

Royal Oaks Station - RT Northeast Line Transit Overlay Map

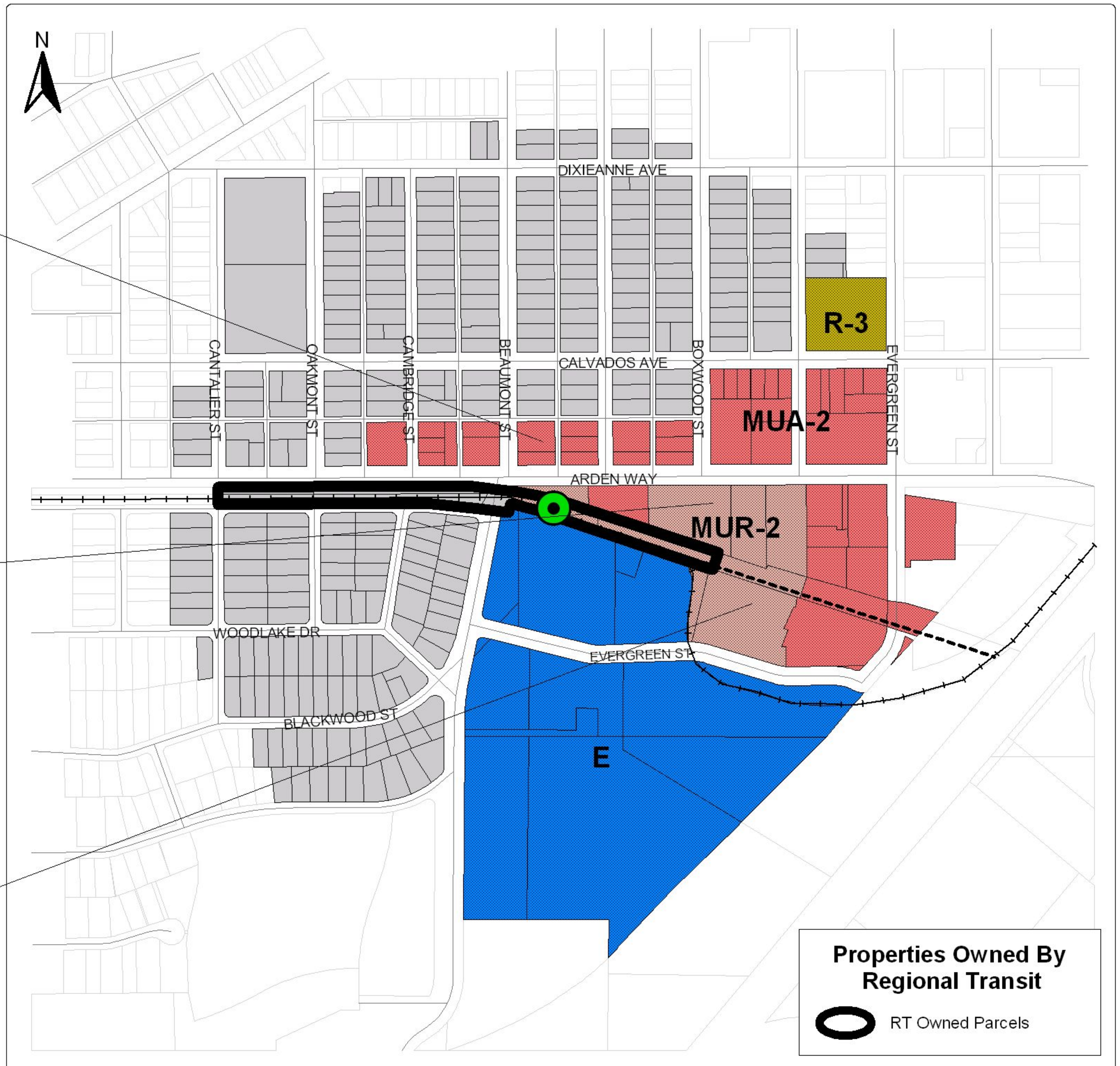
Ret/Res 2 Story TOD



Ret/Res 3 Story TOD



Ret/Office 3 Story TOD

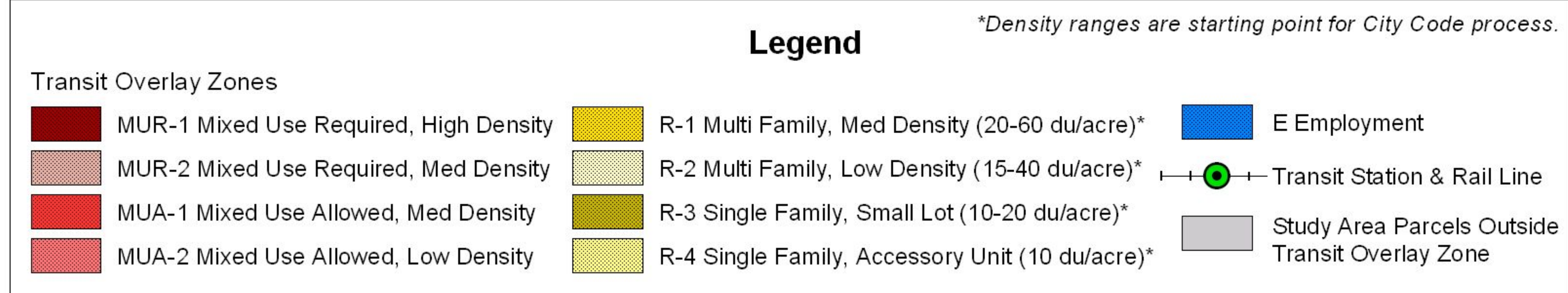


Key Plan Features

- Use RT owned land to build on existing office orientation
- Retail fronting on Arden Way

Identified Market Opportunities

- Office
- Multifamily residential
- Small-lot residential
- Mixed-use, retail-office and retail-residential



PLACE³S Indicators

	Current	Additional	Total
Dwelling Units:	394	830	1,224
Employees:	1,284	853	2,137
% Change in VMT*:	--	--	-15%
% Change in Rail Boardings*:	--	--	+68%
Total Plan Construction Value:	\$191,000,000		
Total RT-Owned Acres:	2		

* Measured from Existing Conditions in Corridor.



B · A · E
Day Area Economics

