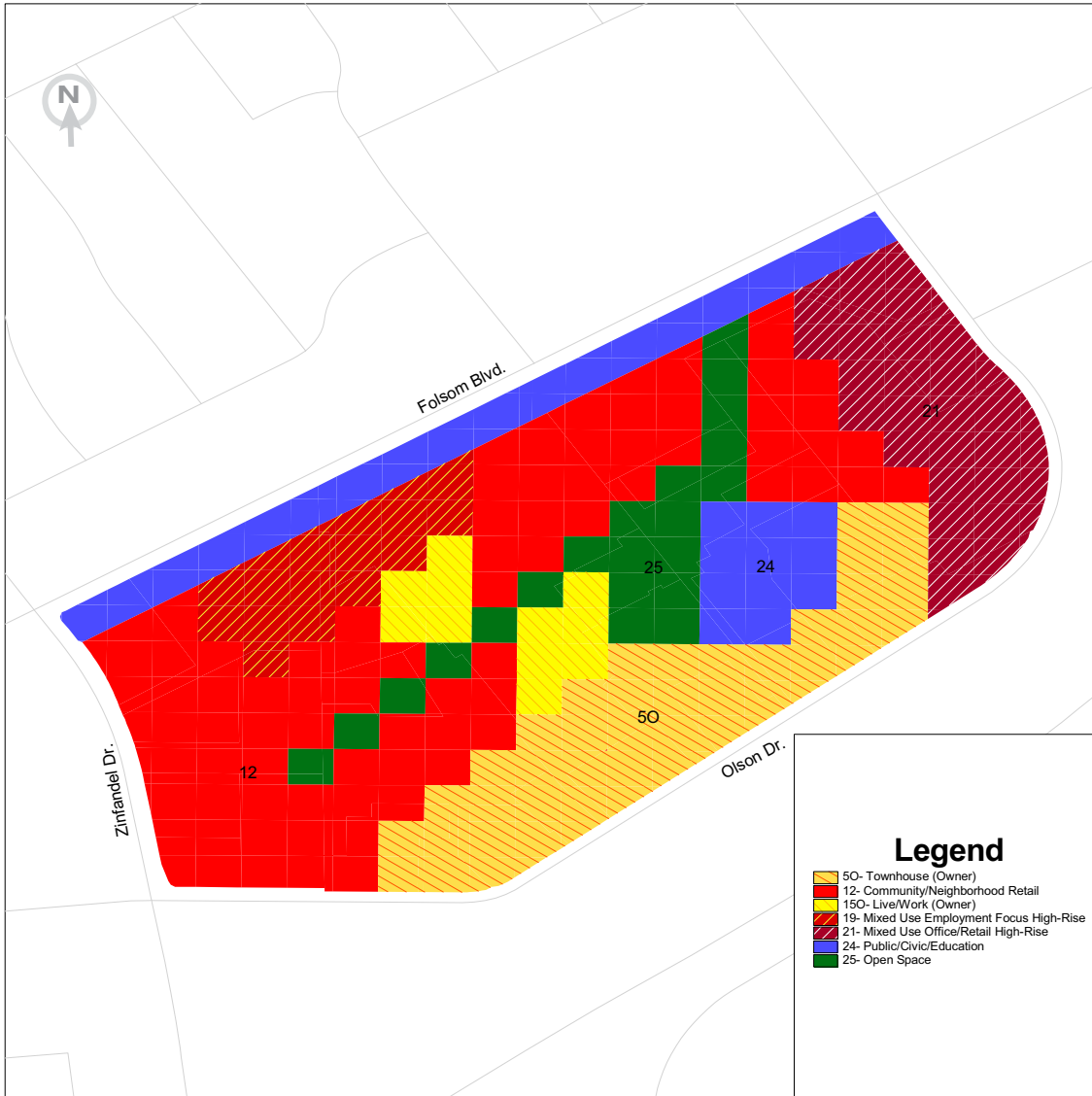


TABLE 2

Rancho Cordova Zinfandel— Smart Growth Scenario



Key Land Uses Featured



5 Townhouse



12 Community/ Neighborhood Retail



24 Public/Civic/ Education



25 Open Space



21 Mixed-Use Retail/ Office High-Rise

Key Elements of Planning Scenario

Participants at this table focused on creating a pedestrian-friendly corridor connecting plazas located at the east and west ends of the study area. The plan assumes that the light rail station will be located at the northwest corner of the site. Specific features of the plan include:

- Live/work and retail space along the central corridor
- A multi-story convention center and high-tech office complex at east end of site
- An entertainment complex at west end of site, with theatres and restaurants
- High-rise senior housing along Folsom Blvd
- Improved vehicle access with a tunnel under Folsom Blvd. and a bridge over Hwy. 50
- Pedestrian bridge over Olson Dr. and Hwy. 50

Resulted in the following changes from the base case:

- Capacity for 600 more employees
- Capacity for 400 more dwelling units
- Improved land use mix from 0 to 8 employees per dwelling unit

PLACE³S Indicators

Total Employees	3,189
Total Residents	814
Employees per Dwelling Unit	8.59
Pedestrian Friendliness (1 = worst, 5 = best)	2.91
Change in Vehicle Miles Traveled per Household from Base Case*	-37%

**See Rancho Cordova Zinfandel Detailed Indicators for more information*

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DETAILED INDICATORS

Rancho Cordova Zinfandel

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Total Employees	2,566	1,779	3,189	1,989	1,430
Total Dwelling Units	0	1,168	371	584	479
Total Residents	0	2,177	814	1,052	863
Employees per Dwelling Unit	0	1.52	8.59	3.4	2.98
Retail Jobs	2,470	1,209	1,677	1,037	1,057
Office Jobs	0	426	1,363	781	277
Industrial Jobs	0	0	0	0	0
Public Jobs	96	144	149	171	96
Pedestrian Friendliness (1 = worst, 5 = best)	2.09	3.45	2.91	3.31	2.68

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
Change in VT per Household	0	-0.22	-0.22	-0.2	-0.22
Change in VMT per Household	0	-0.49	-0.37	-0.31	-0.47
Change in VT per Retail Job	0	-0.42	-0.45	-0.36	-0.37
Change in VMT per Retail Job	0	-0.54	-0.48	-0.36	-0.48
Change in VT per Non-Retail Job	0	-0.43	-0.46	-0.37	-0.38
Change in VMT per Non-Retail Job	0	-0.59	-0.59	-0.42	-0.49
Change in Light Rail/BRT Boardings	0	414.23	445.09	321.88	262.55

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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