

HERITAGE RIDGE

LANDSCAPE DESIGN INTENT

GENERAL DESIGN

THE LANDSCAPE DESIGN GRACEFULLY BLENDS THE EXISTING WILLOW SPRINGS NEIGHBORHOOD WITH THE PROPOSED HERITAGE RIDGE PROJECT BY USING A SIMILAR PLANT PALETTE AND CARPETING THE TWO RAIL WOOD FENCE ALONG GARDEN VIEWS. GRASSY AREAS AND BEDS OF FLOWERING NATIVE AND CLIMATE ADAPTED PLANTS WITH LARVA TREES CREATE AN INVITING STREETSCAPE WHILE FILTERING AND RETAINING STORM WATER. THE PLANT PALETTE INCLUDES PLANTS NATIVE TO AND PROPAGATED FROM THE GOLETA SLUGGISH WATERSHED.

WATER USE

TOP MICROCLIMATE PLANT PALETTE FEATURES TOUGH, LOW-MAINTENANCE WATERWISE PLANTS. THE LANDSCAPE IRRIGATION SYSTEM WILL BE COMPOSED OF IMPROVED Drip Irrigation and Stream Rotator Heads OPERATED BY A CLIMATE-BASED SMART CONTROLLER WITH AN ONLINE WEATHER MONITORING STATION.

NEIGHBORHOOD PARK

THE PARK IS SITUATED ON THE SLOPE AND FEATURES A LEVEL GRASSY PLAY LAWN, MOUND AREA, AND A CHAIRMAN GOLFUSE INTERACTIVE PLAYGROUND SURVEILLANCE BY BEAUTIFUL AND CULTURALLY IMPORTANT NATIVE PLANTS. THE LUSH, BRIGHTLY COLORFUL COASTAL BAY AREA PLANTS PROVIDE IDEAL FOR BUTTERFLIES AND POOD AND POND FOR BIRDS. A WALKING PATH WITH BIRDSHOULDER TRAVELERS THROUGH LOVELY FLOWERING NATIVE SHRUBS AND NARROW TREES SUCH AS COAST LIVE OAKS, ISLAND OAKS, AND SYCAMORE PLACED UPON MOUNDS, PROVIDE THE PARK AND HIGHLIGHT MOUNTAIN VIEWS.

APPROPRIATE HOUSING AREAS

TALL BAYON OFFSHORE AND FLOWERING TREES WITH BIRDSHOULDER TRAVELERS PROVIDE THE APPROPRIATE SENSE AND FAMILY HOUSING BUILDINGS. COASTAL LANDSCAPED GARDENS PROVIDE ADJACENT WALKING PLACES TO WALK AND REST. RAISED GARDEN BEDS, PLAY STRUCTURE, FENCE AND BIRD AREA, SOG WALL AREA, AND A PROBLEMA SPOT COURT.

MARKET RATE HOUSING AREAS TO OVERSEE WATERSHED FLOWERS PROVIDE THE CHARMING ARCHITECTURE. THE MORE FORMAL, CENTRAL COURTYARDS OPEN UP TO ANIMAL, NATURAL LANDSCAPE AREAS WHICH BLEND INTO THE PARK AND STORM WATER BASINS WHICH ARE DESIGNED TO FEEL LIKE GRASSY MEADOWS WITH LARGE CANOPY TREES.

AREA A AFFORDABLE HOUSING

BIORETENTION BASIN COMMUNITY VEGETABLE GARDEN

ACTIVE PLAY PARK AREA / SPACIOUS INFILTRATION AREA

TOP LOT WITH PLAY STRUCTURES FOR 2-5 AND 6-12 YEAR OLD CHILDREN

PG AREA WITH PERMEABLE PAVING, TABLES, AND BODDS

WALL PER CIVIL ENGINEERS PLAN

TRASH ENCLOSURE PLANTED WITH VINES (TYP.)

ROSE AND HERB GARDEN WITH FOUNTAIN, RAISED VEGETABLE BEDS, AFFABLE

CHARPOTS (TYP.)

TALL DECIDUOUS TREES SUCH AS CALIFORNIA Sycamore

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AREA B MARKET-RATE HOUSING

CHARPOTS (TYP.)

RETAINING WALL PER CIVIL ENGINEERS PLAN

PERMEABLE PAVING IN OPEN PARKING

STALLS PER CIVIL ENGINEERS PLAN

2 STORY PARKING PER ARCHITECTS PLANS (TYP.)

SLOPE PLANTING

LOCALLY NATIVE COAST LIVE OAK

PLANTINGS SUCH AS:

- TOYON

- COPPERBERRY

- SPRAY REDBERRY

- WAINWRIGHT SAGE

LOCALLY NATIVE COASTAL BAY

SOGUS PLANTINGS ON SLOPE

SUCH AS:

- CALIFORNIA PUDRINA

- BRADLEY PUDRINANT

- DEERWOOD

- WEDDOW

WOLFE COMBINATION

- A BERRY PLANTING TO

CREATE A MEADOWS

TRAIL FOR SMALL

MANUALS SUCH AS

POKOTIA & BACON

TREES SUCH AS:

- WESTERN SYCAMORE

- COAST LIVE OAK

- CALIFORNIA BAL

- BLUE ELDERBERRY

SEE SHEET 011 FOR

HABITAT AREA

PLANTING TREE

AND SUG FOR PLANT

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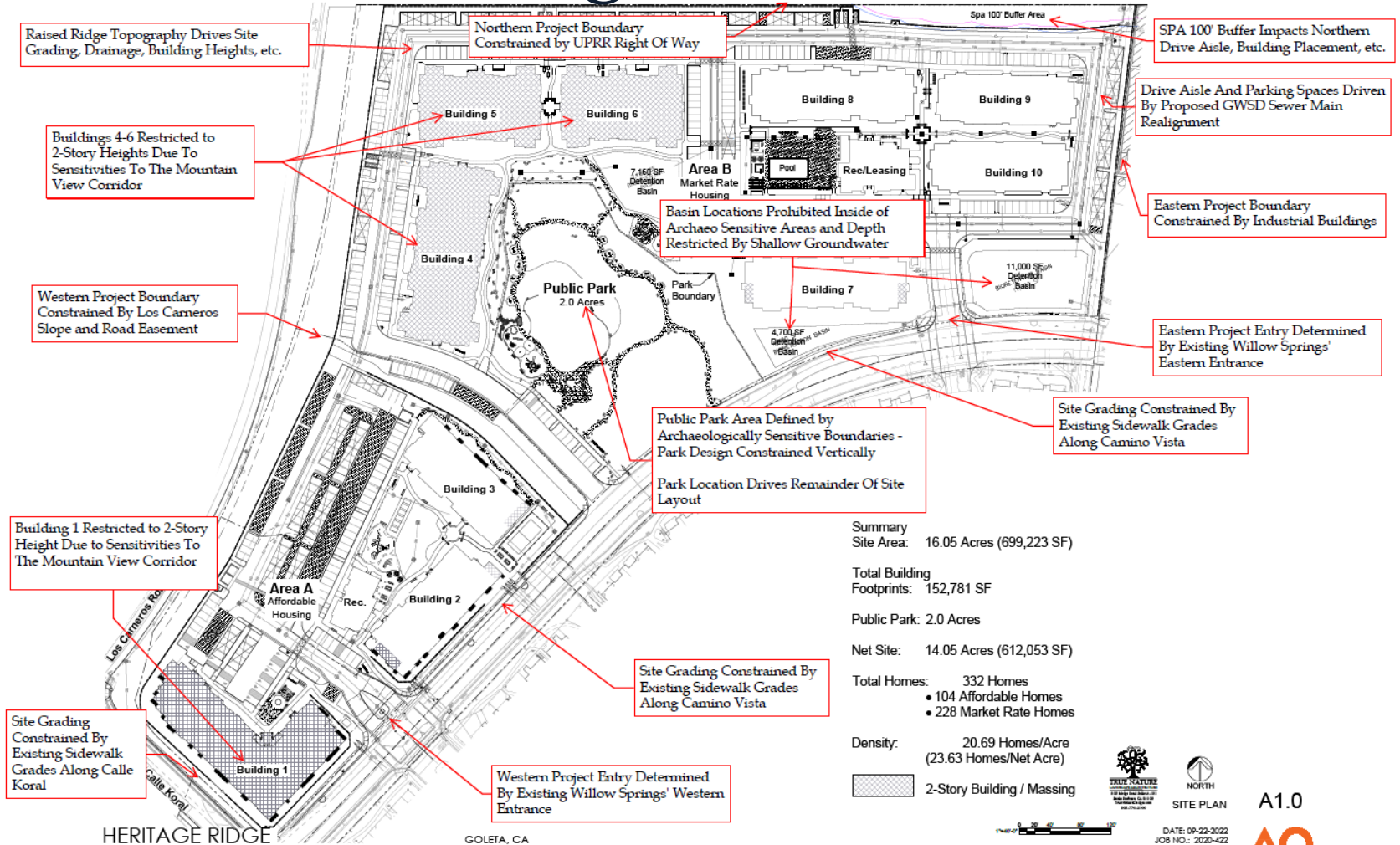
Project Goals

- Consistency w/ City Goals, Policies & Development Standards
 - Provide Needed Housing
- Construct 2-Acre Public Park
- Environmental Sensitivity
 - Design Quality

Key Project Challenges & Resolutions

- Protection of archaeological resources
- Infill site with many constraints
- Sensitivity to view corridor (Mass, Bulk & Scale Reduction)
- ROW abandonment and dedications
- Improvement of architectural design
- Proximity to SPA buffer
- Coordination of park improvements
- Affordable Housing

Site Design Constraints






 TRUE NATURE
 NORTH
 SITE PLAN
 A1.0
 DATE: 09-22-2022
 JOB NO.: 2020-422
AO ARCHITECTS
 144 NORTH ORANGE ST., ORANGE, CA 92666
 (714) 639-9860


2-Story

- 8 Two-Bedroom Homes
- 24 Three-Bedroom Homes
- Parking Per State Density Law Requirements:
- Required: 116 Stalls
- Provided: 130 Stalls
- 44 Carports
- 94 Open (Including 3 Accessible + 1 van accessible)

Property Line
Proposed Property Lines

Area A
3-Story Affordable Family Housing

- 63 Homes
- 6 Studio Homes
- 23 One-Bedroom Homes
- 19 Two-Bedroom Homes
- 16 Three-Bedroom Homes

Area A
2-Story Affordable Senior Housing

- 41 Homes
- 37 One-Bedroom Homes
- 4 Two-Bedroom Homes

Area A - Parking Summary

- Parking per State Density Law Requirements:
- Required: 143 Stalls
- Provided: 156 Stalls
- 63 Carports
- 93 Open (Including 5 Accessible + 6 van accessible)

3-Story

Area A Affordable Housing

2-Story Massing

2-Story Massing

3-Story

2-Story Massing

Summary

Site Area: 16.05 Acres (699,223 SF)

Total Building Footprints: 152,781 SF

Public Park: 2.0 Acres

Net Site: 14.05 Acres (612,053 SF)

Total Homes: 332 Homes

- 104 Affordable Homes
- 228 Market Rate Homes

Density: 20.69 Homes/Acre (23.63 Homes/Net Acre)

2-Story Building / Massing

HERITAGE RIDGE

GOLETA, CA

After

Spa 100' Buffer Area

2020 CANOPY EDGE BUFFER (BLUE)

Building 1

Building 2

Building 3

Building 4

Building 5

Building 6

Building 7

Building 8

Building 9

Building 10

Pool

Rec./Leasing

Public Park 2.0 Acres

Caminero

Spa Road

Calle Koral

7,160 SF Detention Basin

11,000 SF Detention Basin

3,000 SF Detention Basin

Site Parking, Typ.

13 spaces for Park

Two-Story Massing (Typ.)

Carport, Typ.

Permeable Paving, Typ.

Notes:

1. Refer to the attached site plan for details.
2. Refer to the attached site plan for details.
3. Refer to the attached site plan for details.
4. Refer to the attached site plan for details.
5. Refer to the attached site plan for details.
6. Refer to the attached site plan for details.
7. Refer to the attached site plan for details.
8. Refer to the attached site plan for details.
9. Refer to the attached site plan for details.
10. Refer to the attached site plan for details.

Notes:

1. Parking per California State Government Code, Section 65915:
 - a. Zero to one bedroom: one onsite parking space.
 - b. Two to three bedrooms: two onsite parking spaces.
 - c. Four or more bedrooms: two and one-half parking spaces.
2. Summary of accessible parking required per State of California Building Code Section 110B Parking Facilities (refer to code for full requirements):
 - a. At least 2% of assigned parking spaces in each type of parking facility.
 - b. At least 5% of unassigned parking spaces.
 - c. At least one in every eight accessible space shall be van accessible.
 - d. Accessible spaces shall be located on the shortest possible accessible route to an accessible building or unit entrance.
 - e. Accessible spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.
 - f. When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing lanes is necessary, the route shall be designated and marked as a crosswalk.
3. Building Coverage (Total Buildings/Net Area) = 24.90%
4. Common Open Space (Total Net Area less parking, drive aisles, buildings and structures, excludes party) = 8.20 Acres (44.6% of the Net Site)
5. Assumes one trash enclosure per 50 units. Number and design of trash enclosures to be confirmed with Marketing Industries.
6. Site plan is for conceptual purposes only.
7. Site plan must be reviewed by planning, building, and fire departments for code compliance.
8. Base information per civil engineer.
9. Engineer to verify all setbacks and grading information.
10. Building footprints might change due to the final design elevation at 10'. Building setbacks are measured from property line to building foundation lines.

TRUE NATURE

NORTH

SITE PLAN

A1.0

DATE: 09-22-2022

JOB NO.: 2020-422



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RED TAIL MULTIFAMILY
LAND DEVELOPMENT, LLC
SEARCHING FOR OPPORTUNITY



The Towbes Group®

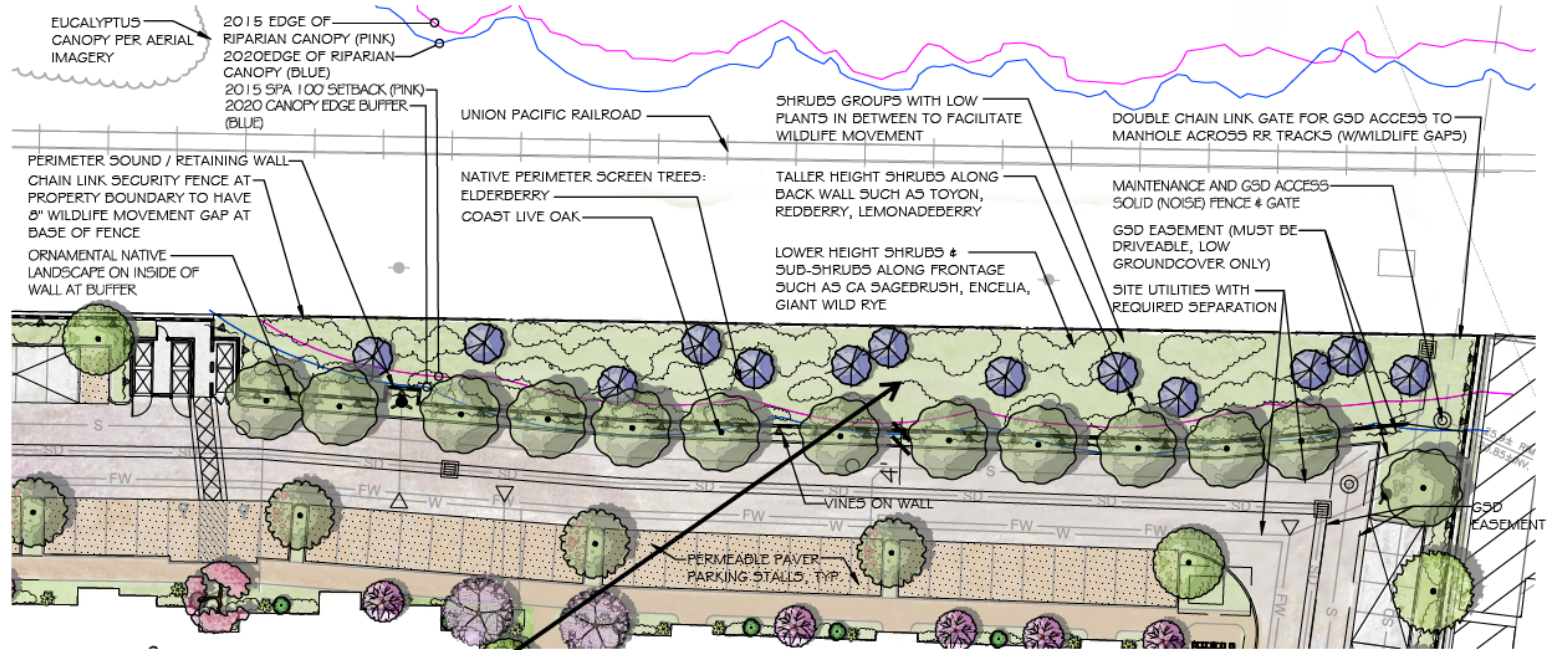
Efforts Since April PC Hearing

- Environmental Revisions/Coordination w/ EDC
- Neighborhood Public Park Coordination w/ City
- Affordable Assurances Coordination w/ City

Environmental

- EIR Conclusions
 - *Meet 100' SPA Buffer*
 - *EIR - Biological Impacts Less Than Significant*
 - *No ESHA*
 - *No Threatened & Endangered Species*

SPA Buffer Detail



PLANT PALETTE SPA BUFFER

ALL PLANTS TO BE PROPAGATED FROM LOCALLY COLLECTED GENETIC MATERIAL FROM GOLETA SLOUGH WATERSHED

~10,000sf + Landscape
Area Outside of Wall

Botanical	Common	Water Use*
<i>Lupinus succulentus</i>	Arroyo Lupine	Low
<i>Rhus integrifolia</i>	Lemonade Berry	Low
<i>Salvia sprena</i>	White Sage	Very Low
<i>Salvia leucophylla</i>	Purple Sage	Low
<i>Salvia mellifera</i>	Black Sage	Very Low
<i>Sambucus nigra</i> ssp. <i>aerules</i>	Blue Elderberry	Low
<i>Stipa pulchra</i>	Purple Needle Grass	Very Low
<i>Quercus signata</i>	Coast Live Oak	Very Low

SEE LH-1 FOR ORNAMENTAL NATIVE PLANT PALETTE



TRUE NATURE
LANDSCAPE ARCHITECTURE

915 Meigs Road Ste A-131
Santa Barbara, CA 93109
TrueNatureDesign.com
805-770-2100

Heritage Ridge

Goleta, California

Red Tail Multifamily Land Development, LLC

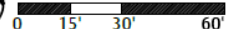
PRELIMINARY SPA BUFFER EXHIBIT

PROJECT# 1313

09/22/2022 KJT



SCALE: 1" = 30'-0"



L-H2

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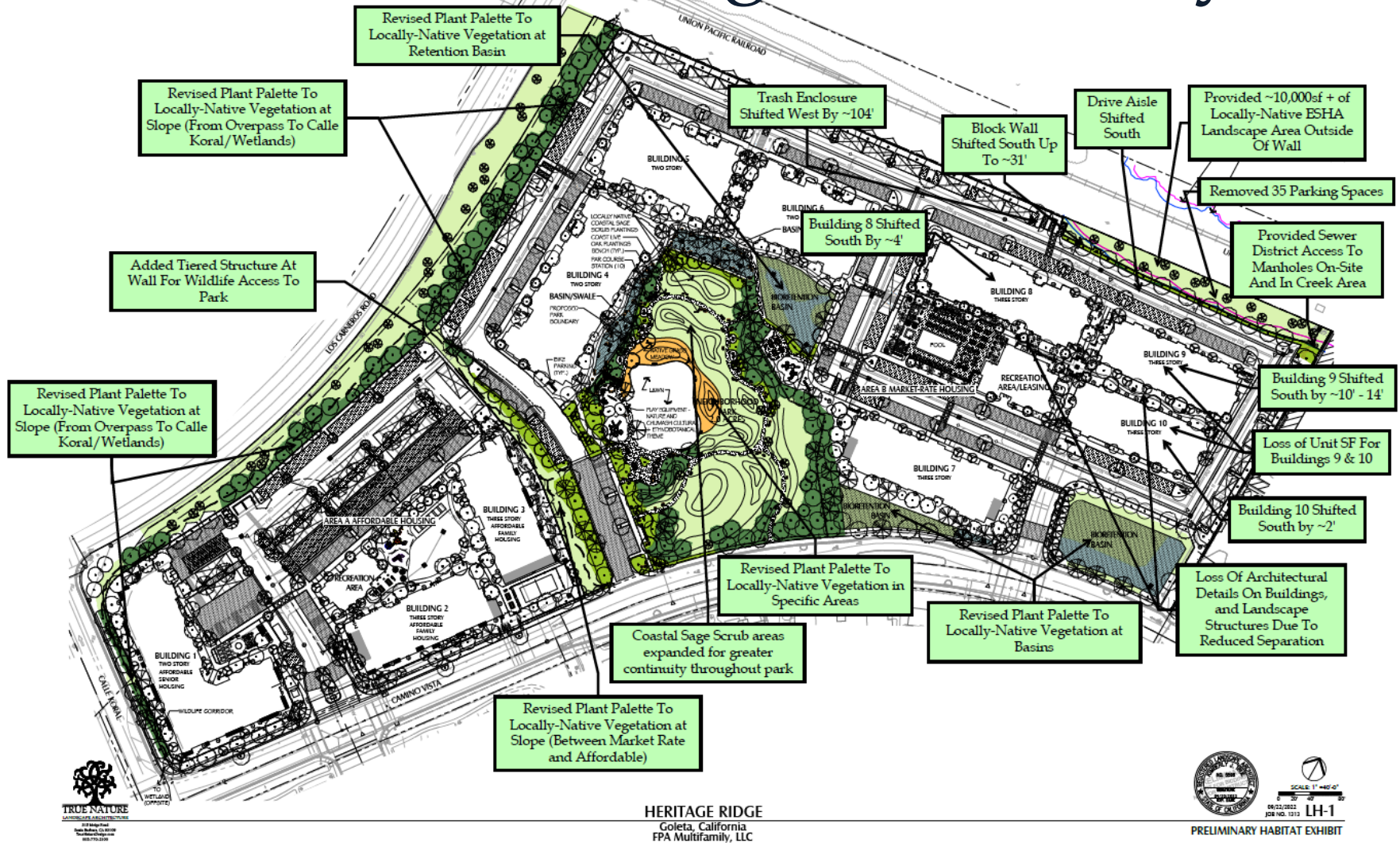


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EDC Site Changes Summary



Environmental Revisions Summary

- Revised plant palette to locally-native vegetation at bioretention basins
- Added locally-native vegetation at Market Rate turf/play area basin
- Revised plant palette to locally-native vegetation at Los Carneros slope (from overpass, to Calle Koral/Wetlands)

Environmental Revisions Summary (cont.)

- Revised plant palette to locally-native vegetation at slope between Affordable/Market Rate
- Added 'wildlife ladder' (tiered structure) at Los Carneros wall for wildlife access through site
- Revised plant palette to locally-native vegetation including expanded Coastal Sage Scrub areas throughout Neighborhood Park

Environmental Revisions Summary (cont.)

- Shifted Building 8 south by ~ 4'
- Shifted Building 9 south by ~10' – 14'
 - Shifted Building 10 south by ~ 2'
- Reduction in unit sizes in Buildings 9 & 10 (loss of rentable space)
- Loss of Architectural details on Buildings 9, 10 and Rec Center

Environmental Revisions Summary (cont.)

- Loss of 35 parking spaces
- Perimeter block wall shifted south by up to ~31'
 - Trash enclosure shifted west by ~104'
 - Drive aisle shifted south by up to ~ 10'
- Provided 10,000sf + of locally-native vegetation outside of wall in SPA

Neighborhood Public Park Revision Highlights

- Consistent w/Original Intent of CC/Gen Plan
- DRC recommended approval
- Worked closely on design with BBCI Reps, City Staff & EDC.
- Made Changes Based on Parks & Rec Commission Comments

Neighborhood Public Park Revision Highlights (cont.)

Specific Changes From Original Plan

- Increased Active Park Elements
- Added 10 Fitness Stations
- Added Kids Tot Lot (Cultural Theme)
- Improved Trail & Picnic Areas

Neighborhood Public Park Revision Highlights (cont.)

Specific Changes Since April 2022

- Additional Mounding/ Aesthetics Throughout
- Expanded Active Turf Area
- Significant Changes to Vegetation Per EDC

Landscape Architecture & Park Design

Address key issues including:

- Site Design
 - *Landscape Approach*
 - *Constraints of Site*
 - *MWELO Regulations*
- Park Design
 - *Cultural Sensitivities*
 - *Collaboration w/ City*

Revised Site / Landscape Plan

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NEIGHBORHOOD PALETTE

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APPROPRIATE HOUSING (AREA A)

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COMMUNITY VEGETABLE GARDEN

ACTIVE TUFF PLAY AREA / SHALLOW INFILTRATION AREA

TOP LOT WITH PLAY STRUCTURES FOR 3-5 AND 6-12 YEAR OLD CHILDREN

PG AREA WITH PERMEABLE PAVING, TABLES, AND SEAT

WALL PER CIVIL ENGINEER PLAN

TRAIL ENCLOSURE PLANTED WITH VINES (TYP.)

BOSS AND HERB GARDEN WITH FOUNTAIN, BASKET

VEGETABLE BEDS, FRUITED GARMENTS (TYP.)

TALL DROUGHT-TOLERANT TREES SUCH AS - CALIFORNIA

PROPOSED PLANTING

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Celebration Of Cultural History



GRNA GOAL : Ensure protection of areas associated with Native American culture & sites

2-Acre Neighborhood Park

PAR COURSE EQUIPMENT

PROPOSED MULTIFAMILY PARK AND PLAY STRUCTURES (CITY OF GOLETA STANDARD)
<http://www.cityofgoleta.org/development/standards>



ROWING MACHINE



LEG EXTENSION



COMBO BUTTERFLY



SHOULDER PRESS

PARK DESIGN INTENT

THE PARK IS SITED ATOP THE KNOLL AND FEATURES A LEVEL GRASSY PLAY LAWN AND POND AREAS SURROUNDED BY REMOVAL NATIVE PLANTING PLANTS (SEE G.L.I.). THE STABILIZED D.S. TRAILING PATH FEATURES A PAR COURSE TO PROMOTE PHYSICAL FITNESS. THE CHILDREN'S PLAY AREA CONTAINS NATURAL PLAY EQUIPMENT FEATURING LOCAL CHARMY CULTURAL THEMES FOR INTERPRETIVE PLAY COMPONENTS. THE POND AREA IS SITED SO THAT VISITORS CAN ENJOY THE MOUNTAIN VIEW. LOCAL SANDSTONE BOULDERS ARE SCATTERED ABOUT THE POND SANDSTONE BOULDERS SEEN IN THE DISTANT MOUNTAIN RANGE. THE PARK IS DESIGNED TO PROVIDE A SPACE OF WILD NATURE WHERE VISITORS CAN RELAX AMONG LARGE OPEN SPACES UNDER MATURE TREES.

PAR COURSE EQUIPMENT

PROPOSED MULTIFAMILY PARK AND PLAY STRUCTURES (CITY OF GOLETA STANDARD)
<http://www.cityofgoleta.org/development/standards>



UPPER BODY COMBO



AIR BENCH



BACK EXTENSION



LEG PRESS



BENCH PRESS



LEG CURL

SITE AMENITIES



OUTDOOR RECREATION TIMBER TABLE SERIES
 PRECAST TABLE WITH WOODGRAIN LOOK (SOL. MOOD, AVAILABLE)



VISITOR FAMILY STEEL-TOOLED BENCH, BENCH



TRASH + RECYCLING BINS



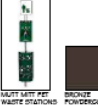
PARK GRILL NO. 1 (SOL. MOOD)
 (CITY OF GOLETA STANDARD)



SMALL TRASH RECYCLABLE



HEAVY DUTY BIKE RACKS



MULTI-USE WASTE STATIONS



BENCH POWDERCOAT

PLAY EQUIPMENT & CULTURAL INTERPRETIVE ELEMENTS

CULTURAL AND NATURAL PLAY AREAS CURRENT INSPIRATION IMAGES



TRADITIONAL CHUMASH NP VILLAGE MADE FROM DRY CONCRETE, PROMOTE OPEN FRAME STRUCTURE AND A PARTIAL CONCRETE NAMED STRUCTURE (SEE CITY OF GOLETA STANDARD) THEY CAN BE USED IN WORKSHOPS TO DEMONSTRATE HOW TO LAY THE TILE BEES ONTO THE FRAMES WITH CL LARSEN AND FRAMES.



TRADITIONAL CHUMASH TILE ROOF CHANCE (SEE CITY OF GOLETA STANDARD) AREA CAN HAVE DESIGN TO DEMONSTRATE HOW TO LAY THE TILE BEES ONTO THE FRAMES WITH CL LARSEN AND FRAMES.



INTERPRETIVE SIGNAGE AND PLANT (SEE CITY OF GOLETA STANDARD) TRADITIONAL CHUMASH LIVES OF NATIVE PLANTS WHICH ARE AVAILABLE IN THE PARK.



SAMPLE OF NATURAL PLAY EQUIPMENT AND NATURAL COLORS AVAILABLE COMMERCIAL UNDERCARE STRUCTURES. PRODUCTS ARE DURABLE AND REPLACEMENT PARTS ARE AVAILABLE. SOLID PANELS MAY BE ADDED AND CUSTOMIZED WITH TRADITIONAL CHUMASH ANIMAL ART SYMBOLS.



SAMPLE OF FOUR IN PLACE PERSONALIZED FALL SURFACES WHICH CAN BE CUSTOMIZED TO ANY DESIGN. FALL SURFACES CAN HAVE DESIGN ANIMALS AND PLANTS IMPORTANT TO CHUMASH CULTURE. SPECTATORIAL OR TOP VIEW (SEE CITY OF GOLETA STANDARD).



POTENTIAL COLORS



POTENTIAL PAINT DESIGNS, ANIMALS



POTENTIAL PAINT DESIGNS, BEAR PRINTS



BEAR CLIMBER

HERITAGE RIDGE
 Goleta, California
 FLT Heritage Ridge TG, LLC

HARDSCAPE MATERIALS

NATURAL COLORS AND TEXTURES



ANIMAL ART ON BOULDER



TAN COLOR POUR IN PLACE SURROUNDING FOR PAR COURSE



COLOR CONCRETE WITH TOPCOAT SANDGAST FINISH



STABILIZED DECOMPOSED GRANITE (S.D.G.) FOR PATHWAYS AND POND AREAS



SANTA BARBARA SANDSTONE BOULDER



TWO RAIL LODGEPOLE FENCE



SCALE: 1"=40'-0"

PARK EQUIPMENT CONCEPT PLAN, DESIGN DEVELOPMENT



TRUE NATURE
 LANDSCAPE ARCHITECTURE
 1000 Highway 101, Suite 100
 Goleta, CA 93146
 805.963.1234



RED TAIL MULTIFAMILY
 LAND DEVELOPMENT, LLC
 SEARCHING FOR OPPORTUNITY



The Towbes Group

hasbarco

Neighborhood Park - Defined

General Plan Definition of Neighborhood Park:

- ✓ • Typical service area radius = 0.5 mile
- ✓ • Typical size = < 10 acres (2-3 acre noted in GP for this property)
- ✓ • Easily accessible to surrounding population (by walk/bike)
- ✓ • Provides on-site parking
- ✓ • Typical facilities include playgrounds, picnic tables, open areas, lawns or grassy areas and benches



Examples of
some proposed
amenities



Additional Elements

- ✓ • Fitness Par Course
- ✓ • Cultural Educational Features
- ✓ • Parking (13 Spaces)

Goleta General Plan 3.0 Open Space, OS 6.4 Neighborhood Park; Table 3-1 Planned New Parks "C", Neighborhood Park noted for Willow Springs Phase II (Heritage Ridge)

Anticipated Levels of Affordability

Income Levels: 34 Units @ Low & 70 @ Very Low

- Senior Affordable – 41 Units

- 1 Unit For Onsite Manager
- 10 Units For Veterans
- 10 Units For Seniors (Medical Needs)
- 10 Units For Seniors (Unhoused & Mental Health Needs)
- 10 Units For Seniors (Lower Income)

- Family Affordable – 63 Units

- 1 Unit For Onsite Manager
- 12 Units For Households With Veterans
- 12 Units For Households With A Member W/ Sig. Medical Needs
- 14 Units For Households With A Member With Mental Health Need
- 12 Units For Households Currently Experiencing Homelessness
- 12 Units For Lower Income Households

RHNA

Table 3. 6th Cycle RHNA - Goleta and SBCAG Region

	Goleta	SBCAG Region
RHNA allocation 2023-2031 (housing units)	1,837	24,856

Source: SBCAG, 7/15/2021

Table 4. 6th RHNA by Income Category - Goleta

Very Low	Low	Moderate	Above Moderate	Total
682	324	370	461	1,837

Source: SBCAG, 7/15/2021

5th Cycle RHNA – Units to Date

Income Level	RHNA Allocation by Income Level	2015 (and 2014)	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	118	0	0	0	1	0	0	0	1	117
Very Low	117	0	4	0	0	0	0	3	7	110
Low	157	0	73	0	1	7	13	13	107	50
Moderate	174	5	0	7	0	4	0	0	16	158
Above Moderate	413	346	244	210	115	274	5	2	1196	0
Total	979	351	321	217	117	285	18	18	1327	435

104 Affordable Units at Low and Very Low Income Levels = **10%** of 6th Cycle Low and Very Low Numbers

Affordable Assurances

- 104 Affordable units (31 % of Project total)
- Deed Restrict 2 Affordable Parcels
- Entitled Affordable Project
- Grade Pad/Infrastructure: Affordable Parcel
- Minimum Amt's of Low & Very Low Units

Affordable Assurances (cont.)

- Sell To County Housing Authority
- Outside Close Date 6/1/2025
- Housing Authority Close w/o Tax Credits
- Back-Up Provisions on Sale & Construction
- Provide Surety via Quimby Fee Holdback
- Affordable Covenants & Regulatory Agmt

Summary of Key Project Attributes

- Increase To Much-Needed Rental Housing Supply
 - *Includes 31% Affordable Housing*
- Top Quality Architecture
 - *Reduced Scale & Massing – Improved View Corridor*
- Thoughtful Landscape Design
 - *A Neighborhood Park With Passive & Active Elements*
- Land Dedication For City's Circulation Element & Bikeway Plan
- Centrally Located
- Street Frontage Improvements
 - *Camino Vista Road Widening*
 - *Water Main Relocation*
 - *Los Carneros Storm Drain*

Summary of Key Project Attributes (cont.)

- Reduction of environmental impacts
 - 100% Avoidance of SPA
 - Locally-Native Landscape Planting
 - Improve the view corridor
 - Reduce the export
- Home-Based Childcare
- Architectural design - Reduction of scale & massing
- City's Development Standards
- Affordable Housing – 104 Units
- 2-acre Public Park
- Land Dedications

Q&A and Appendices
