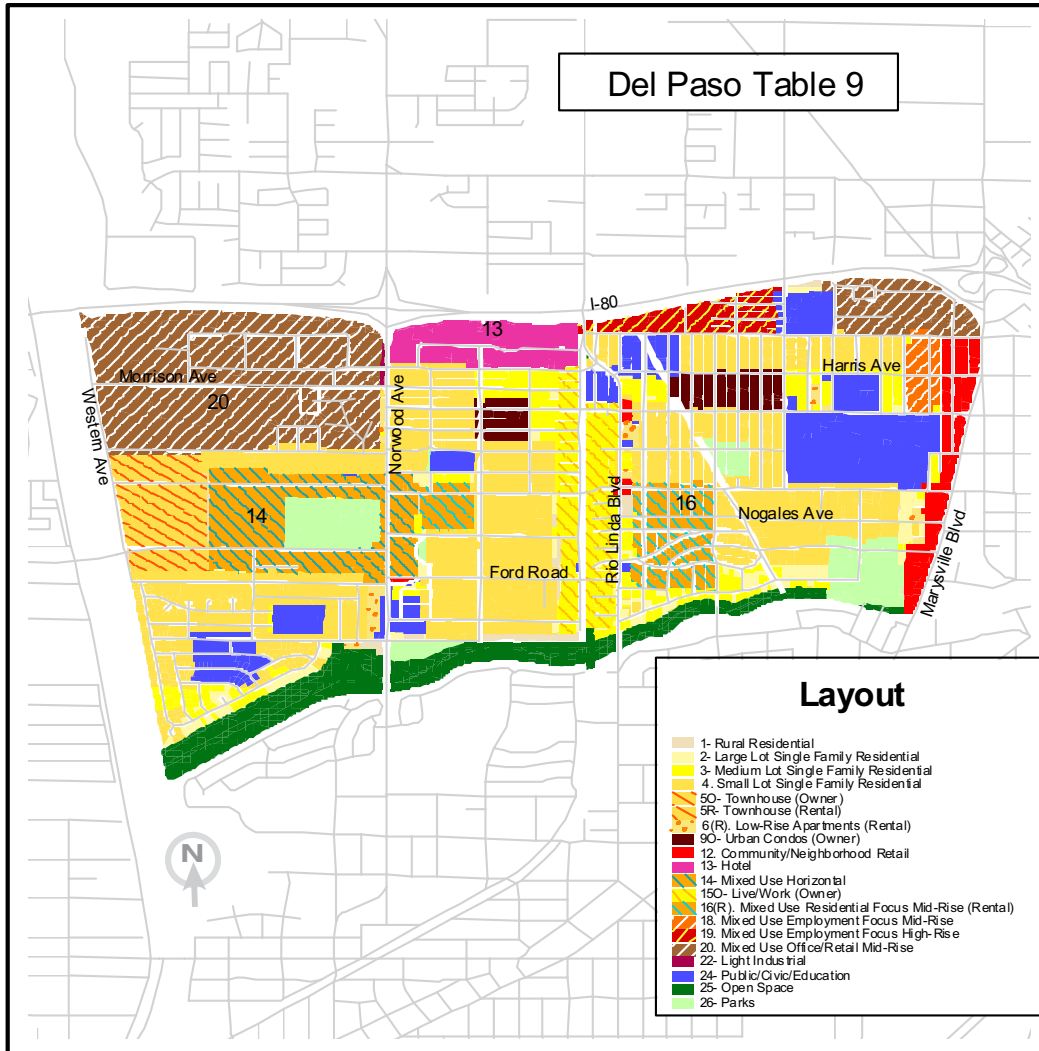


TABLE 9

Del Paso — Smart Growth Planning Scenario



Key Land Uses Featured



13 Hotel



14 Mixed-Use Retail / Residential Horizontal



16 Mixed-Use Residential Focus Mid-Rise



20 Mixed-Use Retail / Office Mid-Rise

Key Elements of Planning Scenario

The participants in this group wanted to generate tax dollars to pay for needed social services. They created a very large mixed-use office park on the existing vacant and light industrial land in the northwest quadrant. They complemented this with owner and rental townhomes and a very large park just south of the offices. Taxes generated by this and other retail would help sustain the senior and affordable housing, childcare, parks, and supportive social services. Specific features of the plan include:

- Live/work housing all along Altos Ave.
- Sports complex next to Grant Union High School
- Retail all along Marysville Blvd.
- Hotel and mixed-use high-rise office on I-80
- Expanded Hagginwood Park
- Police Station in southwest corner of study area

Resulted in the following changes from base case:

- Capacity for 26,500 more employees
- Capacity for 7,100 more dwelling units
- Changed land use mix from 1 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	32,054
Total Residents	26,164
Employees per Dwelling Unit	2.8
Pedestrian Friendliness	
(1 = worst, 5 = best)	3.1
Change in Vehicle Miles Traveled per Household from Base Case*	-21%

*See Detailed Indicators for more information

1415 L Street,
Suite 300
Sacramento, CA
95814

tel 916.321.9000
fax 916.321.9551
tdd 916.321.9550
www.sacog.org

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.

1415 L Street,
 Suite 300
 Sacramento, CA
 95814

tel 916.321.9000
 fax 916.321.9551
 tdd 916.321.9550
 www.sacog.org