

# City College - RT South Line Transit Overlay Map

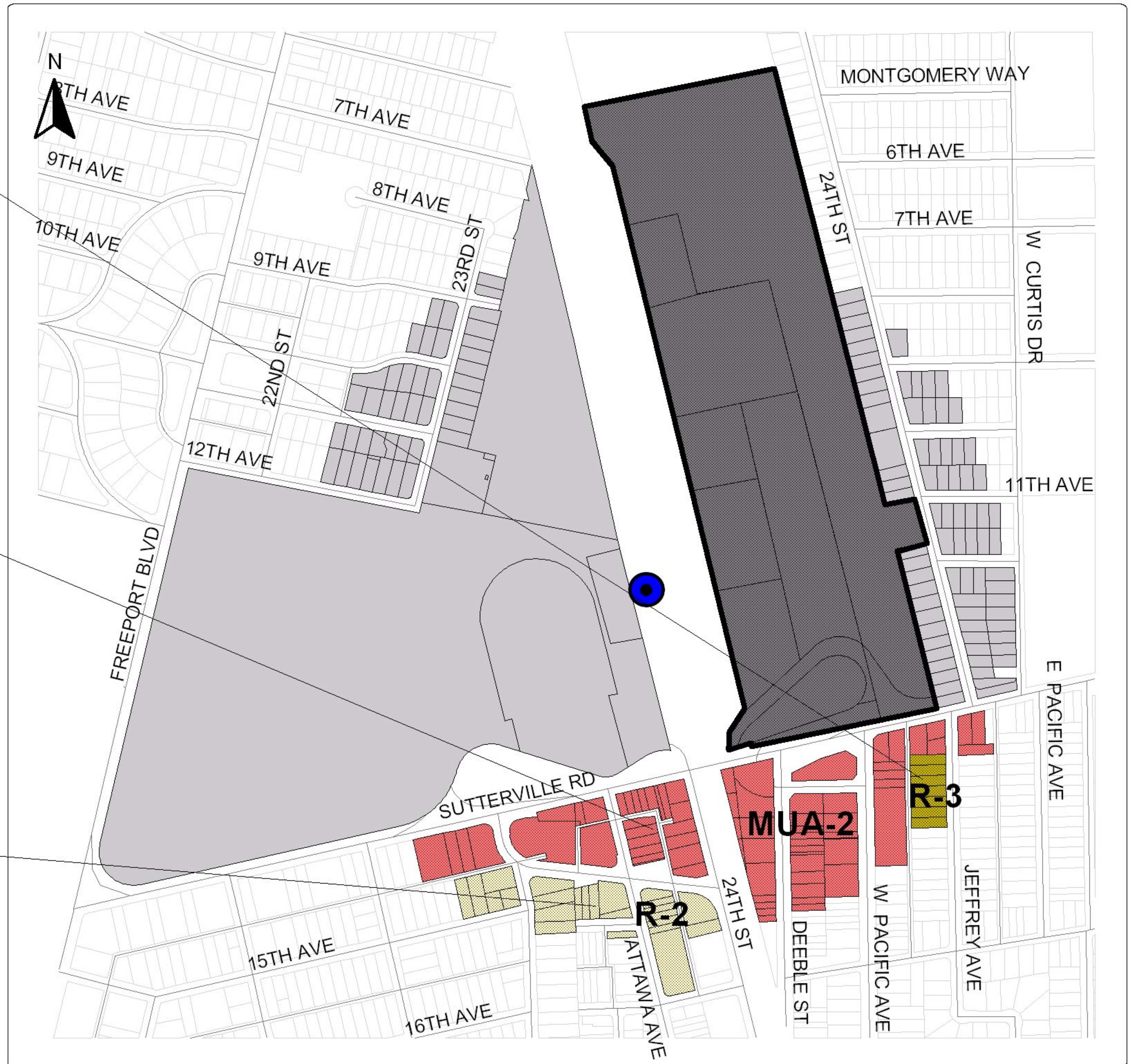
Live/Work Units



Ret/Office 3 Story TOD



Garden Apts 2 Story TOD



## Key Plan Features

- Transit Oriented Retail/ Residential Mixed Use South and East of Station
- Transit Oriented Multi-Family South and East of Station
- Retail/Office Mixed Use at Station

## Identified Market Opportunities

- Townhouses, Multi Family
- Residential
- Live/Work
- Neighborhood Retail
- Public/Civic

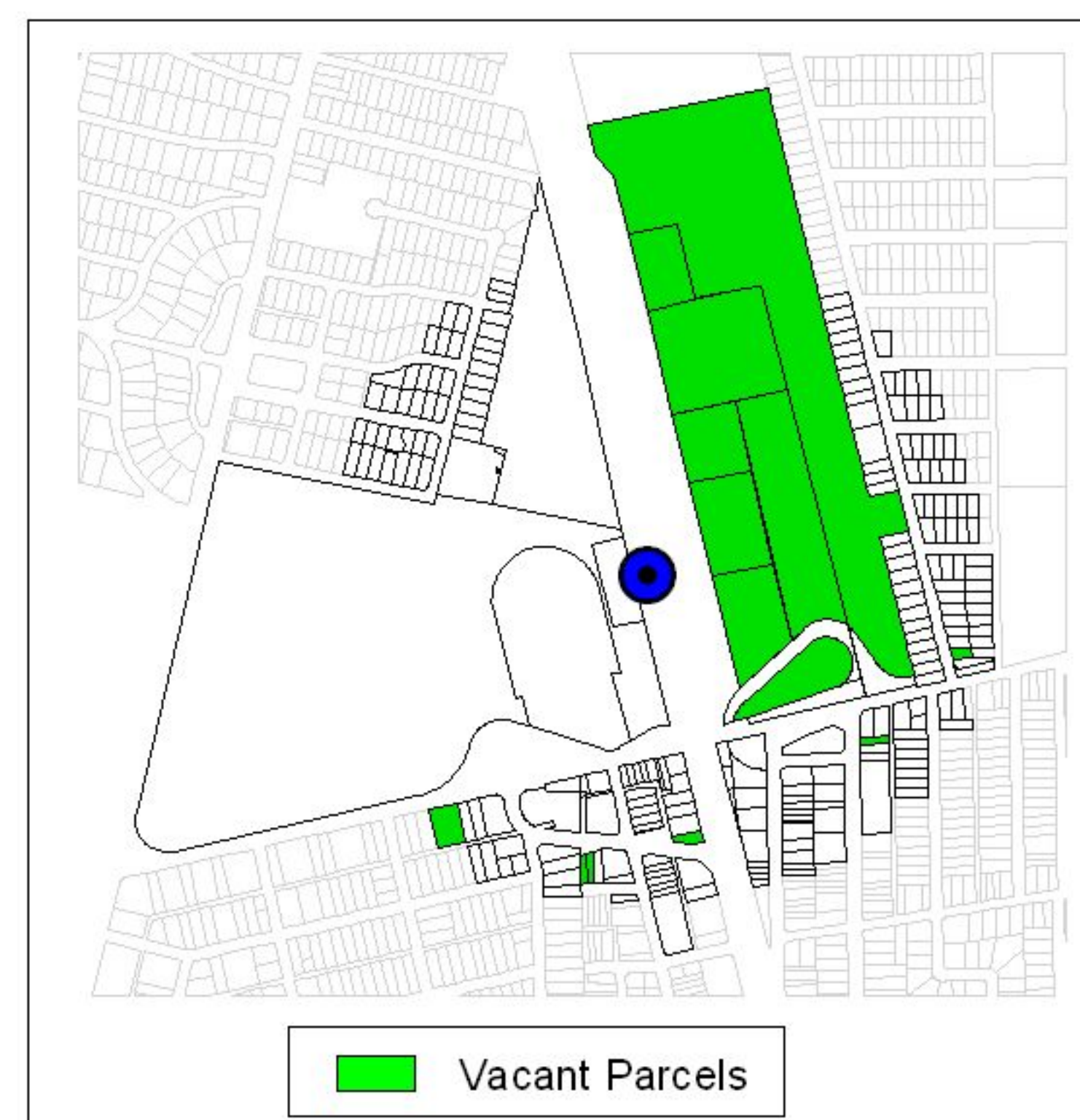
## Legend

\*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

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



	Current	Additional	Total
Dwelling Units:	140	2,130	2,270
Employees:	810	1,370	2,180
Percent Change in Rail Boardings from Existing Conditions in Corridor:	--	--	+100%
Total Plan Construction Value:	\$270,000,000		
Total RT-Owned Acres:	0		

