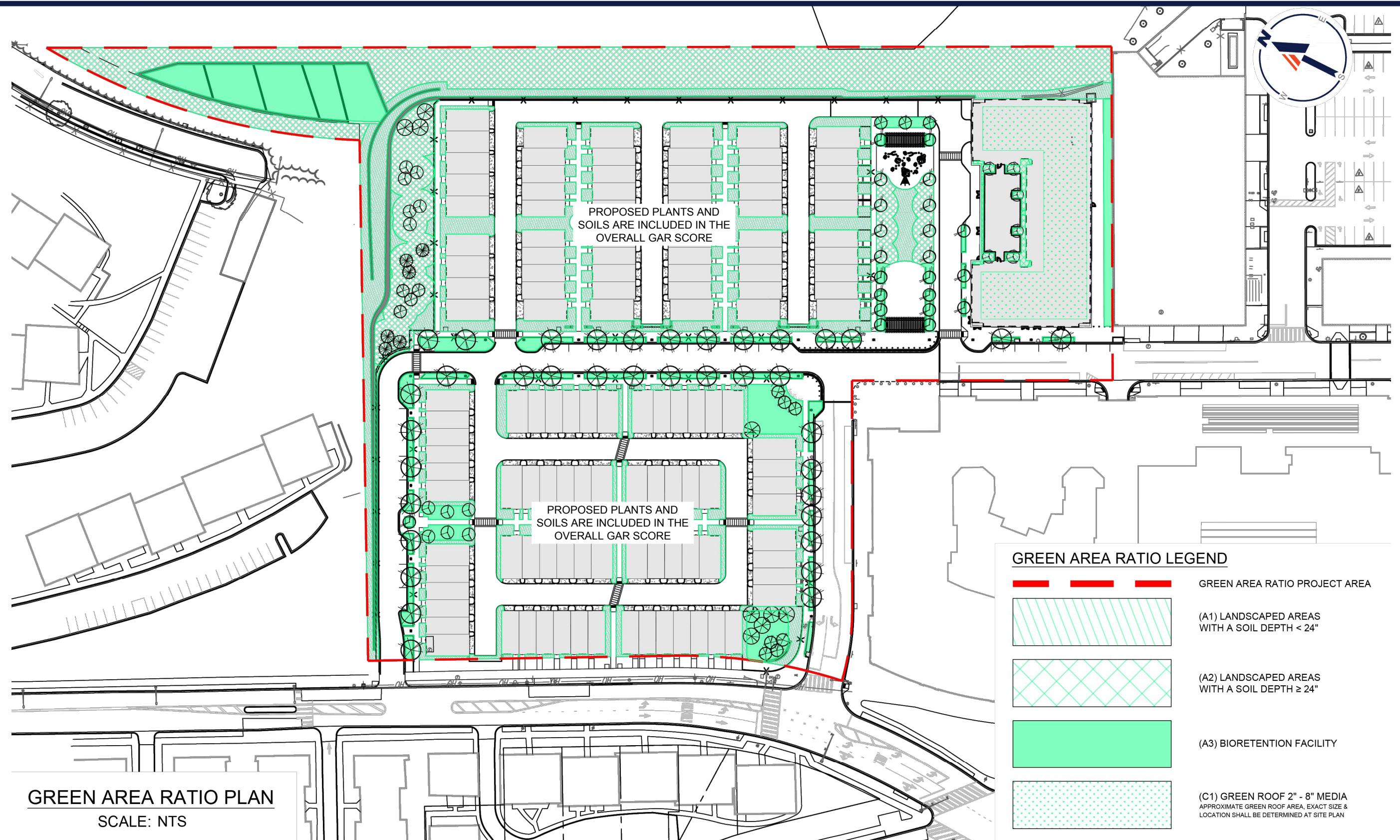



\\BOHLER\NET\SHARES\DC-PROJECTS\04\DC048325.09\CAD\DRAWINGS\EXHIBITS\LANDSCAPE\2025-06-18 - PUD PACKAGE\CAD\GAR & PUD\EXHA-GAR & PUD-DC048325.09-1-2-LAYOUT- PUD PREV. GAR PLAN



DC048325.12 | 250729



Green Area Ratio Scoresheet						
	Address	2704 Good Hope Rd SE		Square	Lot	Zone District
				5633	22	MU-7
	Other	Blocks 1 & 4 (02/27/2023)				
		Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiplier
			347,903	0.25	SCORE:	0.373
Landscape Elements				Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)						
1	Landscaped areas with a soil depth < 24"		square feet 39,688	0.30		11,906.5
2	Landscaped areas with a soil depth ≥ 24"		square feet 46,438	0.60		27,863.0
3	Bioretention facilities		square feet 23,148	0.40		9,259.4
B Plantings (credit for plants in landscaped areas from Section A)						
1	Groundcovers, or other plants < 2' height		square feet 3,160	0.20	Native Bonus square feet 0	632.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants 3,862	34758	0.30	# of plants 3,594	10,427.4
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees 54	2700	0.50	# of trees 54	1,350.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees 44	11000	0.60	# of trees 9	6,600.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees 142	35500	0.70	# of trees 96	24,850.0
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees 38	22800	0.70	# of trees 25	15,960.0
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees 6	7800	0.70	# of trees 6	5,460.0
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees 0	0	0.80	# of trees 0	-
9	Vegetated wall, plantings on a vertical surface		square feet	0.60	square feet	-

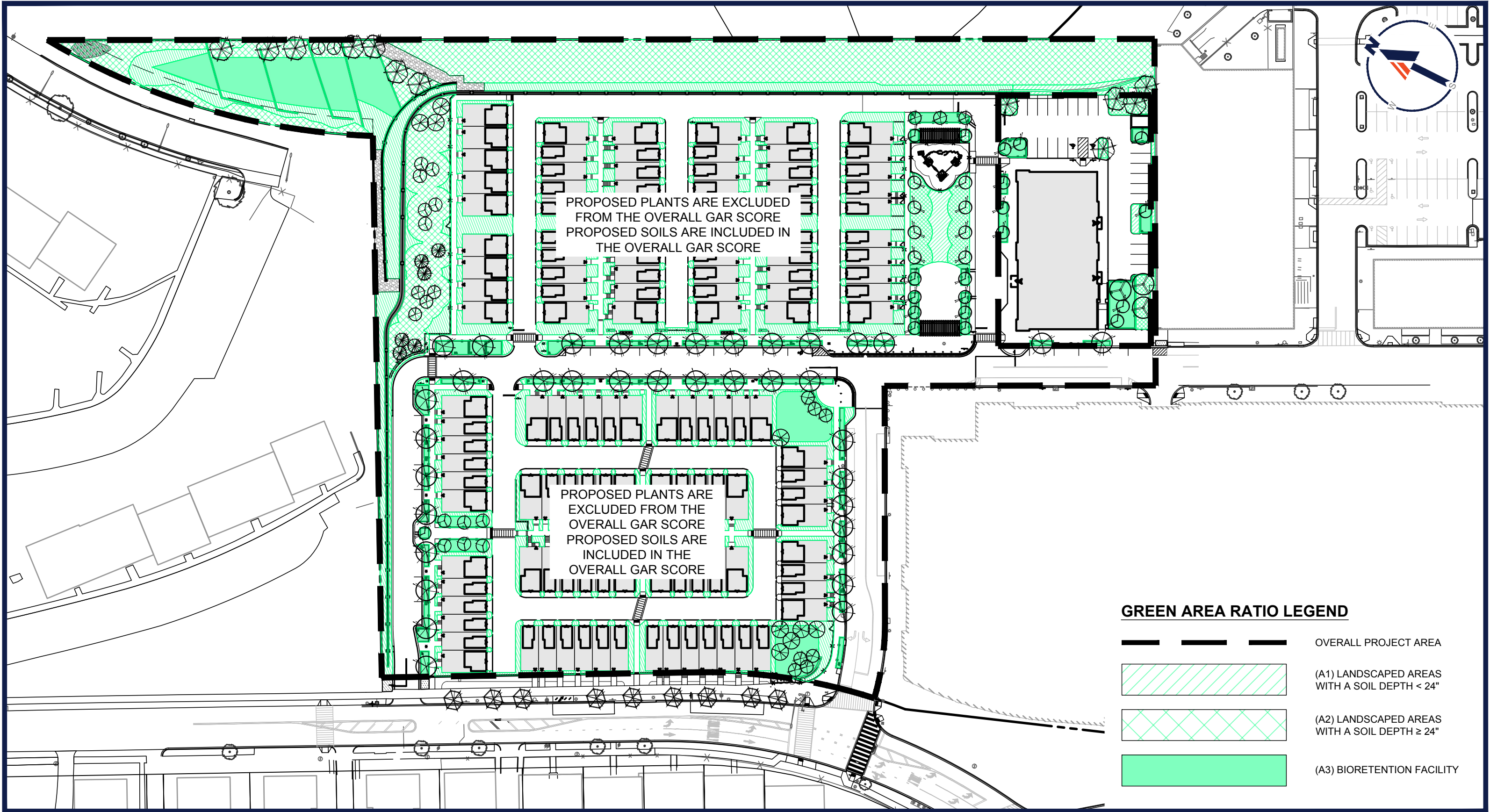
<div> <div>C</div> <div>Vegetated or "green" roofs</div> </div>					
1	Over at least 2" and less than 8" of growth medium	<div> <div>square feet</div> <div>12,000</div> </div>	0.60	<div> <div>square feet</div> <div></div> </div>	7,200.0
2	Over at least 8" of growth medium	<div> <div>square feet</div> <div></div> </div>	0.80	<div> <div>square feet</div> <div></div> </div>	-
<div> <div>D</div> <div>Permeable Paving***</div> </div>					
1	Permeable paving over 6" to 24" of soil or gravel	<div> <div>square feet</div> <div></div> </div>	0.40		-
2	Permeable paving over at least 24" of soil or gravel	<div> <div>square feet</div> <div></div> </div>	0.50		-
<div> <div>E</div> <div>Other</div> </div>					
1	Enhanced tree growth systems***	<div> <div>square feet</div> <div></div> </div>	0.40		-
2	Renewable energy generation	<div> <div>square feet</div> <div></div> </div>	0.50		-
3	Approved water features	<div> <div>square feet</div> <div></div> </div>	0.20		-
		<div> <div>sub-total of sq ft =</div> <div>238,993</div> </div>			
<div> <div>F</div> <div>Bonuses</div> </div>					
1	Native plant species	<div> <div>square feet</div> <div>84,096</div> </div>	0.10		8,409.6
2	Landscaping in food cultivation	<div> <div>square feet</div> <div></div> </div>	0.10		-
3	Harvested stormwater irrigation	<div> <div>square feet</div> <div></div> </div>	0.10		-
		<div> <div>Green Area Ratio numerator =</div> <div>129,918</div> </div>			

\*\*\* 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.

-

\\BOHLER\NET\SHARES\DC-PROJECTS\04DC048325.09\CAD\DRAWINGS\EXHIBITS\LANDSCAPE\2025-06-18 - PUD PACKAGE\CAD\GAR & PUD\EXHA-GAR & PUD-DC048325.09-->LAYOUT-PUD GAR PLAN



DC048325.12 | 250729



\\BOHLER\NET\SHARES\DC-PROJECTS\040048325.09\CAD\DRAWINGS\EXHIBITS\LANDSCAPE\2025-06-18 - PUD PACKAGE\CAD\GAR & PUD\EXHA-GAR & PUD-DC048325.09-1-LAYOUT- PUD GAR SCORE

★ ★ ★

Address

Other

Square

Lot

Zone District

Lot area (sf)

Minimum Score

Multiplier

GAR Score

Lot size (enter this value first) \*

SCORE:

Landscape Elements

Square Feet

Factor

Total

A

Landscaped areas (select one of the following for each area)

1

Landscaped areas with a soil depth < 24"

square feet

0.30

2

Landscaped areas with a soil depth ≥ 24"

square feet

0.60

3

Bioretention facilities

square feet

0.40

B

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants < 2' height

square feet

0.20

Native Bonus

square feet

2

Plants ≥ 2' height at maturity  
- calculated at 9-sf per plant

# of plants

67554

0.30

# of plants

3

New trees with less than 40-foot canopy spread  
- calculated at 50 sq ft per tree

# of trees

1600

0.50

# of trees

4

New trees with 40-foot or greater canopy spread  
- calculated at 250 sq ft per tree

# of trees

4500

0.60

# of trees

5

Preservation of existing tree 6" to 12" DBH  
- calculated at 250 sq ft per tree

# of trees

17250

0.70

# of trees

6

Preservation of existing tree 12" to 18" DBH  
- calculated at 600 sq ft per tree

# of trees

11400

0.70

# of trees

7

Preservation of existing trees 18" to 24" DBH  
- calculated at 1300 sq ft per tree

# of trees

6500

0.70

# of trees

8

Preservation of existing trees 24" DBH or greater  
- calculated at 2000 sq ft per tree

# of trees

0

0.80

# of trees

9

Vegetated wall, plantings on a vertical surface

square feet

0.60

square feet

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

square feet

0.60

square feet

2

Over at least 8" of growth medium

square feet

0.80

square feet

D

Permeable Paving\*\*\*

1

Permeable paving over 6" to 24" of soil or gravel

square feet

0.40

2

Permeable paving over at least 24" of soil or gravel

square feet

0.50

E

Other

1

Enhanced tree growth systems\*\*\*

square feet

0.40

2

Renewable energy generation

square feet

0.50

3

Approved water features

square feet

0.20

F

Bonuses

1

Native plant species

square feet

0.10

2

Landscaping in food cultivation

square feet

0.10

3

Harvested stormwater irrigation

square feet

0.10

sub-total of sq ft =

Green Area Ratio numerator =

\*\*\* 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.