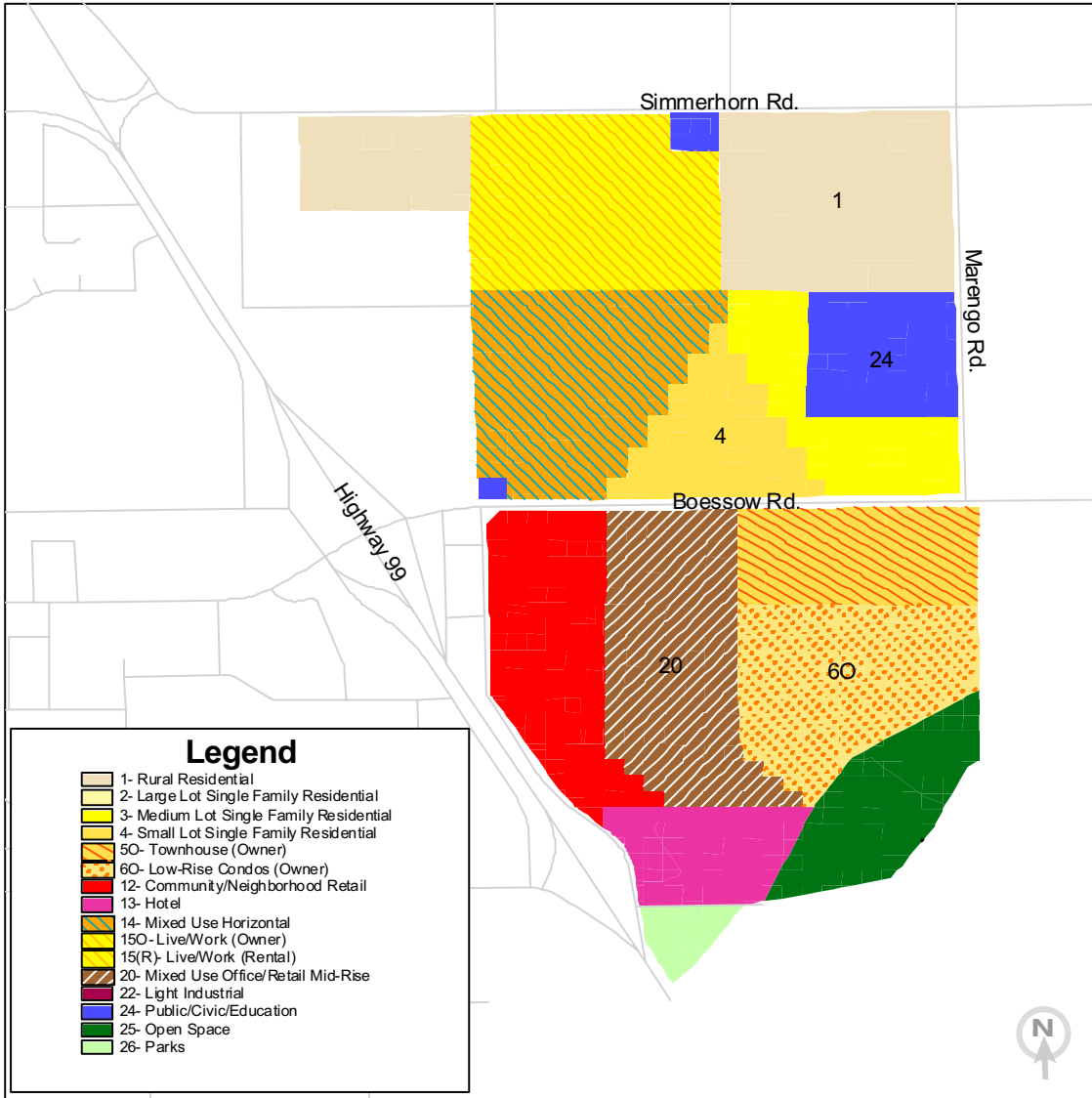


TABLE 4

Crystal Way / Boessow Road— Smart Growth Scenario



**Key Land Uses Featured**



1 Rural Residential



24 Public/Civic/Education



4 Small Lot Single Family Residential



20 Mixed-Use Retail/Office Mid-Rise



6 Low-Rise Condos

**Key Elements of Planning Scenario**

This group took advantage of the existing Dry Creek Golf Course in the southeast end of the study area. They placed low-rise condominiums and a hotel/convention center next to it and chose these to be their Community Design Candidates.\* Specific features of the plan include:

- Housing in the north half of the study area
- Regional Transit center at Boessow Rd. with horizontal mixed-use surrounding it
- Widened Boessow Rd. to 4 lanes plus landscaped center divider
- Elementary school
- Bike/pedestrian crossing over Boessow Rd.

Resulted in the following changes from the base case:

- Capacity for 4,800 more employees
- Capacity for 2,200 more dwelling units
- Improved land use mix from 81 to 3 employees per dwelling unit

\*A Community Design Candidate is a project suggested by participants for competition in the SACOG Community Design Grant Program. This program will provide incentives for creating communities in the Sacramento region that foster walking, biking, and transit trips instead of driving. For more information, visit <http://www.sacog.org/regionalfunding/communitydesign.pdf>

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

Total Employees .....	6,778
Total Residents .....	4,802
Employees per Dwelling Unit .....	3.0
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.8
Change in Vehicle Miles Traveled per Household from Base Case* .....	-36%

\*See Galt Crystal Way / Boessow Road Detailed Indicators for more information

3000 S Street,  
 Suite 300  
 Sacramento, CA  
 95816

tel 916.457.2264  
 fax 916.457.3299  
 tdd 916.737.1718  
[www.sacog.org](http://www.sacog.org)

# DETAILED INDICATORS

## Galt Crystal Way / Boessow Road

	<b>Base Case</b>	<b>Table 4 Smart Growth</b>	<b>Table 5 Smart Growth</b>	<b>Table 6 Smart Growth</b>
Total Employees .....	2,019	6,778	5,587	7,339
Total Dwelling Units .....	25	2,240	1,095	1,040
Total Residents .....	68	4,802	2,628	2,337
Employees per Dwelling Unit .....	81	3	5	7
Retail Jobs .....	621	3,692	3,321	2,689
Office Jobs .....	615	2,762	1,502	3,862
Industrial Jobs .....	783	0	0	544
Public Jobs .....	0	324	764	244
Pedestrian Friendliness (1 = worst, 5 = best) .....	1.3	2.8	2.6	2.6

### Transportation PLACE<sup>3</sup>S Indicators Changes from Base Case\*

	<b>Base Case</b>	<b>Table 4 Smart Growth</b>	<b>Table 5 Smart Growth</b>	<b>Table 6 Smart Growth</b>
Change in VT per Household .....	0%	-23%	-23%	-23%
Change in VMT per Household .....	0%	-36%	-38%	-35%
Change in VT per Retail Job .....	0%	-40%	-31%	-28%
Change in VMT per Retail Job .....	0%	-45%	-40%	-32%
Change in VT per Non-Retail Job .....	0%	-32%	-24%	-21%
Change in VMT per Non-Retail Job .....	0%	-62%	-58%	-47%

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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