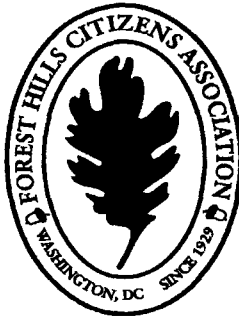


ZONING COMMISSION
District of Columbia

CASE NO. 02-19
EXHIBIT NO. 351



FOREST HILLS CITIZENS ASSOCIATION

**DEDICATED TO THE ENHANCEMENT, MAINTENANCE, PROTECTION AND PROMOTION OF
A POSITIVE COMMUNITY SPIRIT IN THE FOREST HILLS NEIGHBORHOOD**

GEORGE R. CLARK
PRESIDENT
PRESIDENT@FORESTHILLSDC.ORG

July 21, 2004

BY HAND

Alberto P. Bastida, AICP
Secretary
Zoning Commission
441 4th Street, N.W.
Suite 210S
Washington, D.C. 20001

Re: No. 02-19, Forest Hills Tree and Slope Overlay

Dear Mr. Bastida:

Please accept this filing on behalf of the Forest Hills Citizens Association ("FHCA") in conjunction with the hearing in this case now scheduled for July 22, 2004 at 6:30 p.m.

We note first that the main underpinning for OP's claim that a 25% canopy is appropriate for a neighborhood like Forest Hills is based upon alleged recommendations of American Forests (July 12 OP Report at 5 and 6). American Forests states that its "general recommendations are misrepresented" in the OP Report. See July 19, 2004 letter from American Forests to Alberto Bastida (page 1). American Forests states that it would set a tree canopy goal of 50% percent for Forest Hills instead of the number chosen by OP (page 2). American Forests states that OP "does not accurately represent" its views in at least 4 respects (page 2). Copies of the American Forests letter are attached to this letter.

In its letter filed on July 15, 2004, FHCA referred to a survey it conducted of all of all the households within the overlay, and noted that it would provide the entire results to this Commission. Therefore, FHCA has attached the following:

1. The complete results of the survey, with the percentage responses for each of the questions. A failure to respond to any individual question was treated as "not

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sure/refused,” except for the first question, where a failure to respond resulted in the answers being kept confidential. As was noted in our July 15, 2004 letter, the margin of error for the survey was 5.29 percent.

2. The blank survey form that was mailed to each of the 647 households, along with a postage paid return envelope.
3. A letter dated June 12, 2004 that accompanied the blank survey form, explaining the purposes for the survey, confidentiality, how to return the survey, and providing a brief time line of the overlay proceedings.

In addition to the highlights noted in FHCA's July 15 letter, there are other significant findings to note from these results. Eighty-one (81) percent of respondents thought it was very or fairly important to prevent significant impacts on open space, parkland and other environmentally sensitive areas. Eighty (80) percent thought it was very or fairly important to preserve the natural topography and mature trees to the maximum extent possible in Forest Hills. Sixty-nine (69) percent thought it was very or fairly important to limit ground coverage and encourage compatibility. (All answers from question 4). These questions were direct quotations from the purposes for the current overlay set forth in § 1516.2.

These general attitudes should be kept in mind when evaluating the OP canopy proposal because it does not do any of these things. OP specifically disavows the first and third of these goals. And as we point out in our July 15 letter, OP's proposal still allows all trees to be taken down on any lot, and thus does not meet OP's stated goal of protecting some mature trees.

Moreover, only 25% percent think that Forest Hills is an appropriate area to conduct an experiment testing whether a canopy approach works better than the current overlay (question 25). And only 25 % think that the potential benefits of a canopy approach outweigh the risks to trees in Forest Hills (question 24).

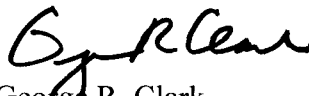
Very interestingly, 48 percent thought that the need to hire an arborist was not a good reason to oppose the canopy approach and 42 percent thought that a review by the Urban Forestry Administration before trees are cut down were good reasons to support a canopy approach (question 27). FHCA believes that incorporating a tree plan and effective UFA review into the current overlay are appropriate.

FHCA supports the idea of a tree plan, and would be happy to see that added to the current overlay (and there were other possible changes to the original overlay that we favored that were not originally adopted by the ZC). And we think that any such plan should require a site visit by UFA, or some other method of verification. But we oppose the automatic approval of a tree plan after 30 days if UFA has not acted, as is contained in OP's section 1517.7. First, if UFA has the ability to do the job within 30 days, actual approval by UFA should be required before a building permit can issue. If UFA won't be able to meet the 30 day standard once its duties under the Tree Bill hit full force, then a longer period is needed, say 45-60 days. Second,

approvals by inaction are not the way the DC Zoning regulations generally work, and not the way good zoning regulations works.

Third, the process proposed by OP would potentially eliminate the right of appeal by anyone objecting to a tree plan. A person adversely affected by a zoning determination can appeal to the BZA only from a decision. If there no decision, there's nothing to appeal. While the Zoning Administrator makes a decision on the building permit, it is based on UFA's recommendation when it comes to the tree plan. If there is no action from UFA, there is still nothing for the BZA to review except inaction, and inaction is allowed under the proposed regulation. Since no one will know about the filing of a tree plan until more than 30 days after it is filed, there will be no chance to object within the 30 day period. One way to solve that problem is to require that a tree plan be submitted to the ANC for its input.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "G. R. Clark".

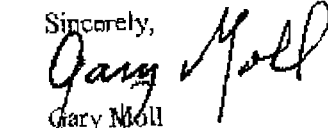
George R. Clark
President

Specifically, for the Forest Hills neighborhood, American Forests would set a tree cover target of 50% rather than the 25% proposed in this document.

The OP report does not accurately represent the views of American Forests when it claims our Report recommends a 25% canopy for an area like Forest Hills.

1. AmFor does not recommend that heavily treed areas such as Forest Hills have a 25% canopy just because they are within a large city. The 25% figure in the AmFor Report is one that we use for dense residential neighborhoods, usually with town and row houses and limited tree space. Areas like Forest Hills would fit better into the suburban residential category which calls for a 50% tree cover target. We do not recommend a canopy reduction in areas like Forest Hills which provide an abundant tree cover for a city that already has a tree deficit.
2. The canopy figures offered by OP and computed by AmFor show that Forest Hills has a greater canopy than the Washington DC metropolitan area as a whole. Nevertheless, the OP Report would allow a reduction in the Forest Hills canopy. AmFor never recommends such a situation.
3. Forest Hills is a net contributor to the DC canopy. Taking from that canopy is detrimental to the canopy of the entire area.
4. The AmFor Report does not set tree coverage targets for specific areas in a vacuum. It recommends that a political or geographic area set a goal for the entire city before deciding what an appropriate goal is for an particular subsection of the city.

Sincerely,


Gary Moll
Vice President
Urban Forest Center

Cc: George Clark, Forest Hills Citizens Association

July 19, 2004

Alberto P. Bastida, AICP
Secretary
Zoning Commission
441 4th Street, N.W.
Suite 210S
Washington, D.C. 20001

Re: No. 02-19, Forest Hills Tree and Slope Overlay

Dear Mr. Bastida:

I have seen the July 12, 2004 Report of Andrew Altman, Director of the DC Office of Planning, submitted in connection with this proceeding. American Forests conducted an Urban Ecosystem Analysis for the Washington DC Metropolitan Area, provided the planning department with all the data from the analysis and produced a report (AmFor Report). Of these two products, by far the most valuable to individual zoning and development issues is the data from the imagery because it can be used on a sit by site basis.

The report provides city decision makers with a general view of a complex urban area. The recommendations are generalized so that they are appropriate for the 640 square mile study area as a whole which includes over 100 political districts. In the recommendation section, and with every verbal presentation we make about the report, we say "that communities need to establish tree canopy goals tailored to their administrative area" We also provide the computer software and training for using the data. We recommend the city set a citywide tree canopy goal and use the data provided and CITYgreen software to determine the local tree cover target. Following this scenario, the citywide tree canopy was already about 5% too low at the time of there analysis and needs to be increased. This proposal would result in a significant reduction in the tree cover an therefore contrary to our recommendation.

I feel our general recommendations are misrepresented in two places on page 5 and 6. Our recommendation is a 5% increase in the cities tree cover while this proposal would result in significant decline in that tree canopy

The OP Report is incorrect for at least four reasons when it states at page 5 that

AF recommends the following tree canopy coverage benchmarks as a starting point for local discussion and goal-setting":

- 40 percent tree canopy overall (for the DC metropolitan region as a whole); 50 percent for suburban residential (e.g., McLean, Virginia);
- 25 percent tree canopy for urban residential (e.g., the residential neighborhoods of the District specifically, such as Forest Hills); and
- 15 percent in the central business district."

3714 Garfield Street, NW
Washington, DC 20007
(202) 489-1095

Interviews: 224 respondents
Dates: June 14- July 9, 2004

FINAL

Forest Hills Survey
June/July 2004

Please note: all results are shown as percentages unless otherwise stated. The overall margin of error for this survey is $\pm 5.29\%$.

This is a completely confidential survey among residents of Forest Hills who live within the Forest Hills Tree and Slope Overlay District. The purpose of this research is to give citizens a chance to have their opinions heard and to provide citizens with a chance to speak freely. Your survey can be conducted on or off the record. If you choose to remain anonymous, your individual opinions will be kept in the strictest of confidence. In either case, this research is to learn about your opinions only, and will not be used for fundraising or any other solicitation. We appreciate how valuable your time is, and very much appreciate that you are participating.

As you go through the survey, please mark the box that corresponds with your answer. In cases where no specific answers are provided, please feel free to write as much or as little as you wish.

When you have completed the survey, please return all pages in the enclosed postage paid envelope.

1. To begin with, would you like your answers to remain confidential, or be on the record?

Remain confidential.....	60
On the record.....	40

2. Below are a few issues facing Forest Hills. For each one, please mark whether you are very concerned about the issue, fairly concerned, just somewhat concerned, or not at all concerned about the issue.

THIS TABLE HAS BEEN RANKED BY THE PERCENTAGE WHO SAY VERY CONCERNED

	<u>Very Concerned</u>	<u>Fairly Concerned</u>	<u>Somewhat Concerned</u>	<u>Not at all Concerned</u>	<u>Not Sure</u>
Challenges involved with preserving trees in the neighborhood.....	45	23	21	9	2
Problems with lead in the water	42	25	21	10	2
Development in Forest Hills.....	39	26	20	12	3
Mid-week closing of Beach Drive	34	18	15	28	5
Crime.....	25	29	36	5	5
Adequacy of Connecticut Ave shopping	11	16	25	42	6
Lack of available pre-K programs	3	7	23	54	13

3. How familiar are you with the Tree and Slope Overlay regulations that apply to Forest Hills?

Very familiar.....	22
Fairly familiar	32
Just somewhat familiar.....	28
Not familiar	16
Not sure/Refused	2

4. The Tree and Slope Overlay regulations that apply to Forest Hills were adopted by the Zoning Commission in October 2002. The original regulations have three stated purposes. They are listed below. These are copied exactly from the Zoning Commission regulations. For each one, please mark the box indicating how important you think each goal is for Forest Hills.

THIS TABLE HAS BEEN RANKED BY THE PERCENTAGE WHO SAY VERY IMPORTANT GOAL

	Very Important <u>Goal</u>	Fairly Important <u>Goal</u>	Somewhat Important <u>Goal</u>	Not an Important <u>Goal</u>	Not Sure
Prevent significant adverse impact on adjacent open space, parkland, streambed, or other environmentally sensitive areas	64	17	7	8	4
Preserve the natural topography and mature trees to the maximum extent feasible in the Forest Hills neighborhoods	61	19	6	9	5
Limit permitted ground coverage of new and expanded buildings and other construction, so as to encourage a general compatibility between the siting of new buildings or construction and the existing neighborhood	54	15	14	13	4

5. The National Park Service has said that Tree and Slope Overlay helps to preserve and protect Rock Creek Park, Soapstone Valley, Fort Circle Park, Melvin C. Hazen Park (all of which are National Parks in Forest Hills), and Rock Creek, Broad Branch and other streams. How important do you think this goal is?

Very important	63
Fairly important.....	17
Just somewhat important	6
Not important	10
Not sure/Refused	4

6. Would you be willing to take additional steps to obtain a building permit to make improvements on your property (such as build an addition, a patio or pool) to help meet these goals?

Definitely.....	37
Probably	29
Probably not.....	7
Definitely not	19
Not sure/Refused	8

7. Here are some specific elements of the Tree and Slope Overlay regulations in Forest Hills. For each one, please mark whether you favor, oppose, or have no opinion about the specific regulation.

THIS TABLE HAS BEEN RANKED BY THE PERCENTAGE WHO SAY STRONGLY FAVOR

	<u>Strongly Favor</u>	<u>Somewhat Favor</u>	<u>Somewhat Oppose</u>	<u>Strongly Oppose</u>	<u>No Opinion</u>
No more than 50% of a lot may be covered with impervious surface (paving); principal buildings in existence as of April 19, 2002 may be enlarged regardless of the limit. Without the overlay, 100% of a lot may be paved.....	50	18	7	17	8
Healthy trees larger than 75 inches in circumference (very large trees) may not be removed without a special exception.....	46	21	8	20	5
All buildings must have a front yard setback equal to or greater than the average setback on the same side of the street in that block.....	45	27	8	15	5
No more than 3 trees between 38 and 75 inches in circumference (medium to large trees) can be removed without a special exception.....	44	22	9	20	5
Owners or builders in Forest Hills can apply for special exceptions to any of the Overlay regulations	42	25	11	12	10
The minimum lot size is increased from 7,500 to 9,500 sq. ft	41	21	9	18	11
No more than 30% of a lot may be covered by buildings.....	36	18	18	20	8
The normal minimum side yard requirement is increased from 8 feet on each side to 24 feet total, with a minimum of 8 feet on each side	31	28	10	24	7

8. Do you support or oppose the Tree and Slope Overlay regulations overall as they are written right now?

Strongly support.....	34
Somewhat support	28
Somewhat oppose.....	4
Strongly oppose	19
Not sure/Refused	15

9. As you may know, two other neighborhoods in Washington, D.C., have Tree and Slope Overlay regulations that are very similar to the one in effect in Forest Hills. Those neighborhoods are Massachusetts Avenue Heights (Woodland/Normanstone) and Chain Bridge Road/University Terrace. Does knowing this make you feel more positive toward the Forest Hills Overlay, less positive, or does it not really affect how you feel about the Forest Hills Overlay?

More positive.....	35
Less positive	2
Does not affect either way	59
Not sure/Refused	4

10. In your opinion, are strict tree protection regulations good for property values, bad for property values, or do you not really think that strict tree protection regulations affect property values?

Good for property values	62
Bad for property values	16
Does not really affect property values	11
Not sure/Refused	11

11. Studies show that large mature trees are more beneficial at cooling the air, shading paved surfaces, improving air and water quality, preventing soil runoff and erosion and enhancing residential real estate values than even several small trees. In your opinion, are these good reasons to protect mature trees?

Yes	83
No.....	9
Not sure/Refused	8

12. How familiar are you with the city's Urban Forest Preservation Act of 2002?

Very familiar.....	8
Fairly familiar	11
Just somewhat familiar.....	21
Not familiar	59
Not sure/Refused	1

As you may know, the Urban Forest Act was passed by the city in 2002. The Act prohibits the removal of any healthy tree greater than fifty-five inches in circumference without a permit. A hazardous tree may be removed as long as a permit is obtained within fifteen days of removal. With a properly issued permit, a healthy tree of any circumference greater than 55 inches may be removed, as long as payment equal to \$35.00 per circumference inch of the tree is paid into the tree fund, or trees equaling the circumference of the removed tree are planted on the same property. If you follow the regulations and pay the required fees, the city cannot deny a permit to remove any tree.

13. Do you support or oppose the city's Urban Forest Preservation Act as it was just described?

Strongly support.....	29
Somewhat support	27
Somewhat oppose.....	15
Strongly oppose	19
Not sure/Refused	10

14. Do you think that the Urban Forest Act is enough to prevent the loss of mature trees in Forest Hills by itself, or do you think that more should be done?

Enough by itself	30
More should be done.....	47
Not sure/Refused	23

15. How much have you heard about the Office of Planning's proposal to revise the Tree and Slope Overlay regulations that apply to Forest Hills?

A great deal.....	13
A fair amount	21
Just some	25
Very little.....	37
Not sure/Refused	4

The Office of Planning's proposed changes to the Tree and Slope Overlay would eliminate all of the current Overlay's regulations, and replace them with a different approach. The new proposed regulation is based on a "canopy" approach. Under the proposed Canopy Regulations, any tree may be removed in Forest Hills on any lot, as long as enough small trees (at least two inches in diameter) are planted to meet a projected canopy within ten years. For lots under 9,500 square feet, the canopy requirement is 20% of the lot; for lots between 9,500 and 20,000 square feet the requirement is 25% of the lot; for lots larger than 20,000 square feet, the canopy requirement is 40% of the lot. The Office of Planning estimates the canopy in Forest Hills at 52% (not counting street trees). The National Park Service estimates the canopy (counting street trees) at 70-75%.

16. Based in what you know now, do you support or oppose replacing the current Tree and Slope Overlay regulations with the proposed Canopy Regulation as it was just described?

Strongly support.....	17
Somewhat support	15
Somewhat oppose.....	17
Strongly oppose.....	41
Not sure/Refused	10

17. As the proposed Canopy Regulations are written now, owners and developers of lots in Forest Hills would be allowed to remove all of the trees on their property, as long as they replaced them with enough small trees to create the required canopy within ten years. Do you think that residents of Forest Hills should be allowed to remove all of their trees as a matter of right, or do you think that there should be a requirement that some mature trees be preserved?

Should be allowed to remove all of their trees.....	19
Should be a requirement that some mature trees be preserved..	76
Not sure/Refused	5

18. As the proposed Canopy Regulations are written now, they do not include any restrictions regarding the kinds of trees that can be planted as replacements. It would be permissible to cut down a mature oak tree and replace it with several dogwood trees or shrubs. Do you think that there should be restrictions regarding the kinds of trees that can be planted as replacements, or do you not think that there should be such restrictions?

Should be restrictions about the kinds of trees that can be planted as replacements	67
Should not be restrictions about the kinds of trees that can be planted as replacements.....	25
Not sure/Refused	8

19. As the proposed Canopy Regulations are written now, owners and developers of lots in Forest Hills may remove mature trees and replace them with new, smaller trees. If the replacement trees die after three years, there is no requirement to replace them. Do you think there should be a requirement to make sure that replacement trees actually meet the projected canopy, or do you think that as long as owners make an effort to meet the projected canopy requirement there should be no additional regulations?

Requirement to make sure that replacement trees meet the projected canopy	73
No additional regulations as long as residents make an effort to meet the projected canopy	22
Not sure/Refused	5

20. Forest Hills has several parcels of land of that are large enough to subdivide and are currently mostly covered with trees. As the proposed Canopy Regulations are written now, owners and developers of lots in Forest Hills could subdivide their lots to make two or more smaller lots and reduce the required projected canopy for each one. Do you think that there should be a requirement prohibiting residents from subdividing their lots to avoid canopy requirements, or do you think that there should be no additional requirements as long as landowners meet the canopy requirement for each of the new smaller lots?

Prohibit subdividing to avoid canopy requirements.....	53
Should be no additional requirements.....	38
Not sure/Refused	9

21. How important is it to you that the new regulations include some restrictions for protecting mature trees during construction?

Very important	67
Fairly important.....	17
Just somewhat important	4
Not important	10
Not sure/Refused	2

22. The United States Park Service estimates that the current tree canopy in Forest Hills is 70-75%. Would it be acceptable or unacceptable to you if the proposed Canopy Regulations result in reducing that canopy to:

	<u>Acceptable</u>	<u>Unacceptable</u>	<u>Not Sure/ Refused</u>
A 40% canopy in Forest Hills?	14	72	14
A 30% canopy in Forest Hills?	7	76	17
A 25% canopy in Forest Hills?	7	77	16

23. There is currently a debate among some people about whether the current Overlay regulations are more complicated or the proposed Canopy Regulations are more complicated.

Some people say that the proposed Canopy Regulations are more complicated and burdensome because they require property owners to hire specially trained arborists to measure the amount of tree canopy.

Some people say that the current Tree and Slope Overlay regulations are more complicated and burdensome because there are several parts and some require you to count the number of trees and measure their circumference.

Which do you agree with more?

Current Overlay regulations are more complicated.....	16
Proposed Canopy Regulations are more complicated	35
Not sure/Refused	49

24. The Office of Planning says that the proposed Canopy Regulations for Forest Hills are an experiment, and that if they work over the next five years, they will be applied to the rest of the city. Given what you have heard about the proposed Canopy Regulations so far, so you think that the potential benefits of the experiment outweigh the risks to trees in Forest Hills, or do you think that the risks are not worth the potential benefits?

Potential benefits outweigh the risks	25
Risks are not worth the potential benefits.....	53
Not sure/Refused	22

25. The current tree canopy in Forest Hills is far greater than in the rest of Washington, D.C., as a whole. Do you think that Forest Hills is an appropriate area for an experiment testing whether the canopy approach works better than the existing tree and slope overlays to protect against tree loss and stream degradation, or do you think that it would be more appropriate to experiment in a part of the city with less tree canopy?

Forest Hills is an appropriate area	25
Better to experiment in another area.....	55
Not sure/Refused	20

26. Here are some arguments that you may hear from people who **support** the proposed Canopy Regulations. Please mark the appropriate box indicating whether you think each is a very good reason to support the proposed Canopy Regulations, a fairly good reason, or not a good reason to support the proposed Canopy Regulations.

*THIS TABLE HAS BEEN RANKED BY THE PERCENTAGE WHO SAY
A VERY GOOD REASON TO SUPPORT THE PROPOSED CANOPY REGULATIONS*

	<u>A Very Good Reason to Support the Proposed Canopy Regulations</u>	<u>A Fairly Good Reason to Support the Proposed Canopy Regulations</u>	<u>Not a Good Reason to Support the Proposed Canopy Regulations</u>	<u>Not Sure</u>
Replacement trees are required for those that are removed.....	30	25	30	15
The proposed Canopy Regulations impose fewer restrictions on an owner's use of property	23	18	47	12
Under the proposed Canopy Regulations, the Urban Forestry Administration will review the tree plan for properties before any trees are cut down...	19	23	37	21
The proposed Canopy Regulations are easier to understand because the tree cutting provisions are fewer in number.....	17	11	56	16
The proposed Canopy Regulations allow owners and builders to cut down as many trees as they want as long as their tree plan is approved	13	9	65	13
Owners and builders can replace large trees with any tree, including ornamental ones under the proposed Canopy Regulations	12	5	68	15

27. Now here are some arguments that you may hear from people who **oppose** the proposed Canopy Regulations. Please mark the appropriate box indicating whether you think each is a very good reason to oppose the proposed Canopy Regulations, a fairly good reason, or not a good reason to oppose the proposed Canopy Regulations.

THIS TABLE HAS BEEN RANKED BY THE PERCENTAGE WHO SAY
A VERY GOOD REASON TO OPPOSE THE PROPOSED CANOPY REGULATIONS

	A Very Good Reason to Oppose the Proposed Canopy Regulations	A Fairly Good Reason to Oppose the Proposed Canopy Regulations	Not a Good Reason to Oppose the Proposed Canopy Regulations	Not Sure
The proposed Canopy Regulation allow owners and builders to remove as many large, mature trees as they want	58	11	22	9
The proposed Canopy Regulations allow owners and builders to restrict the amount of space that trees can grow in, then apply for a special exception to the replanting requirement by claiming that there is not enough room to plant new trees.....	55	12	19	14
The proposed Canopy Regulations do nothing to restrict the amount of impervious surface (paving) that can cover a lot.....	54	12	22	12
The proposed Canopy Regulations do nothing to restrict the amount of a lot that can be covered with buildings	54	12	22	12
The proposed Canopy Regulations allows owners and builders to avoid restrictions by subdividing their lot.....	50	13	24	13
Under the proposed Canopy Regulations, owners and builders are required to hire an arborist.....	20	17	48	15

28. Thinking back on everything we've talked about in this questionnaire, would you say that you support or oppose the Office of Planning's proposed Canopy Regulations?

Strongly support.....	12
Somewhat support	12
Somewhat oppose.....	13
Strongly oppose	50
Not sure/Refused	13

Just a few final questions—these questions are for statistical purposes only. Again, your individual opinions will not be revealed unless you give your express permission.

29. How long have you lived in Forest Hills?

Less than a year.....	1
One to five years	13
Six to ten years	9
Eleven to fifteen years	13

	More than fifteen years.....	55
	Not sure/Refused	9
30.	Do you live North or South of Soapstone Valley Park?	
	North of Soapstone Valley Park.....	67
	South of Soapstone Valley Park	6
	Not sure/Refused	27
31.	Do you belong to any of the following organizations?	
	Yes, belong to the Forest Hills Citizens Association	58
	Yes, belong to the Forest Hills Neighborhood Alliance	13
	Yes, belong to the Forest Hills Neighbors for Responsible Preservation.....	1
	No, do not belong to any of these three organizations.....	31
	Not sure/Refused	5
32.	About how big is the size of your lot in Forest Hills?	
	Smaller than 9,500 square feet.....	28
	Between 9,500 and 20,000 square feet	42
	Larger than 20,000 square feet.....	9
	Not sure/Refused	21

Those are all the questions we have for you. We very much appreciate your time.
Thank you for your cooperation.

Verbatim responses to the question: "Finally, please use this space to make any other comments or suggestions that come to mind." **Respondents were provided with approximately one-half page to make comments.**

P S. and R. S Arendal	We would very much like to preserve the unique attributes of Forest Hills as an oasis in the middle of the city. It's what attached us to Forest Hills 20+ years ago and what makes it almost impossible to leave.
Mary Barcella	About seven or eight years ago, a very large oak tree dropped a branch onto our deck, crushing the deck support. We had to replace the deck and in the process we took down the tree. The tree appeared healthy (we had it inspected by an arborist) but when it was cut down we found that the inner four feet of the trunk was hollow. (The tree had a diameter of more than six feet.) So I am very oppose to regulations prohibiting the removal of mature trees. Some of them look healthy but are in fact dangerous.
Alan and Wendy Baron	Thank you for this survey. Could someone please get in touch with us at (NUMBER WITHHELD) to explain more about this?
William Breer	As I mentioned above, wastewater disposal is a major problem. Soapstone, Broad Branch, and Rock Creek all (illeg.) The city should not proceed to build huge storage tanks. It should adopt a program—20 years—to replace the combined system. The sources of the other sewage in Soapstone and Broad Branch should be tracked down and fixed. This is the 21 st Century. What can I do about this?
James L. Casserly	Excellent survey! I hope the results confirm what I hear from my neighbors, i.e. strong support for the Tree and Slope overlay and strong opposition to the misguided, inadequate and porous canopy approach.
Marjorie Crockett	The Forest Hills tree canopy is important to its residents and the city because it is one of the few neighborhoods which has not seen a drastic diminution in canopy cover. The canopy is worth preserving because other areas are now so sparsely covered. Forest Hills property also abuts the Rock Creek River and the Chesapeake watershed and therefore its canopy cover promotes the ecology of the larger environmental zone. We should strongly support new regulations which kept at least a 50% canopy cover or existing status quo and the prohibition of mature tree removal of healthy trees. The present and proposed regulations do not go far enough to maintain the present ecology of the area.
Claudia Dziobek	Thanks for the initiative! We need more trees and more trees!
David Falk	This is not a credible survey, but was clearly designed by advocates of the current overlay zone. Many of the questions are biased or inaccurate. The survey would be demolished on cross-examination in a court of law. Why not ask Peter Hart to conduct an impartial survey?
Howard J. and C. R. Feldman	I think the behavior of FHCA has been outrageous. I think the nanny state approach you endorse and the means you have used are the kinds of things I expect from (illeg.) meddling, NIMBY-ites.
Judith Dwan and Stanley Hallet	In the end, a good percentage of tree canopy is critical. Saving mature trees and replanting to replace unhealthy trees and selected trees to permit "appropriate" additions to main house is also critical to maintaining a unique "green" neighborhood. Property owners are due some flexibility while still considering a "green" environment.
Dale Hathaway	--Forest Hills preservation is not only about trees. Sizes of lots and percent of lot land that can be built upon is crucial, as is the height of new structures. --Current homeowners (those not tearing down an existing structure or enlarging the footprint of an existing structure beyond 25%) should have different requirements to comply regarding trees than developers. A developer could be a current owner who is subdividing a lot to build a new structure—single family. --The reason for two sets of regulations: If current home owners were not faced with what they believe are "restrictive" regulations regarding their property and trees they would more clearly see and support regulations related to "developing Forest Hills."

	--Trees in an area—their effect on the area—is much more than canopy. The root systems also protect the soil from run off and affect the stability of the water table.
Willis Hawley	I have conducted numerous surveys professionally. This one is worded and structured in ways that are biased to support the posture of the leadership of FHCA. It should have been crafted by a team representing difference perspective.
James T. and Elizabeth L. Heimbach	Thanks!
J. Brendan and Karen J. Herron Jr.	1) There have been no requests for relief filed with BZA (and thus no possible claims for hardship over the last two years) so the present rules, as originally set down, appear to be working. Thus, why change that? 2) The Office of Planning proposed plan doesn't follow the best practices for trees ordinances as developed by the U.S. Forest Service, the International Society of Arboriculture, the International City Management Association, the American Planning Association and others. 3) The Office of Planning plan doesn't accomplish the goal of Ward 3 comprehensive plan to limit infill development and protect the trees. 4) New plan would allow Forest Hills to have less trees than Tyson's Corner.
James P. and Susan Kemp	While I prefer the tree and slope overlay regulations to the canopy regulations, I have hesitations regarding the removal of healthy trees. What if a tree is partly healthy or is growing into the foundation of the house causing water damage, etc? I don't know about provisions for such things, but think there should be!
Nicholas R. and Barbara D. Lardy	We very strongly support the existing tree and slop overlay regulations and oppose the alternative canopy regulations. We are very regretful that we have not been able to attend public meetings to support the existing overlay regulations.
Edward R. Levin	The tree and slope overlay is a solution in search of a problem. It was a subterfuge foisted by a few people who oppose a few houses. Forest Hills is almost fully developed and has enough trees to last forever. They sky will not fall if a few property owners are allowed to do as they please without interference from "Chicken Little" neighbors.
Mark Levin	I don't know where Soapstone Valley Park is?
A. Lorman	This is an "are you still beating your wife" survey. This whole controversy is the result of a few people who seem to object to any development. You behave as if Forest Hills were being clear-cut for suburban development. In fact, there is precious little development going on and your approach would make most vacant building lots unbuildable and worthless for tax purposes.
Mark Bisnow and Margot Machol	We believe current owners should be able to add pools, decks, tennis courts, etc. on their property. We strongly oppose subdividing of lots with all the trees torn down and extra houses being built on the property as is unfortunately being done on Chesterfield at the moment.
G. R. Magher	Zoning should not be used to protect trees. City approved arborists, financial penalties, and high financial contributions should be used instead.
Joseph Mancuso	One size does not fit all... there are issues; but canopy presents fewer obstacles than what the previous TSO rules required. That was problematic. The ZC saw the increase in variance applications as there is no known retroactive building restrictions imposed anywhere else in the nation. That approach may have had meaning for a new lot previously undeveloped; not the unrealistic and poorly thought out restrictions agreed upon. Pulling a permit now is tough enough. The plan under consideration for whatever good it does still does not address "slope." So why is it paramount in the title?
Dorn C. McGrath Jr.	Professionals in City's Office of Planning are not skilled in writing or administering local ordinances. Excessive reliance on top-down consultants' approach to neighborhood problem-solving.
Charles and Jeanette Miller	Re: #32, we believe our lot size is very close to 20,000 feet. Re: #28: Again, we strongly oppose the regulation proposed by the D.C. Office of Planning. They are

	exceeding complicated and would not protect the area, which ostensibly is their purpose. A simply stated approach, understandable by the resident and the property owner, is what we need. We have seen the destruction of mature trees by Clark Construction Co. on a Tilden Ave. site in the 2900 block. How could they have done this? Whatever payment they may have made to a tree fund cannot erase the damage.
Kenneth Miranda	We moved to Forest Hills for its beautiful amenities and park-like setting. Its low density and fresh air are major considerations for families with kids. We generally oppose dense development, with a view to preserving Forest Hills' special park-like but urban setting. We personally didn't wish to live in a place like Georgetown because of its density—and want to make sure that our neighborhood retains its special character. The tree and slop overlay, by limiting in a fair manner excessive development, will make Forest Hills an even more attractive place to live and this will boost property values.
James L. and Isabella Montgomery	Commendations on this excellent material.
John Eldred and K. Pauli	"Canopy" plan as described in meeting at the church is on an abomination. I think they are trying to "compromise" with opponents of T&S Overlay. I believe these opponents are a distinct minority of current property owners. The great majority want the protections of T&S Overlay plan.
J. F. Baringer and M. Perrone	We will do all we can to keep small and large developers from changing our nature and beauty of our neighborhood.
Andrew Orlin	The beauty, quiet and ambiance of Forest Hills must be maintained. Virtual lots and subdividing lots must be prevented.
David Reed	I oppose any city regulation re: trees on private property. Just consider the history of the city's maintenance of trees on public property.
Richard M. Rosan	Why doesn't someone ask us to join one of these organizations?
Richard H. Rowe	Keep up the good work!
Gary Stevens	Why not (illeg.) and simplify the current T&S overlay to protect: 1) trees over 60 inches in circumference only, 2) increase minimum lot size to 9,500, 3) No more than 30% of lot can be covered by buildings? Allow for special exceptions, delete all other current T&S restrictions on front and side setbacks, etc.
Ralph M. Stokes	We strongly oppose all attempts or efforts of others (either individuals or groups) to control the real property of others. We did not move into a community where "homeowners" association can control all aspects of improvement to property owned by individuals. All of these "proposals" are incursions on the "freedoms" we have for some (illeg.) of the "greater good." I don't need others to decide what is best or good for my family.
Kenneth A. Terzian	Thank you for action!
Ismaila Usman	Please carry on with good work. We must protect our environment from greedy developers and tax-crazy government.
	<i>(All remaining comments retained confidentiality.)</i>
	This survey did not work for me. I would have less restrictive tree and building regulations apply to individual homeowners, residing on their property than those applied to developers and those holding investment properties. It is important to property values to both preserve the general feel of Forest hills, but also to improve the properties and add features as pools, patios, etc. The present regulations do not provide a balance. Also no permit should be required to remove a sick tree. It should be enough for the homeowner to maintain appropriate documentation in case a question is raised. No need to add the bureaucratic requirement.
	This questionnaire is clearly focused on the agenda of those who proposed the

	current Tree and Slope Overlay. No original or independent ideas or approaches are offered and no possible solutions to the sharp conflicts created by the current overlay are offered. This appears to be a last ditch effort to pass a patina of objectivity on a flawed overlay regulation proffered under a flawed procedure. Forest Hills deserves rational dialogue and accommodation in the development of neighborhood initiatives, guided by grown ups rather than school yard conflicts.
	As part of the tree canopy in Forest Hills, don't forget the need to encourage the planning to more street trees. A number of streets could benefit from this, e.g. Fessenden/32 St/Ellicott and Linnean intersection, ect. I think a lot of homeowners worry about dealing with the D.C. bureaucracy and don't want to be in the position of fighting for months over a permit for something they view as relatively minor. If someone wants to pave a sidewalk by the side of their house, for example, would they have to pay an expert to conduct measurements on lot size and impervious surface totals? The regulations need to be as simple as possible.
	Many questions are false choices or provide inaccurate "factual" set up. You took Clark's description of the contents of the existing Overlay and Canopy Proposal without any (apparent) independent analysis of your own.
	I have never heard of Soapstone Valley Park. I know nothing about Tree and Overlay Regulations. We are really too old to really be concerned. Answers may not be consistent but lots of luck.
	Protecting the natural environment should be a high priority for everyone since the quality of life in the present and the future are at stake. We therefore must be careful not to pass environmentally adverse legislation.
	Am against a lot of permits—bureaucracy involvement—areas the D.C. government is not good at. Need to separate new construction from existing houses. Doesn't appear to deal with mature trees that are a danger to houses—sick or falling down. Mature—healthy—trees need to be protected.
	A number of your questions could be posed differently, thus probably results in very different overall results in the survey.
	This survey seems weighted against the canopy plan. But, the real question is whether the canopy plan is better than nothing. I think OP and the Zoning Commission will not (illeg.) the old Overlay. There should be a question—do you favor one of these plans or should all restrictions be dropped? A lot of people want no overlay and I think this position is not clearly shown on the survey.
	Please request those responsible to cut down the high weeds and massive growth of wild plants on the lot at the corner of Broad Branch and Linnean Ave. It is terrible. Please thank and praise officials who recently repaved 5700 block of my street (33 rd St.). God bless you. Thanks again!
	A canopy rule that allows removal of all trees is useless.
	I am not in favor of Beach Drive being closed during the week. Fix the potholes in the streets. Place telephone lines underground.
	Changes should be made slowly and incrementally and only with widespread support of homeowners (and no one else).
	The choice of wording in the questions seems highly biased against the Office of Planning's proposal.
	I oppose any plan whose objectives are: 1) Preserve the "treed" look of the neighborhood. It is a characteristic and defining factor of the neighborhood's look and charm. Otherwise, Forest Hills looks like other NW neighborhood. This look struck me the first time I saw it; it strikes everyone the same way. 2) Protect the neighborhood from the new McMansion look. The houses, although varied, do share a common look.
	I oppose all of these regulations.
	We must do everything we can to protect our trees and ecosystem. Only the developers profit from building huge, tightly spaced houses (to wit—those awful new houses on Chesterfield) while the quality of life for residents deteriorates with

	these additions. I would strongly support legal reform to prevent more development.
	There is an implicit assumption that by changing the regulations many if not most homeowners will act to remove trees and subdivide properties. This is unlikely to happen. The issue is that Forest Hills can support some additional development without significantly damaging the canopy or the environment. This should be allowed to happen.
	The current overlay is not perfect, but the new proposal sounds terrible—an end-run around the goals of the overlay. On Beach Drive—very concerned about this. See no need to close Beach Drive below Broad Branch Drive—would affect other routes adversely.
	Thanks!
	All these proposed regulations are very confusing and presented with definite slants. It could be really important to understand why people seem to want to cut down trees and pave their lots. Is this driven by developers?
	A complicated issue. I do wish we would invest as much time and worry in issues such as taking care of our neighbors, our city in general, and preserving healthy homes and restoring peace. Thanks!
	Frankly all of these issues are irrelevant if I can no longer afford to live in my home of 19 years because in the last 18 months my property value has increased \$200,000. While my husband and I are on fixed income, we still not qualify for the City's exemption policies limiting substantial increase. Restrictive regulations about our homes may serve to increase their value but only make it more difficult for the long term residents to afford to stay. I don't care about making money on my property. I care about being able to stay in my home!
	This doesn't seem impartially done and frankly more background is required on these regs. and enforceability. Thanks anyway for the effort.
	This survey should have been done between July 2001 and April 2002.
	I am concerned that this questionnaire raises suspicion in that it has misleading questions.
	Planning si, NIMBY no.
	It is an anomaly of D.C. law that a proposal that has been "set down" is in force until it has been acted on. Rejecting a set down proposal should by no means be considered as removing existing protections. In this survey, we are often implicitly asked to choose between the two proposals (current TSO or proposed canopy regulations). We prefer simply to have the existing Urban Forest Preservation Act. Given the choice between the current TSO and proposed canopy regulations, however, we support the canopy approach.
	Too many questions and too many choices. Don't always know the difference between "fairly" and "somewhat."
	I do not like the "canopy" approach at all and I don't think it can be "fixed." On the other hand, the "overlay" approach is a bit excessive. I would favor the "overlay" approach with slightly less restrictive provisions—e.g. 20 foot setbacks (not 24), 35-40% lot coverage by buildings (not 30%), etc. Also, the "exception" process for cutting down trees should be simplified—it shouldn't be easy to cut down trees, but also it shouldn't be an extended, nightmarish process.
	We generally support maintaining the character of Forest Hills including the tree canopy. However, we do not oppose all development per se. Increasing the number of schools, houses, and businesses also enhances the community and attracting homeowners to the city rather than the suburbs reduces commuting and the associated environmental damage. Further consideration has to be given to the homeowner "managing" the trees on their property. Undue restrictions can prevent reasonable home modernization projects and impose burdensome costs.
	Keep it simple. Keep it flexible. Keep it so that owners of empty land can keep value by building. Encourage creative, sensitive architecture while discounting

	McMansions. Don't restrict size, but do encourage tree preservation and vertical homes on greener lots.
	I resent strongly the authority assumed by the so-called representatives of DPS who have made determinations of the placement of trees in tree boxes without the participation of homeowners of the residence where these trees have been planted. Is Forest Hills a democratic or dictatorship community without citizen participation? How can one person make final determinations of the placement of trees without the involvement of homeowners? Citizenship dictatorship?
	I would fill out this questionnaire for any other neighborhood in D.C. the same way. This is not a NIMBY issue. The city needs more, not fewer trees, for aesthetic and quality of life (as well as purely "environmental" reasons) and more large shade trees. The current trend toward replacing large trees with ornamental ones must be reversed.
	Thanks for the opportunity to comment/answer. I support preservation goals and trees but not at the expense of homeowners' rights, needs, and best interests. No one has considered the medical consequences of asthma, allergies and other respiratory problems that trees impact/cause.
	I strongly object to this survey. 1) FHCA and George Clark do not disclose their role in and support for TSO setdown. 2) Questions are misleading and slanted in favor of TSO that was setdown. 3) There is no place for opponents of overlay to register objections, except in context of Canopy provisions. 4) FHCA members did not approve sending out this survey (were not even asked).
	This is a city neighborhood, not a suburb. Relax.
	I live in the woods and want it to stay that way. I've seen enough horror stories where people or developer cut beautiful large trees and put in big boxes to the lot. They are ruining the look and feel of the area.
	As I indicated earlier, regardless of the regulations, the only people who seem able to get permits are real estate developers who can find their way through the burdensome process. Homeowners must hire experts who know their way around the system. Any new regulations should be easy to understand and homeowners should be informed about who the responsible D.C. government agencies are—instead of blindly trying to negotiate the system. No ones seems to know who is responsible. When they are identified, they are often not helpful.
	My husband, myself, and anyone else who has seen Chesterfield Place is horrified that this once beautiful street has turned into a travesty, and example of zoning regulations gone awry. We all assume bribery of officials was involved. We need an architectural review board to prevent the architectural terrorism that has befallen Forest Hills.
	This survey is misleading and confusing. Many questions are slanted to elicit responses in favor of the TSO by suggesting that other responses will brand one as "anti-tree." Some questions include factually inaccurate statements or implications regarding existing zoning regulations, the position (not) taken by the National Park Service, and the provisions of the proposed canopy regulations and the Urban Forest Act. As a matter of fairness, the survey should have disclosed that it was designed and distributed by the supporters of the TSO.
	I strongly oppose the current regulations. Anything that will return the right of the owners to use his property within reason is a vast improvement. If you want people to get permits, you need to improve/streamline the permit process. It is prohibitive, confusing, time consuming and only encourages people to circumvent the process. I would gladly pay two-three times the permit fee if I could do it in less time (such as one-two hours rather than a week) and with less regulation.
	Questionnaire is okay but needs a "none of the above" block, not "not sure/refused." This city is owned by the developers. We are steadily destroying the few remaining natural gifts we have. To keep building these absurd, ugly, monstrous homes and chopping down trees and covering ground with cement is outrageous. These new

	rules feed hungry developers. The trees they plant add little benefit to the air given their size, time to grow. Yes, remove trees that are rotted. No, stop killing nature.
	Many of the questions are either misleading or biased to prompt a certain answer, presumably desired by the Association. I am not sure this survey will be helpful.
	Current regulations have much greater impact on building regulations than trees. We were severely impacted by the changes to the building code despite having no trees impacted by our renovation. In addition, many lots have very old trees that need to be replaced—current regulations make it very difficult to cut trees down without incurring great expense and bureaucracy. Families move here because of trees—please let them make their own decisions regarding their own land. Forest Hills regulations ignore homeowner rights and their ability to make sensible decisions.
	This is a difficult issue. We need to preserve a homeowners' right to improve their property and keep developers from making McMansions. A lot behind our house (6,800 square feet) was developed because although less than 7,500 square feet it was a buildable lot. This should be stopped. Also, keep the bike crazies from closing Beach Drive. They do not live in our neighborhood and do not have families that need to go to schools, doctors, work, etc.

Forest Hills Citizens Association Survey

June 2004

This is a completely confidential survey among residents of Forest Hills who live within the Forest Hills Tree and Slope Overlay District. The purpose of this research is to give citizens a chance to have their opinions heard and to provide citizens with a chance to speak freely. Your survey can be conducted on or off the record. If you choose to remain anonymous, your individual opinions will be kept in the strictest of confidence. In either case, this research is to learn about your opinions only, and will not be used for fundraising or any other solicitation. We appreciate how valuable your time is, and very much appreciate that you are participating.

As you go through the survey, please mark the box that corresponds with your answer. In cases where no specific answers are provided, please feel free to write as much or as little as you wish.

When you have completed the survey, please return all pages in the enclosed postage paid envelope by **July 7**.

Your identification number for this survey is below. This number is used to replace your name if you choose to remain anonymous. **DO NOT REMOVE THE LABEL.** Again, we appreciate your help.

ID NUMBER LABEL

1. To begin with, would you like your answers to remain confidential, or be on the record?

- ☐ Remain confidential
☐ On the record

2. Below are a few issues facing Forest Hills. For each one, please mark whether you are very concerned about the issue, fairly concerned, just somewhat concerned, or not at all concerned about the issue.

	<u>Very Concerned</u>	<u>Fairly Concerned</u>	<u>Somewhat Concerned</u>	<u>Not at all Concerned</u>	<u>Not Sure</u>
Problems with lead in the water.....	☐	☐	☐	☐	☐
Challenges involved with preserving trees in the neighborhood.....	☐	☐	☐	☐	☐
Crime.....	☐	☐	☐	☐	☐
Lack of available pre-K programs.....	☐	☐	☐	☐	☐
Adequacy of Connecticut Ave shopping	☐	☐	☐	☐	☐
Development in Forest Hills.....	☐	☐	☐	☐	☐
Mid-week closing of Beach Drive.....	☐	☐	☐	☐	☐

3. How familiar are you with the Tree and Slope Overlay regulations that apply to Forest Hills?

- ☐ Very familiar
☐ Fairly familiar
☐ Just somewhat familiar
☐ Not familiar
☐ Not sure/Refused

Forest Hills Citizens Association Survey

June 2004

4. The Tree and Slope Overlay regulations that apply to Forest Hills were adopted by the Zoning Commission in October 2002. The original regulations have three stated purposes. They are listed below. These are copied exactly from the Zoning Commission regulations. For each one, please mark the box indicating how important you think each goal is for Forest Hills.

	Very Important <u>Goal</u>	Fairly Important <u>Goal</u>	Somewhat Important <u>Goal</u>	Not an Important <u>Goal</u>	Not <u>Sure</u>
Preserve the natural topography and mature trees to the maximum extent feasible in the Forest Hills neighborhoods	☐	☐	☐	☐	☐
Prevent significant adverse impact on adjacent open space, parkland, streambed, or other environmentally sensitive areas.....	☐	☐	☐	☐	☐
Limit permitted ground coverage of new and expanded buildings and other construction, so as to encourage a general compatibility between the siting of new buildings or construction and the existing neighborhood.....	☐	☐	☐	☐	☐

5. The National Park Service has said that the Tree and Slope Overlay helps to preserve and protect Rock Creek Park, Soapstone Valley Park, Fort Circle Park, and Melvin C. Hazen Park (all of which are National Parks in Forest Hills), as well as Rock Creek, Broad Branch and other streams. How important do you think this goal is?

- ☐ Very important
- ☐ Fairly important
- ☐ Somewhat important
- ☐ Not important
- ☐ Not sure/Refused

6. Would you be willing to take additional steps to obtain a building permit to make improvements on your property (such as build an addition, a patio or pool) to help meet these goals?

- ☐ Definitely
- ☐ Probably
- ☐ Probably not
- ☐ Definitely not
- ☐ Not sure/Refused

Forest Hills Citizens Association Survey

June 2004

7. Here are some specific elements of the Overlay regulations in Forest Hills. For each one, please mark whether you favor, oppose, or have no opinion about the specific regulation.

	Strongly <u>Favor</u>	Somewhat <u>Favor</u>	Somewhat <u>Oppose</u>	Strongly <u>Oppose</u>	No <u>Opinion</u>
No more than 50% of a lot may be covered with impervious surface (paving); principal buildings in existence as of April 19, 2002 may be enlarged regardless of the limit. Without the overlay, 100% of a lot may be paved.....	☐	☐	☐	☐	☐
No more than 30% of a lot may be covered by buildings.....	☐	☐	☐	☐	☐
No more than 3 trees between 38 and 75 inches in circumference (medium to large trees) can be removed without a special exception	☐	☐	☐	☐	☐
Healthy trees larger than 75 inches in circumference (very large trees) may not be removed without a special exception.....	☐	☐	☐	☐	☐
The minimum lot size is increased from 7,500 to 9,500 sq. ft.....	☐	☐	☐	☐	☐
Owners or builders in Forest Hills can apply for special exceptions to any of the Overlay regulations.....	☐	☐	☐	☐	☐
All buildings must have a front yard setback equal to or greater than the average setback on the same side of the street in that block	☐	☐	☐	☐	☐
The normal minimum side yard requirement is increased from 8 feet on each side to 24 feet total, with a minimum of 8 feet on each side	☐	☐	☐	☐	☐

8. Do you support or oppose the Tree and Slope Overlay regulations overall as they are written right now?

- ☐ Strongly support
- ☐ Somewhat support
- ☐ Somewhat oppose
- ☐ Strongly oppose
- ☐ Not sure/Refused

Forest Hills Citizens Association Survey

June 2004

9. As you may know, two other neighborhoods in Washington, D.C., have Tree and Slope Overlay regulations that are very similar to the one in effect in Forest Hills. Those neighborhoods are Massachusetts Avenue Heights (Woodland/Normanstone) and Chain Bridge Road/University Terrace. Does knowing this make you feel more positive toward the Forest Hills Overlay, less positive, or does it not really affect how you feel about the Forest Hills Overlay?
- ☐ More positive
 - ☐ Less positive
 - ☐ Does not affect either way
 - ☐ Not sure/Refused
10. In your opinion, are strict tree protection regulations good for property values, bad for property values, or do you not really think that strict tree protection regulations affect property values?
- ☐ Good for property values
 - ☐ Bad for property values
 - ☐ Don't really affect property values
 - ☐ Not sure/Refused
11. Studies also show that large mature trees are more beneficial at cooling the air, shading paved surfaces, improving air and water quality, preventing soil runoff and erosion and enhancing residential real estate values, than even several small trees. In your opinion, are these good reasons to protect mature trees?
- ☐ Yes
 - ☐ No
 - ☐ Not sure/Refused
12. How familiar are you with the city's Urban Forest Preservation Act of 2002?
- ☐ Very familiar
 - ☐ Fairly familiar
 - ☐ Just somewhat familiar
 - ☐ Not familiar
 - ☐ Not sure/Refused

As you may know, the Urban Forest Preservation Act was passed by the City Council in 2002. The Act prohibits the removal of any healthy tree greater than fifty-five inches in circumference without a permit. A hazardous tree may be removed as long as a permit is obtained within fifteen days of removal. With a properly issued permit, a healthy tree of any circumference greater than 55 inches may be removed, as long as payment equal to \$35.00 per circumference inch of the tree is paid into the tree fund, or trees equaling the circumference of the removed tree are planted on the same property. If you follow the regulations and pay the required fees, the City cannot deny a permit to remove any tree.

13. Do you support or oppose the city's Urban Forest Preservation Act as it was just described?
- ☐ Strongly support
 - ☐ Somewhat support
 - ☐ Somewhat oppose
 - ☐ Strongly oppose
 - ☐ Not sure/Refused

Forest Hills Citizens Association Survey

June 2004

14. Do you think that the Urban Forest Preservation Act is enough to prevent the loss of mature trees in Forest Hills by itself, or do you think that more should be done?
- ☐ Enough by itself
 - ☐ More should be done
 - ☐ Not sure/Refused
15. How much have you heard about the Office of Planning's proposal to revise the Tree and Slope Overlay regulations that apply to Forest Hills?
- ☐ A great deal
 - ☐ A fair amount
 - ☐ Just some
 - ☐ Very little
 - ☐ Not sure/Refused

The Office of Planning's proposed changes to the Tree and Slope Overlay would eliminate all of the current Overlay's regulations, and replace them with a different approach. The new proposed regulation is based on a "canopy" approach. Under the Proposed Canopy Regulation, any tree may be removed in Forest Hills on any lot, as long as enough small trees (at least two inches in diameter) are planted to meet a projected canopy within ten years. For lots under 9,500 square feet, the canopy requirement is 20% of the lot; for lots between 9,500 and 20,000 square feet, the requirement is 25% of the lot; and for lots larger than 20,000 square feet, the canopy requirement is 40% of the lot. The Office of Planning estimates the canopy in Forest Hills at 52% (not counting street trees). The National Park Service estimates the canopy (counting street trees) as 70-75%.

16. Based upon what you know now, do you support or oppose replacing the current Tree and Slope Overlay regulations with the proposed Canopy Regulation as it was just described?
- ☐ Strongly support
 - ☐ Somewhat support
 - ☐ Somewhat oppose
 - ☐ Strongly oppose
 - ☐ Not sure/Refused
17. As the proposed Canopy Regulations are written now, owners and developers of lots in Forest Hills would be allowed to remove all of the trees on their property, as long as they replaced them with enough small trees to create the required canopy within ten years. Do you think that residents of Forest Hills should be allowed to remove all of their trees as a matter of right, or do you think that there should be a requirement that some mature trees be preserved?
- ☐ Should be allowed to remove all of their trees
 - ☐ Should be a requirement that some mature trees be preserved
 - ☐ Not sure/Refused

Forest Hills Citizens Association Survey

June 2004

18. As the proposed Canopy Regulations are written now, they do not include any restrictions regarding the kinds of trees that can be planted as replacements. It would be permissible to cut down a mature oak tree and replace it with several small dogwood trees or shrubs. Do you think that there should be restrictions regarding the kinds of trees that can be planted as replacements, or do you not think that there should be such restrictions?
- ☐ Should be restrictions about the kinds of trees that can be planted as replacements
 - ☐ Should not be restrictions about the kinds of trees that can be planted as replacements
 - ☐ Not sure/Refused
19. As the proposed Canopy Regulations are written now, owners and developers of lots in Forest Hills may remove mature trees and replace them with new, smaller trees. If the replacement trees die after three years, there is no requirement to replace them. Do you think there should be a requirement to make sure that replacement trees actually meet the projected canopy, or do you think that as long as owners make an effort to meet the projected canopy requirement there should be no additional regulations?
- ☐ Requirement to make sure that replacement trees meet the projected canopy
 - ☐ No additional regulations as long as residents make an effort to meet the projected canopy
 - ☐ Not sure/Refused
20. Forest Hills has several parcels of land that are large enough to subdivide and currently are mostly covered with trees. As the proposed Canopy Regulations are written now, owners and developers of lots in Forest Hills could subdivide their lots to make two or more smaller lots and reduce the required projected canopy for each one. Do you think that there should be a requirement prohibiting landowners from subdividing their lots to avoid canopy requirements, or do you think that there should be no additional requirements as long as landowners meet the canopy requirement for each of the new smaller lots?
- ☐ Prohibit subdividing to avoid canopy requirements
 - ☐ Should be no additional requirements
 - ☐ Not sure/Refused
21. How important is it to you that the proposed Canopy Regulations include some restrictions for protecting mature trees during construction?
- ☐ Very important
 - ☐ Fairly important
 - ☐ Just somewhat important
 - ☐ Not important
 - ☐ Not sure/Refused
22. The United States Park Service estimates that the current tree canopy in Forest Hills is 70-75%. Would it be acceptable or unacceptable to you if the proposed Canopy Regulations result in reducing that canopy to:

	<u>Acceptable</u>	<u>Unacceptable</u>	<u>Not Sure/ Refused</u>
A 40% canopy in Forest Hills?	☐	☐	☐
A 30% canopy in Forest Hills?	☐	☐	☐
A 25% canopy in Forest Hills?	☐	☐	☐

Forest Hills Citizens Association Survey

June 2004

23. There is currently a debate among some people about whether the current Overlay regulations are more complicated or the proposed Canopy regulations are more complicated.

Some people say that the Proposed Canopy Regulations are more complicated and burdensome because they require property owners to hire specially trained arborists to measure the amount of tree canopy.

Some people say that the current Tree and Slope Overlay regulations are more complicated and burdensome because there are several parts and some require you to count the number of trees and measure their circumference.

Which do you agree with more?

- ☐ Current Overlay regulations are more complicated
- ☐ Proposed Canopy regulations are more complicated
- ☐ Not sure/Refused

24. The Office of Planning says that the proposed Canopy Regulations for Forest Hills are an experiment, and that if they work over the next five years, they will be applied to the rest of the City. Given what you have heard about the proposed Canopy Regulations so far, so you think that the potential benefits of the experiment outweigh the risks to trees in Forest Hills, or do you think that the risks are not worth the potential benefits?

- ☐ Potential benefits outweigh the risks
- ☐ Risks are not worth the potential benefits
- ☐ Not sure/Refused

25. The current tree canopy in Forest Hills is far greater than in the rest of Washington, D.C. as a whole. Do you think that Forest Hills is an appropriate area for an experiment testing whether the canopy approach works better than the existing Tree and Slope Overlay to protect against tree loss and stream degradation, or do you think that it would be more appropriate to experiment in a part of the city with less tree canopy?

- ☐ Forest Hills is an appropriate area
- ☐ Better to experiment in another area
- ☐ Not sure/Refused

Forest Hills Citizens Association Survey

June 2004

26. Here are some arguments that you may hear from people who **support** the proposed Canopy Regulations. Please mark the appropriate box indicating whether you think each is a very good reason to support the proposed Canopy Regulations, a fairly good reason, or not a good reason to support the proposed changes.

	A Very Good Reason to Support the Proposed Canopy <u>Regulations</u>	A Fairly Good Reason to Support the Proposed Canopy <u>Regulations</u>	Not a Good Reason to Support the Proposed Canopy <u>Regulations</u>	Not <u>Sure</u>
The proposed Canopy Regulations are easier to understand because the tree cutting provisions are fewer in number.....	☐	☐	☐	☐
Under the proposed Canopy Regulations, the Urban Forestry Administration will review the tree plan for properties before any trees are cut down...	☐	☐	☐	☐
The proposed Canopy Regulations allow owners and builders to cut down as many trees as they want as long as their tree plan is approved.....	☐	☐	☐	☐
Replacement trees are required for those that are removed.	☐	☐	☐	☐
Owners and builders can replace large trees with any tree, including ornamental ones, under the proposed Canopy Regulations	☐	☐	☐	☐
The proposed Canopy Regulations impose fewer restrictions on an owner's use of property	☐	☐	☐	☐

Forest Hills Citizens Association Survey

June 2004

27. Now here are some arguments that you may hear from people who **oppose** the proposed Canopy Regulations. Please mark the appropriate box indicating whether you think each is a very good reason to oppose the proposed Canopy Regulations, a fairly good reason, or not a good reason to oppose the proposed Canopy Regulations.

	A Very Good Reason to Oppose the Proposed Canopy Regulations	A Fairly Good Reason to Oppose the Proposed Canopy Regulations	Not a Good Reason to Oppose the Proposed Canopy Regulations	Not Sure
The proposed Canopy Regulations allow owners and builders to remove as many large, mature trees as they want	☐	☐	☐	☐
Under the proposed Canopy Regulations, owners and builders are required to hire an arborist	☐	☐	☐	☐
The proposed Canopy Regulations do nothing to restrict the amount of impervious surface [paving] that can cover a lot.....	☐	☐	☐	☐
The proposed Canopy Regulations do nothing to restrict the amount of a lot that can be covered with buildings.....	☐	☐	☐	☐
The proposed Canopy Regulations allow owners and builders to avoid restrictions by subdividing their lots.....	☐	☐	☐	☐
The proposed Canopy Regulations allow owners and builders to restrict the amount of space that trees can grow in, then apply for a special exception to the replanting requirement by claiming that there is not enough room to plant new trees	☐	☐	☐	☐

28. Thinking back on everything we've talked about in this questionnaire, would you say that you support or oppose the Office of Planning's proposed Canopy Regulations?

- ☐ Strongly support proposed changes
- ☐ Somewhat support etc
- ☐ Somewhat oppose
- ☐ Strongly oppose
- ☐ Not sure/Refused

Just a few final questions—these questions are for statistical purposes only. Again, your individual opinions will not be revealed unless you give your express permission.

29. How long have you lived in Forest Hills?

- ☐ Less than a year
- ☐ One to five years
- ☐ Six to ten years
- ☐ Eleven to fifteen years
- ☐ More than fifteen years
- ☐ Not sure/Refused

Forest Hills Citizens Association Survey
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30. Do you live North or South of Soapstone Valley Park?

- ☐ North of Soapstone Valley Park
- ☐ South of Soapstone Valley Park
- ☐ Not sure/Refused

31. Do you belong to any of the following organizations? **(MARK ALL OF THE BOXES THAT APPLY TO YOU.)**

- ☐ Yes, belong to the Forest Hills Citizens Association
- ☐ Yes, belong to the Forest Hills Neighborhood Alliance
- ☐ Yes, belong to the Forest Hills Neighbors for Responsible Preservation
- ☐ No, do not belong to any of the 3 organizations
- ☐ Not sure/Refused

32. About how big is the size of your lot in Forest Hills?

- ☐ Under 9,500 square feet
- ☐ Between 9,500 and 20,000 square feet
- ☐ Larger than 20,000 square feet
- ☐ Not sure/Refused

Finally, please use this space to make any other comments or suggestions that come to mind.

Those are all the questions we have for you. We very much appreciate your time.
Thank you for your cooperation. Please return this survey by JULY 7 in the postage-paid envelope.



FOREST HILLS CITIZENS ASSOCIATION

DEDICATED TO THE ENHANCEMENT, MAINTENANCE, PROTECTION AND PROMOTION OF
A POSITIVE COMMUNITY SPIRIT IN THE FOREST HILLS NEIGHBORHOOD

GEORGE R. CLARK
PRESIDENT
PRESIDENT@FORESTHILLSDC.ORG

June 12, 2004

Dear Forest Hills Neighbor:

Enclosed is a questionnaire concerning the Tree and Slope Overlay in Forest Hills. You have received this survey because you live within the boundaries of that overlay. It is important that you complete and return this survey so that we will have an accurate picture of what local residents think. This is a chance for you to help shape the future of the neighborhood.

Please return your survey no later than **JULY 7** in the enclosed postage paid envelope. If you have any questions about the survey, please contact Maeve Hebert, 202-489-1095 (a cell phone, so you may have to leave a message) or maevehebert@msn.com. Ms. Hebert is a professional pollster, and has been responsible for writing this survey. She will also tabulate and analyze the results, which is why you are returning the completed surveys to her.

Your individual opinions and responses will never be revealed unless you expressly give your permission. In order to avoid duplicates, each household has been assigned a random number. This number will identify your responses to Ms. Hebert, but not to FHCA. Surveys with duplicate identification numbers will be discarded. Do not remove the label with the number on the first page of the survey.

On the reverse side of this page you will find a timeline of events relating to the Tree and Slope Overlay in Forest Hills.

Once again, please complete and return the survey in the enclosed postage-paid envelope by **JULY 7!** Have a great summer!

Sincerely yours,

George R. Clark
President

Forest Hills Tree and Slope Overlay Timeline of Events

July 2001	ANC3F establishes an open committee to study the possibility of an overlay that meets regularly through June 2002, and reports on its progress at ANC meetings. The City's Comprehensive Plan for Ward 3 calls for an overlay in Forest Hills.
April 2002	The Forest Hills Citizens Association files for an Overlay. Pursuant to Zoning Commission procedures, the Overlay goes into effect pending hearings.
April – June 2002	Community meetings, hand deliveries, mailings, and ANC3F meeting about overlay.
June- Sept. 2002	Zoning Commission holds 3 evenings of hearings.
October 2002	Zoning Commission adopts modified overlay.
March 2003	Zoning Commission asks Office of Planning to study enforcement in other tree and slope overlays.
March 2004	ANC3F holds single member meeting about Overlay (notice mailed by FHCA).
July 22, 2004	Zoning Commission to conduct further hearings.