

**Blueprint**  
TRANSPORTATION & LAND USE STUDY

## Stickers

LAND USE CHIP SET

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

- Land Use
- Transportation (4Ds through Fehr and Peers)
  - Vehicle miles traveled/capita
  - Vehicle trips/capita
  - Vehicle, transit and walk/bike trips
- Economic

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### PARCEL STATISTICS

<b>Development Type:</b>	5(R), TOWNHOUSE (RENTAL)
<b>Development Type Pct:</b>	100%
<b>Land Area:</b>	9,969 SQ. FT.
<b>Building Total Floor Area:</b>	4,119 SQ. FT.
<b>Building Footprint:</b>	1,373 SQ. FT.
<b>Yearly Income:</b>	\$59,317
<b>Yearly Operating Costs:</b>	\$17,301
<b>Building Construction Costs:</b>	\$389,266
<b>Parking Construction Costs:</b>	\$34,327
<b>Total Construction Costs:</b>	\$483,404
<b>Yearly Net Operating Income:</b>	\$42,016
<b>Land Value:</b>	\$59,811
<b>Calculated ROI:</b>	9%
<b>Weighted ROI:</b>	0%

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## Final Guidelines

- Create one or two scenarios
  - Test drive “smart growth” concepts
  - Tell us whether you liked the ride
- Think long-term
- We’re creating concepts today
  - OK to consider changes to existing use
  - This is NOT a substitute to County planning process (including involvement, hearings, etc.)

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## Final Guidelines (cont.)

- Give us your opinions ... but respect the opinions of others
- SACOG staff will guide discussion, run computers ... not technical specialists
- Technical resources available in room
- Have fun!

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