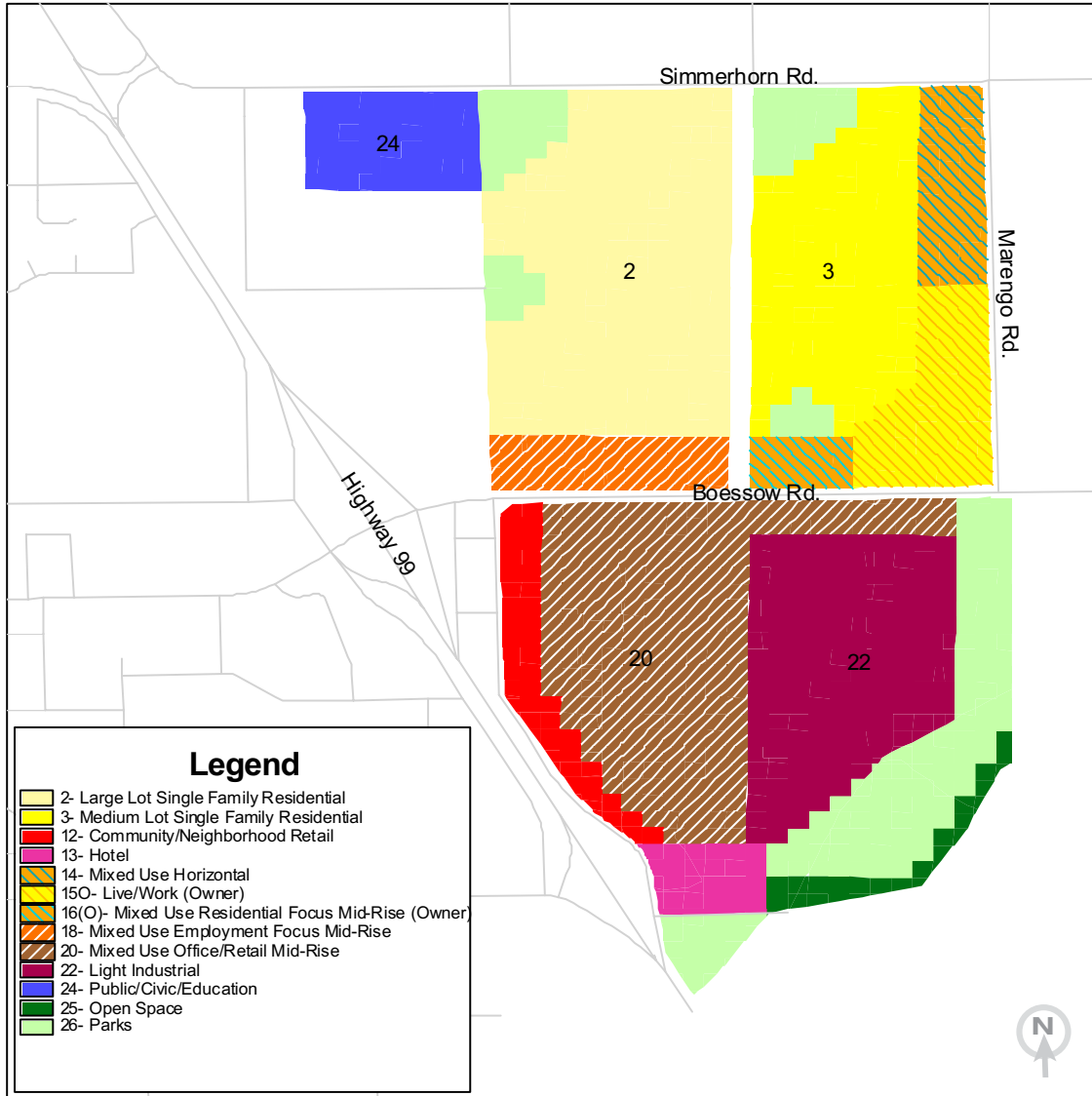


TABLE 6

Crystal Way / Boessow Road— Smart Growth Scenario



Key Land Uses Featured



24 Public/Civic/Education



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



20 Mixed-Use Retail/Office Mid-Rise



22 Light Industrial

Key Elements of Planning Scenario

The participants at this table placed large and medium lot housing in the north section. Around this housing, lining the roads, are mid-rise mixed-uses along with two-story live/work housing. Specific features of the plan include:

- Retail bordering Rt. 99 in south section
- Light industrial and mid-rise mixed-use retail/office in south section
- Golf course hotel at southern end of study area
- Carillon Blvd. extended southward into the study area
- School in northwest corner

Resulted in the following changes from the base case:

- Capacity for 5,300 more employees
- Capacity for 1,000 more dwelling units
- Improved land use mix from 81 to 7 employees per dwelling unit

PLACE³S Indicators

Total Employees	7,339
Total Residents	2,337
Employees per Dwelling Unit	7.1
Pedestrian Friendliness (1 = worst, 5 = best)	2.6
Change in Vehicle Miles Traveled per Household from Base Case*	-35%

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

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DETAILED INDICATORS

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 PLACE³S 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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