

TAB E



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LANDSCAPE ADDENDUM A

PROJECT: 1400 Montana Avenue NE

PURPOSE: BZA Submission

DATE: May 10th, 2019

Existing site stormwater - Built in the 1970s the site has no modern stormwater management features. Because of this, the site in its current condition contributes negatively to the quality of stormwater entering the city's stormwater system. The existing permeable surface is primarily lawn on compacted soils which allows for very little infiltration, contributing to surface runoff. The existing parking lot directs its untreated surface runoff directly into the storm drains, or across the lawn. Runoff from the building roof is similarly untreated and discharged across the surface parking lot towards the storm drains. Conventional storm drains along Montana Avenue collect untreated runoff from the site, and from the road surface. The proposed stormwater management measures will greatly increase the quality of the water entering the stormwater system.

Analysis of proposed measures - Pervious surfaces make up approximately 51% of the existing total site area. The majority of this area is turf. The proposed development will result in approximately 39% total pervious area. The majority of the proposed pervious area is bio-retention or green roofs. The difference in overall pervious area is greatly mitigated because the majority of the proposed impervious surface areas drains to green roofs or at-grade bio-retention areas. In contrast to the turf, which has much lower infiltration rates, the proposed pervious areas are designed with soils and plants to retain as much water as possible. The project will meet all Green Area Ratio and Stormwater requirements as outlined by the current zoning and building codes.

| | EXISTING | PROPOSED | RA-1 Parcel |
|--|----------|----------|-------------|
| Pervious % Overall | 51% | 39% | 30% |
| Impervious % Overall | 49% | 61% | 70% |
| Pervious Breakdown | | | |
| Bioretention % Overall | 0% | 9% | 18% |
| Conventional At-Grade Planting % Overall | 51% | 3% | 5% |
| Vegetated Roof % Overall | 0% | 27% | 8% |
| Impervious Breakdown | | | |
| Building Footprint % Overall (excluding Vegetated Roof SF) | 10% | 28% | 14% |
| Walkways % Overall | 5% | 0% | 1% |
| Parking Lot + Utility Space % Overall | 34% | 33% | 54% |