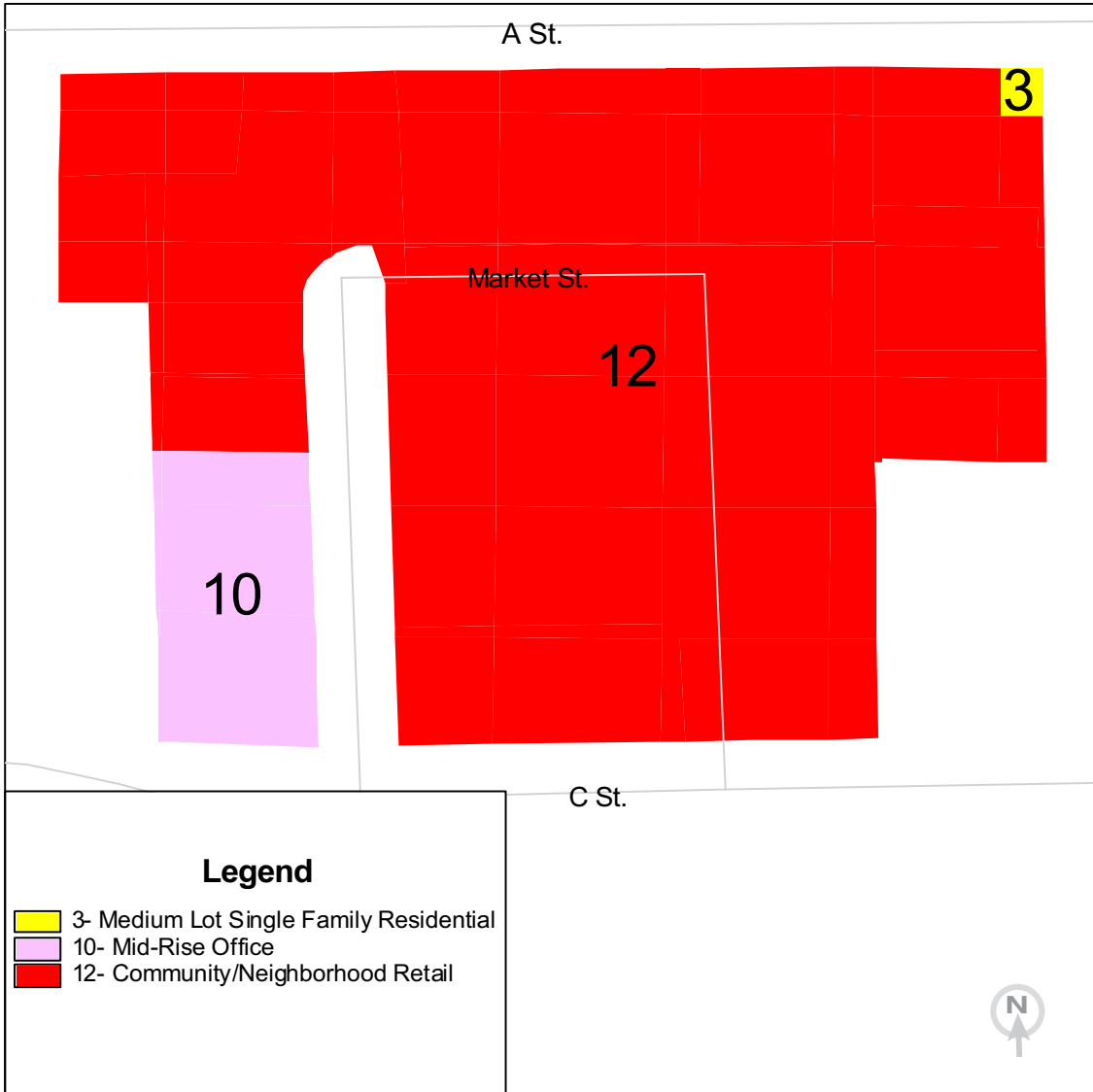


Galt Market Street



Key Land Uses Featured



3 Medium Lot Single Family Residential



10 Mid-Rise Office



12 Community/ Neighborhood Retail

Key Elements of the Base Case

At seven acres, this is a centrally located study area featuring parking lots that are usually not full. Though it appears to dead end, northbound traffic on Market St. drives through the empty parking lots to connect to East A St. Specific features of the base case include:

- Community neighborhood retail and office land uses
- Under-utilized parcels

PLACE³S Indicators

Total Employees	317
Total Residents	2
Employees per Dwelling Unit	529.5
Pedestrian Friendliness (1 = worst, 5 = best)	2.1
Change in Vehicle Miles Traveled per Household from Base Case*	0%
*See page two for more information	

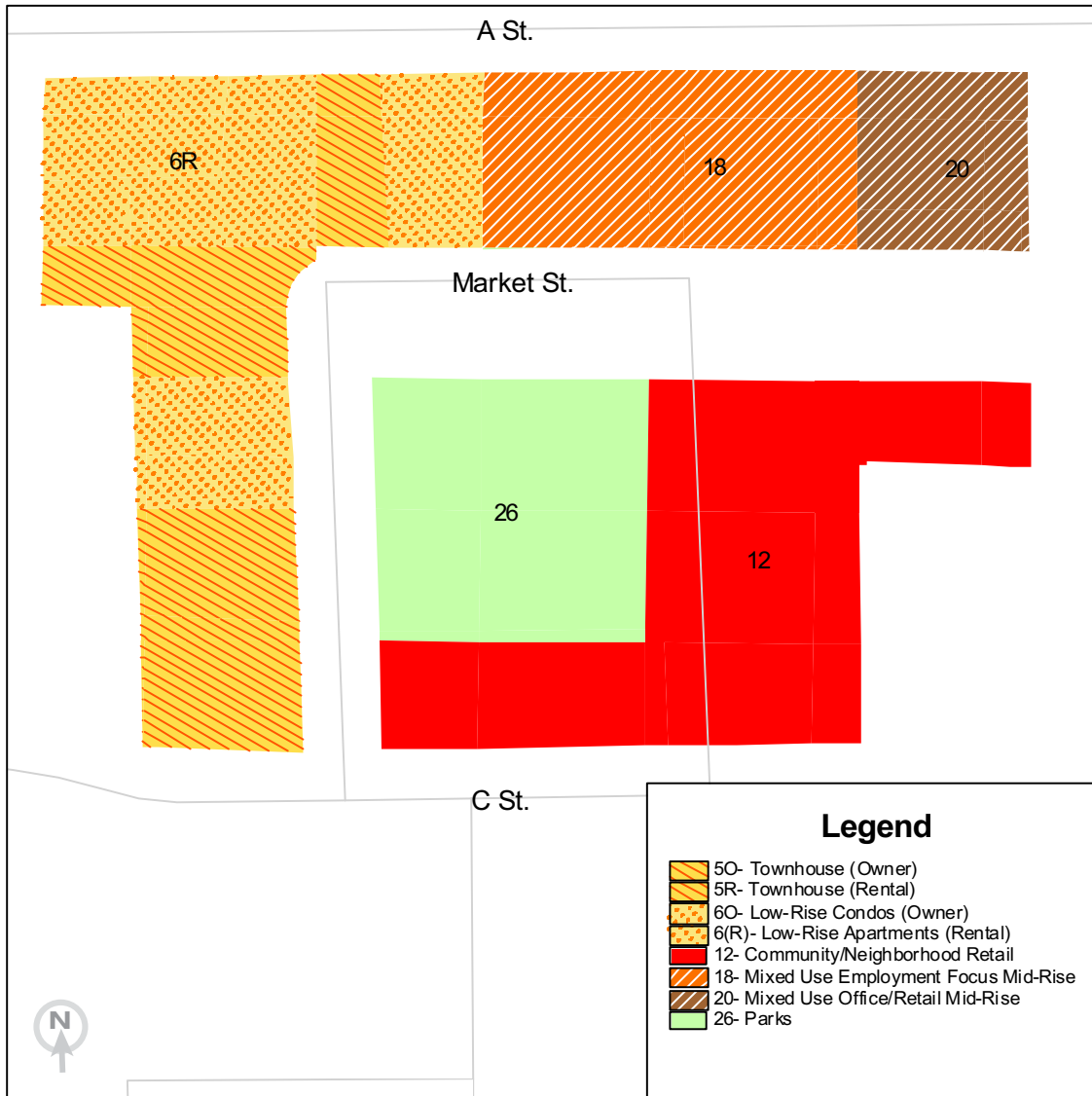
**See Galt Market Street Detailed Indicators for more information*

3000 S Street,
Suite 300
Sacramento, CA
95816

tel 916.457.2264
fax 916.457.3299
tdd 916.737.1718
www.sacog.org

TABLE 1

Galt Market Street— Smart Growth Scenario



Key Land Uses Featured



6 Low-Rise Condos



18 Mixed-Use Employment Focus Mid-Rise



20 Mixed-Use Retail/Office Mid-Rise



26 Parks



12 Community/Neighborhood Retail

Key Elements of Planning Scenario

Participants at this table changed the center of the study area from a parking lot into a park with a plaza and fountain. Market St. connects to a new “Galt Plaza Dr.” Both streets feature diagonal parking to encourage small retail. Specific features of the plan include:

- Senior housing
- Reuse of high school as a community arts center, park, and community gardens (north of study area)

Resulted in the following changes from the base case:

- Capacity for 200 fewer employees
- Capacity for 50 more dwelling units
- Improved land use mix from 530 to 3 employees per dwelling unit

PLACE³S Indicators

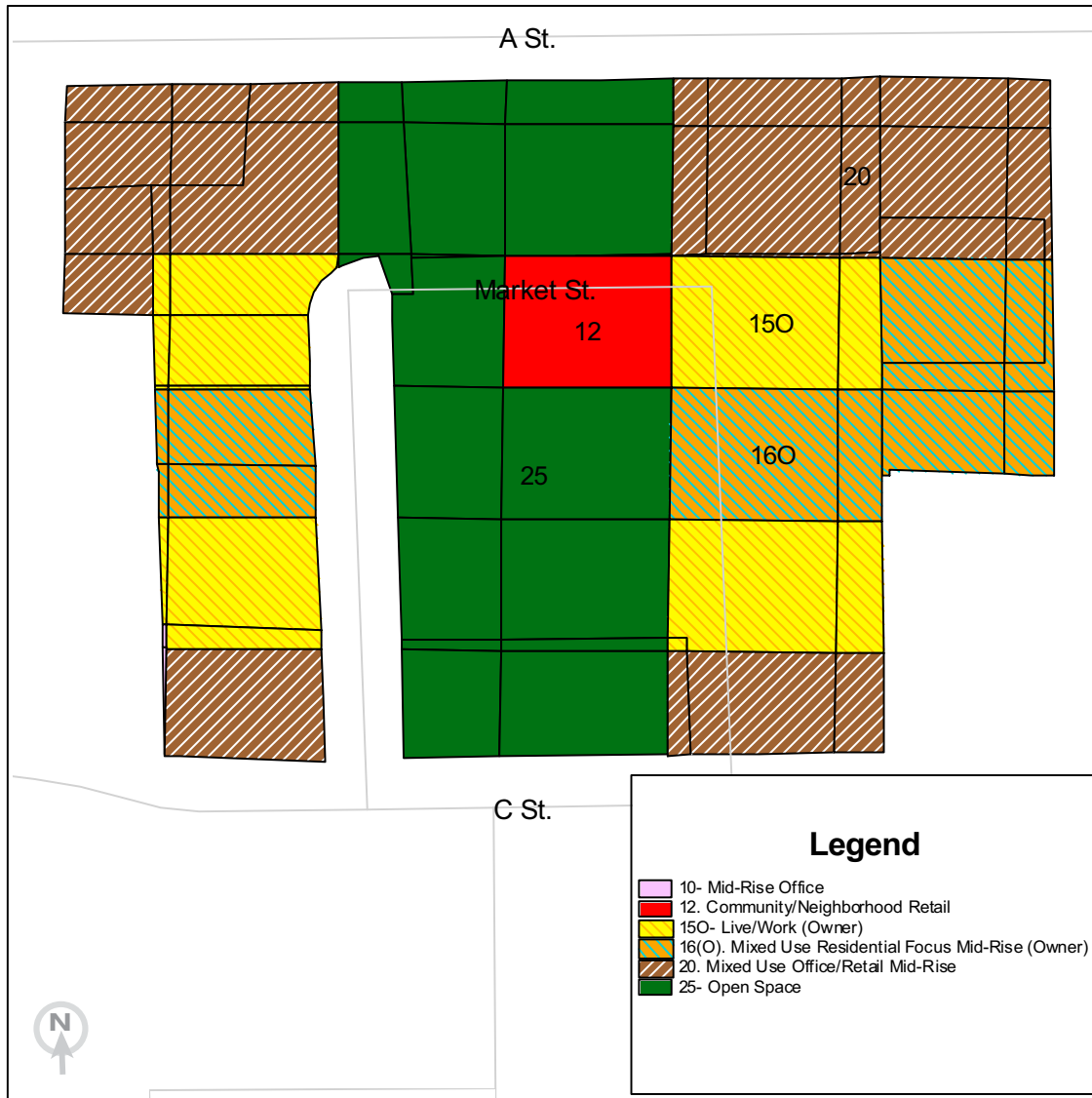
Total Employees	160
Total Residents	96
Employees per Dwelling Unit	3.5
Pedestrian Friendliness (1 = worst, 5 = best)	2.8
Change in Vehicle Miles Traveled per Household from Base Case*	-28%

*See Galt Market Street Detailed Indicators for more information

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Galt Market Street— Smart Growth Scenario



Key Land Uses Featured



20 Mixed-Use Retail/ Office Mid-Rise



12 Community/ Neighborhood Retail



15 Live/Work



25 Open Space



16 Mixed-Use Residential Focus Mid-Rise

Key Elements of Planning Scenario

Participants changed the center of the study area from a parking lot into open space and a park with an amphitheater. Specific features of the plan include:

- Circular one-way road around park
- Mixed-use office/retail along C St.
- Live/work and mid-rise mixed-use housing around park
- Pedestrian-oriented features

Resulted in the following changes from the base case:

- Capacity for 100 fewer employees
- Capacity for 50 more dwelling units
- Improved land use mix from 530 to 4 employees per dwelling unit

PLACE³S Indicators

Total Employees	245
Total Residents	100
Employees per Dwelling Unit	4.4
Pedestrian Friendliness (1 = worst, 5 = best)	4.5
Change in Vehicle Miles Traveled per Household from Base Case*	-29%

*See Galt Market Street Detailed Indicators for more information

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 95816

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 tdd 916.737.1718
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Galt Market Street— Alternative Scenario



Key Land Uses Featured



20 Mixed-Use Retail/Office Mid-Rise



12 Community/Neighborhood Retail



25 Open Space



5 Townhouse

Key Elements of Planning Scenario

Changed the center of study area from a parking lot into a lake. Specific features of the plan include:

- Townhomes with private decks on east and west sides of lake
- Mid-rise retail/office mixed-use featuring restaurants north and south of lake

Resulted in the following changes from the base case:

- Capacity for 50 fewer employees
- Capacity for 50 more dwelling units
- Improved land use mix from 530 to 11 employees per dwelling unit

PLACE³S Indicators

Total Employees	283
Total Residents	71
Employees per Dwelling Unit	11.0
Pedestrian Friendliness (1 = worst, 5 = best)	4.1
Change in Vehicle Miles Traveled per Household from Base Case*	-6%

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Galt Market Street

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 2 Alternative Scenario
Total Employees	317	160	245	283
Total Dwelling Units	1	46	55	26
Total Residents	2	96	100	71
Employees per Dwelling Unit	529.5	3.5	4.4	11.0
Retail Jobs	290	112	97	81
Office Jobs	27	48	148	202
Industrial Jobs	0	0	0	0
Public Jobs	0	0	0	0
"Pedestrian Friendliness (1 = worst, 5 = best)"	2.1	2.8	4.5	4.1

Transportation PLACE³S Indicators
 Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 2 Alternative Scenario
Change in VT per Household	0%	-15%	-22%	-8%
Change in VMT per Household	0%	-28%	-29%	-6%
Change in VT per Retail Job	0%	-27%	-23%	-7%
Change in VMT per Retail Job	0%	-34%	-27%	-6%
Change in VT per Non-Retail Job	0%	-17%	-14%	-4%
Change in VMT per Non-Retail Job	0%	-40%	-38%	-13%

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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 95816

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 tdd 916.737.1718
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