CRITERIA FOR SELECTION

- **PARCEL SIZE**: (0.5 to 3 acres) are suitable for multi-family development. Sites over 3 acres are suitable for horizontal mixed-use development.
- **PARCEL DEPTH AND CONFIGURATION**
- **PARCEL OWNERSHIP PATTERNS**: (contiguous parcel ownership. Parcels owned by “major owners” and for-sale parcels)
- **POTENTIAL FOR PARCEL ASSEMBLY**
- **CONNECTIVITY (AUTO AND LIGHT RAIL ACCESS)**
- **OTHER LOCATIONAL ATTRIBUTES**

OPPORTUNITY SITES

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Acreage</th>
<th>Most Intensive Development Type Assumption</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 174 Ashbury St.</td>
<td>6.8</td>
<td>Horizontal Mixed-Use</td>
</tr>
<tr>
<td>2 Between N 1st W. Hedding, N. San Pedro, and W. Mission</td>
<td>15.6</td>
<td>Horizontal Mixed-Use</td>
</tr>
<tr>
<td>3 840-890 N 2nd St.</td>
<td>3.6</td>
<td>Horizontal Mixed-Use</td>
</tr>
<tr>
<td>4 703-749 N 1st St.</td>
<td>1.5</td>
<td>Multifamily with Ground-Floor Retail</td>
</tr>
<tr>
<td>5 120 W Mission St.</td>
<td>1.9</td>
<td>Multifamily</td>
</tr>
<tr>
<td>6 703 Miller St.</td>
<td>1.7</td>
<td>Hotel</td>
</tr>
<tr>
<td>7 900-990 N 1st St.</td>
<td>2.5</td>
<td>Horizontal Mixed-Use</td>
</tr>
<tr>
<td>8 1086-1098 N 2nd St.</td>
<td>1.1</td>
<td>Multifamily</td>
</tr>
</tbody>
</table>
Help establish the three character areas for the three segments (northern, central, and southern) for this local transit village.

Character areas are places that have a distinct feel based upon the types of development and intensities allowed.

For example, a character area could be a neighborhood character area that encourages neighborhood-serving commercial uses with lower-intensity residential development in a mixed-use format and good pedestrian circulation. The Alameda has neighborhood-serving commercial uses on buildings' first and second floors with residential uses surrounding or above and therefore, would be an example of a neighborhood character area.

Another example of a character area could be a moderate density character area that encourages mid-rise commercial uses and multi-family development placed next to each other.

The last example of a character area could be a higher density character area that encourages higher intensity commercial development and residential development placed next to each other.
HISTORIC RESOURCES

CITY LANDMARKS

Legend

City Landmark Historic District
Historic Landmark
Potential Boundary Expansion
North St. Local Transit Village Boundary
VTA Light Rail

HISTORIC SITES

MOODY FLATS APARTMENTS
CITY LANDMARKS

BORCHER BROTHERS BUILDING

PLATE RESIDENCE