

Mather Fields/Mills Station - RT Folsom Line Transit Overlay Map

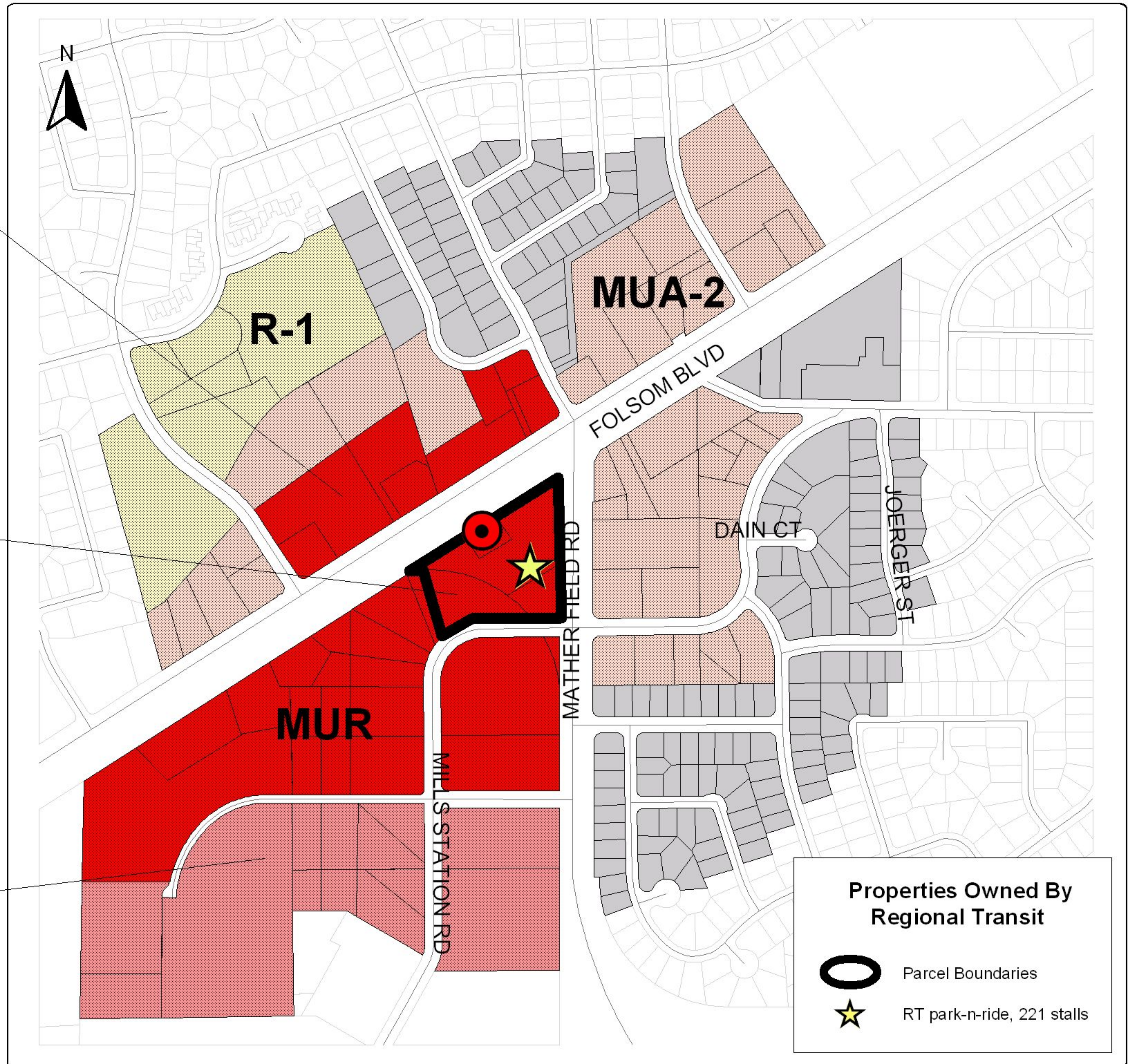
Ret/Off 2 Story TOD



Civic/Community Uses



Ret/Res 3 Story TOD



Properties Owned By Regional Transit

- Parcel Boundaries
- RT park-n-ride, 221 stalls

Key Plan Features

- Civic, Parking, Industrial to south with some retail and office
- Mixed Use retail and residential to north

Identified Market Opportunities

- Townhomes
- Neighborhood Retail
- Civic

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)*
- Transit Station
- Study Area Parcels Outside Transit Overlay Zone

PLACE³S Indicators

	Current	Additional	Total
Dwelling Units:	790	690	1,480
Employees:	1,720	950	2,670
Percent Change in Rail Boardings from Existing Conditions in Corridor:	--	--	+42%
Total Plan Construction Value:	\$200,000,000		
Total RT-Owned Acres:	3		

