





PEDESTRIAN PLAZA AND SHARED STREET

LANDING FOR STAIR TO METRO

METROPOLITAN BRANCH TRAIL

SECTION J



+/- 6'
PED.
ZONE

5'
TREE
PIT

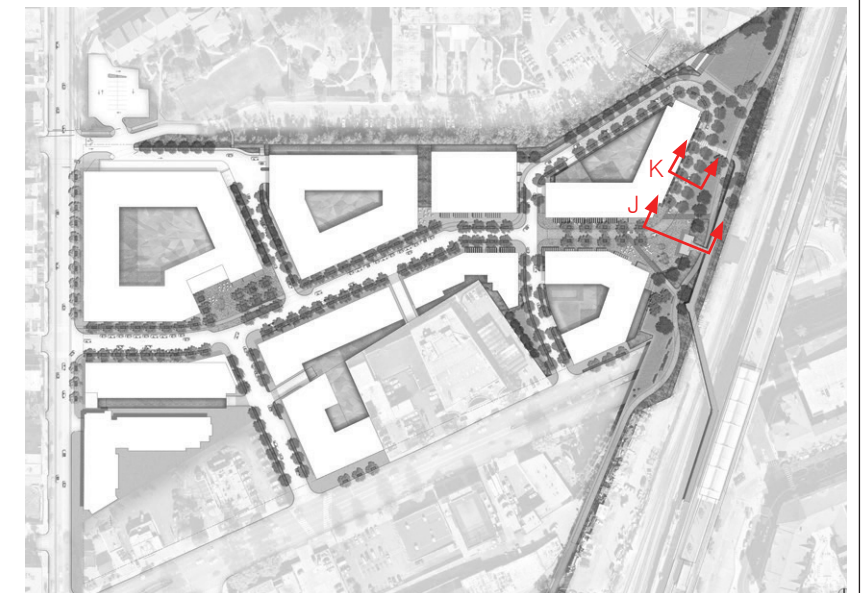
10'
DRIVE
LANE

10'
DRIVE
LANE

5'
TREE
PIT

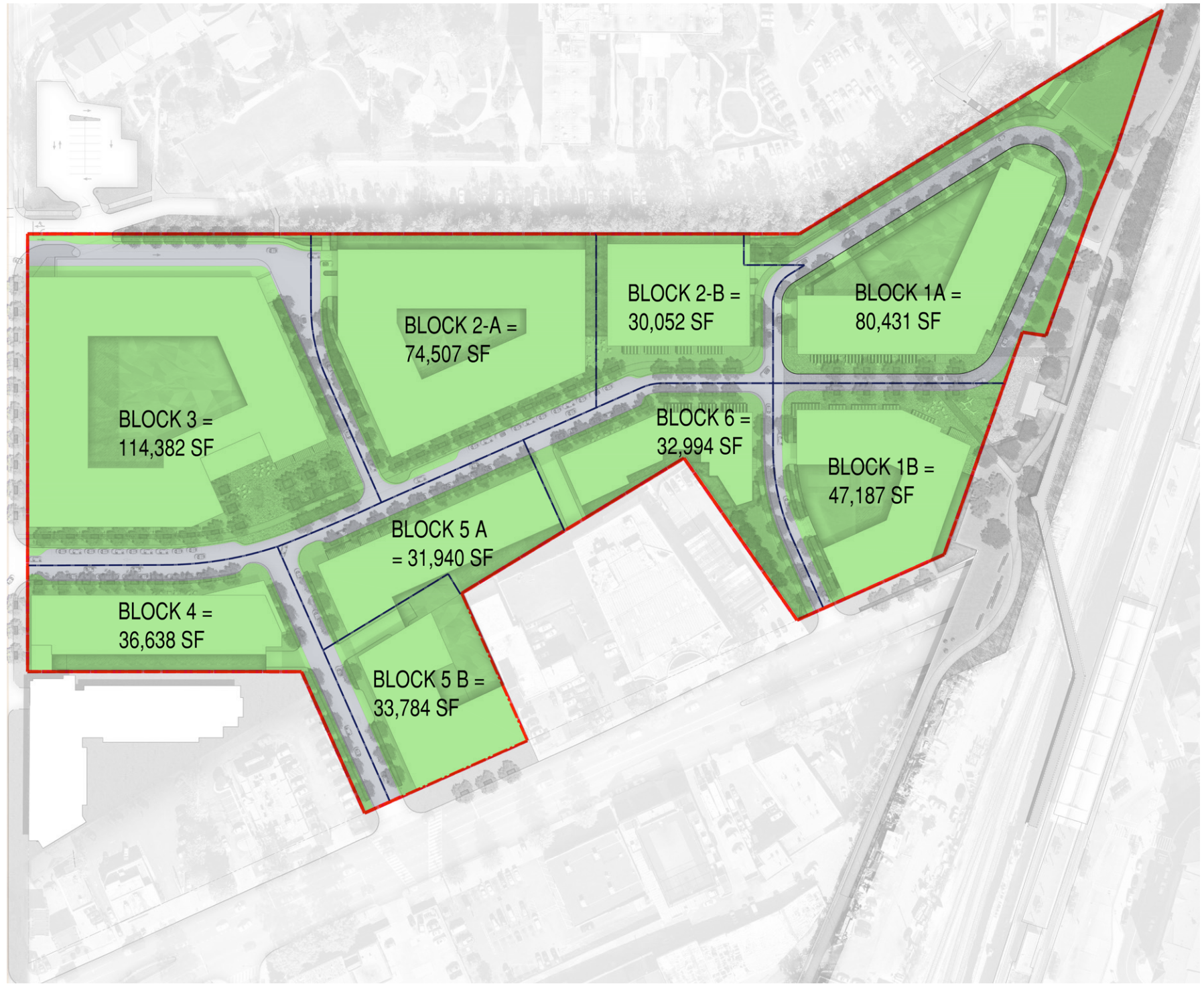
PARK

SECTION K



KEY PLAN





REQUIRED GAR: 0.250
GAR SCORE: 0.379

		Ward	Lot	Square	Zoning District
Address: <input type="text"/>					
Other / BZA Order: <input type="text"/>					
Lot size (enter this value first) *			481,195		
			enter sq ft of lot	multiplier	SCORE
					0.379
Landscape Elements		Square Feet	Factor	Total	
A Landscaped areas (select one of the following for each area)					
		enter sq ft			
1	Landscaped areas with a soil depth of less than 24"	<input type="text"/>	0.3	-	
		enter sq ft			
2	Landscaped areas with a soil depth of 24" or greater	<input type="text" value="46231"/>	0.6	27,738.6	
		enter sq ft			
3	Bioretention facilities	<input type="text" value="3125"/>	0.4	1,250.0	
B Plantings (credit for plants in landscaped areas from Section A)					
		enter sq ft			
1	Groundcovers, or other plants less than 2' tall at maturity	<input type="text" value="11741"/>	0.2	2,348	
		enter number of plants			
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	<input type="text" value="11081"/>	99729	0.3	29,919
		enter number of trees			
3	Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	<input type="text" value="180"/>	9000	0.5	4,500.0
		enter number of trees			
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	<input type="text" value="0"/>	0	0.6	-
		enter number of trees			
5	Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	<input type="text" value="0"/>	0	0.7	-
		enter number of trees			
6	Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	<input type="text" value="0"/>	0	0.7	-
		enter number of trees			
7	Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	<input type="text" value="0"/>	0	0.7	-
		enter number of trees			
8	Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	<input type="text" value="0"/>	0	0.8	-
		enter sq ft			
9	Vegetated wall, plantings on a vertical surface	<input type="text" value="0"/>	0.6	-	
C Vegetated or "green" roofs					
		enter sq ft			
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="88,054"/>	0.6	52,832.4	
		enter sq ft			
2	Over at least 8" of growth medium	<input type="text" value="51945"/>	0.8	41,556.0	
D Permeable Paving***					
		enter sq ft			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	<input type="text" value="32948"/>	0.4	13,179.2	
		enter sq ft			
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value="0"/>	0.5	-	
E Other					
		enter sq ft			
1	Enhanced tree growth systems***	<input type="text" value="17503"/>	0.4	7,001.2	
		enter sq ft			
2	Renewable energy generation	<input type="text" value="0"/>	0.5	-	
		enter sq ft			
3	Approved water features	<input type="text" value="0"/>	0.2	-	
		enter sq ft			
		sub-total of sq ft =	360,276		





- ① RHODE ISLAND AVE. METRO STATION
- ② EXISTING PEDESTRIAN BRIDGE TO METRO
- ③ METROPOLITAN BRANCH TRAIL
- ④ PEDESTRIAN PLAZA
- ⑤ CYCLE LANES
- ⑥ RESIDENTIAL AMENITY TERRACE
- ⑦ FLEXIBLE OPEN SPACE
- ⑧ INTERIM CONDITION ARCHITECTURAL INSTALLATION (SEE SHEET L2.08)
- ⑨ INTERIM CONDITION ARCHITECTURAL SCREEN
- ⑩ INTERIM CONDITION CYCLE LANES
- ⑪ ACCESS STAIR (SUBJECT TO APPROVAL BY ADJACENT PROPERTY OWNER)
- ⑫ INTERIM CONDITION RETAINING WALL
- ⑬ BRYANT STREET PARK
- ⑭ NATURALIZED PLANTINGS
- ⑮ BIO-RETENTION PLANTINGS
- ⑯ PLYON SIGN (THE EXISTING PYLON SIGNS ON RHODE ISLAND AVENUE AND 4TH STREET WILL BE REMOVED, UPGRADED AND REPLACED DURING CONSTRUCTION OF PHASE I)
- ⑰ LANDSCAPE BUFFER TO BE DEVELOPED WITH ADJACENT PROPERTY OWNER'S APPROVAL

