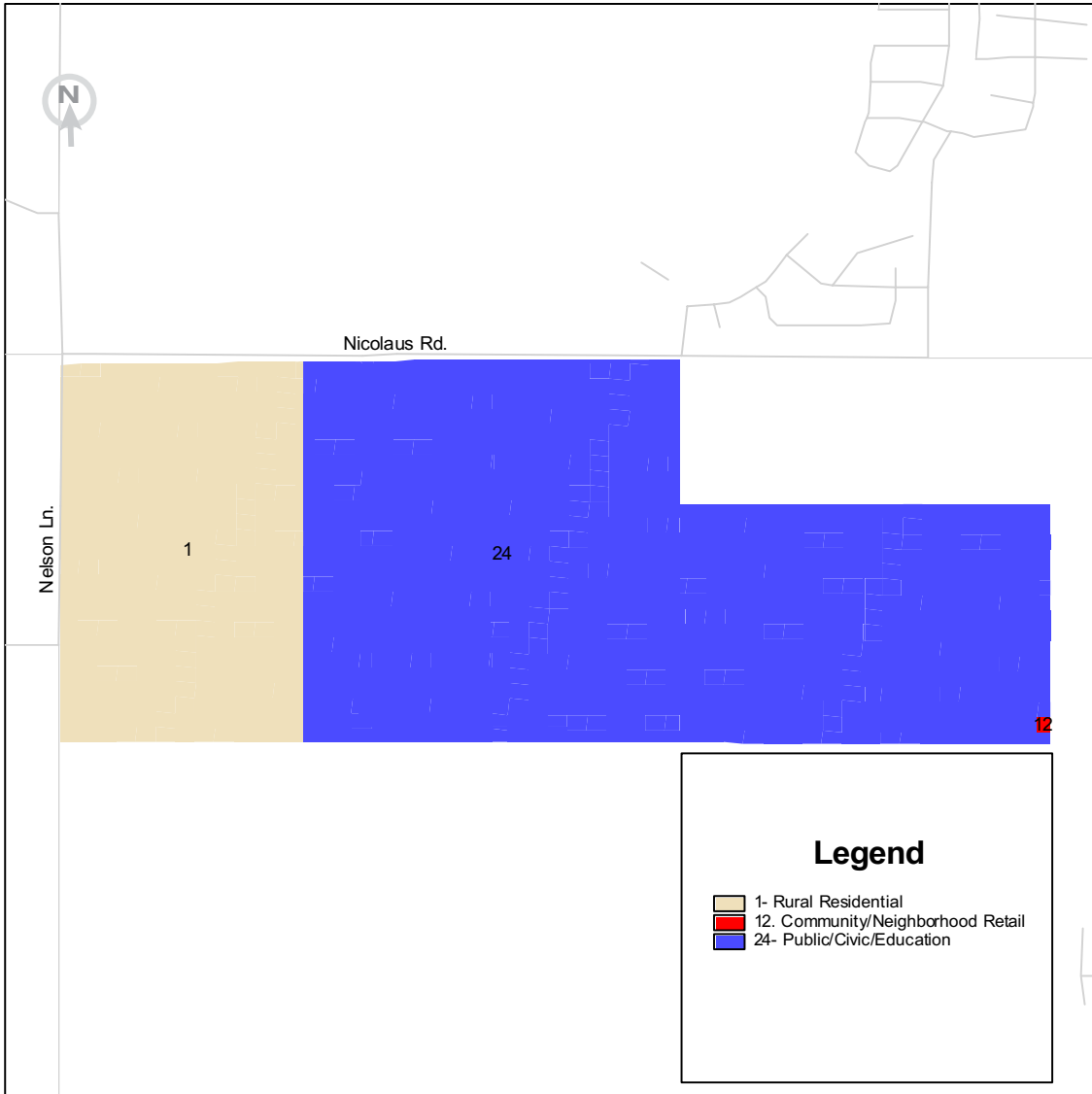


Lincoln Greenfield



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

PLACE³S 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%

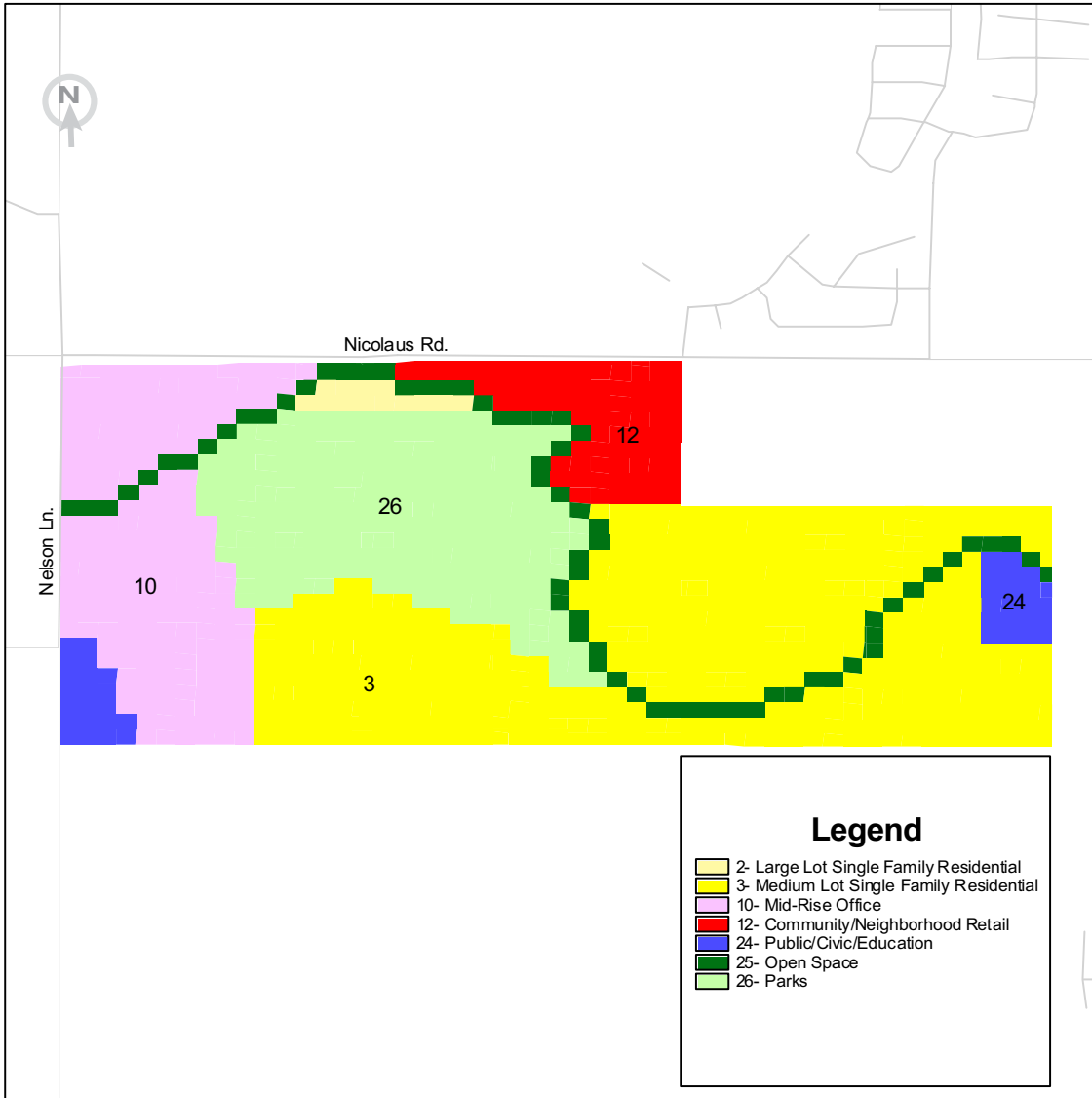
**See Lincoln Greenfield Detailed Indicators for more information*

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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

PLACE³S Indicators

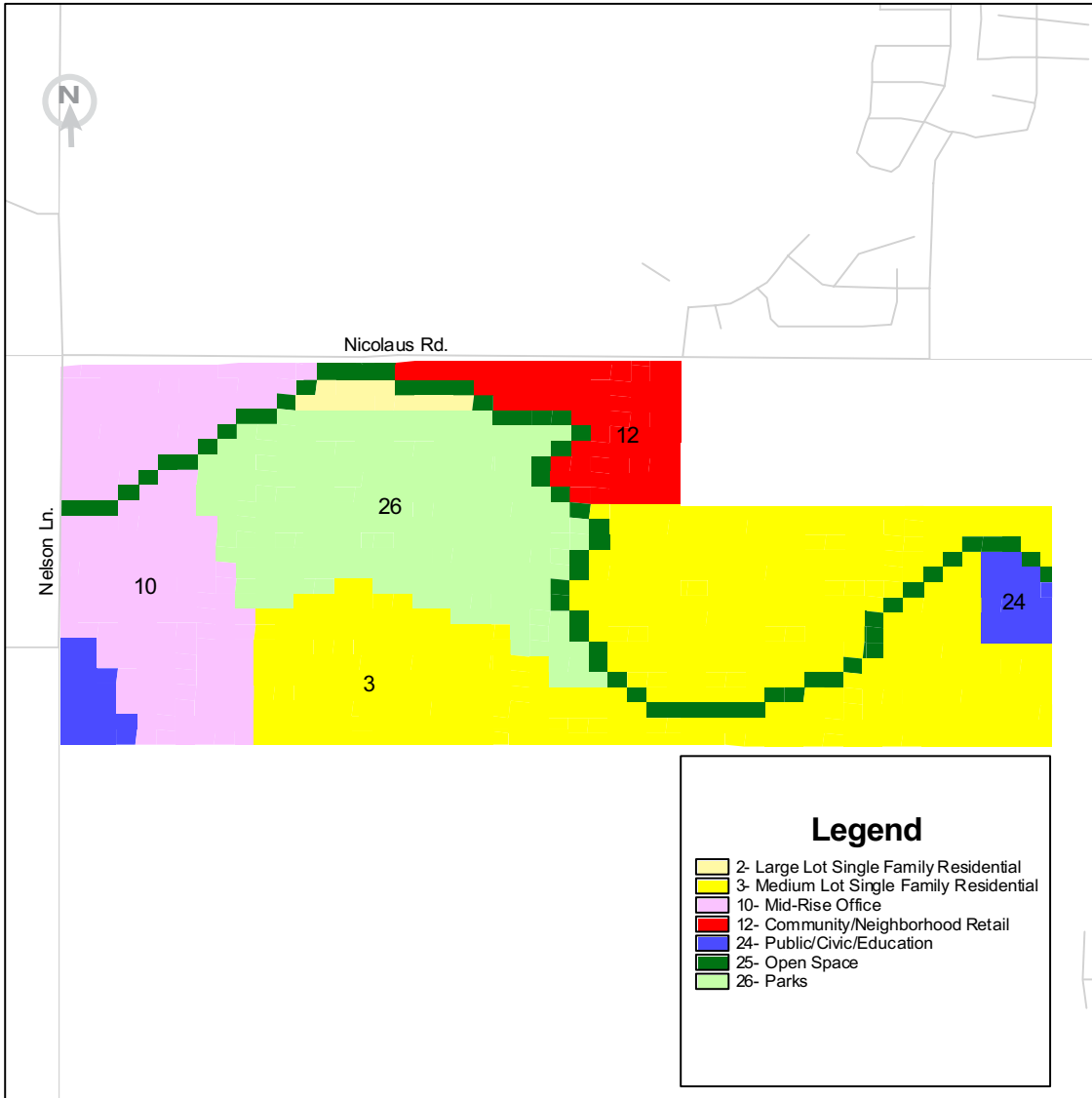
Total Employees	3,750
Total Residents	1,949
Employees per Dwelling Unit	5.3
Pedestrian Friendliness (1 = worst, 5 = best)	2.2
Change in Vehicle Miles Traveled per Household from Base Case*	-48%

*See Lincoln Greenfield Detailed Indicators for more information

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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

PLACE³S 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%

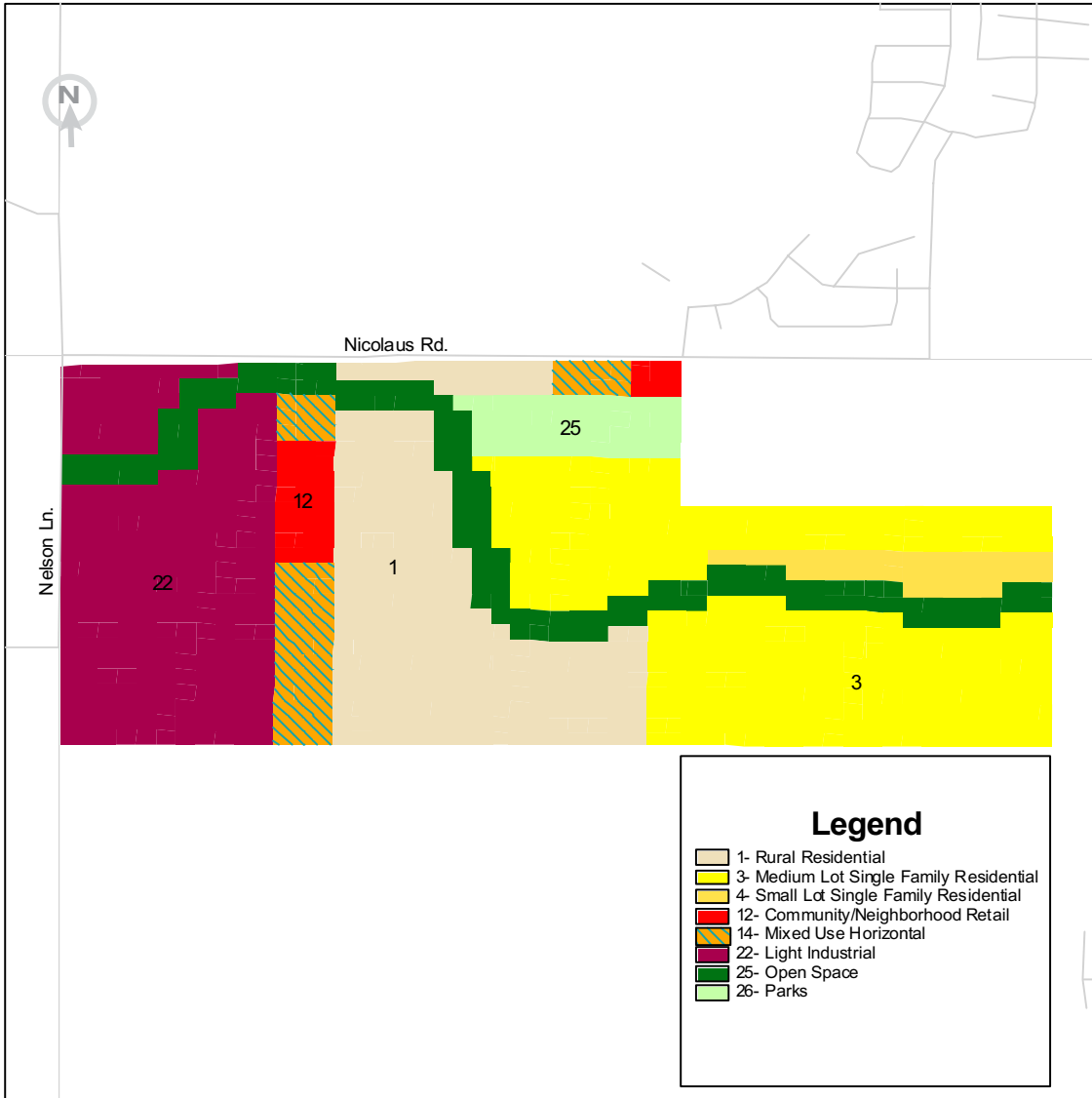
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TABLE 7

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

PLACE³S 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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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 PLACE³S 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

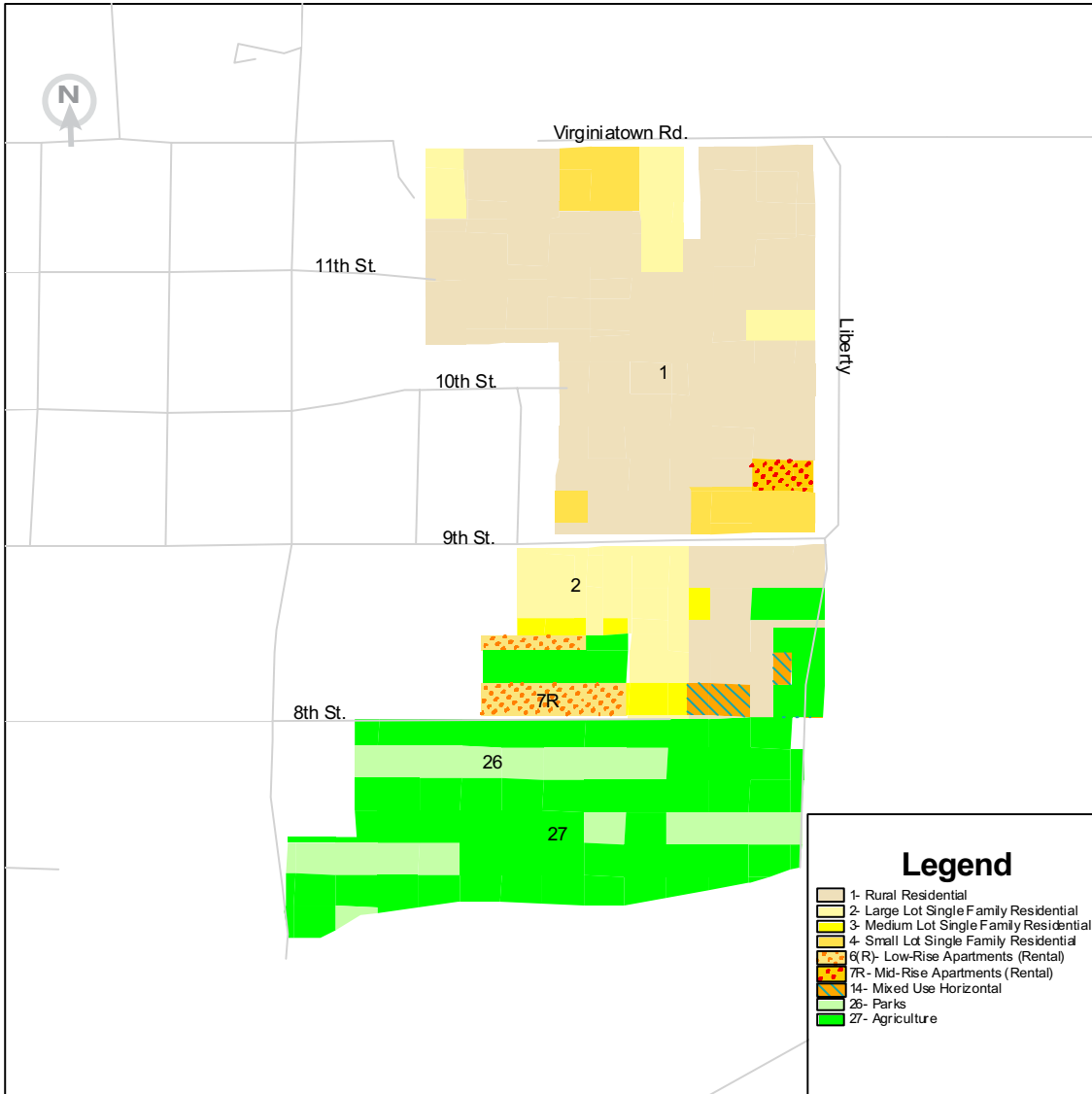
VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

* 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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Lincoln Infill



Key Land Uses Featured



1 Rural Residential



2 Large Lot Single Family Residential



7 Mid-Rise Condos



26 Parks



27 Agricultural

Key Elements of the Base Case

The Lincoln infill site has significant potential for residential and retail development. It is currently zoned for agriculture, rural residential, and large lot single-family homes. It is also close to the Auburn Ravine.

PLACE³S Indicators

Total Employees	17
Total Residents	284
Employees per Dwelling Unit	0.1
Pedestrian Friendliness (1 = worst, 5 = best)	1.5
Change in Vehicle Miles Traveled per Household from Base Case*	0%

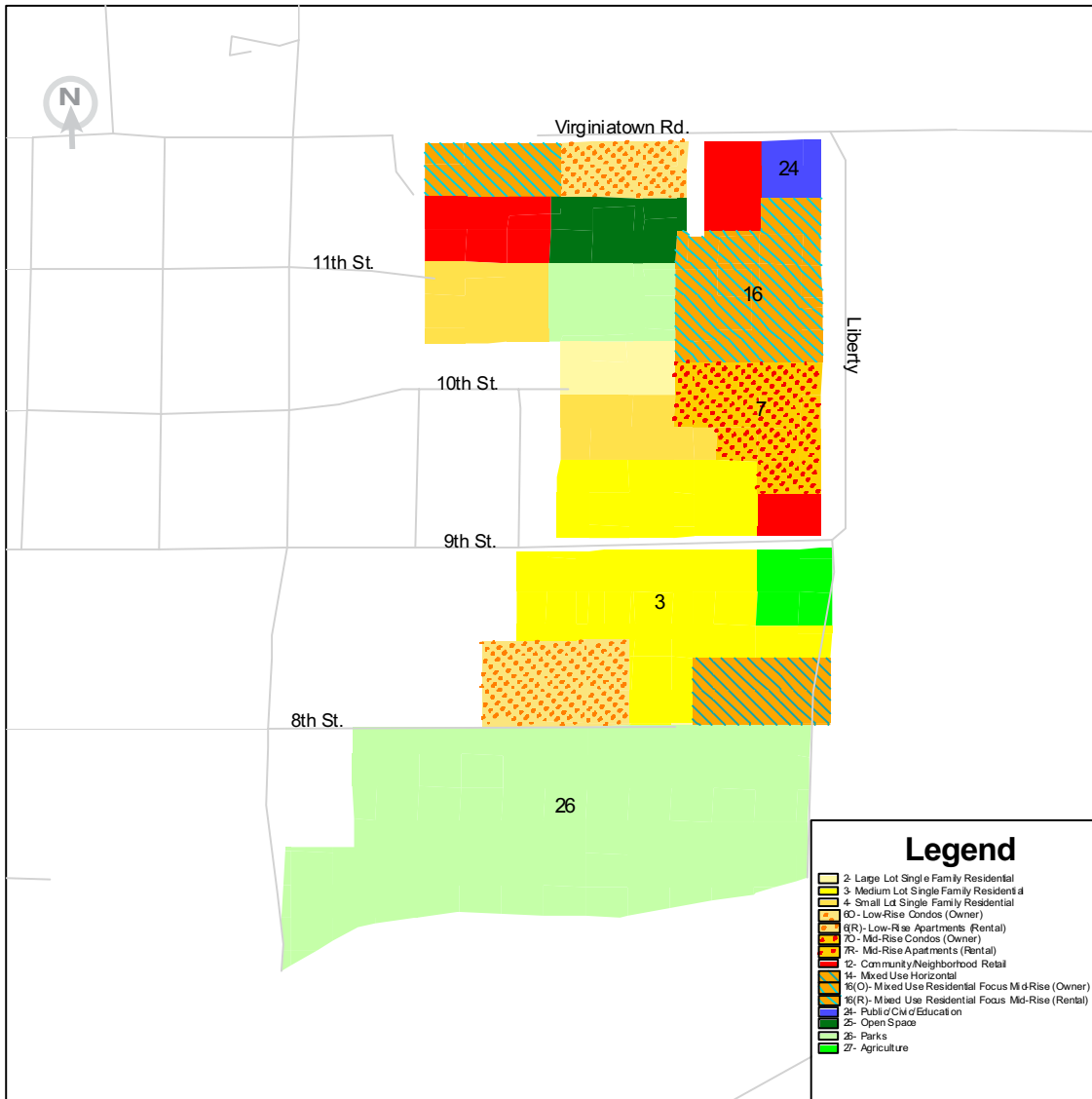
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TABLE 1

Lincoln Infill— Smart Growth Scenario



Key Land Uses Featured



24 Public/Civic/Education



16 Mixed-Use Residential Focus Mid-Rise



7 Mid-Rise Condos



3 Medium Lot Single Family Residential



26 Parks

Key Elements of Planning Scenario

Citizens created a community-oriented scenario. The perimeter is populated with a variety of mixed-uses while the interior of the study area remains residential. Specific features of the plan include:

- 15 acre park bordering Auburn Ravine
- Low-rise senior housing next to the park
- Fire station

Resulted in the following changes from the base case:

- Capacity for 400 more employees
- Capacity for 300 more dwelling units
- Improved land use mix from 0 to 1 employees per dwelling unit

PLACE³S Indicators

Total Employees	409
Total Residents	835
Employees per Dwelling Unit	1.0
Pedestrian Friendliness (1 = worst, 5 = best)	2.5
Change in Vehicle Miles Traveled per Household from Base Case*	-48%

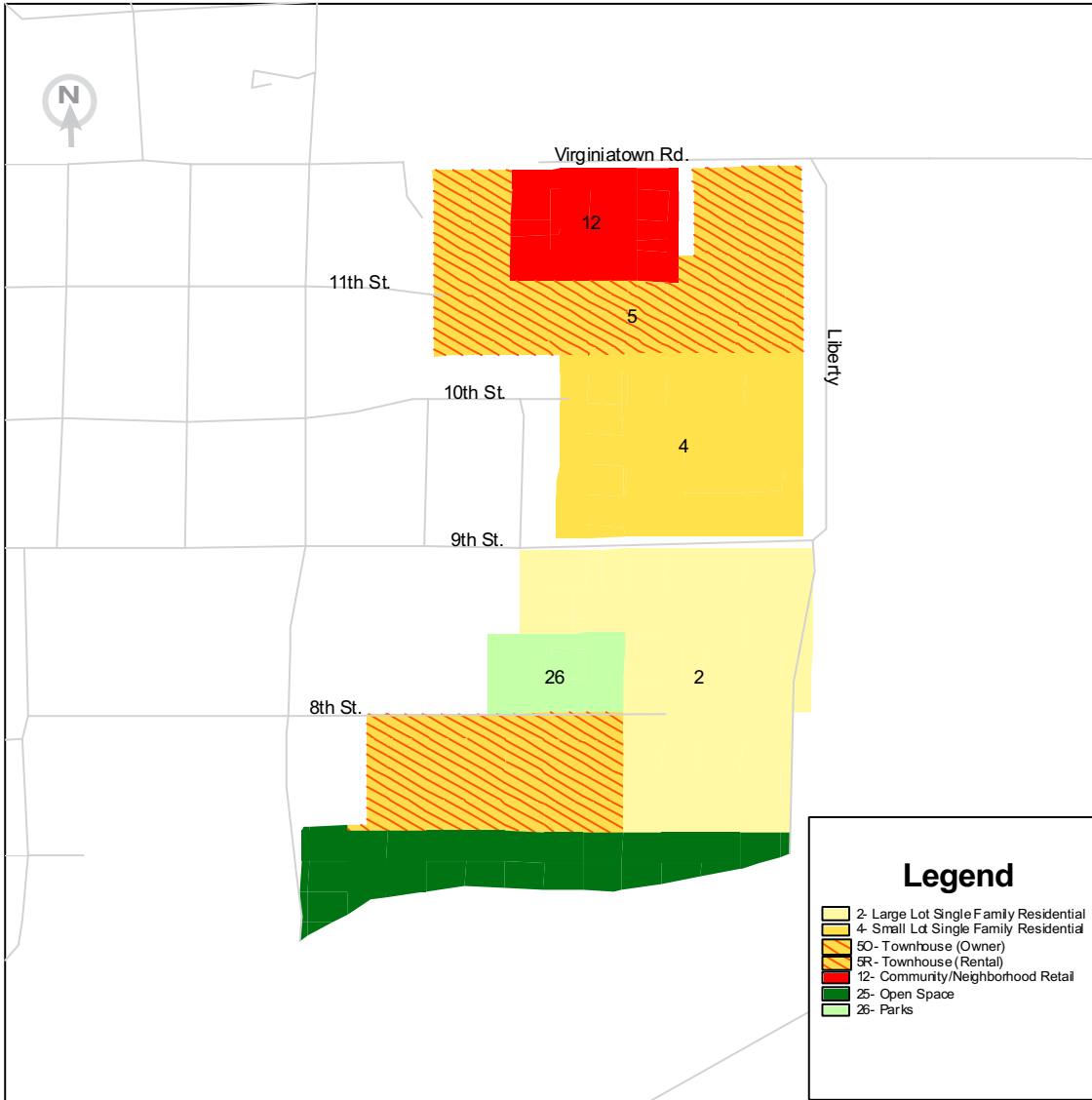
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TABLE 3

Lincoln Infill— Smart Growth Scenario



Key Land Uses Featured



12 Community/ Neighborhood Retail



6 Low-Rise Condos



4 Small Lot Single Family Residential



26 Parks



2 Large Lot Single Family Residential

Key Elements of Planning Scenario

Participants at this table decided to transform the study area into various types of residential lots. Their scenario also used open space and parks to complement the residential space. Specific features of the plan include:

- Flood protection/open space area along Auburn Ravine
- Condominiums facing Auburn Ravine
- Neighborhood retail in the north to serve the area

Resulted in the following changes from the base case:

- Capacity for 200 more employees
- Capacity for 300 more dwelling units
- Maintained the land use mix at 0 employees per dwelling unit

PLACE³S Indicators

Total Employees	187
Total Residents	1,123
Employees per Dwelling Unit	0.5
Pedestrian Friendliness (1 = worst, 5 = best)	2.6
Change in Vehicle Miles Traveled per Household from Base Case*	-9%

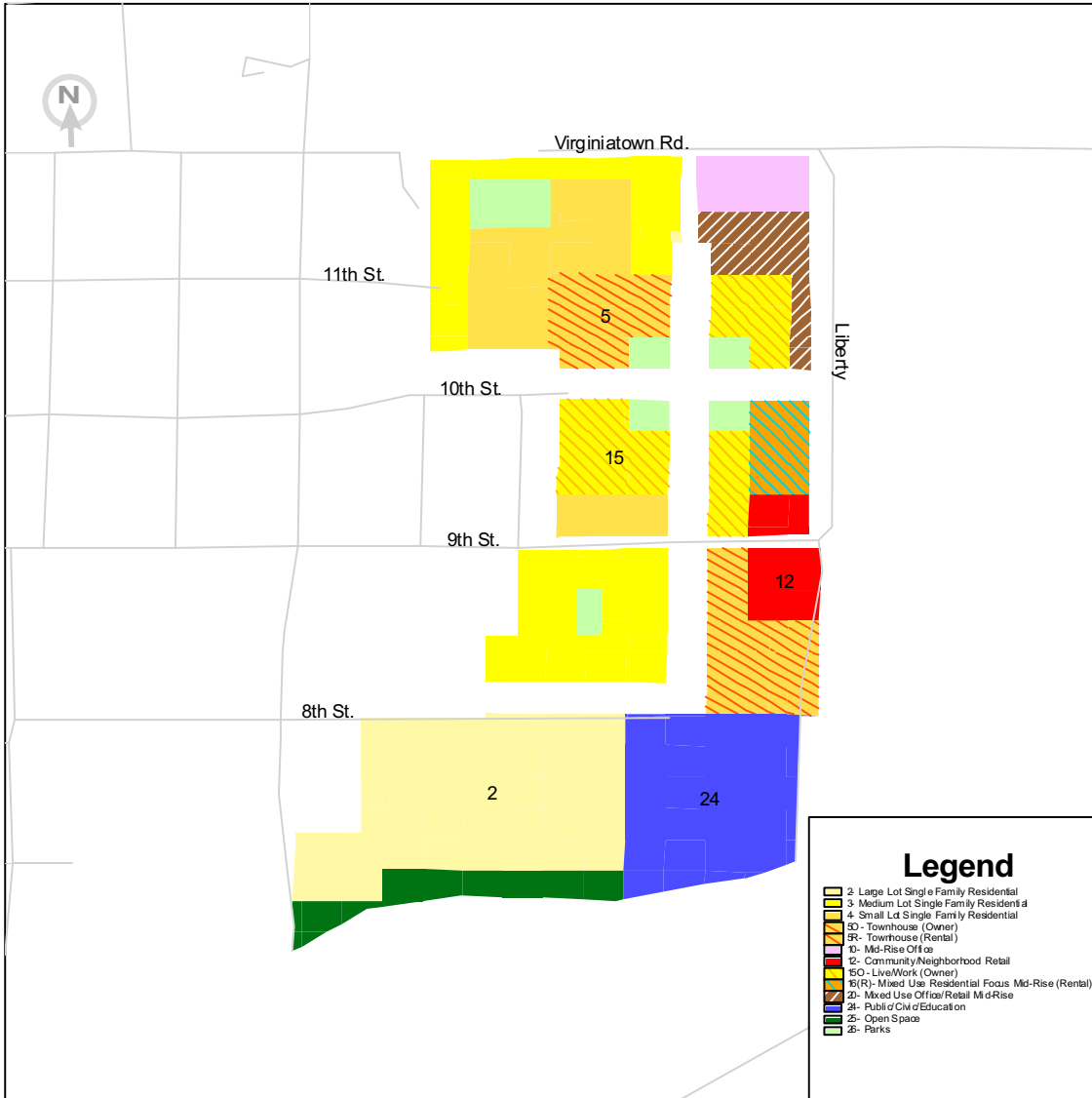
*See Lincoln Infill Detailed Indicators for more information

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TABLE 4

Lincoln Infill— Smart Growth Scenario



Key Land Uses Featured



5 Townhouse



15 Live/Work



12 Community/ Neighborhood Retail



2 Large Lot Single Family Residential



24 Public/Civic/ Education

Key Elements of Planning Scenario

This group designed a series of interconnected neighborhoods buffered from future traffic by mixed-use development along Liberty Ln. Specific features of the plan include:

- Three neighborhood park nodes surrounded by small lot single-family homes and live-work mixed-use developments
- A school along the Auburn Ravine
- Running/biking trail along the Auburn Ravine and north along the east side of Liberty Ln.

Resulted in the following changes from the base case:

- Capacity for 500 more employees
- Capacity for 200 more dwelling units
- Improved land use mix from 0 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	521
Total Residents	773
Employees per Dwelling Unit	1.6
Pedestrian Friendliness (1 = worst, 5 = best)	2.6
Change in Vehicle Miles Traveled per Household from Base Case*	-41%

*See Lincoln Infill Detailed Indicators for more information

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DETAILED INDICATORS

Lincoln Infill

	Base Case	Table 1 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Total Employees	17	409	187	521
Total Dwelling Units	118	408	408	323
Total Residents	284	835	1,123	773
Employees per Dwelling Unit	0.1	1.0	0.5	1.6
Retail Jobs	17	355	187	159
Office Jobs	0	43	0	251
Industrial Jobs	0	0	0	0
Public Jobs	0	12	0	110
"Pedestrian Friendliness (1 = worst, 5 = best)"	1.5	2.5	2.6	2.6

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Change in VT per Household	0%	-25%	-12%	-14%
Change in VMT per Household	0%	-48%	-9%	-41%
Change in VT per Retail Job	0%	-50%	-21%	-45%
Change in VMT per Retail Job	0%	-61%	-18%	-57%
Change in VT per Non-Retail Job	0%	-27%	-12%	-25%
Change in VMT per Non-Retail Job	0%	-58%	-23%	-46%

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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