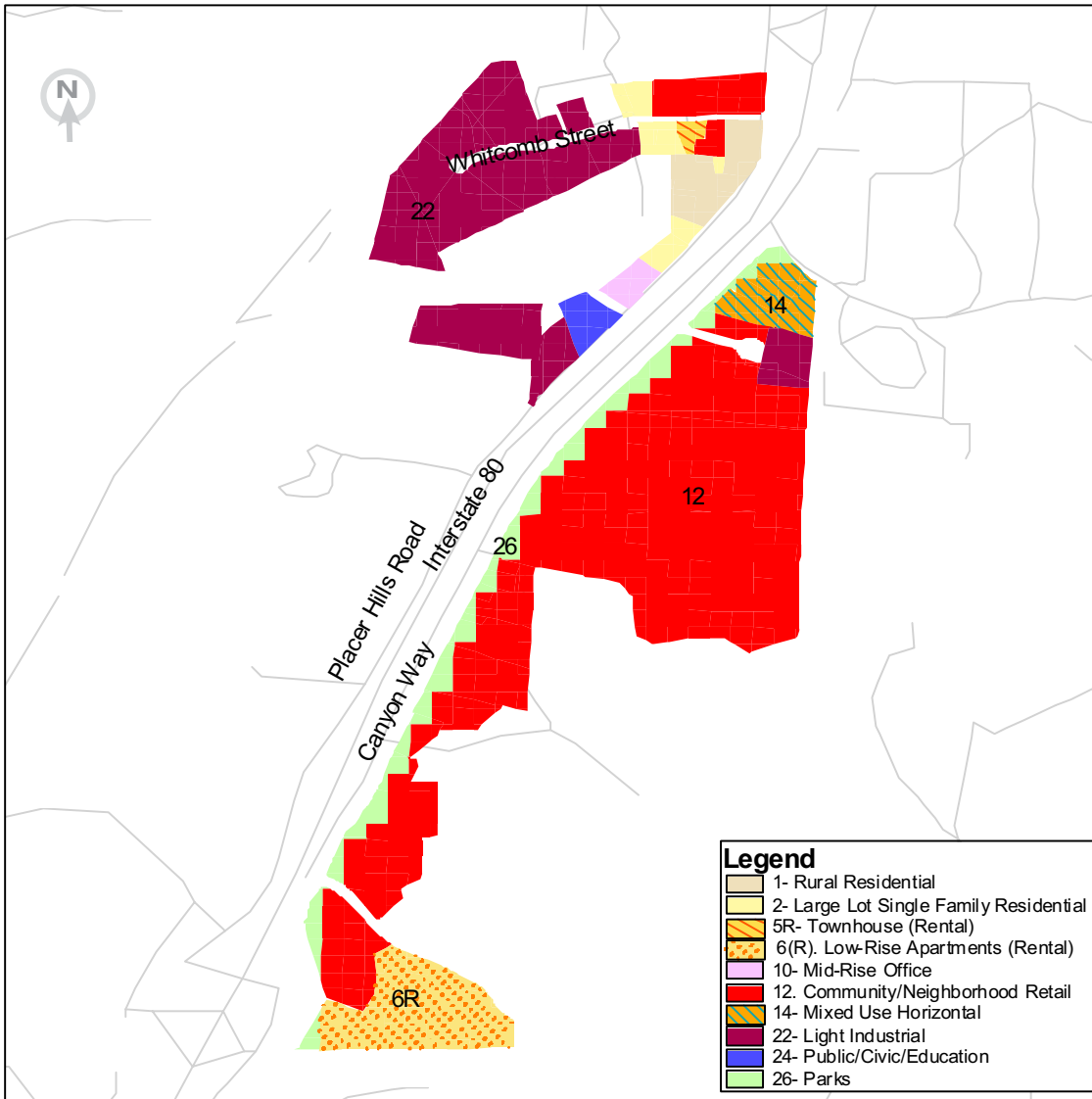


TABLE 3

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

**PLACE<sup>3</sup>S 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%

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

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	<b>Base Case*</b>	<b>Table 1 Smart Growth</b>	<b>Table 2 Smart Growth</b>	<b>Table 3 Smart Growth</b>
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 PLACE<sup>3</sup>S Indicators  
 Changes from Base Case\*

	<b>Base Case*</b>	<b>Table 1 Smart Growth</b>	<b>Table 2 Smart Growth</b>	<b>Table 3 Alternative Plan</b>
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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