

All data was pulled from Durham's tax maps. Where parking spaces are recorded instead of square feet of paved surface, a standardized 9' x 20' was used in calculations in order to approximate a parked car and space to maneuver. Developments are listed by us

Analysis		PROPOSED USE		CALCULATIONS FOR ALL EXISTING USES FOR THE CHURCH HILL ZONE																				
		19-21 Main St (New + existing development)	% of Median (Column Z)	15 Main	9 Main	2 Mill Pond	5 Main	1 Main	Town Hall	10 Main	20 Main	19-21 Main (existing)	3 Smith Park	4 Smith Park	5 Smith Park	Tax lot Mblu 108/ / 74/0 0/0	Three Chimneys Inn	8 Main	DURHAM HOUSING ASSOC	Community Church	Episcopal Church	Sigma Chi	Post Office	Median for Zone
Development footprint (Calculated by adding building (s) footprints plus accessory uses such as sheds and parking and expressed in square feet)	The development footprint is 10x greater than the median footprint for uses in the CH zone. It is 1.6x greater than then current largest footprint (Three Chimneys Inn)	79,700	959%	3,456	2,184	6,160	3,765	11,451	17,455	11,958	2,224	23,446	1,860	1,150	1,956	80	47,900	10,470	14,114	23,778	12,180	3,521	23,500	8,315
Mass of 1st Structure - Cubic ft.	The parking lot by itself is 2.5x less mass than the median for uses in the CH zone	15,000	37%	20,928	19,376	40,960	20,000	66,560	80,700	138,968	24,512	63,264	24,597	12,996	14,208	640	163,917	83,328	68,280	318,920	65,540	35,584	322,000	40,960
Mass of 2nd Structure - Cubic ft.		63,264										26,000						37,872	61,240		12,915			
Mass of 3rd Structure - Cubic ft.		26,000										5,120							55,460					
Mass of 4th Structure - Cubic ft.		5,120										18,648							98,220					
Mass of 5th Structure - Cubic ft.		18,648																	12,432					
Total Mass of the Use, calculated by multiplying a building's footprint by the number of stories and the ceiling height (an 8' standard was used where info was not available on the tax map)	The total mass of the complex would be 3x greater than the median for the CH zone. Existing uses with greater mass are highlighted in yellow.	128,032	313%	20,928	19,376	40,960	20,000	66,560	80,700	138,968	24,512	113,032	24,597	12,996	14,208	640	163,917	121,200	295,632	318,920	78,455	35,584	322,000	40,960