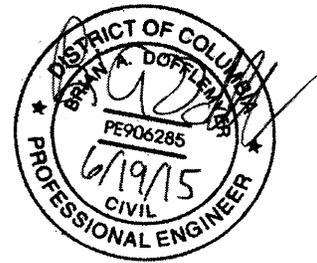


		Green Area Ratio Scoresheet			
Address: 801 Virginia Ave SE		Ward: 6	Lot: 7	Score: 929	Zoning District: C-3-A
Other / BZA Order:		enter sq ft of lot: 7,648		multiple SCORE:	
Lot size (enter this value first) *					
Landscape Elements					
A Landscaped areas (select one of the following for each area)		Square Ft.	Factor	Total	
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 0	0.6		
3	Bioretention facilities	enter sq ft 0	0.4		
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 0	0.2		
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 0	0.3		
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 0	0.5		
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.6		
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.7		
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0.7		
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0.7		
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 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 3,960	0.6	2,376.0	
2	Over at least 8" of growth medium	enter sq ft 0	0.8		
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		
H Bonuses		sub-total of sq ft = 3,960			
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 = 2,376	
*** 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					



0.25 Required
0.31 Provided

TRANSITION PERIOD MODIFICATIONS

Transition period exemptions are subject to removal if a change or modification is made to a permit, project, or application for exempted properties in 11 DCMR §3401.3 or transition period exemptions in 11 DCMR §3401.4 that results in an increase in impervious surface or lot occupancy of 20% or more (11 DCMR §3401.5). In these cases, the full GAR requirement is applied to the portion of a project affected by the approved change or modification.

CAMPUS PLAN

A college or university applicant proposing a new building or addition to an existing building shall demonstrate the extent to which the building or addition meets the GAR standards. The Zoning Commission will determine if the proposal is compliant with the intent of the GAR regulations while processing approval for the construction under the campus plan.

ZONE DISTRICTS

A required level of GAR compliance is established by zones. Properties in zones listed in Table 1 are required to achieve the specified GAR. The required GAR standard is subject to change by the Zoning Commission and should always be confirmed by reviewing the zoning code regulations as posted on the DC Office of Zoning website.

Table 1 Green Area Ratio by Zone District

Zone District	Green Area Ratio
R-5-A and R-5-B	0.4
R-5-C, R-5-D and R-5-E C-1, C-2-A, C-2-B and C-2-C W-1, W-2, W-3 SR-1, SP-2	0.3
C-3-A, C-3-B	0.25
C-3-C, C-4, C-5, CR and any property within the DDD overlay	0.2
CM-1, CM-2, CM-3, and M <ul style="list-style-type: none"> • all structures except one story warehouses • one story warehouses 	<ul style="list-style-type: none"> • 0.3 • 0.1

Zoning Definitions

The zoning definitions in Table 2 are reprinted from the Office of Zoning website and were last updated on April 1, 2013 (see <http://dcoz.dc.gov/info/districts.shtm>).