

SACRAMENTO REGION


Blueprint

TRANSPORTATION LAND USE STUDY

**City of Wheatland
Neighborhood Workshop
July 8, 2003**




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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 late summer/fall)
- Results will also influence regional options
 - Region workshops (winter, '03 – '04)
 - Electronic town hall


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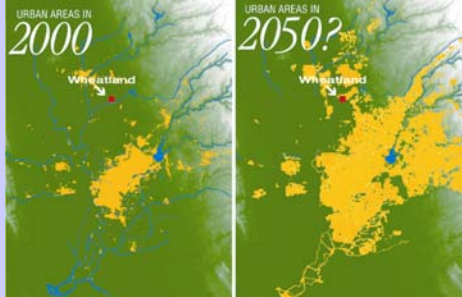
What You will do Tonight

- 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


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Regional Growth



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Need to plan both the regional and neighborhood levels



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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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Roddan Lane Study Site

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Spenceville Road Study Site

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Key Planning Issues

- Think Long-term
 - Assume HW65 bypass will be built
- Big picture:
 - Relationship of Wheatland to job centers to the south
 - Regional demand for housing
 - Employment development
 - Tie into downtown?
- Access issues (how to tie into the downtown)
- Residential uses:
 - Diversity of housing stock
 - Affordability issues
 - Senior housing
- Any other uses/amenities beyond residential?
 - Park/open space?
 - Locally serving small retail?

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Loomis
Stonebridge – small lot single family

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Housing Options

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

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Citrus Heights
Normandy Park Apartments

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Live-work

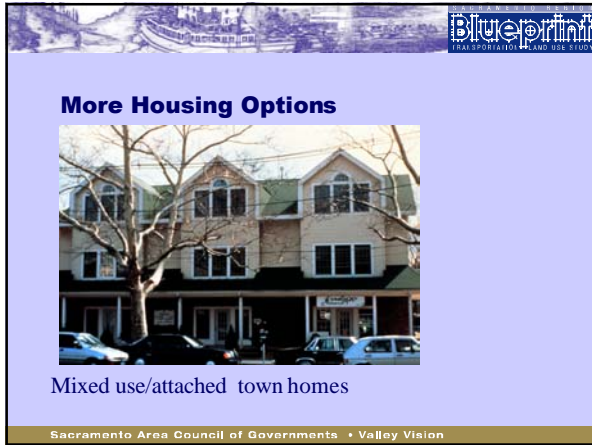
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Sacramento
Del Paso Nuevo

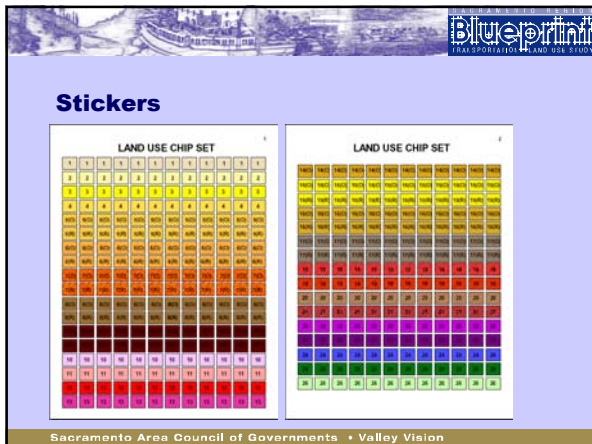
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LAND USE MENU
Land Use Types

RESIDENTIAL BUILDING TYPES				
1	Rural Residential	2	1	– Rural residential includes very large lots (minimum 1 acre per lot)
2	Large Lot Single Family Residential	3	4	– Medium Density Single Family Residential includes lots with 2,000 sq ft and larger lots
3	Medium Lot Single Family Residential	4	4	– Medium Density Single Family Residential includes lots with 2,000 sq ft and larger lots
4	Small Lot Single Family Residential	5	12	– Small lot subdivisions. Villa/Pueblo in Rocklin, 1,200 sq ft and less, developments in Laguna Hills and some low density subdivisions elsewhere
5a	Townhouse (2-story)	6	16	– Medium Density in medium to high density subdivisions, minimum lot size of 2,000 sq ft, and other parking in the garage
5b	Townhouse (3-story)	7	24	– 2+ story attached units with structured parking (e.g. walk parking)
6a	Low-Rise Apartment (2-story)	8	36	– 2-story residential development, from ground level to walkway, more parking on street
6b	Mid-Rise Apartment (3-story)	9	48	– 3-story residential development with structured parking, parking on street or in garage, more walkway, and walkway
6c	High-Rise Apartment (4-story)	10	108	– 4-story urban development. Building may include a health facility, other uses

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- PLACE³S Indicators
- Land Use
 - Transportation (4Ds through Fehr and Peers)
 - Vehicle miles traveled/capita
 - Vehicle trips/capita
 - Vehicle, transit and walk/bike trips
 - 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:	1,373 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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Strongest short-term economics

CODE	NAME
4	Small Lot Single Family
7-O	Mid-Rise Condos (owner occupied)
14	Mixed Use Horizontal
15-O	Live/Work
16-O	Mixed Use Mid-Rise (owner occupied)



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- Final Guidelines**
- Create one or two scenarios
 - Test drive “smart growth” concepts
 - Tell us whether you liked the ride
 - Think long-term
 - We’re creating concepts today
 - OK to consider changes to existing use
 - This is NOT a substitute to County planning process (including involvement, hearings, etc.)
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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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