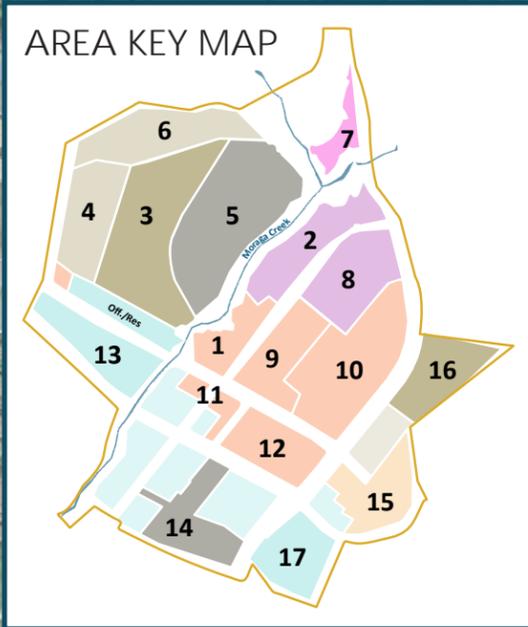




SCENARIO 1 | HILLSIDE RESIDENTIAL FOCUS: SITE PLAN



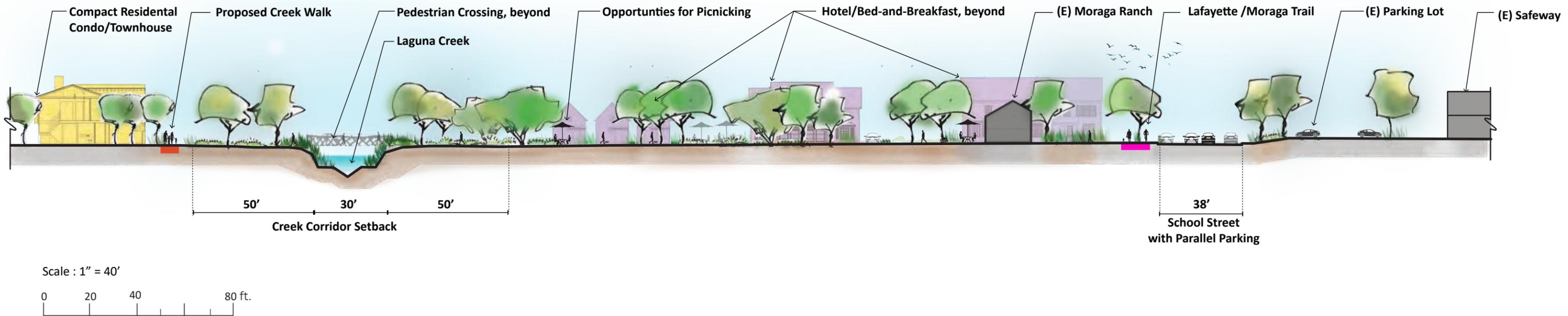
Land Use Category	Quant. Devel Objective	Scenario 1 #	Scenario 1 Location
Retail	90,000 sf	90,000 sf	Area 8, 9, 10, 12
Office	50,000 sf	50,000 sf	Area 7, 8
Hotel/Bed-and-Breakfast	85 rooms	85 rooms	Area 2
Assisted Living/Congregate Care	150 rooms	150 rooms	Area 14
Residential			
Single Family homes (3-6/ac)	65 units	65 units	Area 3,4,5,6
Compact Res. Condo/Townhouse (10-12/ac)	165 units	165 units	Area 3,5,13,15,16
Workforce Housing (12-20/ac)	80 (100) units	100 units	Area 8
Senior Housing (12-20/ac)	200 (300) units	300 units	Area 2,5,14
Residential Total	510 (630) units	630 units	
Resi Subtotal – N of Creek =		338 units	
Resi Subtotal – S of Creek =		292 units	

SCENARIO 1 | HILLSIDE RESIDENTIAL FOCUS: CROSS SECTIONS

SECTION A (Looking Northeast)



SECTION B (Looking Northeast)



SCENARIO 1 | HILLSIDE RESIDENTIAL FOCUS: VISUAL SIMULATION PERSPECTIVE KEY



View 1: Looking Southeast on Moraga Way from Saint Andrews/Camino Ricardo.



View 2: Looking Northwest on Moraga Way from Moraga Road.



View 3: Looking South on Moraga Road towards Saint Mary's Road.



View 4: Looking West on School Street from Moraga Road and Saint Mary's Road Intersection.



 Perspective Location and Viewshed



From 19



From 19

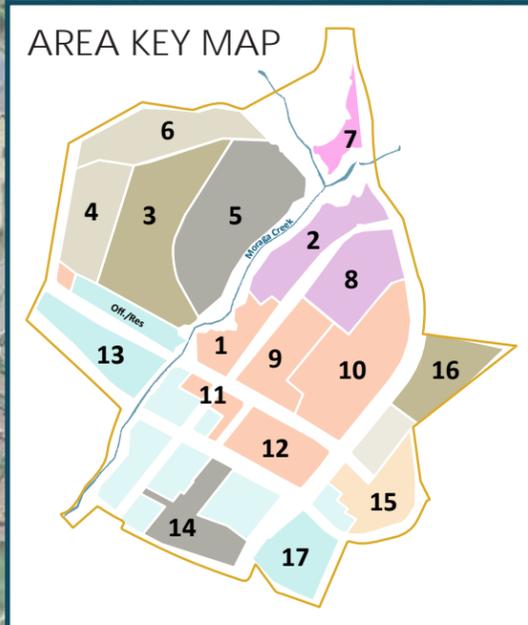
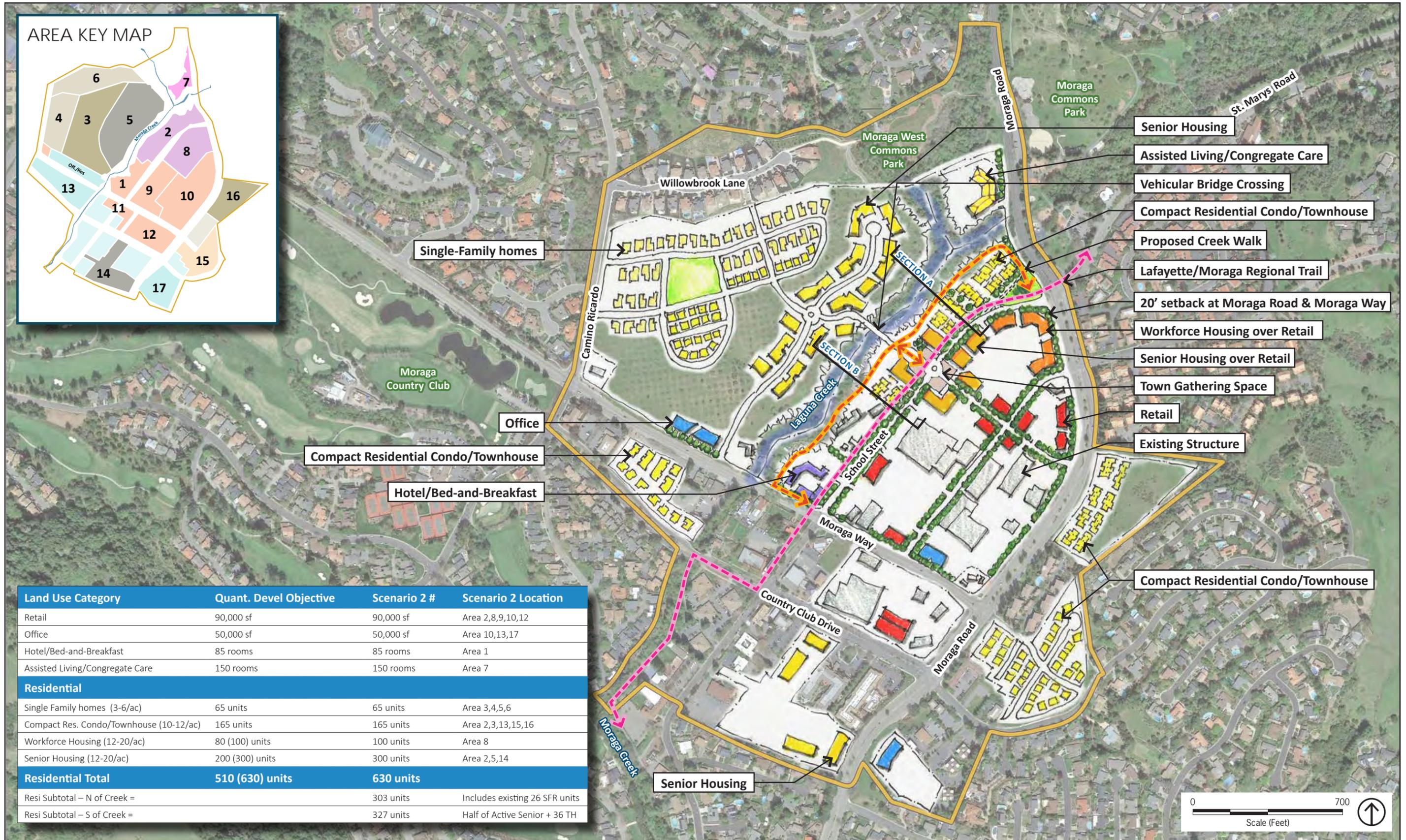




Existing Conditions

From 19

SCENARIO 2 | MIXED USE CORE: SITE PLAN



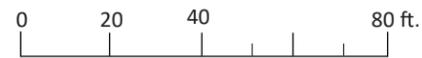
Land Use Category	Quant. Devel Objective	Scenario 2 #	Scenario 2 Location
Retail	90,000 sf	90,000 sf	Area 2,8,9,10,12
Office	50,000 sf	50,000 sf	Area 10,13,17
Hotel/Bed-and-Breakfast	85 rooms	85 rooms	Area 1
Assisted Living/Congregate Care	150 rooms	150 rooms	Area 7
Residential			
Single Family homes (3-6/ac)	65 units	65 units	Area 3,4,5,6
Compact Res. Condo/Townhouse (10-12/ac)	165 units	165 units	Area 2,3,13,15,16
Workforce Housing (12-20/ac)	80 (100) units	100 units	Area 8
Senior Housing (12-20/ac)	200 (300) units	300 units	Area 2,5,14
Residential Total	510 (630) units	630 units	
Resi Subtotal – N of Creek =		303 units	Includes existing 26 SFR units
Resi Subtotal – S of Creek =		327 units	Half of Active Senior + 36 TH

SCENARIO 2 | MIXED USE CORE: CROSS SECTIONS

SECTION A (Looking Northeast)



Scale : 1" = 40'



SECTION B (Looking Northeast)



Scale : 1" = 40'



SCENARIO 2 | MIXED USE CORE: VISUAL SIMULATION PERSPECTIVE KEY



View 1: Looking Southeast on Moraga Way from Saint Andrews/Camino Ricardo.



View 2: Looking Northwest on Moraga Way from Moraga Road.



View 4: Looking South on Moraga Road towards Saint Mary's Road.



View 4: Looking West on School Street from Moraga Road and Saint Mary's Road Intersection.



 Perspective Location and Viewshed

Existing Conditions



Trown 19





From 19



Trown '19

