

Marion Heights

IMAGINE
NORTH MAGNOLIA

Conceptual Plan

Project Areas

- Area 1
- Area 2
- Area 3



PROJECT AREA 2

Legend

- Existing Structure
- New Commercial/
Mixed Use
- Single-family detached
- New Duplex/Multiplex/
Single-family Attached
- New Multi-family
- New Park
- New Private Development
Warehouse/Industrial
- City Owned Parcels

- A. Multi-family | 3.1 Acres | Max 56 Units*
- B. Multi-family | 5.1 Acres | Max 91 Units*
- C. Commercial | 8,500 Sq Ft
- D. Commercial, Typ. | 7,400 Sq Ft
- E. Mixed-use Comm./Res. | 5,400 Sq Ft
Commercial | 6-8 Res. Units on 2nd & 3rd floors

- F. Mixed-use Comm./Res., Typ.
8,000 Sq Ft Commercial
7 - 14 Res. Units on 2nd & 3rd floors
- G. Mixed-use Comm./Res., Typ.
10,000-11,000 Sq Ft Commercial
15-20 Res. Units on 2nd & 3rd floors
- SFA - Fee simple or condo | 23 Units
- Multiplex - Fee simple/condo/rental | 52 Units
- SFD - 31 Units

*Increased by up to 25% with 20% affordable units