

Mixed Use = transit and pedestrian friendly

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### LAND USE MENU

#### Land Use Types

| RESIDENTIAL BUILDING TYPES |  |  |  |   |    |     |   |  |  |
|----------------------------|--|--|--|---|----|-----|---|--|--|
| 1                          | Basic Residential                                    |  |  | 2 | 1  | ... | Basic Residential consists of single detached (1 unit per lot).   |  |  |
| 2                          | Large Lot Single Family Residential                  |  |  | 1 | 4  | ... | Medium Lots have medium large lots in the 10,000 sq. ft. range. Residential Density may vary from medium to high.   |  |  |
| 3                          | Medium Lot Single Family Residential                 |  |  | 2 | 6  | ... | Standard medium density lot of 60-800 sq. ft. allows for 2-3 units per lot (duplex, triplex, townhouse, row house, or single family detached). Medium density lot range.        |  |  |
| 4                          | Small Lot Single Family Residential                  |  |  | 2 | 12 | ... | Medium density medium density lots (600-1000 sq. ft.) allow for 2-3 units per lot (duplex, triplex, townhouse, row house, or single family detached). Medium density lot range. |  |  |
| 5                          | Low-rise (2-4 stories) Townhouse (Medium Density)    |  |  | 2 | 16 | ... | Medium density medium density lots (600-1000 sq. ft.) allow for 2-3 units per lot (duplex, triplex, townhouse, row house, or single family detached). Medium density lot range. |  |  |
| 6                          | Low-rise (2-4 stories) Apartment (Medium Density)    |  |  | 2 | 24 | ... | Medium density medium density lots (600-1000 sq. ft.) allow for 2-3 units per lot (duplex, triplex, townhouse, row house, or single family detached). Medium density lot range. |  |  |
| 7                          | Mid-rise (5-8 stories) Apartment (Medium Density)    |  |  | 2 | 36 | ... | Medium density medium density lots (600-1000 sq. ft.) allow for 2-3 units per lot (duplex, triplex, townhouse, row house, or single family detached). Medium density lot range. |  |  |
| 8                          | High-rise (9-12 stories) Apartment (Medium Density)  |  |  | 2 | 48 | ... | Medium density medium density lots (600-1000 sq. ft.) allow for 2-3 units per lot (duplex, triplex, townhouse, row house, or single family detached). Medium density lot range. |  |  |
| 9                          | High-rise (13-15 stories) Apartment (Medium Density) |  |  | 2 | 60 | ... | Medium density medium density lots (600-1000 sq. ft.) allow for 2-3 units per lot (duplex, triplex, townhouse, row house, or single family detached). Medium density lot range. |  |  |
| 10                         | High-rise (16-20 stories) Apartment (Medium Density) |  |  | 2 | 72 | ... | Medium density medium density lots (600-1000 sq. ft.) allow for 2-3 units per lot (duplex, triplex, townhouse, row house, or single family detached). Medium density lot range. |  |  |

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### Stickers

LAND USE CHIP SET 1

LAND USE CHIP SET 2


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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:          | 1,379 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
  - 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 County planning process (including involvement, hearings, etc.)

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