

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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