

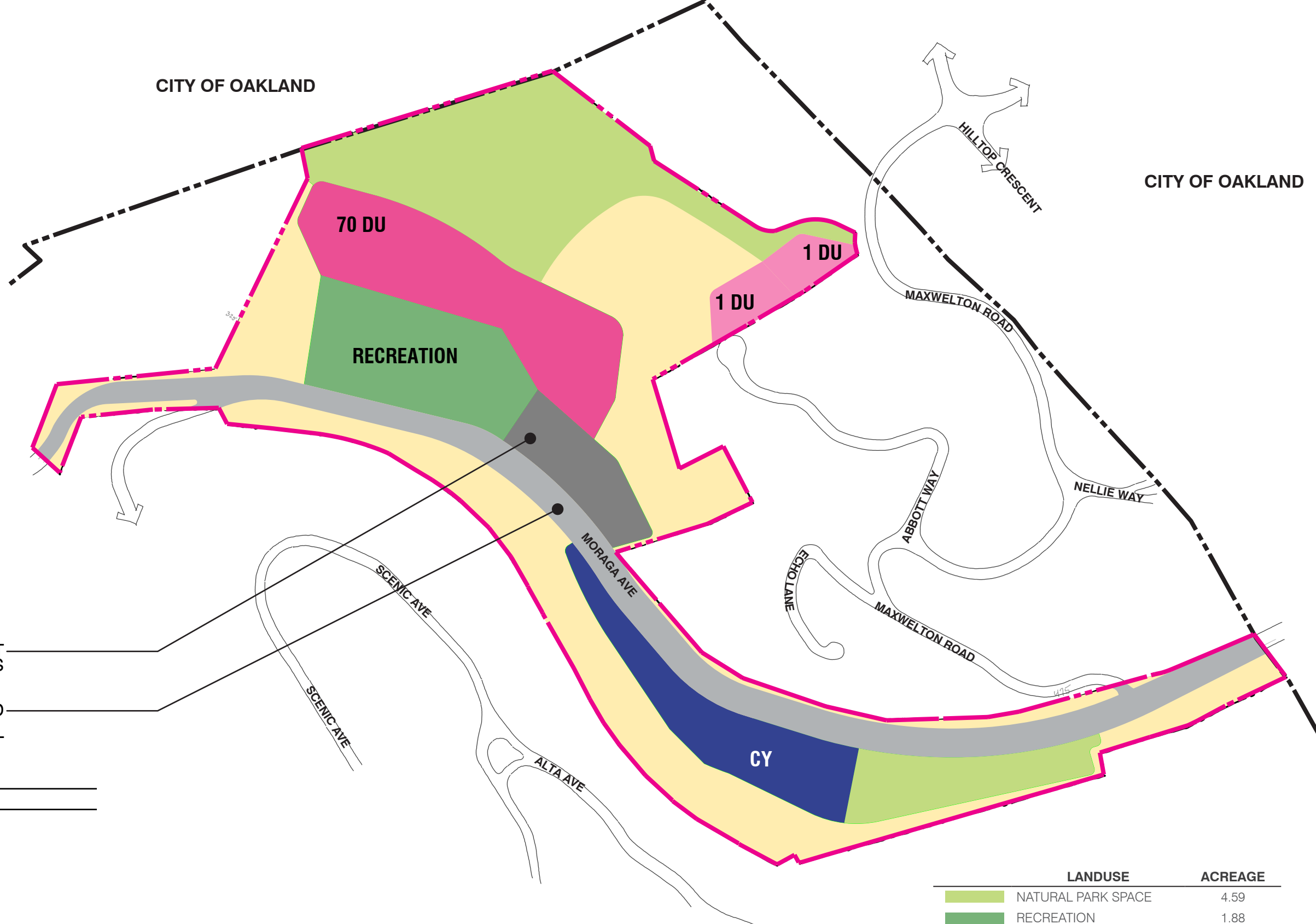


### OPTION 3

- MOVE CORP YARD TO BLAIR PARK OPEN SPACE
- IMPROVE SOCCER FIELD AND SKATE PARK
- INCREASE PARKING AND TRANSIT ACCESS
- IMPROVE PEDESTRIAN AND BICYCLIST SAFETY AND ACCESS
- HILLSIDE HOUSING DEVELOPMENT
- AVOID INFRASTRUCTURE RELOCATION

INCREASE PARKING AND TRANSIT ACCESS

IMPROVE PEDESTRIAN SAFETY AND ACCESS WITH SIGNAL



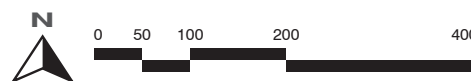
#### DEVELOPMENT

##### 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
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SITE	1.50 AC	1.23 AC	2.73 AC
DWELLING UNITS	70 DU	60 DU	130 DU
DENSITY	46 DU/AC	50 DU/AC	48 DU/AC
CONSTRUCTION	TYPE V, 4 OVER PODIUM		
HEIGHT	5 STORIES		
PARKING	PODIUM		



--- MCSP PROJECT AREA  
 - - - - - CITY OF PIEDMONT

LANDUSE	ACREAGE
NATURAL PARK SPACE	4.59
RECREATION	1.88
PUBLIC WORKS	1.45
HIGH DENSITY HOUSING	2.50
SINGLE FAMILY HOUSING	0.58
RECREATION PARKING	0.78
MORAGA AVE RIGHT-OF-WAY	3.04
SLOPE/OPEN SPACE	7.96
<b>TOTAL</b>	<b>22.78</b>



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70 DU MARKET RATE HOUSING PROJECT

U14 SOCCER FIELD WITH SOFTBALL OVERLAY

60 DU AFFORDABLE HOUSING PROJECT

ADDITIONAL PARKING

NEW SIGNALIZED INTERSECTION

IMPROVED MORAGA AVE



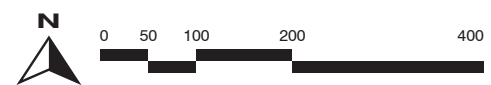
NEW PUBLIC TRAIL ACCESS

NEW SKATE SPOT

2 MARKET RATE SFD HOUSES

RELOCATED CORP YARD

DOG PARK





OPTION 3



VIEW EAST



VIEW NORTHWEST



VIEW EAST ALONG MORAGA AVE