

STAGE 4
(January 2003 – December 2003)

Community Design Program: Round One Projects

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

Before **After?**

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LAND USE MENU
Land Use Types

RESIDENTIAL BUILDING TYPES

Code	Description	Min. Density	Max. Density	Notes
1	Single Residential	1	1	Single detached lots with large lot (minimum) 1 acre per lot.
2	Large Lot Single Family Residential	1	4	Single detached lots with large lots in the 1/2 to 1/4 acre range. Detached (single) lots with large lots.
3	Medium Lot Single Family Residential	2	6	Detached single detached lots of 1/4-1/2 acre. Allow for double lots and parking garage. Single detached lots with large lots.
4	Small Lot Single Family Residential	2	12	Detached single detached lots of 1/4-1/2 acre. Allow for double lots and parking garage. Single detached lots with large lots.
501	Low-Density Townhouse (Detached)	2	16	Multi-family in detached form with 2-3 units per lot. Allow for double lots and parking garage. Single detached lots with large lots.
502	Townhouse (Attached)	2	16	Multi-family in attached form with 2-3 units per lot. Allow for double lots and parking garage. Single detached lots with large lots.
601	Low-Density Condominium	2	24	Multi-family attached units with attached parking (1 unit per lot).
602	Low-Density Condominium (Attached)	2	24	Multi-family attached units with attached parking (1 unit per lot).
701	Medium-Density Condominium	2	36	Multi-family attached units with attached parking (1 unit per lot).
801	High-Density Condominium	2	48	Multi-family attached units with attached parking (1 unit per lot).
901	High-Density Condominium (Attached)	2	48	Multi-family attached units with attached parking (1 unit per lot).
1001	High-Density Condominium (Attached)	2	48	Multi-family attached units with attached parking (1 unit per lot).

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Stickers

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PLACE³S Indicators

- Land Use
- Transportation
 - Vehicle miles traveled/capita
 - Vehicle trips/capita
 - Transit ridership
- 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 Footprints:	1,379 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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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

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