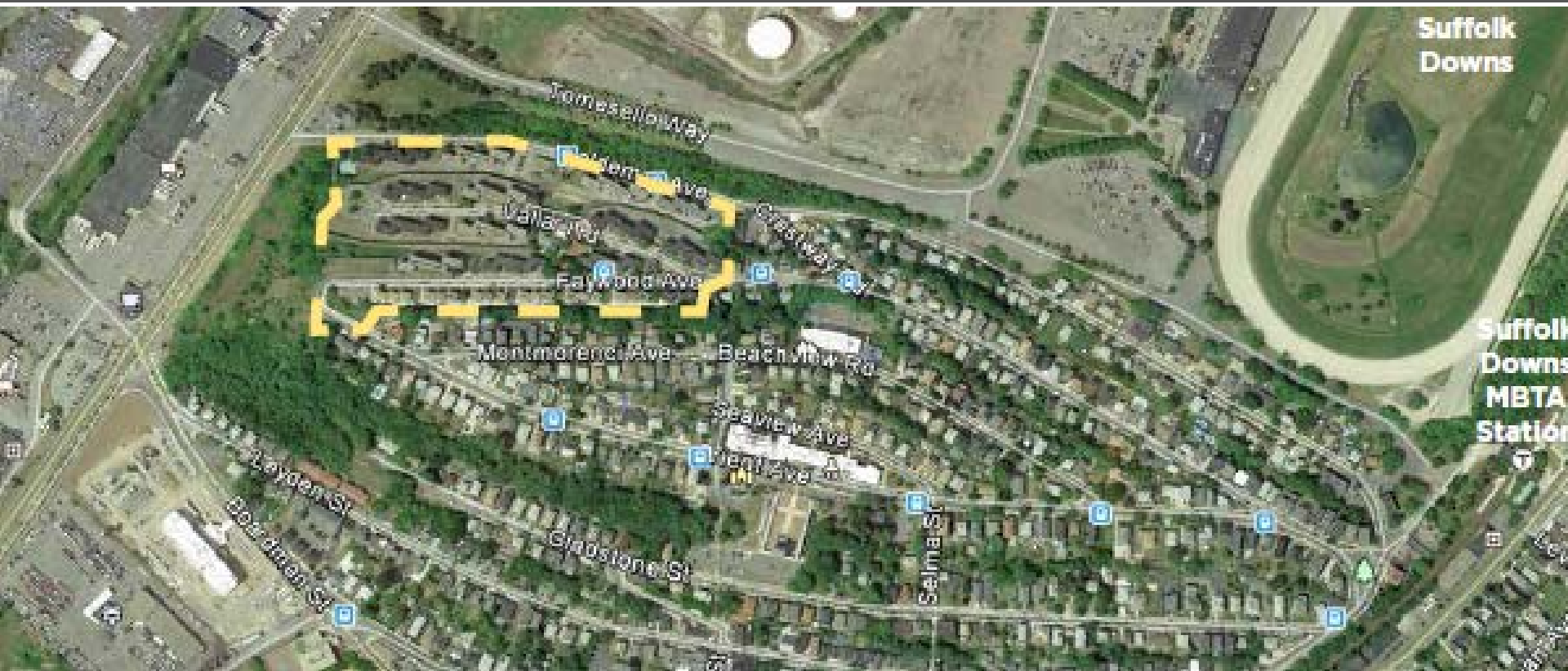


BCDC ORIENT HEIGHTS

Notice of Project Change

5 June 2018

Locus





Phase One – Construction Complete



NPC Changes in Master Plan

Unit Count Reduction –

- From 373 to 331 Residential Units
- Same Parking Ratio

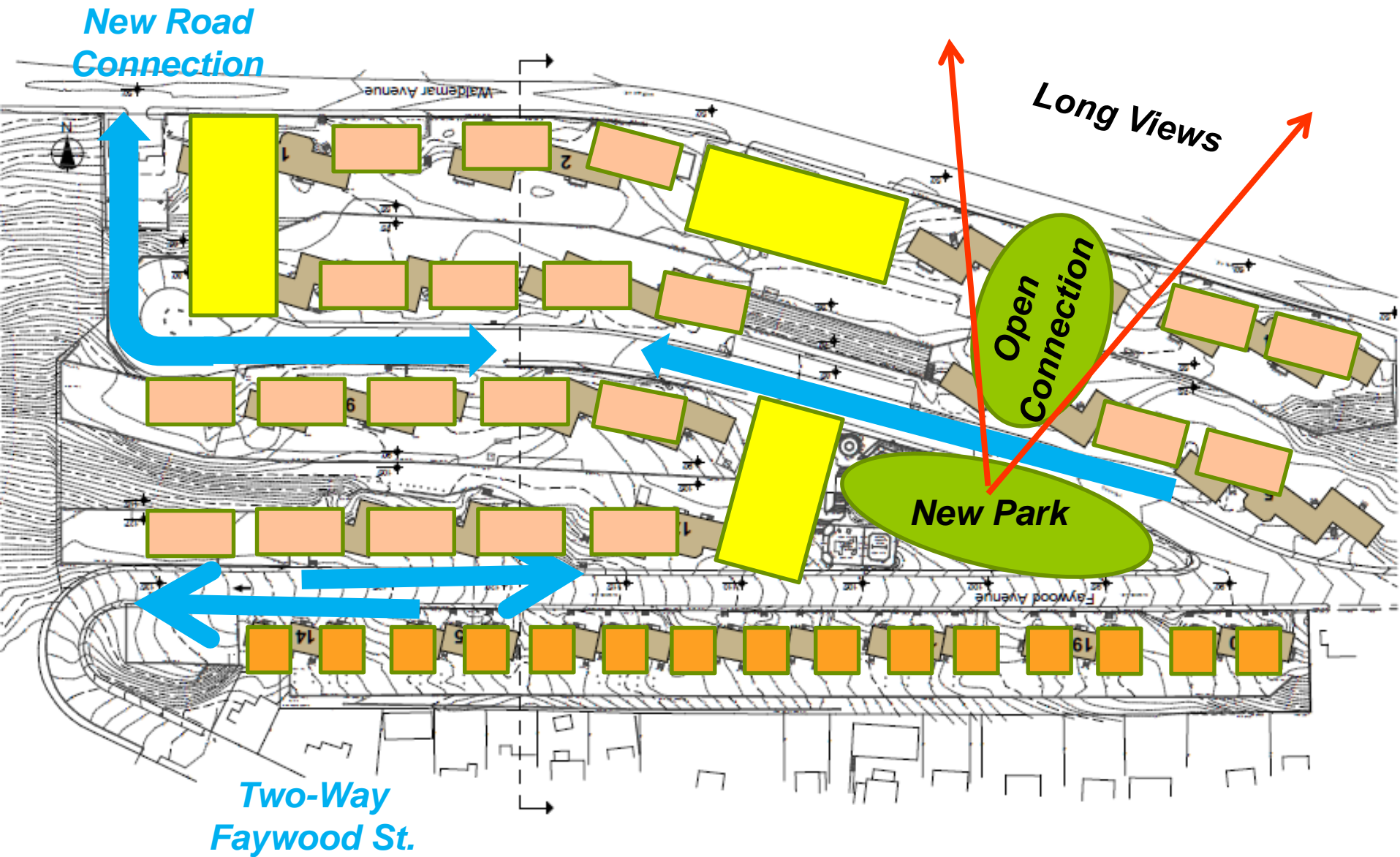
Expanded Community Facilities:

- Community Space added to Phase Two
- Open Space expands from 88,000 to 161,000 SF
- Modernization of Community Center

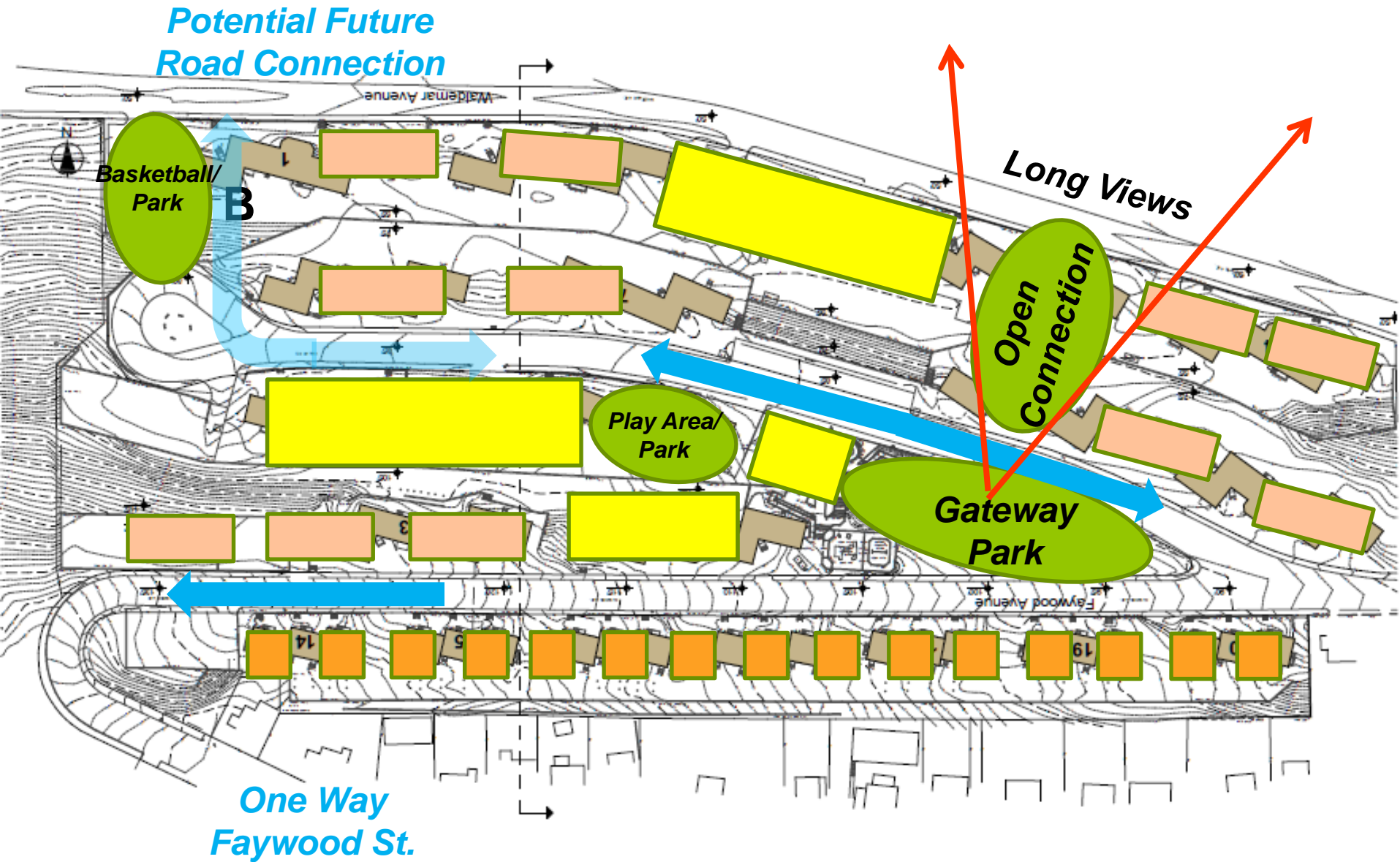
Elimination of Vallar Road Connection

- Improved Cul-de-sac
- Vallar Road redesigned to “Complete Street”

Master Plan Diagram 2016



Master Plan Diagram 2018



Proposed Master Site Plan 2016



Proposed Master Site Plan 2018



Site Imagery



2018 Midrise Plaza



Gateway Park



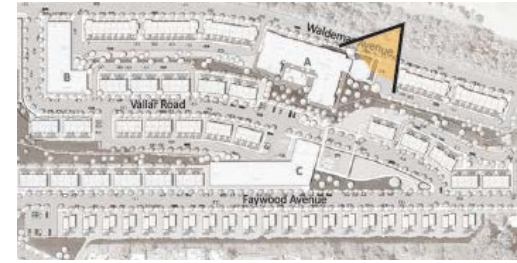
Gateway Park & Community Center



View at Overlook – No change



View along Waldemar Avenue



View along Waldemar Avenue

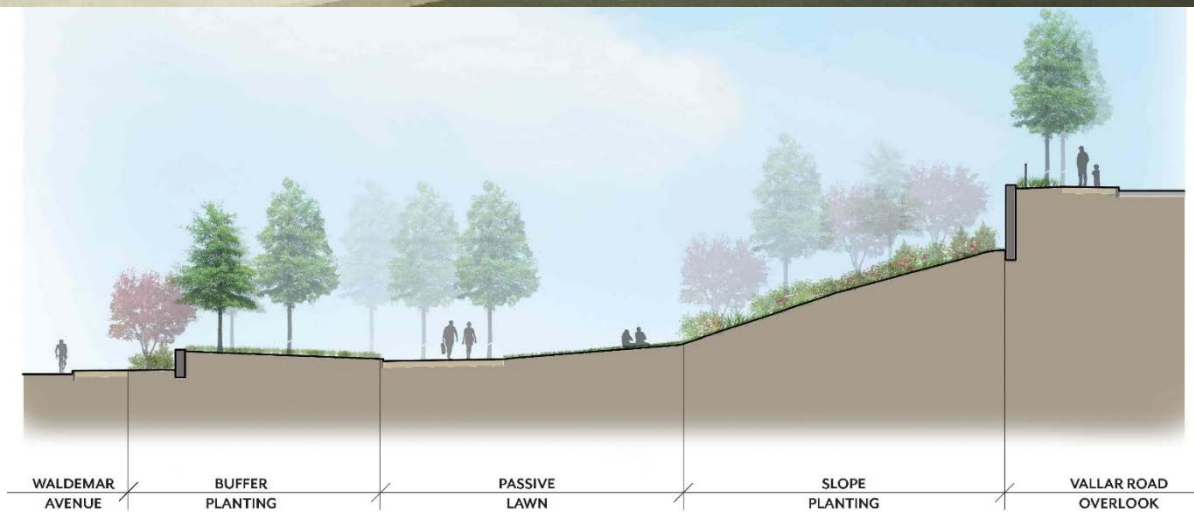
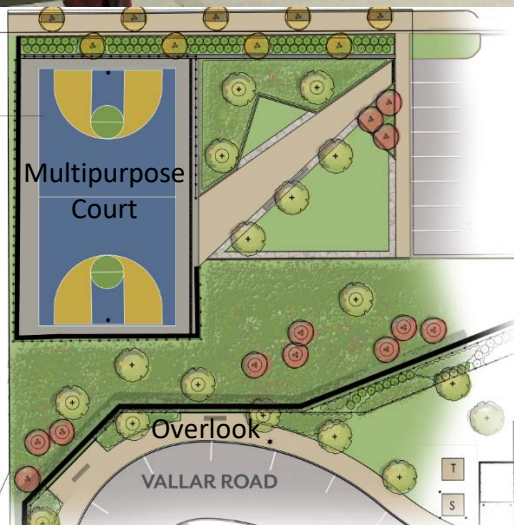


2018

View on Waldemar Avenue



2018 Waldemar Park



View up Vallar Road



Midrise 2018



Phase Two Building Elevations

Anticipating LEED Gold for Midrise & Townhomes
PV/ Solar Ready



Thank you!

2018 Future Roadway



2017

2018

Multipurpose Court

Potential Future Connection

Phase 2