

SACRAMENTO REGION

# Blueprint

TRANSPORTATION LAND USE STUDY

## Sutter / Yuba City Neighborhood Workshop



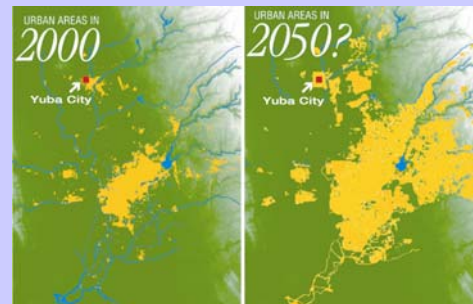
## Blueprint Project

- 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

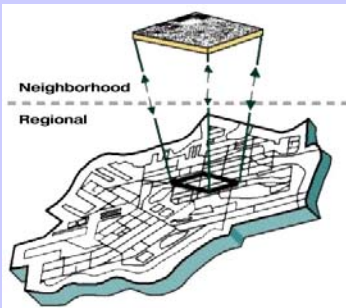
## What You will do Tonight

- 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

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## The Sutter Greenfield Study Area

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## The Sutter / Greenfield Study Area

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Orchard land, looking South from Lincoln, West of US 99

Home surrounded by orchards, on Walton at Augusta

Orchard, looking South from Smith

Looking North from Smith

Commercial truck lot on Northeast corner of Smith and US 99

Church and preschool on Northeast corner of Walton and Bogue

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Auto sales lot on Northwest corner of US 99 and Bogue

Vacant lot on US 99 North of Bogue

Convenience store on Northeast corner of US 99 and Bogue

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## The Yuba City Infill Site

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## The Yuba City Infill Site

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**Housing Options**


- What types of housing?
- “For sale” options:
  - Small lot single family
  - Townhomes

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## More Housing Options


- Detached town homes
- Mixed use/attached town homes



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## Live-work



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Mixed Use = transit and pedestrian friendly

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## LAND USE MENU Land Use Types

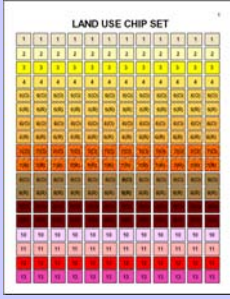
RESIDENTIAL BUILDING TYPES					
1	Rural Residential		2	1	Rural residential includes very large lots (generally 5+ acres).
2	Large Lot Single Family Residential		1	4	Medium Density Single-Family Residential (Medium Density Single-Family Residential)
3	Medium Lot Single Family Residential		2	4	Standard single-family lots of 1/2 to 1/4 acre. These include lots of 1/2 acre and lots of 1/4 acre. Single-Family Residential
4	Small Lot Single Family Residential		2	12	Small lot subdivisions. Valley Habits in Pleasanton and other subdivisions in Pleasanton and some other subdivisions in other jurisdictions.
5	Townhouse (Attached)		3	15	Medium Density in attached townhouse project of approx. 20 units. These include lots of 1/2 acre and lots of 1/4 acre.
6	Townhouse (Detached)		2	24	In other attached units with attached parking (e.g. townhomes).
7	Medium Density (Mixed-Use)		3	30	In other mixed-use development, townhomes and other development, townhomes and other.
8	Medium Density (Mixed-Use)		3	40	Medium Density with attached parking. Building with mixed-use, townhomes and other.
9	Urban Center (Mixed-Use)		10	100	High density urban development. Building with mixed-use, townhomes and other.

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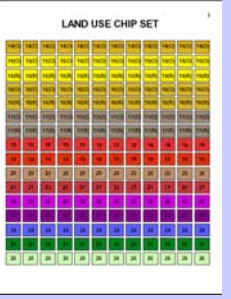
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## Stickers

LAND USE CHIP SET



LAND USE CHIP SET




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## PLACE<sup>3</sup>S 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:	1,379 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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- 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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