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October 4, 2019

Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission
zcsubmissions@dc.gov

Re: Case number 19-10 Valor Development, LLC Consolidated PUD Square 1499,
Lots 802, 803, 806, and 807, Letter in Opposition.

To Chairman Hood and Commissioners:

The Westmoreland Citizens Association (WCA) represents 990 households next to Westmoreland Circle just over the DC line in Bethesda. We support DC neighbors in opposition to the current plan by Valor Development. We shop in the area and welcome development, but Valor's plan is too dense.

Commuter traffic already faces bottlenecks all the way from Ward Circle. The data showing 280 additional vehicle trips per hour on weekday afternoons and similar on weekends will increase bottlenecks. DDOT has struggled to fix the bottleneck from crosswalks at Ward Circle; the proposed HAWK signal will cause additional backups and is unnecessary given the nearby traffic lights at 48th and 49th Streets.

This neighborhood is the closest shopping and dining area to WCA, but it is still a drive for most of us. The potential harm to retail business is related to insufficient onsite parking (and assumptions of parking need) in the Valor plan. If new residents (and visitors) park in the neighborhood, it will constrain customers from reaching the retail businesses. For our neighborhood, it will probably mean spending money in Bethesda rather than DC.

The character of the residential and commercial surroundings demands a smaller building on the SuperFresh site in order to house the needed cars and be compatible. And, importantly for its tenants, for immediate DC neighbors, and for WCA visitors and commuters, the additional congestion from a smaller footprint can more readily be absorbed.

Respectfully submitted,

Celia Martin
President, Westmoreland Citizens Associations

ZONING COMMISSION

District of Columbia
CASE NO.19-10
EXHIBIT NO.158