



OPTION 1

- HOUSING DEVELOPMENT ON BLAIR PARK OPEN SPACE
- PRESERVE AND EXPAND COACHES FIELD
- PRESERVE CORP YARD
- IMPROVE PEDESTRIAN AND BICYCLIST SAFETY AND ACCESS
- INCREASE PARKING AND TRANSIT ACCESS

- COACHES FIELD AND KENNELLY SKATE PARK IMPROVEMENT
- INCREASE PARKING AND TRANSIT ACCESS
- IMPROVE PEDESTRIAN SAFETY AND ACCESS WITH SIGNAL
- RELOCATE SEWER TO TOE OF SLOPE



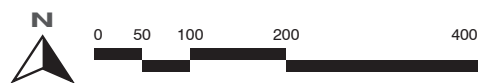
DEVELOPMENT

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
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SITE	1.40 AC	1.10 AC	2.50 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	4.38
RECREATION	2.13
PUBLIC WORKS	1.58
HIGH DENSITY HOUSING	2.50
SINGLE FAMILY HOUSING	0.58
RECREATION PARKING	0.71
MORAGA AVE RIGHT-OF-WAY	3.04
SLOPE/OPEN SPACE	7.86
TOTAL	22.78



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U14 SOCCER FIELD WITH SOFTBALL OVERLAY

NEW SIGNALIZED INTERSECTION

IMPROVED MORAGA AVE

70 DU MARKET RATE HOUSING PROJECT

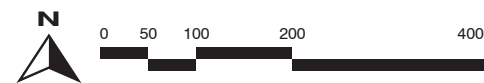
60 DU AFFORDABLE HOUSING PROJECT

NEW PUBLIC TRAIL ACCESS

EXISTING KENNELLY SKATE PARK

2 MARKET RATE SFD HOUSES

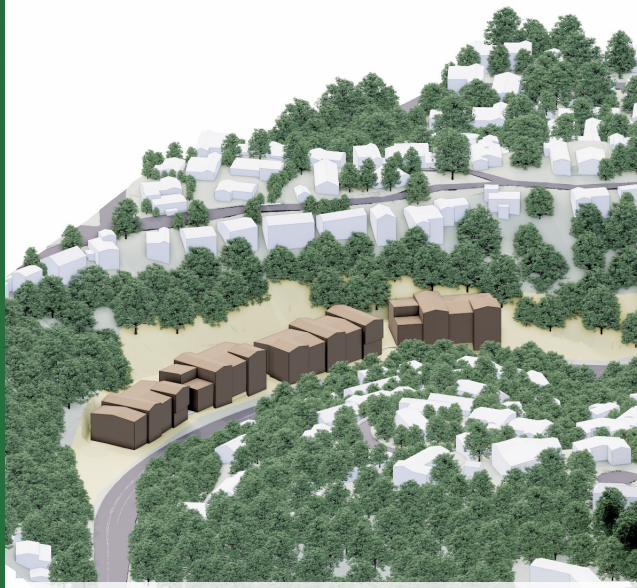
ADDITIONAL PARKING





Piedmont is Home

OPTION 1



VIEW SOUTHWEST



VIEW NORTHWEST



VIEW SOUTHEAST ALONG MORAGA AVE