Amity Station – Summary of Alternatives

	West Rosemary Guide Base Scenario	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Description	• *Base case, with no affordable and no commercial*	• *Community benefits of 10% affordable housing, with additional density with solar setbacks*	• *Community benefits of commercial (@ market) and 10% affordable housing, with additional density with solar setbacks*	• *Community benefits of commercial (@ 50% of market) and 7% affordable housing, with additional density with solar setbacks*	• *Public parking, with additional density with solar setbacks*	• *Cash payment to Town of Chapel Hill, with additional density with solar setbacks*
Base Units	• 236 units	• 236 units	• 236 units	• 236 units	• 236 units	• 236 units
Incremental Units	• --	• 77 units	• 66 units	• 66 units	• 77 units	• 77 units
Total Units	• 236 units	• 313 units	• 302 units	• 302 units	• 313 units	• 313 units
Commercial	• --	• --	• 10,000 sq. ft. @ $22 • Cost – $265 / SF	• 10,000 sq. ft. (50% of sq. ft. leased at 50% of market rate) • Cost – $375 / SF	• --	• --
Affordable Housing	• --	• 10% at 80% AMI • Cost – $90,000/unit • 31 units	• 10% at 80% AMI • Cost – $90,000/unit • 30 units	• 7% at 80% AMI • Cost – $90,000/unit • 22 units	• --	• --
Live-Work Units	• --	• Yes	• Yes	• Yes	• Yes	• Yes
Private Parking Spaces	• 236 spaces	• 313 spaces (incl. micro and affordable)	• 302 spaces (incl. micro and affordable)	• 302 spaces (incl. micro and affordable)	• 313 spaces (incl. micro and affordable)	• 313 spaces (incl. micro and affordable)
Public Parking Spaces	• --	• --	• --	• --	• Cost – $50,000 / space • 60 public spaces	• --
Micro Units	• --	• 10% of total units • 31 units	• 10% of total units • 30 units	• 10% of total units • 30 units	• 10% of total units • 31 units	• 10% of total units • 31 units
Cash to Town of Chapel Hill	• --	• --	• --	• --	• --	• $2-$3 million
Additional Density	• --	• 5th floor with solar setbacks–39,000 sq. ft. • Each additional unit is $40,000	• 5th floor with solar setbacks–39,000 sq. ft. • Each additional unit is $40,000	• 5th floor with solar setbacks–39,000 sq. ft. • Each additional unit is $40,000	• 5th floor with solar setbacks–39,000 sq. ft. • Each additional unit is $40,000	• 5th floor with solar setbacks–39,000 sq. ft. • Each additional unit is $40,000
Permit / Impact Fee Relief	• --	• --	• --	• --	• --	• --
Tax Abatement	• --	• --	• --	• --	• --	• --