3RD STREET NE

NEAL PLACE NE

THE ALLEY

KEY PLAN

① STANDARD DC LAMP BLACK CONCRETE WALK
② STANDARD DC CONCRETE ROAD *
③ STANDARD DC CONCRETE CURB AND GUTTER
④ INTERIM GRAVEL PAVEMENT
⑤ INTERIM MULTI-USE LAWN
⑥ INTERIM SYNTHETIC LAWN
⑦ EXISTING CONCRETE PAVING
⑧ EXISTING STRUCTURE

NOTE *: 10x16 PANELS W/ "RAKED" FINISH TO
MATCH FINISH OF TYP. UNION MARKET PAVEMENT

scale: 1"=30'

CONSOLIDATED STAGE ENLARGEMENT PLAN

December 23, 2016

R2L:ARCHITECTS   OCULUS   MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD   KETTLER   L2.05

RESIDENT DOG EXERCISE AREA

INCUBATOR RETAIL / MAKER SPACE

IMAGINATION PLAYGROUND

FESTIVALS AND SEASONAL MARKETS

3RD STREET NE

NEAL PLACE NE

MOVEABLE GAMES

OUTDOOR DJ / MUSIC NIGHT

FOOD TRUCKS

3RD STREET NE

NEAL PLACE NE

INTERIM OPEN SPACE NIGHTTIME EVENTS

SCALE: 1/4" = 1'-0"

KEY PLAN

8' FENCE

VRE PROPERTY

+/- 10' VEGETATED BUFFER

8' FENCE
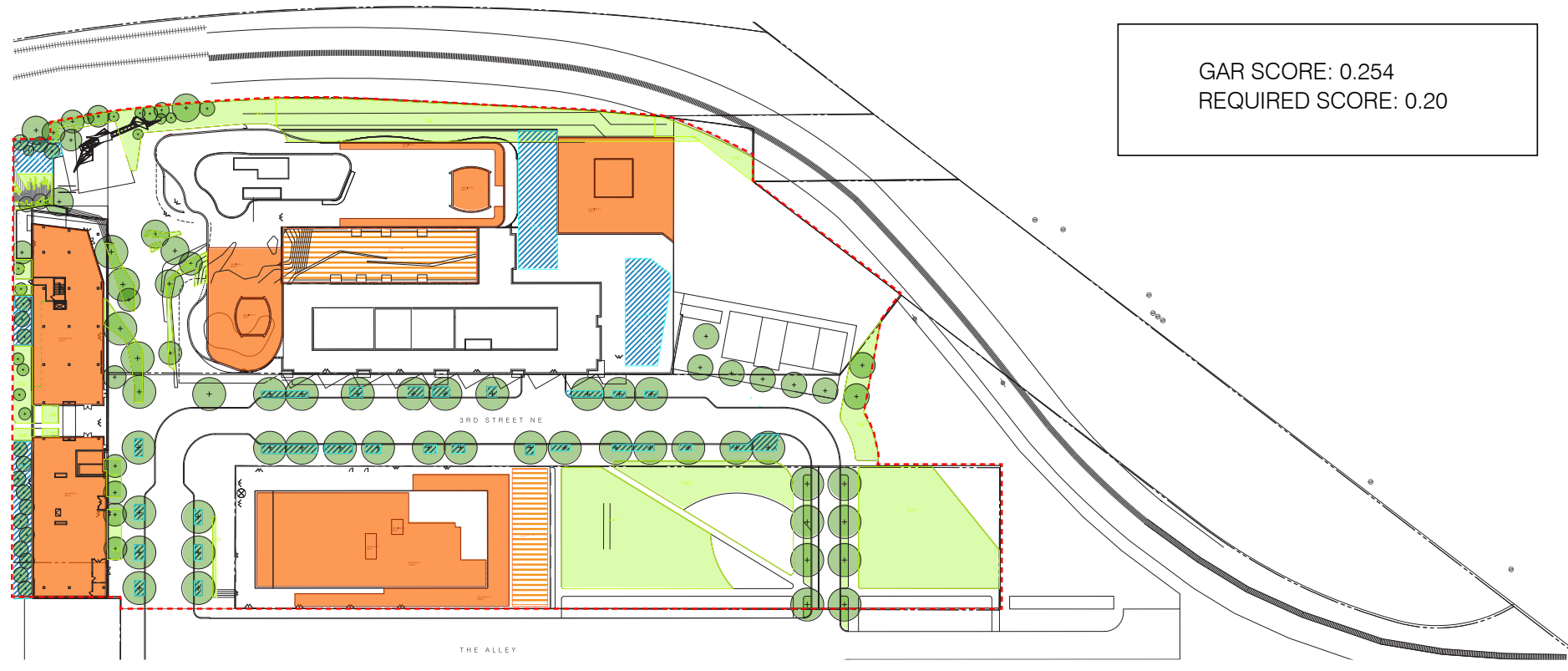
GAR SCORE: 0.254
REQUIRED SCORE: 0.20

GREEN AREA RATIO
267,396 SF

LANDSCAPE ELEMENT	LANDSCAPED AREA WITH A SOIL DEPTH OF 24" OR GREATER	BIO-RETENTION	EXTENSIVE GREEN ROOF LESS THAN 8" OF GROWTH MEDIUM	INTENSIVE GREEN ROOF MORE THAN 8" OF GROWTH MEDIUM	TREE CANOPY (2.5"-6") CALCULATED AT 50 SF/TREE
SQUARE FEET	44,165	12,640	31,155	7,500	5,350 (107 TREES)
NOTES	ASSUME 65% GROUNDCOVER; 35% PLANTS >24" HEIGHT	ASSUME 65% GROUNDCOVER; 35% PLANTS >24" HEIGHT		ASSUME 65% GROUNDCOVER; 35% PLANTS >24" HEIGHT	
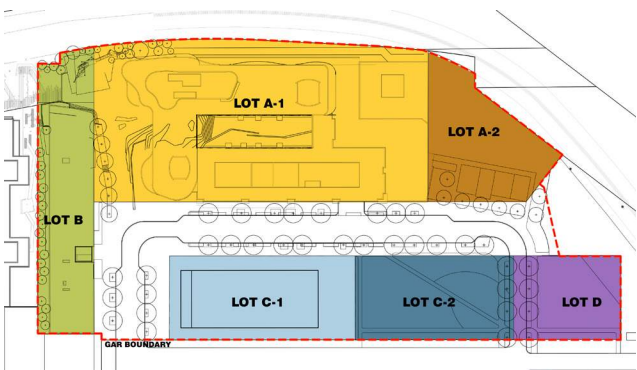
Note: GAR calculations demonstrate the ability to meet the GAR requirements based on the overall site area within the GAR boundary. GAR scores for Buildings A-1, A-2, B, C-1, C-2, and D lots may vary individually.

Green Area Ratio Scoresheet

		Ward	Lot	Square	Zoning District
Address					
Other / BZA Order					

Lot size *(enter this value first)* * — enter sq ft of lot: **267,396** — multiplier — SCORE: **0.254**

	Landscape Elements	Square Feet	Factor	Total
A	Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft **0**	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft **44165**	0.6	26,499.0
3	Bioretention facilities	enter sq ft **12521**	0.4	5,008.4
B	Plantings (credit for plants in landscaped areas from Section A)			
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft **36743**	0.2	7,349
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)	enter number of plants **1,417**	12753 / 0.3	3,826
3	Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees **107**	5350 / 0.5	2,675.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees **0**	0 / 0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees **0**	0 / 0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees **0**	0 / 0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees **0**	0 / 0.7	-
8	Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees **0**	0 / 0.8	-
9	Vegetated wall, plantings on a vertical surface	enter sq ft **0**	0.6	-
C	Vegetated or "green" roofs			
1	Over at least 2" and less than 8" of growth medium	enter sq ft **31,155**	0.6	18,693.0
2	Over at least 8" of growth medium	enter sq ft **4875**	0.8	3,900.0
D	Permeable Paving***			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft **0**	0.4	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft **0**	0.5	-
E	Other			
1	Enhanced tree growth systems***	enter sq ft **0**	0.4	-
2	Renewable energy generation	enter sq ft **0**	0.5	-
3	Approved water features	enter sq ft **0**	0.2	-
		sub-total of sq ft =		147,562
H	Bonuses			
1	Native plant species	enter sq ft **0**	0.1	-
2	Landscaping in food cultivation	enter sq ft **0**	0.1	-
3	Harvested stormwater irrigation	enter sq ft **0**	0.1	-
		Green Area Ratio numerator =		67,950

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

CONSOLIDATED STAGE GREEN AREA RATIO CALCULATIONS