






Alternative G: Northwest Bayshore,
125 Valley Drive &
R-3 Minimum Density/Expansion



-  Rezone Split Parcels and 1/2 of First Block of San Bruno to R-3
-  Rezone from Commercial to Mixed Use (20 units/acre minimum after 25% land dedication)
-  Establish a Minimum Density (20 units/acre minimum) in the Existing R-3
-  Rezone from PD to R-3, with Open Space Dedication*
-  Current Zoning District Boundary (approximate)

Note: In the Northwest Bayshore subarea the 22 +/- acre "Levinson" parcel is shown for rezoning. As indicated on the Housing Alternatives Reference Chart, 25 percent is assumed for development and 75% would be dedicated to Open Space. So for this alternative, 20 units/acre is applied to 5.5 acres (25% of the site). This is assumed to be clustered to the corner of Main Street and Bayshore Blvd, based on topography (approximately 20% slope). Approximately 50% of this site was proposed for dedication to Open Space in the "Open Space Plan", 2002.

