

**ALTERNATIVE 3 - COMPACT COMMUNITY  
145<sup>TH</sup> STATION SUBAREA POTENTIAL ZONING SCENARIO**

- Park
- Campus
- Parcel
- TC-1 to TC-4, Town Center
- R-6, 6 units/acre
- R-8, 8 units/acre
- R-12, 12 units/acre
- R-18, 18 units/acre
- MUR-35 (Mixed Use Res. - 35' height)
- R-24, 24 units/acre
- R-45, 45 units/acre
- MUR-45 (Mixed Use Res. - 45' height)
- CB, Community Business
- MB, Mixed Business
- NB, Neighborhood Business
- MUR-65 (Mixed Use Res. - 65' height)
- MUR-85 (Mixed Use Res. - 85' height)
- Light Rail Alignment
- Study Area Boundary

