

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%

**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

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.

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org