



Development Activity Report: January-June
2004

Development Services Department
Long Range Planning Section
City of Sacramento

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Report Overview

This Development Activity Report for January through June 2004 presents summary tabular data for planning entitlements and building permits that cover new construction. The data is summarized from the City's automated permitting system (APS) database. The City's paper files are created in conjunction with the APS computer database. This report summarizes development activity by land use type and geographically by community plan area. The figures report: housing units, non-residential building square footage, as well as project valuations (shown with building permits).

The planning entitlement data reflect interest or intent to construct new residential, commercial, or mixed use projects. The building permits indicate specific progress on construction of residential or commercial development.

All data summarized is considered "new" construction and does not include: remodels, rehabs, reuse projects, nor additions, demolitions, vacant parcel subdivisions, or tentative map submittals. The building permits do not reflect plan checks such as master plan reviews, which are also part of the City's permit database.

Tables

Two sets of tables are assembled, one for Planning Entitlements, a second for Building Permits. In both cases the data is summarized by land use type, with residential and commercial subcategories. The tables also summarize development activity by geographic distribution, in the Community Plan areas of the city.

The tables replicate the planning entitlement and building permit processing sequence, from application to approval. A planning entitlement "application" precedes a planning entitlement "decision". However, a "decision" is not an approval, it can also be a denial. Building permits fall into: "applied", "under construction", or "completed" categories.

The last of the Planning Entitlement tables breaks out the number of applications/decisions into specific review types – Planning, Zoning, Preservation, Design Review, and Expanded Review. These workload figures depict the total department work on planning reviews (separate from building permits), including new construction, additions, remodels/rehabs, vacant sites, and demolition.

2003-2004 Comparison

A one page set of tables provides comparative figures for 2003 and the first six months of 2004. Planning entitlement “decisions” and building permits “under construction” are broken down by entitlements and permits processed, land use type, residential units, and commercial square footage. The tables show differences reflecting market shifts, large projects, or and possible entry classification. Because the Automated Permitting System is updated slightly each year to reflect file processing, there can be minor changes in project entry coding. As mentioned below, this report is intended primarily as a reference document versus an analytic product.

Development Activity: Projects Not Included

The City does not process planning entitlements or issue building permits for the significant State owned lands in the City, notably around the Capitol. The State publishes a “Sacramento Regional Facilities Plan” that describes the State’s activity in the city¹. Other public agencies such as the Capital Area Development Authority and Sacramento Housing and Redevelopment Agency which act as developers of property (under joint power agreements with the City) receive limited planning review and comment. Other public agencies, including the city, county, and utilities, can build primary facilities (libraries, schools, transmission facilities) and exempt themselves from planning review (administrative centers are not exempt). Tracking of public projects will be added to the next report as a separate category.

Limitations with the Database

The automated permitting system database is used by the City as a tool for processing and tracking thousands of planning applications and building permits each year. The Development Activity Report and other derivative reports are secondary products.

The processing of planning entitlements and building permits are accurate for the purposes of tracking applications, fees, parcel numbers, and critical project information. The summarized data do not include all

¹ 2001 Sacramento Regional Facilities Plan Update, Department of General Services, Asset Planning and Enhancement Branch

the descriptive information contained in either a staff report or through direct meetings with applicants, or other parts of the public record. The limits to information entry and updates in the database means that a small percentage of files out of date, or may not be closed and remain in active status, or can contain inaccurate summary information or duplicate data (in parallel planning entitlements). A review of the planning entitlements and the building permits shows there can be a few data discrepancies but that these fall within a range of 1% to 5% at most for the key indicators contained here.

Analysis and Further Updates

This report presents tabular and geographic data but does not attempt to present trend or sector analysis. This report will be generated every six months on an annual and semi-annual basis.

Additional information on the automated permitting database and this report can be directed to: Stuart Todd, Associate Planner, Long Range Planning, City of Sacramento – 916/808-5714

**SUMMARY TABLE: PLANNING ENTITLEMENTS
APPLICATIONS RECEIVED
January 01, 2004 to June 30, 2004**

RESIDENTIAL TOTALS			
	NUMBER	# Units	% of Section - # Units
Multi Family	16	570	29.64%
Master Plan	4	549	28.55%
Residential Mixed Use	4	1	0.05%
Single Family	204	803	41.76%
SECTION TOTAL	228	1,923	100 %

COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Commercial Mixed Use	6	72,000	7.21%
Commercial/Retail	19	499,215	49.97%
Industrial	14	310,224	31.05%
Offices	5	92,999	9.31%
Warehouse	1	24,600	2.46%
SECTION TOTAL	45	999,038	100 %

OTHER COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Church/Religious	1	1,500	2.55%
Medical/Hospital	1	10,705	18.20%
Schools	1	46,460	78.99%
Utilities/Cell Towers	3	150	0.26%
Vacant Land	2	0	0.00%
SECTION TOTAL	8	58,815	100 %

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

**SUMMARY TABLE: PLANNING ENTITLEMENTS
APPLICATIONS RECEIVED
By COMMUNITY PLAN AREA
January 01, 2004 to June 30, 2004**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT
AIRPORT-MEADOWVIEW			
Residential	18	32	
ARDEN-ARCADE			
Residential	2	0	
Non-Residential	1		0
CENTRAL CITY			
Residential	13	51	
Non-Residential	6		100,822
EAST BROADWAY			
Residential	37	7	
Non-Residential	5		2,305
EAST SACRAMENTO			
Residential	12	1	
LAND PARK			
Residential	9	553	
NORTH NATOMAS			
Residential	14	806	
Non-Residential	12		208,960
NORTH SACRAMENTO			
Residential	96	296	
Non-Residential	13		340,604
POCKET			
Residential	3	2	
Non-Residential	4		92,999
SOUTH NATOMAS			
Residential	13	6	
Non-Residential	3		34,730
SOUTH SACRAMENTO			
Residential	11	169	
Non-Residential	9		277,433
TOTALS:	281	1,923	1,057,853

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

**SUMMARY TABLE: PLANNING ENTITLEMENTS
DECISIONS MADE
January 01, 2004 to June 30, 2004**

RESIDENTIAL TOTALS			
	NUMBER	# Units	% of Section - # Units
Multi Family	13	690	57.26%
Mobile Homes	1	28	2.32%
Master Plan	3	0	0.00%
Residential Mixed Use	3	2	0.17%
Single Family	182	485	40.25%
SECTION TOTAL	202	1,205	100 %

COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Commercial Mixed Use	2	0	0.00%
Commercial/Retail	17	639,214	74.95%
Industrial	5	50,000	5.86%
Offices	5	163,660	19.19%
SECTION TOTAL	29	852,874	100 %

OTHER COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Church/Religious	2	0	
Vacant Land	1	0	
SECTION TOTAL	3	0	100 %

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

**SUMMARY TABLE: PLANNING ENTITLEMENTS
DECISIONS MADE
By COMMUNITY PLAN AREA
January 01, 2004 to June 30, 2004**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT
AIRPORT-MEADOWVIEW			
Residential	19	4	
Non-Residential	1		0
ARDEN-ARCADE			
Residential	1	0	
Non-Residential	2		162,235
CENTRAL CITY			
Residential	8	6	
Non-Residential	5		100,822
EAST BROADWAY			
Residential	36	4	
Non-Residential	1		0
EAST SACRAMENTO			
Residential	8	1	
LAND PARK			
Residential	4	4	
Non-Residential	1		12,680
NORTH NATOMAS			
Residential	10	748	
Non-Residential	7		129,319
NORTH SACRAMENTO			
Residential	89	38	
Non-Residential	5		4,224
POCKET			
Residential	4	246	
Non-Residential	1		12,021
SOUTH NATOMAS			
Residential	13	22	
Non-Residential	4		109,845
SOUTH SACRAMENTO			
Residential	10	132	
Non-Residential	5		321,728
TOTALS:	234	1,205	852,874

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

Planning Entitlements, Department Workload

January - June 2004
 "Applications" by Type

	Number	%
Planning	124	18.2%
Zoning	185	27.2%
Preservation	63	9.3%
Design Review	180	26.4%
Expanded Review	129	18.9%
Total	681	100.0%

"Decisions" by Type

	Number	%
Planning	73	12.8%
Zoning	148	26.0%
Preservation	32	5.6%
Design Review	190	33.4%
Expanded Review	126	22.1%
Total	569	100.0%

Workload Type:

- Planning - Plan Amendments, Re-zones, Multiple Variances
 - Zoning - Administrative Entitlements, Special Permits, Variances
 - Preservation - Historic Preservation, Landmark Structures
 - Design Review - Design Review Districts, Design Review Board
 - Expanded Review - Select Planning Area Reviews
- (Additional information on City Website)

SUMMARY TABLE: BUILDING PERMITS APPLICATIONS

January 01, 2004 to June 30, 2004

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	1,613	1,612	\$ 212,810,307	59.51%
Multi Family	161	1,096	\$ 137,789,133	40.46%
Mobile Homes	1	1	\$ 70,916	0.04%
SECTION TOTAL	1,775	2,709	\$ 350,670,356	100 %

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	48	218,504	\$ 44,711,901	9.56%
Industrial/Warehouse	46	861,980	\$ 39,455,251	37.70%
Offices	28	1,077,678	\$ 25,126,901	47.14%
Hotel/Motel	1	58,662	\$ 4,262,381	2.57%
Amusement/Clubs	2	4,400	\$ 459,400	0.19%
Church/Religious	2	62,199	\$ 1,469,635	2.72%
Medical/Hospital	1	0	\$ 180	0.00%
Schools	9	2,919	\$ 953,029	0.13%
Utilities/Cell Towers	2	0	\$ 35,000	0.00%
SECTION TOTAL	139	2,286,342	\$ 116,473,678	100 %

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

**SUMMARY TABLE: BUILDING PERMITS
APPLICATIONS
By COMMUNITY PLAN AREA
January 01, 2004 to June 30, 2004**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
AIRPORT-MEADOWVIEW				
Residential	233	235		\$ 29,475,559
Non-Residential	2		21,464	\$ 1,354,472
ARDEN-ARCADE				
Residential	1	1		\$ 240,495
Non-Residential	4		2,919	\$ 459,571
CENTRAL CITY				
Residential	23	24		\$ 8,352,711
Non-Residential	28		979,036	\$ 17,888,926
EAST BROADWAY				
Residential	42	46		\$ 4,145,448
Non-Residential	7		159,818	\$ 4,933,906
EAST SACRAMENTO				
Residential	20	22		\$ 2,126,398
Non-Residential	5		69,220	\$ 3,368,114
LAND PARK				
Residential	12	12		\$ 967,132
Non-Residential	4		12,636	\$ 1,342,000
NORTH NATOMAS				
Residential	1,090	1,712		\$ 225,469,327
Non-Residential	38		224,846	\$ 41,605,306
NORTH SACRAMENTO				
Residential	116	171		\$ 15,530,302
Non-Residential	17		343,576	\$ 12,285,290
POCKET				
Residential	45	46		\$ 19,262,278
Non-Residential	3		20,666	\$ 1,440,019
SOUTH NATOMAS				
Residential	49	117		\$ 15,826,649
Non-Residential	7		86,044	\$ 3,041,870
SOUTH SACRAMENTO				
Residential	144	323		\$ 29,274,056
Non-Residential	24		366,117	\$ 28,754,204
TOTALS:	1,914	2,709	2,286,342	\$ 467,144,034

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

SUMMARY TABLE: BUILDING PERMITS UNDER CONSTRUCTION

January 01, 2004 to June 30, 2004

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	1,612	1,612	\$ 218,247,729	85.34%
Multi Family	58	277	\$ 25,823,585	14.66%
SECTION TOTAL	1,670	1,889	\$ 244,071,314	100 %

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	22	153,064	\$ 8,834,389	9.68%
Industrial/Warehouse	46	765,891	\$ 19,880,516	48.45%
Offices	31	562,991	\$ 29,623,852	35.61%
Hotel/Motel	1	56,929	\$ 4,224,570	3.60%
Amusement/Clubs	1	42,000	\$ 2,728,028	2.66%
Medical/Hospital	1	0	\$ 180	0.00%
Parking Structure	1	0	\$ 392,040	0.00%
Schools	3	0	\$ 63,200	0.00%
SECTION TOTAL	106	1,580,875	\$ 65,746,776	100 %

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

**SUMMARY TABLE: BUILDING PERMITS
UNDER CONSTRUCTION
By COMMUNITY PLAN AREA
January 01, 2004 to June 30, 2004**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
AIRPORT-MEADOWVIEW				
Residential	239	241		\$ 30,640,657
ARDEN-ARCADE				
Residential	1	1		\$ 240,495
Non-Residential	3		79,999	\$ 6,409,705
CENTRAL CITY				
Residential	14	30		\$ 2,716,928
Non-Residential	14		245,346	\$ 3,543,644
EAST BROADWAY				
Residential	17	18		\$ 1,740,754
Non-Residential	3		37,100	\$ 1,207,025
EAST SACRAMENTO				
Residential	14	13		\$ 1,222,070
Non-Residential	6		84,619	\$ 4,998,038
LAND PARK				
Residential	6	6		\$ 856,543
Non-Residential	1		0	\$ 60,000
NORTH NATOMAS				
Residential	1,079	1,262		\$ 168,728,257
Non-Residential	43		472,211	\$ 23,350,288
NORTH SACRAMENTO				
Residential	101	113		\$ 11,275,363
Non-Residential	16		467,232	\$ 16,699,304
POCKET				
Residential	51	53		\$ 7,036,796
Non-Residential	2		11,244	\$ 808,134
SOUTH NATOMAS				
Residential	47	49		\$ 4,919,513
Non-Residential	3		62,124	\$ 4,627,669
SOUTH SACRAMENTO				
Residential	101	103		\$ 14,693,939
Non-Residential	15		121,000	\$ 4,042,970
TOTALS:	1,776	1,889	1,580,875	\$ 309,818,089

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

SUMMARY TABLE: BUILDING PERMITS COMPLETED

January 01, 2004 to June 30, 2004

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	1,632	1,632	\$ 216,815,175	70.22%
Multi Family	62	690	\$ 50,900,384	29.69%
Mobile Homes	2	2	\$ 105,951	0.09%
SECTION TOTAL	1,696	2,324	\$ 267,821,510	100 %

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	18	393,265	\$ 22,831,771	28.62%
Industrial/Warehouse	10	318,134	\$ 9,487,315	23.15%
Offices	24	437,196	\$ 39,638,665	31.82%
Amusement/Clubs	3	41,634	\$ 6,400,171	3.03%
Medical/Hospital	1	0	\$ 750	0.00%
Parking Structure	1	133,098	\$ 2,604,235	9.69%
Schools	2	9,350	\$ 960,000	0.68%
Utilities/Cell Towers	4	41,304	\$ 5,990,000	3.01%
SECTION TOTAL	63	1,373,981	\$ 87,912,906	100 %

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

**SUMMARY TABLE: BUILDING PERMITS
COMPLETED
By COMMUNITY PLAN AREA
January 01, 2004 to June 30, 2004**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
AIRPORT-MEADOWVIEW				
Residential	133	133		\$ 15,154,026
Non-Residential	1		16,411	\$ 425,000
ARDEN-ARCADE				
Non-Residential	2		9,999	\$ 645,612
CENTRAL CITY				
Residential	6	6		\$ 814,155
Non-Residential	8		443,735	\$ 23,838,863
EAST BROADWAY				
Residential	9	9		\$ 989,664
Non-Residential	2		107,091	\$ 3,908,457
EAST SACRAMENTO				
Residential	13	14		\$ 1,251,381
Non-Residential	4		24,889	\$ 1,833,642
LAND PARK				
Residential	8	10		\$ 816,410
Non-Residential	2		0	\$ 215,510
NORTH NATOMAS				
Residential	1,271	1,885		\$ 216,539,815
Non-Residential	20		194,797	\$ 14,944,636
NORTH SACRAMENTO				
Residential	64	69		\$ 6,680,287
Non-Residential	8		136,936	\$ 11,973,473
POCKET				
Residential	32	37		\$ 6,329,951
Non-Residential	5		15,000	\$ 1,028,550
SOUTH NATOMAS				
Residential	61	61		\$ 6,616,578
SOUTH SACRAMENTO				
Residential	99	100		\$ 12,629,243
Non-Residential	11		425,123	\$ 29,099,163
TOTALS:	1,759	2,324	1,373,981	\$ 355,734,416

DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

Development Activity Report

Neighborhood Infill Targets

Residential Building Permits Completed: January to June 2004

<u>Plan Area</u>	<u>Infill Housing Units</u>
Central City	6
Land Park	2
South Sacramento	26
East Broadway	9
North Sacramento	34
South Natomas	37
Airport Meadowview	<u>7</u>
Total	121

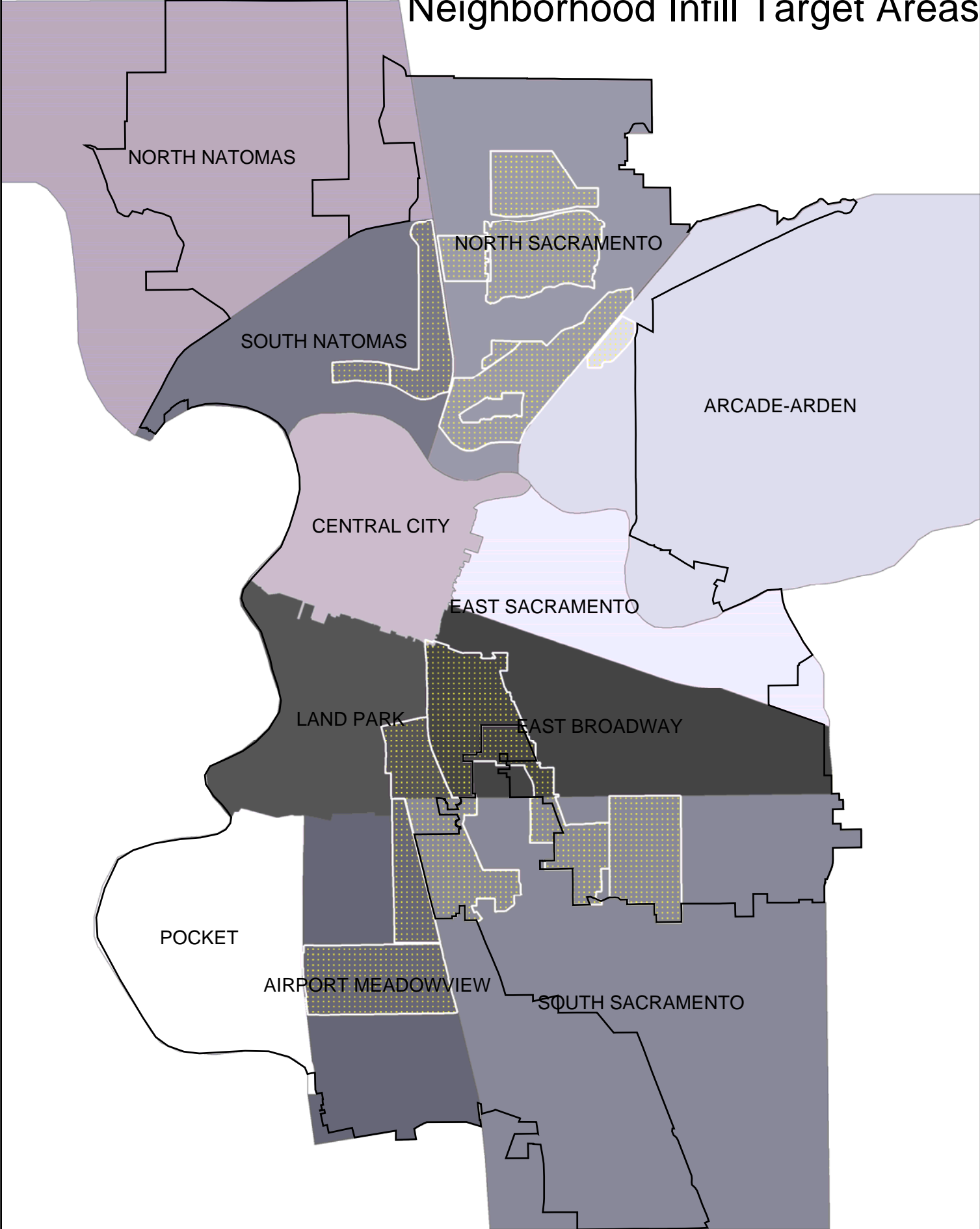
Percent of all Completed Residential Building Permits

5.2%

Map of Infill Areas attached

(Includes City designated Target areas and Central City)

Neighborhood Infill Target Areas



Development Activity Report

Comparison of 2003 and 2004 Development Activity

Planning Entitlements - Decisions Made

2003

2004: 1st 6 months

	Processed Entitlement's	Units	Sq. Feet	Processed Entitlement's.	Units	Sq. Feet
Residential	427	4,738		202	1,191	
Commercial	65		1,705,163	29		852,874
Other	22		316,344	3		0
	514		<u>2,021,507</u>	234		<u>852,874</u>
Land UseType		Percent Units			Percent Units	
Single Fam.		28.3%		Single Fam.	42.6%	
Multi-Fam.		42.0%		Multi-Fam.	57.4%	
Master Plan		23.8%		Master Plan	0.0%	
Mixed use		5.8%		Mixed use		
		<u>99.9%</u>			<u>100.0%</u>	
			Percent sq.¹			Percent sq.¹
Office			28.7%	Office		19.2%
Warehouse			6.4%	Warehouse		0.0%
CX/Retail			12.1%	CX/Retail		74.9%
Industrial			11.3%	Industrial		5.9%
Mixed Use			41.3%	Mixed Use		0.0%
			<u>99.8%</u>			<u>100.0%</u>

Building Permits - Under Construction

2003

2004: 1st 6 months

	Processed Permits	Units	SQ. Feet	Processed Permits	Units	SQ. Feet
Residential	3,906	5,912		1,670	1,889	
		Percent Units			Percent Units	
Single Fam.		60.9%		Single Fam.	85.3%	
Multi-Fam.		39.0%		Multi-Fam.	14.7%	
		<u>99.9%</u>			<u>100.0%</u>	
Commercial	228		2,246,355	106		1,580,875
			Percent sq.¹			Percent sq.¹
Office			38.9%	Office		35.6%
Comm. Retail			12.4%	Comm. Retail		9.7%
Industrial			32.6%	Industrial		48.5%
			<u>83.9%</u>			<u>93.7%</u>

Appendix A

Land Use Types – Codes and Definitions

<i>CATEGORY</i>	<i>CODE</i>	<i>USE</i>	<i>DETAILED DESCRIPTION</i>
Residential	RSF	Single Family	Single family residential, duplexes, accessory detached units
	RMF	Multi Family	Multi-family residential (3 or more units)
	RMH	Mobile Homes	Mobile home parks
	RMP	Master Plan	Master planned residential project
	RMX	Mixed Use	Contains a majority (over 50%) of housing in combination with retail or office uses
	SOCR	Social Services Residential	Social service with primarily residential use
	CON	Congregate Housing	Congregate Housing, SRO, Non-licensed
Commercial	COM	Commercial/Retail	Commercial or retail uses
	IND	Industrial	Industrial
	WAR	Warehouse	Warehouse
	OFF	Offices	Offices, including medical offices
	CMOT	Hotel/Motel	Hotel, motel, or bed and breakfast
	CMX	Mixed Use	Contains a majority (over 50%) of commercial or retail use in combination with housing
Other	AG	Agriculture	Agricultural
	AMUS	Amusement/Clubs	Amusement, clubs, entertainment, recreational buildings
	CHUR	Church/Religious	Church or religious facilities
	MED	Medical/Hospital	Hospital, convalescent home
	PARK	Parking	Structured and surface parking
	SCH	Schools	Educational uses, public, private, post graduate,
	SOCNR	Social Services Non-Residential	Social service with primary use non-residential
	UTIL	Utilities/Cell Towers	Utilities and cell tower uses
	PUB	Public Facilities	Public buildings, Libraries, Community Centers, local, state, and federal government
	VAC	Vacant Land	Vacant land

The above land use classifications/codes are used in detailed reports representing all individual projects, as well as in the summary reports included in this report.