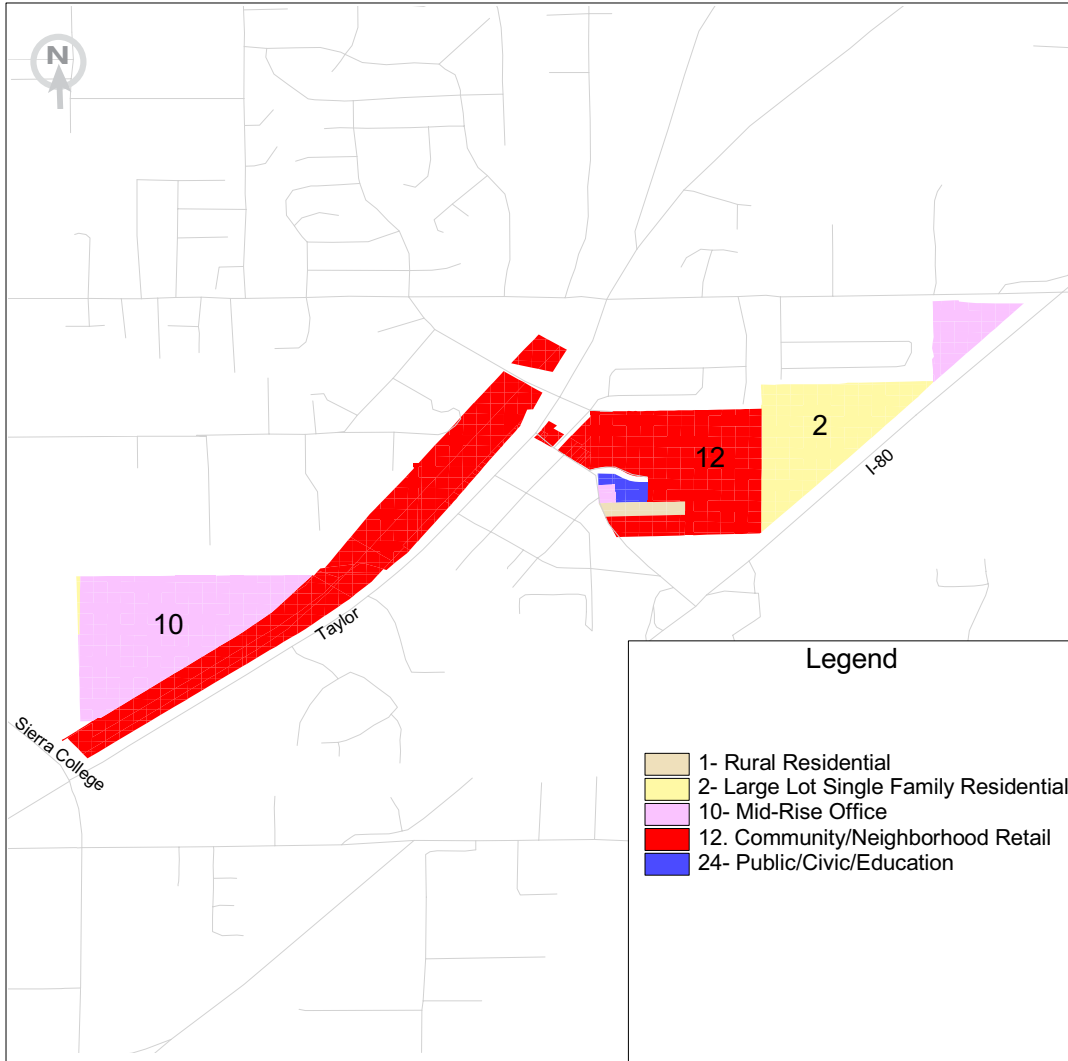


Loomis



**Key Land Uses Featured**



**2** Large Lot Single Family Residential



**12** Community/ Neighborhood Retail



**10** Mid-Rise Office

**Key Elements of the Base Case**

The study area stretches along Taylor Rd. and railroad tracks and also touches I-80. It contains some forest and wetlands east of Horseshoe Bar Rd. Specific features of the base case include:

- Opportunities for place making, such as a civic center
- Road connection needed
- Opportunity to develop around a renovated train station
- Existing mixed-use main street village theme nearby

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

Total Employees .....	5,771
Total Residents .....	251
Employees per Dwelling Unit .....	63.3
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.3
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

*\*See Loomis Detailed Indicators for more information*

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# DETAILED INDICATORS

## Loomis

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth
Total Employees .....	5,771	3,766	3,871	3,201	2,766	2,848
Total Dwelling Units .....	91	947	870	910	1,519	711
Total Residents .....	251	1,864	1,976	2,016"	2,765"	1,577
Employees per Dwelling Unit .....	63.3	4.0	4.5	3.5	1.8	4.0
Retail Jobs .....	3,680	2,520	2,877	1,733	2,263	2,005
Office Jobs .....	2,060	834	887	1,366	458	742
Industrial Jobs .....	0	0	0	0	0	0
Public Jobs .....	30	412	107	103	45	101
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.3	2.6	2.6	2.7	2.7	2.5

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

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth
Change in VT per Household .....	0%	-21%	-22%	-23%	-22%	-22%
Change in VMT per Household .....	0%	-25%	-25%	-25%	-22%	-25%
Change in VT per Retail Job .....	0%	-20%	-14%	-17%	3%	-11%
Change in VMT per Retail Job .....	0%	-19%	-13%	-17%	4%	-11%
Change in VT per Non-Retail Job .....	0%	-15%	-7%	-9%	-7%	-5%
Change in VMT per Non-Retail Job .....	0%	-26%	-26%	-22%	-37%	-25%

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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