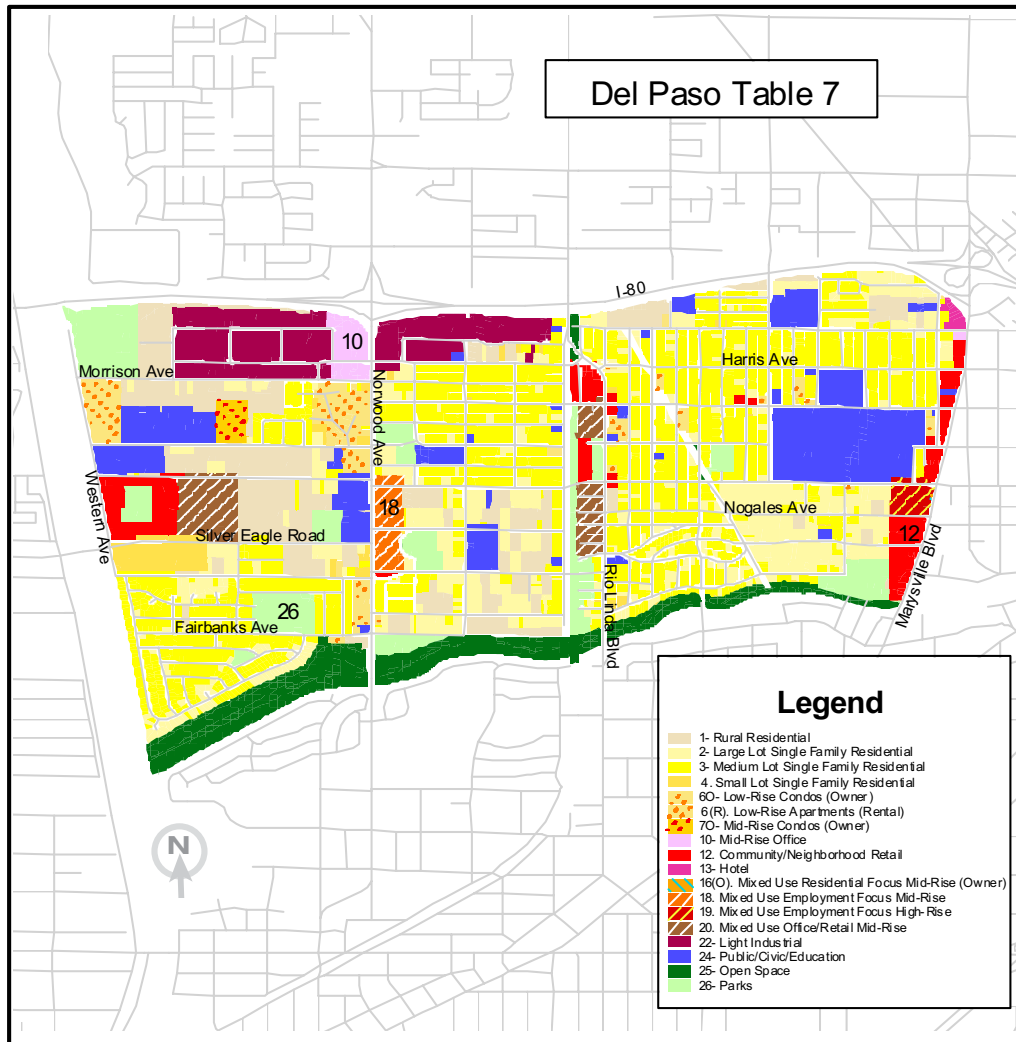


TABLE 7

Del Paso — Smart Growth Planning Scenario



Key Land Uses Featured



10 Mid-Rise Office



12 Community / Neighborhood Retail



18 Mixed-Use Employment Focus Mid-Rise



26 Parks

Key Elements of Planning Scenario

The participants in this group mixed uses to create places where people can walk or bike to many of their destinations. In the vacant land in the northwest section, they created a community of condominium and senior housing surrounding a community center, grocery retail, mixed-use office/retail, a skating rink, a park, and a golf course. Specific features of the plan include:

- Mixed-use development on Norwood Ave, Altos Ave., and Marysville Blvd.
- Bike/pedestrian trail dotted with ice cream parlors and retail on Altos Ave.
- Library on Norwood Ave.
- Hotel at Marysville Blvd. and I-80

Resulted in the following changes from base case:

- Capacity for 5,900 more employees
- Capacity for 600 more dwelling units
- Improved land use mix from 1 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	11,475
Total Residents	12,117
Employees per Dwelling Unit	2.3
Pedestrian Friendliness (1 = worst, 5 = best)	2.2
Change in Vehicle Miles Traveled per Household from Base Case*	-9%

**See Detailed Indicators for more information*

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Del Paso — Smart Growth Planning Scenario

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth	Table 9 Smart Growth
Total Employees	5,536	12,768	13,034	14,657	12,656	15,243	10,516	11,475	32,054
Total Dwelling Units	4,418	7,089	9,049	9,938	7,964	8,341	7,694	5,009	11,518
Total Residents	11,246	16,159	20,156	20,747	18,345	18,480	18,789	12,117	26,164
Employees per Dwelling Unit	1.3	1.8	1.4	1.5	1.6	1.8	1.4	2.3	2.8
Retail Jobs	1,246	5,248	5,908	4,910	5,744	6,944	3,386	4,070	14,455
Office Jobs	992	3,931	3,031	5,096	2,905	5,253	3,370	3,795	15,359
Industrial Jobs	1,249	1,440	1,343	1,234	865	644	1,842	1,098	8
Public Jobs	2,049	2,149	2,752	3,417	3,143	2,402	1,918	2,512	2,232
Pedestrian Friendliness (1 = worst, 5 = best)	1.9	2.2	2.4	2.5	2.4	2.3	2.4	2.2	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	Table 6 Smart Growth	Table 7 Smart Growth	Table 9 Smart Growth
Change in VT per Household	0%	-8%	-11%	-13%	-7%	-10%	-8%	-7%	-19%
Change in VMT per Household	0%	-21%	-15%	-7%	-20%	-15%	-10%	-9%	-21%
Change in VT per Retail Job	0%	-32%	-35%	-35%	-33%	-39%	-24%	-28%	-44%
Change in VMT per Retail Job	0%	-42%	-39%	-43%	-41%	-46%	-28%	-34%	-48%
Change in VT per Non-Retail Job	0%	-16%	-20%	-3%	-19%	-23%	-8%	-16%	-25%
Change in VMT per Non-Retail Job	0%	-28%	-32%	-11%	-29%	-37%	-14%	-27%	-40%

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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