



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 City 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!