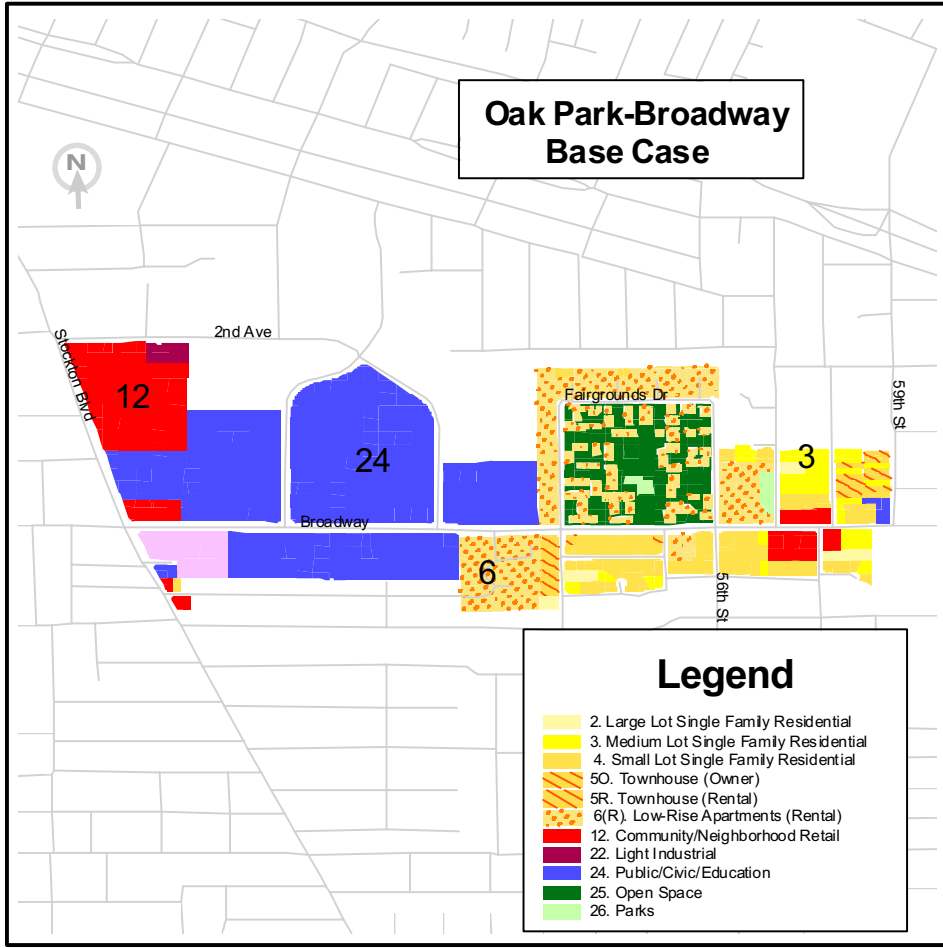




BASE CASE

Oak Park–Broadway — Smart Growth Planning Scenario



**Key Land Uses
Featured**



3 Medium Lot Single Family Residential



6 Low-Rise Condos



12 Community / Neighborhood Retail



24 Public / Civic / Education

Key Elements of Base Case

This study area takes up 152 acres to the east of Stockton Blvd. along Broadway and extending to 59th St. The area is made up of mostly public/civic space, retail, open space, and medium lot housing. Specific features of the base case include:

- Vacant parcels
- Adjacent to future bus rapid transit on Stockton Blvd.
- Close to UCD Medical Center

PLACE³S Indicators

Total Employees	2,257
Total Residents	1,955
Employees per Dwelling Unit	2.4
Pedestrian Friendliness (1 = worst, 5 = best)	2.8
Change in Vehicle Miles Traveled per Household from Base Case*	0%

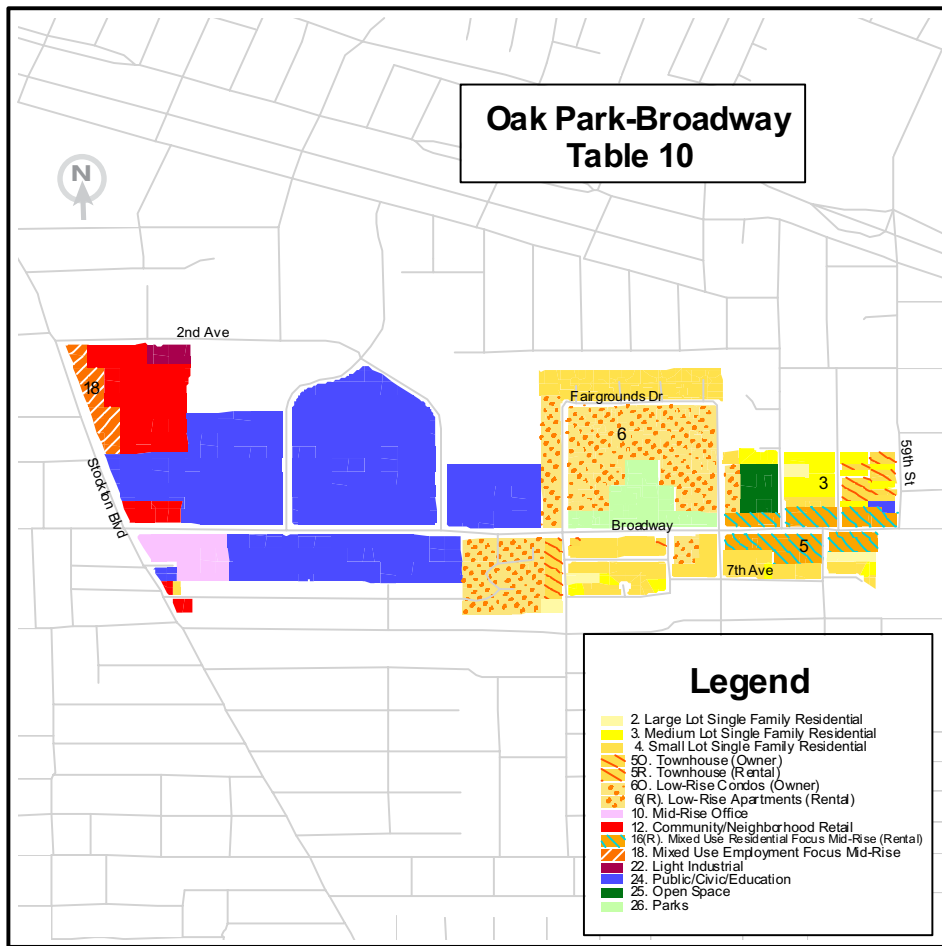
*See Detailed Indicators for more information.

1415 L Street,
 Suite 300
 Sacramento, CA
 95814

tel 916.321.9000
 fax 916.321.9551
 tdd 916.321.9550
 www.sacog.org

TABLE 10

Oak Park–Broadway — Smart Growth Planning Scenario



Key Land Uses Featured



3 Medium Lot Single Family Residential



5 Townhouse



6 Low-Rise Condos



18 Mixed-Use Employment Focus Mid-Rise

Key Elements of Base Case

This group focused mostly on the east side of the study area where they designed a park-centered community of small lot houses and low-rise condos (owner and rental). Specific features of the plan include:

- Mid-rise mixed-use employment-focus on Stockton Blvd.
- Open space and mid-rise mixed-use rentals at east end of Broadway

Resulted in the following changes from base case:

- Capacity for 150 more employees
- Capacity for 200 more dwelling units
- Maintained land use mix at 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	2,410
Total Residents	2,368
Employees per Dwelling Unit	2.1
Pedestrian Friendliness	
(1 = worst, 5 = best)	2.9
Change in Vehicle Miles Traveled per Household from Base Case*	-1%

*See Detailed Indicators for more information.

1415 L Street,
Suite 300
Sacramento, CA
95814

tel 916.321.9000
fax 916.321.9551
tdd 916.321.9550
www.sacog.org

Oak Park-Broadway — Smart Growth Planning Scenario

	Base Case	Table 10 Smart Growth
Total Employees	2,257	2,410
Total Dwelling Units	957	1,162
Total Residents	1,955	2,368
Employees per Dwelling Unit	2.4	2.1
Retail Jobs	835	876
Office Jobs	214	330
Industrial Jobs	14	14
Public Jobs	1,195	1,190
Pedestrian Friendliness (1 = worst, 5 = best)	2.8	2.9

**Transportation PLACE³S Indicators
 Changes from Base Case***

	Base Case	Table 10 Smart Growth
Change in VT per Household	0%	0%
Change in VMT per Household	0%	-1%
Change in VT per Retail Job	0%	-3%
Change in VMT per Retail Job	0%	-3%
Change in VT per Non-Retail Job	0%	0%
Change in VMT per Non-Retail Job	0%	0%

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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 95814

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 tdd 916.321.9550
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