

MADERA BLUEPRINT ALTERNATIVE PARAMETERS

October 31, 2007

PARAMETERS		Status Quo	Low Change	Moderate Change	Major Change				
1	Demographic Shift in Housing Share	(82150 HH)	(82150 HH)	(82150 HH)	(82150 HH)				
	Very Low	0.5% (1)	0.5%	0.5%	0.25%				
	Low	11% (1)	11.0%	9.0%	3.6%				
	Medium	75.75% (2)	68.5%	70.5%	66.15%				
	High	12.75% (2)	20.0%	20.0%	30.0%				
2	Change in Lot Sizes								
	Very Low	871,200sf (20 ac)	871,200sf (20 ac)	871,200sf (20 ac)	2,178,000sf (50 ac)				
	Low	43,560sf (1 ac)	43,560sf (1 ac)	43,560sf (1 ac)	108,900sf (2.5 ac)				
	Medium	7,000sf (0.16 ac)	5,600sf (.13 ac)	4,700sf (.11 ac)	4,300sf (.1 ac)				
	High	3,500 (0.08 ac)	3,000sf (.07 ac)	2,200sf (.05 ac)	1,700sf (.04 ac)				
3	Persons Per Household	3.24	3.24	3.24	3.24				
	Employees Per Household	1	1	1	1				
4	Demographic Shift in Employment Share	(82150 jobs)	(82150 jobs)	(82150 jobs)	(82150 jobs)				
	Industrial	22%	22%	25%	28%				
	Commercial Low	63%	63%	52%	44%				
	Commercial High	7%	7%	15%	20%				
5	Change in Intensities								
	Industrial	0.2 FAR (825 sf/emp)	0.22 FAR	0.25 FAR	0.3 FAR				
	Commercial Low	0.2 FAR (500 sf/emp)	0.25 FAR	0.25 FAR	0.25 FAR				
	Commercial High	0.4 FAR (400 sf/emp)	0.4 FAR	0.45 FAR	0.5 FAR				
6	Spatial Shift in Jobs and Households (1=most attractive, 6= least attractive)	Jobs (priority)	HH (priority)	Jobs (priority)	HH (priority)	Jobs (priority)	HH (priority)	Jobs (priority)	HH (priority)
		I* C* MH* L*	I C MH L	I C MH L	I C MH L	I C MH L			
	Ahwanee	6 6 6 6	5 4 5 5	5 4 5 5	5 4 5 5	5 4 5 5			
	Chowchilla	3 4 3 4	3 3 3 3	2 2 2 2	2 2 2 2	2 2 2 2			
	Fairmead	3 4 4 4	3 4 4 4	3 3 3 3	3 3 3 3	3 3 3 3			
	Madera City	2 2 2 2	2 2 2 2	1 1 2 2	1 1 2 2	1 1 1 1			
	Madera CC	4 3 2 3	2 2 2 2	2 2 2 2	2 2 2 2	2 2 2 2			
	North Fork	6 6 6 6	6 4 5 5	6 5 6 6	6 5 6 6	6 5 6 6			
	Oakhurst	5 5 5 5	4 4 4 4	4 3 4 4	4 3 4 4	4 3 4 4			
	Rio Mesa	1 1 1 1	1 1 1 1	1 1 1 1	1 1 1 1	1 1 2 1			
	7	Transportation Enhancements	New Freeway Ramps	Regional Transit Network (RTN)	RTN, BRT routes	RTN, BRT, LRT routes			
			Enhanced Existing Transit	possible BRT on 99 & 41	possible BRT on 99,41. Transit upto Oakhurst; LRT from Rio Mesa into Fresno				
8	Change in General Plan	No Change. Used old GP for Madera City and Chowchilla	Use new GP for City of Madera and Chowchilla	Use new GP for City of Madera and Chowchilla	Use new GP for City of Madera and Chowchilla				
9	Infill Consideration	Urban Non Res: <50% of GP FAR & >25 yrs; Improvement Value =< Land Value	Urban Non Res: <50% of GP FAR & >25 yrs; Improvement Value =< Land Value	Urban Non Res: <70% of GP FAR & >10 yrs; Improvement Value =< Land Value	Urban Non Res: <80% of GP FAR & >1.25 yrs; Improvement Value =< Land Value				
		Urban Res: Imp Value =< 50% of Land Value & Land Area >1 Acre in Urban Areas	Urban Res: Imp Value =<50% of Land Value & Land Area >1 Acre in Urban Areas	Urban Res: Imp Value =<70% of Land Value & Land Area >0.75 Acre in Urban Areas	Urban Res: Imp Value =<80% of Land Value & Land Area >0.50 Acre in Urban Areas				
	Demand Characterization		Demand for unit types stays the same	Shift to higher density	More shift towards attached Ag/forest & rural are less dense. Attached and detached are more dense				
		Status Quo	Lot size decreases	Lot size decreases					

* I = Industrial
 C= Commercial
 MH= Medium & High Density Residential
 L= Low Density Residential