

4th Avenue Station - RT South Line Transit Overlay Map

Ret/Res 2 Story TOD



OR

Ret/Res 3 Story TOD



Key Plan Features

- Retail/Residential Transit Oriented Development Utilized Around Station
- Curtis Park Railyards Site East of Tracks Will Require Further Planning Effort

Identified Market Opportunities

- Multi Family
- Townhouses

Legend

*Density ranges are starting point for City Code process.

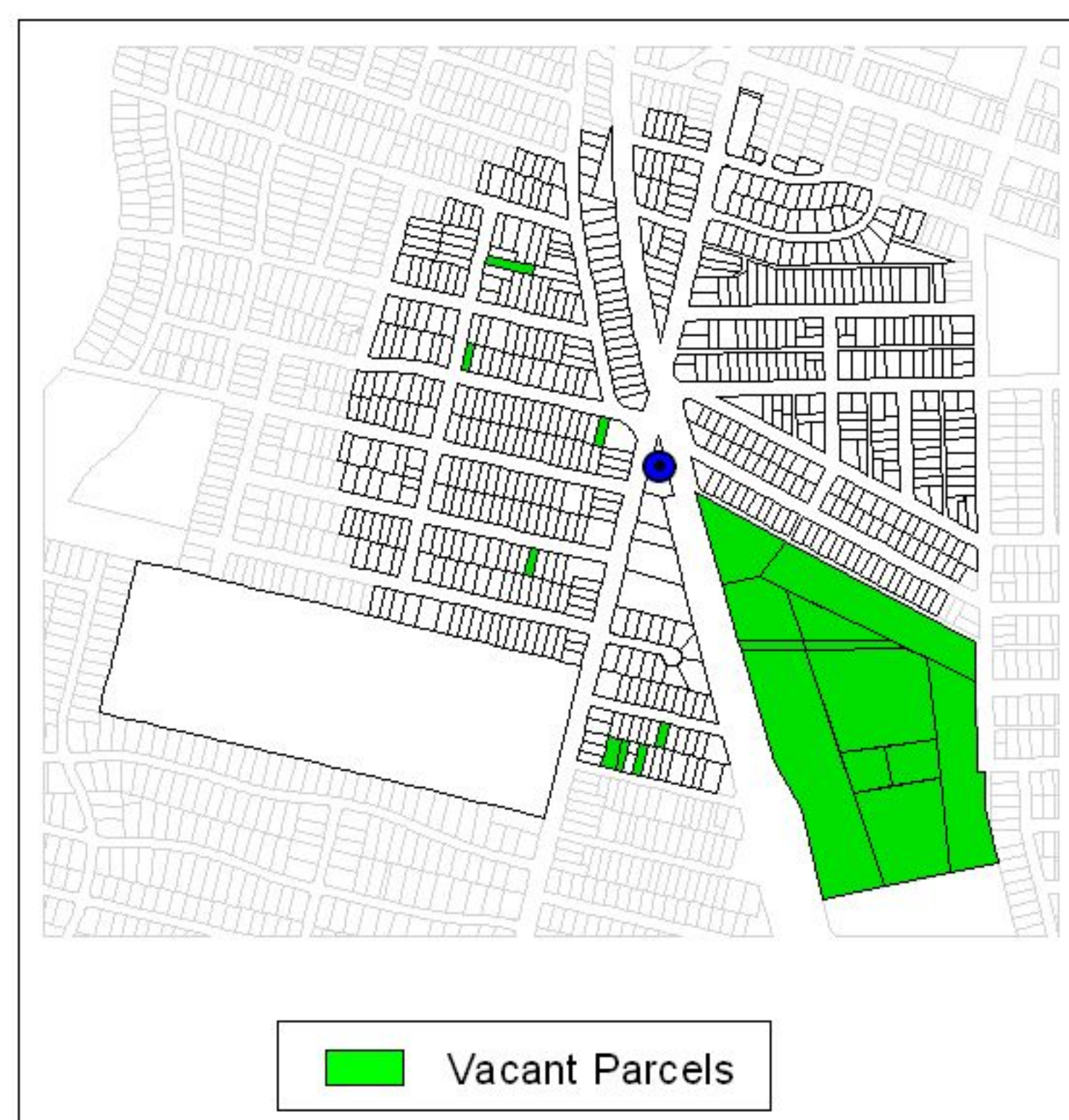
Transit Overlay Zones

- MUR-1 Mixed Use Required, High Density
- MUR-2 Mixed Use Required, Med Density
- MUA-1 Mixed Use Allowed, Med Density
- MUA-2 Mixed Use Allowed, Low Density

- R-1 Multi Family, Med Density (20-60 du/acre)*
- R-2 Multi Family, Low Density (15-40 du/acre)*
- R-3 Single Family, Small Lot (10-20 du/acre)*
- R-4 Single Family, Accessory Unit (10 du/acre)*

- Transit Station
- Study Area Parcels Outside Transit Overlay Zone
- Future TOD Plan Required

PLACE³S Indicators



	Current	Additional	Total
Dwelling Units:	540	980	1,520
Employees:	560	190	750
Percent Change in Rail Boardings from Existing Conditions in Corridor:	--	--	+30%
Total Plan Construction Value:	\$160,000,000		
Total RT-Owned Acres:	0		



B · A · E
Bay Area Economics

