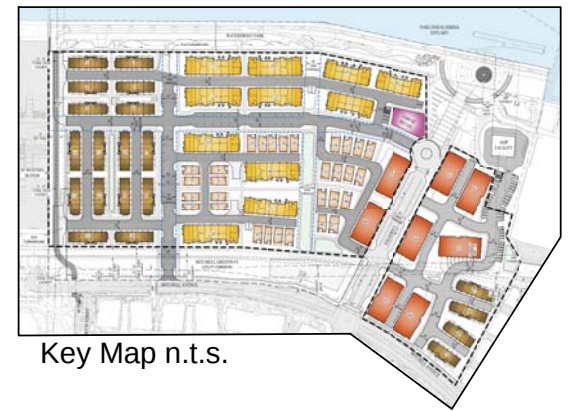
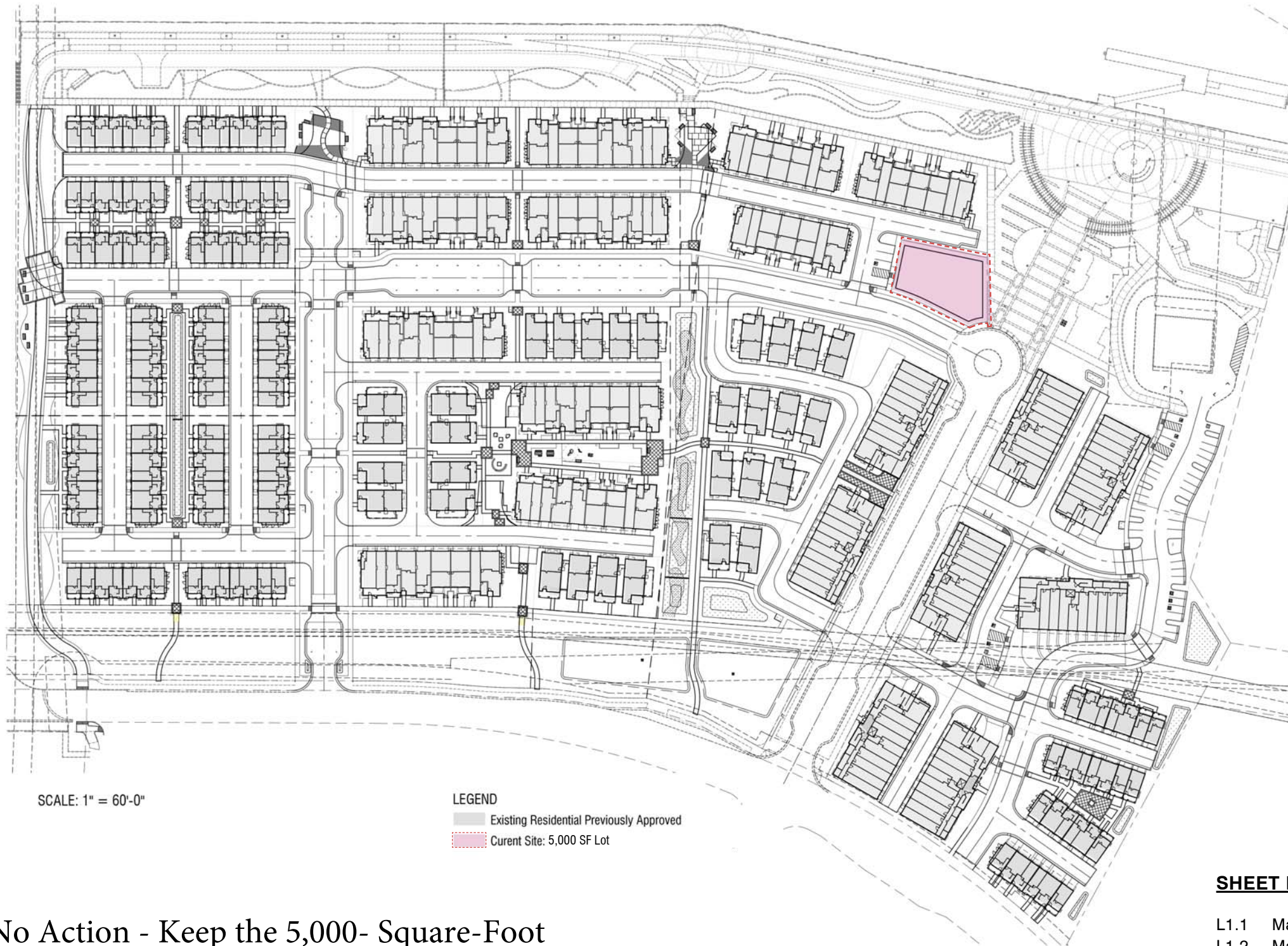
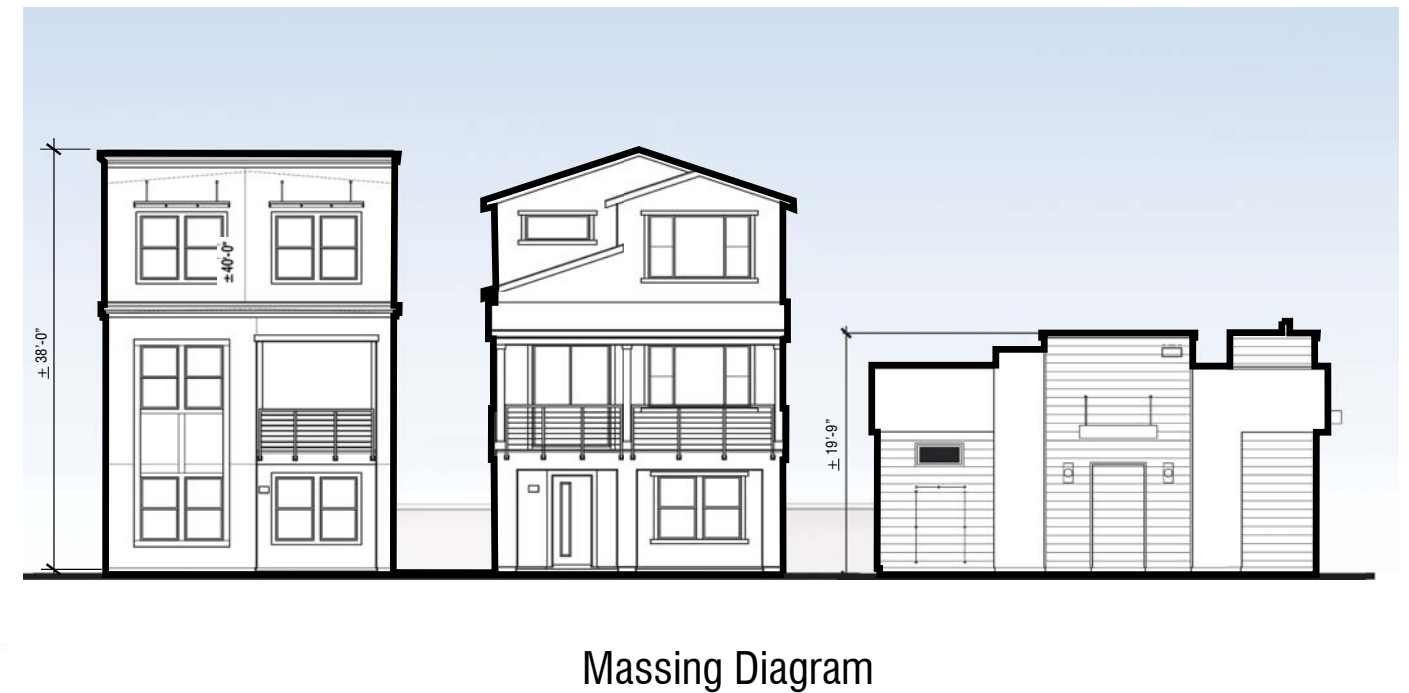
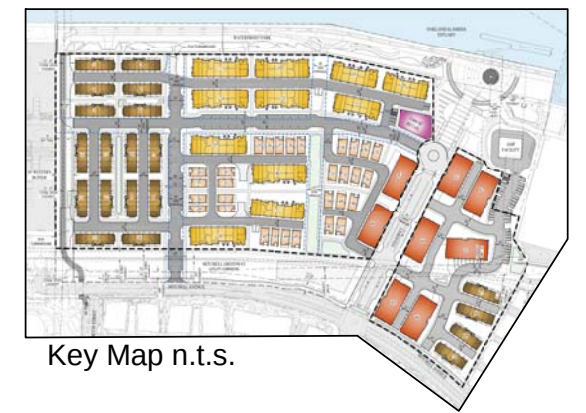




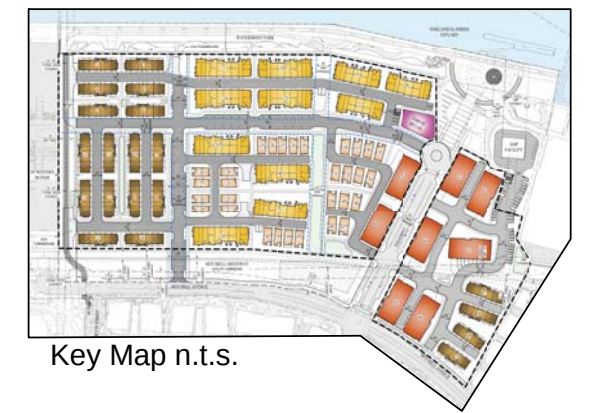
Option #1: No Action - Keep the 5,000- Square-Foot Commercial Building Requirement

SHEET INDEX:

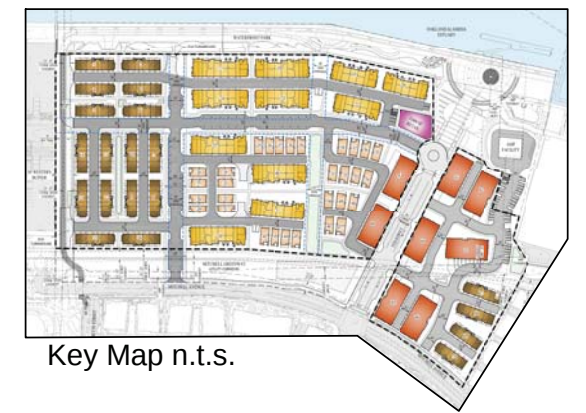
- L1.1 Master Plan Alternative 1
- L1.2 Master Plan Alternative 2
- L1.3 Master Plan Alternative 3
- L1.4 Master Plan Alternative 4



Option #2: Two Moderate-Income Single-Family Detached Homes and a 1,500-Square-Foot Recreation Center



Option #3: 5,000-Square-Feet of Public Open Space

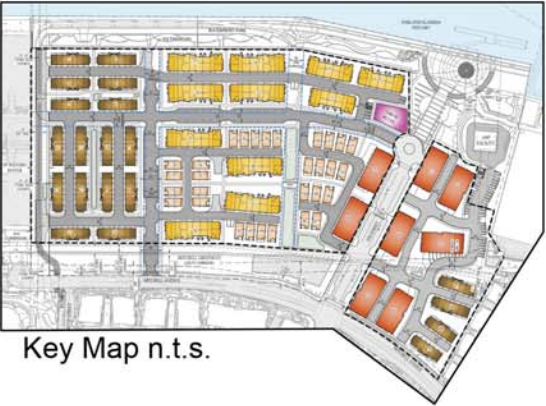


STAFF RECOMMENDATION

Option #4 Two Low-Income Single-Family Detached Homes and 2,500-Square-Feet of Public Open Space



Site Plan



Key Map n.t.s.



Massing Diagram

Option #5: Five Low-Income Townhomes

**Two Very-Low-
Income Units
Elsewhere in
Bay 37**

**Custom
Single
Family
House
20ft tall**

**Neighborhood
Park owned and
maintained by
Bay 37 HOA**

MULTI-TRUNK FLOWERING ACCENT TREE, TYP.
CONCRETE STEP PAD, TYP.
GOOD NEIGHBOR FENCE, TYP.
PRIVATE SIDE YARD, TYP.
CONCRETE DRIVEWAY, TYP.

TREE PER PHASE 1 -
IMPROVEMENT PLANS, TYP.

LARGE CANOPY TREE, TYP.

PARK TYPE BENCH ON CONCRETE PAD

LANDSCAPE BERM IN LAWN AREA

DECOMPOSED GRAVITE PAVING

MULTI-TRUNK FLOWERING ACCENT TREE, TYP.

COLUMNAR ACCENT TREE, TYP.

CONCRETE WALKWAY AT FRONT ENTRY, TYP.

MULTI-TRUNK SCREEN TREE

STREET TREE PER PHASE 1 - IMPROVEMENT PLANS, TYP.

PLANNING BOARD
RECOMMENDATION

Site Plan

