

STOP the Royal Crest Mega-Development - Vote "NO" at Town Meeting

Tuesday, May 17, 6:30pm at North Andover High School

- Royal Crest currently contains 588 of the largest affordably priced, market rate rental units in town on 76 acres with 300-400 families renting there.
- This proposal would replace those with 1,264 new units, only 97 of which would be officially "zoned" as affordable and eliminate much of the family housing. The new housing is ideal for college students and people who can afford one of the 199 town homes expected to sell for \$750,000. **It doesn't help anyone with their first time housing purchase and the over 55 age is strictly rental & not ideal for downsizing.**
- The proposal would also add 108,500 sq ft of office space, 68,000 sq ft of retail, 824 students in 3 Merrimack College dorms, 4 parking garages, and a four-story 75 foot tall hotel to the same size plot.
- This is **twice as dense as Tuscan Village in Salem and four times denser than Lynnfield Market Street**. The 70,000 sq. ft. of retail space planned is equivalent to one supermarket. In comparison Market Street has 400,000 sq. ft. and Tuscan Village has 1 million sq. ft. of retail space. This will not be the destination shopping experience people think it will be.
- **10% of the town's population could live in this one development.**

Real Facts About the Royal Crest Redevelopment

- **The North Andover Planning Board is recommending a NO VOTE. This is after 30 + meetings & two years of review.**
- **Will generate 14,000 vehicle trips PER DAY to Rt. 114** and create new traffic issues at multiple intersections.
- The \$30M MA DOT 114 Corridor improvement project **did not and will not account for RC redesign**. Updated traffic studies show that various commute times will increase instead of decreasing as the corridor project anticipated.
- Will cause 10 years of construction related headaches. **Neighboring properties and two generations of Franklin School children will hear construction all day.**
- Constructively eliminates the town's largest minority "environmental justice" area.
- **There are already FIVE other developments under construction across town.** Cumulative impact of these projects when combined with Royal Crest project are **COMPLETELY UNKNOWN**.
- Will cause potential loss of housing for current RC families.
- Will make it possible for Merrimack College to buy current RC property piecemeal, taking it off the tax rolls and reducing town revenue.
- Will stretch town water capacity and require the purchase of property on the lake, by the town, to increase the lake's levels.

**DON'T FALL FOR THE HYPE, WE CAN DO BETTER FOR THE TOWN, OUR NEIGHBORHOODS,
AND OUR NEIGHBORS AT ROYAL CREST!**

THIS CAN ONLY BE STOPPED AT TOWN MEETING!

Please attend & bring your friends on Tuesday, May 17, 6:30PM at NAHS

For Complete details and to help, visit www.developmentna.com