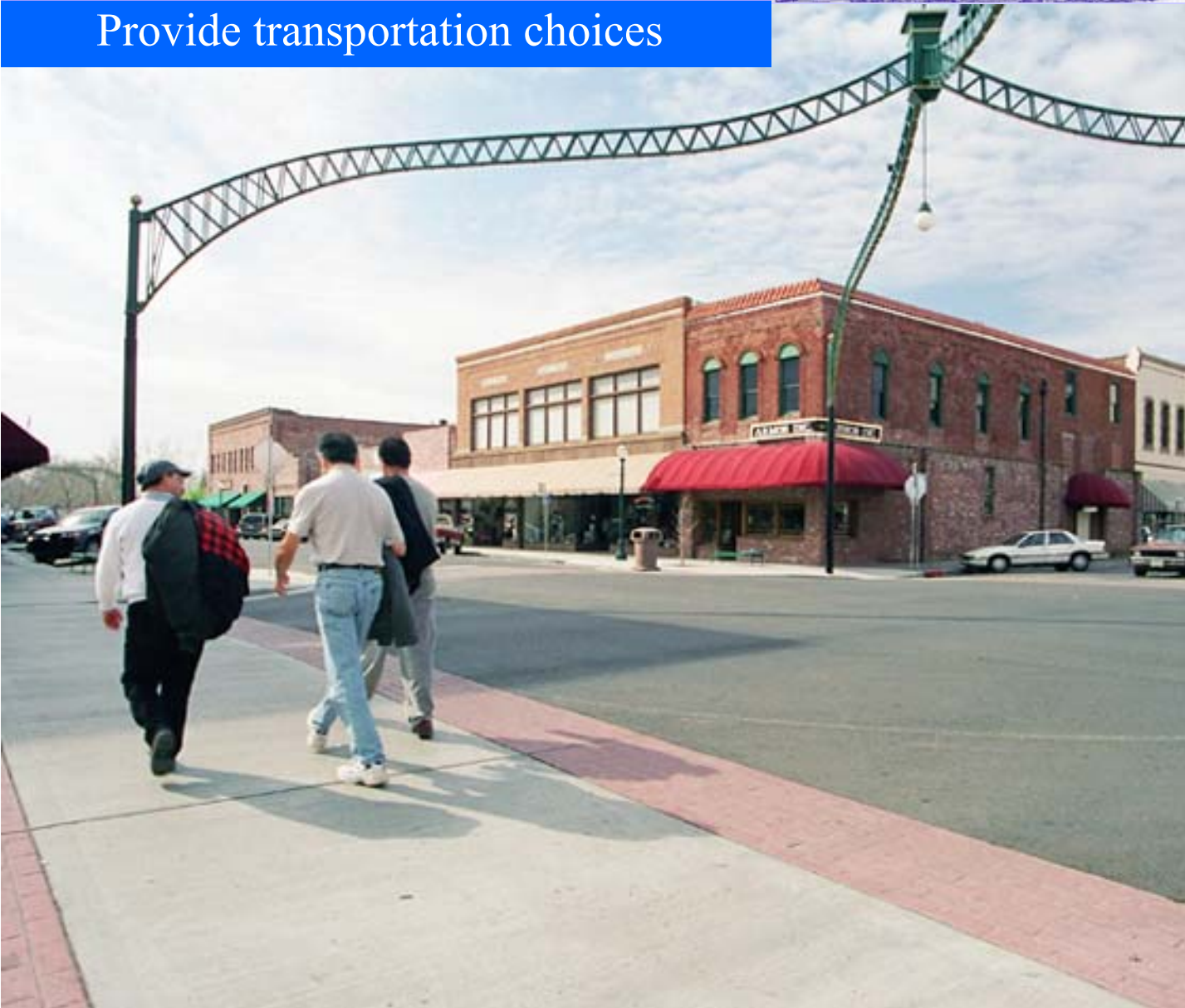


PRINCIPLE 1

Provide transportation choices

Marysville

**Pedestrian  
Improvements**





## PRINCIPLE 1

### Provide transportation choices

## Regional Issues

- 93% trips auto today
- Transit, walk, bike trips decline in future with Base Case (7% to 5%)
- By 2050 average person will spend 160 more hours annually in car (Base Case)
- Land use for transit, walking
  - Growth near transportation
  - Mix of uses

## PRINCIPLE 1

### Provide transportation choices

# Auburn Boulevard Study Area

- Close to I-80
- Future light rail, bus rapid transit site?
- Congested today
- Poor quality pedestrian area...sidewalk conditions
- Future bike lanes called for in General Plan
- Transit center



## PRINCIPLE 1

### Provide transportation choices

# Antelope Road

- Close to I-80
- Future light rail, bus rapid transit?
- Poor quality pedestrian area...sidewalk conditions





PRINCIPLE 2

Provide a diversity of housing choices

Citrus Heights

**Normandy Park  
Apartments**





**PRINCIPLE 2**

**Provide a diversity of housing choices**



Loomis  
**Stonebridge**



## PRINCIPLE 2

### Provide a diversity of housing choices

## Regional Issues

- Challenge to build enough housing
- Large increase in number of senior households
- Decrease in families with kids
- Shortage of rentals
- Affordability challenges growing – Citrus Heights median household income is \$49,796

## PRINCIPLE 2

# Provide a diversity of housing choices

## Auburn Boulevard

- Add housing to existing commercial sites?
- Existing area has lower % rental housing than balance of city, but...
- City has higher % rental housing than region
- Affordable “ownership” products important, too



## PRINCIPLE 2

### Provide a diversity of housing choices

## Antelope Road

- What types of housing makes sense?
  - Large or medium lot single family?
  - Small lot single family?
  - Townhouse?
  - Mixture of the above?



3,500 sq. ft. lots



Detached townhomes



**PRINCIPLE 3**

**Encourage compact development**



West Sacramento

**Metro Place**