

APPENDIX K

DEVELOPABLE LAND ANALYSIS

DATE: JANUARY 2022

ROCK CREEK CAMPUS DEVELOPABLE AREAS

EXISTING CONDITIONS

Within the current configuration of campus development, Rock Creek Campus has approximately **28.6 acres** of potentially developable land. This includes parking lots and greenfield areas that are not currently used by academic programs. The eastern greenfield area contains an intermittent stream corridor, and a 40 foot minimum setback is required from the eastern property boundary.

Potential developable areas shown are not net acres; circulation (including accessible parking and transit), open space, stormwater, and any required wetland restoration, among other factors, will determine net buildable acreage.



Potentially developable areas within current campus conditions

POTENTIALLY DEVELOPABLE
AREAS - CURRENT

PLANNED CONDITIONS

Within the planned campus development framework, Rock Creek Campus has approximately **19.8 acres** of potentially developable land. This includes parking lots and greenfield areas that are not used by academic programs. The eastern 6.5 acre greenfield area contains an intermittent stream corridor. The plan includes a generous landscaped buffer proposed at the eastern property boundary to enhance the future North Bethany Trail extension and separate CTE programs from the school and neighborhoods to the east.

Potential developable areas shown are not net acres; circulation (including accessible parking and transit), open space, stormwater, and any required wetland restoration, among other factors, will determine net buildable acreage.



Potentially developable areas within planned campus development framework

POTENTIALLY DEVELOPABLE
AREAS - FUTURE

SOUTHEAST CAMPUS DEVELOPABLE AREAS

EXISTING CONDITIONS

Within the current configuration of campus development, Southeast Campus has approximately **5.4 acres** of potentially developable land that is currently used for parking.

Potential developable areas shown are not net acres; circulation (including accessible parking and transit), open space, stormwater, and setbacks, among other factors, will determine net buildable acreage.



Potentially developable areas within current campus conditions

POTENTIALLY DEVELOPABLE AREAS - CURRENT

PLANNED CONDITIONS

Within the planned campus development framework, Southeast Campus has approximately **5 acres** of potentially developable land on parking lots.

Potential developable areas shown are not net acres; circulation (including accessible parking and transit), open space, stormwater, and setbacks, among other factors, will determine net buildable acreage.



SYLVANIA CAMPUS DEVELOPABLE AREAS

EXISTING CONDITIONS

Within the current configuration of campus development, Sylvania Campus has approximately **18.1 acres** of potentially developable land that is currently used for parking.

Potential developable areas shown are not net acres; circulation (including accessible parking and transit), open space, stormwater, topography, and other factors will determine net buildable acreage.



Potentially developable areas within current campus conditions

PLANNED CONDITIONS

Within the planned campus development framework, Sylvania Campus has approximately **16.4 acres** of potentially developable land on parking lots. The two recommended options for future development sites in the plan are included in the developable acreage shown.

Potential developable areas shown are not net acres; circulation (including accessible parking and transit), open space, stormwater, topography, and other factors will determine net buildable acreage.



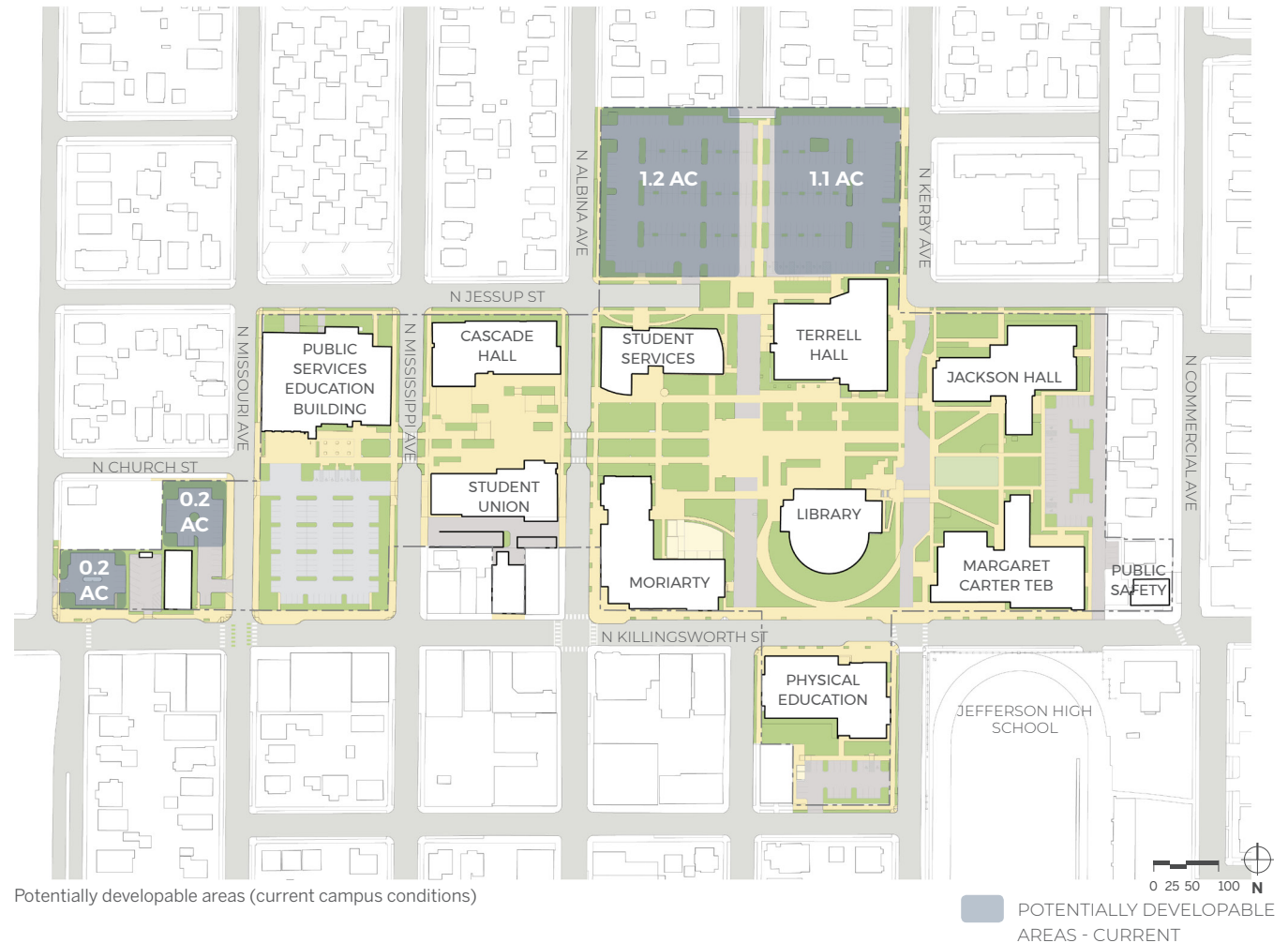
Potentially developable areas within planned campus development framework

CASCADE CAMPUS DEVELOPABLE AREAS

EXISTING CONDITIONS

Within the current configuration of campus development, Cascade Campus has approximately **2.7 acres** of potentially developable land that is currently used for parking. Parking lot 5 is excluded because it is used for Fire Protection Technology trainings.

Potential developable areas shown are not net acres; circulation (including accessible parking), open space, stormwater, setbacks, and other factors will determine net buildable acreage.



PLANNED CONDITIONS

Within the planned campus development framework and depending on future programming decisions, Cascade Campus may have up to approximately **3.4 acres** of potentially developable land. The two recommended options for future development sites in the plan are included in the developable acreage shown.

Potential developable areas shown are not net acres; circulation (including accessible parking), open space, stormwater, setbacks, and other factors will determine net buildable acreage.

