

## Skyland PHS – Exhibit A

### Sustainability Measures

The Modification includes a commitment to sustainability at each block, as detailed below. Overall, the Modification will comply with the Green Area Ratio (“**GAR**”) requirements of the 2016 Zoning Regulations, as shown on the attached GAR scoresheet, and will include significant tree plantings as well as tree preservation at the Property. A tree preservation area of approximately 1.35 acres will reduce potential erosion and provide a healthy ecosystem buffer on the edge of the Property abutting Fort Baker Drive. New landscaping within the Town Center including a Ginkgo Bosque and regimented rows of London Plane trees provide a strong, cohesive landscape framework on internal streets. Similarly, durable streetscape details and furnishings create a sense of unity in the new Town Center. A public plaza at the visual terminus of Town Center Drive will create a significant public open space that will be a focus of casual and programmed public activity, and be animated by the diverse uses of the three mixed-use blocks that abut it.

#### Block 1

Block 1’s Medical Office Building (“**MOB**”) will be designed with a focus on sustainability and wellness and will be designed to the LEED Silver standard. Key sustainability features include the significant solar panels on the garage roof. Additionally, the MOB will be designed to achieve the Green Business Certification Inc.’s “Parksmart” certification. Parksmart is the world’s only voluntary certification program that defines, measures, and recognizes high-performing, sustainable garages. Parksmart certification recognizes parking structures that reduce their environmental impact, increase their energy efficiency and performance, manage parking spaces efficiently, encourage alternative mobility options, and strengthen community

relationships. As a new and innovative program there are roughly twenty Parksmart projects currently certified in the United States, and the MOB garage would be one of only a few in our region and the first pioneer project east of the Anacostia River.

### Block 3

The Lidl grocery store in Block 3 will be designed to the LEED Silver standard and will comply with all of the requirements of the 2013 District of Columbia Green Construction Code. Block 3 will also include significant landscaping, including tree plantings along Alabama Avenue.

### Block 4

Block 4 will include landscaping and will also be designed to the LEED Silver standard. Additional details regarding the sustainability measures for Block 4 will be included in the second-stage application for that building.

		<b>Green Area Ratio Scoresheet</b>			
★ ★ ★	Address <b>Skyland Town Center Phase 2 PUD</b>	Square	Lot	Zone District	
	05.19.20				
	Other <b>PRELIMINARY - FOR PUD SUBMISSION</b>				
	Lot size (enter this value first) *	Lot area (sf)	Minimum Score	Multiplier	GAR Score
		<b>564,000</b>	<b>.25</b>	SCORE:	<b>0.258</b>
<b>Landscape Elements</b>		Square Feet	Factor	Total	
<b>A Landscaped areas (select one of the following for each area)</b>					
1	Landscaped areas with a soil depth < 24"	square feet <b>8,488</b>	0.30	2,546.4	
2	Landscaped areas with a soil depth ≥ 24"	square feet <b>115,691</b>	0.60	69,414.6	
3	Bioretention facilities	square feet <input type="text"/>	0.40	-	
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>					
1	Groundcovers, or other plants < 2' height	square feet <b>37,641</b>	0.20	Native Bonus square feet <input type="text"/>	7,528.2
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants <b>350</b>	3150 0.30	# of plants <input type="text"/>	945.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees <b>275</b>	13750 0.50	# of trees <input type="text"/>	6,875.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees <b>112</b>	28000 0.60	# of trees <input type="text"/>	16,800.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees <b>235</b>	58750 0.70	# of trees <input type="text"/>	41,125.0
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees <input type="text"/>	0 0.70	# of trees <input type="text"/>	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees <input type="text"/>	0 0.70	# of trees <input type="text"/>	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees <input type="text"/>	0 0.80	# of trees <input type="text"/>	-
9	Vegetated wall, plantings on a vertical surface	square feet <input type="text"/>	0.60	square feet <input type="text"/>	-
<b>C Vegetated or "green" roofs</b>					
1	Over at least 2" and less than 8" of growth medium	square feet <input type="text"/>	0.60	square feet <input type="text"/>	-
2	Over at least 8" of growth medium	square feet <input type="text"/>	0.80	square feet <input type="text"/>	-
<b>D Permeable Paving***</b>					
1	Permeable paving over 6" to 24" of soil or gravel	square feet <input type="text"/>	0.40	-	
2	Permeable paving over at least 24" of soil or gravel	square feet <input type="text"/>	0.50	-	
<b>E Other</b>					
1	Enhanced tree growth systems***	square feet <input type="text"/>	0.40	-	
2	Renewable energy generation	square feet <input type="text"/>	0.50	-	
3	Approved water features	square feet <input type="text"/>	0.20	-	
<b>F Bonuses</b>		sub-total of sq ft = 265,470			
1	Native plant species	square feet 0	0.10	-	
2	Landscaping in food cultivation	square feet <input type="text"/>	0.10	-	
3	Harvested stormwater irrigation	square feet <input type="text"/>	0.10	-	
Green Area Ratio numerator =					145,234
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.					
Total square footage of all permeable paving and enhanced tree growth.					