

SACRAMENTO REGION

Blueprint

TRANSPORTATION LAND USE STUDY

Folsom Neighborhood Workshop



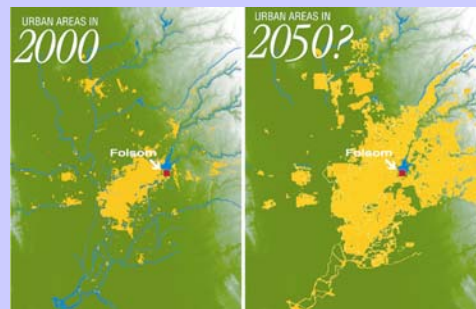
Blueprint Project

- Regional land use-transportation options for next 50 years
- Neighborhood workshops provide “reality check”— we want your opinions!
- Results will influence county-wide options (public workshops this summer)
- Results will also influence regional options
 - Regional conference: November 7, 2003
 - Region workshops (winter, '03 – '04)
 - Electronic town hall

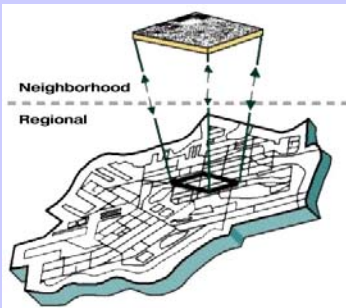
What You will do Tonight

- Create one or two planning options
 - test drive “smart growth” concepts, tell us what you like and don’t like
- Use maps, menus, stickers and computer software

Regional Growth

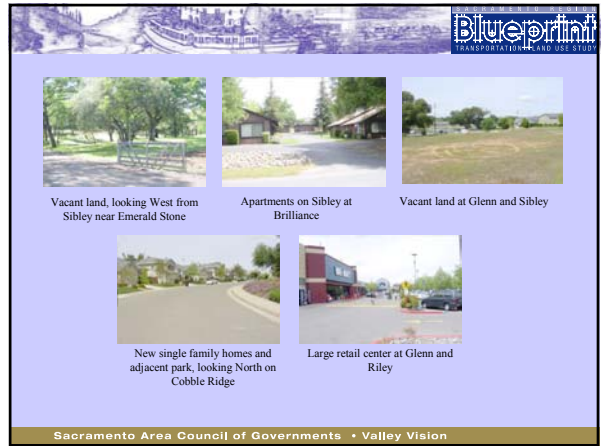
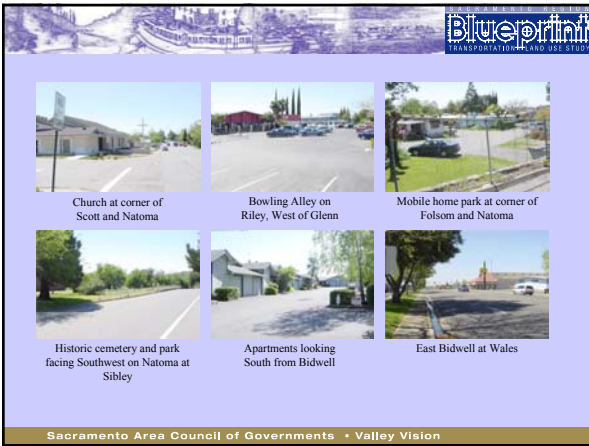
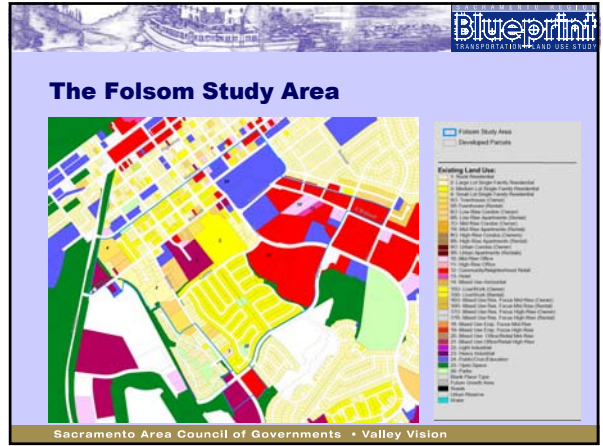
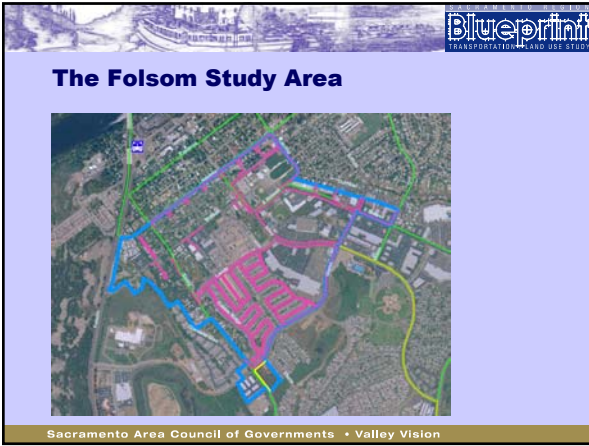


Need to plan both the regional and neighborhood levels



Smart Growth Principles

- Transportation Choice – viable options
- Housing Choice – aging, diverse households
- Compact Development – use land efficiently
- Use of Existing Assets – build on what we have
- Mixed Use Development – reduces auto travel
- Natural Resource Conservation – economic/environmental reasons
- Quality Design – enhance overall livability



Key Issues

- Central location
- Currently a mix of retail, housing, civic
- Future light rail nearby
- Study area within Redevelopment District
- Some key vacant parcels
- Some possibly under-utilized
- Some pedestrian issues
- Place-making opportunities

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Revitalizing Old Shopping Centers

- Intensify development
- Fill in parking lots
- Build structured parking
- Complete street wall
- Support pedestrian activity

Creating a Village

A case study by a team of planners would turn parking lots and other poorly used space at strip malls into community centers that would include apartments, shops and offices. The consultants say about 700 Orange County strip malls could be redeveloped this way.

COMMUNITY CENTER CONCEPT: Offices, apartments with ground floor parking

EXISTING STRIP MALL: Retail (20 stores), Fast food (5 stores), Coffee shop, Retail (20 stores), Supermarket with apartment complex, Parking lot, Retail (20 stores), Retail (20 stores)

Other: Parking structure with rooftop park, mixed with apartments; Ground-floor stores with parking, recreation area and rooftop recreational area.

Source: The Planning Center
 Illustration courtesy of SHoP Architecture & Los Angeles Times
 Credits to: W&A, AR&A / Los Angeles Times

Local Government Commission

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Revitalizing Retail Areas

- New retail patterns possible
- Housing will create demand for retail



"Big Box" Main Street



Sr. Housing over Retail

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Commercial Revitalization



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Transitioning Light Industrial to Mixed-Use



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Stickers

LAND USE CHIP SET 1

LAND USE CHIP SET 2

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PLACE³S Indicators

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

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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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