

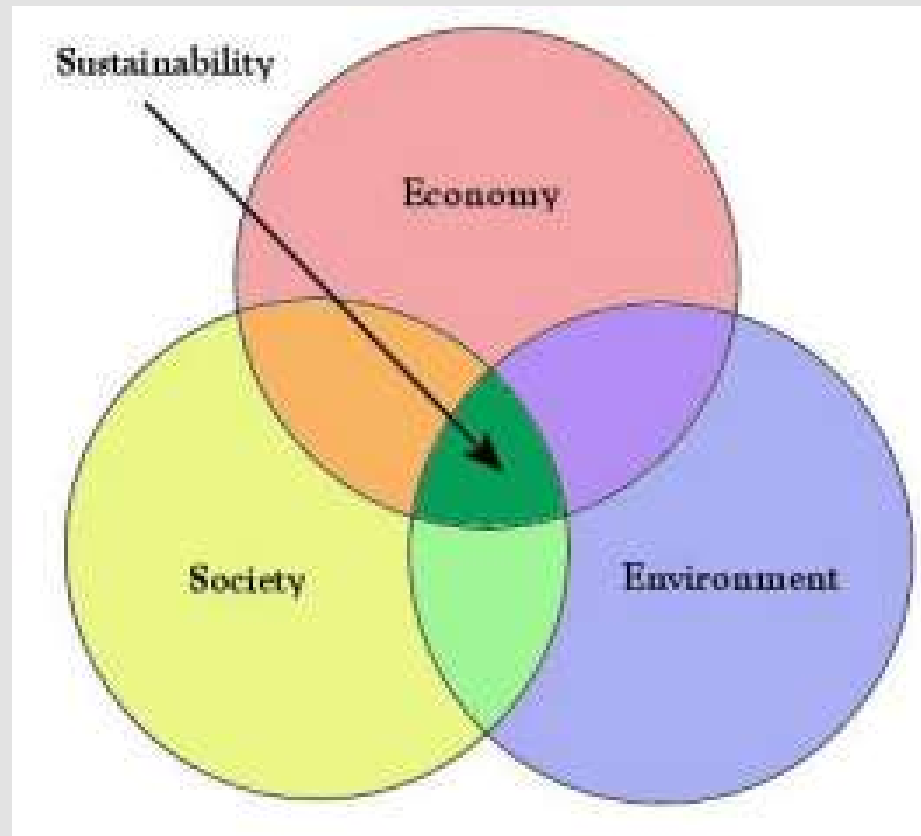
Site Reuse Initiative

Gordon-Conwell
Theological
Seminary

Date: 02/07/2023

Elements to Balance in Planning the Future

- Economic Opportunity
- Environmental Quality
- Social Well-Being



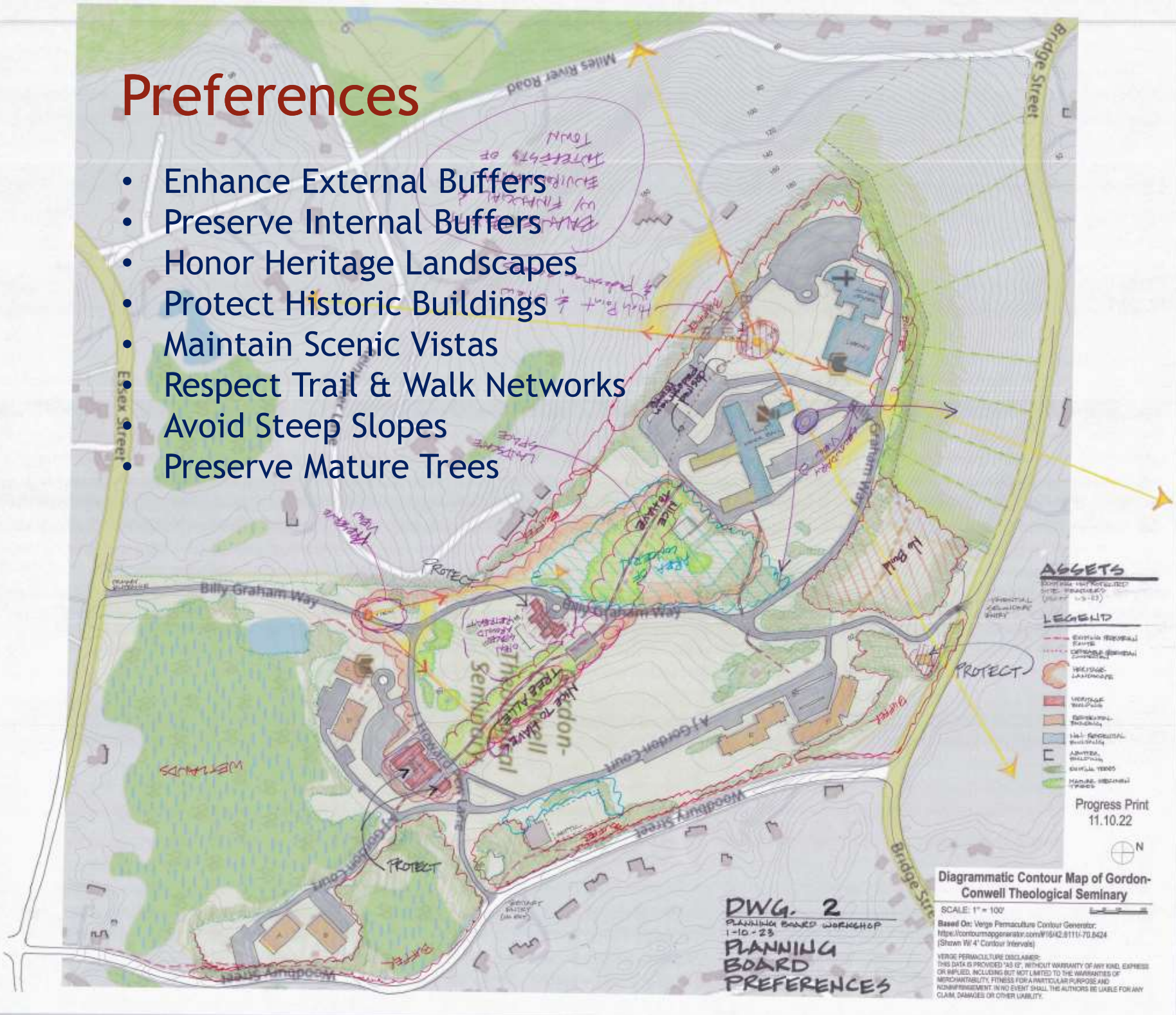
Guiding Principles

Core Values

- Embrace the Environment
- Maintain Edges and Buffers
- Retain Historic Resources
- Create a Walkable Development
- Use Smart Growth Principles
- Mix Housing Types
- Provide Networks of Trails & Walks
- Balance Needs of Pedestrians & Vehicles
- Provide Net Positive Fiscal Benefits to the Town

Preferences

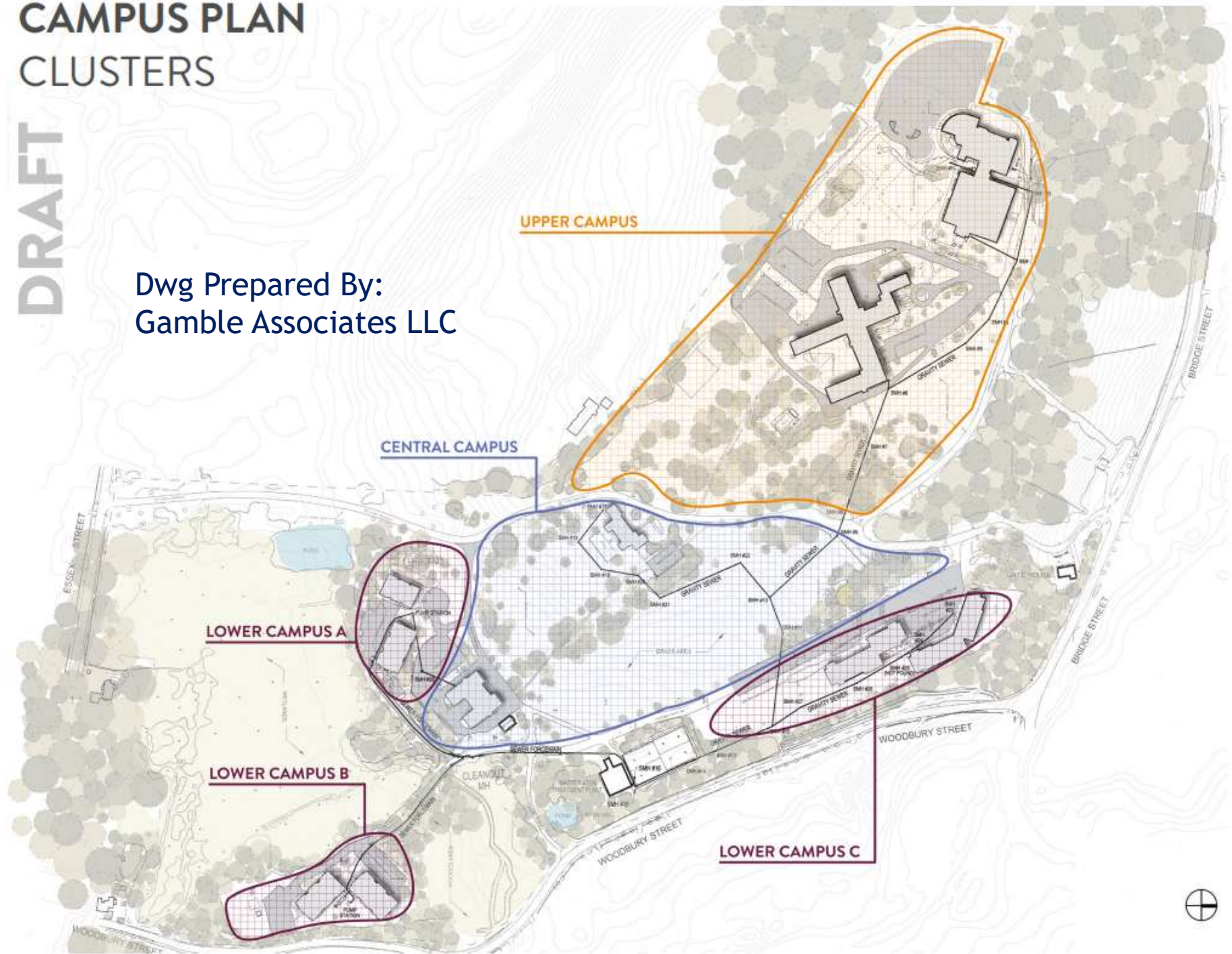
- Enhance External Buffers
- Preserve Internal Buffers
- Honor Heritage Landscapes
- Protect Historic Buildings
- Maintain Scenic Vistas
- Respect Trail & Walk Networks
- Avoid Steep Slopes
- Preserve Mature Trees



CAMPUS PLAN CLUSTERS

DRAFT

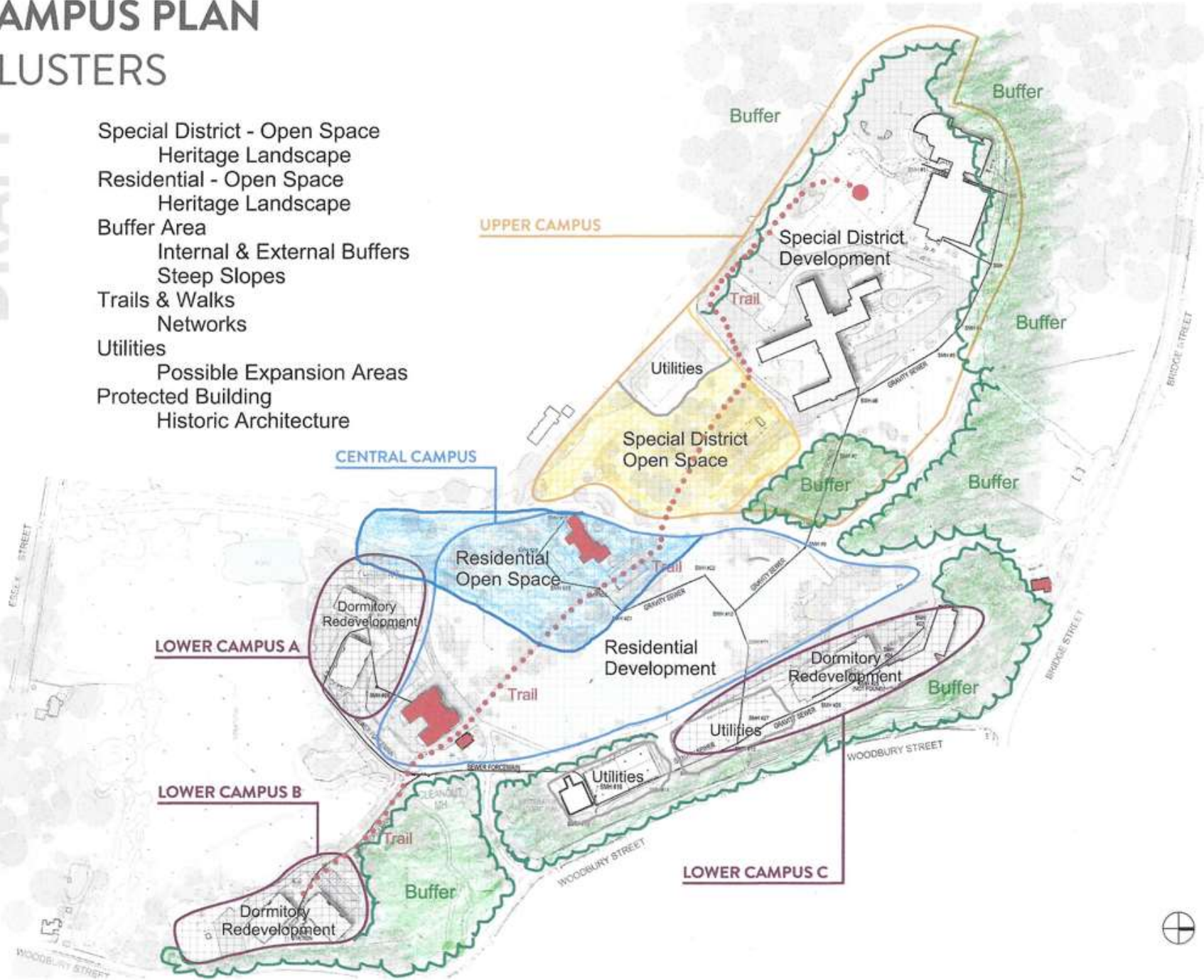
Dwg Prepared By:
Gamble Associates LLC



CAMPUS PLAN CLUSTERS

DRAFT

- Special District - Open Space
 - Heritage Landscape
- Residential - Open Space
 - Heritage Landscape
- Buffer Area
 - Internal & External Buffers
 - Steep Slopes
- Trails & Walks
 - Networks
- Utilities
 - Possible Expansion Areas
- Protected Building
 - Historic Architecture



Yield Analysis Plan

Total Area: 23.5-Acres

Deduct 10-15% for Roads: 20-Acres

Underlying Zone: 1-Acre Residential

Allowable Housing: 20-Dwellings

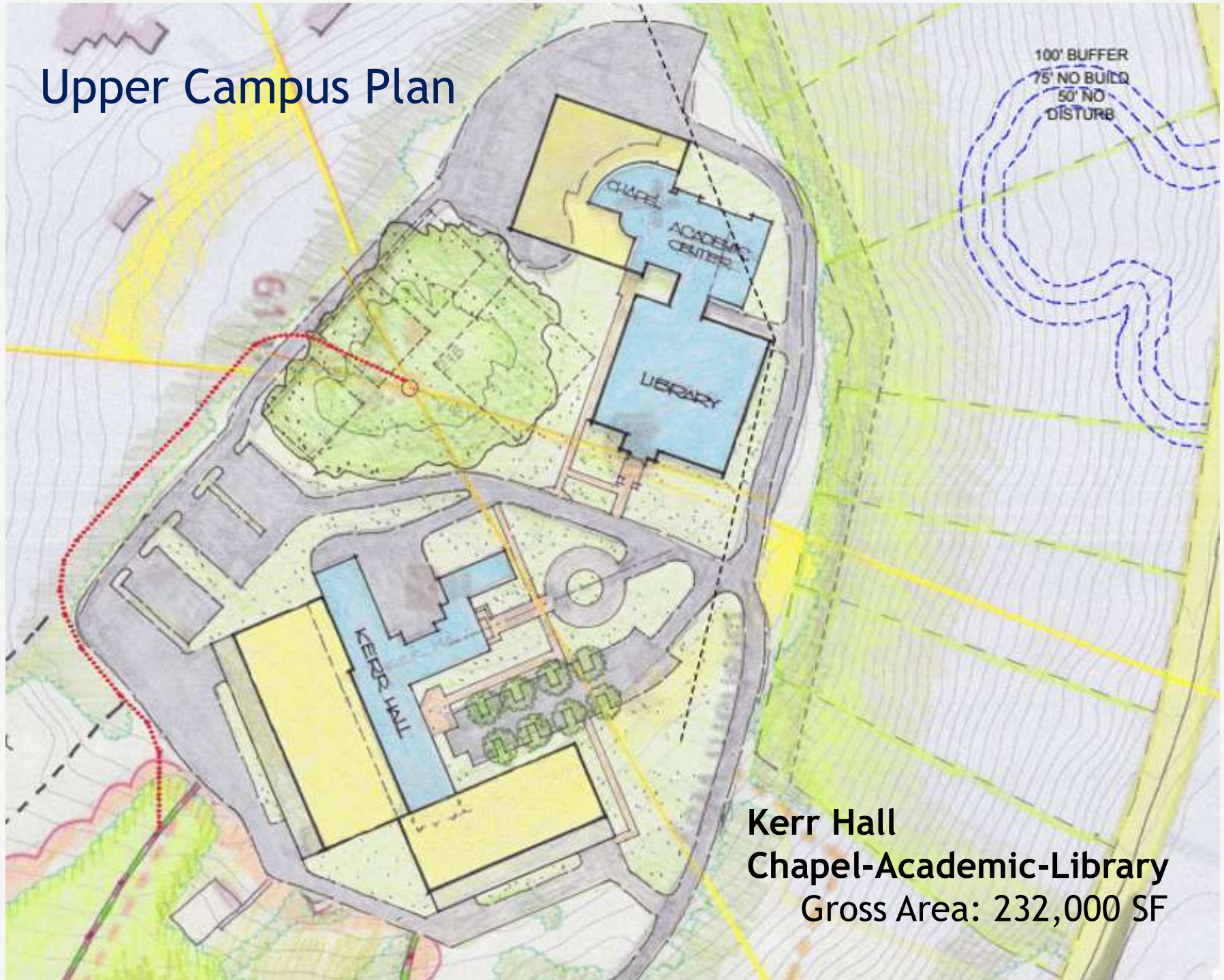
Average House Size: 3500 SF

Total SF Buildout: 70,000 SF



23.5 Acres

Upper Campus Plan



**Kerr Hall
Chapel-Academic-Library
Gross Area: 232,000 SF**

Low Density Summary

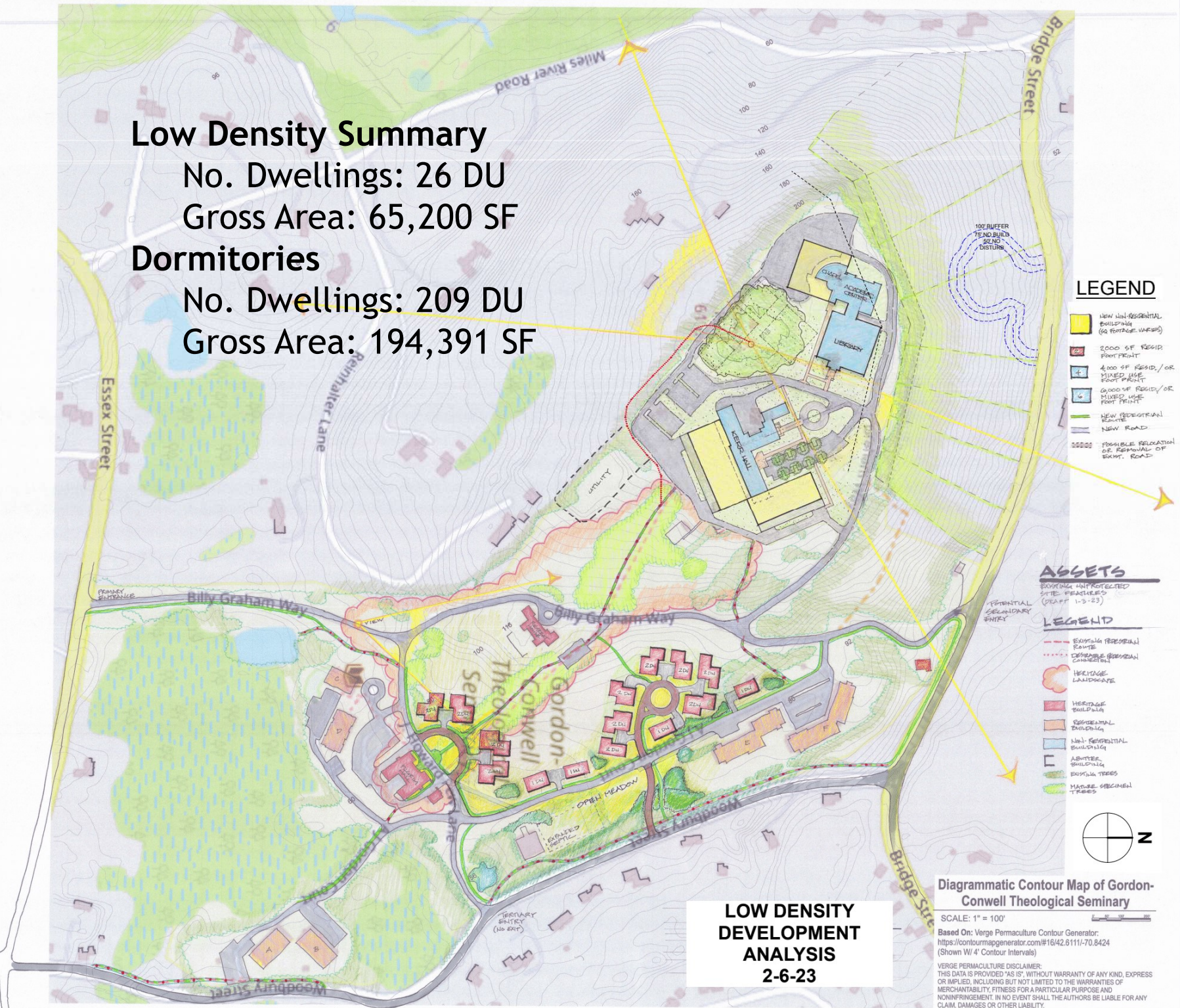
No. Dwellings: 26 DU

Gross Area: 65,200 SF

Dormitories

No. Dwellings: 209 DU

Gross Area: 194,391 SF



LEGEND

- NEW RESIDENTIAL BUILDING (SQ FOOTAGE VARIES)
- 2000 SF RESID. FOOT PRINT
- 4000 SF RESID./OR MIXED USE FOOT PRINT
- 6000 SF RESID./OR MIXED USE FOOT PRINT
- NEW PEDESTRIAN ROUTE
- NEW ROAD
- POSSIBLE RELOCATION OR REMOVAL OF EXIST. ROAD

ASSETS

EXISTING UNPROTECTED SITE FEATURES (DEPT 1-S-23)

LEGEND

- EXISTING PEDESTRIAN ROUTE
- POSSIBLE PEDESTRIAN CONNECTION
- HERITAGE LANDSCAPE
- HERITAGE BUILDING
- RESIDENTIAL BUILDING
- NEW RESIDENTIAL BUILDING
- ASHLEY BUILDING
- EXISTING TREES
- MATURE SPECIMEN TREES

Diagrammatic Contour Map of Gordon-Conwell Theological Seminary

SCALE: 1" = 100'

Based On: Verge Permaculture Contour Generator:
<https://contourmapgenerator.com/#16/42.6111/-70.8424>
 (Shown W/ 4' Contour Intervals)

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**LOW DENSITY
 DEVELOPMENT
 ANALYSIS**
 2-6-23



Low Density
Pilgrim Hall Cluster



Low Density
Neighborhood Cluster

Medium Density Summary

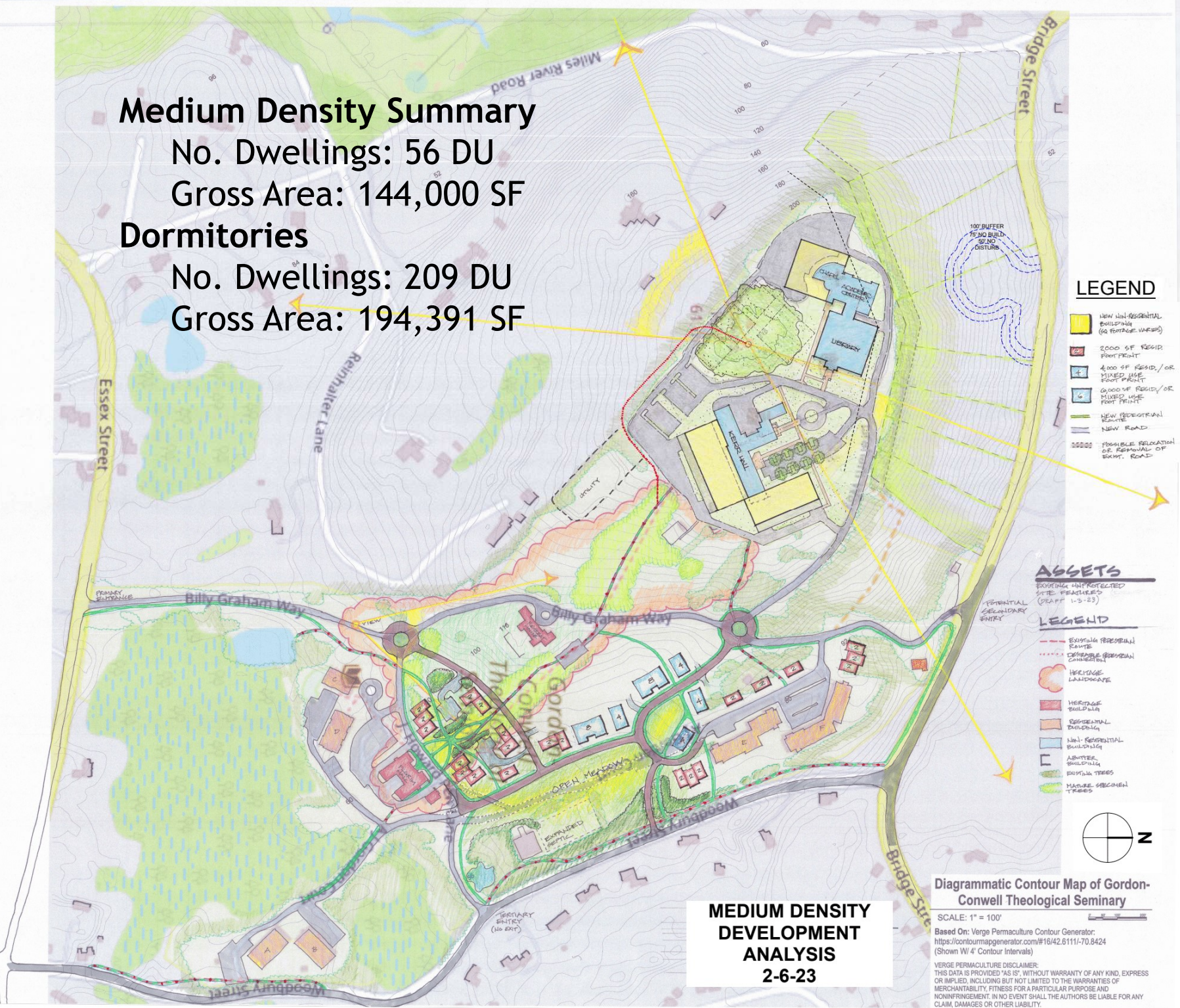
No. Dwellings: 56 DU

Gross Area: 144,000 SF

Dormitories

No. Dwellings: 209 DU

Gross Area: 194,391 SF



MEDIUM DENSITY DEVELOPMENT ANALYSIS
2-6-23

Diagrammatic Contour Map of Gordon-Conwell Theological Seminary

SCALE: 1" = 100'
Based On: Verge Permaculture Contour Generator:
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Medium Density
Pilgrim Hall Complex



Medium Density
Neighborhood Green

High Density Summary

No. Dwellings: 52 DU

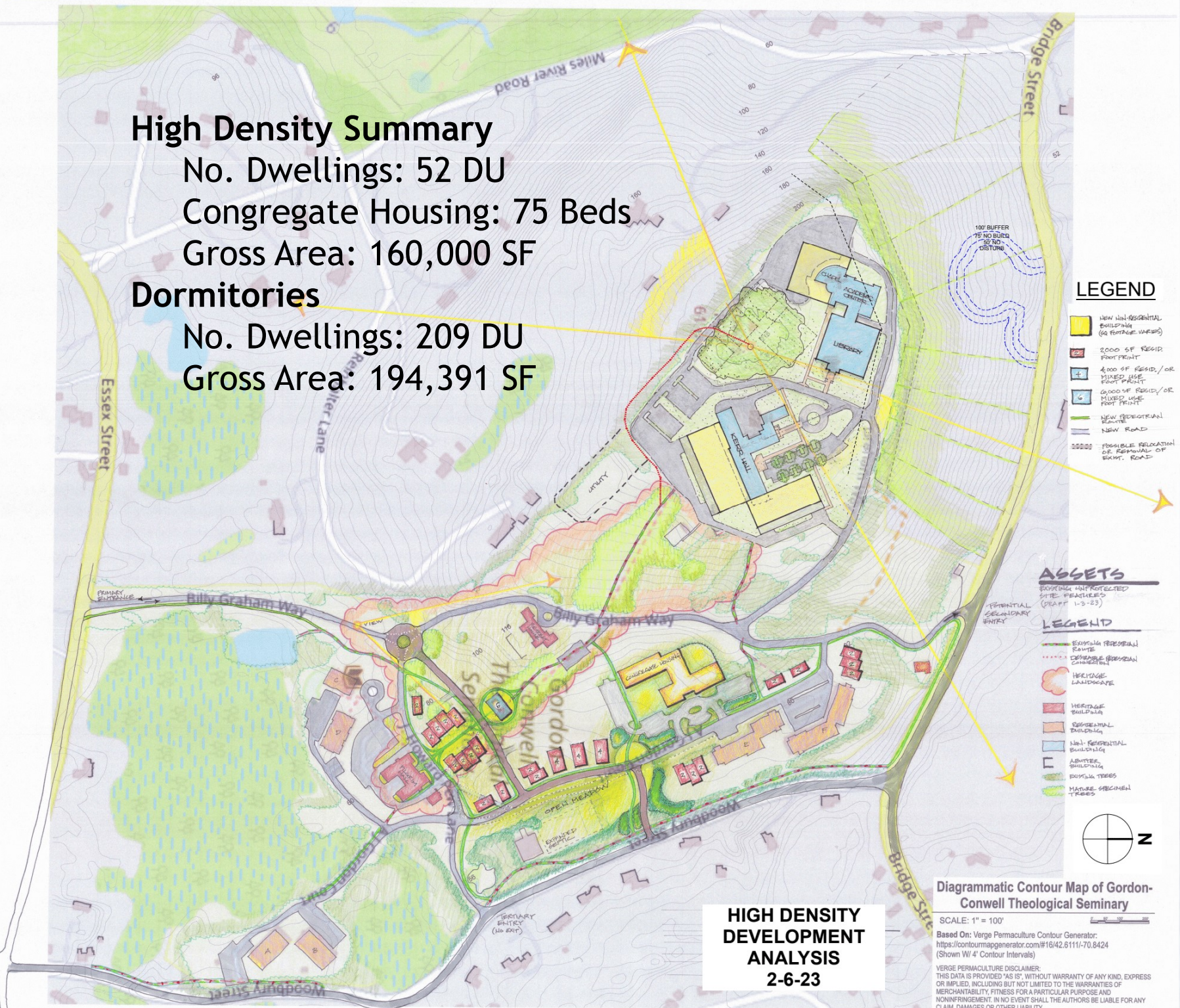
Congregate Housing: 75 Beds

Gross Area: 160,000 SF

Dormitories

No. Dwellings: 209 DU

Gross Area: 194,391 SF



LEGEND

- NEW NON-RESIDENTIAL BUILDING (GS FOOTPRINT VARIANTS)
- 2000 SF RESID. FOOTPRINT
- 4,000 SF RESID./OR MIXED USE FOOTPRINT
- 6,000 SF RESID./OR MIXED USE FOOTPRINT
- NEW PEDESTRIAN ROUTE
- NEW ROAD
- POSSIBLE RELOCATION OR REMOVAL OF EXIST. ROAD

ASSETS

EXISTING AND PROTECTED SITE FEATURES (DEPT 1-3-23)

LEGEND

- EXISTING PEDESTRIAN ROUTE
- DESIRABLE PEDESTRIAN CONNECTION
- HERITAGE LANDSCAPE
- HERITAGE BUILDING
- RESIDENTIAL BUILDING
- NON-RESIDENTIAL BUILDING
- ASBESTOS BUILDING
- EXISTING TREES
- HARVEST SCHEDULED TREES



HIGH DENSITY DEVELOPMENT ANALYSIS
2-6-23

Diagrammatic Contour Map of Gordon-Conwell Theological Seminary

SCALE: 1" = 100'

Based On: Verge Permaculture Contour Generator:
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High Density
Pilgrim Hall Townhouses

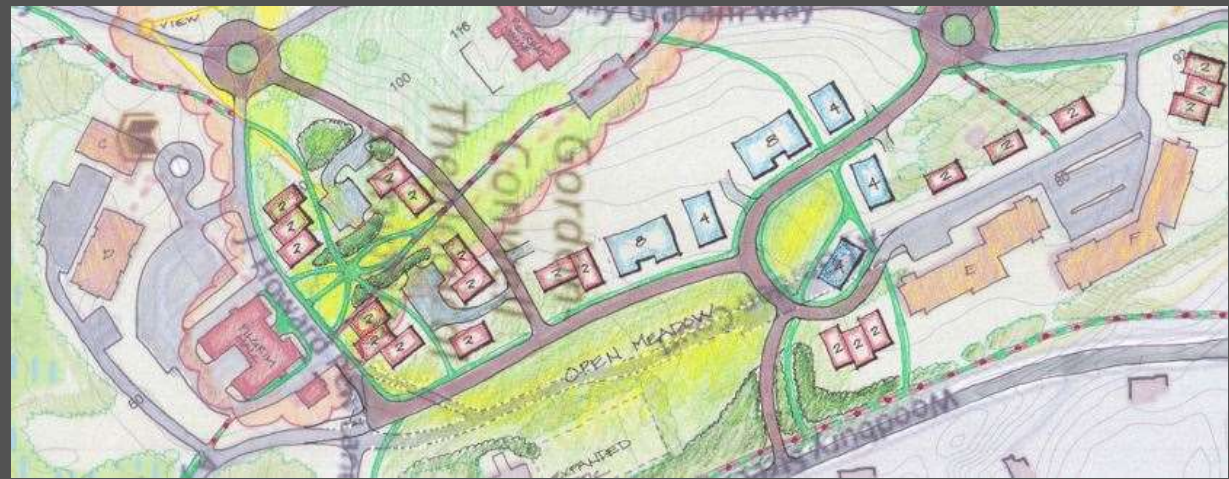


High Density
Congregate Housing

Low Density
Plan



Medium Density
Plan



High Density
Plan



GCTS SITE REUSE INITIATIVE

CENTRAL CAMPUS RESIDENTIAL DEVELOPMENT SUMMARY												
INTENSITY	NO. BUILDINGS & DWELLING UNITS				NO. DWELLING UNITS - STORIES @ SQUARE FOOTAGE/FLOOR						FLOOR AREA	
Options	No. of Buildings 1-8 Units Each	Total Dwelling Units (DU)	Mixed- Use Buildings (MU)	Mixed- Use Units 4000 - 8000 SF	1-Sty 1-DU per 2000 SF	1-1/2-Sty 1-DU @ 2600 SF	2-Sty 1-DU per 2000 SF/Flr	2-Sty 1-Sty MU 2-DU per 4000 SF/Flr	2-Sty MU 3-DU per 6000 SF/Flr	Institutional Occupancy 80-Beds +/- 25,000 SF/Flr	Gross SF	
LOW	15	26	0	0	4	22	0	0	0	0	65,200	
MEDIUM	17	56	6	6	4	0	18	16	0	0	144,000	
HIGH	14	52	1	1	5	0	32	12	3	50,000 SF	160,000	
LOWER CAMPUS RESIDENTIAL DEVELOPMENT SUMMARY												
LOCATION	Apartment Buildings	Dwelling Units									Gross SF	
DORMS A & B	2	60	2-Buildings w/ 3-Flrs each @ 8,450 SF/Flr *								50,688	
DORMS C & D	2	40	2-Buildings w/ 3-Flrs each @ 8,450 SF/Floor (Building C) & 5,320 SF/Flr (Building D) *								41,316	
DORMS E & F	2	109	2-Buildings w/ 3-Flrs each; Total: 47,736 SF (Building E) & 54,651 SF (Building F) *								102,387	
TOTALS:	6	209									194,391	
UPPER CAMPUS DEVELOPMENT SUMMARY												
LOCATION			Existing				New				Gross SF	
KERR HALL			50,000 SF Remaining *				93,000 SF Per Building *				232,000	
CHAPEL-LIBRARY-ACADEMIC CENTER			89,000 SF *				89,000 SF If Replaced *					

NOTE: * Indicates data taken from Existing Conditions Report and Community Meeting Presentation by David Gamble on January 26, 2023

Questions?

