

Key Land Uses Featured



10 Mid-Rise Office



24 Public/Civic/ Education



22 Light Industrial



1 Rural Residential



12 Community/ Neighborhood Retail

Key Elements of Base Case

The study area is split by I-80, and is zoned mostly retail rural residential and light industrial. The community is currently developing an economic development strategy for this corridor. Specific features of the base case include:

- Mixed-use potential on east side of I-80
- Forested open space

PLACE³S Indicators

Total Employees	2,407
Total Residents	235
Employees per Dwelling Unit	28.1
Pedestrian Friendliness (1 = worst, 5 = best)	1.6
Change in Vehicle Miles Traveled per Household from Base Case*	0%

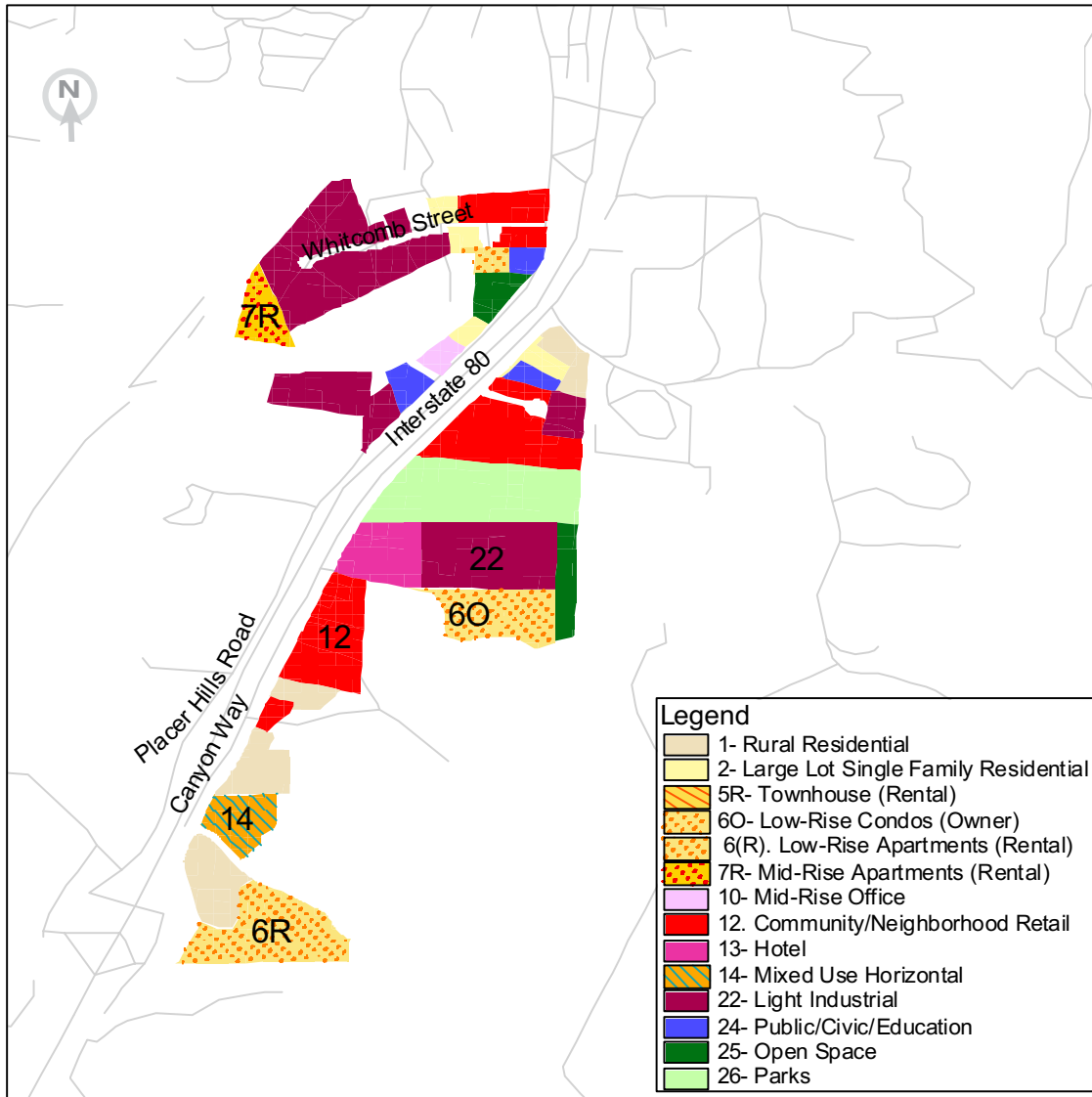
**See I-80 Detailed Indicators for more information*

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TABLE 1

I-80— Smart Growth Scenario



Key Land Uses Featured



7 Mid-Rise Condos



22 Light Industrial



6 Low-Rise Condos



12 Community/Neighborhood Retail



14 Mixed-Use Retail/Residential Horizontal

Key Elements of Planning Scenario

Citizens created a land use scenario with horizontal mixed-use containing small shops and restaurants along Bunch Creek, allowing residents to walk to retail establishments. Specific features of the plan include:

- Pedestrian bridge across I-80
- Additional light industrial land use on Whitcomb St.
- Hotel visible from I-80
- Urgent care center
- Low-rise condos and apartments

Resulted in the following changes from the base case:

- Capacity for 80 more employees
- Capacity for 500 more dwelling units
- Improved land use mix from 28 to 4 employees per dwelling unit

PLACE³S Indicators

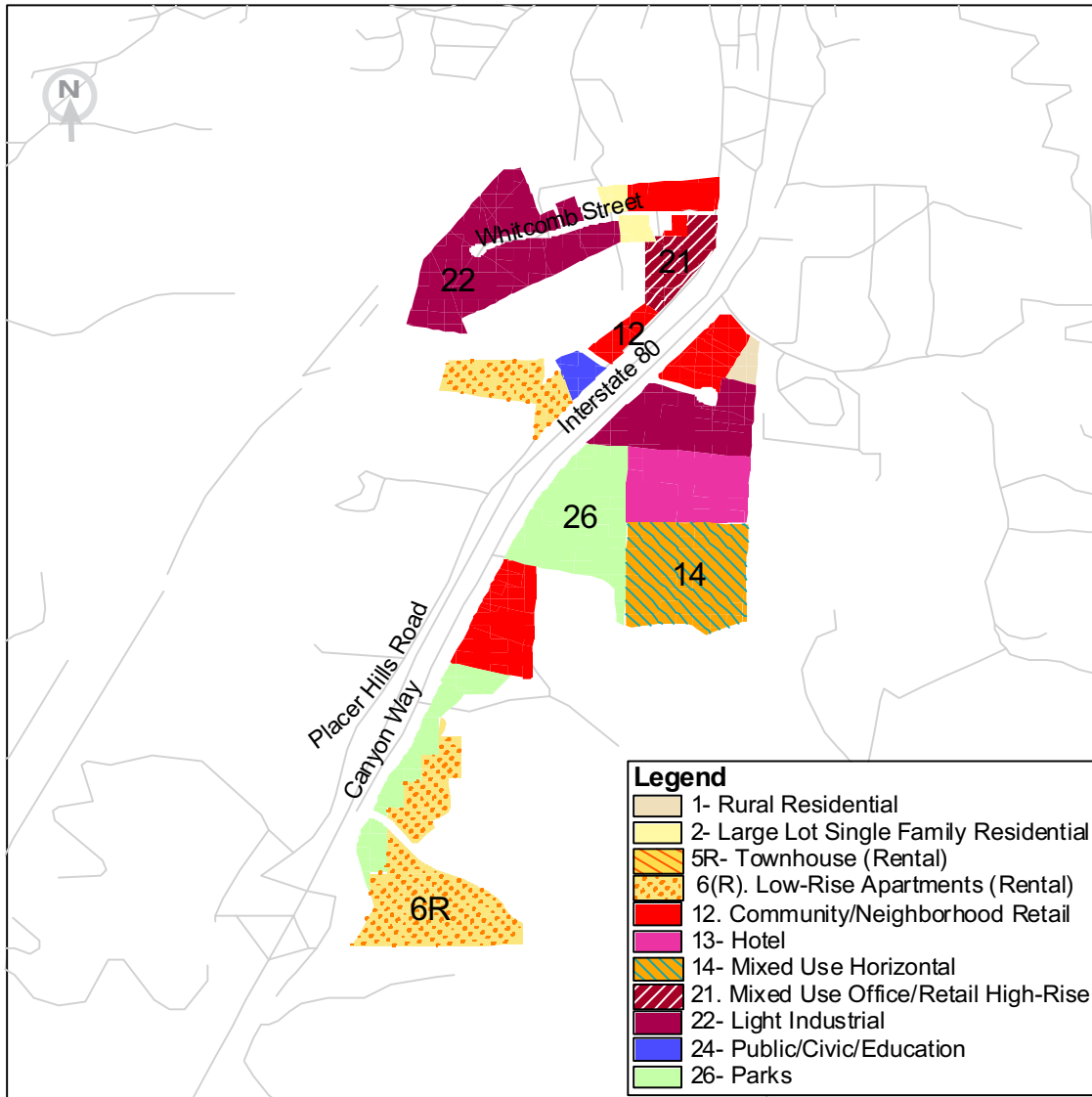
Total Employees	2,486
Total Residents	1,098
Employees per Dwelling Unit	4.3
Pedestrian Friendliness (1 = worst, 5 = best)	2.3
Change in Vehicle Miles Traveled per Household from Base Case*	-36%

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I-80— Smart Growth Scenario



Key Land Uses Featured



21 Mixed-Use Retail/ Office High-Rise



22 Light Industrial



12 Community/ Neighborhood Retail



26 Parks



14 Mixed-Use Retail/ Residential Horizontal

Key Elements of Planning Scenario

Participants desired a linear park along Bunch Creek to preserve the integrity of the riparian habitat. Participants suggested retail development along both sides of I-80 for visibility.

- Additional light industrial land use on Whitcomb St.
- Low-rise apartments near southern boundary of the study area
- Mixed-use office/retail facing I-80

Resulted in the following changes from the base case:

- Capacity for 1,200 more employees
- Capacity for 600 more dwelling units
- Improved land use mix from 28 to 5 employees per dwelling unit

PLACE³S Indicators

Total Employees	3,648
Total Residents	1,284
Employees per Dwelling Unit	5.5
Pedestrian Friendliness (1 = worst, 5 = best)	2.5
Change in Vehicle Miles Traveled per Household from Base Case*	-34%

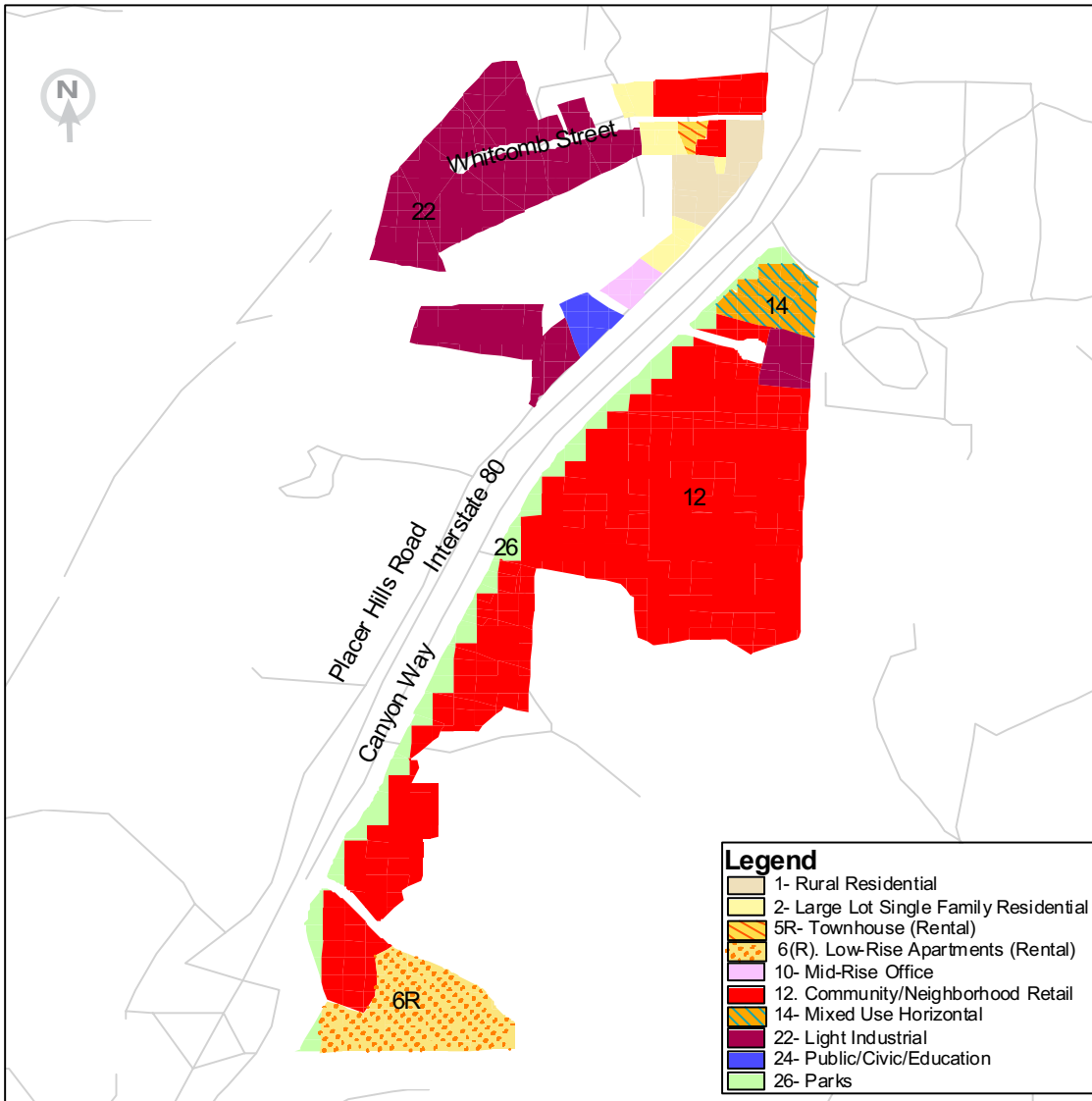
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TABLE 3

I-80— Smart Growth Scenario



Key Land Uses Featured



22 Light Industrial



14 Mixed-Use Retail/
Residential Horizontal



26 Parks



12 Community/
Neighborhood Retail



6 Low-Rise Condos

Key Elements of Planning Scenario

A pedestrian corridor and preservation of the Bunch Creek open space was the central theme of this land use scenario. Existing vacant lands were changed to horizontal mixed-use and apartments, which would provide residents with access to the open space corridor. Specific features of the plan include:

- Additional light industrial land use on Whitcomb St.
- Retail along I-80 corridor

Resulted in following changes from the base case:

- Capacity for 1,500 more employees
- Capacity for 200 more dwelling units
- Improved land use mix from 28 to 14 employees per dwelling unit

PLACE³S Indicators

Total Employees	3,916
Total Residents	531
Employees per Dwelling Unit	14.4
Pedestrian Friendliness (1 = worst, 5 = best)	2.1
Change in Vehicle Miles Traveled per Household from Base Case*	-12%

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	Base Case*	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth
Total Employees	2,407	2,486	3,648	3,916
Total Dwelling Units	86	582	661	272
Total Residents	235	1,098	1,284	531
Employees per Dwelling Unit	28.1	4.3	5.5	14.4
Retail Jobs	1,988	1,435	2,023	3,185
Office Jobs	194	524	1,202	338
Industrial Jobs	178	463	394	364
Public Jobs	47	65	28	28
Pedestrian Friendliness (1 = worst, 5 = best) ...	1.6	2.3	2.5	2.1

Transportation PLACE³S Indicators
 Changes from Base Case*

	Base Case*	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Alternative Plan
Change in VT per Household	0%	-22%	-22%	-20%
Change in VMT per Household	0%	-36%	-34%	-12%
Change in VT per Retail Job	0%	-29%	-30%	-2%
Change in VMT per Retail Job	0%	-36%	-38%	11%
Change in VT per Non-Retail Job	0%	-5%	-11%	-1%
Change in VMT per Non-Retail Job	0%	-24%	-31%	-5%

VT = Vehicle Trips

VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

* The "Base Case" future assumes that existing land uses remain through a 50-year time frame and that vacant parcels will be developed at their current general plan land use designation.

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