




## Strong near-term economics

- 50 – Townhouse
- 14 – Horizontal Mixed Use
- 150/R – Live/Work
- 160/R – Mixed Use Mid-Rise
- 18/19 – Mixed Use Emp. Mid and High-Rise
- 20/21 – Mixed Use Retail/Office Mid and High-Rise


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## 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.)



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## 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!

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