

Blueprint
TRANSPORTATION AND LAND USE STUDY

Live-work

Sacramento Area Council of Governments • Valley Vision

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PRINCIPLE 5
Encourage mixed-use development

Adjacent Housing and Retail

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LAND USE MENU
Land Use Types

| RESIDENTIAL BUILDING TYPES | | | | | | | |
|----------------------------|--------------------------------------|--|--|---|----|---|--|
| 1 | Single Residential | | | 2 | 1 | — | House models that include very large lot sizes (1/2 acre or more). Development should include high-end finishes and amenities. |
| 2 | Large Lot Single Family Residential | | | 1 | 4 | — | House Park lots include large lots in the 1/2 to 1/4 acre range. Development should include high-end finishes and amenities. |
| 3 | Medium Lot Single Family Residential | | | 2 | 6 | — | Standard single family lots of 1/4 to 1/2 acre. House models include a wide range of finishes and amenities. |
| 4 | Small Lot Single Family Residential | | | 2 | 12 | — | Small lot subdivisions (1/4 acre). House models include a wide range of finishes and amenities. |
| 5 | Townhouse (Detached) | | | 3 | 18 | — | Medium density residential development. House models include a wide range of finishes and amenities. |
| 6 | Townhouse (Attached) | | | 2 | 24 | — | High density residential development. House models include a wide range of finishes and amenities. |
| 7 | Mid-Rise Condos (Mixed) | | | 3 | 36 | — | Mid-rise residential development. House models include a wide range of finishes and amenities. |
| 8 | Mid-Rise Apartments (Mixed) | | | 3 | 36 | — | Mid-rise residential development. House models include a wide range of finishes and amenities. |
| 9 | Mid-Rise Apartments (Mixed) | | | 3 | 36 | — | Mid-rise residential development. House models include a wide range of finishes and amenities. |
| 10 | Urban Condos (Mixed) | | | 3 | 36 | — | Mid-rise residential development. House models include a wide range of finishes and amenities. |
| 11 | Urban Apartments (Mixed) | | | 3 | 36 | — | Mid-rise residential development. House models include a wide range of finishes and amenities. |

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Stickers

LAND USE CHIP SET

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PLACE³S 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

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

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