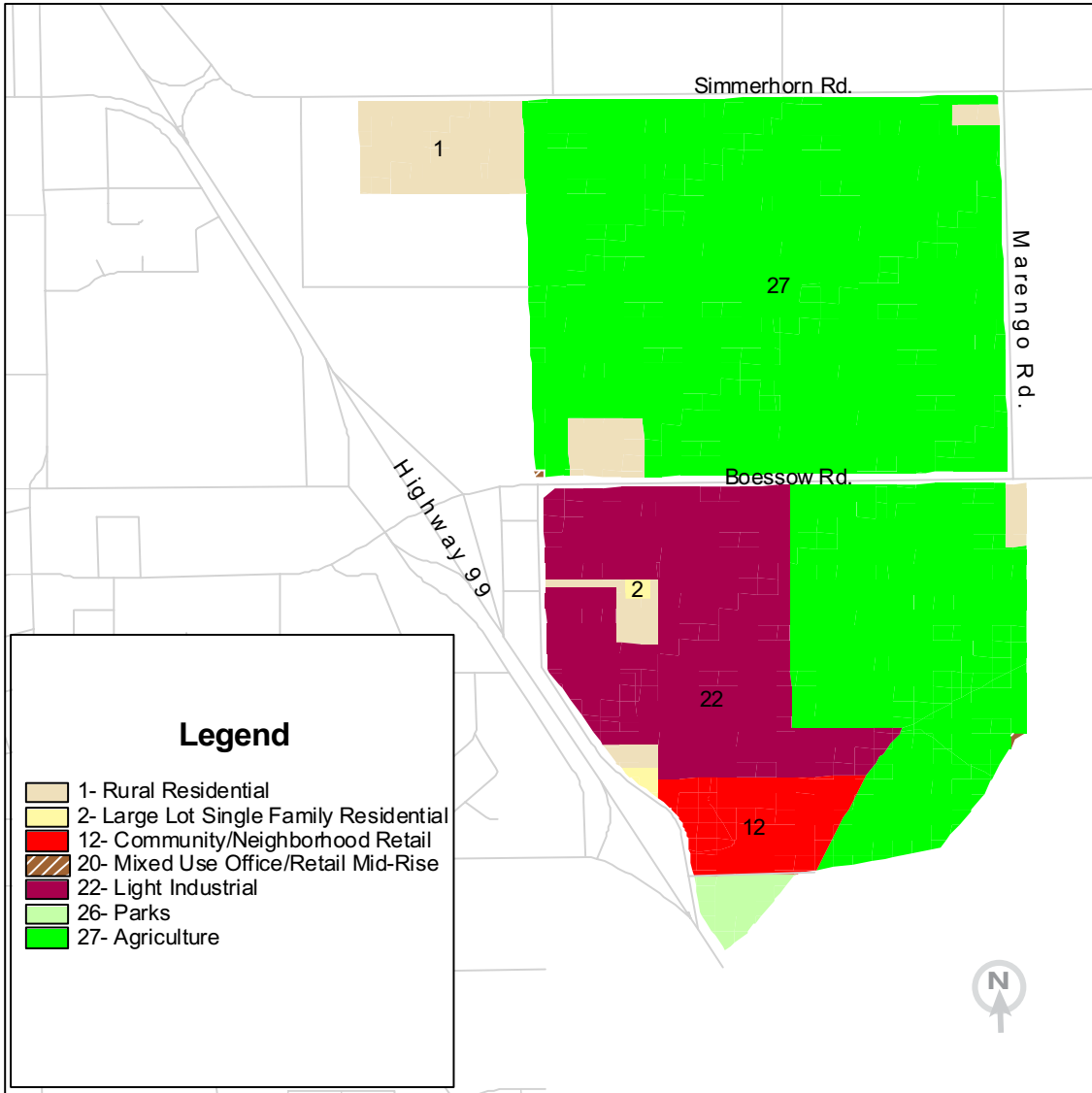


Galt Crystal Way / Boessow Road



**Key Land Uses Featured**



1 Rural Residential



27 Agriculture



2 Large Lot Single Family Residential



22 Light Industrial



12 Community/ Neighborhood Retail

**Key Elements of the Base Case**

At 300 acres, this study area is mostly vacant and is zoned primarily for agricultural and industrial land uses. It is close to Route 99 and downtown Galt. Specific features of the base case include:

- Dry Creek Golf Course south of the study area
- Part of the area lies within a floodplain
- Existing light industrial processing building

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

Total Employees .....	2,019
Total Residents .....	68
Employees per Dwelling Unit .....	81.1
Pedestrian Friendliness (1 = worst, 5 = best) .....	1.3
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

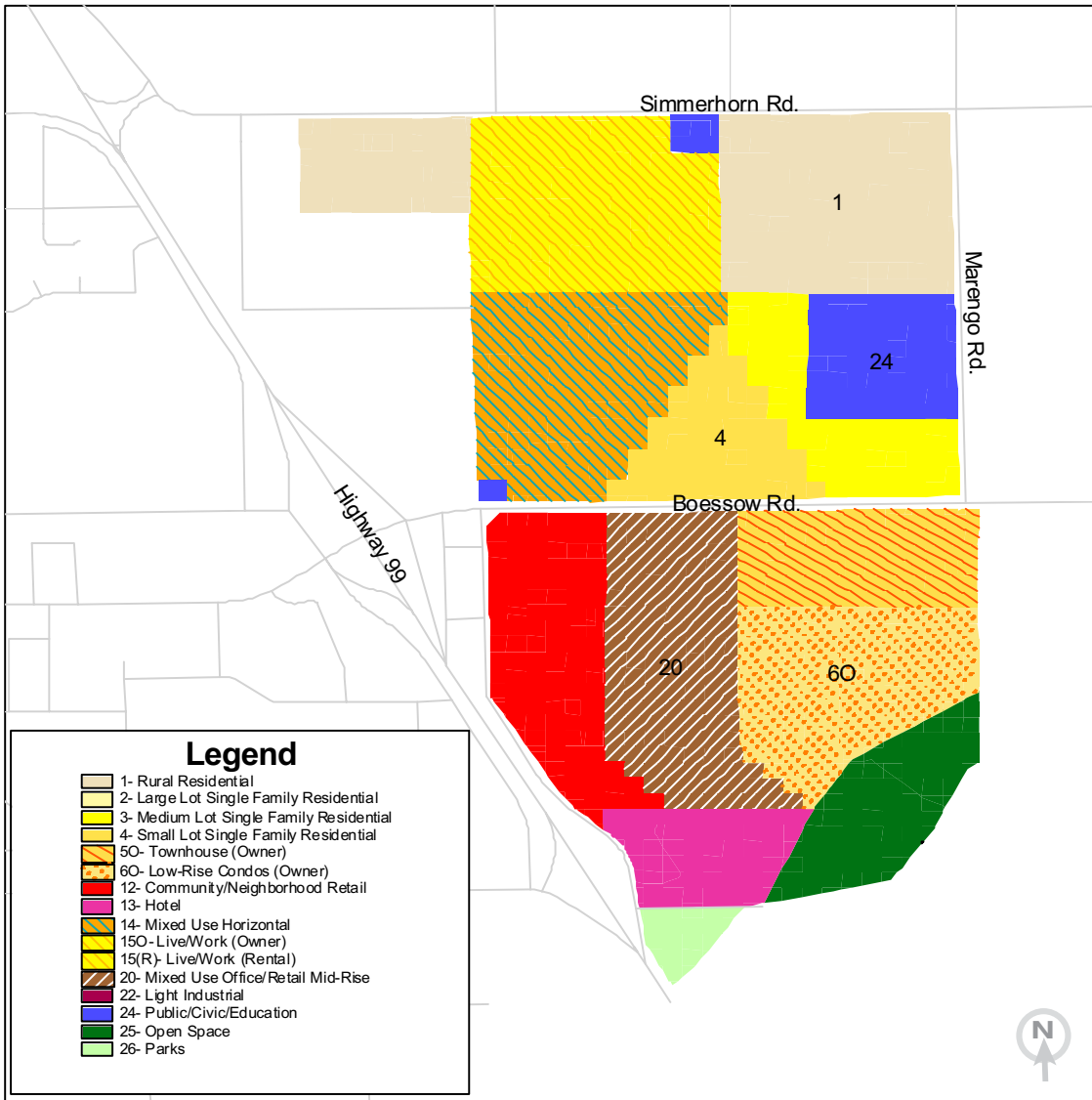
*\*See Galt Crystal Way / Boessow Road Detailed Indicators for more information*

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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%

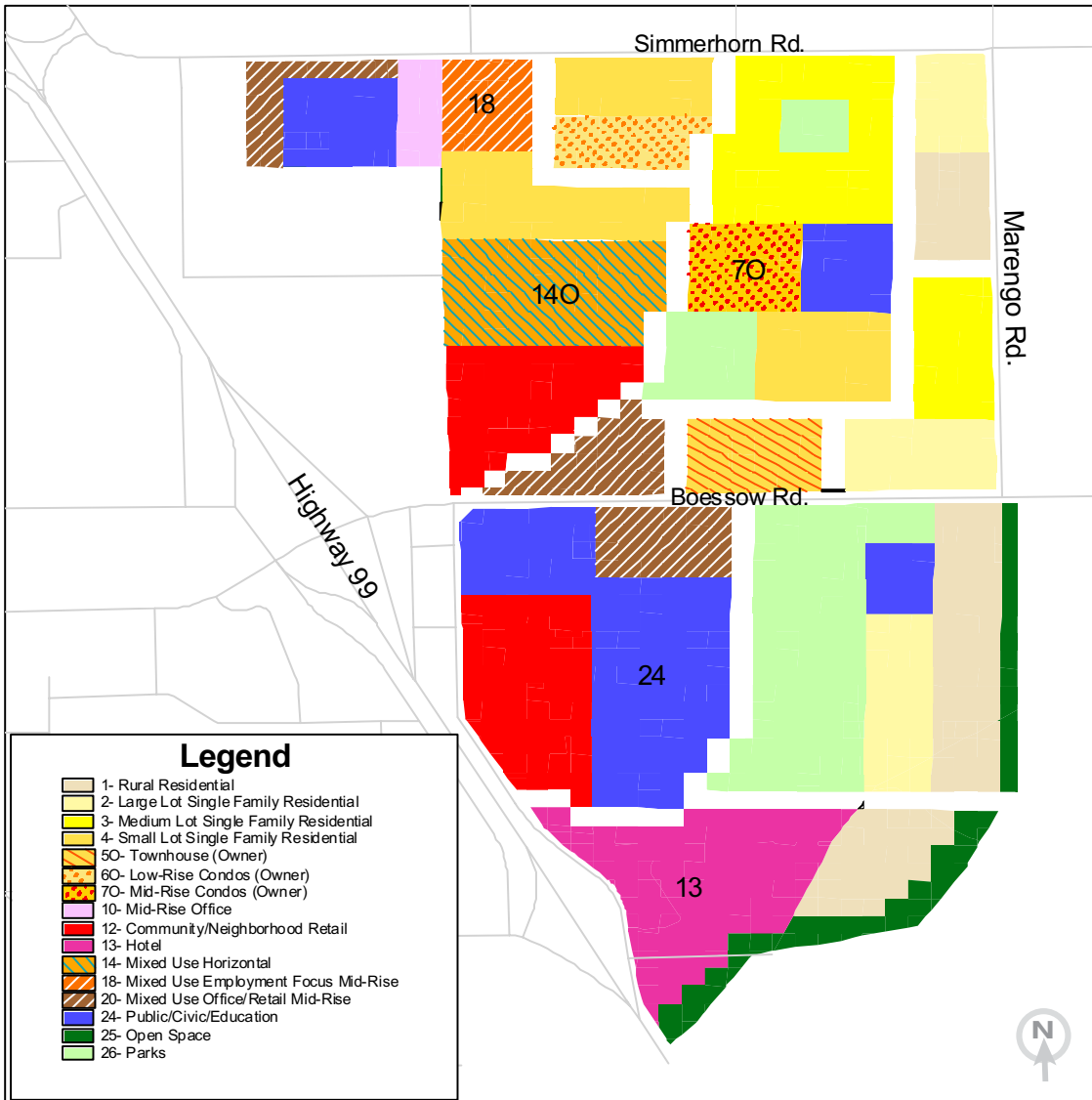
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TABLE 5

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%

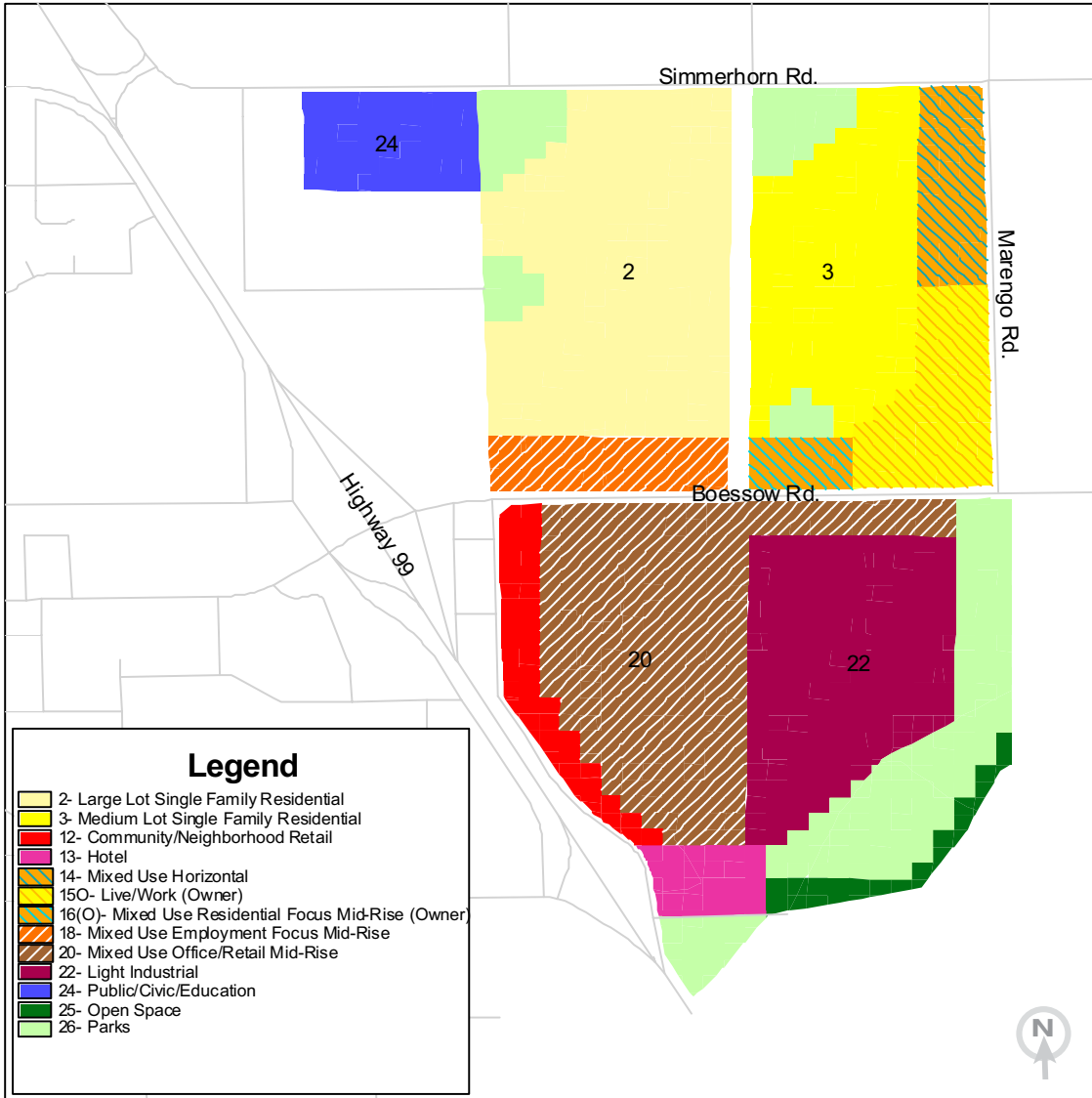
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TABLE 6

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

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

	<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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