



Acer rubra - Red Maple



Quercus phellos - Willow Oak



Liquidambar styraciflua - Sweetgum



Gleditsia triacanthos - Honey Locust

Note: Tree species selections identified on this page are shown to illustrate design intent only. The purpose is to generally define tree size and character. Refinements to the planting design and final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.



REQUIRED GAR: 0.250
 GAR SCORE: 0.362

		Green Area Ratio Scoresheet			
		Ward	Lot	Square	Zoning District
Address: <input type="text"/>					
Other / BZA Order: <input type="text"/>					
Lot size (enter this value first) *			132,377	multiplier	SCORE 0.362
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"	<input type="text" value="enter sq ft"/>	0.3	-	
2	Landscaped areas with a soil depth of 24" or greater	<input type="text" value="26263"/>	0.6	15,757.8	
3	Bioretention facilities	<input type="text" value="2993"/>	0.4	1,197.2	
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants less than 2' tall at maturity	<input type="text" value="6565"/>	0.2	1,313	
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="3945"/>	35505	0.3	10,652
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="85"/>	4250	0.5	2,125.0
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	-
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	-
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	-
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	-
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	-
9	Vegetated wall, plantings on a vertical surface	<input type="text" value="0"/>	0.6	-	
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="0"/>	0.6	-	
2	Over at least 8" of growth medium	<input type="text" value="16110"/>	0.8	12,888.0	
D Permeable Paving***					
1	Permeable paving over at least 6" and less than 24" of soil or gravel	<input type="text" value="0"/>	0.4	-	
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value="0"/>	0.5	-	
E Other					
1	Enhanced tree growth systems***	<input type="text" value="5767"/>	0.4	2,306.8	
2	Renewable energy generation	<input type="text" value="0"/>	0.5	-	
3	Approved water features	<input type="text" value="0"/>	0.2	-	
		sub-total of sq ft = 97,453			

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DEVELOPMENT DATA											
Total PUD Area		579,835 SF									
		BREAKDOWN BY BLOCK									
		MATTER OF RIGHT C3-A	C-3-A PUD	PROPOSED PUD	Blocks 1A	Blocks 1B	Block 2	Block 3	Block 4	Block 5	Block 6
Zone		C-3-A	C-3-A	PUD / C-3-A							
FAR Residential		4.8	4.8	3.24	2.28	2.60	3.98	2.95	3.30	4.51	2.744
FAR Residential Range		-	-	3.12 to 3.27	2.16 to 2.32	2.54 to 2.88	3.52 to 3.98	-	-	-	-
Residential GFA		-	-	1,502,539 to 1,579,211	180,966 to 193,936	119,922 to 135,975	364,038 to 411,687	334,511	128,419	285,964	88,719
FAR Commercial		2.5	2.5	0.43	0.09	0.89	0.22	0.76	0.41	0.38	0.273
FAR Commercial Range		-	-	.42 to .52	0.09 to 0.29	0.89 to 0.90	0.21 to 0.41	-	-	0.38 to 0.48	-
Commercial GFA (min. / max.)		-	-	206,223 to 250,193	7,335 to 24,185	41,998 to 42,670	21,718 to 42,400	86,040	16,000	24,304 to 30,070	8,828
FAR Total		4.8	4.8	3.54 to 3.79	2.25 to 2.61	3.43 to 3.78	3.73 to 4.39	3.71	3.71	4.89 to 4.99	3.01
Number of Dwelling Units		-	-	1544 to 1564	212	133	332	355	143	303	78
Range		-	-		200 to 212	133 to 141	-	-	-	-	-
Building Height		65 feet	90 feet	90'	90'	90'	90'	90'	90'	90'	90'
Lot Occupancy		75% (residential), 100% (commercial)	75% (residential), 100% (commercial)	52.40% , 66.68%	33.59% , 35.12%	51.83% , 72.31%	57.79% , 81.12%	56.33% , 79.72%	50.89% , 65.91%	67.48% , 67.48%	42.36% , 47.52%
Side Yard (none required)		if provided 3" per ft. of height or 8' min.	if provided 3" per ft. of height or 8' min.	see breakdown	21'-8" and varies	13'-3" and 25'-8"	0' and 26'-3"	52'-2" and 42'-5"	0 and 19'-9"	0'	varies
Rear Yard (Residential) / to property line		2.5" per ft of height or 12' min.	2.5" per ft of height or 12' min.	see breakdown	59'-10"	30'-8"	20'	29'-9"	37'-11"	varies	28'-2"
Rear Yard (Commercial) / to center of alley		2.5" per ft of height or 12' min.	2.5" per ft of height or 12' min.	see breakdown	59'-10"	30'-8"	0'	29'-9"	31'-9"	0'	28'-2"
Parking Residential Use [parking/unit]		0.5	0.5	-	-	-	-	-	-	-	-
Parking Retail Use [parking/sf if >3,000sf]		1/300 sf > 3,000sf	1/300 sf > 3,000sf	-	-	-	-	-	-	-	-
Total Residential parking required		-	780	777	106	67	166	177	71	151	39
Total Retail Parking Required		-	620	410	14	130	66	66	43	71	19
Total Combined Parking Required		-	1,400	1,187	120	197	232	243	115	222	58
Total Residential Parking Provided per phase	Parking Range	-	-	965	127 ***	111 ***	199	213	86	182	47
Total Retail Parking Provided per phase	Parking Range	-	-	861 to 1561	(shared with 1B)	125 to 260	258 to 473	418 to 648	12	11 to 131	37
Total Combined Parking provided	Parking Range	-	-	1642 to 2342	127	236 to 371	457 to 672	447 to 677	98	193 to 313	84
Loading Berths Residential Use		1@55' 1@ 20' 1@200sf	7@55' 7@ 20' 7@200sf	Shared with Retail	(Shared with Retail)	(Shared with Retail)	(Shared with Retail)	1@40' 1@ 20' 1@200sf	(Shared with Retail)	(Shared with Retail)	(Shared with Block 5)
Loading Berths Retail Use		loading varies per size of retail 1@ 20' delivery platform varies per size of retail	2@55' / 9@30' 7@ 20' 9@100sf / 2@200sf	3@55' / 6@40' 5@ 20' 6@200sf	1@40' 1@ 20' 1@200sf	1@40' 1@ 20' 1@200sf	2@40' 1@ 20' 1@200sf	-	1@40' 1@200sf	1@40' 1@ 20' 1@200sf	(Shared with Block 5)
Loading Berths Grocery Use		varies per size of grocery	see breakdown	see breakdown	-	-	-	3@55' 1@ 20' 1@200sf	-	-	-
lot size **				482,167	83,593	47,214	103,420	113,336	38,898	63,370	32,336
** excluding roadways and bikeways											
*** blocks 1A and 1B share garage structure											
NOTE: For GAR (See Landscape)											

4th and Rhode Island

floor	UNIT MIX Block 1A (See Block 1B for shared Garage G2 and G3)						TOTALS	Gross Residential
	2 Bedroom +Den/ 3 Bedroom 1140-1295 sf	2 Bedroom 1025-1080 sf	1 Bed + Den 900-920 sf	1 Bedroom 685-755 sf	JR 1 Bed 530-540 sf	Efficiency 450-450 sf		
7th	2	6	6	9	5	3	31	28,076
6th	2	6	6	9	5	3	31	28,076
5th	2	6	6	9	5	3	31	28,076
4th	2	6	6	9	5	3	31	28,076
3rd	2	6	6	9	5	3	31	28,076
2nd	2	6	6	9	5	3	31	28,076
1st	1	5	5	7	4	4	26	22,025
G1								
Total	13	41	41	61	34	22	212	190,481

Affordable Housing 8.00%

15,238



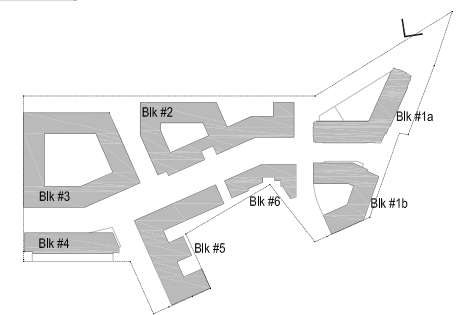
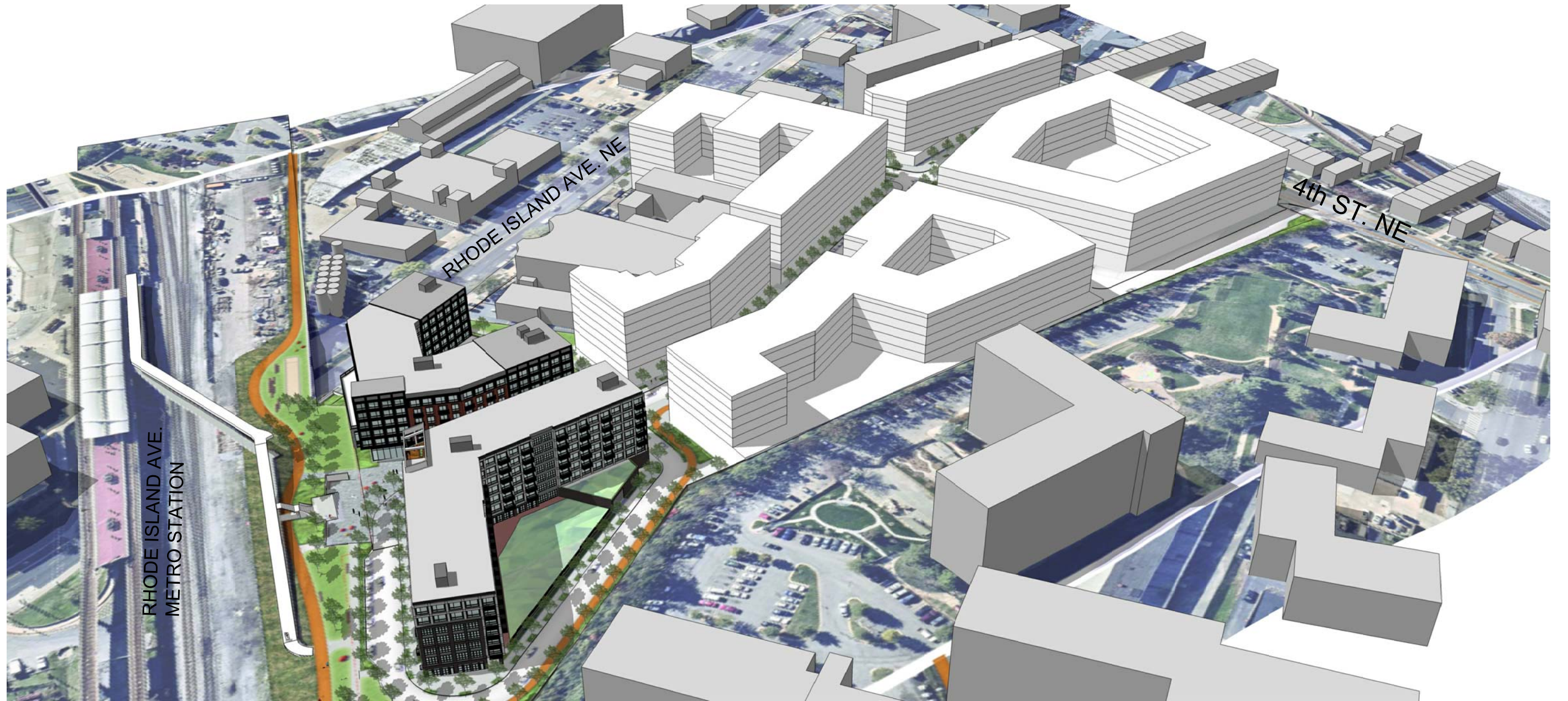
4th and Rhode Island

floor	UNIT MIX Block 1B						TOTALS	Gross Residential
	2 Bedroom +Den/ 3 Bedroom 1140-1295 sf	2 Bedroom 1025-1080 sf	1 Bed + Den 900-920 sf	1 Bedroom 685-755 sf	JR 1 Bed 530-540 sf	Efficiency 450-450 sf		
6th	2	5	5	8	4	3	27	24,470
5th	2	5	5	8	4	3	27	24,470
4th	2	5	5	8	4	3	27	24,470
3rd	2	5	5	8	4	3	27	24,470
2nd	2	5	5	7	4	2	25	22,020
1st	0	0	0	0	0	0	0	2,672
G1								
G2								
G3								
Total	10	25	25	39	20	14	133	122,572

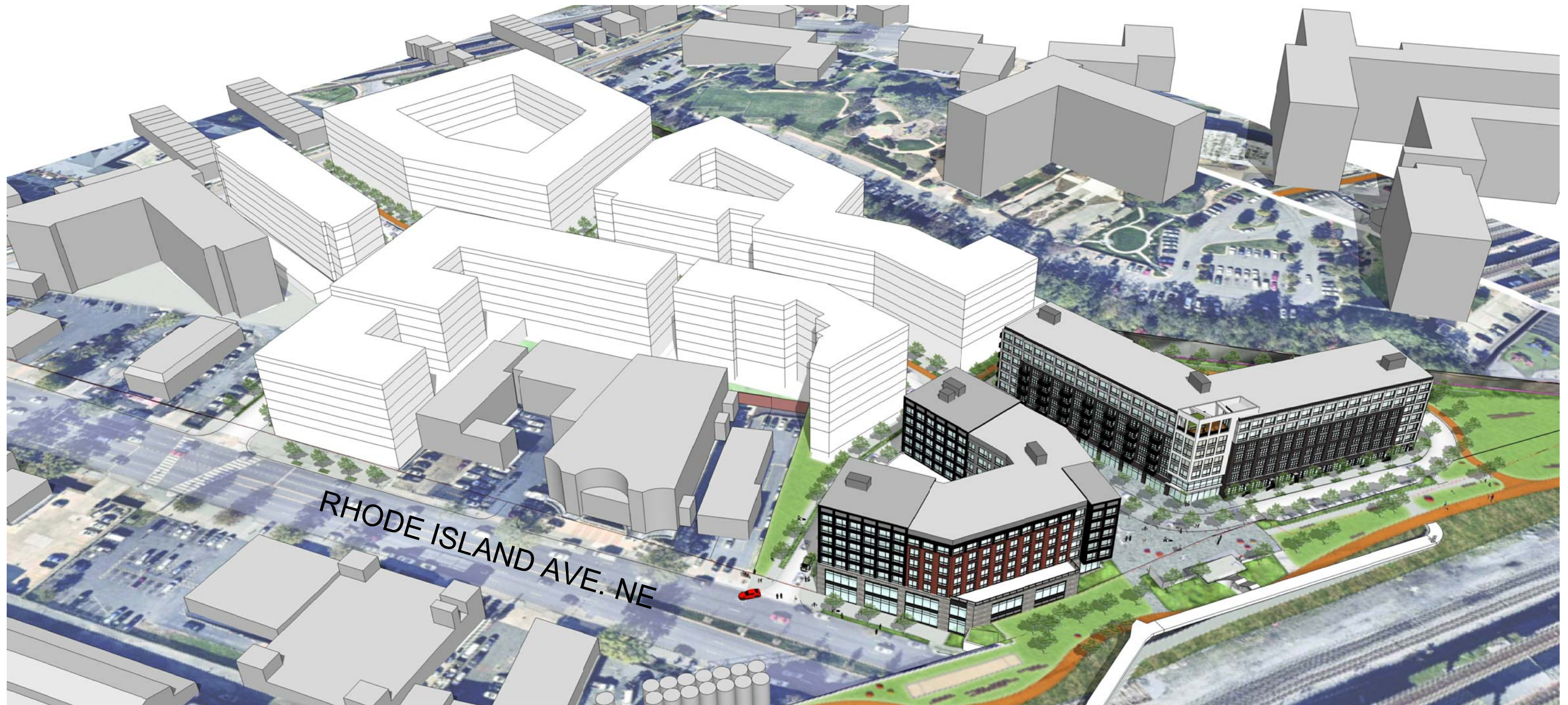
Affordable Housing 8.00%

9,806

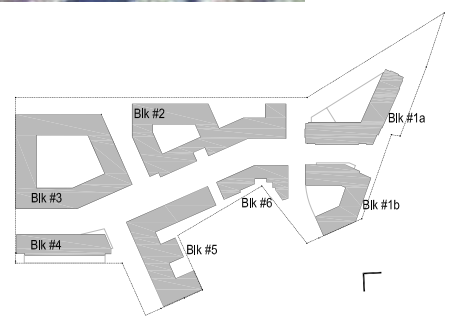




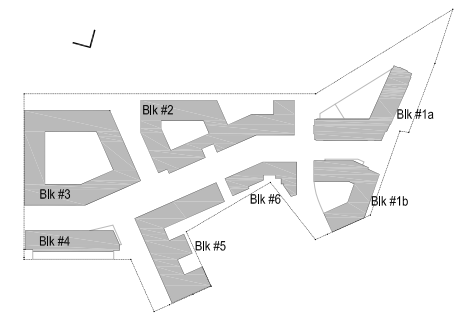
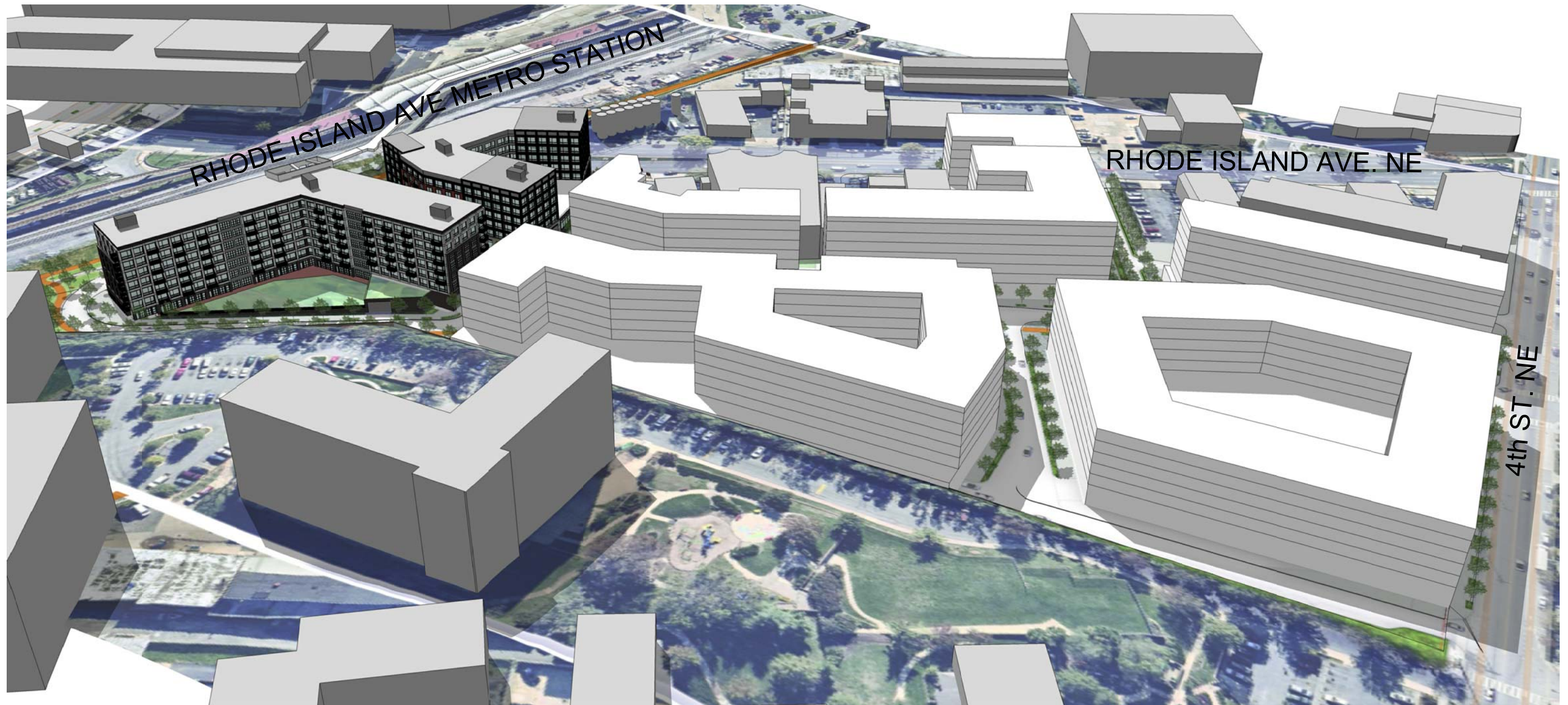
KEY PLAN



RHODE ISLAND AVE. NE



KEY PLAN



KEY PLAN

