

Blueprint
TRANSPORTATION AND USE STUDY

EMPLOYMENT "BUILDING" TYPES

Retail

- 50 employees per acre average (1 to 2 story buildings)
- 160 acre chip = 6,800 employees

Office

- 150 employees per acre average (2 to 10 story buildings, average 4 stories)
- 160 acre chip = 20,400 employees

Industrial

- 20 employees per acre average (1 story buildings)
- 160 acre chip = 2,720 employees

Public/Quasi-Public
(schools, government office buildings, churches)

- 20 employees per acre average (1 to 3 story buildings typical)
- 160 acre chip = 2,720 employees

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NON-URBAN "LAND USE" TYPES

Agriculture

Forest

Open Space
(passive-use areas, no development allowed)

Parks
(active use for recreation)

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RESIDENTIAL "PLACE" TYPES

Medium-Density Mixed Residential

Mix of:

- 48% Single Family Large Lot
- 30% Single Family Small Lot
- 12% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use)
- 10% Retail
- 160 acre chip = 1,045 dwelling units; 690 employees

High-Density Mixed Residential

Mix of:

- 15% Single Family Large Lot
- 45% Single Family Small Lot
- 25% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use)
- 15% Retail
- 160 acre chip = 1,475 dwelling units; 1,020 employees

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MIXED-USE "PLACE" TYPES

Low-Density Mixed-Use Center or Corridor
(residential focus)

Mix of:

- 50% Single Family Small Lot
- 35% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use, 1 to 3 story buildings)
- 15% Retail
- 160 acre chip = 2,024 dwelling units; 1,020 employees

High-Density Mixed-Use Center or Corridor
(residential focus)

Mix of:

- 80% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use, 3 to 6 story buildings)
- 5% Retail
- 15% Office
- 160 acre chip = 6,116 dwelling units; 3,430 employees

Medium-Density Mixed-Use Center or Corridor
(residential focus)

Mix of:

- 5% Single Family Small Lot
- 80% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use, 2 to 4 story buildings)
- 15% Retail
- 160 acre chip = 3,932 dwelling units; 1,020 employees

Employment Focus Mixed-Use Center or Corridor

Mix of:

- 20% Attached Units (townhouses/rowhouses, condominiums/apartments, mixed use, 3 to 6 story buildings)
- 30% Retail
- 50% Office
- 160 acre chip = 876 dwelling units; 12,240 employees

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Medium Density Mixed Residential

ULI, The New Shape of Suburbia

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Medium Density Mixed Residential

Doe Mill, Chico

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