community safety	No, I live outside the District		Somewhat positive	Positive - M	Chevy Chase, MD	White	English		35-44	Own
Space	No, I live outside the District		Very positive		Chevy Chase, MD					Own
Convenience	Yes, I rent. I am happy		Neutral (neither positive nor negative)	I owned a house in the past	Village of Friendship Heights	White	English		65+	Rent
Community safety	Yes, I own.		Somewhat positive	Density brings safety	Town of Chevy Chase, MD	White	English		45-54	Own
Property upkeep and maintenance	Yes, I own.		Very negative	Too many people	Friendship Heights, MD	Latinx or Hispanic	English		45-54	Own
Community safety	Yes, I own.		Somewhat positive	There is a lot of safety	Chevy Chase, MD	White	English		65+	Own
Community safety	Yes, I own.		Neutral (neither positive nor negative)	Positive - m	Brookdale neighborhood	Latinx or Hispanic	English		65+	Live with family
Community safety	Yes, I own.		Neutral (neither positive nor negative)	It's positive	Friendship Heights, MD	White	English		65+	Own
Property upkeep and maintenance	No, I live outside the District		Somewhat positive	Higher density	Brookdale neighborhood	White	English		45-54	Own
Walkability	Yes, I own.		Somewhat positive	Traffic congestion	Village of Friendship Heights	White	English		65+	Own
Community safety	Yes, I own.		Somewhat positive	The loss of a lot of trees	Village of Friendship Heights	White	English		45-54	Own
Property upkeep and maintenance	No, I live outside the District		Somewhat positive	I'm hoping for a better neighborhood	Chevy Chase, DC	White	English		65+	Own
Property upkeep and maintenance	Yes, I own.		Somewhat positive	Streets and Brookdale neighborhood		White	English		65+	Own
	Yes, I own.		Somewhat positive (medium)	Brookdale neighborhood		White	English		45-54	Own
Amenities	Yes, I own.		Somewhat positive	I think having a lot of amenities is good	Brookdale neighborhood	Latinx or Hispanic	English		55-64	Own
Opportunities	Yes, I own.		Very positive	More people	Chevy Chase, MD	Asian	English		45-54	Own
Community safety	Yes, I own.		Neutral (neither positive nor negative)	I feel that there is a lot of safety	Village of Friendship Heights	White	English		65+	Own
Community safety	Yes, I rent. I am happy		Somewhat positive	Friendship	Village of Friendship Heights	White	English		65+	Rent
Maintaining the neighborhood	Yes, I own.		Very negative	Friendship	Village of Friendship Heights	Multiracial	English		65+	Own
Community safety	Yes, I own.		Very positive	Montgomery	Brookdale neighborhood	Asian	English		65+	Own
Opportunities	Yes, I own.		Very positive	I think it would be good to have more people	Other (please specify)	Tenleytown	White	French	65+	Own
	Yes, I rent. I am fine		Somewhat positive	Prefer large houses	Village of Friendship Heights	Multiracial	English		45-54	Rent
	Yes, I own.		Very positive	Friendship	Friendship Heights, DC	White	English		35-44	Own
Property upkeep and maintenance	Yes, I own.		Neutral (neither positive nor negative)	Brookdale neighborhood		White	English		55-64	Own
Community safety	Yes, I rent. I am happy		Neutral (neither positive nor negative)	Not enough people	Friendship Heights, MD	White	English		65+	Rent
Community safety	Yes, I own.		Very negative	The negative	Village of Friendship Heights	White	English		65+	Own
Community safety	Yes, I own.		Neutral (neither positive nor negative)	Positive: M	Friendship Heights, MD	White	English		65+	Own

unity as I ag	Yes, I rent.	I am happy	Somewhat positive (m	Village of Friendship H	White	English	65+	Rent	
unity as I ag	Yes, I own.		Somewhat	Adding mu	Brookdale neighborho	Other (plea None of yo	English	65+	Own
rtunities	Yes, I rent.	I am fine re	Somewhat	Overcrowd	Village of Friendship H	White	English	65+	Rent
unity as I ag	Yes, I own.		Very positi	I think it is	Brookdale neighborho	White	English	45-54	Own
unity as I ag	Yes, I own.		Somewhat	I hope new	Village of Friendship H	White	English	55-64	Own
rtunities	Yes, I own.		Very positi	We need m	Village of Friendship H	White	English	45-54	Own
upkeep an	Yes, I own.		Very positi	Need enou	Chevy Chase, MD	Multiracial	English		
Local activi	Yes, I own.		Neutral (ne	More peop	Chevy Chase, MD	Multiracial	English	65+	Own
	Yes, I own.		Very positive		Chevy Chase, DC	White	English	45-54	Own
unity as I ag	Yes, I rent.	I am happy	Very positi	With Metr	Village of Friendship H	White	English	65+	Rent
	No, I live outside the Pl		Neutral (ne	+ve - if addi	Brookdale neighborho	White	English	55-64	Own
upkeep an	No, I live outside the Pl		Neutral (ne	Positive: m	Chevy Chase, MD	White	English	65+	Own
	Yes, I own.		Very positi	I want dens	Friendship Heights, DC	White	English	35-44	Own
	Yes, I own.		Very positi	The neighb	Chevy Chase, DC	White	English	45-54	Own
unity as I ag	Yes, I own.		Somewhat	The area al	Village of Friendship H	White	English	65+	Own
Safety. gree	Yes, I own.	I am fine re	Very negati	What attra	Village of Friendship H	Multiracial	English	45-54	Own
	Yes, I own.		Very negati	Facilities n	Brookdale neighborho	Multiracial	English	45-54	Own
	Yes, I own.		Very positi	Density arc	Chevy Chase, MD	Asian	Spanish	45-54	Own
unity as I ag	Yes, I own.		Very negati	It's already	Chevy Chase, DC	White	English	55-64	Own
unity as I ag	Yes, I own.		Very negati	Large numl	Friendship Heights, MI	White	English	65+	Own
unity as I ag	Yes, I own.		Somewhat positive (m		Bethesda	White	English		Own
unity as I ag	No, I live outside the Pl		Very positive		Chevy Chase, MD	White	English	65+	Own
rtunities	Yes, I own.		Somewhat	Traffic is al	Chevy Chase, MD	White	English	55-64	Own
upkeep an	Yes, I own.		Very negative		Village of Friendship H	Asian	English	45-54	Own
upkeep an	Yes, I own.		Very positi	People are	Brookdale neighborho	Multiracial	English	35-44	Own
	Yes, I rent.	I am happy	Neutral (ne	I realize tha	Village of Friendship H	White	English	65+	Rent
rtunities	Yes, I rent.	I am fine re	Neutral (ne	It's not tha	Chevy Chase, MD	African-American/Blac	English	35-44	Rent
	Yes, I own.		Somewhat	I'm hoping	Brookdale neighborho	Latinx or Hispanic	English	45-54	Own
unity as I ag	No, I live outside the Pl		Somewhat	I like the q	Friendship Heights, DC	White	English	55-64	Own
unity as I ag	Yes, I own.		Somewhat	The geico si	Village of Friendship H	White	English	55-64	Own
	Yes, I own.		Somewhat	More peop	Village of Friendship H	White	English	55-64	Own
unity as I ag	Yes, I own.		Somewhat	I am excite	Friendship Heights, DC	White	English	45-54	Own
	Yes, I rent.	I am fine re	Somewhat	The Positiv	Chevy Chase, MD	White	English	35-44	Rent
upkeep an	Yes, I own.		Very positi	I would ex	Brookdale neighborho	White	English	55-64	Own
	Yes, I own.		Very positi	Hoping tha	Other (plea Brookdale	White	English	45-54	Own

unity as I ag	Yes, I rent.	I am fine re	Somewhat	Noise and c	Village of Friendship H	White	English	65+	Rent
rtunities	Yes, I rent.	I am rentin	Very positi	The area w	Friendship Heights, MI	White	Other (plea	Swedish	55-64
	Yes, I own.		Somewhat	The GEICO	Brookdale neighborho	Other (plea	Mediterran	English	55-64
unity as I ag	Yes, I rent.	I am happy	Very positi	More activi	Friendship Heights, MI	White	English	55-64	Rent
upkeep an	Yes, I own.		Somewhat	When frien	Brookdale neighborho	Latinx or Hispanic	Spanish	45-54	Own
	Yes, I own.		Very positi	Build build	Friendship Heights, MI	Multiracial	English	35-44	Own
unity as I ag	Yes, I own.		Neutral (ne	I love that	Chevy Chase, MD	Asian	English	55-64	Own
I don't exp	Yes, I own.		Very positi	Basic econ	Brookdale neighborho	Other (plea	Human	English	65+
	Yes, I rent.	I am fine re	Very positi	This area c	Town of Somerset	Asian	English	55-64	Rent
upkeep an	Yes, I own.		Neutral (ne	positive w	Brookdale neighborho	White	English	65+	Own
unity as I ag	Yes, I own.		Neutral (ne	I think we	Brookdale neighborho	White	English	55-64	Own
unity as I ag	Yes, I own.		Somewhat	Negative: C	Village of Friendship H	White	English	65+	Own
upkeep an	Yes, I own.		Very positi	This is a liv	Village of Friendship H	Latinx or Hispanic	Spanish	35-44	Own
unity as I ag	Yes, I rent.	I am happy	Somewhat	concern ab	Village of Friendship H	White	English	65+	Rent
	Yes, I rent.	I am fine re	Very positi	We are a yc	Village of Friendship H	White	English	25-34	Rent
	Yes, I own.		Somewhat	Peaceful liv	Friendship Heights, MI	White	English	35-44	Own
unity as I ag	Yes, I rent.	I am happy	Somewhat	More traffi	Village of Friendship H	White	English	65+	Rent
	Yes, I own.		Somewhat	positive (m	Brookdale neighborhood		English	45-54	
	No, I live outside the Pl	Very positi	More peop	Other (plea	Takoma Pa	White	English	35-44	Own
	Yes, I own.		Somewhat	As long as t	Bethesda	White	English	45-54	Own
	Yes, I rent.	I am fine re	Very positive		Village of Friendship H	White	English	35-44	Rent
unity as I ag	No, I live outside the Pl	Somewhat	My major c	Bethesda		White	English	65+	Own
unity as I ag	Yes, I own.		Somewhat	positive (m	Brookdale neighborhood		English	55-64	Own
unity as I ag	No, I live outside the Pl	Neutral (ne	Worry abo	Other (plea	Westmorel	White	English	55-64	Own
Ensuring d	Yes, I own.		Somewhat	Concerns a	Friendship Heights, MI	White	English	45-54	Own
	No, I live outside the Pl	Very positi	We need m	Other (plea	work in Fri	White	English	35-44	Own
None of thr	Yes, I own.		Neutral (ne	This area is	Bethesda	White	English	55-64	Own
unity as I ag	Yes, I own.		Somewhat	no high ris	Friendship Heights, MI	White	English	55-64	Own
	Yes, I own.		Very positi	I think it w	Village of Friendship H	White	English	35-44	Own
	No, I live outside the Pl	Very positi	More housi	Bethesda		White	English	35-44	Own
unity as I ag	Yes, I own.		Somewhat	Positive is	Town of Somerset	White	English	65+	Own
upkeep an	Yes, I own.		Somewhat	More housi	Friendship Heights, MI	Asian	English	55-64	Own
upkeep an	No, I live outside the Pl	Very positi	More housi	Friendship Heights, DC		White	English	35-44	Own
unity as I ag	Yes, I own.		Somewhat	There shou	Brookdale neighborho	White	English	65+	Own
	Yes, I rent.	I am fine re	Neutral (neither positi		Friendship Heights, MI	White	English	65+	Rent

	Yes, I own.	Somewhat negative (m	Friendship Heights, DC	White	English	45-54	Own
	Yes, I rent.	I am fine re	Somewhat	I believe it	Friendship Heights, MD	Latinx or Hispanic	Rent
	Yes, I own.	Very positi	More peop	Brookdale neighborho	White	English	Own
rtunities	Yes, I rent.	I dislike ren	Somewhat	It's ready to	Village of Friendship H	African-American/Blac	Rent
unity as I ag	Yes, I own.	Very negati	Its too crow	Bethesda	White	English	Own
upkeep an	No, I live outside the Pl	Somewhat	MORE PEOI	Town of Somerset	White	English	Own
rtunities	Yes, I own.	Neutral (ne	I am not co	Bethesda	Other (plea NA	English	Own
rtunities	No, I live outside the Pl	Neutral (ne	I do not fee	Friendship Heights, DC	White	English	Own
unity as I ag	Yes, I own.	Neutral (neither positi	Village of Friendship H	White	English	65+	Own
unity as I ag	Yes, I own.	Neutral (ne	Traffic	Village of Friendship H	White	English	Own
	Yes, I rent.	I am fine re	Very positi	More housi	Village of Friendship H	Asian	Rent
Peace, qui	Yes, I own.	Very negati	Negative =	Village of Friendship H	White	English	Own
unity as I ag	Yes, I own.	Somewhat	I feel as tho	Village of Friendship H	Asian	English	Own
rtunities	Yes, I own.	Somewhat	Positive: th	Chevy Chase, MD	White	English	Own
safety	Yes, I own.	Somewhat	1. Negative	Village of Friendship H	White	English	Own
unity as I ag	Yes, I own.	Somewhat	Traffic is th	Village of Friendship H	White	English	Own
	No, I live outside the Pl	Very positi	I think havi	Chevy Chase, DC	White	English	Own
	Yes, I own.	Very positi	I strongly f	Other (plea Somerset	White	English	Own
unity as I ag	Yes, I rent.	I am happy	Somewhat	Like the loc	Village of Friendship H	African-American/Blac	Rent
	Yes, I own.	Somewhat	Many years	Other (plea Somerset	White	English	Own
Keeping ou	Yes, I own.	Very positi	We need yc	Brookdale neighborho	White	English	Own
unity as I ag	Yes, I own.	Very positive		Friendship Heights, DC	White	English	Own
	Yes, I rent.	I am fine re	Somewhat	If there is h	Village of Friendship H	White	Rent
Lower pro	Yes, I own.	Very negati	Too crowd	Other (plea Chevy Chas	Native Hawaiian/Pacifi	English	Own
	Yes, I own.	Neutral (ne	I'm 19 coll	Brookdale neighborho	White	English	Live with fa
unity as I ag	Yes, I own.	Somewhat	I'm worrie	Chevy Chase, MD	White	English	Own
unity as I ag	Yes, I own.	Neutral (ne	There's roo	Village of Friendship H	White	English	Own
	Yes, I rent.	I am happy	Somewhat	Traffic is us	Village of Friendship H	White	Rent
upkeep an	Yes, I own.	Very negati	I live on W	Other (plea Westmoreland		English	Own
upkeep an	Yes, I own.	Very positi	Mostly very	Chevy Chase, DC	White	English	Own
upkeep an	Yes, I own.	Somewhat	I'd like to s	Friendship Heights, DC	White	English	Own
	Yes, I own.	Very positi	More foot t	Friendship Heights, MD	Other (plea Middle eas	English	Own
	Yes, I own.	Somewhat	I believe pe	Village of Friendship H	Asian	English	Own
Listening to	Yes, I own.	Somewhat	If it is done	Brookdale neighborho	White	English	Own
rtunities	Yes, I own.	Somewhat	I'm not sur	Village of Friendship H	White	English	Own

Vibrant mu	Yes, I own.	Very posit	FH is a tran	Town of Somerset	White	English	65+	Own
Manageabl	Yes, I own.	Very negati	Traffic is alr	Brookdale neighb	White	English	65+	Own
	Yes, I own.	Very positive		Bethesda	White	English	55-64	Own
upkeep an	No, I live outside the Pl	Neutral (neither posit		Bethesda	White	English	65+	Own
unity as I ag	Yes, I own.	Very posit	Beautiful n	Friendship Heights, MI	Latinx or Hispanic	English	45-54	Own
rtunities	Yes, I own.	Very negati	So far the p	Other (plea	Overlook	English	65+	Own
upkeep an	No, I live outside the Pl	Very posit	I think mor	Other (plea	Westmorel	White	English	45-54
Maintainin	No, I live outside the Pl	Somewhat	Housing de	Bethesda	White	English	45-54	Own
unity as I ag	No, I live outside the Pl	Very posit	Lower hou:	Other (plea	AU Park DC	White	English	55-64
	No, I live outside the Pl	Somewhat	Any increas	Other (plea	Westmorel	White	English	55-64
	No, I live outside the Pl	Very positive		Friendship Heights, DC	Asian	English	35-44	Own
upkeep an	Yes, I own.	Somewhat	It is nice to	Bethesda	White	English	55-64	Own
unity as I ag	No, I live outside the Pl	Somewhat	it would be	Other (plea	chevy Chas	White	English	65+
upkeep an	No, I live outside the Pl	Somewhat	I live just o	Bethesda	White	English	55-64	Own
unity as I ag	No, I live outside the Pl	Somewhat	Impacts on	Other (plea	West gate /	White	English	45-54
unity as I ag	Yes, I own.	Somewhat	Traffic con	Other (plea	Westgate	English	65+	Own
unity as I ag	No, I live outside the Pl	Somewhat	The overcro	Bethesda	White	English	65+	Own
unity as I ag	No, I live outside the Pl	Somewhat	Traffic, safe	Bethesda	White	English	45-54	Own
unity as I ag	Yes, I rent. I am fine re	Somewhat	I don't wan	Village of Friendship H	White	English	65+	Rent
upkeep an	No, I live outside the Pl	Somewhat	I would like	Friendship Heights, DC	White	English	45-54	Own
Walkabilit	Yes, I own.	Very negati	We already	Friendship Heights, MI	Latinx or Hispanic	English	55-64	Own
unity as I ag	Yes, I rent. I am happy	Somewhat positive (m		Village of Friendship H	White	English	65+	Rent
unity as I ag	Yes, I rent. I dislike ren	Neutral (neither posit		Chevy Chase, MD	White	English	65+	Rent
unity as I ag	Yes, I own.	Neutral (ne	While I app	Village of Friendship H	Latinx or Hispanic	English	45-54	Own
unity as I ag	Yes, I rent. I am happy	Neutral (neither posit		Village of Friendship H	White	English	65+	Rent
unity as I ag	Yes, I own.	Neutral (neither posit		Village of Friendship H	White	English	65+	Own
unity as I ag	Yes, I own.	Somewhat positive (m		Village of Friendship H	White	English	65+	Own
	Yes, I own.	Very posit	More housi	Village of Friendship H	Multiracial	English	45-54	Own
unity as I ag	No, I live outside the Pl	Very negati	Increased p	Bethesda	White	English	65+	Own
Outdoor sp	No, I live outside the Pl	Somewhat	Adding po	Chevy Chase, MD		English		Own
	No, I live outside the Pl	Neutral (ne	As long as t	Bethesda	White	English	55-64	Own
unity as I ag	Yes, I own.	Neutral (ne	Negative - c	Village of Friendship H	White	English	65+	Own
	Yes, I own.	Very posit	Influx of yo	Village of Friendship H	White	English	55-64	Own
unity as I ag	Yes, I own.	Neutral (neither posit		Village of Friendship H	White	English	55-64	Own
unity as I ag	Yes, I own.	Somewhat	More peop	Village of Friendship H	White	English	65+	Own

unity as I ag	Yes, I own.	Somewhat positive (m	Town of Somerset	White	English	55-64	Own
unity as I ag	Yes, I own.	Somewhat it will be cr	Village of Friendship H	White	English	55-64	Own
unity as I ag	Yes, I own.	Neutral (ne I worry tha	Friendship Heights, MI	White	English	65+	Own
	Yes, I own.	Very positi	We should Brookdale neighborho	Multiracial	English	55-64	Own
unity as I ag	Yes, I own.	Very negati	Traffic is alr	Village of Friendship H	White	English	65+
upkeep an	Yes, I own.	Somewhat negative (m	Town of Somerset	White	English	45-54	Own
	Yes, I rent. I am happy	Somewhat positive (m	Town of Somerset	White	English	45-54	Rent
rtunities	Yes, I own.	Somewhat Overcrowd	Village of Friendship H	Other (plea I am a whit	English	65+	Own
unity as I ag	No, I live outside the Pl	Somewhat Friendship	Town of Somerset	White	English	65+	Own
upkeep an	Yes, I own.	Neutral (neither positi	Brookdale neighborho	Other (plea iran	Farsi	45-54	Own
upkeep an	No, I live outside the Pl	Somewhat I think FH c	Brookdale neighborho	White	English	35-44	Own
	Yes, I own.	Neutral (ne We need m	Chevy Chase, MD	Latinx or Hispanic	English	55-64	Own
unity as I ag	Yes, I rent. I am rentin	Somewhat More peop	Village of Friendship H	White	Other (plea Czech	45-54	Rent
upkeep an	Yes, I own.	Very positive	Chevy Chase, DC	Multiracial	English	35-44	Own
unity as I ag	No, I live outside the Pl	Very positi	The Mazza C	Other (plea AU Park DC	White	English	55-64
unity as I ag	Yes, I own.	Neutral (ne Traffic and	Friendship Heights, MI	Asian	English	65+	Own
rtunities	Yes, I own.	Very positi	The DC area needs more housing, and more people means more amenities in the long run. By				Own
upkeep an	No, I live outside the Pl	Somewhat Attention r	Chevy Chase, DC	African-American/Blac	English	65+	Own
unity as I ag	No, I live outside the Pl	Very positi	Density in a	Town of Somerset	White	English	65+
unity as I ag	Yes, I rent. I am fine re	Neutral (ne I am oppos	Village of Friendship H	White	English	65+	Rent
rtunities	No, I live outside the Pl	Somewhat positive (m	Friendship Heights, DC	White	English	45-54	Own
	Yes, I own.	Neutral (neither positi	Friendship Heights, DC	White	English	65+	Own
unity as I ag	Yes, I own.	Somewhat Density me	Other (plea Tenleytow	White	English	45-54	Own
upkeep an	Yes, I own.	Somewhat Already un	Friendship Heights, MI	White	English	65+	Own
NA	No, I live outside the Pl	Somewhat positive (m	Other (plea AU Park DC	White	English	35-44	
	No, I live outside the Pl	Very positive	Friendship Heights, DC	White	English	35-44	Rent
unity as I ag	Yes, I own.	Somewhat Positive: m	Brookdale neighborho	White	English	55-64	Own
upkeep an	Yes, I own.	Somewhat Increased t	Village of Friendship H	African-American/Blac	English	65+	Own
	Yes, I rent. I am fine re	Very positi	The young	Friendship Heights, MI	White	English	45-54
I have no s	Yes, I own.	Very positi	More peop	Village of Friendship H	White	English	45-54
My current	Yes, I own.	Neutral (ne Pros are th	Chevy Chase, MD	White	English	65+	Own
Safety and	Yes, I own.	Very negati	The Village	Village of Friendship H	Other (plea I'm Latino,	Other (plea Portuguese	45-54
	No, I live outside the Pl	Somewhat positive (m	Other (plea AU Park	White	English	45-54	Own
unity as I ag	Yes, I own.	Very positi	I think that	Chevy Chase, DC	White	English	45-54
unity as I ag	Yes, I own.	Very positi	I am a peop	Village of Friendship H	White	English	55-64

rtunities	Yes, I rent. I am fine re	Somewhat	More peop	Village of Friendship Heights, MD	English		Rent
	Yes, I own.	Somewhat	It's already	Village of Friendship H	Other (plea German	35-44	Own
	No, I live outside the Pl	Very positi	More densi	Friendship Heights, DC	English	35-44	Own
	Yes, I own.	Very positi	The more p	Friendship Heights, DC	English	35-44	Own
	No, I live outside the Pl	Somewhat positive (m	Other (plea	Tenleytown DC	English		Own
unity as I ag	Yes, I own.	Very positive	Other (plea	AU PARK	White	65+	Own
	No, I live outside the Pl	Very positi	Nothing to	Other (plea AU Park	White	55-64	Own
upkeep an	No, I live outside the Pl	Very positi	More peop	Friendship Heights, DC	White	45-54	Own
unity as I ag	Yes, I own.	Very negati	Concerns a	Village of Friendship H	White	65+	Own
unity as I ag	No, I live outside the Pl	Somewhat	I am conce	Chevy Chase, DC	White	55-64	Own
Safe routes	No, I live o	I dislike ren	Very positi	More peop	Friendship Heights, DC	White	Other (plea English. Als
	No, I live outside the Pl	Neutral (neither positi	Other (plea	AU Park	White	35-44	Own
upkeep an	Yes, I own.	Somewhat	Not enoug	Friendship Heights, DC	White	45-54	Own
rtunities	Yes, I own.	Neutral (ne	Depending	Village of Friendship H	Multiracial	65+	Own
rtunities	No, I live outside the Pl	Neutral (neither positi		Friendship Heights, DC			
unity as I ag	Yes, I own.	Neutral (ne	Concerns a	Friendship Heights, DC	Multiracial	English	35-44
unity as I ag	Yes, I own.	Somewhat	More peop	Friendship Heights, DC	White	English	65+
rtunities	No, I live outside the Pl	Somewhat	Traffic	Other (plea	Tenleytow	African-American/Blac	English
already ow	Yes, I own.	Neutral (ne	In general,	Friendship Heights, DC	White	English	35-44
	No, I live outside the Pl	Somewhat	Need more	Friendship Heights, DC	White	English	35-44
We are oka	No, I live outside the Pl	Somewhat positive (m		Chevy Chase, DC		English	45-54
rtunities	Yes, I own.	Neutral (neither positi		Village of Friendship H	White	English	65+
rtunities	No, I live outside the Pl	Very positi	I think it wi	Chevy Chase, DC	White	English	45-54
upkeep an	Yes, I own.	Very negati	Increase in	Chevy Chase, MD	Asian	English	45-54
everything	Yes, I rent. I am fine re	Somewhat positive (m	Other (plea	tenleytow	Other (plea other	English	25-34
Townhouse	Yes, I own.	Neutral (ne	I worry abc	Friendship Heights, DC	White	English	65+
unity as I ag	No, I live outside the Pl	Very positi	Density bri	Chevy Chase, DC	White	English	45-54
unity as I ag	Yes, I own.	Neutral (ne	Probably to	Chevy Chase, MD	White	Other (plea Portuguese	65+
upkeep an	Yes, I own.	Neutral (neither positi		Chevy Chase, DC	White	English	45-54
	No, I live outside the Pl	Very positi	More resid	Other (plea	American L	White	English
unity as I ag	No, I live outside the Pl	Neutral (ne	If affordabl	Other (plea	AU Park	White	English
	Yes, I own.	Somewhat	More peop	Other (plea	Chevy Chas	White	English
unity as I ag	Yes, I own.	Somewhat	Friendship	Village of Friendship H	White	English	65+
unity as I ag	No, I live outside the Pl	Somewhat	Very crowd	Other (plea	AU Park	White	English
upkeep an	Yes, I own.	Very negati	We do not	Village of Friendship H	White	English	45-54

unity as I ag	No, I live outside the Pl	Somewhat	It looks des	Other (plea	Tenlytown	White	English	45-54	Other (plea
upkeep an	Yes, I own.	Very positi	More resid	Village of Friendship H	White	White	English	65+	Own
unity as I ag	No, I live outside the Pl	Neutral (ne	Growth nei	Other (plea	Chevy Chase Village		English	55-64	Own
unity as I ag	Yes, I own.	Very positi	The lack of	Friendship Heights, DC	White		English	65+	Own
rtunities	Yes, I rent. I am happy	Somewhat	Anticipatin	Friendship Heights, MI	African-American/Blac		English	35-44	Rent
upkeep an	No, I live outside the Pl	Very positi	We cannot	Other (plea	AU Park	African-American/Blac	English	35-44	Own
rtunities	No, I live outside the Pl	Somewhat	As long as t	Other (plea	Barnaby W	White	English	55-64	Rent
upkeep an	No, I live outside the Pl	Very positi	More peop	Friendship Heights, DC	White		English	45-54	Own
unity as I ag	Yes, I own.	Neutral (ne	I am conce	Other (plea	Chevy chas	White	English	55-64	Own
	Yes, I rent. I am fine re	Very positi	More peop	Village of Friendship H	Latinx or Hispanic		Spanish	25-34	Rent
rtunities	No, I live outside the Pl	Neutral (ne	If we have r	Chevy Chase, DC	Multiracial		English	65+	Own
unity as I ag	No, I live outside the Pl	Neutral (neither positi	Other (plea	North Clev	White		English	55-64	Own
unity as I ag	No, I live outside the Pl	Very positi	We need m	Chevy Chase, DC	Asian		English	45-54	Own
unity as I ag	No, I live outside the Pl	Neutral (neither positi	Other (plea	Tenleytow	White		English	65+	Own
upkeep an	No, I live outside the Pl	Somewhat	I already an	Other (plea	American L	White	English	65+	Own
Infrastruct	Yes, I own.	Very negati	The infrastr	Chevy Chase, DC	Other (plea	None of yo	English	55-64	Own
	No, I live outside the Pl	Neutral (ne	I am conce	Chevy Chase, DC	White		English	65+	Own
upkeep an	No, I live outside the Pl	Neutral (neither positi	Chevy Chase, DC	White			English	45-54	Own
	No, I live outside the Pl	Neutral (neither positi	Other (plea	Tenleytow	White		English	65+	Own
upkeep an	Yes, I own.	Very positi	There need	Friendship Heights, DC	White		English	65+	Own
unity as I ag	Yes, I own.	Very positive	Other (plea	AU park	White		English	55-64	Own
Not lookin	No, I live outside the Pl	Very positi	This area h	Chevy Chase, MD			English		Own
upkeep an	Yes, I own.	Neutral (neither positi	Village of Friendship H	White			English	45-54	Own
rtunities	Yes, I rent. I am fine re	Neutral (ne	Positive or	Village of Friendship H	Asian		English	55-64	Rent
	No, I live outside the Pl	Neutral (ne	I don't war	Other (plea	AU Park DC	White	English	45-54	Own
rtunities	Yes, I own.	Somewhat	Positive: N	Village of Friendship H	White		English	65+	Own
upkeep an	Yes, I own.	Very positive					English	55-64	Own
rtunities	Yes, I own.	Neutral (neither positi	Village of Friendship H	White			English	65+	Own
unity as I ag	Yes, I own.	Somewhat positive (m	Friendship Heights, MI	White			English	65+	Own
rtunities	Yes, I own.	Very negati	We have th	Village of Friendship Heights, MD			English	45-54	Own
unity as I ag	Yes, I own.	Somewhat	worried ab	Village of Friendship H	White		English	65+	Own
Energy effic	Yes, I own.	Neutral (ne	Positive: M	Chevy Chase, MD	White		English	55-64	Own
unity as I ag	Yes, I own.	Somewhat	Schools are	Friendship Heights, DC	Asian		English	35-44	Own
upkeep an	Yes, I own.	Neutral (ne	The solutio	Brookdale neighborho	Multiracial		English	55-64	Own
rtunities	Yes, I own.	Somewhat	If it becom	Village of Friendship H	Latinx or Hispanic		English	45-54	Own

unity as I ag	No, I live outside the Pl	Neutral (ne	It's difficul	Other (plea	Tenleytow	White	English	45-54	Own
	Yes, I own.	Somewhat	POSITIVE: n	Friendship Heights, MI	White	White	English	65+	Own
rtunities	No, I live outside the Pl	Somewhat	More housi	Bethesda	White	White	English	55-64	Own
	No, I live outside the Pl	Somewhat	Positives =	Friendship Heights, DC	White	White	English	35-44	Own
unity as I ag	No, I live outside the Pl	Very positi	City center	Other (plea	AU park	White	English	45-54	Own
	No, I live outside the Pl	Very positive		Other (plea	Au Park	White	English	35-44	Own
	No, I live outside the Pl	Very positive		Friendship Heights, DC	White	White	English	35-44	Rent
	No, I live outside the Pl	Very positi	Friendship	Other (plea	AU Park, DC	White	English	35-44	Own
rtunities	No, I live outside the Pl	Very positive		Friendship Heights, DC	White	White	English	35-44	Own
unity as I ag	Yes, I own.	Neutral (neither positi	Friendship Heights, DC	White	White	White	English	45-54	Own
unity as I ag	Yes, I own.	Somewhat	Our neighb	Village of Friendship H	White	White	English	65+	Own
upkeep an	No, I live outside the Pl	Somewhat	Public tran	Friendship Heights, DC	White	White	English	65+	Own
unity as I ag	No, I live outside the Pl	Very positi	More oppo	Other (plea	American L	White	English	65+	Own
	Yes, I own.	Somewhat	want to en	Bethesda	White	White	English	35-44	Own
upkeep an	Yes, I own.	Very positi	The neighb	Village of Friendship H	White	White	English	55-64	Own
unity as I ag	No, I live outside the Pl	Very positi	There's a M	Bethesda	Other (plea	None of yo	English	55-64	Own
pedestrian	Yes, I own.	Somewhat	I am conce	Other (plea	Brookdale	White	English	55-64	Own
unity as I ag	No, I live outside the Pl	Neutral (ne	I am open t	Other (plea	Westbard	White	English	55-64	Own
rtunities	Yes, I own.	Somewhat	I am conce	Friendship Heights, MI	White	White	English	35-44	Own
unity as I ag	Yes, I rent. I am happy	Very negati	Too many c	Village of Friendship H	White	White	English	65+	Rent
	Yes, I own.	Very negati	We need tc	Friendship Heights, MI	White	White	English	35-44	Own
unity as I ag	Yes, I own.	Somewhat	I imagine tl	Brookdale neighborho	White	White	English	35-44	Own
unity as I ag	Yes, I own.	Very positi	More peop	Other (plea	Somerset H	White	English	65+	Own
unity as I ag	No, I live outside the Pl	Somewhat	It's already	Brookdale neighborho	White	White	English	55-64	Own
unity as I ag	Yes, I own.	Neutral (neither positi		Chevy Chase, MD	White	White	English	65+	Own
unity as I ag	Yes, I own.	Somewhat	I think sma	Village of Friendship H	White	White	English	65+	Own
unity as I ag	Yes, I own.	Very positi	More peop	Brookdale neighborho	White	White	English	35-44	Own
unity as I ag	Yes, I own.	Somewhat	People to s	Brookdale neighborhood			English	55-64	Own
unity as I ag	Yes, I own.	Very negati	More housi	Village of Friendship H	Other (plea	Asian and v	English	65+	Own
rtunities	Yes, I rent. I dislike ren	Neutral (ne	Crowd brin	Chevy Chase, MD	Asian	Other (plea	Tamil	55-64	Rent
unity as I ag	Yes, I own.	Very negati	Too many c	Village of Friendship H	White	White	English	25-34	Own
unity as I ag	Yes, I own.	Very negati	Traffic will	Brookdale neighborho	Multiracial		English	55-64	Own
upkeep an	Yes, I own.	Very positive		Chevy Chase, MD	White	White	English	55-64	Own
unity as I ag	Yes, I own.	Somewhat positive (m		Chevy Chase, MD	White	White	English	45-54	Own
upkeep an	Yes, I own.	Very positi	From an ur	Other (plea	Brookdale		English	45-54	Own

unity as I ag	Yes, I own.	Neutral (neither posit	Village of Friendship H	Asian	English	65+	Own
	Yes, I own.	Somewhat	More housi	Brookdale neighborho	Asian	English	45-54
unity as I ag	Yes, I own.	Neutral (ne	Please worl	Brookdale neighborho	White	English	45-54
Access to r	Yes, I own.	Somewhat	Somehow t	Bethesda	White	English	55-64
unity as I ag	Yes, I own.	Somewhat	We already	Village of Friendship H	White	English	65+
upkeep an	Yes, I own.	Somewhat	I welcome	Village of Friendship H	White	English	65+
upkeep an	Yes, I own.	Somewhat	Negative - i	Village of Friendship H	White	English	65+
unity as I ag	Yes, I own.	Very positi	Don't like t	Town of Somerset	White	English	55-64
unity as I ag	Yes, I own.	Somewhat positive (m	Brookdale neighborho	White	English	55-64	Own
unity as I ag	Yes, I own.	Somewhat	I like a vibr	Village of Friendship H	White	English	55-64
	Yes, I rent.	I am fine re	Somewhat	I hope the	Village of Friendship H	White	English
	Yes, I own.	Neutral (neither posit	Friendship Heights, MI	Asian	English	65+	Live with fa
unity as I ag	Yes, I rent.	I dislike ren	Somewhat	Crowding,	Village of Friendship H	White	English
unity as I ag	No, I live outside the Pl	Very positi	More resid	Other (plea	American L	White	English
upkeep an	Yes, I rent.	I am happy	Neutral (neither posit	Chevy Chase, MD	White	English	65+
rides to air	Yes, I own.	Very negati	Growing fri	Village of Friendship H	White	English	65+
rtunities	Yes, I own.	Very negati	As an owne	Brookdale neighborhood		English	Own
upkeep an	Yes, I own.	Somewhat negative (m	Brookdale neighborho	White	English	65+	Own
unity as I ag	Yes, I own.	Very negati	Happy with	Chevy Chase, MD	White	English	65+
unity as I ag	Yes, I own.	Somewhat	I like divers	Chevy Chase, MD	White	English	65+
unity as I ag	Yes, I own.	Neutral (ne	If managed	Friendship Heights, MI	White	Farsi	55-64
upkeep an	Yes, I rent.	I am fine re	Somewhat	Will increa	Village of Friendship H	Asian	English
	Yes, I own.	Very negati	Not enough	Chevy Chase, MD	Multiracial	English	45-54
unity as I ag	Yes, I rent.	I am happy	Very positi	More resta	Friendship Heights, MI	White	English
rtunities	Yes, I own.	Neutral (ne	We are alre	Village of Friendship H	White	English	45-54
upkeep an	No, I live outside the Pl	Somewhat	Area is alre	Town of Somerset	White	English	65+
upkeep an	Yes, I own.	Neutral (ne	Concern at	Village of Friendship H	White	English	65+
	Yes, I rent.	I am happy	Somewhat	I am afraid	Chevy Chase, MD	Latinx or Hispanic	Spanish
upkeep an	Yes, I own.	Very positi	More peop	Brookdale neighborho	White	English	65+
unity as I ag	Yes, I own.	Very negati	Already toc	Brookdale neighborho	White	English	65+
	Yes, I own.	Very positi	FH is alread	Chevy Chase, MD	White	English	45-54
Density to :	Yes, I own.	Very positi	There is a h	Brookdale neighborho	White	English	45-54
unity as I ag	Yes, I own.	Somewhat negative (m	Chevy Chase, MD	White	English	65+	Own
unity as I ag	Yes, I own.	Somewhat	Am worrier	Brookdale neighborho	White	English	55-64
unity as I ag	Yes, I own.	Very negati	Concerned	Brookdale neighborho	White	English	45-54

Stop destr	No, I live outside the Pl	Very negati	We live nea	Bethesda	Other (plea	I support D	Other (plea	Ditto	65+	Own
unity as I ag	No, I live outside the Pl	Neutral (ne	It depends.	Brookdale neighborho	White		English		65+	Own
unity as I ag	Yes, I own.	Very positi	New oppor	Friendship Heights, MI	Multiracial		English		65+	Own
upkeep an	Yes, I own.	Somewhat	I would lik	Friendship Heights, MI	White		English		35-44	Own
rtunities	Yes, I own.	Very positi	Density ne	Chevy Chase, MD	Asian		Spanish		45-54	Own
upkeep an	Yes, I own.	Neutral (ne	Parking an	Town of Somerset	White		English		65+	Own
rtunities	Yes, I own.	Somewhat	Depends on	Brookdale neighborho	White		English		35-44	Own
unity as I ag	Yes, I own.	Somewhat	I would lov	Brookdale neighborho	White		English		35-44	Own
rtunities	Yes, I own.	Somewhat	I enthusias	Village of Friendship H	White		English		65+	Own
upkeep an	Yes, I own.	Somewhat	The idea of	Brookdale neighborho	Latinx or Hispanic		Spanish		35-44	Own
unity as I ag	Yes, I own.	Very positi	More housi	Brookdale neighborho	White		English		65+	Own
unity as I ag	Yes, I rent. I am happy	Somewhat	Westbrook	Brookdale neighborho	Multiracial		English		35-44	Rent
Location at	Yes, I own.	Very negati	Roads are c	Brookdale neighborho	Multiracial		English		55-64	Own
upkeep an	Yes, I own.	Very positive		Brookdale neighborhood					65+	Own
upkeep an	Yes, I own.	Somewhat	I support g	Brookdale neighborho	White		English		65+	Own
unity as I ag	Yes, I own.	Very negati	More traffi	Brookdale neighborho	White		English		65+	Own
Preserving	Yes, I own.	Somewhat	Parking iss	Brookdale neighborho	White		English		65+	Own
	Yes, I own.	Neutral (ne	I'm ok with	Brookdale neighborho	White		English		35-44	Other (plea
	Yes, I own.	Somewhat	More traffi	Brookdale neighborho	White		Other (plea Russian		55-64	Own
unity as I ag	Yes, I own.	Somewhat	More peop	Brookdale neighborho	Multiracial		Other (plea English and		45-54	Own
unity as I ag	Yes, I own.	Very positi	More peop	Brookdale neighborho	White		English		65+	Own
unity as I ag	Yes, I rent. I am fine re	Very positi	We have pl	Village of Friendship H	White		English		45-54	Rent
unity as I ag	Yes, I own.	Neutral (ne	I am conce	Brookdale neighborho	White		English		55-64	Own
Rent to ow	Yes, I rent. I am happy	Neutral (ne	I don't real	Friendship Heights, MI	White		English		35-44	Rent
	Yes, I rent. I am fine re	Very positi	Friendship	Friendship Heights, MI	White		English		55-64	Rent
unity as I ag	Yes, I own.	Neutral (neither positi	Chevy Chase, MD		White		English		65+	Own
unity as I ag	Yes, I own.	Somewhat	My concer	Town of Somerset	White		English		65+	Own
unity as I ag	No, I live outside the Pl	Very positi	Need to be	Town of Somerset	White		English		65+	Own
rtunities	No, I live outside the Pl	Neutral (neither positi	Town of Somerset		White		English		65+	Own
unity as I ag	No, I live outside the Pl	Very negati	Gridlock-tr	Bethesda	Other (plea Latin Amer		Spanish		65+	Own
rtunities	Yes, I own.	Very positi	Housing br	Village of Friendship H	African-American/Blac		English		35-44	Own
unity as I ag	Yes, I own.	Somewhat	I think if th	Other (plea Westmorel	White		English		65+	Own
preservatic	No, I live outside the Pl	Very negati	Our area ha	Town of Somerset			English		45-54	Own
unity as I ag	Yes, I own.	Very positi	I've lived in	Other (plea fh, dc but I	African-American/Blac		English		45-54	Own
	Yes, I own.	Very negati	Friendship	Village of Friendship H	White		Farsi		55-64	Own

upkeep and	Yes, I own.	Neutral (ne	It would de	Village of Friendship H	White	English	65+	Own
rtunities	Yes, I own.	Neutral (ne	I assume th	Friendship Heights, MI	White	English	65+	Own
unity as I ag	Yes, I own.	Somewhat	New vitalit	Chevy Chase, MD		English	45-54	Own
upkeep and	No, I live outside the Pl	Somewhat	Positive im	Town of Somerset			45-54	Own
rtunities	Yes, I own.	Somewhat	More peop	Brookdale neighborho	White	English	65+	Own
unity as I ag	Yes, I own.	Somewhat	Population	Village of Friendship H	White	English	65+	Own
unity as I ag	No, I live outside the Pl	Somewhat	Traffic cong	Other (plea	Chevy Chas	White	English	65+
rtunities	Yes, I own.	Somewhat	positive (m	Village of Friendship H	White	English	35-44	Own
unity as I ag	Yes, I rent. I am rentin	Very negati	Traffic and	Chevy Chase, MD	White	English	55-64	Rent
rtunities	Yes, I own.	Somewhat	I do not wa	Town of Somerset	White	English	35-44	Own
	Yes, I own.	Somewhat	I see no rea	Town of Somerset				Own
	Yes, I own.	Very positi	Support bu	Town of Somerset	White	English	65+	Own
unity as I ag	Yes, I rent. I am happy	Neutral (ne	There is roc	Friendship Heights, MI	White	English	65+	Rent
upkeep and	Yes, I own.	Somewhat	More peop	Brookdale neighborho	White	English	45-54	Own
upkeep and	Yes, I own. I am happy	Very negati	Too many r	Chevy Chase, MD	White	English	35-44	Own
rtunities	No, I live outside the Pl	Very positi	More peop	Bethesda	White	English	35-44	Own
unity as I ag	Yes, I own.	Very positive		Chevy Chase, MD	White	English	55-64	Own
Green spac	Yes, I own.	Neutral (ne	Need more	Town of Somerset	White	English	45-54	Own
unity as I ag	Yes, I own.	Somewhat	Just afraid i	Village of Friendship H	White	English	65+	Own
rtunities	Yes, I own.	Somewhat	More peop	Brookdale neighborho	White	English	45-54	Own
	Yes, I rent. I am happy	Very positi	We need m	Village of Friendship H	Latinx or Hispanic	English	55-64	Rent
rtunities	No, I live outside the Pl	Somewhat	More peop	Town of Somerset	African-American/Blac	English	45-54	Own
unity as I ag	Yes, I own.	Somewhat	I worry abc	Brookdale neighborho	White	English	45-54	Own
unity as I ag	Yes, I own.	Somewhat	Worry abo	Town of Somerset	White	English	65+	Own
	No, I live outside the Pl	Very negati	This area is	Brookdale neighborho	White	English	45-54	Own
	Yes, I rent. I am happy	Very positi	Lower pric	Village of Friendship H	White	English	45-54	Rent
unity as I ag	No, I live outside the Pl	Very negati	It's too cro	Town of Somerset	White	English	65+	Own
upkeep and	Yes, I own.	Somewhat	A higher de	Town of Somerset	Asian	Other (plea	Tamil	65+
upkeep and	Yes, I rent. I am fine re	Somewhat	I would lik	Village of Friendship H	White	English	55-64	Rent
	Yes, I rent. I am fine re	Somewhat	I think new	Village of Friendship H	African-American/Blac	English	25-34	Rent
unity as I ag	No, I live outside the Pl	Somewhat	I think that	Town of Somerset	Multiracial	English	55-64	Own
	Yes, I rent. I am happy	Very positi	More youn	Friendship Heights, MI	White	English	55-64	Rent
unity as I ag	Yes, I own.	Somewhat	positive (m	Friendship Heights, MI	White	English	65+	Own
unity as I ag	Yes, I own.	Somewhat	No new ho	Town of Somerset	White	English	65+	Own
unity as I ag	No, I live outside the Pl	Somewhat	I would sug	Town of Somerset	Asian	English	55-64	Own

unity as I ag	Yes, I own.	Somewhat	Friendship	Village of Friendship H	White	English	65+	Own
unity as I ag	Yes, I own.	Very positi	The highris	Village of Friendship H	White	English	65+	Own
	Yes, I own.	Very negati	I believe th	Village of Friendship H	White	English	45-54	Own
	Yes, I own.	Somewhat	Excited for	Friendship Heights, DC			35-44	Own
unity as I ag	No, I live outside the Pl	Very positi	More resid	Other (plea	Rockville	Multiracial	English	25-34
Confidence	Yes, I own.	Somewhat	Increased s	Brookdale neighborho	White	English	35-44	Own
	No, I live outside the Pl	Very positi	More peop	Bethesda	White	English	25-34	Rent
rtunities	No, I live outside the Pl	Very positi	We need a l	Bethesda	White	English	18-24	Rent
unity as I ag	Yes, I rent. I am happy	Somewhat	Already crc	Village of Friendship H	White	English	65+	Rent
	No, I live outside the Pl	Somewhat	More diver	Brookdale neighborho	White	English	55-64	Own
Not letting	Yes, I own.	Very negati	Friendship	Village of Friendship H	Multiracial	English	65+	Own
	Yes, I rent. I am fine re	Very positi	More densi	Chevy Chase, MD	White	English	25-34	Rent
unity as I ag	Yes, I rent. I am happy	Very negati	Number of	Village of Friendship H	White	English	65+	Rent
unity as I ag	Yes, I own.	Somewhat	Since the a	Bethesda	White	English	65+	Own
unity as I ag	Yes, I own.	Somewhat	like the cur	Village of Friendship H	Asian	English	55-64	Own
unity as I ag	Yes, I own.	Very positi	Better qual	Friendship Heights, DC	Multiracial	English	65+	Own
	No, I live outside the Pl	Very positi	I want mor	Other (plea	AU Park	White	English	35-44
upkeep an	Yes, I own.	Somewhat	positive (m	Chevy Chase, DC	Latinx or Hispanic	Spanish	35-44	Own
upkeep an	No, I live outside the Pl	Somewhat	1)The Broc	Bethesda	White	English	65+	Own
unity as I ag	Yes, I rent. I am happy	Neutral (ne	While I fear	Village of Friendship H	White	English	65+	Rent
unity as I ag	Yes, I rent. I am happy	Somewhat	I understa	Village of Friendship H	White	English	65+	Rent
unity as I ag	Yes, I rent. I am happy	Neutral (ne	not sure hc	Village of Friendship H	White	English	65+	Rent
unity as I ag	Yes, I own.	Somewhat	I am only s	Village of Friendship H	White	English	65+	Own
upkeep an	No, I live outside the Pl	Very positi	More peop	Friendship Heights, DC	White	English	35-44	Own
	Yes, I own.	Very positive	Brookdale neighborho	White	English	English	65+	Own
upkeep an	Yes, I own.	Somewhat	More peop	Village of Friendship H	White	English	65+	Own
upkeep an	Yes, I own.	Somewhat negative (m	Other (plea	westbard n	Other (plea mixed Swe	English	65+	Own
unity as I ag	No, I live outside the Pl	Very positi	Positive im	Bethesda	White	English	65+	Rent
unity as I ag	Yes, I own.	Somewhat positive (m	Chevy Chase, MD	White	English	English	65+	Own
unity as I ag	Yes, I own.	Very positi	Positive - r	Chevy Chase, DC	White	English	65+	Own
rtunities	Yes, I own.	Very negati	The area al	Chevy Chase, MD	White	English	65+	Own
	Yes, I rent. I dislike ren	Somewhat	We are cro	Friendship Heights, MI	White	English	65+	Rent
rtunities	Yes, I rent. I am rentin	Very negati	I like the fa	Chevy Chase, MD	White	English	55-64	Rent
upkeep an	Yes, I own.	Very positi	Makes the	Brookdale neighborho	White	English	65+	Own
upkeep an	Yes, I own.	Neutral (ne	There are a	Bethesda	White	English	65+	Own

We are retired	Yes, I own.	Somewhat	More people	Other (please specify)	Somerset Heights	White	English	65+	Own
unity as I agree	Yes, I rent. I am happy	Somewhat	As long as there is	Village of Friendship Heights, DC	H	African-American/Black	English	65+	Rent
unity as I agree	Yes, I own.	Somewhat	There should be	Brookdale neighborhood	H	White	English	55-64	Own
upkeep and safety	Yes, I own.	Somewhat	Positive: more	Brookdale neighborhood	H	White	English	55-64	Own
	No, I live outside the District	Very positive		Friendship Heights, DC	H	White	English	35-44	Own
unity as I agree	Yes, I rent. I am happy	Neutral (neither positive nor negative)	There is no	Village of Friendship Heights, DC	H	White	English	55-64	Rent
apartment:	Yes, I rent. I am happy	Very positive	the positive	Village of Friendship Heights, DC	H	White	English	65+	Rent
unity as I agree	Yes, I own.	Somewhat	More residents	Other (please specify)	Somerset Heights	White	English	65+	Own
Ability to rent	Yes, I own.	Somewhat	Positive: more	Chevy Chase, MD		White	English	65+	Own
upkeep and safety	Yes, I own.	Somewhat	Too much cost	Town of Somerset		White	English	65+	Own
	Yes, I rent. I am happy	Very positive	Positive: I'm	Village of Friendship Heights, DC	H	White	English	65+	Rent
	Yes, I own.	Very negative		Chevy Chase, MD		White	English	65+	Own
Safely	Yes, I own.	Very negative	Sector is cut	Village of Friendship Heights, DC	H	Other (please specify)	Prefer not to say	English	65+
unity as I agree	Yes, I rent. I am happy	Somewhat	More people	Friendship Heights, MD	H	White	English	65+	Rent
unity as I agree	Yes, I own.	Somewhat	More people	Village of Friendship Heights, DC	H	White	English	65+	Own
unity as I agree	Yes, I rent. I dislike renting	Very positive	Hope more	Chevy Chase, MD		Latinx or Hispanic	English	45-54	Rent
Safety, quiet	No, I live outside the District	Somewhat	I have lived	Chevy Chase, MD		White	English	55-64	Own
	No, I live outside the District	Very positive	would love	Other (please specify)	Potomac	White	English	55-64	Own
unity as I agree	Yes, I rent. I am happy	Neutral (neither positive nor negative)	Community	Village of Friendship Heights, DC	H	White	English	65+	Rent
	Yes, I rent. I am fine	re	Somewhat	It will become	Village of Friendship Heights, DC	H	White	English	35-44
unity as I agree	Yes, I rent. I am happy	Somewhat	Friendship	Village of Friendship Heights, DC	H	White	English	65+	Rent
unity as I agree	Yes, I rent. I am happy	Somewhat	Too much time	Village of Friendship Heights, DC	H	White	English	65+	Rent
Neighborhood	Yes, I own.	Neutral (neither positive nor negative)	Positive view	Brookdale neighborhood			English	65+	Own
unity as I agree	No, I live outside the District	Somewhat	Friendship	Chevy Chase, DC		African-American/Black	English	55-64	Own
unity as I agree	Yes, I rent. I am happy	Neutral (neither positive nor negative)	positive	Village of Friendship Heights, DC	H	White	English	65+	Rent
rtunities	Yes, I rent. I am fine	re	Somewhat positive (more)	Chevy Chase, DC		White	English	35-44	Rent
unity as I agree	Yes, I rent. I am happy	Somewhat	More housing	Village of Friendship Heights, DC	H	White	English	65+	Rent
Sidewalks -	Yes, I own.	Somewhat	Happy to have	Brookdale neighborhood		White	English	45-54	Own
unity as I agree	Yes, I rent. I am happy	Neutral (neither positive nor negative)	positive	Village of Friendship Heights, DC	H	White	English	65+	Rent
unity as I agree	Yes, I rent. I am happy	Neutral (neither positive nor negative)	positive	Chevy Chase, MD		Asian	English	45-54	Rent
Physical safety	Yes, I rent. I am happy	Very positive	The NIMBY	Chevy Chase, MD		Multiracial	English	45-54	Rent
unity as I agree	Yes, I own.	Very positive	More people	Village of Friendship Heights, DC	H	White	English	65+	Own
community	Yes, I rent. I am happy	Very positive	Positive--more	Village of Friendship Heights, DC	H	White	English	65+	Rent
upkeep and safety	Yes, I own.	Neutral (neither positive nor negative)	Would like	Brookdale neighborhood		White	English	65+	Own
upkeep and safety	Yes, I own.	Somewhat	1) More people	Other (please specify)	Somerset Heights	Asian	English	65+	Own

unity as I ag	Yes, I own.	Very posit	safer street	Friendship Heights, DC	White	English	55-64	Own	
upkeep an	No, I live outside the Pl	Somewhat	More peop	Town of Somerset	White	English	65+	Own	
The ability	Yes, I own.	Somewhat	If you did s	Other (plea	5610 Wisc	White	English	65+	Own
unity as I ag	Yes, I own.	Somewhat	More traffi	Village of Friendship H	White	English	65+	Own	
unity as I ag	Yes, I own.	Somewhat	I'm fine mo	Village of Friendship H	White	English	65+	Own	
	Yes, I own.	Somewhat	Housing al	Brookdale neighborho	White	English	55-64	Own	
unity as I ag	Yes, I own.	Somewhat	It is already hard to find parking; schools are over crowded; traffic will hit a lot worse						
	No, I live outside the Pl	Very posit	More peop	Other (plea	Silver Sprin	White	English	25-34	Own
rtunities	Yes, I own.	Very negati	Too crowdi	Village of Friendship H	White	English	45-54	Own	
	No, I live outside the Pl	Very posit	A vibrant c	Bethesda	White	Other (plea	Turkish	55-64	Own
rtunities	Yes, I own.	Somewhat	I would lik	Village of Friendship H	White	English	65+	Own	
unity as I ag	Yes, I own.	Somewhat	Friendship	Village of Friendship H	White	English	65+	Own	
unity as I ag	Yes, I own.	Neutral (ne	Primary co	Other (plea	West Frien	White	English	65+	Own
upkeep an	Yes, I own.	Neutral (neither posit	Bethesda	White	English	65+	Own	Own	
I am happy	Yes, I own.	Somewhat	Obviously t	Village of Friendship H	White	English	65+	Own	
	Yes, I own.	Very posit	We selecte	Brookdale neighborho	White	English	35-44	Own	
	No, I live outside the Pl	Very posit	Positive ou	Friendship Heights, DC	White	English	55-64	Own	
	Yes, I rent. I am rentin	Somewhat	More resid	Village of Friendship H	White	Other (plea	Portuguese	18-24	Live with fa
unity as I ag	No, I live outside the Pl	Somewhat	Positive: o	Brookdale neighborho	White	English	65+	Own	
	Yes, I own.	Very posit	More housi	Brookdale neighborho	White	English	45-54	Own	
Safety	No, I live outside the Pl	Neutral (neither posit	Friendship Heights, DC	White	English	65+	Own	Own	
unity as I ag	No, I live outside the Pl	Somewhat	The infrastr	Brookdale neighborho	White	English	65+	Own	
	Yes, I own.	Neutral (ne	Ok if new h	Brookdale neighborho	Other (plea	No answer	English	45-54	Own
upkeep an	Yes, I own.	Somewhat	We are exp	Village of Friendship H	White	English	55-64	Own	
unity as I ag	No, I live outside the Pl	Very posit	I live JUST s	Friendship Heights, DC	White	English	45-54	Own	
upkeep an	Yes, I own.	Very negati	Willard Ave	Village of Friendship H	Asian	English	45-54	Own	
unity as I ag	Yes, I own.	Somewhat negative (m	Village of Friendship H	White	English	65+	Own	Own	
unity as I ag	No, I live outside the Pl	Somewhat	More resid	Other (plea	Kenwood	White	English	65+	Own
unity as I ag	Yes, I own.	Somewhat positive (m	Bethesda	White	English	65+	Own	Own	
upkeep an	Yes, I own.	Neutral (neither posit	Chevy Chase, MD	White	English	65+	Own	Own	
Do not let	No, I live outside the Pl	Neutral (ne	This depen	Chevy Chase, MD	Multiracial	English	65+	Own	
	Yes, I rent. I am fine re	Very posit	1. MoCo ne	Village of Friendship H	White	English	55-64	Other (plea	
rtunities	Yes, I own.	Neutral (ne	I welcome	Village of Friendship H	White	English	45-54	Own	
rtunities	Yes, I own.	Neutral (ne	It's good to	Brookdale neighborho	White	English	65+	Own	
upkeep an	Yes, I own.	Neutral (ne	The GEICO	: Brookdale neighborho	White	English	35-44	Own	

unity as I ag	Yes, I own.	Very positive	I want to see Brookdale neighborhood	White	English	65+	Own
unity as I ag	Yes, I own.	Very positive	We need more Brookdale neighborhood	Latinx or Hispanic	English	55-64	Own
unity as I ag	Yes, I own.	Very positive	Building more Village of Friendship Heights	White	English	65+	Own
unity as I ag	Yes, I own.	Very negative	Increased traffic Brookdale neighborhood	White	English	45-54	Own
unity as I ag	Yes, I own.	Very negative	1) We do not Brookdale neighborhood		English		Own
unity as I ag	Yes, I rent. I am renting	Very positive	I would like Village of Friendship Heights	Multiracial	English	55-64	Rent
unity as I ag	Yes, I own.	Very negative	Traffic is always Village of Friendship Heights	White	English	65+	Own
unity as I ag	No, I live outside the District	Somewhat	More housing Other (please Westbard Circle)	White	English	65+	Own
unity as I ag	Yes, I own.	Very negative	Too much traffic Chevy Chase, MD	White	English	65+	Own
unity as I ag	Yes, I own.	Somewhat	Prefer the city Village of Friendship Heights	White	English	65+	Own
	No, I live outside the District	Somewhat	I hope get rid of Other (please Green Acre)	White	English	35-44	Own
none of the	Yes, I own.	Very negative	The traffic in Chevy Chase, MD	White	English	65+	Own
	Yes, I rent. I am fine renting	Very positive	I like the idea Village of Friendship Heights	White	English	45-54	Rent
	No, I live outside the District	Very positive	Having more Friendship Heights, DC	White	English	65+	Other (please)
unity as I ag	Yes, I rent. I am happy	Somewhat	I would like Village of Friendship Heights	White	English	65+	Rent
unity as I ag	Yes, I own.	Neutral (neither)	If implemented Town of Chevy Chase, MD	White	English	35-44	Own
upkeep and	Yes, I own.	Neutral (neither)	I think we need Brookdale neighborhood	Multiracial	English	35-44	Own
unity as I ag	Yes, I own.	Somewhat	Negatives: Brookdale neighborhood	White	English	65+	Own
unity as I ag	Yes, I own.	Neutral (neither)	More development Village of Friendship Heights	White	English	65+	Own
	No, I live outside the District	Very positive	Building more Other (please Mount Pleasant)	White	English	55-64	Own
unity as I ag	Yes, I own.	Very positive	More vitality Village of Friendship Heights	White	English	65+	Own
	Yes, I rent. I am fine renting	Neutral (neither)	If we have more Friendship Heights, MD	White	English	35-44	Rent
unity as I ag	Yes, I own.	Very positive	I think more Brookdale neighborhood	White	English	65+	Own
unity as I ag	No, I live outside the District	Very negative	Parking is a Bethesda	Asian	English	45-54	Own
upkeep and	Yes, I own.	Somewhat	The positive Brookdale neighborhood	African-American/Black	English	45-54	Own
unity as I ag	Yes, I own.	Neutral (neither)	It would be Village of Friendship Heights	Other (please Southern E)	English	55-64	Own
Do NOT over	Yes, I own.	Somewhat	More traffic Chevy Chase, MD	African-American/Black	English	55-64	Own
unity as I ag	Yes, I rent. I am happy	Neutral (neither)	Need explanation Chevy Chase, MD	White	English	65+	Rent
rtunities	No, I live outside the District	Very positive	We have a lot Other (please Tenleytown)	White	English	35-44	Own
unity as I ag	Yes, I own.	Neutral (neither)	I have fewer Brookdale neighborhood	White	English	35-44	Own
upkeep and	Yes, I own.	Very positive	I would expect Village of Friendship Heights	White	English	55-64	Live with family
unity as I ag	No, I live outside the District	Somewhat positive (more)	Chevy Chase, MD	White	English	55-64	Own
unity as I ag	Yes, I own.	Very positive	Other (please Somerset Circle)	White	English	65+	Own
upkeep and	Yes, I own.	Neutral (neither)	I don't want Friendship Heights, MD	White	English	65+	Own
upkeep and	Yes, I own.	Somewhat	I hope for more Friendship Heights, MD	White	English	55-64	Own

rtunities	Yes, I rent. I dislike ren	Very positive	Village of Friendship Heights, MD	English	25-34	Rent
	Yes, I own.	Very positive	We love ou Chevy Chase, MD	Multiracial	35-44	Own
upkeep an	Yes, I rent. I am fine re	Neutral (ne	If growth is Chevy Chase, MD	White	55-64	Rent
	No, I live outside the Pl	Very positive	The plan ar Other (plea American L	White	35-44	Own
unity as I ag	Yes, I own.	Very positive	more resta Chevy Chase, MD	White	65+	Own
upkeep an	Yes, I own.	Very positive	More peop Village of Friendship H	White	55-64	Own

Chevy Chase Village Questionnaire

language	Have you	How did you hear about the Friendship He				Have you	What has prevented you from participating?	
	Response	Chevy Ch	Other loca	From a frie	I saw a fly	Response	The engagement events have not been at a	The engag
en	No							
en	Yes	Chevy Chas	Other local newsletter or listserv			No		
en	Yes	Chevy Chas	Other local newsletter or listserv			No	The engagement events have not been at a convenient time	
en	Yes		Other local newsletter or listserv			No		
en	Yes		Other local newsletter or listserv			No		
en	Yes	Chevy Chase Village communication				No	The engagement events have not been at a convenient time	
en	No							
en	Yes	Chevy Chase Village communicatio		I saw a flyer		No		
en	No							
en	Yes	Chevy Chase Village communication				No		
en	Yes	Chevy Chase Village communication				No	The engagement events have not been at a convenient time	
en	Yes	Chevy Chas	Other local newsletter or listserv			No		
en	Yes	Chevy Chase Village communication				No		
en	Yes		From a friend/neighbor			No	The engagement events have not been at a convenient time	
en	Yes	Chevy Chase Village communication				No		
en	Yes	Chevy Chase Village communication				No	The engagement events have not been at a convenient time	
en	Yes	Chevy Chase Village communication		From a friend/neighbor		Yes		
en	Yes	Chevy Chase Village communication				Yes		
en	Yes	Chevy Chase Village communication				No	The engagement events have not been at a convenient time	
en	Yes	Chevy Chase Village communication				No	The engagement events have not been at a convenient time	
en	No							
en	No							
en	Yes	Chevy Chase Village communication				Yes		
en	Yes	Chevy Chas	Other local newsletter or listserv			No		
en	Yes	Chevy Chase Village communication				No		
en	No							
en	Yes	Chevy Chase Village communication				No		
en	Yes	Chevy Chase Village communication				No		
en	Yes	Chevy Chase Village communication				Yes		
en	Yes	Chevy Chase Village communication				No	The engagement	
en	Yes	Chevy Chase Village communication				No		
en	No							
en	No							

en	Yes	Chevy Chase Village communication	No	The engage
en	Yes	Chevy Chase Village communication	Yes	
en	No			
en	Yes	Chevy Chas Other local newsletter or listserv	No	
en	No			
en	Yes	Chevy Chase Village communication	No	The engagement events have not been at a convenient time
en	Yes	Chevy Chase Village communication	No	The engagement events have not been at a convenient time
en	No			
en	Yes	Chevy Chase Village communication	No	The engagement events have not been at a convenient time
en	Yes	Chevy Chase Village communication	Yes	
en	No			
en	No			
en	Yes	Chevy Chase Village communication	No	
en	Yes	Chevy Chase Village communication	No	
en	Yes	Chevy Chase Village communication	Yes	
en	No			
en	Yes	Chevy Chase Village communication	No	The engagement events have not been at a convenient time
en	Yes	Chevy Chas Other local newsletter or listserv	Yes	
en	Yes	Chevy Chase Village communication	No	
en	Yes	Other local newsletter I saw a flyer	No	The engagement events have not been at a conv The engage
en	No			

	How often	When you go into Fri	If you walk, how do you walk from Chevy Chase to the store?				What are your most preferred grocery stores?		
I am not that interested in participating	Response	Response	Other (please specify)	Via Western Avenue	Via Wisconsin Avenue	Via the Belmont Buffer Park connection to The Grafton	Other (please specify)	Whole Foods	Amazon Fresh
	Once or twice a week	I walk		Via Western Avenue					Amazon Fresh
I am not that interested in participating	Once or twice a week	Other (please specify)	Drive part way, then walk			Via the Belmont Buffer Park connection to The Grafton			Amazon Fresh
for me	Once or twice a week	I drive my car				Via the Belmont Buffer Park connection to The Grafton			Amazon Fresh
I am not that interested in participating	Once or twice a week	I drive my car		Via Western Avenue				Whole Foods	
for me	Every day	I walk			Via Wisconsin Avenue			Whole Foods	Amazon Fresh
	Once or twice a week	I walk				Via the Belmont Buffer Park connection to The Grafton		Whole Foods	
I am not that interested in participating	Once or twice a week	I walk		Via Western Avenue	Via Wisconsin Avenue	Via the Belmont Buffer Park connection to The Grafton		Whole Foods	
	Once or twice a week	I walk				Via the Belmont Buffer Park connection to The Grafton			Amazon Fresh
I am not that interested in participating									
for me									
I am not that interested in participating	Once or twice a week	I walk			Via Wisconsin Avenue	Via the Belmont Buffer Park connection to The Grafton			Amazon Fresh
I am not that interested in participating	Once or twice a week	I walk			Via Wisconsin Avenue	Via the Belmont Buffer Park connection to The Grafton		Whole Foods	
for me	I rarely go in	I walk		Via Western Avenue				Whole Foods	
I am not that interested in participating	Once or twice a week	I drive my car		Via Western Avenue		Via the Belmont Buffer Park connection to The Grafton		Whole Foods	Amazon Fresh
for me	Every day	I walk				Via the Belmont Buffer Park connection to The Grafton		Whole Foods	
	Every day	I walk		Via Western Avenue				Whole Foods	
	Every day	I bike				Via the Belmont Buffer Park connection to The Grafton			
for me	Once or twice a week	I drive my car		Via Western Avenue				Whole Foods	
for me	Once or twice a week	I drive my car		Via Western Avenue				Whole Foods	
	Once or twice a week	I drive my car				I drive			
	Once or twice a week	I walk				Via the Belmont Buffer Park connection to The Grafton			
I am not that interested in participating	Once or twice a week	I drive my car				I don't walk		Whole Foods	
I am not that interested in participating	Once or twice a week	I walk				Via the Belmont Buffer Park connection to The Grafton		Whole Foods	
	Once or twice a week	I walk				Via the Belmont Buffer Park connection to The Grafton		Whole Foods	
I am not that interested in participating	Once or twice a week	I walk		Via Western Avenue					Amazon Fresh
I am not that interested in participating	I rarely go in	I walk				Via the Belmont Buffer Park connection to The Grafton			
	Once or twice a week	I walk				Via the Belmont Buffer Park connection to The Grafton		Whole Foods	Amazon Fresh
ment events have not been at a convenient location	Once or twice a week	I walk				Grafton, cedar pkwy, Grove street, etc.			
I am not that interested in participating	Once or twice a week	I walk		Via Western Avenue	Via Wisconsin Avenue	Via the Belmont Buffer Park connection to The Grafton		Whole Foods	
	Once or twice a week	I drive my car				Via the Belmont Buffer Park connection to The Grafton		Whole Foods	
	Once or twice a week	I walk		Via Western Avenue				Whole Foods	

ment events have not been at a convenient loca	Once or tw I drive my car	Via Western Avenue	Whole Foods
	Once or tw I walk	Via Western Via Wisconsin	Via the Belmont Buffer Whole Foo Amazon Fre
	Once or tw I drive my car	Via Western Avenue	Whole Foods
I am not that interested in participating	Once or tw I drive my car	Via Western Avenue	Amazon Fre
for me	Every day I walk		Via the Belmont Buffer Whole Foo Amazon Fre
for me	Every day I drive my car	Via Western Avenue	Via the Belmont Buffer Whole Foods
	Once or tw I drive my car	Via Western Avenue	Whole Foods
for me	Once or tw Other (plea Bike or car or walk. Not transit.		Via the Belmont Buffer Whole Foods
	Every day I walk		Via the Belmont Buffer Whole Foods
	Once or tw I drive my car		Via the Belmont Buffer Park connection to The
	Once or tw I drive my car	Via Western Avenue	Whole Foods
I am not that interested in participating	Once or tw I drive my car		I don't wall Whole Foods
I am not that interested in participating	Once or tw I walk	Via Western Avenue	Whole Foods
	Every day I walk		Via the Belmont Buffer Whole Foods
	Every day I walk	Via Western Avenue	Via the Belmont Buffer Whole Foo Amazon Fre
for me	Every day I walk	Via Western Avenue	Whole Foo Amazon Fre
	Every day I walk	Via Western Avenue	Amazon Fre
I am not that interested in participating	Once or tw Other (plea I walk or take my car		Via the Belmont Buffer Park connection to The
I am not that interested in participating	Once or tw I walk	Via Wisconsin Avenue	Amazon Fre
	Once or tw I walk	Via Western Avenue	

Popular destinations in Friendship Heights?				Fill in the blank	Would you like to be here?		What neighborhood category best describes this place?		What race/ethnicity category best describes you?			
A restaurant	A doctor's office	A retail establishment	Other (please specify)	Open-Ended Response	Yes	By sub	Response	Other (please specify)	White	African American	Asian	Latinx or other
Bar	A doctor's office	A retail establishment			Yes	(By sub) ralph@rav	Chevy Chase Village		White			
Bar	A doctor's office				No		Chevy Chase Village		White			
Bar	A doctor's office			Less crowded	No		Chevy Chase Village		White			
	A doctor's office			offering more	Yes	(By sub) ckessides@	Chevy Chase Village		White			
A restaurant				active - place	Yes	(By sub) mjennifer.l	Chevy Chase Village		White			
			Hair salon,	The same	No		Chevy Chase Village		White			
	A doctor's office	A retail establishment		A lively community	Yes	(By sub) rhertling@	Chevy Chase Village		White			
A restaurant		A retail establishment		Thriving with	No		Chevy Chase Village		White			
Bar		A retail establishment	Crunchy gym	filled with	Yes	(By sub) penelopeb	Chevy Chase Village		White			
	A restaurant	A doctor's office		more engaged	No		Chevy Chase Village		White			
					No		Chevy Chase Village					
Bar	A doctor's office			Safer	No		Chevy Chase Village		White			
	A doctor's office	A retail establishment		Restored to	Yes	(By sub) ellcdon5@	Chevy Chase Village		White			
A restaurant		A retail establishment		as lively as	No		Village of Friendship Heights		White			
Collection	A doctor's office				No							
A restaurant	A doctor's office			Revitalized	Yes	(By sub) Rachel.mul	Chevy Chase Village		White			
A restaurant	A doctor's office			Very different	No		Chevy Chase Village		White			
		A retail establishment		Beautiful view	Yes	(By sub) designinad	Other (please specify)	Chevy Chase Village	White			
A restaurant	A doctor's office			The vibrant	Yes	(By sub) Kimmarsh1	Chevy Chase Village		White			
	A restaurant	A doctor's office		an easy place	No		Other (please specify)	Chevy Chase Village	White			
	A restaurant	A doctor's office			Yes	(By sub) carolhkelle	Chevy Chase Village		White			
		Pilates		Full of cafe	Yes	(By sub) burfisher@	Chevy Chase Village		White			
A restaurant	A doctor's office			a destination	No		Chevy Chase Village		White			
Collection parking		Capital One		Overdeveloped	No		Chevy Chase Village		White			
Bar				More green spaces and good restaurants			Chevy Chase Village		White			
A restaurant		A retail establishment		Successful	Yes	(By sub) Patsbaptist	Chevy Chase Village		White			
	A doctor's office	A retail establishment		Safe, vibrant	Yes	(By sub) rhertling@	Chevy Chase Village		White			
	A doctor's office			Peaceful and	Yes	(By sub) susiegelman@gmail.com						
A restaurant	A doctor's office			Not more crowded	No		Chevy Chase Village		White			

A restaurant	A retail establishment	A destination	No	Chevy Chase Village	White	
ash	A doctor's office	A location	No			
	A doctor's office	A retail establishment	A thriving	Yes (By sub Kathleenp	Chevy Chase Village	White
ash	A doctor's office	A retail establishment	easy to park	No	Chevy Chase Village	White
ash	A doctor's office		Easy to walk	No	Chevy Chase Village	
A restaurar	A doctor's office		A quiet resi	No	Chevy Chase Village	White
A restaurar	A doctor's office		A more ped	No	Chevy Chase Village	White
	A doctor's office		Livelier. M	No	Chevy Chase Village	
	A doctor's office	A retail establishment	A convenie	Yes (By sub cary.willia	Chevy Chase Village	White
A restaurar	A doctor's office	A retail establishment	A mini dow	No	Chevy Chase Village	White
	A doctor's office	A retail establishment		No	Chevy Chase Village	White
	A doctor's office	Gym/Fitness		No	Chevy Chase Village	White
A restaurar	A doctor's office		Safe, not ov	No	Chevy Chase Village	White
A restaurant	A retail establishment		dynamic co	Yes (By sub Marea.hatz	Chevy Chase Village	White
A restaurant				Yes (By sub pprokop@	Chevy Chase Village	White
A restaurant			A commun	Yes (By sub kkfreedma	Chevy Chase Village	
ash			The same a	Yes (By sub RADMJoh	Chevy Chase Village	
Collection	A doctor's office			No	Chevy Chase Village	White
ash		Rodman's	More inter	No		
	A doctor's office			No		

Native American	English	35-44
	English	45-54
	English	55-64
	English	45-54
	English	65+
	English	55-64
	English	65+
	English	35-44
	English	45-54
	English	65+
	English	55-64
	English	65+
	English	45-54
	English	45-54
	English	65+
	English	65+

Please describe your		Which of the following live in your household?		
Response	Other (ple	Children/n	Adults (18	Seniors (60+)
Own				Seniors (60+)
Own				Seniors (60+)
Own				Seniors (60+)
Own				Seniors (60+)
Own		Children/r Adults (18-60)		
Own				Seniors (60+)
Own				Seniors (60+)
Own		Children/r Adults (18- Seniors (60+)		
Own			Adults (18-60)	
Own		Children/r Adults (18-60)		
Own			Adults (18-60)	
Own		Children/r Adults (18-60)		
Own				Seniors (60+)
Rent				Seniors (60+)
Own		Children/r Adults (18-60)		
Own		Children/r Adults (18-60)		
Own				Seniors (60+)
Own		Adults (18- Seniors (60+)		
Own				Seniors (60+)
Own				Seniors (60+)
Own				Seniors (60+)
Own		Adults (18-60)		
Own		Adults (18-60)		
Own				Seniors (60+)
Own				Seniors (60+)
Own				Seniors (60+)
Own		Adults (18- Seniors (60+)		

Own	Children/r Adults (18-60)
Own	Seniors (60+)
Own	Children/minors (0-17)
Own	Children/r Adults (18-60)

Own	Children/r Adults (18-60)
Own	Seniors (60+)
Own	Seniors (60+)
Own	Seniors (60+)
Own	Children/minors (0-17)
Own	Children/r Adults (18-60)
Own	Seniors (60+)
Own	Adults (18- Seniors (60+)
Own	Seniors (60+)
Own	Children/minors (0-17)
Own	Children/r Adults (18- Seniors (60+)
Own	Seniors (60+)
Own	Seniors (60+)

Town of Somerset Questionnaire

language	Have you	How did you hear about the Friendship Heights Section?					Have you	What has prevented you from participating?			How often	When you
	Response	Town of S	Other local	From a friend	I saw a flyer	Other	Response	The engagement	The engagement	I am not there	Response	Response
en	Yes	Town of Somerset communication					No	The engagement events have not been			Once or twice	I drive my car
en	No										Once or twice	Other (please specify)
en	No										Once or twice	I walk
en	No										Once or twice	I drive my car
en	Yes	Town of Somerset communication					No	I am not there			Once or twice	I drive my car
en	No										Once or twice	I drive my car
en	No										Once or twice	I bike
en	Yes	Town of Somerset communication					No	The engagement event has not been			Once or twice	I walk
en	No										Once or twice	I drive my car
en	No										Once or twice	I drive my car
en	No										Once or twice	I walk
en	No											
en	Yes	Town of Somerset communication					No	The engagement events have not been			Once or twice	I walk
en	Yes	Other local newsletter or listserv					No	I am not there			Once or twice	I drive my car
en	Yes	Town of Somerset communication					No	I am not there			Once or twice	Other (please specify)
en	No										Once or twice	I walk
en	No										Once or twice	I walk
en	Yes	Town of Somerset communication					No	I am not there			Once or twice	I drive my car
en	Yes	Town of Somerset communication					No	The engagement events have not been			Every day	I walk
en	No										I rarely go in	I walk
en	No										Once or twice	I walk
en	No										Once or twice	I walk
en	No										I rarely go in	I drive my car
en	No										Once or twice	I walk
en	No										Once or twice	I drive my car
en	No										Every day	I drive my car
en	No										Once or twice	I walk
en	No										Every day	Other (please specify)
en	No										Once or twice	I walk
en	Yes	Town of Somerset communication					No	The engagement events have not been			Once or twice	I walk
en	Yes	Town of Somerset communication					No	I am not there			Once or twice	I walk
en	No											
en	No	Town of Somerset communication					No	The engagement event has not been			Once or twice	I walk

en	Yes	From a friend/neighbor	No	The engagement event: Once or tw I walk
en	Yes	Town of Somerset communication	No	The engagement events have not b Once or tw I walk
en	No			Once or tw I walk
en	No			Every day I drive my c
en	Yes	Other local newsletter or listserv	Yes	Once or tw I drive my c
en	No			Once or tw I drive my c
en	No			Once or tw I drive my c
en	No			Once or tw I walk
en	No			Once or tw I drive my c
en	Yes	Town of Somerset communication	Yes	Once or tw I walk
en	No			Once or tw I walk
en	No			Every day I walk
en	No			Once or tw I walk
en	No			Once or tw I walk
en	Yes	Town of Somerset communication	No	The engagement events have not b Once or tw I walk
en	No			Once or tw I walk
en	Yes	Other local newsletter or listserv	No	I am not th Once or tw Other (plea
en	Yes	Town of So Other local newsletter or listserv	No	The engagement events have not b Once or tw I drive my c
en	Yes	I saw a flyer in Friendsht	No	The engage The engagement event: Every day I walk
en	Yes	Town of Somerset communication	No	The engagement events have not b Once or tw I walk
en	Yes	Town of So Other local newsletter or listserv	No	I am not th Once or tw I walk
en	No			Once or tw I walk
en	No			Once or tw I drive my c
en	No			Once or tw I walk
en	No			Once or tw I walk
en	Yes	Town of Somerset communication	No	The engagement events have not b Once or tw Other (plea
en	No			Once or tw I walk
en	No			Once or tw I walk
en	No			Once or tw I drive my c
en	No			Once or tw I drive my c
en	Yes	Town of Somerset communication	No	I am not th Once or tw I drive my c
en	No			Once or tw I walk
en	Yes	Other local newsletter or listserv	No	I am not th Once or tw I walk

en	No				
en	No				Once or tw I walk
en	No				Once or tw I walk
en	Yes		Other	No	
en	No				Once or tw I walk
en	No				Once or tw Other (plea
en	No				Every day I walk
en	Yes	Town of Somerset communication		No	I am not th Once or tw I walk
en	No				Once or tw I walk
en	Yes	Other local newsletter or listserv		No	The engagement event: Once or tw I walk
en	Yes	Other local newsletter or listserv		No	I am not that interested in particip
en	No				Once or tw I drive my c
en	No				I rarely go i I walk
en	Yes	Town of Somerset communication		No	The engagement events have not b Once or tw I walk
en	Yes	Other local newsletter or listserv		No	The engagement events have not b Once or tw I walk
en	Yes	Town of Somerset communication		Yes	Every day I walk

go into Fri	If you walk, how do you walk fr			What are your most popular destinations in Friendship Heights?					Fill in the blank: In 20 years,		
Other (ple	Via Wisco	Via the Ma	Other (ple	Whole Foc	Amazon F	A restaura	A doctor's	A retail es	Other (ple	Open-Ended Response	
ar	Via Wiscon	Via the Marnie Shaul trail (at Somerset Pool)				A restaurant		A retail est	Friends	More parking.	
	All of the above, depen	Via the Marnie Shaul trail (at Somerset Pool)						A retail est	The pinball	Less depressing. Hopefully there	
		Via the Marnie Shaul trail (at Somerset Pool)				A restaurar	A doctor's office				
ar	Via Wisconsin Avenue			Whole Foo	Amazon Fresh		A doctor's office			without the ugly bus depot bui	
ar		Via the Marnie Shaul trail (at Somerset Pool)				A restaurar	A doctor's office			have better restaurant choices	
ar		Via the Marnie Shaul tr		Whole Foods		A restaurar	A doctor's office			A restaurant and shopping area	
		Via the Marnie Shaul trail (at Somerset Pool)					A doctor's office			as much fun to hang out in as B	
	Via Wisconsin Avenue			Whole Foods		A restaurant		A retail establishment		Active with non-chain shopping	
ar	Via Wisconsin Avenue					A restaurant				A place where people can gathe	
ar	Via Wisconsin Avenue			Whole Foods		A restaurar	A doctor's office			Have top notch retail and more	
	Via Wisconsin Avenue			Whole Foods						More restaurant and bar friendl	
		Via the Marnie Shaul tr		Whole Foods							
ar		Via the Marnie Shaul tr		Whole Foo	Amazon Fresh		A doctor's office			Vibrant	
I sometime	Via Wiscon	Via the Marnie Shaul trail (at Somerset Pool)					A doctor's	A retail est	Metro	A vibrant hub; less sterile than r	
	Via Wiscon	Via the Marnie Shaul trail (at Somerset Pool)					A doctor's	A retail est	Western Gi	An easy to access (park if driving	
		Via the Marnie Shaul trail (at Somerset Pool)				A restaurant				More full of restaurants and shc	
ar	Via Wisconsin Avenue			Amazon Fresh					Dry cleaner	more vibrant	
	Via Wisconsin Avenue			Whole Foods		A restaurar	A doctor's office				
		Via the Marnie Shaul tr		Whole Foo	Amazon Fresh		A doctor's office			Cleaner than it is now. Safer tha	
	Via Wisconsin Avenue			Whole Foods			A doctor's office		Post Office	Interesting destination. Diverse	
	Via Wisconsin Avenue			Whole Foo	Amazon Fresh		A doctor's office			Same or Similar	
ar		Via the Marnie Shaul tr		Whole Foods		A restaurant			Wisconsin	a safe, vibrant commercial distr	
		Via the Marnie Shaul tr		Whole Foods			A doctor's	A retail establishment		...a vibrant place, full of good sl	
ar		Via the Marnie Shaul tr		Whole Foods				A retail establishment		I vibrant pedestrian area with g	
ar	Via Wisconsin Avenue			Whole Foo	Amazon Fresh		A doctor's office			Safe restaurants, retail, condos	
		Via the Marnie Shaul tr		Whole Foods		A restaurar	A doctor's office			A vibrant diverse community w	
I walk and drive		I use both!		Whole Foods		A restaurar	A doctor's office			Unchanged, no densification lil	
		Via the Marnie Shaul trail (at Somerset Pool)				A restaurar	A doctor's office		dog walk	more interesting	
		Via the Marnie Shaul trail (at Somerset Pool)				A restaurar	A doctor's office		Metro	A vibrant corridor along Wisco	
		Via the Marnie Shaul tr		Whole Foods			A doctor's	A retail establishment		Will have a more vibrant restau	
		Via the Marnie Shaul tr		Whole Foods		A restaurar	A doctor's office			filled with more retail establish	

		Via the Marnie Shaul tr Whole Foods		A doctor's office		A place that has retail shops I ac
		Via Wisconsin Avenue		A restaurar	A doctor's office	Post office A place with some decent non c
		Via Wisconsin Via the Marnie Shaul tr Whole Foods		A doctor's	A retail establishment	1. A vibrant and safe communi
ar		Via the Marnie Shaul trail (at Somerset Pool)				Office builc Offering more casual food choic
ar		Via Wisconsin Avenue		A restaurar	A doctor's	A retail establishment Less of a concrete wind tunnel &
ar		Via Wisconsin Avenue			A doctor's office	Giving a small town vibe as part
ar		Via the Marnie Shaul trail (at Somerset Pool)				Friend lives More people friendly. More vib
		Via the Marnie Shaul tr Whole Foo Amazon Fresh				Bank
ar		Via the Marnie Shaul tr Whole Foo Amazon Fr		A restaurant		
		Via Wisconsin Via the Marnie Shaul tr Whole Foods		A doctor's	A retail establishment	A vibrant pedestrian friendly ne
		Via Wisconsin Avenue		A restaurar	A doctor's office	Safe
		Via Wisconsin Avenue Whole Foods		A restaurant	A retail establishment	A more diverse retail area
		Via the Marnie Shaul tr Whole Foods			A doctor's office	More vibrant with more restaur
		Via the Marnie Shaul trail (at Somerset Pool)		A restaurar	A doctor's office	Friendship More like Bethesda
		Via the Marnie Shaul tr Whole Foods			A doctor's office	Metro Stati A denser, more thriving urban a
		Via Wisconsin Avenue Whole Foods			A doctor's	A retail establishment
Walk or drive		Via the Marnie Shaul trail (at Somerset Pool)			A doctor's office	Not too much traffic but nice re
ar		Via Wisconsin Avenue Whole Foods		A restaurar	A doctor's office	The same lovely way it is.
		Via Wisconsin Avenue				Exercise stu Much greener, more vibrant an
		Via Wisconsin Avenue		A restaurant	A retail establishment	A vibrant, walkable destination
		Via the Marnie Shaul trail (at Somerset Pool)				food court population dense with bike lan
		Via Wisconsin Avenue		A restaurant		The Metro A destination for retail and rest
ar		Via the Marnie Shaul tr Whole Foods			A doctor's	A retail establishment More vibrant. Have a great coff
		Via the Marnie Shaul tr Whole Foods			A doctor's office	Metro stati more vibrant
		Via the Marnie Shaul trail (at Somerset Pool)		A restaurar	A doctor's	A retail establishment Have retail that is useful to the c
Also drive s		Via Wisconsin Via the Marnie Shaul tr Whole Foods			A doctor's office	
		Via the Marnie Shaul tr Whole Foods			A doctor's office	Pilates A destination for delicious dini
		Via the Marnie Shaul tr Whole Foods		A restaurant	A retail establishment	A fun, vibrant retail and restaur
ar		Via Wisconsin Avenue			A doctor's office	Will remain free of congestion.
ar		Via Wisconsin Avenue		A restaurar	A doctor's office	vibrant
ar		Via Wisconsin Avenue			A retail establishment	
		Via the Marnie Shaul trail (at Somerset Pool)			A doctor's office	
		Via Wisconsin Avenue		A restaurar	A doctor's	A retail establishment A vibrant, walkable, safe neighb

	Via the Marnie Shaul tr	Whole Foods		A doctor's office		More little restaurants, coffee p
	Via the Marnie Shaul tr	Whole Foods		A restaurar	A doctor's office	
	Via Wiscon	Via the Marnie Shaul tr	Whole Foods	A restaurar	A doctor's office	More vibrant
All of the above	Via the Marnie Shaul trail (at Somerset Pool)		A restaurar	A doctor's office		Well kept up, and a gathering sp
	Via the Marnie Shaul trail (at Some	Amazon Fresh		A doctor's office	Compass o	A beautiful place to walk aroun
	Via the Marnie Shaul tr	Whole Foods		A restaurar	A doctor's office	safer, with more stores and rest
	Via Wisconsin Avenue			A restaurant	Metro	Walkable residential neighborh
	Via Wisconsin Avenue			A doctor's office		more vibrant with a good select
ating						
ar	Via Wisconsin Avenue		Amazon Fr	A restaurar	A doctor's office	About the way it is now.
	Via the Marnie Shaul trail (at Somerset Pool)			A doctor's office		Very shady
	Via Wisconsin	Via the Marnie Shaul trail (at Somerset Pool)		A doctor's	A retail establishment	Beautiful and commercially act
	Via the Marnie Shaul tr	Whole Foods		A restaurant	A retail establishment	More like a small town with bal
	Via Wisconsin Avenue	Whole Foo	Amazon Fresh	A doctor's office		Walkable, accessible, affordabl

[illegible]

Yes (By sub: julieruthgr	Town of Somerset	White			English
No	Town of Somerset	White			English
Yes (By sub: alexandraa	Town of Somerset			Latinx or Hispanic	English
Yes (By sub: hmdc92@	Town of Somerset	White			English
Yes (By sub: avivarosen	Town of Somerset	White			English
Yes (By sub: Lauralong2	Town of Somerset	White			English
No	Town of Somerset	White			English
No	Town of Somerset		Asian		
No	Town of Somerset	White			English
Yes (By sub: susanbtayl	Town of Somerset	White			English
No	Town of Somerset	White			English
Yes (By sub: vickybloos	Town of Somerset	White			English
No	Town of Somerset	White			English
Yes (By sub: don.kosin@	Town of Somerset	White			English
area, with a greater variety of amenities.					
Yes (By sub: eahurwit@	Town of Somerset	White			English
No	Town of Somerset	White			English
Yes (By sub: bt20815@	Town of Somerset	White			English
No	Town of Somerset				
No	Town of Somerset	White			English
Yes (By sub: shf918@m	Town of Somerset	White			English
Yes (By sub: jkousios@	Town of Somerset	White			English
Yes (By sub: misolanod	Town of Somerset			Latinx or Hispanic	English
Yes (By sub: jknassau@	Town of Somerset	White			English
community, groceries n	Town of Somerset	White			English
Yes (By sub: clmstrdr@	Town of Somerset	White			English
Yes (By sub: sallyarosen	Town of Somerset	White			English
Yes (By sub: Mbrandwa	Town of Somerset				Can't understand why t
No	Town of Somerset		Asian		
Yes (By sub: laurasulliv	Town of Somerset	White			English
No	Town of Somerset			Latinx or Hispanic	
No	Town of Somerset	White			English
Yes (By sub: rgmenzi@	Town of Somerset	White			English

Yes (By sub: katharina.k	Town of Somerset	White		
Yes (By sub: tljosephiii	Town of Somerset	White		English
Yes (By sub: Alisonbrigg	Town of Somerset	White		English
Yes (By sub: hayley.blur	Town of Somerset	White		English
Yes (By sub: Maya@con	Town of Somerset	White		English
Yes (By sub: ELISABETHI	Town of Somerset	White		English
Yes (By sub: iohkoukios	Town of Somerset		Asian	English
Yes (By sub: marniesha	Town of Somerset	White		English
Yes (By sub: lwiesenfelc	Town of Somerset	White		English
No	Town of Somerset	White		English
No	Town of Somerset	White		English
Yes (By sub: robmattles	Town of Somerset	White		English
Yes (By sub: elvinhardw	Town of Somerset	White		English

ur primary language spoken at home?							What is y	Please describe your	Which of the following live in your			
Spanish	Amharic	French	Korean	Mandarin	Farsi	Other (ple	Response	Response	Other (ple	Children/n	Adults (18	Seniors (6
Spanish							65+	Own				Seniors (60
							Under 18	Own		Children/n	Adults (18-60)	
							55-64	Own		Children/n	Adults (18-60)	
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							45-54	Own		Children/n	Adults (18-60)	
							45-54	Own		Children/n	Adults (18-60)	
								Own		Children/n	Adults (18-60)	
							55-64	Own			Adults (18-60)	
							35-44	Own		Children/minors (0-17)		
							35-44	Own		Children/minors (0-17)		
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							65+	Own				Seniors (60
							65+	Own				Seniors (60
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this matters in this context	Bengali	65+	Own	Seniors (60
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	45-54	Own	Children/r Adults (18-60)	
Spanish	65+	Own	Seniors (60	
	55-64	Own	Seniors (60	
	45-54	Own	Children/minors (0-17)	
	45-54	Own	Children/r Adults (18-60)	

German	35-44	Own	Children/r Adults (18-60)
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	65+	Own	Seniors (60
	55-64	Own	Seniors (60
	65+	Own	Seniors (60
	65+	Own	Seniors (60
	25-34	Rent	Adults (18-60)

Responses to questions received via online form between February – May 2026 in response to the Preliminary Recommendations material presented in February

1. Will the green space in front of the medical building be preserved?

We are currently working on site-specific recommendations for several opportunity sites, including 5550 Friendship Boulevard. We have received many comments in support of keeping some green space on this site and are taking those comments to heart. The site-specific recommendations will be included in our next community update on the plan which we anticipate will be in the summer.

2. You did not provide answers to questions you didn't get to at the live meeting at the Wisconsin place community center. Please provide questions and your responses in a public place. Providing feedback is meaningless if there is no check that you actually considered the feedback. It's a sham. You are merely checking a box.

We took the questions from both community meetings about the Preliminary Recommendations and provided a composite q-and-a of the most common issues raised which you can find at the bottom of our [updated webpage](#). We encourage people with additional specific questions to ask them either via this form, or by directly emailing or calling the Planning team.

3. Are all existing buildings in the overlay zone to be torn down and replaced with taller buildings? Does this include the entire Collection site?

The Sector Plan will propose new zoning and height for sites in the Plan Area, including The Collection. Whether or not any site redevelops will be up to the property owner and applications for significant redevelopment will be reviewed by Planning Staff and the Planning Board in an open and public process before the owner may apply for a demolition permit.

4. How will people enter and exit garage G2 from 4620 North Park Condo and be able to turn right and left onto Willard

Thank you for sharing your concern. Master Plans typically do not address operational details at that level - in terms of existing your garage onto Willard Avenue – that is addressed by the Montgomery County Department of Transportation (MCDOT).

The Friendship Heights recommendations do include the idea of a protected crossing at N Park Avenue and Willard Avenue. A Protected Crossing is a traffic control device designed to improve safety and comfort for pedestrians and bicyclists by reducing or eliminating conflicts. A protected crossing at this intersection would allow vehicles to stop, creating a gap for those

exiting the garage onto Willard Avenue. Ultimately, MCDOT will decide the type of protected crossing and how it will function to address traffic flow and safety concerns.

5. When will a decision be made about this issue? (Attached comment: I've been a resident of Friendship Heights for many years and value the green space that we currently have. I strongly oppose the proposal to build a high-rise residential building on the site of the medical building at the corner of Friendship Boulevard. It's valuable green space and another building would be too crowded and ruin the neighborhood, block sunlight for nearby existing residents, not to mention that disruption of the construction for years on end. There is already a plan to build residential units on the GEICO property, as well as the property where the Brooks Brothers used to be. That should be enough.)

The Sector Plan is still in development. The current schedule can be found on the plan [website](#). The plan is not expected to be approved by the Montgomery County Council until 2027, and there will be public hearings at both the Planning Board and the Council over the next 12 months. The Sector Plan is proposing new height and zoning for the site at 5550 Friendship Boulevard, and will likely recommend maintaining open space on that site. However, the Sector Plan is not a development application, and whether or not a site is redeveloped in the future is up to the property owner.

6. When evaluating Parcels 4 & 6 within FHV, did you research why previous attempts to build tall buildings on those sites went down in flames? Hint: it wasn't because of local residents were up in arms

In the 1998 Sector Plan, Parcel 4 (5550 Friendship Boulevard) was recommended for redevelopment, and Parcel 6 (the block bound by North Park, Shoemaker and Willard) was recommended for small scale development and a park. When parcels do not redevelop, despite plan recommendations, this is typically due to a combination of factors, including the market, local economy and the desire of the property owner. Those factors are at play everywhere in the county, and in the region.

7. Can you just outline bullet points of your preliminary sector plan?

We actually have an [explainer document](#) on our website that does just that! Please take a look and then feel free to contact us again with any questions.

8. How will you ensure that landlords maintain occupancy on the buildings you're proposing? The entire area of Friendship Heights is plagued by empty buildings/spaces being held hostage by greedy landlords and developers, with little to no oversight and a direct negative impact on the community.

If the justification for building new apartment/condo complexes is the provision of housing, how will you ensure that the housing is affordable? If the buildings go up and a 1 bedroom

apartment is \$2800 a month, no utilities included, and you have to pay for amenities, parking, laundry, pet fees, etc. separately then they will sit essentially empty while you've pushed out people that already live in the community with years of invasive construction.

Let's serve the people of Montgomery County, not the LLC developers that seek to profit off of them.

According to CoStar, the apartment vacancy rate in the Friendship Heights Sector Plan Area is 6.6% for 2026 year-to-date, up slightly from 6.2% in 2025, which is a relatively healthy rate. Currently, Friendship Heights is located in an area where under Montgomery County's Moderately Priced Dwelling Unit (MPDU) program, new residential developments with 20 or more units must set aside 15% of those units as affordable housing. These MPDUs are reserved for households earning up to 65% of the area median income (AMI) for garden apartments and up to 70% of AMI for high-rise buildings. Because the program is county-regulated, maximum rents are set each year based on unit size (number of bedrooms). For example, in 2025, the maximum rent for a one-bedroom MPDU is set at \$1,800. For a full breakdown, please refer to the [Maximum Rental Rates for MPDUs](#). This prevents the property owners from raising the rents to the point where they are no longer affordable.

9. Is expansion of underground parking feasible? If so, how much?

Currently the preliminary recommendations recommend future public parking, potentially as part of a private development. This parking could be underground. Building/expanding underground structured parking is allowed, and it is up to the developer of a given building as to whether or not they pursue that. Future residential buildings in Friendship Heights will not be required to provide any parking per a 2024 Zoning Text Amendment (ZTA) that eliminates minimum parking requirements for residential development located within a 1/2 mile of Metrorail stations.

10. How much green space will be preserved along Willard Ave?

The Planning team is still working on specific recommendations for parks and open spaces. We will be coming to the community again in a few months with updated recommendations.

11. Would the Montgomery County Commission consider putting the issue to a vote in the upcoming general election to let residents of Friendship Village decide how their neighborhood should be developed?

The process for approving and adopting master and sector plans in Montgomery County is governed by both State and local codes. After the Planning Board reviews this Plan in the fall of 2026, it will be transmitted to the County Council for a public hearing, and council review. All sector plans are reviewed, often revised, and approved by the County Council, which is an elected body.

12. How likely are you to approve more high-rise buildings on North Park Avenue and/or on the corner of North Park Avenue.

The Sector Plan is proposing zoning and height changes for properties along North Park Avenue, and it will likely propose to maintain open space on those parcels as well. After the Sector Plan has gone through Planning Board and County Council review (a process that includes several opportunities for community comment) it will be approved, and any future development needs to substantially comply with the Sector Plan recommendations. However, the Sector Plan is not a development application, and it does not compel anything to be built. Whether or not a site redevelops is up to the property owner. Applications for significant redevelopment include a review by Planning Staff and the Planning Board in an open and public process.

13. Will you preserve green space at 5550 Friendship Blvd and if so, how much?

We are currently working on site-specific recommendations for several opportunity sites, including 5550 Friendship Boulevard. We have received many comments in support of keeping some green space on this site and are taking those comments to heart. The site-specific recommendations will be included in our next community update on the plan, which will focus on the Working Draft, the first full draft of the plan. We anticipate that update will be in the summer.

14. Will the planners protect view shed, light, and green space on Willard and N. Park Aves?

The Planning team is still working on specific recommendations for the block at the corner of Willard and North Park Avenues. We have heard many concerns about light and green space and are taking those comments into consideration. We will be coming to the community again in a few months with updated recommendations.

15. Will the planners preserve view shed, light availability, tree canopy, and create multiple green spaces for children to play without having to walk city blocks?

Included in our preliminary recommendations are preserving existing tree canopy, increasing access to parks, and increasing opportunities for active recreation for users of all ages. We will be coming to the community in a few months with site-specific recommendations that will further define the green spaces recommended in the plan.

16. How can I prevent 5550 Friendship Blvd from being razed to make way for a high rise (ugh)

The Sector Plan is proposing revised height and zoning for the site at 5550 Friendship Boulevard, and will likely recommend maintaining open space on that site. However, the Sector Plan is not a development application, and whether or not a site redevelops in the future is up to the property owner. Sector Plan recommendations do not compel redevelopment.

17. For whom does this profits? These money people are miserable and want to make others miserable too

Every area of Montgomery County is covered by a master or sector plan. Plans are revisited every 20-30 years and often revised to align with current county and community needs and priorities. The planning team has spent months talking to residents and other stakeholders in and around Friendship Heights to understand their concerns about the future. Many people acknowledged the need for more people in Friendship Heights to help ensure that this area remains a vibrant mixed-use urban neighborhood for the next generation. The recommendations are still under development, but the goal is for them to support appropriate growth in Friendship Heights that will benefit residents, businesses, employers, workers and all those who spend time in the area.

18. Who would benefit from additional development in this neighborhood other than the developers? Would the traffic patterns change with new development? Is there actually a need for residential or rental apartments in this neighborhood. Many apartments in the neighborhood are for sale or for rent at this time.

The Friendship Heights Sector Plan Area has not seen new residential development since Wisconsin Place was completed in 2009. Aside from the 28 affordable units in that project, there is no other subsidized affordable housing in the plan area. Additionally, over 61% of the multifamily rental units here are studio or 1-bedrooms, which are not suitable for families that want to live in the area. Therefore, the current housing options in Friendship Heights – in quantity, variety, and affordability – are not meeting the needs of current residents who want to stay in the community and future residents who want to make Friendship Heights their home. We have heard about the need for more affordable housing, as well as housing appropriate for seniors, young families, and first-time home buyers. New development could also bring new neighborhood amenities, another community need that has been mentioned frequently. Additional housing, at any scale, would bring more people to Friendship Heights which would help ensure that this area remains a vibrant mixed-use neighborhood for the next generation. As with all new development, traffic studies would be completed to determine any impacts and required mitigation at a project-by-project level.

19. How will the Sector Plan's final zoning ensure that large, transit-adjacent sites (like the 26-acre GEICO property) are not under-developed with low-density townhomes that fail to generate the 'critical mass' of residents needed to revitalize our local retail core and maximize MPDU counts?

Numerous building types are permitted in CR zones, including townhomes and multifamily apartment buildings. Ultimately, the market will determine what proposed development is submitted for review. In Friendship Heights, any residential building with more than 20 units is required to provide 15% MPDUs. In addition, there will be an overlay zone that will allow properties to obtain more density to build up to the mapped height by providing additional public benefits.

20. Is there a development financial feasibility study that suggests a developer can absorb the public benefit costs and deliver the density beyond the standard density method? Given the rapid increase in construction costs, there is a risk and trade-off to

consider between the desired ancillary public benefits and housing production goals. You may find developers can afford to build the higher density, which would stifle housing production and result in no public benefits either.

Optional Method of Development currently requires the provision of public benefits in order to achieve the maximum mapped density on a site with mixed-use zoning. While the market is currently challenging, the county has seen many successful projects delivered through this methodology. Last year the Planning Board and the Council adopted a new menu of public benefits that are intended to better align with both community needs and development opportunities. As part of that effort, Montgomery Planning convened a technical task force that included developers, engineers and attorneys to ensure that the benefits in the guide were reasonable. The menu is simpler and more straightforward and has many attainable benefits. In Friendship Heights we are not proposing to change the Optional Method approach. What we are proposing, is how projects that need more density to get to their maximum height can achieve that through providing additional benefits in exchange for potentially even more density than the Incentive Guide allows. And for some larger benefits, projects can get all the density they need with one big move. Staff is working on developing these parameters, which will ultimately be included in both the sector plan and an overlay zone, as appropriate.

21. What are the plans for increasing walkability and bikeability?

The Friendship Heights Sector Plan includes recommendations to improve the pedestrian environment through new and more accessible walking routes, more frequent protected pedestrian crossings, upgraded crosswalks, street lighting, and wayfinding. The plan also supports expanded bike facilities, which include a sidepath along River Road and separated bike lanes along Wisconsin Avenue, Willard Avenue, and Friendship Boulevard.

22. Will you consider addressing the increased car traffic in the area?

For the Friendship Heights Sector Plan (and every master plan), we utilize a transportation model to analyze how proposed land use changes and changes to the transportation network would affect traffic patterns. This allows us to account for traffic impacts and refine recommendations as needed. At the time of any future development applications, staff will also assess transportation impacts from the specific proposed development.

Comments received via online form between February – May 2026 as a response to Preliminary Recommendations:

Why have you assumed that more development is a good thing? There are unintended consequences to increasing density and development on people in the community. We need to think about more than increasing tax revenue and check some of the assumptions of the planners/developers.

I strongly urge the planners to PRESERVE the green space in front of the medical building on Park Ave, perhaps including a much-needed outdoor play space for children (who currently use the space unofficially), and to INCLUDE an indoor aquatic space for children to learn to swim and older folks to benefit from joint-friendly exercise all year round. Thank you.

Please, please, please do not have an entrance to the new neighborhood at the end of North Park Ave!!! When exiting the 4620 G1 garage, there is already a blind corner on North Park blind corner to see traffic heading West on Willard that will make a right onto North Park simultaneous cars exiting from the Willard Towers garage and turning left as well as pedestrians. Even a light would not help as this would just back up traffic on North Park so cars exiting the garage then wouldn't have room to exit and turn left to get to the Willard./ North Park intersection.

There is a strong sentiment in the community for (a) playing field sized green space as an EXTENSION of Brookdale Park on the GEICO side of the buffer trail and (b) daylighting the stream in the buffer area.

I feel the plan does not adequately address a transition between the Brookdale neighborhood and the GEICO parcel redevelopment. We need a smoother transition with more green space before the introduction of high density tall buildings. Furthermore, we will need new public parks and green spaces. Relying solely on the Brookdale neighborhood park is unrealistic and a massive intrusion into the neighborhood. I would welcome more users of the park but there needs to be more than one green play space for families and children than a small neighborhood park currently serving the community.

Thanks for keeping the neighborhood informed of the planning. I am concerned about the mapped heights being so much higher than existing buildings. There is talk of maintaining the transition between the core and residential neighborhoods, but the plan appears to eliminate much of the buffer at Belmont Avenue, going right up against the street and the walkway. And

the plan does not seem to take into account the transition to the DC side of Western, where the buildings are much lower. Do we want Friendship Heights to appear as a high-rise city right on the border?

I am concerned about the traffic on Willard Avenue in relation to those of us who park in 4620 and go in and out of the G2 door. We go out onto Willard Avenue. It will be difficult for us to turn either way if it is backed up with traffic. And especially if there is a light at willard and north park. You need to find a solution so we can get in and out easily.

4607 Willard Ave is extremely close to the east side of 4620 N. Park Ave. condominiums. If Parcel 6 is allowed to be developed to a 150 foot height, that would block all the sunlight, airflow, and views for my bedrooms and office as well as for all the other tenants that face east. That would result in a canyon effect and devalue my property both financially and aesthetically. I request that you cap any new development to 40 foot height restriction.

I am totally opposed to any more high rises in this area. It is difficult enough to be losing the beautiful views of landscaping at the current site and we have enough high risers in our community already.

I am opposed to the construction of new high-rise residential buildings on North Park Ave. and Friendship Blvd.

I oppose the construction of new high-rise residential buildings on North Park Ave. and Friendship Blvd. in our densely populated community. I hope the planning board can propose some compromise on lower rise buildings that don't block the light and view to our existing apartments.

I'd say I'm most concerned about traffic on Willard and lack of parking.

Height of the buildings is also a concern.

While I don't mind seeing some new development in the area, it should be cognizant of existing views for owners. The neighborhood already has so many high rises, and many residents flock to it for its quietness and walkability and accessibility. I do not want to see my view currently of the GEICO parking lot ruined. I don't mind if there's a mid-rise built between the Carlton and 4620 N Park as there's already no view for those owners. I want to see condominiums- not rentals. Rentals bring in transience and crime. Further, I'd like to see high end homes going in- not generic rentals like what's taken over downtown Bethesda.

I've been a resident of Friendship Heights for many years and value the green space that we currently have. I strongly oppose the proposal to build a high-rise residential building on the site of the medical building at the corner of Friendship Boulevard. It's valuable green space and another building would be too crowded and ruin the neighborhood, block sunlight for nearby existing residents, not to mention that disruption of the construction for years on end. There is already a plan to build residential units on the GEICO property, as well as the property where the Brooks Brothers used to be. That should be enough.

I oppose the construction of a high rise building on North Park Avenue in Friendship Heights Village. Vic Basile, Village Council member

Hi - anyone who lives in the area knows that there are sooooo many dogs a dog park nestled inside a park would be great. To reduce noise concerns it could be small (even a small fetch straightaway) have limited hours and be surrounded by green space.

I am highly concerned about the traffic flow and parking situations if this new development proceeds. The current streets cannot accommodate that many new cars.

Friendship Heights is among the most, if NOT the most, dense areas in Montgomery County. We do NOT need more high rise buildings. Maintain the current sector plan height limits and add green space as residents as far back as the 1990s recommended.

I have been an owner-resident in FH Village since 1974 and vote in every election. Since there will only be one road into the complex from Willard Avenue, there will be a lot more traffic on that road. and a lot of backup, especially if you install a light there. People who need to go in and out of the garage in 4620 on Willard Avenue will have a very hard time both ways, with the increased traffic and the stopped traffic. you need to find a way to make that ok. we can't be trapped. need to be able to go in both ways.

This is a great plan. A lot of older, wealthier folks do not want residences to be built for selfish reasons. As a young professional, I believe that this housing and retail will be important to liven up the area and hopefully address rising rent costs.

I strongly oppose building more high-rise buildings in Friendship Heights. The population density is already high, and additional high rises will substantially increase population density. Traffic on the small roads in the Village will become unmanageable; the Village Center will not be able to handle the additional population; already-scarce parking for visitors and patrons of neighborhood businesses will become even worse. The Village needs more green space, a library, or other public facilities, but not more high rises.

Please maximize development on this site. I find it ironic that the fine people of THE WILLOUGHBY (the biggest, tallest, most view-obstructing building in lower MoCo) is complaining about too much density in FH. FH is dying (dead?). We have had one redevelopment project over the last 25 years (Wisc Place) and it is dying too...all the stores are empty. FH used to be a thriving, vibrant place (I've owned a condo in the Willoughby for almost 25 years). Please make it a place where people want to live again. Our condo prices have suffered as businesses moved out. I'm sure people complained about the Willoughby when it was first built (blocking views, density, etc), but there are many wonderful people and families that live there. Let's do that with the GEICO site (and other places in FH). PLEASE maximize development and use of this space right next to a Metro station.

The North Park area is already experiencing high levels of residential density, pet activity, and traffic. Introducing new developments will negatively impact the quality of life and reduce

property values in the area. Additionally, North Park Avenue is not large enough to accommodate the increased daily traffic flow.

I am an owner of a condo at the Willoughby directly in front of the GEICO building. I want to see green space preserved along Willard Ave. and large 60' + buildings be placed far from Willard Ave. Otherwise it becomes a concrete canyon no matter how many colorful banners are placed as the lipstick on the pig

We are against high rise development on N Park Avenue as it will create a canyon effect and increase road traffic

I believe it is essential that the Sector Plan Update acknowledge the Village's desire to preserve green, open space within Village boundaries, both at the medical center site (Parcel 4) and at the site straddling North Park Avenue, Shoemaker Farm Lane, and Willard Avenue (Parcel 6). Additionally, I believe it is unfair and I am against building a high-rise on Parcel 6, which is not in keeping with the previous sector plan and this would be an affront to those neighbors in the community who never expected, with good reason, to see another high-rise there. I do support small-scale structures 40 feet or under on Parcel 6 that were supported in the last two Sector Plans! Furthermore, it is also worth noting that additional high rise buildings will create an unsightly canyon effect, with diminished natural light, on North Park Avenue and they will also generate additional traffic, significantly adding congestion and stressing the existing roadways!

I do support high-rise buildings on Friendship Blvd, across from Wisconsin Place and Bloomingdales Dept. Store. This makes sense and it is an ideal site for mixed use development, including a Montgomery County Public Library and Performing Arts Center, an amenity that has garnered wide support throughout the Village of Friendship Heights!

I oppose the construction of new high-rise residential buildings on North Park Ave. Sunlight is key and these two highrises will block what little we do get. Friendship Heights is not NYC. Also, the board members for north county who so cherish their farmland and open spaces should empathize with our affinity for sunshine.

I wanted commend the Planning Board for their proposed sector plan for the neighborhood of Friendship Heights. The proposed sector plan permits the construction of two high rise residential buildings, one on Friendship Boulevard and one on Willard Avenue. I support this construction and the additional housing it will provide to our local community. In an era of unparalleled cost of living, I commend our board for taking action to facilitate the construction of more housing units.

I oppose the proposed sector plan to approve 200 ft. highrise buildings on North Park Avenue.

This proposed change would create a condo canyon and eliminate open space previously approved.

There is already a shortage of parking for the existing high rise buildings on North Park Avenue. Additional high rises will exacerbate the problem. I oppose further high rise development on North Park Avenue. Development of what is currently the GEICO headquarters lot on Willard seems inevitable.

The property in this area is already overpopulated. More apartment buildings will only add cars to the area and make street parking impossible. In addition, the streets around this area are too small to handle additional traffic. Please oppose this development.

I oppose construction of new high rise buildings on North Park Ave and Friendship Blvd. Additional high rises will block light to many the current buildings and create a canyon effect. It will add to the environmental impact in an already densely populated area, with more people, pets and cars, resulting in additional pollution and a less desirable neighborhood to live in.

Expanding the Sector Plan area to include Brookdale and the Willard Ave Park serves no purpose other than to skew the demographics whiter and wealthier and to reduce the population density by almost half. Brookdale is already protected by various provisions in the 1998 Plan, such as keeping heights low-rise and providing a buffer. The connectivity is already there for Brookdale to access the park on the GEICO property and DC has responsibility for any bike trail planning on Western Avenue. The Sector Plan area should remain as it is in the 1998 Plan.

The Sector Plan area is already the most dense of all the Metro centered Sector Plan areas in Montgomery County. Additional mid and high-rise density should be added to other Metro stops. More residential can be added to this area with low-rise town-houses, which, according to RCLCO, are financially feasible in this market.

It is an abuse of discretion to lead the community to believe Planning wants to strengthen the identity of Friendship Heights when it then submits a plan to rezone the all the opportunity site heights to 100-250 . That would completely destroy our neighborhood.

The 1998 Plan promised the residents of Friendship Heights Village, looking south across Willard towards the GEICO lot, protection for their views by keeping the heights of new buildings low. Any high-rises - whether residential or office _ should be pushed to the South end of Friendship Blvd - away from the residents of the Village and the apartment houses on the South side of Willard. Any parks or open space should be located at the corner of Friendship Blvd and Willard.

There is already plenty of moderate income housing in Friendship Village. These older high-rises were not required to have a certain number of moderately priced units but they are not luxury buildings and at this point most of them are approaching 40% renters. They are adding more young families every day. The Village is accessible to all and full of persons of every age, income level, race, and ethnicity.

RCLCO recommends clear alignment with community values for a successful project. That is what is missing here as evidenced by the proposed mapped heights for the entire sector area.

I do not like this plan

I have lived in the Chevy Chase area for 50 years and now live in a condo in the Elizabeth in Friendship Heights. I love the convenience but already feel hemmed in by all the tall buildings. Further high rise development on and near North Park Avenue would greatly diminish our quality of life by removing last bits of open space and sources of light. Such development would cause us to move out of this area. Montgomery County may solicit input but most often seems to value the desires of developers (with their deep pockets) more than the needs of long time citizens. Please listen to those of us who stand to lose property value of our residences as well as life enhancing sunlight and breathable air, while risking our lives walking in our traffic congested neighborhood, as we attempt to age in place. Young families with children will be even less likely to choose to live here with increased congestion. There are locations outside of Friendship Heights Village that have more available space for development while still being accessible to transportation.

As a resident of Friendship Village on North Park Avenue for 20 YEARS, I strongly object to any additional high rise buildings on North Park Avenue, specifically, the proposed new construction at the site of the medical building at the corner of Friendship Blvd, and the land between The Carlton and 4620 condo buildings.

As a taxpayer in Friendship Village, I ask that the Planning Commission DENY all permits for high rise buildings on North Park Avenue. Thank you for your attention to this matter.

How will you manage the influx of traffic with all these new homes?

I'm concerned about the limited green space and the added traffic. We use the open space now for walking.

Why fill up the open green space with more empty homes?

I have been a resident of Friendship Village for 16 years. It is an ideal place for me, an elderly woman, because of the amenities and especially because it still contains some open spaces and green areas for walking dogs and not feeling like I am enclosed in a cement/brick prison. Please do not allow for other high-rise buildings along N.Park Ave., causing a suffocating environment. Thank you for considering my views.

Taller buildings at or along Friendship and Willard is an APPALLING idea. Why not have the taller buildings where the GEICO buildings are and leave the closer to the street areas for green space and lower buildings? plan as it stands completely abuses and curtails the views, lives, and peace of those who currently live along both streets - esp those in the Carleton and the Willoughby. taller buildings where some tall-ish buildings (curr GEICO offices with the

signage on top) makes so much more sense as it will be a taller building where a medium one was, vs a tall building where there is currently green space and an actually peaceful space. STOP THE MADNESS. HAVE SOME THOUGHT FOR THOSE WHO CURRENTLY LIVE ALONG WILLARD AND FRIENDSHIP. Also far far too many residential buildings without enough infrastructure to sustain this many people. The nhood doesn't have basics like a normal non-Bezos grocery store or a full service drugstore (not a local Rx/apothecary shop) - a drug store and grocery that are modern enough to be connected to an app offering delivery, easy pick up etc. There aren't many restaurants that exist more than 1-2 years, only one coffee shop, very little retail that has survived. Will everyone live here and still have to go to Bethesda or DC for basics??? it's utterly crazy and unsustainable to keep crazily building housing with no other services or infrastructure to support it. The plan only speaks in the vaguest of terms re: attracting retail and services - so far this nhood has not for a decade. STOP BUILDING HOUSING; RESPECT THOSE THAT LIVE ON WILLARD AND FRIENDSHIP. FOCUS ON INFRASTRUCTURE FOR THOSE WHO LIVE HERE.

Thank you for the update on the Friendship Heights Sector Plan. We would ask you to please reconsider the plan for the two opportunity sites along North Park Avenue (slide 61). Building high-rise buildings in these two sites would, we believe, have several detrimental effects on livability in the area.

Getting from N Park Ave to Wisconsin Ave., River Road, and Western Ave. can be a challenge even outside of rush hour, a situation that will only become worse with the 520+ units planned for the GEICO property. Adding hundreds of units and cars in two high-rises will seriously affect residents' ability to get out of and into Friendship Heights Village. We welcome efforts to manage traffic in FH better but this will have the opposite effect, any plans for moving people to public transport or biking notwithstanding. FH risks becoming a traffic trap otherwise.

These two spaces currently allow for the flow of air along N Park Ave, which helps to cool the area. Adding high-rise buildings, constructed however environmentally friendly, may turn the area into a heat trap. The buildings will heat up, if not the new ones, then the existing ones, and this heat will not be able to escape easily. Similarly, high-rises will inevitably take light away from existing buildings, which for some of them is already a concern, and not just on the lower floors. Light is critically important for mental health. Please maintain it.

With the above in mind, we fear that building high-rises in these two sites will turn FH village into an oasis of concrete and work against many of the goals espoused by the plan. If new housing is to be built, buildings with a small footprint, an adequate setback that allows streets to air, and no more than 4-5 floors combined with ample green, public space would be a better alternative.

I oppose the construction of new high rises on N Park Ave and Friendship Boulevard. We are already a densely populated area with limited natural light on multiple sides of the buildings in the area. Further construction will reduce resale potential and diminish quality of life for existing residents.

Planners: I am an 81 year old resident of Friendship Heights and a lifelong Montgomery County resident (third generation). My family and I own five residential properties in Friendship Heights, including the unit that I live in at The Elizabeth. This neighborhood has seen many changes, and I have witnessed them all - first as a teenager waiting for the bus to take me to high school in the district, and later as a real estate agent employed at Nancy Mellon Realty. Friendship Heights is already the densest population in the County, and I believe that planning for its future must take this into consideration. Balance is important. I firmly oppose the creation of a dark concrete canyon along N. Park Avenue, which would certainly be the case if the site of the current medical building and adjoining green space was converted into two high rise buildings. I strongly urge you to preserve green space in this particular place in Friendship Heights, specifically by creating a large playground, so that the growing families in our corner of the neighborhood will have a place very close by for their children to play without having to walk multiple city blocks.

My family and I own five residential properties in Friendship Heights, including 1206N at 5500 Friendship Heights Boulevard in the Willoughby. Friendship Heights is already the densest population in the County, and we believe that planning for its future must take this into consideration. Balance is important. I firmly oppose the creation of a dark concrete canyon along N. Park Avenue, which would certainly be the case if the site of the current medical building and adjoining green space was converted into two high rise buildings. I strongly urge you to preserve green space in this particular place in Friendship Heights, specifically by creating a large playground, so that growing families in our corner of the neighborhood will have a place very close by for their children to play without having to walk multiple city blocks.

We own at 5500 Friendship Heights Boulevard in the Willoughby. Friendship Heights is already the densest population in the County, and we believe that planning for its future must take this into consideration. Balance is important. I firmly oppose the creation of a dark concrete canyon along N. Park Avenue, which would certainly be the case if the site of the current medical building and adjoining green space was converted into two high rise buildings. I strongly urge you to preserve green space in this particular place in Friendship Heights.

Planners: my extended family owns five residential properties in Friendship Heights, two of which my three children have an interest in - at The Willoughby (820S) and at The Elizabeth (1203). We firmly oppose the creation of a dark canyon along N. Park Avenue and urge the planners to preserve green space at 5550 Friendship Blvd and to incorporate view shed planning to preserve light and green canopy when making changes to the GEICO property site.

I am a family Trustee for five residential properties in Friendship Heights (Willoughby and Elizabeth condominiums), and a fourth generation Montgomery County resident. I strongly urge the planners to preserve view shed, light availability, tree canopy, and to create multiple green spaces for children to play without having to walk city blocks.

I am a 10-year owner in The Elizabeth Condominium. After carefully reviewing the preliminary recommendations for Friendship Heights, I urge the Planning Commission NOT to proceed with these plans. The proposed plans will destroy the historic character of Friendship Heights as a community village. The proposed high-rise development across from the Elizabeth is of particular concern. High-rise buildings will block important natural light and turn North Park Avenue into an urban canyon that will be unpleasant for residents, particularly with all the other high-rise buildings planned in the area. Together with development of the GEICO tract (which I support), additional high-rise development on North Park avenue will lead to significant traffic congestion. The loss of sunlight and green space on North Park Avenue will destroy the what has made Friendship Heights a pleasant place to live. I urge you to respect the historic character of Friendship Heights and not to turn it into another Bethesda. Elisa Siegel, 4601 N Park Avenue. March 28, 2026

I favor the redevelopment plan for the Saks 5th store location that's scheduled to shutdown soon.

I favor keeping existing medical building at corner of Friendship Boulevard & North Park Avenue.

I favor replacing existing low rise building at corner of Shoemaker lane with new low rise (NOT high rise) building.

I am concerned about replacing low building on Wisconsin Avenue that could displace (AND drive away) existing businesses eg Gap, Banana Republic & other retail/mixed use.

The lawn in front of 5550 Friendship Blvd. and the view of the open sky are essential to maintaining the gracious, welcoming nature of the neighborhood

I live at 4620 N Park and I park in the G-1 garage. Exiting this garage on N Park, there is a blind curve coming down N Park from the right and on the left, is a blind view of Willard traffic approaching North Park to make a right. Increasing traffic here would make exiting the garage even more dangerous.

A light at North Park would back up traffic on North Park so that making a left from the garage would be impossible. It is already difficult if there are multiple cars at the stop sign leaving no room for a car exiting the garage wanting to turn left to travel on Willard. It is necessary to wait until there are no cars at all at the stop sign before exiting.

Please make the entry/exit across from Shoemaker. Traffic exiting the new development would have to turn right or left. This location also does not conflict with the Carleton Garage or the G-2 garage of 4620 N Park.

Kudos to the planning team for the preliminary recommendations for Friendship Heights (FH).
Comments:

Since Housing is supposed to be a County priority, the Plan should be bold in advocating for tall residential projects along the entirety of Friendship Blvd, including at the intersection of Willard and Friendship. This is a urban location, close to transit. Greater density and height should be a priority, as it has been in downtown Bethesda. I would love to see a couple really tall new buildings in FH (as in, 35 story +).

The Plan should definitely advocate for the extension of the MD355 BRT to terminate in FH, rather than leave FH orphaned from the rest of the county (could be shared lane from Bethesda to FH, rather than dedicated lane, with one stop in between Bradley and the terminus in FH).

Was pleased to see recognition that FH could benefit from a County-owned parking garage, (or maybe county leases the existing under-utilized CCL-owned garage under The Collection). While I agree with advocates who want to minimize parking requirements in residential buildings, as in Bethesda, Silver Spring, or Wheaton, a County parking garage could encourage more visitors to retail and dining establishments in FH. So would advocate for possibly integrating such a garage in any redevelopment of the Saks site, unless the existing planning permission for the GEICO redevelopment could encompass it.

While outside the Plan's boundary, the Plan rightly recognizes the importance of and amenities provided by Western Grove Park. There is a lot of underutilized space in that Park which could be used more effectively (dog park, for example), and not be reinvented within the FH sector boundaries, IF the park is more accessible from the upgraded linear park. It is not accessible via the existing linear park.

My understanding is that there is existing school capacity at the elementary schools serving FH.

By way of background, I lived in FH for the majority of the past 20 years (from 2004) in a rental apt, raised two children there (MCPS grads). Having been priced out after retirement, i now rent in Aspen Hill.

I wish to register my opposition to the plan for two new high-rise buildings in the village of friendship Heights area. I believe that two new high-rise buildings would block light creating a concrete canyon and would not be beneficial to the neighborhood at large. I am an owner at The Elizabeth and feel that a high-rise building across from The. Elizabeth would block natural light from getting to the building. In addition I do not think that more traffic in the area is beneficial for the area.

We absolutely oppose any development across the street from the Elizabeth. It will cause congestion and more importantly block light, which we have little of on the lower floors. Please reconsider this building, make it lower!!

I oppose new high-rise construction as set forth in the Chevy Chase Sector Plan. I am a long-time resident and pay high taxes, State, Federal, property and sales taxes along with others to live here. Having lived here for decades, I remember promises of no high-rise construction as proposed in the current, and previous Sector Plans.

Everyone who lives and rents here is opposed to this over kill plan. Eyes are on officials and how they handle and vote on this. Block voting campaigns are already forming to vote thank you for hearing us or no more office for you. It is up to you to do the right thing and not just listen to developers who want to exploit what little land remains.

We oppose and believe any change in land use IS clearly detrimental to those who live in the Village of friendship heights!

Come visit you when I see it will create a tunnel of darkness! And congestion!

The small houses x street along with open space give us light!

We will be in darkness and overbuilding!!

there is Enough building already going on !!!

The sunlight specs I have seen are for summer solstice that is not the real picture and only an estimate ! 6months of darkness plus traffic plus overbuilding!!! Say No ! Save our neighborhood where people walk and mix in the green spaces and small shops !- No need to build!!!!

I am a resident at The Elizabeth and I oppose the construction of new high-rise residential buildings on North Park Avenue and Friendship Boulevard in Chevy Chase, Maryland. This is already a densely populated community, and adding more large buildings would likely worsen traffic congestion and strain local infrastructure. As a retiree on a fixed income, I am also concerned that such changes could negatively affect property values. I urge you to carefully consider the broader social impact these developments could have on what is currently a livable and stable community.

Too many people already. Not enough green spaces. Crowded streets and stores. New construction will block views and lower property values. Please no more construction!

No we who are here is being blocked in a box very little street space (two lanes). The world as is today needs space. Stop jamming people in place where they cannot get their breath. All for the money. Please let us live!!!!!!

I am a resident at 4601 N Park Avenue for the last 14 years and have enjoyed the community as it is now. Further developments of high rise buildings across the street and and the corner would change the quality of the neighborhood. I appreciate the green space on the corner and the low rise buildings across the street. New residential buildings in the immediate neighborhood will create traffic congestion in the neighborhood and probably the addition of traffic lights to control additional congestion. This is a neighborhood where people commune with each other on the street, walk their children and pets. With any increase of residences the neighborhood it will be less safe in terms of traffic and intruders. Please don't ruin the friendly, peaceful neighborhood we have now with unnecessary congestion. There is no apparent need for further housing in this neighborhood and such development would only benefit the developers.

I oppose the addition of two additional high rises on Friendship Blvd and N Park Avenue. An already dense area will just be more crowded and bring more traffic to these side streets. The addition of these buildings will degrade the living experience of people in building already in place by blocking light and adding additional congestion to the area. These proposed buildings will cause disruption during the construction and negatively impact property value and quality of life for residents of the buildings already here. We chose this location because there is breathing room between buildings and light in our units. I don't want to be looking into someone else's apartment. The loss of privacy is unacceptable.

I am against the planned development. Aside from the fact that the Friendship Village space where the development is to go is already overcrowded, there is insufficient infrastructure to support it. There is no regular supermarket in walking distance of Friendship Village, only specialty businesses like Whole Foods and Trader Joe. There are only small drug stores, which will guarantee higher prices. There is no library.

Also, the buildings in Friendship Village are constantly having difficulty finding adequate trained staff to do things like maintenance. New buildings will only make this more difficult.

For these reasons I would ask you to please turn down the proposed development

I am against the planned development. Aside from the fact that the Friendship Village space where the development is to go is already overcrowded, there is insufficient infrastructure to support it. There is no regular supermarket in walking distance of Friendship Village, only

specialty businesses like Whole Foods and Trader Joe. There are only small drug stores, which will guarantee higher prices. There is no library.

Also, the buildings in Friendship Village are constantly having difficulty finding adequate trained staff to do things like maintenance. New buildings will only make this more difficult.

For these reasons I would ask you to please turn down the proposed development

I am fine with higher density highrises replacing the area next to (existing 40-70', proposed 150') and across (existing 90' , proposed 150') from my building, the Elizabeth with two exceptions:

- the area is already extremely dog unfriendly with all the buildings posting no dog-pee here, so what are dogs to do?

- loss of mature trees, particularly the three trees directly across from the Elizabeth. No doubt a high rise will kill those off and they'll be replaced by little new trees trying to struggle in the new canyon effect.

Every little bit counts and the required MPDU will help a little, but I fear only a very little, to attract a more age-balanced population at these prices.

I am not fine at all with the missed opportunity for green space/habitat by development of the GEICO lot. Why create another linear park when the speeding cyclists can run us all over at the CCT closeby? How wonderful if so close to a Metro, Friendship Heights could create a real park for people to enjoy?

We live on Willard Avenue.

Rezoning of Friendship Heights areas to allow high-rise (up to 20 story) buildings along Friendship Blvd and one small site on Willard Ave is excessive. This would create a depressing shady canyon-like effect along both streets similar to what you experience now along North Park Ave here and also in downtown Bethesda.

It would also greatly burden Willard Ave and Friendship Blvd traffic management. It is already unsafe for families and seniors to cross these streets. Mid-rise mixed use zoning would provide more housing and retail at a manageable level.

Your ideas for eco-friendly buildings and walkways are very good.

I am a resident of Friendship Heights in Chevy Chase and I am writing to strongly express my opposition to two potential preliminarily planned high rise residential buildings- one at the

site of the existing medical building at the corner of Friendship Blvd. and the second between The Carleton and 4620 On North Park Avenue. Why, why, why is it that every square foot of space in Bethesda/Friendship Heights/Chevy Chase must be the site of a high rise apartment/condo complex??? There are currently more than enough apartments and condos in Bethesda. What about traffic? What about quality of life? Do you really think that the developers of these projects will themselves live in one of their building projects?? Of course not. All they care about and know what to conceive of is making money at the expense of their fellow human beings for whom they don't give a damn. It's greed. And you, on the planning board, are being pressured to do their bidding. But you are not required to. You are free to put yourselves in the shoes of the existing residents, if you choose (and please do!). If you do, you'll understand why these existing spaces in question should be left alone to remain in their current state. In front of the above mentioned medical building is a large patch of- wait for it- nice green grass where residents can relax, picnic and exercise their dogs. The other undeveloped site in question holds attractive houses and several two story buildings and, as such, sunshine passes through and can be absorbed by residents. Please prevent, squelch and otherwise deny these two sites for their contemplated development. The horrible manifestation of noise, pollution, traffic, over-burdened infrastructure and diminished quality of life will be prevented if you do. The residents of Friendship Heights do not want these projects to be approved. Sincerely, Tom Rixey

I have resided at the Willoughby Condominium since June 30, 1985 and am greatly alarmed by the plans to (1) construct two new high-rise residential buildings on the site of the medical building at the corner of Friendship Blvd and one between the Carlton and 4620 North Park Avenue and (2) a 200-foot mixed use structure south of Willard and blocking the view of village residents who live at the Willoughby (ME!), the Carlton, 4620, and The Elizabeth. Friendship Heights already has a higher density than Manhattan, NY with a density of over 90,000 people per square mile and the Village often ranks as the most densely populated place in the U.S. Our quality of life is definitely threatened and would not be sustained. This plan MUST NOT proceed!

I do not want, or think that we need, another high-rise in our lovely community.

I support efforts reflected in the plan to facilitate the construction of more housing units in our community. We face a housing crisis across income strata in our region and fixing that crisis requires building high, medium, and low density housing wherever we can. Kudos to our planners for incorporating this structure into the plan.

Another high-rise building would cause traffic congestion, strain on utilities and a big burden on the environment. This should not go ahead. Thank you.

I am against this development

As a resident of the Willoughby I am concerned about the destruction of existing green space and increased development and traffic beyond the neighborhood's capacity. Specifically, I oppose construction at the corner of North Park Avenue and Friendship Boulevard and

between North Park and Willard. I recommend keeping proposed development along the Wisconsin and Willard Avenue corridors. I appreciate your attention to the environment, safe transit, affordable housing, and historic preservation.

I am a Friendship Heights resident opposed to the building of any high rise that will block the light and views enjoyed by Village/Neighborhood Residents for years (along Willard, along Friendship Blvd (from North Park to Western). That is why, in part, we live in the chosen homes that we have either purchased/rented. Thank you for the opportunity to provide feedback. PLEASE, there are plenty of ways to accomplish your goals without this disruption.

Sandra Perlmutter

Wisconsin Place

I really, REALLY don't want new high rises in our neighborhood. It will ruin the views, harm wildlife and destroy the gorgeous space that we have in Friendship Heights.

Buildings should be on the Western Ave/Friendship Bvd side of the GEICO developpement plan. Not on Willard which will end up looking like a sad windy corridor.

I strongly protest the two high rise residenial buildings on North Park Ave. and Friendship Blvd.

We have a densely populated commuinity and adding two new building will increase the traffic in

the area, we will lose green space, increase air pollution . The increase in population will change

the whole community , the value of our homes will suffer as well as the the village community we

now have. It will lose the charm we all love be turned into a city atmosphere . We don't need it.

Friendship heights is already one of the densest neighborhoods in the country. We should not be prioritizing high rise buildings.

There should be more types of housing available (townhouses). There is a huge amount of availability of apartments.

I am writing to urge the Planning Team to adopt significantly higher density (FAR) and building height recommendations in the Working Draft than what is currently suggested in the Preliminary Recommendations. Friendship Heights is a Tier 1 'Activity Center' under Thrive Montgomery 2050, yet the current trajectory for the GEICO site (~20 units/acre) resembles suburban sprawl rather than transit-oriented development. To truly achieve the plan's goals of 'Economic Vitality' and 'More Affordable Housing,' we must: Prioritize Mid-to-High-Rise Residential: Move away from townhome-heavy layouts on major parcels. High-density multifamily buildings are the only way to deliver meaningful numbers of MPDUs and family-sized units. Increase Daytime Population: The local retail at Mazza and Wisconsin Place is struggling due to a lack of foot traffic. We need a minimum of 2,500–3,000 new units across the plan area to sustain these businesses. Aggressive Height Transitions: Tall buildings should not just be on Wisconsin Avenue; they should extend to the Friendship Blvd corridor to maximize the multi-billion dollar investment in the Friendship Heights Metro. Low-density development on 26 acres of Metro-proximate land is a generational mistake that contradicts the county's climate and housing goals. Please revise the Sector Plan to mandate urban-scale density for all major redevelopment

Dear Planning Officials,

I am writing to express my opposition to the proposed high-rise developments along North Park Avenue and Friendship Boulevard in Friendship Heights.

While I understand the need for thoughtful growth in , the scale and density of these proposed buildings raise serious concerns about their impact on the existing community.

First, the height and massing of these structures will significantly reduce natural light and create a canyon effect between buildings. This will negatively affect the quality of life for current residents, particularly those in nearby buildings such as The Willoughby, The Carleton, and The Elizabeth.

Second, the proposal does not appear to adequately address the strain on already congested infrastructure. Increased density without corresponding improvements in traffic management, public transportation, and parking will worsen daily conditions for residents and visitors alike.

Third, the character of the neighborhood risks being fundamentally altered. Friendship Heights is already a dense urban area, and further vertical expansion at this scale may undermine the balance between livability and development.

Finally, I urge the County to consider more moderate, community-sensitive alternatives that prioritize:

Reasonable building heights

Preservation of light and open space

Infrastructure improvements aligned with growth

Meaningful community input in final decisions

Development should enhance—not diminish—the livability of our neighborhood. I respectfully ask that you reconsider or significantly revise the current proposal.

Make sure Park corridor is not held up indefinitely. It should be turned over to public at issuance of first occupancy permit.

Improve connection to Little Falls corridor.

Make more greenspace a requirement on the final site plan than the preliminary.

Consider significantly revising the proposed projects.

We are senior citizens, ages 70 and 67, who have been living in a single family detached house in Friendship Heights, DC since 1986 (forty years). We're considering moving into one of the new proposed townhouses that EYA may build at the GEICO site in Friendship Heights, MD. We hope that the Montgomery County planners will insist that EYA offer both solar and geothermal energy systems to their townhouse purchasers. We are willing to consider paying for these upgrades to our future townhouse.

This area needs to be more walkable and more bicycle friendly --- improvements that will bring immense value for decades into the future! People love to live, work, and play in a walkable/bikeable city.

The space at 5550 Friendship houses some of my medical care providers--and does that very well. It also has a nice green space, which benefits the neighborhood. I would be strongly opposed to a taller, high-density residential building. The area as a whole has a lot of multi-unit dwellings, and it would not benefit from becoming more of a concrete canyon, with a tall structure blocking light and literally overshadowing what surrounds it. The other concern is that this is not an area for cyclists. I almost never see anyone on a bicycle--given the age of the residents, the hilly terrain, and the fact that there is an excess of vehicular traffic associated with people looking for parking or making deliveries (Somerset Terrace is a disaster that way--

lots of people standing waiting for others plus a lot of truck traffic). There is much more flexibility of all kinds at the GEICO site.

Please make sure the new plans have a place where someone in their car can wait to pick up someone arriving via metro. There is currently NO place where a car can wait..... and a nice place where a person arriving via metro can wait to get picked up with a bench etc

I'm a Brookdale resident. It's important to me that the Sector Plan prioritize open space, including the protection and expansion of Brookdale Park, the playing-field sized green space, and the greenway buffer trail connecting Western and Willard Aves. Also important is preserving the existing significant specimen trees on the GEICO site.

I live in Brookdale, a block from the GEICO property and Western Ave (Dalton Road). I'm in agreement with several of the plans, including development along Willard Ave and Friendship Blvd (height of buildings planned by EYA), but do wish to conserve the park space as originally included in the 1998 GEICO development plans. I wish to see the existing Dalton Road park to remain largely as-is in a fairly natural state, with the playground area remaining on the west side of Dalton. Keeping the volleyball and basketball courts where currently located is best for our neighborhood and the EYA- GEICO residents, and the natural park portion provides an oasis from the hustle and bustle of city dwelling . Keeping the green space along Western and the GEICO property line is important to allow our families to not cross busy River Road and Western Ave (buses, cars, bikes, etc.), enhancing safety and outdoor activities that are easy to access. Parks on the DC side are too far for the EYA residents and many Brookdale residents, so maintaining the park and green space is critical for all of us in the neighborhood. Thank you

Am a renter living at 4615 N. Park Ave. Have lived in DMV for 44 years, recently sold a DC townhouse and considering next steps. Might buy in Friendship Village but am also considering VA.

Does your master plan show 'expire by' dates on cheap construction? The slides show 'affordable housing' similar to 5 story buildings located at Forest Glen. What life span do you anticipate for that housing? It looks cheap (to me that type of housing looks like instant slum), and will likely become uncomfortable and undesirable within a 20-year time period.

As a sample high rise, the Claude in Chevy Chase is attractive (although I haven't been inside) and has a nice complement of shops and services facing a large attractive park. It's not clear from a quick visit whether that green space is large enough or well enough equipped for steady community programming and regular recreational use.

Agree that there need to be wide pedestrian walk ways, especially if very large buildings are installed.

However, vehicle traffic is already quite congested at Wisconsin/Western/Willard, especially around the bus station and pedestrian metro entrance. If you have the opportunity, you

should widen the Willard extension between Wisconsin and Western Ave and make pedestrian walkways more attractive.

The community center in Friendship Village is a wonderful resource. Support the idea of more community gathering events.

Friendship Village is already quite dense. The existing tree canopy and green space lowers the temperature in the summer and makes walking pleasant. Urge you to make new building footprints small to preserve green space, existing trees and create new parks.

To attract and retain young families, there need to be amenities for children and teens. E.g., a flexible recreation space with recreational equipment for several young age groups, basketball court, soccer field, baseball diamond?

If you install bus lanes along Wisconsin Ave thru Bethesda to Friendship Hts, you will create a horrible traffic jams for drivers and they will curse you daily, because the drive down Rockville/Wisconsin is already unpleasant. Consider increasing the amount of parking along the route very close to all metro stops. Ensure that drive in/out for parking and walkways to metro are very efficient, and they flow into traffic both AM/PM. Takoma, Forest Glen, and Strathmore metros work pretty well. This will encourage people who cannot walk to public transit efficiently in the AM to arrive at work on time, will instead drive half way, park near the metro, and take metro to their final destination.

Support idea of re-designing the metro bus loop at Friendship Hts. However, it is an important bus/rail hub regionally, so buses cannot be located too far from the metro entrance.

Find a way to increase bike parking.

Budget for landscaping. The parks behind Park Ave toward Brookdale are heavily used and trampled. They there is erosion. Consider boulders to reinforce the sloped areas, and plantings to replace trees that are struggling.

Like the idea of nature based environmental enhancements. The water catchments in downtown DC are native plantings are really attractive.

No doubt developers will resist the idea of putting in covered parking for every housing unit in new high rises, and will argue that people will take the metro. You hope to create an environment for young families. I promise you, someone grocery shopping for a family of 4 will not take the metro to grocery shop. They might occasionally walk to expensive Whole Foods or Trader Joe's to pick up 1-2 days of provisions, but they will need a car to take the baby to a doctor and get a load of food for a week. Try to work in an arrangement for a small fleet of zip cars in new buildings (underground) while still providing nearly a space for each unit. I live at 4615 N. Park, a rental building. There are young families here, and many of them have 2 cars.

Can the gorgeous iconic GEICO Building be refurbished and turned into an entertainment venue? My understanding (not from your preliminary plan, which doesn't really address it) is

that it is to be torn down and a town center put in that place. It could be an attractive entertainment venue, or theater.

The GEICO property is much loved green space. Every day there are people walking on the grass, walking dogs, sitting and picnicing. Friendship Village is fairly dense, and you will degrade the standard of living by paving over the entire GEICO property.

The Westbard Ave development is attractive and I hope and anticipate that the GEICO property redeveloped as a town center will offer at least that level of amenities and services when completed. However, Westbard may be too high a level of density for that space. Westbard is dense with limited green space. I've driven there twice to shop at the Giant. The sidewalks are possibly too narrow. They are crowded with pedestrians to the point that people are jostled into the road. The car traffic is congested, and the parking is confusing.

Would love a soccer field at the old Lord & Taylor building

The plan does not address car traffic sufficiently. The plan appears to be limiting roadways instead of expanding roadways for additional car traffic which will inevitably be present with the new development. It is already difficult to exit brookdale neighborhood and with increased density it will be much more difficult. In addition there is consistent speeding on river and western avenues with no means of enforcing speed limits.

Thank you for all your work on the Sector Plan! I live in Brookdale and wanted to emphasize the importance of keeping and enhancing our open spaces, especially Brookdale Park, the playing-field sized green space, and the greenway buffer trail connecting Western and Willard Aves. Many members of the Brookdale community use the existing cut-through from Willard Ave to Baltimore and Saratoga and it serves as an important route for foot traffic and pedestrians in the neighborhood.

Can we please have a dog park somewhere?

I live in the Brookdale neighborhood.

Can we please have a dog park somewhere?

I fully support your goal of ensuring the creation of public spaces and amenities, with an emphasis for those spaces and amenities to be useful for all generations. While there is a small recreation center in the area, it would be wonderful to have a pool which can be used by all.

I write to inform you of my opposition to approval of the above-referenced proposed amendments to the 1998 Friendship Heights Sector Plan which is currently in effect and of my

reasons why the Board should completely disapprove them. These reasons are set forth, below.

It is an Arbitrary and Capricious Abuse of Discretion To Add More Population Density to the Area that Already Has the Greatest Population Density of All Montgomery County Metro Stops

The Friendship Heights Sector Plan Area Has a Population Density Greater than That of Any Other Metro Stop Area in Montgomery County.

The original 1998 Friendship Heights Sector Plan area (which includes the Saks and GEICO acreage) has a population density of approximately 42,000 residents per square mile. Virtually all of these residents live in high-rise apartments and condominiums. This density is far greater than that of any other Sector Plan area around the other Montgomery County Metro Stops. It is an arbitrary and capricious exercise of discretion to focus on Friendship Heights for additional high-rise residential development when the population density is already so great and there are so many other Metro stop areas that could easily absorb additional housing. It is doubly so when Friendship Heights has existing empty office space available for conversion to residential. Such conversion would be so much more environmentally responsible than tearing down those buildings and rebuilding from scratch.

Some explanation of the population density numbers is needed for a better understanding of my points:

According to the 1998 Sector Plan, that plan area is 92 acres (which converts to 0.14375 square miles). The current population of the Sector is approximately 6,000. These are the numbers that create a population density of about 41,739 per square mile. However, as part of the planning process, a decision was made to include the single-family Brookdale neighborhood as well as Willard Avenue Park to create a new proposed Sector Area area of .28 sq. mi. with, according to the Planning Dept., an approximate population of 7,061 - thus reducing the population density to 25,218 people per sq. mile. The Planning Board gave final approval for this addition to the Plan area in February 2026 . There was, however, no legitimate reason to add Brookdale and the park to the Sector Plan area other than to dilute the population density of the Sector by almost 50% and skew the area demographics towards older, wealthier, whiter residents. The application to the Board cites connectivity issues, which are non-existent given the area to be used for parks and trails are either entirely on the GEICO property or across Willard Avenue and already under the jurisdiction of M-NCPPC. (Urban Design Study Maps 11, 13). Further, the Brookdale neighborhood has long-established connections to the Brookdale Neighborhood Park located on the GEICO property. The approval process for any developer's plans would allow for Planning Department and

Brookdale input on development of any trail/park space behind the GEICO building and other issues relating to being directly bordering the GEICO lot. It was an abuse of discretion to add Brookdale and the Willard Ave. Park to the Friendship Heights Sector Area so that the Department can hide the degree to which it proposes to pack more residential development into an already extremely population-dense area.

It is also hard to understand why the Department would engage consultant RCLCO to perform its analysis based on this significant enlargement of the sector plan area. Even with this artificially lowered population density, RCLCO admits that they found no truly comparable case studies. Their very first example, Alewife, was developed mostly on vacant land, next to no residential density. Even now, its density is way below that of Friendship Heights and includes no high-rise development! If they had known the true population density of Friendship Heights – without the Brookmont neighborhood and the Willard Ave. Park, I doubt they would even have included it. New Rochelle is equally inapposite, with a population exceeding 80,000 residents and development that more closely resembles a primary commercial node rather than a supporting one like Friendship Heights. The Brookwood case study argues for adding a major healthcare anchor to increase demand for medical office space. But Sibley Hospital is 10 minutes away. The only thing that would create a problem for our existing abundant medical offices, would be eliminating parking at The Collection and other areas. They must have parking to survive. The RCLCO study supports nothing in the Preliminary Recommendations.

Friendship Heights Village (as opposed to the entire 1998 Sector Plan Area) has the greatest population density in all Montgomery County

The Friendship Heights Village CDP (a significant part of the 1998 Sector Plan) has a population density greater than almost any other place in the entire United States (90,847.50 per square mile according to the 2020 Census). However, the Planning Department has chosen the only 2 parcels in the Village that are not high-rise and views them as Opportunity Sites for future high-rise buildings – eliminating the low-rise building and green open space in front of 5550 Friendship Blvd (Parcel 4) and the low-rise development on what they call Parcel 6. The low-rise structure and open space at Parcel 4 bathes the Brighton Gardens assisted living building in lovely sunlight all afternoon, but the planners would deprive them of that and condemn our elders to live in the gloom. That is an abuse of discretion.

The Proposals are a Betrayal of the Promises Made to Residents of High-Rise Apartments in the 1998 Sector Plan

The 1998 Sector Plan embodies a sensitivity to preserving and enhancing the environment of not only the adjacent fine single-family neighborhoods of Brookdale and Chevy Chase Village, but also of the middle-class, high-rise neighborhood of Friendship Heights Village (The Village). That Plan made an important, explicit, promise to the then residents of the high-rise apartment and condo buildings along Willard and Friendship Boulevards and to those who later purchased units in these buildings, in reliance on these promises. The 1998 Plan recommends (in part) creating a new residential neighborhood of townhouses and low-rise apartments (not more than 4 floors) on the part of the GEICO site facing Willard Avenue. It specifically mentions Preserving views from existing high-rise apartment buildings by incorporating guide lines for the height and location of new development, and by tree preservation and planting.... (1998 Sector Plan, Neighborhood Preservation, page XXII) This promise is further delineated on page 27 of the 1998 Plan with the plan for a park on the GEICO lot at the corner of Willard and Friendship Boulevards:

The small urban park at the corner of Friendship Boulevard and Willard Avenue will help protect the views from the residential buildings in The Village of Friendship Heights of the new office development on the GEICO site. Ex. B

Indeed, the 1998 Sector Plan lists as one of its explicit objectives:

Consider the views of residents in the neighborhood to the west and in the apartments to the north. Put the highest densities and heights near Friendship Boulevard. Retain a human-scale environment with predominantly low-rise buildings. (See 1998 Sector Plan, p.63, Objective 4)

The current Planning Dept proposal would allow building heights up to 100' on the entire GEICO lot, and there is no longer any mention of a park at the corner of Friendship Boulevard and Willard Avenue on the GEICO parcel. As accessory structures required on a building's roof do not count towards the 100' height limit – antennas, solar panels, water towers, HVAC equipment, etc. they would add an additional 30'-40' of height. (Zoning Regulation 4.1.7C.2 and 3) The new plan also proposes a 100' height for the entire Saks lot and 200' height for The Collection area and even 250' on the adjacent lot! We currently have store-fronts along Wisconsin Avenue with mostly a human scale now. However, the proposal is for 200' buildings on the entire western side of Wisconsin Avenue. What is proposed would destroy the unique neighborhood that is Friendship Heights. This is not what Planning promised their goal was. All 100' heights currently proposed for or already approved for the GEICO lot and those proposed for the Saks lot should be zoned for nothing greater than four floors. No 200-250' heights should be allowed anywhere in the Friendship Heights Sector.

The Planning Department states that it plans to improve the pedestrian experience through building design, however their plan proposes to narrow the sidewalks and remove the beautiful bricks! (See Ex. D, Slide 44 of the February 12, 2026 Preliminary Recommendations to the Board.) Walking through a canyon of 200' buildings along Wisconsin Avenue along narrow sidewalks will in no way improve the pedestrian experience.

The current Sector Plan proposals would not, as they promise, strengthen the identity of this unique urban neighborhood. They would destroy it as Friendship Heights would be gradually turned into downtown Bethesda – or worse – exactly what many of us told the Planning Department we do not want.

Those of us who live sustainably in middle-class high-rises like mine (The Willoughby) which already consists of close to 40% renters, are treated as second-class citizens and their interest in a pleasant and stable place to live ignored, in service to delivering what developers are always seeking – the financial returns offered only by very high-rise developments.

While the new Sector Plan Proposal abandons the plan for the park on the corner of the GEICO site directly across from the Willoughby Condominium, this could be the perfect place for the kind of Placemaking which the Planning Department pays lip service to (Slide 42, Feb. 2026 Presentation). A good-sized park, perhaps with a fountain – that could become a skating rink in winter – like the one in Georgetown. This would be a huge draw for families with children from all the surrounding neighborhoods, would help preserve our views, as we were promised, and would support all of the County's Place Making Goals. While Planning tries to bribe us to agree to incredibly dense development in order to obtain amenities, this would be the perfect opportunity for a public-private partnership in which Montgomery County could contribute to the cost of such a park which would both preserve views from the high-rises (as promised) and provide an incredible neighborhood – indeed area - attraction. RCLCO specifically mentioned how public-private partnerships could be important to realizing a community's full potential.

What works quite well now is that the GEICO building is set well back from the corner of Willard and Friendship Blvd – preserving views from the high-rises on the north side of Willard and from The Highland House West apartments. A large park at this corner makes much more sense than at the southern end of the GEICO lot which faces Wisconsin Place and the old Lord and Taylor buildings (which may soon be DC's new bus terminal) and does not front any residential area. Indeed, why not incentivize the re-purposing of the GEICO buildings for housing? They were designed by a famous mid-century architect! This would serve Montgomery County's important environmental goals.

Planning Department Goals Can Be Met in Less Destructive Ways

At the outset, the Preliminary Recommendations of the Planning Department state:

The goal of this Plan update is to reinvigorate Friendship Heights, identify opportunities for appropriate growth and increased connectivity, and strengthen the identity of this unique urban neighborhood.

The Proposed Plan Will Not Reinvigorate Friendship Heights and it will Destroy its Unique Identity

The Planning Department recognizes that Covid was a major disaster to retail and office use (as it was everywhere) because businesses were required to close and people were told to stay home. This was followed by repeated wide-spread looting of the many retail businesses in Friendship Heights and elsewhere. Since we were not allowed to go out and shop, everyone learned how to shop online and order food for takeout and businesses that could, started offering remote work from home options. After 2 years of this, things will never quite be the same. Friendship Heights suffered greatly as did almost every other area of the country.

Nonetheless, Friendship Heights is now returning to a vital and welcoming neighborhood with the retail sector coming back to life, on its own. On the DC side, Trader Joes, Total Wine, and TJ Maxx, and Wonder restaurant have recently opened and are providing wonderful local, affordable shopping opportunities. New restaurants are opening on the Maryland side – for example, the new chef-owned Japanese Eatery, Shibuya, on Willard Avenue and the Hunter's Hound and The Junction in the Collection have joined our old favorites: Meiwah, Lia's, and Alfio's, Clyde's, PotBelly, Chipotle, and Sushiko. and others. What had become empty store fronts on Wisconsin Avenue are now starting to fill with new businesses. The Collection still features Tiffany's and a number of other businesses have joined it: Sareh-Nouri, DePandi, Brooks Brothers, Porsche, and Federal Title & Escrow. The building also features some medical offices as well as Red Panda Art Studio, a draw for many local families. The NailSaloon and Whyte House Monograms are still very lively. The Shops at Wisconsin Place, anchored by Bloomingdales, has a number of vacancies but those vacancies will disappear as interest rates decline and the market continues its recovery. The RCLCO study recommends this site for possible hotel construction.

While I recognize that the Planning staff have held a number of community visioning meetings, they nonetheless appear to lack any substantive familiarity with the Friendship Heights of 2026. This is already an amazing community with daily walking groups, low-cost exercise classes, and free concerts virtually every week at the Village Center as well as

monthly art exhibits depicting the work of local artists. The Friendship Heights Neighbors Network organization is at the center of many group activities and outings. During the summer, there are frequent concerts at the amphitheater behind The Collection. The area fills with young families and older individuals who come to enjoy the music and watch the children dancing and climbing all over the steps. I know because my friends and I attend these concerts. It is a wonderful place both for the music as well as the people-watching, and there are multiple options for food: a picnic brought from home or supper at one of adjacent restaurants. While the Planning staff acknowledges the existence of the amphitheater, they clearly haven't attended any of the concerts there. Instead, they would simply re-zone the entire area for 200' and 250' heights. That would destroy this active, lovely neighborhood amenity. This is an abuse of discretion.

One of the planners at the February neighborhood presentation referred to the small park at the corner of Willard and Friendship (The Willoughby Park) as unwelcoming, in part because there is fencing on part of the side of the park. I struggle to understand that description. At the entrance to this park is a very large, gorgeous, metal sculpture called a Sundial Globe – an attraction that draws many parents and children. The park is accessible to all, meticulously maintained, well-lit at night, with numerous benches for relaxation and conversation. Indeed, the Department's 2024 Urban Design Study documents that many survey respondents indicated that they use Willoughby Park regularly. Please note this was a challenging lot to design given the steep change in grade of what used to be called the Willoughby Gulch, and the landscape architect did an excellent job. The 3 levels of the park allow privacy for more visitors to chat quietly or watch their children play. Want to make the park better? How about the County offer the Village (or whoever the actual owner is) a small playground spinner or jungle gym for the park as part of a Public-Private initiative? As for the fencing mentioned: The only fencing there is necessary to protect park users from falling over slopes that are there because of the inherent grade changes. There is no fencing along Willard Avenue or at the corner with Friendship Blvd. There is no gated entry anywhere. Planning staff has clearly spent no time in this park.

What makes sense is to add low-rise residential of not more than 4 stories and large parks and open space because Friendship Village already provides enough high-rise density. Please keep in mind what RCLCO referred to in their study: Downtown Bethesda is the primary commercial core in the area. They identify Friendship Heights as a supporting commercial core. We can't compete directly with Bethesda and it would be a mistake to try. They stressed the importance of aligning with community priorities. (RCLCO p.2) The primary community priority is to allow for redevelopment that keeps one of the major goals of the 1998 Plan in place: the protection of views for the residents of the Village and Highland House apartments and keeps all development – whether office or residential - to very moderate heights.

The Friendship Heights Sector Area Already Includes Lots of Affordable Housing

The Summary of Community Visioning states that Affordable housing emerged as a central priority, with participants highlighting the need for diverse, attainable options for seniors, young families, and first-time homeowners....

All of these options are already available in abundance in Friendship Village -- a decidedly middle-class, high-density part of the Sector Plan. The Census Bureau reports the medium household income of the Village CDP as \$119,384 for 2024. Only 38.6% of housing is owner-occupied and 61.4 % is rented in the Village. Indeed, the level of rentals in my building, The Willoughby, is approaching 40% which is the limit for FHA guaranteed loans. These high-rise buildings offer a large variety of unit sizes from efficiencies to 3 bedrooms. There is something for everyone in the Village, including first-time home buyers and renters. The high-rises in the Village are full of seniors as well as more and more young families as seniors move on to other options or pass away. The Willoughby has such a strong contingent of young families, there is an organized, advertised weekly playgroup for the youngsters. Clearly, the Planners haven't seen the public school buses making their rounds at the buildings picking up and dropping off the numerous school students.

The point is made that most buildings in the Village were built before Moderately Priced Dwelling Units were required. What needs to be added is that the older high-rises in the Village are ALREADY moderately priced and offer a large variety of differently-sized units for singles and families and a percentage of any new townhouses on the GEICO and Saks sites would, of course, contribute to the total. According to the Census Bureau, Village buildings are full of people of every color, nationality, age, and income level. 31% of residents speak a language other than English at home and 35.7% identify as a race other than white. Many of the condominiums offer housing for their moderate- income building staff. The only real luxury buildings in the 1998 Sector Plan area are the 3 Somerset House Condominiums to the north of the Village (and now the fine Brookdale Community that was added).

Appropriate Growth - The RCLCO Study Confirms that Townhomes would be financially feasible

RCLCO could not identify other transit-oriented, small urban areas in a major metropolitan area that are truly comparable. If they had known the true density of the 1998 sector plan, the comparisons would have been even more difficult. It is notable, however, that their main take-

away emphasizes the importance of clear alignment with community priorities. (RCLCO Exec. Summary, p.2) This latter is what is completely missing from the Planning Department's proposals.

RCLCO analyzed several Sector Plan sites in other states to ascertain the feasibility for future development in Friendship Heights. Their assessment was that residential (as opposed to commercial) development is the most feasible at this moment, with both townhomes and multifamily buildings as viable, however, they were apparently not made aware of the promises to the high-rise apartment dwellers made in the 1998 Sector Plan. I suspect that they would consider those promises as very important given their advice that successful plans demonstrate clear alignment with community priorities. Townhomes, and low-rise buildings of not more than 4 floors, which will not block the existing views of current Village apartment dwellers and will confirm the promises made in the 1998 Plan, are clearly supported by the RCLCO study: Townhomes carry less market risk, require smaller upfront investments, and allow sales proceeds to be realized sooner, which can be appealing to developers.

Conclusion

My hope is that the Board will vigorously question the Planning staff about the wisdom of the fundamental changes proposed for our neighborhood and consider how they would feel if these were to apply to their own neighborhoods, such as Takoma Park. The height changes from 35' to 100' on the GEICO and Saks lots. The change to mostly 200' (!) along Wisconsin Avenue, the Bloomingdales-Wisconsin Place area, and The Collection site (with some heights proposed for 250'!!). Their now clear plan to turn our lovely family friendly neighborhood into non-stop canyons of high-rises on narrowed streets is unveiled in the Proposed Mapped Height slide number 26 and slide number 44. This and the plan to abandon the promises to us in the 1998 plan was never proposed during the community visioning. We see now what seems to have been the agenda all along. My feelings about a hidden agenda are supported by the fact that Planning Staff refused my request for the RCLCO documents supportive of their Executive Summary. I had to file a Maryland Public Information Request in order to obtain that basic document! They also stated in response to my question, in an open meeting, that the Department had no recommendation for bike lanes along Wisconsin Ave. The next day I reminded the planning staff that they had an obligation to make such a recommendation under their own sector plan Scope of Work, and that I had seen such bike lanes on a map at one of their community visioning processes! They finally responded that I should reach out to MDOT and the State Highway Administration with my thoughts about bike lanes. Finally, they said they wouldn't provide their population density figures for the other Montgomery County Metro stop sector plans! None of this engenders trust in the planning process.

The 1998 Sector Plan should remain as it was originally approved with its promises to those of us who live here fully intact. Mapped height restrictions should remain as is with the exception of the 100' height along Willard and Friendship which should revert to the original 35' height. Please do the right thing. Please do not participate in the destruction of Friendship Heights. That would be a clear abuse of discretion and will invite lengthy litigation.

P.S. It is shameful that Montgomery Planning is facilitating the destruction of the GEICO building, at tax-payer expense through C2R incentives, after specifically calling it out in 2011, in its Third Place Blog, as its Building of the Month - a fine example of mid-century International Style architecture designed by a famous architect. To my knowledge they have not made the Planning Board aware of this fact.

A few thoughts: (1) Ensure third spaces have an ability to host music and performances, ideally with an electrical outlet. (2) Keep pushing bike lanes, as we need to get cars off the road and make biking safer. (3) The linear park between Friendship Commons and Brookdale is critically important, to ensure a buffer between the two communities but also to be active and welcoming and lead people to Brookdale park, and we look forward to seeing this balance play out in its design. (4) Protect mature trees throughout the project and plant only native plants and trees when needed.

I am at a loss as to how to revitalize FH. I realize folks are trying but nothing seems to stick. Wondering also how to get more young families involved, as only older/retiree types tend to show up at meetings and give feedback, etc.

Our household is very supportive of the plan in general. We like the attention to trees and community space. We are not supportive of the playing field idea - there should be attractive community space for all to use. The fields off Western, for example, are largely unused and are a waste of scarce green space. We would like to see the development move forward as quickly as possible with minimum disruption, but Friendship Heights needs the new housing and a younger population.

It is important that amenities which promote exercise activity, health, team building community be available to all existing residents. The baseball field brings in more traffic and congestion. Basketball courts, tennis courts, pickleball courts, playgrounds are a far better use of land and will attract young families. Right now, there no such outlets near Willard and Friendship Blvd. Please comment.

How does the Planning Board plan to implement its recommendation to add more housing units available to renters, families, seniors, and persons with disabilities?

Keep the existing sector plan requirement for a ballfield at Western Ave and FH Blvd. Keep expansion of Brookdale Park to the North. Do not allow removal of specimen trees.

2. I and almost everyone who lives in the Village of Friendship Heights oppose the new height limits on Parcel 4 and Parcel 6 - the Shoemaker lane parcel and the medical building at Friendship Boulevard and N. Park Ave. Building to the height limit in the proposed plan will seriously decrease the quality of life in Friendship Heights due to reduced sunlight, additional traffic, and additional noise. And our property values will go down.

3. Since Comment #2 is a widely-held view, what have you done to adjust your plans? The Planning Board listening to community views but not acting on those views is wrong and does not represent meaningful community participation.

As a resident of Brookdale, I address the following comments to both the development and Sector Plan review teams because the proposed redevelopment of the GEICO property is subject to BOTH the 1998 Sector Plan and the ongoing Sector Plan review process. Although parallel, these processes involve significant overlap and cannot be considered in isolation from one another. What happens as part of EYA's Phase I will affect and constrain planning considerations for the new Sector Plan, which in turn will form the basis of EYA's anticipated Phase 2.

Environmental and open space parameters that are fundamental to the requirements set out in the 1998 Sector Plan remain in force. EYA is accordingly obligated to substantially conform its Preliminary Plan and related development documents to the specifically identified development profiles enumerated in the 1998 Sector Plan. The plans EYA submitted to Development Review in March for its Phase 1 project fail to reflect these requirements and must be revised as discussed in detail below in order for the Planning Board to be able to find that the proposed development substantially conforms to the 1998 Sector Plan.

As requested via e-mail of Elza's team following our discussion on April 23, please provide the relevant contact information for the person coordinating DPS' review of GEICO's demolition plans.

Atara has remarked in several meetings with the community that the Sector Plan team has not heard many comments from Brookdale residents about the Sector Plan. As we have pointed out, the bifurcation of the development review process from the Sector Plan process has made it extremely difficult for many community members to determine WHAT to comment on. Abner Oakes and I have been fielding daily questions from our neighbors and are

encouraging them to provide comments - so we hope you are starting to hear from those of us in Brookdale. Brookdale's residents appreciate our ongoing opportunities to engage with Planning Board staff and have been attending the scheduled Sector Plan update meetings in robust numbers - so lack of engagement is not the impediment here.

I urge the Montgomery County Planning Board to ensure that EYA, the proposed master developer for the redevelopment of the GEICO site, substantially conforms to the recommendations of the 1998 Sector Plan and adheres to the binding elements to which GEICO and its successors in interest are subject. The current Preliminary Plan application #120260140 and its accompanying documents Natural Resources Inventory/Forest Stand Delineation Plan # 420251680 and Site Plan #820260120 fail to reflect either (a) the development goals of the 1998 Sector Plan or (b) the binding elements the District Council imposed in Resolution No. 13-1461 approving Local Map Amendment G-760 on October 13, 1998. The Planning Board reinforced the continuing applicability of the binding elements in its Resolution of November 24, 2025, which permitted the removal of proposed office development from Preliminary Plan No. 11999039A.

The discussion below focuses on how EYA must come into substantial conformance with the 1998 Sector Plan and enable the Planning Board to make its required finding on a responsive development proposal and well-developed record.

At a minimum, the Preliminary Plan application materials EYA submitted in early March must be revised to reflect the following (all references are to the Friendship Heights Sector Plan adopted on March 18, 1998):

GEICO SITE:

Objective 5 (p. 63): Retain the park-like characteristics of the site, preserve existing mature trees, where possible, and expand the amount of usable green space to meet residents' recreational needs. (Emphasis added.)

To substantially conform to these recommendations, the proposed development plans must be revised as follows:

Preserve all of the specimen trees along Willard Avenue, which are major character-defining elements of the community and provide environmental benefits that would take decades to restore if the trees were to be removed. There is a simple solution here: keep the proposed multi-family buildings within the footprint of the existing GEICO building along Willard Ave. and do not encroach on the existing trees.

Preserve the existing 3.77 acre Brookdale Park as described in more detail below, and add an additional acre to Brookdale Park.

Add an additional open space to the north of existing Brookdale Park.

Provide a greenway buffer with a hiker-biker trail to connect Western Avenue and Willard Avenue, maintaining clearances and right-of-way widths as discussed in more detail below.

Provide an open space of sufficient size to accommodate a multi-sport playing field along Western Ave.

Design Guideline 2 (p. 69): Create a residential neighborhood with a variety of residential units, from townhouses to multi-family homes

Locate multi-family structures primarily along Willard Avenue. Building heights should not exceed four stories.

The maximum building heights of townhouses along the border with the Brookdale neighborhood should be 35 feet to ensure compatibility.

To substantially conform to these recommendations, the proposed development plans must be revised as follows:

Limit the height of multi-family structures along Willard Avenue to no more than four stories.

Limit the height of townhouses that border Brookdale to no more than 35'.

Design Guideline 3 (p. 69): Provide a greenway that includes a neighborhood park and two additional open spaces for Brookdale and the new residential neighborhood.

Design the greenway to form a buffer between Brookdale and the higher-density development and include the following:

The existing Brookdale Park

Tree-save areas and enhanced plantings

Pedestrian and bicycle connections from the adjoining neighborhoods

Recreation facilities to accommodate the needs of the new neighborhood, in accordance with the County Recreation Guidelines

A Class I hiker/biker trail connecting the western portion of the site on Willard Avenue to Western Avenue

Maintain a minimum width of 70' between the Brookdale boundary line and any building or curb on the GEICO site. Dedicate a 50' wide right-of-way between Western Avenue and Sherrill Avenue and 70' between Sherrill Avenue and Willard Avenue. Although the greenway may meander through Brookdale Park, the bikeway should be located no less than 30' from the Brookdale boundary in all other locations.

To substantially conform to these recommendations, the proposed development plans must be revised as follows:

The greenway buffer must maintain the widths and clearances set forth in the Sector Plan. As one example: as currently proposed, the greenway near Sherrill Avenue must be moved further east as it passes behind the houses on Dalton Road.

Preserve the existing 3.77 acre Brookdale Park by expanding the children's play area in the portion south of Dalton Road, retaining all trees in the existing area north of Dalton Road, and improving the remaining playing surface to accommodate multiple sports including basketball, volleyball, and pickle ball.

Design Guideline 4 (p. 70): Provide two new open spaces as part of the greenway.

One new open space to the north of Brookdale Park

One along Western Avenue

To substantially conform to these recommendations, the proposed development plans must be revised as follows:

The open space along Western Avenue must be of playing-field size as shown on Fig. 33 (p. 68).

The open space north of existing Brookdale Park and the greenway buffer must be of playing-field size as shown on Fig. 34 (p. 68).

The County must clarify the scope of property interest it will require EYA to convey and the schedule of conveyances for: (a) existing Brookdale Park and additional one acre, (b) the greenway buffer, (c) the playing field open space to the north of Brookdale Park, and (d) the playing field open space at Western Avenue.

We note that additional environmental considerations, such as stream restoration and the mitigation of significant drainage discharge from Brookdale Park, remain to be addressed as EYA corrects and refines its development proposal.

I appreciate your consideration of these requested revisions to bring the proposed redevelopment into a minimum degree of conformance with the required Sector Plan goals.

Please add more protected bike lanes! Wisconsin and Connecticut especially are terrifying roads to navigate and speeding cars are a menace. A *protected* bike lane would be a boon for cyclist and non cyclists alike, and help connected the DC and MD sides of Friendship Heights. I'd also like to see more planning integration between the two sides and less NIMBYism generally. Anything to make walkable, street level commerce possible and less car centric 1950s style planning. More green spaces and pedestrian crossings would make these long blocks less forbidding.