



**BASE CASE**

**Rancho Cordova Zinfandel**



**Key Land Uses Featured**



**12** Community/  
Neighborhood Retail



**24** Public/Civic/  
Education

**Legend**

- 12- Community/Neighborhood Retail
- 24- Public/Civic/Education

**Key Elements of the Base Case**

This study area contains three separate underutilized retail sites with poor connectivity. The site is located at the corner of Folsom Blvd. and Zinfandel Dr. Specific features of the base case include:

- Close proximity to Hwy. 50
- Future light rail site along Folsom Blvd.

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

Total Employees .....	2,566
Total Residents .....	0
Employees per Dwelling Unit .....	0
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.09
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

*\*See Rancho Cordova Zinfandel 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

# 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 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
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.

1415 L Street  
 Suite 300  
 Sacramento, CA  
 95814

tel: 916.321.9000  
 fax: 916.321.9551  
 tdd: 916.321.9550  
 www.sacog.org