

Site U-1: Vahalla

Site Information

Address/Street: 201 Bridgeway and 206 Second Street

Site Area: 23,088 square feet (0.94 acres)

Owner: Jon Roberts and John Boccardo

Assessor Parcel Numbers: 065-242-06 and 065-242-17

Current Use: 201 Bridgeway— currently vacant two story structure; 206 Second Street— approximately 33-space parking lot with a single family home

Existing Building(s): One two-story commercial building; one one-story 1911 single-family home

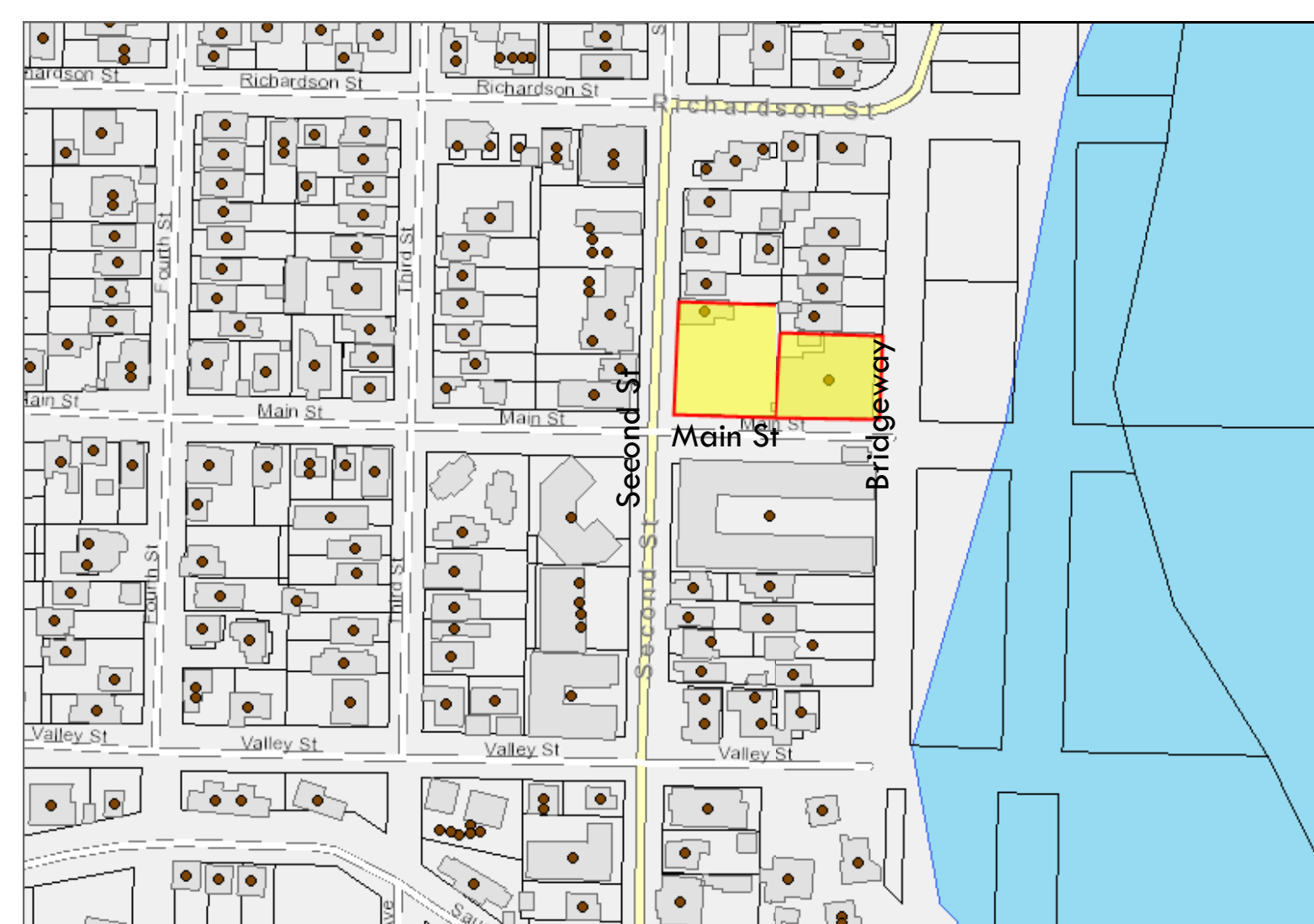
Constraints: Commercial building is a noteworthy structure

Current General Plan Designation: 201 Bridgeway: Neighborhood Commercial— maximum 29 dwelling units/acre; 206 Second Street: Split between Neighborhood Commercial and Multi-Family Residential— maximum 29 dwelling units/acre

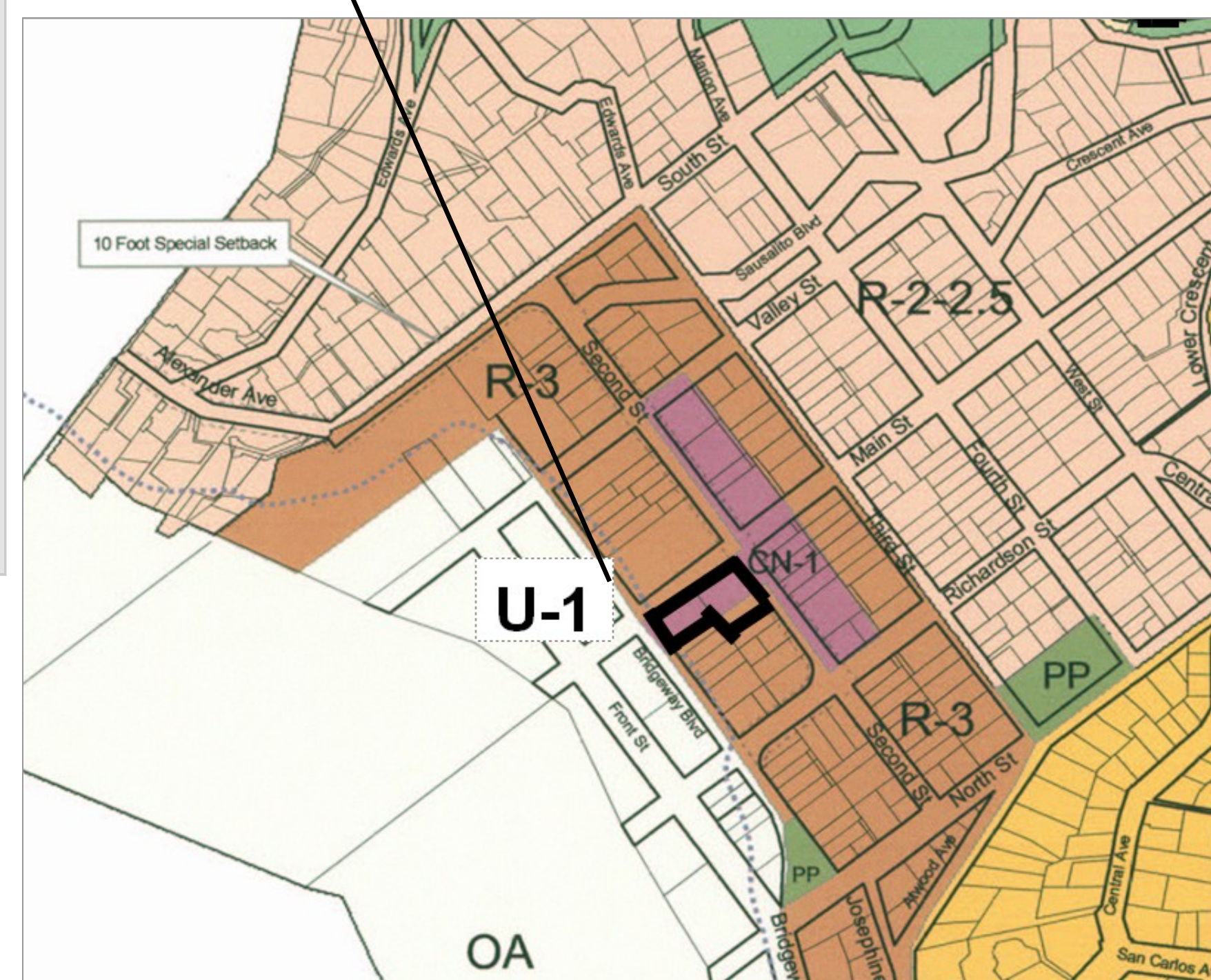
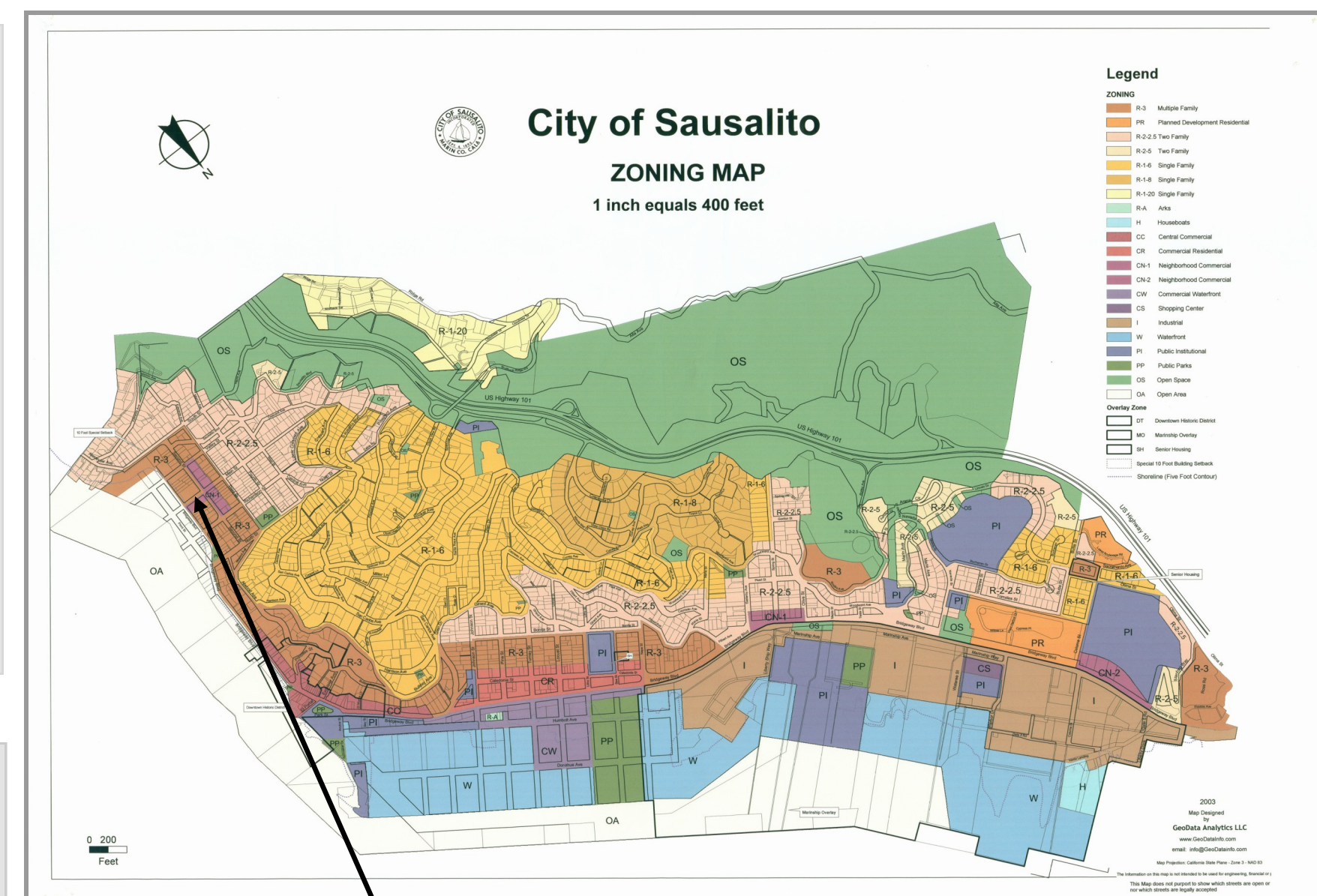
Current Zoning Designation: 201 Bridgeway: Neighborhood Commercial (CN-1)(maximum 1 dwelling unit/1,500 square feet of parcel area); residential only allowed above the ground level; 206 Second Street: Split between Neighborhood Commercial (CN-1) and Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)



Site Location



Current Zoning



Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

U-1: Vahalla Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
15	15*	Current R-3 22** 22*

*A zone change to R3 would allow residential on the ground floor

**Units required to be above ground level