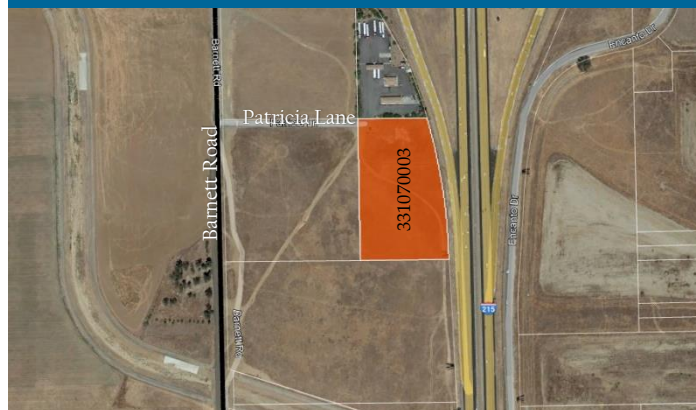


Site 7.3 – Aerial Map



Site 7.3: Site 7.3 includes one parcel that is vacant is 1.09 acres in size. Site 7.3 is zoned Community Commercial, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right with the provision that at least 20 percent of the units must be deed-restricted for lower income households. Site 7.3 is located near an existing commercial center, transit station and residential development that is planned or under construction. Consequently, it was conservatively assumed that it will develop with at least half residential uses. At 30 units per acre, assuming 50 percent capacity, the site can realistically accommodate a total of 13 units. Because Site 7.3 is greater than 0.5 acres and less than 10 acres in size but based on the capacity assumptions can only accommodate 13 units, it was assumed that it could accommodate moderate income residential development. If 100 percent residential development is achieved than 26 units can be accommodated, or if Site 7.3 is consolidated with Site 7.2, the site could support lower income development. Given the site's transit accessibility, location just south of the Green Valley Specific Plan, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 7.4 – Aerial Map



Site 7.4: Site 7.4 includes one parcel that is vacant and 5.73 acres in size. Site 7.4 is zoned commercial, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right with the provision that at least 20 percent residential uses will be deed restricted for lower income households. Because Site 7.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. Because the site is in a commercially zoned area, it was conservatively assumed that it could be developed with 50 percent residential uses. At 30 units per acre, assuming 50 percent capacity, the site can realistically accommodate a total of 69 units for lower income households. Given the site's transit accessibility, proximity to other planned or underway housing, and high potential for increased development, this site is likely to be developed with residential uses during the 2021-2029 planning period.