



Stickers

1

LAND USE CHIP SET

1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4
5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)
5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)
6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)
6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)
7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)
7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)
8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)
8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)
9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)
9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)
10	10	10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13	13	13

2

LAND USE CHIP SET

14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)
15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)
15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)
16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)
16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)
17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)
17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)
18	18	18	18	18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20	20	20	20	20
21	21	21	21	21	21	21	21	21	21	21	21
22	22	22	22	22	22	22	22	22	22	22	22
23	23	23	23	23	23	23	23	23	23	23	23
24	24	24	24	24	24	24	24	24	24	24	24
25	25	25	25	25	25	25	25	25	25	25	25
26	26	26	26	26	26	26	26	26	26	26	26



PLACE³S Indicators

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



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



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.)



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!