

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%) (+/- Ac.):	-8
Exclude Brown's Hill Reservoir area (+/- Ac.):	-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):

$$\text{FAR} = \text{Floor Area} / \text{Land Area} = 166,838 \text{ SF} / 19 \text{ Ac.} \times 43,560 \text{ SF/Ac.}$$

$$\text{Existing Upper Campus FAR} = \mathbf{0.20}$$

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):

$$\text{FAR} = \text{Floor Area} / \text{Land Area} = 36,114 \text{ SF} / 19 \text{ Ac.} \times 43,560 \text{ SF/Ac.}$$

$$\text{Existing Middle Campus FAR} = \mathbf{0.04}$$

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

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

Floor Area Ratio = Floor Area / Lot Area = 2000 SF / 10,890 SF = 0.19

FAR = 0.20+/-