

Marconi Station - RT Northeast Line Transit Overlay Map

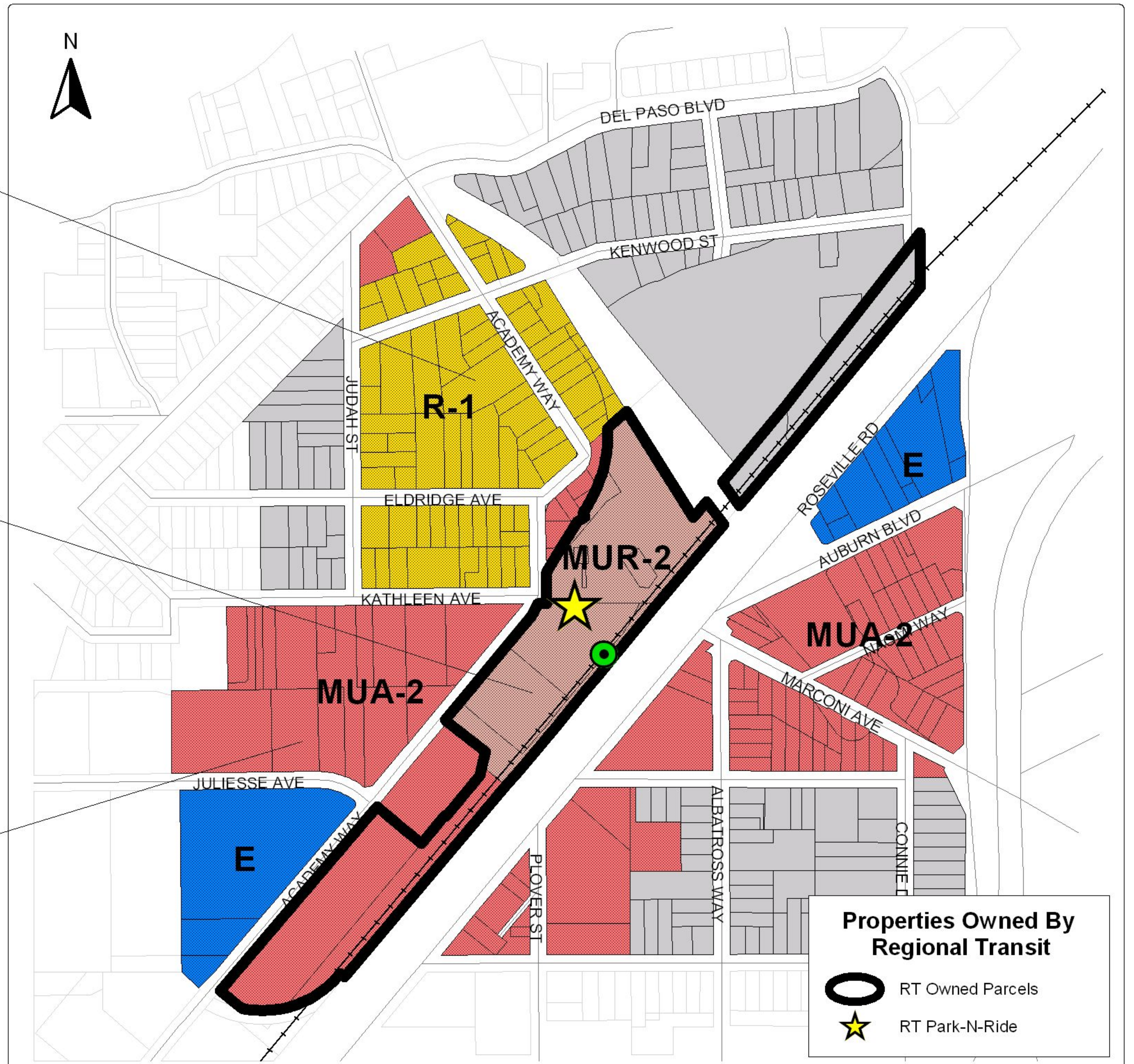
Townhouse



Multi Family 4 Story TOD



Live/Work Units



Properties Owned By Regional Transit

- RT Owned Parcels
- RT Park-N-Ride

Key Plan Features

- Primarily housing (use RT property)
- Limited retail to serve residents

Identified Market Opportunities

- Long-term opportunity for multifamily housing
- Mixed-use, neighborhood-serving retail below residential

Legend

**Density ranges are starting point for City Code process.*

Transit Overlay Zones

- MUR-1 Mixed Use Required, High Density
- MUR-2 Mixed Use Required, Med Density
- MUA-1 Mixed Use Allowed, Med Density
- MUA-2 Mixed Use Allowed, Low Density

- R-1 Multi Family, Med Density (20-60 du/acre)*
- R-2 Multi Family, Low Density (15-40 du/acre)*
- R-3 Single Family, Small Lot (10-20 du/acre)*
- R-4 Single Family, Accessory Unit (10 du/acre)*

- E Employment
- Transit Station & Rail Line
- Study Area Parcels Outside Transit Overlay Zone

PLACE³S Indicators

	Current	Additional	Total
Dwelling Units:	533	1,256	1,789
Employees:	1,257	1,613	2,870
% Change in VMT*:	--	--	-16%
% Change in Rail Boardings*:	--	--	>+100%
Total Plan Construction Value:	\$246,000,000		
Total RT-Owned Acres:	20		

** Measured from Existing Conditions in Corridor.*



B • A • E
Day Area Economics

