



## **PLACE<sup>3</sup>S Indicators**

- Land Use
- Transportation
  - Vehicle miles traveled/capita
  - Vehicle trips/capita
  - Transit ridership
- Economic



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



## **Return on Investment Performance**

Products that did well in preliminary ROI analysis:

- 4 Small Lot Single Family
- 6(O) Low-Rise Condos
- 7(O) Mid-Rise Condos
- 8(O) High-Rise Condos
- 9(O) Urban Condos
- 12 Community/Neighborhood Retail
- 14 Horizontal Mixed Use
- 15(O) Live/Work
- 16(O) Mixed Use Res. Focus Mid-Rise
- 17(O) Mixed Use Res. Focus High-Rise
- 18 Mixed Use Emp. Focus Mid-Rise
- 19 Mixed Use Emp. Focus High-Rise



## Final Guidelines

- Create one or two scenarios
  - Test drive “smart growth” concepts
  - Change/refine as you wish  
(or make second scenario)
- Think long-term
- We’re creating concepts today
  - OK to consider changes to existing use
  - Further analysis will help determine feasibility



## 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!