

Site #5: Walnut/Arrow

Site #5 is a 11.5-acre group of 10 parcels located directly adjacent to the Gold Line station, currently under construction. The site includes a pet service, offices, storage, auto repair, and 2.3-acre city yard. The site is underutilized given its modest improvement-land value ratio and Metro interest in the site. There are no known environmental or infrastructure constraints at the site. The site is primed for mixed use; two mixed use projects are within 300 feet of the subject site. To facilitate development, the City will redesignate the site for mixed uses, allow a density of 35-45 dus/ac, and accommodate 242 units. The prior housing element included this site under the Affordable Housing Overlay. The City owns 20% of the site and one property owner owns 10% of the site and has expressed interest in consolidation. Further consolidation would create the most cohesive project. Program #5 addresses the statutes required to be addressed for this site.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: varied
Current Zoning: M-1 / Public/Semi Public	Building/Lot Ratio: 19%
Assess. Parcel: 8390-018-023, 040, -045-046, -027, -197, -066; and -907, -908, -909	Assessed Imp/Land Ratio: <0.84
Parcel Acreage: 11.5 acres	Developer Interest: Some
Ownership: 8 owners	Anticipated Use: Mixed Uses
Current Uses: Storage, City Yard, Office, gas station, auto repair, etc.	Proposed Density: 35-45 du/acre

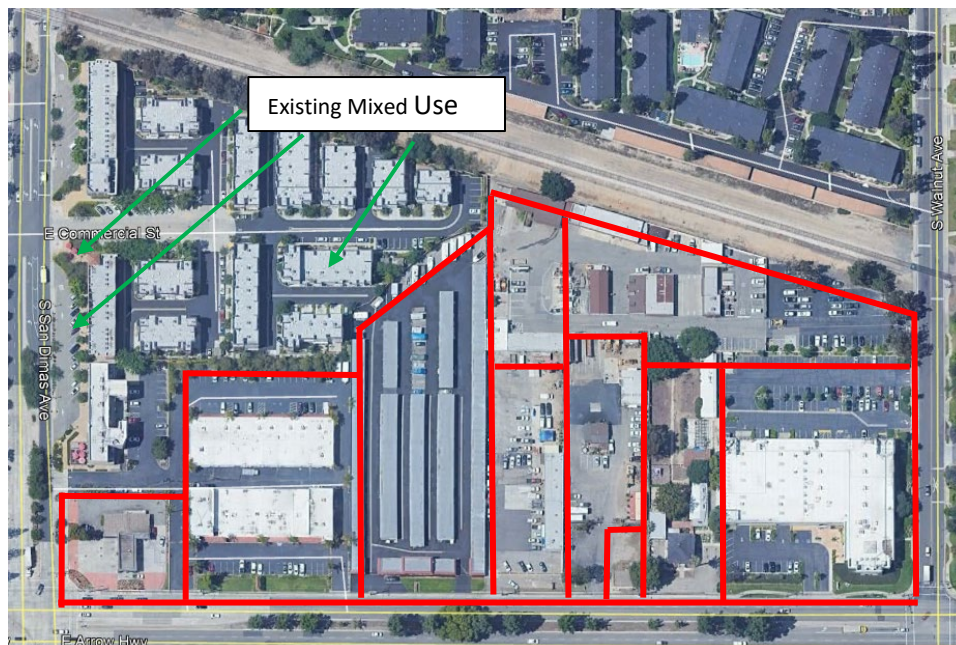


Figure A-5 Walnut/Arrow Site