



PLACE³S Indicators

- Land Use
- Transportation (4Ds through Fehr and Peers)
 - Vehicle miles traveled/capita
 - Vehicle trips/capita
 - Vehicle, transit and walk/bike trips
- 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%



Strongest near-term economic performers

- 3-Medium lot SFR
- 4-Small lot SFR
- 70 – mid-rise condos/owner occupied
- 14- mixed use horizontal
- 150 – Live/work (owner occupied)



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.)



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!

S A C R A M E N T O R E G I O N

Blueprint

TRANSPORTATION / LAND USE STUDY

