

PROPOSED BHOD DEVELOPMENT OPTIONS

BHOD Potential Market Buildout Options	Reuse Multifamily Dwellings		Reuse Existing Buildings in HL & MC	Town Houses / Senior Housing	Repurpose Existing Education Use & Gate House	Town Houses / Senior Housing	Senior Residential Care Facility	TOTALS
Campus Location District GSF	Lower-1 299,719	Lower-2 196,197	Middle 821,668		Upper 890,935			2,208,519

EXISTING CONDITIONS								
Dwelling Units (DU)	100	109	1	-	-	-	-	210
Gross Area (GSF)	92,004 (By-Right)	102,387 (By-Right)	36,114 (By-Right)	-	166,838 (By-Right)	-	-	397,343
Floor Area Ratio	0.31	0.52	0.04		0.19			0.18
Peak Traffic Cars/(GSF) or (DU)	1 / DU	1 / DU	2.5 / 1000	-	3.5 / 1000	-	-	
Est. Commuter Cars	100	109	76	-	584	-	-	869

PLAN 1								
Dwelling Units (DU)	100	109	1	20	-	36	-	266
Gross Area (GSF)	101,204 (Spec. Per.)	112,626 (Spec. Per.)	42,959 (Spec. Per.)	50,000	2,226 (By-Right)	90,000	-	399,015
Floor Area Ratio	0.34	0.57	0.12		0.10			0.18
Peak Traffic Cars/(GSF) or (DU)	1 / DU	1 / DU	2.5 / 1000	1 / DU	-	1 / DU	-	
Est. Commuter Cars	100	109	93	20	6	36	-	364

Plan 1 Net Change (GSF)	+9,200	+10,239	+6,845	+50,000	-164,612	+90,000	0	+1,672
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PLAN 2								
Dwelling Units (DU)	100	109	1	-	-	26	80	316
Gross Area (GSF)	101,204 (Spec. Per.)	112,626 (Spec. Per.)	42,959 (Spec. Per.)	-	2,226	65,000	75,000	399,015
Floor Area Ratio	0.34	0.57	0.05		0.16			0.18
Peak Traffic Cars/(GSF) or (DU)	1 / DU	1 / DU	2.5 / 1000	-	-		Negligible	
Est. Commuter Cars	100	109	93	-	6	26	-	334

Plan 2 Net Change (GSF)	+9,200	+10,239	+6,845	0	-164,612	+65,000	+75,000	+1,672
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