

Development Scenario Comparison

		Existing Conditions	A. Conservation Design	B. Mixed-Use Village (Residential Focus)	C. Village (Commercial Focus)	D. TDR Village (Commercial Focus)	E. Buildout
Property	Proposed Use						
Shartner East	Residential Units	0	5	15 (20 Bedrooms)	0	0	5 (as alternate to commercial use)
	Commercial Floor Area	0	0	20,000 s.f.	60,000 s.f.	0	60,000 s.f.
	Commercial Footprint	0	0	20,000 s.f. (1 story)	40,000 s.f. (1.5 story average)	0	20,000 s.f. (3 stories)
Shartner West (Exeter)	Residential Units	0	5	15 (20 Bedrooms)	0	0	5 (as alternate to commercial use)
	Commercial Floor Area	0	0	20,000 s.f.	60,000 s.f.	0	60,000 s.f.
	Commercial Footprint	0	0	20,000 s.f. (1 story)	40,000 s.f. (1.5 story average)	0	20,000 s.f. (3 stories)
Corner Tavern	Residential Units	0	0	0	0	0	0
	Commercial Floor Area	6,000 s.f.	6,000 s.f.	6,000 s.f.	6,000 s.f.	8,500 s.f.	12,500 s.f.
	Commercial Footprint	6,000 s.f.	6,000 s.f. (1 story)	6,000 s.f. (1 story)	6,000 s.f. (1 story)	8,500 s.f. (1 story)	12,500 s.f. (1 story)
Bald Hill Garden Center	Residential Units	0	5	15 (20 Bedrooms)	0	0	5 (as alternate to commercial use)
	Commercial Floor Area	8,500 s.f.	0	20,000 s.f.	67,500 s.f.	135,000 s.f.	67,500 s.f.
	Commercial Footprint	8,500 s.f.	0	20,000 s.f. (1 story)	37,500 s.f. (1.8 story average)	54,000 s.f. (2.5 story average)	67,500 s.f. (1 story)
Rolling Greens Properties	Residential Units	3	53	106 (188 Bedrooms)	106 (188 Bedrooms)	106 (188 Bedrooms)	53 (including 3 existing)
	Commercial Floor Area	6,000 s.f. (Oatley's)	6,000 s.f.	30,000 s.f.	50,000 s.f.	100,000 s.f.	6,000 s.f. (Oatley's)
	Commercial Footprint	6,000 s.f. (Oatley's)	6,000 s.f. (1 story)	30,000 s.f. (1 story)	50,000 s.f. (1 story)	50,000 s.f. (2 story)	6,000 s.f. (Oatley's)
Morris Farm Area	Residential Units	4	17 (including existing)	4	4	4	17 (including existing)
Total Residential Units		7	85	155	110	110	85
Total Commercial Floor Area		20,500 s.f.	12,000 s.f.	96,000 s.f.	243,500 s.f.	243,500 s.f.	206,000 s.f.
Total Commercial Footprint		20,500 s.f.	12,000 s.f.	96,000 s.f.	173,500 s.f.	112,500 s.f.	126,000 s.f.