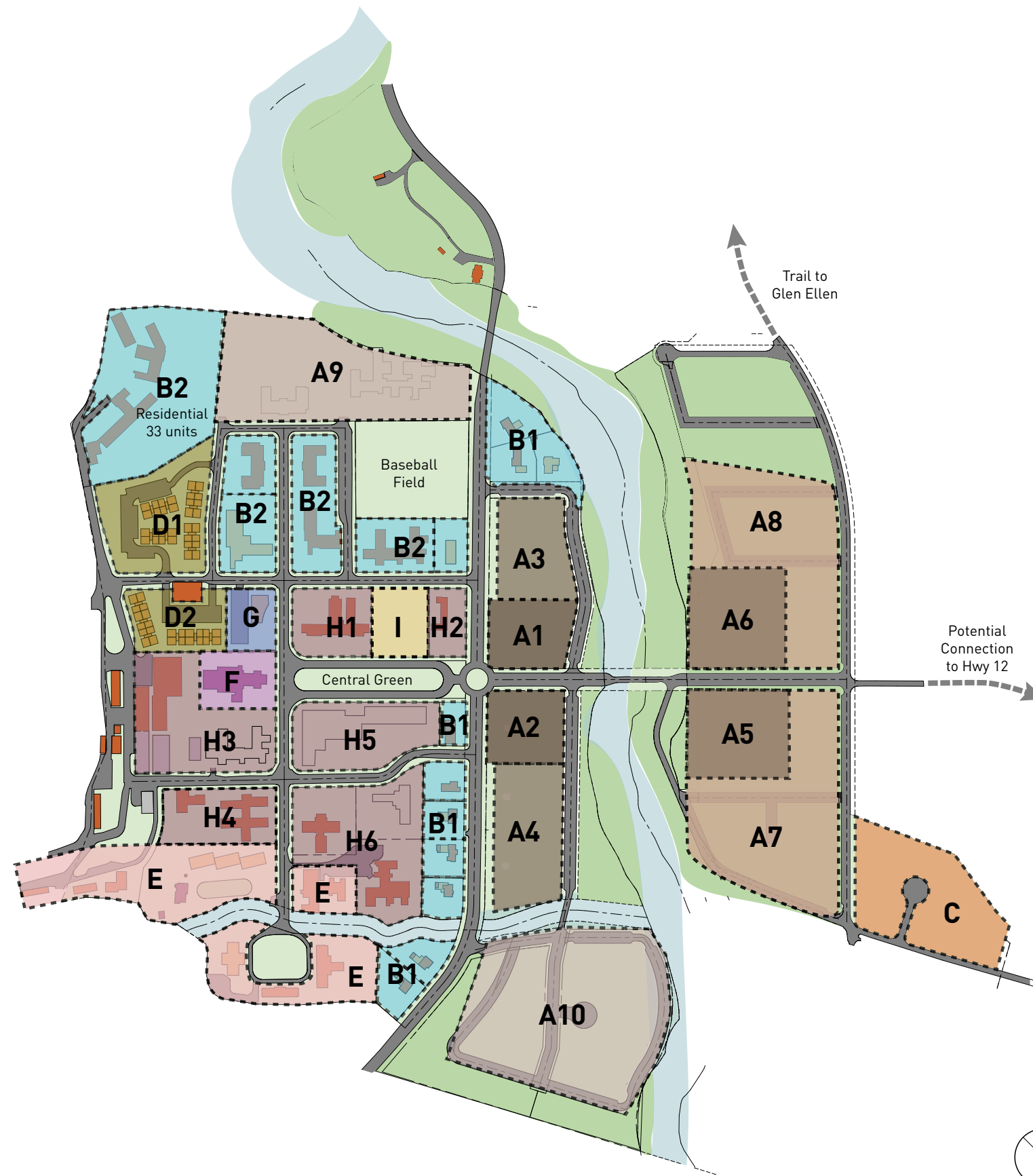


SDC PROPOSED ZONES



Potential Residential Options

Total Market-Rate Units: 583
 Total Affordable Units: 132
Total Units: 715

- A1-2** (40-45 units/acre)
Multifamily / Senior Independent Living (55+) / Retail / Amenity / Services
 140 units
- A3-6** (11-13 units/acre)
Duplex Clusters
 116 units
- A7-9** (8-9 units/acre)
Medium Single-Family Lots
 94 units
- A10** (8-12 units/acre)
Small Single-Family Lots
 100 units
- B1-2**
Renovated Buildings/ B2: Renovation or New Cluster
 126 units
- C**
Previously Developed Parcels
 7 homes
- D**
Affordable Housing Parcels
 132 apartments

Potential Commercial / Institutional Uses

Hospitality: 100 rooms
 Other Commercial / Institutional: 314,800 GSF

- E**
Hospitality
 100-room Hotel, Restaurant and Outdoor Event Space (with historic renovation of Superintendent's House)
- F**
Historic Renovation
 Museum, Developer Administration
 35,800 GSF
- G**
Retail
 5,000 GSF building + Surface parking
- H**
Commercial/Institutional Core - Potential Artist Studios / Community Center
 264,000 GSF
- I**
Potential Developmental Disability Center
 10,000 GSF

Maintained Greens

Open Space
 49 acres, including creeks

