

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment

The Draft Revised Green Area Ratio (GAR) Guidebook has been revised and is available for public comment from August 19, 2016 to October 10, 2016. The Draft Revised GAR Guidebook incorporates changes from the final rulemaking for the Zoning Regulation Review, which was posted in the *D.C. Register* on March 4, 2016. This revision also clarifies issues that stakeholders or the Department of Energy and Environment (DOEE) noted in the previous version. The Guidebook is maintained on the DOEE website at doee.dc.gov/gar.

The final rulemaking for the 11 DCMR zoning regulations resulted in the following changes to GAR Subtitle C, Chapter 6:

- New zone districts are identified with their associated score.
- New trees are credited by mature tree canopy by species, not initial caliper size.
- Vegetated walls are clarified to be credited by vertical surface, not horizontal coverage at the ground plane.
- Plantings listed as invasive species may not be credited under the regulation.

Major changes to the GAR Guidebook and forms include the following:

- Further definition is provided for multiple lot submittal requirements as well as lots with multiple zones and some historic structures.
- Requirements for resubmittal are listed and will ease the process for field changes to approved plans.
- Tree species and vegetated walls now require minimum soil volumes to be fully credited, with greater soil depth given to these elements only.
- Shrubs, grasses, and herbaceous plants credited at 2-foot height or greater are provided with a conversion between mature square footage and equivalent square footage.
- Additional plantings credited at 2-foot height or greater include new trees below minimum standards as specified.
- Tree preservation standards for critical root zone now refers to the proposed Erosion and Sediment Control Guidebook, Chapter 9.
- Green roofs must comply with minimum standards by planting type and availability of irrigation.
- Green roof depth credits soil media alone and does not include the drainage layer as previously listed, with an exception for green roofs that have a 1- to 2-inch growth media depth. These green roofs may be credited if providing a water retention layer to the combined 2-inch depth.
- Permeable pavement excludes rooftop use and credit.
- Review standards for elements not undergoing stormwater management plan approval are clarified.
- The GAR plant list provides common plant selections, credited categories, and associated characteristics.

The revised draft of the GAR Guidebook shows deletions as strikethroughs and additions as underlines. DOEE will post all public comments on its website at doee.dc.gov/gar. The updated GAR Guidebook will be effective for all plan approvals as of September 6, 2016.