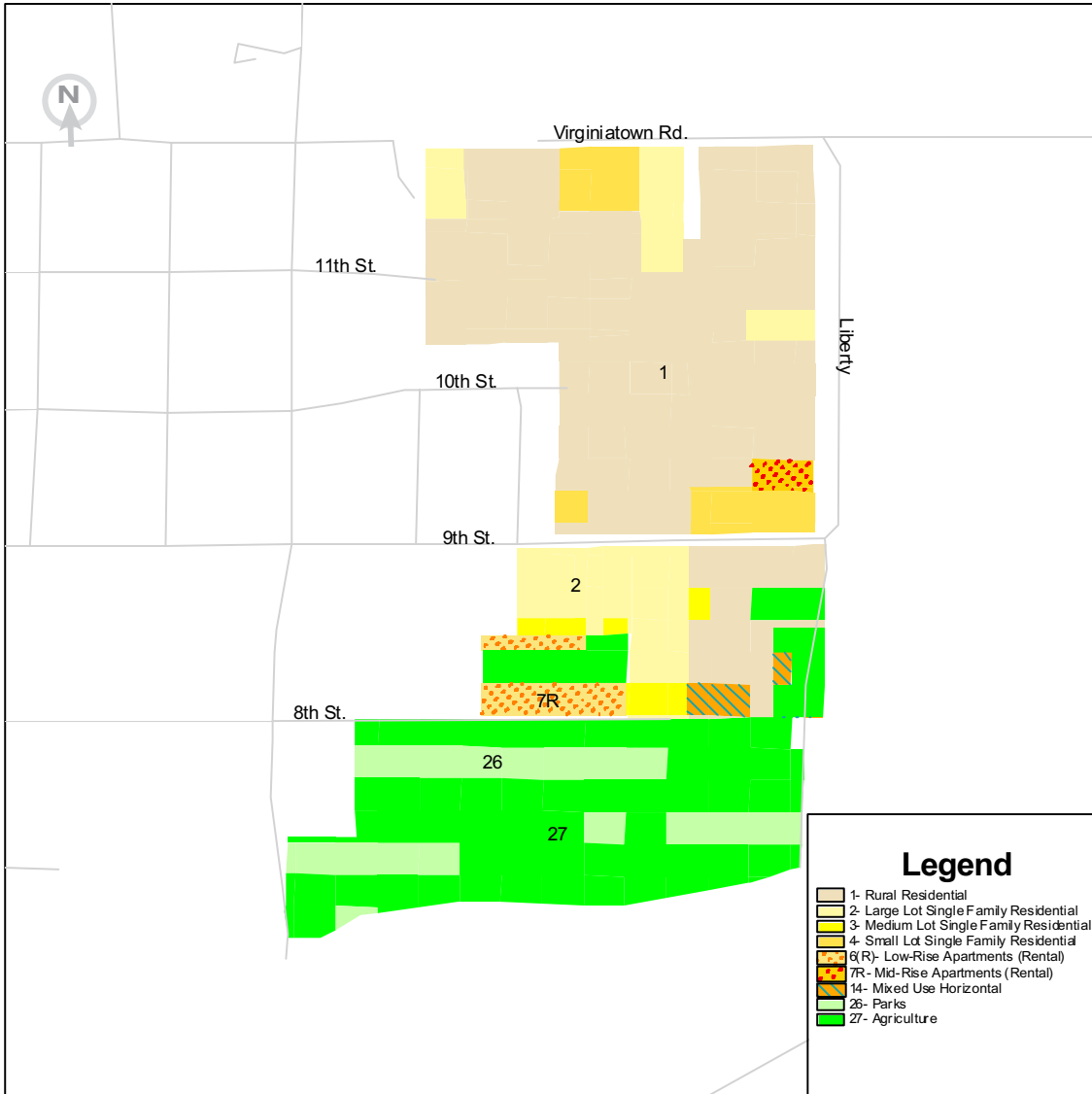


Lincoln Infill



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%

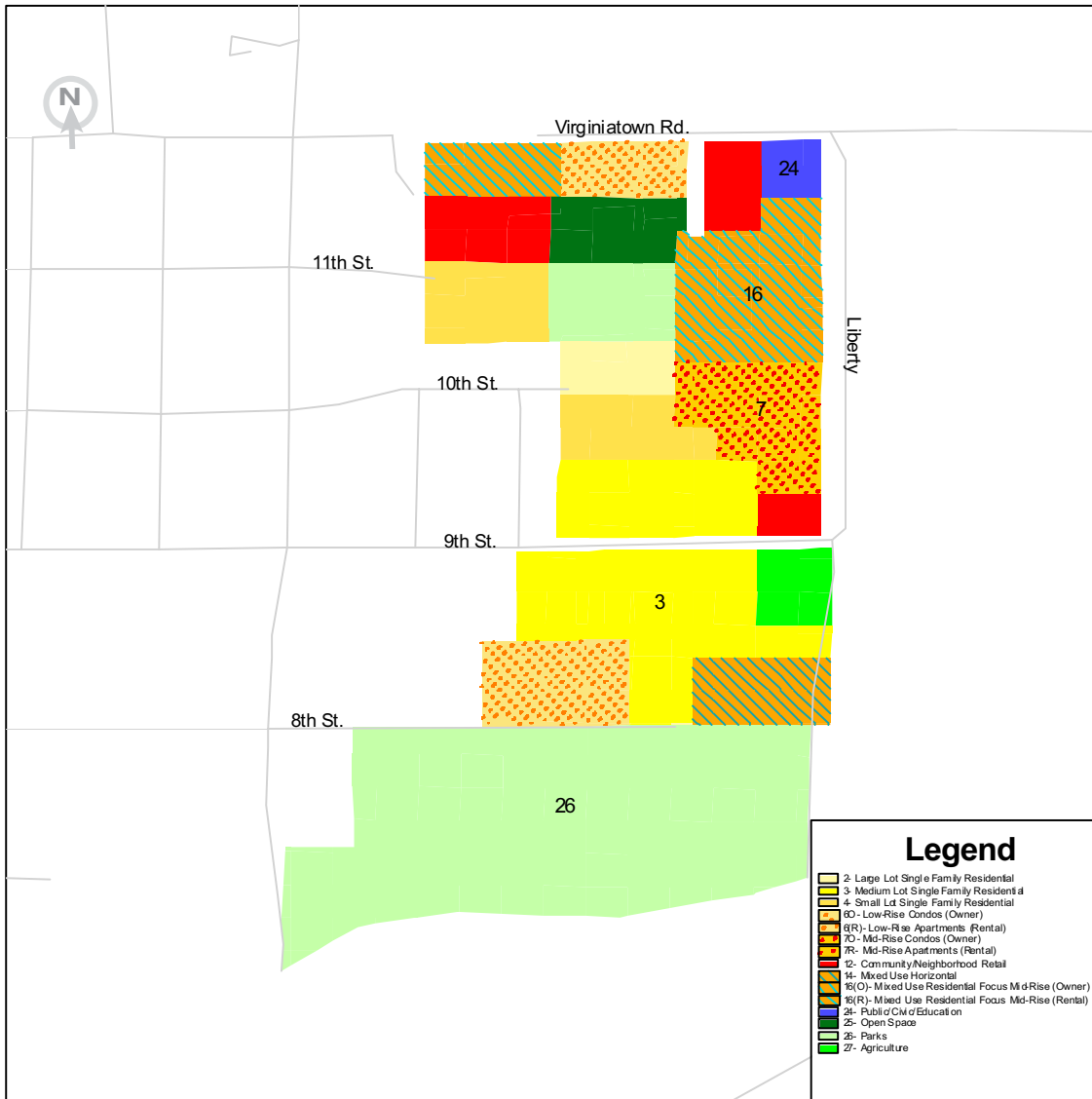
**See Lincoln Infill Detailed Indicators for more information*

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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%

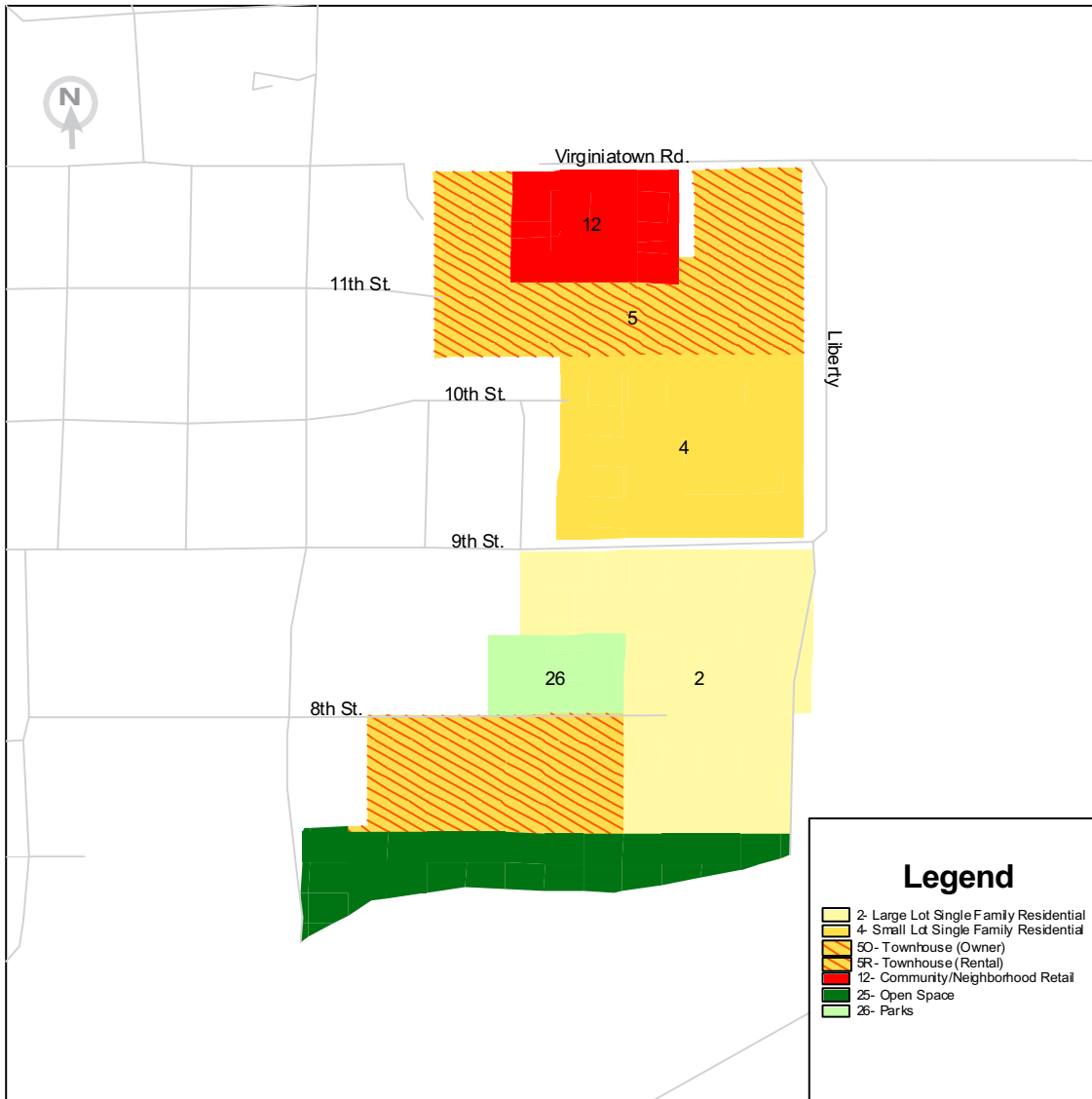
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TABLE 3

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%

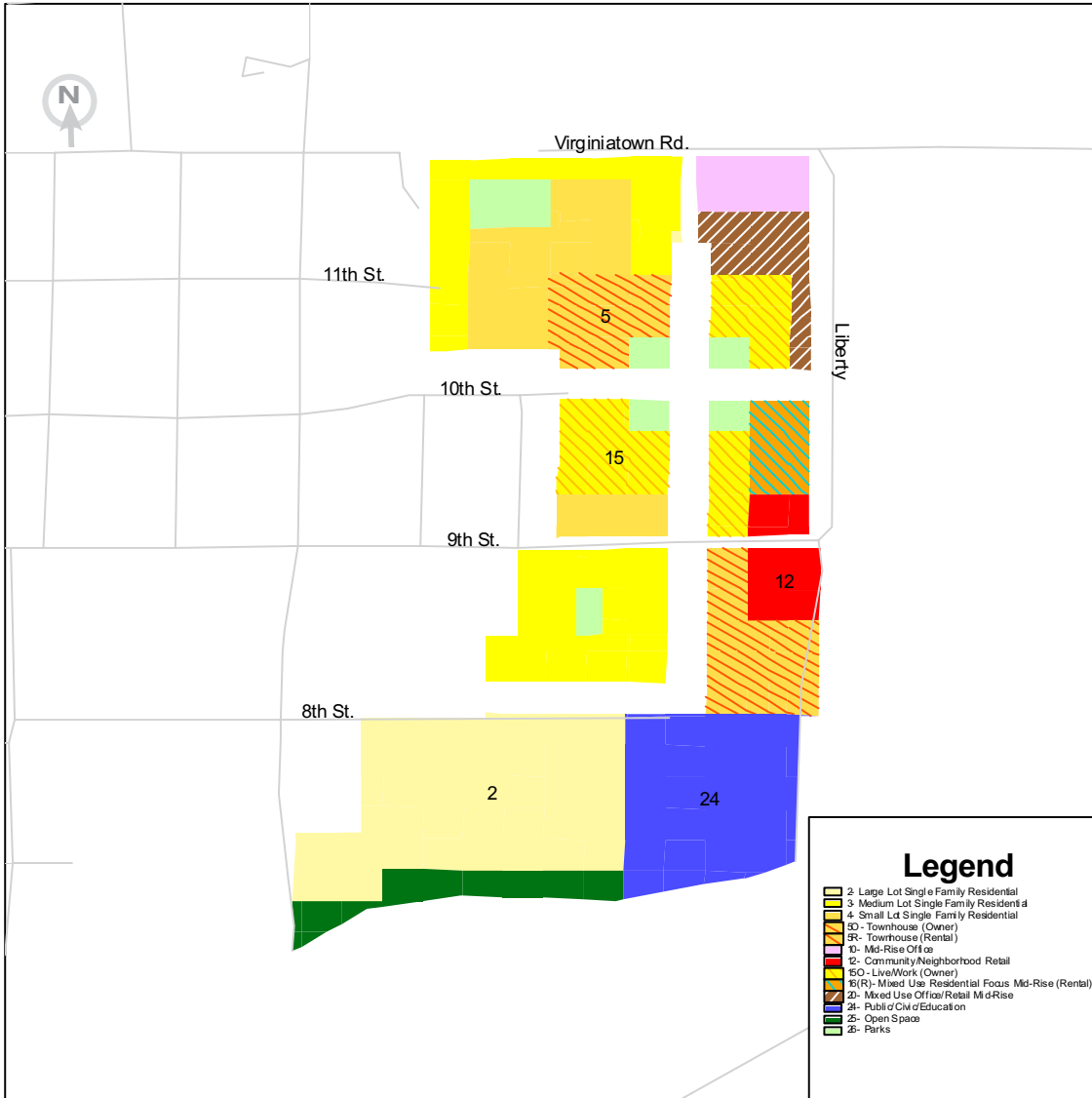
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TABLE 4

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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