



COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D.C. 20004

Phil Mendelson
Councilmember At-Large

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July 31, 2006

Ms. Carol J. Mitten, Chairman
D.C. Zoning Commission
441 4th Street, NW 2nd Floor
Washington, DC 20001

RE: Z.C. Case 05-26 (2950 Tilden St.)

Dear Ms. Mitten:

Attached are two pages comprising a portion the District of Columbia Generalized Land Use Map (residential categories) adopted in the 1980s. As I noted in my testimony, the map is noteworthy for the lack of a street grid. With some effort, you can locate a blob of brown color in the area of Connecticut and Tilden. The precise area covered by this blob is completely unclear. That was the point of my testimony.

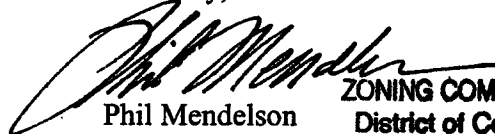
As testified, I worked on Council amendments to Ward 3 aspects of the comprehensive plan from 1989 through 1994. I was the only person responsible for the plan on behalf of then-Ward 3 Councilmember Jim Nathanson. Generally the land use designations followed the lines of existing zone districts. So the high density designation on Connecticut Avenue at Tilden Street was perceived as following the R-5-D line. Moreover, a reading of Councilmember Nathanson's amendments, and the Ward 3 Plan which he submitted (and I wrote) make clear that it was our intent that the Comprehensive Plan *not* call for upzoning.

In my testimony I noted a similarity with the Nebraska Avenue/Albemarle Street project. I recognize that the issue there was institutional designation on an R-zone site. The point was (and is) that the land use maps have mistakes. It was not the intent of the Plan at Nebraska/Albemarle – nor on Tilden Street some 200 feet east of Connecticut – to rezone or upzone. Rather, the plan represents *existing* land use in Ward 3. The 2950 PUD would instead change the zoning, because of a mistake on the map.

You asked me at the hearing about the Kennedy -Warren project (with which I was involved as ANC 3-C Chairman). That case raised different issues: whether the Ward 3 plan controls the land use element, and the meaning of the Plan's prescriptions regarding green space in the side yards of apartment buildings. Those are not the issues I have raised regarding 2950 Tilden.

I hope this information is helpful in the Commission's deliberations. Thank you for your interest.

Sincerely,


Phil Mendelson
ZONING COMMISSION
District of Columbia

enc.

CASE NO. 05-26 Ltr.
EXHIBIT NO. 154

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DISTRICT OF COLUMBIA Generalized Residential Land Use Policies Map

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legend

residential land use categories



low density

Single-family detached and semi-detached housing are the predominant uses.



moderate density

Row houses and garden apartments are the predominant uses; may also include low density housing.



medium density

Multiple-unit housing and mid-rise apartment buildings are the predominant uses; may also include low and moderate density housing.



high density

High-rise apartment buildings are the predominant uses; may also include low, moderate, and medium density housing.

housing opportunity areas



1. Miller Tract; 2. McLean Gardens; 3. Whitehaven Woods; 4. Columbia Heights; 5. Howard Gateway; 6. Fort Totten; 7. Kelly Miller; 8. Mount Vernon Square; 9. Market Square; 10. Pennsylvania Avenue; 11. Ellen Wilson Dwellings; 12. Greenleaf Gardens; 13. James Creek; 14. Arthur Capper;

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