

BROWN'S HILL OVERLAY DISTRICT BUILDOUT OPTIONS AND DATA

BHOD Potential Market Buildout Options	Existing Legacy Buildings	Multi-Housing Reuse (> 4 DUs)	Attached Housing (2, 3 or 4 DUs)	55+ Age-Qualified Housing	Senior Residential Care Facility	Reuse Existing Office Buildings	55+ Age-Qualified Housing	Townhouses	New Business / Professional	TOTALS
District Location District Areas		Lower 12 acres	Middle 19 acres			Upper 19 acres				50 acres

PLAN 1										
No. Dwelling Units (DU)	1	209	68	-	-	-	46	-	-	324
Gross Area (GSF)	32,300	194,390	146,000	-	-	-	119,600	-	-	492,290
Floor Area Ratio (FAR)	-	0.37	0.18			0.14				0.23
Peak Hour Traffic										
Cars/(GSF) or (DU)	2.5 / 1000	1 / DU	1 / DU	-	-	-	1 / DU	-	-	
Est. Commuter Cars	80	209	68	-	-	-	46	-	-	403

PLAN 2										
No. Dwelling Units (DU)	1	209	42	-	-	-	46	-	-	298
Gross Area (GSF)	32,300	194,390	94,000	-	50,000	-	119,600	-	-	490,290
Floor Area Ratio (FAR)	-	0.37	0.17			0.14				0.23
Peak Hour Traffic										
Unit: Cars/(GSF) or (DU)	2.5 / 1000	1 / DU	1 / DU	-	-	-	1 / DU	-	-	
Est. Commuter Cars	80	209	42	-	Negligible	-	46	-	-	377

PLAN 3										
No. Dwelling Units (DU)	1	209	68	-	-	-	-	-	-	278
Gross Area (GSF)	32,300	194,390	146,000	-	-	164,612	-	-	-	537,302
Floor Area Ratio (FAR)	-	0.37	0.18			0.20				0.25
Peak Hour Traffic										
Cars / (GSF) or (DU)	2.5 / 1000	1 / DU	1 / DU	-	-	4.5 / 1000	-	-	-	
Est. Commuter Cars	80	209	68	-	-	740	-	-	-	1,097

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District Location	Lower		Middle			Upper				
District Areas	12 acres		19 acres			19 acres				50 acres

PLAN 4										
No. Dwelling Units (DU)	1	209	42	-	-	-	-	-	-	324
Gross Area (GSF)	32,300	194,390	94,000	-	50,000	-	-	-	166,000	536,690
Floor Area Ratio	-	0.37	0.17		0.20					0.25
Peak Hour Traffic										
Cars/(GSF) or (DU)	2.5 / 1000	1 / DU	1 / DU	-	-	-	-	-	2.5 / 1000	
Est. Commuter Cars	80	209	42	-	Negligible	-	-	-	415	906

PLAN 5										
No. Dwelling Units (DU)	1	209	-	26	-	-	-	54	-	290
Gross Area (GSF)	32,300	194,390	-	67,600	50,000	-	-	166,000	-	510,290
Floor Area Ratio	-	0.37	0.17		0.20					0.23
Peak Hour Traffic										
Cars/(GSF) or (DU)	2.5 / 1000	1 / DU	-	1 / DU	-	-	-	1 / DU	-	
Est. Commuter Cars	80	209	-	26	Negligible	-	-	54	-	385

EXISTING PLAN										
No. Dwelling Units (DU)	1	209	-	-	-	-	-	-	-	210
Gross Area (GSF)	32,300	194,390	-	-	-	164,612	-	-	-	391,302
Floor Area Ratio	-	0.37	0.00		0.20					0.18
Peak Hour Traffic										
Cars/(GSF) or (DU)	2.5 / 1000	1 / DU	-	-	-	3.5 / 1000	-	-	-	
Est. Commuter Cars	80	209	-	-	-	576	-	-	-	865