

Comparison of other Chapel Hill Development Projects

	Square footage Residential	Square footage office/retail	Total Square footage	Number of Units	Affordable Units	Number of Parking Spaces	Land Area	Maximum Height
Amity Station			TO BE DETERMINED				95,678 sf	
Carolina Square	295,000 sf	285,000 sf	580,000 sf	300	\$500,000 PIL	1,023	562,495 sf	138 ft.
140 West	271,475 sf	30,690 sf	302,165 sf	140	15%	340	76,210 sf	120 ft.
Greenbridge	180,570 sf	35,970 sf	216,540 sf	99	15%	216	54,724 sf	135 ft.
Berkshire	307,000 sf	15,600 sf	322,600 sf	266	n/a	463	130,884 sf	90 ft.

Amity Station Parcels

Zoning	NLA	GLA	FAR	Mixed Use 15% Bonus	TOTAL SF
TC-2	41,818 sf	46,000 sf	1.97	13,593 sf	104,213 sf (90,620 sf)
R-3	44,867 sf	44,867 sf	0.162	n/a	7,493 sf
Affordable Housing (based on 30 DUs) Density Bonus					132,000 sf
Total Affordable Scenario					243,706 sf
Rezone to TC-2	44,867 sf	44,867 sf	1.97		88,388 sf
Total Rezoning Scenario					324,601 sf

Inclusionary Zoning: Floor Area bonus of 4,400 sf per unit – under proposed scenario of providing 30 (15%) affordable units, the floor area bonus is 132,000