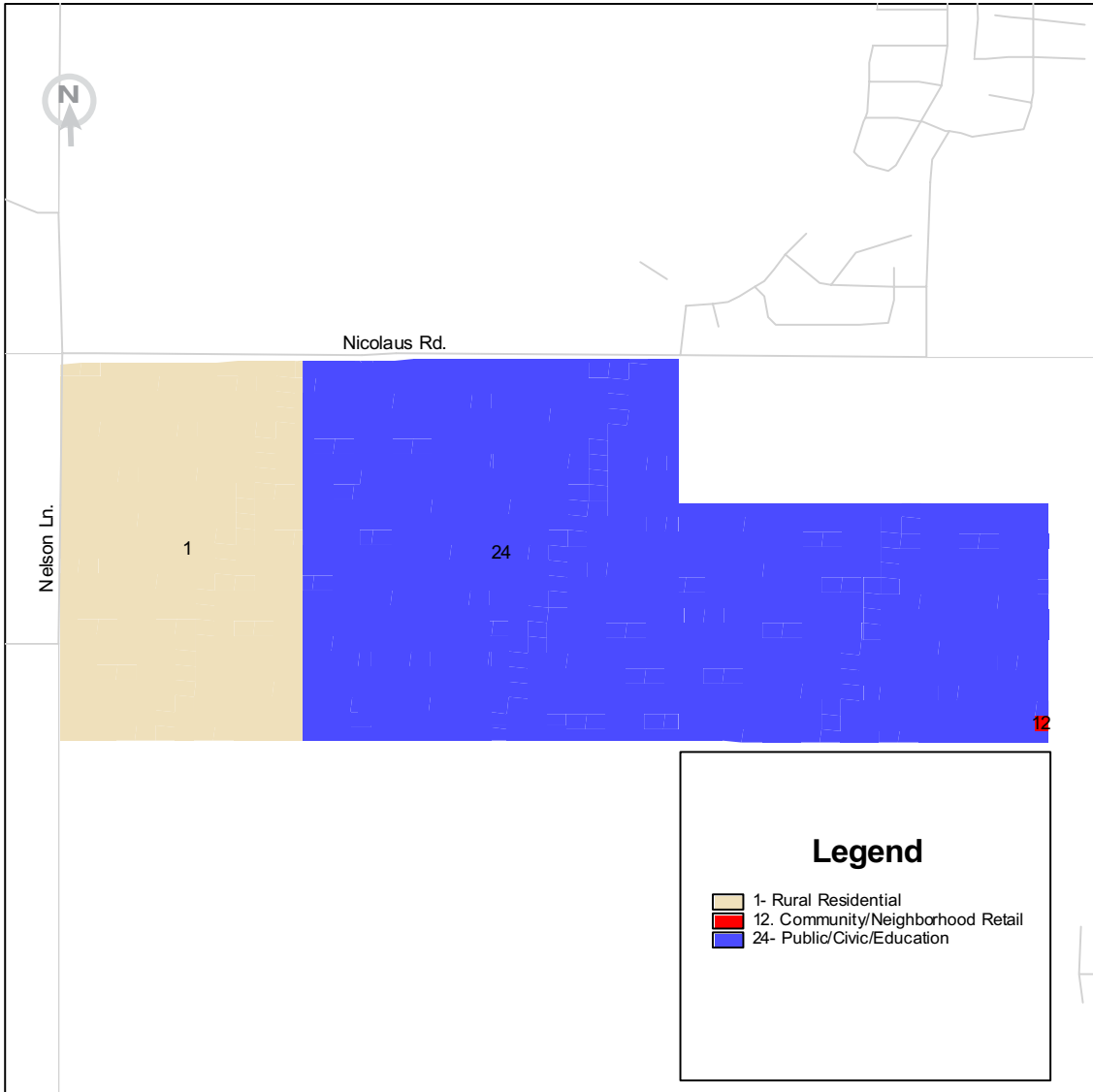


Lincoln Greenfield



**Key Land Uses Featured**



1 Rural Residential



24 Public/Civic/  
Education



12 Community/  
Neighborhood Retail

**Key Elements of the Base Case**

The Greenfield site is mostly vacant and is zoned for rural residential and public/civic land uses. It is located near the airport and part of it is within the overflight zone. For this reason, light industrial and office may be more appropriate in the northwest portion. Specific features of the base case include:

- Site is near the future Bypass/Nelson Rd. interchange
- Wetlands winds from east to west through study area
- Waste water treatment facility

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

Total Employees .....	3,722
Total Residents .....	212
Employees per Dwelling Unit .....	48.2
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.4
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

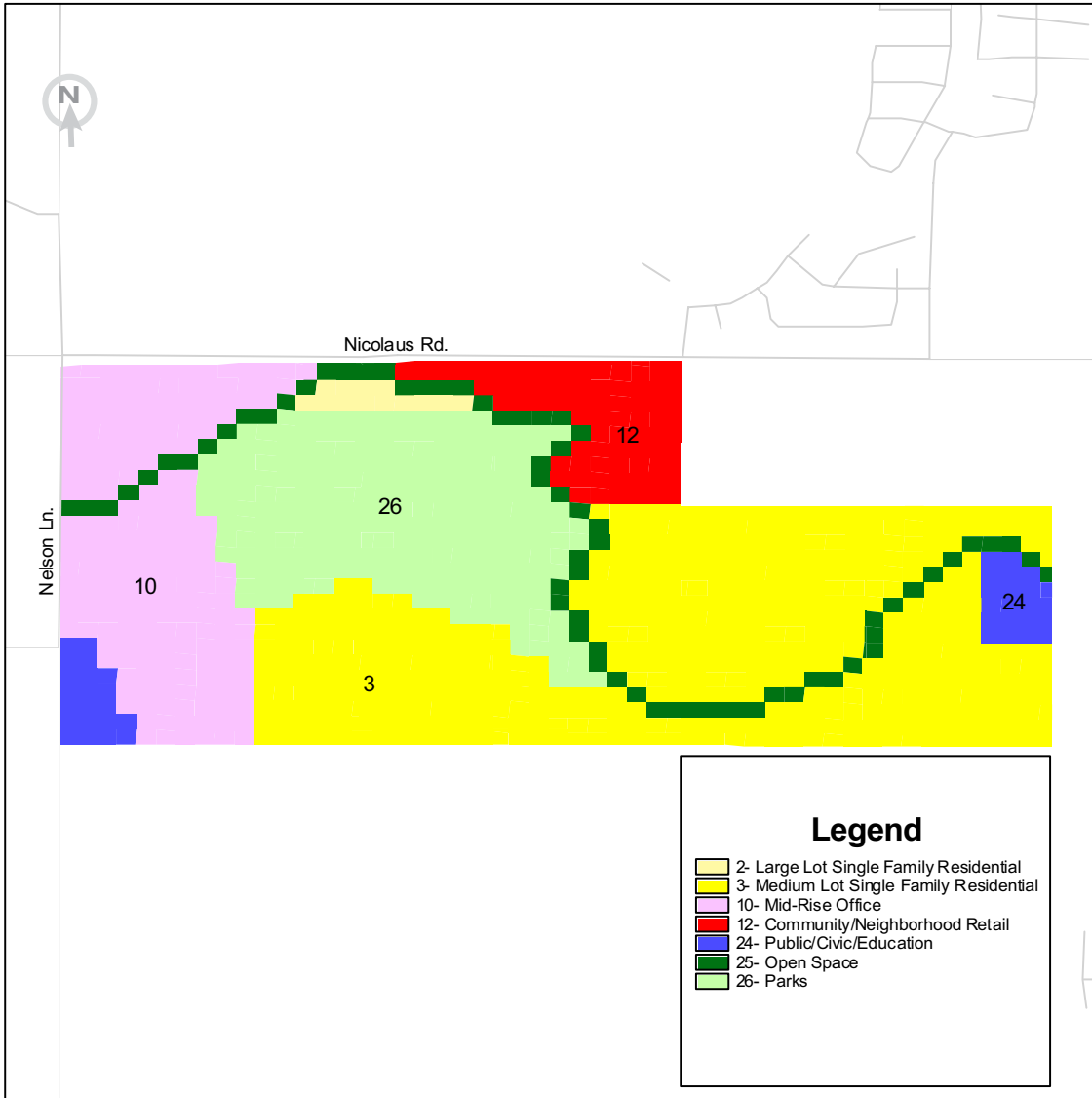
*\*See Lincoln Greenfield Detailed Indicators for more information*

3000 S Street,  
Suite 300  
Sacramento, CA  
95816

tel 916.457.2264  
fax 916.457.3299  
tdd 916.737.1718  
www.sacog.org

TABLE 5

Lincoln Greenfield— Smart Growth Scenario



**Key Land Uses Featured**



**12** Community/Neighborhood Retail



**26** Parks



**10** Mid-Rise Office



**24** Public/Civic/Education



**3** Medium Lot Single Family Residential

**Key Elements of Planning Scenario**

The major themes in this scenario were housing, entertainment, and transit. Specific features of the plan include:

- Open space biking/walking path along Markham Ravine
- Park-and-ride transit hub
- Golf course
- Small lot single-family homes in the outer edges of the airport overflight zone

Resulted in the following changes from the base case:

- Capacity for 600 more dwelling units
- Improved land use mix from 48 to 5 employees per dwelling unit

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

Total Employees .....	3,750
Total Residents .....	1,949
Employees per Dwelling Unit .....	5.3
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.2
Change in Vehicle Miles Traveled per Household from Base Case* .....	-48%

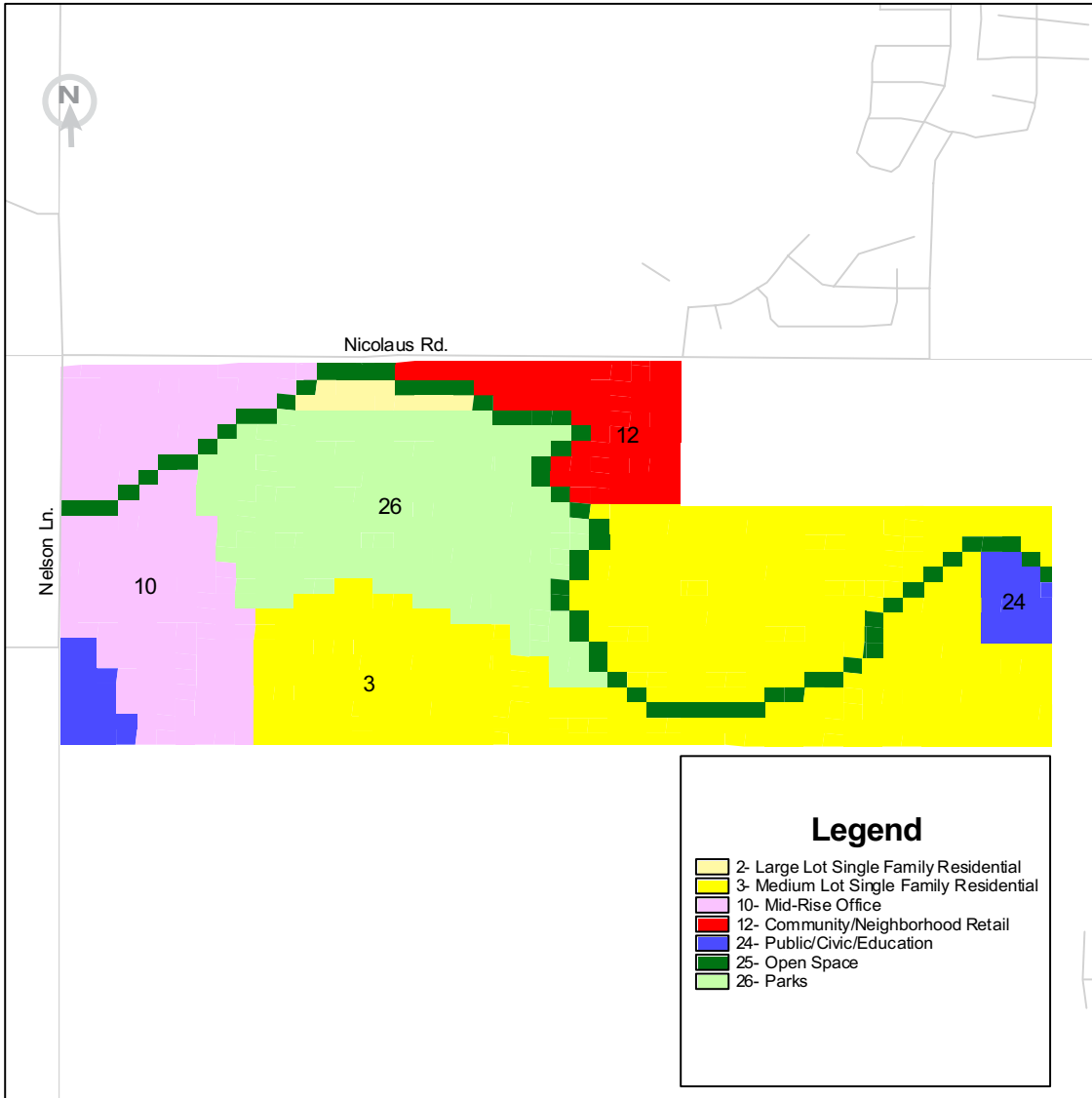
\*See Lincoln Greenfield Detailed Indicators for more information

3000 S Street,  
 Suite 300  
 Sacramento, CA  
 95816

tel 916.457.2264  
 fax 916.457.3299  
 tdd 916.737.1718  
 www.sacog.org

TABLE 6

Lincoln Greenfield— Smart Growth Scenario



**Key Land Uses Featured**



26 Parks



4 Small Lot Single Family Residential



22 Light Industrial



1 Rural Residential



24 Public/Civic/Education

**Key Elements of Planning Scenario**

The goal for these participants was to preserve the natural open space while observing the restrictions of the airport overflight zones. Specific features of the plan include:

- Markham Ravine preserved for pedestrian open space
- Small lot single-family homes in the east end of the study area
- Industrial and retail development in the western edge of the study area

Resulted in the following changes from the base case:

- Capacity for 1,300 fewer employees
- Capacity for 700 more dwelling units
- Improved land use mix from 48 to 3 employees per dwelling unit

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

Total Employees .....	2,431
Total Residents .....	1,811
Employees per Dwelling Unit .....	3.3
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.3
Change in Vehicle Miles Traveled per Household from Base Case* .....	-43%

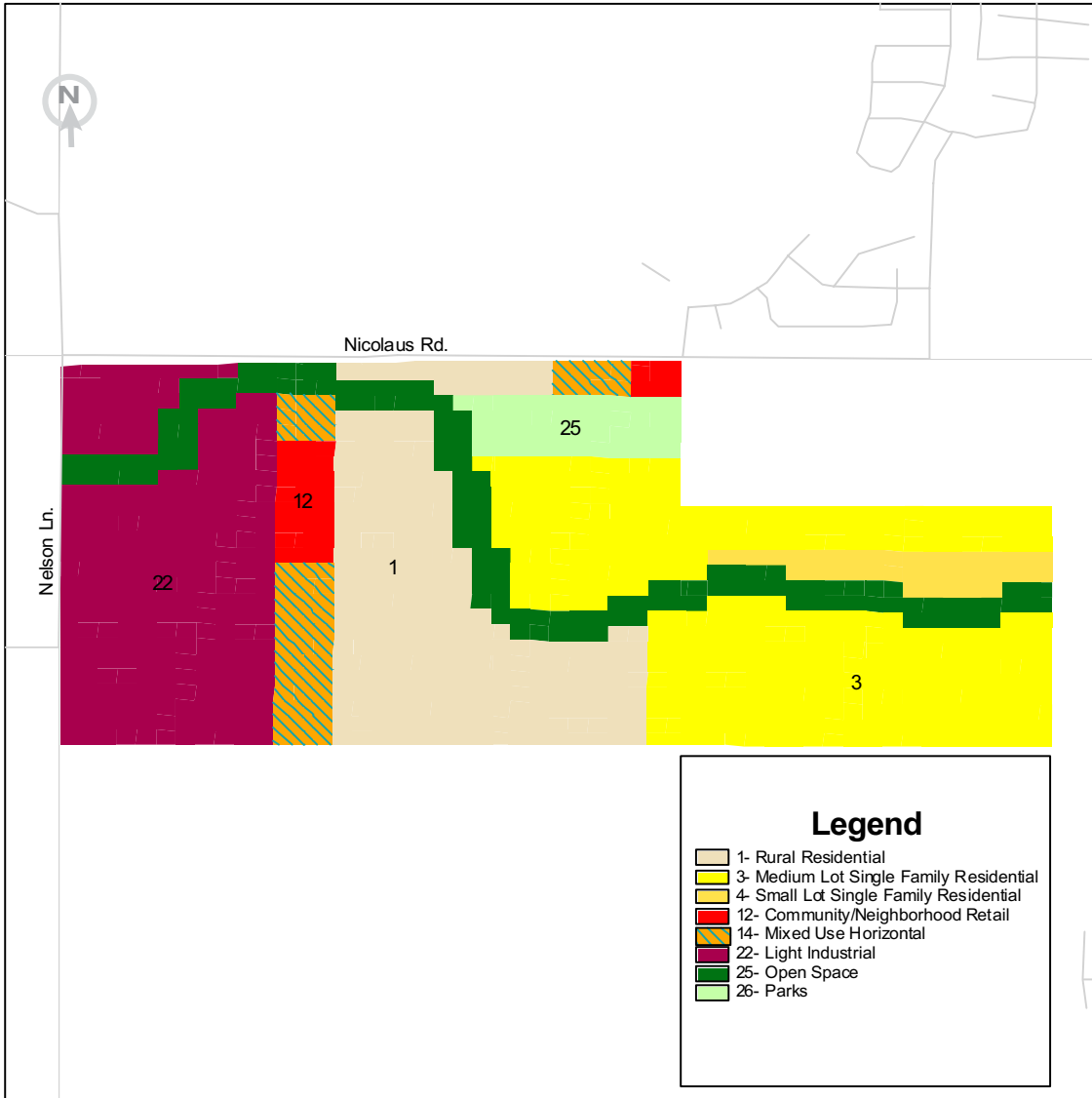
\*See Lincoln Greenfield Detailed Indicators for more information

3000 S Street,  
 Suite 300  
 Sacramento, CA  
 95816

tel 916.457.2264  
 fax 916.457.3299  
 tdd 916.737.1718  
 www.sacog.org

TABLE 7

Lincoln Greenfield— Smart Growth Scenario



**Key Land Uses Featured**



25 Open Space



12 Community/ Neighborhood Retail



1 Rural Residential



22 Light Industrial



3 Medium Lot Single Family Residential

**Key Elements of Planning Scenario**

This group’s focus was to utilize the existing open space and design a residential area around it. Mixed-use developments are used to buffer the residential areas from industrial areas. Specific features of the plan include:

- Open space pedestrian walkway/bikeway along both sides of Markham Ravine
- Mixed-use horizontal buffer between residential area and industrial area
- Small lot single-family homes in the east end of the study area

Resulted in the following changes from the base case:

- Capacity for 1,400 fewer employees
- Capacity for 700 more dwelling units
- Improved land use mix from 48 to 3 employees per dwelling unit

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

Total Employees .....	2,332
Total Residents .....	2,020
Employees per Dwelling Unit .....	3.2
Pedestrian Friendliness (1 = worst, 5 = best) .....	1.9
Change in Vehicle Miles Traveled per Household from Base Case* .....	-48%

*\*See Lincoln Greenfield Detailed Indicators for more information*

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 Suite 300  
 Sacramento, CA  
 95816

tel 916.457.2264  
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 tdd 916.737.1718  
 www.sacog.org

# DETAILED INDICATORS

## Lincoln Greenfield

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth
Total Employees .....	3,722	3,750	2,431	2,332
Total Dwelling Units .....	77	709	735	735
Total Residents .....	212	1,949	1,811	2,020
Employees per Dwelling Unit .....	48.2	5.3	3.3	3.2
Retail Jobs .....	2	1,026	485	806
Office Jobs .....	0	2,535	291	668
Industrial Jobs .....	0	0	374	858
Public Jobs .....	3,720	189	1,280	0
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.4	2.2	2.3	1.9

### Transportation PLACE<sup>3</sup>S Indicators Changes from Base Case\*

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth
Change in VT per Household .....	0%	-23%	-21%	-23%
Change in VMT per Household .....	0%	-48%	-43%	-48%
Change in VT per Retail Job .....	0%	-40%	-34%	-40%
Change in VMT per Retail Job .....	0%	-53%	-44%	-53%
Change in VT per Non-Retail Job .....	0%	-23%	-18%	-22%
Change in VMT per Non-Retail Job .....	0%	-55%	-47%	-55%

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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