



Stickers

1

LAND USE CHIP SET

1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4
5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)
5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)
6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)
6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)
7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)
7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)
8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)
8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)
9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)
9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)
10	10	10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13	13	13

2

LAND USE CHIP SET

14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)
15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)
15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)
16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)
16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)
17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)
17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)
18	18	18	18	18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20	20	20	20	20
21	21	21	21	21	21	21	21	21	21	21	21
22	22	22	22	22	22	22	22	22	22	22	22
23	23	23	23	23	23	23	23	23	23	23	23
24	24	24	24	24	24	24	24	24	24	24	24
25	25	25	25	25	25	25	25	25	25	25	25
26	26	26	26	26	26	26	26	26	26	26	26



PLACE³S Indicators

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



PARCEL STATISTICS

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



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!