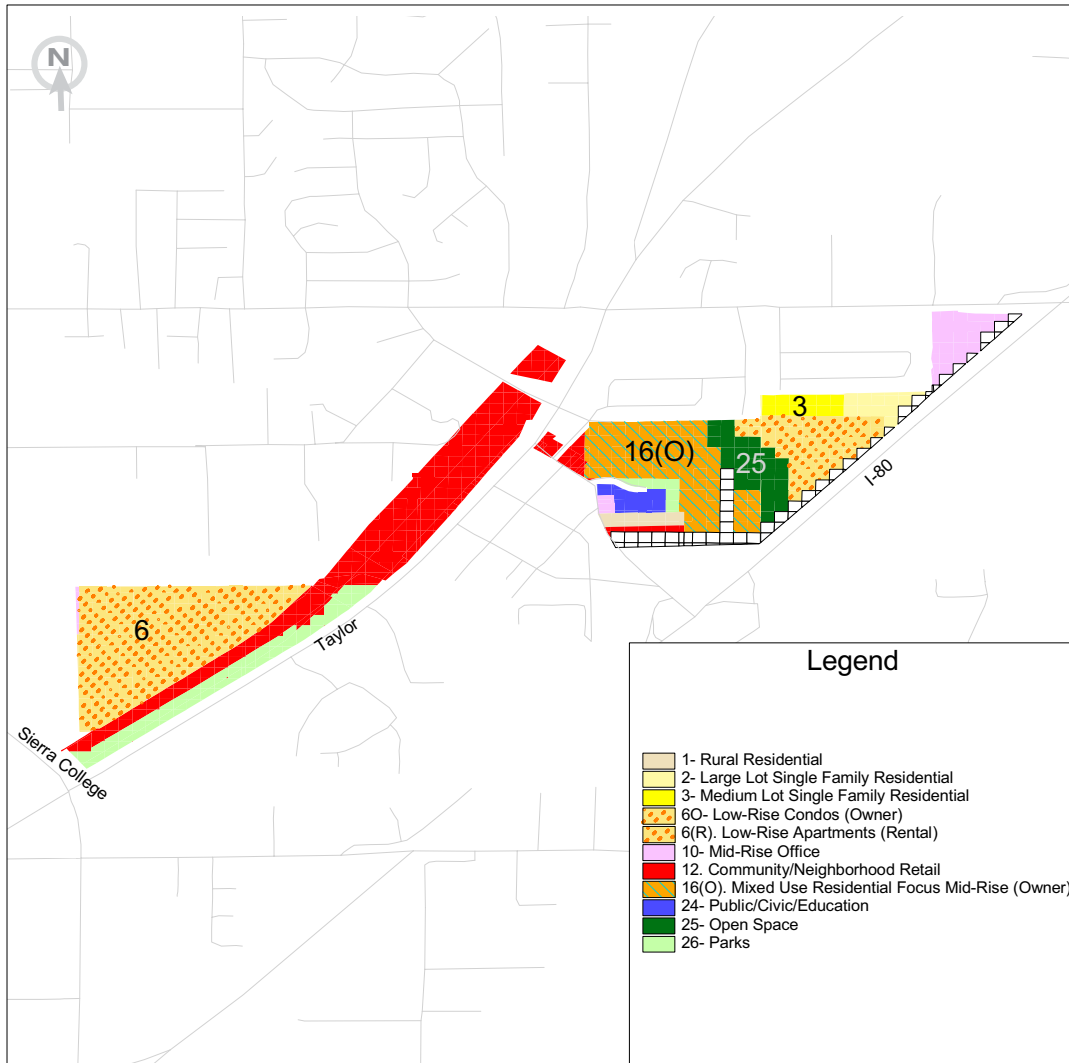


Loomis— Smart Growth Scenario



Key Land Uses Featured



3 Medium Lot Single Family Residential



16 Mixed-Use Residential Focus Mid-Rise



25 Open Space



6 Low-Rise Condos

Key Elements of Planning Scenario

The citizens at this table wanted to take advantage of the wetlands area by preserving them and featuring walking trails and housing along it. Specific features of the plan include:

- King Rd. I-80 interchange
- Landscaped frontage to Taylor Rd.
- Low-rise condominiums and apartments in southwest corner of study area

Resulted in the following changes from the base case:

- Capacity for 3,000 fewer employees
- Capacity for 1,400 more dwelling units
- Improved land use mix from 63 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	2,766
Total Residents	2,765
Employees per Dwelling Unit	1.8
Pedestrian Friendliness (1 = worst, 5 = best)	2.7
Change in Vehicle Miles Traveled per Household from Base Case*	-22%

*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 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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