

Appendix 2:
Prototypical Analysis Sites

**Prototypical Analysis Site 1 R1-2 District, 60 feet x 100 feet interior lot,
Existing – Special Natural Area District,
Proposed – SNRD, Base Protection Area**

Prototypical Analysis Site 1, as shown in the illustrations below, uses a generic 60 feet x 100 feet interior lot in an R1-2 zoning district. In the No Action scenario, the site is located in the Special Natural Area District (SNAD) (NA-2); in the With Action scenario, the site is located in the SNRD, Base Protection Area. These assumptions were made because they represent typical lot conditions found in R1-2 districts in the existing SNAD. The prototypical analysis site illustrates the opportunity to understand the effects of the following components of the Proposed Actions on development:

- Proposed tree planting and biodiversity area requirements
- Lot coverage and hard surface area regulations
- As-of-right modification to natural features outside the footprint of the building

Existing Conditions

Existing condition show a 6,000-square-foot lot with four trees and a 1,165-square-foot, one-story, single-family detached residence with one off-street parking space in an enclosed garage. The site illustrates a grade change of 4 feet, sloping downward from the street to the rear of the site.

No Action Scenario

The No Action scenario illustrates the vertical and horizontal enlargement of the existing residence into a two-story, single-family, detached residence. The zoning lot is developed with 3,000 square feet of zoning floor area—the maximum permitted within an R1-2 district that allows a FAR of 0.5. The location of the enlargement is defined by yard requirements and the desire to avoid impacting Tree #2. The building footprint is 1,500 square feet, the maximum allowed while meeting the required open space ratio of 150.0. The site accommodates a driveway, walkway, and rear patio, creating 3,000 square feet of hard surface area (50 percent of lot area) and requiring 3,000 square feet of ground disturbance.

The scenario provides an additional unenclosed parking space to the side yard. Because the site is smaller than 10,000 square feet and the enlargement does not exceed the lot coverage beyond 2,500 square feet, this enlargement does not require special review pursuant to 105-021 and is allowed as-of-right. Additionally, trees greater than 6-inch caliper are not removed beyond the 15-foot construction zone buffer.

Prior to the enlargement, the site contained four trees, worth seven tree credits under existing regulations. The developed site contains six trees—one tree was removed, three were preserved, and three are newly planted. This meets the six trees and four tree credit requirements under the existing regulations. The building complies with all other height, yard, and setback regulations pursuant to the underlying district or modifications set forth in the existing special district.

With Action Scenario

The With Action scenario illustrates the vertical and horizontal enlargement of the existing residence into a two-story, single-family, detached residence. The zoning lot is developed with 3,000 square feet of zoning floor area—the maximum permitted in an R1-2 district that allows a FAR of 0.5. The location of the enlargement is defined by yard requirements and the desire to avoid impacting Tree #2 while also leaving enough room for a swimming pool in the backyard. The building footprint is 1,500 square feet, designed to maximize the 25 percent lot coverage. The site accommodates a driveway, walkway, swimming pool, and a patio, creating 3,000 square feet of hard surface area (50 percent of lot area) and requiring 3,000 square feet of ground disturbance. Cut and fill are used for constructing both the building structure and non-building amenities, including the swimming pool.

The scenario provides an additional unenclosed parking space to the side yard.

Prior to the enlargement, the site contained 4 trees, worth 12 tree credits under proposed regulations. The developed site contains eight trees—two trees were removed, two were preserved, and six are newly planted. This meets the 6 trees and 24 tree credit requirements under the proposed regulations. Because of the proposed tree clustering regulations, new trees are planted proximate to preserved trees to form tree clusters, making them eligible to receive bonus tree credits. One front yard tree was preserved, and three trees were newly planted in the front yard to satisfy the proposed regulations, which require six front yard tree credits.

Additionally, 604 square feet (10 percent of the lot area) of garden is provided to satisfy the proposed biodiversity planting area regulations that require four biodiversity points. The building complies with all other height, yard, and setback regulations pursuant to the underlying district or modifications set forth in the existing special district.

Incremental Change

Under the With Action scenario, there is no change to the total floor area, hard surface area, or lot coverage.

The proposed rules allow minor disturbances to the critical root zone of the tree beyond the structural root zone, unlike the existing rules. This flexibility in the proposed rules favors preservation of trees, compared to existing rules, where any disturbance to the critical root zone of a tree outside the 15-foot construction buffer may allow tree removal via CPC authorization. Simultaneously, the proposed change facilitates the as-of-right construction of site amenities outside the 15-foot construction buffer through the increased flexibility to locate amenities where they minimally disturb tree critical root zones.

In total, the With Action scenario has two more trees than the No Action scenario and increases biodiversity planting areas by 604 square feet. No additional number of stories, residential units, or floor area are accommodated on the lot through the Proposed Actions.

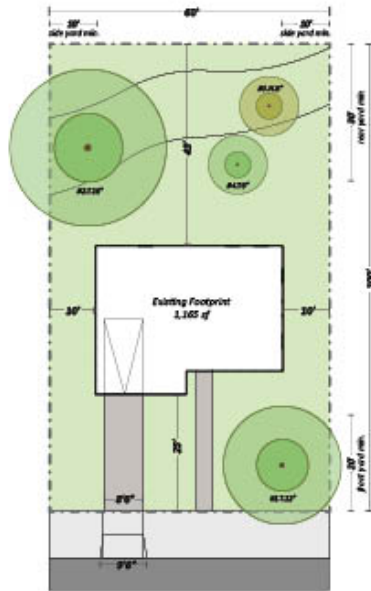
Prototypical Analysis Site 1

R1-2 District, 60 ft x 100 ft interior lot, 6,000 sf lot area,
 Two-story Single-family detached
 No Action- Existing Special Natural Area District
 With Action- SNRD, Base Protection Area



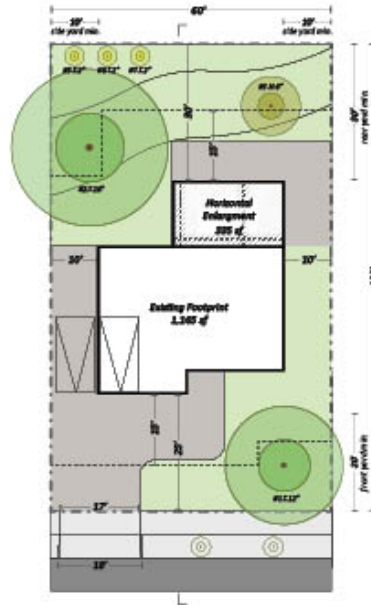
Existing

FAR: .19 Existing Trees: 4
 Total Floor area: 1,165 sf Biodiversity Garden: N/A
 Lot Coverage: 19%
 Hard Surface Area: 25%
 Ground Disturbance: 25%



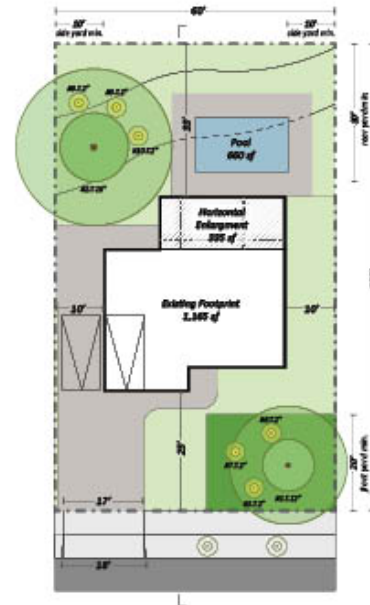
No Action

FAR: 0.5 Removed Trees: 1
 Total Floor area: 3,000 sf Preserved Trees: 3
 Lot Coverage: 25% New Trees: 3
 Hard Surface Area: 50% Total Trees: 6
 Ground Disturbance: 50% Biodiversity Garden: N/A



With Action

FAR: 0.5 Removed Trees: 2
 Total Floor area: 3,000 sf Preserved Trees: 2
 Lot Coverage: 25% New Trees: 6
 Hard Surface Area: 50% Total Trees: 8
 Ground Disturbance: 50% Biodiversity Garden: 604 sf (4pts)



Prototypical Analysis Site 1

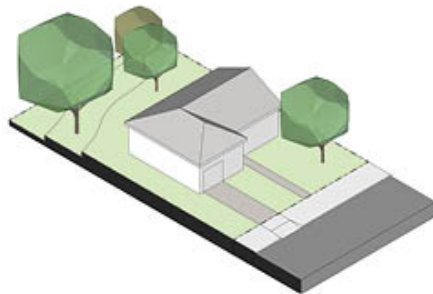
R1-2 District, 60 ft x 100 ft interior lot, 6,000 sf lot area,
 Two-story Single-family detached
 No Action- Existing Special Natural Area District
 With Action- SNRD, Base Protection Area



Existing

FAR: .19
 Total Floor area: 1,165 sf
 Lot Coverage: 19%
 Hard Surface Area: 25%
 Ground Disturbance: 25%

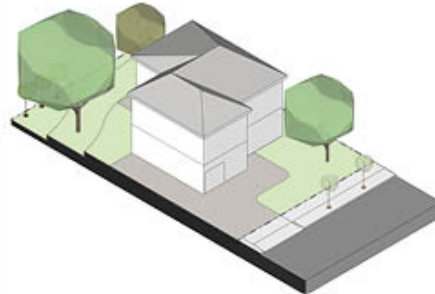
Existing Trees: 4
 Biodiversity Garden: N/A



No Action

FAR: 0.5
 Total Floor area: 3,000 sf
 Lot Coverage: 25%
 Hard Surface Area: 50%
 Ground Disturbance: 50%

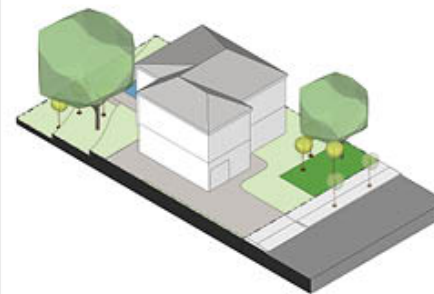
Removed Trees: 1
 Preserved Trees: 3
 New Trees: 3
 Total Trees: 6
 Biodiversity Garden: N/A



With Action

FAR: 0.5
 Total Floor area: 3,000 sf
 Lot Coverage: 25%
 Hard Surface Area: 50%
 Ground Disturbance: 50%

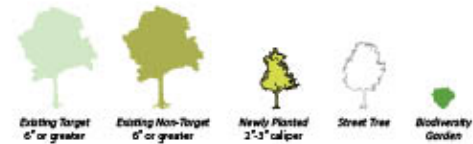
Removed Trees: 2
 Preserved Trees: 2
 New Trees: 6
 Total Trees: 8
 Biodiversity Garden: 604 sf (4pts)



Prototypical Analysis Site 1

R1-2 District, 60 ft x 100 ft interior lot, 6,000 sf lot area,
 Two-story Single-family detached
 No Action- Existing Special Natural Area District
 With Action- SNRD, Base Protection Area

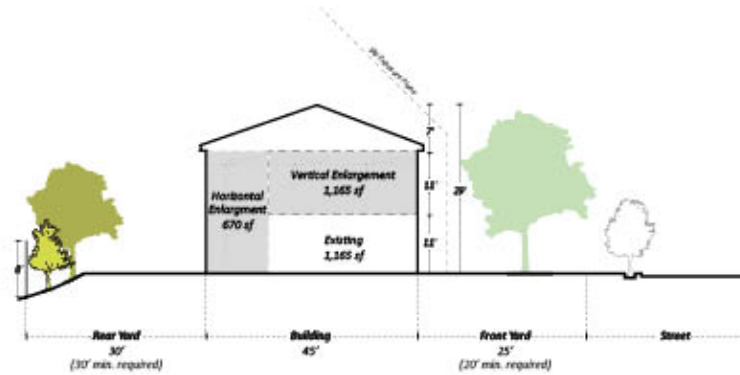
Legend



No Action

FAR: 0.5
 Total Floor area: 3,000 sf
 Lot Coverage: 25%
 Hard Surface Area: 50%
 Ground Disturbance: 50%

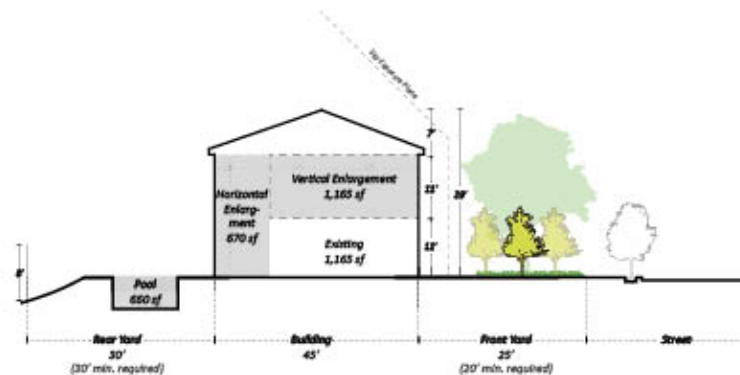
Removed Trees: 1
 Preserved Trees: 3
 New Trees: 3
 Total Trees: 6
 Biodiversity Garden: N/A



With Action

FAR: 0.5
 Total Floor area: 3,000 sf
 Lot Coverage: 25%
 Hard Surface Area: 50%
 Ground Disturbance: 50%

Removed Trees: 2
 Preserved Trees: 2
 New Trees: 6
 Total Trees: 8
 Biodiversity Garden: 604 sf (4pts)



**Prototypical Analysis Site 2 R2 District, 45 feet x 100 feet interior lot,
Existing – Special Natural Area District,
Proposed – SNRD, Base Protection Area**

Prototypical Analysis Site 2, as shown in the illustrations below, uses a generic 45 feet x 100 feet interior lot in an R2 zoning district. In the No Action scenario, the site is located in the SNAD NA-2, and in the With Action scenario, the site is located in the SNRD, Base Protection Area. These assumptions were made because they represent typical lot conditions found within R2 districts in the existing NA-2. The prototypical analysis site illustrates the opportunity to understand the effects of the following components of the Proposed Actions on development:

- Proposed tree planting and biodiversity area requirements
- Lot coverage and hard surface area regulations
- As-of-right modification to natural features outside the footprint of the building

Existing Conditions

Existing conditions show a 4,500-square-foot vacant lot with nine trees. The site illustrates a grade change of 4 feet, sloping upward from the street to the rear of the site.

No Action Scenario

The No Action scenario illustrates the development of a two-story, single-family, detached residence. The zoning lot is developed with 2,250 square feet of zoning floor area—the maximum permitted in an R2 district that allows a FAR of 0.5. The building footprint is 1,125 square feet, designed to maximize floor area while meeting the required open space ratio of 150.0.

Additionally, the site accommodates a driveway, walkway, and a patio area, creating 3,065 square feet of hard surface area (68 percent of lot area) and requiring 3,065 square feet of ground disturbance. Cut and fill are used for constructing both the building structure and non-building amenities. Modification of topography or removal of trees greater than 6-inch caliper is not proposed beyond the 15-foot construction buffer, thus construction is allowed as-of-right.

The scenario provides two off-street parking spaces, one is a garage in the building and the other is in an unenclosed parking pad located in the front yard, taking advantage of the underlying Special Purpose District regulations permitting front yard parking.

Prior to development, the site contained 9 trees, worth 14 tree credits under existing regulations. The developed site contains nine trees—four trees were removed, three were preserved at the rear of the site, two were preserved in the front yard, and four are newly planted. This meets the 5 trees and 7.1 tree credit requirement under existing regulations. Of the two preserved front yard trees, one is located within the 15-foot construction buffer and thus receives no credit because construction may affect its critical root zone. The building complies with all other

height, yard, and setback regulations pursuant to the underlying district or modifications set forth in the existing special district.

With Action Scenario

The With Action scenario illustrates the development of a two-story, single-family residence. The zoning lot is developed with 2,250 square feet of zoning floor area—the maximum permitted in an R2 district that allows a FAR of 0.5. The building footprint is 1,350 square feet, designed to maximize the 30 percent lot coverage. Additionally, the site accommodates a driveway, walkway, and a swimming pool, creating 2,912 square feet of hard surface area (65 percent of lot area) and requiring 2,912 square feet of ground disturbance. Cut and fill are used for constructing both the building structure and non-building amenities, including the walkway and pool.

As required by the underlying zoning, the scenario provides two off-street parking spaces, one within a garage and the other in an unenclosed parking pad located in the side lot ribbon.

Prior to the development, the site contained 9 trees, worth 26 tree credits under proposed regulations. The developed site contains six trees—five trees were removed, four were preserved, and two are newly planted. This meets the 5 trees and 18 tree credit requirements under the proposed regulations. Due to the proposed tree clustering regulations, new trees are planted proximate to the existing tree to form a tree cluster, making them eligible to receive bonus tree credits. Additionally, 450 square feet (10 percent of the lot area) of garden is provided to satisfy the proposed biodiversity planting area regulations that require four biodiversity points. The building complies with all other height, yard, and setback regulations pursuant to the underlying district or modifications set forth in the existing special district.

Incremental Change

Under the With Action scenario, the total floor area does not change. Lot coverage increases from 25 percent to 30 percent of the lot area, while hard surface area decreases from 68 percent to 65 percent.

The proposed rules allow minor disturbances to the critical root zone of the tree beyond the structural root zone, unlike the existing rules. This flexibility in the proposed rules favors preservation of trees, compared to existing rules, where any disturbance to the critical root zone of a tree that is outside the 15-foot construction buffer may allow tree removal via CPC authorization. Simultaneously, the proposed change facilitates the as-of-right construction of site amenities outside the 15-foot construction buffer through the increased flexibility to locate amenities where they minimally disturb tree critical root zones.

In total, the With Action scenario has three fewer trees than the No Action scenario because of the tree grouping bonus that enables the homeowner to plant fewer new trees to meet tree credit requirements. The With Action scenario increases biodiversity planting areas by 450 square feet. No additional number of stories, residential units, or floor area are accommodated on the lot through the Proposed Actions.

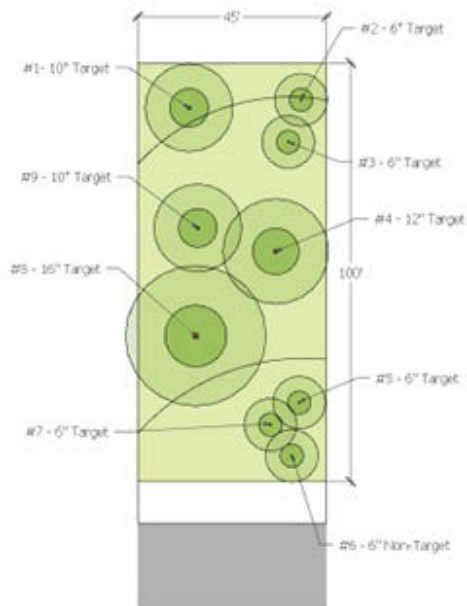
Prototypical Analysis Site 2

R2 District, 45 ft x 100 ft interior lot, 4,500 sf lot area,
 Two-story Single-family detached
 No Action- Existing Special Hillside Preservation District
 With Action- SNRD, Base Protection Area



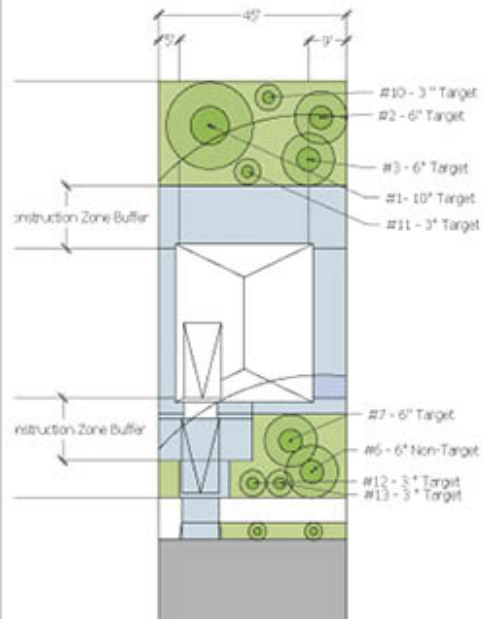
Existing

FAR: 0
 Total Floor area: 0
 Lot Coverage: 0
 Hard Surface Area: 0
 Ground Disturbance: 0
 Existing Trees: 9
 Biodiversity Garden: N/A



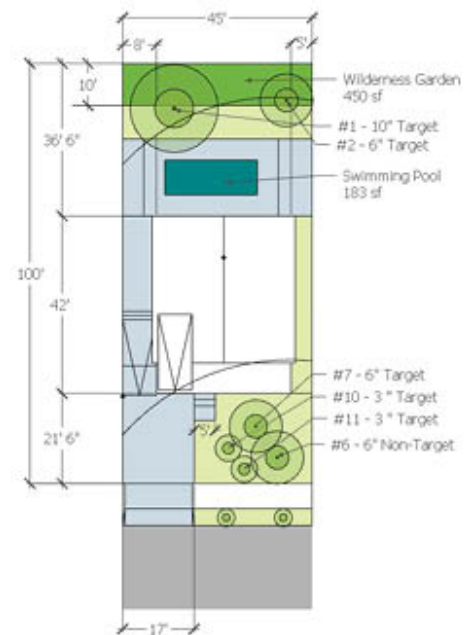
No Action

FAR: 0.5
 Total Floor area: 2,250 sf
 Lot Coverage: 25%
 Hard Surface Area: 68%
 Ground Disturbance: 68%
 Removed Trees: 4
 Preserved Trees: 5
 New Trees: 4
 Total Trees: 9
 Biodiversity Garden: N/A



With Action

FAR: 0.5
 Total Floor area: 2,250 sf
 Lot Coverage: 30%
 Hard Surface Area: 65%
 Ground Disturbance: 65%
 Removed Trees: 5
 Preserved Trees: 4
 New Trees: 2
 Total Trees: 6
 Biodiversity Garden: 450 sf (4 pts)



Prototypical Analysis Site 2

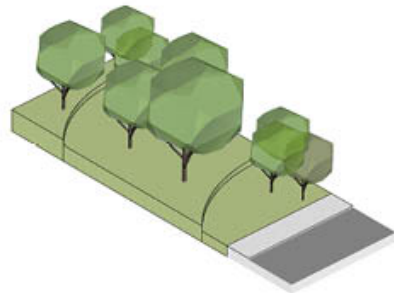
R2 District, 45 ft x 100 ft interior lot, 4,500 sf lot area,
 Two-story Single-family detached
 No Action- Existing Special Hillside Preservation District
 With Action- SNRD, Base Protection Area



Existing

FAR: 0
 Total Floor area: 0
 Lot Coverage: 0
 Hard Surface Area: 0
 Ground Disturbance: 0

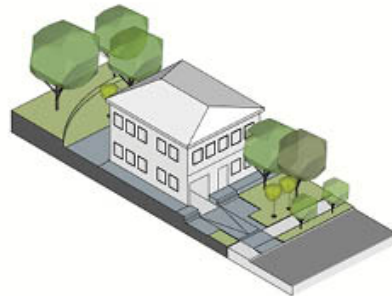
Existing Trees: 9
 Biodiversity Garden: N/A



No Action

FAR: 0.5
 Total Floor area: 2,250 sf
 Lot Coverage: 25%
 Hard Surface Area: 68%
 Ground Disturbance: 68%

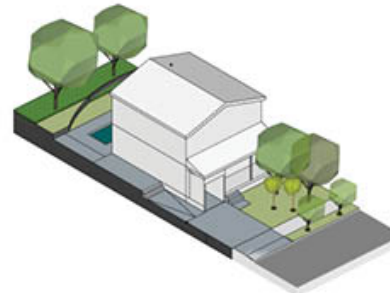
Removed Trees: 4
 Preserved Trees: 5
 New Trees: 4
 Total Trees: 9
 Biodiversity Garden: N/A



With Action

FAR: 0.5
 Total Floor area: 2,250 sf
 Lot Coverage: 30%
 Hard Surface Area: 65%
 Ground Disturbance: 65%

Removed Trees: 5
 Preserved Trees: 4
 New Trees: 2
 Total Trees: 6
 Biodiversity Garden: 450 sf (4 pts)



**Prototypical Analysis Site 3 R1-1 District, 120 feet x 100 feet interior lot,
Existing – Special Natural Area District,
Proposed – SNRD Base Protection Area**

Prototypical Analysis Site 3, as shown in the illustrations below, uses a generic 120 feet x 100 feet interior lot in an R1-1 zoning district. In the No Action scenario, the site is located in the SNAD (NA-2), and in the With Action scenario, the site is located in the SNRD, Base Protection Area. These assumptions were made because they represent typical lot conditions found in R1-1 districts in the existing SNAD. The prototypical analysis site illustrates the opportunity to understand the effects of the following components of the Proposed Actions on development:

- Proposed tree planting and biodiversity area requirements
- Lot coverage and hard surface area regulations
- As-of-right modification to natural features outside the footprint of the building

Existing Conditions

Existing conditions shows a 12,000-square-foot vacant lot with nine trees. The site illustrates a grade change of 8 feet, sloping upward diagonally from the street to the rear of the site.

No Action Scenario

Pursuant to 105-421, development on a lot larger than 10,000 square feet requires CPC authorization, thus no as-of-right development is permitted.

With Action Scenario

The With Action scenario illustrates the development of a two-story, single-family, detached residence. The zoning lot is developed with 6,000 square feet of zoning floor area—the maximum permitted in an R1-1 district that allows a FAR of 0.5. The location of the building is defined by yard requirements and the desire to preserve as many trees as possible. The building footprint is 3,000 square feet, designed to maximize the 25 percent lot coverage. Additionally, the site accommodates a driveway, walkway, patio, and swimming pool, creating 6,000 square feet of hard surface area (50 percent of lot area) and requiring 6,000 square feet of ground disturbance. Cut and fill are used for constructing both the building structure and non-building amenities, including the patio.

As required by the underlying zoning, the scenario provides two off-street parking spaces, both in a garage within the building.

Prior to development, the site contained 9 trees, worth 35 tree credits under proposed regulations. Proposed regulations require 12 trees and 48 tree credits. In this scenario, the site now contains 15 trees—6 trees were preserved, 3 were removed, and 9 are newly planted. Due to the proposed tree clustering regulations, new trees are planted proximate to existing trees to form a tree cluster, making them eligible to receive bonus tree credits. One front yard tree was

preserved; additionally, 3 trees were newly planted in the front yard to satisfy the proposed regulations, which require 12 front yard tree credits.

Additionally, 1,200 square feet (10 percent of the lot area) of garden is provided to satisfy the proposed biodiversity planting area regulations that require four biodiversity points. The building complies with all other height, yard, and setback regulations pursuant to the underlying district or modifications set forth in the existing special district.

Incremental Change

Under the With Action scenario, the total floor area, lot coverage, hard surface area, and ground disturbance all increase because a house would not be built on this site under the No Action scenario without a Zoning Authorization 105-421.

The proposed rules allow minor disturbances to the critical root zone of a tree beyond the structural root zone, unlike the existing rules. This flexibility in the proposed rules favors preservation of trees, compared to existing rules, where any disturbance to the critical root zone of a tree that is outside the 15-foot construction buffer may allow tree removal via CPC authorization. Simultaneously, the proposed change facilitates the as-of-right construction of site amenities outside the 15-foot construction buffer through the increased flexibility to locate amenities where they minimally disturb tree critical root zones.

In total, the With Action scenario increases biodiversity planting areas by 1,200 square feet. An additional six trees are accommodated on the site because of the Proposed Actions.

Prototypical Analysis Site 3

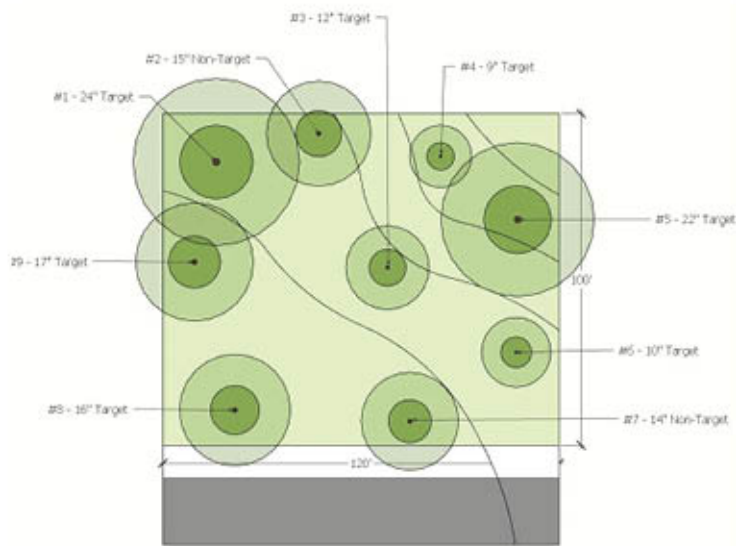
R1-1 District, 120 ft x 100 ft interior lot, 12,000 sf lot area,
 Two-story Single-family detached
 No Action- Existing Special Natural Area District
 With Action- SNRD, Base Protection Area



Existing & No Action

FAR: 0
 Total Floor area: 0
 Lot Coverage: 0
 Hard Surface Area: 0
 Ground Disturbance: 0

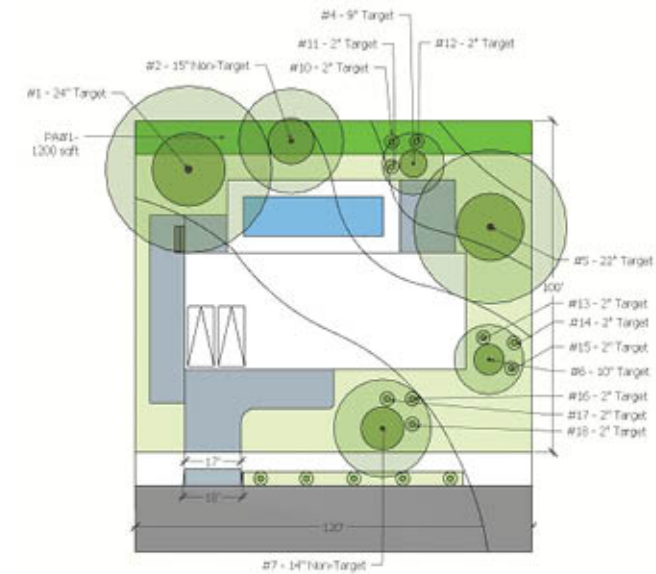
Existing Trees: 9
 Biodiversity Garden: N/A



With Action

FAR: 0.5
 Total Floor area: 6,000 sf
 Lot Coverage: 25%
 Hard Surface Area: 50%
 Ground Disturbance: 50%

Removed Trees: 3
 Preserved Trees: 6
 New Trees: 9
 Total Trees: 15
 Biodiversity Garden: 1,200 sf (4 pts)



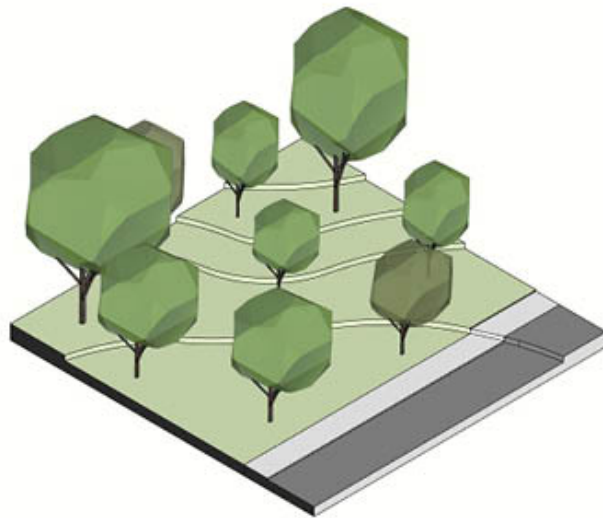
Prototypical Analysis Site 3

R1-1 District, 120 ft x 100 ft interior lot, 12,000 sf lot area,
 Two-story Single-family detached
 No Action- Existing Special Natural Area District
 With Action- SNRD, Base Protection Area

Existing & No Action

FAR: 0
 Total Floor area: 0
 Lot Coverage: 0
 Hard Surface Area: 0
 Ground Disturbance: 0

Existing Trees: 9
 Biodiversity Garden: N/A



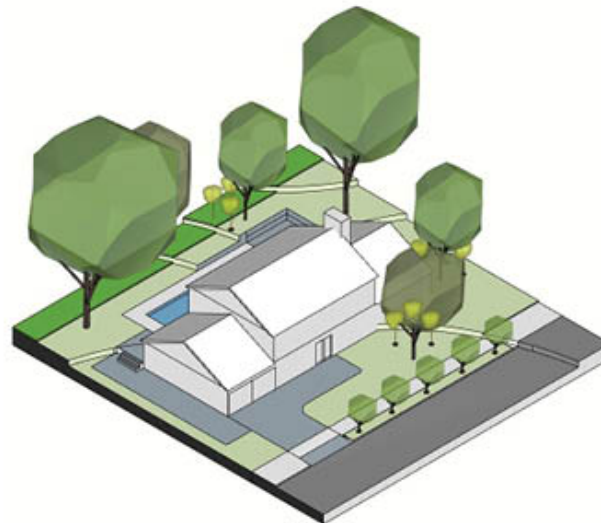
Legend



With Action

FAR: 0.5
 Total Floor area: 6,000 sf
 Lot Coverage: 25%
 Hard Surface Area: 50%
 Ground Disturbance: 50%

Removed Trees: 3
 Preserved Trees: 6
 New Trees: 9
 Total Trees: 15
 Biodiversity Garden: 1,200 sf (4 pts)



**Prototypical Analysis Site 4 R1-2 District, 80 feet x 100 feet interior lot,
Existing – Special Natural Area District,
Proposed – SNRD, Resource Adjacent Area**

Prototypical Analysis Site 10, as shown in the illustrations below, uses a generic 80 feet x 100 feet interior lot in an R1-2 zoning district. In the No Action scenario, the site is located in the existing SNAD (NA-2); in the With Action scenario, the site is located in the SNRD, Resource Adjacent Area. The site represents typical lot conditions found in R1-2 districts in the existing SNAD for new development on sites that are adjacent to ecologically sensitive natural features. The prototypical analysis site illustrates the opportunity to understand the effects of the following components of the Proposed Actions on development:

- Proposed tree planting and biodiversity area requirements
- Lot coverage and hard surface area regulations
- As-of-right modification to natural features outside the footprint of the building
- Proposed regulations designed for the preservation of ecologically sensitive areas

Existing Conditions

Existing conditions show an 8,000-square-foot vacant lot adjacent to an ecologically sensitive area with eight trees. The ecologically sensitive area in this prototypical analysis site is a forest that is adjacent to the lot along the rear property lot line. The site illustrates a grade change of 6 feet, sloping upward from the street to the rear of the site.

No Action Scenario

The No Action scenario illustrates the development of a two-story, single-family, detached residence. The zoning lot is developed with 4,000 square feet of zoning floor area. The building footprint is 2,400 square feet, which also meets the open space ratio of 150 per the underlying zoning district (23-141). Additionally, the site accommodates a driveway, walkway, and patio, creating 3,820.5 square feet of hard surface area (48 percent of lot area) and requiring 3,820.5 square feet of ground disturbance. Cut and fill are used for constructing both the building structure and non-building amenities, including the walkway and backyard patio.

As required in the underlying zoning, the scenario provides two off-street parking spaces: one within a garage inside the residence and another at an unenclosed parking pad located in the front yard. Because the site is smaller than 10,000 square feet and the development does not exceed the lot coverage beyond 2,500 square feet, this enlargement does not require special review pursuant to 105-021 and is allowed as-of-right. Additionally, trees greater than 6-inch caliper are not proposed beyond the 15 feet construction buffer.

Prior to development, the site contained 8 trees, worth 24 tree credits under existing regulations. The developed site contains 13 trees—2 were preserved at the rear of the site, none were preserved in the front yard, and 11 are newly planted. This meets the eight-tree and seven tree credit requirements under the existing regulations. The building complies with all other height,

yard, and setback regulations pursuant to the underlying district or modifications set forth in the existing special district. The site development does not take the adjacency of the natural resource (forest) into consideration.

With Action Scenario

The With Action scenario illustrates the development of a three-story, single-family, detached residence. The zoning lot is developed with 3,600 square feet of zoning floor area (a FAR of 0.45)—the maximum permitted in an R1-2 district allows a FAR of 0.5. The building footprint is 1,200 square feet, designed to maximize the 15 percent lot coverage. Additionally, the site accommodates a driveway, walkway, and swimming pool, creating 3,556 square feet of hard surface area (44 percent of lot area) and requiring 3,556 square feet of ground disturbance. Cut and fill are used for constructing both the building structure and non-building amenities, including the walkway and backyard patio.

As required by the underlying zoning, the scenario provides two off-street parking spaces: in a garage within the residence. Within the proposed special district, the site would be subject to a 15 percent lot coverage for the protection of the adjacent natural resource and would supersede the underlying open space provisions.

Prior to development, the site contained 8 trees, worth 24 credits under the proposed regulations. Proposed regulations require 8 trees and 32 tree credits. In this scenario, the site contains 11 trees—6 were preserved, 2 were removed, and 5 are newly planted. Two trees are preserved at the back of the site in the required landscape buffer area for increased credit due to proposed tree clustering regulations; also, three trees are newly planted between two preserved trees, making them eligible to receive bonus tree credits. Two front yard trees are preserved; additionally, one tree is newly planted in the front yard to satisfy the proposed regulations, which require eight front yard tree credits.

Additionally, 320 square feet (10 percent of lot area) of a garden and a 10-foot x 80-foot landscape buffer along the rear property line is provided to satisfy the proposed biodiversity planting area regulations that require six biodiversity points. The building complies with all other height, yard, and setback regulations pursuant to the underlying district or modifications set forth in the existing special district.

Incremental Change

Under the With Action scenario, the total floor area decreases by 400 square feet compared to the No Action scenario. This is a result of the decrease in lot coverage from 30 percent to 15 percent of the lot area for the proposed rule in a lot adjacent to an ecologically sensitive resource, with a minimal change in hard surface area from 48 percent (no action) to 44 percent (with action).

The proposed rules allow minor disturbances to the critical root zone of the tree beyond the structural root zone, unlike the existing rules. This flexibility in the proposed rules favors preservation of trees, compared to existing rules, where any disturbance to the critical root zone of a tree that is outside the 15-foot construction buffer may allow tree removal via CPC

authorization. Simultaneously, the proposed change facilitates the as-of-right construction of site amenities outside the 15-foot construction buffer through the increased flexibility to locate amenities where they minimally disturb tree critical root zones.

In total, the With Action scenario decreases the total number of trees because of the tree clustering bonus, which enables the homeowner to plant fewer new trees to meet tree credit requirements. The With Action scenario increases biodiversity planting areas by 1,000 square feet. An additional floor is added in the With Action scenario with the reduction of lot coverage and an increase in the sky exposure plane, while the No Action scenario allows for a larger foot print within two-stories. No changes to the residential units are accommodated on the lot through the Proposed Actions.

Prototypical Analysis Site 4

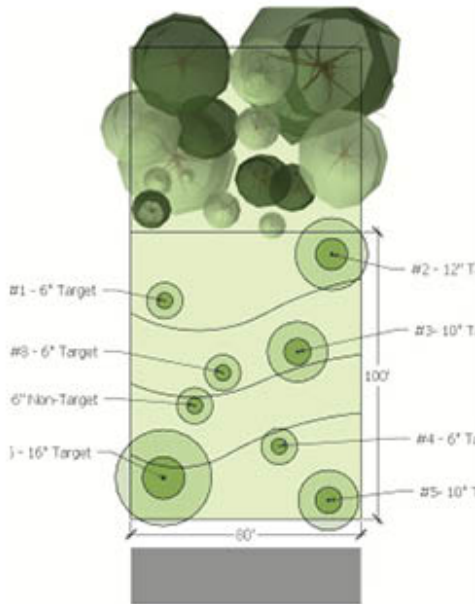
R1-2 District, 80 ft x 100 ft interior lot, 8,000 sf lot area,
 Two-story Single-family detached
 No Action- Existing Special Natural Area District
 With Action- SNRD, Resource Adjacent Area



Existing

FAR: 0
 Total Floor area: 0
 Lot Coverage: 0
 Hard Surface Area: 0
 Ground Disturbance: 0

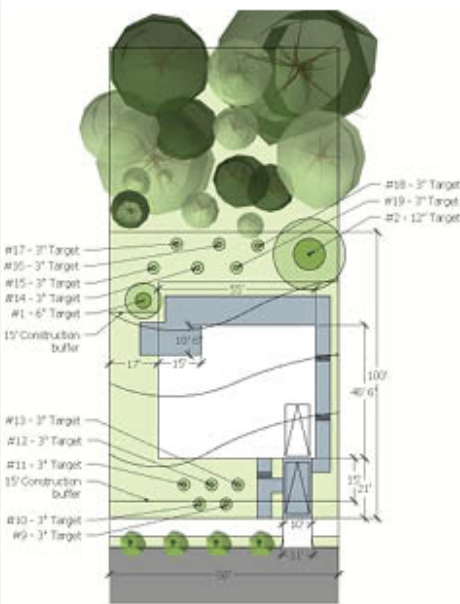
Existing Trees: 8
 Biodiversity Garden: N/A



No Action

FAR: 0.5
 Total Floor area: 4,000 sf
 Lot Coverage: 30%
 Hard Surface Area: 48%
 Ground Disturbance: 48%

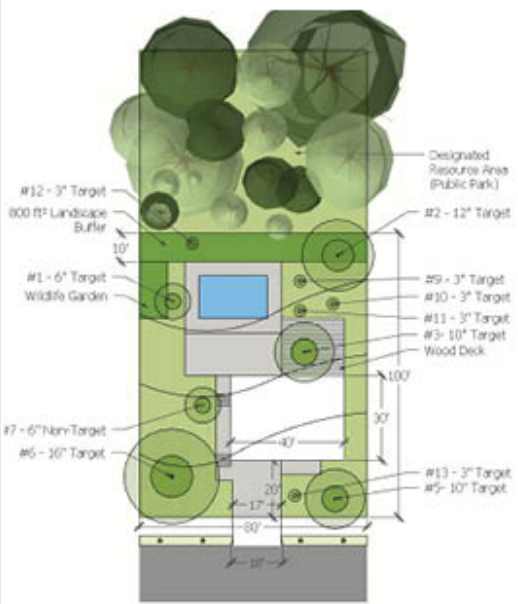
Removed Trees: 6
 Preserved Trees: 2
 New Trees: 11
 Total Trees: 13
 Biodiversity Garden: N/A



With Action

FAR: 0.45
 Total Floor area: 3,600 sf
 Lot Coverage: 15%
 Hard Surface Area: 44%
 Ground Disturbance: 44%

Removed Trees: 2
 Preserved Trees: 6
 New Trees: 5
 Total Trees: 11
 Biodiversity Garden: 1,000 sf (6pts)



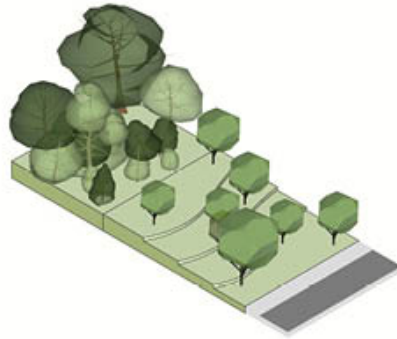
Prototypical Analysis Site 4

R1-2 District, 80 ft x 100 ft interior lot, 8,000 sf lot area,
 Two-story Single-family detached
 No Action- Existing Special Natural Area District
 With Action- SNRD, Resource Adjacent Area



Existing

FAR: 0
 Total Floor area: 0
 Lot Coverage: 0
 Hard Surface Area: 0
 Ground Disturbance: 0
 Existing Trees: 8
 Biodiversity Garden: N/A



No Action

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