

GCTS Development Density Analysis

OVERVIEW

This Table delineates a set of metrics comparing GCTS site Existing Conditions with the three density studies done by the Planning Board to arrive at a density standard.

Standards	Districts			Totals
	LC	MC	UC	
Existing Conditions				
Developable Land (Acres)	12	19	19	50
Developable Land (Gross Square Footage) (GSF)	522,720	827,640	827,640	2,178,000
Ex. Building Floor Area (GSF)	194,390	36,114	166,838	397,342
Floor Area Ratio (FAR)	0.37	0.04	0.20	0.18
Plan 1				
Ex. Building Floor Area (GSF)	194,390	36,114	0	215,781
New Development Floor Area (GSF)	0	146,000	121,826	267,826
Plan 1 Total Floor Area (GSF)	194,390	182,114	121,826	498,330
FAR	0.37	0.22	0.15	0.23
Plan 2				
Ex. Building Floor Area (GSF)	194,390	36,114	0	215,781
New Development Floor Area (GSF)	0	144,000	121,826	265,826
Plan 2 Total Floor Area (GSF)	194,390	180,114	121,826	496,330
FAR	0.37	0.22	0.14	0.23
Plan 3				
Ex. Building Floor Area (GSF)	194,390	36,114	166,838	382,619
New Development Floor Area (GSF)	0	146,000	160,445	306,445
Plan 3 Total Floor Area (GSF)	194,390	182,114	327,283	703,787
FAR	0.37	0.22	0.38	0.32
Plan 4				
Ex. Building Floor Area (GSF)	194,390	36,114	166,838	382,619
New Development Floor Area (GSF)	0	144,000	160,445	304,445
Plan 4 Total Floor Area (GSF)	194,390	180,114	327,283	701,787
FAR	0.37	0.22	0.38	0.32