

Site V-2: 800 Block of Bridgeway

Site Information

Address/Street: Bridgeway, near downtown commercial core

Nearest Address: In between 833 Bridgeway and 885 Bridgeway

Site Area: 11,903 square feet (0.23 acres)

Owner: Auberge De Lydie LLC

Assessor Parcel Number: 065-063-12

Current Use: Vacant

Existing Building(s): None

Constraints: Steep Slopes, access to site may be challenging unless significant excavation occurred

Current General Plan Designation:

Central Commercial— residential use allowed above the ground floor only

Current Zoning Designation: Central

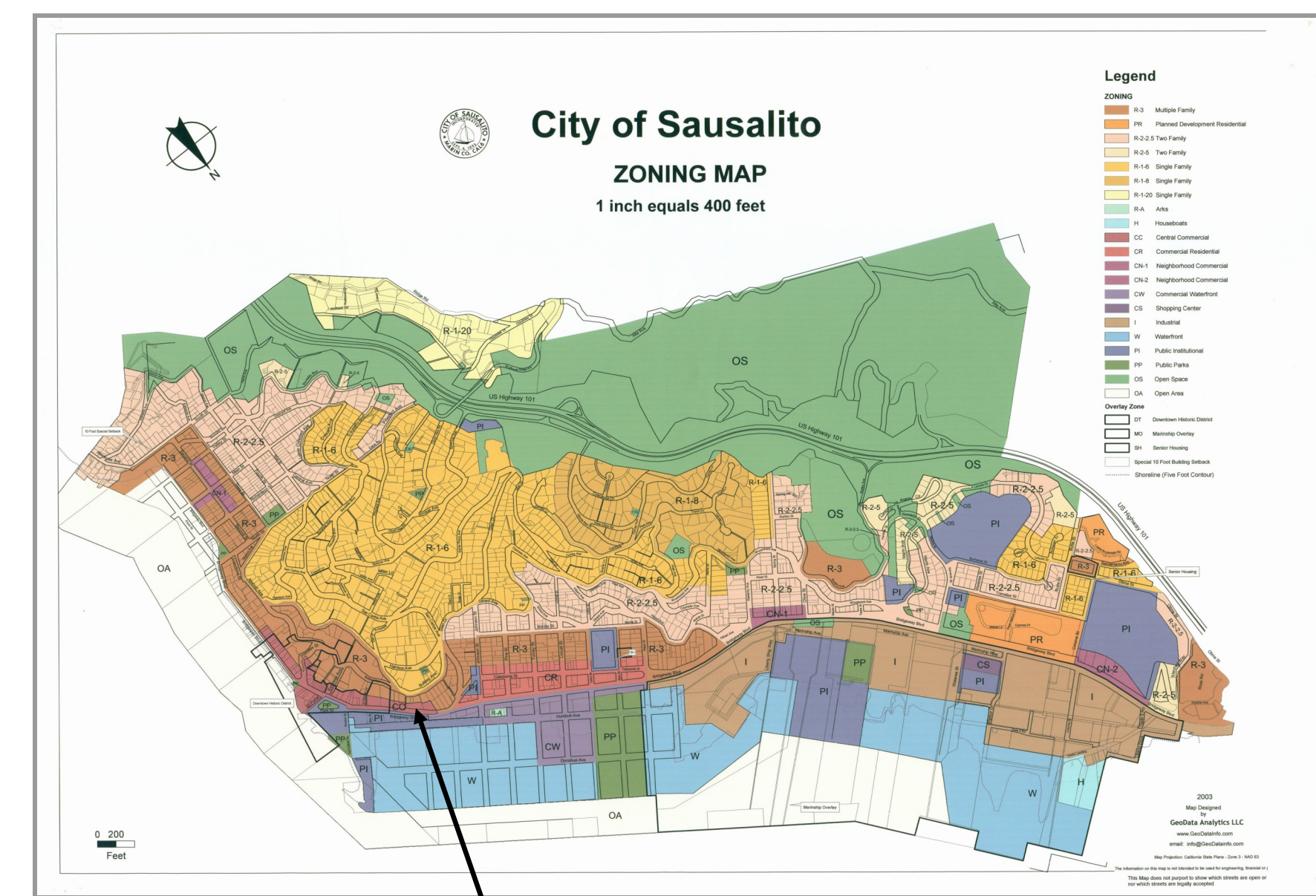
Commercial (CC)— residential use allowed above the ground floor only



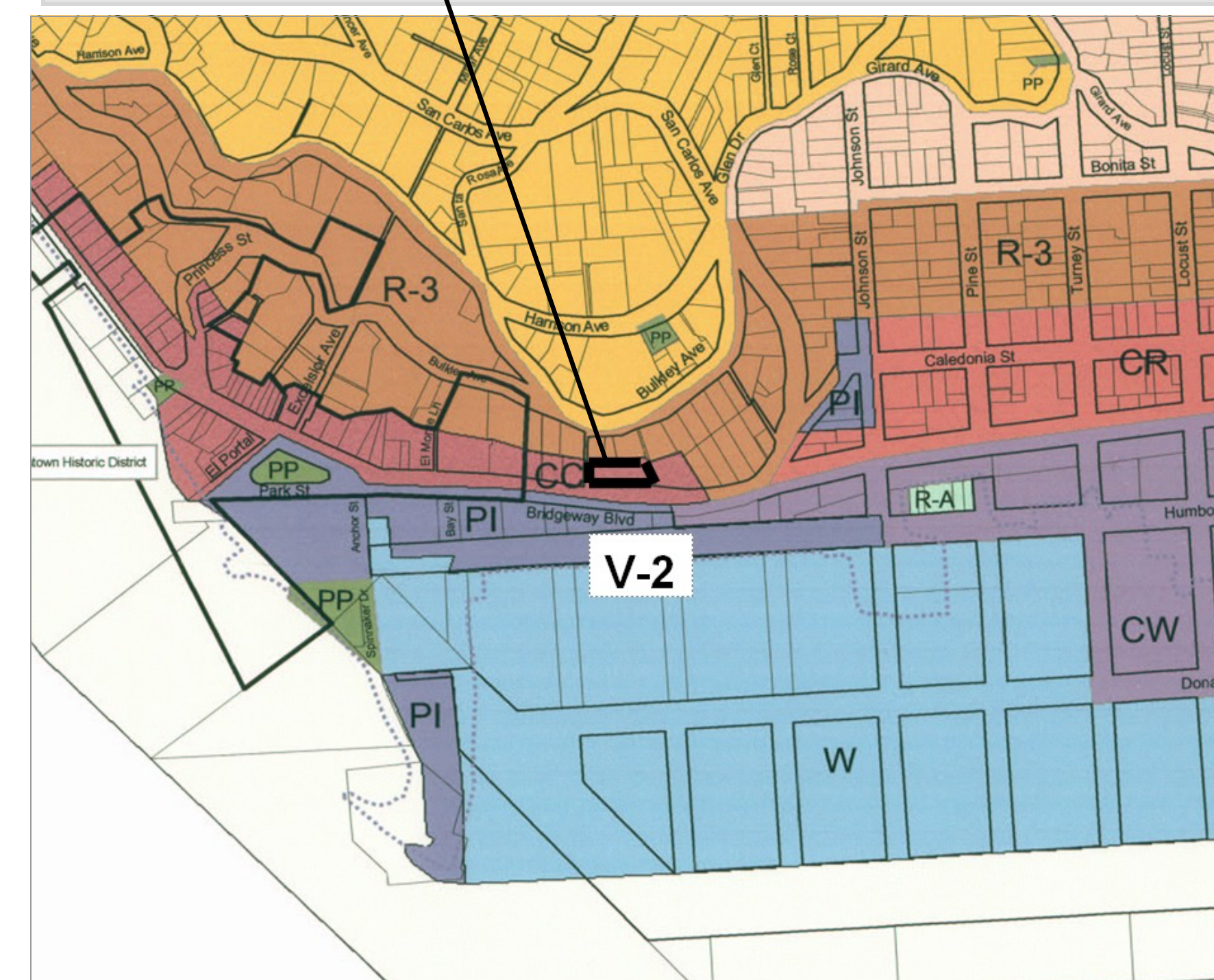
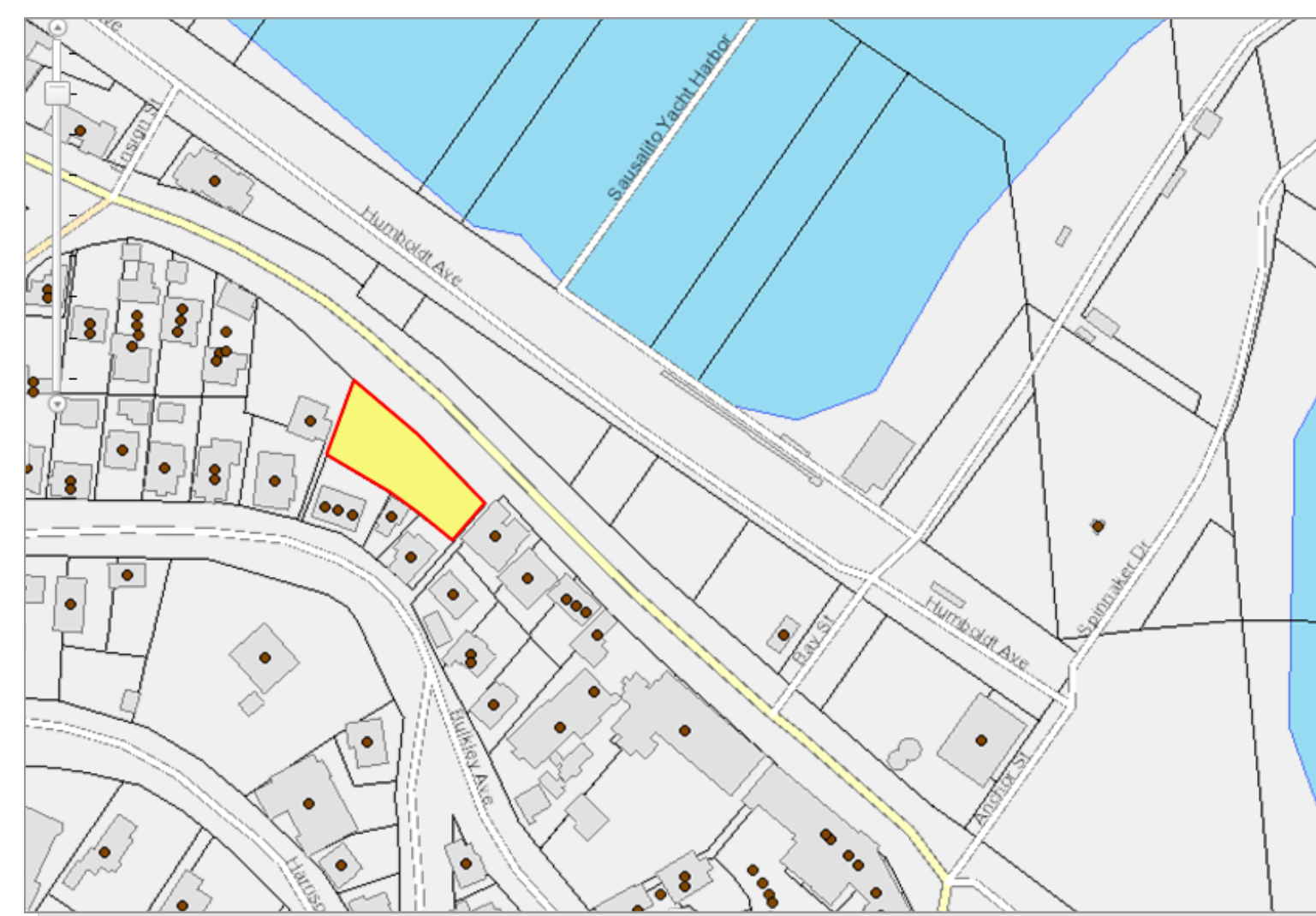
Site Location

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.



V-2: Bridgeway Commercial

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:
7	7	Current R-3 10* 10*

*As this site provides less than 16 units/acre a feasibility analysis is required to be performed to demonstrate that the development of affordable housing is feasible