

June 30, 2015

MRIC FAR CALCULATIONS

I. FAR Calculations for original MRIC proposal (October 21, 2014)

A. Total Overall Site Area: 212 AC

Open Space: 71.7 AC

This includes all green spaces, plazas, walkways, buffer areas, transit plaza

The Oval	5.1 AC
North-South Commons	7.0 AC
East-West Commons	6.7 AC
Courtyard Plazas/Walkways	9.3 AC
Transit Plaza	.60 AC
Buffer Zones	43 AC
Total	71.7 AC

Public Roadways: 16.4 AC

This includes all publicly accessible roadways

Total Building Area: 2,654,000 sq. ft.

Total Site Area Calculation

212 AC - (71.7 AC + 16.4 AC) = 123.9 AC or 5,397,084 sq. ft

2,654,000 sq. ft (Building Area) / 5,397,084 sq. ft = .5 (.491) FAR Total for Overall Site

B. Site Area within designated Boundary: 110 AC

Open Space: 43.3 AC

This includes all green spaces, plazas, walkways, buffer areas, transit plaza

The Oval	5.1 AC
North-South Commons	4.5 AC
East-West Commons	3.9 AC
Courtyard Plazas/Walkways	9.3 AC
Transit Plaza	.60 AC
Buffer Zones	19.9 AC
Total	43.3 AC

Public Roadways: 10 AC

This includes all publicly accessible roadways

Total Building Area within Boundary: 1,730,000 sq. ft.

PINTO + PARTNERS

Total Site Area within Boundary

110 AC- (43.3 AC + 10 AC) = 56.7 AC or 2,469,852 sq.ft.

1,730,000 sq. ft (Building Area) / 2,469,852 sq. ft = .70 FAR for Site Area within Boundary

II. FAR for MRIC Mixed Use Alternative Proposal (June 23, 2015)

Total Overall Site Area: 212 AC

Open Space: 78.4 AC

This includes all green spaces, courtyards, plazas, walkways, buffer areas, transit plaza

The Oval	5.1 AC
North-South Commons	5.1 AC
East-West Commons	6.0 AC
Courtyards/ Plazas/Walkways	13.5 AC
Transit Plaza	.60 AC
<u>Buffer Zones</u>	<u>48.1 AC</u>
Total	78.4 AC

Public Roadways: 12.7 AC

This includes all publicly accessible roadways

Total Building Area: 2,654,000 sq. ft. (R&D, Manufacturing/Hotel) + 1,693,532 sq.ft. (Housing) = 4,347,532 sq. ft.

Total Site Area

212 AC - (78.4 AC + 12.7 AC)= 120.9 AC or 5,266,404 sq. ft

4,347,532 sq. ft (Building Area) / 5,266,404 sq. ft = .82 FAR Total for Overall Site