



COUNCIL OF THE DISTRICT OF COLUMBIA  
WASHINGTON, D.C 20001

Phil Mendelson  
Councilmember-At-Large

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April 18, 2002

Ms. Carol Mitten, Chairman  
D.C. Zoning Commission  
441 4th Street, NW Suite 220  
Washington, DC 20001

RE: Case 02-19 (Forest Hills)

Dear Ms. Mitten:

I am writing to support the set-down for public hearing of Case 02-19. This case proposes to map the tree/slope overlay district in the Forest Hills section of the District. I attended an April 16th community meeting on this case where it is clear there is widespread support for consideration of this case.

The proposal to map the tree/slope overlay in Forest Hills is consistent with the Ward 3 element of the Comprehensive Plan. For instance:

1406.5(a)(5) Stream valleys, which include Rock Creek Park (and its tributaries) and Glover Archbold Park: Development adjacent to these parks must be low density and shall be further restricted where advisable to protect unstable soils, eliminate runoff potential, and promote a green buffer between the built environment and these natural settings. Development of border areas must avoid any adverse effect (known or plausibly suspected) on these stream valley parks, including the water quality, flora, and fauna, and should minimize any intrusion on views from these parks;

(6) Neighborhoods developed over hilly terrain or near stream valleys (such as Barnaby Woods, Forest Hills, Hawthorne, Palisades, Spring Valley, and Woodland-Normanstone): Urban design should respect and perpetuate the natural features, low density, and usually wooded character of these built areas[.]

\* \* \*

1406.12 Additional public actions are as follows:

\* \* \*

(c) Map the Tree & Slope Protection overlay (11 DCMR § 151) in hilly areas throughout the ward in addition to Woodland Normanstone, particularly in areas adjacent to federal park lands[.]

\* \* \*

1409.4 Residential neighborhood objectives, policies, and actions are as follows:

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\* \* \*

(b) Several areas in the ward, because of their existing low density and "park-like" setting, require land use controls in addition to the requirements of R-1 zoning (the most restrictive zone district):

\* \* \*

(2) [The] Tree & Slope overlay should be considered and adapted for other park-like, hilly areas such as the Potomac Palisades and the portions of the Forest Hills and Barnaby Woods neighborhoods adjacent to Rock Creek Park and its tributary valleys[.]

Finally, before my election to the Council I had extensive experience with both the creation of the tree/slope overlay regulations and their mapping in the Woodland-Normanstone area. These regulations are an important tool in protecting the environmental and residential quality of neighborhoods adjacent to stream valley parks. I consider the effect of this overlay on the Woodland-Normanstone area to have had only beneficial impact. For all these reasons the Forest Hills petition should be considered and granted a public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Mendelson", written over the printed name.

Phil Mendelson  
Councilmember At-Large