

ROYAL CREST - PROGRAM SUMMARY

Building	Building Square Footage				Residential Units	Other Units	Total Bedrooms	Parking Spaces	Parking Ratio
	Retail	Other	Residential	Total Square Footage					
Mixed- Income (40B) Multi-Family									
D	28,000		259,020	287,020	230			463	2.0
F-2			122,360	122,360	109			162	1.5
G-2			52,160	52,160	46			67	1.4
Total 40B Multi-Fam	28,000		433,540	461,540	385		590		
Market - Rate Multi-Family									
C-2			121,148	121,148	108			163	1.5
E	9,000		297,215	306,215	264			375	1.4
F-1			161,875	161,875	144			213	1.5
G-1			103,700	103,700	92			133	1.4
Total Multi-Family	9,000		683,938	692,938	608		869		
55+ Active Living			151,460	151,460	135		180	210	1.6
Townhomes TH A-1, B, CH		22,400	592,704	615,104	263		788	424	1.6
Student Housing* SH A-C	13,350		360,700	374,050	250	1,000 Beds	500	250	1.0
Hotel	19,600	88,000		107,600		102 Keys		185	1.8
Office		124,000		124,000				314	
Town Square	4,000			4,000					
Structured Parking				683,040					
TOTAL (BUILDINGS)	73,950	234,400	2,222,342	2,530,692	1,641		2,927	2,959	1.5
TOTAL (BUILDINGS + STRUCTURED PARKING)				3,213,732					
EXISTING ROYAL CREST ESTATES			806,668		588		1,284	1,150	2.0



*note: apartment-style dorm units
2-beds per unit bedroom

Site Square Footage	Square Feet	FAR
	3,318,401	
Proposed FAR - Total (all uses)	2,530,692	0.76
Proposed FAR - with Parking Structures	3,213,732	0.97
Existing FAR - (does not include garages or other parking areas)	806,668	0.24
FAR per zoning existing Town bylaw		0.75
FAR requested in New Zoning Overlay District		1.00