






| 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: | 1,378 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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- ### Strongest near-term economic performers
- 3-Medium lot SFR
 - 4-Small lot SFR
 - 7O – mid-rise condos/owner occupied
 - 14- mixed use horizontal
 - 15O – Live/work (owner occupied)
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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 City planning process (including involvement, hearings, etc.)
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- ### 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!
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