

FRESNO COG  
PROTOTYPE AND  
DEVELOPMENT TYPE UPDATE

February 10, 2012

# Prototypes - Summary

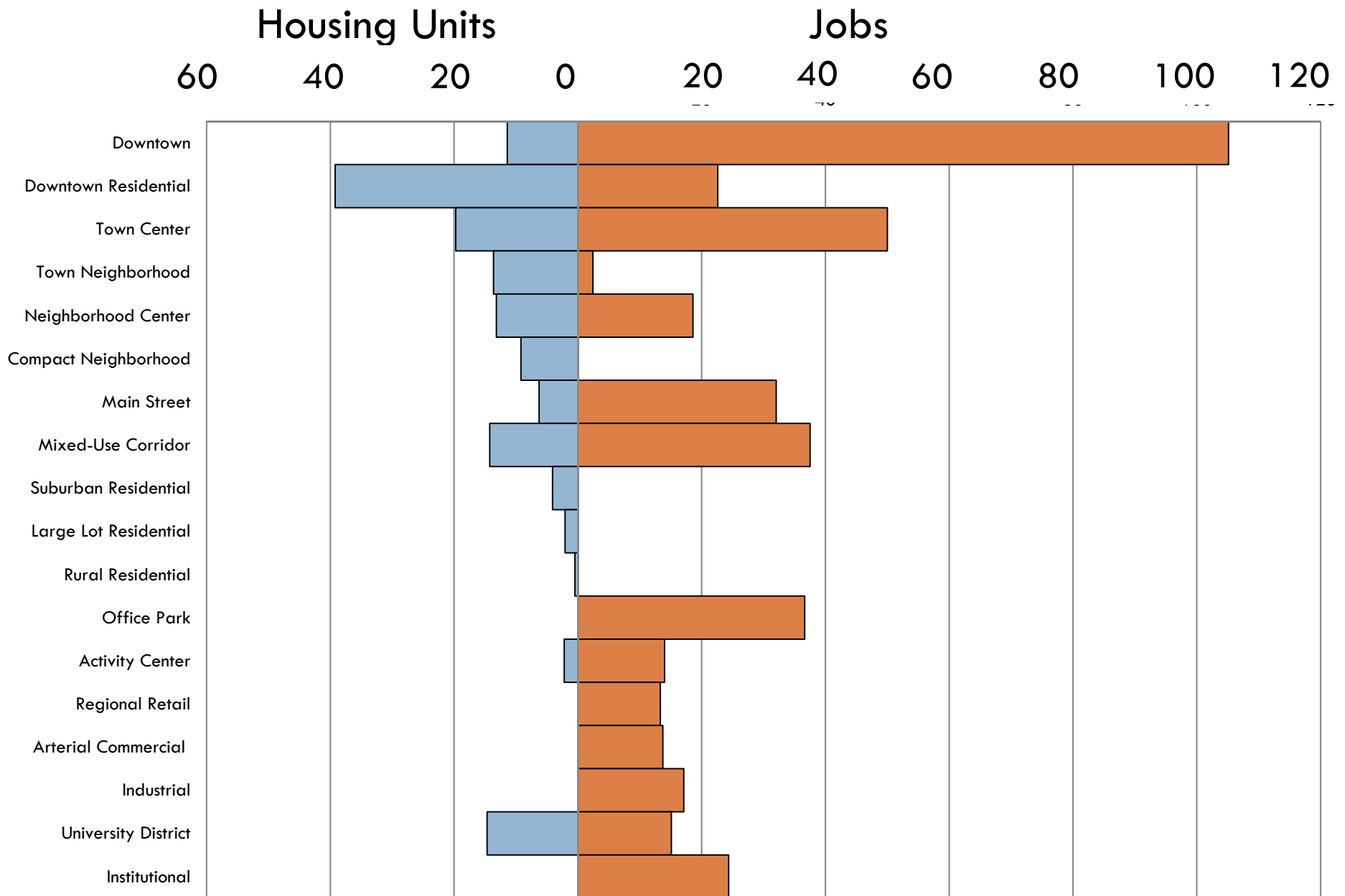
Key Building Characteristics			Land Use Mix (%)				Residential	Employment
Building Name	Height (Stories)	Floor Area Ratio (FAR)	Residential	Retail	Office	Industrial	Dwelling Units / Acre	Total Jobs / Acre
Mixed-Use Residential 20 story	20	7.77	90%	10%	0%	0%	195.0	27
Mixed-Use Residential 10 story	10	2.91	90%	10%	0%	0%	97.1	10
Mixed-Use Residential, 5 Story	5	2.06	85%	15%	0%	0%	65.0	11
Mixed Use Residential, 3 Story	3	1.32	70%	30%	0%	0%	34.2	14
Neighborhood Mixed-Use 2 story	2	0.76	70%	30%	0%	0%	24.5	8
Mixed-Use Office 10 story	10	7.65	0%	10%	90%	0%	0.0	733
Mixed-Use Office 5 Story	5	2.78	0%	20%	80%	0%	0.0	242
Mixed -Use Office - 2 Story	2	1.07	0%	30%	70%	0%	0.0	84
Multifamily Student Housing 3 story	3	0.69	100%	0%	0%	0%	39.8	0
Multifamily Senior Housing 3 story	3	1.62	100%	0%	0%	0%	80.6	0
Multifamily Rental 4 story	4	1.36	100%	0%	0%	0%	59.0	0
Multifamily Rental 1 story	1	0.53	100%	0%	0%	0%	19.6	0
Duplexes	1	0.49	100%	0%	0%	0%	12.9	0
Townhomes	2	0.68	100%	0%	0%	0%	17.5	0
Single Family Residential Urban	2	0.45	100%	0%	0%	0%	10.9	0
Single Family Residential Standard Lot	1	0.30	100%	0%	0%	0%	5.8	0
Single Family Residential Large Lot	1	0.13	100%	0%	0%	0%	2.2	0
Single Family Estate	1	0.06	100%	0%	0%	0%	1.0	0
Rural Residential	1	0.03	100%	0%	0%	0%	0.5	0
Office 1 story	1	0.39	0%	5%	95%	0%	0.0	45
Medical Office 2 story	2	0.89	0%	0%	100%	0%	0.0	129
Educational	1	0.33	0%	0%	100%	0%	0.0	34
Low Density Commercial	1	0.35	0%	100%	0%	0%	0.0	19
Main Street Commercial	1	0.95	0%	70%	30%	0%	0.0	52
Large Format Retail	1	0.37	0%	100%	0%	0%	0.0	14
Business Park /Flex	1	0.32	0%	5%	45%	50%	0.0	15
Light Industrial	1	0.47	0%	0%	20%	80%	0.0	22
Heavy Industrial	1	0.71	0%	0%	0%	100%	0.0	13

# Development Types - Summary



- Downtown
- Downtown Residential
- Town Center
- Town Neighborhood
- Neighborhood Center
- Compact Neighborhood
- Main Street
- Mixed-Use Corridor
- Suburban Residential
- Large Lot Residential
- Rural Residential
- Office Park
- Activity Center
- Regional Retail
- Arterial Commercial
- Industrial
- University District
- Institutional

# Development Types - Summary



# Overview of Development Type Densities

	Housing Units / Gross Acre	Average Gross Density by Housing Type			Jobs / Gross Acre	Average Gross Density by Employment Land Use			Average FAR
		Single Family	Townhome	Multifamily		Retail	Office	Industrial	
Downtown	11.4	-	-	57.1	105.1	8.5	122.8	-	1.96
Downtown Residential	39.2	-	-	43.6	22.6	9.2	165.7	-	1.83
Town Center	19.8	-	-	32.9	50.0	12.3	126.3	-	1.66
Town Neighborhood	13.6	6.5	11.6	29.2	2.4	11.7	13.3	-	0.61
Neighborhood Center	13.2	-	12.4	25.4	18.6	14.7	26.7	-	0.81
Compact Neighborhood	9.2	7.9	12.2	-	-	-	-	-	0.47
Main Street	6.3	-	-	20.9	32.0	17.7	25.7	-	0.96
Mixed-Use Corridor	14.3	-	-	31.7	37.5	13.7	63.0	-	1.22
Suburban Residential	4.1	3.9	14.6	-	-	-	-	-	0.25
Large Lot Residential	2.1	2.1	-	-	-	-	-	-	0.13
Rural Residential	0.5	0.5	-	-	-	-	-	-	0.03
Office Park	-	-	-	-	36.6	10.6	40.8	8.3	0.55
Activity Center	2.2	-	-	14.8	14.0	12.6	25.6	5.2	0.38
Regional Retail	-	-	-	-	13.3	13.3	-	-	0.36
Arterial Commercial	-	-	-	-	13.7	13.7	-	-	0.35
Industrial	-	-	-	-	17.1	0.6	5.4	13.1	0.48
University District	14.7	-	-	24.5	15.1	19.4	22.5	-	0.67
Institutional	-	-	-	-	24.4	1.4	23.6	-	0.36