

5 Stories of Affordable Housing Choice Units
 6-7 Stories of Market Rate Apartments
 20,000 SF Potential Commercial/Retail/Lobby Amenities (Including Flex SF)
 2 Stories of Under-building Parking for 300 cars
 Land Donation for Community Use (Affordable Housing)

204 Total units
 169 Market Rate Units
 35 Affordable Housing Choice Units



Current Concept Option

**Parking Entrance off Rosemary Street
Building Height and Massing between Warehouse Apartments and Shortbread Lofts.
Commercial, Office and Residential Amenities along Rosemary Street frontage and portions
of Andrews Lane and Nunn Alley.**



Current Concept Option

- Market Rate Apartments
- Affordable Apartments
- Building Circulation and Services
- Residential Lobby and Amenities
- Commercial and Office Spaces
- Flex Commercial and Office Spaces
- Vertical Circulation
- Proposed Boundary of Donated Land

Plan Section @ 3rd Level



Plan Section @ 2nd Level (Andrews Elevation)



Plan Section @ Ground Level (Nunn Elevation)



Proposed Concept Plans



Warehouse Apartments

View from Lindsay St. and Nunn Lane



Courtyard View towards Northside



Proposed Concept Perspectives View along Nunn Alley at Rosemary St.



View along Rosemary St.

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

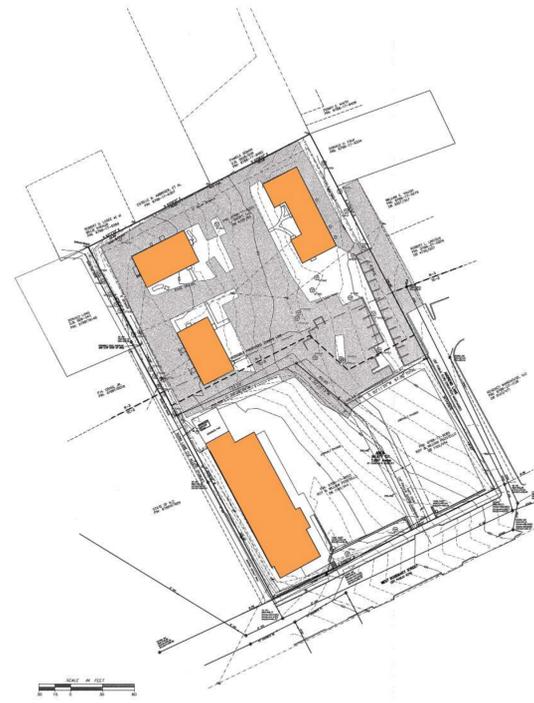
40' building height with a 50' building height max and ~100,000 SF @ TC-2

7 residential units @ R-3

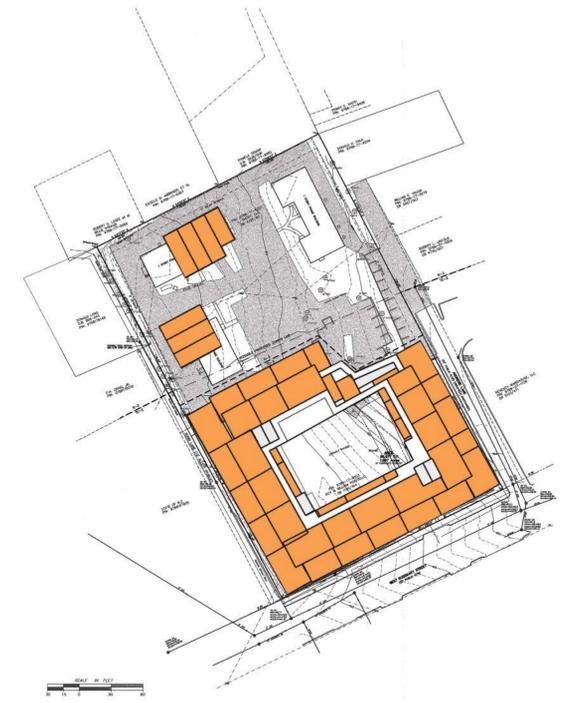
Meeting Notes from January 2016 Hargraves Meeting:

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

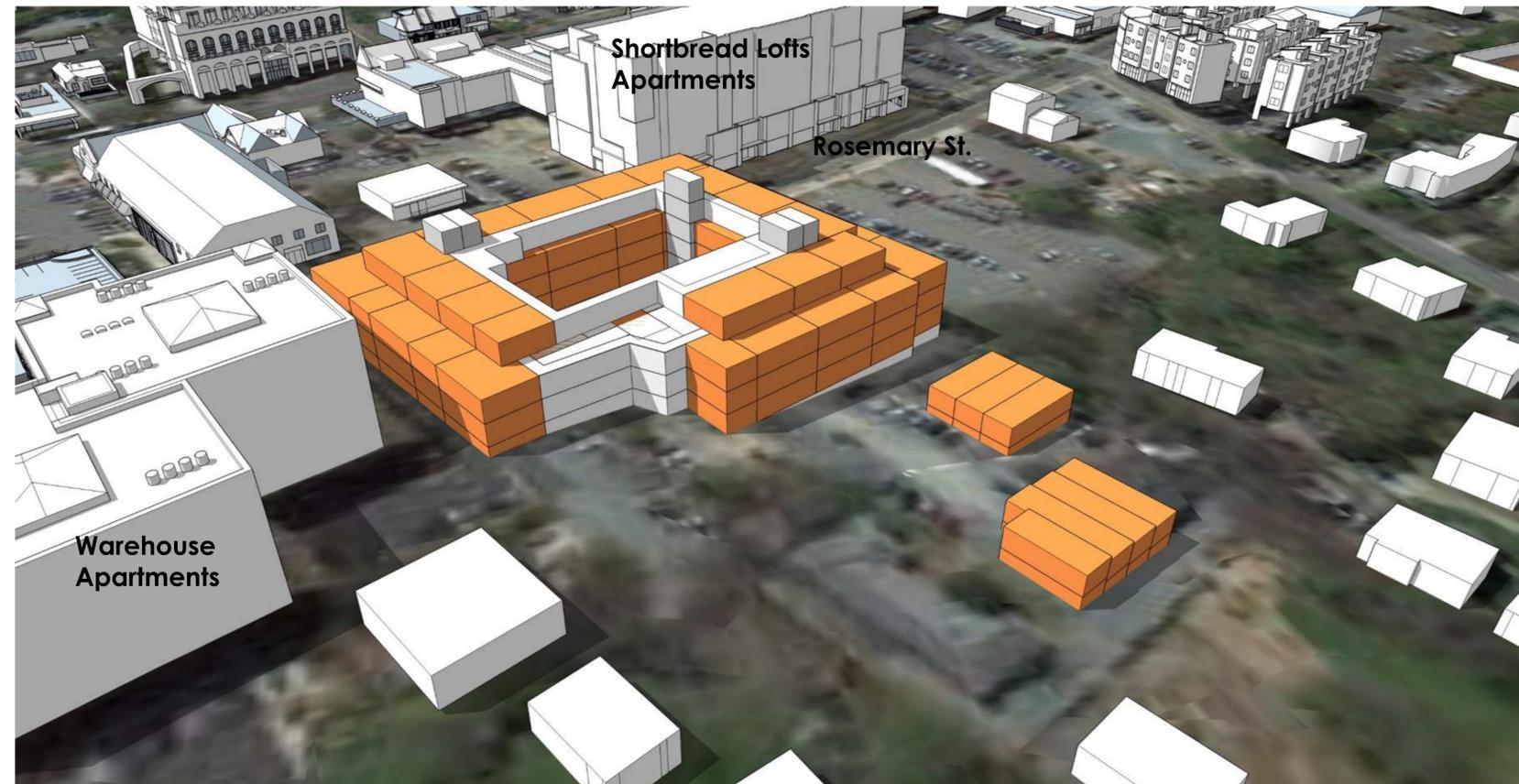
1. Affordable housing
2. Community integrated design
3. Housing for seniors and children
4. Park area and open space
5. Integration of Other Uses
(Affordable Day Care, Laundromat)



Current Land Use



Allowable Land Use



Allowable Land Use

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

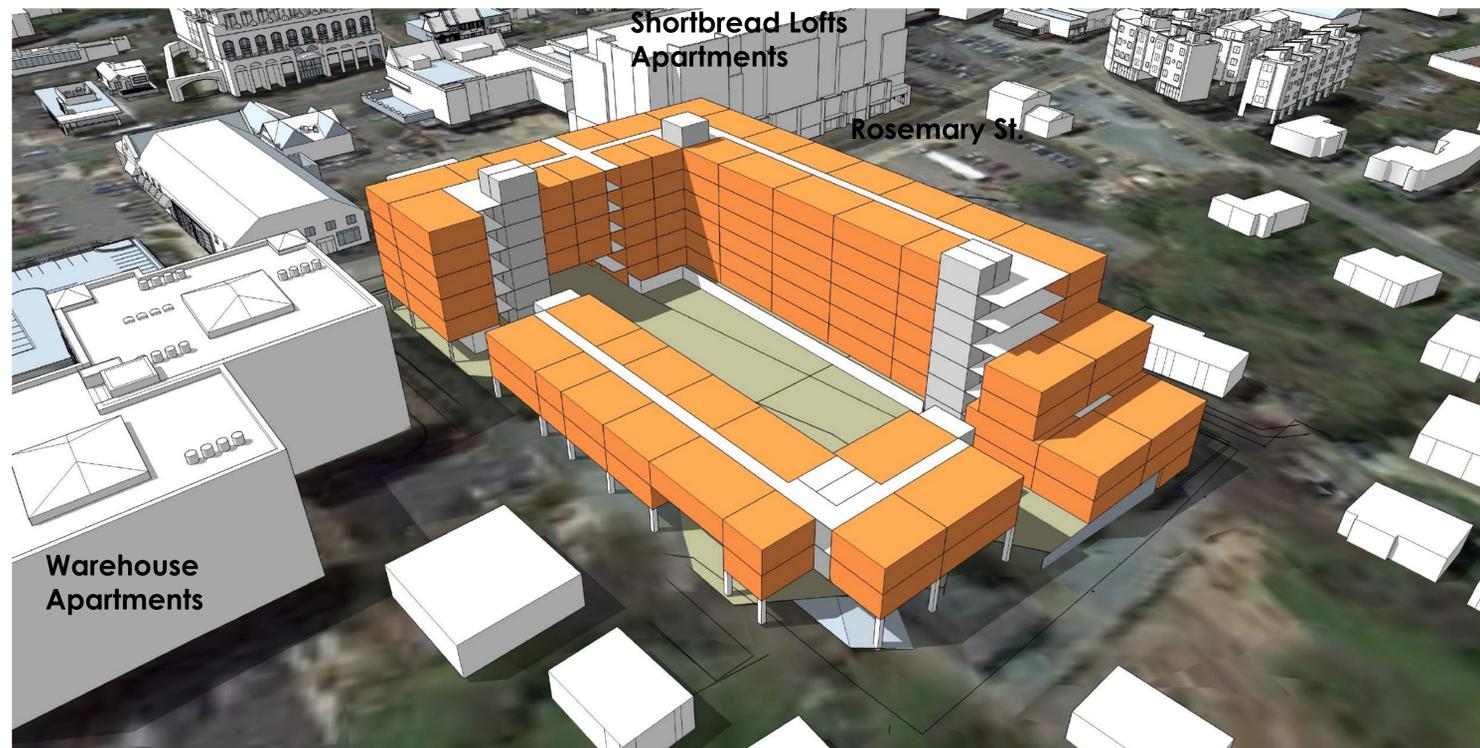
199 Total units

31 Housing Choice Eligible Units

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



Option A



Option B



Option C



Station Center, Union City, California



Iroko Housing, London, England



Rivermark, Sacramento, California



West Campus Housing, Seattle, Washington

Case Study Examples