

BLUEPRINT MODELING LAND USE MENU 1

COUNTYWIDE SCENARIOS

Aug 1, 2003











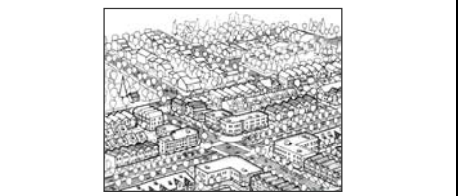

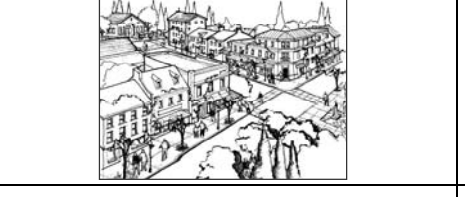

CODE AND NAME	EXAMPLES	DU/ACRE RANGE	FAR RANGE	DESCRIPTION	
RESIDENTIAL BUILDING TYPES*					
RR	Rural Residential		<= 1.0	--	Rural residential includes very large lot residential (2 acres per lot) as well as agricultural residential (5-20 acres per lot).
VLDR	Very Low Density Residential		1.1 – 4.0	--	Arden Park has mainly large lots in the ¼ to 1/3 acre size. Gardenland (South Natomas) has grid-streets with 1 acre lots and small houses.
LDR	Low Density Residential		4.1 – 8.0	--	Standard SF lot of 52x100' min. Allows cul-de-sacs or grid pattern, w/cul-de-sac subdivisions at low end of range. Curtis Park at high end of range.
MDR	Medium Density Residential		8.1 – 12.0	--	Small lot subdivisions: Villa Palazzo in Pocket (3,500 sqft lots), standard lots in Laguna West and some low density suburban garden apartments.
MHDR	Medium-High Density Residential		12.1 – 25.0	--	Metro Square in midtown is detached townhouse project at approx. 20 DU/ac. Most standard 2-story apts w/ surface parking are in this range.
HDR	High Density Residential		25.1 +	--	2+ story Attached units with structured parking (e.g., tuck-under).
URB	Urban Residential		50 – 100+	--	Fremont Mews at 16 th /P is a mixed use project; the 3 floors of housing are at a density of 78 DU/acre.
NON-RESIDENTIAL BUILDING TYPES*					
HOFF	High-Intensity Office		--	1.1+	5% Retail 95% Office
MOFF	Moderate-Intensity Office		--	0.3 - 1.0	5% Retail 95% Office
CRET	Community/ Neighborhood Retail		--	0.2 – 0.3	100% Retail
RRET	Regional Retail		--	0.2 – 0.3	95% Retail 5% Office
LI-OFF	Light Industrial-Office		--	0.2 – 0.3	75% Office 25% Industrial
LI	Light Industrial		--	0.2 – 0.3	25% Office 75% Industrial
HI	Heavy Industrial		--	0.1 – 0.2	100% Industrial
PQP	Public/ Quasi-Public		--	0.2 – 0.3	100% Public

*The "Building Types" shown on this menu are based on "generalized land use categories", which will be most easily applied at the parcel level or for a class of parcels with similar characteristics across a broad geographical area.

**The "Blended Residential Place Types" and the "Mixed Use Place Types" will be most easily applied to specific geographic areas (e.g., ¼ mile around transit stops, a main street corridor, a downtown business district, etc.). These are all a blend of more specific land uses.

Place Type sketches on Page 2 courtesy of Urban Design Collaborative, Portland, OR.

LAND USE MENU

CODE AND NAME	EXAMPLES	DU/ACRE RANGE	FAR RANGE	DESCRIPTION
MIXED USE BUILDING TYPES*				
RCO	Regional Commercial/Office ² 	--	0.3 – 0.4	75% Retail 25% Office
CNCO	Community/Neighborhood Commercial/Office ² 	--	0.2 – 0.3	75% Retail 25% Office
MU1	Mixed Use Employment Focus 	15 – 25	0.75 – 1+	45% Residential 40% Retail 15% Office
MU2	Mixed Use Residential Focus 	60 – 90	1.5 – 2.5	70% Residential 25% Retail 5% Office
OPEN SPACE PLACE TYPES*				
AGR	Agriculture 	N/A	N/A	
F	Forest 	N/A	N/A	
OS	Open Space ³ 	N/A	N/A	
P	Parks 	N/A	N/A	
BLENDED RESIDENTIAL PLACE TYPES**				
LDMR	Low Density Mixed Residential 	9 – 10	--	20% VLDR 45% LDR 20% MDR (small lot SF) 10% MHDR (townhouse) 5% CNCO
MDMR	Medium Density Mixed Residential 	14 – 16	--	15% LDR 45% MDR (small lot SF) 25% MHDR (townhouse) 5% HDR 10% CNCO
HDMR	High Density Mixed Residential 	17 – 20	--	8%LDR 35% MDR (small lot SF) 25% MHDR (townhouse) 17% HDR 15% CNCO
MIXED USE PLACE TYPES**				
LDMU C/C	Low Density Mixed Use Center or Corridor 	15 – 17	0.5 – 0.6	15% MDR (small lot SF) 25% MHDR (townhouse) 35% MHDR (apt) 25% CNCO
MDMU C/C	Medium Density Mixed Use Center or Corridor 	24 – 26	0.6 – 0.7	25% MHDR (townhouse) 20% MHDR (apt) 35% HDR (apt/condo) 20% CNCO
HDMU C/C	High Density Mixed Use Center or Corridor 	40 – 42	1.0 – 1.2	50% HDR 35% URB 15% CNCO