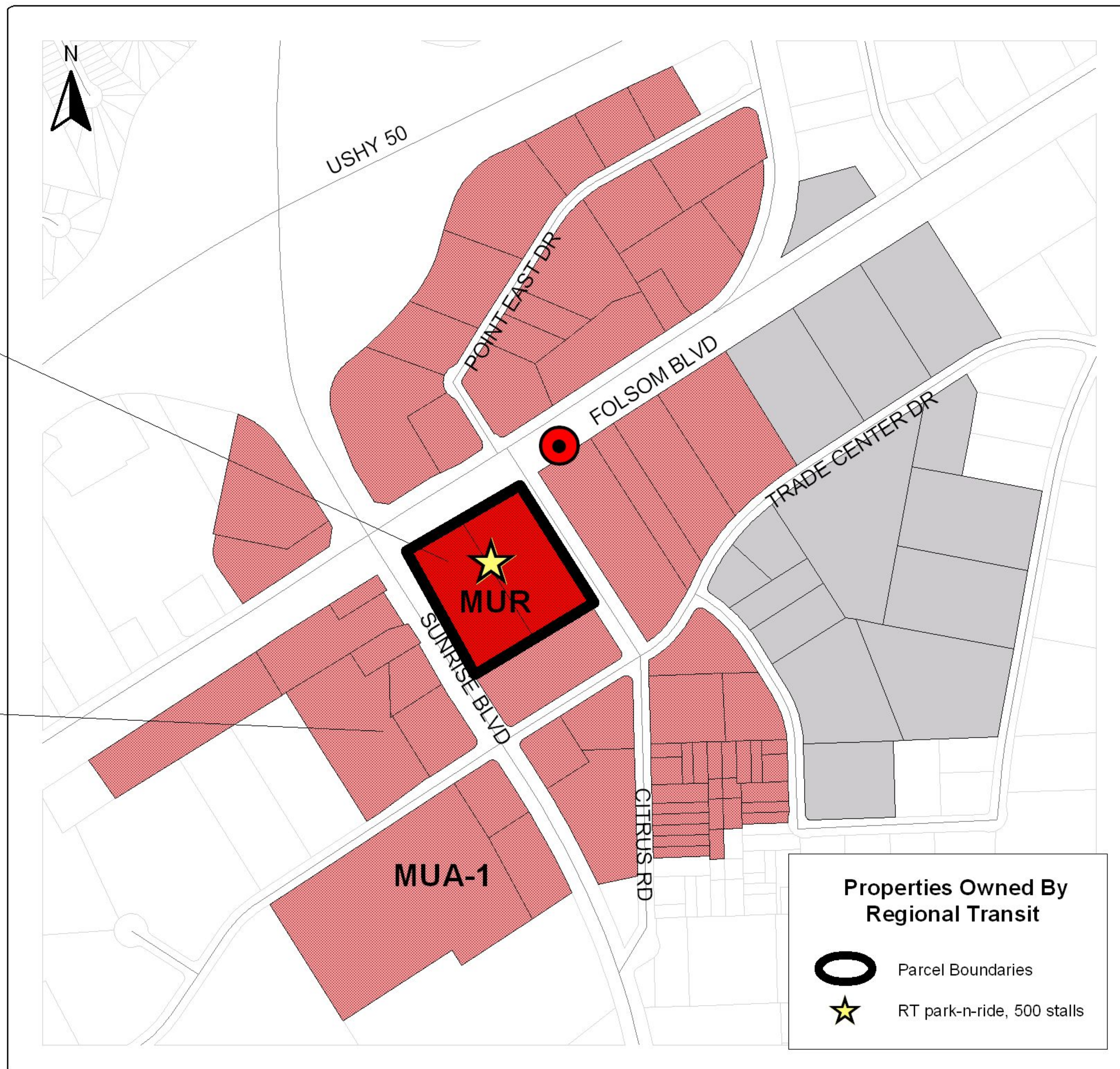
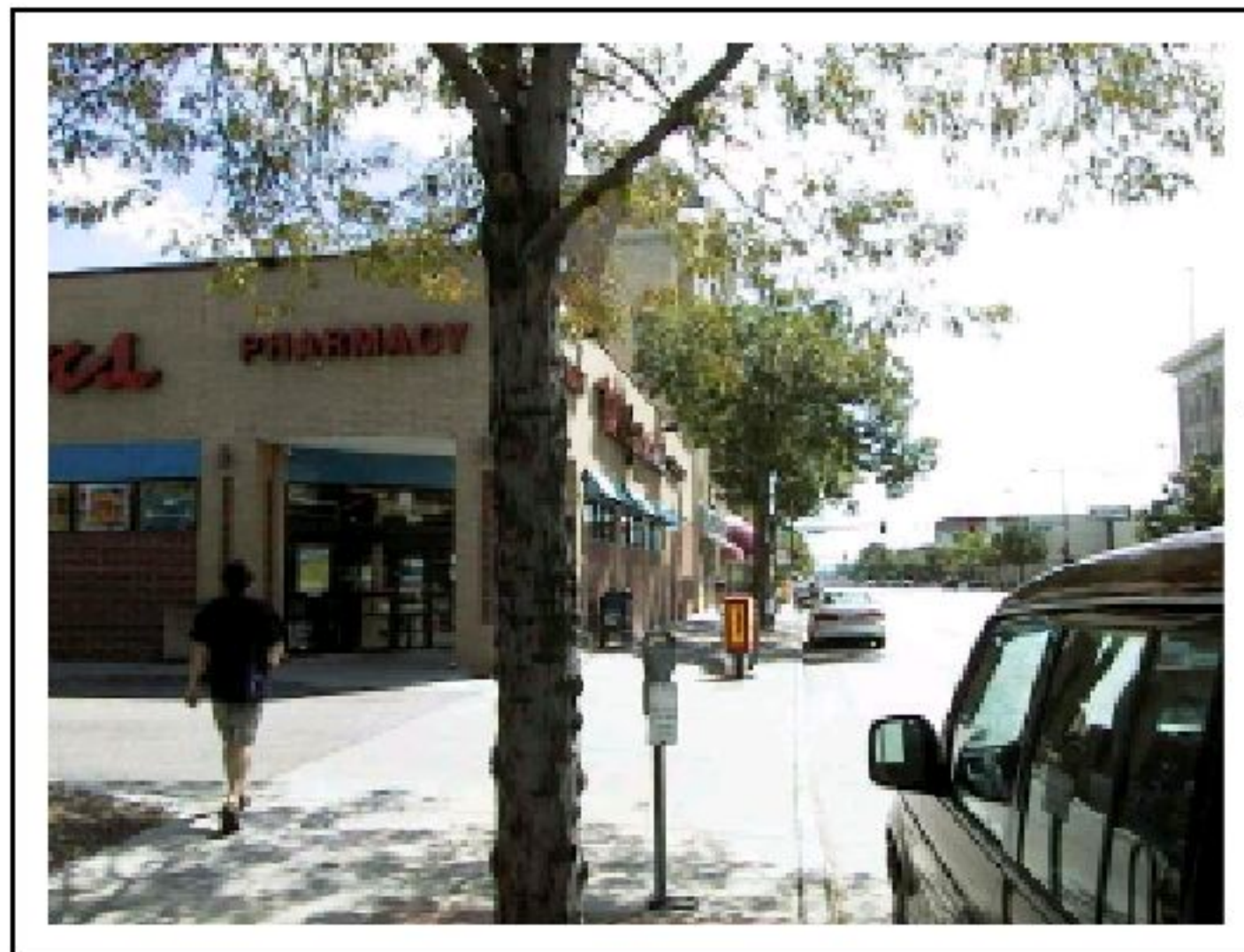


# Sunrise Station - RT Folsom Line Transit Overlay Map

Office 6 Story TOD



Ret/Res 3 Story TOD



**Properties Owned By Regional Transit**

- Parcel Boundaries
- RT park-n-ride, 500 stalls

## Key Plan Features

- RT Property to be Developed with High Density Office, with Some Housing and Commuter Supportive Retail

## Identified Market Opportunities

- Multi Family

## 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

## PLACE<sup>3</sup>S Indicators

	Current	Additional	Total
Dwelling Units:	N/A	N/A	780
Employees:	2,740	3,580	6,320
Percent Change in Rail Boardings from Existing Conditions in Corridor:	--	--	+15%
Total Plan Construction Value:	\$180,000,000		
Total RT-Owned Acres:	5.5		

