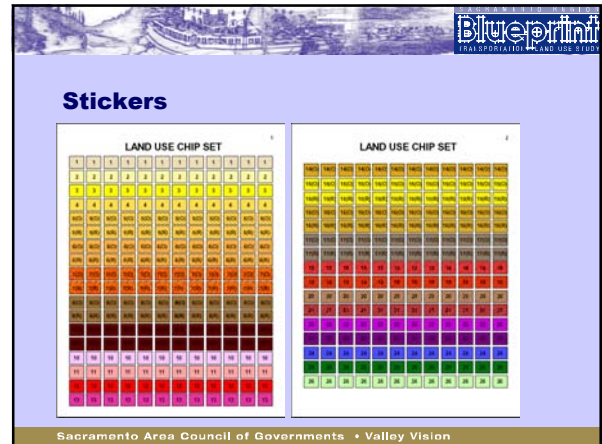


**LAND USE MENU**  
Land Use Types

Blueprint TRANSPORTATION AND USE STUDY

RESIDENTIAL BUILDING TYPES						
1	Rural Residential		2	1	-	Rural residential includes any single lot residential (1 acre per lot).
2	Single Detached Family Residential		1	4	-	Single detached family lots are lots with 1/4 to 1/2 acre. Single detached family lots are lots with 1/4 to 1/2 acre.
3	Medium Lot Single Family Residential		1	8	-	Medium lot single family lots are lots with 1/8 to 1/4 acre. Medium lot single family lots are lots with 1/8 to 1/4 acre.
4	Small Lot Single Family Residential		2	12	-	Small lot single family lots are lots with 1/12 to 1/8 acre. Small lot single family lots are lots with 1/12 to 1/8 acre.
50%	Townhouse (Attached)		3	16	-	Units located in attached residential development. Units are located in attached residential development.
60%	Townhouse (Detached)		3	16	-	Units located in detached residential development. Units are located in detached residential development.
60%	Low-Rise Apartments (Attached)		2	24	-	2-4 story attached units with attached parking. Units are located in attached residential development.
70%	Medium-Rise Apartments (Attached)		3	36	-	3-4 story attached development. Units are located in attached residential development.
70%	High-Rise Apartments (Attached)		4	48	-	4-6 story attached development with attached parking. Units are located in attached residential development.
80%	Urban Office (Attached)		10	168	-	10 story or taller development. Building 100,000 sq ft or more.

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- ### PLACE<sup>3</sup>S 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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Stage 4:  
(January 2003 – December 2003)

### Community Design Program: Round One Projects

- \$500 million – 20 years
- Land uses that benefit transportation system
- \$12 million in 2003
- Community workshops help identify projects

Before

After?

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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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