North End Neighborhood

The North End will be retained as a well-defined neighborhood with a range of low- and medium-density residential development with centralized neighborhood commercial goods and services.

Future Vision

The intent is to preserve building form and scale and maintain neighborhood connectivity and access to nearby commercial services. Buildings should orient toward the walk streets to create a similar-scale and orientation of buildings for compatibility with the surrounding neighborhood. The street frontages from driveways and curb cuts should be preserved to maintain the walkable qualities offered by the compact grid network of this neighborhood.

Intended Distribution of Land Uses

This neighborhood will be comprised of a combination of single-family and multi-family dwellings, with neighborhood commercial uses nearby.

Desired Form and Character

Building Design and Orientation

- Single-family residences, duplexes, and townhouses are the preferred residential types.
- Buildings should have a primary entrance onto the numbered streets, and are encouraged to have a secondary entrance on perpendicular streets.
- Front and side setbacks may be fairly narrow, with many building frontages within 10 feet of the sidewalk.
- Front porches, stoops, balconies, and terraces provide a sense of “outdoor public living”.
- Public views toward the beach are treasured.

Public Realm Design

- Residential parking is mostly accessed off alleys, which supports frontages that are pedestrian-oriented and active.
- It is acceptable for residences to “turn their backs” toward Valley Drive, installing fences or shrubbery as needed.
- Sidewalks are provided on all collector streets, and where right-of-way width allows, sidewalks are separated from the street by parkways and planting strips.