



**BOARD OF DIRECTORS**

**President**

Celia Martin

**Sr. Vice Presidents**

JoAnn Nulsen

Russell Deighton

**Vice Presidents:**

Westgate

Dana Rice

Yorktown Village

Sharon Briley  
Whitehouse

Westhaven

Fred Atwood

Spring Hill

Emily Lange

Overlook

Paul Van Nice

Westmoreland Hills

Courtney Chase  
Alexander Boyle

Treasurer

Anne Bowen

Secretary

Chris Hudgins

Community Affairs

David Forman

December 27, 2018

Zoning Commission of the District of Columbia  
441 4th Street NW  
Suite 210S  
Washington DC 20001

Re: Case number 16-23; Proposal for Design Review and Development by Valor Development on Square 1499, Lots 802, 803, 806, and 807, in American University Park; Letter in Opposition.

To Chairman Hood and Commissioners:

The Westmoreland Citizens Association (WCA) represents 990 households next to Westmoreland Circle in Bethesda. We oppose the current plan by Valor Development for a 4-6 story, mixed use building on the site of the former SuperFresh grocery located at 4330 48th St. NW. We shop in the area and welcome development, but Valor's plan is too dense and will cause traffic congestion at most travel times and hurt retail because of the pressure on parking.

Many of our residents commute through and shop in the area across the street on Massachusetts Avenue, and traffic is steady throughout the day. Commuter traffic already faces bottlenecks all the way from Ward Circle. Full build-out must be factored into density pressure measurements; current data is over 12 months old.

Much of the traffic for the 219 residential units and proposed grocery store would pass through an alley with an entrance on 48th St. NW. This alley converges with Massachusetts Avenue, and Fordham Road. The "expert" report, which doesn't acknowledge the significant impact of that much additional vehicular traffic in that concentrated an area, is clearly flawed.

This neighborhood is the closest shopping and dining area to WCA, but it is still a drive for most of us. We have experienced and contributed to the increased traffic and parking needs from the successful two year old Millie's restaurant and the recently opened Pizzeria Paradiso. Compass Coffee will open soon, and these new establishments provide 210 interior seats, with another 64 for outdoor seating; the impact must be included in traffic and parking pressure estimates. Further, DC DOT has struggled to fix the huge bottleneck from crosswalks at Ward Circle; surely it will not accept the same bottle-necked impact from the developer-offered HAWK light, especially since it meets no clear pedestrian demand. Let's not cause congestion unnecessarily.

The character of the residential and commercial surroundings demands a smaller building on the SuperFresh site in order to 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  
WCA President  
wcapresidents@gmail.com