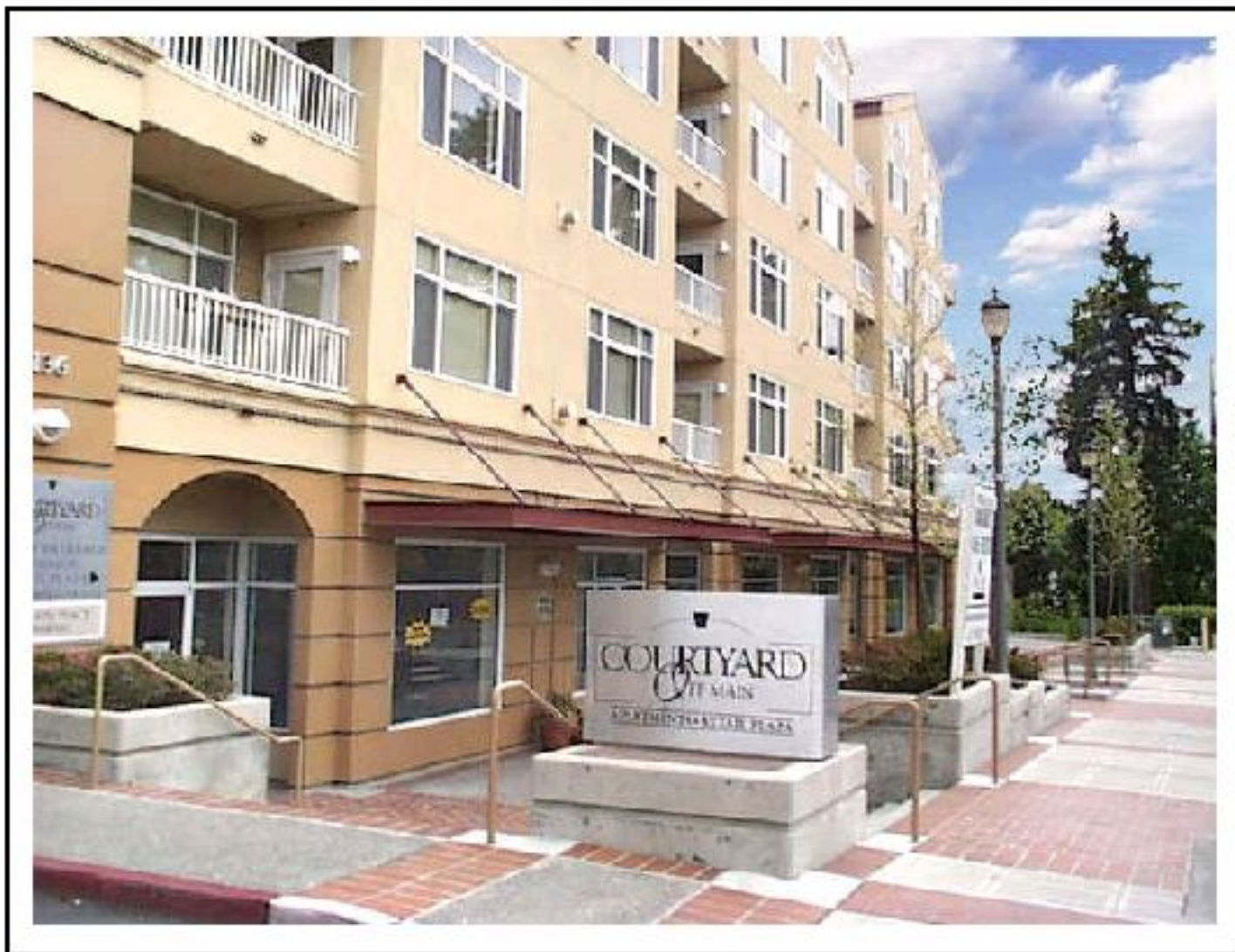
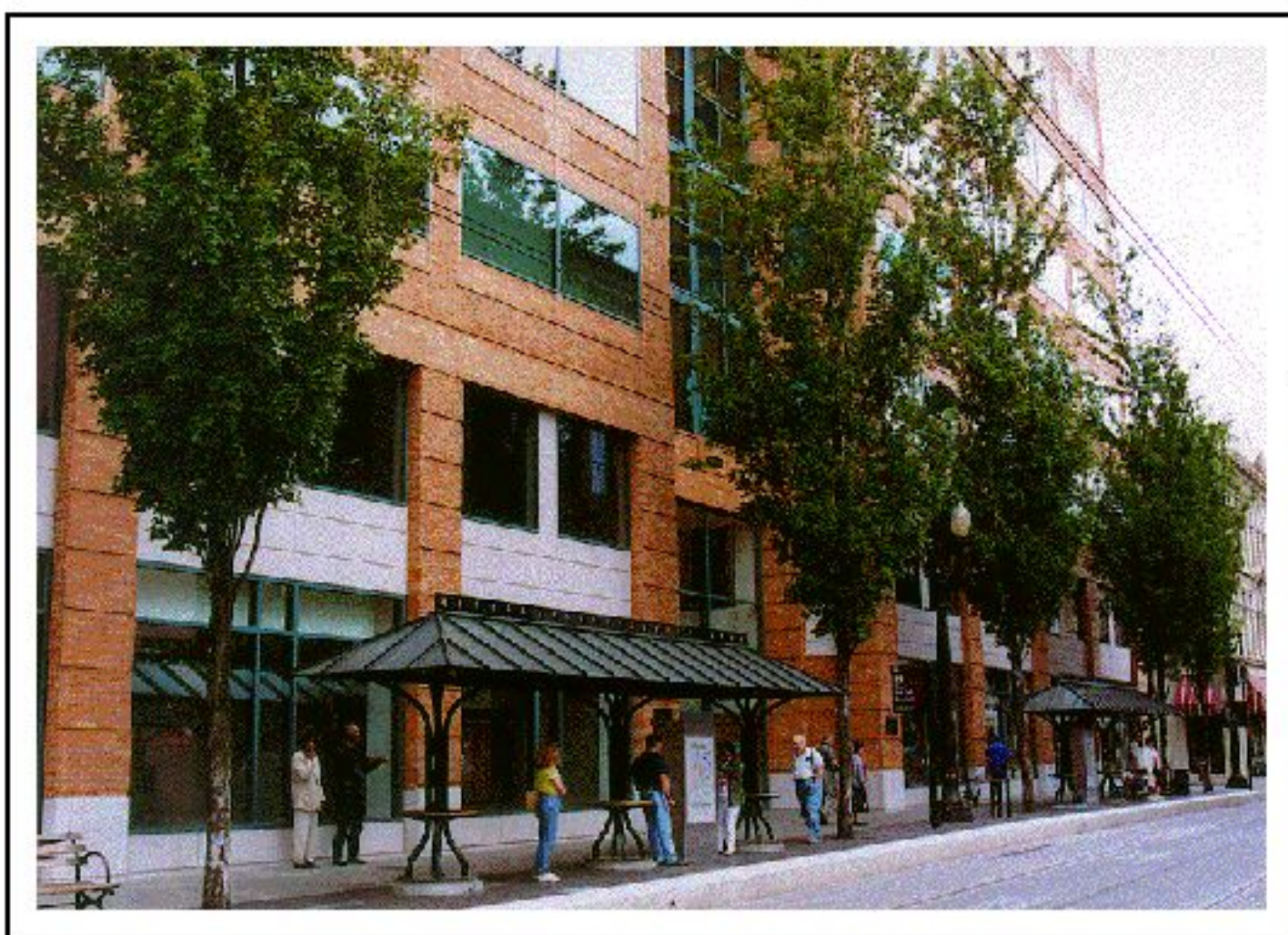


Swanston Station - RT Northeast Line Transit Overlay Map

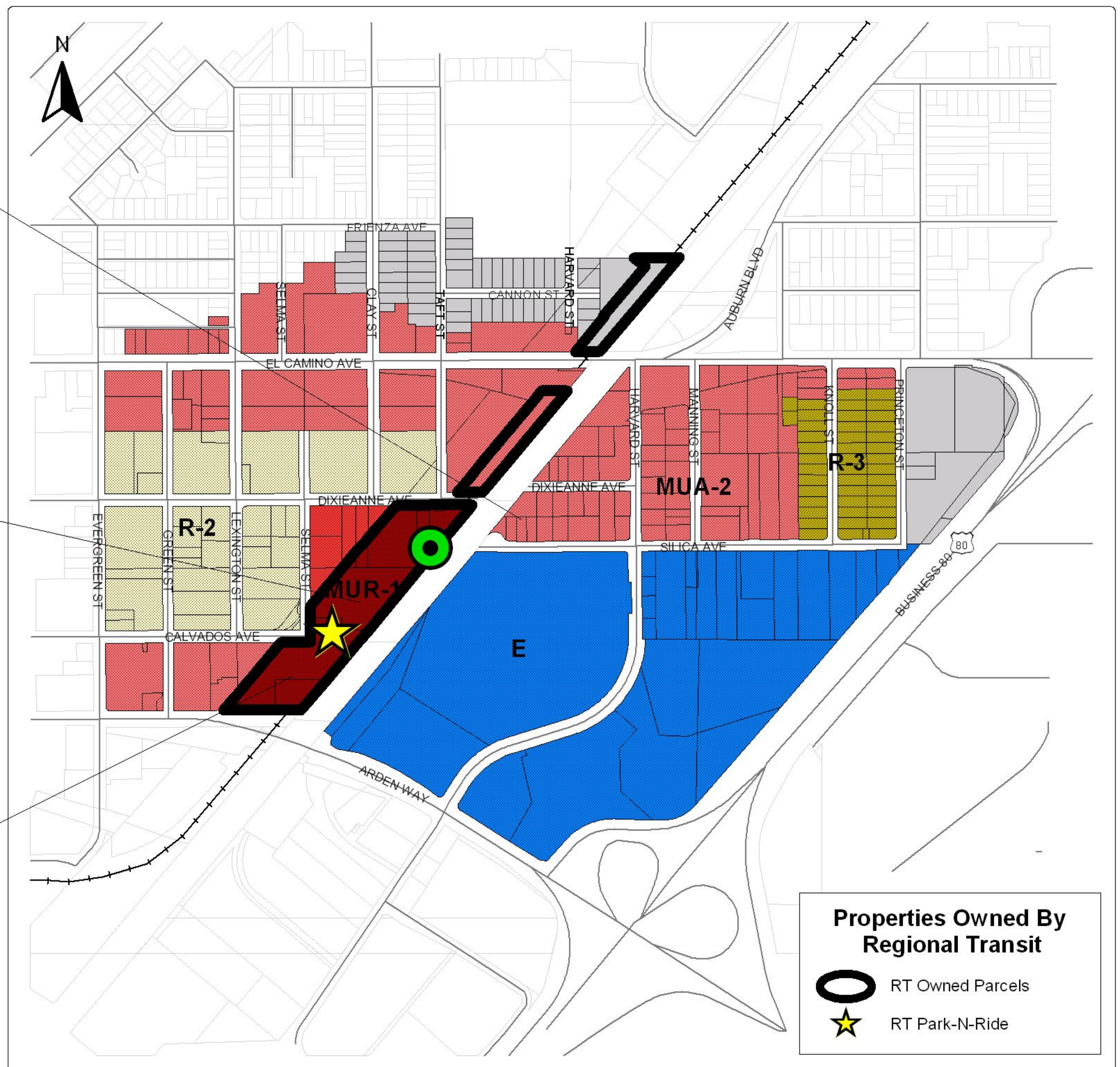
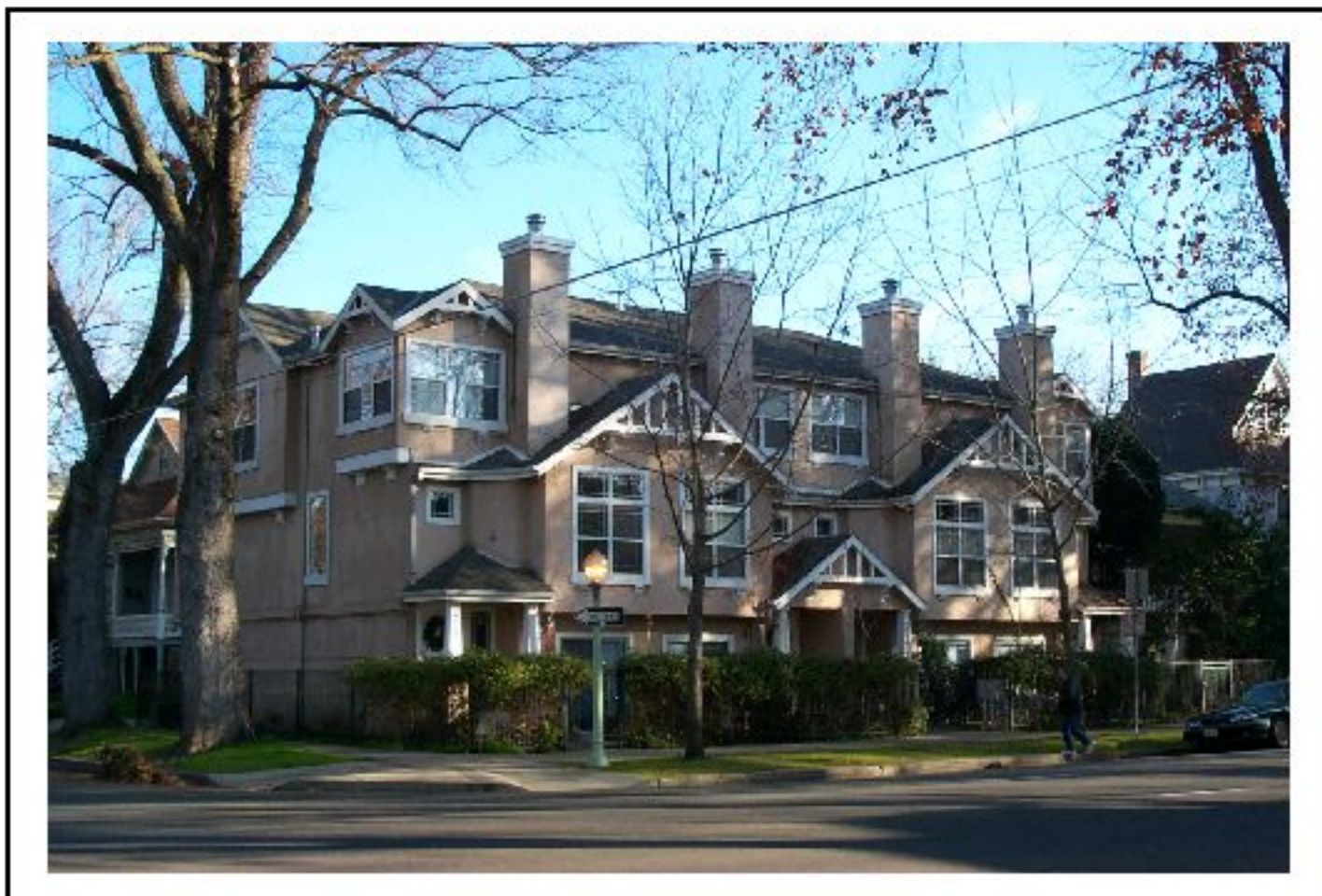
Ret/Res 4 Story TOD



Office 6 Story TOD



Multi Family 4 Story TOD



Properties Owned By Regional Transit

- RT Owned Parcels
- RT Park-N-Ride

Key Plan Features

- Large scale mixed use transit village (office, housing, limited retail)
- Aggressive joint development on RT property (above transit center, park and ride functions)
- Pedestrian skywalk to connect east and west

Identified Market Opportunities

- Multifamily residential
- Neighborhood-serving retail
- Office

Legend

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

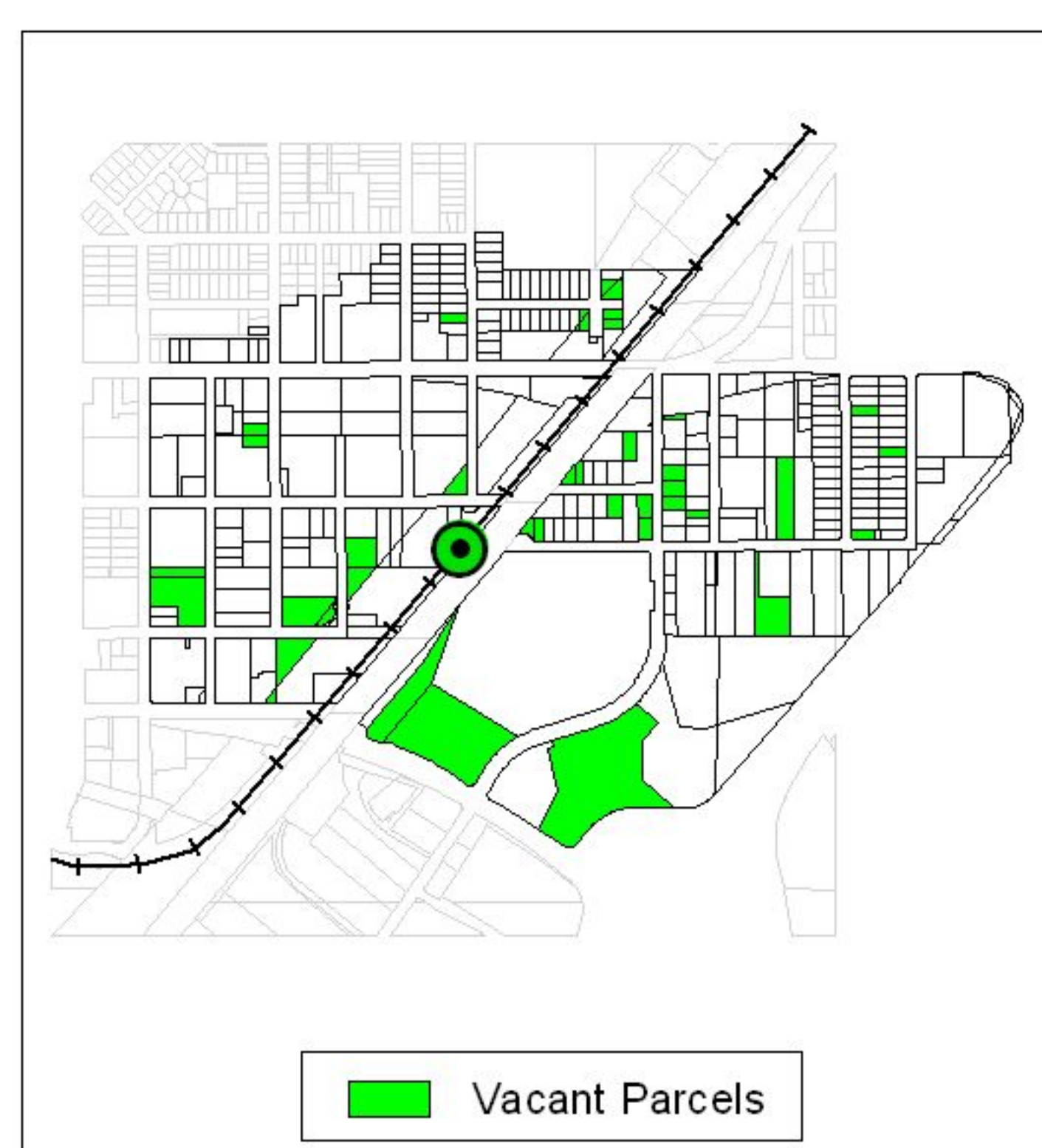
Transit Overlay Zones

MUR-1 Mixed Use Required, High Density	R-1 Multi Family, Med Density (20-60 du/acre)*	E Employment
MUR-2 Mixed Use Required, Med Density	R-2 Multi Family, Low Density (15-40 du/acre)*	Transit Station & Rail Line
MUA-1 Mixed Use Allowed, Med Density	R-3 Single Family, Small Lot (10-20 du/acre)*	Study Area Parcels Outside Transit Overlay Zone
MUA-2 Mixed Use Allowed, Low Density	R-4 Single Family, Accessory Unit (10 du/acre)*	

PLACE³S Indicators

	Current	Additional	Total
Dwelling Units:	364	1,210	1,574
Employees:	4,017	5,019	9,036
% Change in VMT*:	--	--	>-20%
% Change in Rail Boardings*:	--	--	>+100%
Total Plan Construction Value:	\$538,000,000		
Total RT-Owned Acres:	21		

** Measured from Existing Conditions in Corridor.*



B · A · E
Day Area Economics

