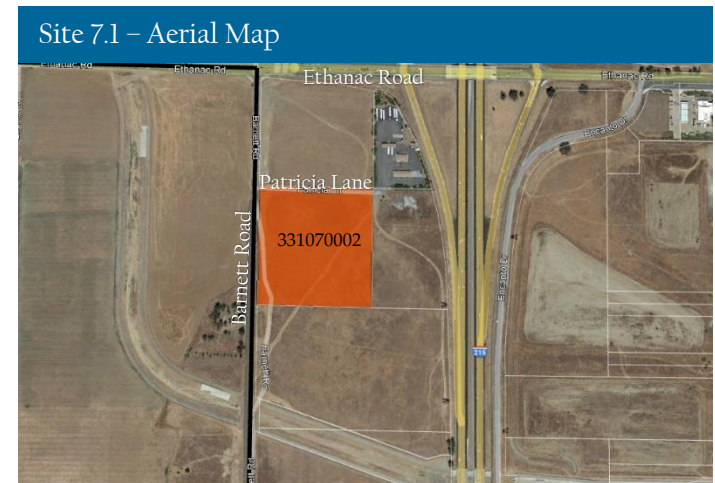


Site 7.1: Site 7.1 includes one parcel that is vacant is 9.39 acres in size. Site 7.1 is zoned Community Commercial, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right with the provision that at least 20 percent of the units must be deed-restricted for lower income households. Because Site 7.1 is less than 10 acres in size, it was assumed that it could accommodate lower income residential development. Because the site is located near an existing commercial center, transit station and residential development that is planned or under construction, 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 126 units. 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 7.2: Site 7.2 includes one parcel that is vacant and 14.89 acres in size. Site 7.2 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. Because Site 7.2 is greater than 10 acres in size, and could be adjacent to other mixed use, lower income developments, it was assumed that this site could accommodate moderate-income, mixed-use development. At 30 units per acre, assuming 50 percent capacity, the site can realistically accommodate a total of 179 units. 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.

