

DEVELOPMENT CAPACITY



It is Belmont’s intent with regard to remaining and proposed development capacity as follows:

- Utilize building floor area ratios to land and impervious surface for establishing development capacity instead of the number of students
- Provide a proposed campus of approximately 75 acres exclusive of any public and private streets and alleys within the campus
- Provide a maximum 3,700,000 gross square feet of building floor area based on a current campus of 65 acres/proposed campus of 75 acres; Parking structures are not to be counted
- Provide a maximum impervious surface ratio (ISR) of 0.80
- Meet current stormwater drainage for proposed development

Proposed Land Area. The proposed land area associated with the future campus is approximately 75 acres (3,702,600 square feet). The acreage does not include public and private streets and alleys within the campus that are accessible for public use.

Proposed Floor Area Ratio. The proposed building area associated with the future campus is 3,700,000 gross square feet (excluding Morningside Retirement Center). Computation of the proposed building area is based on the following:

- Totally underground parking structures are not counted
- Above ground parking structures are to have only the top level counted
- Totally and partially underground building areas that are uninhabitable space for mechanical, electrical, plumbing and storage are not counted
- Above ground structures that are uninhabitable spaces for mechanical, electrical and plumbing are not counted

PROPOSED FLOOR AREA PER ACTIVITY ZONE

ZONE	EXISTING (square feet)		DEMOLITION (square feet)		PROPOSED (square feet)
	University	Other	University	Other	
Wedgewood & Magnolia Grand Entry	291,928	206,000	5,000	46,000	220,000*
Academic Core	324,847	0	12,034	0	300,000
Belmont Blvd. Arts & Entertainment	302,110	52,000	28,110	52,000	515,000
South Campus Mixed Use	222,411	30,000	59,103	30,000	590,000
Residential Campus	438,704	53,000	73,080	23,000	775,000
Total	1,580,000	341,000	177,327	151,000	2,400,000*

* total excludes Morningside Retirement Center

Proposed Impervious Surface Ratio. Based on a proposed land area of 3,702,600 square feet, the proposed Impervious Surface Ratio (ISR) is 0.80 maximum. Items included as impervious are paved areas associated with drives, parking, sidewalks, plazas and sports facilities.

Proposed Storm Drainage. Most of the development of the current campus and proposed expansion area occurred prior to 1990. Stormwater drainage associated with older development flows directly to Metro’s public system. Remaining development will continue to function under the provisions at the time of its approval.

Proposed Development Sites involve three means of mitigating future stormwater drainage impact.

- Approximately 330,000 square feet of buildings will be demolished in conjunction with the proposed development of 2,400,000 square feet of buildings
- Intensification will occur vertically in minimizing change in lot coverage
- Greenspace provisions will minimize change in impervious surface

Proposed stormwater drainage improvements are to be determined on a project basis. It is envisioned that improvements within the more intensively developed activity zones – Wedgewood and Magnolia Avenues Grand Entry, Academic Core and Belmont Blvd. Arts and Entertainment – will rely more directly on Metro’s system. The South Campus Mixed Use and the Residential Campus activity zones will rely more on surface detention along their perimeter.

Proposed Water and Sewer Services. Based on a maximum of 3,700,000 gross square feet of building floor area, an increase in use of 1,517,956 gallons is estimated.

**ESTIMATED INCREASE IN WATER & SEWER USE
BASED ON LONG-RANGE CAMPUS MASTER PLAN
BELMONT UNIVERSITY**

	Demolition	Proposed	Net Increase	Est. Gallons Increase
Residential				
Square Feet	403,883	765,000	361,117	
Beds	353	2,250	1,897	189,700*
Class/Office				
Square Feet	51,744	1,380,000	1,328,256	132,826**
Total	455,627	2,145,000	1,689,373	322,526

*Based on 100 gallons per bed

** Based on 0.1 gallons per square feet