Total Building Program

CHAILO C-0. 11	BC, Lot 2 and TTC Included (5 Projects)	/ j	E) .		i
		<u> </u>		 		
	Type of Use	Gross SF	Units	Efficiency	Lease SF	Sales :
Lot 5	Residential			4.5		- Ourcs (
	Market Rate - Condo	128,480	102	1.00		128,4
·	Market Rate - Rental	-	•	0.92		120,
·	Affordable Housing-Ownership	32,120	26	1.00		32,
	Retail	30,250	_	0.92	27,830	J2,
	Open Space	28,300		0.00		
<u> </u>	Subtotal	219,150	128	1	27,830	160,
1-150						100,
Lot 5 Garage	Private Parking					
	Parking-Residential					
	Market Rate - Condo	48,960	153	1.00	-	48,
	Market Rate - Rental	-	-	1.00	÷	<u>-</u>
	Affordable Housing-Ownership	8,320	26	1.00	-	8,
· · · · · · · · · · · · · · · · · · ·	Parking-Residential Storage	-	-	0.00		
	Market Rate - Condo	32,640	102	1.00		32,0
	Market Rate - Rental	-	-	1.00		52,
	Affordable Housing-Ownership	8,320	26	1.00		8,
	Parking-Retail	18,880	59	1.00	18,880	0,,
	Subtotal	117,120	366		18,880	98,2
		1	- 555		10,000	90,2
	Public Parking					
	Parking-Replacement	55,360	173	1.00	55,360	
	Parking Surplus (Public Parking)	-	-	0.00	-	
	Subtotal	55,360	173		55,360	
· · · · · · · · · · · · · · · · · · ·	T-4-ID-42					
	Total Parking upon completion	172,480	539		74,240	
	Total GSF	391,630				·
	Parking Space/SF	320				
	Average SF per Residential Unit	1,255				
7						
Wallace	Decidental					
vvaliace	Residential Market Rate - Condo	122				
		109,120	87	1.00		109,1
 	Market Rate - Rental		-	0.92	-	
	Affordable Housing-Ownership	27,280	22	1.00		27,2
	Retail	4,000	-	0.92	3,680	
	Open Space	12,200	-	0.00	-	
· · · · · · · · · · · · · · · · · · ·	Subtotal	152,600	109		3,680	136,4
Jallago Comes	Drivete Deukie					
raliace Garage	Private Parking					
	Parking-Residential					
	Market Rate - Condo	41,920	131	1.00		41,92
	Market Rate - Rental			1.00	-	
· · · · · · · · · · · · · · · · · · ·	Affordable Housing-Ownership	10,560	33	1.00		10,56
	Parking-Retail	2,560	8	1.00	2,560	
	Subtotal	55,040	172		2,560	52,48
	Public Parking				•	
	Parking-Replacement	70.000	000	100		····
	Parking Surplus (Public Parking)	72,960	228	1.00	72,960	
	Subtotal	70,000		0.00		·
	OubiUlai	72,960	228		72,960	-;
	Total Parking upon completion	128,000	400		75.520	
	g -p	120,000			75,520	
	Total GSF	280,600				
	Parking Space/SF	320				
. 7	Average SF per Residential Unit	1,251				

natio C-3	ing Program RBC, Lot 2 and TTC Included (5 Projects)	-				
ilano C-3.	RBC, Lot 2 and 11C included (5 Projects)		·			
	Type of Use	Gross SF	Unito			
	1700 01 000	1 G1088 3F	Units	Efficiency	Lease SF	Sales
Lot 2	Residential	 				
	Market Rate - Condo	67,840	54	1.00		
	Market Rate - Rental	-		0.92		67
	Affordable Housing-Ownership	16,960	14	1.00		
	Retail	20,100	17	0.92	40.400	16,
	Open Space	14,600		0.92	18,492	
	Subtotal	119,500	68	0.00	40.400	
		113,000			18,492	84,
		<u> </u>				
RBC	Retail Space-Ground Level	8,400		0.92	7,728	
	Parking-Market Rate Condos (Lot 2)	05.000				
	Parking-Market Rate Condos (Lot 2) Parking-Affordable Housing (Lot 2)	25,920	81	1.00	25,920	
	Parking Potell (Let 2)	6,720	21	1.00	6720	
	Parking-Retail (Lot2) Parking-Retail (RBC)	12,160	38	1.00	12,160	
	Parking-Retail (RBC)	3,200	10	1.00	3,200	
	Parking-Replacement (Wallace)	29,120	91.	1.00	29,120	
	Parking-Replacement (Lot 2)	32,320	101	1.00	32,320	
·	Totals after completion	109,440	342		109,440	
	Total OCT					
	Total GSF	117,840				
	Parking Space/SF	320				
Totals	Residential					
Totals	Market Rate - Condo	205 440		· ·		
	Market Rate - Condo	305,440	244			305,4
	Affordable Housing-Ownership	70,000	:		-	
	Retail	76,360	61		-	76,3
	Open Space	62,750			57,730	
		55,100			-	
	Subtotal	499,650	305		57,730	381,8
	Private Parking					
	Parking-Residential					
	Market Rate - Condo	90,880	365			90,8
	Market Rate - Rental	-	-			30,0
	Affordable Housing-Ownership	25,600	80		6,720	18,8
	Parking-Residential Storage				- 0,720	10,0
	Market Rate - Condo	32,640	102			32,6
	Market Rate - Rental					32,0
	Affordable Housing-Ownership	8,320	34		2,560	9.2
	Parking-Retail	36,800	115		36,800	8,3
	Subtotal	194,240	696	· ·	46,080	150,72
	Public Parking					
	Parking-Replacement	116,800	365		116.000	<u> </u>
	Parking Surplus (Public Parking)	110,000	- 303		116,800	
	Subtotal	116,800	365		116,800	
	Total Parking Spaces Built	1,061				
	Wallace Spaces that Remain	228				
	opasse uidt (Cilialii	440	1	. 1		
		ace Darking	500			
	Total Public Parking (inc. remaining Wall Total Parking Spaces Upon Completion	lace Parking) 1,289	593			

Comparative Analysis of Building Programs

Comparative Analysis of Building Programs	ms			
Town of Chapel Hill				
September 21, 2004				
	Key Decision Points	ıts		-
	ERA Final Report	Town Council	Final Financial Analysis	
	Febraury 27, 2004	June 14, 2004	September 21, 2004	
Building Program				
Market Rate/Affordable Housing	386 units	381,800 SF/ 305 units	381 800 SF/305 units	
Retail/Dining/Entertainment	112,100 SF	55,600 SF	62 750 SF (3)	
Open Space	AN	55.100 SF	55 100 SF	
Parking Demand	1,077 (1)	1,158 spaces	1.289 spaces (4)	-
Parking Supply	AN	1.375 spaces (2)	1 289 snaces	
Surplus Parking Spaces	AN	217 spaces	0	
Footnotes				
				+
(1) ERA recommended that 100% of the retail demand was for GAFO space, so we applied their parking ratio of 1/225 SF for "retail"	retail demand was for GAF	O space, so we applied the	r parking ratio of 1/225 SF for "retail"	
We also used 1.5 spaces per DU. ERA stated that parking ratios should range from 0.2 to 2.0 spaces per DU	RA stated that parking ratios	s should range from 0.2 to 2	.0 spaces per DU.	
(2) Includes 274 replacement parking spaces.		s 1 375 spaces (Lot 5: 615 s	otal Parking includes 1.375 spaces (1 of 5: 615 spaces, DRC Gamanase)	7
and Wallace Deck: 400 spaces).			proces, the Calage soo spaces all	3
(3) SPPRE has proposed that 8,400 GSF of retail is included on a portion of the RBC Garage fronting on Columbia and Rosemary Streets.	F of retail is included on a po	ortion of the RBC Garage fr	onting on Columbia and Rosemary S	treets.
(4) There are 594 existing parking spaces included in Lot 5 and Wallace Dock The grown of the contract of the	s included in Lot 2 Lot 5 an	Wellere Deck The areit		1
The Town and the developer will develop a total of 1.061 new parking spaces. After demolition there are only 228 existing spaces.	elop a total of 1,061 new par	rking spaces. After demolitive	there are only 228 existing an transfer	3S.
The supply was reduced to eliminate surplus	surplus parking financed by	the Town and additional sp	parking financed by the Town and additional spaces are required for the additional retail	
space in the RBC Garage.				