

TWO VISIONS FOR THE SITE

4700 EAST RIVERSIDE

Under Existing Zoning

- ✗ **Little to No Affordable Housing:**
0 to 5 Affordable Units
- ✗ **Limited Net Gain in Housing:**
1,300 new luxury housing units
- ✗ **Little to No Amenities for Residents:**
Suburban-style, largely residential
- ✗ **Limited Protections for Current Tenants:**
Notification requirement
- ✗ **Car-Centric TIA:**
Traditional Transportation Impact Analysis
and rough proportionality payment

Under Proposed Plan

- ✓ **More Affordable Housing:**
400 to 565 Affordable Units
- ✓ **Helps Meets the City's Housing Goals:**
4,700 new housing units
- ✓ **Jobs, Services, & Amenities for Residents:**
4.5 million sf of retail, office, & medical/dental
- ✓ **Robust Tenant Protections:**
Notification, assistance, right to return, & more
- ✓ **Person-Centric Mobility Plan:**
\$70 million for Complete Streets, subsidized
transit passes, circulator bus, & more.

TWO VISIONS FOR 4700 EAST RIVERSIDE: BY THE NUMBERS

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Area	City Goals	Under Existing Zoning	Under Proposal
Total Community Benefits Value		\$8.6 million	\$174 million
Total Affordable Housing Investment	45,000 New Units Up to 60% MFI by 2025	\$0	\$90.4 million
On-Site Affordable Housing ¹		-	\$87,476,143
Office/Commercial Fee in Lieu		-	\$3,000,000
Total Mobility Investment	50/50 Mode Share for Transportation by 2039	\$6.8 million	\$75.8 million
On-Site Improvements ²		\$6,778,652	\$12,533,193
Internal Street Network		\$6,778,652	\$6,778,652
Lakeshore Extension		-	\$1,049,225
Wickersham Extension		-	\$1,897,315
Elmont Bridge & Bike Lane		-	\$2,824,154
Off-Site Improvements		-	\$9,695,350
Roadways		-	\$5,518,750
Transit		-	\$1,756,600
BRT Light		-	\$1,606,000
Bus Stops on Pleasant Valley		-	\$150,600
Active Transportation		-	\$2,420,000
Longhorn Bridge		-	\$2,400,000
Bike Lane Connection to Trail		-	\$20,000
Transportation Demand Management		-	\$53,600,000
Total Parkland Investment	Increase Urban Core Residents Within ¼-mile of Parks	\$1.8 million	\$7.8 million
Parkland Dedication Value		\$1,409,069	\$4,987,755
Dedication (14 acres) ³		\$943,791	\$943,791
In Lieu		\$465,278	\$4,043,964
Development Fee		\$396,729	\$1,404,325
Country Club Creek Trail		-	\$1,473,800