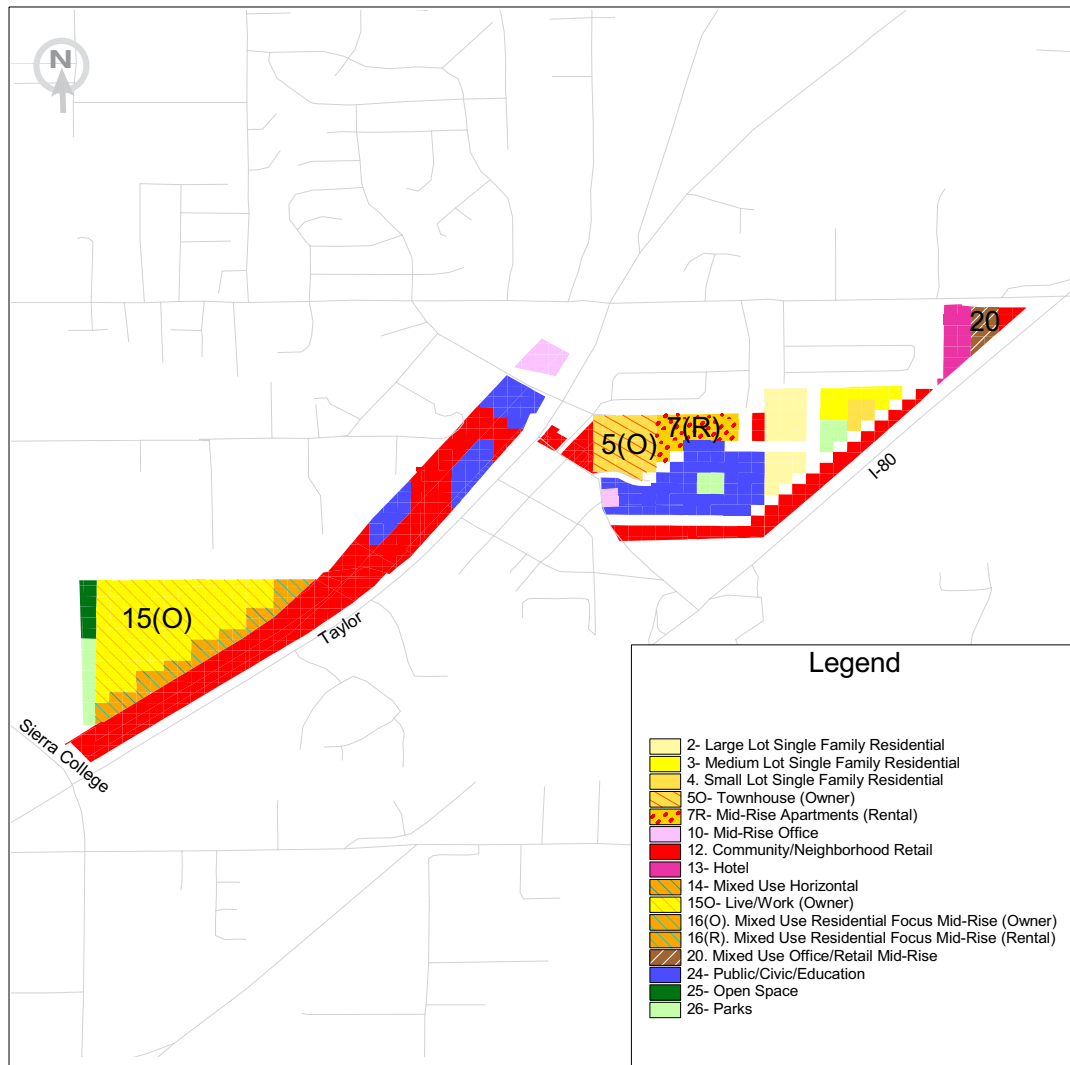


TABLE 1

Loomis— Smart Growth Scenario



Key Land Uses Featured



20 Mixed-Use Retail/Office Mid-Rise



7 Mid-Rise Condos



5 Townhouse



15 Live/Work

Key Elements of Planning Scenario

This group designed the downtown to have a lot of civic land use types and chose their downtown as the Community Design Candidate.*

Specific features of the plan include:

- Frontage Rd. along I-80 with retail
- Horse and bike/pedestrian trails on King Rd.
- Bike/pedestrian trails on Taylor Rd.
- Heavy rail converted to light rail with station at Webb St.
- Amphitheater, clock tower, museum, restaurants on Taylor Rd. near downtown
- Live/work medical office park in southwest corner of study area
- King Rd. I-80 interchange

Resulted in the following changes from the base case:

- Capacity for 2,000 fewer employees
- Capacity for 900 more dwelling units
- Improved land use mix from 63 to 4 employees per dwelling unit

PLACE³S Indicators

| | |
|---|-------|
| Total Employees | 3,766 |
| Total Residents | 1,864 |
| Employees per Dwelling Unit | 4.0 |
| Pedestrian Friendliness (1 = worst, 5 = best) | 2.6 |
| Change in Vehicle Miles Traveled per Household from Base Case* | -25% |

*See Loomis Detailed Indicators for more information

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*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/regional/funding/communitydesign.pdf>

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 PLACE³S 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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