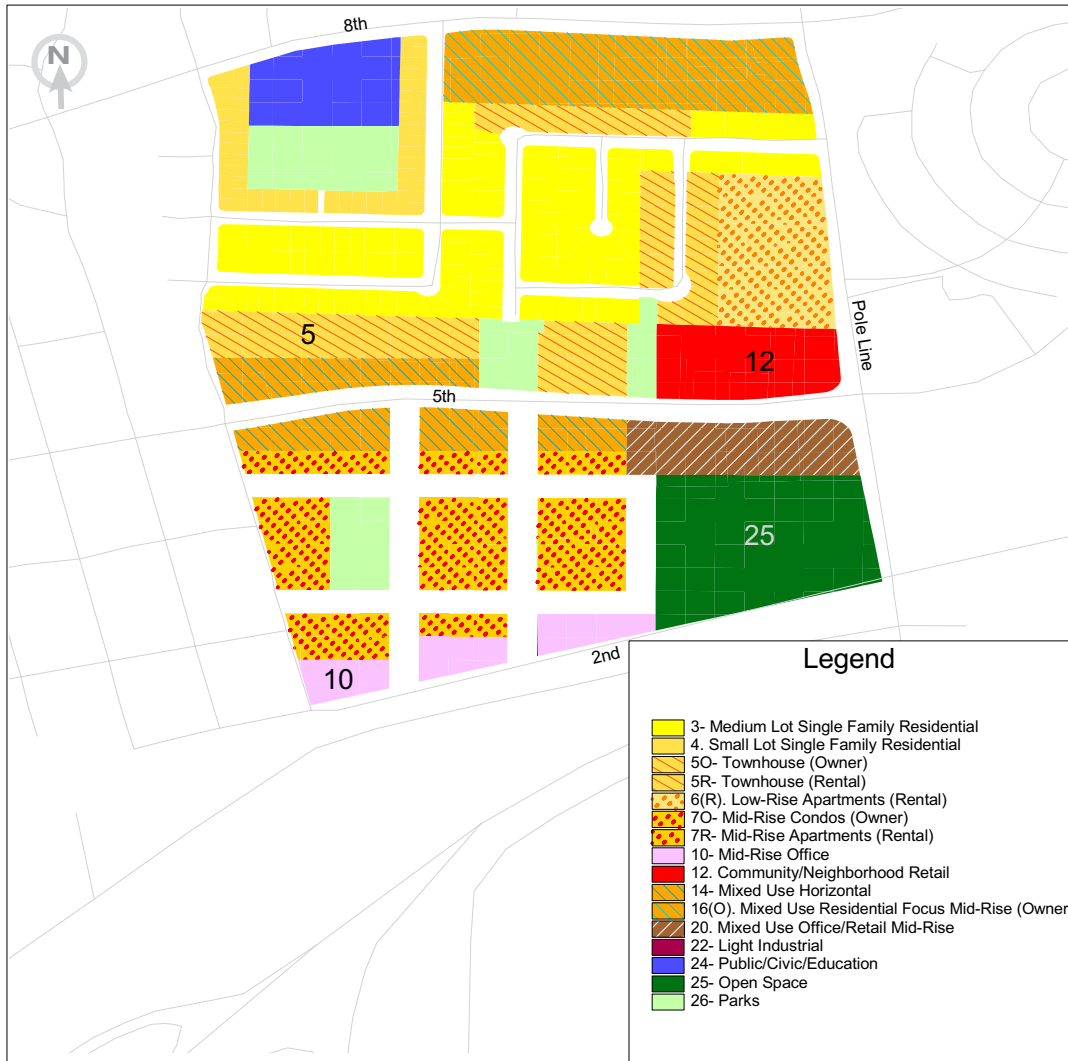


TABLE 1

5th Street— Smart Growth Scenario



Key Land Uses Featured



5 Townhouse



12 Community/ Neighborhood Retail



25 Open Space



10 Mid-Rise Office

Key Elements of Planning Scenario

This group focused on 5th St. and the existing public/civic area in southwest section of study area and changed it to add mid-rise apartments. Specific features of the plan include:

- Horizontal mixed-use, townhomes, and mixed-use office/retail along 5th St.
- Bike/pedestrian trails
- Small neighborhood blocks
- Granny flat development
- Schools and parks

Resulted in the following changes from base case:

- Capacity for 400 fewer employees
- Capacity for 800 more dwelling units
- Improved land use mix from 4 to 1 employee per dwelling unit

PLACE³S Indicators

Total Employees	1,461
Total Residents	2,614
Employees per Dwelling Unit	1.2
Pedestrian Friendliness (1 = worst, 5 = best)	3.0
Change in Vehicle Miles Traveled per Household from Base Case*	-15%

*See 5th Street Detailed Indicators for more information

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DETAILED INDICATORS

5th Street

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth
Total Employees	1,897	1,461	2,032	889	1,685	3,037
Total Dwelling Units	427	1,242	1,418	1,397	1,279	2,816
Total Residents	1,012	2,614	2,900	2,970	2,617	5,379
Employees per Dwelling Unit	4.4	1.2	1.4	0.6	1.3	1.1
Retail Jobs	600	877	821	271	868	2,058
Office Jobs	460	501	1,010	281	557	789
Industrial Jobs	196	0	0	90	55	0
Public Jobs	641	82	201	247	206	190
Pedestrian Friendliness (1 = worst, 5 = best)	2.5	3.0	2.8	2.8	2.9	3.1

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth
Change in VT per Household	0%	-6%	-7%	-5%	-7%	-16%
Change in VMT per Household	0%	-15%	-9%	-6%	-13%	-27%
Change in VT per Retail Job	0%	-33%	-23%	-6%	-33%	-43%
Change in VMT per Retail Job	0%	-44%	-30%	-8%	-41%	-50%
Change in VT per Non-Retail Job	0%	-20%	-14%	-3%	-20%	-25%
Change in VMT per Non-Retail Job	0%	-43%	-31%	-11%	-42%	-52%

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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