



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

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



**PARCEL STATISTICS**

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

SACRAMENTO REGION

# Blueprint

TRANSPORTATION / LAND USE STUDY

