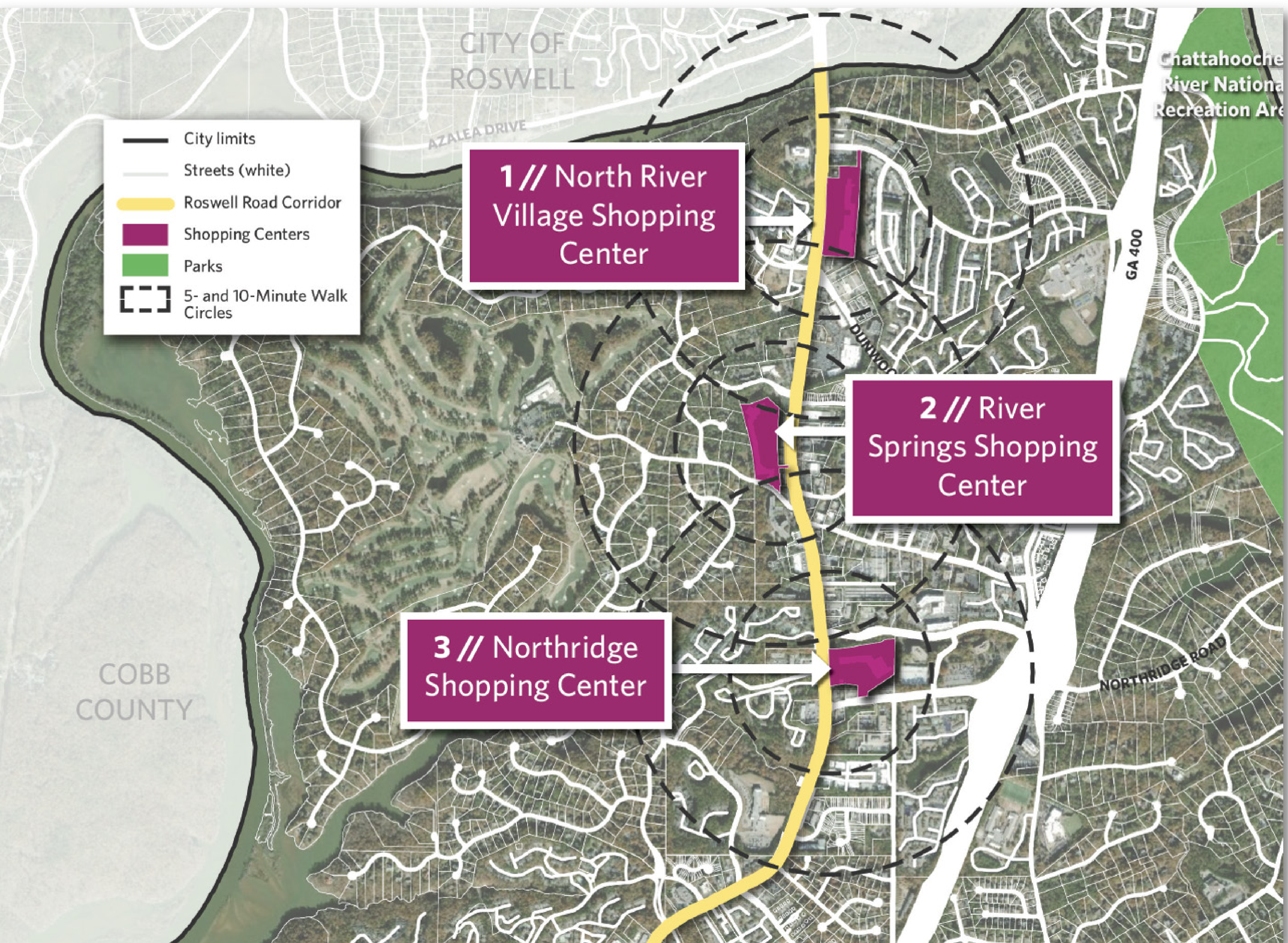


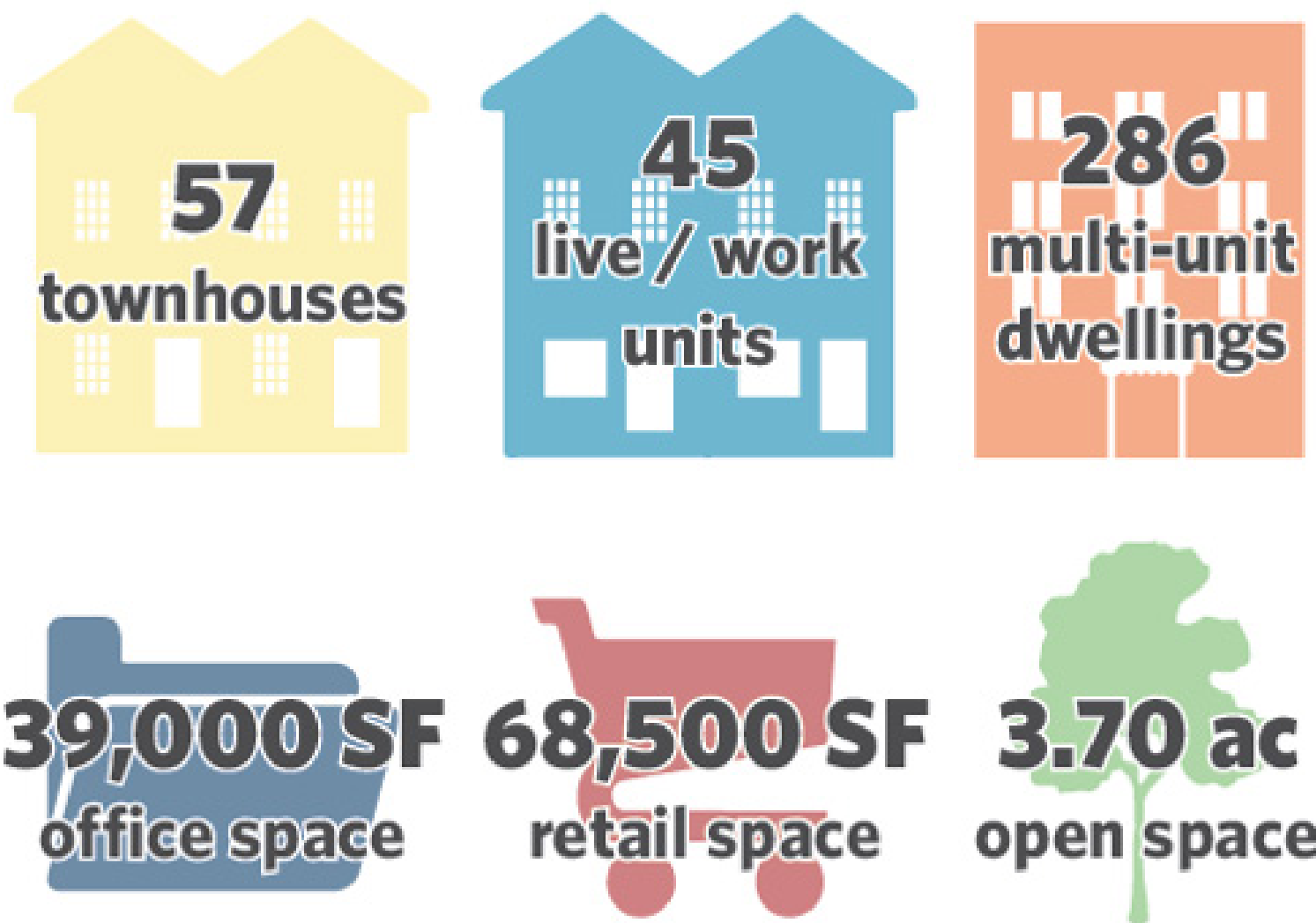
North End Text Amendment



- Proposal to create new North End specific district (NEX-)
- Consideration of potential future rezoning for 3 shopping centers
 - North River
 - River Springs
 - Northridge

North River Village

Land Use Summary



Financial Feasibility



This concept is feasible.

Although this concept is feasible, structured parking requires higher rents than is currently supported by the market.



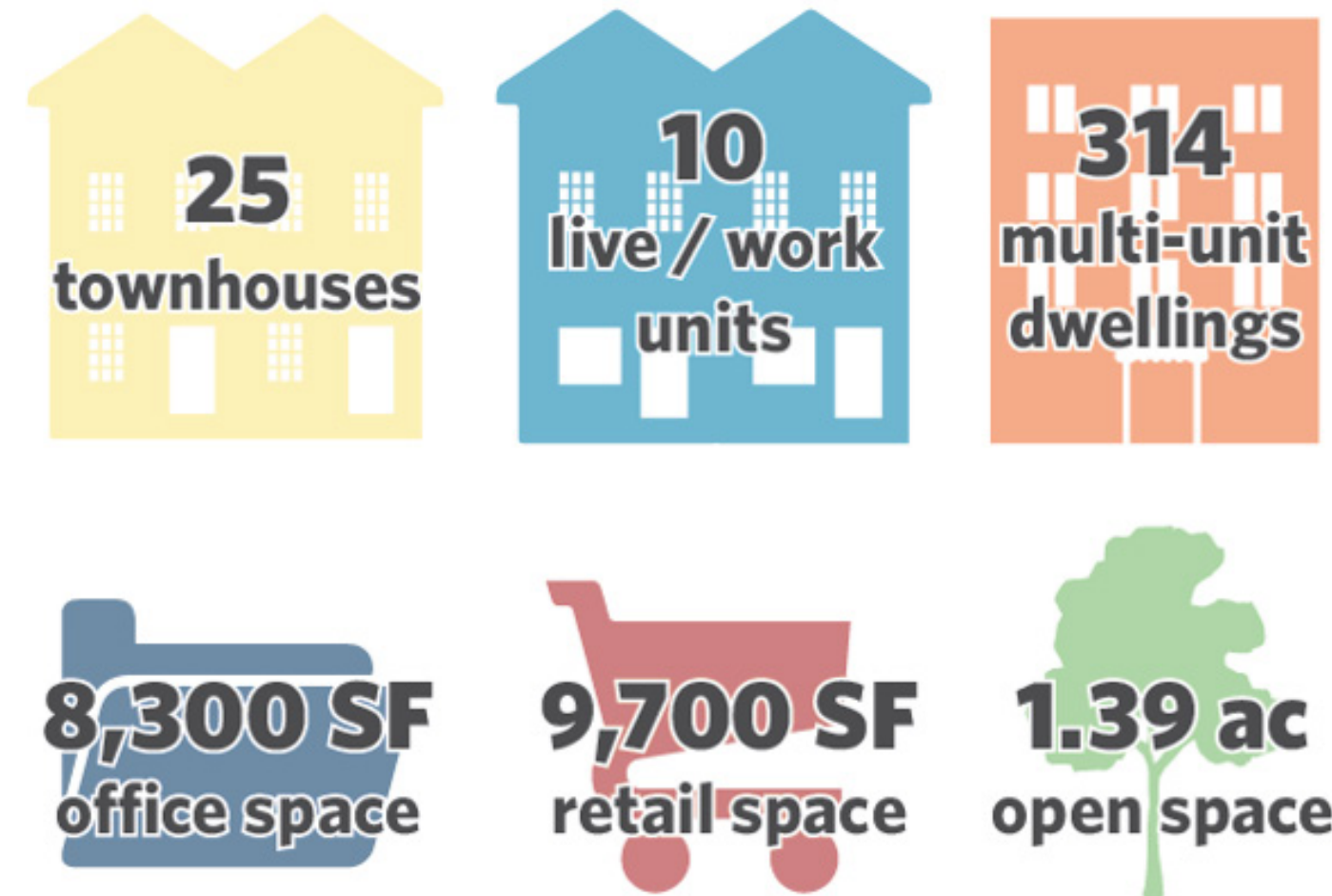
Zoning Elements	Current	Potential NEX- District
District	SX-6	NEX-5/6
Commercial Required	Non-Residential Occupancy along street frontage	Retail Ready* 5 stories
Commercial Allowed	Yes	Yes
Height Maximum	6 stories	5 stories
Height Maximim, Special Allowances	N/A	6 stories with ground-floor retail, or 10% units, 80% AMI
Single Unit** Minimum	N/A	25%

* Ground floor of buildings face the primary internal street to have tall ground floors, "retail ready" spaces

** Single unit housings includes single unit detached and attached buildings (ex: SF House, Cottage, Live-Work, Townhouse)

River Springs

Land Use Summary



Financial Feasibility



This concept is feasible.

Although this concept is feasible, structured parking requires higher rents than is currently supported by the market.

Zoning Elements	Current	Potential NEX- District
District	SX-3	NEX-5/6
Commercial Required	Non-Residential Occupancy along street frontage	Retail Ready
Commercial Allowed	Yes	Yes
Height Maximum	3 stories	5 stories
Height Maximim, Special Allowances	N/A	6 stories with ground-floor retail, or 10% units, 80% AMI
Single Unit** Minimum	N/A	25%

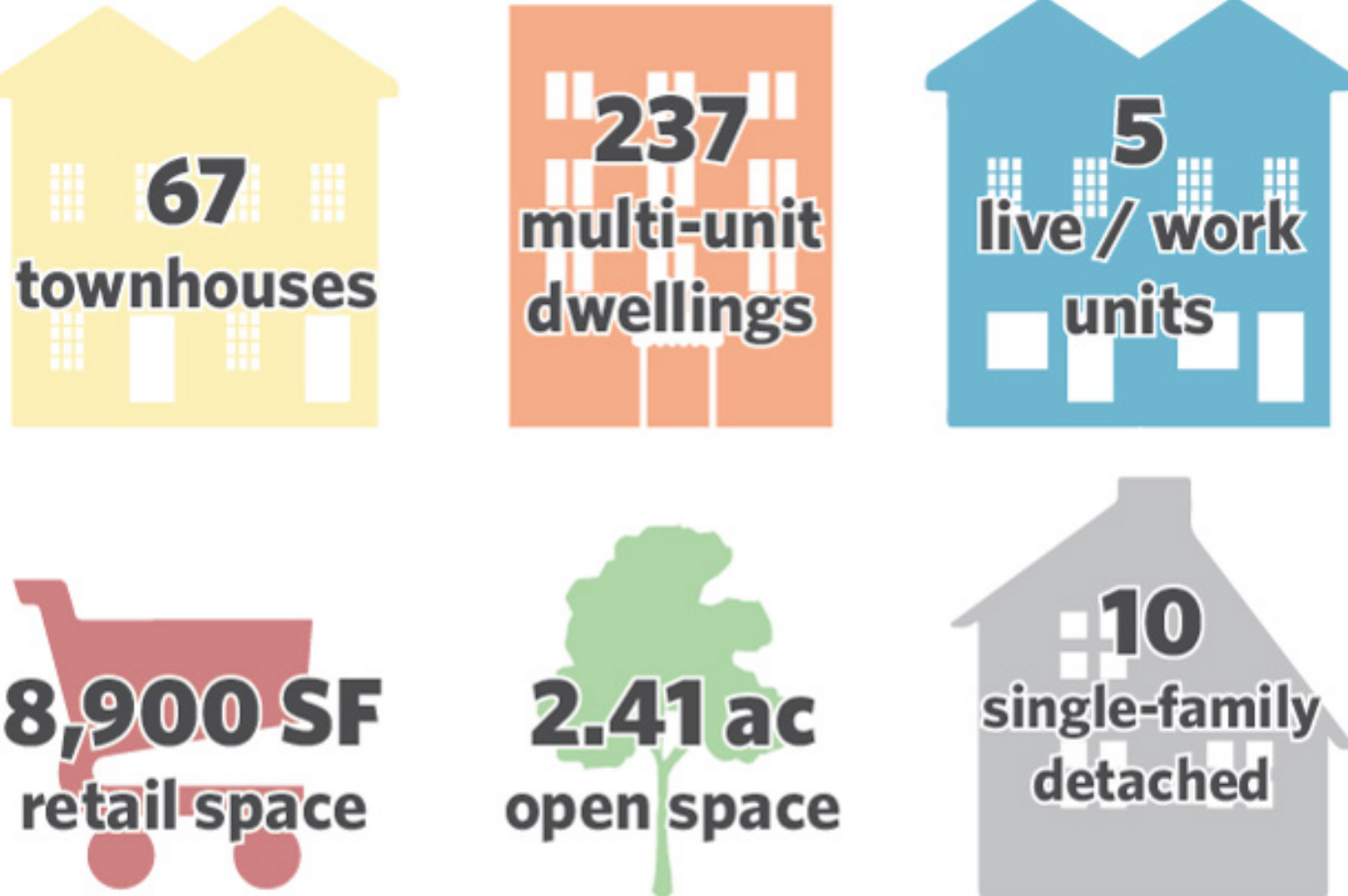
* Ground floor of buildings face the primary internal street to have tall ground floors, "retail ready" spaces

** Single unit housings includes single unit detached and attached buildings (ex: SF House, Cottage, Live-Work, Townhouse)



Northridge

Land Use Summary



Financial Feasibility



This concept is feasible.

Although this concept is feasible, structured parking requires higher rents than is currently supported by the market.

Zoning Elements	Current	Potential NEX- District
District	SX-3	NEX-5/10/12
Commercial Required	Non-Residential Occupancy along street frontage	Retail Ready
Commercial Allowed	Yes	Yes
Height Maximum	3 stories	5 stories
Height Maximim, Special Allowances	N/A	10 stories rear of site only by right; 12 stories rear of site with ground-floor retail or 10% units, 80% AMI
Single Unit** Minimum	N/A	25%

* Ground floor of buildings face the primary internal street to have tall ground floors, "retail ready" spaces

** Single unit housings includes single unit detached and attached buildings (ex: SF House, Cottage, Live-Work, Townhouse)



Additional Key Changes

- Phasing: Require equal percentage of non-multifamily requirement to be constructed with each phase of multifamily construction (tied to issuance of Certificate of Occupancy)
- Move concrete & steel requirement from building to zoning code, excluding NEX-districts

Timeline

- Text Amendments
 - November - Planning Commission
 - December - Mayor and City Council
- Rezoning (Tentative Schedule)
 - January–February - Community Meetings
 - March - Planning Commission
 - April - Mayor and City Council