

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: Zoning Commission
FROM: *ALS for* Andrew Altman,
Director
DATE: July 29, 2002
SUBJECT: Supplemental Report for a Map Amendment,
Forest Hills Tree and Slope Overlay District,
ZC Case No. 02-19

RECEIVED
DISTRICT OF COLUMBIA
JUL 31 2002
PM 2:25

REQUEST

At the Zoning Commission hearing of June 27, 2002, the Zoning Commission requested that the Office of Planning file the following items:

1. Copies of the Office of Planning PowerPoint presentation.
2. A map identifying all parkland abutting the boundaries of the proposed overlay district, including depicting the R-2 district along Soapstone Valley Park and R-5-D districts along Melvin C. Hazen Park and Rock Creek Park.
3. An explanation of how the Office of Planning determined the median lot size.
4. An estimation of the number of additional lots that could be created within Forest Hills.

RESPONSES

1. A paper copy of the Office of Planning June 27, 2002 PowerPoint presentation before the Zoning Commission is attached.
2. The "Steep Slopes" and the "Properties by Size" maps have been revised to include the labeling of the four parks (Fort Circle Park, Melvin C. Hazen Park, Rock Creek Park and Soapstone Valley Park) located within and around the boundaries of the proposed overlay district. The "Steep Slopes" map includes an overlay of the zoning districts, including the location of the R-2 district to the south of Soapstone Valley Park and the R-5-D districts to the north and south of Melvin C. Hazen Park. Copies of the revised maps are attached.
3. The applicant and the Office of Planning met concerning the median lot size. The Office of Planning explained that the median lot size noted in the OP final report was calculated using the applicant's data and the pre-programmed function of the Excel spreadsheet.

ZONING COMMISSION
District of Columbia

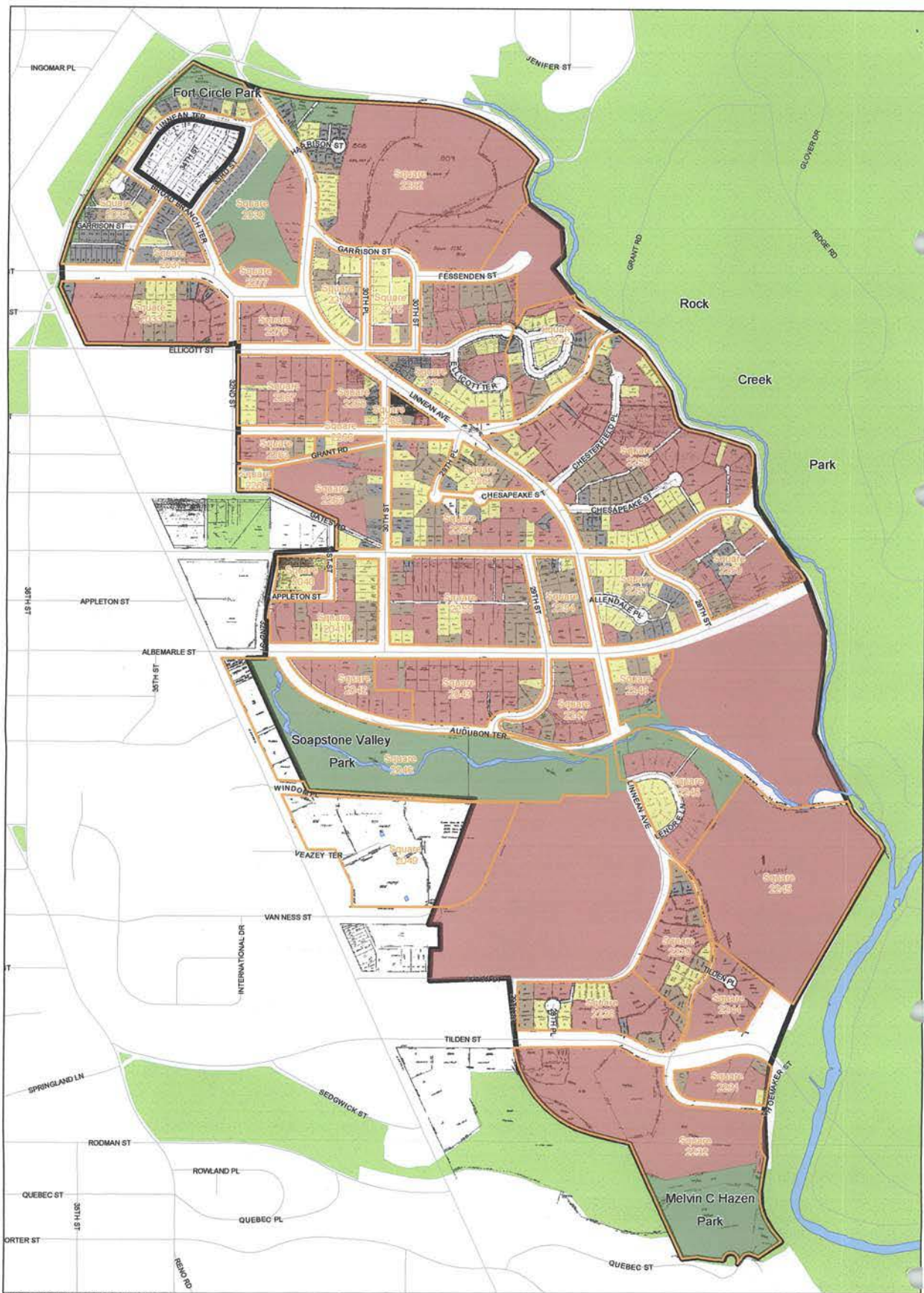
Case 02-19
Exhibit 155

ZONING COMMISSION
District of Columbia
CASE NO.02-19
EXHIBIT NO.155

4. The applicant and OP discussed the method of estimating an approximate number of additional lots that could be developed under the current zoning and development standards. It was agreed that the total available undeveloped land would be totaled, reduced by 18% to allow for public streets or other necessary public improvements, and then divide the remaining total by the minimum lot area for each zone.

Attachments

AA/sjm_{AICP}



C:\GIS\dist\Pending\2-Vue\dist\org\ForestHills\ForestHills1 to 17.mxd

N

Feet
 0 300 600

Properties by Size

- Less than 7500 sq ft
- 7500 to 9499 sq ft
- 9500 to 11999 sq ft
- 12000 sq ft and greater
- Not Classified (government-owned)

Study area

Rock Creek and tributaries

Squares

Parks Outside Overlay District

Street centerlines

Forest Hills TSP

Properties by Size

★ ★ ★ Government of the District of Columbia
 Anthony A. Williams, Mayor
 Office of Planning
 July 29, 2002



Forest Hills TSP