**Alternative 2 - Existing Zoning with Focused Transit Station Overlays**

**Intent:**
Create an interesting and secure pedestrian-oriented environment focused immediately adjacent to proposed BRT stations in Neighborhood Commercial (NC), and address deficient conditions within the public right of way. Applies a "Station Area Overlay" that provides incentives to private developers for pedestrian supportive design features.

**Station Area Overlay Features:**
- Strong pedestrian orientation
- Minimum 15' wide sidewalks (additional 7' adjacent to public right of way)
- Ground floor retail with residential or office above
- Driveway restrictions
- Reduced parking requirements
- BRT stations located at street-end plazas

**Other Features:**
- Basic pedestrian improvements to meet accessibility requirements outside of Station Area Overlay
- Minimum 10' wide sidewalks required

**Proposed Features**
- Transit Station Overlay
- Proposed Pedestrian-Oriented Ground Floor Frontage
- Street End Plazas
- Primary Pedestrian Transit Access Routes
- Proposed BRT Station Landscapes

**Existing Zoning**
- Residential
  - STD
  - L1, L1/RC, L2, L2/RC
  - SF5000
- Neighborhood Commercial
  - NC1
  - NC2
  - NC3
- LDT

**Bicycle Facilities**
- Bicycle Lane
- Bicycle Path
- Bicycle Path (Canal)
- Bicycle Path (Canal, used by pedestrians)
- BRT Stations Proposed by Metro
- Standard Bus Stops
- Existing Metro Routes

**Transit Facilities**
- BRT Stations Proposed by Metro
- Standard Bus Stops
- Existing Metro Routes

**Aurora Avenue Land Use Visioning and Urban Design Study**

[Aurora Licton Springs Residential Urban Village Boundary]