

Developer Community Commitments:

- Serves to better the Northside Community.
- Involves the Northside Community in the design process.
- Not focused on student specific design.
- Lower in height.
- Less dense.

Allowable Use, Density, and Height within current NCD zoning

Currently zoned TC-2 and R-3

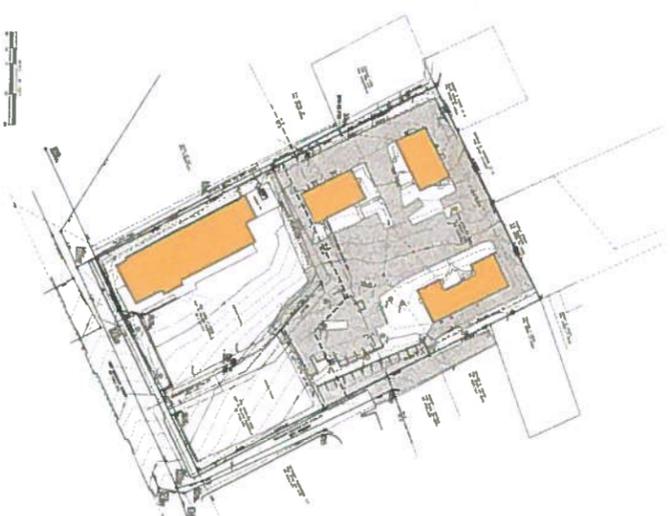
40' building height with a 50' building height max and ~100,000 SF @ TC-2

7 residential units @ R-3

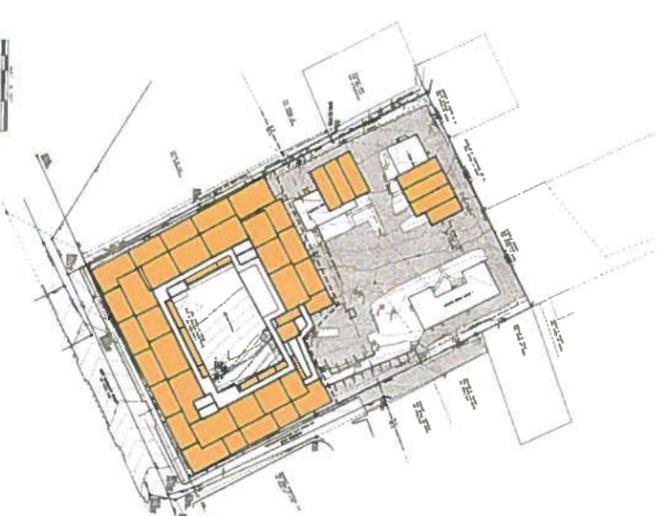
Meeting Notes from January 2016 Hargraves Meeting:

What would the community like to see on a donated portion of land?

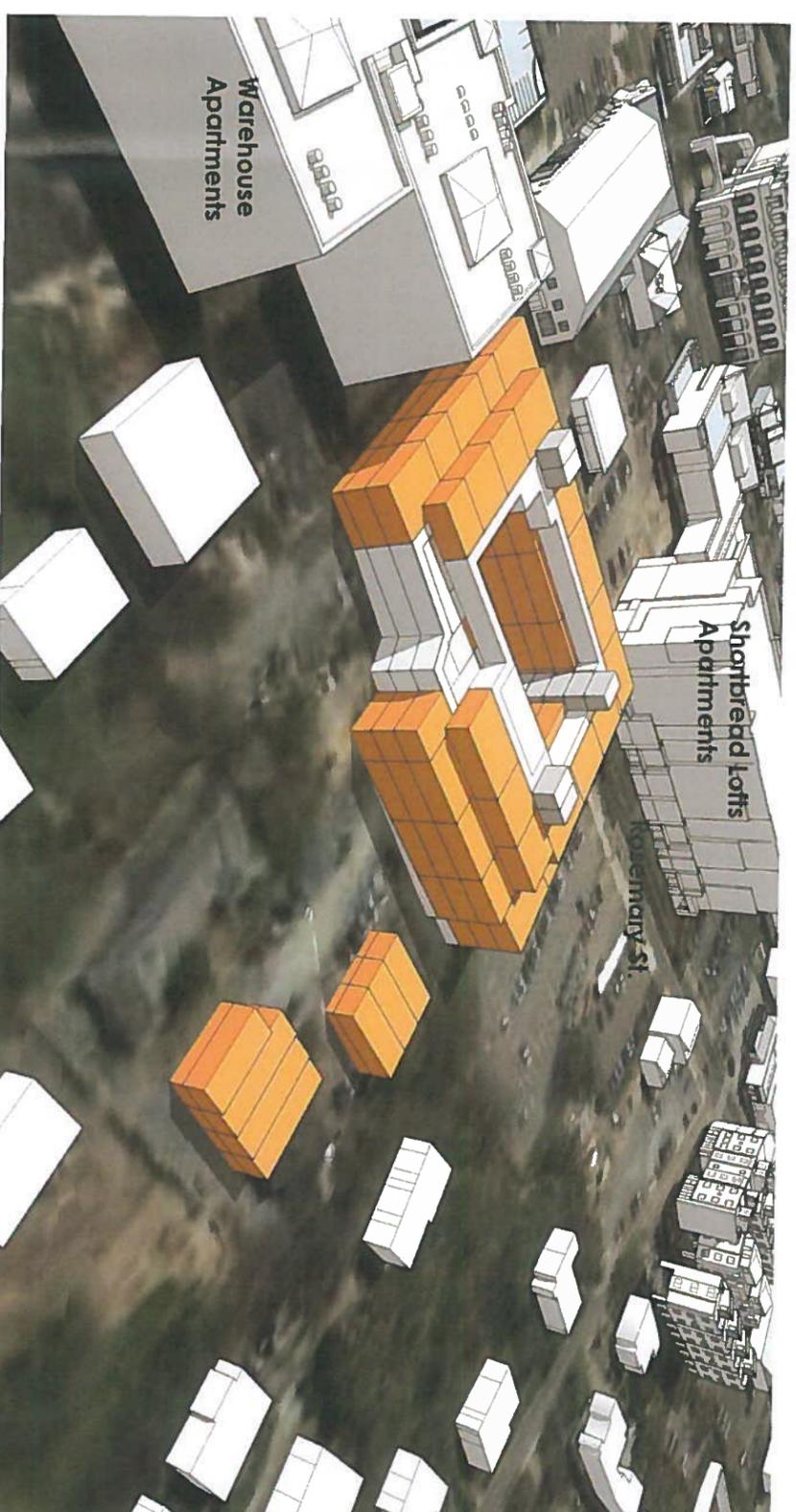
1. Affordable housing
2. Community integrated design
3. Housing for seniors and children
4. Park area and open space
5. Integration of Other Uses (Affordable Day Care, Laundromat)



Current Land Use



Allowable Land Use



Allowable Land Use



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Concept Plan Progress Work

Meeting Notes from February 2016 Hargraves Meeting:

Proposed Use, Density, and Height

Rezone through Special Use Permit to TC-2 without the height and density limits of the NCD

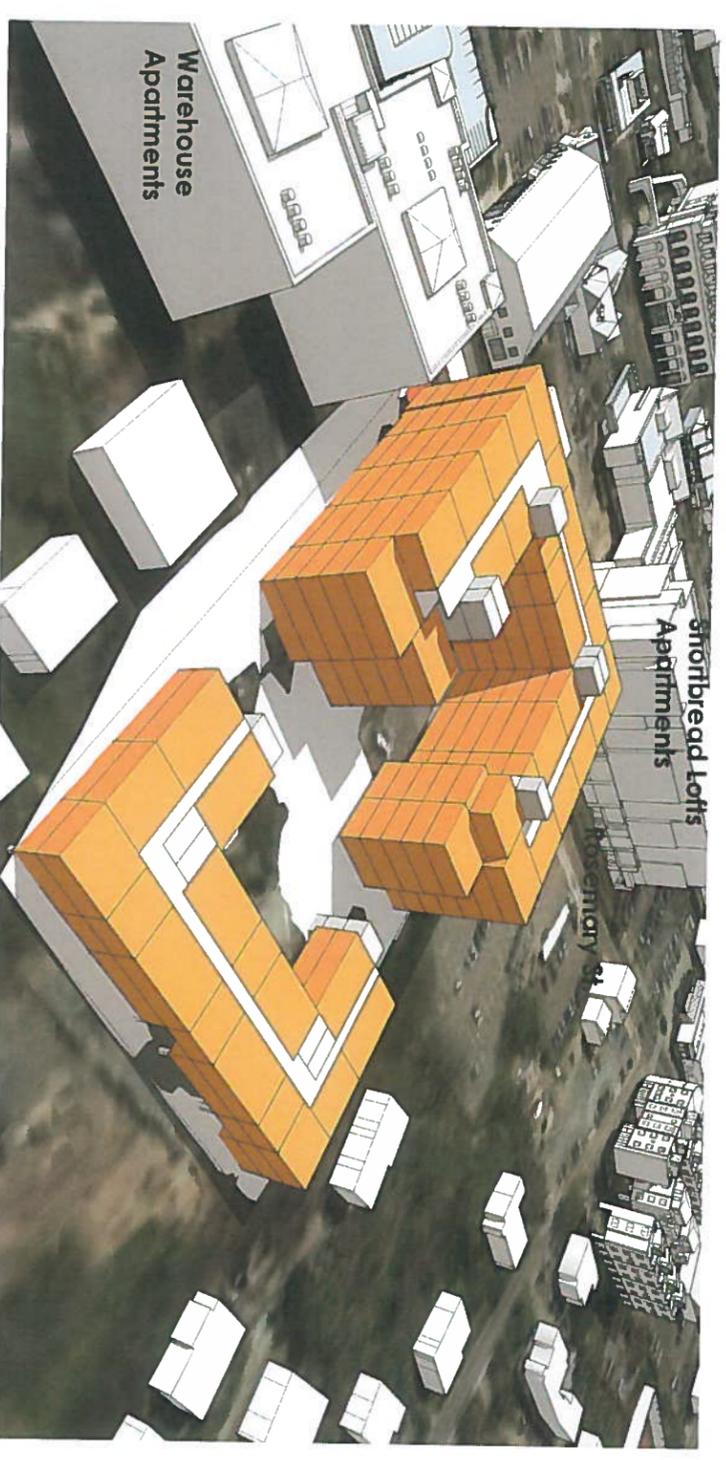
Market rate and Housing Choice Eligible Units

Land Donation for Community Use Component

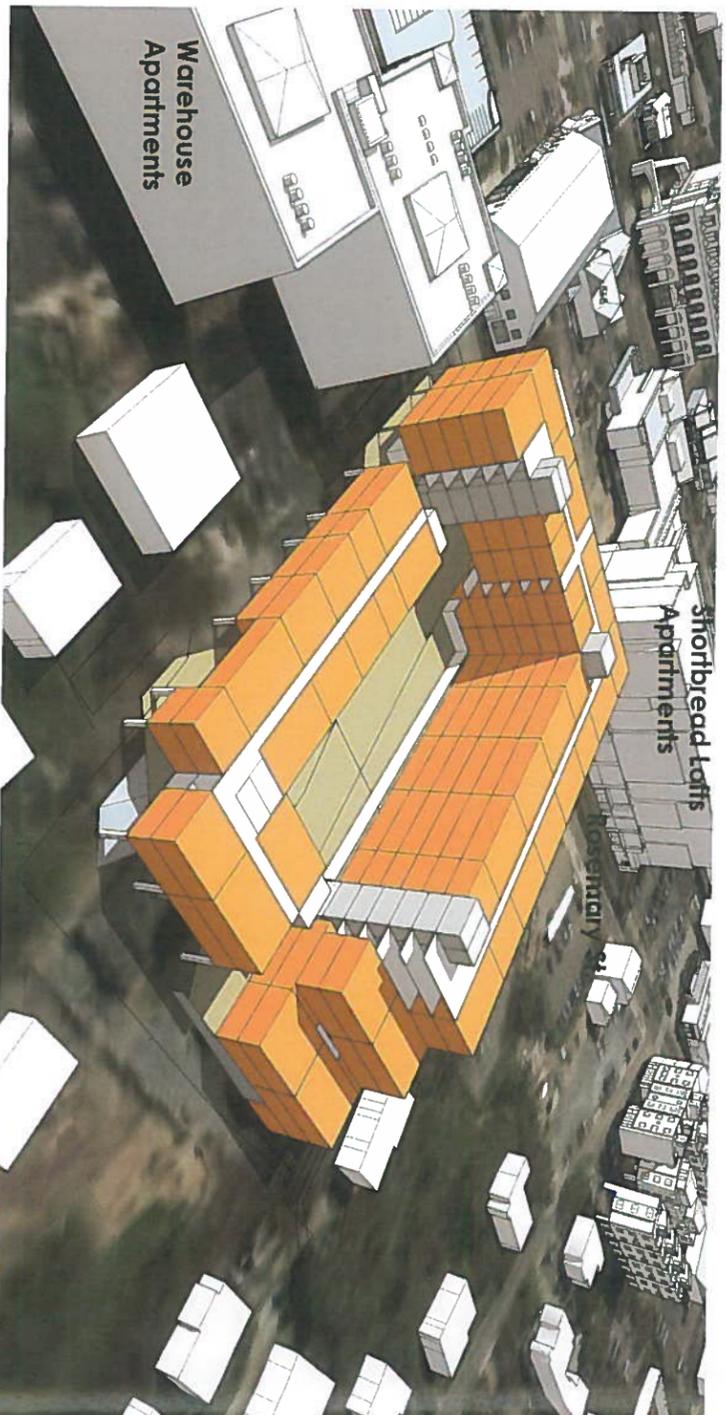
199 Total units

31 Housing Choice Eligible Units

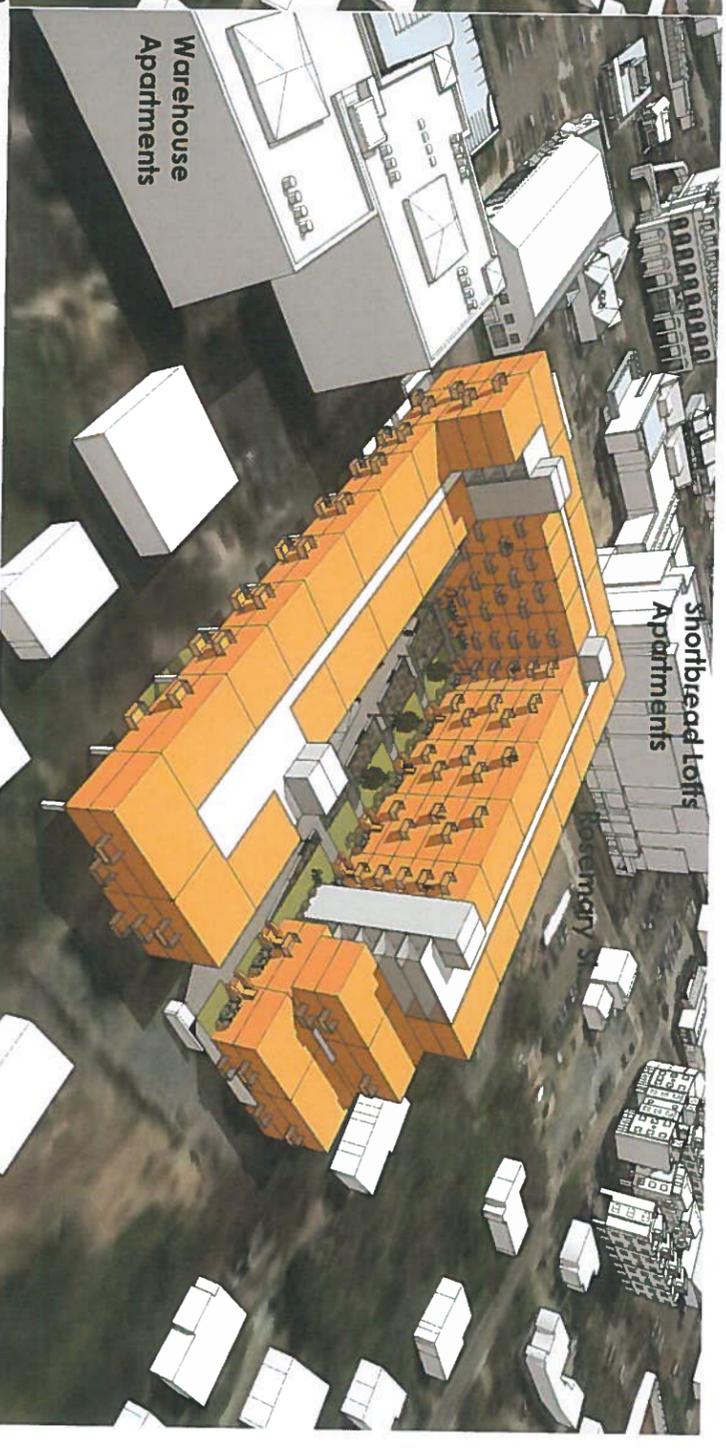
Each option proposed the same number of market rate and affordable housing units.



Option A



Option B



Option C



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Concept Plan Progress Work

**3 Stories of Affordable Housing Choice Units; 6-7 Stories of Market Rate Apartments; ~5,000 SF Commercial/Retail; 2 Stories of Under-building Parking for 300 cars
Land Donation for Community Use (Affordable Housing)**

**175 Total units
143 Market Rate Units
32 Affordable Housing Choice Units**



Option C

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Station Center, Union City, California



Iroko Housing, London, England



Case Study Examples

Rivermark, Sacramento, California



West Campus Housing, Seattle, Washington

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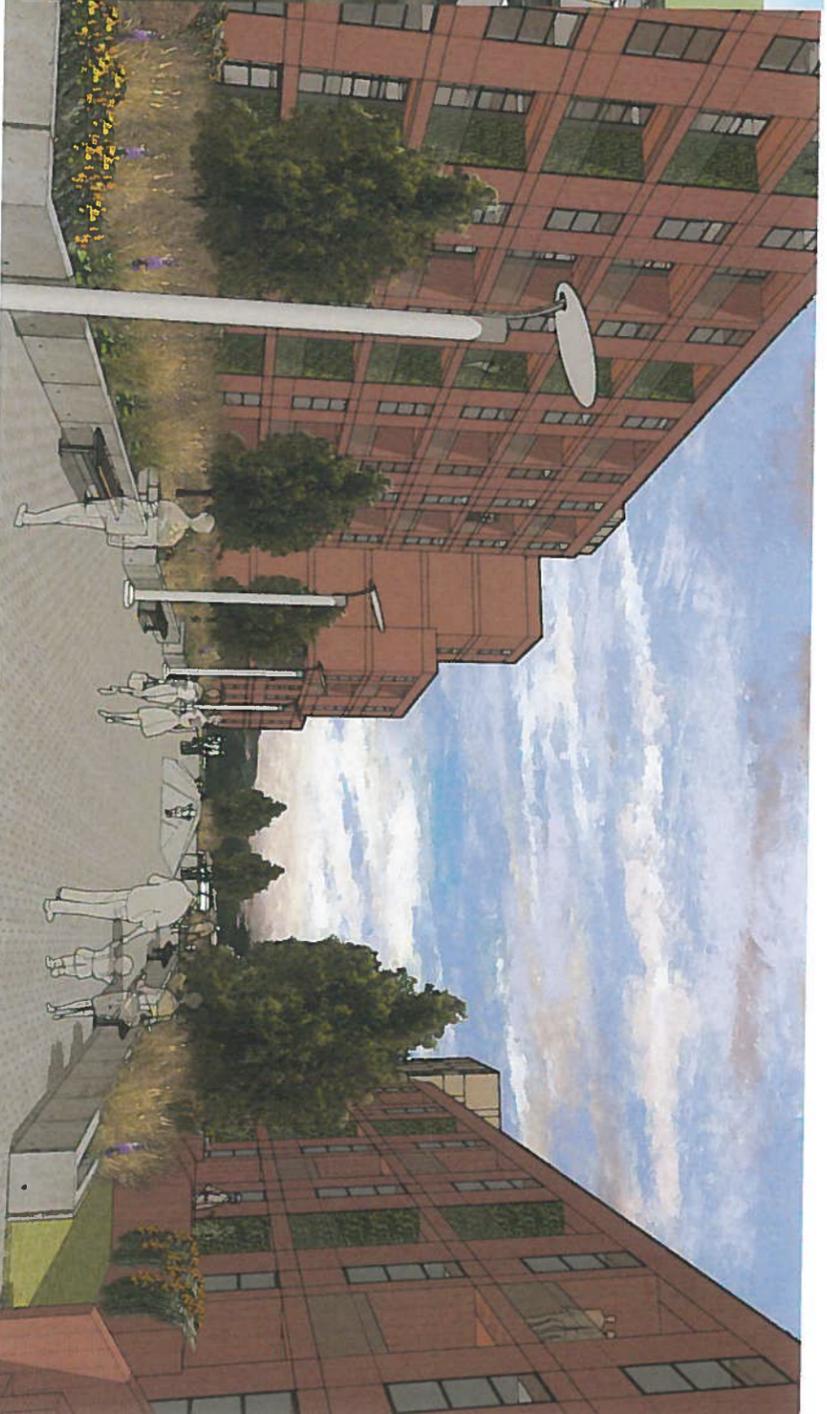
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Case Study Examples

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Aerial View from above Lindsay St.



Courtyard View towards Northside



Proposed Concept Perspectives Courtyard View towards Rosemary St.



View along Rosemary St.

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 Proposed Concept Plan
 Perspectives

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