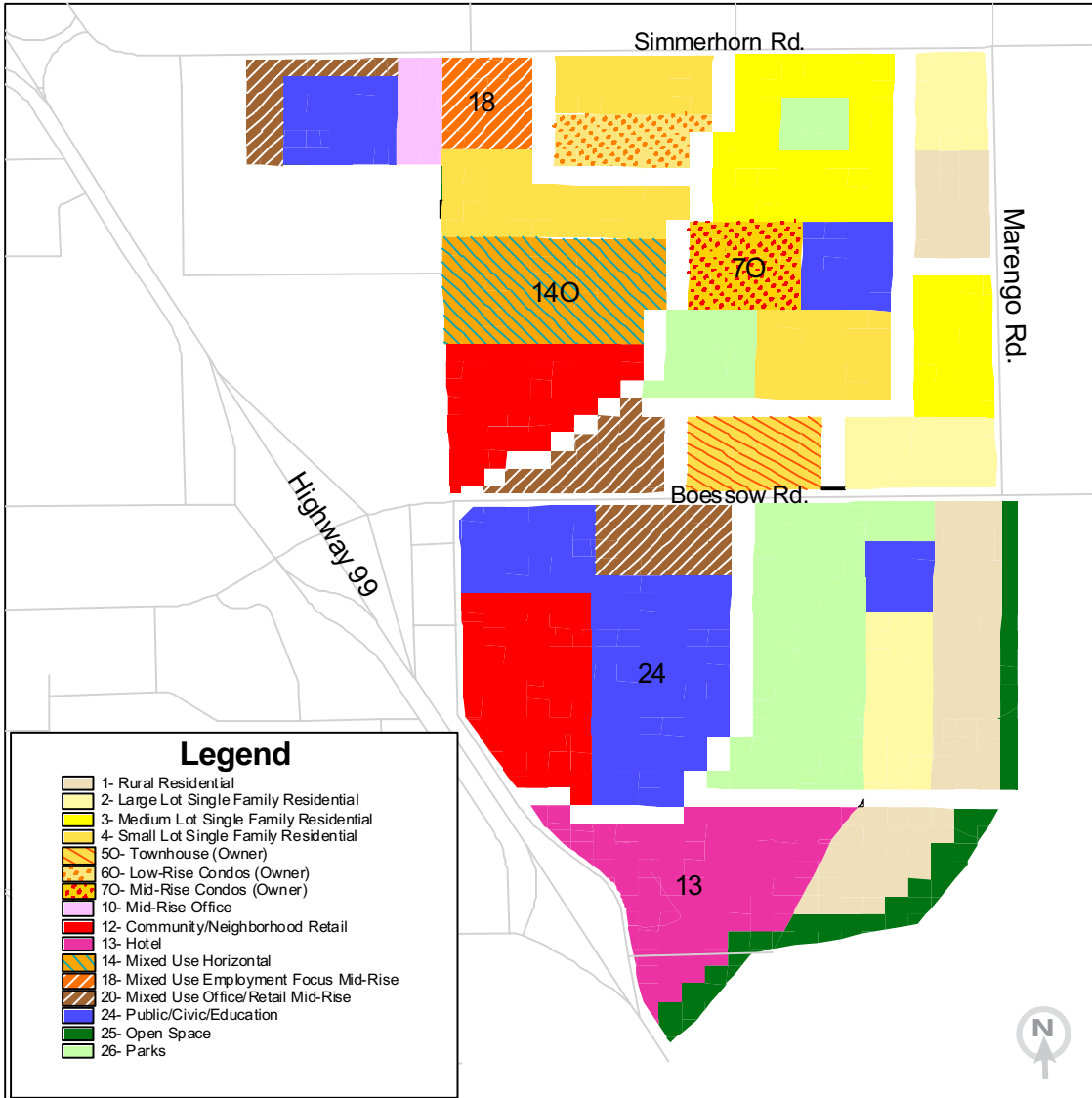


TABLE 5

Crystal Way / Boessow Road— Smart Growth Scenario



**Key Land Uses Featured**



**18** Mixed-Use Employment Focus Mid-Rise



**7** Mid-Rise Condos



**14** Mixed-Use Retail/ Residential Horizontal



**24** Public/Civic/ Education



**13** Hotel

**Key Elements of Planning Scenario**

This group wanted to complement the retail in the existing downtown with mixed-use retail/office. The north section features parks, senior housing, assisted living, and a variety of single family housing types all close to a new hospital. The south side of Boessow Rd. has a college, sports complex, elementary school, and a golf course hotel. Specific features of the plan include:

- Park and ride lot on Boessow Rd.
- Development on very small blocks
- All sidewalks separated from roads by landscaping and feature pedestrian lighting
- Greenbelt along Marengo Rd.

Resulted in the following changes from the base case:

- Capacity for 3,600 more employees
- Capacity for 1,100 more dwelling units
- Improved land use mix from 81 to 5 employees per dwelling unit

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

Total Employees .....	5,587
Total Residents .....	2,628
Employees per Dwelling Unit .....	5.1
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.6
Change in Vehicle Miles Traveled per Household from Base Case* .....	-38%

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

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Galt Crystal Way / Boessow Road

	Base Case	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth
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\*

	Base Case	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth
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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