



PLACE³S Indicators

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



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



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

