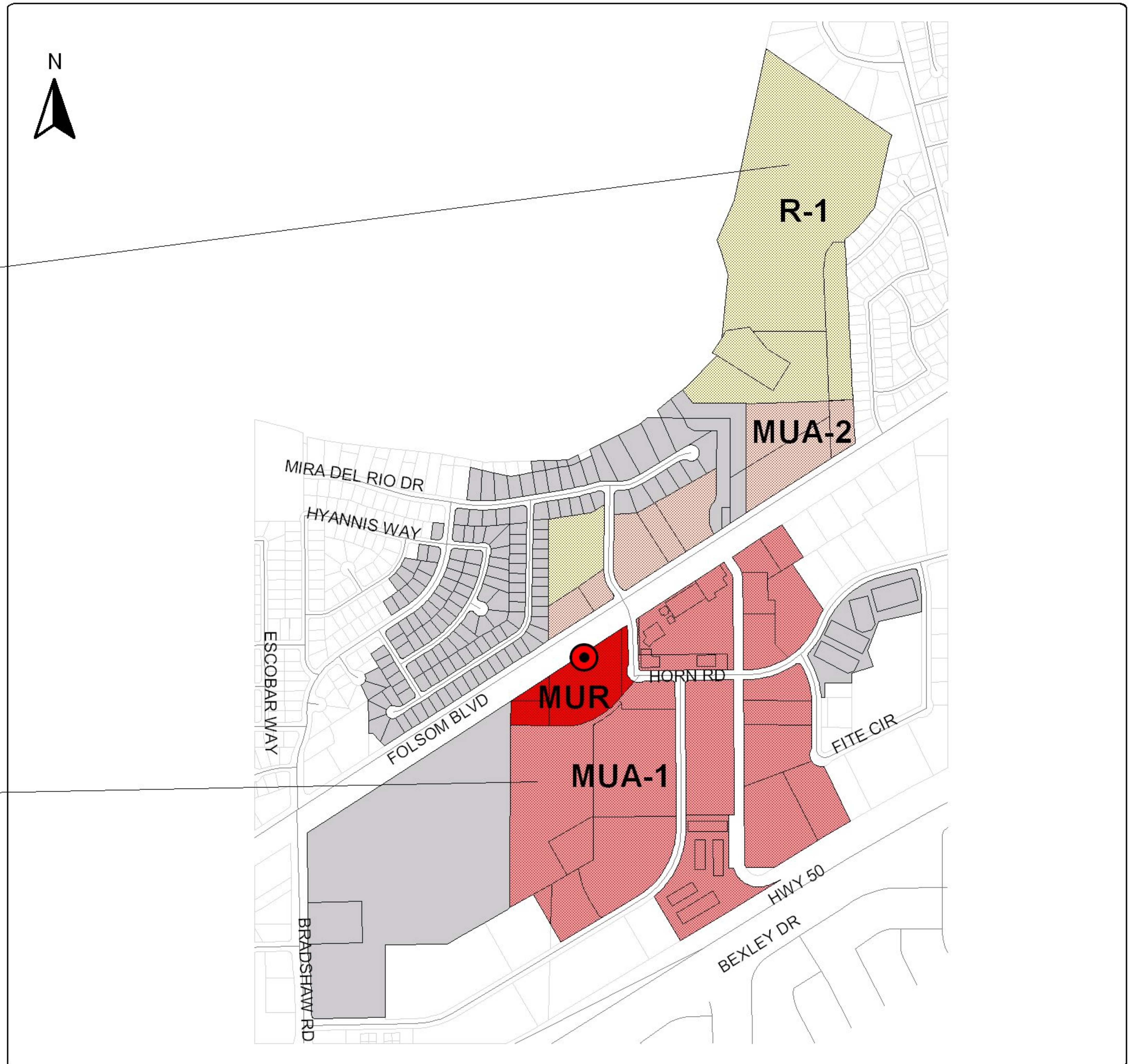


Horn Station - RT Folsom Line Transit Overlay Map

Townhouse TOD



Office 4 Story TOD/
Civic Office



Key Plan Features

- Office Center to South with Supportive Retail
- Transit Oriented Townhouse to North, Possibly for Seniors


Identified Market Opportunities

- Townhomes
- Multi Family

*Density ranges consistent with draft County SPA.

Legend

Transit Overlay Zones

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

PLACE³S Indicators

	Current	Additional	Total
Dwelling Units:	280	1,620	1,900
Employees:	1,250	4,710	5,960
Percent Change in Rail Boardings from Existing Conditions in Corridor:	--	--	+100%
Total Plan Construction Value:	\$290,000,000		
Total RT-Owned Acres:	0		

