

PRINCIPLE 5
Encourage mixed-use development

Senior housing added to existing shopping center



Housing over Retail

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PRINCIPLE 5
Encourage mixed-use development

Adjacent Housing and Retail





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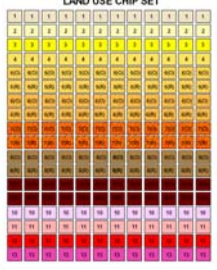
LAND USE MENU
Land Use Types

RESIDENTIAL BUILDING TYPES						
1	Apartment		2	1	—	Apartment buildings include very large to medium-sized units.
2	Large Lot Single-Family Residential		1	4	—	Apartment buildings include very large to medium-sized units.
3	Medium Lot Single-Family Residential		2	6	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
4	Small Lot Single-Family Residential		2	12	—	Small lot single-family houses are typically 1,000 to 1,500 sq ft.
5	Townhouse (Detached)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
6	Townhouse (Attached)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
7	Condominium (Detached)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
8	Condominium (Attached)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
9	Multi-Unit Residential (Mixed-Use)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
10	Urban Office (Mixed-Use)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
11	Urban Office (Office)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
12	Urban Office (Retail)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
13	Urban Office (Mixed-Use)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
14	Urban Office (Office)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
15	Urban Office (Retail)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.
16	Urban Office (Mixed-Use)		3	18	—	Medium lot single-family houses are typically 1,500 to 2,500 sq ft.

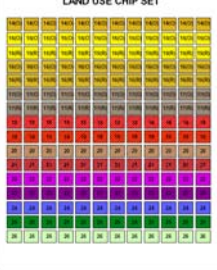
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Stickers

LAND USE CHIP SET



LAND USE CHIP SET



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PLACE³S 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:	1,373 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%

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