

Mixed Use = transit and pedestrian friendly

Sacramento Area Council of Governments • Valley Vision




LAND USE MENU

Land Use Types

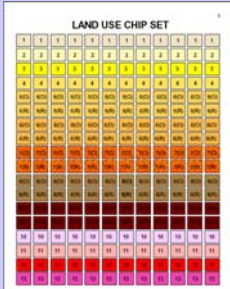
RESIDENTIAL BUILDING TYPES									
1	Basic Residential			2	1	...	Basic Residential consists of single detached (1 unit per lot).		
2	Single Lot Single Family Residential			1	4	...	Single Family lots meeting large lots in the 1/2 to 1/4 acre range. Residential Density may vary from 10 units per acre.		
3	Medium Lot Single Family Residential			2	6	...	Developed medium density lots of 1/4 to 1/2 acre. Medium lot lots are 1/4 to 1/2 acre. Medium Density lots are 1/4 to 1/2 acre.		
4	Small Lot Single Family Residential			2	12	...	Developed small density lots of 1/4 to 1/2 acre. Small lot lots are 1/4 to 1/2 acre. Small Density lots are 1/4 to 1/2 acre.		
5	Townhouse (Detached)			2	16	...	Medium Density in medium to high density residential areas of 1/4 to 1/2 acre. Medium Density lots are 1/4 to 1/2 acre. Medium Density lots are 1/4 to 1/2 acre.		
6	Low-Rise Apartment (Attached)			2	24	...	Low-rise attached units with attached parking (1 unit per unit).		
7	Mid-Rise Apartment (Attached)			2	36	...	Mid-rise attached units with attached parking. Medium Density lots are 1/4 to 1/2 acre. Medium Density lots are 1/4 to 1/2 acre.		
8	High-Rise Apartment (Attached)			2	48	...	High-rise attached units with attached parking. Building height maximums: 100 feet maximum. Medium Density lots are 1/4 to 1/2 acre. Medium Density lots are 1/4 to 1/2 acre.		
9	Medium Density Apartment (Attached)			12	108	...	Medium density apartment. Building height maximums: 100 feet maximum. Medium Density lots are 1/4 to 1/2 acre. Medium Density lots are 1/4 to 1/2 acre.		

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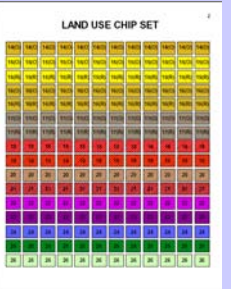


Stickers


LAND USE CHIP SET



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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 Footprint:	1,379 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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