BHOD DISTRICT DEVELOPMENT

A. WHAT IS THE DEVELOPABLE AREA ON THE GCTS SITE?

Total Property Area (+/- Ac):   **102**

Yield Analysis: Exclude conservation areas - protected & unprotected:

Exclude **Heritage Landscape** (+/- Ac.):	-14
Exclude **Natural Zone** (wetlands) (+/- Ac.	-28
Exclude steep slopes (more than 25%) (+	-8
Exclude Brown's Hill Reservoir area (+/- /	-2
Total Developable Land (+/- Ac.):	**50**

B. WHAT IS THE EXISTING FAR (DEVELOPMENT INTENSITY) ON THE GCTS SITE?

1. UPPER CAMPUS

Existing Land Areas:

UC District land area (+/- Ac.):	29
Exclude steep slopes (+/- Ac.):	-8
Exclude reservoir (+/- Ac.):	-2
Total UC Developable Land (+/-Ac.):	**19**

Existing UC Buildings Floor Areas:

Kerr Hall (GSF)	75,555
Library (GSF)	39,863
Academic Building & Chapel (GSF)	49,194
Gate House (GSF)	2,226
Existing UC Buildings (GSF):	**166,838**

Floor Area Ratio (FAR):

FAR = Floor Area / Land Area = 166,838 SF / 19 Ac. x 43,560 SF/Ac.

Existing Upper Campus FAR = **0.20**

2. MIDDLE CAMPUS

Existing Land Areas:

MC District land area (+/- Ac.):	19
Total MC Developable Land (+/-Ac.):	**19**

Existing Floor Areas:

Retreat House (GSF)1*	14,723
Pilgrim Hall (GSF)	15,351
WW Treatment (GSF)	6,040
Existing MC Buildings (GSF):	**36,114**

* The Retreat House is carved out from the Heritage Landscape for code purposes.

Floor Area Ratio (FAR):

FAR = Floor Area / Land Area = 36,114 SF / 19 Ac. x 43,560 SF/Ac.

Existing Middle Campus FAR = **0.04**

3. LOWER CAMPUS

Existing LC Land Areas:

LC District land area (+/- Ac.):	12
Total LC Developable Land (+/-Ac.):	**12**

Existing LC Multi-Family Floor Areas:

A & B Buildings (GSF):	50,688
C & D Buildings (GSF):	41,315
E & F Buildings (GSF):	102,387
Existing LC Buildings (GSF):	**194,390**

Floor Area Ratio (FAR):

FAR = Floor Area / Land Area = 194,390 SF / 12 Ac. x 43,560 SF/Ac.

Existing Lower Campus FAR =	**0.37**

4. EXISTING GCTS DEVELOPMENT SUMMARY

Location	District Area Acres	Building Area GSF	FAR
UPPER CAMPUS	19	166,838	0.20
MIDDLE CAMPUS	19	36,114	0.04
LOWER CAMPUS	12	194,390	0.37
TOTALS	**50**	**397,342**	**0.18 (Ave.)**

C. WHAT WAS PREVIOUSLY PROPOSED?

	ILLUSTRATIVE PLANS			
	PLAN 1	**PLAN 2**	**PLAN 3**	**PLAN 4**
UPPER CAMPUS				
Max. Floor Area GSF	121,826	121,826	327,283	327,283
FAR	**0.15**	**0.16**	**0.38**	**0.38**
MIDDLE CAMPUS				
Max. Floor Area GSF	182,114	180,114	182,114	180,114
FAR	**0.22**	**0.22**	**0.22**	**0.22**
LOWER CAMPUS				
Max. Floor Area GSF	194,390	194,390	194,390	194,390
FAR	**0.37**	**0.37**	**0.37**	**0.37**
Total GSF	**498,330**	**496,330**	**703,787**	**701,787**
FAR	**0.23**	**0.23**	**0.32**	**0.32**

D. WHAT ARE EXAMPLES OF FAR ZONING STANDARDS?

1. TWO ACRE RESIDENTIAL ZONING

Lot Area: 2-Acre 80,000 SF
Typical House Size: 2-Story 4000-5000 SF
Floor Area Ratio = Floor Area / Lot Area = 4500 SF / 80,000 SF = 0.05

				FAR =	0.05+/-

2. ONE ACRE RESIDENTIAL ZONING

Lot Area: 1-Acre 40,000 SF
Typical House Size: 2-Story 3800-4200 SF
Floor Area Ratio = Floor Area / Lot Area = 4000 SF / 40,000 SF = 0.09

				FAR =	0.10+/-

3. ONE-HALF ACRE RESIDENTIAL ZONING

Lot Area: 1/2-Acre 20,000 SF
Typical House Size: 1-2-Story 2800-3200 SF
Floor Area Ratio = Floor Area / Lot Area = 3000 SF / 20,000 SF = 0.15

				FAR =	0.15+/-

4. ONE-QUARTER ACRE RESIDENTIAL ZONING

Lot Area: 1/4-Acre 10,000 SF
Typical House Size: 1-2-Story 1800-2200 SF SF
Floor Area Ratio = Floor Area / Lot Area = 2000 SF / 10,890 SF = 0.19

				FAR =	0.20+/-

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