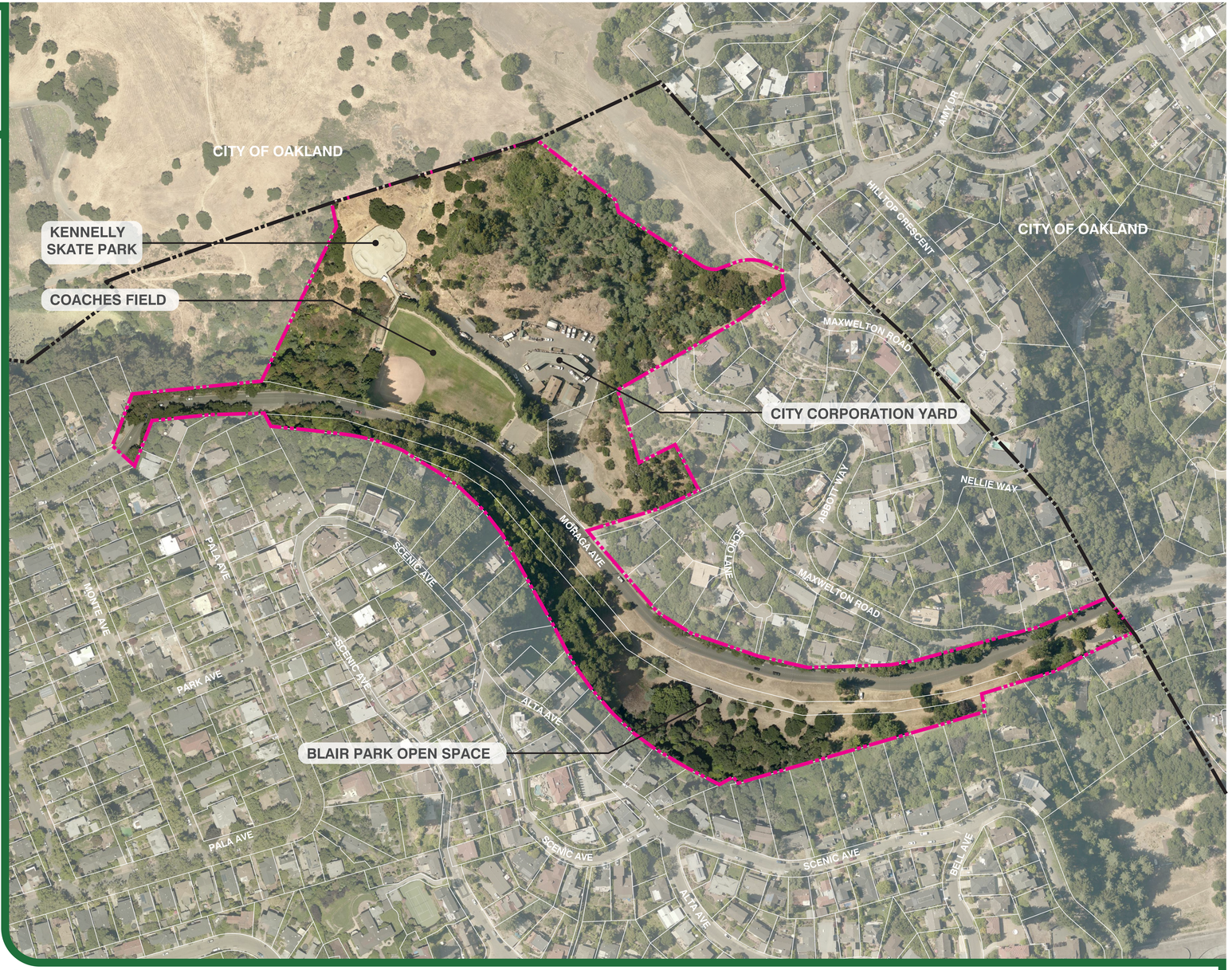
GENERAL SITE COMMENTS

Piedmont is Home

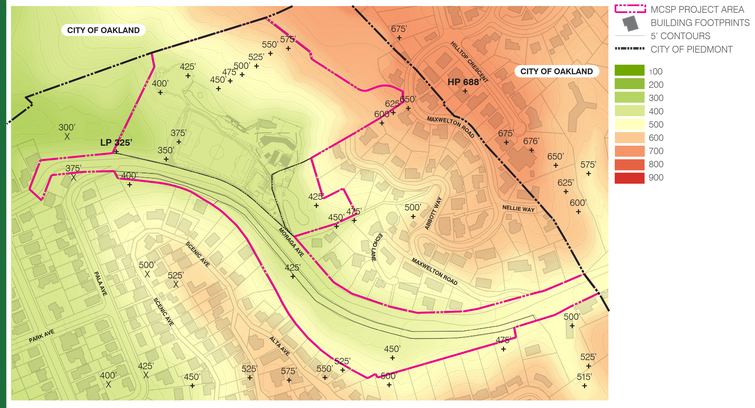


SITE AREA

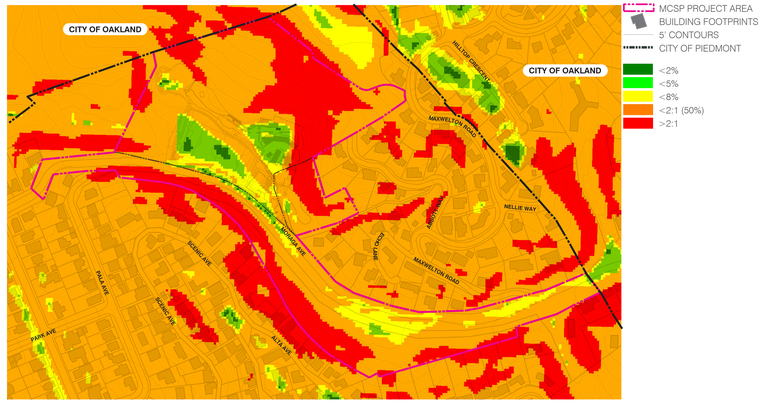
WHAT ELSE SHOULD THE PROJECT TEAM KNOW ABOUT THE SITE?

WHAT ELSE SHOULD THE PROJECT TEAM KNOW ABOUT THE SITE?

Piedmont is Home

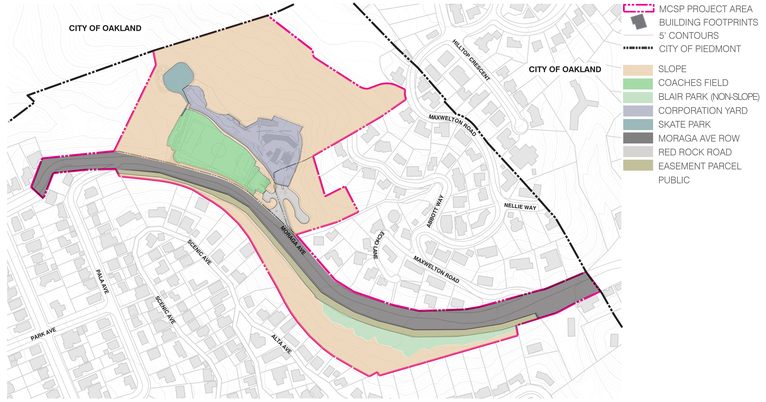


ELEVATION



SLOPE ANALYSIS

WILDFIRE RISK



EXISTING USES

WHAT ARE YOUR CONCERNS REGARDING PROJECT FEASIBILITY OR FISCAL IMPACT?

WHAT ARE YOUR CONCERNS REGARDING PROJECT FEASIBILITY OR FISCAL IMPACT?

Piedmont is Home

FEASIBILITY AND FISCAL STUDIES

FEASIBILITY STUDY

Assesses the development feasibility of the MCSP given proposed program, current market values, and infrastructure and development costs.

New Housing Units

Revenue from Rents and Sales

Expansion of Public Facilities and Amenities

Infrastructure Improvements and Development Costs

Questions:

- Is enough **value** created to attract real estate developers?
- Are there **financing tools** or mechanisms that the City can implement to make the project more attractive to developers?

FISCAL STUDY

Evaluates ongoing, annual impacts of the MCSP at buildout to the City's General Fund. Considers revenues and expenditures from additional residents and public programming.

New Housing Units

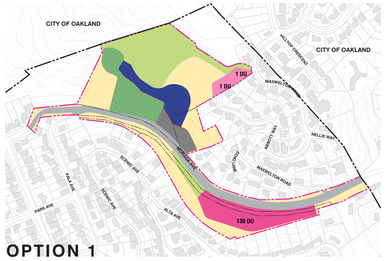
New Residents

Increased Revenues (e.g., Property Tax)

Increased Expenditures (e.g., Public Works)

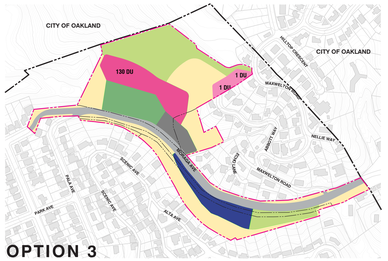
Questions:

- Will fiscal revenues cover fiscal expenditures?
- How can the City ensure that existing citywide levels of service are not negatively impacted?
- Are there financing tools or mechanisms the City can implement to ensure fiscal sustainability?



OPTION 1

OPTION 2



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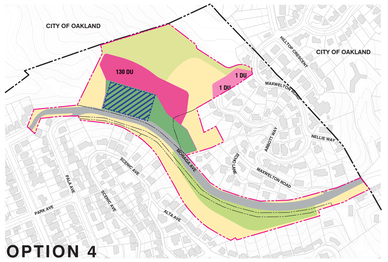

OPTION 4