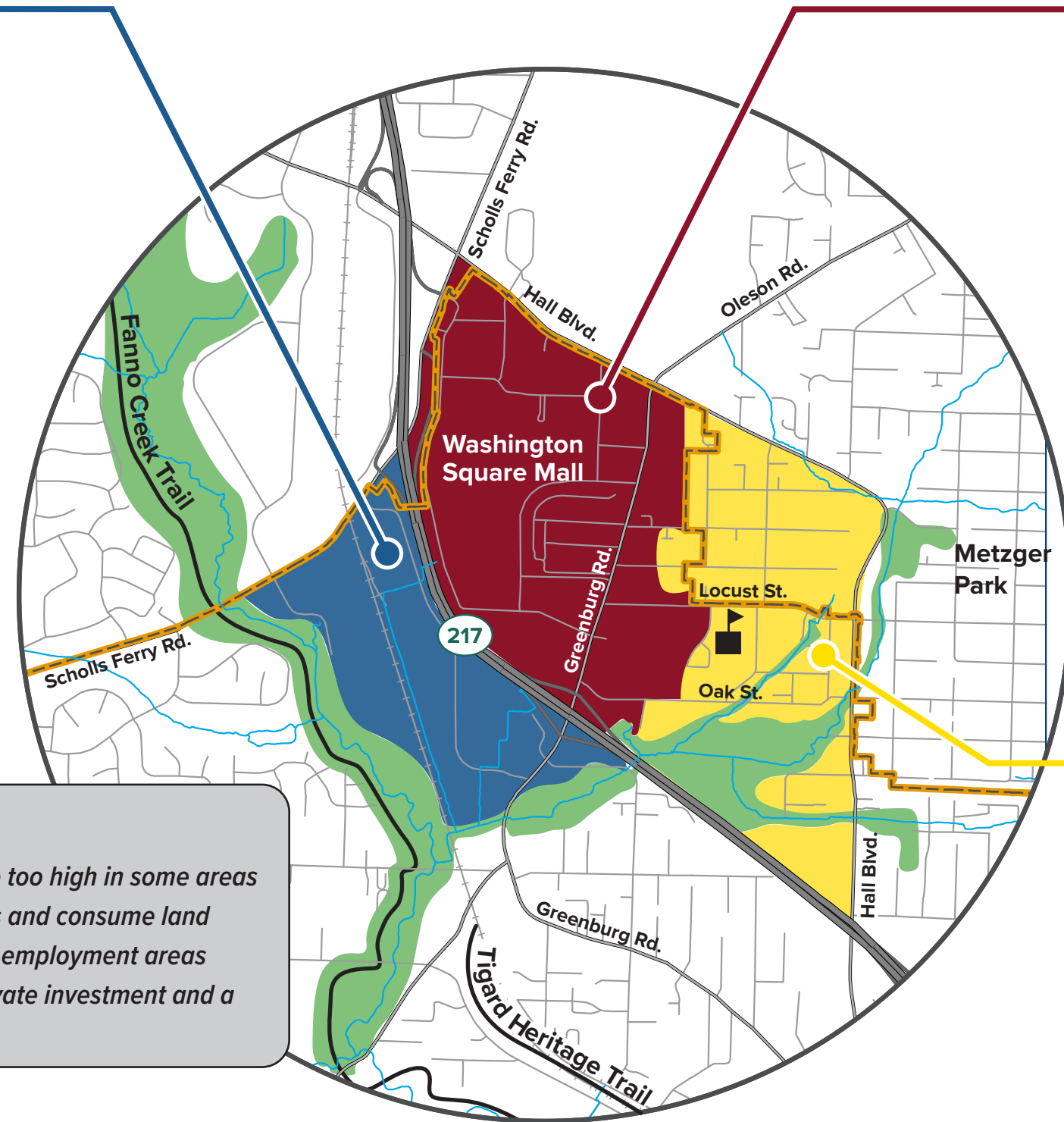


In Commercial/Employment Areas:

Opportunity for reuse and redevelopment of vacant and underutilized properties.

The market will likely support:

- New car dealerships
- Light manufacturing and industrial uses in existing buildings
- Retail and entertainment uses in new or existing buildings



Around the Mall:

Opportunity for large-scale redevelopment that is walkable, reinforces identity as regional destination, and supports a broader mix of uses and public amenities.

The market will likely support:

- New apartments with ground-floor commercial uses (4–7 stories now, possibly more in the future)
- New office buildings (2–4 stories now, possibly more in the future)
- Redesigned retail and entertainment spaces
- Conversion of retail spaces to other uses



Challenges for Development:

- Minimum height and density requirements are too high in some areas
- Minimum parking requirements increase costs and consume land
- Many light manufacturing uses not allowed in employment areas
- Major redevelopment requires substantial private investment and a strong market

In Residential Areas:

Opportunity for infill housing at a variety of scales.

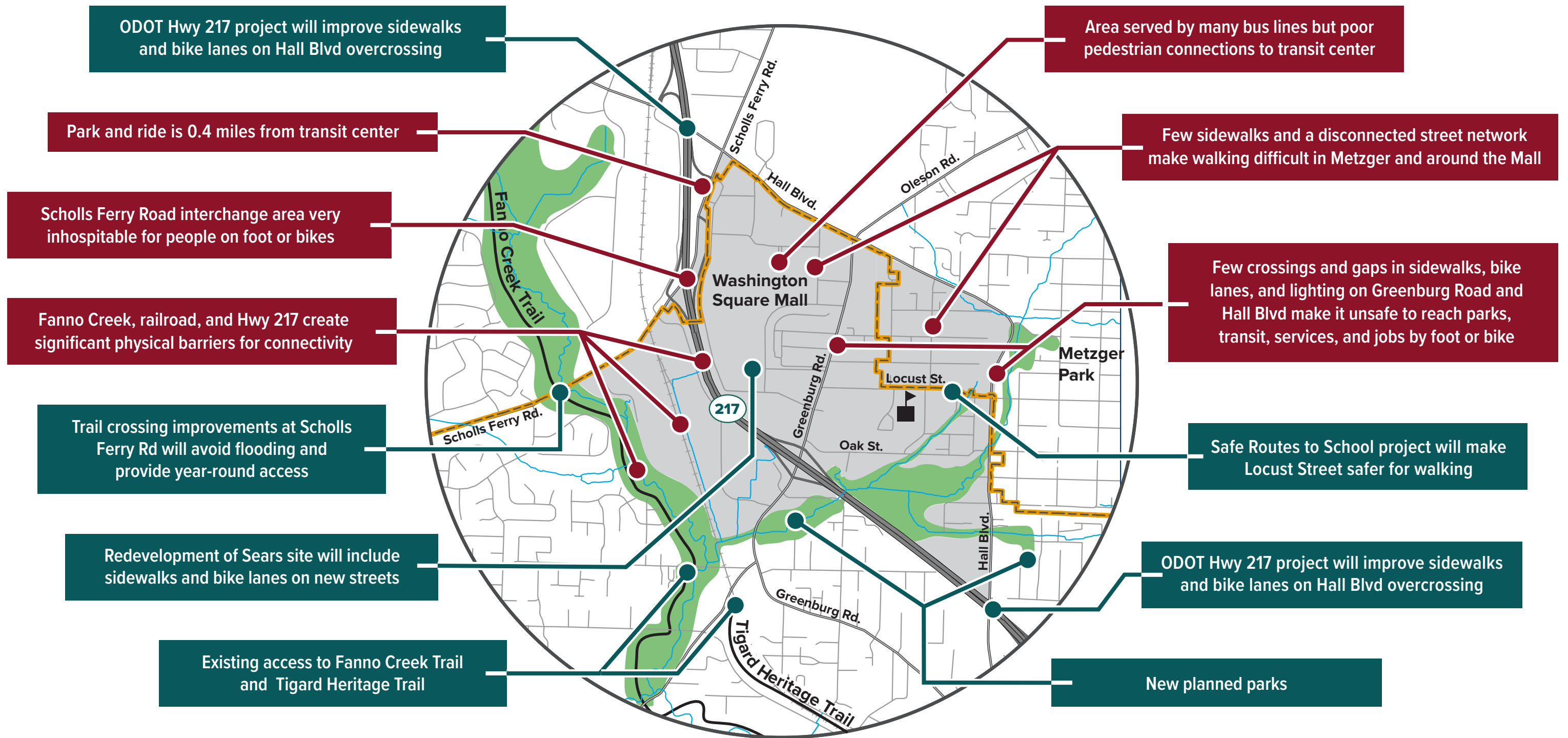
The market will likely support:

- 2–3 story apartments
- 4–6 story apartments
- Attached and detached homes on small lots



Legend

- City Boundary
- Green Spaces
- Commercial/Employment Areas
- Around the Mall
- Residential Areas
- Metzger Elem. School



Legend

- City Boundary
- Green Spaces
- Opportunity
- Challenge
- Metzger Elem. School

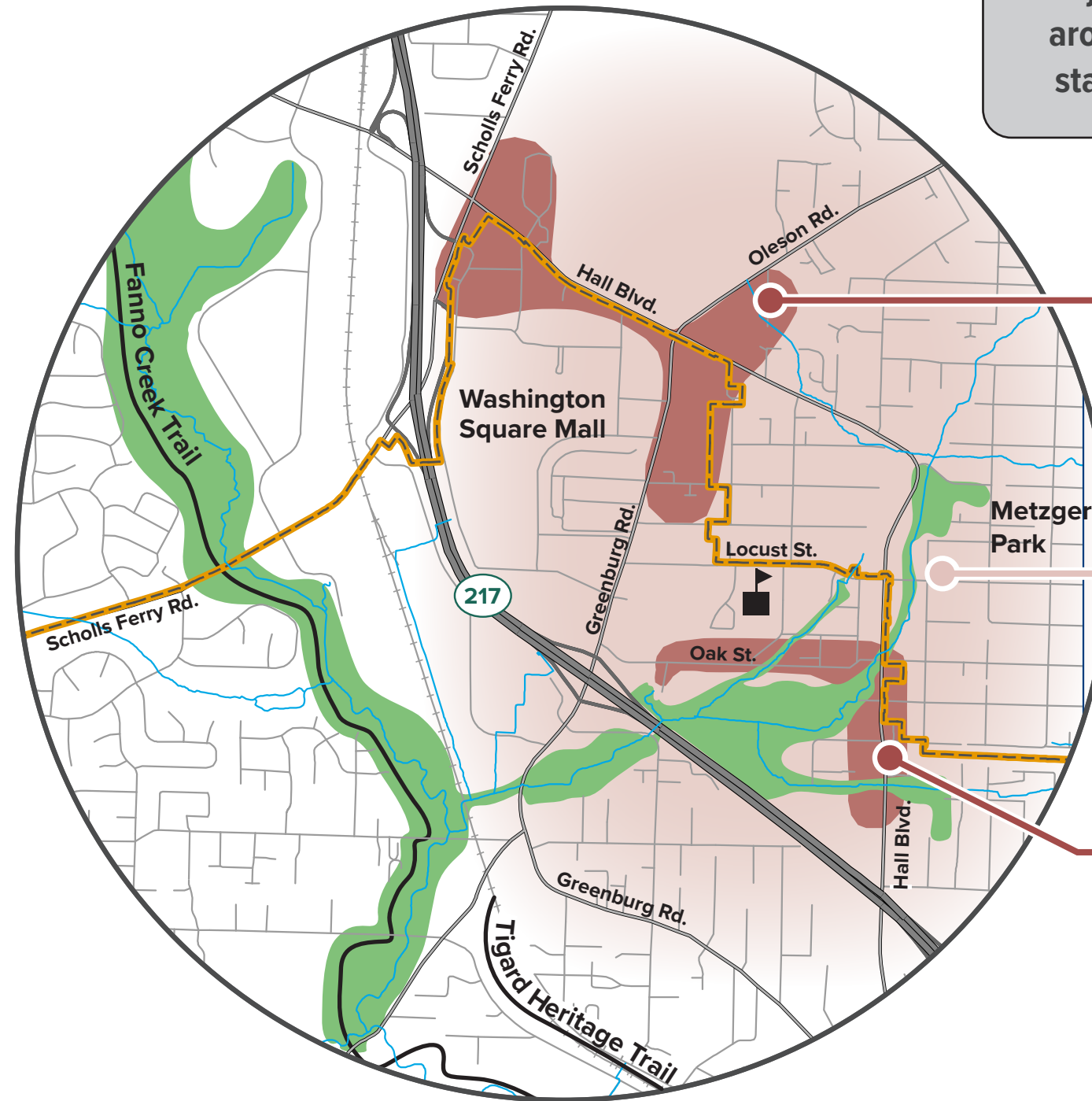
Potential Effects of Future Changes on Residents in the Washington Square Regional Center (WSRC)

The conditions that could cause current residents to be displaced from their homes are already present here.

Additionally, major redevelopment by property owners is expected in the future, and the City is hoping to improve streets, housing options, and access to parks in the area. When a place experiences these kinds of changes, current residents may face higher risk of displacement if:

- ▶ Rents rise faster than they can afford, or
- ▶ Rental property owners require them to move to redevelop or remodel.

Compared to the City overall, this area has a higher share of renters, low-income households, and historically-marginalized community members. These households tend to be at higher risk of displacement than other households.



Major redevelopment is likely to occur on and around the mall property. This is expected to start soon but will happen over many years.

Higher Risk Area:
Rental units closest to the mall could potentially experience greater market pressure over time to raise rents or redevelop.

Lower Risk Area:
Rental units further from the mall are less likely to experience an increase in market pressure to raise rents or redevelop.

Higher Risk Area:
Some rental houses on Oak Street and Hall Blvd could be redeveloped with higher-density housing, potentially displacing a small number of renters.

Legend

- City Boundary
- Green Spaces
- Higher Risk Area
- Lower Risk Area
- Metzger Elem. School