


PLACE³S Indicators


- Land Use
- Transportation (4Ds through Fehr and Peers)
 - Vehicle miles traveled/capita
 - Vehicle trips/capita
 - Vehicle, transit and walk/bike trips
- Economic

Sacramento Area Council of Governments • Valley Vision



PARCEL STATISTICS	
Development Type:	S(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%


Sacramento Area Council of Governments • Valley Vision



Final Guidelines

- New SACOG Community Design Program
 - \$12 Million this year
 - \$500 Million over 20 years
- 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.)

Sacramento Area Council of Governments • Valley Vision




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 Area Council of Governments • Valley Vision

SACRAMENTO REGION



TRANSPORTATION LAND USE STUDY

Sacramento Area Council of Governments • Valley Vision