

PIEDMONT OAK ESTATES

A Planned Development

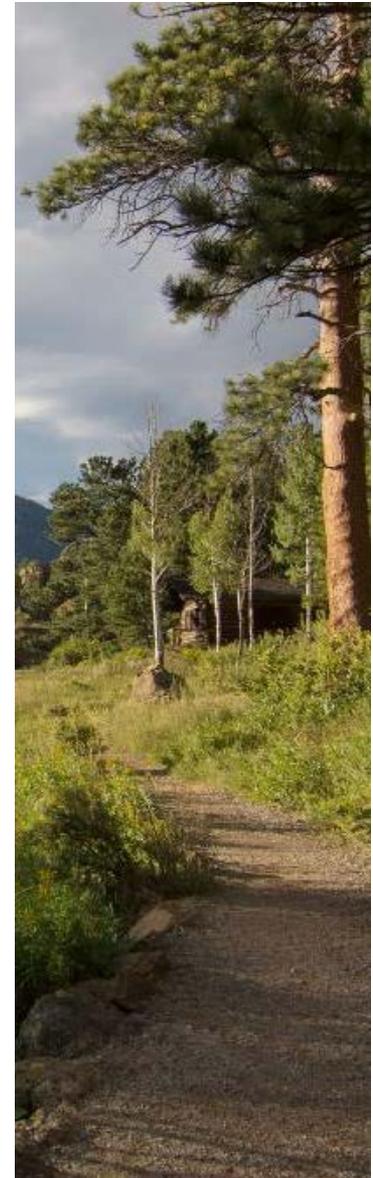
75 Residential
Lots

1 Commercial
Lot



Right Plan, Right Place at the Right Time

“ *This proposed planned development is unique in that it provides **quality, small scale housing with high-end amenities.** Our design & approach incorporated in the plans is compliant with the current zoning and General Plan, **environmentally sensitive to the land**, to the surrounding neighborhoods (existing and future), and to the countryside. Our approach is to incorporate **imagination, conservation and realization of the need for work force & affordable housing.** ”*

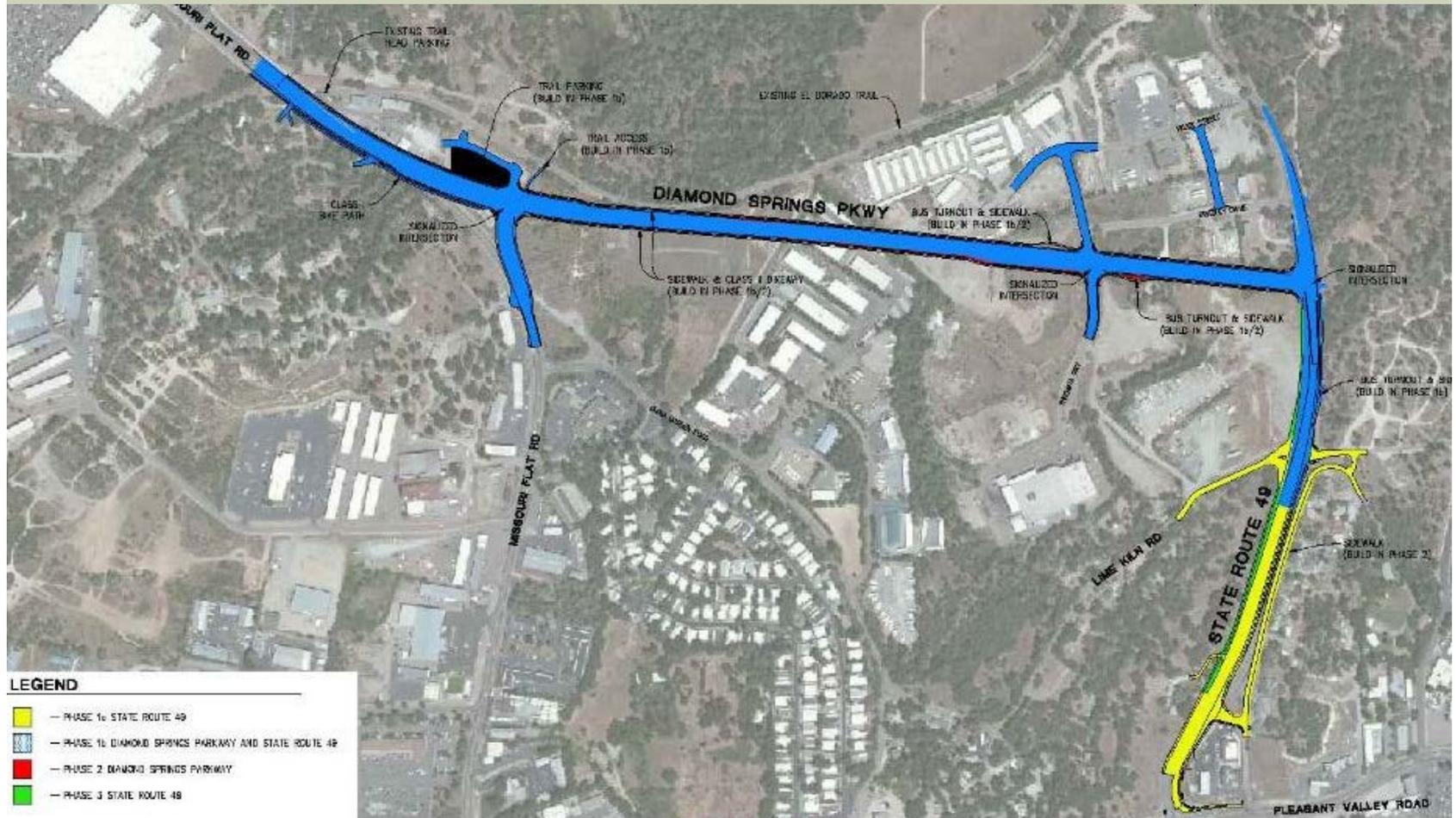


Vision Statement

- Provide a project that is compliant with local ordinances, zoning & the general plan and yet will transition the many different types of properties that exist within this small area.
- Provide new housing to the community that is affordable for the workforce. An element of housing lacking in the area.
- Provide quality and safety for the neighborhood and those who move into our homes
- Provide something that we and the community will be proud of, yet which is financially sound and responsible.



DIAMOND SPRINGS PARKWAY / SR 49 Phasing



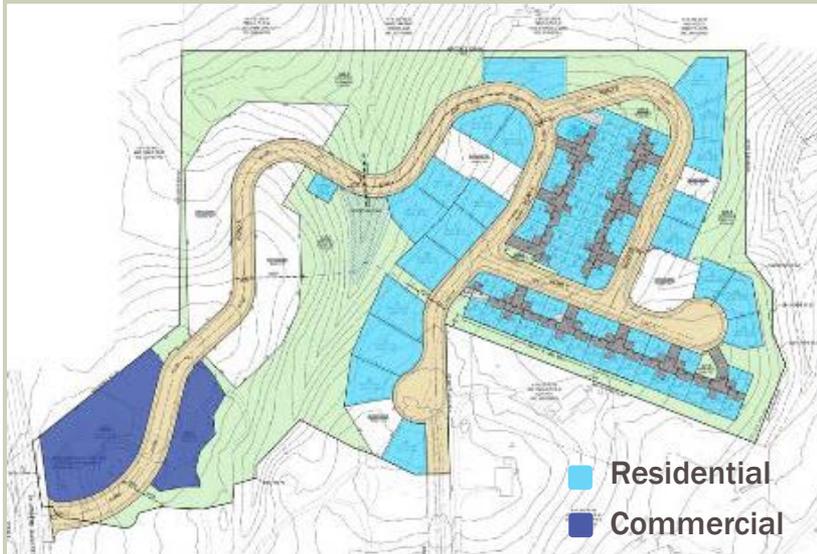


LOCATION AND ACCESS

- 25.89 Acres
- North of Black Rice Rd. & east of the proposed Diamond Parkway (HWY 49)
- Access from Highway 49 directly in line with the proposed Diamond Spring Parkway
- No traffic will be added to Black Rice Road
- EVA Road will be for Emergency Vehicle only

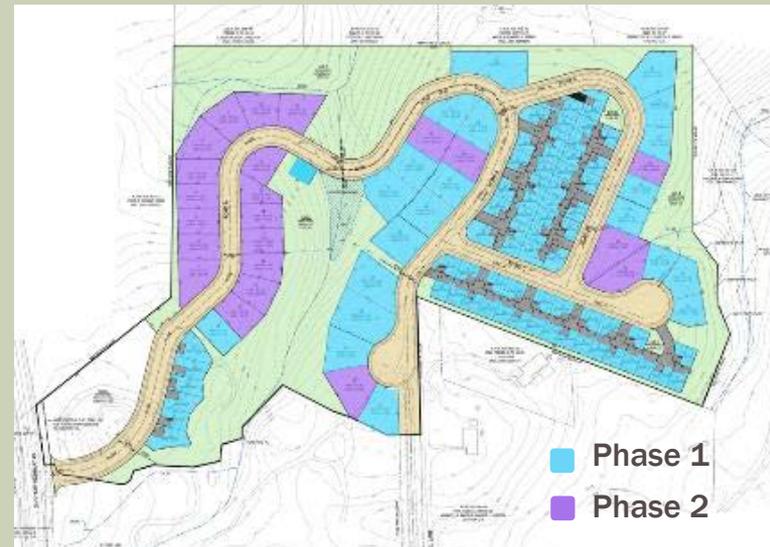
PLAN REDUCTION FROM EARLIER SUBMITTAL

Current Submittal Map



75 Residential Units
1 Commercial lots
6 Remainder parcels

Prior Submittal Map

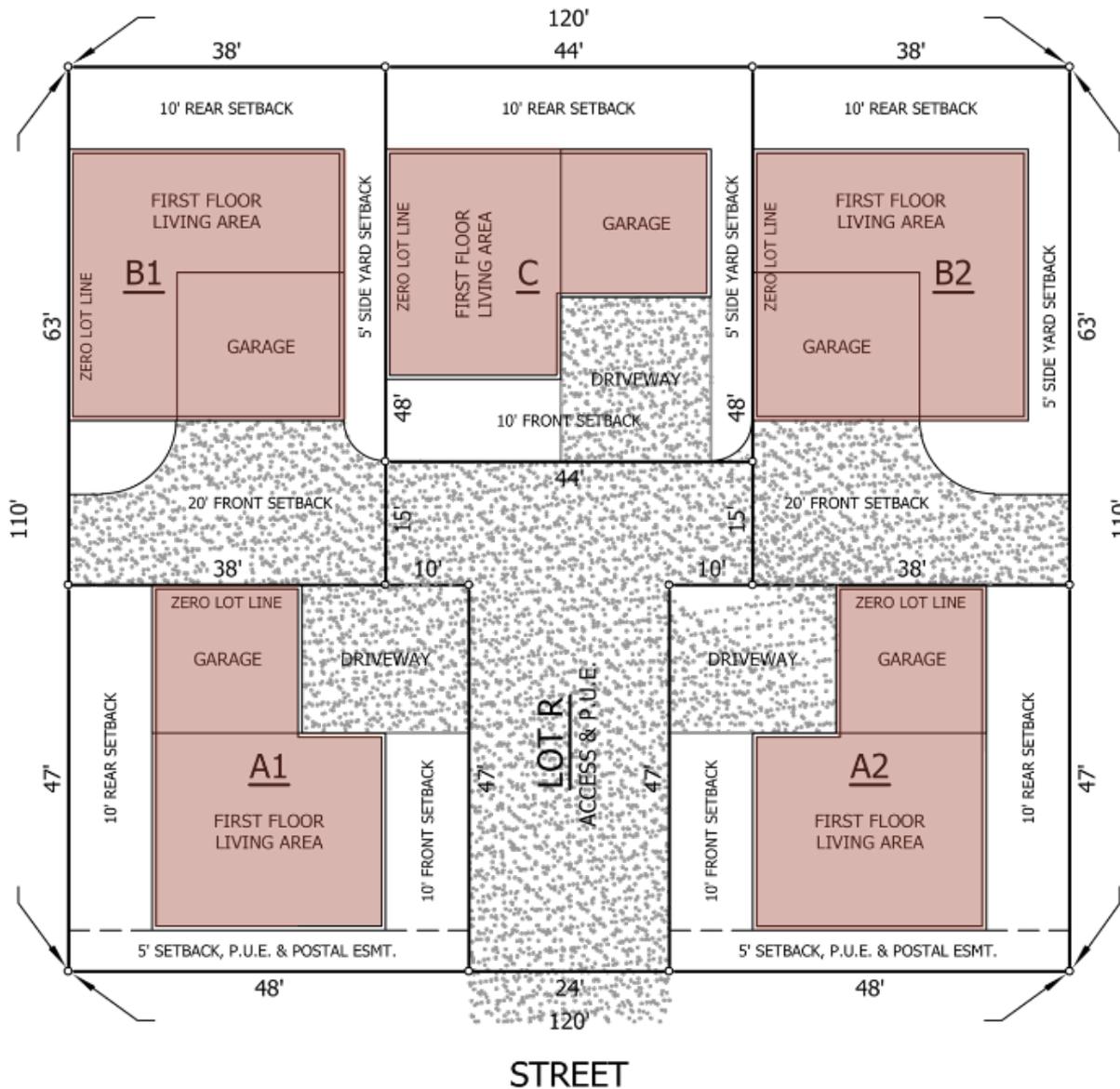


Phase 1 85 Residential Units
Phase 2 20 Residential Units
1 Commercial lot

COMPLIANCE WITH ZONING & GENERAL PLAN

- Zoning R-1 & CC
- Current General Use Plan: High Density Residential 1-5 Units / acre and CC -PD
- Proposed Land Use: 24.0 acres for residential high density at 2.9 units/acre
- CC-PD – 1.84 acres





FEATURES OF THE CLUSTER LOT HOMES

- 24-foot entrance road to 5 homes
- 2 car garage and full sized driveway for each home
- Houses will have fire sprinklers
- Sense of security from neighborhood watch
- Opportunity for extended family providing for better care of family members

CLUSTER LOT HOMES



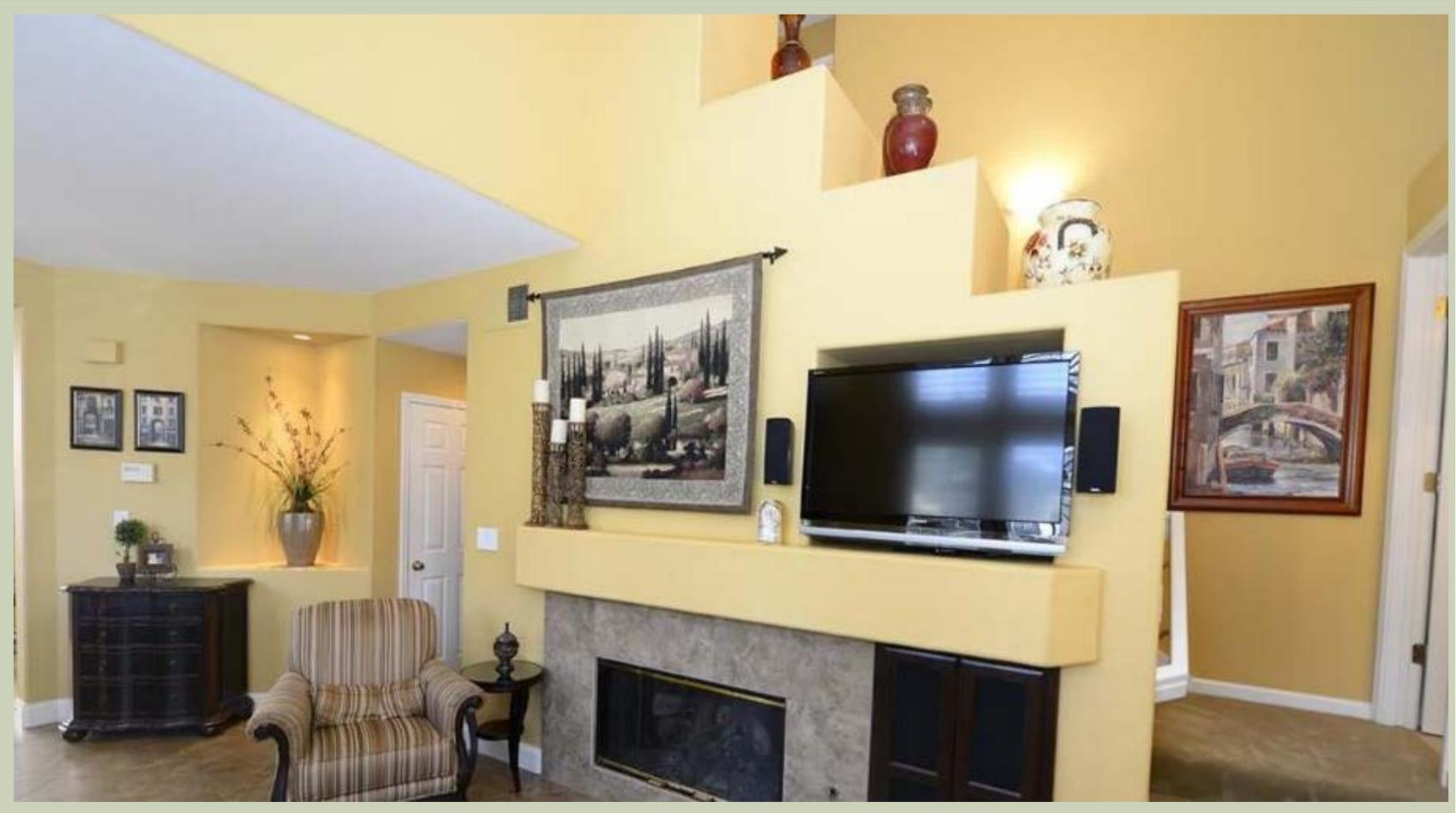
A SINGLE ROAD INTO 5 HOMES



AFFORDABLE HOUSING



INTERIOR VIEW OF AN AFFORDABLE HOME

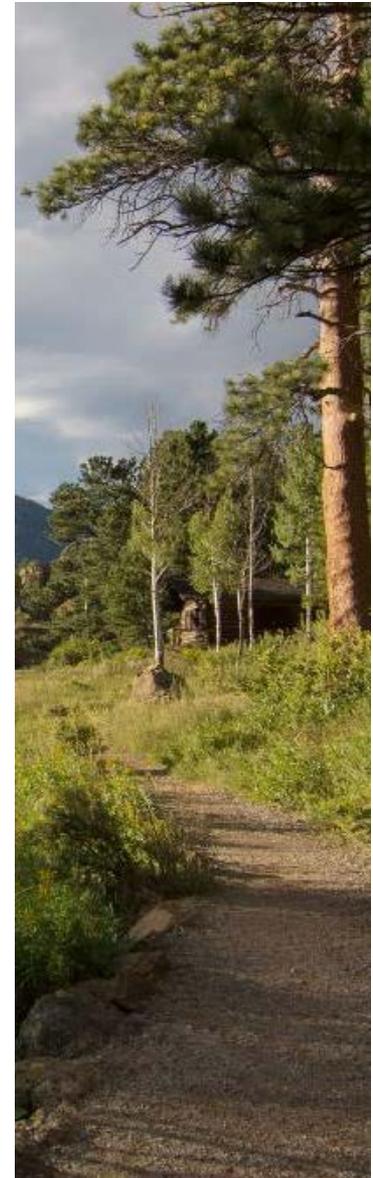


KITCHEN VIEW OF AFFORDABLE HOME



Open Space

- **8+ acres deeded & reserved as open space**
 - Preserving the rural feel in the community, yet compliant with the zoning and the general plan for this property
- **Hiking trails throughout the subdivision for dog walking and exercise**





FITNESS STATIONS

Fitness stations will be along the hiking path around the entire property

We'll also have doggie stations along the trail

Amenities

- **Private Community Beyond the Commercial Lot**
- **Private Maintained Road System**
- **Playground Areas**
- **Pools**
- **Community Vegetable Garden**
- **Hiking/Exercise Trails**
- **Sidewalks**
- **On-Street & Off-Street Parking**



Preserving the Rural Feel

- **Our Project has limited view from the roads surrounding the property**
- **Highway 49 frontage is only 136 feet**
- **The cars driving by will see the trees and open space**
- **Black Rice Road is over 900 feet from us**



FACT VS NON-FACT

Non-Fact

Will Create Traffic Problems for the Area

Project will create drainage problems

Is inconsistent and non-compatible with the rural feel of our community

Fact

Mitigation measures taken to improve traffic & pay TIM Fees

Detention pond will collect storm runoff & restrict drainage to other's properties

Since 1986 this land has been zoned as high density residential. We have provided for open space, buffers and transitioned with the neighboring properties consistent with the General Plan. Our project is not visible from any roads outside the project.



FACT VS NON-FACT

Non-Fact

Will flood the market with low cost housing

Is not compliant with Measure E

Fact

Provide housing affordable to the local workforce. The affordable housing element is a strong and compelling community interest.

Our application was already in place and deemed completed when Measure E passed, had even been to the Planning Commission. We've been assured by the County that we are exempt from Measure E and have added extra expenses and effort because of these assurances

CASH FLOW TO THE COMMUNITY

NAHB Data	\$2,500,000 / year*
Property Taxes	\$300,000 / year
Fire Department Fees	\$30,000 / year
Wages Generated	\$500,000 / year
Miscellaneous	\$25,000 / household/year

** based on 75 homes at \$300,000 average*

BENEFITS TO THE COMMUNITY

- **Improved Infrastructure**
 - **Traffic Mitigation (new traffic signals & TIM Fees)**
 - **Tying into the Pump Station now serving Courtside Manor Townhomes**
 - **Grant an easement of emergency access on the North Property Line**
- **Economic Benefits**
 - **Construction will bring in new jobs for the next 3-5 years**
 - **On-Site Businesses will bring 30+ new jobs**
 - **Cash flow to the community will also create new jobs**
- **Housing Affordable to the Local Work Force – Starting Under \$300,000**
- **Improve the Neighborhood – Bring Home Ownership vs Rental**
- **Improve Safety in the Neighborhood and Reduce Vagrancy**
- **Local Businesses & DS-EDCAC Approval**
- **Mutual Benefit Acknowledged by Most of the Neighbors**