

Testimony of Mr. Scott Parker

Board Member, Spring Valley West Homes Corporation

My name is Scott Parker. I'm a Board Member of the Spring Valley West Homes Corporation (SVW), a not-for-profit HOA that services the common needs of 157 homes and the resident families. The nine Board members are elected by the homeowners, and we hold open meetings quarterly.

As I and other Board members have repeatedly stated before ANC 3D, the general sense of our homeowners is that *they do want the site developed*, preferably with a townhouse-like development that would fit better with the surrounding community. The only glimmer of attraction to Valor's otherwise undesirable design and density was the proposed inclusion of a "full service grocery store", the promised "amenity", as Mr. Lansing again reminded us on January 7. Unfortunately, that's not what's been offered to us, so the glimmer is gone.

"Mom's Organic" is not a full-service grocery store, so its benefits to the existing community residents would be very limited. As a member of the opposition, you would expect me to devalue Mom's Organic, but you don't have to take my word for it. Here's how the independent Washington Consumer Checkbook characterizes Mom's Organic. In terms of overall grocery store prices, Mom's isn't given a rating, because the ratings are based on "a complete market basket of 154 items"; the full range of products that our families buy from full service grocery stores. Mom's Organic doesn't offer enough typical items to qualify (see attached exhibit) for listing as a full-service grocery store. Mom's doesn't offer any non-organic products, which covers a lot of things all of us buy regularly. Please do a personal test of Mom's degree of "full service" and *see what you cannot buy*. In contrast to Mr. Kravitz' testimony that his neighbors are excited about Mom's, the SVW homeowners at our January 8 annual meeting were *disappointed* by the choice. Frankly, by the time the proposed development would be complete, the Wegman's on Wisconsin Avenue would be open, and it's the highest rated, truly full-service grocery store in the DC area. *We'll be happy to wait for the real thing.*

In view of the limited value of Mom's Organic, the benefit is significantly outweighed by the negative impact of the increase in dwelling unit density. In the revised proposal, there isn't any reduction from the previous 219 dwelling units, so the implied population and vehicle density increases would be the same. To visualize what that increase in density means, you must include 15 full blocks in AU Park around the site to get to 219 dwelling units. The addition of Ladybird would double the dwelling unit intensity in the then-existing 16 block area. If you live in a single-family home, think about the effects of doubling the dwelling unit density in your own neighborhood.

There is one other still-missing aspect of the proposal that the SVW homeowners requested at the very first meeting with Valor's representative in October 2016; *can you offer condo units, not just rentals?* **The lack of any condo purchase options makes the development a high-priced alternative for empty nesters wanting to downsize.** Despite subsequent meetings with Valor, Valor confirmed recently that only the five townhouses *may be* condos. So, at least 214 of the total 219 units would all be rentals. Why is this option so important to us? Because the after-tax cost of a 2 BR or 2 BR plus den unit would be at least \$1000 per month more than their currently owned home. Unlike a purchase, where the mortgage interest is deductible, the full price of the unit is an after-tax real cost. With comparable 2 BR ~ 1100+ square foot units at the *Avalon at Foxhall* near Ward Circle currently renting at between \$3,000 and \$3,500 per month, the down-sizing from a 3 BR home in AU Park or Spring Valley would be to both a smaller and more expensive unit. Not very attractive! Condos do carry monthly fees, but balanced against the total lack of capital appreciation, which has ranged from 2% to 5% over the recent years in DC, where's the benefit to current community residents of moving to a smaller, more expensive Ladybird unit? Once again, the current community residents get nothing of substance in return for a significant increase in density. No thanks!

Thank you for this opportunity to testify.

Grocery Store Prices¹

TABLE 1

Checkbook's price comparison scores for our market basket of items

	For complete market basket of 154 items	Allowing for substitution of the cheapest brand for about one-sixth of the items	Seeking cheapest way to buy items, allowing any size ²	For produce only	For produce only, allowing any size ²	For meat only	For meat only, allowing any size ²	For nonperishables only	For nonperishables only, allowing any size ²	Variety—percent of items found in store	
										For complete market basket	For market basket, allowing any size ²
AVERAGES	\$100	\$95	\$84	\$100	\$89	\$100	\$88	\$100	\$79	82%	86%
Surveyed Grocery Stores											
PriceRite, 2042 Daniel Stuart Sq, Woodbridge, VA	\$81	\$73	\$76	\$78	\$74	\$89	\$83	\$80	\$75	54%	65%
Walmart Supercenter, 11181 Lee Hwy, Fairfax, VA	\$82	\$75	\$76	\$78	\$74	\$90	\$81	\$82	\$76	85%	89%
Walmart Supercenter, 99 H St NW, Washington, DC	\$87	\$82		\$88		\$92		\$82		68%	
SuperTarget, 9900 Sowder Village Sq, Manassas, VA	\$90	\$83	\$86	\$96	\$94	\$103	\$102	\$85	\$81	87%	90%
Target, 3100 14th St NW, Washington, DC	\$91	\$86		\$106		\$101		\$86		79%	
Wegmans, 11620 Monument Dr, Fairfax, VA	\$95	\$91	\$86	\$105	\$88	\$102	\$87	\$91	\$84	72%	75%
Food Lion, 12675 Laurel Bowie Rd, Laurel, MD	\$96	\$90		\$82		\$88		\$101		81%	
ShopRite, 12028 Cherry Hill Rd, Silver Spring, MD	\$97	\$93		\$97		\$84		\$102		99%	
Giant, 5400 Westbard Ave, Bethesda, MD	\$100	\$96	\$94	\$99	\$96	\$102	\$101	\$101	\$92	89%	92%
Giant, 1454 Chain Bridge Rd, McLean, VA	\$102	\$98		\$97		\$93		\$107		84%	
Shoppers, 6360 Seven Corners Center, Falls Church, VA	\$102	\$96	\$95	\$110	\$105	\$102	\$96	\$101	\$92	94%	95%
Wells, 9270 All Saints Rd, Laurel, MD	\$102	\$98		\$112		\$96		\$102		90%	
Harris Teeter, 2425 N Harrison St, Arlington, VA	\$103	\$96		\$87		\$113		\$104		94%	
Giant, 1280 East West Hwy, Silver Spring, MD	\$105	\$100		\$101		\$98		\$108		87%	
Safeway, 5000 Bradley Blvd, Bethesda, MD	\$111	\$105	\$105	\$120	\$114	\$99	\$96	\$112	\$104	94%	96%
Safeway, 5821 Crossroads Center Way, Falls Church, VA	\$111	\$103		\$109		\$108		\$112		95%	
Safeway, 1100 4th St SW, Washington, DC	\$111	\$103		\$108		\$112		\$110		97%	
Snider's Super Foods, 1936 Seminary Rd, Silver Spring, MD	\$112	\$108		\$111		\$107		\$115		93%	
Whole Foods, 1440 P St NW, Washington, DC	\$118	\$123		\$107		\$150		\$113		19%	
Surveyed Warehouse Clubs											
Costco, 10925 Baltimore Ave, Beltsville, MD	— ³	— ³	\$69	— ³	\$81	— ³	\$75	— ³	\$60	12%	40%
Sam's Club, 610 N Frederick Rd, Gaithersburg, MD	— ³	— ³	\$70	— ³	\$74	— ³	\$80	— ³	\$63	3%	48%
BJ's, 101 S Van Dorn St, Alexandria, VA	— ³	— ³	\$78	— ³	\$92	— ³	\$79	— ³	\$67	8%	61%

FOOTNOTES:

¹The data reflect only the specific store checked; others might vary differently. Note that there may be quality variation in fresh

meats, produce, or cheapest brand items. See article text and the box on page 87 for explanations of research methods and dates.

²Data for this column were collected only for some of the stores. ³Insufficient data.