Transitioning Light Industrial to Mixed-Use

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

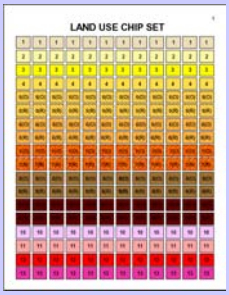
Before

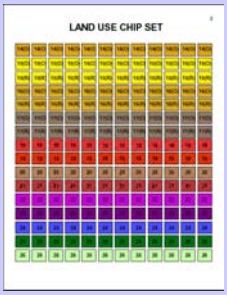
After?

LAND USE MENU

Land Use Types

Stickers





PLACE^{3}S Indicators

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

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%