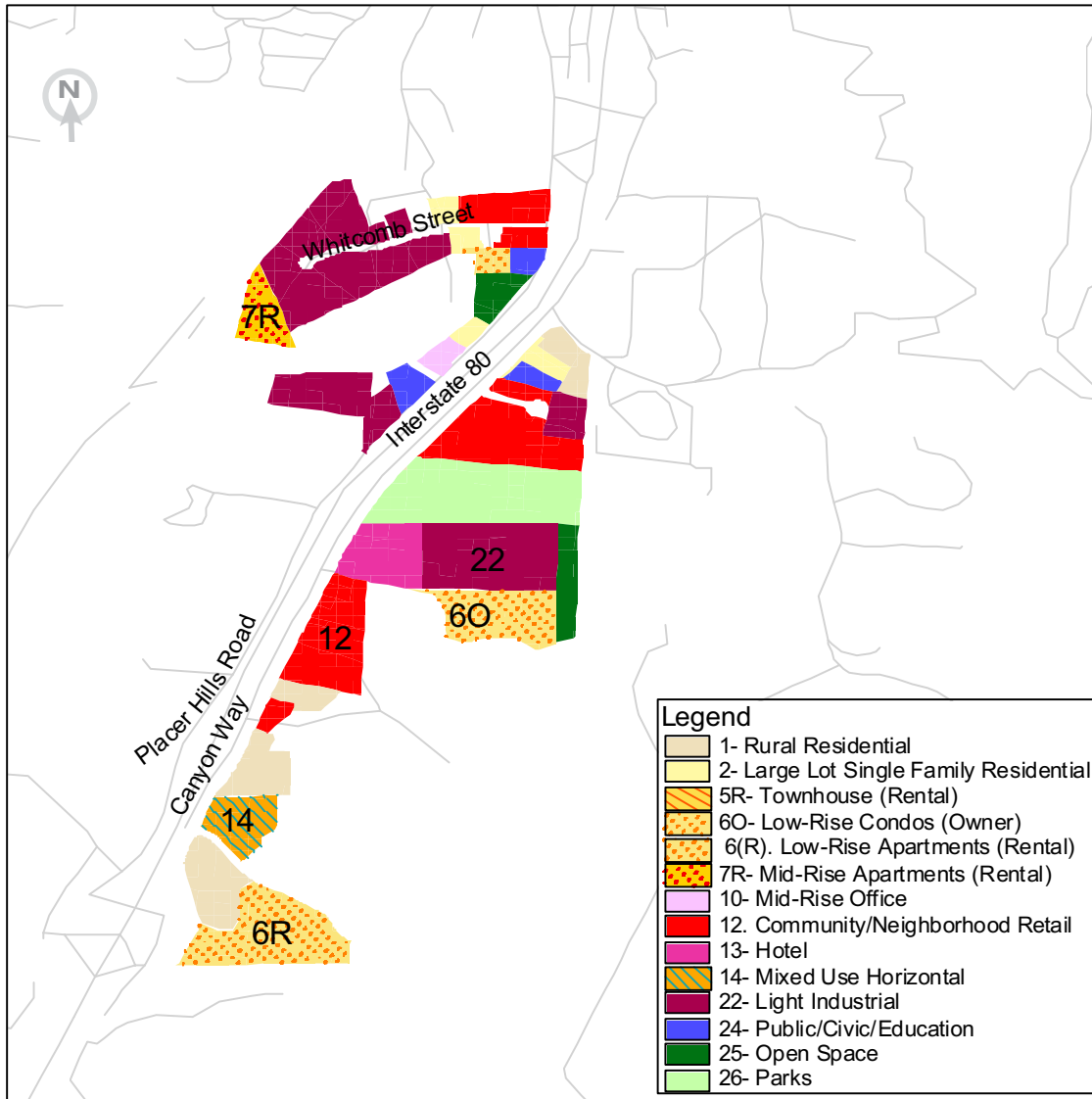


TABLE 1

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% |

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

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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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