



OPTION 2

- COMBINE PUBLIC RECREATION ON BLAIR PARK OPEN SPACE
- MINOR IMPACTS TO CORP YARD
- INCREASE PARKING AND TRANSIT ACCESS
- IMPROVE PEDESTRIAN AND BICYCLIST SAFETY AND ACCESS
- MULTIPLE DEVELOPMENT SITES ON COACHES FIELD SIDE WITH COMMON OPEN SPACE AMENITY

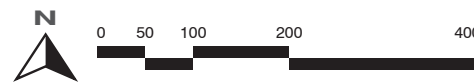
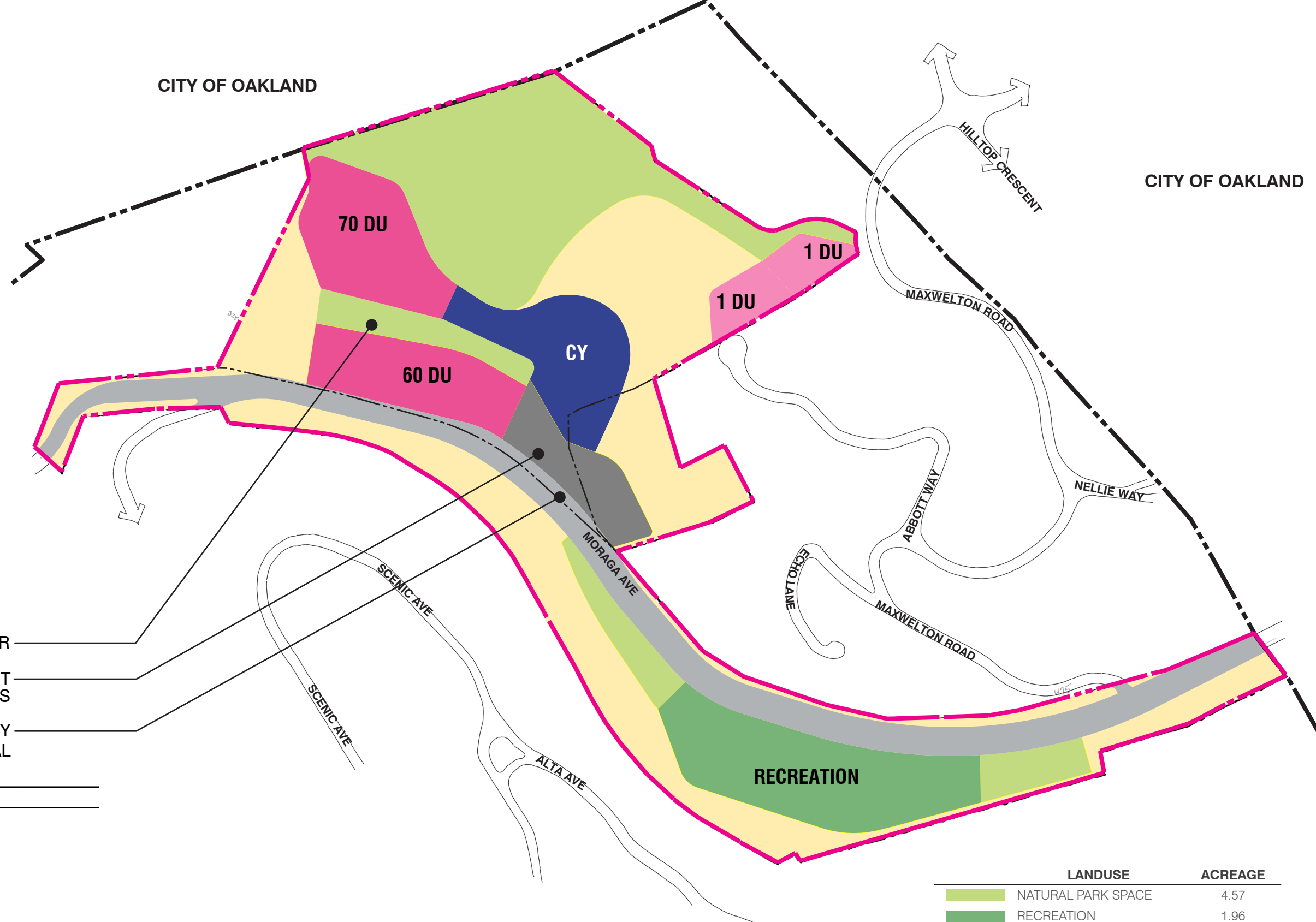
- RELOCATE STORMWATER
- INCREASE PARKING AND TRANSIT ACCESS
- IMPROVE PEDESTRIAN SAFETY AND ACCESS WITH SIGNAL

DEVELOPMENT

SINGLE FAMILY

SITE	0.58 AC
DWELLING UNITS	2
DENSITY	3.4 DU/AC
CONSTRUCTION	TYPE V
HEIGHT	2-3 STORIES
PARKING	ATTACHED

HIGH DENSITY	MARKET RATE	AFFORDABLE	TOTAL
SITE	1.30 AC	1.14 AC	2.44 AC
DWELLING UNITS	70 DU	60 DU	130 DU
DENSITY	50 DU/AC	54 DU/AC	52 DU/AC
CONSTRUCTION	TYPE V, 4 OVER PODIUM		
HEIGHT	5 STORIES		
PARKING	PODIUM		



- MCSP PROJECT AREA
- CITY OF PIEDMONT
- SEWER LINE

LANDUSE	ACREAGE
NATURAL PARK SPACE	4.57
RECREATION	1.96
PUBLIC WORKS	1.25
HIGH DENSITY HOUSING	2.44
SINGLE FAMILY HOUSING	0.58
RECREATION PARKING	0.72
MORAGA AVE RIGHT-OF-WAY	3.04
SLOPE/OPEN SPACE	8.22
TOTAL	22.78



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70 DU MARKET RATE HOUSING PROJECT

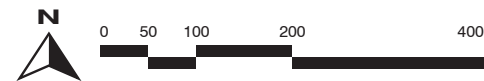
60 DU AFFORDABLE HOUSING PROJECT

NEW SIGNALIZED INTERSECTION

IMPROVED MORAGA AVE

DOG PARK

U14 SOCCER FIELD WITH SOFTBALL OVERLAY





OPTION 2



VIEW EAST



VIEW NORTHWEST



VIEW EAST ALONG MORAGA AVE