

Site U-3: 1700 Block of Bridgeway

Site Information

Address/Street: 1757/1751 Bridgeway and 160 Filbert

Site Area: 18,088 square feet (0.45 acres)

Owner: T8 Ventures Sausalito LLC

Assessor Parcel Number: 064-151-02

Current Use: Residential

Existing Building(s): Three blighted residences

Constraints: Three blighted units are located on site

Current General Plan Designation: Multi-Family Residential— maximum 29 dwelling units/acre

Current Zoning Designation: Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)



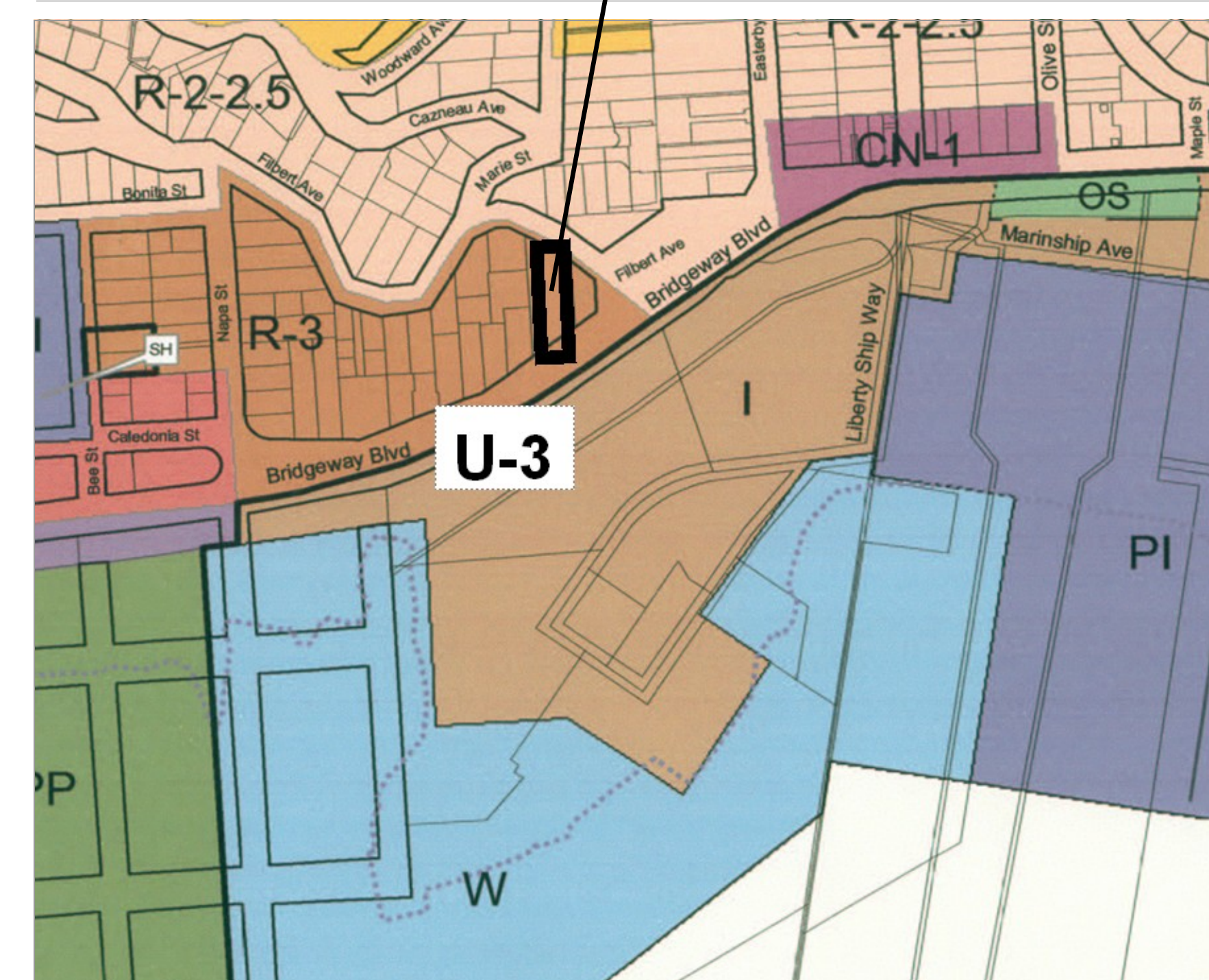
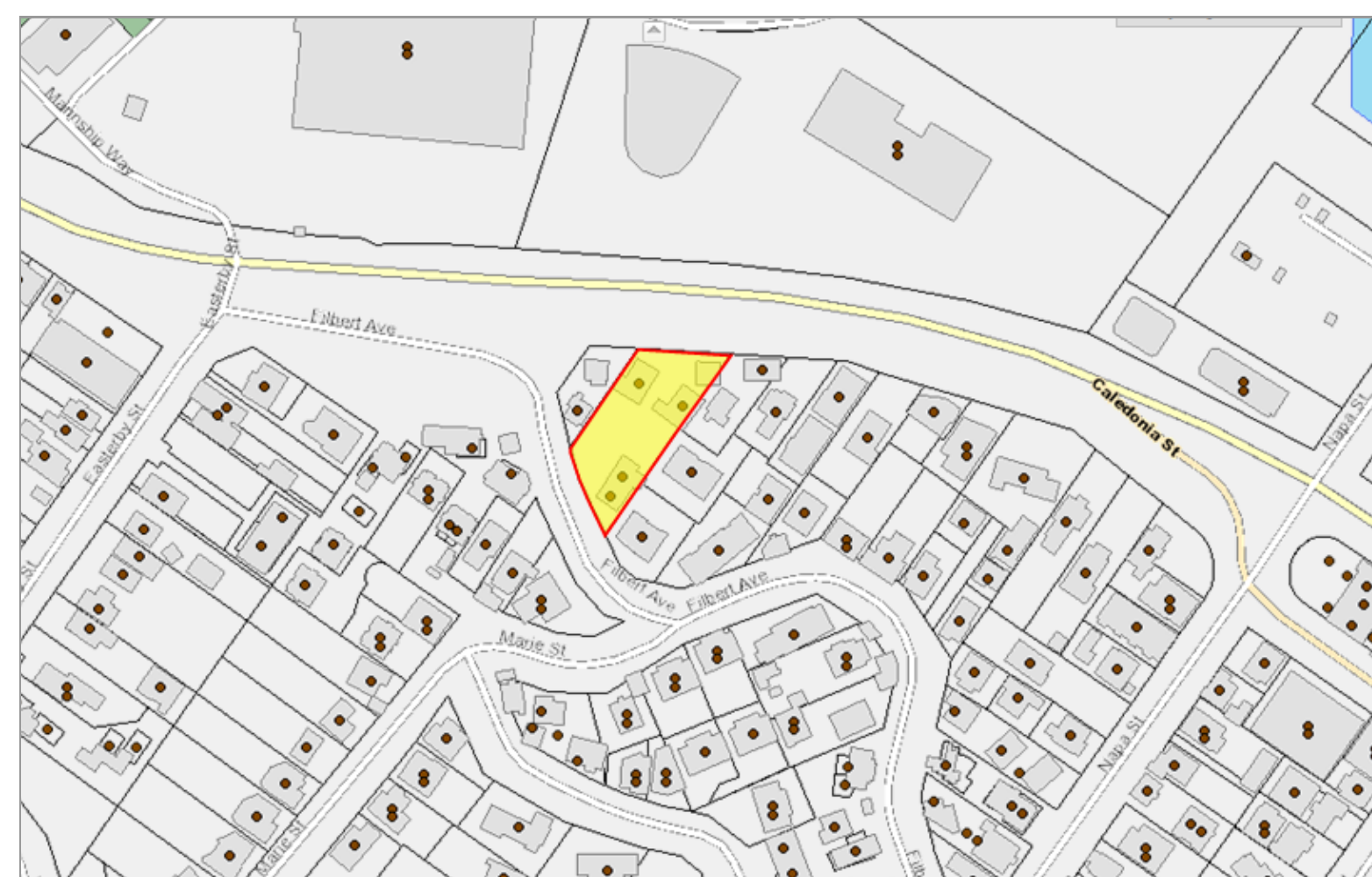
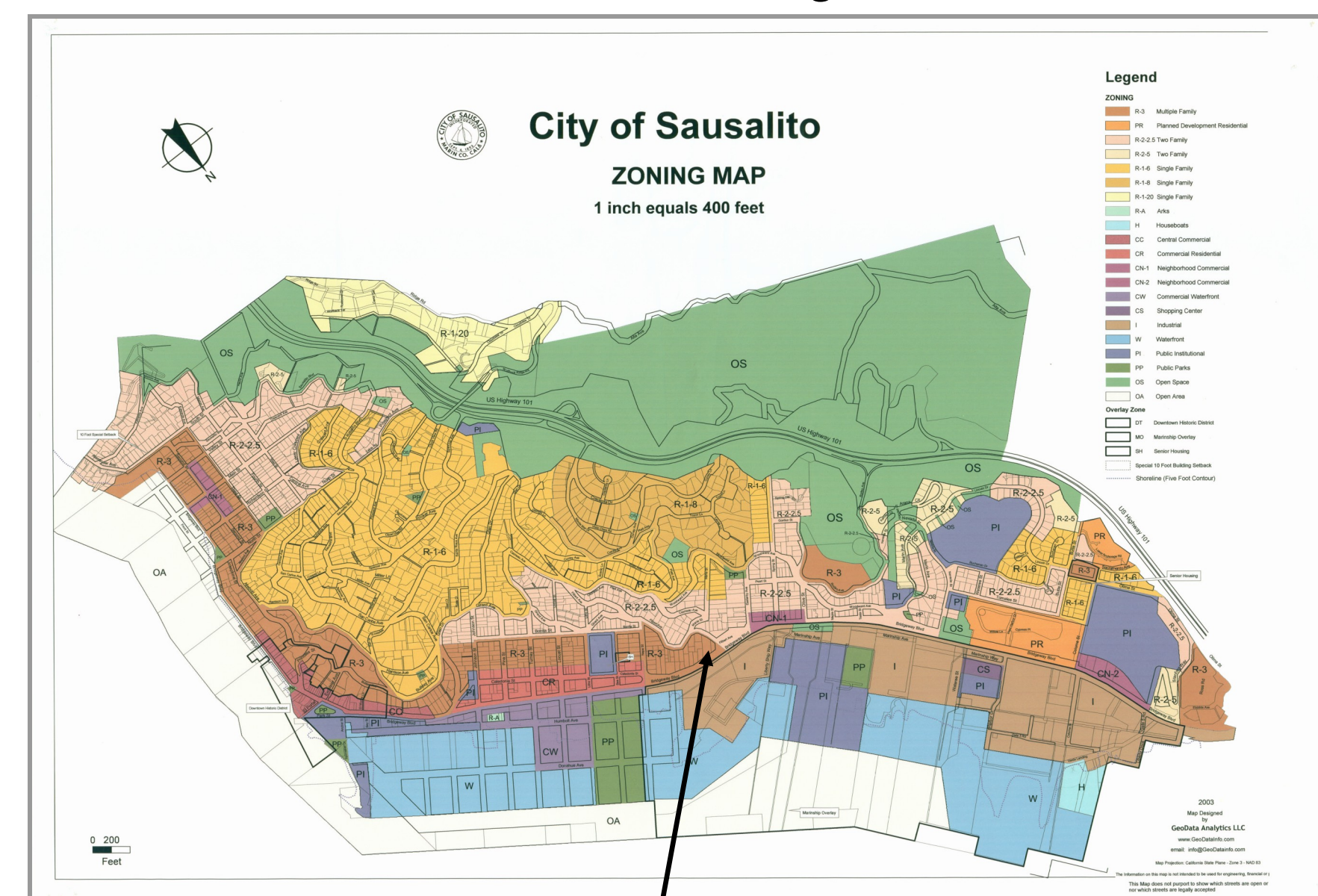
Site Location



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-3: Bridgeway Infill 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:
12	n/a*	Current R-3 18 n/a*

*Site is already zoned R-3