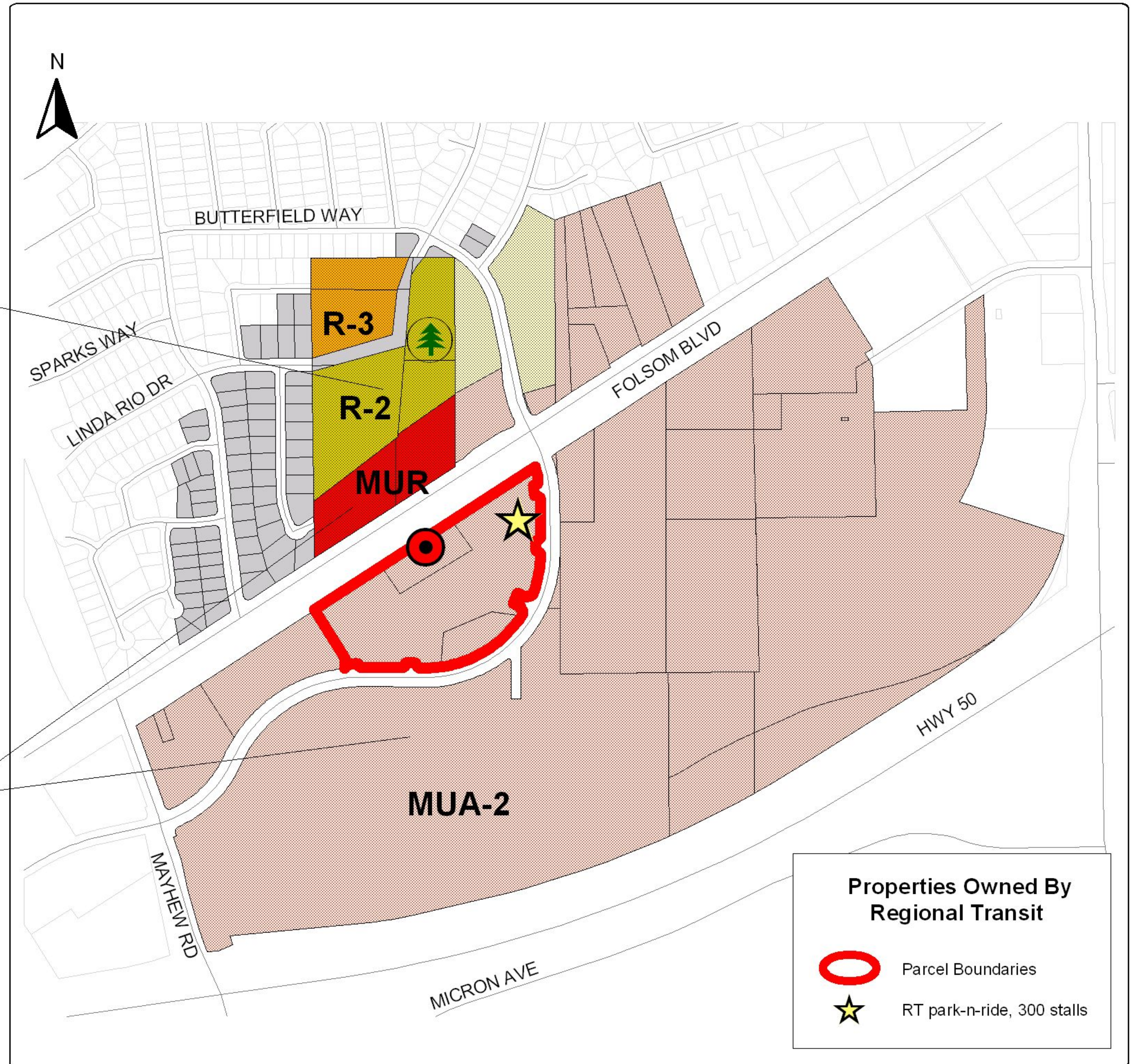


Butterfield Station - RT Folsom Line Transit Overlay Map

Townhouse TOD



Office 4 Story TOD/
Civic Office



Properties Owned By Regional Transit

- Parcel Boundaries
- RT park-n-ride, 300 stalls

Key Plan Features

- Transit Oriented Townhouse with Densities Decreasing Away from Station Location
- Transit Oriented Office and Large Retail to the South

Identified Market Opportunities

- Neighborhood Retail
- Office

Legend

**Density ranges consistent with draft County SPA.*

Transit Overlay Zones

- MUR Mixed Use Required
- MUA-1 Mixed Use Allowed, Med Density
- MUA-2 Mixed Use Allowed, Low Density
- R-1 Multi Family, Med Density (20-30 du/acre)*
- R-2 Multi Family, Low Density (15-20 du/acre)*
- R-3 Single Family, Small Lot (10-15 du/acre)*
- Future Park Site TBD
- Transit Station
- Study Area Parcels Outside Transit Overlay Zone

PLACE³S Indicators

	Current	Additional	Total
Dwelling Units:	480	80	560
Employees:	3,090	6,160	9,250
Percent Change in Rail Boardings from Existing Conditions in Corridor:	--	--	+76%
Total Plan Construction Value:	\$340,000,000		
Total RT-Owned Acres:	1		

