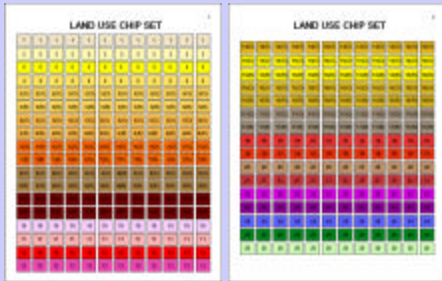


Stickers



PLACE<sup>3</sup>S Indicators

- Land Use
- Transportation
  - Vehicle miles traveled/capita
  - Vehicle trips/capita
  - Transit ridership
- Economic

PARCEL STATISTICS	
Development Type:	SR1 TOWNHOUSE (RENTAL)
Development Type Pct:	100%
Land Area:	8,969 SQ FT
Building Total Floor Area:	4,119 SQ FT
Building Footprint:	2,073 SQ FT
Yearly Income:	\$99,317
Yearly Operating Costs:	\$17,001
Building Construction Costs:	\$109,266
Building Construction Costs:	\$34,327
Total Construction Costs:	\$403,404
Yearly Net Operating Income:	\$82,316
Land Value:	\$99,313
Unweighted ROI:	3%
Weighted ROI:	0%

Final Guidelines

- Create one or two scenarios
  - Test drive “smart growth” concepts
  - Change/refine as you wish (or make second scenario)
- Think long-term
- We’re creating concepts today
  - OK to consider changes to existing use
  - Further analysis will help determine feasibility

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!

