ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
WAKEFIELD CHEVY CHASE FORT GAINES SPRING VALLEY

c/o Lisner Home 5425 Western Avenue, NW Washington, DC 20015
https://anc3e.org

Resolution Regarding Redevelopment of GEICO Property

WHEREAS:

1. EYA has presented final plans to redevelop much of the GEICO property in Friendship Heights, MD. Their proposal for the first phase of development is consistent with the currently approved sector plan for the site and would deliver 520 housing units comprised of 184 townhomes and 336 units split among two multi-unit buildings over the northwest portion of the 26 acre site.

2. The first phase of development includes no retail components.

3. The currently approved sector plan dates to 1999.

4. The current site plan includes significant green buffers and open space but no discernable recreational components.

5. The current GEICO building has an elevation of 100 feet. The two proposed multi-unit buildings top out at 85 feet and the existing buildings across Willard Avenue top out at 200 feet.

6. A portion of the property on the southeastern corner of the lot where Friendship Boulevard meets Western Avenue immediately across the street from ANC 3E is proposed for zoning revisions in the current Friendship Heights Sector Plan. This section was previously envisioned to include high rise office buildings likely to house the GEICO headquarters. This portion of the lot is proposed for upzoning as part of the Friendship Heights Sector Plan and will likely include two or three large multi-unit residential buildings with ground floor retail.

7. When the Bloomingdale's property immediately across the street from this property was re-developed 15 years ago it included a significant public plaza and a full size recreation center and included a 20 story apartment building.

NOW THEREFORE BE IT RESOLVED:

ANC 3E believes the current Phase 1 plans for this site are flawed for the following reasons:

1. The lack of community amenities. Given the vastness of this site and potential for significant housing, ANC3E believes the redevelopment of this parcel should include significant community recreational amenities. We believe an appropriately dense site plan that utilized vertical real estate would have left room for a much needed regulation sports (soccer/lacrosse/field hockey) field that could have also served as a buffer to the single family homes in Brookdale.

DRAFT

2. Within the current proposal, we believe there is still room within the existing footprint for at least some of these publicly accessible recreational amenities:
    - Accessible playground for all abilities (similar to Clemyjontri in McLean, VA)
    - Bodyweight exercise equipment and workout area for aging neighbors
    - Small turf area with sports goals (e.g., soccer, field hockey, lacrosse)
    - Fenced-in "Green" with lawn games including ping pong, life size Jenga, chess and bocce
    - Dedicated retail kiosk area (e.g., mini permanent shed-size) to support and encourage local minority, women-owned, and inclusive businesses staffed by individuals with intellectual, developmental and physical disabilities.
    - Dog park
    - Skate park
    - Bocce Courts
    - Pickleball Courts
    - Disc golf course potentially also utilizing Brookdale Park and Willard Park
    - Splash park
    - Mini golf course

3. We believe Phase 2 must include a significant recreational amenity and that an outdoor public swimming pool would be the optimal amenity.

4. Too much parking

5. Not enough housing. A mere 520 units is inadequate for a 26-acre parcel adjacent to the metro and multiple bus lines. For example, the Wardman Park development in DC sits on 9.5 acres and holds nearly 900 units. This project is an inefficient use of precious urban space. The GEICO project, even with merely 2000-3000 units, would still have ample outdoor space and community amenities. The approved plans for 5333 Wisconsin Avenue within ANC 3E included 350 units in one building taking up 1 acre of land.

6. Too low density – townhouses and low-rise buildings adjacent to a metro stop and bus station across the street from 20 story buildings.

BE IT FURTHER RESOLVED:

1. ANC 3E also supports the bike lanes currently included in the site plans for this proposal along Friendship Boulevard and Willard Avenue and urges EYA to make accommodations for this bike infra as soon as possible.

2. We believe the site plan is thoughtful and appreciate the linear park to the west of the site as well as the well-designed plans for pedestrian circulation.

3. We share concerns expressed about the loss of mature trees in the buffer zone to the west of the project and urge EYA to find ways to preserve as many of these trees as possible.

4. ANC 3E respectfully asks Montgomery County and the developer revise the plans to ensure the 26 acres adjacent to a major urban transportation center are used in a more appropriate manner and specifically requests that the heights in the two multi-unit buildings be greatly

increased to match the heights of the existing buildings across Willard Avenue and the proposed heights in Phase 2.

ANC 3E authorizes Commissioners Amy Hall and Tom Quinn to testify or submit any filing, letters or resolutions on behalf of the ANC at any proceedings connected to the above-referenced proposal and planning process.

The resolution passed by a vote of 0-0-0 at a properly noticed meeting held on July 21, 2026, at which a quorum was present, with Commissioners Bender, Cohen, Gianinno, Graff, Hall, Mitchell and Quinn in attendance.

ANC 3E

_____

by Jonathan Bender
Chairperson

DRAFT